

# WILLOW CREEK EAST

## Wichita, Sedgwick County, Kansas

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", Wichita, Sedgwick County, Kansas. 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. 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. Reserves "A" and "B" are hereby reserved for irrigation, walls, signage, and utilities confined to easements. Reserve "C" is hereby reserved for irrigation, walls, gazebos, playground structures, picnic areas/ tables with canopies, walks, 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. 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.

Crestview Heights Development, L.L.C.

\_\_\_\_\_  
Stephen G. Miller  
President

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.

\_\_\_\_\_  
Mildred E. Franz  
Notary Public

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", 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", 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 \_\_\_\_\_, 200\_\_.

Wichita-Sedgwick County Metropolitan Area Planning Commission

\_\_\_\_\_  
Darrell A. Downing  
Chair

\_\_\_\_\_  
John L. Schlegel  
Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_.

At the Direction of the City Council

\_\_\_\_\_  
Carlos Mayans  
Mayor

\_\_\_\_\_  
Karen Sublett  
City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_.

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

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_.

\_\_\_\_\_  
Don Brace  
County Clerk

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 \_\_\_\_\_, 200\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M, and is duly recorded.

\_\_\_\_\_  
Bill Meek  
Register of Deeds

\_\_\_\_\_  
Tonya Buckingham  
Deputy

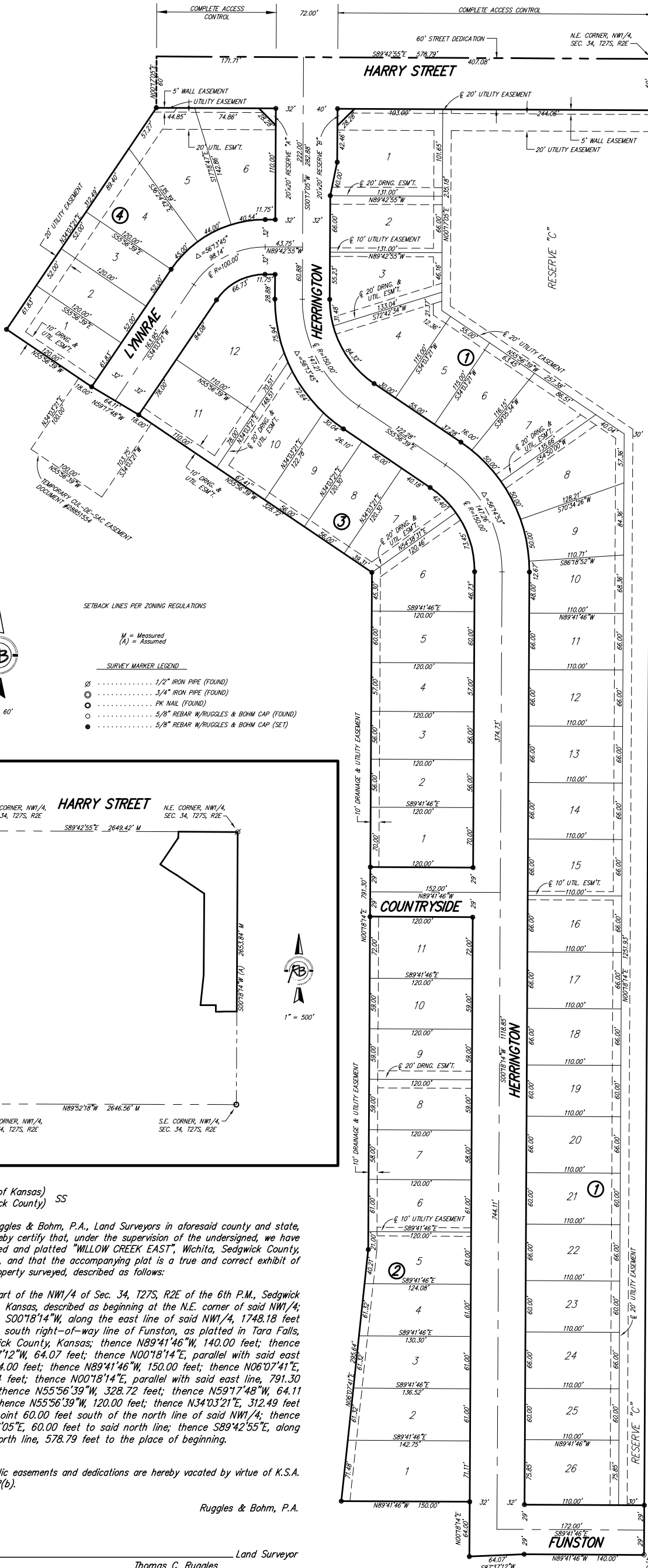
MINIMUM BUILDING PAD ELEVATION FOR LOWEST OPENING INTO STRUCTURES		
BLOCK	LOT NO.	ELEVATION (N.G. V.D.) 1929
1	1, 2, 3, 4, 5, 6, 7, 8	1334.5
4	1, 2, 3, 4, 5, 6	1328.4

