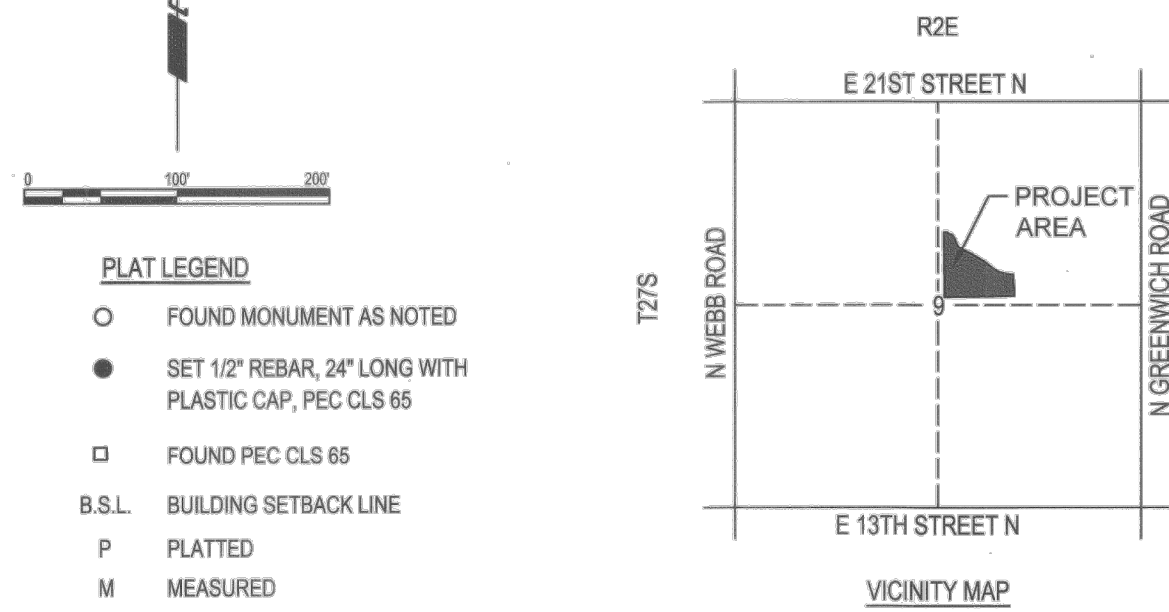


# THE VILLAS AT OAK CREEK 3RD ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS FINAL PLAT



- PLAT LEGEND**
- FOUND MONUMENT AS NOTED
  - SET 1/2" REBAR, 24" LONG WITH PLASTIC CAP, PEC CLS 65
  - FOUND PEC CLS 65
  - B.S.L. BUILDING SETBACK LINE
  - P PLATTED
  - M MEASURED

**LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION:**

STATE OF KANSAS )  
COUNTY OF SEDGWICK ) SS

CERTIFICATE OF SURVEY: ON THIS 24TH DAY OF MAY, 2022, WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., A PROFESSIONAL ASSOCIATION DULY AUTHORIZED TO PRACTICE LAND SURVEYING (CL656), IN THE AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT, WE HAVE SURVEYED AND PLATTED THE VILLAS AT OAK CREEK 3RD ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, 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, DESCRIBED AND PREPARED ON MAY 24, 2022 BY CHARLES W. BROOKSHER, P.S. #1281 AND PROFESSIONAL ENGINEERING CONSULTANTS, P.A. CLS #65, AS FOLLOWS:

