

Preliminary Plat

# CLEAR CREEK 3RD ADDITION

Being a replat of part of Clear Creek Addition and part of Clear Creek 2nd Addition, Wichita, Sedgwick County, Kansas

### LEGAL DESCRIPTION:

A replat of part of Clear Creek Circle, Lots 1-5 and Lots 9-13, Block 3; Lots 3 and 4, Block 10, Clear Creek Addition, Wichita, Sedgwick County, Kansas; Part of Reserve "A", Laguna Street, Clear Creek Street, Lots 9-15, Block 1 and Lots 1-10, Block 2, Clear Creek 2nd Addition, Wichita, Sedgwick County, Kansas, being more particularly described as follows:

That part of Clear Creek Addition and Clear Creek 2nd Addition, Wichita, Sedgwick County, Kansas, described as beginning at the Southwest corner of Clear Creek Circle and Watson Street in said Clear Creek Addition; thence N89°34'19"W along the south right of way of extended Watson Street, 166.37 feet to the point of curvature of a curve to the right, said curve having a radius of 1954.97 feet, an arc length of 31.94 feet, chord bearing S89°06'14"E, a distance of 31.93 feet; thence easterly along said curve, 31.94 feet to the northwest corner of Lot 14, Block 3, in said Clear Creek Addition; thence S00°33'46"W along the west line of said Lot 14 and extended, 578.77 feet to the westerly most southwest corner of Lot 5, Block 1, in said Clear Creek 2nd Addition; thence S42°03'24"E along the southwest line of said Lot 5 and extended, 272.57 feet to the southwest corner of Lot 6, Block 1, in said Clear Creek 2nd Addition; thence N89°44'46"E along the south line of said Lot 16 and extended, 209.64 feet to the southeast corner of Lot 8, Block 1, in said Clear Creek 2nd Addition, said corner being on the east line of said addition; thence S00°15'47"W along the east line of said Clear Creek 2nd Addition, 136.01 feet to the northwest corner of Laguna Street and Spring Hollow Drive as platted in said Clear Creek 2nd Addition; thence S89°44'46"W along the south line of said Laguna Street, 3.00 feet to a point of intersection on the east line of said Clear Creek 2nd Addition; thence S00°15'47"W along the east line of said Clear Creek 2nd Addition, 202.52 feet to the southeast corner of said Clear Creek 2nd Addition; thence S89°47'27"W along the south line of said Clear Creek 2nd Addition, 322.34 feet to the southeast corner of Reserve "A", in said Clear Creek 2nd Addition; thence N42°03'24"W along the northeast line of said Reserve "A", 405.44 feet to the northeast corner of said Reserve "A", in said Clear Creek 2nd Addition; thence N78°06'06"W along the north line of said Reserve "A", 145.80 feet to the northwest corner of said Reserve "A"; thence N00°27'30"W along the west line of said Clear Creek 2nd Addition, 1053.91 feet to the southwest corner of Lot 2, Block 10, in said Clear Creek Addition; thence N89°44'46"E along the south line of said Lot 2, 150.00 feet to the southeast corner of said Lot 2; thence S00°27'25"W along the west line of Clear Creek Street as platted in said Clear Creek Addition and extended, 264.00 feet to the place of beginning.

### OWNER:

Clint Miller Properties, Inc.  
Attn: Clint Miller  
1907 S. Hydraulic  
Wichita, KS 67211

Ph. (316) 269-3322  
Cmcnewhomes@gmail.com

SURVEYOR & ENGINEER:  
Garver, LLC

### EXISTING ZONING:

Property to the south is zoned SF-20. Subject property and the rest of the surrounding properties are zoned SF-5. Existing use is vacant ground

