

FINAL PLAT

IRONHORSE AT OXFORD ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

I, Gregory J. Allison, a Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "IRONHORSE AT OXFORD", an addition to Wichita, Sedgwick County, Kansas, into Lots, Blocks, Reserves, and Streets, the same being accurately set forth in the accompanying plat and described herein:

A tract of land lying in the Northeast Quarter, Section 1, Township 27 South, Range 1 East, of the 6th Principal Meridian, Wichita, Sedgwick County, Kansas; more particularly described as follows:

BEGINNING at a point lying on the South line of said Northeast Quarter 50.00 feet West of the Southeast corner of said Northeast Quarter, said point being the Northeast corner of a tract of land known as the Voicestream Addition, an addition to Wichita, Sedgwick County Kansas; thence along the North line of said Voicestream Addition, and along the South line of said Northeast Quarter on a Kansas South Zone Grid Bearing of S88°51'49"W, 270.00 feet; thence along the east, north and westerly lines of Lot 1, Block 1, of said Voicestream Addition through the following three courses: N00°43'24"W, 170.00 feet; S88°51'49"W, 826.45 feet; S49°32'56"E, 256.11 feet; to a point on the South line of said Northeast Quarter; thence along said South line, S88°51'49"W, 372.20 feet to the Southeast corner of Courts II Addition, an addition to Wichita, Sedgwick County Kansas; thence along the East line of said Courts II Addition, and along the East line of Meadow Oaks Addition, an addition to Wichita, Sedgwick County, Kansas, N00°41'40"W, 788.58 feet to the Southwest corner of a tract of land known as Northeast Elementary School Addition, an addition to Wichita, Sedgwick County, Kansas; thence along the South line of said Northeast Elementary School Addition, N88°51'26"E, 1275.47 feet to a point 50.00 feet West of the East line of said Northeast Quarter; thence parallel with said East line S00°43'24"E, 788.73 feet to the POINT OF BEGINNING.

The portions of the 20' Sanitary Sewer Easement and 30' Sanitary Sewer Easement recorded on FILM 45, Page 116; AND ALSO the portion of the 16' Easement for sanitary sewer recorded on Film 145, Page 104 lying within the above described property is hereby vacated and replatted by virtue of K.S.A. 12-512(b).

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this ____ day of _____, 2003.

Gregory J. Allison, PE, LS #1257
MKEC Engineering Consultants, Inc.
411 North Webb Road
Wichita, Kansas 67206

Know all men by these presents that we the undersigned property owners of the land above set forth in the Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into Lots, Blocks, and Streets the same to be known as "IRONHORSE AT OXFORD", an addition to Wichita, Sedgwick County, Kansas. Easements for the construction and maintenance of public utilities, and drainage, as indicated on the accompanying plat are hereby granted to the appropriate governing body. The wall easement is for the construction and maintenance of a private wall. Utilities may cross the wall easement. The streets are hereby dedicated to and for the use of the public. A drainage plan has been developed for this plat and all drainage easements, right-of-way, or reserves 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 storm water. All abutters right of access to or from Woodlawn Boulevard over and across the East line of "IRONHORSE AT OXFORD," are hereby granted to the appropriate governing body, as indicated on the face of the plat. Lots 20-24, inclusive will be required to hold the minimum pad elevations as shown on the "Minimum Pad Elevations" table. The drainage dedication per FILM 115, PAGE 929 and FILM 106, PAGE 1269 is owned and maintained by the City of Wichita, Kansas.

Leewood Homes, Inc.

Leewood Homes, Inc., Joe H. Lee, President, President

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this _____ day of _____, 2003, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Joe H. Lee, President, Leewood Homes, Inc., to me personally known to be the same person who executed the foregoing instrument of writing and 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 last above written.

_____, Notary Public

Notary Public
My appointment expires: _____

We, Legacy Bank, holders of mortgages on the above described property, do hereby consent to the plat of "IRONHORSE AT OXFORD ADDITION."

