

Final Plat
MAUDE CARPENTER FIRST ADDITION
Wichita, Kansas

OWNER'S CERTIFICATION AND DEDICATION

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

This is to certify that the undersigned owner(s) of the land described in the Survey Certificate; have caused the same to be surveyed and subdivided into the accompanying plat into a lot and a block, under the name of Maude Carpenter First Addition; that all easements, as denoted on the plat are hereby dedicated to and for the use of the public for the purpose of constructing, operating, maintaining and repairing public utilities; and further that the land contained herein is held and shall be conveyed subject to any restrictions, reservations, and covenants on file or hereafter filed in the Office of the Register of Deeds of Sedgwick County, Kansas.

Date: August 29, 1994

Date: August 29, 1994

MAUDE CARPENTER CHILDREN'S HOME

MAUDE CARPENTER CHILDREN'S HOME

William L. Culp

Russell M. Haas

William L. Culp, V.P./Executive Director

Russell M. Haas, Director of Operations

Date: August 20, 1994

INTRUST BANK, MORTGAGEE

Brent A. Groves

Brent A. Groves, Vice President

NOTARY CERTIFICATES

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

This instrument was acknowledged before me on 29th day of August, 1994, by William L. Culp, V.P./Executive Director, and Russell M. Haas, Director of Operations of Maude Carpenter Children's Home on behalf of Maude Carpenter Children's Home.



Angela L. Chambers

Notary Public

Angela L. Chambers

(NAME)

My appointment expires: November 23, 1997

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

This instrument was acknowledged before me on 30th day of August, 1994, by Brent A. Groves, Vice President, Intrust Bank on behalf of Intrust Bank.



Angela L. Chambers

Notary Public

Angela L. Chambers

(NAME)