### PROPOSED ZONING:

SF-5

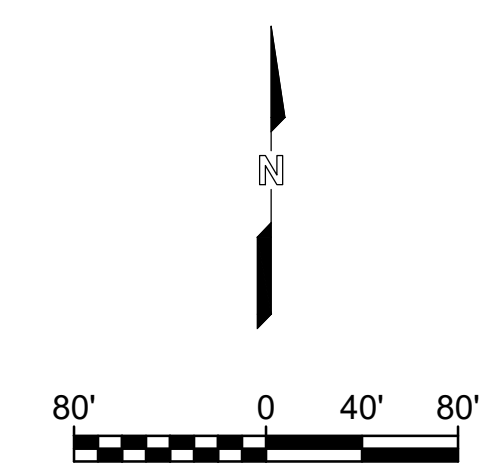
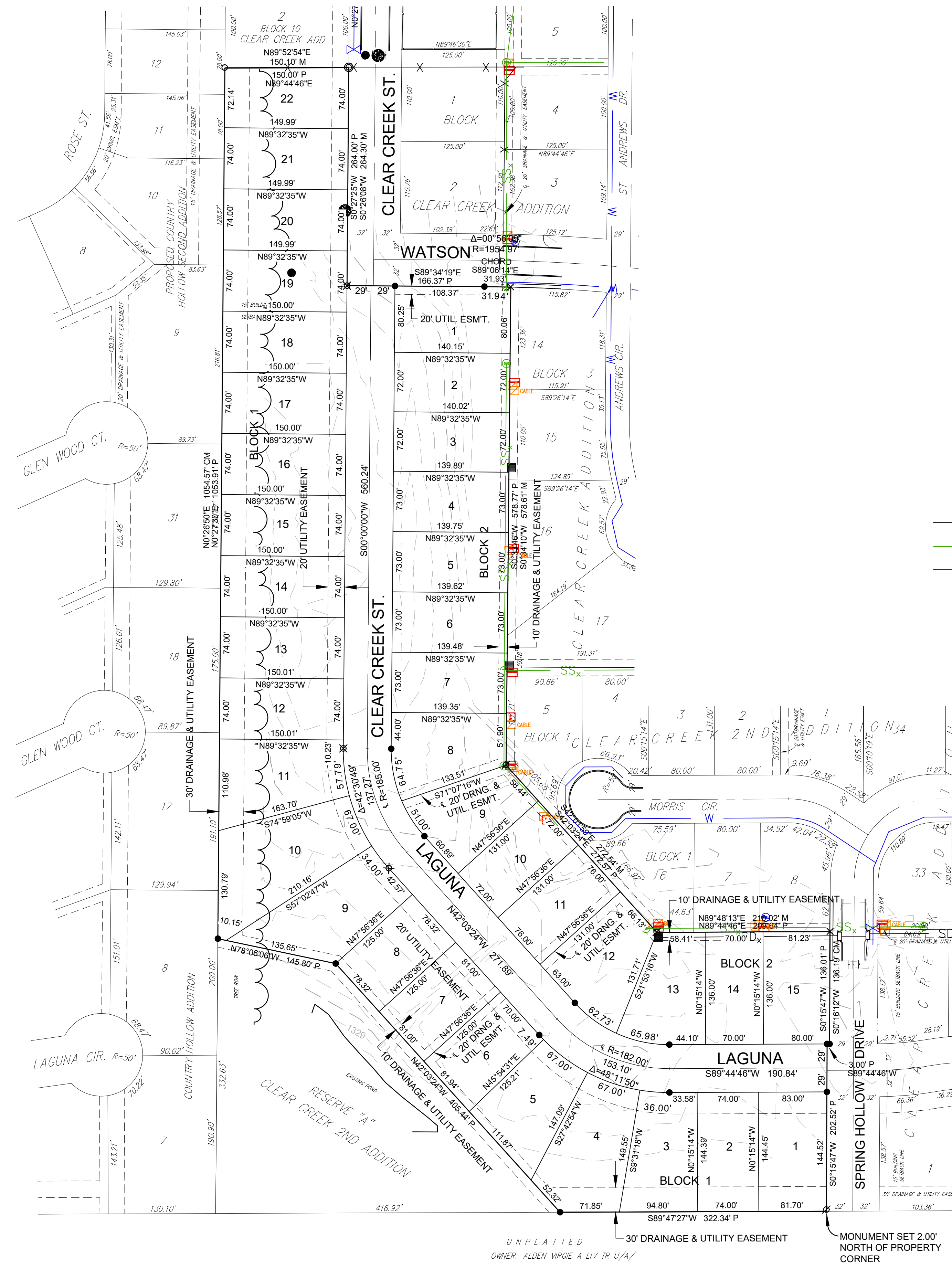
### FLOOD ZONE:

According to the FEMA/FIRM Map No. 20173C0391G, effective December 22, 2016; the property shown hereon is located in Zone X.

