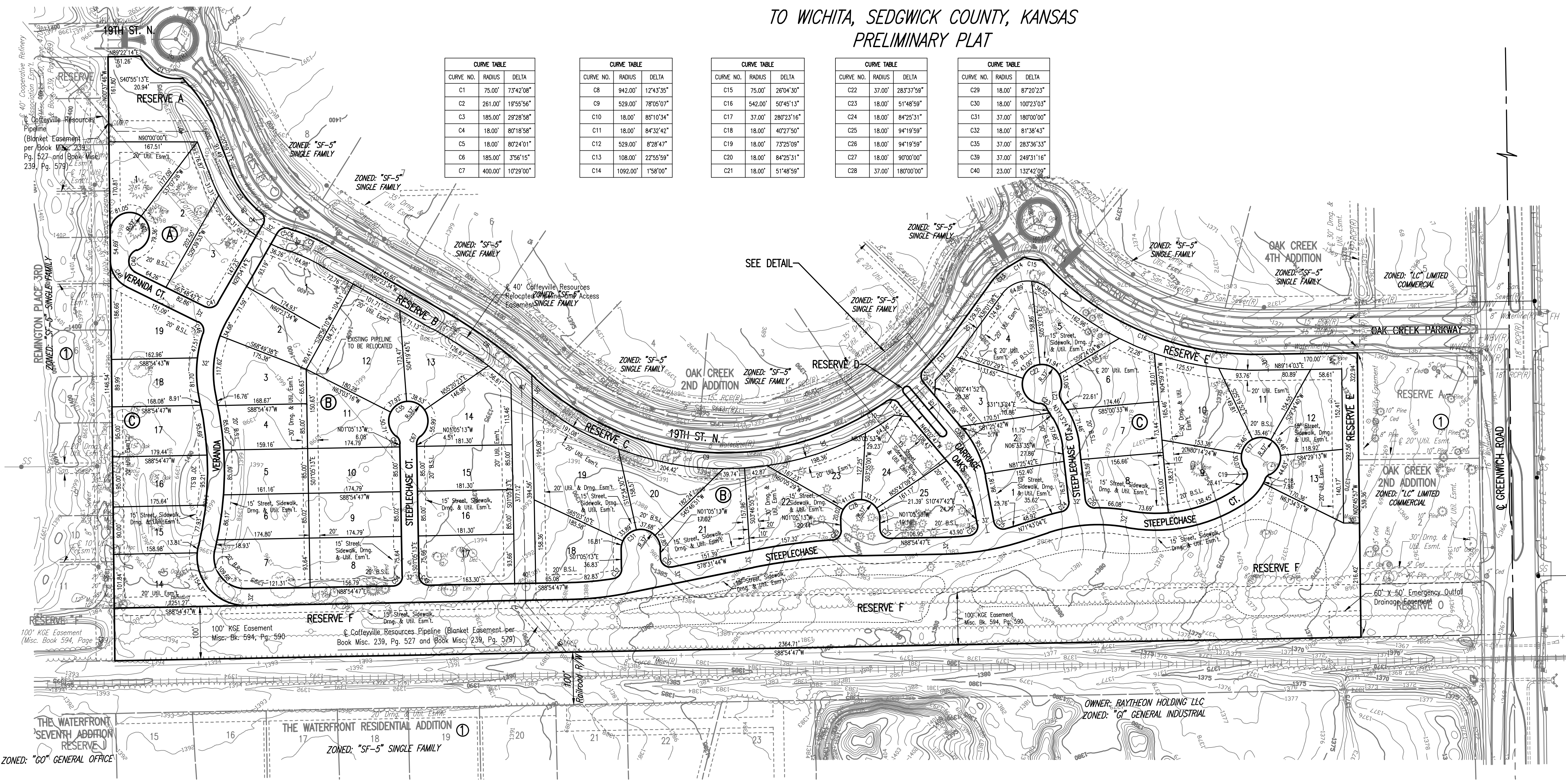


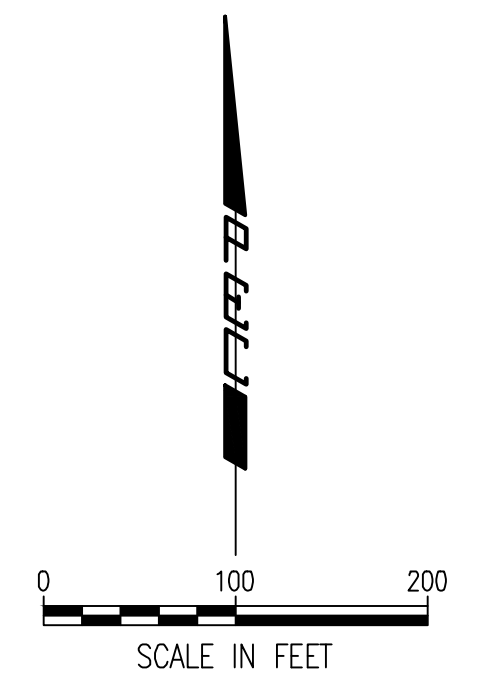
CARRIAGE OAKS 2ND ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS

PRELIMINARY PLAT



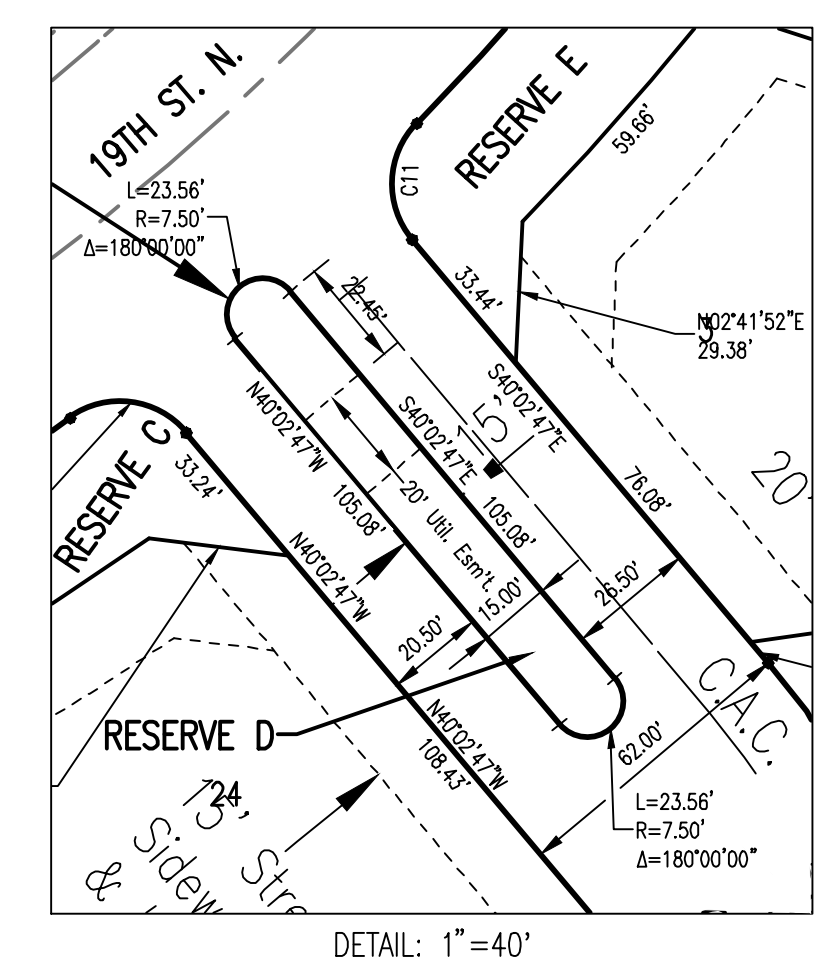
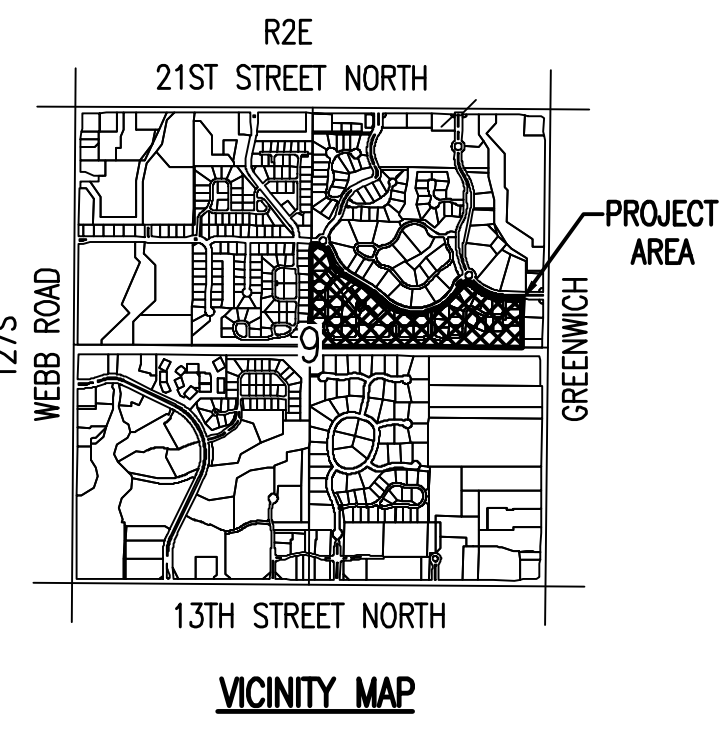
CURVE TABLE			CURVE TABLE			CURVE TABLE			CURVE TABLE			CURVE TABLE		
CURVE NO.	RADIUS	DELTA	CURVE NO.	RADIUS	DELTA	CURVE NO.	RADIUS	DELTA	CURVE NO.	RADIUS	DELTA	CURVE NO.	RADIUS	DELTA
