

COTTONWOOD GROVE 3RD ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS
Sedgwick County)

We, Savoy, Ruggles & Bohm, P.A., Surveyors in aforesaid county and state do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "COTTONWOOD GROVE 3RD ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

The N1/2 of the SW1/4 of Sec. 13, Twp. 28-S, R-1-W of the 6th P.M., Sedgwick County, Kansas, except that part platted as Cottonwood Grove Addition, an Addition to Wichita, Sedgwick County, Kansas and except that part platted as Cottonwood Grove Second Addition, an Addition to Wichita, Sedgwick County, Kansas and except that part platted as James Place an Addition to the City of Wichita, Sedgwick County, Kansas.

Existing Public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Savoy, Ruggles & Bohm, P.A.

Date 5/13/2000

Mark A. Savoy Surveyor
 Mark & Savoy P.A.S. #788

Know all men by these presents that we, the undersigned have caused the land described in the surveyor's certificate to be platted into Lots, Blocks, Reserves and a Street to be known as "COTTONWOOD GROVE 3RD ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage easements are hereby granted for drainage purposes. Reserve "A" is hereby reserved for the construction and maintenance of all public utilities, drainage purposes and for private drive purposes to Lots 2, 3 and 4, Block B. Reserve "D" is hereby reserved for the construction and maintenance of all public utilities, drainage purposes and for private drive purposes to Lots 5, 6, 7 and 8, Block B. Reserves "B" and "C" are hereby reserved for lakes, drainage and drainage structures, open space, gazebos, picnic areas/tables with covered structures, irrigation, walks, lighting, landscaping and berms. Reserves "E" and "F" are hereby reserved for open space, gazebos, picnic areas/tables with covered structures, irrigation, walks, lighting, landscaping and berms. The Reserves shall be owned and maintained by the owner of Lots 2, 3, 4, 5, 6, 7 and 8, Block B. The Street is hereby dedicated to and for the use of the public. Access Controls are hereby granted to the City of Wichita (as indicated on the face of the plat). Minimum building pad elevations are as shown on the face of the plat.

Alan D. McClure
Alan D. McClure

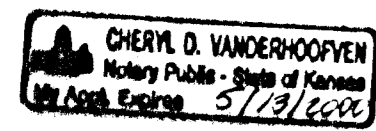
Marilyn McClure
Marilyn McClure

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 9th day of June, 1998, by Alan D. McClure and Marilyn McClure his wife.

Cheryl D. Vanderhooven Notary Public

My App't. Exp. 5/13/2000


CHERYL D. VANDERHOOVEN
Notary Public - State of Kansas
Lic. No. 5713/2000

This plat of "COTTONWOOD GROVE 3RD ADDITION", Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 1998.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Richard E. Lopez Chairman
Richard E. Lopez

Marvin S. Krout Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon, accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1998.

_____ Mayor
Bob Knight

_____ City Clerk
Pat Burnett

Entered on transfer record this _____ day of _____, 1998.

