

KING'S MAPLE STREET ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas)
County of Sedgwick) SS We, Baughman Company, P.A., Surveyors in
aforesaid county and state do hereby certify that we have surveyed and
platted "KING'S MAPLE STREET ADDITION", Wichita, Sedgwick County, Kansas,
and that the accompanying plat is a true and correct exhibit of the prop-
erty surveyed, described as and being a replat of Lots 1 and 2, Block G,
Westerlea Village, Sedgwick County, Kansas, and the north half of the vacated
Alley on the south.

All being situated in the NW1/4 of Sec. 27, Twp. 27-S, R-1-W of the 6th
P.M., Sedgwick County, Kansas.

Existing public easements being vacated by virtue of KSA 12-512(b)

Baughman Company, P.A.

Gregory F. Severns Surveyor

Know all men by these presents that we, the
undersigned, have caused the land described in the surveyors certificate to
be platted into lots, a block and a street to be known as "KING'S MAPLE
STREET 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 over and across the north line of Lots
1 and 2 to and from Maple Street are hereby granted to the City of Wichita,
Kansas, provided however that Lots 1 and 2 shall have access to Maple
Street at one location each as shall be determined by the City Engineer. All
abutters rights of access over and across the east line of Lot 2 to Summitlawn
are hereby granted to the City of Wichita, Kansas.

William R. King

Charlotte A. King

State of Kansas)
County of sedgwick) SS

The foregoing instrument was acknowledged before
me this _____ day of _____, 1994 by William R.
King and Charlotte A. King, husband and wife.

Notary Public

My App't Exp. _____

This plat of "KING'S MAPLE STREET ADDITION",
Wichita, Sedgwick County, Kansas, has been submitted to and approved by
the Wichita-Sedgwick County Metropolitan Area Planning Commission,
Wichita, Kansas.
Dated this _____ day of _____, 1994.
Wichita-Sedgwick County Metropolitan Area Planning Commission.

James D. Miner Chairman

Marvin S. Krout Secretary

This plat approved and all dedications shown
hereon accepted by the City Council of the City of Wichita, Kansas, this
_____ day of _____, 1994.

Elma Broadfoot Mayor

Pat Burnett Deputy City-Clerk

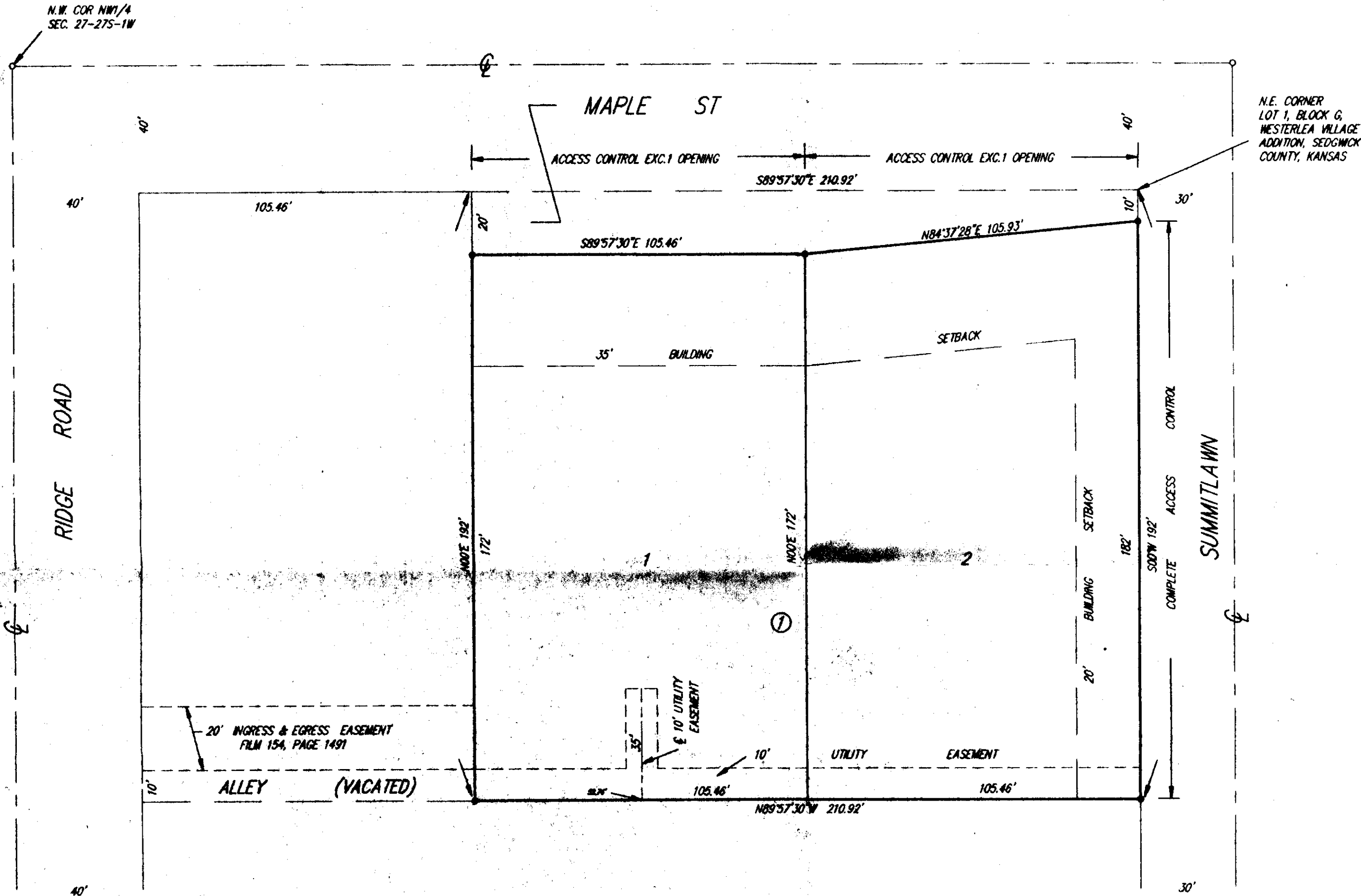
Entered on transfer record this _____ day of
_____, 1994.

