OAK CLIFF ESTATES 5TH ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS

FINAL PLAT

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 3/7/91 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 3/8/91

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STATE OF KANSAS)
)SS
COUNTY OF SEDGWICK)

I, CHARLES S. BROWN, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS _____DAY OF _____, 1991, I HAVE CAUSED TO BE SURVEYED AND PLATTED OAK CLIFF ESTATES 5TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCKS, STREETS, AND RESERVES THE SAME BEING A REPLAT OF A TRACT OF LAND IN OAK CLIFF ESTATES 3RD ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 27 SOUTH, RANGE 1 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE AND 926.00 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 19 SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 1, BLOCK 6 IN SAID ADDITION; THENCE BEARING S 0°14'41" W ALONG THE EAST LINE OF LOTS 1 THROUGH 7 IN SAID BLOCK 6, A DISTANCE OF 577.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7; THENCE BEARING S 89°45'19" E ALONG THE NORTH LINE OF LOTS 10 AND 11 IN SAID BLOCK 6, A DISTANCE OF 94.26 FEET TO THE NORTHEAST CORNER OF SAID LOT 11; THENCE BEARING S 0°14'41" W A DISTANCE OF 120.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 11, ON THE NORTH RIGHT-OF-WAY LINE OF 1ST STREET AS PLATTED IN SAID OAK CLIFF ESTATES 3RD; THENCE BEARING S 89°45'19" E, ALONG SAID NORTH RIGHT-OF-WAY A DISTANCE OF 59.63 FEET TO THE P.C. OF A CURVE TO THE RIGHT ON THE SOUTH LINE OF LOT 12, BLOCK 6 IN SAID ADDITION; THENCE ON SAID CURVE HAVING A RADIUS OF 396.00 FEET AND A CENTRAL ANGLE OF 49°50'01" ALONG SAID RIGHT-OF-WAY A DISTANCE OF 344.42 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT 2, BLOCK 11 IN SAID ADDITION; THENCE SOUTHEASTERLY ON THE SOUTHERLY LINE OF LOTS 2 THROUGH 12, BLOCK 11 ALONG THE NORTHEASTERLY RIGHT-OF-WAY OF KARREN STREET BEARING S 39°55'18" E, A DISTANCE OF 810.26 FEET TO THE P.C. OF A CURVE TO TH[illegible] NORTH RIGHT-OF-WAY OF KARREN ON SAID CURVE HAVING A RADIUS OF 495.00 FEET THROUGH A CENTRAL ANGLE OF 50°00'00" AN ARC DISTANCE OF 431.97 FEET TO A POINT IN THE SOUTH LINE OF LOT 16 IN SAID BLOCK 11; THENCE BEARING S 89°55'18" E, A DISTANCE OF 0.32 FEET TO THE SOUTHEAST CORNER OF SAID LOT 16; THENCE ALONG THE EAST LINE OF LOT 16 AND 17 IN SAID BLOCK 11 BEARING N 0°04'42" E A DISTANCE OF 389.86 FEET TO A POINT IN THE EASTERLY RIGHT-OF-WAY OF MILLPOND STREET; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY BEARING S 50°04'42" W A DISTANCE OF 115.66 FEET; THENCE BEARING N 39°55'18" W ACROSS MILLPOND AND ALONG THE WEST LINE OF LOT 15, BLOCK 10 IN SAID ADDITION A DISTANCE OF 152.00 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 15; THENCE BEARING S 50°04'42" W A DISTANCE OF 5.00 FEET; THENCE BEARING N 39°55'18" W A DISTANCE OF 394.00 FEET TO THE SOUTHWEST CORNER OF LOT 7, BLOCK 12 IN SAID ADDITION; THENCE BEARING N 50°04'42" E ALONG THE SOUTH LINE OF SAID LOT 7 A DISTANCE OF 49.27 FEET TO THE P.C. OF A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE HAVING A RADIUS OF 100.00 FEET AND THROUGH A CENTRAL ANGLE OF 03°17'07" AN ARC DISTANCE OF 5.73 FEET TO THE SOUTHWEST CORNER OF LOT 8 IN SAID BLOCK 12; THENCE BEARING N 36°38'11" W A DISTANCE OF 120.36 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 8; THENCE BEARING N 50°04'42" E, A DISTANCE OF 83.31 FEET TO THE NORTH CENTER CORNER OF SAID LOT 8; THENCE BEARING S 89°45'19" E ALONG THE NORTH LINE OF LOTS 8 THROUGH 15 IN SAID BLOCK 12, A DISTANCE OF 401.99 FEET TO A POINT IN THE NORTH LINE OF SAID LOT 15; THENCE BEARING N 0°10'34" E ALONG THE WEST LINE OF LOT 10, BLOCK 9 EXTENDED SOUTH, A DISTANCE OF 162.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 10; THENCE BEARING S 89°44'17" E ALONG THE NORTH LINE OF LOTS 10, 9, AND 8 IN SAID BLOCK 9 A DISTANCE OF 200.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 8; THENCE BEARING N 0°10'34" E ALONG THE WEST LINE OF RESERVE "G" IN SAID BLOCK 9, A DISTANCE OF 106.17 TO THE NORTHWEST CORNER OF SAID RESERVE "G"; THENCE BEARING S 89°44'17" E ALONG THE NORTH LINE OF SAID RESERVE "G" A DISTANCE OF 33.21 FEET TO A P.I.; THENCE BEARING S 57°29'34" E ALONG SAID NORTH LINE A DISTANCE OF 187.89 FEET TO A P.I.; THENCE BEARING S 89°44'17" E ALONG SAID NORTH LINE A DISTANCE OF 45.05 FEET TO THE NORTHEAST CORNER OF SAID RESERVE "G"; THENCE BEARING N 0°04'42" E PARALLEL TO AND 50.00 FEET WEST OF THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 19, A DISTANCE OF 90.00 FEET; THENCE BEARING N 57°29'34" W ALONG THE NORTH RIGHT-OF-WAY OF MERIBEAU STREET AS SHOWN IN SAID PLAT A DISTANCE OF 127.91 FEET TO A P.I.; THENCE BEARING N 89°44'17" W ALONG SAID NORTH RIGHT-OF-WAY A DISTANCE OF 328.78 FEET; THENCE BEARING N 0°10'34" E ALONG THE EAST LINE OF RESERVE "C" ON THE EAST SIDE OF MESA STREET AS SHOWN IN SAID PLAT A DISTANCE OF 258.83 FEET TO A POINT IN THE NORTH LINE AND 486.34 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE BEARING N 89°45'19" W ALONG SAID NORTH LINE A DISTANCE OF 827.51 FEET TO THE POINT OF BEGINNING.

