

WILLOW CREEK EAST 4TH ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

FINAL TRACING REC'D 4-07-20

CITY HALL - ENGINEERING
MAIL STOP 1-71

Arceli Rosas

FOR YOUR FILES

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

April Grunder
APRIL GRUNDER, VP Commercial Lender

The foregoing instrument acknowledged before me, this 2 day of April, 2020, by April Grunder, VP Commercial Lender of Chisholm Trail State Bank, on behalf of the bank.

Stephanie E. Almantz
STEPHANIE E. ALMANTZ, Notary Public

My App't. Exp. 10/25/23

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 2 day of April, 2020.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
Charles A. Warren

_____, Secretary
Scott A. Wadle

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 2 day of April, 2020.

_____, Mayor
Brandon J. Whipple, City of Wichita

_____, City Clerk
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005 on this 2 day of April, 2020.

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

Entered on transfer record this 2 day of April, 2020.

_____, County Clerk
Kelly B. Arnold

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this 2 day of April, 2020 at 10 o'clock A.M. and is duly recorded.

_____, Register of Deeds
Tonya Buckingham

_____, Deputy
Kenly Zehring

State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgwick County 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; thence 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.

Michael G. Conrey
_____, Surveyor
Michael G. Conrey, P.S. #971

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Blocks, and Streets, to be known as "WILLOW CREEK EAST 4TH ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted to the public as indicated for the construction and maintenance of all public utilities. The drainage easements are hereby granted to the public as indicated for drainage purposes. 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. The street, drainage, and utility easements are hereby granted to the public as indicated for street purposes, for drainage purposes, and for the construction and maintenance of all public utilities. No private drainage systems shall be located within public drainage easements unless a Residential Drainage Relief Permit is obtained from the City of Wichita Public Works & Utilities Department. 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.

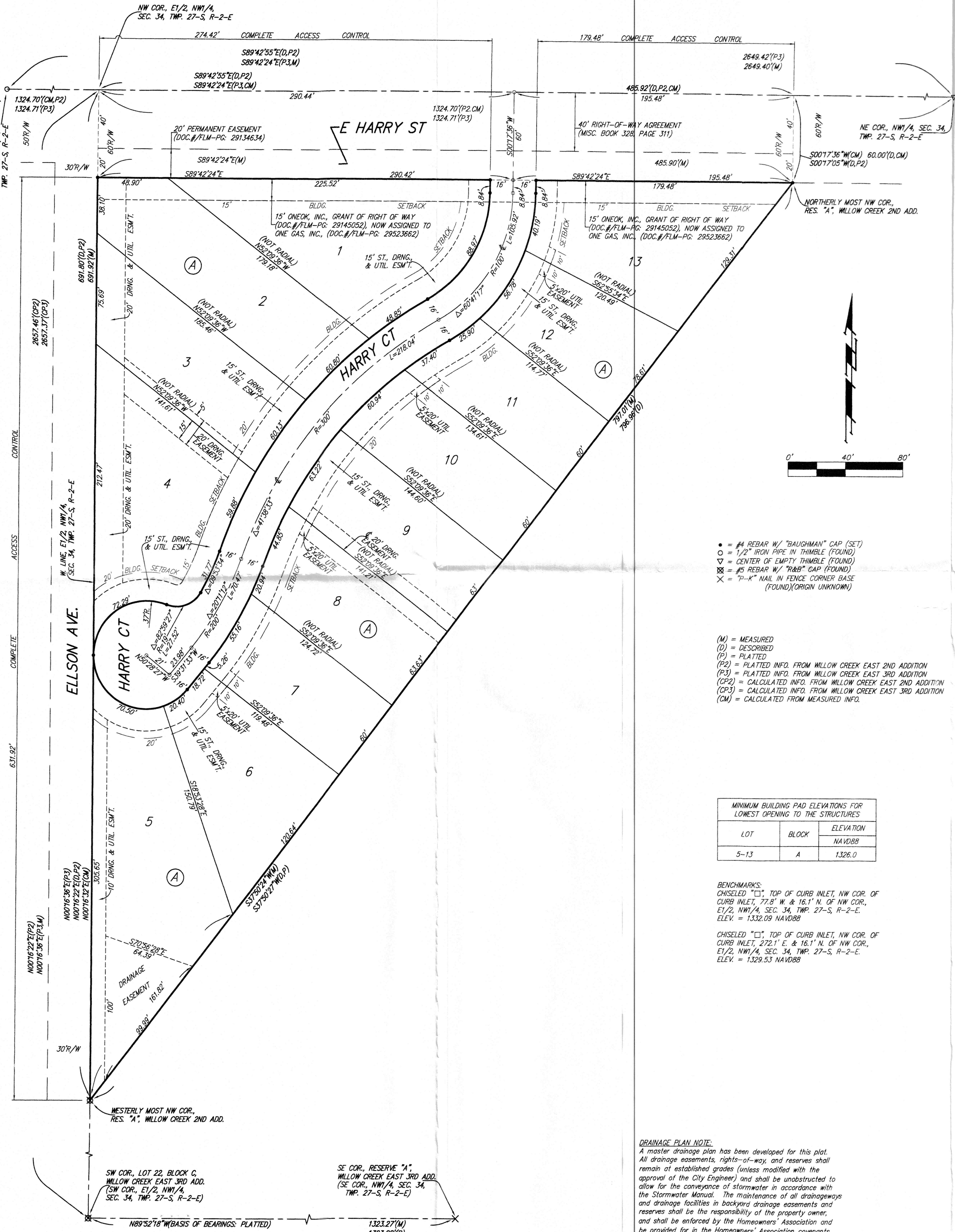
IANC, LLC
a Kansas Limited Liability Company

Nicholas A. Cowgill
_____, Member
Nicholas A. Cowgill

State of Kansas) SS The foregoing instrument acknowledged before me, this 2 day of April, 2020, by Nicholas A. Cowgill, Member of IANC, LLC, a Kansas limited liability company, on behalf of the limited liability company.

Lonette A. Jauber
_____, Notary Public
LONETTE A. JAUBER

My App't. Exp. 09-20-2022



- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = 1/2" IRON PIPE IN THIMBLE (FOUND)
- ▽ = CENTER OF EQUITY THIMBLE (FOUND)
- ⊠ = #5 REBAR W/ "ROBE" CAP (FOUND)
- × = "P-K" NAIL IN FENCE CORNER BASE (FOUND)(ORIGIN UNKNOWN)

- (M) = MEASURED
- (D) = DESCRIBED
- (P) = PLATTED
- (P2) = PLATTED INFO. FROM WILLOW CREEK EAST 2ND ADDITION
- (P3) = PLATTED INFO. FROM WILLOW CREEK EAST 3RD ADDITION
- (CP2) = CALCULATED INFO. FROM WILLOW CREEK EAST 2ND ADDITION
- (CP3) = CALCULATED INFO. FROM WILLOW CREEK EAST 3RD ADDITION
- (CM) = CALCULATED FROM MEASURED INFO.

| LOT | BLOCK | ELEVATION | |
|------|-------|-----------|--------|
| | | NAVD88 | NAVD83 |
| 5-13 | A | 1326.0 | |

BENCHMARKS:
CHISELED "C", 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 "C", 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

DRAINAGE PLAN NOTE:
A master drainage plan has been developed for this plat. All drainage easements, rights-of-way, and reserves shall remain at established grades (unless modified with the approval of the City Engineer) and shall be unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual. The maintenance of all drainageways and drainage facilities in backyard drainage easements and reserves shall be the responsibility of the property owner, and shall be enforced by the Homeowners' Association and be provided for in the Homeowners' Association covenants.