

ONE STEP FINAL PLAT OF OAK CLIFF ESTATES 6TH ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) as
Sedgwick County)

I, the undersigned licensed land surveyor in and for said county and state, do hereby certify that, under the supervision of the undersigned, we, POE and Associates, Inc. have surveyed and plotted "OAK CLIFF ESTATES 6TH ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

Lot 3, Block 20, Oak Cliff Estates to Wichita, Sedgwick County, Kansas; EXCEPT the north 336.5 feet of the west 178 feet of said Lot 3; and EXCEPT the east 245 feet of the south 185 feet of said Lot 3; and EXCEPT the north 225 feet of the east 178 feet of said Lot 3; and EXCEPT the south 225.5 feet of the East 111.75 feet of the West 289.75 feet of said Lot 3.
ALONG WITH Lot 1, Block 1, Oak Cliff Estates 4th Addition to Wichita, Sedgwick County, Kansas; EXCEPT, the north 200 feet of the east 215 feet of said Lot 1; and EXCEPT, the following described tract of land: Commencing at the southerly most southeast corner of said Lot 1; thence north, along a west line of said Lot 1, 200 feet for a Point of Beginning; thence north parallel with the west line of said Lot 1, 90 feet; thence east, 150 feet to the east line of said Lot 1; thence south parallel with the east line of said Lot 1, 90 feet to the south line of said Lot 1; thence east on a south line of said Lot 1, 150 feet to the Point of Beginning.

Existing public dedications, rights of way, and easements being vacated by virtue of K.S.A. 12-512(b).

Mark A. Smoy, F.L.S. # 788 _____ Surveyor

State of Kansas) as
Sedgwick County)

Know all men by these presents that we, the undersigned, have caused the land described in the surveyor's certificate to be plotted into Lots, Blocks and Reserves, to be known as "OAK CLIFF ESTATES 6TH ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for constructing, maintaining, operating, and repairing utilities. Reserve A is for fire/rescue/ambulance to serve the platted Lots. Reserve B is for drainage and detention. All reserves shall be owned and maintained by an owners' association. The drainage easements are for stormwater drainage and a drainage plan has been developed for the plat. All drainage easements and/or rights of way shall remain of established grades, or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
Lakeridge Development, LLC.

Larry Bottenberg, Member

State of Kansas) as
Sedgwick County)

BE IT REMEMBERED that on this _____ day of _____, 2006, before me, the undersigned, a notary public in and for the County and State aforesaid came Larry Bottenberg, Member, Lakeridge Development, LLC, to the personally known to be the same person who executed this instrument and such person duly acknowledged the execution of the same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

My appointment expires _____

Notary Public _____

Print _____

State of Kansas) as

This plat of "OAK CLIFF ESTATES 6TH ADDITION", Wichita, Sedgwick County, Kansas 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 Warner, Jr. _____ Chair

John L. Schlegel _____ Secretary

State of Kansas) as

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2006. At the Direction of the City Council.

Carlisa Mayans _____ Mayor

Karen Sublett _____ City Clerk

Entered on transfer record this _____ day of _____, 2006.

Dan Broca _____ County Clerk

State of Kansas) as

This is to certify that this instrument was filed for record in the Register of Deeds office at _____ o'clock _____ m., on the _____ day of _____, 2006, and is duly recorded.

