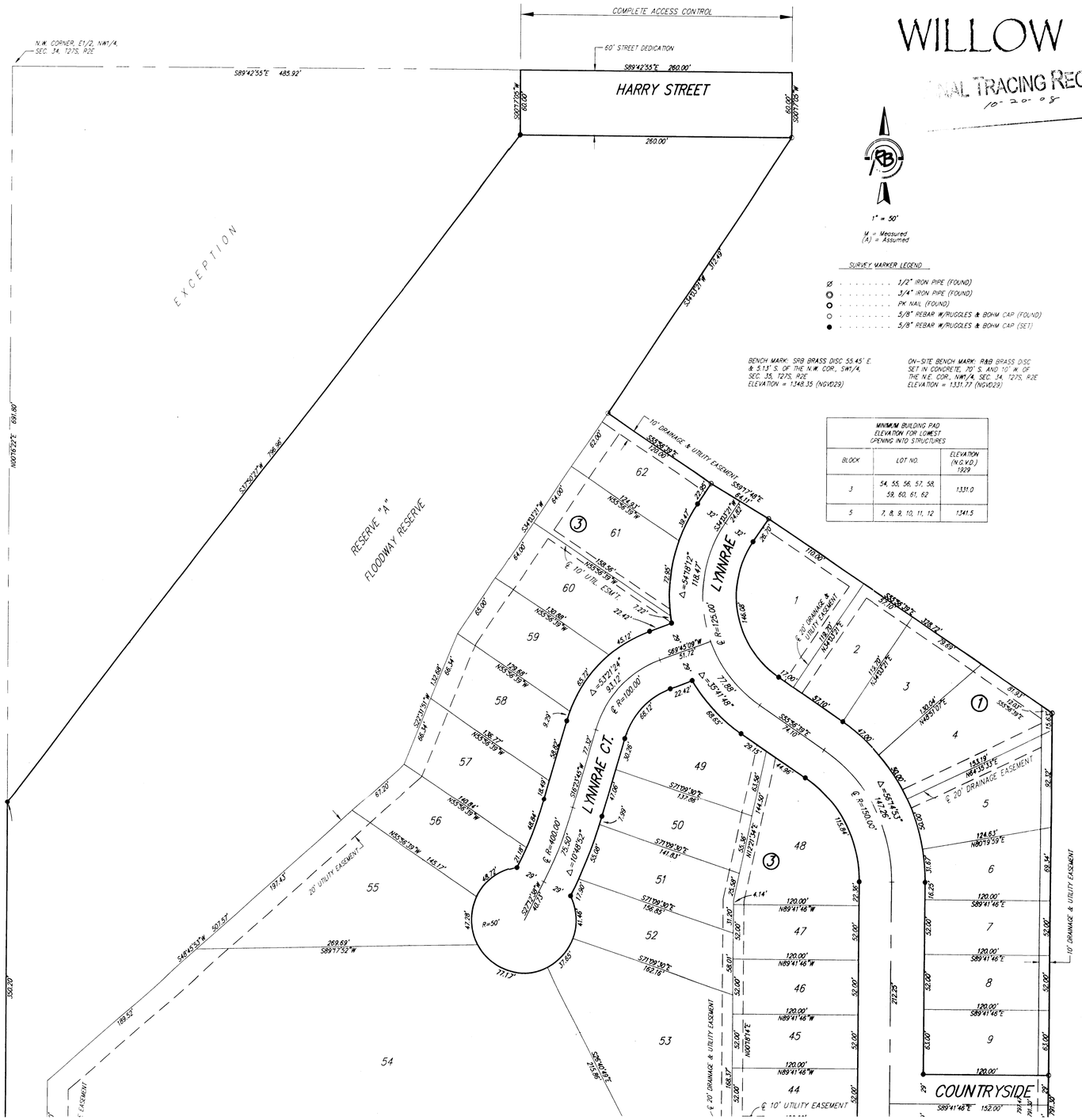
WILLOW CREEK EAST 2nd ADDITION

Wichita, Sedgwick County, Kansas

FINAL TRACING REC'D 10-20-08



1" = 50'

M = Measured
(A) = Assumed

SURVEY MARKER LEGEND

- 1/2" IRON PIPE (FOUND)
- 3/4" IRON PIPE (FOUND)
- PK NAIL (FOUND)
- 5/8" REBAR W/RUGGLES & BOHM CAP (FOUND)
- 5/8" REBAR W/RUGGLES & BOHM CAP (SET)

BENCH MARK: SRB BRASS DISC 55.45' E. & 5.13' S. OF THE N.W. COR., SW1/4, SEC. 35, 27S, R2E
ELEVATION = 1,348.35 (NGVD29)

