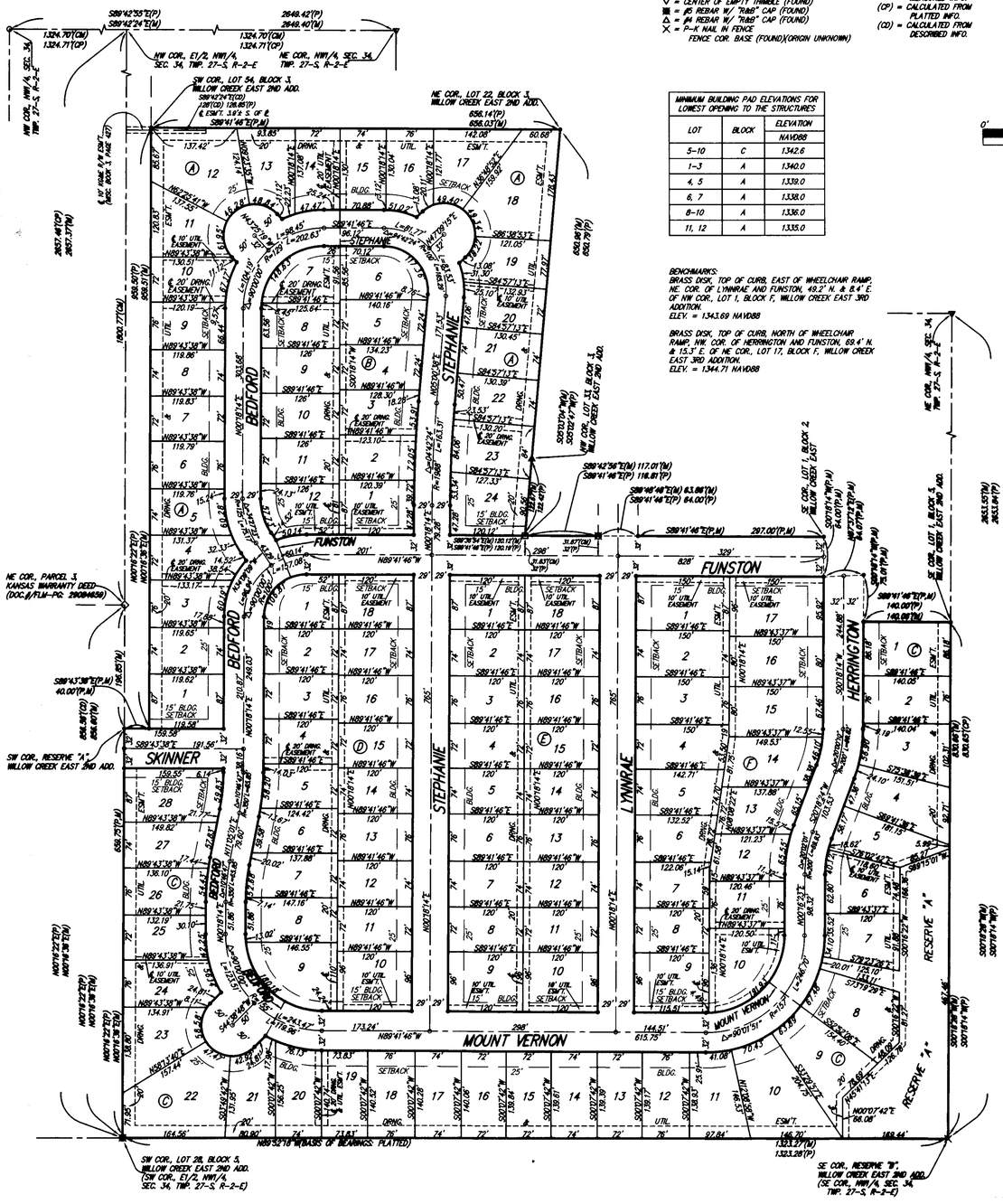
WILLOW CREEK EAST 3RD ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS



- ● = ¼ REBAR W/ "BAUGHMAN" CAP (SET)
- ◇ = ¼ REBAR W/ "BAUGHMAN" CAP (FOUND)
- ○ = 1/2" IRON PIPE IN THIMBLE (FOUND)
- □ = ¼ REBAR W/ "ARMSTRONG" CAP (FOUND)
- ▽ = CENTER OF EMPTY THIMBLE (FOUND)
- ▣ = #5 REBAR W/ "RLS" CAP (FOUND)
- △ = ¼ REBAR W/ "RLS" CAP (FOUND)
- × = P-K NAIL IN FENCE

FENCE. COR. BASE (FOUND)(ORIGIN UNKNOWN)

(M) = MEASURED
(P) = PLATTED
(CM) = CALCULATED FROM MEASURED INFO.
(CP) = CALCULATED FROM PLATTED INFO.
(CD) = CALCULATED FROM DESCRIBED INFO.

