THE VILLAS AT OAK CREEK

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

FINAL PLAT

STATE OF KANSAS }
} SS
COUNTY OF SEDGWICK }

CERTIFICATE OF SURVEY: ON THIS 5TH DAY OF SEPTEMBER, 2019, WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., A PROFESSIONAL ASSOCIATION DULY AUTHORIZED TO PRACTICE LAND SURVEYING IN THE AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT, UNDER THE DIRECT SUPERVISION OF THE UNDERSIGNED, WE HAVE SURVEYED AND PLATTED, THE VILLAS AT OAK CREEK, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCKS, RESERVES AND STREETS, AND THAT THE ACCOMPANYING PLAT IS A TRUE AND CORRECT EXHIBIT OF THE PROPERTY SURVEYED TO THE BEST KNOWLEDGE AND BELIEF OF THE PROFESSIONAL ASSOCIATION, BEING A CONTIGUOUS TRACT OF LAND DESCRIBED AS A REPLAT OF THE FOLLOWING: LOTS 1, 2, 3, 4, 5, 6 AND 7, BLOCK 1, AND LOTS 17, 18, 19 AND 20, BLOCK 2, AND LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 AND 11, BLOCK 3, ALL WITHIN CARRIAGE OAKS ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS; TOGETHER WITH CARRIAGE OAKS STREET AS PLATTED IN SAID CARRIAGE OAKS ADDITION; TOGETHER WITH ALL THAT PART OF STEEPLECHASE STREET AS PLATTED IN SAID CARRIAGE OAKS ADDITION, LYING EAST OF A LINE PERPENDICULAR TO THE SOUTH LINE OF SAID CARRIAGE OAKS ADDITION AND PASSING THROUGH THE SOUTH POINT OF CURVATURE IN THE SOUTH LINE OF LOT 18, SAID BLOCK 2; TOGETHER WITH ALL THAT PART OF RESERVE A IN SAID BLOCK 1, LYING EAST OF SAID LINE PERPENDICULAR TO SAID SOUTH LINE OF CARRIAGE OAKS ADDITION AND PASSING THROUGH SAID SOUTH POINT OF CURVATURE IN THE SOUTH LINE OF SAID LOT 18, BLOCK 2; TOGETHER WITH ALL OF RESERVE B IN SAID BLOCK 3; TOGETHER WITH ALL THAT PART OF RESERVE C IN SAID BLOCK 2 LYING EAST OF THE NORTHERLY PROJECTION OF THE WEST LINE OF SAID LOT 17, BLOCK 2; TOGETHER WITH RESERVES F AND G, ALL WITHIN SAID CARRIAGE OAKS ADDITION; SAID CONTIGUOUS TRACT OF LAND CONTAINING 16.802 ACRES, MORE OR LESS.

ALL PUBLIC EASEMENTS AND DEDICATED STREETS LYING WITHIN THE ABOVE DESCRIBED TRACT OF LAND ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512b, AS AMENDED.

ERNEST CANTU JR. L.S. 1407 SEPT 5, 2019 KANSAS LAND SURVEYOR

ERNEST CANTU JR., P.S. NO. 1407
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

UTILITY EASEMENTS AS SHOWN FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED. 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.

DRAINAGE & UTILITY EASEMENTS AS SHOWN FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE IMPROVEMENTS AND PUBLIC UTILITIES ARE HEREBY GRANTED.

STREET, SIDEWALK, DRAINAGE AND UTILITY EASEMENTS ARE HEREBY GRANTED AS INDICATED FOR STREET, SIDEWALK AND DRAINAGE PURPOSES AND FOR THE CONSTRUCTION AND MAINTENANCE OF ALL PUBLIC UTILITIES.

STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

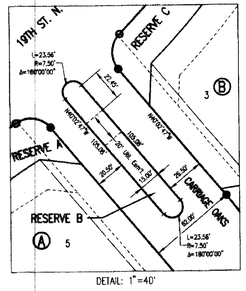
ALL ABUTTERS' RIGHT OF ACCESS TO AND FROM CARRIAGE OAKS IS HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY.

THIS ADDITION IS SUBJECT TO THE CONDITIONS OF OAK CREEK COMMUNITY UNIT PLAN DP-274.

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 DRAINAGE 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.

RESERVES "A", "B" AND "C" ARE HEREBY PLATTED FOR OPEN SPACE, DRAINAGE, LANDSCAPING, BERMS, ENTRY MONUMENTS, SIGNAGE, PEDESTRIAN TRAILS, AND UTILITIES CONFINED TO EASEMENTS. RESERVE "D" IS HEREBY PLATTED FOR OPEN SPACE, DRAINAGE, STORMWATER DETENTION, LANDSCAPING, BERMS, SIGNAGE, PEDESTRIAN TRAILS, PARKING, AND UTILITIES CONFINED TO EASEMENTS. RESERVES "A" THROUGH "D" SHALL BE OWNED AND MAINTAINED BY ONE OR MORE OWNERS' ASSOCIATIONS.

