Oatville Elementary Addition

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 10/8/15, SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 10/8/15. SUB2015-00033

FLOODWAY RESERVE NOTE

The depicted floodway shown hereon represents the approximate location of the base flood elevation at the time of platting per development plans. The base flood elevation for this location is approximately *1292.4 feet NAVD88.

* Owner/Developer(s) shall refer to the Base Flood Elevations published upon the current and effective Federal Emergency Management Agency Flood Insurance Rate Maps prior to any construction activities.

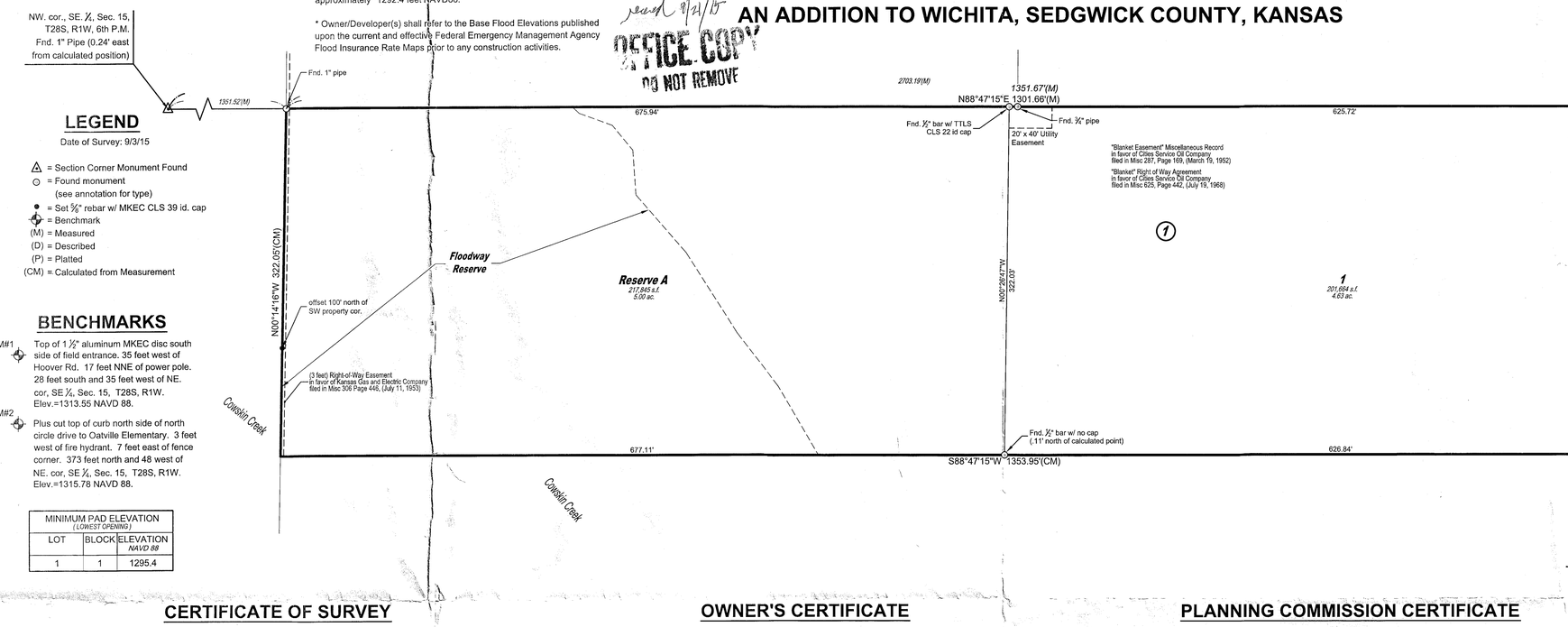
issued 9/21/15

OFFICE COPY DO NOT REMOVE

FINAL PLAT

OATVILLE ELEMENTARY ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



LEGEND

Date of Survey: 9/3/15

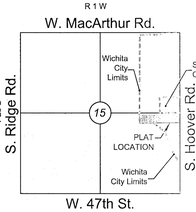
- △ = Section Corner Monument Found
- ⊙ = Found monument (see annotation for type)
- ● = Set ⅝" rebar w/ MKEC CLS 39 id. cap
- = Benchmark
- (M) = Measured
- (D) = Described
- (P) = Platted
- (CM) = Calculated from Measurement