Susan E. Crockett-Spoon County Clerk

State of Kansas)
County of Sedgwick) SS This is to certify that this plat has been filed for
record in the office of the Register of Deeds, this _____ day of _____
1994, at _____ o'clock _____ A.M.; and is duly recorded.

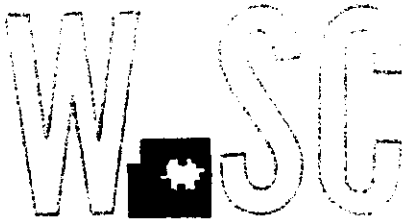
Pat Kettler Register of Deeds

Ed Resa Deputy



SCALE 1"=30'
BEARING BASE = ASSUMED
● = 1/2" BAUGHMAN CAPPED
REBAR SET

BENCH MARK:
"C" OUT ON SOUTH END OF
S.W. CURB RETURN AT MAPLE
& SUMMITLAWN
ELEV= 137.05 CITY DATUM



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421

March 28, 1994

Baughman Company, P.A.
c/o Phil Meyer
315 Ellis
Wichita, KS 67211

Re: S/D 93-60 - KING'S MAPLE STREET ADDITION (Final Plat)

Dear Mr. Meyer:

At the regular meeting of the Metropolitan Area Planning Commission on Thursday, March 24, 1994, 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 March 18, 1994.

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 developers.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh

cc: William R. King, Rt. #1, Benton, KS 67107
Mike Lindebak, City Engineer

FILE COPY



STAFF COMMENTS:

- A. The applicant shall guarantee the closure of the opening to Maple located at the northwest corner of Lot 2.**
- B. Since the alley to the south had never apparently been opened and would be in conflict with the private access being considered for this site out to Ridge Road, the applicant was to obtain a valid vacation request from the abutting property owners. This request was subsequently submitted to the Planning Department for processing and the final plat tracing has been revised to include the portion of alley adjacent to the plat which is capable of being vacated by means of the replat.**

The applicant is advised that the 20-foot ingress-egress easement is a private matter and that while it appears to be for the benefit of the site now being platted, access for both of the lots should be assured by the applicant filing any needed access agreements for the two (2) lots of this Addition. A copy of this document shall then be submitted to Planning.

- C. As indicated by the platting binder, property taxes are outstanding on this site. Prior to this plat being released for recording, the applicant shall provide proof that all applicable taxes have been paid.**
- D. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.**
- 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.**
- 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.**

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-4

March 24, 1994

STAFF REPORT

(Final Plat Approved March 17, 1994, Preliminary Plat Approved 9/30/93)

CASE NUMBER: S/D 93-60 KING'S MAPLE STREET ADDITION

OWNER/APPLICANT: William R. King, Rt. #1, Benton, KS 67017

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

LOCATION: South side of Maple between Ridge Road and Summitlawn

SITE SIZE: 0.9 Acre

NUMBER OF LOTS

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

MINIMUM LOT AREA: 17,078 sq. ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "LC" (Z-3074)

VICINITY MAP:

