

# OAK CREEK 4TH

## AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

STATE OF KANSAS )  
 ) SS  
 COUNTY OF SEDGWICK )

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND SURVEYORS IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT OF

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007, WE HAVE SURVEYED

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°45'57"W, A DISTANCE OF 166.65 FEET TO THE NORTHEAST CORNER OF LOT 4; THENCE BEARING S58°32'09"E, A DISTANCE OF 52.01 FEET; THENCE BEARING S00°45'57"E, A DISTANCE OF 138.91 FEET; THENCE BEARING S89°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°08'58"W, A CHORD DISTANCE OF 118.69 FEET AND THROUGH A CENTRAL ANGLE OF 104°36'25", AN ARC DISTANCE OF 136.93 FEET; THENCE BEARING N40°04'51"E, A DISTANCE OF 482.92 FEET; THENCE BEARING S49°12'55"E, A DISTANCE OF 203.62 FEET; THENCE BEARING S89°14'03"W, A DISTANCE OF 168.55 FEET; THENCE BEARING S34°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 REPLATTED BY VIRTUE OF KSA 12-512(b) AMENDED.

JAMES R. BECKETT, R.L.S. NO. 832  
 PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

THIS ADDITION IS SUBJECT TO THE CONDITIONS OF OAK CREEK COMMUNITY UNIT PLAN (CUP 2004-09, DP-274).

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

RESERVE "B" 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.

A DRAINAGE PLAN HAS BEEN APPROVED FOR THIS PLAT. ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, OR RESERVES SHALL REMAIN AT ESTABLISHED GRADES AND UNOBSTRUCTED TO ALLOW FOR THE CONVEYANCE OF STORM WATER, UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER.

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, A BLOCK, AND RESERVES; THE SAME TO BE KNOWN AS OAK CREEK 4TH, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

OWNERS:

SLAWSON COMMERCIAL PROPERTIES, L.L.C.

GEORGE SHERMAN, VICE PRESIDENT

STATE OF KANSAS )  
 ) SS  
 COUNTY OF SEDGWICK )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007, BY GEORGE SHERMAN, VICE PRESIDENT OF SLAWSON

COMMERCIAL PROPERTIES, L.L.C.

\_\_\_\_\_, NOTARY PUBLIC

MY APPOINTMENT EXPIRES:

WE, TRUST BANK, N.A., HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF OAK CREEK 4TH, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

ROGER G. EASTWOOD, SENIOR VICE PRESIDENT

STATE OF KANSAS )  
 ) SS  
 COUNTY OF SEDGWICK )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007, BY ROGER G. EASTWOOD, SENIOR VICE PRESIDENT OF

INTRUST BANK.

\_\_\_\_\_, NOTARY PUBLIC

MY APPOINTMENT EXPIRES:

THIS PLAT OF OAK CREEK 4TH HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

DARRELL A. DOWNING, CHAIR

JOHN L. SCHLEGEL, SECRETARY

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007.

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

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007.

CARL BREWER, MAYOR

KAREN SUBLETT, CITY CLERK

ENTERED ON TRANSFER RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007.

DONALD BRACE, COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT \_\_\_\_\_ M., ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007.

BILL MEEK, REGISTER OF DEEDS

TONYA BUCKINGHAM, DEPUTY

BENCHMARKS BM

BM #206  
 1" Post 5' W of N gate post to field entrance, W side of Greenwich Road, 700' ± N of railroad tracks and 500' ± 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' ± S of 21st Street North.

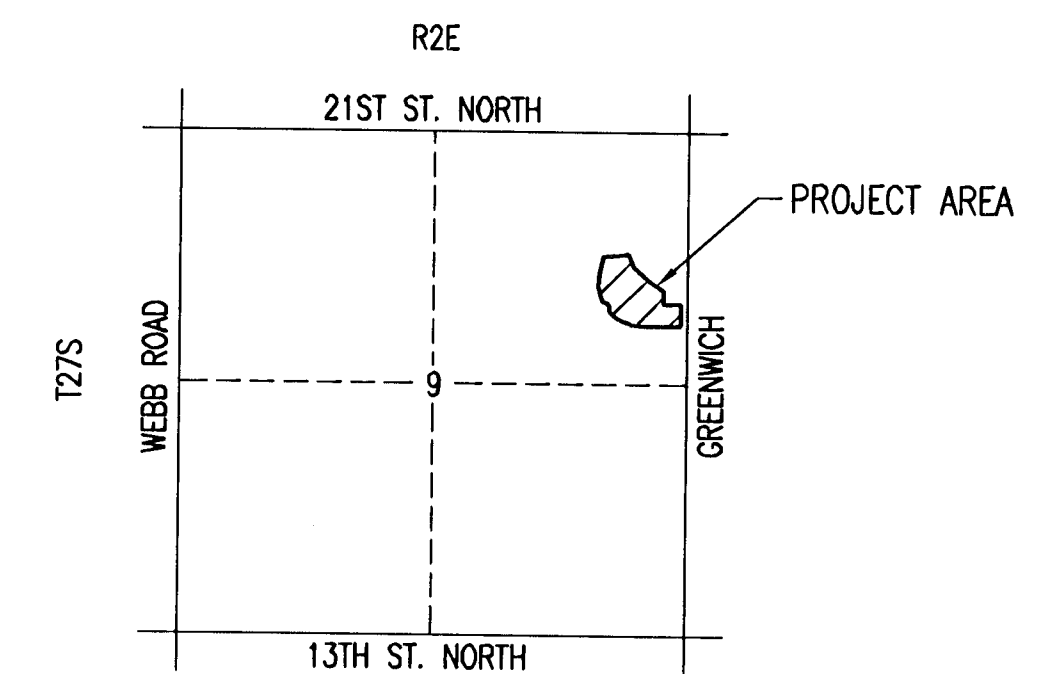
Elev. = 1360.065 N.G.V.D.  
 172.665 City Datum

