

FINAL TRACING REC'D 11.20.15

FOR YOUR FILES

FLOODWAY RESERVE NOTE

The depicted floodway shown hereon represents the approximate location of the base flood elevation at the time of platting per development plans. The base flood elevation for this location is approximately 1292.4 feet NAVD88.

FINAL PLAT
OATVILLE ELEMENTARY ADDITION
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

PIPELINE NOTES

- 1. "Blanket Easement" - Miscellaneous Record in favor of Cities Service Oil Company filed in Misc. 287, Page 169 on March 19, 1952.
2. "Blanket" - Right of Way Agreement in favor of Cities Service Oil Company filed in Misc. 625, Page 442 on July 19, 1968.
3. Memorandum of Transfer and Contributions of Telecommunication Rights filed in Film 2333, Page 11 on November 30, 2001.
4. The current ownership of the pipeline is Rose Rock Midstream Crude, LP. The above listed easements and/or agreements are to be partially confined by separate instrument. The centerlines of the facilities are shown per survey in cooperation with the owner of the pipeline.

NW. cor., SE 1/4, Sec. 15, T28S, R1W, 6th P.M.
Fnd. 1" Pipe (0.24' east from calculated position)

LEGEND

Date of Survey: 9/3/15

- Delta symbol = Section Corner Monument Found
Circle with dot = Found monument (see annotation for type)
Circle with dot and line = Set 3/8" rebar w/ MKEC CLS 39 id. cap (or see annotation for type)
Circle with cross = Benchmark
(M) = Measured
(D) = Described
(P) = Platted
(CM) = Calculated from Measurement

BENCHMARKS

- BM#1 Top of 1 1/2" aluminum MKEC disc south side of field entrance. 35 feet west of Hoover Rd. 17 feet NNE of power pole. 28 feet south and 35 feet west of NE. cor., SE 1/4, Sec. 15, T28S, R1W. Elev. = 1313.55 NAVD 88.
BM#2 Plus cut top of curb north side of north circle drive to Oatville Elementary. 3 feet west of fire hydrant. 7 feet east of fence corner. 373 feet north and 48 west of NE. cor., SE 1/4, Sec. 15, T28S, R1W. Elev. = 1315.78 NAVD 88.

Table with 3 columns: LOT, BLOCK, ELEVATION NAVD 88. Row 1: 1, 1, 1295.4

CERTIFICATE OF SURVEY

I, Curtis W. Luttrell a Professional Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "OATVILLE ELEMENTARY ADDITION" an addition to Wichita, Sedgwick County, Kansas, into a Lot, a Block, a Street, and a Reserve, the same being accurately set forth in the accompanying plat and described herein:

A contiguous tract of land being described as follows:

The West five acres of the North ten acres of the East Half of the Southeast Quarter of Section 15, Township 28 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas, being more particularly described as follows: BEGINNING at the Northwest corner of the East Half of said Southeast Quarter; thence South with an assumed bearing of South 0°25'33" West, on the West line of said East Half a distance of 322.05 feet; thence North 89°26'02" East, parallel with the North line of said Southeast Quarter, a distance of 676.85 feet; thence North 0°12'47" East, a distance of 322.03 feet to the intersection with the North line of said Southeast Quarter; thence South 89°26'02" West, on said North line, a distance of 675.65 feet to the POINT OF BEGINNING.

TOGETHER WITH,

The East five acres of the North ten acres of the East Half of the Southeast Quarter of Section 15, Township 28 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas, being more particularly described as follows: BEGINNING at the Northeast corner of said Southeast Quarter, with an assumed bearing of South 0°00'00" West on the East line of said Southeast Quarter, a distance of 322.02 feet; thence South 89°26'02" West, parallel with the North line of said Southeast Quarter, a distance of 676.85 feet; thence North 0°12'47" East, a distance of 322.03 feet, to the intersection with the North line of said Southeast Quarter; thence North 89°26'02" East, on said North line, a distance of 675.65 feet to the POINT OF BEGINNING.

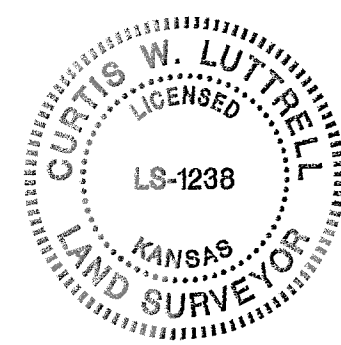
Said contiguous tract of land being more particularly described as follows:

BEGINNING at the northeast corner of said Southeast Quarter; thence along the said East line of Southeast Quarter on a Kansas coordinate system of 1983 south zone bearing of S00°38'40"E, 322.02 feet; thence parallel with and 322.02 feet south of said North line of Southeast Quarter, S88°47'15"W, 1353.95 feet to a point on the said West line of East Half; thence along said West line of East Half, N00°14'16"W, 322.05 feet to the said Northwest corner of East Half; thence along said North line of Southeast Quarter, N88°47'15"E, 1351.67 feet to the POINT OF BEGINNING.

Said contiguous tract CONTAINS: 435,610 square feet or 10.000 acres of land, more or less.