MINIMUM OPENING	ELEVATION (NAVD88)
BLOCK A	
LOTS 1 THRU 6	1381.4
BLOCK B	
LOTS 1 THRU 13	1375.1

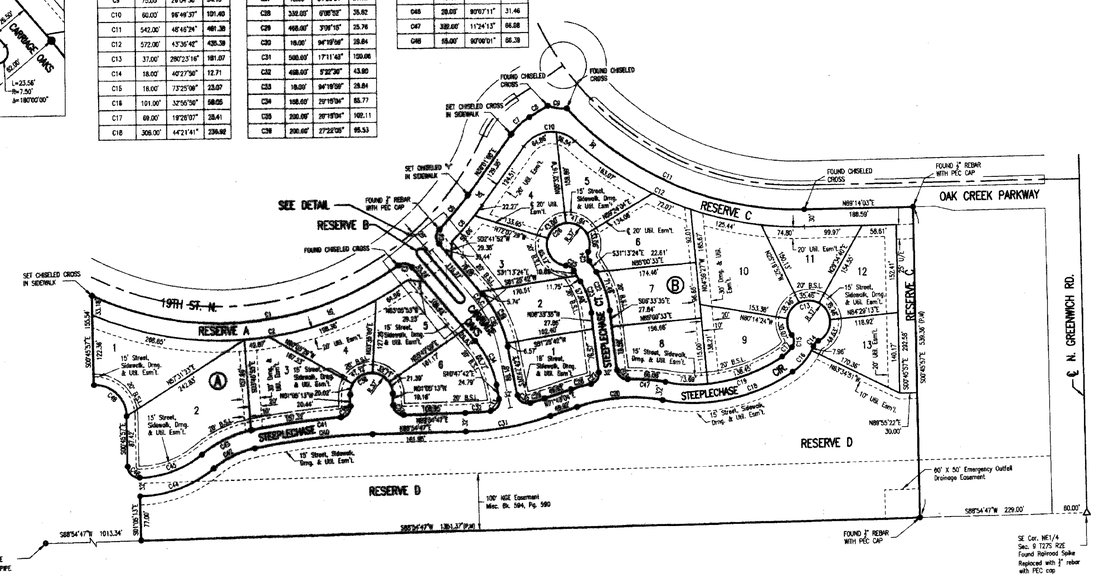


DETAIL: 1"=40'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	529.00'	60°29'20"	558.49
C2	556.00'	58°53'57"	574.64
C3	18.00'	85°10'34"	26.76
C4	18.00'	84°33'42"	26.56
C5	529.00'	8°28'47"	78.29
C6	559.00'	8°23'52"	81.83
C7	108.00'	22°55'39"	43.23
C8	1092.00'	1°36'00"	37.48
C9	75.00'	26°04'30"	34.13
C10	60.00'	96°49'37"	101.40
C11	542.00'	46°46'29"	467.38
C12	572.00'	43°36'42"	435.38
C13	37.00'	298°23'16"	191.07
C14	18.00'	40°27'36"	12.71
C15	18.00'	73°25'08"	23.07
C16	191.00'	32°56'56"	98.05
C17	69.00'	19°28'07"	28.41
C18	308.00'	44°21'41"	238.62

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C19	274.00'	44°21'41"	212.15
C20	300.00'	28°42'04"	150.28
C21	18.00'	84°25'31"	26.52
C22	166.00'	24°38'46"	71.46
C23	134.00'	24°38'46"	57.68
C24	18.00'	51°46'38"	16.26
C25	18.00'	51°46'38"	16.26
C26	37.00'	283°37'36"	183.16
C27	18.00'	84°25'31"	26.52
C28	308.00'	6°08'32"	26.52
C29	466.00'	3°06'15"	25.26
C30	16.00'	94°19'08"	26.84
C31	566.00'	17°11'42"	169.86
C32	466.00'	5°32'26"	43.80
C33	16.00'	94°19'08"	26.84
C34	166.00'	29°15'34"	85.77
C35	200.00'	28°15'34"	102.11
C36	290.00'	27°22'08"	95.53

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C37	16.00'	90°00'00"	25.27
C38	37.00'	180°00'00"	116.24
C39	16.00'	87°30'23"	27.44
C40	1136.00'	10°23'13"	205.78
C41	1167.00'	7°43'26"	157.32
C42	167.00'	27°36'14"	80.60
C43	198.00'	27°40'21"	95.11
C44	207.00'	35°13'09"	126.08
C45	173.00'	38°15'11"	116.83
C46	28.00'	90°07'11"	31.46
C47	332.00'	11°24'13"	66.08
C48	56.00'	90°00'01"	88.38