My appointment expires: November 23, 1997

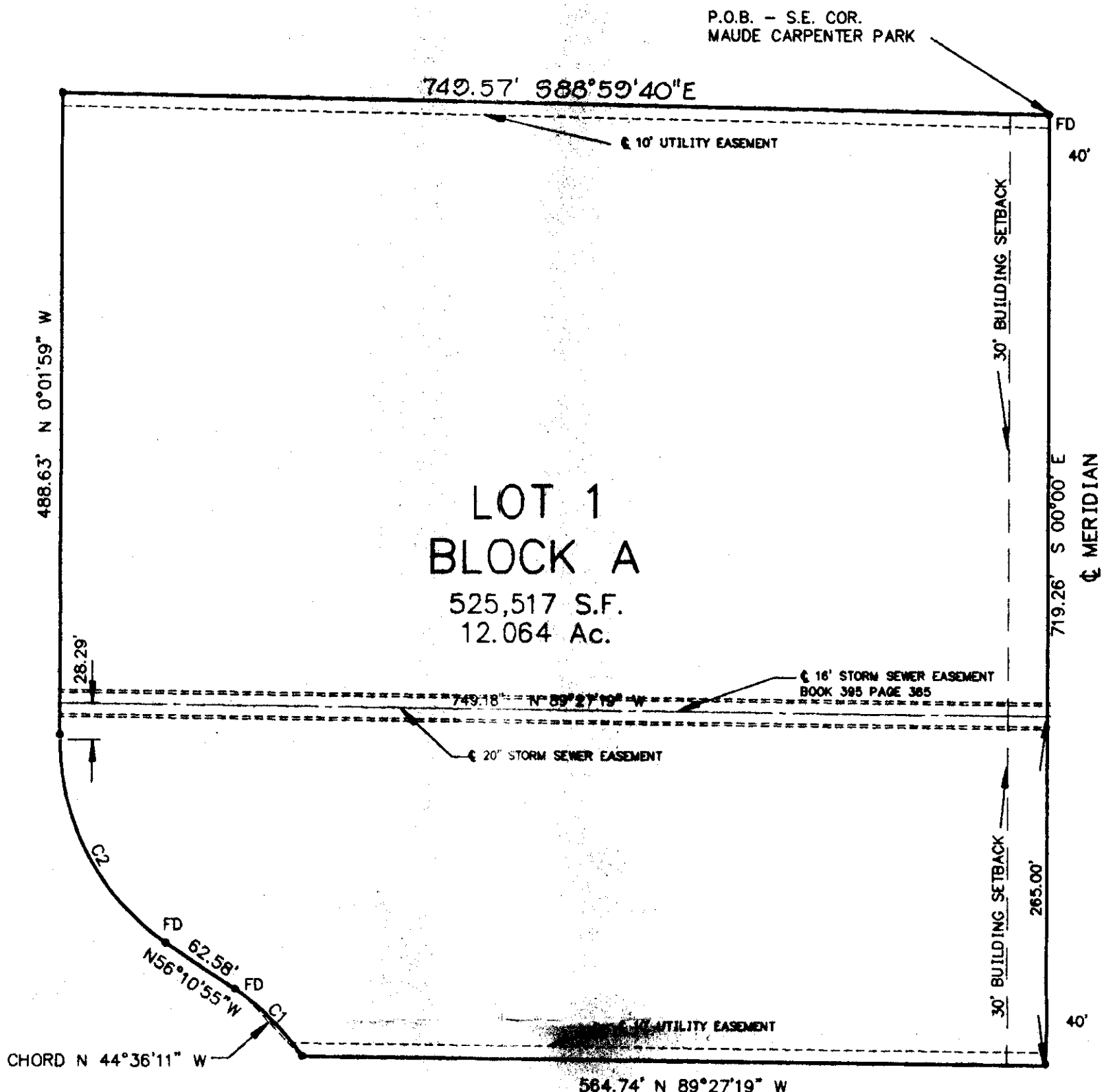
SURVEY CERTIFICATE AND DESCRIPTION

I, the undersigned, licensed professional surveyor of the State of Kansas, do hereby certify that the following described tract of land was surveyed on November 10, 1993, and the accompanying final plat prepared and that all the monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief.

Starting at the Southeast corner of the Maude Carpenter Park an addition to Wichita, Sedgwick County, Kansas, thence along the west right-of-way line of Meridian, on an assumed bearing of S 00°00'00" E a distance of 719.26 feet; thence N 89°27'19" W a distance of 564.74 feet; thence along a curve to the left having a radius of 182.25 feet, delta of 22°49'56", a length of 72.63 feet; a chord length of 72.15 feet with a bearing of N 44°36'11" W; thence N 56°10'55" W a distance of 62.58 feet; thence along a curve to the right having a radius of 184.49 feet, delta of 55°51'14", a length of 179.85 feet, a chord length of 172.81 feet with a bearing of N 28°15'18" W; thence N 00°01'59" W a distance of 488.63 feet; thence S 88°59'40" E a distance of 749.57 feet, back to the point of beginning. The above tract contains 525,517 S.F. or 12.064 Acres more or less.

Date: August 25, 1994

Steven K. Bachenberg
Steven K. Bachenberg, P.E., R.L.S.
Booker Associates, Inc. of Kansas
Registered Land Surveyor
State Of Kansas No. 964



SCALE
100' 0 100' 200'

● IRON SET
● FD IRON FOUND

CURVE DATA TABLE					
CURVE	DELTA	R	L	C	T
C 1	22°49'56"	182.25'	72.63'	72.15'	36.80'
C 2	55°51'14"	184.49'	179.85'	172.81'	97.79'

PLANNING COMMISSION CERTIFICATE

This plat of Maude Carpenter First Addition to Wichita, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated This 11th day of August, 1994.

Wichita-Sedgwick County Metropolitan Area
Planning Commission

By James D. Miner Chairman

James D. Miner

Marvin Krout Secretary

Marvin Krout

(SEAL)

GOVERNING BODY CERTIFICATE

This plat approved and all dedications shown hereon, if any, are hereby accepted by the City Council of the City of Wichita, Kansas, this 20th day of September, 1994.

Elma Broadfoot Mayor

Elma Broadfoot

Pat Burnett City Clerk

Pat Burnett

(SEAL)

TRANSFER RECORD

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

Susan E. Crockett-Spoon, County Clerk

REGISTER OF DEEDS CERTIFICATE

This is to certify that this instrument was filed for record in the register of Deeds Office at _____ on the _____ day of _____, 1994.

Pot Kettler, Register of Deeds

Ed Reso, Deputy

- E. Since Meridian adjacent to this site is no longer classified as an arterial, no access control needs to be dedicated in this case. The final plat tracing should therefore delete from the face of the plat the reference to "Access Control Except One Opening."
- F. Although the platting binder is indicating that a mortgage exists for "construction" purposes, if this mortgage creates an interest in this site by the mortgage holder (Intrust Bank), such interest must be included as a signatory on the plat.
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c). 9-6-94
- H. Recording of the plat within 30 days after approval by the City Council.
- I. As noted by City Engineering, as indicated by the drainage plan, the applicant shall submit for recording with the plat an off-site drainage agreement.

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, August 11, 1994 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: Maude Carpenter Childrens Center, 1501 N. Meridian, Wichita, KS 67203
Russell Haas, 1501 N. Meridian, Wichita, KS 67203
Mike Lindebak, City Engineer

August 5, 1994



METROPOLITAN AREA PLANNING
DEPARTMENT

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

Booker Associates, Inc. of Kansas
225 North Market - Suite 350
Wichita, KS 67202

Re: S/D 94-21 MAUDE CARPENTER FIRST ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 4, 1994, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant needs to either pursue the vacation of Edwards adjacent to this site and northward up to 15th Street North or be prepared to dedicate additional right-of-way for this street as required by the area's zoning and guarantee the paving of this street. Based on the configuration of lots adjacent to this segment of Edwards, a vacation of the street would appear possible if all abutting property owners agree. Based upon how this street was dedicated, it appears that none of the right-of-way would revert to this site, however. In order to properly terminate 14th Street, which intersects Edwards, a guarantee for a turnaround and possibly right-of-way would be involved.