_____
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 SHOWN IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS, STREETS AND RESERVES THE SAME TO BE KNOWN AS OAK CLIFF ESTATES 5TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

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

RESERVE "A" IS HEREBY [illegible] FOR ENTRY MONUMENTS, LANDSCAPING, IRRIGATION SYSTEMS AND [illegible] CONFINED TO EASEMENTS. RESERVE "B" IS HEREBY PLATTED FOR [illegible] AND UTILITIES CONFINED TO EASEMENTS, LANDSCAPING AND [illegible] USES.

RESERVES "A" AND "B" [illegible] SUBJECT TO RESTRICTIVE COVENANTS ESTABLISHED BY THE DEDICATOR AND THE HOMEOWNERS ASSOCIATION AGREEMENTS AND SHALL BE OWNED AND [illegible] BY AN OWNERS' ASSOCIATION TO BE FORMED WITHIN OAK CLIFF ESTATES 5TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

MINIMUM PAD ELEVATION [illegible] FOR LOTS 1 AND 2, BLOCK 2= ELEV. 1324.0 M.S.L.

ALL PORTIONS OF OAK [illegible] ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS [illegible] TRACT OF LAND ARE HEREBY VACATED AND [illegible] C.A.R. 12-512(b) AMENDED.

[illegible] O.R. OF-149 ON FILE WITH THE METROPOLITAN

OWNER: SLAWSON [illegible]

BY: _____
LARRY A. CHAMBERS, [illegible]

STATE OF KANSAS)
)
COUNTY OF SEDGWICK)

BE IT REMEMBERED ON THIS [illegible] DAY OF _____, 1991, BEFORE ME, A NOTARY [illegible] STATE AND COUNTY, CAME LARRY A. CHAMBERS, PRESIDE[illegible] CORPORATION, TO ME PERSONALLY KNOWN TO [illegible] EXECUTED THE FOREGOING INSTRUMENT OF WRITI[illegible] THE EXECUTION OF SAME FOR AND ON BEHALF AND [illegible] OF SAID CORPORATION. IN TESTIMONY WHEREOF I [illegible] HAND AND AFFIXED MY NOTARIAL SEAL THE DAY [illegible] WRITTEN.

_____ NOTARY PUBLIC

MY COMMISSION EXPIRES _____

WE, FIRST NATIONAL BAN[illegible] KANSAS, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED [illegible] CONSENT TO THE PLATTING OF OAK CLIFF ESTATES 5TH [illegible] WICHITA, SEDGWICK COUNTY, KANSAS.

