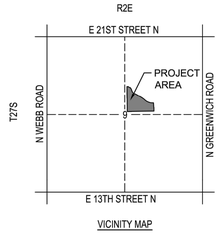
THE VILLAS AT OAK CREEK 3RD ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS

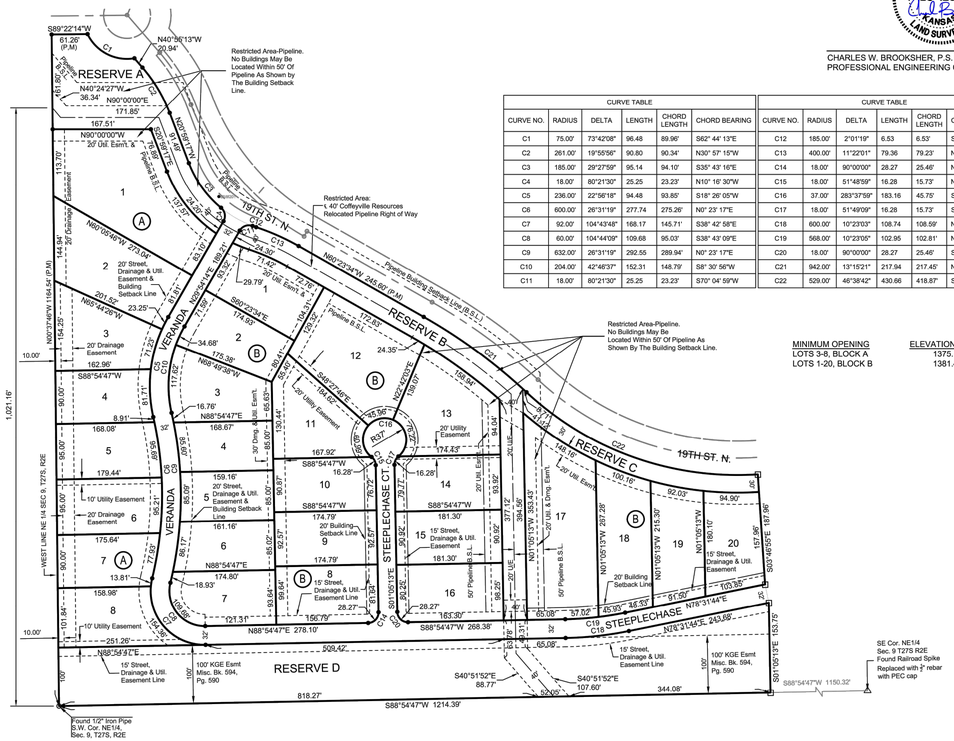
FINAL PLAT

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



VICINITY MAP



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)

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD LENGTH	CHORD BEARING
C1	75.00'	73°42'08"	96.48	89.96'	S62° 44' 13"E
C2	261.00'	19°55'56"	90.80	90.34'	N30° 57' 15"W
C3	185.00'	29°27'59"	95.14	94.10'	S35° 43' 16"E
C4	18.00'	80°21'30"	25.25	23.23'	N10° 16' 30"W
C5	236.00'	22°56'18"	94.48	93.85'	S18° 26' 05"W
C6	600.00'	26°31'19"	277.74	275.26'	N0° 23' 17"E
C7	92.00'	104°43'48"	168.17	145.71'	S38° 42' 58"E
C8	60.00'	104°44'09"	109.68	95.03'	S38° 43' 09"E
C9	632.00'	26°31'19"	292.55	289.94'	N0° 23' 17"E
C10	204.00'	42°46'37"	152.31	148.79'	S8° 30' 56"W
C11	18.00'	80°21'30"	25.25	23.23'	S70° 04' 59"W

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD LENGTH	CHORD BEARING
C12	185.00'	2°01'19"	6.53	6.53'	S70° 44' 56"E
C13	400.00'	11°22'01"	79.36	79.23'	N66° 04' 35"W
C14	18.00'	90°00'00"	28.27	25.46'	N43° 54' 47"E
C15	18.00'	51°48'59"	16.28	15.73'	N26° 59' 43"W
C16	37.00'	283°37'59"	183.16	45.75'	S88° 54' 47"W
C17	18.00'	51°49'09"	16.28	15.73'	S24° 49' 12"W
C18	600.00'	10°23'03"	108.74	108.59'	N83° 43' 16"E
C19	568.00'	10°23'05"	102.95	102.81'	N83° 43' 15"E
C20	18.00'	90°00'00"	28.27	25.46'	S46° 05' 13"E
C21	942.00'	13°15'21"	217.94	217.45'	N53° 45' 53"W
C22	529.00'	46°38'42"	430.66	418.87'	S70° 27' 34"E

