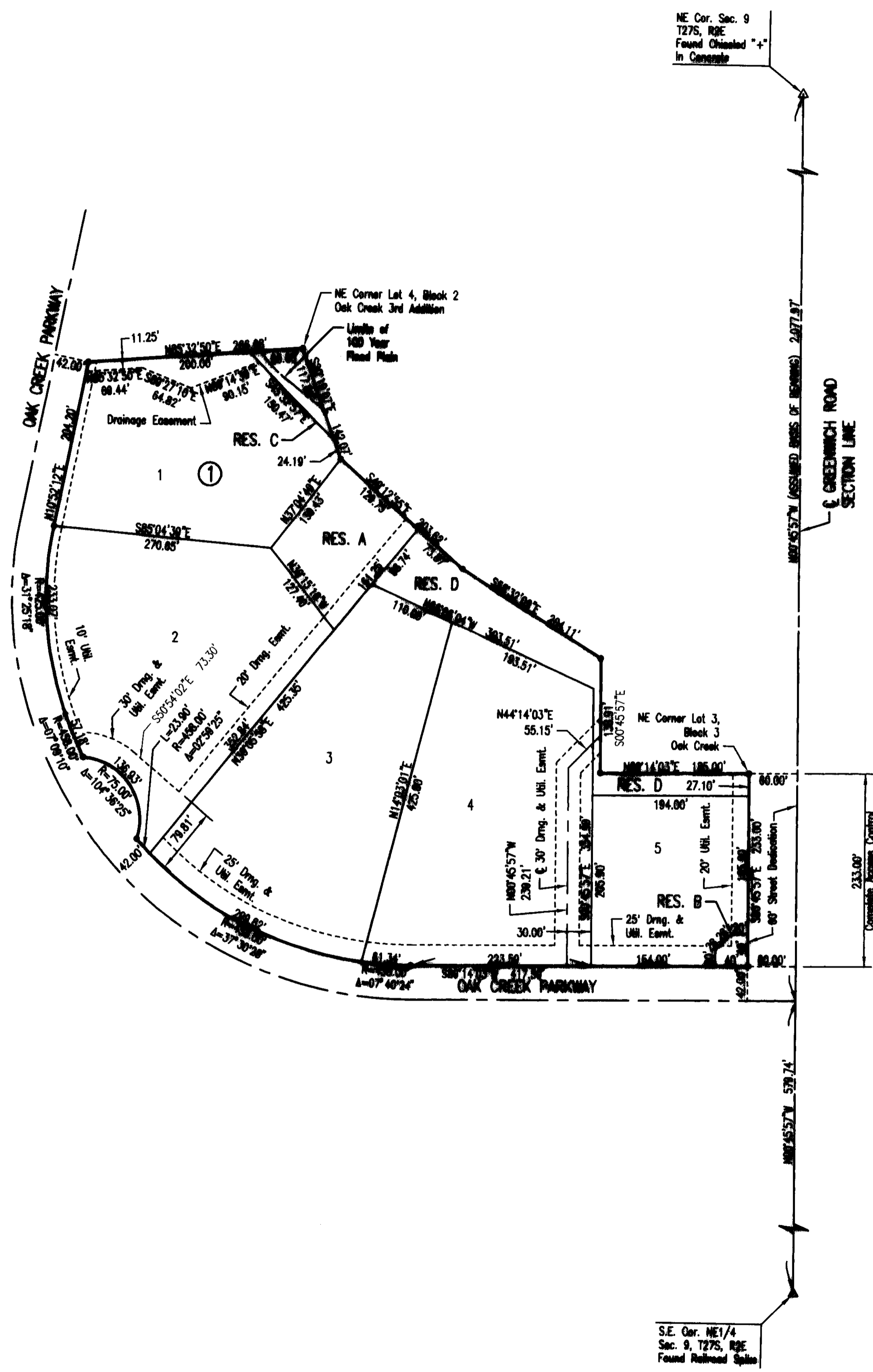


OAK CREEK 4TH

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

7-3-07
 2007-50



STATE OF KANSAS }
 COUNTY OF SEDGWICK } SS

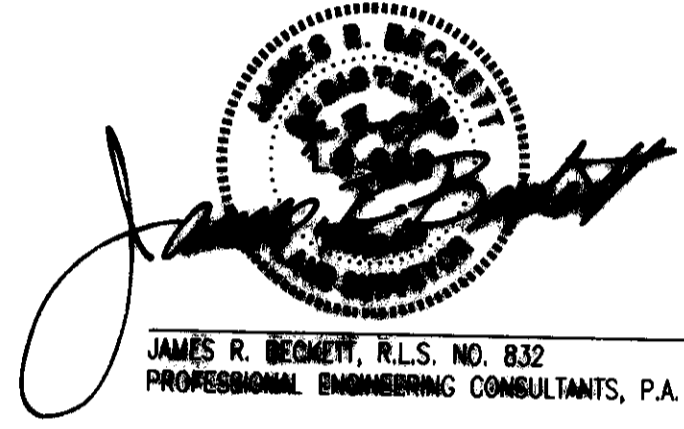
WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND SURVEYORS IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT OF THIS 2nd DAY OF July, 2007, WE HAVE SURVEYED AND PLATTED OAK CREEK 4TH, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, A BLOCK, AND RESERVES, THE SAME BEING DESCRIBED AS FOLLOWS:

