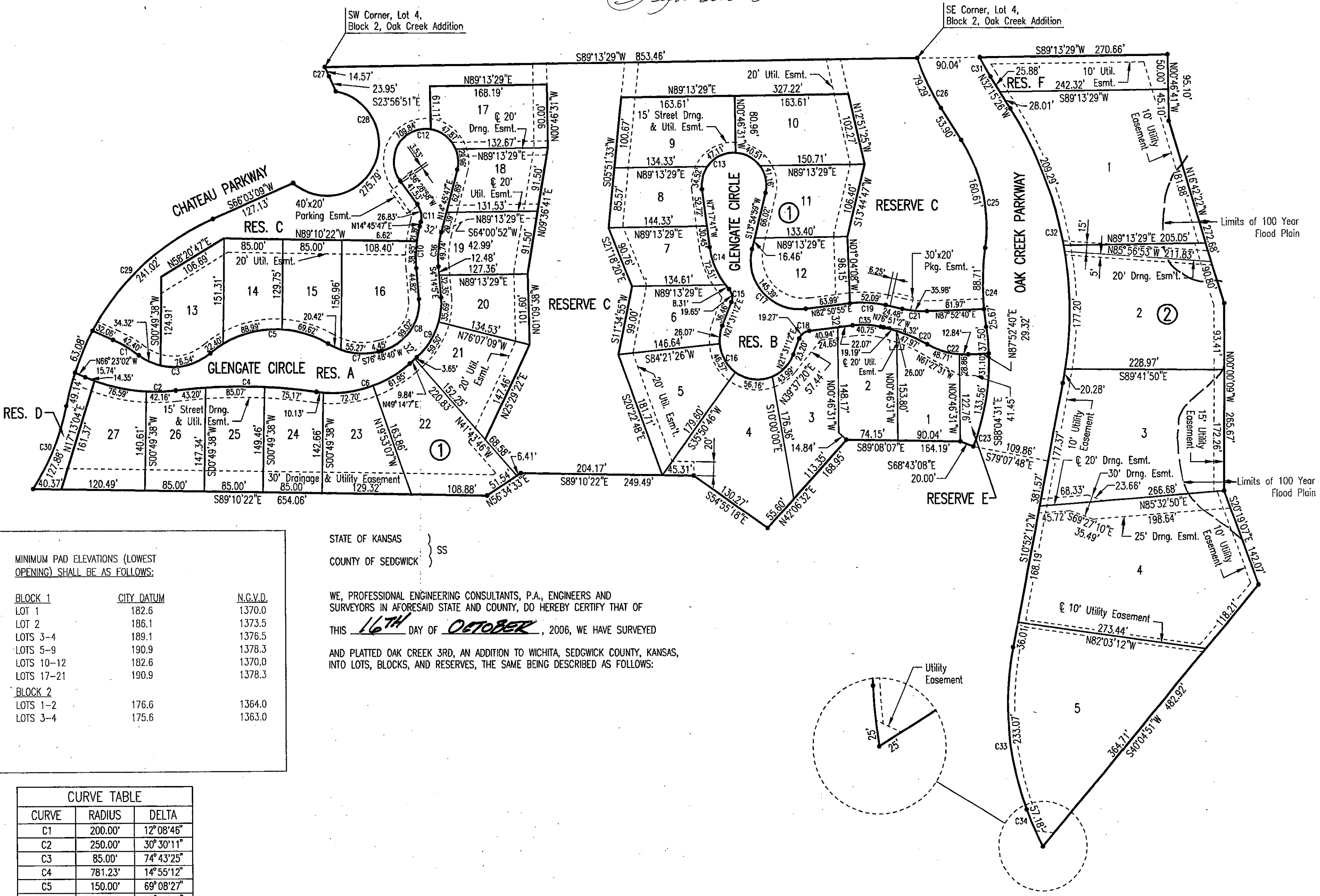


FINAL TRACING REC'D FILE COPY OAK CREEK 3RD

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

12-13-06
2006-88



SCALE: 1" = 100'
• = 1/2" REBAR W/PEC CAP UNLESS OTHERWISE NOTED

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

BLOCK	CITY DATUM	N.G.V.D.
BLOCK 1		
LOT 1	182.6	1370.0
LOT 2	186.1	1373.5
LOTS 3-4	189.1	1376.5
LOTS 5-9	190.9	1378.3
LOTS 10-12	182.6	1370.0
LOTS 17-21	190.9	1378.3
BLOCK 2		
LOTS 1-2	176.6	1364.0
LOTS 3-4	175.6	1363.0

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 THIS 16TH DAY OF OCTOBER, 2006, WE HAVE SURVEYED AND PLATTED OAK CREEK 3RD, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCKS, AND RESERVES, THE SAME BEING DESCRIBED AS FOLLOWS:

CURVE TABLE

CURVE	RADIUS	DELTA
C1	200.00'	12°08'46"
C2	250.00'	30°30'11"
C3	85.00'	74°43'25"
C4	781.23'	14°55'12"
C5	150.00'	69°08'27"
C6	170.00'	48°47'52"
C7	100.00'	43°22'07"
C8	70.00'	81°2'45"
C9	102.00'	53°28'12"
C10	182.00'	18°59'53"
C11	30.00'	51°14'45"
C12	46.50'	231°14'46"
C13	46.50'	201°12'41"
C14	115.00'	33°44'57"
C15	18.00'	62°33'50"
C16	55.00'	180°00'01"
C17	70.00'	111°04'04"
C18	18.00'	61°19'43"
C19	147.00'	20°18'04"
C20	250.00'	15°23'31"
C21	135.00'	15°16'18"
C22	115.00'	30°39'49"
C23	330.00'	29°42'02"
C24	400.00'	16°23'03"
C25	230.00'	40°00'32"
C26	342.00'	13°17'01"
C27	1233.00'	00°40'38"
C28	75.00'	210°41'17"
C29	368.00'	54°59'52"
C30	332.00'	22°04'12"
C31	258.00'	7°01'35"
C32	542.00'	43°07'37"
C33	425.00'	31°25'16"
C34	458.00'	7°09'10"
C35	115.00'	20°18'04"
C36	150.00'	18°59'53"

PARCEL: 1
LOT 12, BLOCK 2, TOGETHER WITH RESERVE "K", OAK CREEK 2ND, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

PARCEL: 2
LOTS 5, 6 AND 7, BLOCK 3, OAK CREEK, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS AND THAT PART OF RESERVE "A", WEST OF THE EAST LINE OF LOT 7 EXTENDED TO THE NORTHEAST CORNER OF LOT 6, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF LOT 6; THENCE BEARING N89°13'29"E, A DISTANCE OF 211.29 FEET TO THE NORTHEAST CORNER OF SAID LOT 6; THENCE BEARING N16°42'22"W, A DISTANCE OF 41.60 FEET TO THE SOUTHWEST CORNER OF LOT 7; THENCE BEARING S89°13'29"W, A DISTANCE OF 204.85 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7; THENCE ALONG SAID CURVE TO THE RIGHT (NON TANGENT), HAVING A RADIUS OF 542.00 FEET, A CHORD BEARING OF S07°52'28"E, A CHORD DISTANCE OF 40.31 FEET AND THROUGH A CENTRAL ANGLE OF 04°15'44", AN ARC DISTANCE OF 40.32 FEET TO THE POINT OF BEGINNING.

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 LAND SURVEYOR
LS-838

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 (CUP 2004-08, DP-274).

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

THE PARKING EASEMENTS ARE GRANTED FOR RESIDENTIAL PARKING ONLY AND NO OBSTRUCTIONS SHALL BE CONSTRUCTED OR PLACED WITHIN THE EASEMENTS.

RESERVES "A" AND "B" ARE HEREBY PLATTED FOR PRIVATE DRIVES, ENTRY MONUMENTS, GATES, DRAINAGE, LANDSCAPING, SIGNAGE, PARKING AND UTILITIES. RESERVES "C" AND "D" ARE HEREBY PLATTED FOR BERMS, WALLS, FENCES, ENTRY MONUMENTS, DRAINAGE, PONDS, WATER FEATURES, LANDSCAPING, RECREATIONAL USES, SIDEWALKS, AND UTILITIES. RESERVE "E" IS HEREBY PLATTED FOR ENTRY MONUMENTS, GATES, LANDSCAPING, DRAINAGE, RECREATIONAL USES, AND UTILITIES. RESERVE "F" IS HEREBY PLATTED FOR LANDSCAPING, DRAINAGE, SIDEWALKS, AND UTILITIES. RESERVES "A" THROUGH "F" SHALL BE OWNED AND MAINTAINED BY AN OWNER'S ASSOCIATION TO BE FORMED WITHIN OAK CREEK 3RD.

A DRAINAGE PLAN HAS BEEN APPROVED FOR THIS PLAT. ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, OR 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.

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 3RD, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

OWNERS:
SLAWSON COMMERCIAL PROPERTIES, L.L.C.
George Sherman
GEORGE SHERMAN, VICE PRESIDENT

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS OCT. 18 DAY OF _____, 2006, BY GEORGE SHERMAN, VICE PRESIDENT OF SLAWSON COMMERCIAL PROPERTIES, L.L.C.

Kent G. Voth
KENT G. VOTH
NOTARY PUBLIC
STATE OF KANSAS
My Appl. Exp. 9/2/07

MY APPOINTMENT EXPIRES: 9/2/07

WE, INTRUST BANK, N.A., HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF OAK CREEK 3RD, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

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

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 18th DAY OF October, 2006, BY ROGER G. EASTWOOD, SENIOR VICE PRESIDENT OF INTRUST BANK.

Melinda A. Spies
MELINDA A. SPIES
NOTARY PUBLIC
STATE OF KANSAS
My Appl. Expires 2/18/07

MY APPOINTMENT EXPIRES: 2/18/07

THIS PLAT OF OAK CREEK 3RD HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS 5TH DAY OF October, 2006.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

Darrell A. Downing
DARRELL A. DOWNING, CHAIR

John L. Schlegel
JOHN L. SCHLEGEL, SECRETARY

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS 26th DAY OF October, 2006.

Tricia L. Robello
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.

Carlos Mayans
CARLOS MAYANS, MAYOR

Karen Sublett
KAREN SUBLETT, CITY CLERK

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

_____, COUNTY CLERK

_____, REGISTER OF DEEDS

_____, DEPUTY