

FRED COOK ADDITION

Fred Cook Addition

WICHITA, KANSAS

State of Kansas, ss. We, Baughman Company, P.A. Surveyors in aforesaid county and state do hereby certify that we have surveyed and plotted "FRED COOK ADDITION," Wichita, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as that part of Lot 6, Gilders Riverfront Addition, Sedgwick County, Kansas lying east of a line described as beginning at a point on the north line of said Lot 6, said point being 240 feet east of the N.W. corner thereof; thence south parallel with the west line of said Lot 6, 100 feet; thence east parallel with the north line of said Lot 6, 60 feet; thence south parallel with the west line of said Lot 6, 40 feet; thence east parallel with the north line of said Lot 6, 26 feet; thence south parallel with the west line of said Lot 6 to the south line of said Lot 6, being the centerline of the Little Arkansas River; except that part of said Lot 6 described as the north 75 feet of the east 185 feet thereof. Being situated in the N.E. 1/4 of Sec. 6, Twp. 27-S. R-1-E of the 6th R.M., Sedgwick County, Kansas.

2-11-85
Date

Baughman Company, P.A.

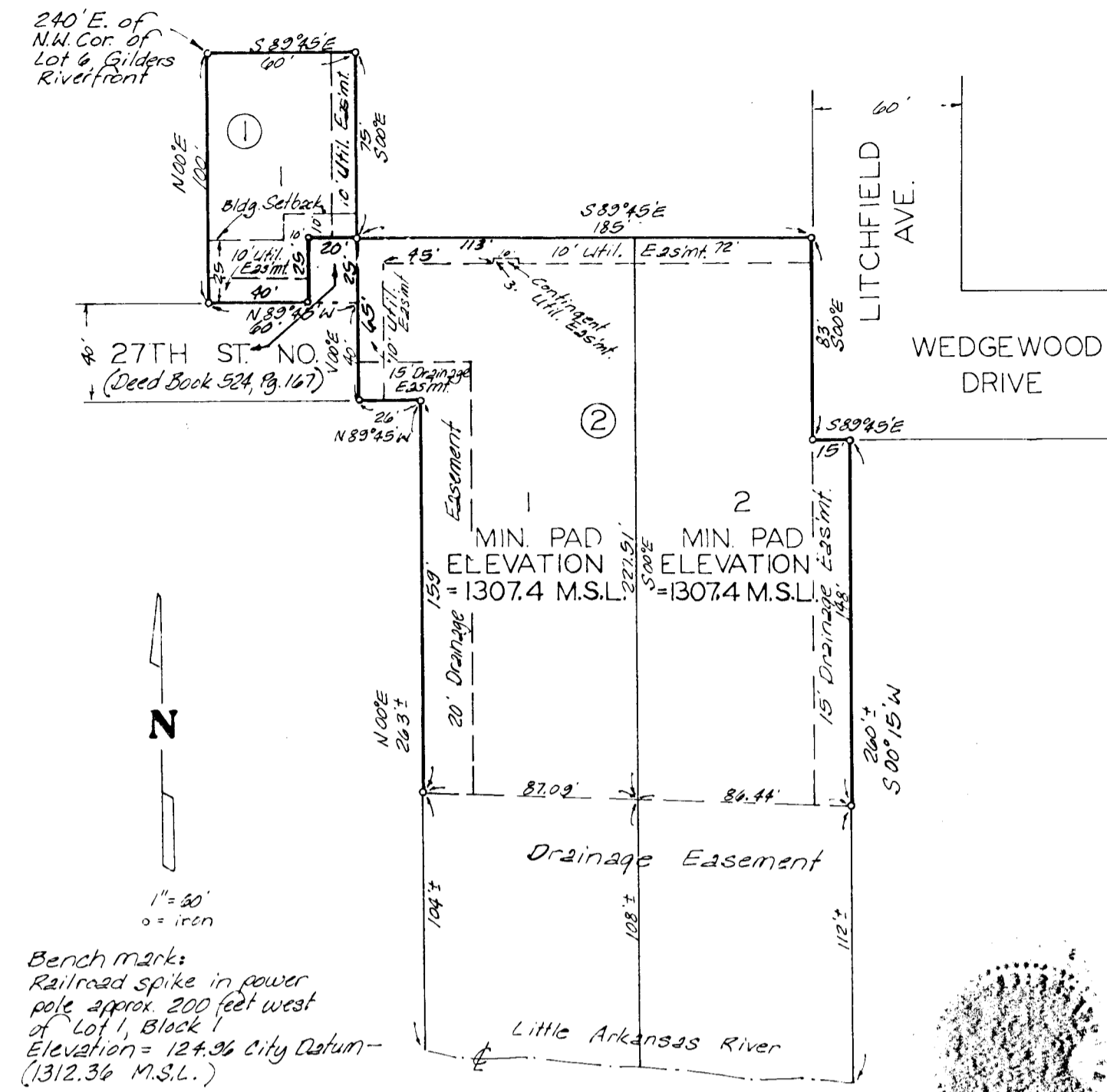
William L. Cook
Surveyor
William L. Cook

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be plotted into lots, blocks, and a street to be known as "FRED COOK ADDITION," Wichita, Kansas. The street is hereby dedicated to and for the use of the public. The drainage easement along the west line of Lot 1 and the east line of Lot 2 are hereby granted as indicated for drainage purposes. The drainage easement adjacent to the Little Arkansas River is hereby granted for drainage and riverbank maintenance purposes. No structure shall be built within this drainage easement nor shall any change of grade be made without permission of the Wichita-Valley Center Flood Control Office or their successors of office. No structure shall be constructed below a minimum pad elevation of 1307.4 Mean Sea Level on Lots 1 and 2 Block 2. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The contingent utility easement is granted for utility purposes contingent upon removal or destruction of the existing shed. This contingent easement grant shall be a covenant running with the land and shall bind all future owners of Lot 1, Block 2.

Wanda L. Cook
Teresa G. Stevens
Dec Ann Cook
Bradley P. Stevens

State of Kansas, ss. Be it remembered that on this 11th day of February 1985, before me, a notary public in and for said county and state, came Wanda L. Cook, a single person, and Dec Ann Cook, a single person, and Teresa G. Stevens and Bradley P. Stevens, her husband, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

My Comm. Exp. 12 May 1988
Mark A. Savoy
Notary Public
Mark A. Savoy



This plat of "FRED COOK ADDITION," Wichita, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas, dated this 11th day of May 1984.

Wichita-Sedgwick County Metropolitan Area Planning Commission
James A. Wilson Vice-Chairman
Robert A. Lakin Secretary

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of the City of Wichita, Kansas, this 5th day of March 1985.
Robert B. Knight Mayor
Donald E. Gistek City Clerk

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of Sedgwick County, Kansas, this ___ day of ___ 198__.
Donald E. Gistek Chairman
Bernard A. Heilgen Commissioner
Tom Scott Commissioner
Don Wright County Clerk

Entered on transfer record this ___ day of ___ 198__.
Don Wright County Clerk

State of Kansas, ss. This is to certify that this plat has been filed for record in the office of the Register of Deeds this ___ day of ___ 198__, at ___ o'clock ___ M.; and is duly recorded.
Pat Kettler Register of Deeds
Ed Ross Deputy