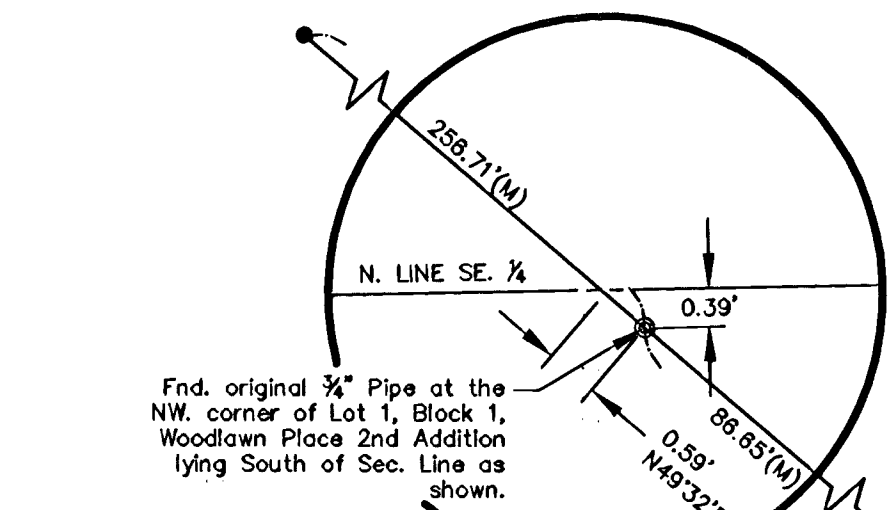
STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this _____ day of _____, 2003, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Legacy Bank to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

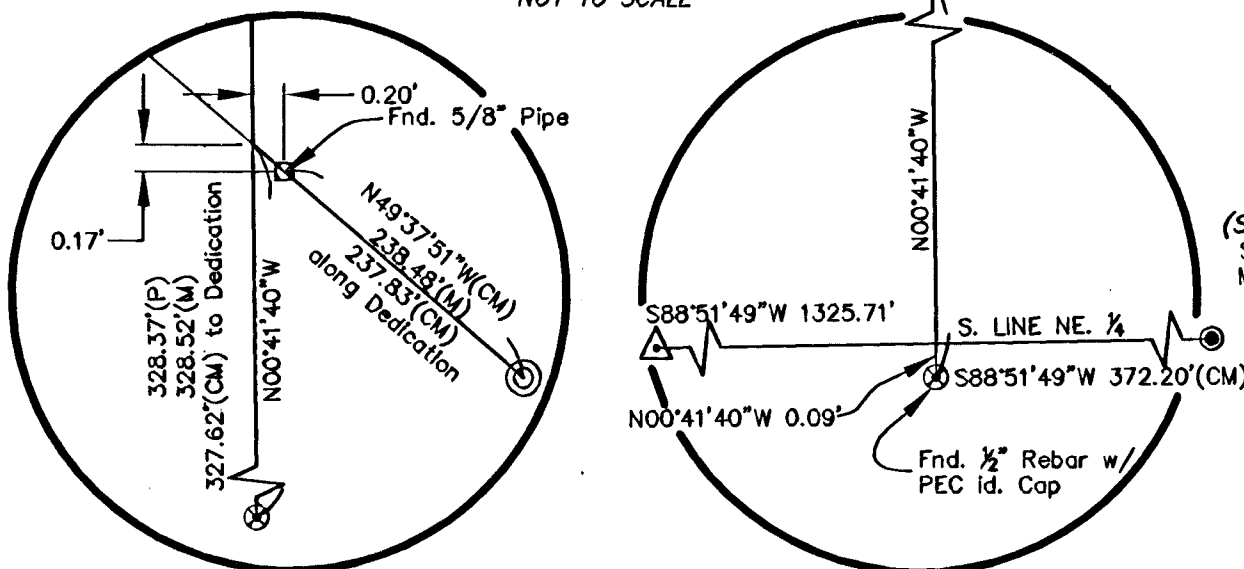
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