### GROSS AREA:

494,344.3 Sq. Ft.±  
11.35 Acres±

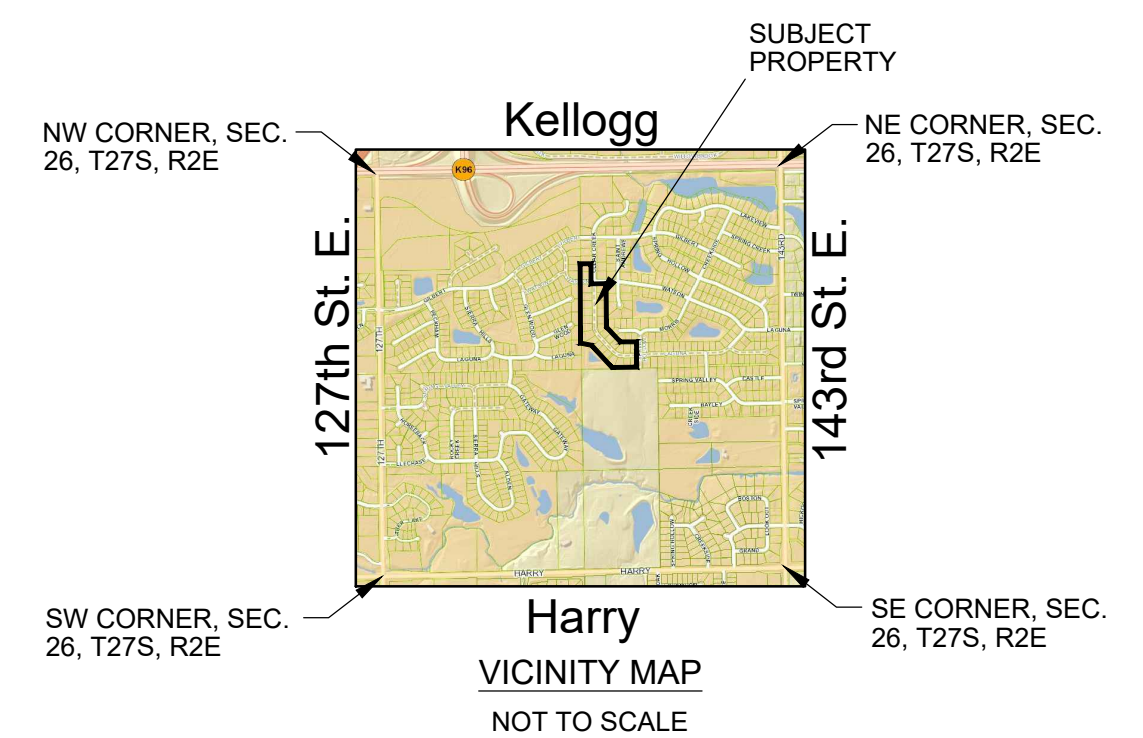
DATE OF TOPOGRAPHY:  
NOVEMBER 8, 2018



BENCHMARK: CHISELED SQUARE ON THE TOP OF CURB AT THE SOUTH CURB RETURN AT THE SOUTHWEST CORNER OF E. MORRIS ST. AND E. WATSON ST., ELEVATION = 1330.36 (NAVD88)

### LEGEND

- FENCE
- SANITARY SEWER (CITY OF WICHITA)
- WATER MAIN (CITY OF WICHITA)
- WATER VALVE BOX
- WATER WELL
- SIGN
- CABLE TV PEDESTAL
- TRANSFORMER
- SANITARY SEWER MANHOLE
- STORMWATER SEWER CATCH BASIN
- DECIDUOUS TREE 6-18" DIA
- DECIDUOUS TREE 0-6" DIA



