

# OAK CREEK 2ND

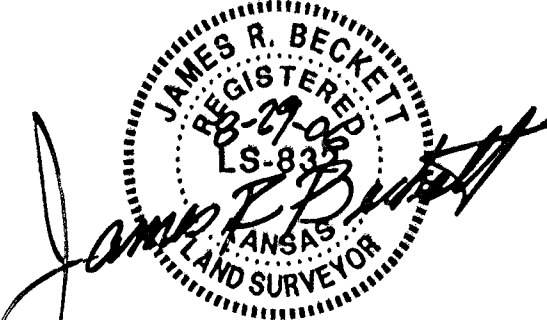
## AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

STATE OF KANSAS }  
 COUNTY OF SEDGWICK } SS

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A. ENGINEERS AND SURVEYORS, IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT OF THIS 29th DAY OF August, 2006, WE HAVE SURVEYED AND PLATTED OAK CREEK 2ND, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCKS, STREETS, AND RESERVES; THE SAME BEING A REPLAT OF, AND DESCRIBED AS FOLLOWS:

A PORTION OF OAK CREEK, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS; MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOT 2, BLOCK 1, LOTS 5, 6, 7, AND 8, BLOCK 2, LOTS 1, 2, 3, AND 4, BLOCK 4, RESERVES G, J, K, AND R, TOGETHER WITH ALL OF 19TH STREET NORTH AS PLATTED WITHIN SAID OAK CREEK ADDITION, AND A PORTION OF RESERVE P AND CHATEAU PARKWAY, LYING SOUTH OF THE FOLLOWING DESCRIBED LINE; COMMENCING AT THE SOUTHWEST CORNER OF LOT 4, BLOCK 2, OF SAID OAK CREEK ADDITION; SAID POINT BEING ON A CURVE TO THE LEFT, HAVING A RADIUS OF 1233.00 FEET, A CHORD BEARING OF N29°52'59"W, AND A CHORD DISTANCE OF 54.15 FEET; THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 2°30'59", AN ARC DISTANCE OF 54.15 FEET TO THE POINT OF BEGINNING; THENCE BEARING S62°51'31"W, A DISTANCE OF 84.00 FEET TO THE POINT OF ENDING.

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 (OP-274).

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

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

RESERVES "A" IS HEREBY PLATTED FOR LANDSCAPING, SIGNAGE, ENTRY MONUMENTS, DRAINAGE, SIDEWALKS, AND UTILITIES CONFINED TO EASEMENTS. RESERVE "B" IS HEREBY PLATTED FOR PRIVATE DRIVE, ENTRY MONUMENTS, GATES, DRAINAGE, LANDSCAPING, SIGNAGE AND UTILITIES. RESERVES "C", "D", AND "P" ARE HEREBY PLATTED FOR BERMS, WALLS, FENCES, ENTRY MONUMENTS, DRAINAGE, PONDS, WATER FEATURES, LANDSCAPING, RECREATIONAL USES, SIDEWALKS, AND UTILITIES. RESERVE "E" IS HEREBY PLATTED FOR LANDSCAPING, DRAINAGE, RECREATIONAL USES, AND UTILITIES. RESERVES "F" AND "G" ARE HEREBY PLATTED FOR LANDSCAPING, WATER FEATURES, SIGNAGE, ENTRY MONUMENTS, DRAINAGE, SIDEWALKS, AND UTILITIES. RESERVES "H", "I", "J", AND "Q" ARE HEREBY PLATTED FOR LANDSCAPING, SIGNAGE, ENTRY MONUMENTS, DRAINAGE, SIDEWALKS, AND UTILITIES. RESERVES "R" AND "S" SHALL ALLOW FOR PUBLIC ACCESS ACROSS AT VARIOUS LOCATIONS FOR DRIVEWAYS, AS APPROVED BY THE CITY ENGINEER. RESERVES "K" THROUGH "O" ARE HEREBY PLATTED FOR LANDSCAPING, PONDS, DRAINAGE, SIDEWALKS, AND UTILITIES CONFINED TO EASEMENTS. RESERVES "A" THROUGH "Q" SHALL BE OWNED AND MAINTAINED BY AN OWNER'S ASSOCIATION TO BE FORMED WITHIN OAK CREEK 2ND.

ALL ABUTTER'S RIGHT OF ACCESS TO AND FROM GREENWICH ROAD OVER AND ACROSS THE EAST PROPERTY LINE IS HEREBY GRANTED TO THE CITY OF WICHITA, PROVIDED HOWEVER THAT THERE SHALL BE ACCESS TO GREENWICH ROAD AT ONE LOCATION AS SHOWN.

MINIMUM PAD ELEVATIONS (LOWEST OPENING) SHALL BE AS FOLLOWS:

| BLOCK                                  | CITY DATUM              | N.G.V.D.                   |
|--|-------------------------|----------------------------|
| BLOCK 1<br>LOTS 1-3                    | 182.1                   | 1369.5                     |
| BLOCK 2<br>LOTS 1-2<br>LOT 9<br>LOT 12 | 195.6<br>205.6<br>182.2 | 1383.0<br>1393.0<br>1369.6 |
| BLOCK 3<br>LOTS 1 & 6                  | 188.6                   | 1376.0                     |
| BLOCK 4<br>LOT 1                       | 192.7                   | 1380.1                     |

A DRAINAGE PLAN HAS BEEN APPROVED FOR THIS PLAT. ALL DRAINAGE EASEMENTS AND RIGHTS-OF-WAY 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, BLOCKS, STREETS, AND RESERVES; THE SAME TO BE KNOWN AS OAK CREEK 2ND, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

OWNERS:

SLAWSON COMMERCIAL PROPERTIES, L.L.C.

George Sherman  
 GEORGE SHERMAN, VICE PRESIDENT

STATE OF KANSAS }  
 COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 30th DAY OF August, 2006, BY GEORGE SHERMAN, VICE PRESIDENT OF SLAWSON COMMERCIAL PROPERTIES, L.L.C.

Kent G. Voth  
 KENT G. VOTH, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: 09/02/2007



WE, INTRUST BANK, N.A., HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF OAK CREEK 2ND, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

Roger G. Eastwood  
 ROGER G. EASTWOOD, SENIOR VICE PRESIDENT

STATE OF KANSAS }  
 COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 1st DAY OF September, 2006, BY ROGER G. EASTWOOD, SENIOR VICE PRESIDENT OF INTRUST BANK.

Melinda A. Spies  
 MELINDA A. SPIES, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: 2/18/2007



THIS PLAT OF OAK CREEK 2ND 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

Harold L. Warner, Jr., CHAIR

John L. Schlegel, SECRETARY

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006.

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 \_\_\_\_\_, 2006.

Carlos Mayans, MAYOR

Karen Sublett, CITY CLERK

ENTERED ON TRANSFER RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006.

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 \_\_\_\_\_, 2006.

Bill Meek, REGISTER OF DEEDS

Tonya Buckingham, DEPUTY