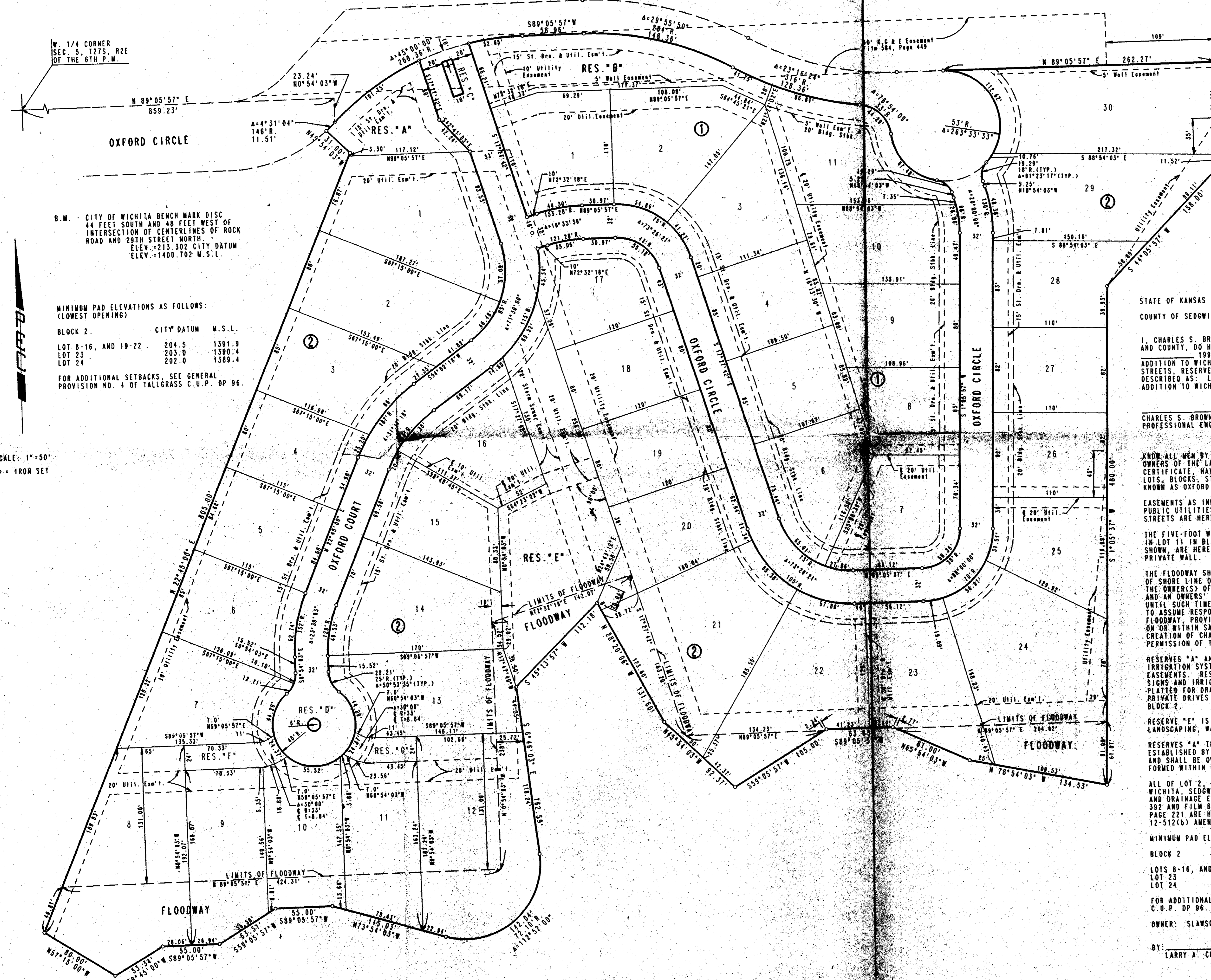


OXFORD ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

REVISED COPY
FINAL PLAT



W. 1/4 CORNER
SEC. 5, T27S, R2E
OF THE 6TH P.M.

OXFORD CIRCLE

B.M. - CITY OF WICHITA BENCH MARK DISC
44 FEET SOUTH AND 48 FEET WEST OF
INTERSECTION OF CENTERLINES OF ROCK
ROAD AND 28TH STREET NORTH.
ELEV. = 213.302 CITY DATUM
ELEV. = 1400.702 M.S.L.

