

OAK TREE

Wichita, Sedgwick County, Kansas

State of Kansas)
SS
Sedgwick County)

We, Garver, LLC, Land Surveyors in aforesaid county and state, do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "OAK TREE", Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

That portion of the NE1/4 of Sec. 34, T27S, R2W of the 6th P.M., Sedgwick County, Kansas, described as: Beginning 125 feet South and 467 feet West of the Northeast corner of the NE1/4; thence South 460 feet; thence East 63.77 feet; thence South 561 feet; thence West to the West line of the NE1/4 of the NE1/4; thence North to the South line of U.S. Highway No. 54 right-of-way, as condemned in Case A-38302; thence East to the beginning, EXCEPT that portion of the NE1/4 of Sec. 34, T27S, R2W of the 6th P.M., Sedgwick County, Kansas, described as: Beginning 125 feet South and 467 feet West of the Northeast Corner of the NE1/4; thence South 460 feet; thence East 63.77 feet; thence South 143.69 feet; thence West 671.97 feet; thence Northwesterly 614.81 feet; thence East 703.46 feet to the Point of Beginning.

All public easements and dedications are hereby vacated by virtue of K.S.A. 12-512b, as amended.

Garver, LLC
Land Surveyor
William K. Clevenger, PS #1437

Know all men by these presents that we, the undersigned, have caused the land described in the surveyor's certificate to be platted into Lots, Blocks and Streets, to be known as "OAK TREE", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted to the public as indicated for the construction and maintenance of all public utilities. No sign, light poles, private drainage systems, berms, walls, masonry trash enclosures or other structures shall be located within public utility easements unless permitted by the City of Wichita Department of Engineering and that they do not inhibit the conveyance of surface drainage. The drainage easement is hereby granted to the public as indicated for drainage purposes. The drainage & utility easements are hereby granted to the public as indicated for drainage purposes and for the construction and maintenance of all public utilities. The utility easements are hereby granted to the public for construction and maintenance of all public utilities. 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. The Temporary Emergency Opening is hereby dedicated to the public for emergency access purposes. This temporary opening at Ciderbluff St will convert to one regular opening onto 155th St W once the Kellogg Frontage Road has been constructed. Access Controls as indicated are hereby granted to the appropriate governing body. The streets are hereby dedicated to and for the use of the public. Reserves "A" and "B" are hereby reserved for irrigation, walls, signage, walks, lighting, landscaping, berms, lakes, drainage, drainage structures, and utilities confined to easements. No regrading within abutting rights-of-way shall be allowed with the construction of the berms allowed within Reserves A and B. The berms cannot impact access to or bury manholes, water valves and/or water meters. Reserve "C" is hereby reserved for a vehicle gate, drainage, utilities and street improvements. The vehicle gate within

Reserve "C" can be removed once the Kellogg Frontage Road has been constructed and direct access to US-54 Highway has been restricted. Compliance with any platted restrictions and applicable restrictive covenants affecting said Reserves shall be binding on any owners, successors, heirs or assigns. The Temporary Turnaround Easement will expire upon removal of the temporary vehicle gate. The Reserves are to be owned and maintained by the Home Owners Association for the addition, their successors and/or assigns. A Minimum Pad Elevation for lowest openings is as shown on the accompanying table. 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 unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual. The maintenance of all drainageways and drainage facilities in backyard easements and reserves shall be the responsibility of the property owner, and shall be enforced by the Homeowners' Association and be provided for in the Homeowners' Association covenants. The property owner shall provide a copy of the Individual Lot Grading Plan and the Individual Lot Grading Plan Certificate pertaining to such owner's lot to any person installing lawn, landscaping, fencing, or other improvements or structures and require them to maintain the grade levels shown on the Individual Lot Grading Plan Certificate.

Bryan Lagaly Properties, LLC,
a Kansas limited liability company
Sole Member

Bryan Lagaly

State of Kansas)
SS
Sedgwick County)

The foregoing instrument acknowledged before me, this ____ day of

____, 2025, by Bryan Lagaly, Sole Member, on behalf of Bryan Lagaly Properties, LLC, a Kansas limited liability company.

Notary Public

Danielle Cain

My appointment expires _____.

We the undersigned, holders of a mortgage on a portion of the above described property, do hereby consent to this plat of "OAK TREE" Wichita, Sedgwick County, Kansas.

Bank of the Plains

Senior Vice President

Michael Clayman

State of Kansas)
SS
Sedgwick County)

The foregoing instrument acknowledged before me this ____ day of

____, 2025, by Michael Clayman, Senior Vice President of

Bank of the Plains, on behalf of the Bank.

