

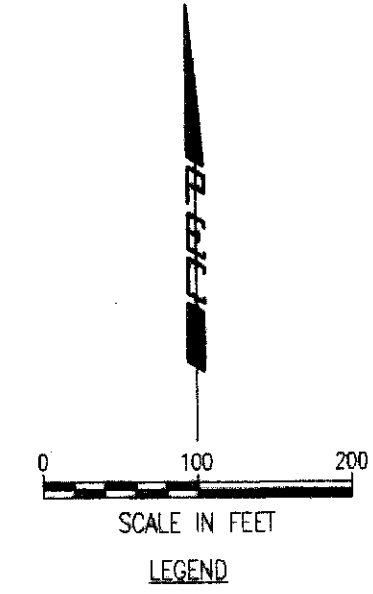


PAVING INCIDENTAL DRAINAGE IMPROVEMENTS THE VILLAS AT OAK CREEK PHASE 1 GARY JANZEN, P.E. - CITY ENGINEER CITY OF WICHITA PROJECT NO. 472-2019-085583

# THE VILLAS AT OAK CREEK

## AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

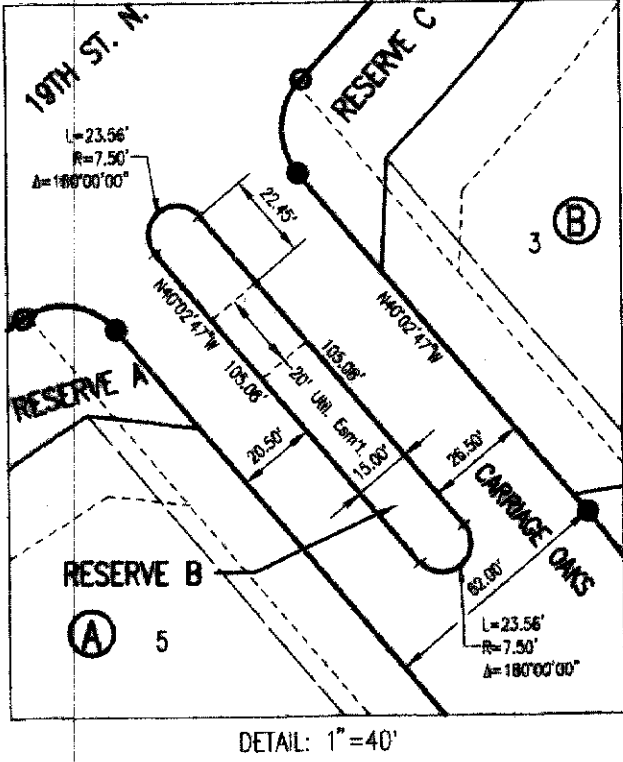
### FINAL PLAT



CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	529.00'	60°29'20"	538.49'
C2	558.00'	58°53'57"	574.64'
C3	18.00'	89°10'34"	26.78'
C4	18.00'	84°32'42"	26.38'
C5	529.00'	60°29'20"	538.49'
C6	558.00'	58°53'57"	574.64'
C7	108.00'	22°55'59"	43.23'
C8	1082.00'	1°56'59"	37.48'
C9	75.00'	28°04'36"	34.13'
C10	60.00'	68°49'37"	101.40'
C11	542.00'	48°48'24"	481.38'
C12	572.00'	43°36'42"	428.38'
C13	37.00'	28°23'16"	181.07'
C14	18.00'	42°27'30"	12.71'
C15	18.00'	72°55'09"	23.07'
C16	101.00'	52°36'36"	88.05'
C17	60.00'	18°20'07"	28.41'
C18	308.00'	44°21'41"	238.48'

