

CARRIAGE OAKS  
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

FILE COPY

FINAL TRACING RECD

8-13-09  
2009-39

| CURVE | RADIUS  | DELTA      |
|-------|---------|------------|
| C1    | 75.00'  | 73°42'08"  |
| C2    | 261.00' | 19°55'56"  |
| C3    | 185.00' | 28°02'14"  |
| C4    | 20.00'  | 86°16'02"  |
| C5    | 20.00'  | 71°52'54"  |
| C6    | 400.00' | 10°29'00"  |
| C7    | 370.00' | 10°29'00"  |
| C8    | 912.00' | 13°15'21"  |
| C9    | 942.00' | 13°15'21"  |
| C10   | 558.00' | 58°25'59"  |
| C11   | 529.00' | 56°33'27"  |
| C12   | 20.00'  | 102°55'43" |
| C13   | 20.00'  | 64°54'22"  |
| C14   | 529.00' | 28°07'17"  |
| C15   | 108.00' | 22°55'59"  |

| CURVE | RADIUS    | DELTA      |
|-------|-----------|------------|
| C16   | 1,092.00' | 01°58'00"  |
| C17   | 559.00'   | 30°50'09"  |
| C18   | 75.00'    | 26°04'30"  |
| C19   | 60.00'    | 96°49'37"  |
| C20   | 572.00'   | 40°15'47"  |
| C21   | 542.00'   | 43°19'12"  |
| C22   | 20.00'    | 84°32'47"  |
| C23   | 20.00'    | 90°00'01"  |
| C24   | 20.00'    | 90°00'00"  |
| C25   | 232.00'   | 28°58'47"  |
| C26   | 200.00'   | 28°58'47"  |
| C27   | 80.00'    | 118°58'48" |
| C28   | 48.00'    | 118°58'48" |
| C29   | 102.00'   | 93°18'40"  |
| C30   | 70.00'    | 93°18'40"  |

| CURVE | RADIUS  | DELTA     |
|-------|---------|-----------|
| C31   | 190.00' | 23°15'48" |
| C32   | 158.00' | 23°15'48" |
| C33   | 190.00' | 33°29'06" |
| C34   | 222.00' | 38°51'34" |
| C35   | 50.00'  | 76°28'03" |
| C36   | 175.00' | 35°30'59" |
| C37   | 50.00'  | 73°37'28" |
| C38   | 218.00' | 16°03'17" |
| C39   | 250.00' | 16°17'17" |
| C40   | 20.00'  | 90°19'16" |
| C41   | 20.00'  | 89°40'44" |
| C42   | 20.00'  | 90°27'27" |
| C43   | 20.00'  | 89°32'33" |
| C44   | 55.00'  | 44°25'25" |
| C45   | 370.00' | 09°50'31" |

