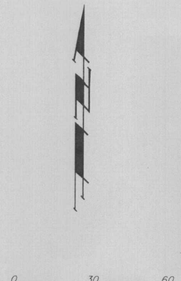
R & L CARPENTER ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

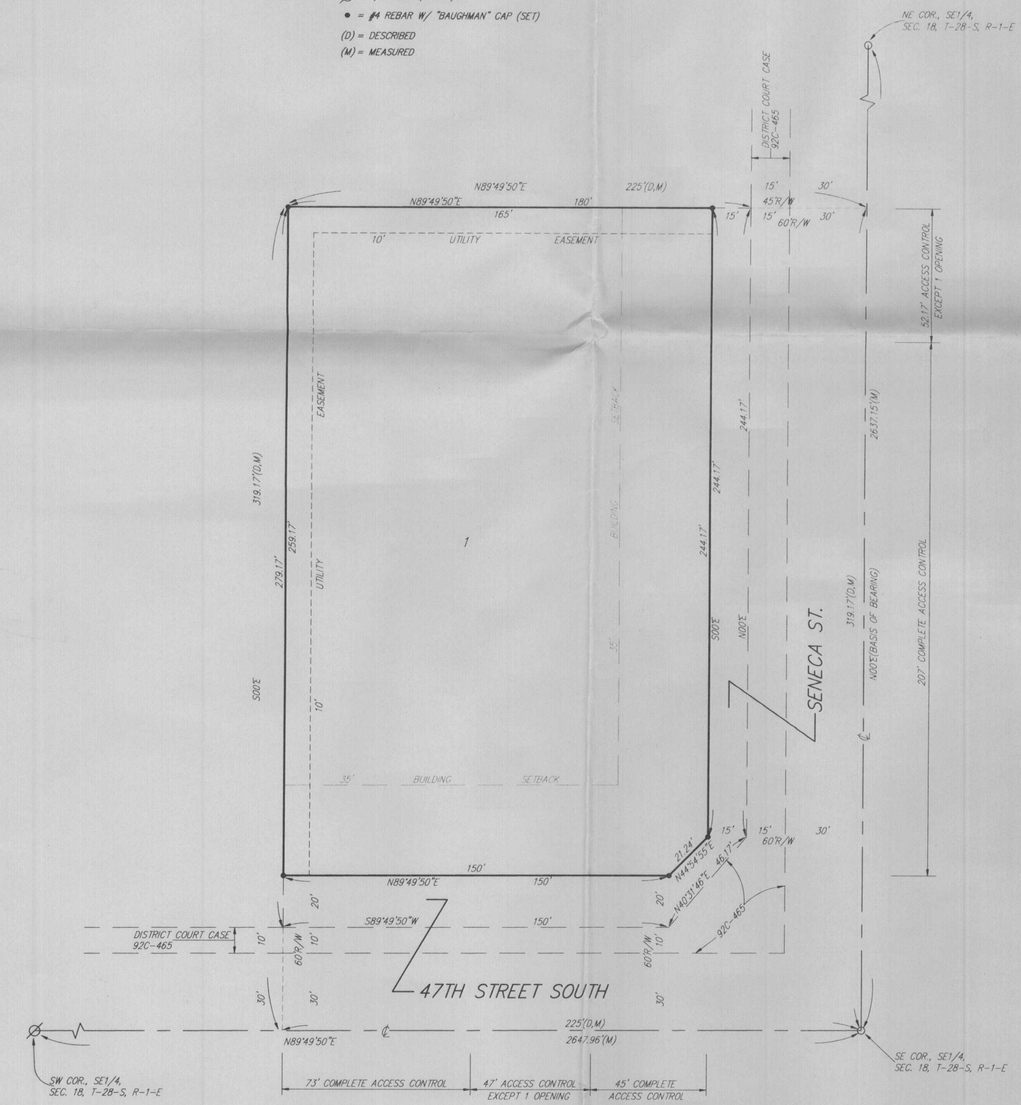
Copied from Tracing
4/17/97



0 30 60

LEGEND:

○ = THIMBLE (FOUND)
Ø = 3/4" IRON (FOUND)
● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
(D) = DESCRIBED
(M) = MEASURED



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 "R & L CARPENTER ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: The east 225 feet of the south 319.17 feet of the SE1/4 of the SE1/4 of Sec. 18, Twp. 28-S, R-1-E of the 6th P.M., Sedgwick County, Kansas, EXCEPT that part condemned in District Court Case 92C-465 for road purposes, and EXCEPT the east 30 feet and the south 30 feet thereof for road purposes.

