

CARRIAGE OAKS
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

FILE COPY

FINAL TRACING RECD

8-13-09
2009-39

CURVE	RADIUS	DELTA
C1	75.00'	73°42'08"
C2	261.00'	19°55'56"
C3	185.00'	28°02'14"
C4	20.00'	86°16'02"
C5	20.00'	71°52'54"
C6	400.00'	10°29'00"
C7	370.00'	10°29'00"
C8	912.00'	13°15'21"
C9	942.00'	13°15'21"
C10	550.00'	58°25'59"
C11	529.00'	56°33'27"
C12	20.00'	102°55'43"
C13	20.00'	64°54'22"
C14	529.00'	28°07'17"
C15	108.00'	22°55'59"

CURVE	RADIUS	DELTA
C16	1,092.00'	01°58'00"
C17	559.00'	30°50'09"
C18	75.00'	26°04'30"
C19	60.00'	96°49'37"
C20	572.00'	40°15'47"
C21	542.00'	43°19'12"
C22	20.00'	84°32'47"
C23	20.00'	90°00'01"
C24	20.00'	90°00'00"
C25	232.00'	28°58'47"
C26	200.00'	28°58'47"
C27	80.00'	118°58'48"
C28	48.00'	118°58'48"
C29	102.00'	93°18'40"
C30	70.00'	93°18'40"

CURVE	RADIUS	DELTA
C31	190.00'	23°15'48"
C32	158.00'	23°15'48"
C33	190.00'	33°29'06"
C34	222.00'	38°51'34"
C35	50.00'	76°28'03"
C36	175.00'	35°30'59"
C37	50.00'	73°37'28"
C38	218.00'	16°03'17"
C39	250.00'	16°17'17"
C40	20.00'	90°19'16"
C41	20.00'	89°40'44"
C42	20.00'	90°27'27"
C43	20.00'	89°32'33"
C44	55.00'	44°25'25"
C45	370.00'	09°50'31"

CURVE	RADIUS	DELTA
C46	88.00'	90°27'27"
C47	120.00'	90°27'27"
C48	120.00'	37°52'18"
C49	88.00'	37°52'18"

MINIMUM OPENINGS	ELEVATION (CITY DATUM)	ELEVATION (NGVD29)
BLOCK 1		
LOT 3	183.10	1370.50
LOT 4	182.20	1369.60
LOT 5	182.20	1369.60
LOT 6	182.20	1369.60
LOT 7	182.20	1369.60
LOT 8	201.50	1388.29

SCALE: 1" = 100'