All alleys, easements, rights-of-way, building setbacks, access controls, together with a portion of an easement for drainage recorded on Film 1332, Page 61 and Film 1350, Page 1473; together with all other public dedications within the above described property, are hereby vacated and replatted by virtue of K.S.A. 12-512b, as amended.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this ___ day of ___, 2015.



Curtis W. Luttrell, P.S. #1238
MKEC Engineering, Inc. (CLS 39)
411 North Webb Road
Wichita, Kansas 67206

OWNER'S CERTIFICATE

Know all men by these presents that we the undersigned property owners of the land above set forth in the Professional Surveyor's Certificate, have caused the same to be surveyed and platted into a Lot, a Block, a Street, and a Reserve, the same to be known as "OATVILLE ELEMENTARY ADDITION" an addition to Wichita, Sedgwick County, Kansas.

The street is hereby dedicated to and for the use of the public.

Easements for the construction and maintenance of utilities, as indicated hereon, are hereby granted to the public.

All abutters rights of access to or from Hoover Road over and across the east line of "OATVILLE ELEMENTARY ADDITION," are hereby granted to the appropriate governing body, provided however one full movement opening shall be allowed as indicated hereon. The final location of the full movement opening shall be as approved by the City of Wichita Traffic Engineer prior to installation.

A drainage plan has been developed for this plat. All drainage easements, rights-of-way, shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater. No permanent buildings shall be constructed with the floodway reserve, nor shall any fill, change in grade, creation of channel, or other work be carried on with out the written permission of the Wichita-Sedgwick County Flood Control Office or their successors of office. Lot 1, Block 1 is required to adhere to the minimum pad elevation as per the "Minimum Pad Elevations" table shown hereon.

Reserve A is platted for drainage, floodway, open space, berms, landscaping, irrigation, trails, signs/monuments designated for educational purposes, sidewalks, outdoor recreation, parking, pavilion, fencing/walls and uses deemed appropriate as per the restrictions listed in Kansas Warranty Deed recorded in Doc.#/Film-Pg:28948211. The reserve is hereby reserved for the stated uses and shall be owned and maintained by the owner/developer, and/or their successors and/or assigns.

UNIFIED SCHOOL DISTRICT NUMBER 261 OF SEDGWICK COUNTY

Dr. Clint Schutte, Assistant Superintendent

STATE OF KANSAS, SEDGWICK COUNTY) ss:

This instrument was acknowledged before me on ___ day of ___, 2015, by Dr. Clint Schutte, Assistant Superintendent, Unified School District Number 261 of Sedgwick County, Kansas.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Notary Public:
My Term Expires:

PLANNING COMMISSION CERTIFICATE

This plat of "OATVILLE ELEMENTARY ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this ___ day of ___, 2015.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

By Carol Chapman Neugent, Chair
Attest:

W. Dave Barber, Interim Secretary

GOVERNING BODY CERTIFICATE

This Plat approved and all dedications shown hereon, accepted by the Wichita City Council of the City of Wichita, Kansas dated this ___ day of ___, 2015.

At the direction of the City Council.

Jeff Longwell, Mayor

Attest:

Karen Sublett, City Clerk

TRANSFER RECORD

STATE OF KANSAS, SEDGWICK COUNTY) ss:

Entered on transfer record this ___ day of ___, 2015.

Kelly B. Arnold, County Clerk

REGISTER OF DEEDS' CERTIFICATE

STATE OF KANSAS, SEDGWICK COUNTY) ss:

This is to certify that this instrument was filed for record in the Register of Deeds office this day of ___, 2015, at ___ o'clock ___ M, and is duly recorded.

Bill Meek, Register of Deeds

Attest:

Tonya E. Buckingham, Deputy

COUNTY SURVEYOR

STATE OF KANSAS, SEDGWICK COUNTY) ss:

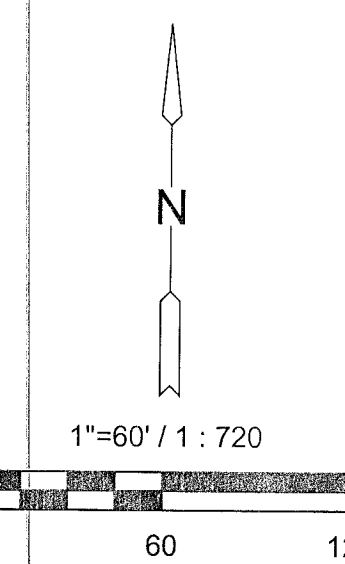
Reviewed in accordance with K.S.A. 58-2005 on this ___ day of ___, 2015.

Tricia L. Robello, LS #1246
Deputy County Surveyor
Sedgwick County, Kansas



Wichita, KS • 316.684.9600

VICINITY MAP



1"=60' / 1 : 720
Basis of Bearings: Kansas coordinate system of 1983 south zone bearing of S00°38'40"E on the east line of the Southeast Quarter, Section 15, Township 28 South, Range 1 West of the 6th Principal Meridian. This plat is surveyed and platted on NAD83 using Kansas state plane south zone coordinates, modified to the surface, having a combined adjustment scale factor of 1.000120014401728

Oatville Elementary Addition

11/20/2015 10:15:01 AM C:\Users\jclark\Desktop\2015 Oatville Elementary Addition.dwg 11/20/2015 10:15:01 AM CST