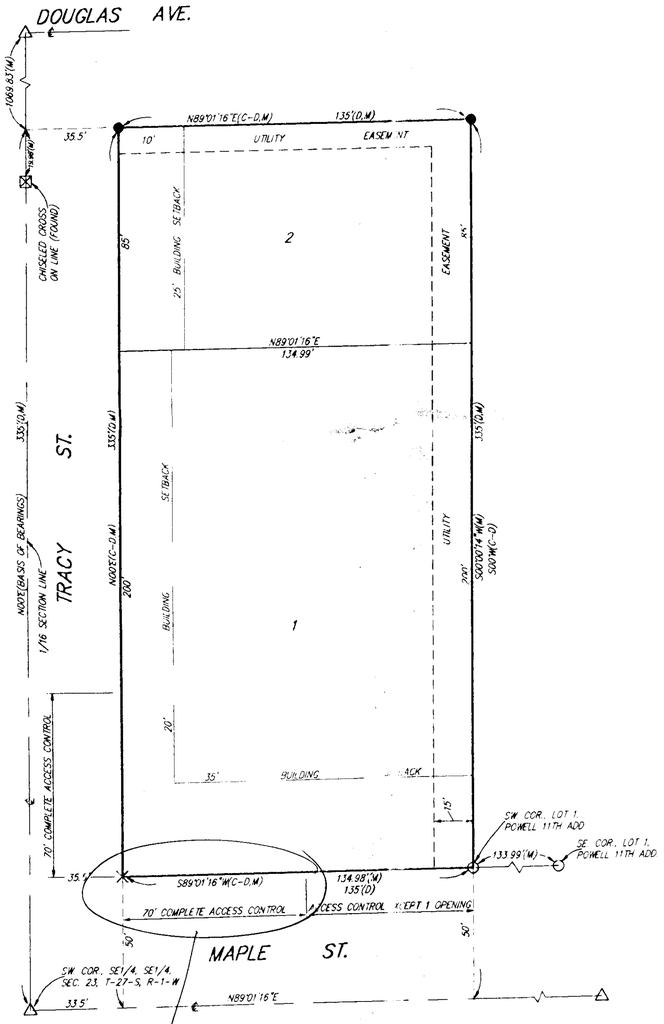
CARLEY ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

Copied from Tracings
2/13/96



Field CEK 2/12/96
Have closed (counterpart)
existing opening - Leaving
only one to east.
D.C.



SCALE: 1"=30'

0 30 50

● = ½ REBAR W/ "BAUGHMAN CAP (SET)
○ = 1/2" IRON (FOUND)
× = SCRIBED CROSS (SET)
△ = 3/4" IRON IN THIMBLE (FOUND)
⊠ = CHISELED CROSS (FOUND)

(M) = MEASURED
(D) = DESCRIBED
(C-D) = CALCULATED PER DESCRIBED INFO

State of Kansas)
Sedgwick County) SS We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "CARLEY ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: A tract in the SE1/4 of Sec. 23, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas, described as beginning at a point on the south line of said SE1/4, said point being 35.5 feet east of the SW Cor. of the SE1/4 of said SE1/4; thence north parallel with the west line of the SE1/4 of said SE1/4, 335 feet; thence east parallel with the south line of said SE1/4, 135 feet; thence south parallel with the west line of the SE1/4 of said SE1/4, 335 feet; thence west 135 feet to the point of beginning.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Baughman Co., P.A.

Gregory F. Severns — 2-8-96 Surveyor

GREGORY F. SEVERNS REGISTERED 8-579 KANSAS LAND SURVEYOR

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots and a Street to be known as "CARLEY ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The street is hereby dedicated to and for the use of the public. All abutters rights of access to and from Maple Street over and across the south line of Lot 1 are hereby granted to the City of Wichita, Kansas provided, however, that Lot 1 shall have access to Maple Street at one location over all except the west 70 feet thereof, as shall be determined by the City Engineer of the City of Wichita, Kansas. All abutters rights of access to or from Tracy Street over and across the south 70 feet of the west line of Lot 1 are hereby granted to the City of Wichita, Kansas.

Paul E. Smith — Lois M. Smith

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 9th day of February, 1996, by Paul E. Smith and Lois M. Smith, husband and wife.

My App't. Exp. 11-1-99 — M. Michele Jonas — Notary Public

M. MICHELE JONAS
Notary Public - State of Kansas
My Appt. Expires Nov. 1, 1999

This plat of "CARLEY ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this 16th day of November, 1995
Wichita-Sedgwick County Metropolitan Area Planning Commission

SEAL

Chair
Susan Osborne-Howes

Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this ____ day of _____, 1996.

Mayor
Bob Knight

City Clerk
Pat Burnett

Entered on transfer record this ____ day of _____, 1996.

County Clerk
Susan E. Crockett-Spoon

State of Kansas)
Sedgwick County) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this ____ day of _____, 1996, at ____ o'clock ___M; and is duly recorded.

Register of Deeds
Pat Kettler

Deputy
Ed Resa

SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

November 16, 1995

S/D - 95-73
BAUGHMAN COMPANY
315 ELLIS
WICHITA KS 67211

S/D 95--73 CARLEY ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on November 16, 1995, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of November 9, 1995.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.

2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.

3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developments.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh
cc: LOIS AND PAUL SMITH, 1524 ANDOVER ROAD, ANDOVER KS 67002
Mike Lindebak, City Engineer

SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

November 9, 1995

S/D - 95-73
BAUGHMAN COMPANY
315 ELLIS
WICHITA KS 67211

S/D 95--73 CARLEY ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 9, 1995, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

A. The applicant shall guarantee any drainage improvements required by the platting of this property. Such improvements may be provided at the time of site development.