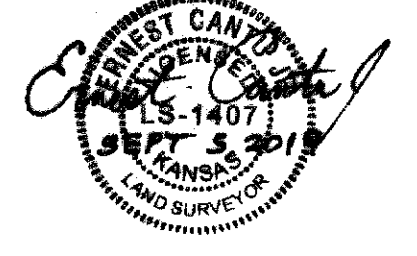
CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C19	274.00'	44°21'41"	212.15'
C20	300.00'	28°04'36"	150.39'
C21	18.00'	84°32'42"	26.38'
C22	198.00'	24°30'48"	71.46'
C23	134.00'	24°30'48"	57.88'
C24	16.00'	61°46'36"	16.28'
C25	16.00'	51°46'36"	16.28'
C26	37.00'	28°23'16"	183.14'
C27	18.00'	84°32'42"	26.38'
C28	338.00'	6°00'00"	26.82'
C29	498.00'	3°30'15"	25.76'
C30	18.00'	94°10'00"	28.84'
C31	588.00'	1°11'48"	109.08'
C32	488.00'	5°22'30"	43.80'
C33	18.00'	94°10'00"	28.84'
C34	188.00'	2°18'00"	65.77'
C35	208.00'	2°18'00"	100.11'
C36	208.00'	2°18'00"	100.11'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C37	18.00'	94°10'00"	28.84'
C38	118.00'	36°10'00"	118.83'
C39	28.00'	80°07'11"	31.44'
C40	288.00'	1°24'15"	66.88'
C41	18.00'	94°10'00"	28.84'



CERTIFICATE OF SURVEY: ON THIS 5TH DAY OF SEPTEMBER, 2019, WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., A PROFESSIONAL ASSOCIATION DULY AUTHORIZED TO PRACTICE LAND SURVEYING IN THE FORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT, UNDER THE DIRECT SUPERVISION OF THE UNDERSIGNED, WE HAVE SURVEYED AND PLATTED, THE VILLAS AT OAK CREEK, AN ADDITION TO 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 1, 2, 3, 4, 5, 6 AND 7, BLOCK 1, AND LOTS 17, 18, 19 AND 20, BLOCK 2, AND LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 AND 11, BLOCK 3, ALL WITHIN CARRIAGE OAKS ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS; TOGETHER WITH CARRIAGE OAKS STREET AS PLATTED IN SAID CARRIAGE OAKS ADDITION; TOGETHER WITH ALL THAT PART OF STEEPLECHASE STREET AS PLATTED IN SAID CARRIAGE OAKS ADDITION, LYING EAST OF A LINE PERPENDICULAR TO THE SOUTH LINE OF SAID LOT 18, BLOCK 2; TOGETHER WITH ALL THAT PART OF RESERVE A IN SAID BLOCK 1, LYING EAST OF SAID LINE PERPENDICULAR TO SAID SOUTH LINE OF CARRIAGE OAKS ADDITION AND PASSING THROUGH SAID SOUTH POINT OF CURVATURE IN THE SOUTH LINE OF LOT 18, SAID BLOCK 2; TOGETHER WITH ALL THAT PART OF RESERVE B IN SAID BLOCK 3; TOGETHER WITH ALL THAT PART OF RESERVE C IN SAID BLOCK 2 LYING EAST OF THE NORTHERLY PROJECTION OF THE WEST LINE OF SAID LOT 17, BLOCK 2; TOGETHER WITH RESERVES F AND G, ALL WITHIN SAID CARRIAGE OAKS ADDITION, SAID CONTIGUOUS TRACT OF LAND CONTAINING 18.802 ACRES, MORE OR LESS.

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



ERNEST CANTU JR., P.E. 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, SIDEWALK, DRAINAGE AND UTILITY EASEMENTS ARE HEREBY GRANTED AS INDICATED FOR STREET, SIDEWALK 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.

ALL ABUTTERS' RIGHT OF ACCESS TO AND FROM CARRIAGE OAKS IS HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY.

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 UNOBTSTRUCTED 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 THE HOMEOWNERS' ASSOCIATION AND BE PROVIDED FOR IN THE HOMEOWNERS' ASSOCIATION COVENANTS.

RESERVES "A", "B" AND "C" ARE HEREBY PLATTED FOR OPEN SPACE, DRAINAGE, LANDSCAPING, BENCHES, ENTRY MONUMENTS, SIGNAGE, PEDESTRIAN TRAILS, AND UTILITIES CONFINED TO EASEMENTS. RESERVE "D" IS HEREBY PLATTED FOR OPEN SPACE, DRAINAGE, STORMWATER DETENTION, LANDSCAPING, BENCHES, SIGNAGE, PEDESTRIAN TRAILS, PARKING, AND UTILITIES CONFINED TO EASEMENTS. RESERVES "A" THROUGH "D" SHALL BE OWNED AND MAINTAINED BY ONE OR MORE OWNERS' ASSOCIATIONS.