• = 1/2" REBAR W/PCC CAP UNLESS OTHERWISE NOTED

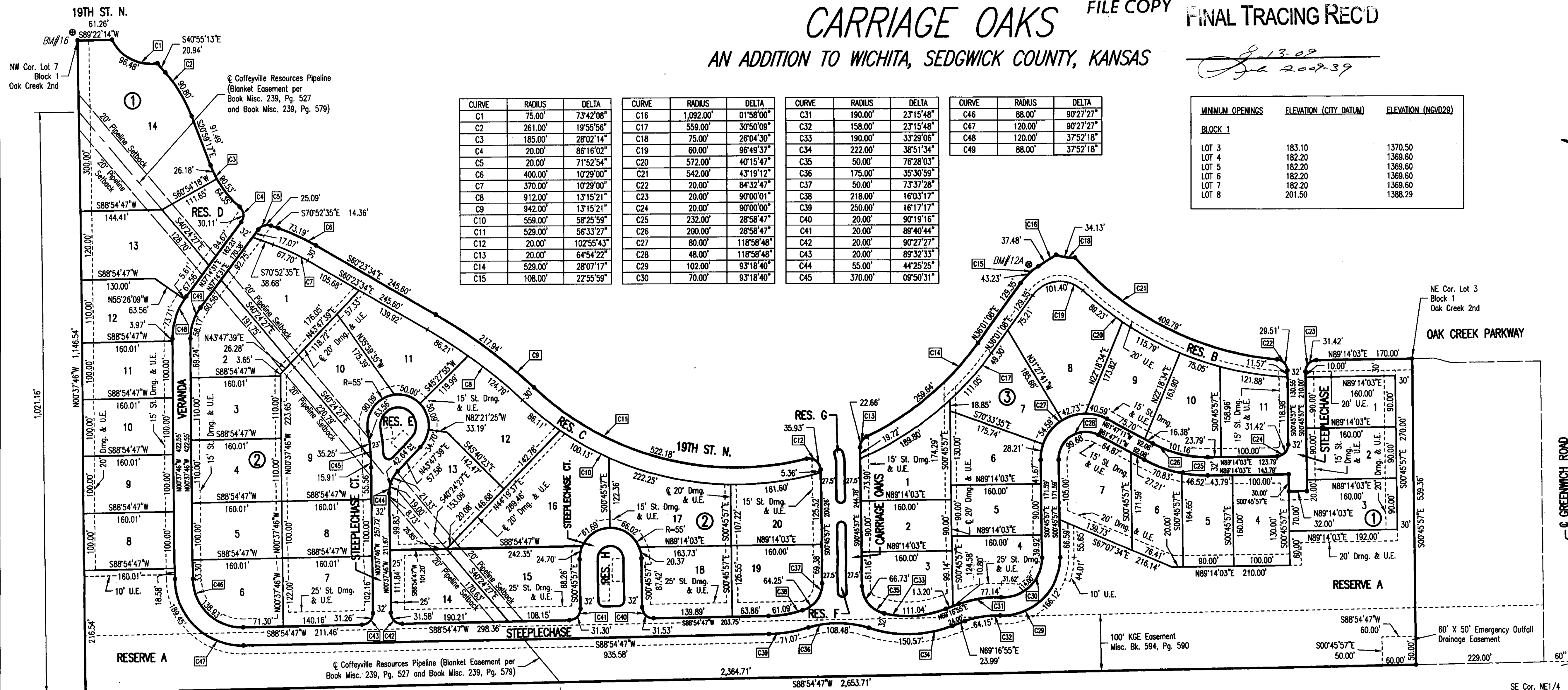
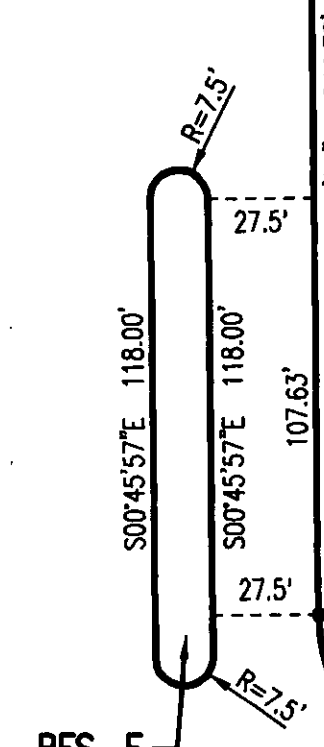
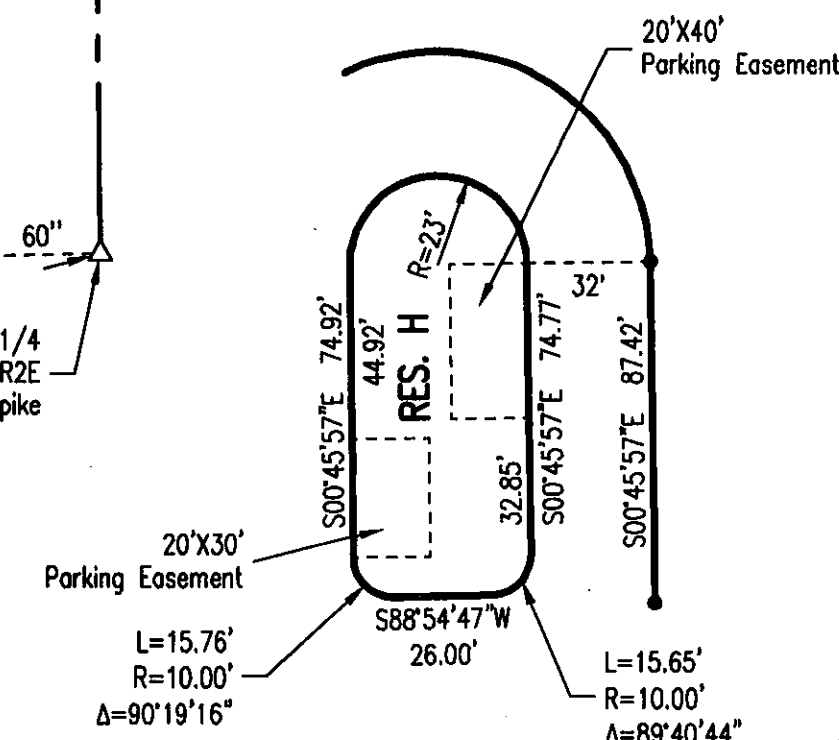
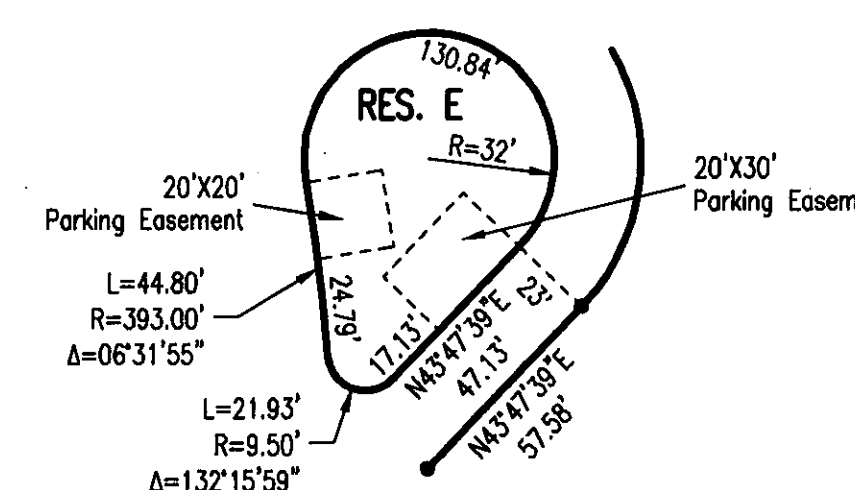
BENCHMARKS BM#