_____, Notary Public

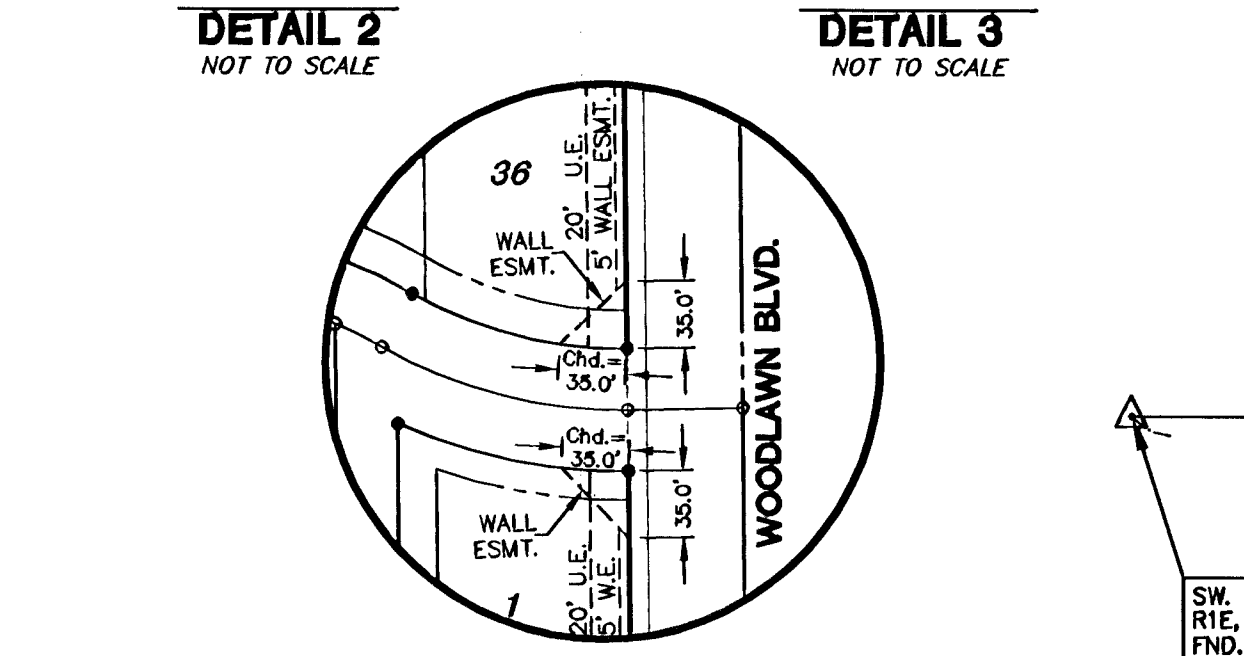
Notary Public
My appointment expires: _____



DETAIL 1
NOT TO SCALE



DETAIL 2
NOT TO SCALE



DETAIL 3
NOT TO SCALE



DETAIL 4
NOT TO SCALE

This plat of "IRONHORSE AT OXFORD", has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 7th day of November, 2002.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Chair
Bernard A. Hentzen, Chair

_____, Secretary
Dale Miller, Secretary

This plat approved and all dedications shown thereon, if any, accepted by the City Council of the City of Wichita, Kansas, this ____ day of _____, 2003.