SCALE: 1" = 100'

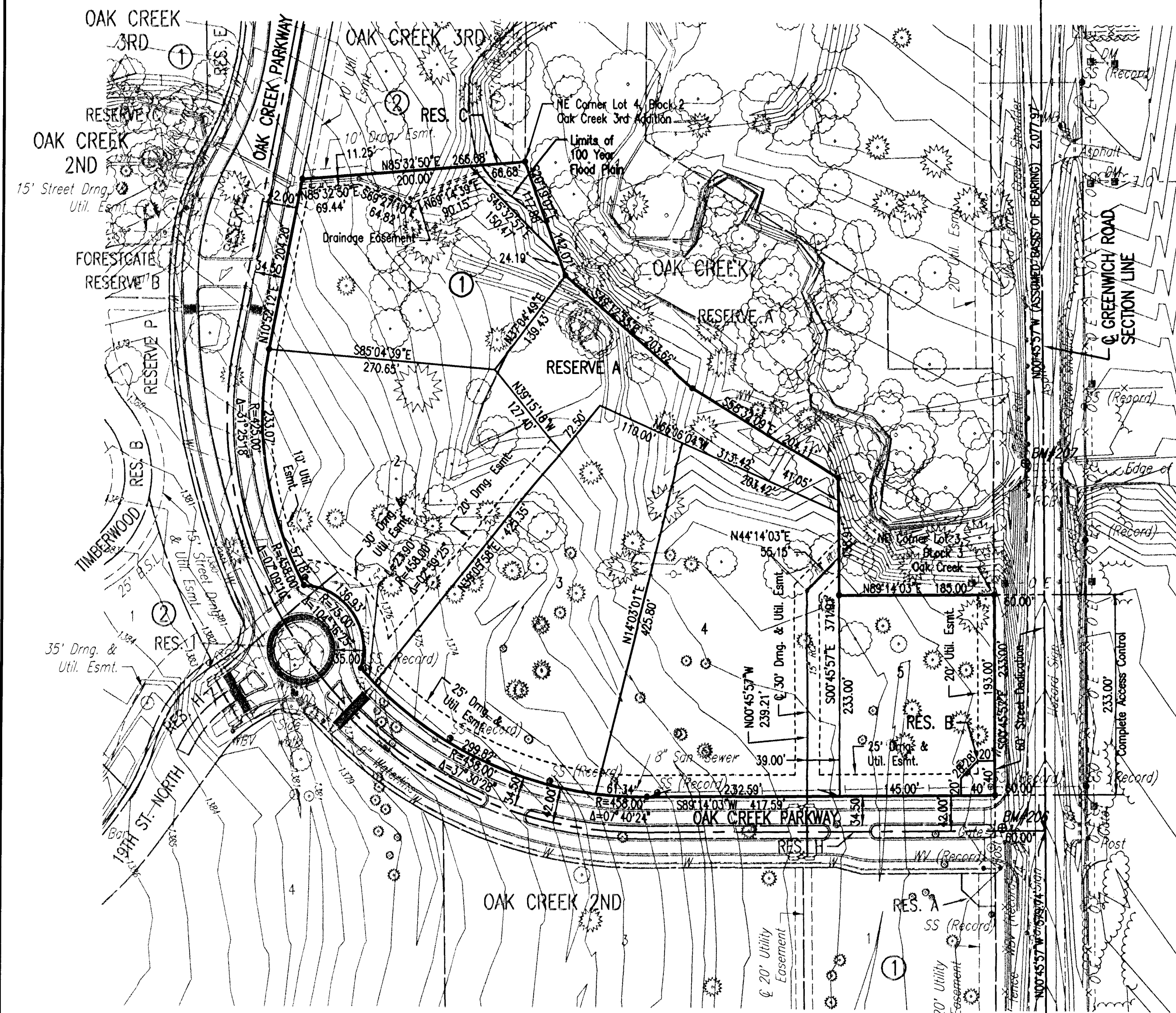
- = 1/2" REBAR W/PEC CAP UNLESS OTHERWISE NOTED
- △ = SECTION CORNER

### 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



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

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

S.E. Cor. NE1/4  
 Sec. 9, T27S, R2E  
 Found Railroad Spike

NE Cor. Sec. 9  
 T27S, R2E  
 Found Chiseled "d"  
 In Concrete