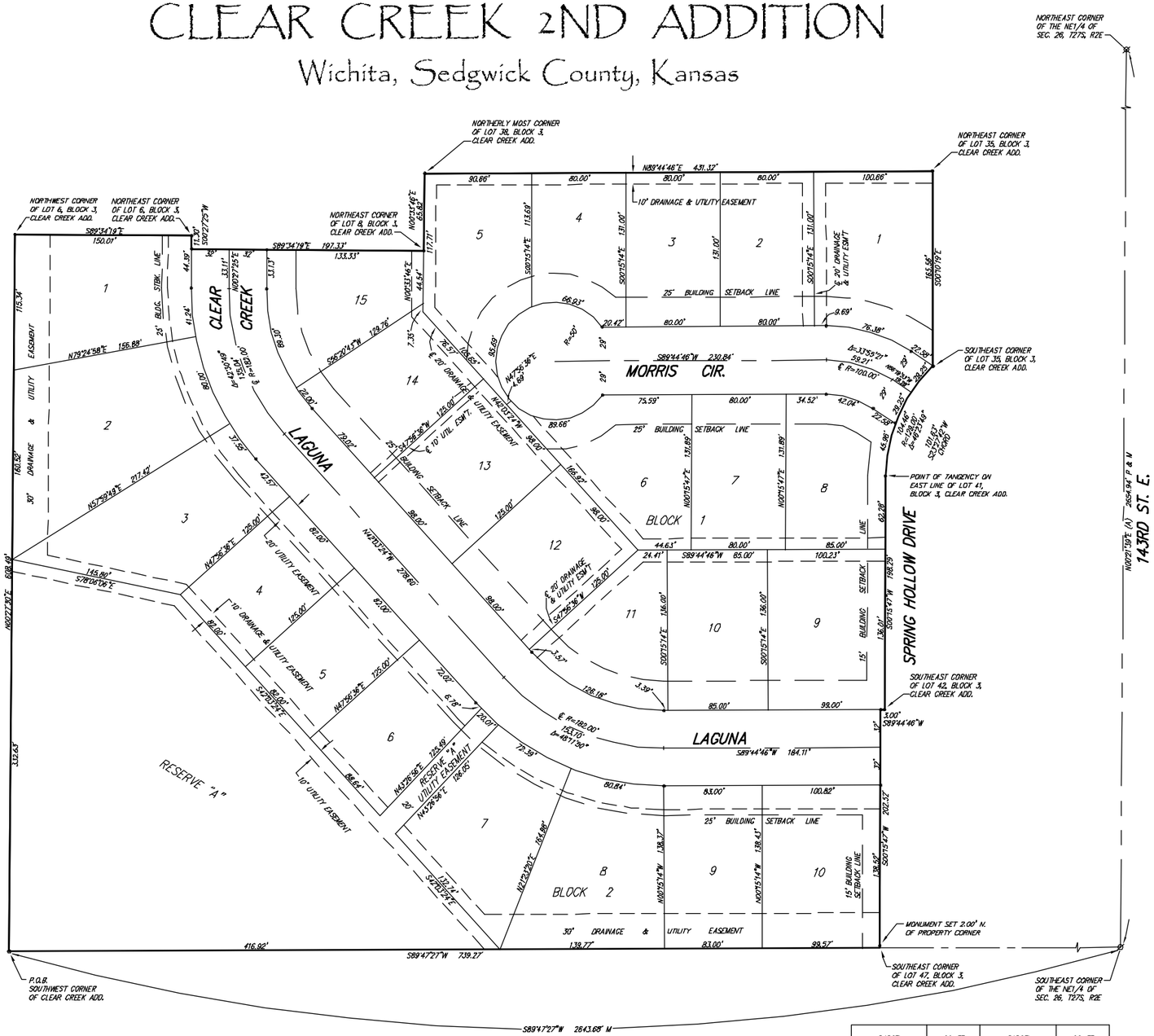
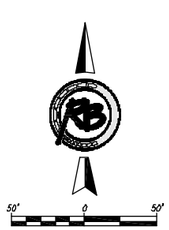
CLEAR CREEK 2ND ADDITION

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 = 1330.38 (NAVD88)

MINIMUM BUILDING PAD ELEVATION FOR LOWEST OPENING INTO STRUCTURES		
BLOCK	LOT NO.	ELEVATION (NAVD88)
1	3, 4, 5, 6, 7, 8	1331.0

(A) = Assumed Basis of Bearing
P = Platted
M = Measured
C = Calculated

SURVEY MARKER LEGEND

○ . . . . . 1/2" IRON PIPE (FOUND – ORIGIN UNKNOWN)
ø . . . . . 1/2" REBAR (FOUND – ORIGIN UNKNOWN)
⊗ . . . . . 5/8" CAPPED REBAR (FOUND – ORIGIN UNKNOWN)
● . . . . . 5/8" REBAR W/RUGGLES & BOHM CAP (SET)

