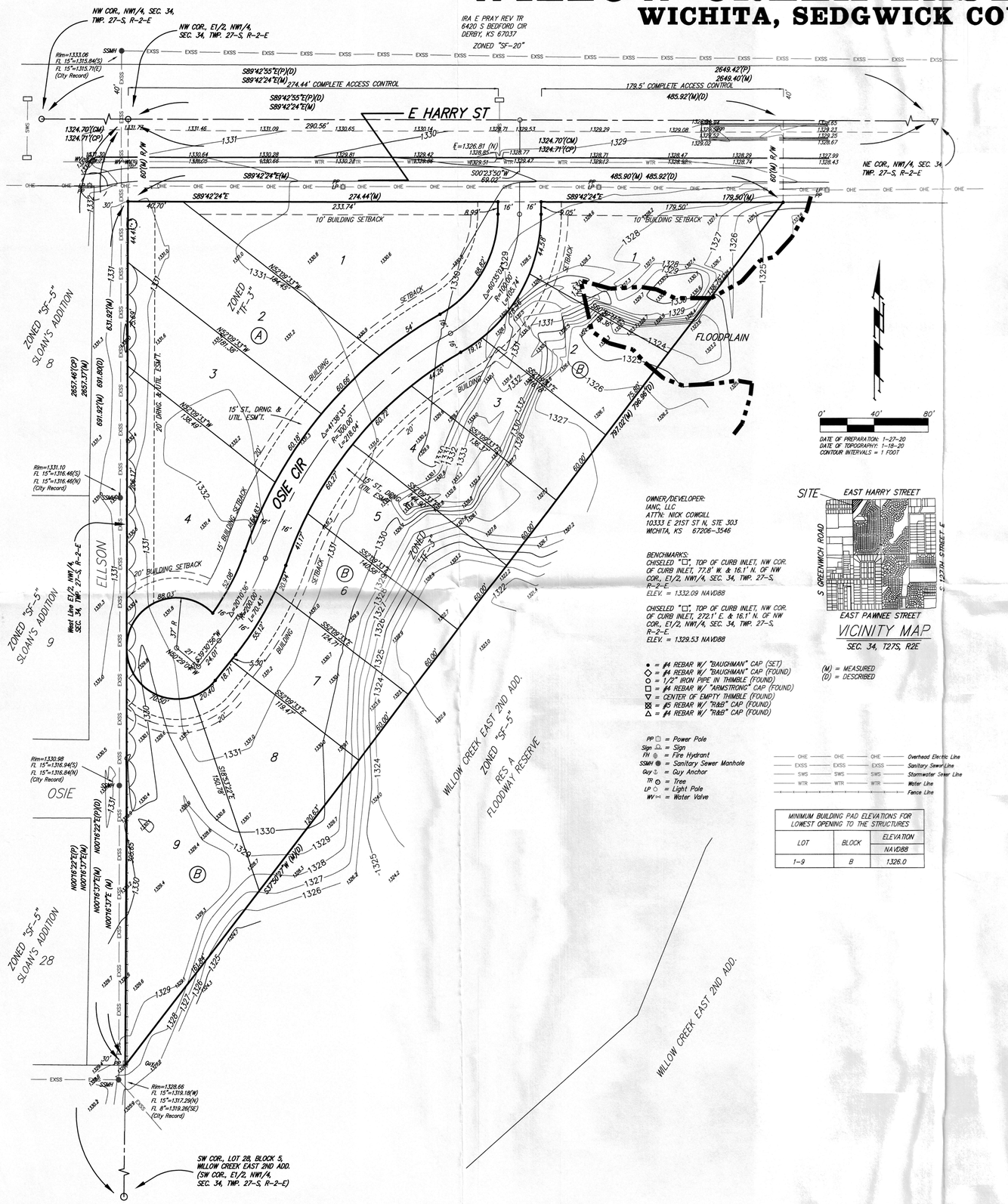
ONE-STEP FINAL PLAT

WILLOW CREEK EAST 4TH ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



OWNER/DEVELOPER:
IANC, LLC
ATTN: NICK COWGILL
103.33 E 21ST ST N, STE 303
WICHITA, KS 67206-3546

BENCHMARKS:
CHISELED "□", TOP OF CURB INLET, NW COR. OF CURB INLET, 77.8' W. & 16.1' N. OF NW COR., E1/2, NW1/4, SEC. 34, TWP. 27-S, R-2-E
ELEV. = 1332.09 NAVD88