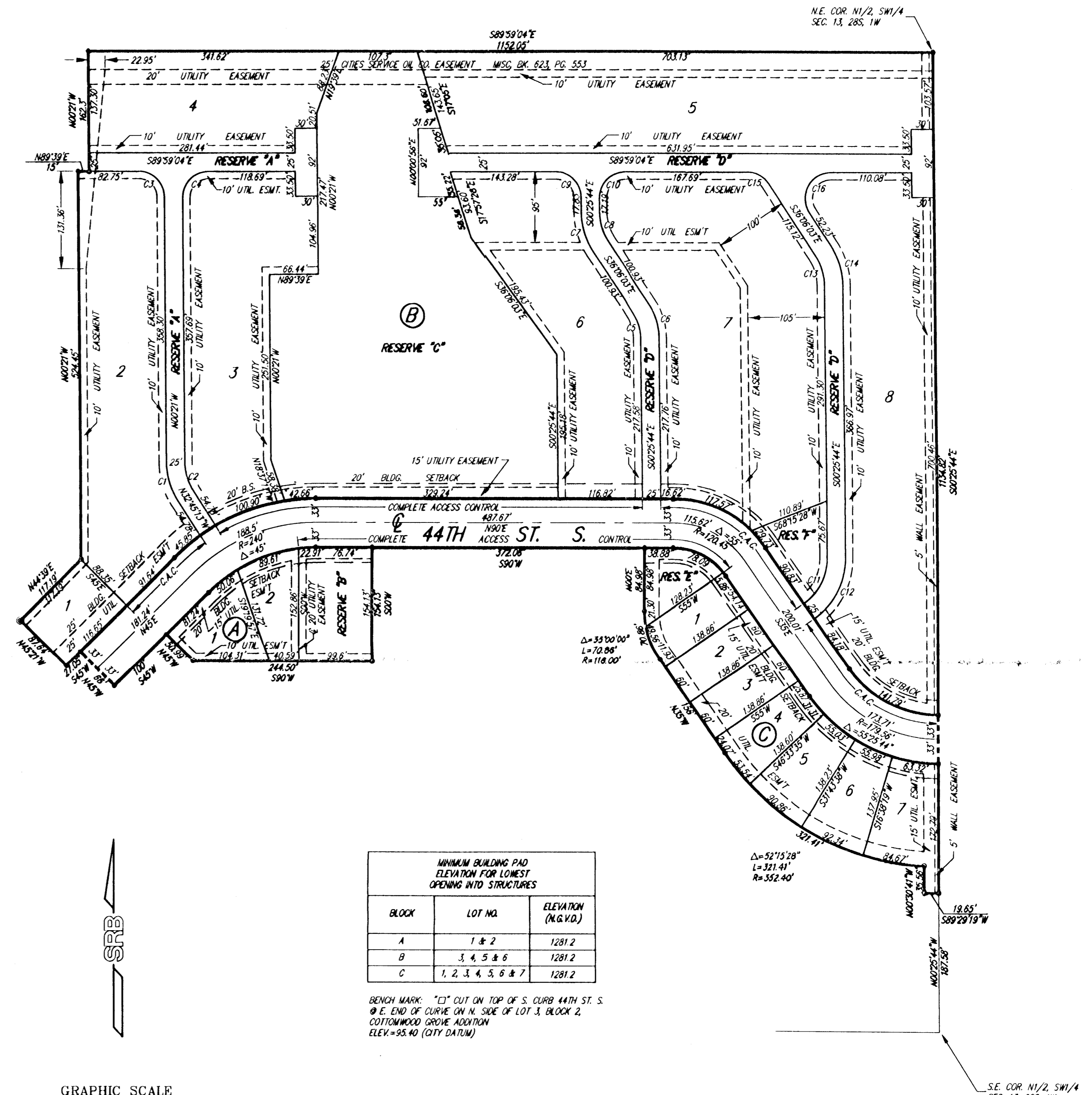
_____ County Clerk
James Alford

State of Kansas) SS
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 _____, 1998, at _____ o'clock _____ M. and is duly recorded.

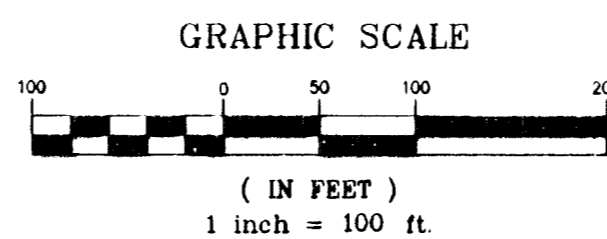
_____ Register of Deeds
Bill Meek

_____ Deputy
Linda Kizzire



BLOCK	LOT NO.	ELEVATION (M.G.V.D.)
A	1 & 2	1281.2
B	3, 4, 5 & 6	1281.2
C	1, 2, 3, 4, 5, 6 & 7	1281.2

BENCH MARK: "C1" CUT ON TOP OF S. CURB 44TH ST. S.
 * E. END OF CURVE ON N. SIDE OF LOT 3, BLOCK 2, COTTONWOOD GROVE ADDITION
 ELEV.=95.40 (CITY DATUM)



C.A.C. = COMPLETE ACCESS CONTROL

- = 1/2" REBAR W/SRB CAP (SET)
- = 1/2" IRON PIPE (FOUND)
- ⊙ = 3/4" IRON PIPE (FOUND)
- = 1/2" REBAR W/CAP (FOUND)

REF.	LEN	RAD	DELTA	TAN
C1	58.55'	100'	32°24'13"	29.08'
C2	42.42'	75'	32°24'13"	21.79'
C3	54.75'	35'	89°38'04"	34.78'
C4	55.20'	35'	90°21'56"	35.22'
C5	34.62'	60'	33°03'41"	17.81'
C6	49.05'	85'	33°03'41"	25.23'
C7	58.48'	100'	33°30'20"	30.10'
C8	43.06'	75'	33°30'20"	22.58'
C9	54.71'	35'	89°33'21"	34.73'
C10	55.25'	35'	90°28'39"	35.27'
C11	72.99'	75.44'	55°25'44"	39.63'
C12	97.17'	100.44'	55°25'44"	52.77'
C13	43.28'	75'	33°03'41"	22.26'
C14	57.70'	100'	33°03'41"	29.68'
C15	34.51'	35'	56°29'40"	18.80'
C16	75.45'	35'	123°30'20"	65.15'

DWG FILE: 00754P-R.C.
PROJECT NO. 97000754P

SRB 924 NORTH MAIN 316-264-8008
WICHITA, KANSAS 67203 FAX 264-4821
http://www.feist.com/~srb E-mail: srb@feist.com

SAVOY, RUGGLES & BOHM, P. A.
ENGINEERING & SURVEYING