C1	75.00'	73°42'08"	C8	942.00'	12°43'35"	C15	75.00'	26°04'30"	C22	37.00'	283°37'59"	C29	18.00'	87°20'23"
C2	261.00'	19°55'56"	C9	529.00'	78°05'07"	C16	542.00'	50°45'13"	C23	18.00'	51°48'59"	C30	18.00'	100°23'03"
C3	185.00'	29°28'58"	C10	18.00'	85°10'34"	C17	37.00'	280°23'16"	C24	18.00'	84°25'31"	C31	37.00'	180°00'00"
C4	18.00'	80°18'58"	C11	18.00'	84°32'42"	C18	18.00'	40°27'50"	C25	18.00'	94°19'59"	C32	18.00'	81°38'43"
C5	18.00'	80°24'01"	C12	529.00'	8°28'47"	C19	18.00'	73°25'09"	C26	18.00'	94°19'59"	C33	37.00'	283°36'33"
C6	185.00'	3°56'15"	C13	108.00'	22°55'59"	C20	18.00'	84°25'31"	C27	18.00'	90°00'00"	C34	37.00'	249°31'16"
C7	400.00'	10°29'00"	C14	1092.00'	1°58'00"	C21	18.00'	51°48'59"	C28	37.00'	180°00'00"	C40	23.00'	132°42'00"