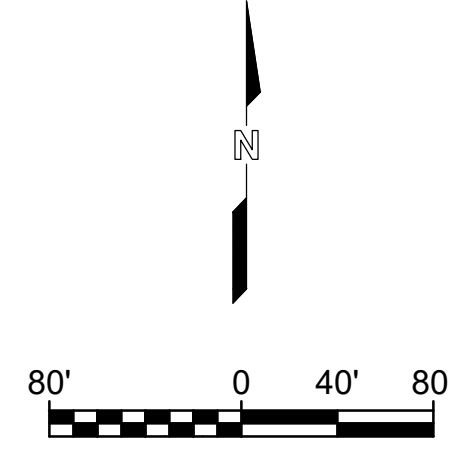
UNPLATTED  
OWNER: ALDEN VIRGIE A LIV TR U/A/J  
MONUMENT SET 2.00' NORTH OF PROPERTY CORNER

DWG FILE: 18266046 SURVEY BASE  
PROJECT NO. 18266046  
NOVEMBER 16, 2018



# CLEAR CREEK 3RD ADDITION

Being a replat of part of Clear Creek Addition and part of Clear Creek 2nd Addition, Wichita, Sedgwick County, Kansas



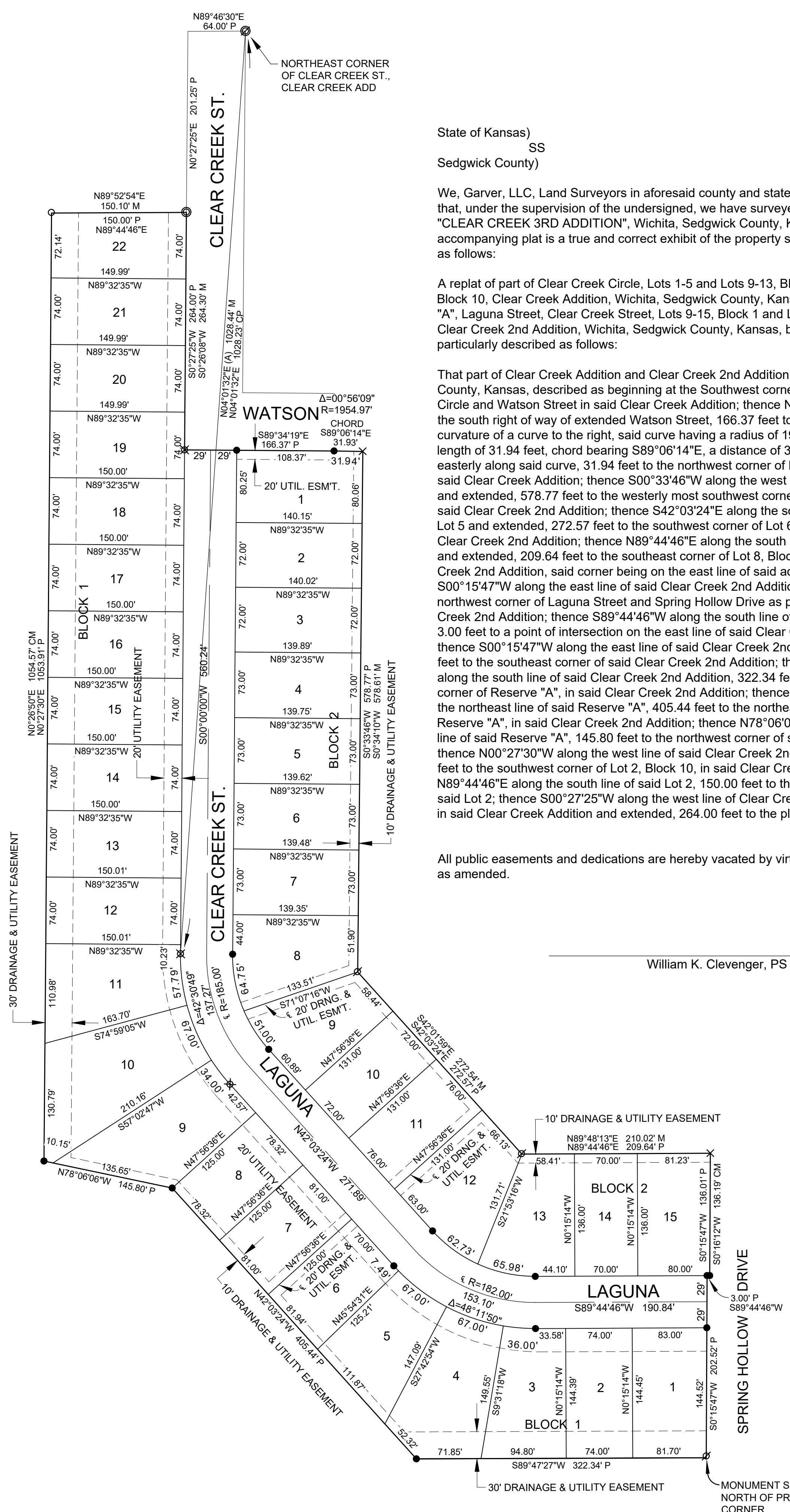
BENCHMARK: CHISELED SQUARE ON THE TOP OF CURB AT THE SOUTH CURB RETURN AT THE SOUTHWEST CORNER OF E. MORRIS ST. AND E. WATSON ST., ELEVATION = 1330.36 (NAVD88)