MINIMUM PAD ELEVATIONS AS FOLLOWS:
(LOWEST OPENING)

BLOCK 2	CITY DATUM	M.S.L.
LOT 8-16, AND 19-22	204.5	1391.9
LOT 23	203.0	1390.4
LOT 24	202.0	1389.4

FOR ADDITIONAL SETBACKS, SEE GENERAL
PROVISION NO. 4 OF TALLGRASS C.U.P. DP 96.

SCALE: 1"=50'
○ = IRON SET

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

I, CHARLES S. BROWN, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 1992, I HAVE CAUSED TO BE SURVEYED AND PLATTED OXFORD ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCKS, STREETS, RESERVES AND A FLOODWAY, THE SAME BEING A REPLAT OF AND DESCRIBED AS LOT 2, BLOCK 1, WINDEMERE SECOND ADDITION, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

CHARLES S. BROWN, P.E. LIC. NO. 7581 R.L.S. NO. 991
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS, STREETS, RESERVES, AND A FLOODWAY, THE SAME TO BE KNOWN AS OXFORD ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES STREETS AND DRAINAGE ARE HEREBY GRANTED, THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

THE FIVE-FOOT WALL EASEMENT ALONG THE SOUTH LINE OF RESERVE B AND IN LOT 11 IN BLOCK 1 AND ALONG THE NORTH LINE OF LOT 30, BLOCK 2, AS SHOWN, ARE HEREBY PLATTED FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE WALL. UTILITIES MAY CROSS THE WALL EASEMENTS.

THE FLOODWAY SHALL BE USED FOR DRAINAGE, FOR ACCESS AND MAINTENANCE OF SHORE LINE OF LAKE. THE FLOODWAY SHALL BE THE RESPONSIBILITY OF THE OWNER(S) OF LOTS 8 THROUGH 14 AND 20 THROUGH 24, ALL IN BLOCK 2, AND AN OWNERS' ASSOCIATION TO BE FORMED WITHIN OXFORD ADDITION UNTIL SUCH TIME AS THE GOVERNING BODY EXERCISING JURISDICTION ELECTS TO ASSUME RESPONSIBILITY FOR MAINTENANCE AND IMPROVEMENT OF THE FLOODWAY, PROVIDED FURTHER THAT NO BUILDING(S) SHALL BE CONSTRUCTED ON OR WITHIN SAID FLOODWAY, NOR SHALL ANY FILL, CHANGE OF GRADE, CREATION OF CHANNEL, OR OTHER WORK BE CARRIED ON WITHOUT THE PERMISSION OF THE APPROPRIATE GOVERNING BODY.

RESERVES "A" AND "B" ARE HEREBY PLATTED FOR DRAINAGE, LANDSCAPING, IRRIGATION SYSTEMS, ENTRY MONUMENTS, WALLS AND UTILITIES CONFINED TO EASEMENTS. RESERVES "C" AND "D" ARE HEREBY PLATTED FOR LANDSCAPING, SIGNS AND IRRIGATION SYSTEMS. RESERVES "E" AND "F" ARE HEREBY PLATTED FOR DRAINAGE, UTILITIES, SIGNS, IRRIGATION SYSTEMS AND PRIVATE DRIVES TO PROVIDE ACCESS TO LOTS 8, 9, 11 AND 12, BLOCK 2.

RESERVE "E" IS HEREBY PLATTED FOR DRAINAGE, DRAINAGE STRUCTURES, LANDSCAPING, WALKS, GAZEBOS AND UTILITIES CONFINED TO EASEMENTS.

