

CEDAR CREEK

an Addition to Wichita, Sedgwick County, Kansas

State of Kansas)
SS
Sedgwick County)

We, Garver, LLC, Land Surveyors in aforesaid county and state, do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "CEDAR CREEK", an Addition to Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

The West Half of the Southeast Quarter of Section 33, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, LESS AND EXCEPT the South 397.08 feet of the East Half of the Southeast Quarter of the Southwest Quarter of the Southeast Quarter; LESS AND EXCEPT the South 397.08 feet of the East 217.14 feet of the West Half of the Southeast Quarter of the Southwest Quarter of the Southeast Quarter; LESS AND EXCEPT that part of the West Half of the Southeast Quarter described as commencing at the Southeast corner thereof; thence S89°52'09"W, along the South line of said West Half, 548.29 feet; thence N00°00'22"E, parallel with the East line of said West Half 40.0 feet for a point of beginning; thence N02°01'55"W, 240.19 feet to the northwest corner of a fence; thence N04°10'41"E, 117.42 feet; thence S00°00'22"W, 357.15 feet to the point of beginning; LESS AND EXCEPT the South 40 feet thereof for road, of Section 33, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas.

All public easements and dedications are hereby vacated by virtue of K.S.A. 12-512b, as amended.



Garver, LLC
Land Surveyor
William K. Clevenger

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, Streets and Reserves, to be known as "CEDAR CREEK", an Addition to Wichita, Sedgwick County, Kansas. The wall easements are hereby granted to the Home Owners Association as indicated for the construction and maintenance of a wall. The utility easements are hereby granted as indicated 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 and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. Access Controls as indicated are hereby granted to the appropriate governing body. The streets are hereby dedicated to and for the use of the public. The paved cul-de-sac for Chateau Court shall have a radius of 38 feet. No obstructions shall be constructed or placed within street stubs providing future access to adjacent properties. The pavement radius of Chateau Ct will be 38.00 feet. Reserve "A" is hereby reserved for signage, irrigation, landscaping, lighting and entry features. Reserve "B" is hereby reserved for irrigation, walls, signage, public and private walks, public bicycle paths, lighting, landscaping, berms, lakes, drainage, drainage structures, and utilities confined to easements. The Reserves are to be owned and maintained by the Home Owners Association for the addition. Minimum Pad Elevation for lowest openings into lots adjoining Reserve "B" are shown on the table. A drainage plan has been developed for this plat and all drainage easements, rights of way, or reserves shall remain at established grades, or as modified with the approval of the City Engineer, and unobstructed to allow for the conveyance of stormwater.

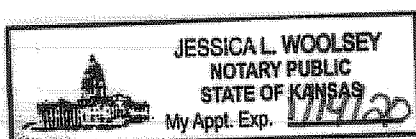
Southeast Developers, L.L.C.
Eugene Vitarelli - Managing Member
Eugene Vitarelli

State of Kansas)
SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 25th day of September, 2018, by Eugene Vitarelli, Managing Member, on behalf of Southeast Developers, L.L.C.

Jessica L. Woolsey - Notary Public
Jessica L. Woolsey

My appointment expires 1/14/20



This plat of "CEDAR CREEK", an Addition to 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 _____, 2018.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Cindy Miles - Chair

Dale Miller - Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this ___ day of _____, 2018.

At the Direction of the City Council

Jeff Longwell - Mayor

Karen Sublett - City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2018.

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

Entered on transfer record this ___ day of _____, 2018.

Kelly B. Arnold - County Clerk

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 _____, 2018, at _____ o'clock ___ M, and is duly recorded.

Tonya Buckingham - Register of Deeds

Judy J. Paget - Deputy