- LEGEND**
- BM#201 BENCH MARK/VERTICAL CONTROL POINT
 - FOUND SURVEY MONUMENT AS NOTED ON DRAWING
 - SET 1/2" REBAR, 24" LONG, WITH ID CAP "PEC CLS 65"
 - (M) MEASURED
 - (P) PLAT OF CARRIAGE OAKS ADDITION

- BENCHMARKS**
- BM #12A-SQUARE CUT IN THE CENTER FACE OF THE CURB INLET ON THE SOUTH CURB LINE OF 19TH ST. N. +/- 100' WEST OF OAK CREEK PARKWAY, WEST OF ROUNDABOUT CIRCLE. ELEV.= 1380.58 NAVD88
 - BM #16-SQUARE CUT ON THE SOUTH TOP OF CURB IN REMINGTON PLACE ADDITION. NEAR THE NORTHWEST CORNER OF LOT 5, BLOCK 1 OAK CREEK 2ND ADDITION. +/- 100' WEST OF CRANBROOK STREET. ELEV.= 1395.23 NAVD88
 - BM #201-SQUARE CUT ON THE NORTHEAST SIDE OF A CONCRETE LIGHT POLE BASE ON THE SOUTH SIDE OF 19TH ST. N. AND WEST OF N VERANDA ST. +/- 68' NORTHEAST TO THE BASE OF THE "ROUNDABOUT AHEAD" SIGN POST. ELEV.= 1399.66 NAVD88
 - BM #202-SQUARE CUT ON THE SOUTH TOP OF CURB ALONG 19TH ST. N. NEAR THE SOUTHWEST CORNER OF LOT 4 BLOCK 3, OAK CREEK 2ND ADDITION. +/- 5' SOUTHWEST TO THE TOP BOLT OF A FIRE HYDRANT. +/- 55' WEST TO THE CENTER OF A BURIED ELECTRIC HAND BOX. +/- 64' NORTHWEST TO THE BASE OF A LIGHT POLE. ELEV.= 1394.77 NAVD88
 - BM #203-SQUARE CUT ON THE SOUTH TOP OF CURB ALONG 19TH ST. N. NEAR THE SOUTHWEST CORNER OF LOT 3 BLOCK 2, OAK CREEK 2ND ADDITION. +/- 50' NORTHEAST TO THE TOP BOLT ON A FIRE HYDRANT. +/- 40' WEST OF N CARRIAGE OAKS ST. ELEV.= 1389.93 NAVD88
 - BM #204-SQUARE CUT ON THE NORTH TOP OF CURB ALONG 19TH ST. N. NEAR THE SOUTHWEST CORNER OF LOT 3 BLOCK 1 OAK CREEK 4TH ADDITION. +/- 17' EAST-NORTHEAST TO THE BASE OF A LIGHT POLE. +/- 24' NORTH TO THE TOP OF A TELEPHONE PEDESTAL. +/- 39' WEST-NORTHWEST TO THE BASE OF A "PEDESTRIAN CROSSING" SIGN POST. ELEV.= 1372.86 NAVD88
 - BM #205-SQUARE CUT IN THE CENTER OF THE TOP OF THE EAST INLET, ON THE NORTH SIDE OF 19TH ST. N., NEAR GREENWICH RD. +/- 12' EAST TO THE BASE OF A LIGHT POLE. +/- 72' SOUTH TO THE NORTHEAST CORNER OF RESERVE AREA "D" CARRIAGE OAKS 2ND ADDITION. +/- 250' EAST TO THE WEST CURB LINE ALONG N GREENWICH RD. ELEV.= 1367.87 NAVD88
 - BM #206-SQUARE CUT IN THE CENTER OF A CURB INLET ON THE WEST SIDE OF N GREENWICH RD, AND SOUTH OF THE EAST ENTRANCE TO OAK CREEK SUBDIVISION. +/- 27' NORTH-NORTHWEST TO THE BASE OF A WOOD LIGHT POLE. +/- 37' WEST TO THE SOUTH END OF THE STONE "OAK CREEK" SIGN. +/- 51' NORTHWEST TO THE BASE OF THE "STOP" SIGN POST. ELEV.= 1363.66 NAVD88
 - BM #207-CITY OF WICHITA BRASS DISC ON THE SOUTH END OF THE WEST HEADWALL OF AN RCB RUNNING EAST-WEST UNDER N GREENWICH RD. +/- 29' EAST TO THE WEST CURB LINE ALONG N GREENWICH RD. +/- 43' NORTH TO THE CENTERLINE OF THE GRAVEL PATH TO THE WEST (ABANDONED RR TRACKS). ELEV.= 1366.78 NAVD88

- LEGEND**
- | | | | |
|---|-----------------------------------|---------------------------|------------------------|
| △ | Section Corner | ~~~~~ | Hedge Row |
| ⊕ | Bench Mark/Vertical Control Point | -x-x-x- | Fence Types |
| ⊠ | Cable TV Pedestal | - - - U V - - - | Buried Cable TV Line |
| ⊞ | Transformer | - - - U E - - - U E - - - | Buried Electric Line |
| ⊠ | Electrical Pedestal | - - - U T - - - U T - - - | Buried Telephone Line |
| ⊞ | Gas Meter | - - - G - - - | Gas Line |
| ⊞ | Gas Line Marker | - - - S - - - | Sanitary Sewer Line |
| ⊞ | Sanitary Sewer Manhole | - - - W - - - | Storm Water Sewer Line |
| ⊞ | Storm Water Drain Area Inlet | - - - W - - - | Waterline |
| ⊞ | Telephone Pedestal | - - - 1385 - - - | Major Contour |
| ⊞ | Water Meter | - - - 1384 - - - | Minor Contour |
| ⊞ | Water Valve | | |
| ⊞ | Fire Hydrant | | |
| ⊞ | Water Blowoff Valve | | |