Bill Meek _____ Register of Deeds

Tony Buckingham _____ Deputy

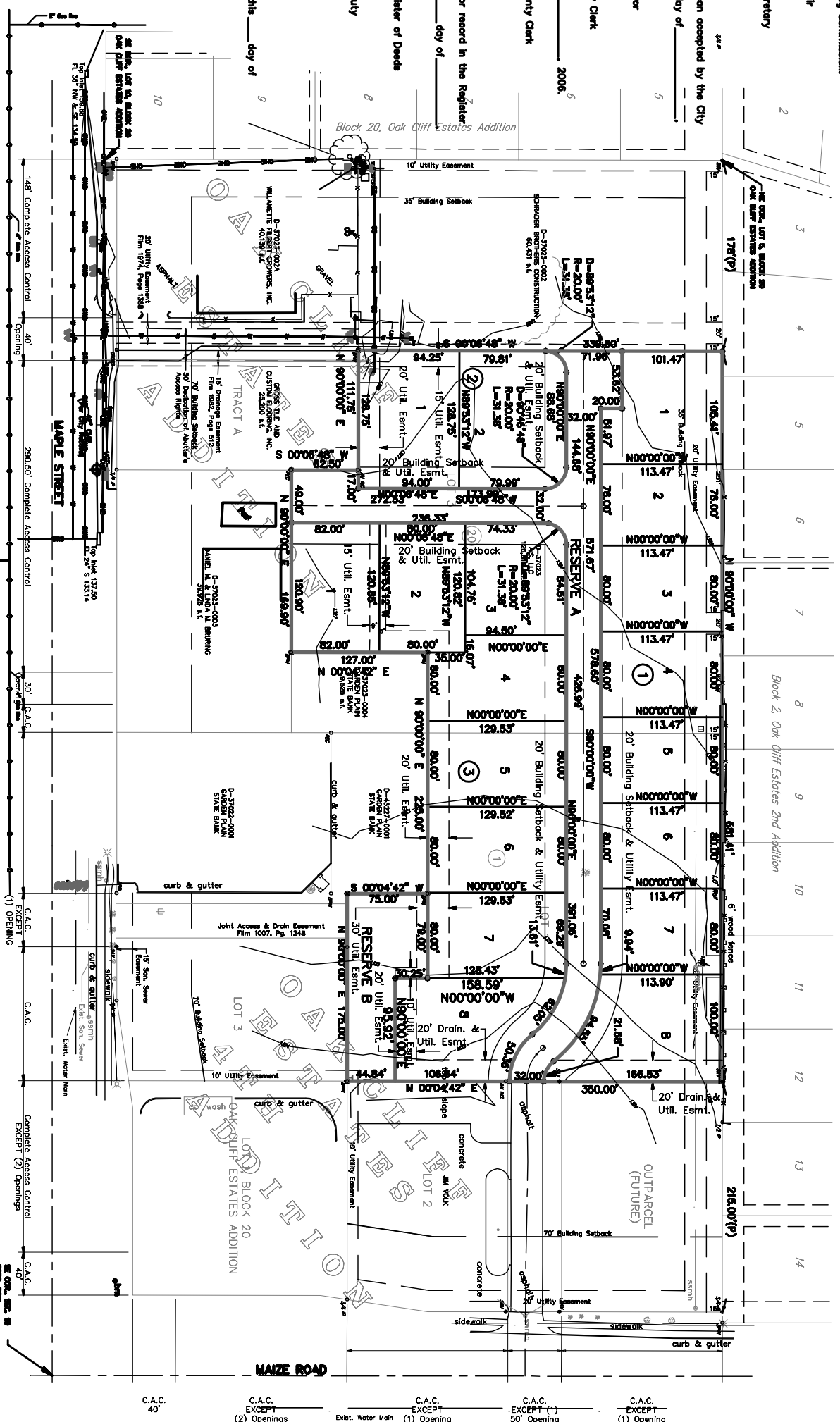
State of Kansas) as

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2006.

Tricia L. Robello, L.S. # 12348
Deputy County Surveyor
Sedgwick County, Kansas

Notes

- LEGEND**
- = 1/2" Iron Pipe (found)
 - ✱ = 1/2" Rebar (found)
 - = PK Nail (found)
 - + = "I" Out (found)
 - ▲ = Section Corner
 - (M) = Measured
 - (P) = Platted
 - R.O.W. = Right-of-Way
 - RESERVE A—Private Street



Existing Zoning-LC

NOTE: This plat subject to the provisions of Oak Cliff Estates Community Unit Plan, DP-104 as amended on file with the Metropolitan Area Planning Department.

| CURVE | LENGTH | RADIUS | CHORD | DELTA |
|-------|--------|--------|---------|----------|
| C1 | 35.97 | 40.00 | 17.9581 | 51.3147° |
| C2 | 90.07 | 100.00 | 48.337 | 51.3629° |

C.A.C. 40' EXCEPT (2) Openings
C.A.C. EXCEPT (1) Opening
C.A.C. EXCEPT (1) 50' Opening
C.A.C. EXCEPT (1) Opening