BENCH MARK: R&B BRASS DISC SET IN CONCRETE, 70' S. AND 10' W. OF THE N.E. COR., NW1/4, SEC. 34, T27S, R2E  
ELEV. = 1331.77 M.S.L.



**Ruggles & Bohm, P.A.**  
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DWG FILE: SURVEY BASE  
PROJECT NO. 2004P  
JANUARY 30, 2007

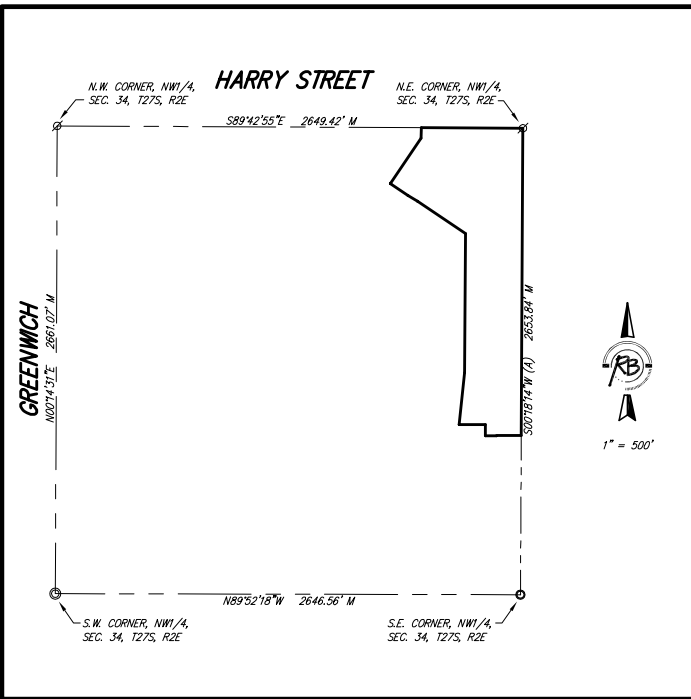


SETBACK LINES PER ZONING REGULATIONS

M = Measured  
A = Assumed

SURVEY MARKER LEGEND

- ..... 1/2" IRON PIPE (FOUND)
- ..... 3/4" IRON PIPE (FOUND)
- ..... PK NAIL (FOUND)
- ..... 5/8" REBAR W/RUGGLES & BOHM CAP (FOUND)
- ..... 5/8" REBAR W/RUGGLES & BOHM CAP (SET)



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

That part of the NW1/4 of Sec. 34, T27S, R2E of the 6th P.M., Sedgwick County, Kansas, described as beginning at the N.E. corner of said NW1/4; thence S00°18'14"W, along the east line of said NW1/4, 1748.18 feet to the south right-of-way line of Funston, as platted in Tara Falls, Sedgwick County, Kansas; thence N89°41'46"W, 140.00 feet; thence S87°37'12"W, 64.07 feet; thence N00°18'14"E, parallel with said east line, 64.00 feet; thence N89°41'46"W, 150.00 feet; thence N06°07'41"E, 295.64 feet; thence N00°18'14"E, parallel with said east line, 791.30 feet; thence N55°56'39"W, 328.72 feet; thence N59°17'48"W, 64.11 feet; thence N55°56'39"W, 120.00 feet; thence N34°03'21"E, 312.49 feet to a point 60.00 feet south of the north line of said NW1/4; thence N00°17'05"E, 60.00 feet to said north line; thence S89°42'55"E, along said north line, 578.79 feet to the place of beginning.

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

Ruggles & Bohm, P.A.

\_\_\_\_\_  
Thomas C. Ruggles  
Land Surveyor