FINAL PLAT OF
OAK CLIFF ESTATES 6TH ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas)
Sedgwick County) ss

I, the undersigned licensed land surveyor in aforesaid county and state, do hereby certify that, under the supervision of the undersigned, we, Poe and Associates, Inc. have surveyed and platted "OAK CLIFF ESTATES 6TH ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

Lot 3, Block 20, Oak Cliff Estates to Wichita, Sedgwick County, Kansas; EXCEPT the north 339.5 feet of the west 178 feet of said Lot 3, and EXCEPT, the east 245 feet of the south 163 feet of said Lot 3 and EXCEPT, the north 127 feet of the south 290 feet of the east 75 feet and EXCEPT, the south 225.5 feet of the west 178 feet of said Lot 3 and EXCEPT, the south 225.5 feet of the East 111.75 feet of the West 289.75 feet of said Lot 3.
ALONG WITH Lot 1, Block 1, Oak Cliff Estates 4th Addition to Wichita, Sedgwick County, Kansas; EXCEPT, the north 200 feet of the east 215 feet of said Lot 1; and EXCEPT, the following described tract of land: Commencing at the southerly most southwest corner of said Lot 1; thence north, along a west line of said Lot 1, 200 feet for a Point of Beginning; thence north parallel with the west line of said Lot 1, 90 feet; thence west 150 feet to the west line of said Lot 1; thence south along the west line of said Lot 1, 90 feet to the westerly most southwest corner of said Lot 1; thence east on a south line of said Lot 1, 150 feet to the Point of Beginning

Existing public dedications, rights of way, and easements being vacated by virture of K.S.A. 12-512(b).

_____, Surveyor
Mark A. Savoy, R.L.S. # 788

State of Kansas)
Sedgwick County) ss

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 and Reserves, to be known as "OAK CLIFF ESTATES 6TH ADDITION", Wichita, Sedgwick County, Kansas. The utility easements and Reserve A are hereby granted as indicated for constructing, maintaining, operating, and repairing utilities. Reserve A is also for ingress/egress to serve the platted Lots. Reserve B is for drainage and detention. All reserves shall be owned and maintained by an owner's association. The drainage easements are for stormwater drainage and conveyance.
A drainage plan has been developed for the plat. All drainage easements and/or 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. The owner's association shall be responsible for maintaining the drainage improvements within the platted drainage easements herein. The governing body shall have the right of access to inspect the improvements, to maintain the improvements if nessecary, and to assess said maintenance costs to the individual lots.

Lakeridge Development, L.L.C.

_____
Larry Bottenberg, Member

State of Kansas)
Sedgwick County) ss

BE IT REMEMBERED that on this____day of_____, 2006, before me, the undersigned, a notary public in and for the County and State aforesaid came Larry Bottenberg, Member, Lakeridge Development, L.L.C. to me personally known to be the same person who executed this instrument and such person duly acknowledged the execution of the same.

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

_____
Notary Public

_____
Print

_____
My appointment expires

State of Kansas)
Sedgwick County) ss

This plat of "OAK CLIFF ESTATES 6TH ADDITION", 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_____, 2006.
Wichita/Sedgwick County Metropolitan Area Planning Commission.

_____, Chair
Harold Warner, Jr.

_____, Secretary
John L. Schlegel

State of Kansas)
City of Wichita) ss

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this____day of_____, 2006. At the Direction of the City Council.

_____, Mayor
Carlos Mayans

_____, City Clerk
Karen Sublett

Entered on transfer record this____day of_____, 2006.

_____, County Clerk
Don Brace

State of Kansas)
Sedgwick County) ss

This is to certify that this instrument was filed for record in the Register of Deeds office at____o'clock____. .m., on the____day of_____, 2006, and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Tonya Buckingham