(A) = Assumed Basis of Bearing  
 P = Platted (Clear Creek Add and Clear Creek 2nd Add)  
 M = Measured  
 C = Calculated  
 D = Described  
 CM = Calculated from Measured

- SURVEY MARKER LEGEND**
- × CHISELED CROSS (FOUND - ORIGIN UNKNOWN)
  - 1/2" REBAR W/CAP (FOUND - ORIGIN UNKNOWN)
  - ⊙ 1/2" REBAR W/SAVOY CAP (FOUND)
  - ⊗ 1/2" REBAR W/BAUGHMAN CAP (FOUND)
  - ⊗ 1/2" REBAR W/RUGGLES & BOHM CAP (FOUND)
  - ⊗ 5/8" REBAR W/RUGGLES & BOHM CAP (FOUND)
  - 5/8" REBAR W/GARVER CAP (SET)

BLOCK	LOT NO.	ELEVATION (NAVD88)
1	4, 5, 6, 7, 8, 9, 10	1331.0

PARCEL	SQ. FT.	PARCEL	SQ. FT.
LOT 1, BLOCK 1	11898	LOT 20, BLOCK 1	11099
LOT 2, BLOCK 1	10687	LOT 21, BLOCK 1	11099
LOT 3, BLOCK 1	11927	LOT 22, BLOCK 1	10960
LOT 4, BLOCK 1	14487	LOT 2, BLOCK 2	11256
LOT 5, BLOCK 1	11726	LOT 2, BLOCK 2	10086
LOT 6, BLOCK 1	9965	LOT 3, BLOCK 2	10077
LOT 7, BLOCK 1	10125	LOT 4, BLOCK 2	10207
LOT 8, BLOCK 1	9789	LOT 5, BLOCK 2	10197
LOT 9, BLOCK 1	14757	LOT 6, BLOCK 2	10187
LOT 10, BLOCK 1	18153	LOT 7, BLOCK 2	10177
LOT 11, BLOCK 1	13689	LOT 8, BLOCK 2	11831
LOT 12, BLOCK 1	11101	LOT 9, BLOCK 2	11178
LOT 13, BLOCK 1	11100	LOT 10, BLOCK 2	9432
LOT 14, BLOCK 1	11100	LOT 11, BLOCK 2	9956
LOT 15, BLOCK 1	11100	LOT 12, BLOCK 2	12566
LOT 16, BLOCK 1	11100	LOT 13, BLOCK 2	11375
LOT 17, BLOCK 1	11100	LOT 14, BLOCK 2	9520
LOT 18, BLOCK 1	11100	LOT 15, BLOCK 2	10963
LOT 19, BLOCK 1	11100		