RESERVES "A" THROUGH "F" SHALL BE SUBJECT TO RESTRICTIVE COVENANTS ESTABLISHED BY THE DECLARATION OF LANDOWNERS ASSOCIATION AGREEMENTS AND SHALL BE OWNED AND MAINTAINED BY AN OWNERS' ASSOCIATION TO BE FORMED WITHIN OXFORD ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

ALL OF LOT 2, BLOCK 1, WINDEMERE SECOND ADDITION, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, TOGETHER WITH ALL INCLUDED UTILITY AND DRAINAGE EASEMENTS AND DRAINAGE EASEMENTS AS PER FILM 942, PAGE 392 AND FILM 810, PAGE 86, ALSO UTILITY EASEMENT AS PER FILM 669, PAGE 221 ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512(b) AMENDED.

MINIMUM PAD ELEVATIONS AS FOLLOWS: (LOWEST OPENING)

BLOCK 2	CITY DATUM	M.S.L.
LOTS 8-16, AND 19-22	204.5	1391.9
LOT 23	203.0	1390.4
LOT 24	202.0	1389.4

FOR ADDITIONAL SETBACKS, SEE GENERAL PROVISION NO. 4 OF TALLGRASS C.U.P. DP 96.

OWNER: SLAWSON INVESTMENT CORPORATION

BY: LARRY A. CHAMBERS, PRESIDENT

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

BE IT REMEMBERED ON THIS _____ DAY OF _____, 1992, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME LARRY A. CHAMBERS, PRESIDENT, SLAWSON INVESTMENT CORPORATION, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE ACT AND DEED OF SAID CORPORATION, IN TESTIMONY WHEREOF I HAVE HERETO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

WE, THE MISSION BANK, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF OXFORD ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

BY: _____

STATE OF KANSAS)
COUNTY OF JOHNSON) SS

BE IT REMEMBERED ON THIS _____ DAY OF _____, 1992, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME _____ OF THE MISSION BANK, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE ACT AND DEED OF SAID CORPORATION, IN TESTIMONY WHEREOF I HAVE HERETO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, DATED THIS _____ DAY OF _____, 1992.

CHRISTOPHER J. GOEBEL, CHAIRMAN

MARVIN S. KROUT, SECRETARY

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, DATED THIS _____ DAY OF _____, 1992.

BOB KNIGHT, MAYOR

PAT BURNETT, DEPUTY CITY CLERK

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1992.

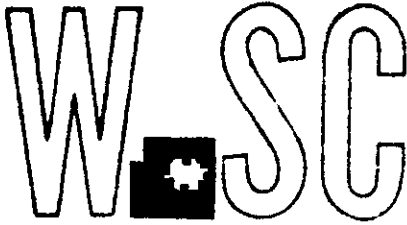
DON WRIGHT, COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M., ON THIS _____ DAY OF _____, 1992.

PAT KETTLER, REGISTER OF DEEDS

ED RESA, DEPUTY

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

February 14, 1992

Professional Engineering Consultants
303 South Topeka
Wichita, KS 67202

Re: S/D 90-20 (Final Plat) Oxford Addition

At the regular meeting of the Metropolitan Area Planning Commission on February 13, 1992, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of February 7, 1992.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council for consideration:

- ~~1.~~ Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- ~~2.~~ Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.

3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developers.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:sm

cc: Slawson Investment Corp., 104 S. Broadway, Wichita, KS 67202
Bill G. Yung Design, 4912 E. 29th St. N., Suite 1, Wichita,
KS 67220
Mike Lindebak, City Engineer

*Bill Morris
called 3/23/92
They have submitted
detailed
draw. plan*

FILE COPY

to the City the authority to maintain the reserves in the event the owner's fail to do so. The covenant shall provide for the cost of such public maintenance to be charged back to the owner(s) by a method similar to special assessments.

- K. Regarding Reserves F and G, which are being platted for private drive purposes, discussion with the Law Department indicates a need for language in the covenant which sets forth ownership and maintenance responsibilities of the reserves, to establish future reversionary rights of the reserves to the lots benefiting from the reserves.
- L. The final plat shall indicate the utility easements requested by K.G. & E. which are indicated on the enclosed "marked" copy of the plat.
- M. The applicant is advised that an updated platting/title binder needs to be submitted for this site.
- N. The applicant is advised that the original title binder indicated that substantial property taxes were due for this site and the final plat tracing cannot be released until proof is provided that all due taxes have been paid.
- O. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- P. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- Q. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- R. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- S. Recording of the plat within 30 days after approval by the City Council.