____, Notary Public

My appointment expires _____.

BUILDING SETBACKS:
Unless otherwise noted, all Front Building Setbacks shall be 20 feet, Rear Setbacks shall be 16 feet and all Interior Sideyard Setbacks shall be 5 feet.

This plat of "OAK TREE", 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 _____, 2025.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Chair

Bryan Frye

Secretary

Scott A. Wadle

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this ____ day of _____, 2025.

At the Direction of the City Council

Mayor

Lily Wu

City Clerk

Paul Leeker

Reviewed in accordance with K.S.A. 58-2005 on this ____ day of

____, 2025.

Deputy County Surveyor
Sedgwick County Kansas

Tricia L. Robello, PS #1246

Entered on transfer record this ____ day of _____, 2025.

County Clerk

Kelly B. Arnold

State of Kansas)
SS
Sedgwick County)

This is to certify that this plat has been filed for record in the office of the Register of

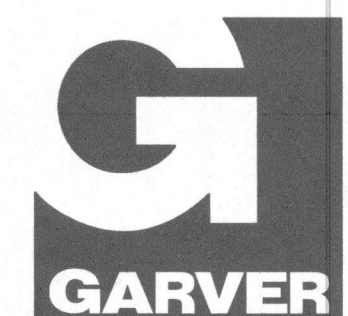
Deeds, this ____ day of _____, 2025, at ____ o'clock ____ M, and is duly recorded.

Register of Deeds

Tonya Buckingham

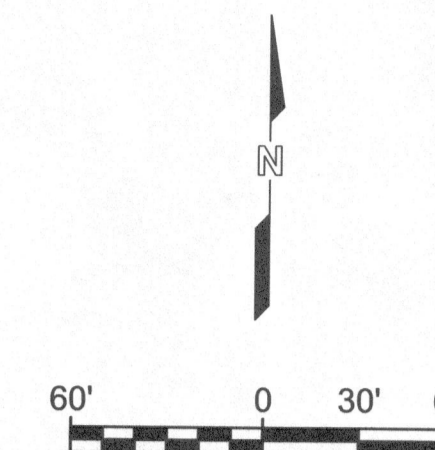
Deputy

Kenly Zehring



OAK TREE

Wichita, Sedgwick County, Kansas



(BASIS) = Basis of Bearings = Kansas Coordinate System of 1983 South Zone Grid Bearing
M = Measured
C = Calculated
D = Described
C.A.C. = Complete Access Control

SURVEY MARKER LEGEND

- 1/2" REBAR (FOUND - ORIGIN UNKNOWN)
- ⊗ 1/2" REBAR W/ABBOTT LS 1340 CAP (FOUND)
- ⊗ 3/4" IRON PIPE (FOUND - ORIGIN UNKNOWN)
- ⊗ 5/8" REBAR (FOUND - ORIGIN UNKNOWN)
- ⊗ 5/8" REBAR IN THIMBLE (FOUND - ORIGIN UNKNOWN)
- ⊗ 5/8" REBAR IN UNREADABLE CAP (FOUND - ORIGIN UNKNOWN)
- ⊗ PK NAIL (FOUND - ORIGIN UNKNOWN)
- ⊗ 1/2" REBAR W/GARVER CAP (SET)
- MONUMENT TO BE SET WITH STREET CONSTRUCTION PROJECT BY THE STREET DESIGNER
- ⊗ BENCHMARK

BENCH MARKS

BENCH MARK POINT #100: CHISELED SQUARE WITH PLUS CUT IN CENTER ON THE WEST END OF A STORM SHELTER, 695 FEET SOUTH OF CENTER OF US-54 HIGHWAY AND 376 FEET EAST OF 155TH STREET WEST. ELEVATION = 1401.71 (NAVD88, G18)

BENCH MARK POINT #103: RAILROAD SPIKE IN WEST FACE OF POWER POLE, 1557 FEET SOUTH OF CENTER OF US-54 HIGHWAY AND 20 FEET EAST OF THE CENTERLINE OF 155TH STREET WEST. ELEVATION = 1407.57 (NAVD88, G18)

