

THE VILLAS AT OAK CREEK 2ND ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS

FINAL PLAT

CITY HALL - ENGINEERING
MAIL STOP 1-71
Arceli Rosas
FOR YOUR FILES

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

CERTIFICATE OF SURVEY: ON THIS _____ DAY OF _____, 2020, WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., A PROFESSIONAL ASSOCIATION DULY AUTHORIZED TO PRACTICE LAND SURVEYING IN THE AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT, UNDER THE DIRECT SUPERVISION OF THE UNDERSIGNED, WE HAVE SURVEYED AND PLATTED, THE VILLAS AT OAK CREEK 2ND ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCKS, RESERVES AND STREETS, AND THAT THE ACCOMPANYING PLAT IS A TRUE AND CORRECT EXHIBIT OF THE PROPERTY SURVEYED TO THE BEST KNOWLEDGE AND BELIEF OF THE PROFESSIONAL ASSOCIATION, BEING A CONTIGUOUS TRACT OF LAND DESCRIBED AS A REPLAT OF THE FOLLOWING: LOTS 8, 9, 10, 11, 12, 13 AND 14, BLOCK 1, AND LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 AND 16, BLOCK 2, ALL WITHIN CARRIAGE OAKS, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS; TOGETHER WITH LOTS 1 AND 2, BLOCK A, THE VILLAS AT OAK CREEK, AN ADDITION TO SEDGWICK COUNTY, KANSAS; TOGETHER WITH ALL THAT PART OF VERANDA STREET WITHIN SAID CARRIAGE OAKS; TOGETHER WITH ALL THAT PART OF STEEPLECHASE STREET WITHIN SAID CARRIAGE OAKS, LYING WEST OF A LINE PERPENDICULAR TO THE SOUTH BOUNDARY LINE OF SAID CARRIAGE OAKS (ALSO BEING PERPENDICULAR TO THE SOUTH BOUNDARY LINE OF SAID THE VILLAS AT OAK CREEK) AND PASSING THROUGH THE MOST SOUTHERLY POINT OF COMPOUND CURVATURE IN THE SOUTH LINE OF LOT 2, BLOCK A, IN SAID THE VILLAS AT OAK CREEK; TOGETHER WITH THAT PART OF STEEPLECHASE STREET IN SAID THE VILLAS AT OAK CREEK, LYING WEST OF A BOUNDING LINE, AND LYING WEST OF THE NORTHERLY AND SOUTHERLY PROLONGATIONS OF SAID BOUNDING LINE, SAID BOUNDING LINE BEGINNING AT THE SOUTHWEST CORNER OF LOT 3, BLOCK A IN SAID THE VILLAS AT OAK CREEK, THENCE SOUTH-SOUTHWEST, ON A RADIAL LINE WITH THE CONCENTRIC RIGHT OF WAY LINES OF SAID STEEPLECHASE STREET, FOR A DISTANCE OF 32 FEET TO A POINT OF COMPOUND CURVATURE ON THE NORTH LINE OF RESERVE D IN SAID THE VILLAS AT OAK CREEK; TOGETHER WITH ALL THAT PART OF STEEPLECHASE COURT SERVING LOTS 7 THROUGH 14, BLOCK 2, AND ALL THAT PART OF STEEPLECHASE COURT SERVING LOTS 15 THROUGH 18, BLOCK 2, BOTH COURTS WITHIN SAID CARRIAGE OAKS; TOGETHER WITH THAT PART OF RESERVE A IN SAID CARRIAGE OAKS, LYING WEST OF THE WEST BOUNDARY LINE OF SAID THE VILLAS AT OAK CREEK; TOGETHER WITH THAT PART OF RESERVE C IN SAID CARRIAGE OAKS, LYING WEST OF THE WEST BOUNDARY LINE OF SAID THE VILLAS AT OAK CREEK; TOGETHER WITH THAT PART OF RESERVE A IN SAID THE VILLAS AT OAK CREEK, LYING WEST OF THE NORTHERLY PROLONGATION OF THE WEST LINE OF LOT 3, BLOCK A, THE VILLAS AT OAK CREEK; TOGETHER WITH THAT PART OF RESERVE D IN SAID THE VILLAS AT OAK CREEK, LYING WEST OF A BOUNDING LINE, AND LYING WEST OF THE NORTHERLY AND SOUTHERLY PROLONGATIONS OF SAID BOUNDING LINE, SAID BOUNDING LINE DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 3, BLOCK A, IN SAID THE VILLAS AT OAK CREEK; THENCE SOUTH-SOUTHWEST, ON A RADIAL LINE WITH THE CONCENTRIC RIGHT OF WAY LINES OF SAID STEEPLECHASE STREET, FOR A DISTANCE OF 32 FEET TO A POINT OF COMPOUND CURVATURE ON THE NORTH LINE OF RESERVE D IN SAID THE VILLAS AT OAK CREEK, BEING THE POINT OF BEGINNING OF SAID BOUNDING LINE; THENCE SOUTH, PERPENDICULAR TO THE SOUTH BOUNDARY LINE OF SAID THE VILLAS AT OAK CREEK TO A POINT ON SAID SOUTH BOUNDARY LINE, BEING THE POINT OF ENDING OF SAID BOUNDING LINE; TOGETHER WITH ALL OF RESERVES D, E AND H WITHIN SAID CARRIAGE OAKS.