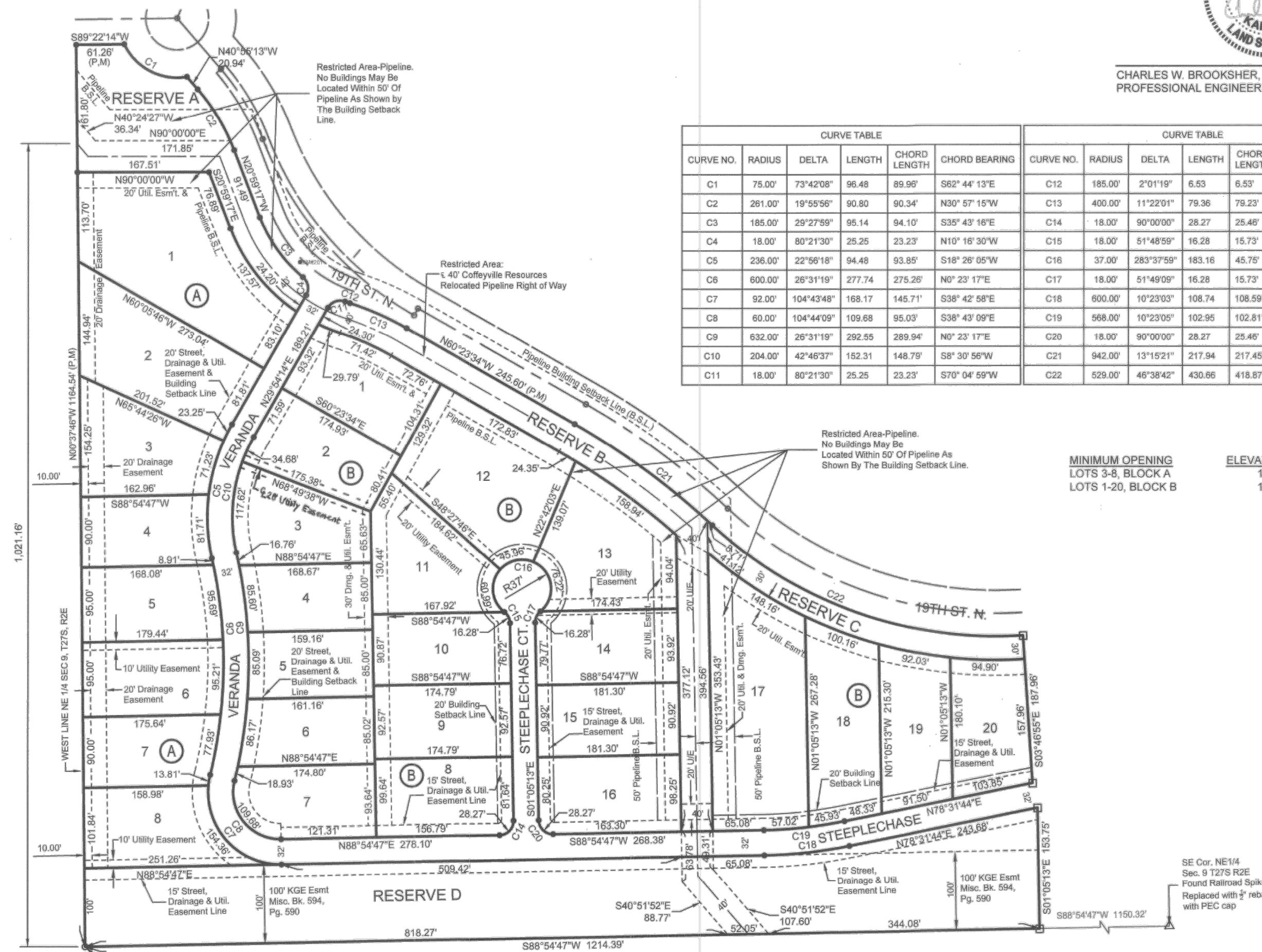


CHARLES W. BROOKSHER, P.S. NO. 1281  
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