February 13, 1992

STAFF REPORT

(Revised Final Plat Approved 2/6/92, Final Plat Approved 5/31/90;
Preliminary Plat Approved 4/19/90)

CASE NUMBER: S/D 90-20 - OXFORD ADDITION

OWNER/APPLICANT: Slawson Investment Corporation, 104 S. Broadway, Wichita, KS 67202

SURVEYOR/ENGINEER: Bill G. Yung Design, 4912 E. 29th St. N., Suite 1, Wichita, KS 67220; Professional Engineering Consultants, 303 South Topeka, Wichita, KS 67202

LOCATION: East of Rock Road between 21st Street North and 29th Street North, south of Oxford Circle.

SITE SIZE: 14.2 Acres

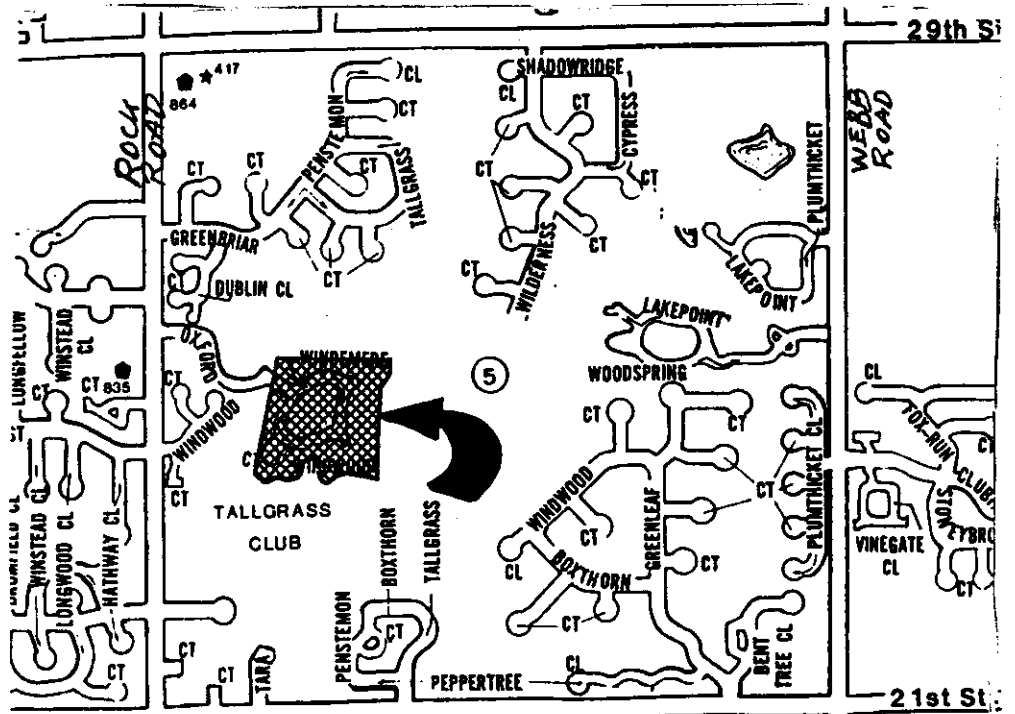
NUMBER OF LOTS

Residential:	41
Office:	
Commercial:	
Industrial:	
Total:	41

MINIMUM LOT AREA: 8,160 sq. ft.

CURRENT ZONING: "AA" One Family Dwelling (DP-96)

VICINITY MAP:



STAFF COMMENTS:

- A. If projects are to be abandoned as a result of this replat, the applicant shall pay off the charges against the abandoned projects.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee the paving of the proposed interior streets. Streets shall be constructed to a 29-foot standard.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- H. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot within this plat. It shall be specified that this covenant is binding on all future owners and is a covenant running with the land.
- I. Since this plat proposes the platting of narrow street rights-of-way with adjacent "15-foot public drainage, utility and street easement," a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings. Any planting within this easement shall be reviewed by the City Forestry Division prior to installation.
- J. Provision shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities. For those reserves which are elements of the drainage plan, the restrictive covenant, providing for the perpetual ownership and maintenance of the reserves, shall grant