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION NAVD88
5-10	C	1342.6
1-3	A	1340.0
4, 5	A	1339.0
6, 7	A	1338.0
8-10	A	1336.0
11, 12	A	1335.0

BENCHMARKS:
BRASS DISK, TOP OF CURB, EAST OF WHEELCHAIR RAMP, NE. COR. OF LYNNRAE AND FUNSTON, 49.2' N. & 8.4' E. OF NW COR., LOT 1, BLOCK F, WILLOW CREEK EAST 3RD ADDITION.
ELEV. = 1343.69 NAVD88

BRASS DISK, TOP OF CURB, NORTH OF WHEELCHAIR RAMP, NW. COR. OF HERRINGTON AND FUNSTON, 89.4' N. & 15.3' E. OF ME. COR., LOT 17, BLOCK F, WILLOW CREEK EAST 3RD ADDITION.
ELEV. = 1344.71 NAVD88

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

Legacy Bank

Rex Reynolds, VP (Title)
REX REYNOLDS

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me this 11th day of December, 2018, by Rex Reynolds, Vice-President (Title) of Legacy Bank, on behalf of the bank.

Karla Rourk, NOTARY PUBLIC, STATE OF KANSAS, My Appt. Exp. 9-26-21

Karla Rourk, Notary Public
KARLA ROURK

My App't. Exp. 9-26-21

State of Kansas)
Sedgwick County) SS

We, Baughman Company, P.A., Surveyors in aforesoid county and state do hereby certify that we have surveyed and platted "WILLOW CREEK EAST 3RD ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of all of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, and 31, Block 3, TOGETHER with all of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, and 14, Block 4, TOGETHER with all of Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, and 34, Block 5, TOGETHER with all of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, and 24, Block 6, TOGETHER with all of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, and 24, Block 7, TOGETHER with all of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, and 23, Block 8, TOGETHER with all of Reserve "B", TOGETHER with all of Bedford, Stephanie, Herrington, Skinner, and Mt. Vernon, all as platted and dedicated in Willow Creek East 2nd Addition, Wichita, Sedgwick County, Kansas, TOGETHER with that part of Lynnrae as dedicated in said Willow Creek East 2nd Addition lying south of and abutting the following described line: Beginning at the northeast corner of Lot 24 in said Block 7; thence S89°41'46"E, 58.00 feet to the northwest corner of Lot 1 in said Block 8, and for a point of termination, and TOGETHER with that part of Funston as dedicated in said Willow Creek East 2nd Addition lying west of and abutting the following described line: Beginning at the northeast corner of Lot 1 in said Block 7; thence N00°28'26"E, 64.00 feet to the southeast corner of Lot 31 in said Block 3, and for a point of termination.

Existing public easements, building setbacks, access controls, and dedications, if any, being vacated by virtue of K.S.A. 12-512b, as amended.

All being situated in the Northwest Quarter of Section 34, Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas.

Baughman Company, P.A.

MICHAEL G. CONREY, LS-971, KANSAS

12-12-2018, Surveyor
Michael G. Conrey

This plat of "WILLOW CREEK EAST 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 4th day of October, 2018.

Wichita-Sedgwick County Metropolitan Area Planning Commission

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION SEAL KANSAS

Cindy Miles, Chair
Cindy Miles

Dale Miller, Secretary
Dale Miller

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 8th day of January, 2019.

Jeff Longwell, Mayor, City of Wichita
Jeff Longwell

Karen Sublett, City Clerk
Karen Sublett

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be plotted into Lots, Blocks, Streets and a Reserve, to be known as "WILLOW CREEK EAST 3RD ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The drainage and utility easements are hereby granted as indicated for drainage purposes and 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 streets are hereby dedicated to and for the use of the public. No obstructions shall be constructed or placed within the street stubs providing future access to adjacent properties. Reserve "A" is hereby reserved for open space, landscaping, drainage purposes, berms, sidewalks, lakes, and utilities as confined to easements. Reserve "A" shall be owned and maintained by the homeowners association for the addition. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

DPK, LLC,
a Kansas limited liability company

Paul E. Kelsey, Member
Paul E. Kelsey

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 12th day of December, 2018, by Paul E. Kelsey, Member of DPK, LLC, a Kansas limited liability company, on behalf of the limited liability company.

Lunette A. Sauber, Notary Public
LUNETTE A. SAUBER

My App't. Exp. 09-20-22

LUNETTE A. SAUBER, Notary Public, State of Kansas, My Appt. Exp. 9-20-22

Reviewed in accordance with K.S.A. 58-2005 on this 18th day of December, 2018.

TRICIA L. ROBELLO, LICENSED TO SURVEY, PS-1246, KANSAS

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

Filed for record and entered on transfer record this 23rd day of January, 2019.

CLERK OF SEDGWICK COUNTY, SEDGWICK COUNTY, KANSAS

Karen S Bailey for Kelly B. Arnold, County Clerk
for Kelly B. Arnold

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 24th day of January, 2019 at 11:20:56 o'clock A.M. and is duly recorded.

Tonya Buckingham, Register of Deeds
Tonya Buckingham

Judy A. Paget, Deputy
Judy A. Paget

Sedgwick County
Register of Deeds - Tonya Buckingham
Doc.#/Flm-Pg: 29825607
Receipt #: 2087100 Recording Fee: $32.00
Pages Recorded: 1
Cashier: KVENATOR Authorized By: Tonya Buckingham
Date Recorded: 01/24/2019 11:20:56 AM

SHEET 14 OF 14
*For Reference Only Not to Scale

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316.262.7271 F 316.262.0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

E:\Projects\Willow Creek East 3rd Addition 1704-P283\Plat\Downtown\Willow Creek East 3rd Fplat.MOC

DC 273-10