



COTTONWOOD GROVE ADDITION
WICHITA, KANSAS.

| Phase | Lots |
|-------|------|
| 1 | 84 |
| 2 | 48 |
| 3 | 40 |
| 4 | 34 |
| 5 | 48 |

NOTE: The building setback lines for the various lots are governed by the associated approved Community Unit Plan, C.P. 102

Proposed San. Sewer
Proposed Storm Sewer

State of Kansas? S.S. We, Baughman Company, P.A. Surveyors in and said county and state do hereby certify that we have surveyed and platted "COTTONWOOD GROVE ADDITION", Wichita, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as the N 1/2 of the SW 1/4 of Sec. 13, Twp. 23-S, R-1-W of the 6th P.M., Sedgewick County, Kansas.

Baughman Company, P.A.

date _____
William C. Karber Surveyor

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into lots, blocks, streets and reserves to be known as "COTTONWOOD GROVE ADDITION", Wichita, Kansas. The Reserves are hereby reserved for floodway purposes, open space, and for the construction and maintenance of all public utilities. The easements are hereby granted as indicated for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public. All about this rights of access to or from West St. over and across the west line of lots 2, 3, 8, 9, 10, Block 1, Reserve A, and Lot 1, Block 20 are hereby granted to the City of Wichita, provided however that Lot 1, Block 20, shall have access to West St. at 2 points as shall be determined by the City Engineer of Wichita, Kansas.

C.B.A. Properties, Inc.

B. Nelson Van Fleet President

State of Kansas? S.S. The foregoing instrument acknowledged before me, this _____ day of _____, 1980, by G. Nelson Van Fleet, President of C.B.A. Properties, Inc.

My Comm. Exp. _____
Notary Public

This plat of "COTTONWOOD GROVE ADDITION", Wichita, Kansas, has been submitted to and approved by the Wichita-Sedgewick County Metropolitan Area Planning Commission, Wichita, Kansas, this _____ day of _____, 1980.

Wichita-Sedgewick County Metropolitan Area Planning Commission.

William J. Goebel Chairman
Robert A. Lakin Secretary

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of the City of Wichita, Kansas, this _____ day of _____, 1980.

Robert A. Knight Mayor
Donald C. Gistick City Clerk

This plat approved and all dedications shown hereon accepted by the Board of Commissioners, Sedgewick County, Kansas, this _____ day of _____, 1980.

Everett Patrick Chairman
Tom Scott Commissioner
Donald E. Grogg Commissioner
Dorothy R. White County Clerk

Entered on transfer record this _____ day of _____, 1980.

Dorothy R. White County Clerk

State of Kansas? S.S. This is to certify that this Sedgewick County, S.S. plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 1980, at _____ o'clock _____ M., and is duly recorded.

Beth F. Mearns Register of Deeds
Bill Kettler Deputy