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, RESERVES AND STREETS, THE SAME TO BE KNOWN AS THE VILLAS AT OAK CREEK, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

OWNER: SLAWSON COMMERCIAL PROPERTIES, LLC

KATHY A. ATKINS, VICE PRESIDENT

STATE OF KANSAS }
} SS
COUNTY OF SEDGWICK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF SEPTEMBER, 2019, BY KATHY A. ATKINS, VICE PRESIDENT OF SLAWSON COMMERCIAL PROPERTIES, LLC.

, NOTARY PUBLIC
SARAH HATTRUP
MY APPOINTMENT EXPIRES 10/16/20

SARAH E. HATTRUP NOTARY PUBLIC My Appt. Exp. 10/16/20 STATE OF KANSAS

WE, INTRUST BANK, N.A., HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF THE VILLAS AT OAK CREEK, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

ROBERT P. HARMON, MANAGING DIRECTOR

STATE OF KANSAS }
} SS
COUNTY OF SEDGWICK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 6th DAY OF SEPTEMBER, 2019, BY ROBERT P. HARMON, MANAGING DIRECTOR OF INTRUST BANK, N.A.

, NOTARY PUBLIC
MELINDA JABARA
MY APPOINTMENT EXPIRES: 3/5/23

MELINDA A. JABARA Notary Public - State of Kansas My Appt. Expires 3/5/23

THIS PLAT OF THE VILLAS AT OAK CREEK WAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, APPROVED THE 5TH DAY OF SEPTEMBER, 2019.

CHRISTOPHER A. WARREN
DALE MILLER, SECRETARY

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION SEAL KANSAS

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS 10th DAY OF September, 2019.

ROBELLO TICHENOR P3-1246 9-10-19 DEPUTY COUNTY SURVEYOR

TRICIA L. ROBELLO, P.S. #1246
DEPUTY COUNTY SURVEYOR
SEDGWICK COUNTY KANSAS

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS 1st DAY OF Oct., 2019.

JEFF LONGWELL, MAYOR

KAREN SUBLETT, CITY CLERK

ENTERED ON TRANSFER RECORD THIS 4th DAY OF Oct., 2019.

KELLY B. ARNOLD, COUNTY CLERK

SEDGWICK COUNTY, KANSAS

SCALE IN FEET: 0 100 200

LEGEND

△	FOUND SECTION CORNER AS NOTED
○	FOUND MONUMENT AS NOTED
□	SET MONUMENT AS NOTED
●	SET 1/2" REBAR, 24" LONG, WITH ID CAP "PEC CLS 65"
(M)	MEASURED
(P)	PLAT OF CARRIAGE OAKS ADDITION
C.A.C.	COMPLETE ACCESS CONTROL
B.S.L.	BUILDING SETBACK LINE

BENCH MARKS

BM #12A-SQUARE CUT IN THE CENTER FACE OF THE CURB INLET ON THE SOUTH CURB LINE OF 19TH ST. N. +/- 100' WEST OF OAK CREEK PARKWAY, WEST OF ROUNDABOUT CIRCLE.
ELEV.= 1380.58 NAVD88
ELEV.= 1380.09 NGVD29

BM #16-SQUARE CUT ON THE SOUTH TOP OF CURB IN REMINGTON PLACE ADDITION. NEAR THE NORTHWEST CORNER OF LOT 5, BLOCK 1 OAK CREEK 2ND ADDITION. +/- 100' WEST OF CRANBROOK STREET.
ELEV.= 1395.23 NAVD88
ELEV.= 1394.74 NGVD29

BM #201-SQUARE CUT ON THE NORTHEAST SIDE OF A CONCRETE LIGHT POLE BASE ON THE SOUTH SIDE OF 19TH ST. N AND WEST OF N. VERANDA ST. +/- 3' NORTHEAST TO THE SOUTH CURB LINE ALONG 19TH ST. N. +/- 68' NORTHEAST TO THE BASE OF THE "ROUNDABOUT AHEAD" SIGN POST.
ELEV.= 1399.86 NAVD88

BM #202-SQUARE CUT ON THE SOUTH TOP OF CURB ALONG 19TH ST. N. NEAR THE SOUTHWEST CORNER OF LOT 4 BLOCK 3, OAK CREEK 2ND ADDITION. +/- 5' SOUTHWEST TO THE TOP BOLT OF A FIRE HYDRANT. +/- 55' WEST TO THE CENTER OF A BURIED ELECTRIC HAND BOX. +/- 84' NORTHWEST TO THE BASE OF A LIGHT POLE.
ELEV.= 1394.77 NAVD88

