

# 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

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

William R. King

Charlotte A. King

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.

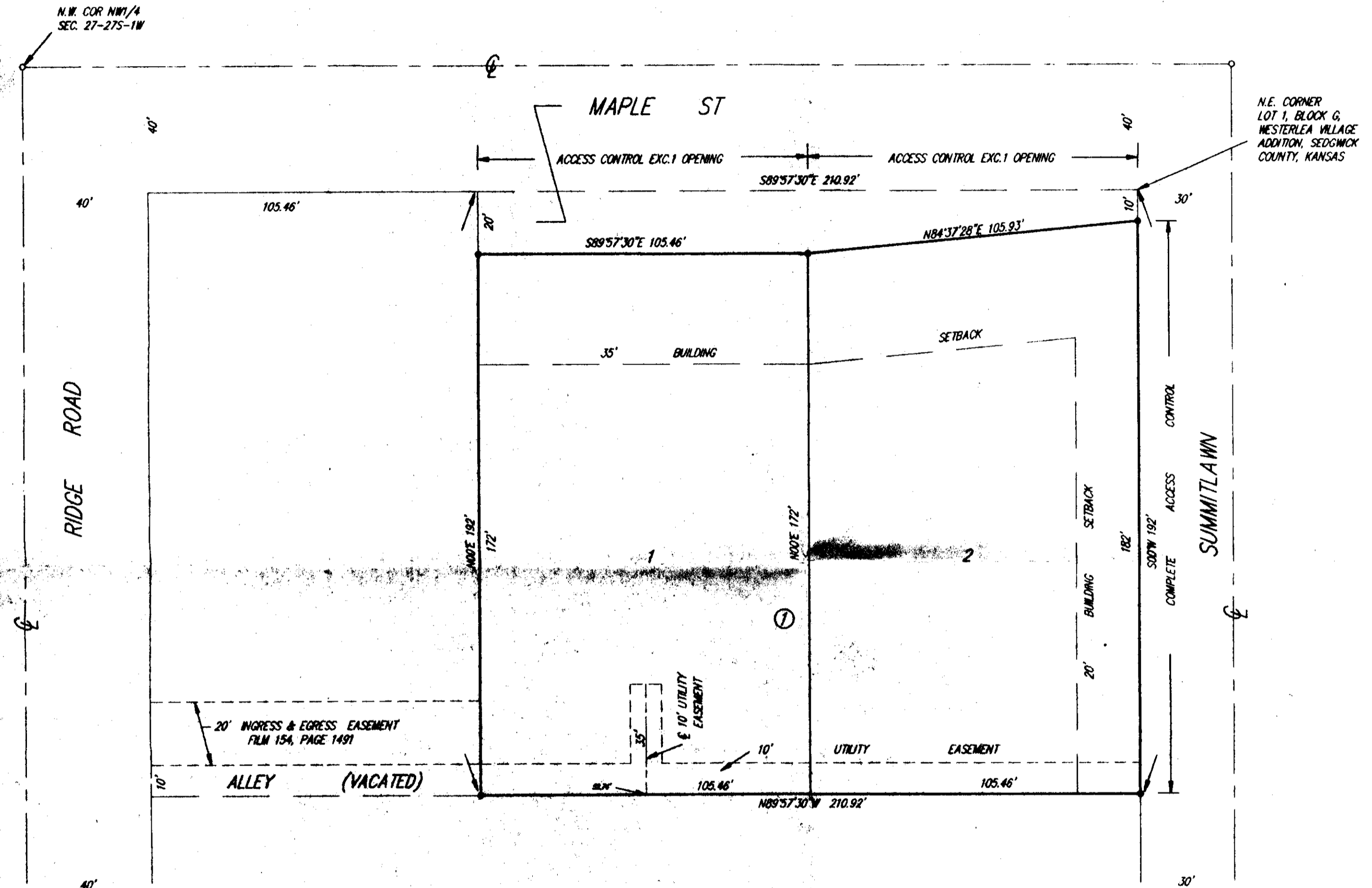
Pat Kettler  
 Register of Deeds

Ed Resa  
 Deputy

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.

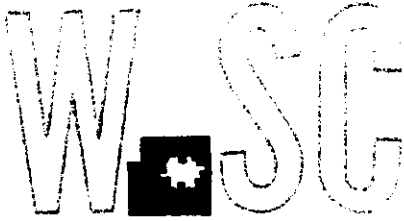
Notary Public

My App't Exp. \_\_\_\_\_



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

BENCH MARK:  
 "C" CUT 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**

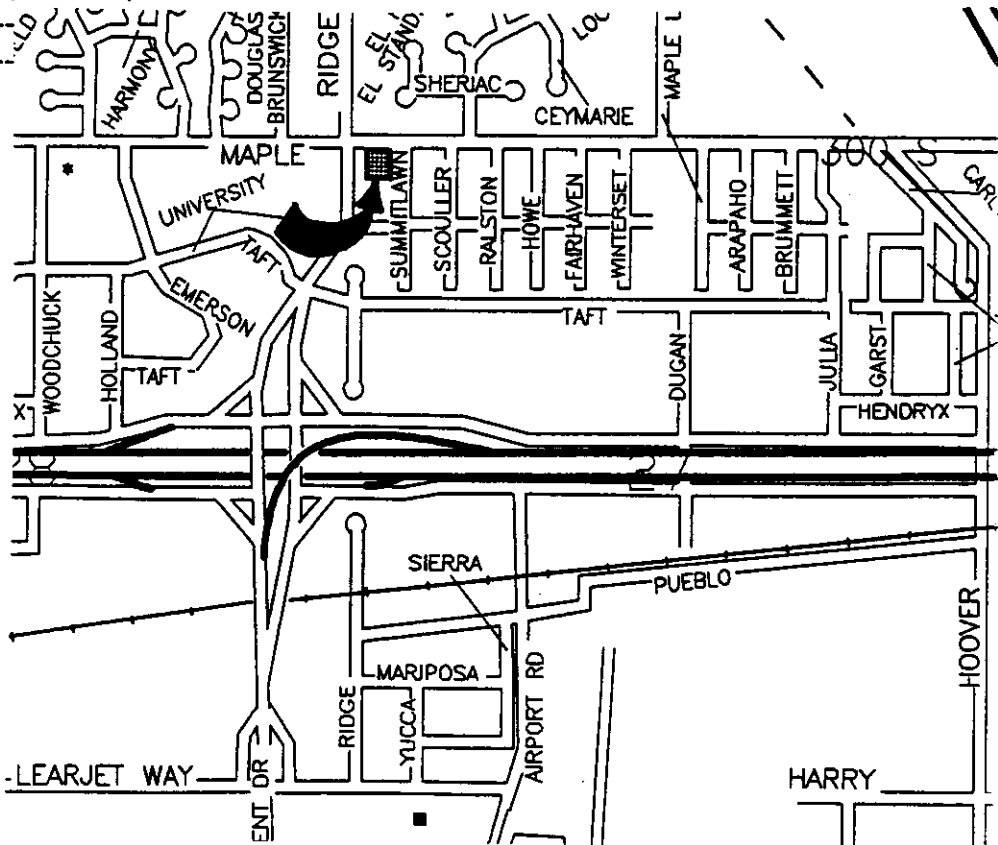
Residential:  
Office:  
Commercial: 2  
Industrial:  
Total: 2

**MINIMUM LOT AREA:** 17,078 sq. ft.

**CURRENT ZONING:** "AA"

**PROPOSED ZONING:** "LC" (Z-3074)

**VICINITY MAP:**



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