CURVE TABLE					CURVE TABLE						
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD LENGTH	CHORD BEARING	CURVE NO.	RADIUS	DELTA	LENGTH	CHORD LENGTH	CHORD BEARING
C1	75.00'	73°42'08"	96.48	89.95'	S62°44'13"E	C12	185.00'	2°01'19"	6.53	6.53'	S70°44'56"E
C2	261.00'	19°52'56"	90.80	90.34'	N09°57'15"W	C13	400.00'	11°22'01"	79.36	79.22'	N69°04'35"W
C3	185.00'	29°27'59"	55.14	54.10'	S38°43'18"E	C14	18.00'	90°00'00"	38.27	35.46'	N43°54'47"E
C4	18.00'	80°21'30"	25.25	23.23'	N10°16'30"W	C15	18.00'	51°48'59"	16.28	15.73'	N26°59'43"W
C5	236.00'	22°56'18"	94.48	93.85'	S18°28'05"W	C16	37.00'	283°37'59"	183.16	45.79'	S88°54'47"W
C6	600.00'	28°31'19"	277.74	275.25'	N0°23'17"E	C17	18.00'	51°49'09"	16.28	15.73'	S24°49'12"W
C7	52.00'	104°43'48"	188.17	145.71'	S38°42'58"E	C18	600.00'	10°23'03"	108.74	108.59'	N83°43'15"E
C8	60.00'	104°44'09"	109.68	85.03'	S39°43'09"E	C19	568.00'	10°23'03"	102.95	102.81'	N83°43'15"E
C9	632.00'	28°31'19"	292.55	289.94'	N0°23'17"E	C20	18.00'	90°00'00"	28.27	25.46'	S46°05'13"E
C10	204.00'	42°49'37"	152.31	148.79'	S8°30'55"W	C21	942.00'	13°15'21"	217.94	217.45'	N53°45'53"W
C11	18.00'	80°21'30"	25.25	23.23'	S70°04'59"W	C22	429.00'	49°38'42"	430.66	418.87'	S70°27'34"E

MINIMUM OPENING  
LOTS 3-8, BLOCK A  
LOTS 1-20, BLOCK B

ELEVATION (NAVD 88)  
1375.1  
1381.4



BENCH MARK  
BM #201 - SQUARE CUT ON THE NORTHEAST SIDE OF A CONCRETE LIGHT POLE  
BASE ON THE SOUTH SIDE OF 19TH STREET N, AND WEST OF N. VERANDA  
STREET  
ELEV = 1399.86 (NAVD88)

**OWNER'S CERTIFICATION AND DEDICATION:**

THIS IS TO CERTIFY THAT WE, THE OWNERS OF THE LAND DESCRIBED IN THE CERTIFICATE OF SURVEY, HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED ON THE ACCOMPANYING PLAT INTO LOTS, BLOCKS, STREETS AND RESERVES, TO BE KNOWN AS THE VILLAS AT OAK CREEK 3RD ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

ALL EXISTING PUBLIC EASEMENTS, BUILDING SETBACKS, ACCESS CONTROLS, DEDICATED STREETS AND ALL OTHER PUBLIC DEDICATIONS LYING WITHIN THE LAND DESCRIBED IN THE CERTIFICATE OF SURVEY, ARE HEREBY VACATED BY VIRTUE OF K.S.A. 12-512B, AS AMENDED.

UTILITY EASEMENTS ARE HEREBY GRANTED AS INDICATED TO THE PUBLIC FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES. DRAINAGE AND UTILITY EASEMENTS ARE HEREBY GRANTED AS INDICATED TO THE PUBLIC FOR DRAINAGE PURPOSES AND THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES. STREET, DRAINAGE, AND UTILITY EASEMENTS ARE HEREBY GRANTED AS INDICATED TO THE PUBLIC FOR DRAINAGE PURPOSES AND THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES. NO SIGN, LIGHT POLES, PRIVATE DRAINAGE SYSTEMS, BERMS, WALLS, MASONRY TRASH ENCLOSURES OR OTHER STRUCTURES SHALL BE LOCATED WITHIN PUBLIC EASEMENTS UNLESS PERMITTED BY THE CITY OF WICHITA DEPARTMENT OF ENGINEERING AND THAT THEY DO NOT INHIBIT THE CONVEYANCE OF SURFACE DRAINAGE. NO REGRADING WITHIN ABUTTING RIGHTS-OF-WAY SHALL BE ALLOWED WITHIN THE CONSTRUCTION OF THE BERMS ALLOWED WITHIN THE RESERVES. THE BERMS CANNOT IMPACT ACCESS TO OR BURY MANHOLES, WATER VALVES AND/OR WATER METERS.