MINIMUM OPENING	ELEVATION (NAVD 88)
LOTS 3-8, BLOCK A	1375.1
LOTS 1-20, BLOCK B	1381.4

LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION:

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

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 (CLS65), 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 PS #1281 AND PROFESSIONAL ENGINEERING CONSULTANTS, P.A. CLS #65, AS FOLLOWS:

A REPLAT OF THE FOLLOWING: LOTS 1, 2, AND 3, BLOCK A, LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 AND 21, BLOCK B, AND 1, 2, 3, 4, 5 AND 6, BLOCK C; RESERVES A, B, C AND D; AND VERANDA, VERANDA COURT, STEEPLECHASE AND STEEPLECHASE COURT, ALL WITHIN THE VILLAS AT OAK CREEK 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

CHARLES W. BROOKSHER LICENSED KANSAS LAND SURVEYOR LS-1281 05/25/2022

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

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 WITH 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" 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 TRIALS, 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 ENCUMBERED BY A RESTATEMENT AND AMENDMENT TO RIGHT-OF-WAY CONTRACT RECORDED AT DOC.#/FLM-PG: 29943961 BETWEEN SLAWSON COMMERCIAL PROPERTIES, LLC AND COFFEYVILLE RESOURCES CRUDE TRANSPORTATION, LLC.

OWNER: SLAWSON COMMERCIAL PROPERTIES, LLC

KATHY A. ATKINS, VICE PRESIDENT

NOTARY CERTIFICATE:

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022, BY KATHY A. ATKINS, AS VICE PRESIDENT OF SLAWSON COMMERCIAL PROPERTIES, LLC, OWNERS OF THE PROPERTY DESCRIBED.

_____, NOTARY PUBLIC
SARAH HATTRUP

MY APPOINTMENT EXPIRES _____

OWNER: OAK CREEK MASTER ASSOCIATION, INC.

STEPHEN B. SLAWSON, PRESIDENT

NOTARY CERTIFICATE:

STATE OF_____)
) SS
COUNTY OF_____)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022, BY STEPHEN B. SLAWSON, AS PRESIDENT OF OAK CREEK MASTER ASSOCIATION, INC., OWNERS OF THE PROPERTY DESCRIBED.

_____, NOTARY PUBLIC

MY APPOINTMENT EXPIRES _____

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 _____DAY OF _____, 2022.

_____, CHAIR
WILLIAM M. JOHNSON

_____, SECRETARY
SCOTT A. WADLE

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, MANAGING DIRECTOR

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022, BY ROBERT P. HARMON, AS MANAGING DIRECTOR OF INTRUST BANK, N.A.

_____, NOTARY PUBLIC

MY APPOINTMENT EXPIRES _____

COUNTY SURVEYOR'S CERTIFICATE

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS _____DAY OF _____, 2022.

_____
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 _____DAY OF _____, 2022.

_____, MAYOR
BRANDON J. WHIPPLE

ATTEST:

_____, CITY CLERK
KAREN SUBLETT

TRANSFER RECORD:

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 2022.

_____, COUNTY CLERK
KELLY B. ARNOLD

REGISTER OF DEEDS CERTIFICATE:

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 _____O'CLOCK____M, ON THIS _____ DAY OF _____, 2022.

_____, REGISTER OF DEEDS
TONYA BUCKINGHAM

_____, DEPUTY
KENLY ZEHRING

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

CITY OF WICHITA

LUKE PETER JENSEN 27413 KANSAS PROFESSIONAL ENGINEER 06/09/2022

PAVING IMPROVEMENTS TO SERVE THE VILLAS AT OAK CREEK 3RD ADDITION

GARY JANZEN, P.E. - CITY ENGINEER
CITY OF WICHITA ENGINEERING PROJECT NO.
472-2022-085795

JOB NO.	210524-000
DATE	SEPTEMBER 2022
PM	TPA
DESIGNED BY	AKL, LGP
DRAWN BY	CP
CHECKED BY	RJS

PLAT

C003
3 OF 53

SAVED 6/9/2022 4:59:01 PM BY CARLOS.PEREZ
PLOTTED 9/8/2022 4:09:09 PM BY LUKE PETER
U:\WICHITA-CIVIL\2021\210524000\PEC\DRAWINGS\210524-000-C003.DWG