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

Baughman Company, P.A.

Michael D. Conrad 3-19-97 Surveyor
Michael C. Conrad

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into a Lot and Streets to be known as "R & L CARPENTER ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public. All abutters rights of access to or from Seneca Street over and across the east line of Lot 1 are hereby granted to the City of Wichita, Kansas provided, however, that Lot 1 shall have access to Seneca Street at one location over all except the south 207 feet of the east line of said Lot 1 as shall be determined by the City Engineer of the City of Wichita, Kansas. All abutters rights of access to or from 47th Street South 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 47th Street South at one location over all except the west 73 feet and the east 45 feet of the south line of said Lot 1 as shall be determined by the City Engineer of the City of Wichita, Kansas.

R & L Carpenter Enterprises, LLC

Roger L Carpenter, Member
Roger L. Carpenter

State of Kansas)
Montgomery County) SS The foregoing instrument acknowledged before me, this 11 day of April, 1997, by Roger Carpenter, Member of R & L Carpenter Enterprises, LLC, on behalf of the company.

Reola L Mansfield Notary Public
REOLA L. MANSFIELD

My App't. Exp. 10-13-98

This plat of "R & L CARPENTER ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 27th day of February, 1997.
Wichita-Sedgwick County Metropolitan Area Planning Commission.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION SEAL KANSAS

_____, Chairman
John C. Frye

_____, 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 _____, 1997.

_____, Mayor
Bob Knight

_____, City Clerk
Pat Burnett

Entered on transfer record, this ____ day of _____, 1997.

_____ County Clerk
James Alford

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 _____, 1997, at _____ o'clock ___ M; and is duly recorded.

_____, Register of Deeds
Larry Consolver

_____, Deputy
Michael D. Hurtt

WICHITA — 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

March 3, 1997

FILE COPY

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

Re: S/D 97-4 -- R. L. CARPENTER ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 27, 1997, 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 February 21, 1997.

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 and/or County Commission 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:lfb

cc: Attn.: Roger Carpenter, R & L Carpenter Enterprises, L.L.C., 812 W. 11th Street, P. O. Box 1207, Coffeyville, KS 67227-0921
Mike Lindebak, City Engineer

WICHITA — 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

February 21, 1997

FILE COPY

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

Re: S/D 97-4- R. L. CARPENTER ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 20, 1997, 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 the extension of sanitary sewer to serve the lots being platted. Also, a 10-foot easement along the North line of this plat shall be granted for such sanitary sewer improvements.

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

C. As requested by the applicant, the final plat tracing may indicate 60 foot of half street right-of-way for 47th Street South and Seneca. As required by City Engineering, additional right-of-way at the plat's southeast corner will also be provided.

Complete access control will also be dedicated to 47th Street South across the East 45 feet and West 73 feet of this plat and across the South 207 feet of the site to Seneca. Outside of the areas of complete access control, one opening will be indicated to Seneca and one opening to 47th Street South. The dedication of this access control shall be referenced in the plattor's text in addition to being shown of the face of the final plat tracing.

D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

E. Prior to this plat being released for recording, proof of ownership shall be provided. At this time, the platting binder is indicating an ownership different than shown on the plat.

F. Also, prior to release of the plat, the applicant shall provide proof that all applicable property taxes have been paid. The binder presently indicates 1996 taxes of $799 are outstanding.

G. The platting binder also notes that "partial" releases of a number of mortgages are to be filed. If this site is encumbered by any such mortgages, the applicant is advised that these parties need to be made signatories on the plat. If not shown on the final plat tracing, the applicant shall provide proof that all such mortgages have been released for this site.

H. 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.)

I. 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.

J. In accordance with Section 16.04.040 - Permit Fees Item 2a,b (Ord. 42-583) and Section 17.12.065 - payment for connection to water system for properties not included in benefit districts (Ord. 42-584), this property may or may not have been included in a benefit district. The applicant/agent should contact Betty Roark, with OCI at 268-4341 and Chuck Steven, Water & Sewer at 268-4555, to determine whether assessments are due.