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 UNOBSTRUCTED 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. 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.

THIS ADDITION IS SUBJECT TO THE CONDITIONS OF THE CUP DP-274.

RESERVES "A", "B", "C" AND "D" ARE HEREBY PLATTED FOR OPEN SPACE, DRAINAGE, LANDSCAPING, BERMS, ENTRY MONUMENTS, SIGNAGE, PARKING, PEDESTRIAN TRAILS, UTILITIES CONFINED TO EASEMENTS, AND PIPELINES CONFINED TO EASEMENTS, ALONG WITH THE ADDITIONAL RESTRICTIONS PER THE PIPELINE COMPANY AS NOTED BELOW. RESERVE "C" IS HEREBY PLATTED FOR OPEN SPACE, DRAINAGE, LANDSCAPING, BERMS, ENTRY MONUMENTS, SIGNAGE, PEDESTRIAN TRAILS, AND UTILITIES CONFINED TO EASEMENTS. RESERVES "A" THROUGH "D" ARE OWNED AND MAINTAINED BY OAK CREEK MASTER ASSOCIATION, INC.

COMPLIANCE WITH ANY PLATTED RESTRICTIONS AND APPLICABLE RESTRICTIVE COVENANTS AFFECTING SAID RESERVES SHALL BE BINDING ON ANY OWNERS, SUCCESSORS, HEIRS OR ASSIGNS. 40 FOOT RELOCATED OIL PIPELINE RIGHT OF WAY IS A RESTRICTED AREA, NO BUILDINGS MAY BE LOCATED WITHIN 50 FEET OF THE PIPELINE, AS DEPICTED BY THE BUILDING SETBACK LINE. THE PROPERTY IS ENCLUMBERED BY A RESTATEMENT AND AMENDMENT TO RIGHT-OF-WAY CONTRACT RECORDED AT DOC.#FLM-PS: 29943961 BETWEEN SLAWSON COMMERCIAL PROPERTIES, LLC AND COFFEYVILLE RESOURCES CRUDE TRANSPORTATION, LLC.

OWNER: SLAWSON COMMERCIAL PROPERTIES, LLC

*Kathy A. Atkins*  
KATHY A. ATKINS, VICE PRESIDENT

**NOTARY CERTIFICATE:**

STATE OF KANSAS )  
COUNTY OF SEDGWICK ) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3<sup>rd</sup> DAY OF June, 2022, BY KATHY A. ATKINS, AS VICE PRESIDENT OF SLAWSON COMMERCIAL PROPERTIES, LLC, OWNERS OF THE PROPERTY DESCRIBED.

*Sarah Hatstrup*  
SARAH HATSTRUP, NOTARY PUBLIC

MY APPOINTMENT EXPIRES 12/16/2024

OWNER: OAK CREEK MASTER ASSOCIATION, INC.

*Stephen B. Slawson*  
STEPHEN B. SLAWSON, PRESIDENT

**NOTARY CERTIFICATE:**

STATE OF Kansas )  
COUNTY OF Sedgewick ) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14<sup>th</sup> DAY OF June, 2022, BY STEPHEN B. SLAWSON, AS PRESIDENT OF OAK CREEK MASTER ASSOCIATION, INC., OWNERS OF THE PROPERTY DESCRIBED.

*Janet A. Wade*  
NOTARY PUBLIC

MY APPOINTMENT EXPIRES 12/16/2024

**PLANNING COMMISSION CERTIFICATE:**

THIS PLAT OF THE VILLAS AT OAK CREEK 3RD ADDITION HAS BEEN SUBMITTED TO AND APPROVED BY THE METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, APPROVED THE 2<sup>nd</sup> DAY OF April, 2022.

*William M. Johnson*  
WILLIAM M. JOHNSON, CHAIR

*Scott A. Wadle*  
SCOTT A. WADLE, SECRETARY



**MORTGAGE HOLDER'S CERTIFICATE**

WE INTRUST BANK, HOLDERS OF A MORTGAGE ON THE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF THE VILLAS AT OAK CREEK 3RD ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

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

STATE OF KANSAS )  
COUNTY OF SEDGWICK ) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7<sup>th</sup> DAY OF June, 2022, BY ROBERT P. HARMON, AS MANAGING DIRECTOR OF INTRUST BANK, N.A.

