

# OAK CREEK 4TH

## AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

### 4-CORNER PLAN

AND PLATTED OAK CREEK 4TH, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, A BLOCK, AND RESERVES, THE SAME BEING DESCRIBED AS FOLLOWS:

A REPLAT OF LOTS 3 AND 4, BLOCK 3, AND RESERVE "F", OAK CREEK, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, AND TWO PARTS OF RESERVE "A" IN SAID ADDITION DESCRIBED AS FOLLOWS:

PART OF RESERVE "A" BEGINNING AT THE NORTHWEST CORNER OF LOT 3; THENCE BEARING  $N00^{\circ}45'57''W$ , A DISTANCE OF 166.65 FEET TO THE NORTHEAST CORNER OF LOT 4; THENCE BEARING  $S58^{\circ}32'09''E$ , A DISTANCE OF 52.01 FEET; THENCE BEARING  $S00^{\circ}45'57''E$ , A DISTANCE OF 138.91 FEET; THENCE BEARING  $S89^{\circ}14'03''W$ , A DISTANCE OF 44.00 FEET TO THE POINT OF BEGINNING; AND PART OF RESERVE "A" BEGINNING AT THE SOUTHWEST CORNER OF LOT 4; THENCE ALONG A CURVE TO THE LEFT (NON TANGENT), HAVING A RADIUS OF 75.00 FEET, A CHORD BEARING OF  $N35^{\circ}08'58''W$ , A CHORD DISTANCE OF 118.69 FEET AND THROUGH A CENTRAL ANGLE OF  $104^{\circ}36'25''$ , AN ARC DISTANCE OF 136.93 FEET; THENCE BEARING  $N40^{\circ}04'51''E$ , A DISTANCE OF 482.92 FEET; THENCE BEARING  $S49^{\circ}12'55''E$ , A DISTANCE OF 203.62 FEET; THENCE BEARING  $S89^{\circ}14'03''W$ , A DISTANCE OF 168.55 FEET; THENCE BEARING  $S34^{\circ}33'57''W$ , A DISTANCE OF 402.30 FEET TO THE POINT OF BEGINNING;

A REPLAT OF LOTS 4 AND 5, BLOCK 2, OAK CREEK 3RD, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

ALL PUBLIC EASEMENTS LYING WITHIN THE ABOVE DESCRIBED TRACT OF LAND ARE HEREBY VACATED AND REPLATED BY VIRTUE OF KSA 12-512(b) AMENDED.

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

RESERVE "D" IS HEREBY PLATTED FOR LANDSCAPING, SIGNAGE, ENTRY MONUMENTS, DRAINAGE, SIDEWALKS, AND UTILITIES CONFINED TO EASEMENTS. RESERVES "A" AND "C" ARE HEREBY PLATTED FOR DRAINAGE, LAKES, AND UTILITIES. RESERVES "A" AND "B" SHALL BE OWNED AND MAINTAINED BY AN OWNER'S ASSOCIATION TO BE FORMED WITHIN OAK CREEK 4TH. RESERVE "C" SHALL BE OWNED AND MAINTAINED BY THE OWNER OF LOT 1, BLOCK 1.

#### MINIMUM OPENING ELEVATION:

- Lot 1 - 1361.75 NGVD
- Lot 2 - 1361.18 NGVD
- Lot 3 - 1360.76 NGVD
- Lot 4 - 1360.76 NGVD
- Lot 5 - 1360.50 NGVD

#### BENCHMARKS $\odot$ BM

BM #206  
 1" Post 5' W of N gate post to field entrance, W side of Greenwich Road, 700'  $\pm$  N of railroad tracks and 500'  $\pm$  S of RCB culvert.  
 Elev. = 1365.87 N.G.V.D.  
 178.47 City Datum

