FILE COPY

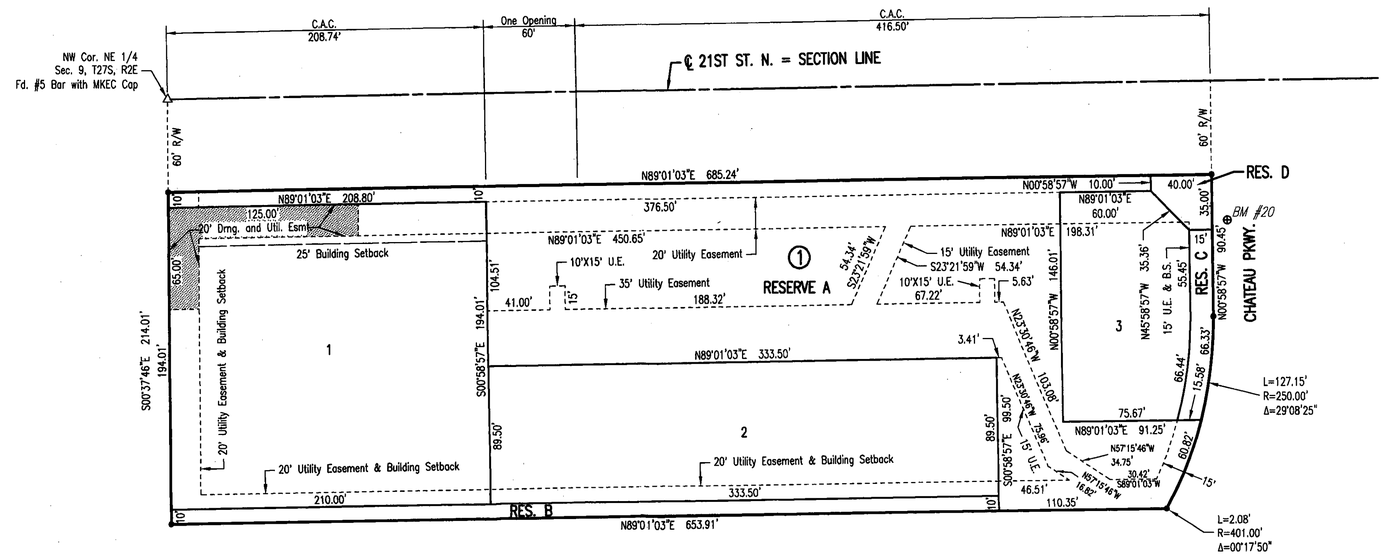
FINAL TRACING REC'D
1-22-10
(SUB 2009-21)

OAK CREEK OFFICE PARK

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

SCALE: 1" = 50'

● = 1/2" REBAR W/PEC CAP UNLESS OTHERWISE NOTED



BENCHMARK

BM #20

Chiseled "d" on East side of concrete base for light pole at SW corner of 21st St. N. and Chateau Parkway.

Elev. = 1372.59 NGVD29

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND SURVEYORS IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT OF THIS 18TH DAY OF JANUARY, 2010, WE HAVE SURVEYED AND PLATTED OAK CREEK OFFICE PARK, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, A BLOCK, AND RESERVES THE SAME BEING A RE-PLAT OF LOT 1, BLOCK 1, AND RESERVE "B", OAK CREEK, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

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 REGISTERED 1-18-10 LS-832 KANSAS LAND SURVEYOR

JAMES R. BECKETT, R.L.S. NO. 832
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED TO THE CITY OF WICHITA.

ALL ABUTTER'S RIGHT OF ACCESS TO AND FROM 21ST STREET NORTH OVER AND ACROSS THE NORTH PROPERTY LINE IS HEREBY GRANTED TO THE CITY OF WICHITA. PROVIDED HOWEVER THAT THERE SHALL BE ACCESS TO 21ST STREET NORTH AT ONE LOCATION AS SHOWN.

A DRAINAGE PLAN HAS BEEN APPROVED FOR THIS PLAT. ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, AND RESERVES SHALL REMAIN AT ESTABLISHED GRADES AND UNOBSTRUCTED TO ALLOW FOR THE CONVEYANCE OF STORM WATER, UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER.

RESERVE "A" IS HEREBY PLATTED FOR PARKING, DRIVES, ENTRY MONUMENTS, SIGNS, SIDEWALKS, LIGHTS, DRAINAGE AND UTILITIES CONFINED TO EASEMENTS. RESERVES "B" AND "C" ARE HEREBY PLATTED FOR DRAINAGE AND UTILITIES CONFINED TO EASEMENTS. RESERVE "D" IS HEREBY PLATTED FOR ENTRY MONUMENTS, DRAINAGE, SIGNAGE, SIDEWALKS AND UTILITIES CONFINED TO EASEMENTS. RESERVES "A" THROUGH "D" SHALL BE OWNED AND MAINTAINED BY AN OWNER'S ASSOCIATION TO BE FORMED WITHIN OAK CREEK OFFICE PARK ADDITION.

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, A BLOCK, AND RESERVES, THE SAME TO BE KNOWN AS OAK CREEK OFFICE PARK, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

THIS ADDITION IS SUBJECT TO THE OAK CREEK COMMUNITY UNIT PLAN CUP 2004-09 DP-274.

OWNER:

SLAWSON COMMERCIAL PROPERTIES, LLC., A KANSAS LIMITED LIABILITY COMPANY

BY: _____
DAVID A. TRIMBLE, VICE PRESIDENT

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

F. LYNN HOLLOWAY NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 7/27/2013

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 18TH DAY OF JANUARY, 2010 BY DAVID A. TRIMBLE, VICE PRESIDENT OF SLAWSON COMMERCIAL PROPERTIES, LLC., A KANSAS LIMITED LIABILITY COMPANY.

F. Lynn Holloway, NOTARY PUBLIC
LYNN HOLLOWAY

MY APPOINTMENT EXPIRES: 7/27/2013

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

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

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 20TH DAY OF JANUARY, 2010 BY ROGER G. EASTWOOD, SENIOR VICE PRESIDENT OF INTRUST BANK, N.A.

Melinda A. Spies, NOTARY PUBLIC
MELINDA A. SPIES

MELINDA A. SPIES Notary Public - State of Kansas My Appt. Expires 2/18/11

MY APPOINTMENT EXPIRES: 2/18/11

THIS PLAT OF OAK CREEK OFFICE PARK HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS _____ DAY OF _____, 2010.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, CHAIRMAN
G. Nelson VanFleet

_____, SECRETARY
JOHN L. SCHLEGEL

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS _____ DAY OF _____, 2010.

_____
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 _____, 2010.

_____, MAYOR
CARL BREWER

_____, CITY CLERK
KAREN SUBLETT

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 2010.

_____, COUNTY CLERK
KELLY B. ARNOLD

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ .M., ON THE _____ DAY OF _____, 2010.

_____, REGISTER OF DEEDS
BILL MEEK

_____, DEPUTY
TONYA BUCKINGHAM

Saved 01-18-2010 10:47:28 AM by AEE
Plot Scale 1:50 01-18-2010 10:47:56 AM by AEE
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