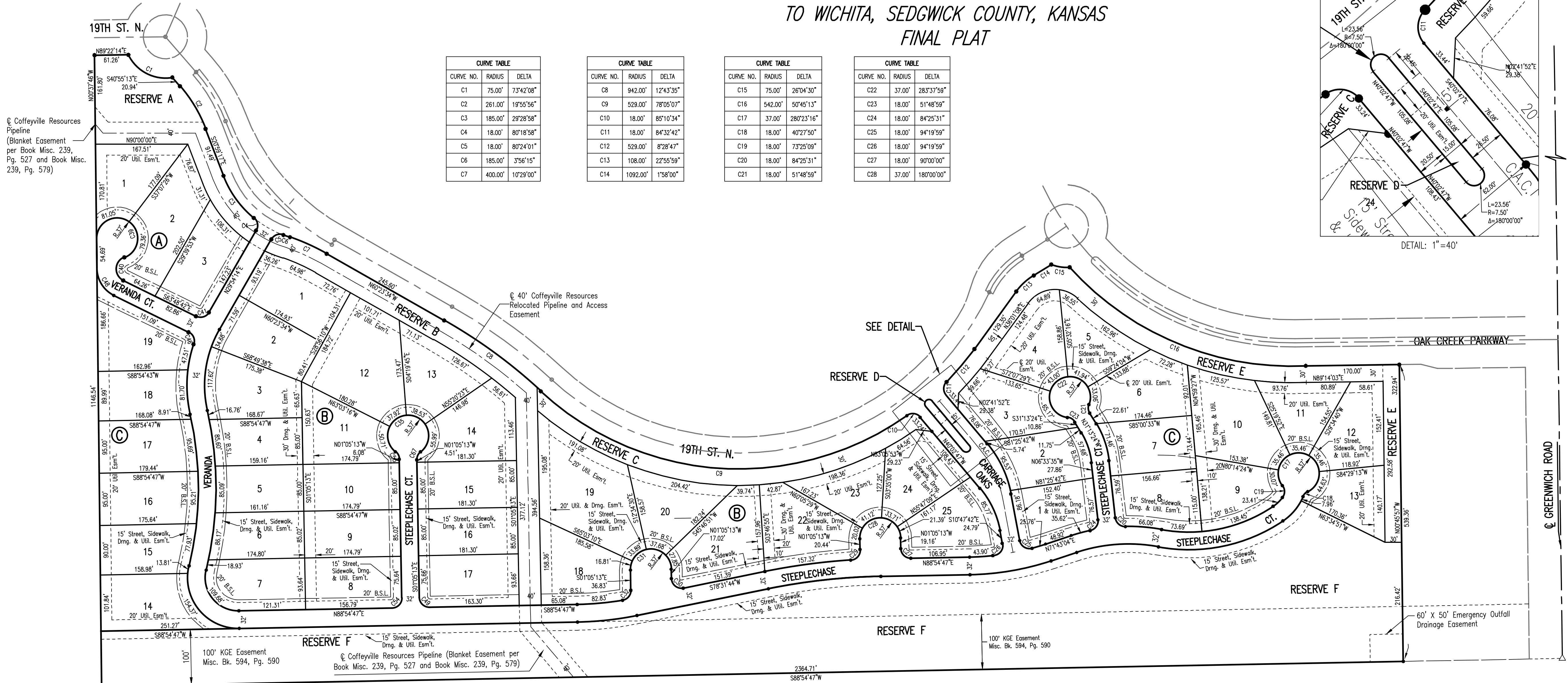


LEGAL DESCRIPTION:
 LOTS 1 THROUGH 3, BLOCK A; LOTS 1 THROUGH 25, BLOCK B; LOTS 1 THROUGH 19, BLOCK C; AND RESERVES "A", "B", "C", "D", "E", AND "F"; AND ALL STREETS LYING WITHIN CARRIAGE OAKS, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