A REPLAT OF LOTS 3 AND 4, BLOCK 3, AND RESERVE "F", OAK CREEK, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, AND TWO PARTS OF RESERVE "A" IN SAID ADDITION DESCRIBED AS FOLLOWS:

PART OF RESERVE "A" BEGINNING AT THE NORTHWEST CORNER OF LOT 3; THENCE BEARING N80°45'57"W, A DISTANCE OF 166.85 FEET TO THE NORTHEAST CORNER OF LOT 4; THENCE BEARING S80°32'00"E, A DISTANCE OF 52.01 FEET; THENCE BEARING S00°46'57"E, A DISTANCE OF 138.91 FEET; THENCE BEARING S80°14'03"W, A DISTANCE OF 44.00 FEET TO THE POINT OF BEGINNING; AND PART OF RESERVE "A" BEGINNING AT THE SOUTHWEST CORNER OF LOT 4; THENCE ALONG A CURVE TO THE LEFT (NON TANGENT), HAVING A RADIUS OF 75.00 FEET, A CHORD BEARING OF N38°08'58"W, A CHORD DISTANCE OF 118.69 FEET AND THROUGH A CENTRAL ANGLE OF 104°36'25", AN ARC DISTANCE OF 136.93 FEET; THENCE BEARING N40°04'51"E, A DISTANCE OF 482.92 FEET; THENCE BEARING S40°12'59"E, A DISTANCE OF 203.62 FEET; THENCE BEARING S80°14'03"W, A DISTANCE OF 168.65 FEET; THENCE BEARING S34°33'57"W, A DISTANCE OF 482.30 FEET TO THE POINT OF BEGINNING;

A REPLAT OF LOTS 4 AND 5, BLOCK 2, OAK CREEK 3RD, 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, 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.

RESERVE "B" IS HEREBY PLATTED FOR LANDSCAPING, SIGNAGE, ENTRY MONUMENTS, DRAINAGE, SIDEWALKS, AND UTILITIES CONFINED TO EASEMENTS. RESERVES "A", "C" AND "D" ARE HEREBY PLATTED FOR DRAINAGE, LAKES, WALLS, FENCES, POOLS, AND UTILITIES CONFINED TO EASEMENTS. RESERVES "A", "B" AND "D" SHALL BE OWNED AND MAINTAINED BY AN OWNER'S ASSOCIATION TO BE FORMED WITHIN OAK CREEK 4TH. RESERVE "C" SHALL BE OWNED AND MAINTAINED BY THE OWNER OF LOT 1, BLOCK 1.

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, A BLOCK, AND RESERVES; THE SAME TO BE KNOWN AS OAK CREEK 4TH, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

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

David A. Trimble, VICE PRESIDENT

STATE OF KANSAS }
 COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 2nd DAY OF July, 2007, BY DAVID A. TRIMBLE, VICE PRESIDENT OF SLAWSON COMMERCIAL PROPERTIES, L.L.C.

Lynn Holloway, NOTARY PUBLIC
 LYNN HOLLOWAY

MY APPOINTMENT EXPIRES: 7/27/09

WE, INTRUST BANK, N.A., HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF OAK CREEK 4TH, 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 2nd DAY OF July, 2007, BY ROGER G. EASTWOOD, SENIOR VICE PRESIDENT OF INTRUST BANK.



Melinda A. Spies, NOTARY PUBLIC
 MELINDA A. SPIES

MY APPOINTMENT EXPIRES:

THIS PLAT OF OAK CREEK 4TH HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS _____ DAY OF _____, 2007.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, CHAIR

_____, SECRETARY

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS _____ DAY OF _____, 2007.

_____, MAYOR

_____, CITY CLERK

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 2007.

_____, COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M., ON THE _____ DAY OF _____, 2007.

_____, REGISTER OF DEEDS

_____, DEPUTY

SCALE: 1" = 100'

- = 1/2" REBAR W/PEC CAP UNLESS OTHERWISE NOTED
- △ = SECTION CORNER

BENCHMARKS BM

BM #206
 1" 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

BLOCK 1	CITY DATUM	N.G.V.D.
LOT 1	174.4	1361.8
LOT 2	173.8	1361.2
LOTS 3	173.4	1360.8
LOTS 4	173.4	1360.8
LOTS 5	173.1	1360.5

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