

# COTTONWOOD CREEK ESTATES

Wichita, Sedgwick County, Kansas

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 "COTTONWOOD CREEK ESTATES", 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. 14, T28S, R1W of the 6th P.M., Sedgwick County, Kansas, lying North of a line described as being 1607.11 feet north of the southwest corner of said NW1/4, said line being perpendicular to the west line of said NW1/4, and lying West of the Wichita-Valley Center Flood Control as described in Condemnation Case: A-30410, now known as the MS Mitch Mitchell Floodway; AND EXCEPT road rights-of-way of record.

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, Reserves and Streets, to be known as "COTTONWOOD CREEK ESTATES", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted to the public 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 easement is hereby granted to the public as indicated for drainage purposes. The drainage and utility easements are hereby granted to the public as indicated for the construction and maintenance of all public utilities and for drainage purposes. No sign, light poles, private drainage systems, berms, walls, masonry trash enclosures or other structures shall be located within public utility easements unless permitted by the City of Wichita Department of Engineering and that they do not inhibit the conveyance of surface drainage. 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. No obstructions shall be constructed or placed within street stubs providing future access to adjacent properties. Reserve "A" is hereby reserved for irrigation, walls, signage, landscaping and entry features. Reserve "B" is hereby reserved for irrigation, walls, signage, walks, lighting, landscaping, berms, lakes, drainage, drainage structures, sanitary sewer lift station improvements, and utilities confined to easements. The Reserves are to be owned and maintained by the Home Owners Association for the addition, their successors and/or assigns. No regrading within abutting rights-of-way shall be allowed with the construction of the berms allowed within Reserve B. The berms cannot impact access to or bury manholes, water valves and/or water meters. Minimum Pad Elevations for lowest openings are as shown on the accompanying table. This property is within a zone identified by the City Engineer's office as likely to have groundwater at some or all times within ten feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above ground water is recommended and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineer's office. 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. The maintenance of all drainageways and drainage facilities in backyard easements and reserves shall be the responsibility of the property owner, and shall be enforced by the Homeowners' Association and be provided for in the Homeowners' Association covenants."

TCDC LLC

Member  
Timothy M Chadd

State of Kansas)  
SS  
Sedgwick County)

The foregoing instrument acknowledged before me, this \_\_\_ day of \_\_\_\_\_, 202\_\_\_,

by \_\_\_\_\_, Timothy M Chadd, Member of TCDC, LLC, on behalf of limited liability company.

Notary Public  
Marsha R. Bishop

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 "COTTONWOOD CREEK ESTATES", Wichita, Sedgwick County, Kansas.

Emprise Bank

Senior Vice President

Lori J. Newell

State of Kansas)  
SS  
Sedgwick County)

The foregoing instrument acknowledged before me this \_\_\_ day of \_\_\_\_\_, 202\_\_\_,

by Lori J. Newell, Senior Vice President of Emprise Bank, on behalf of the Bank.

Notary Public

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

This plat of "COTTONWOOD CREEK ESTATES", 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 \_\_\_\_\_, 202\_\_\_.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Chair  
Robert Dool  
Secretary  
Scott A. Wadle

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this \_\_\_ day of \_\_\_\_\_, 202\_\_\_.

At the Direction of the City Council  
Mayor  
Brandon J. Whipple  
City Clerk  
Jamie Buster

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_ day of \_\_\_\_\_, 202\_\_\_.

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

Entered on transfer record this \_\_\_ day of \_\_\_\_\_, 202\_\_\_.

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,

Deeds, this \_\_\_ day of \_\_\_\_\_, 202\_\_\_, at \_\_\_ o'clock \_\_\_ M, and is duly recorded.