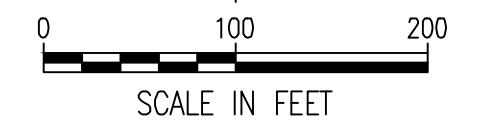
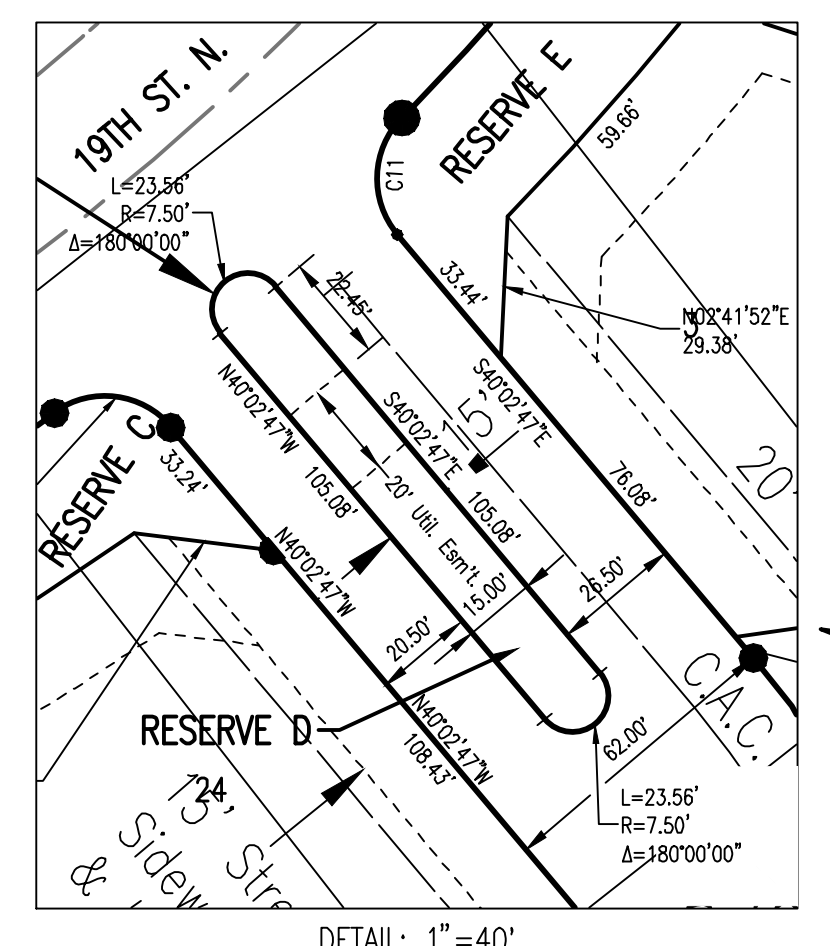
DATE OF PREPARATION: MAY 1, 2018
 DATE OF SURVEY: JANUARY 30, 2018
 OWNERS AND SUB-DIVIDERS:
 SLAWSON COMMERCIAL PROPERTIES, LLC
 727 N. WACO, SUITE 400, WICHITA, KS 67203
 SURVEYOR:
 PROFESSIONAL ENGINEERING CONSULTANTS, P.A.
 303 S. TOPEKA, WICHITA, KS 67202

Saved 05-24-2018 11:38:17 AM by REBECCA GREIF
 Plot Scale 1:1 05-24-2018 11:38:42 AM by REBECCA GREIF
 U:\Main-Cad\2017\170628\000 Main Drawings\170628-000 One-Stop Preliminary Plat - Copy

CARRIAGE OAKS 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS FINAL PLAT



CURVE TABLE			CURVE TABLE			CURVE TABLE			CURVE TABLE		
CURVE NO.	RADIUS	DELTA	CURVE NO.	RADIUS	DELTA	CURVE NO.	RADIUS	DELTA	CURVE NO.	RADIUS	DELTA
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STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND SURVEYORS IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY ON THIS _____ DAY OF _____, 2018, THAT WE HAVE SURVEYED AND PLATTED CARRIAGE OAKS 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCKS, RESERVES AND STREETS DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:
LOTS 1 THROUGH 14, BLOCK 1; LOTS 1 THROUGH 20, BLOCK 2; LOTS 1 THROUGH 11, BLOCK 3; AND RESERVES "A", "B", "C", "D", "E", "F", "G" AND "H"; AND ALL STREETS LYING WITHIN CARRIAGE OAKS, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

ALL PUBLIC EASEMENTS AND DEDICATED STREETS LYING WITHIN THE ABOVE DESCRIBED TRACT OF LAND ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512b, AS AMENDED.

ERNEST CANTU JR., P.S. NO. 1407
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

UTILITY EASEMENTS AS SHOWN FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED. NO SIGNS, LIGHT POLES, PRIVATE DRAINAGE SYSTEMS, MASONRY TRASH ENCLOSURES OR OTHER STRUCTURES SHALL BE LOCATED WITHIN PUBLIC UTILITY EASEMENTS UNLESS PERMITTED BY THE PUBLIC WORKS DEPARTMENT OF THE APPROPRIATE GOVERNING BODY.