BY: _____

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED ON THIS _____ DAY OF _____, 1991, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME _____ OF FIRST NATIONAL BANK, WICHITA, KANSAS, TO ME PERSONALLY KNOWN TO BE THE SAME SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE ACT AND DEED OF SAID BANK, IN TESTIMONY WHEREOF I HAVE HEREUNTO 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-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, DATED THIS _____ DAY OF _____, 1991.

_____ CHAIRMAN
GEORGE D. SHERMAN

_____ SECRETARY
MARVIN S. KROUT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1991.

_____ MAYOR
BOB KNIGHT

_____ DEPUTY CITY CLERK
PAT BURNETT

ENTERED ON TRANFER RECORD, THIS _____ DAY OF _____, 1991.

_____ COUNTY CLERK
DON WRIGHT

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M. ON THIS _____ DAY OF _____, 1991.

_____ REGISTER OF DEEDS
PAT KETTLER

_____ DEPUTY
ED RESA

OAK CLIFF ESTATES 5TH ADDITION

PRELIMINARY PLAT

PRELIMINARY PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 4/92 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 4/10/92

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LOCATION MAP
NO SCALE

TOTAL NUMBER OF LOTS - 26
ACRES IN PLAT - 15.5

NOTES:

1.) ALL RESERVES ARE TO BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION. RESERVE "B" IS TO BE OWNED AND MAINTAINED BY THE OAK CLIFF ESTATES HOMEOWNERS ASSOCIATION.

2.) RESERVE "A" IS FOR ENTRY MONUMENT, LANDSCAPING, IRRIGATION AND UTILITIES CONFINED TO EASEMENTS.

3.) RESERVE "B" IS FOR DRAINAGE, UTILITIES, LANDSCAPING, & RECREATIONAL USES.

4.) CONTOUR ELEVATIONS ARE GIVEN IN M.S.L. DATUM.

5.) BENCHMARK - BASIS OF ELEVATION IS A BRASS DISK AND MAPLE CITY OF WICHITA BENCH MARK ONE, 43.5' SOUTH AND 53' EAST OF CENTERLINE OF BOOTH.

6.) FINISH PAD ELEVATION FOR LOTS [illegible] BLOCK 2 SHALL BE [illegible] BACKFILL REQUIREMENTS FOR RESERVE "A" [illegible]

7.) ALL BEARINGS ARE BASED ON THE PLAT OF OAK CLIFF ESTATES 3RD ADDITION AND OAK CLIFF ESTATES 4TH ADDITION.

8.) [illegible] SHALL BE PREPARED AND SURVEYED BY [illegible] CONSULTANTS.

PARKDALE
1ST STREET
PARKDALE CIR.
MERIBEAU CT.
MERIBEAU
ROLLING HILLS
WESTLINK SEVENTEEN ADDITION ZONED AA
OAK CLIFF ESTATES ZONED AA
MARS
MARS CIR.
DOUGLAS
LARK
LARREN
FOXCHASE CT.
HILLPOND
OAK CLIFF ESTATES 3RD ADDITION MILLPOND F.D.P. 198
A.L. BRADSHAW ZONED AA
PAUL DUGAN ZONED AA
MAIZE
COMPLETE ACCESS CONTROL
10TH ST
4" DRISCO GAS LINE
8" WATERLINE
10" AC SANITARY SEWER
8" SANITARY SEWERLINE
2" DRISCO GAS LINE
EXISTING 10' UTIL. ESMT
EXISTING 20' UTIL. ESMT
EXIST. FENCE
N.E. COR. S.E. 1/4 SEC. 18, T27S, R1W
307.86'
SCALE: 1"= 100'-0"
CONTOUR INTERVAL = 2'

WICHITA — SEDGWICK COUNTY

W-SC

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

March 15, 1991

Gary Wiley
Professional Engineering Consultants
303 South Topeka
Wichita, KS 67202

Re: S/D 90-21 Oak Cliff Estates 5th Addition

Dear Gary:

At the regular meeting of the Metropolitan Area Planning Commission on March 14, 1991, 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 March 8, 1991.

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.

Please call if you have any questions.

Sincerely,

Kandace A. Jones

Kandace A. Jones
Associate Planner

KJ:sm

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

FILE COPY

G. The applicant shall make arrangements with Southwestern Bell to relocate any lines not being covered by utility easements of this plat. A letter shall be submitted to Planning from Southwestern Bell indicating that satisfactory arrangements have been made for any such relocations.