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

L. Recording of the plat within 30 days after approval by the City Council and/or County Commission.

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, February 27, 1997 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Don Losew

Don Losew
Senior Planner

DL:lfb
Enclosure: Marked Copy of plat
cc: Attn: Roger Carpenter, R & L Carpenter Enterprises, L.L.C., 812 West 11th Street, P. O. Box 1207, Coffeyville, Ks 67227-0921
Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 8

February 6, 1997

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 97-4 - R. L. CARPENTER ADDITION

OWNER/APPLICANT: Attn: Roger Carpenter, R & L Carpenter Enterprises, L.L.C., 812 West 11th Street, P. O. Box 1207, Coffeyville, Ks 67227-0921

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

LOCATION: Northwest corner of 47th Street South and Seneca Street

SITE SIZE: 1.14 Acres

NUMBER OF LOTS

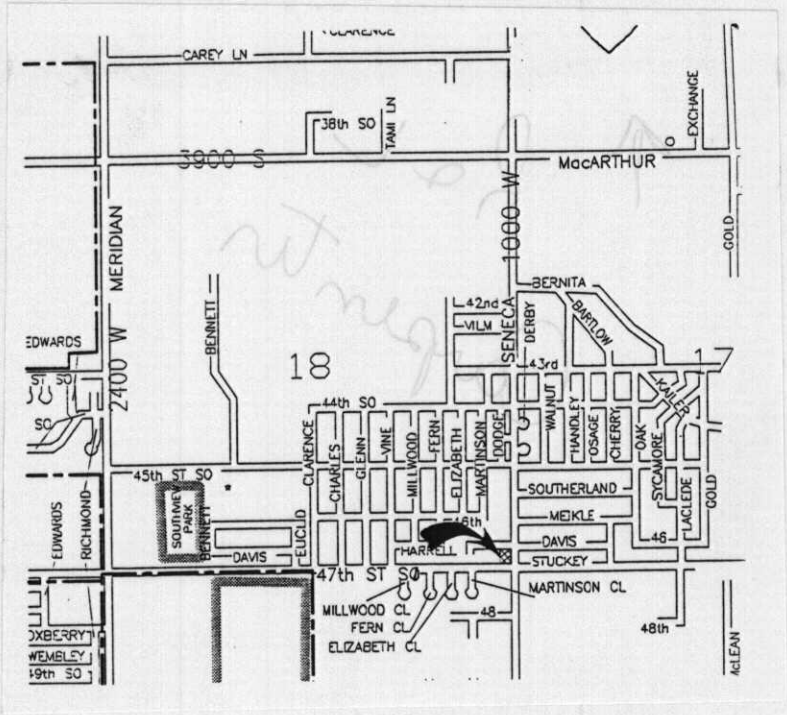
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 37,344 sq. ft.

CURRENT ZONING: "LC"

PROPOSED ZONING:

VICINITY MAP:



STAFF COMMENTS:

A. Although municipal water and sanitary sewer appear to be adjacent to this site, City Engineering needs to indicate if a guarantee to extend sewer is still required. Also, Engineering needs to indicate if an easement is required for any such extension.

B. The applicant shall guarantee any drainage improvements required by the platting of this property.

C. Based on the sketch plat, it appears that there is an opening to 47th Street South in the area of complete access control. The applicant shall therefore guarantee the closure of any such opening.

D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

E. Prior to this plat being released for recording, proof of ownership shall be provided. At this time, the platting binder is indicating an ownership different than shown on the plat.

F. Also, prior to release of the plat, the applicant shall provide proof that all applicable property taxes have been paid. The binder presently indicates 1996 taxes of $799 are outstanding.

G. The platting binder also notes that "partial" releases of a number of mortgages are to be filed. If this site is encumbered by any such mortgages, the applicant is advised that these parties need to be made signatories on the plat. If not shown on the final plat tracing, the applicant shall provide proof that all such mortgages have been released for this site.

H. 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.)

I. 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.

J. In accordance with Section 16.04.040 - Permit Fees Item 2a,b (Ord. 42-583) and Section 17.12.065 - payment for connection to water system for properties not included in benefit districts (Ord. 42-584), this property may or may not have been included in a benefit district. The applicant/agent should contact Betty Roark, with OCI at 268-4341 and Chuck Steven, Water & Sewer at 268-4555, to determine whether assessments are due.

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

L. Recording of the plat within 30 days after approval by the City Council and/or County Commission.

M. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.

N. The representatives from **City Engineering** should be prepared to comment on the status of the applicant's drainage plan.

Note: This plat has been submitted in final form only.