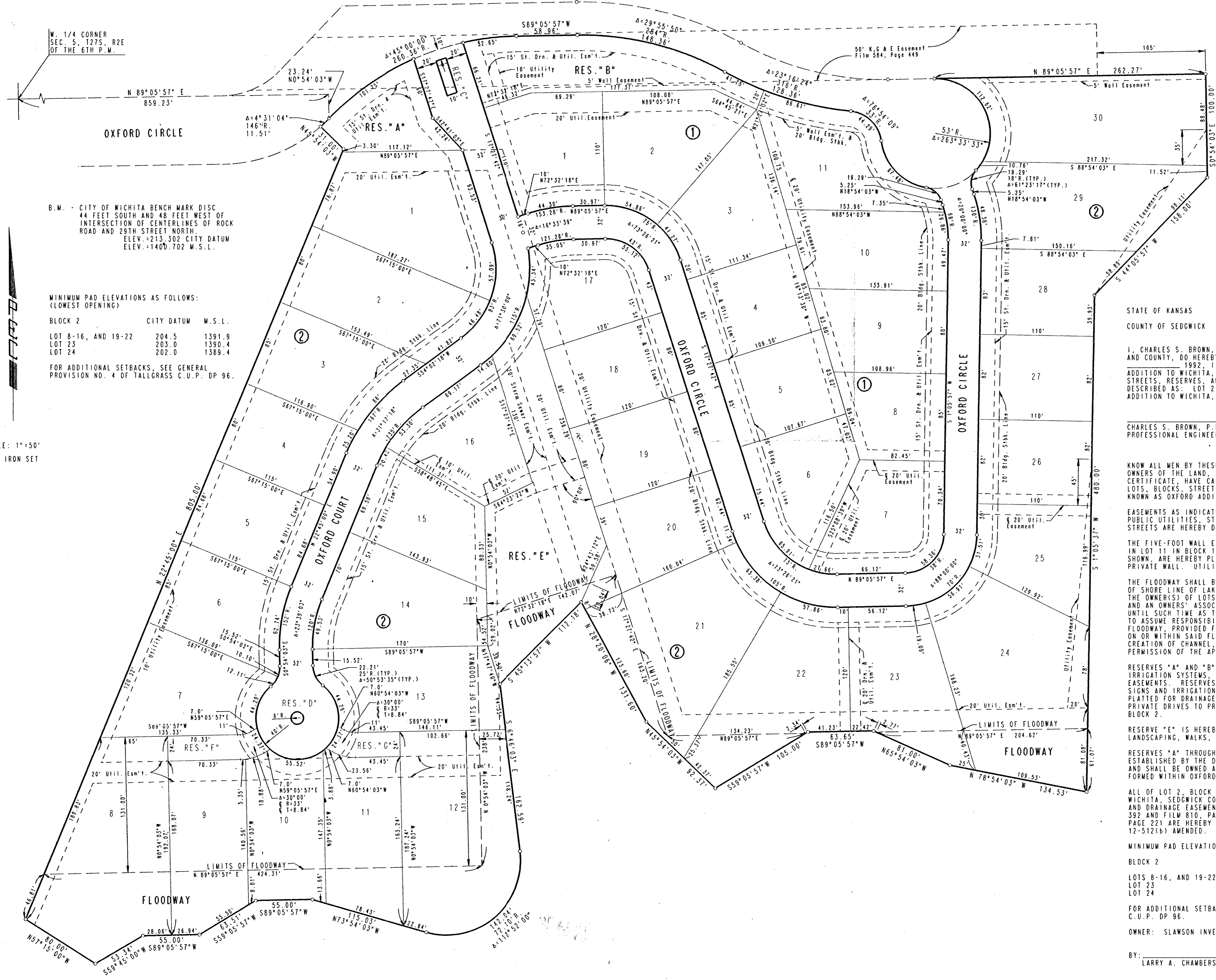


OXFORD ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

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 29TH STREET NORTH.
ELEV. +213.302 CITY DATUM
ELEV. +1400.702 W.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, WINDEWERE 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 24, 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 "G" 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, CAZEBOS AND UTILITIES CONFINED TO EASEMENTS.

RESERVES "A" THROUGH "E" SHALL BE SUBJECT TO RESTRICTIVE COVENANTS ESTABLISHED BY THE DECLARATION OF LANDOWNERS ASSOCIATION AGREEMENTS AS 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, WINDEWERE 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-SEDGWICK 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 _____ W., ON THIS _____ DAY OF _____, 1992.

PAT KETTLER REGISTER OF DEEDS

ED RESA DEPUTY