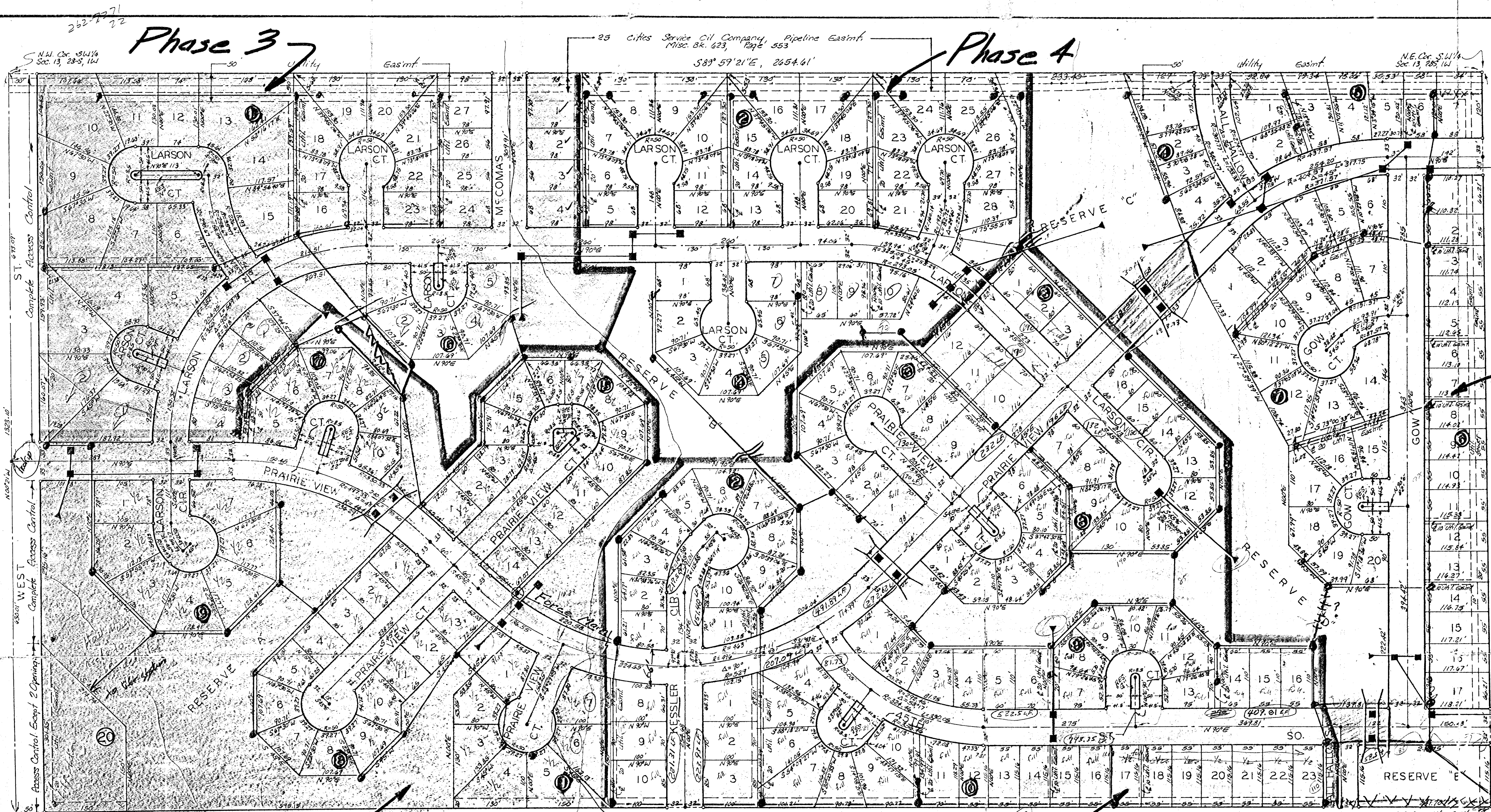




COTTONWOOD GROVE ADDITION
WICHITA, KANSAS.

Phase 5 N

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, D.P. 102

Proposed San. Sewer
Proposed Storm Sewer

State of Kansas ss. We, Baughman Company, P.A. Surveyors in and for said county and state do hereby certify that we have surveyed and plotted "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.
Surveyor

Know all men by these presents that we, the undersigned, have caused the land described in the foregoing certificate to be plotted 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.
President

State of Kansas ss. 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. Dated this day of 1980.

Wichita-Sedgewick County Metropolitan Area Planning Commission
Chairman
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.

Mayor
City Clerk

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

Chairman
Commissioner
Commissioner
County Clerk

Entered on transfer record this day of 1980.

County Clerk

State of Kansas ss. This is to certify that this 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.

Register of Deeds
Deputy