State of Kansas)
Sedgwick County) ss

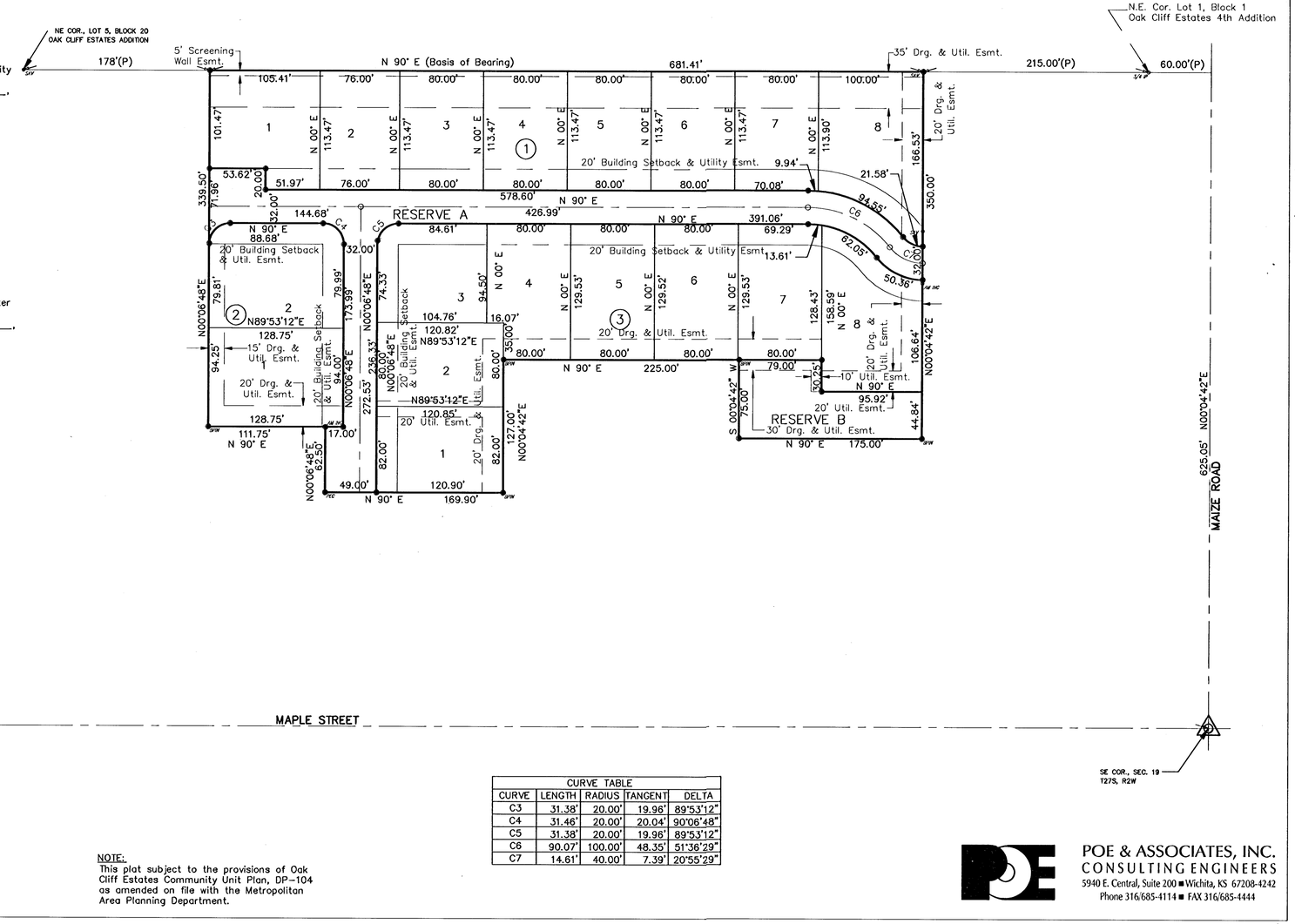
Reviewed in accordance with K.S.A. 58-2005 on this____day of _____, 2006.

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

LEGEND

- o = 1/2" Iron Pipe (found)
- ✖ = 1/2" Rebar (found)
- ● = PK Nail (found)
- \+ = "+" Cut (found)
- ◬ = Section Corner
- (M) = Measured
- (P) = Platted
- R.O.W. = Right-of-Way

SCALE
60 0 60 120



CURVE TABLE				
CURVE	LENGTH	RADIUS	TANGENT	DELTA
C3	31.38'	20.00'	19.98'	89°53'12"
C4	31.46'	20.00'	20.04'	90°06'48"
C5	31.38'	20.00'	19.98'	89°53'12"
C6	90.07'	100.00'	48.35'	51°36'29"
C7	14.61'	40.00'	7.39'	20°55'29"

NOTE:
This plat subject to the provisions of Oak Cliff Estates Community Unit Plan, DP-104 as amended on file with the Metropolitan Area Planning Department.

POE & ASSOCIATES, INC.
CONSULTING ENGINEERS
5940 E. Central, Suite 200 ■ Wichita, KS 67208-4242
Phone 316/685-4114 ■ FAX 316/685-4444