If the applicant wishes to pursue a vacation case, the vacation case would need to be submitted as a separate request and would need to be submitted prior to the plat being scheduled for City Council review. If a vacation is not pursued, the final plat tracing shall dedicate three (3) feet of additional right-of-way and a guarantee shall be provided for the paving of Edwards from 14th to 15th Streets North. Sidewalks shall also be included in this guarantee.

*Vacation
application
submitted
9-6-94*

- B. ✓ The applicant shall submit a sidewalk certificate for the installation of a sidewalk along Meridian adjacent to this plat. However, this certificate shall note that such installation will only be required if and when a sidewalk system is initiated for the area in general.
- C. ✓ The applicant shall guarantee any drainage improvements required by the platting of this property. These improvements may be part of site development. *off-site drainage*
- D. ✓ 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.

9-6

STAFF COMMENTS :

- A. The applicant needs to either pursue the vacation of Edwards adjacent to this site and northward up to 15th Street North or be prepared to dedicate additional right-of-way for this street as required by the area's zoning and guarantee the paving of this street. Based on the configuration of lots adjacent to this segment of Edwards, a vacation of the street would appear possible if all abutting property owners agree. Based upon how this street was dedicated, it appears that none of the right-of-way would revert to this site, however. In order to properly terminate 14th Street, which intersects Edwards, a guarantee for a turnaround and possibly right-of-way would be involved.
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- C. The applicant shall guarantee any drainage improvements required by the platting of this property. These improvements may be part of site development.
- D. 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.
- E. Since Meridian adjacent to this site is no longer classified as an arterial, no access control needs to be dedicated in this case. The final plat tracing should therefore delete from the face of the plat the reference to "Access Control Except One Opening."
- F. Although the platting binder is indicating that a mortgage exists for "construction" purposes, if this mortgage creates an interest in this site by the mortgage holder (Intrust Bank), such interest must be included as a signatory on the plat.
- 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.
- I. As noted by City Engineering, as indicated by the drainage plan, the applicant shall submit for recording with the plat an off-site drainage agreement.

METROPOLITAN AREA PLANNING COMMISSION

August 11, 1994

STAFF REPORT

(Final Plat Approve 8/4/94, Preliminary Plat Approved 4/14/94)

CASE NUMBER: S/D 94-21 MAUDE CARPENTER FIRST ADDITION

OWNER/APPLICANT: Maude Carpenter Childrens Center, 1501 N. Meridian, Wichita, KS 67203

SURVEYOR/ENGINEER: Booker Associates, Inc. of Kansas, 225 North Market - Suite 350, Wichita, KS 67202

LOCATION: North of 13th Street North and west of Meridian

SITE SIZE: 11.92 Acres

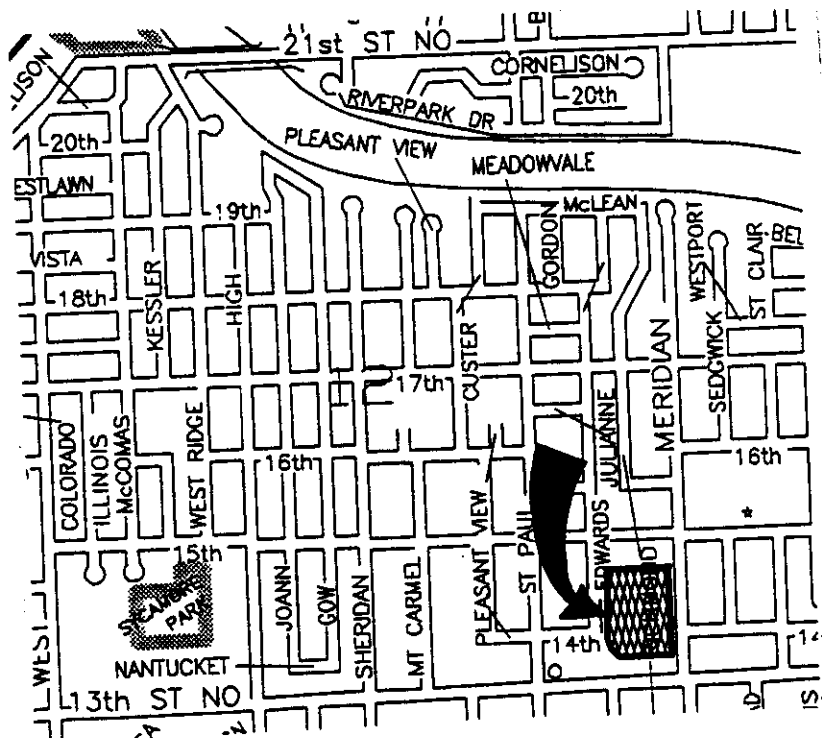
NUMBER OF LOTS

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

MINIMUM LOT AREA: 11.92 Acres

CURRENT ZONING: "B"

VICINITY MAP:



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