ALL PUBLIC EASEMENTS AND DEDICATED STREETS LYING WITHIN THE ABOVE DESCRIBED TRACT OF LAND ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512b, AS AMENDED.

ERNEST CANTU JR., P.S. NO. 1407
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

UTILITY EASEMENTS AS SHOWN FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED. NO PRIVATE DRAINAGE SYSTEMS SHALL BE LOCATED WITHIN PUBLIC DRAINAGE EASEMENTS UNLESS A RESIDENTIAL DRAINAGE RELIEF PERMIT IS OBTAINED FROM THE CITY OF WICHITA PUBLIC WORKS & UTILITIES DEPARTMENT.

DRAINAGE & UTILITY EASEMENTS AS SHOWN FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE IMPROVEMENTS AND PUBLIC UTILITIES ARE HEREBY GRANTED.

STREET, DRAINAGE AND UTILITY EASEMENTS ARE HEREBY GRANTED AS INDICATED FOR STREET AND DRAINAGE PURPOSES AND FOR THE CONSTRUCTION AND MAINTENANCE OF ALL PUBLIC UTILITIES.

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

THIS ADDITION IS SUBJECT TO THE CONDITIONS OF OAK CREEK COMMUNITY UNIT PLAN DP-274.

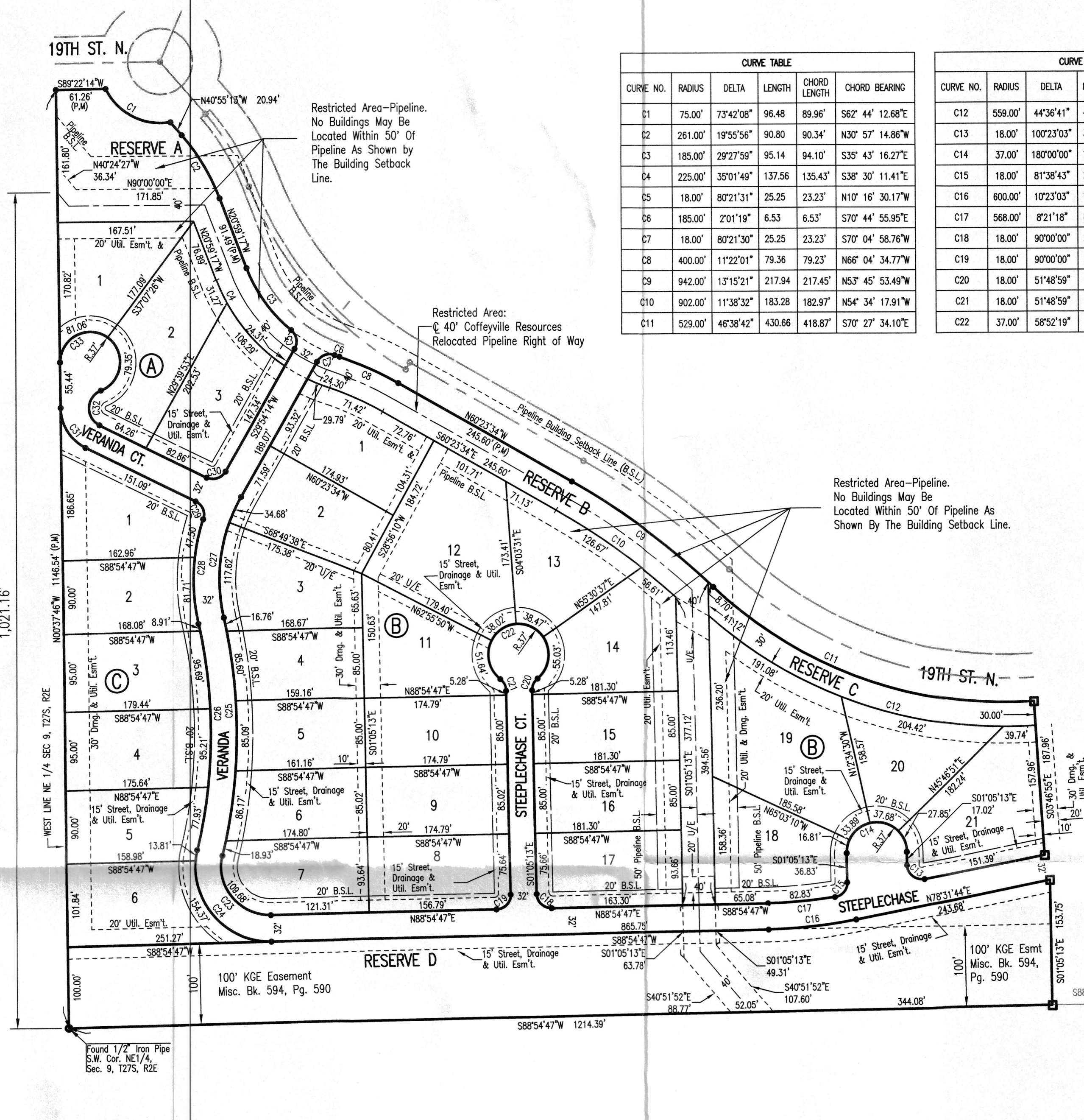