BM #12A- CHISELED "d" CENTER FACE OF CURB INLET ON SOUTH CURB LINE OF 19TH STREET NORTH 100' WEST OF OAK CREEK PARKWAY, WEST OF ROUNDABOUT CIRCLE.

ELEV. = 1380.09 NGVD29

BM #16- CHISELED "d" SOUTH TOP OF CURB OF 19TH STREET NORTH, 10' WEST OF EAST END OF EXISTING CURB IN REMINGTON PLACE ADDITION, NEAR THE NW CORNER OF LOT 5, BLOCK 1 OAK CREEK 2ND ADDITION, 100' WEST OF CRANBROOK STREET.

ELEV. = 1394.74 NGVD29



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 11th DAY OF August, 2009, WE HAVE SURVEYED AND PLATTED CARRIAGE OAKS, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCKS, STREETS & RESERVES THE SAME BEING A RE-PLAT OF LOTS 3, 4, 5, 6 AND 7, BLOCK 1 AND THE WEST 430.34 FEET OF RESERVE "O", OAK CREEK 2ND, 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 DP-274.

THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

RESERVES "A", "B", "C", and "D" ARE HEREBY PLATTED FOR ENTRY MONUMENTS, LANDSCAPING, EARTH BERM, DRAINAGE AND UTILITIES CONFINED TO EASEMENTS. RESERVE "A" SHALL ALSO PERMIT DETENTION PONDS AND SIDEWALKS. RESERVES "E", "F", "G" AND "H" ARE HEREBY PLATTED FOR LANDSCAPING, PARKING, DRAINAGE AND UTILITIES. RESERVE "G" SHALL ALSO PERMIT ENTRY MONUMENTS. RESERVE "A" THRU "H" SHALL BE OWNED AND MAINTAINED BY AN OWNER'S ASSOCIATION TO BE FORMED WITHIN CARRIAGE OAKS.

PARKING EASEMENTS IN RESERVES "E" & "H" ARE GRANTED FOR RESIDENTIAL PARKING ONLY AND NO OBSTRUCTIONS SHALL BE CONSTRUCTED OR PLACED WITHIN THE EASEMENTS.

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

A DRAINAGE PLAN HAS BEEN APPROVED FOR THIS PLAT. ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, AND RESERVES SHALL REMAIN AT ESTABLISHED GRADES AND UNOBSERVED 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 & RESERVES THE SAME TO BE KNOWN AS CARRIAGE OAKS, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

OWNER:

SLAWSON COMMERCIAL PROPERTIES, LLC.

BY: JERRY D. JONES, VICE PRESIDENT

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 10th DAY OF August, 2009, BY JERRY D. JONES, VICE PRESIDENT OF SLAWSON COMMERCIAL PROPERTIES, LLC.

SARAH E. HATTRUP, NOTARY PUBLIC

WE, INTRUST BANK, N.A. IN WICHITA, KANSAS, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF CARRIAGE OAKS, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

BY: ROGER G. EASTWOOD, SENIOR VICE PRESIDENT

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 11th DAY OF August, 2009, BY ROGER G. EASTWOOD, SENIOR VICE PRESIDENT OF INTRUST BANK, N.A.

Melinda A. Jabara, NOTARY PUBLIC

THIS PLAT OF CARRIAGE OAKS ADDITION HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS 11th DAY OF August, 2009.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

DARRELL DOWNING, CHAIR

JOHN L. SCHLEGEL, SECRETARY

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS 10th DAY

OF August, 2009.

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 11th DAY OF August, 2009.

CARL BREWER, MAYOR

KAREN SUBLETT, CITY CLERK

ENTERED ON TRANSFER RECORD THIS 11th DAY

OF August, 2009.

KELLY B. ARNOLD, COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT WICHITA, KANSAS, ON THE 11th DAY OF August, 2009.

BILL WEEK, REGISTER OF DEEDS

TONYA BUCKINGHAM, DEPUTY