

FILE COPY
FINAL TRACING REC'D

9/5/06
Sub 2006-38


OAK CREEK 2ND
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND SURVEYORS IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT OF THIS 29TH DAY OF August, 2006, WE HAVE SURVEYED AND PLATTED OAK CREEK 2ND, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCKS, STREETS, AND RESERVES; THE SAME BEING A REPLAT OF, AND DESCRIBED AS FOLLOWS:

A PORTION OF OAK CREEK, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS; MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOT 2, BLOCK 1, LOTS 5, 6, 7, AND 8, BLOCK 2, LOTS 1, 2, 3, AND 4, BLOCK 4, RESERVES G, J, K, AND R, TOGETHER WITH ALL OF 19TH STREET NORTH AS PLATTED WITHIN SAID OAK CREEK ADDITION, AND A PORTION OF RESERVE P AND CHATEAU PARKWAY, LYING SOUTH OF THE FOLLOWING DESCRIBED LINE; COMMENCING AT THE SOUTHWEST CORNER OF LOT 4, BLOCK 2, OF SAID OAK CREEK ADDITION; SAID POINT BEING ON A CURVE TO THE LEFT, HAVING A RADIUS OF 1233.00 FEET, A CHORD BEARING OF N25°52'59"W, AND A CHORD DISTANCE OF 54.15 FEET; THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 2°30'59", AN ARC DISTANCE OF 54.15 FEET TO THE POINT OF BEGINNING; THENCE BEARING S62°51'31"W, A DISTANCE OF 84.00 FEET TO THE POINT OF ENDING.

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

THIS ADDITION IS SUBJECT TO THE CONDITIONS OF OAK CREEK COMMUNITY UNIT PLAN (DP-274).

THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE ARE HEREBY GRANTED.

RESERVES "A" IS HEREBY PLATTED FOR LANDSCAPING, SIGNAGE, ENTRY MONUMENTS, DRAINAGE, SIDEWALKS, AND UTILITIES CONFINED TO EASEMENTS. RESERVE "B" IS HEREBY PLATTED FOR PRIVATE DRIVE, ENTRY MONUMENTS, GATES, DRAINAGE, LANDSCAPING, SIGNAGE AND UTILITIES. RESERVES "C", "D", AND "E" ARE HEREBY PLATTED FOR BERMS, WALLS, FENCES, ENTRY MONUMENTS, DRAINAGE, PONDS, WATER FEATURES, LANDSCAPING, RECREATIONAL USES, SIDEWALKS, AND UTILITIES. RESERVE "F" IS HEREBY PLATTED FOR LANDSCAPING, DRAINAGE, RECREATIONAL USES, AND UTILITIES. RESERVES "G" AND "H" ARE HEREBY PLATTED FOR LANDSCAPING, WATER FEATURES, SIGNAGE, ENTRY MONUMENTS, DRAINAGE, SIDEWALKS, AND UTILITIES. RESERVES "I", "J", "K", AND "L" ARE HEREBY PLATTED FOR LANDSCAPING, SIGNAGE, ENTRY MONUMENTS, DRAINAGE, SIDEWALKS, AND UTILITIES. RESERVES "M" AND "N" SHALL ALLOW FOR PUBLIC ACCESS ACROSS AT VARIOUS LOCATIONS FOR DRIVEWAYS, AS APPROVED BY THE CITY ENGINEER. RESERVES "O" THROUGH "R" ARE HEREBY PLATTED FOR LANDSCAPING, PONDS, DRAINAGE, SIDEWALKS, AND UTILITIES CONFINED TO EASEMENTS. RESERVES "A" THROUGH "R" SHALL BE OWNED AND MAINTAINED BY AN OWNER'S ASSOCIATION TO BE FORMED WITHIN OAK CREEK 2ND.

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


MINIMUM PAD ELEVATIONS (LOWEST OPENING) SHALL BE AS FOLLOWS:

BLOCK	CITY DATUM	N.G.V.D.
BLOCK 1 LOTS 1-3	182.1	1369.5
BLOCK 2 LOTS 1-2 LOT 9 LOT 12	195.6 205.6 182.2	1383.0 1393.0 1368.6
BLOCK 3 LOTS 1 & 6	188.6	1376.0
BLOCK 4 LOT 1	192.7	1380.1

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


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, STREETS, AND RESERVES; THE SAME TO BE KNOWN AS OAK CREEK 2ND, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

OWNERS:
SLAWSON COMMERCIAL PROPERTIES, L.L.C.

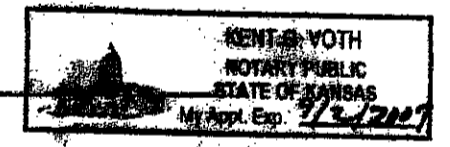

GEORGE SHERMAN, VICE PRESIDENT

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 30TH DAY OF August, 2006, BY GEORGE SHERMAN, VICE PRESIDENT OF SLAWSON COMMERCIAL PROPERTIES, L.L.C.


KENT C. VOTH, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: 09/02/2007



WE, INTRUST BANK, N.A., HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF OAK CREEK 2ND, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

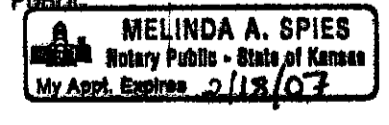

ROGER G. EASTWOOD, SENIOR VICE PRESIDENT

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 1ST DAY OF September, 2006, BY ROGER G. EASTWOOD, SENIOR VICE PRESIDENT OF INTRUST BANK.


MELINDA A. SPIES, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: 2/18/2007



THIS PLAT OF OAK CREEK 2ND 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

_____, CHAIR
HAROLD L. WARNER, JR.

_____, SECRETARY
JOHN L. SCHLEGEL

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS _____ DAY OF _____, 2006.

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 _____, 2006.

_____, MAYOR
CARLOS MAYANS

_____, CITY CLERK
KAREN SUBLETT

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 2006.

_____, COUNTY CLERK
DONALD BRACE

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M., ON THE _____ DAY OF _____, 2006.