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 "CLEAR CREEK 3RD ADDITION", Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

A replat of part of Clear Creek Circle, Lots 1-5 and Lots 9-13, Block 3; Lots 3 and 4, Block 10, Clear Creek Addition, Wichita, Sedgwick County, Kansas; Part of Reserve "A", Laguna Street, Clear Creek Street, Lots 9-15, Block 1 and Lots 1-10, Block 2, Clear Creek 2nd Addition, Wichita, Sedgwick County, Kansas, being more particularly described as follows:

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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, PS #1437

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 and Streets, to be known as "CLEAR CREEK 3RD ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated 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 drainage & utility easements are hereby granted to the public as indicated for drainage purposes and for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public. A Minimum Pad Elevation for lowest openings is shown on a table on the face of this plat. 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.

Clint Miller Properties, Inc.  
 President  
 Clint Miller

State of Kansas)  
 SS  
 Sedgwick County)  
 The foregoing instrument acknowledged before me, this \_\_\_ day of \_\_\_\_\_, 201\_\_\_, by Clint Miller, President, on behalf of Clint Miller Properties, Inc.

Notary Public  
 Jessica L. Woolsey

My appointment expires \_\_\_\_\_.

We the undersigned, holders of a mortgage on a portion of the above described property, do hereby consent to this plat of "CLEAR CREEK 3RD ADDITION" Wichita, Sedgwick County, Kansas.

Garden Plain State Bank  
 President  
 Patrick S. Walden

State of Kansas)  
 SS  
 Sedgwick County)  
 The foregoing instrument acknowledged before me this \_\_\_ day of \_\_\_\_\_, 201\_\_\_, by Patrick S. Walden, President, on behalf of Garden Plain State Bank.

Notary Public

My appointment expires \_\_\_\_\_.

We the undersigned, holders of a mortgage on a portion of the above described property, do hereby consent to this plat of "CLEAR CREEK 3RD ADDITION" Wichita, Sedgwick County, Kansas.

Midland National Bank  
 Vice President  
 Chris Francois

State of Kansas)  
 SS  
 Sedgwick County)  
 The foregoing instrument acknowledged before me this \_\_\_ day of \_\_\_\_\_, 201\_\_\_, by Chris Francois, Vice President, on behalf of Midland National Bank.

Notary Public

My appointment expires \_\_\_\_\_.

We the undersigned, holders of a mortgage on a portion of the above described property, do hereby consent to this plat of "CLEAR CREEK 3RD ADDITION" Wichita, Sedgwick County, Kansas.

RCB Bank  
 Market President  
 Jadd Munn

State of Kansas)  
 SS  
 Sedgwick County)

The foregoing instrument acknowledged before me this \_\_\_ day of \_\_\_\_\_, 201\_\_\_, by Jadd Munn, Market President, on behalf of RCB Bank.

Notary Public

My appointment expires \_\_\_\_\_.

This plat of "CLEAR CREEK 3RD 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 \_\_\_\_\_, 201\_\_\_.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Chair  
 Cindy Miles  
 Secretary  
 Dale Miller

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this \_\_\_ day of \_\_\_\_\_, 201\_\_\_.

At the Direction of the City Council

Mayor  
 Jeff Longwell  
 City Clerk  
 Karen Sublett

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_ day of \_\_\_\_\_, 201\_\_\_.

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

Entered on transfer record this \_\_\_ day of \_\_\_\_\_, 201\_\_\_.

County Clerk  
 Kelly B. Arnold

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 \_\_\_\_\_, 201\_\_\_, at \_\_\_ o'clock \_\_\_ M, and is duly recorded.

Register of Deeds  
 Tonya Buckingham  
 Deputy  
 Judy J. Paget

DWG FILE: 18266046 SURVEY BASE  
 PROJECT NO. 18266046  
 NOVEMBER 20, 2018