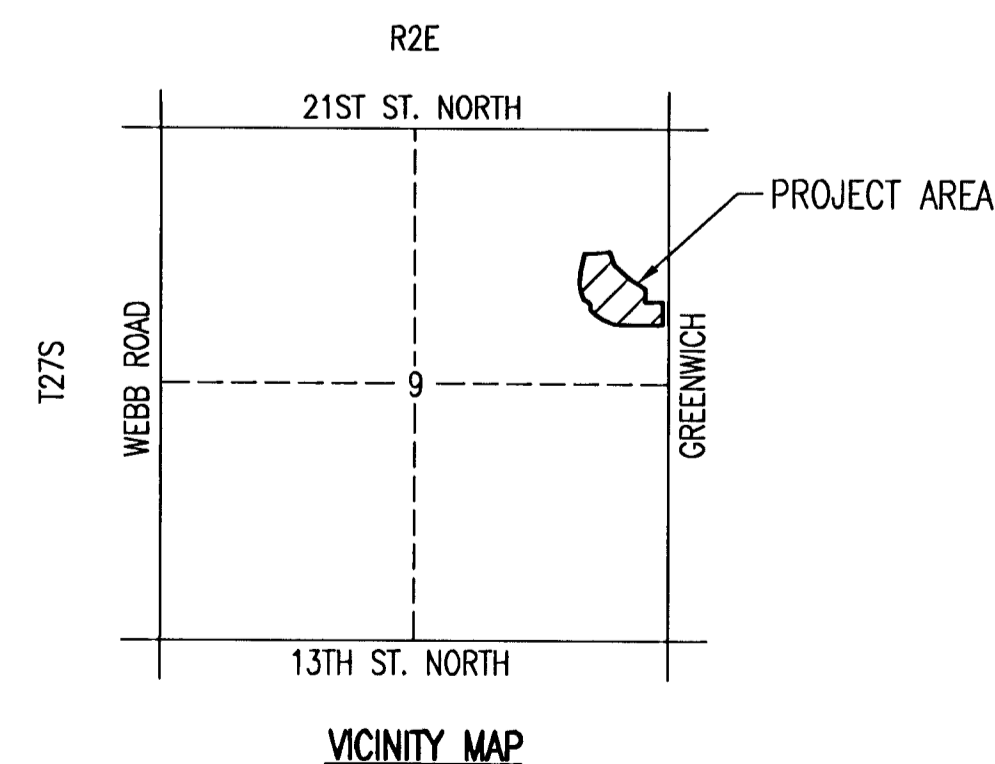
BM #207  
 Chiseled "d" on top of concrete headwall on NW corner of RCB under Greenwich Road, 1100'  $\pm$  S of 21st Street North.  
 Elev. = 1360.065 N.G.V.D.  
 172.665 City Datum

SCALE: 1" = 100'