_____, REGISTER OF DEEDS
BILL MEEK

_____, DEPUTY
TONYA BUCKINGHAM

Plot Scale 1:100 08-29-2006 3:54:12 PM by JUS
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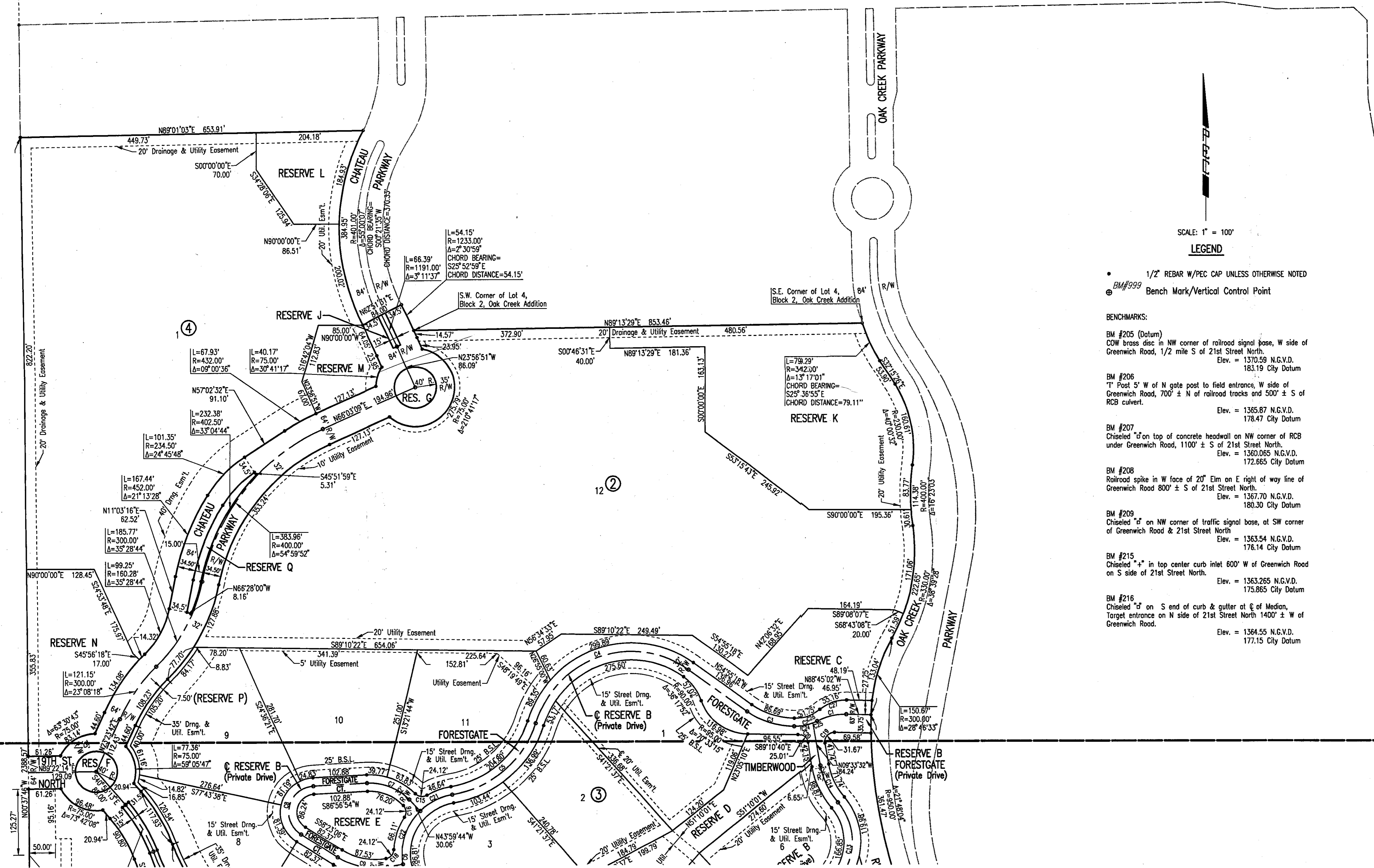
OAK CREEK 2ND

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

N.W. Cor. NE1/4
Sec. 9, T27S, R2E
Found #5 Bar w/ MKEC Cap

N.E. Cor. Sec. 9
T27S, R2E
Found Chiseled "I"
In Concrete

21ST STREET NORTH



SCALE: 1" = 100'

LEGEND

- 1/2" REBAR W/PEC CAP UNLESS OTHERWISE NOTED
- ⊕ BM/999 Bench Mark/Vertical Control Point

BENCHMARKS:

- BM #205 (Datum)
COW brass disc in NW corner of railroad signal base, W side of Greenwich Road, 1/2 mile S of 21st Street North.
Elev. = 1370.59 N.G.V.D.
183.19 City Datum
- BM #206
"T" Post 5' W of N gate post to field entrance, W side of Greenwich Road, 700' ± N of railroad tracks and 500' ± S of RCB culvert.
Elev. = 1365.87 N.G.V.D.
178.47 City Datum
- BM #207
Chiseled "d" on top of concrete headwall on NW corner of RCB under Greenwich Road, 1100' ± S of 21st Street North.
Elev. = 1360.065 N.G.V.D.
172.665 City Datum
- BM #208
Railroad spike in W face of 20' Elm on E right of way line of Greenwich Road 800' ± S of 21st Street North.
Elev. = 1367.70 N.G.V.D.
180.30 City Datum
- BM #209
Chiseled "d" on NW corner of traffic signal base, at SW corner of Greenwich Road & 21st Street North.
Elev. = 1363.54 N.G.V.D.
176.14 City Datum
- BM #215
Chiseled "I" in top center curb inlet 600' W of Greenwich Road on S side of 21st Street North.
Elev. = 1363.265 N.G.V.D.
175.865 City Datum
- BM #216
Chiseled "d" on S end of curb & gutter at @ of Median, Target entrance on N side of 21st Street North 1400' ± W of Greenwich Road.
Elev. = 1364.55 N.G.V.D.
177.15 City Datum