CHISELED "□", TOP OF CURB INLET, NW COR. OF CURB INLET, 272.1' E. & 16.1' N. OF NW COR., E1/2, NW1/4, SEC. 34, TWP. 27-S, R-2-E
ELEV. = 1329.53 NAVD88

- ● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- ◇ = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- ○ = 1/2" IRON PIPE IN THIMBLE (FOUND)
- □ = #4 REBAR W/ "ARMSTRONG" CAP (FOUND)
- ▽ = CENTER OF EMPTY THIMBLE (FOUND)
- ⊠ = #5 REBAR W/ "R265" CAP (FOUND)
- △ = #4 REBAR W/ "R265" CAP (FOUND)

(M) = MEASURED
(D) = DESCRIBED

- PP = Power Pole
- Sign = Sign
- FH = Fire Hydrant
- SSMH = Sanitary Sewer Manhole
- Guy = Guy Anchor
- TR = Tree
- LP = Light Pole
- WV = Water Valve

- OHE — Overhead Electric Line
- EXSS — Sanitary Sewer Line
- SWS — Stormwater Sewer Line
- WTR — Water Line
- Fence Line

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION
		NAVD88
1-9	B	1326.0

VICINITY MAP
SEC. 34, T27S, R2E

0' 40' 80'

DATE OF PREPARATION: 1-27-20
DATE OF TOPOGRAPHY: 1-18-20
CONTOUR INTERVALS = 1 FOOT

State of Kansas)
Sedgwick County) SS We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "WILLOW CREEK EAST 4TH ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: That part of the East Half of the Northwest Quarter of Section 34, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, described as beginning at the Northwest corner of the said East Half; thence S89°42'55"E along the north line of said East Half, 485.92 feet to the northerly most Northwest corner of Willow Creek East 2nd Addition, Wichita, Sedgwick County, Kansas; thence S00°17'05"W, 60 feet to the northerly most northwest corner of Reserve "A" in said Addition; then S37°50'27"W along the northwest line of said Reserve "A", 796.96 feet to the westerly most northwest corner of said Reserve "A", also being the west line of said East Half; Thence N00°16'22"E along said west line, 691.80 feet to place of beginning.

Existing public easements, building setbacks, access controls, and dedications, if any, being vacated by virtue of K.S.A. 12-512b, as amended.

All being situated in the Northwest Quarter of Section 34, Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas.

Baughman Company, P.A.

_____, Surveyor
Michael G. Conrey

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Blocks, Streets and Reserves, to be known as "WILLOW CREEK EAST 4TH ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted to he public as indicated for the construction and maintenance of all public utilities. The drainage and utility easements are hereby granted to the public as indicated for drainage purposes and for the construction and maintenance of all public utilities. No signs, light poles, private drainage systems, masonry fences, masonry trash enclosures or other structures shall be located within public utility easements unless a Use of Easement Permit is obtained from the City of Wichita Public Works & Utilities Department. The drainage easements are hereby granted to the public as indicated for drainage purposes. The streets are hereby dedicated to and for the use of the public. Access controls shall be as depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat. FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision.

IANC, LLC
a Kansas Limited Liability Company

_____, Member
Nicholas A. Cowgill

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this_____day of_____, 2020, by Nicholas A. Cowgill, Member of the IANC, LLC, a Kansas Limited Liability Company on behalf of the limited liability company.

_____ Notary Public

My App't. Exp. _____

We, the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "WILLOW CREEK EAST 4TH ADDITION", Wichita, Sedgwick County, Kansas.

Chisholm Trail State Bank

_____, _____
(Title)

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this_____day of_____, 2020, by_____, _____ of Chisholm Trail State Bank, on behalf of the bank.
(Title)

_____, Notary Public

My App't. Exp._____

This plat of "WILLOW CREEK EAST 4TH 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_____, 2020.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
Cindy Miles

_____, Secretary
Scott Knebel

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this_____day of_____, 2020.

_____, Mayor, City of Wichita
Brandon J. Whipple

_____, City Clerk
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005 on this_____day of_____, 2020.

_____
Tricia L. Robello, P.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

Entered on transfer record this_____day of_____, 2020.

_____, County Clerk
Kelly B. Arnold

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_____, 2020 at_____o'clock___M; and is duly recorded.

_____, Register of Deeds
Tonya Buckingham

_____, Deputy
Kenly Zehring

WILLOW CREEK EAST 4TH ADDITION

23 January 2020

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

E:\Projects\Willow Creek East 4th Addition_19-09-P485\Plat\Drawings\Willow Creek East 4th P.dwg-RKR