MINIMUM OPENING	ELEVATION (INCHES)
BLOCK A	
LOTS 1 THRU 6	1381.4
BLOCK B	
LOTS 1 THRU 13	1375.1

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, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

OWNER: SLAWSON COMMERCIAL PROPERTIES, LLC  
*Kathy A. Atkins*  
KATHY A. ATKINS, VICE PRESIDENT

STATE OF KANSAS } SS  
COUNTY OF SEDGWICK }  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF SEPTEMBER, 2019, BY KATHY A. ATKINS, VICE PRESIDENT OF SLAWSON COMMERCIAL PROPERTIES, LLC.

*Sarah E. Hattrop* NOTARY PUBLIC  
MY APPOINTMENT EXPIRES 10/16/20

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, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

*Robert P. Harmon*  
ROBERT P. HARMON, MANAGING DIRECTOR

STATE OF KANSAS } SS  
COUNTY OF SEDGWICK }  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 6th DAY OF SEPTEMBER, 2019, BY ROBERT P. HARMON, MANAGING DIRECTOR OF INTRUST BANK, N.A.

*Melinda A. Jabara* NOTARY PUBLIC  
MY APPOINTMENT EXPIRES 3/5/23

THIS PLAT OF THE VILLAS AT OAK CREEK HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, APPROVED THE 1st DAY OF August, 2019.

*Chad Weaver*  
CHAD WEAVER, SECRETARY  
*Dale Miller* DALE MILLER, SECRETARY

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS 10th DAY OF September, 2019.



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

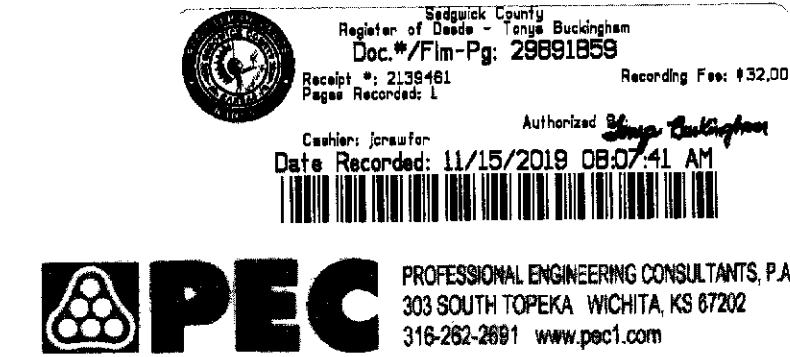
THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS 1st DAY OF Oct, 2019.

*Jeff Campbell* MAYOR  
*Karen Sublett* CITY CLERK

ENTERED ON TRANSFER RECORD THIS 11th DAY OF October, 2019.  
KELLY B. ARNOLD

BENCH MARKS  
BM #124-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 NAVD29  
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 CRAWBROOK STREET.  
ELEV = 1305.23 NAVD88  
ELEV = 1394.74 NAVD29  
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 4 BLOCK 3, OAK CREEK 2ND ADDITION. +/- 5' SOUTHWEST TO THE TOP BOLT OF A FIRE HYDRANT. +/- 50' WEST TO THE CENTER OF A BURIED ELECTRIC HAND BOX. +/- 84' NORTHWEST TO THE BASE OF A "PEDESTRIAN CROSSING" SIGN POST.  
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 1 OAK CREEK 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

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT 2:07:41 AM, ON THE 15th DAY OF November, 2019.  
*Tommy Bucklin* REGISTER OF DEEDS  
*Tonya Bucklin*  
*Kenly Behring* DEPUTY



REGISTER OF DEEDS  
Doc.#/Fil.#-Pg. 28881959  
Date Recorded: 11/15/2019 08:07:41 AM  
Authorized: *Tommy Bucklin*  
316-262-2691 www.pec1.com

Issue:	
JOB NO.	170551
DATE	NOVEMBER, 2019
PM	BMM
DESIGNED BY	AKL
DRAWN BY	BJS, CP
CHECKED BY	BMM
PLAT	
03	
TOTAL SHEETS 51	