MINIMUM BUILDING PAD ELEVATION FOR LOWEST OPENING INTO STRUCTURES

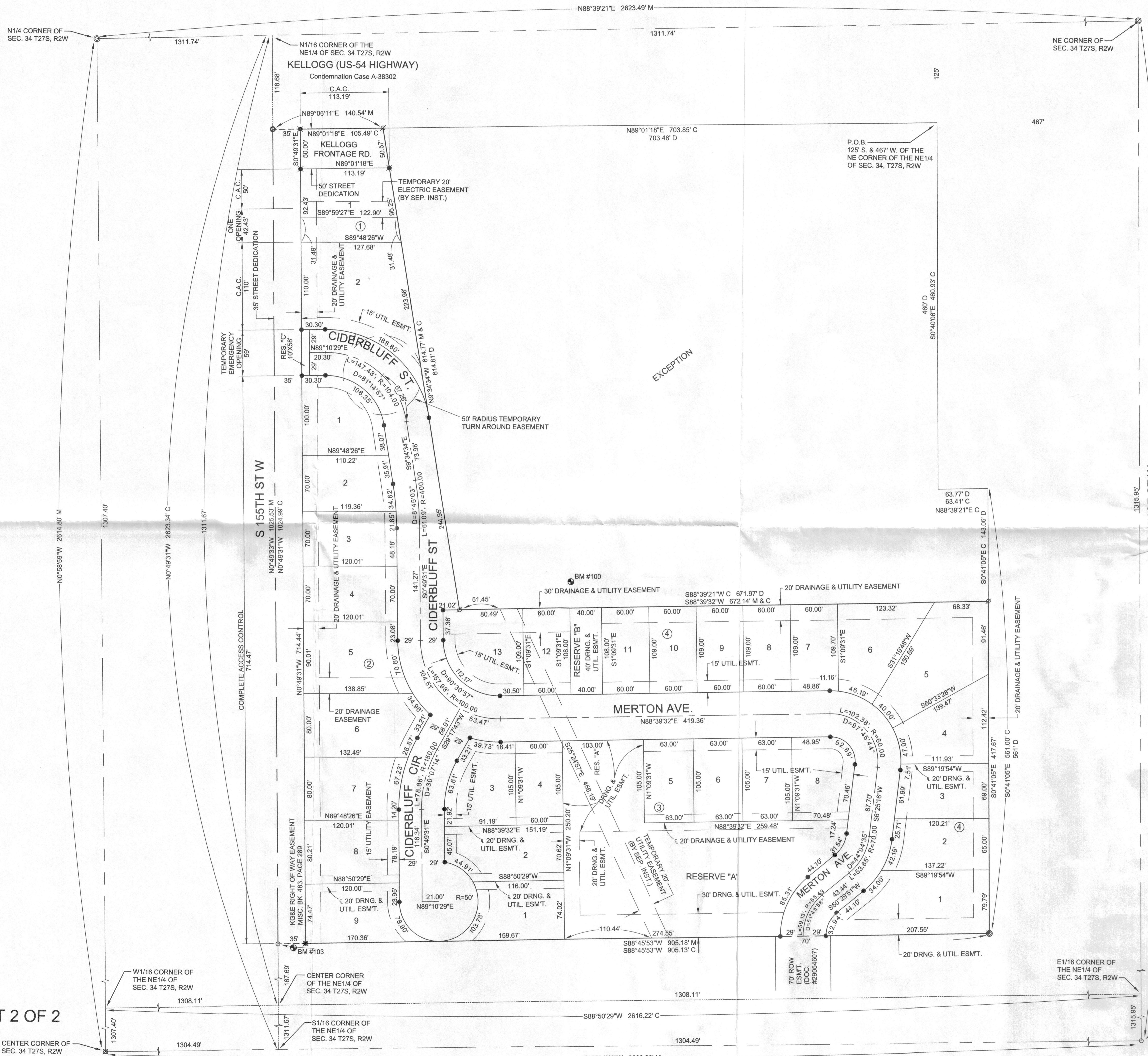
BLOCK	LOT NO.	ELEVATION (NAVD88)
3	1, 2, 3, 4, 5, 6, 7, 8	1397.0

Parcel Area Table

PARCEL	AREA SQ. FT.
B1L1	11231
B1L2	17494
B2L1	9463
B2L2	8074
B2L3	8396
B2L4	8401
B2L5	11207
B2L6	11749
B2L7	9871
B2L8	9504
B2L9	9472
B3L1	8715
B3L2	10063
B3L3	8796
B3L4	6300
B3L5	6615
B3L6	6615
B3L7	6615
B3L8	7853
B4L1	14269

Parcel Area Table

PARCEL	AREA SQ. FT.
B4L2	8190
B4L3	7999
B4L4	9311
B4L5	13756
B4L6	10055
B4L7	6543
B4L8	6540
B4L9	6540
B4L10	6540
B4L11	6540
B4L12	6540
B4L13	9994
RESERVE A	56477
RESERVE B	4360



SHEET 2 OF 2

CENTER CORNER OF SEC. 34 T27S, R2W

DWG FILE: T41-2401413 SURVEY BASE
PROJECT NO. T41-2401413
APRIL 7, 2025