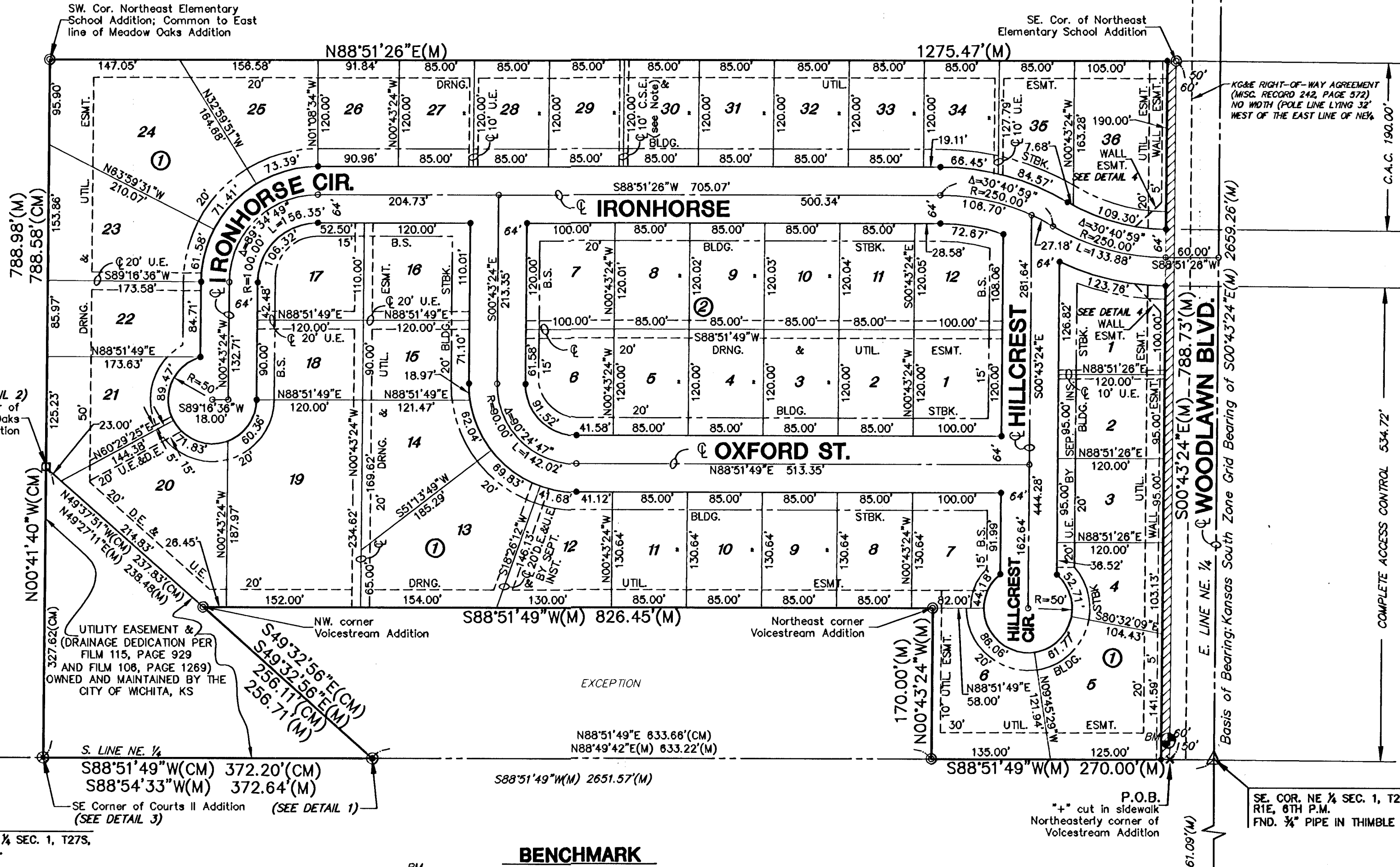
At the direction of the City Council.

_____, City Manager
Chris Cherches, City Manager

_____, City Clerk
Pat Graves, City Clerk

Entered on transfer record this ____ day of _____, 2003.

_____, County Clerk
Don Brace, County Clerk



BENCHMARK

BN - City disc at 25th St. N. and Woodlawn Blvd., 24 feet North of the centerline of the East-West hedgerow and 45.3 feet West of the centerline of Woodlawn Blvd. Elev.=189.16 City Datum 1378.58 NGVD

NOTE

The 10' contingent sidewalk easement between Lots 29 and 30 shall only become effective upon the extension of the sidewalk Southward through the school property. If the Southward sidewalk is not constructed within two years of the recording of this plat, the contingent sidewalk easement shall expire.

LEGEND

- △ - SECTION CORNER
- - SET 5/8" REBAR/MKEC CLS #39
- ⊙ - FOUND 3/4" PIPE SET AT N.W. COR. LOT 1, BLOCK 1, WOODLAWN PLACE 2ND ADDITION
- - FND 5/8" PIPE
- ⊗ - FOUND 1/2" REBAR W/ PEC CAP
- B.S. = BUILDING SETBACK
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- (P) = PLATTED MEASUREMENT
- (M) = MEASURED
- (CM) = CALCULATED FROM MEASUREMENT
- C.S.E. = CONTINGENT SIDEWALK EASEMENT (see note)

MINIMUM PAD ELEVATIONS (LOWEST OPENINGS)		
LOT	ELEVATION (CITY DATUM)	ELEVATION (NGVD)
20	174.1	1361.5
21	174.1	1361.5
22	174.8	1362.2
23	175.5	1362.9
24	176.8	1364.2

SCALE: 1" = 100'

100 0 100 200