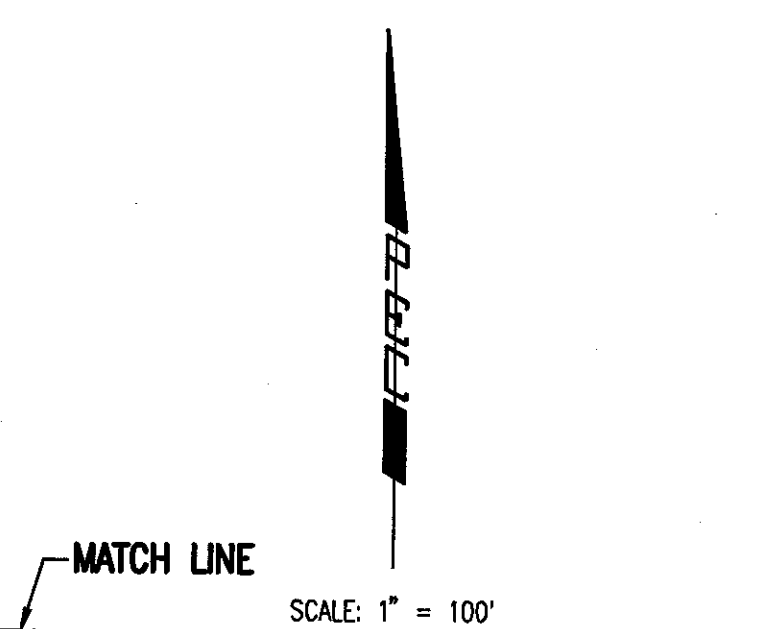
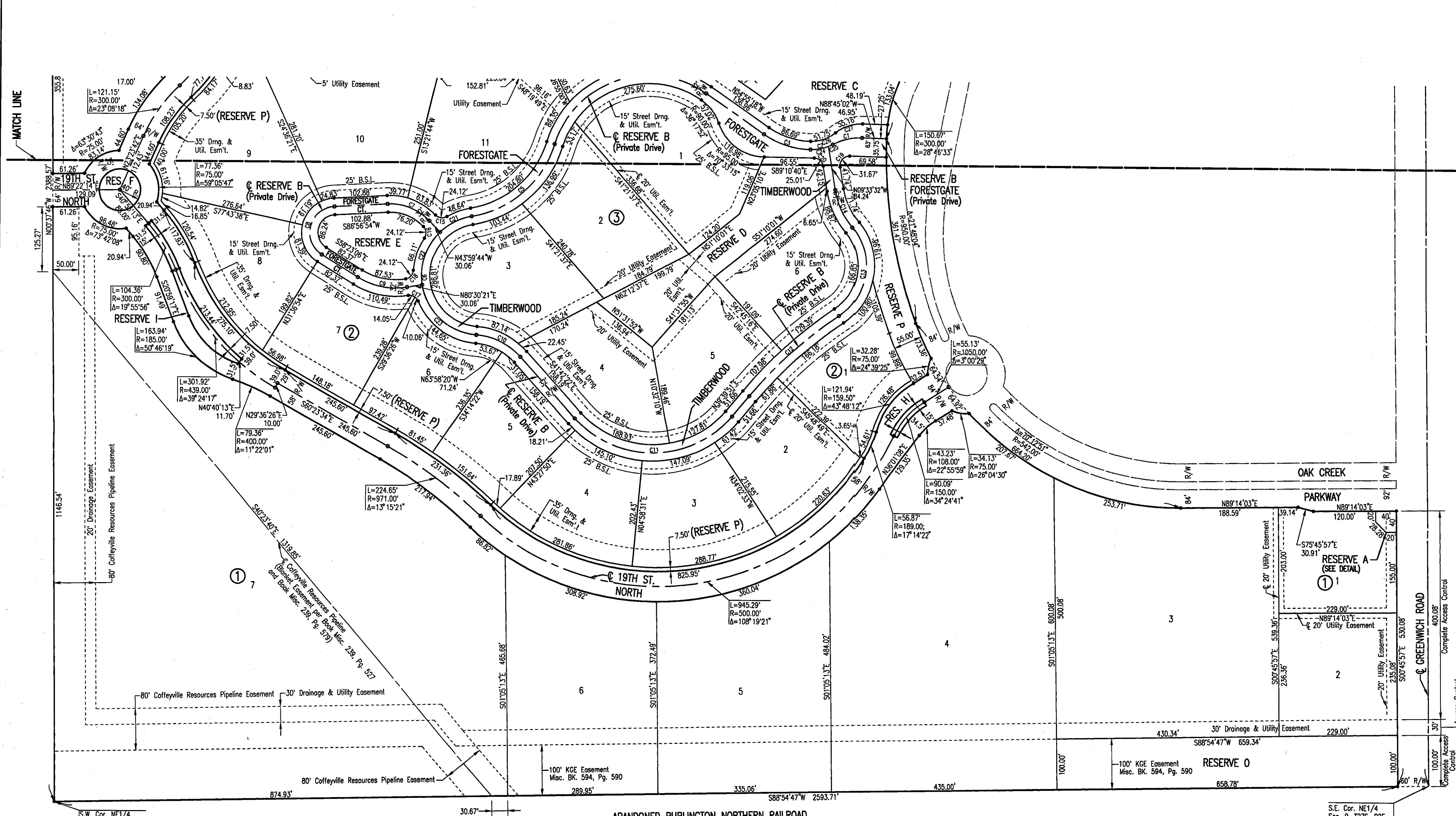
CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	57.59'	113.14'	28°09'44"
C2	44.64'	89.00'	28°44'06"
C3	96.26'	161.00'	34°15'23"
C4	359.00'	190.00'	108°15'33"
C5	222.61'	200.00'	63°46'27"
C6	333.40'	114.50'	166°49'54"
C7	89.90'	105.00'	49°03'21"
C8	126.83'	50.00'	145°20'01"
C9	99.01'	138.00'	41°06'33"
C10	97.15'	125.00'	44°31'57"
C11	344.28'	200.00'	98°37'48"
C12	232.72'	800.00'	16°40'01"
C13	193.82'	115.00'	96°33'51"
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C15	24.12'	18.00'	76°45'52"
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C19	31.67'	18.00'	100°48'30"
C20	25.01'	18.00'	79°37'08"
C21	69.12'	114.50'	34°35'21"
C22	110.91'	114.50'	55°29'54"
C23	153.37'	114.50'	76°44'40"
C24	35.50'	89.00'	22°51'09"
C25	9.14'	89.00'	55°25'57"
C26	51.75'	73.00'	40°37'08"
C27	55.16'	77.00'	41°02'45"

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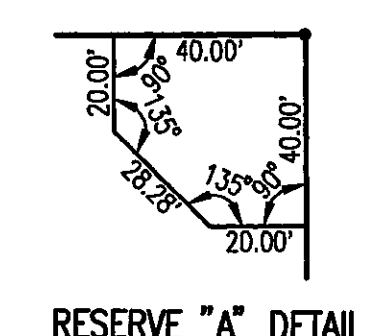
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S.W. Cor. NE1/4,
Sec. 9, T27S, R2E
Found 1/2" Iron Pipe

ABANDONED BURLINGTON NORTHERN RAILROAD

RESERVE O

S.E. Cor. NE1/4
Sec. 9, T27S, R2E
Found Railroad Spike