A MASTER DRAINAGE PLAN HAS BEEN DEVELOPED FOR THIS PLAT. ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, AND RESERVES SHALL REMAIN AT ESTABLISHED GRADES (UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER) AND SHALL BE UNOBTAINED TO ALLOW FOR THE CONVEYANCE OF STORMWATER, IN ACCORDANCE WITH THE STORMWATER MANUAL. THE MAINTENANCE OF ALL DRAINAGEWAYS AND DRAINAGE FACILITIES IN BACKYARD DRAINAGE EASEMENTS AND RESERVES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER, AND SHALL BE ENFORCED BY ONE OR MORE OWNERS' ASSOCIATIONS AND BE PROVIDED FOR IN THE ASSOCIATION COVENANTS.

RESERVES "A", "B" AND "D" ARE HEREBY PLATTED FOR OPEN SPACE, DRAINAGE, LANDSCAPING, BERMS, ENTRY MONUMENTS, SIGNAGE, PARKING, PEDESTRIAN TRAILS, UTILITIES CONFINED TO EASEMENTS, AND PIPELINES CONFINED TO EASEMENTS, ALONG WITH THE ADDITIONAL RESTRICTIONS PER THE PIPELINE COMPANY AS NOTED BELOW. RESERVE "C" IS HEREBY PLATTED FOR OPEN SPACE, DRAINAGE, LANDSCAPING, BERMS, ENTRY MONUMENTS, SIGNAGE, PEDESTRIAN TRAILS, AND UTILITIES CONFINED TO EASEMENTS. RESERVES "A" THROUGH "D" SHALL BE OWNED AND MAINTAINED BY ONE OR MORE OWNERS' ASSOCIATIONS.