B. The applicant shall guarantee the closure of one of the driveways to Maple, being located in an area of access control (2-existing drives with only 1-opening to be allowed).

C. As indicated by Traffic Engineering, the final plat tracing shall indicate complete access control to both Maple and Tracy from Lot 1's southwest corner, for a distance of 70 feet in each direction.

D. As requested by City Engineering, five (5) feet of additional utility easement shall be shown along the northern 170 feet of the site's eastern property line, that is, so as to provide a full 20-foot easement along the plat's entire eastern line. If possible, the additional five feet of easement may be provided by separate instrument, off-site.

E. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)

F. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.

G. Perimeter closure computations shall be submitted with the final plat tracing. Section

5-101(c).

H. Recording of the plat within 30 days after approval by the City Council.

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also available from this office.

The **enclosed "marked"** copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, November 16, 1995 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Don Losew
Senior Planner

DL:rh
Enclosure: Marked Copy of plat
cc: LOIS AND PAUL SMITH, 1524 ANDOVER ROAD, ANDOVER KS 67002
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-5

November 16, 1995

STAFF REPORT
(Final Plat Approved 11/9/95)

CASE NUMBER: S/D 95-73 CARLEY ADDITION

OWNER/APPLICANT: Lois and Paul Smith, 1524 Andover Road, Andover, KS 67002

SURVEYOR/ENGINEER: Baughman Company, 315 Ellis, Wichita, KS 67211

LOCATION: North of Maple and west of West Street

SITE SIZE: 0.88 Acres

NUMBER OF LOTS

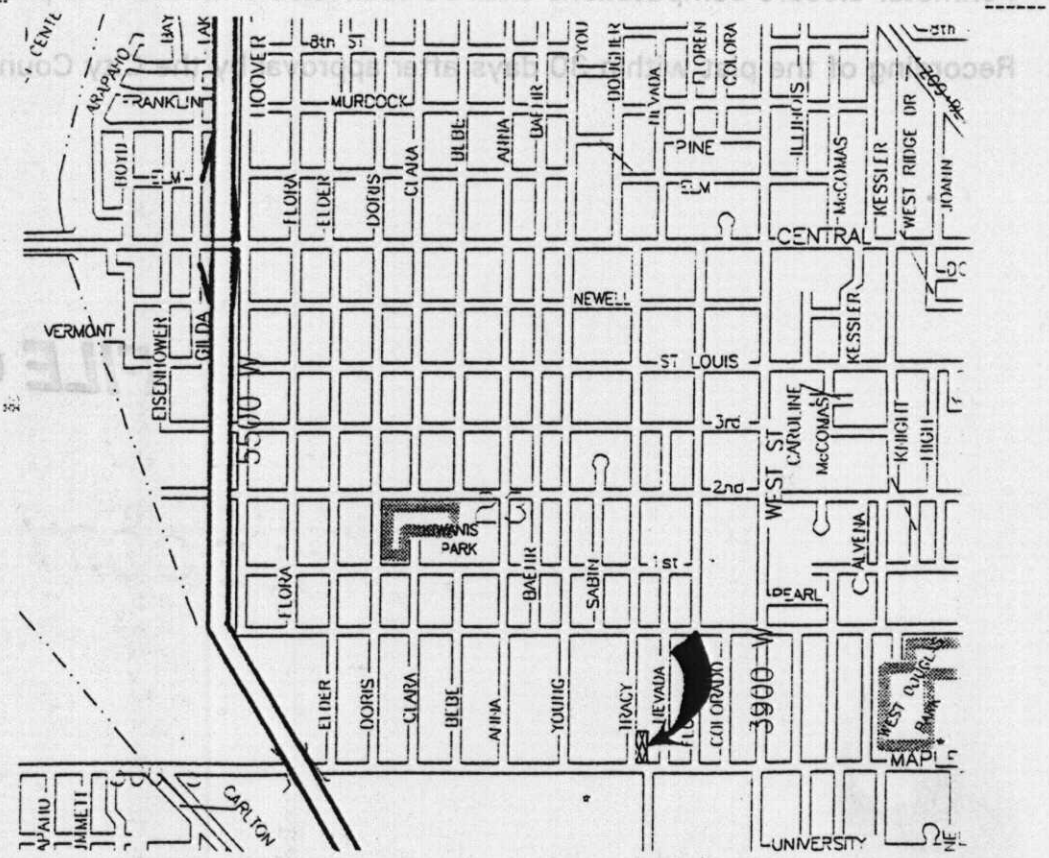
Residential:	1
Office:	
Commercial:	1
Industrial:	
Total:	2

MINIMUM LOT AREA: 11,475 sq. ft.

CURRENT ZONING: "AA" and "B"

PROPOSED ZONING: "AA" and "LC" (Z-3166)

VICINITY MAP:



FILE COPY

STAFF COMMENTS:

A. The applicant shall guarantee any drainage improvements required by the platting of this property. Such improvements may be provided at the time of site development.

B. The applicant shall guarantee the closure of one of the driveways to Maple, being located in an area of access control (2-existing drives with only 1-opening to be allowed).

C. As indicated by Traffic Engineering, the final plat tracing shall indicate complete access control to both Maple and Tracy from Lot 1's southwest corner, for a distance of 70 feet in each direction.

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E. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)

F. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.

G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

H. Recording of the plat within 30 days after approval by the City Council.