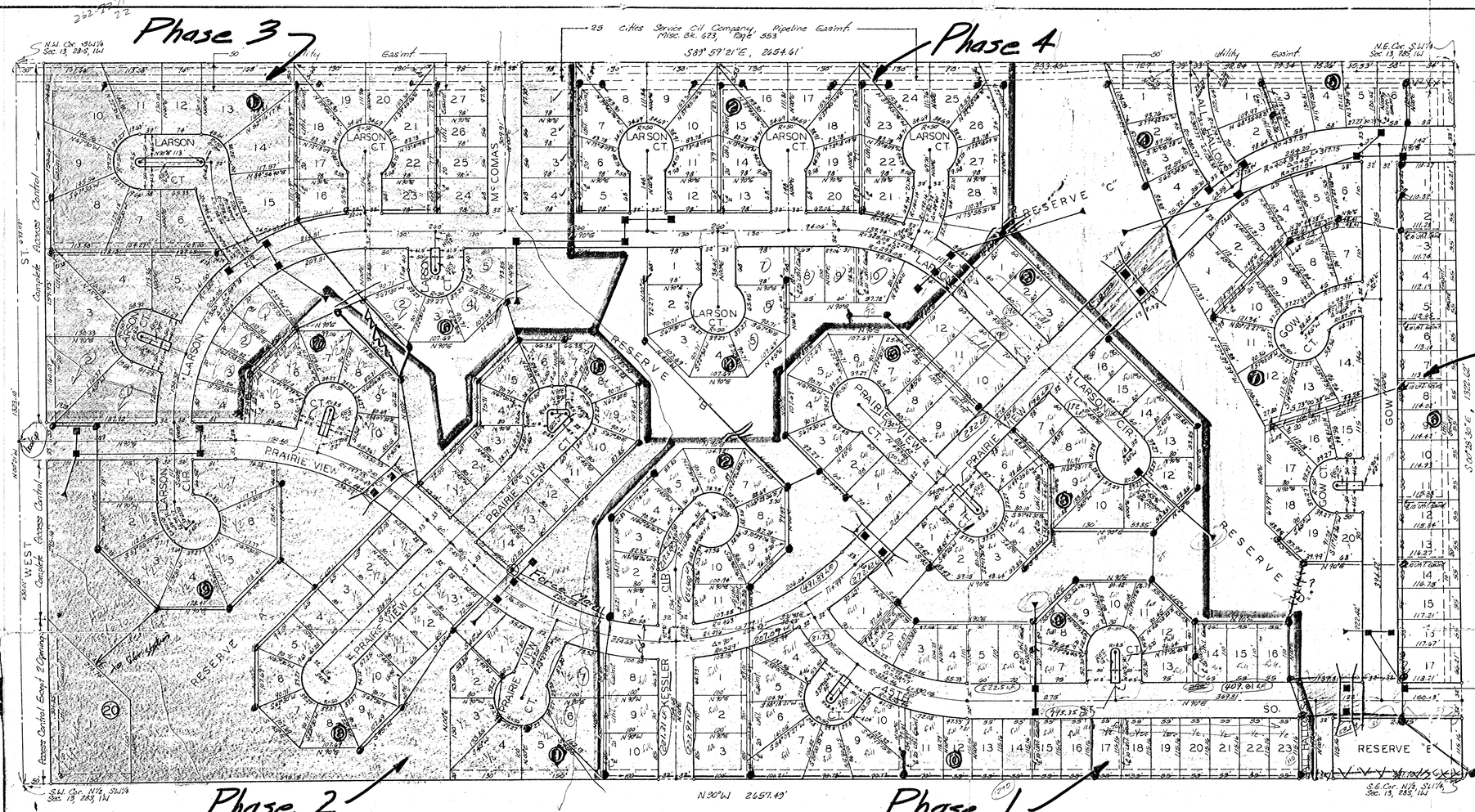


# COTTONWOOD GROVE ADDITION

WICHITA, KANSAS.

N

1" = 100'

° = iron

| 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 } S.S.
Sedgwick County }

We, Baughman Company, P.A. Surveyors in aforesaid 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 N½ of the SW¼ of Sec. 13, Twp. 28-S, R-1-W of the 6th P.M., Sedgwick County, Kansas.

Baughman Company, P.A.

Date

William L. Kolker, 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 abutters 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.

G. Nelson Van Fleet, President

State of Kansas } S.S.
Sedgwick County }

The foregoing instrument acknowledged before me, this ____ day of ____ 1980, by G. Nelson Van Fleet, President of C.B.A. Properties, Inc.

Notary Public

My Comm. Exp. ____

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

Dated this ____ day of ____ 1980.

Wichita-Sedgwick County Metropolitan Area Planning Commission.

William J. Goebel, Chairman

Robert A. Larkin, Secretary

(Cost Agreement will be executed prior to release of plat for recording)

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. Gisick, City Clerk

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

Everett Patrick, Chairman

Tom Scott, Commissioner

Donald E. Glenn, Commissioner

Dorothy K. White, County Clerk

Entered on transfer record this ____ day of ____ 1980.

Dorothy K. White, County Clerk

State of Kansas } S.S.
Sedgwick County }

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.

Bette A. Arcart, Register of Deeds

Pat Kettler, Deputy