40 FOOT RELOCATED OIL PIPELINE RIGHT OF WAY IS A RESTRICTED AREA, NO BUILDINGS MAY BE LOCATED WITHIN 50 FEET OF THE PIPELINE, AS DEPICTED BY THE BUILDING SETBACK LINE.

THE PROPERTY IS ENCUMBERED BY A BLANKET EASEMENT RECORDED AT BOOK 239, PG. 527 AND BOOK 239, PG. 579, CURRENTLY OWNED BY COFFEYVILLE RESOURCES CRUISE TRANSPORTATION, LLC. THE BLANKET EASEMENT WILL BE PARTIALLY RELEASED BY AN AGREEMENT PARTIALLY RELEASING RIGHT OF WAY, AND DELINEATED BY A RESTATEMENT AND AMENDMENT OF RIGHT OF WAY CONTRACT.

MINIMUM OPENING	ELEVATION (NAVD88)
BLOCK B	
LOTS 1 THRU 21	1381.4
BLOCK C	
LOTS 1 THRU 6	1375.1



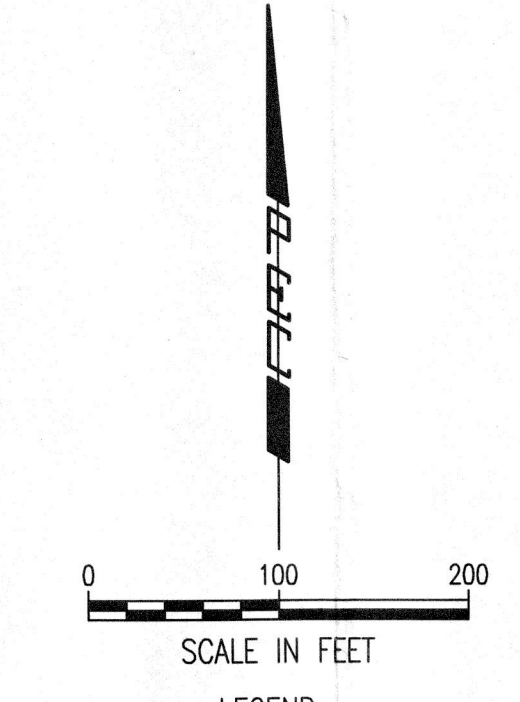
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD LENGTH	CHORD BEARING
C1	75.00'	73°42'08"	96.48	89.96'	S62° 44' 12.68"E
C2	261.00'	19°55'56"	90.80	90.34'	N30° 57' 14.86"W
C3	185.00'	29°27'59"	95.14	94.10'	S35° 43' 16.27"E
C4	225.00'	35°01'49"	137.56	135.43'	S38° 30' 11.41"E
C5	18.00'	80°21'31"	25.25	23.23'	N10° 16' 30.17"W
C6	185.00'	2°01'19"	6.53	6.53'	S70° 44' 55.95"E
C7	18.00'	80°21'30"	25.25	23.23'	S70° 04' 58.76"W
C8	400.00'	11°22'01"	79.36	79.23'	N66° 04' 34.77"W
C9	942.00'	13°15'21"	217.94	217.45'	N63° 45' 53.49"W
C10	902.00'	11°38'32"	183.28	182.97'	N54° 34' 17.91"W
C11	529.00'	46°38'42"	430.66	418.87'	S70° 27' 34.01"E

CURVE NO.	RADIUS	DELTA	LENGTH	CHORD LENGTH	CHORD BEARING
C12	559.00'	44°36'41"	435.25	424.34'	S71° 28' 34.63"E
C13	18.00'	100°23'03"	31.54	27.65'	S51° 16' 44.27"E
C14	37.00'	180°00'00"	116.24	74.00'	S88° 54' 47.00"W
C15	18.00'	81°38'43"	25.65	23.53'	N39° 44' 08.36"E
C16	600.00'	10°23'03"	108.74	108.59'	N83° 43' 15.73"E
C17	568.00'	8°21'18"	82.83	82.75'	N84° 44' 08.54"E
C18	18.00'	90°00'00"	28.27	25.46'	S46° 05' 13.00"E
C19	18.00'	90°00'00"	28.27	25.46'	N43° 54' 47.00"E
C20	18.00'	51°48'59"	16.28	15.73'	S24° 49' 16.73"W
C21	18.00'	51°48'59"	16.28	15.73'	N26° 59' 42.73"W
C22	37.00'	58°52'19"	38.02	36.37'	S56° 30' 19.18"E