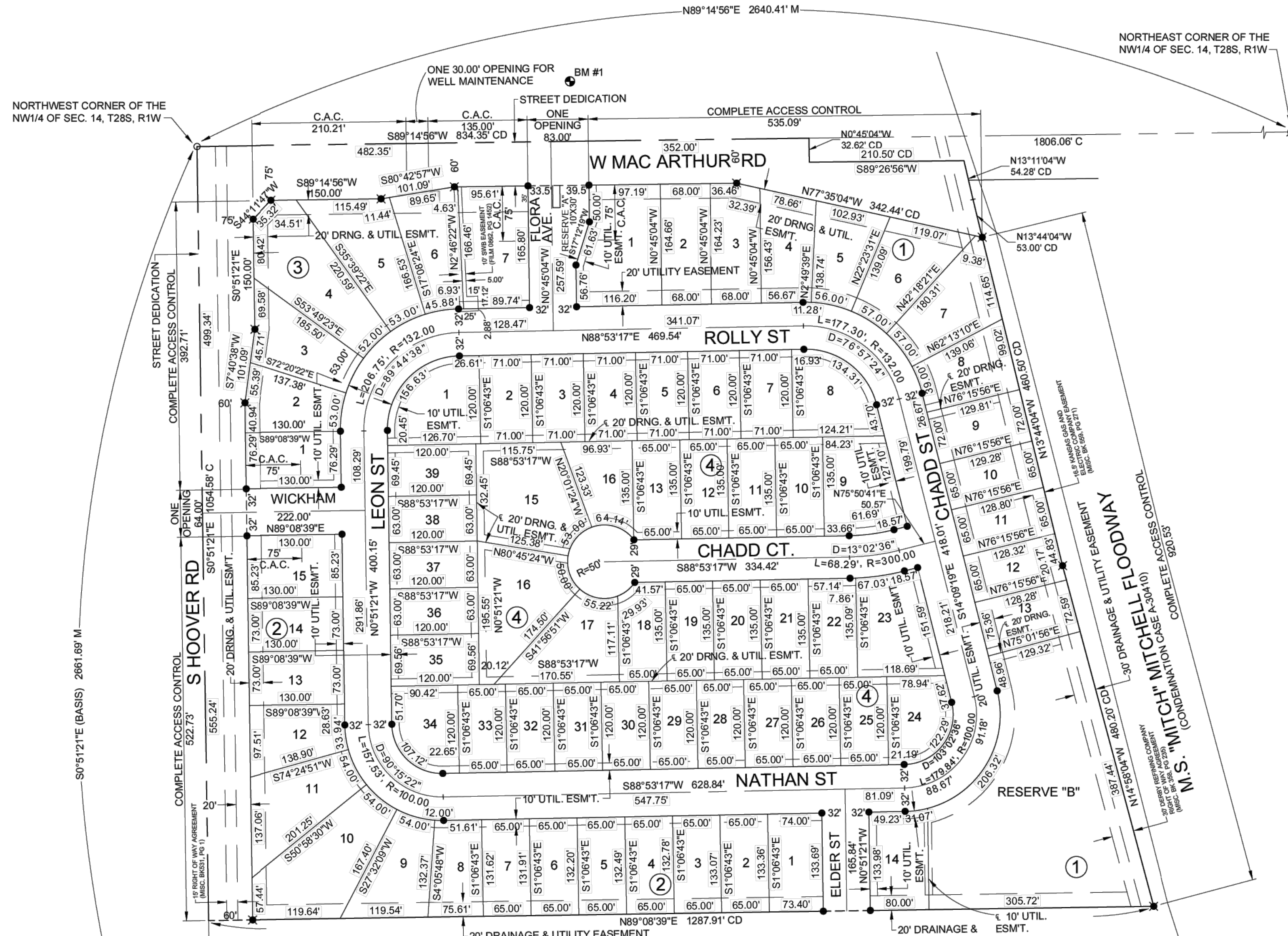
Register of Deeds  
Tonya Buckingham  
Deputy  
Kenly Zehring



GARVER  
1995 MIDFIELD RD.  
WICHITA, KS 67209  
(316) 264-8008  
www.GarverUSA.com

FOR INFORMATION ONLY

DWG FILE: 22504033 SURVEY BASE  
PROJECT NO. 22504033  
NOVEMBER 16, 2023



(BASIS) = Basis of Bearings = Kansas Coordinate System of 1983 South Zone Grid Bearing

M = Measured  
C = Calculated  
D = Described  
B.S.L. = Building Setback Line  
C.A.C. = Complete Access Control

**SURVEY MARKER LEGEND**

- ..... 1/2" IRON PIPE IN THIMBLE (FOUND - ORIGIN UNKNOWN)
- ..... 1" IRON PIPE (FOUND - ORIGIN UNKNOWN)
- ⊗ ..... 5/8" REBAR W/UNREADABLE YELLOW CAP (FOUND - ORIGIN UNKNOWN)
- ⊗ ..... 1/2" REBAR W/GARVER CAP (SET)
- ..... MONUMENT TO BE SET WITH STREET CONSTRUCTION PROJECT BY THE STREET DESIGNER

**NOTES:**

1. Undefined Well Easement over the N1/2 of the NW1/4 of Sec. 14, T28S, R1W of the 6th P.M., Sedgwick County, Kansas, granted to Cessna Aircraft Company, recorded at Film 0975, Page 1139 with the Register of Deeds in Sedgwick County, Kansas. Well is located on the north property line of Lot 6, Block 3.
2. Undefined Gas Easement over the NW1/4 of Sec. 14, T28S, R1W of the 6th P.M., Sedgwick County, Kansas, granted to Cities Service Gas Company, recorded at Misc. Book 152, Page 607 with the Register of Deeds in Sedgwick County, Kansas.
3. Undefined Gas Easement over the NW1/4 of Sec. 14, T28S, R1W of the 6th P.M., Sedgwick County, Kansas, granted to Cities Service Gas Company, recorded at Misc. Book 287, Page 173 with the Register of Deeds in Sedgwick County, Kansas.

MINIMUM BUILDING PAD ELEVATION FOR LOWEST OPENING INTO STRUCTURES		
BLOCK	LOT NO.	ELEVATION (NAVD88)
1	13, 14	1299.6

ON-SITE BENCHMARK #1: CHISELED SQUARE WITH DIVIOT ON THE TOP OF CURB AT NORTHEAST CORNER OF HAMMERHEAD OF FLORA ST, 82 FEET NORTH OF THE CENTERLINE OF MACARTHUR RD. ELEVATION = 1303.72 (NAVD88, G18)

BENCHMARK #2: CHISELED SQUARE WITH DIVIOT ON THE TOP OF THE SOUTH CURB OF GEORGIA ST, 55 FEET WEST OF THE CENTERLINE OF HOOVER RD. ELEVATION = 1318.89 (NAVD88, G18)