H. 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.

I. 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.

J. 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.

K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

L. Recording of the plat within 30 days after approval by the City Council.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-5

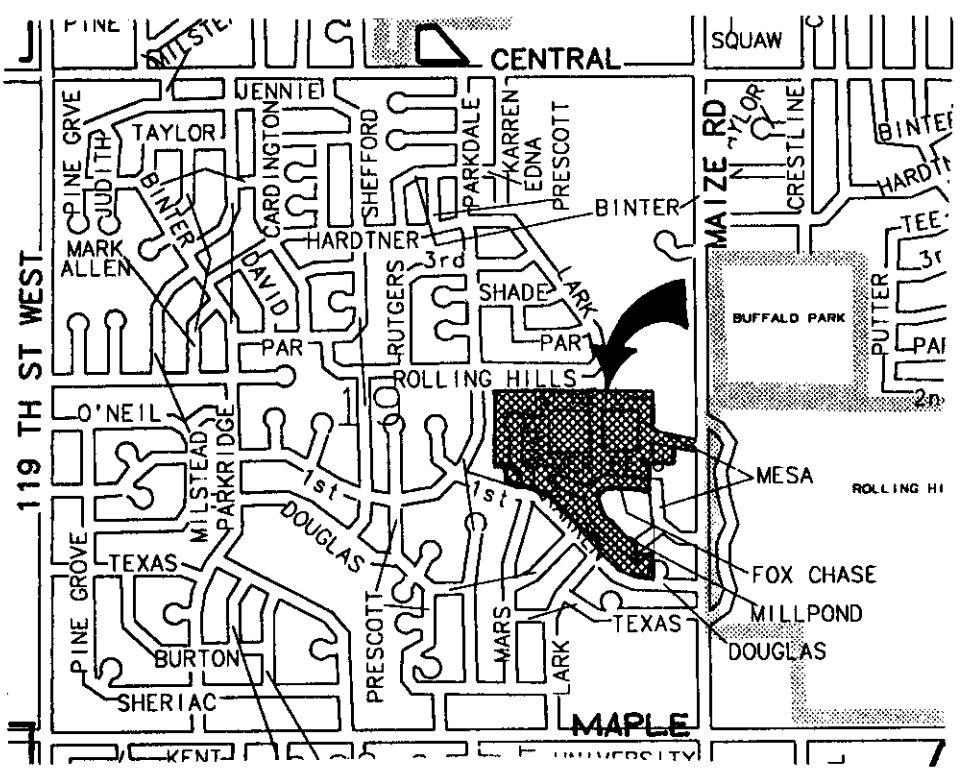
March 14, 1991

STAFF REPORT

(Final Plat Approved 3/7/91, Preliminary Plat Approved 4/19/90)

CASE NUMBER:	**S/D 90-21 - OAK CLIFF ESTATES 5TH ADDITION**
OWNER/APPLICANT:	Slawson Investment Corp., 104 S. Broadway, Wichita, KS 67202
SURVEYOR/ENGINEER:	Professional Engineering Consultants
LOCATION:	West of Maize Road in an area north of Douglas.
SITE SIZE:	26.5 Acres
NUMBER OF LOTS	
Residential:	70
Office:	
Commercial:	
Industrial:	
Total:	70
MINIMUM LOT AREA:	6,000 sq. ft.
CURRENT ZONING:	"AA" One Family Dwelling

VICINITY MAP:



STAFF COMMENTS:

A. This replat is resulting in substantial changes in the required improvements originally guaranteed with the Oak Cliff 3rd Addition. Consequently, existing petitions shall be abandoned and any associated costs paid off. New guarantees shall be provided for the extension of water and sanitary sewer, drainage improvements and street paving improvements. Also, the applicant shall either submit square footages for the lots to Engineering, to allow for the recalculation of any involved specials, or file new documents for the redistribution of existing assessments.

B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

C. When the Oak Cliff 3rd Addition was platted, numerous Reserves were established. This replat is, however, vacating a number of these original reserves while establishing two others. A Reserve H, which also includes a swimming pool and a large Reserve A along the southwest boundary of the Oak Cliff 3rd Addition still remain and were originally established for the benefit of all residents.

In addition to providing for the ownership and maintenance of the new reserves created by this replat, the applicant shall establish in the required covenant concerning ownerships and maintenance of these reserves, any interests or obligations that this replat will have with the remaining Reserves in the Oak Cliff 3rd Addition.

If this addition is no longer to be involved with the reserves platted in the original additions (use of the swimming pool, etc.) the applicant shall submit a letter to Planning for the plat file indicating such.

D. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.

E. For those narrow streets being platted with a 15-foot street - drainage - utility 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 plantings within the easement shall be reviewed by the City Forestry Division prior to installation.

F. As requested by the Office of Central Inspection, the final plat tracing shall use the street name, Karren Ct. instead of Mars Circ. for the cul-de-sac in Block 2 by lots 20 thru 25.