CURVE NO.	RADIUS	DELTA	LENGTH	CHORD LENGTH	CHORD BEARING
C23	60.00'	104°44'09"	109.68	95.03'	S38° 43' 08.50"E
C24	92.00'	104°44'09"	168.17	145.72'	S38° 43' 08.28"E
C25	632.00'	26°31'19"	292.55	289.94'	N0° 23' 16.59"E
C26	600.00'	26°31'19"	277.74	275.26'	N0° 23' 16.59"E
C27	204.00'	42°46'37"	152.31	146.79'	S8° 30' 55.57"W
C28	236.00'	31°22'08"	129.21	127.60'	S2° 48' 40.96"W
C29	18.00'	82°18'27"	25.86	23.69'	N22° 39' 28.56"W
C30	18.00'	86°17'04"	27.11	24.62'	N73° 02' 46.04"E
C31	55.00'	63°10'56"	60.65	57.62'	S32° 13' 14.08"E
C32	23.00'	132°42'10"	53.27	42.14'	S2° 32' 22.06"W
C33	37.00'	25°38'18"	161.87	60.38'	N56° 28' 06.12"W

BENCH MARKS

- BM #12A-SQUARE CUT IN THE CENTER FACE OF THE CURB INLET ON THE SOUTH CURB LINE OF 19TH ST. N. +/- 100' WEST OF OAK CREEK PARKWAY, WEST OF ROUNDABOUT CIRCLE.
ELEV. = 1380.58 NAVD88
ELEV. = 1380.09 NGVD29
- BM #16-SQUARE CUT ON THE SOUTH TOP OF CURB IN REMINGTON PLACE ADDITION. NEAR THE NORTHWEST CORNER OF LOT 5, BLOCK 1 OAK CREEK 2ND ADDITION. +/- 100' WEST OF CRANBROOK STREET.
ELEV. = 1395.23 NAVD88
ELEV. = 1394.74 NGVD29
- BM #201-SQUARE CUT ON THE NORTHEAST SIDE OF A CONCRETE LIGHT POLE BASE ON THE SOUTH SIDE OF 19TH ST. N AND WEST OF N VERANDA ST. +/- 3' NORTHEAST TO THE SOUTH CURB LINE ALONG 19TH ST. N. +/- 68' NORTHEAST TO THE BASE OF THE "ROUNDABOUT AHEAD" SIGN POST.
ELEV. = 1399.86 NAVD88
- BM #202-SQUARE CUT ON THE SOUTH TOP OF CURB ALONG 19TH ST. N. NEAR THE SOUTHWEST CORNER OF LOT 3, BLOCK 3, OAK CREEK 2ND ADDITION. +/- 5' SOUTHWEST TO THE TOP BOLT OF A FIRE HYDRANT. +/- 55' WEST TO THE CENTER OF A BURIED ELECTRIC HAND BOX. +/- 64' NORTHWEST TO THE BASE OF A LIGHT POLE.
ELEV. = 1394.77 NAVD88
- BM #203-SQUARE CUT ON THE SOUTH TOP OF CURB ALONG 19TH ST. N. NEAR THE SOUTHWEST CORNER OF LOT 3 BLOCK 2, OAK CREEK 2ND ADDITION. +/- 50' NORTHEAST TO THE TOP BOLT ON A FIRE HYDRANT. +/- 40' WEST OF N CARRIAGE OAKS ST.
ELEV. = 1389.93 NAVD88
- BM #204-SQUARE CUT ON THE NORTH TOP OF CURB ALONG 19TH ST. N. NEAR THE SOUTHWEST CORNER OF LOT 3 BLOCK 4TH ADDITION. +/- 17' EAST-NORTHEAST TO THE BASE OF A LIGHT POLE. +/- 24' NORTH TO THE TOP OF A TELEPHONE PEDESTAL. +/- 39' WEST-NORTHWEST TO THE BASE OF A "PEDESTRIAN CROSSING" SIGN POST.
ELEV. = 1372.86 NAVD88
- BM #205-SQUARE CUT IN THE CENTER OF THE TOP OF THE EAST INLET, ON THE NORTH SIDE OF 19TH ST. N., NEAR GREENWICH RD. +/- 12' EAST TO THE BASE OF A LIGHT POLE. +/- 72' SOUTH TO THE NORTHEAST CORNER OF RESERVE AREA "D" CARRIAGE OAKS 2ND ADDITION. +/- 250' EAST TO THE WEST CURB LINE ALONG N GREENWICH RD.
ELEV. = 1367.87 NAVD88
- BM #206-SQUARE CUT IN THE CENTER OF A CURB INLET ON THE WEST SIDE OF N GREENWICH RD. AND SOUTH OF THE EAST ENTRANCE TO OAK CREEK SUBDIVISION. +/- 27' NORTH-NORTHWEST TO THE BASE OF A WOOD LIGHT POLE. +/- 37' WEST TO THE SOUTH END OF THE STONE "OAK CREEK" SIGN. +/- 51' NORTHWEST TO THE BASE OF THE "STOP" SIGN POST.
ELEV. = 1363.66 NAVD88
- BM #207-CITY OF WICHITA BRASS DISC ON THE SOUTH END OF THE WEST HEADWALL OF AN RCB RUNNING EAST-WEST UNDER N GREENWICH RD. +/- 29' EAST TO THE WEST CURB LINE ALONG N GREENWICH RD. +/- 43' NORTH TO THE CENTERLINE OF THE GRAVEL PATH TO THE WEST (ABANDONED RR TRACKS).
ELEV. = 1366.78 NAVD88