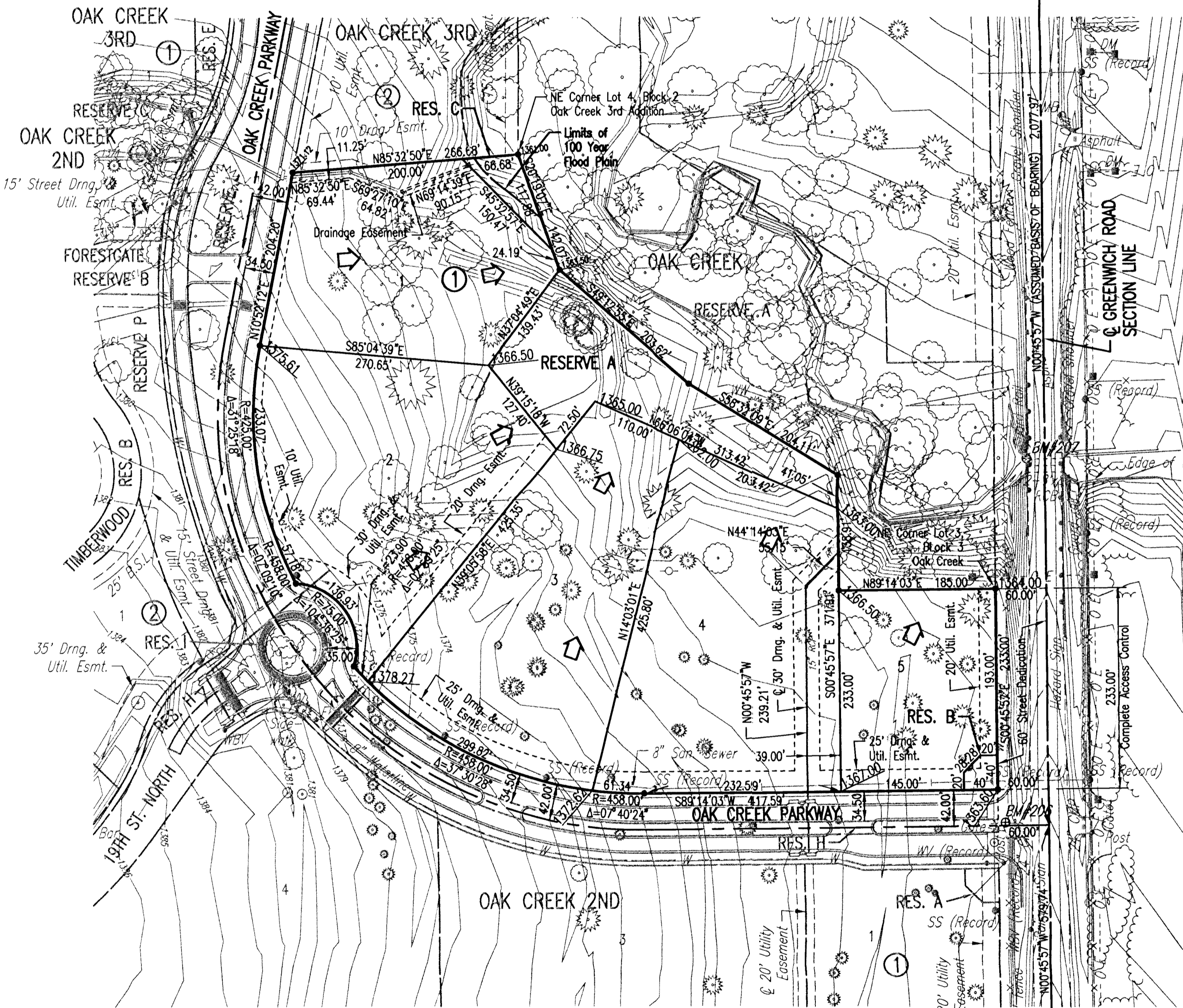
- $\bullet$  = 1/2" REBAR W/PEC CAP UNLESS OTHERWISE NOTED
- $\triangle$  = SECTION CORNER

#### LEGEND

- Coniferous Tree
- Deciduous Tree
- Utility Pole
- Power Pole
- Gate Post
- Mailbox
- Sign
- Sanitary Sewer Manhole
- Deadman
- Water Valve
- Fire Hydrant
- Blowoff Valve
- Water Well
- Culvert
- Sanitary Sewer Force Main
- Guard Rail
- Overhead Electric
- Sanitary Sewer
- Waterline
- Fence



VICINITY MAP



NE Cor. Sec. 9  
 1275, R2E  
 Found Chiseled "d"  
 In Concrete

S.E. Cor. NE1/4  
 Sec. 9, 1275, R2E  
 Found Railroad Spike

#### PRELIMINARY PLAT AREA

GROSS ACREAGE = 9.5 ACRES

DATE OF PREPARATION: MAY 03, 2007

DATE OF TOPOGRAPHIC SURVEY: MARCH 2004

OWNER: SLAWSON COMMERCIAL PROPERTIES, LLC  
 727 N. WACO, SUITE 400  
 WICHITA, KS 67203

SUBDMR: PROFESSIONAL ENGINEERING CONSULTANTS, P.A.  
 303 S. TOPEKA  
 WICHITA, KS 67202

Surveyed by: S. J. ...  
 Platted by: S. J. ...  
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