PARCEL	SQ. FT.	PARCEL	SQ. FT.
LOT 1, BLOCK 1	14,212	LOT 14, BLOCK 1	11,360
LOT 2, BLOCK 1	10,480	LOT 15, BLOCK 1	11,023
LOT 3, BLOCK 1	10,480	LOT 1, BLOCK 2	15,067
LOT 4, BLOCK 1	9507	LOT 2, BLOCK 2	20,757
LOT 5, BLOCK 1	13,258	LOT 3, BLOCK 2	15,896
LOT 6, BLOCK 1	12,473	LOT 4, BLOCK 2	10,534
LOT 7, BLOCK 1	10,513	LOT 5, BLOCK 2	10,533
LOT 8, BLOCK 1	11017	LOT 6, BLOCK 2	11,156
LOT 9, BLOCK 1	13,579	LOT 7, BLOCK 2	15,384
LOT 10, BLOCK 1	11,607	LOT 8, BLOCK 2	15,559
LOT 11, BLOCK 1	10,411	LOT 9, BLOCK 2	11,900
LOT 12, BLOCK 1	12,250	LOT 10, BLOCK 2	13,880
LOT 13, BLOCK 1	12,250	RESERVE "A"	86,727

State of Kansas)
SS
Sedgwick County)

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 "CLEAR CREEK 2ND ADDITION", Wichita, Sedgwick County, Kansas, being a replat of Lots 6 through 8 and Lots 35 through 47, Block 3, AND part of Morris Circle, Laguna Circle and Clear Creek Circle, Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, being more particularly described as follows:

That part of Clear Creek Addition, Wichita, Sedgwick County, Kansas, described as beginning at the southwest corner of said addition; thence N00°27'30"E along the west line of said addition, 608.49 feet to the northwest corner of Lot 6, Block 3, in said addition; thence S89°34'19"E along the north line of said Lot 6, 150.01 feet to the northeast corner of said Lot 6; thence S00°27'25"W along the east line of said Lot 6, 11.30 feet to a point of intersection with the extended north line of Lot 8, Block 3, in said addition; thence S89°34'19"E along said extended north line, 197.33 feet to a point on the west line of Lot 38, Block 3, in said addition, said point being the northeast corner of said Lot 8; thence N00°33'46"E along the west line of said Lot 38, 65.82 feet to the northerly most corner of said lot 38; thence N89°44'46"E along the north line of Lots 35, 36 and 37, Block 3, in said addition, 431.32 feet to the northeast corner of said Lot 35; thence S00°10'19"E along the east line of said Lot 35, 165.56 feet to the southeast corner of said Lot 35; thence southwesterly along the extended right of way line of Spring Hollow Drive as platted in said addition, said right of way line being a curve to the left having a radius of 129.00 feet, an arc length of 104.46 feet and a central angle of 46°23'49" to a point of tangency on the east line of Lot 41, Block 3, in said addition; thence S00°15'47"W along the east line of Lots 41 and 42, Block 3, in said addition, 198.29 feet to the southeast corner of said Lot 42; thence S89°44'46"W along the south line of said Lot 42, 3.00 feet to a point of intersection with the extended east line of Lot 47, Block 3, in said addition; thence S00°15'47"W along said extended east line, 202.52 feet to the southeast corner of said Lot 47; thence S89°47'27"W along the south line of said addition, 739.27 feet to the place of beginning.

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

Ruggles & Bohm, P.A.

_____ 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, a Reserve and Streets, to be known as "CLEAR CREEK 2ND ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted for the construction and maintenance of all public utilities. The drainage easements are hereby granted to the public as indicated for drainage purposes. The streets are hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for irrigation, walls, signage, walks, lighting, landscaping, berms, lakes, drainage, drainage structures, and utilities confined to easements. The Reserve is to be owned and maintained by the Home Owners Association for the addition. 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.

Brentwood Development, Inc.

_____ President
Stephen G. Miller

State of Kansas)
SS
Sedgwick County)

The foregoing instrument acknowledged before me, this _____ day of _____, 2013, by Stephen G. Miller, President, on behalf of Brentwood Development, Inc.

_____ 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 2ND ADDITION" Wichita, Sedgwick County, Kansas.

Garden Plain State Bank

_____, President/CEO
Patrick F. Walden

State of Kansas)
SS
Sedgwick County)

The foregoing instrument acknowledged before me this _____ day of _____, 2013, by Patrick F. Walden, President/CEO of Garden Plain State Bank, on behalf of the Bank.

_____, Notary Public

My appointment expires _____.

This plat of "CLEAR CREEK 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 _____, 2013.

Wichita-Sedgwick County Metropolitan Area Planning Commission

_____ Chair
David Dennis

_____ 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 _____, 2013.

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 _____, 2013.

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

Entered on transfer record this ____ day of _____, 2013.

_____ 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 _____, 2013, at _____ o'clock __ M, and is duly recorded.

_____ Register of Deeds
Bill Meek

_____ Deputy
Tonya Buckingham

DWG FILE: SURVEY BASE
PROJECT NO. 41489
AUGUST 28, 2013

RUGGLES & BOHM
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