- LEGEND**
- △ FOUND SECTION CORNER AS NOTED
 - FOUND MONUMENT AS NOTED
 - FOUND PEC CLS65
 - SET 1/2" REBAR, 24" LONG, WITH ID CAP "PEC CLS 65"
 - (M) MEASURED
 - (P) PLAT OF CARRIAGE OAKS ADDITION
 - B.S.L. BUILDING SETBACK LINE

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, RESERVES AND STREETS, THE SAME TO BE KNOWN AS THE VILLAS AT OAK CREEK 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

OWNER: SLAWSON COMMERCIAL PROPERTIES, LLC

KATHY A. ATKINS, VICE PRESIDENT

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2020, BY KATHY A. ATKINS, VICE PRESIDENT OF SLAWSON COMMERCIAL PROPERTIES, LLC.

SARAH HATTRUP, NOTARY PUBLIC

MY APPOINTMENT EXPIRES _____

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

ROBERT P. HARMON, MANAGING DIRECTOR

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2020, BY ROBERT P. HARMON, MANAGING DIRECTOR OF INTRUST BANK, N.A.

_____, NOTARY PUBLIC

MELINDA JABARA, MY APPOINTMENT EXPIRES _____

THIS PLAT OF THE VILLAS AT OAK CREEK 2ND HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, APPROVED THE _____ DAY OF _____, 20____.

CHARLES A. WARREN, CHAIR

SCOTT A. WADLE, SECRETARY

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS _____ DAY OF _____, 2020.

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

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS _____ DAY OF _____, 2020.

BRANDON J. WHIPPLE, MAYOR

KAREN SUBLETT, CITY CLERK

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 2020.

KELLY B. ARNOLD, COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____, MO., ON THE _____ DAY OF _____, 2020.

TONYA BUCKINGHAM, REGISTER OF DEEDS

KENLY ZEHRING, DEPUTY

Plot Scale 1" = 10'-0" 05-27-2020 11:54:26 AM by REBECCA MELLIES, LE
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