ON-SITE BENCH MARK: R&B BRASS DISC SET IN CONCRETE, 70' S. AND 10' W. OF THE N.E. COR., NW1/4, SEC. 34, 27S, R2E
ELEVATION = 1331.77 (NGVD29)

MINIMUM BUILDING PAD ELEVATION FOR LOWEST OPENING INTO STRUCTURES

BLOCK	LOT NO.	ELEVATION (N.G.V.D.) 1929
3	54, 55, 56, 57, 58, 59, 60, 61, 62	1,331.0
5	7, 8, 9, 10, 11, 12	1,341.5

State of Kansas)
Sedgwick County) SS

We, Ruggles & Bohm, P.A., Land Surveyors in aforesaid county and state, do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "WILLOW CREEK EAST 2nd ADDITION", Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

The East Half of the Northwest Quarter of Section 34, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, EXCEPT that part described as beginning at the Northwest corner of said East Half, thence S89°42'55"E along the north line of said East Half, 485.92 feet; thence S00°17'05"W, 60.00 feet; thence S37°50'27"W, 796.96 feet to the west line of said East Half, thence N00°16'22"E along said west line, 691.80 feet to the place of beginning, AND EXCEPT that part platted as Willow Creek East, Wichita, Sedgwick County, Kansas.

All public easements and dedications are hereby vacated by virtue of K.S.A. 12-512(b).

Ruggles & Bohm, P.A.

Thomas C. Ruggles, Land Surveyor

10-15-08

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 Streets, to be known as "WILLOW CREEK EAST 2nd ADDITION", Wichita, Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public. Utility Easements are hereby granted for the construction and maintenance of all public utilities. Drainage Easements are hereby granted to the public as indicated for drainage purposes. Reserve "A" is hereby reserved for irrigation, walks, lighting, landscaping, drainage, drainage structures, and utilities confined to easements. Reserve "B" is hereby reserved for irrigation, walls, lighting, landscaping, ponds, drainage, drainage structures, and utilities confined to easements. A Contingent Easement for Public Access is hereby granted which shall become effective upon creation of connecting public easement or right-of-way on abutting property to the north and to the west of the plat. Said Easement shall be within Reserve "A" and shall be 30 feet in width, and its alignment shall be fixed by plans to be approved by the the City Engineer. The Floodway Reserve is hereby reserved for floodway purposes. The Floodway shall be the responsibility of the owner of Reserve "A" until such time as the governing body exercising jurisdiction elects to assume maintenance responsibility and improvement of the drainage; provided further that no structure shall be constructed on or within said Floodway, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the Engineer of the appropriate governing body. The Reserves are to be owned and maintained by the Home Owners Association for the addition. A drainage plan has been developed for this plat; the property shall remain at established grades, or as modified with the approval of the City Engineer, and unobstructed to allow for the conveyance of storm water.

Clear Creek Development, L.L.C.

Stephen G. Miller, President

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 8th day of September, 2008, by Stephen G. Miller, President, on behalf of Crestview Heights Development, L.L.C..

MILDRED E. FRANZ NOTARY PUBLIC STATE OF KANSAS

Mildred E. Franz, Notary Public

My appointment expires 02-13-2011

We, the undersigned, holders of a mortgage on the above described property, do hereby consent to this plat of "WILLOW CREEK EAST 2nd ADDITION", Wichita, Sedgwick County, Kansas, this ____ day of ____, 2008.

Garden Plain State Bank

Pat Waldon, President

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 15th day of October, 2008, by Pat Waldon, President of Garden Plain State Bank, on behalf of the Bank.

Amy L. Hammond, Notary Public

My appointment expires 7/9/09

AMY L. HAMMOND NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 7-9-09

This plat of "WILLOW CREEK EAST 2nd 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 ____, 2008.

Wichita-Sedgwick County Metropolitan Area Planning Commission

M.S. Mitchell, Chair

John L. Schlegel, Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this ____ day of ____, 2008.

At the Direction of the City Council

Carl Brewer, Mayor

Karen Sublett, City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this ____ day of ____, 2008.

Tricia L. Robello, LS #1246, Deputy County Surveyor, Sedgwick County Kansas

Entered on transfer record this ____ day of ____, 2008.

Don Brace, County Clerk

State of Kansas)
Sedgwick County) SS

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this ____ day of ____, 2008, at ____ o'clock ____ M, and is duly recorded.

Bill Meek, Register of Deeds

Tonya Buckingham, Deputy

SHEET 1 OF 3

DWG FILE: SURVEY BASE
PROJECT NO. 3286P
SEPTEMBER 4, 2008

Ruggles & Bohm, P.A.
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