BENCHMARKS

BM#1 — Top of 1 ½" aluminum MKEC disc south side of field entrance. 35 feet west of Hoover Rd. 17 feet NNE of power pole. 28 feet south and 35 feet west of NE. cor, SE ¼, Sec. 15, T28S, R1W. Elev.=1313.55 NAVD 88.

BM#2 — Plus cut top of curb north side of north circle drive to Oatville Elementary. 3 feet west of fire hydrant. 7 feet east of fence corner. 373 feet north and 48 west of NE. cor, SE ¼, Sec. 15, T28S, R1W. Elev.=1315.78 NAVD 88.

MINIMUM PAD ELEVATION (LOWEST OPENING)		
LOT	BLOCK	ELEVATION NAVD 88
1	1	1295.4



VICINITY MAP

N

1"=60' / 1 : 720

0 60 120

Basis of Bearings: Kansas coordinate system of 1983 south zone bearing of S00°38'40"E on the east line of the Southeast Quarter, Section 15, Township 28 South, Range 1 West of the 6th Principal Meridian. This plat is surveyed and platted on NAD83 using Kansas state plane south zone coordinates, modified to the surface, having a combined adjustment scale factor of 1.000120014401728

CERTIFICATE OF SURVEY

I, Curtis W. Luttrell a Professional Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "OATVILLE ELEMENTARY ADDITION" an addition to Wichita, Sedgwick County, Kansas, into a Lot, a Block, a Street, and a Reserve, the same being accurately set forth in the accompanying plat and described herein:

A contiguous tract of land being described as follows:

The West five acres of the North ten acres of the East Half of the Southeast Quarter of Section 15, Township 28 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas, being more particularly described as follows: BEGINNING at the Northwest corner of the East Half of said Southeast Quarter; thence South with an assumed bearing of South 0°25'33" West, on the West line of said East Half a distance of 322.05 feet; thence North 89°26'02" East, parallel with the North line of said Southeast Quarter, a distance of 676.85 feet; thence North 0°12'47" East, a distance of 322.03 feet to the intersection with the North line of said Southeast Quarter; thence South 89°26'02" West, on said North line, a distance of 675.65 feet to the POINT OF BEGINNING.

TOGETHER WITH,

The East five acres of the North ten acres of the East Half of the Southeast Quarter of Section 15, Township 28 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas, being more particularly described as follows: BEGINNING at the Northeast corner of said Southeast Quarter, with an assumed bearing of South 0°00'00" West on the East line of said Southeast Quarter, a distance of 322.02 feet; thence South 89°26'02" West, parallel with the North line of said Southeast Quarter, a distance of 676.85 feet; thence North 0°12'47" East, a distance of 322.03 feet, to the intersection with the North line of said Southeast Quarter; thence North 89°26'02" East, on said North line, a distance of 675.65 feet to the POINT OF BEGINNING.

Said contiguous tract of land being more particularly described as follows:

BEGINNING at the northeast corner of said Southeast Quarter; thence along the said East line of Southeast Quarter on a Kansas coordinate system of 1983 south zone bearing of S00°38'40"E, 322.02 feet; thence parallel with and 322.02 feet south of said North line of Southeast Quarter, S88°47'15"W, 1353.95 feet to a point on the said West line of East Half; thence along said West line of East Half, N00°14'16"W, 322.05 feet to the said Northwest corner of East Half; thence along said North line of Southeast Quarter, N88°47'15"E, 1351.67 feet to the POINT OF BEGINNING.

Said contiguous tract CONTAINS: 435,610 square feet or 10.000 acres of land, more or less.

