

WILLOW CREEK EAST 2nd ADDITION

Wichita, Sedgwick County, Kansas

State of Kansas)
Sedgwick County) SS

We, Ruggles & Bohm, P.A., Land Surveyors in aforesaid county and state, do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "WILLOW CREEK EAST 2nd ADDITION", Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

The East Half of the Northwest Quarter of Section 34, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, EXCEPT that part described as beginning at the Northwest corner of said East Half, thence S89°42'55"E along the north line of said East Half, 485.92 feet; thence S00°17'05"W, 60.00 feet; thence S37°50'27"W, 796.96 feet to the west line of said East Half, thence N00°16'22"E along said west line, 691.80 feet to the place of beginning, AND EXCEPT that part platted as Willow Creek East, Wichita, Sedgwick County, Kansas.

All public easements and dedications are hereby vacated by virtue of K.S.A. 12-512(b).

Ruggles & Bohm, P.A.

Land Surveyor
Thomas C. Ruggles

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, Reserves and Streets, to be known as "WILLOW CREEK EAST 2nd ADDITION", Wichita, Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public. Utility Easements are hereby granted for the construction and maintenance of all public utilities. Drainage Easements are hereby granted to the public as indicated for drainage purposes. Reserve "A" is hereby reserved for irrigation, walks, lighting, landscaping, drainage, drainage structures, and utilities confined to easements. Reserve "B" is hereby reserved for irrigation, walls, lighting, landscaping, ponds, drainage, drainage structures, and utilities confined to easements. A Contingent Easement for Public Access is hereby granted, which shall become effective upon creation of connecting public easement or right-of-way on abutting property to the north and to the west of the plat. Said Easement shall be within Reserve "A" and shall be 30 feet in width, and its alignment shall be fixed by plans to be approved by the City Engineer. The Floodway Reserve is hereby reserved for floodway purposes. The Floodway shall be the responsibility of the owner of Reserve "A" until such time as the governing body exercising jurisdiction elects to assume maintenance responsibility and improvement of the drainage; provided further that no structure shall be constructed on or within said Floodway, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the Engineer of the appropriate governing body. The Reserves are to be owned and maintained by the Home Owners Association for the addition. A drainage plan has been developed for this plat; the property shall remain at established grades, or as modified with the approval of the City Engineer, and unobstructed to allow for the conveyance of storm water. Access Controls as indicated are hereby granted to the appropriate governing body.

Crestview Heights Development, L.L.C.

President
Stephen G. Miller

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this _____ day of _____, 200__, by Stephen G. Miller, President, on behalf of Crestview Heights Development, L.L.C..

Notary Public
Mildred E. Franz

My appointment expires _____

We, the undersigned, holders of a mortgage on the above described property, do hereby consent to this plat of "WILLOW CREEK EAST 2nd ADDITION", Wichita, Sedgwick County, Kansas, this _____ day of _____, 200__.

Garden Plain State Bank

Pat Waldon
President

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this _____ day of _____, 200__, by Pat Waldon, President of Garden Plain State Bank, on behalf of the Bank.

Notary Public

My appointment expires _____

This plat of "WILLOW CREEK EAST 2nd 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 _____, 2008.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Chair
Darrell Downing

Secretary
John L. Schlegel

This plat approved and all dedications shown hereon accepted by the

City Council of the City of Wichita, Kansas, this ____ day of _____, 2008.

At the Direction of the City Council
Mayor

Carl Brewer

City Clerk
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2008.

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

Entered on transfer record this _____ day of _____, 2008.

County Clerk
Don Brace

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 _____, 2008, at _____ o'clock _____ M., and is duly recorded.

Register of Deeds
Bill Meek

Deputy
Tonya Buckingham

Ruggles & Bohm, P.A.
Engineering, Surveying, Land Planning

924 North Main
Wichita, Kansas 67203
www.rbkansas.com

(316) 264-8008
(316) 264-4621 fax
E-mail: info@rbkansas.com

DWG FILE: SURVEY BASE
PROJECT NO. 3286P
OCTOBER 20, 2008