DRAINAGE & UTILITY EASEMENTS AS SHOWN FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE IMPROVEMENTS AND PUBLIC UTILITIES ARE HEREBY GRANTED.

STREET, SIDEWALK, DRAINAGE AND UTILITY EASEMENTS ARE HEREBY GRANTED AS INDICATED FOR STREET, SIDEWALK AND DRAINAGE PURPOSES AND FOR THE CONSTRUCTION AND MAINTENANCE OF ALL PUBLIC UTILITIES.

STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

ALL ABUTTERS' RIGHT OF ACCESS TO AND FROM CARRIAGE OAKS IS HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY.

THIS ADDITION IS SUBJECT TO THE CONDITIONS OF OAK CREEK COMMUNITY UNIT PLAN DP-274.

A DRAINAGE PLAN HAS BEEN DEVELOPED FOR THIS PLAT. ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, AND RESERVES SHALL REMAIN AS ESTABLISHED GRADES OR AS MODIFIED WITH THE APPROVAL OF THE APPLICABLE CITY OR COUNTY ENGINEER AND UNOBSTRUCTED TO ALLOW FOR THE CONVEYANCE OF STORMWATER, IN ACCORDANCE WITH THE STORMWATER MANUAL.

RESERVES "A" AND "B" ARE HEREBY PLATTED FOR OPEN SPACE, DRAINAGE, LANDSCAPING, BERMS, ENTRY MONUMENTS, SIGNAGE, PEDESTRIAN TRAILS, UTILITIES CONFINED TO EASEMENTS, AND PIPELINES CONFINED TO EASEMENTS. RESERVES "C", "D" AND "E" ARE HEREBY PLATTED FOR OPEN SPACE, DRAINAGE, LANDSCAPING, BERMS, ENTRY MONUMENTS, SIGNAGE, PEDESTRIAN TRAILS, AND UTILITIES CONFINED TO EASEMENTS. RESERVE "F" IS HEREBY PLATTED FOR OPEN SPACE, DRAINAGE, STORMWATER DETENTION, LANDSCAPING, BERMS, SIGNAGE, PEDESTRIAN TRAILS, PARKING, UTILITIES CONFINED TO EASEMENTS, AND PIPELINES CONFINED TO EASEMENTS. RESERVES "A" THROUGH "F" SHALL BE OWNED AND MAINTAINED BY ONE OR MORE OWNERS' ASSOCIATIONS.

MINIMUM OPENING	ELEVATION (NAVD88)
BLOCK B LOTS 1 THRU 25	1381.4
BLOCK C LOTS 1 THRU 25	1375.1

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS, RESERVES AND STREETS, THE SAME TO BE KNOWN AS CARRIAGE OAKS 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

OWNER: SLAWSON COMMERCIAL PROPERTIES, LLC

KATHY A. ATKINS, VICE PRESIDENT

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2018, BY KATHY A. ATKINS, VICE PRESIDENT OF SLAWSON COMMERCIAL PROPERTIES, LLC.

_____, NOTARY PUBLIC

MY APPOINTMENT EXPIRES _____

WE, INTRUST BANK, N.A., HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF CARRIAGE OAKS 2ND, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

ROBERT P. HARMON, MANAGING DIRECTOR

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2018, BY ROBERT P. HARMON, MANAGING DIRECTOR OF INTRUST BANK, N.A.

MELINDA JABARA, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: _____

THIS PLAT OF CARRIAGE OAKS 2ND ADDITION HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, APPROVED THE _____ DAY OF _____, 2018.

JOSEPH A. JOHNSON, CHAIRMAN

DALE MILLER, SECRETARY

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS _____ DAY OF _____, 2018.

TRICIA L. ROBELLO, P.S. #1246
DEPUTY COUNTY SURVEYOR
SEGWICK COUNTY KANSAS

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS _____ DAY OF _____, 2018.

JEFF LONGWELL, MAYOR

KAREN SUBLETT, CITY CLERK

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 2018.

KELLY ARNOLD, COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M., ON THE _____ DAY OF _____, 2018.

TONYA BUCKINGHAM, REGISTER OF DEEDS

JUDY J. PAGET, DEPUTY



Saved: 05-24-2018 11:26:43 AM by REBECCA GREIF
 Plot Scale: 1" = 40'-0" (1:1600) 11:33:17 AM by REBECCA GREIF
 C:\wchita\con\2017\120828\000\Main\Drawings\120828-00 One-Step-Final-Plat-5-24