



- LEGEND:**
- △ SECTION CORNER
 - MONUMENT FOUND, ORIGIN UNKNOWN UNLESS OTHERWISE NOTED
 - 1/2" BAR W/ CLS 20 CAP SET
 - (P) PLATTED
 - (M) MEASURED
 - ① LOT NUMBER
 - ////// ACCESS CONTROL

NOTE: THE PLAT IS SUBJECT TO THE CONDITIONS OF THE OAK CLIFF ESTATES COMMUNITY UNIT PLAN DP-104 (ADJUSTMENT DATED 6-10-03) ON FILE WITH THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING DEPARTMENT.

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED PROPERTY OWNER OF THE LAND AS SET FORTH HEREON IN THE LAND SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS AND BLOCKS THE SAME TO BE KNOWN AS LOT 1, BLOCK 1, "OAK CLIFF ESTATES 7TH ADDITION" AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE AND PUBLIC UTILITIES AS INDICATED ON THE ACCOMPANYING PLAN ARE HEREBY GRANTED.

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

ALL ACCESS LOCATIONS ARE AS INDICATED ON THE ACCOMPANYING PLAT OR AS DETERMINED BY THE CITY ENGINEER. ALL ACCESS CONTROLS ARE HEREBY DEDICATED TO THE CITY OF WICHITA.

Edward J. Rortz
 FLEMING PETROLEUM CORPORATION
 EDWARD J. RORTZ

STATE OF KANSAS } SS
 COUNTY OF }
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 11 DAY OF September, 2007 BY EDWARD J. RORTZ AS REPRESENTATIVE OF FLEMING PETROLEUM CORPORATION

John A. Rieck
 NOTARY PUBLIC, Kansas

MY COMMISSION EXPIRES: Dec 12, 2008

I, LEON D. OSBOURN, A CIVIL ENGINEER AND LICENSED LAND SURVEYOR IN KANSAS, DO HEREBY CERTIFY THAT I HAVE BEEN IN RESPONSIBLE CHARGE OF SURVEYING AND PLATTING OF THE "OAK CLIFF ESTATES 7TH ADDITION" AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS AND BLOCKS, THE SAME BEING ACCURATELY SET FORTH IN THE ACCOMPANYING PLAT AND DESCRIBED HEREIN:

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 27 SOUTH, RANGE 1 WEST OF THE 6TH PRINCIPAL MERIDIAN IN SEDGWICK COUNTY, KANSAS AND BEING ALL OF LOT 1, BLOCK 20, OAK CLIFF ESTATES TO WICHITA, SEDGWICK COUNTY, KANSAS AND ALL OF LOT 3, BLOCK 1, OAK CLIFF ESTATES 4TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS WITH THE TOTAL BOUNDARY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1;
 THENCE N 90°00'00" W ALONG THE NORTH RIGHT-OF-WAY LINE OF MAPLE STREET AS NOW ESTABLISHED, A DISTANCE OF 175.37 FEET;
 THENCE S 81°25'55" W CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 100.79 FEET;
 THENCE N 90°00'00" W CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 50.05 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3;
 THENCE N 00°06'02" E ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 215.15 FEET TO THE NORTHWEST CORNER OF SAID LOT 3;
 THENCE N 90°00'00" E ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 124.84 FEET TO THE NORTHWEST CORNER OF SAID LOT 1;
 THENCE N 89°59'45" E ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 203.70 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF MAIZE ROAD AS NOW ESTABLISHED;
 THENCE S 08°09'25" W ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 25.32 FEET;
 THENCE S 00°04'46" W CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 175.06 FEET TO THE POINT OF BEGINNING.
 CONTAINS 66,590.57 SF, 1.53 ACRES, MORE OR LESS.
 SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS NOW OF RECORD.
 END OF DESCRIPTION

THE BASIS OF BEARINGS FOR THIS SURVEY WAS THE PLATTED BEARING OF N 90°00'00" W ALONG THE SOUTH LINE OF SECTION 19, TOWNSHIP 27 SOUTH, RANGE 1 WEST AS SHOWN ON THE FINAL PLAT OF OAK CLIFFS ESTATES TO WICHITA, SEDGWICK COUNTY, KANSAS.

ALL LOTS, BLOCKS, STREETS, ACCESS CONTROL, EASEMENTS AND BUILDING SETBACKS WITHIN THE ABOVE DESCRIBED PROPERTY ARE 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 10 DAY OF September, 2007.

ERROR OF CLOSURE IS: 1:93,932



LEON D. OSBOURN
 KAW VALLEY ENGINEERING, INC.
 2319 NORTH JACKSON STREET
 P.O. BOX 1304
 JUNCTION CITY, KANSAS 66441

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

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

FINAL TRACING REC'D
9-27-07
Jul 2007/08
FILE COPY

OAK CLIFF ESTATES 7TH ADDITION
 A REPLAT OF LOT 1, BLOCK 20, OAK CLIFF ESTATES ADDITION
 & LOT 3, BLOCK 1, OAK CLIFF ESTATES 4TH ADDITION
 TO WICHITA, SEDGWICK COUNTY, KANSAS

KAW VALLEY ENGINEERING, INC.
 2319 NORTH JACKSON - PO BOX 1304
 JUNCTION CITY, KANSAS 66441
 785-762-5040

THIS PLAT OF "OAK CLIFF ESTATES 7TH ADDITION" 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

BY _____, CHAIR
 DARRELL A. DOWNING

ATTEST: _____, SECRETARY
 JOHN L. SCHLEGEL

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS _____ DAY OF _____, 2007.

AT THE DIRECTION OF THE CITY COUNCIL

 CARL BREWER, MAYOR

 KAREN SUBLETT, CITY CLERK

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

 DON BRACE, COUNTY CLERK

STATE OF KANSAS } SS
 COUNTY OF SEDGWICK }

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

 BILL MEEK, REGISTER OF DEEDS

 TONYA BUCKINGHAM, DEPUTY