BM #203-SQUARE CUT ON THE SOUTH TOP OF CURB ALONG 19TH ST. N. NEAR THE SOUTHEAST CORNER OF LOT 3 BLOCK 2, OAK CREEK 2ND ADDITION. +/- 50' NORTHEAST TO THE TOP BOLT ON A FIRE HYDRANT. +/- 40' WEST OF N CARRIAGE OAKS ST.
ELEV.= 1399.93 NAVD88

BM #204-SQUARE CUT ON THE NORTH TOP OF CURB ALONG 19TH ST. N. NEAR THE SOUTHEAST CORNER OF LOT 3 BLOCK 1 OAK CREEK 4TH ADDITION. +/- 17' EAST-NORTHEAST TO THE BASE OF A LIGHT POLE. +/- 24' NORTH TO THE TOP OF A TELEPHONE PEDESTAL. +/- 39' WEST-NORTHWEST TO THE BASE OF A "PEDESTRIAN CROSSING" SIGN POST.
ELEV.= 1372.86 NAVD88

BM #205-SQUARE CUT IN THE CENTER OF THE TOP OF THE EAST INLET, ON THE NORTH SIDE OF 19TH ST. N., NEAR GREENWICH RD. +/- 12' EAST TO THE BASE OF A LIGHT POLE. +/- 72' SOUTH TO THE NORTHEAST CORNER OF RESERVE AREA "D" CARRIAGE OAKS 2ND ADDITION. +/- 250' EAST TO THE WEST CURB LINE ALONG N GREENWICH RD.
ELEV.= 1367.87 NAVD88

BM #206-SQUARE CUT IN THE CENTER OF A CURB INLET ON THE WEST SIDE OF N GREENWICH RD, AND SOUTH OF THE EAST ENTRANCE TO OAK CREEK SUBDIVISION. +/- 27' NORTH-NORTHWEST TO THE BASE OF A WOOD LIGHT POLE. +/- 37' WEST TO THE SOUTH END OF THE STONE "OAK CREEK" SIGN. +/- 51' NORTHWEST TO THE BASE OF THE "STOP" SIGN POST.
ELEV.= 1363.66 NAVD88

BM #207-CITY OF WICHITA BRASS DISC ON THE SOUTH END OF THE WEST HEADWALL OF AN RCB RUNNING EAST-WEST UNDER N GREENWICH RD. +/- 29' EAST TO THE WEST CURB LINE ALONG N GREENWICH RD. +/- 43' NORTH TO THE CENTERLINE OF THE GRAVEL PATH TO THE WEST (ABANDONED RR TRACKS).
ELEV.= 1366.78 NAVD88

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT 8:07:41 AM., ON THE 15th DAY OF November, 2019.

TONYA BUCKINGHAM, REGISTER OF DEEDS

KENLY DEHNING, DEPUTY

Sedgwick County
Register of Deeds - Tonya Buckingham
Doc.#/Flm-Pg: 20891859
Receipt #: 2139481
Pages Recorded: 1
Recording Fee: $32.00
Authorized Signature
Cashier Initials:
Date Recorded: 11/15/2019 08:07:41 AM

PC 279-4

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.
303 SOUTH TOPEKA WICHITA KS 67202
316-262-2691 www.pec1.com

PC 279-4

Saved: 11-15-2019 4:05:26 PM by KURTIS.DEKAT
Plot Scale: 1:5,291 11-15-2019 4:14:51 PM by KURTIS.DEKAT
U:\Wichita-Civil\2017\170551\004\Main\Drawings\170551-004-C119-COPY OF PLAT - THE VILLAS AT OAK CREEK
Plot Scale: 11 (8-1/2 - 11 x 17) Plot Date: 11-15-2019 10:22:09 AM by REBECCA MELLES
U:\Wichita-Civil\2017\170551\004\Main\Drawings\Plat Files\170538-000 One Step Final Plat

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WICHITA, KS 67202
316-262-2691 www.pec1.com

CITY OF WICHITA

WATER DISTRIBUTION SYSTEM IMPROVEMENTS TO SERVE THE VILLAS AT OAK CREEK

GARY JANZEN, P.E. - CITY ENGINEER
CITY OF WICHITA PROJECT NO. 448-2019-017973

Issue:

JOB NO.	35-170551-004-0042
DATE	JULY 2019
PM	RWG
DESIGNED BY	TBK
DRAWN BY	CSL, KTD
CHECKED BY	RWG

COPY OF PLAT - THE VILLAS AT OAK CREEK

C119