*Melinda A. Jabara*  
MY APPOINTMENT EXPIRES 3/3/2023



**COUNTY SURVEYOR'S CERTIFICATE**

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS 28<sup>th</sup> DAY OF June, 2022.



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

**GOVERNING BODY CERTIFICATE:**

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS 5<sup>th</sup> DAY OF July, 2022.

*Brandon J. Whipple*  
BRANDON J. WHIPPLE, MAYOR

ATTEST:  
*Karen S. Baileig*  
KAREN S. BAILEIG, CITY CLERK

**TRANSFER RECORD:**

ENTERED ON TRANSFER RECORD THIS 13<sup>th</sup> DAY OF July, 2022.

*Kelly B. Arnold*  
KELLY B. ARNOLD, COUNTY CLERK

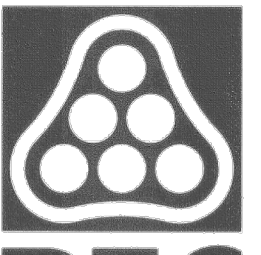
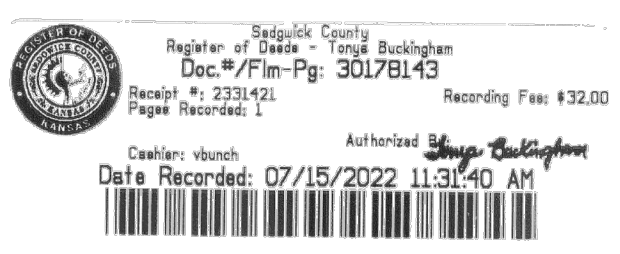
**REGISTER OF DEEDS CERTIFICATE:**

STATE OF KANSAS )  
COUNTY OF SEDGWICK ) SS

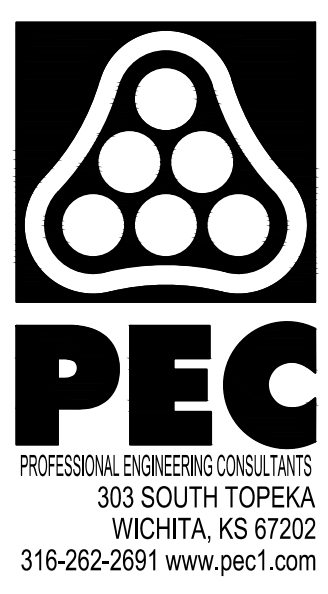
THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE, AT 1:21:40 O'CLOCK A.M. ON THIS 15<sup>th</sup> DAY OF July, 2022.

*Tonya Buchanan*  
TONYA BUCHANAN, REGISTER OF DEEDS

*Kenly Zehring*  
KENLY ZEHRING, DEPUTY



PROFESSIONAL ENGINEERING CONSULTANTS  
303 SOUTH TOPEKA  
WICHITA, KS 67202  
316-262-2691 www.pec1.com



SANITARY SEWER IMPROVEMENTS  
TO SERVE  
THE VILLAS AT  
OAK CREEK 3RD ADDITION  
GARY JANZEN, P.E. - CITY ENGINEER  
CITY OF WICHITA ENGINEERING PROJECT NO.  
468-2022-021574

JOB NO.	210524-002-0042
DATE	AUGUST 2022
PM	TBK
DESIGNED BY	SNW
DRAWN BY	DMS
CHECKED BY	TBK

COPY OF PLAT -  
THE VILLAS AT  
OAK CREEK

CU510  
20 OF 20

SAVED 8/25/2022 11:10:41 AM BY KURTIS DEKAT  
 PLOTTED 9/9/2022 3:42:19 PM BY KURTIS DEKAT  
 U:\WICHITA-CIVIL\2021\210524002\PECDRAWINGS\210524-002-CU510.DWG