All alleys, easements, rights-of-way, building setbacks, access controls, together with all other public dedications within the above described property, are hereby vacated and replatted by virtue of K.S.A. 12-512b, as amended.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this ___ day of _____, 2015.

Curtis W. Luttrell, P.L.S. #1238
MKEC Engineering, Inc. (CLS 39)
411 North Webb Road
Wichita, Kansas 67206

OWNER'S CERTIFICATE

Know all men by these presents that we the undersigned property owners of the land above set forth in the Professional Land Surveyor's Certificate, have caused the same to be surveyed and platted into a Lot, a Block, a street, and a Reserve, the same to be known as "OATVILLE ELEMENTARY ADDITION" an addition to Wichita, Sedgwick County, Kansas.

The street is hereby dedicated to and for the use of the public

Easements for the construction and maintenance of sidewalks and utilities, as indicated hereon, are hereby granted to the public.

All abutters rights of access to or from Hoover Road over and across the east line of "OATVILLE ELEMENTARY ADDITION," are hereby granted to the appropriate governing body, provided however two full movement openings shall be allowed as indicated hereon. The final locations of the two full movement openings shall be as approved by the City of Wichita Traffic Engineer prior to installation.

A drainage plan has been developed for this plat. All drainage easements, rights-of-way, shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater. Lot 1, Block 1 is required to adhere to the minimum pad elevation as per the "Minimum Pad Elevations" table shown hereon.

Reserve A is platted for drainage, floodway, open space, berms, landscaping, irrigation, trails, signs/monuments designated for educational purposes, sidewalks, outdoor recreation, parking, pavilion, fencing/walls and uses deemed appropriate as per the restrictions listed in Kansas Warranty Deed recorded in Doc.#/Flm-Pg:28948211. The reserve is hereby reserved for the stated uses and shall be owned and maintained by the owner/developer, and/or their successors and/or assigns.

UNIFIED SCHOOL DISTRICT NUMBER 261 OF SEDGWICK COUNTY

_____
Dr. Clint Schutte, Assistant Superintendent

STATE OF KANSAS, SEDGWICK COUNTY} ss:

This instrument was acknowledged before me on ____ day of _____, 2015, by Dr. Clint Schutte, Assistant Superintendent, Unified School District Number 261 of Sedgwick County, Kansas.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Affix Seal

_____, Notary Public
Notary Public:

My Term Expires: _____

PLANNING COMMISSION CERTIFICATE

This plat of "OATVILLE ELEMENTARY ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this ____ day of _____, 2015.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

By_____
Carol Chapman Neugent, Chair

Attest:

_____
W. Dave Barber, Interim Secretary

GOVERNING BODY CERTIFICATE

This Plat approved and all dedications shown hereon, accepted by the Wichita City Council of the City of Wichita, Kansas dated this ____ day of _____, 2015.

At the direction of the City Council.

_____
Jeff Longwell, Mayor

Attest:

_____
Karen Sublett, City Clerk

TRANSFER RECORD

STATE OF KANSAS, SEDGWICK COUNTY} ss:

Entered on transfer record this ____ day of _____, 2015.

_____
Kelly B. Arnold, County Clerk

REGISTER OF DEEDS' CERTIFICATE

STATE OF KANSAS, SEDGWICK COUNTY} ss:

This is to certify that this instrument was filed for record in the Register of Deeds office this ____ day of _____, 2015, at _____ o'clock __M; and is duly recorded.

_____
Bill Meek, Register of Deeds

Attest:

_____
Tonya E. Buckingham, Deputy

COUNTY SURVEYOR

STATE OF KANSAS, SEDGWICK COUNTY} ss:

Reviewed in accordance with K.S.A. 58-2005 on this ____ day of _____, 2015.

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

MKEC
Wichita, KS • 316.684.9600

J:\Projects\2015\15101\0514_HH_Haysville_Oatville\Dwn_15514 CAD\SHTS\05 Civil\Plat\15514a.dwg 09/21/2015 07:47:21 AM CST

Oatville Elementary Addition