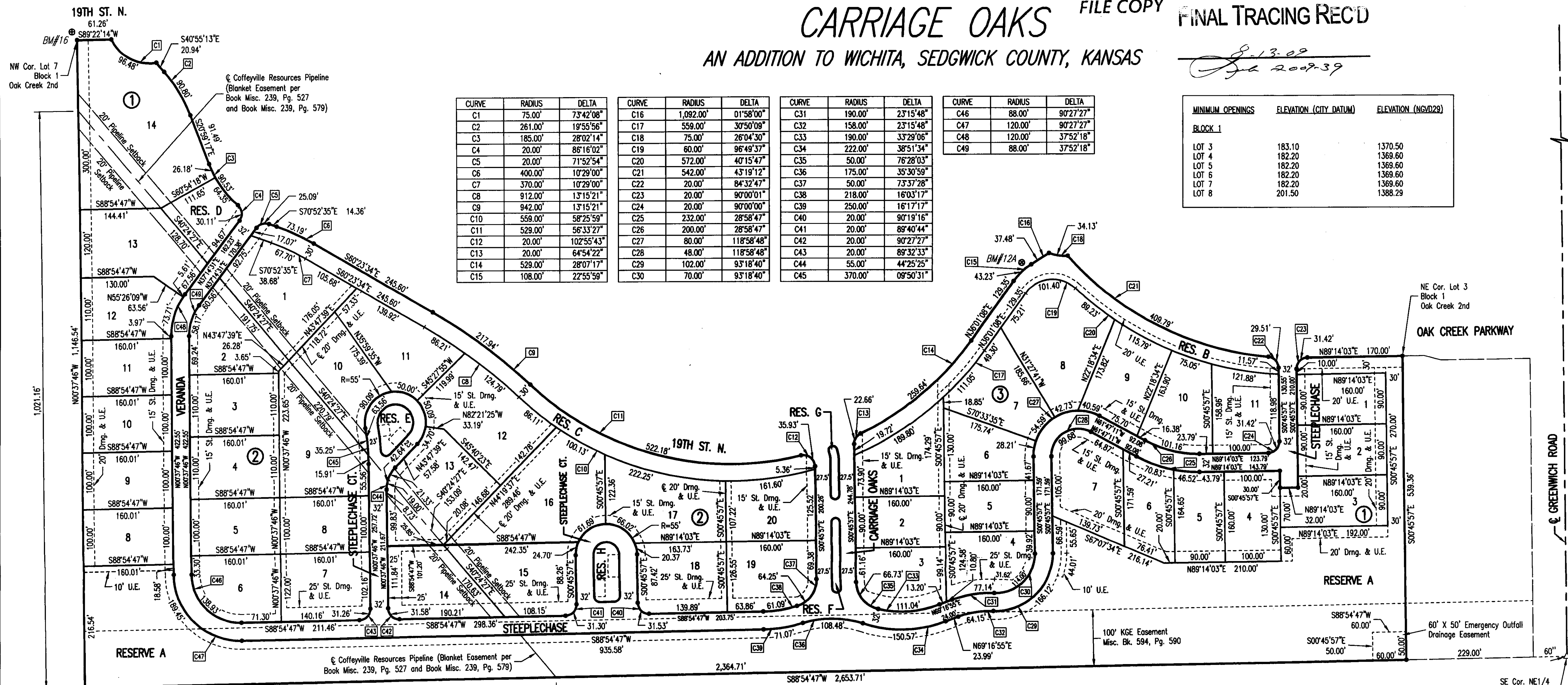
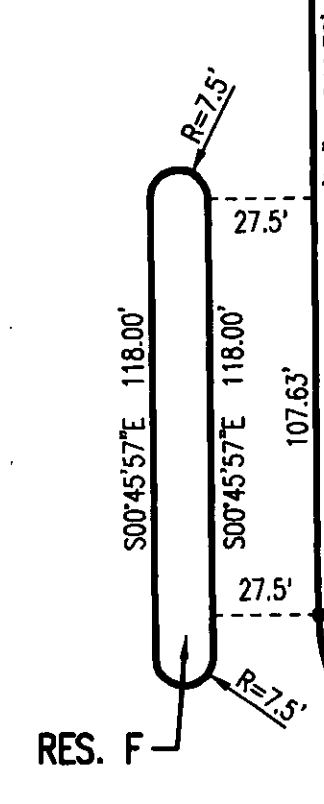
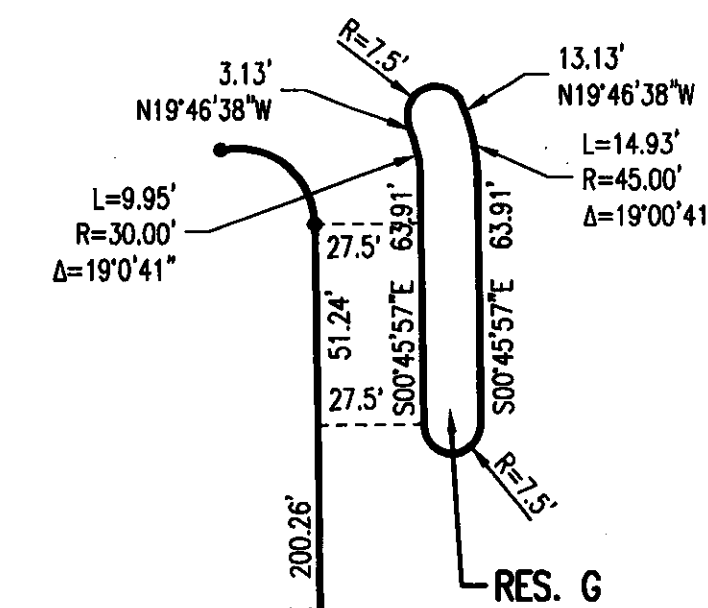
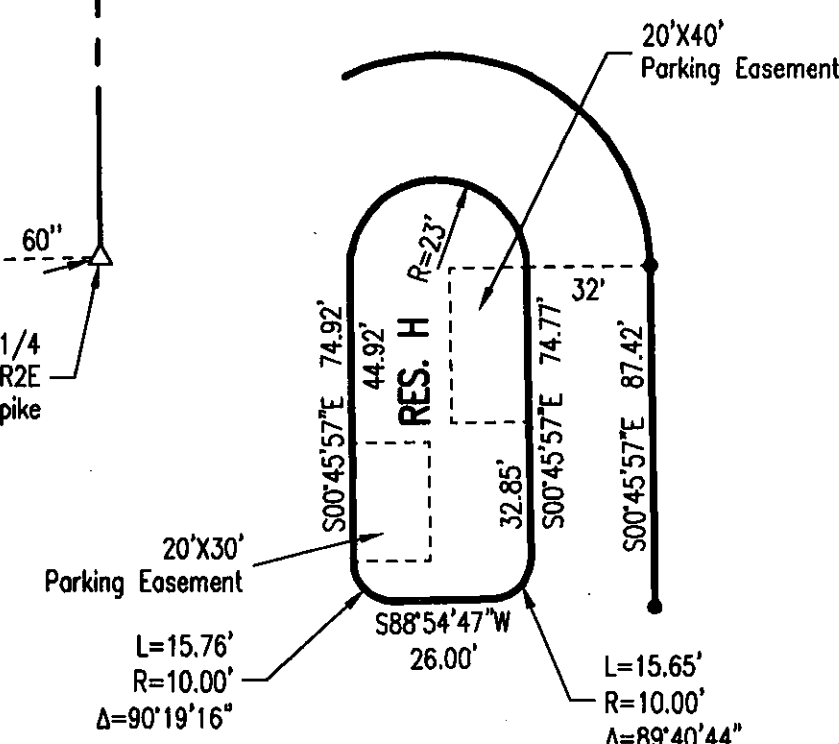
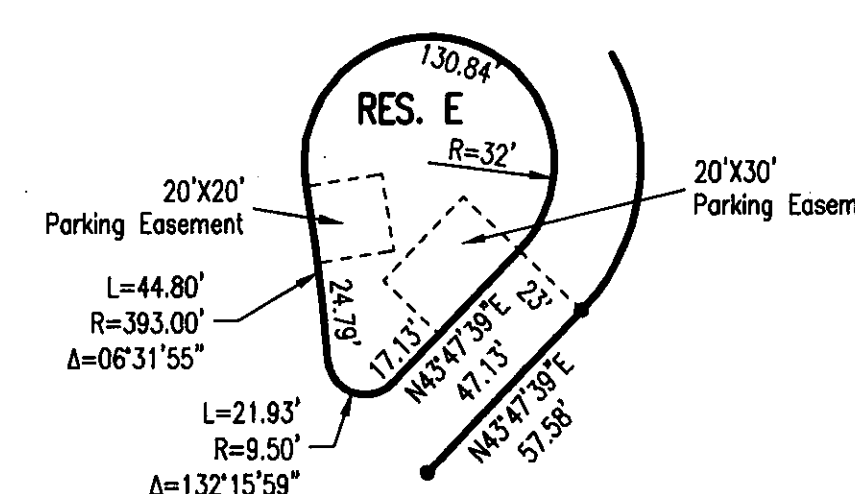
| CURVE | RADIUS  | DELTA     |
|-------|---------|-----------|
| C46   | 88.00'  | 90°27'27" |
| C47   | 120.00' | 90°27'27" |
| C48   | 120.00' | 37°52'18" |
| C49   | 88.00'  | 37°52'18" |

| MINIMUM OPENINGS | ELEVATION (CITY DATUM) | ELEVATION (NGVD29) |
|------------------|------------------------|--------------------|
| LOT 3            | 183.10                 | 1370.50            |
| LOT 4            | 182.20                 | 1369.60            |
| LOT 5            | 182.20                 | 1369.60            |
| LOT 6            | 182.20                 | 1369.60            |
| LOT 7            | 182.20                 | 1369.60            |
| LOT 8            | 201.50                 | 1388.29            |

SCALE: 1" = 100'  
• = 1/2" REBAR W/PEC CAP UNLESS OTHERWISE NOTED

BENCHMARKS  
BM #12A - CHISELED "d" CENTER FACE OF CURB INLET ON SOUTH CURB LINE OF 19TH STREET NORTH 100' WEST OF OAK CREEK PARKWAY, WEST OF ROUNDABOUT CIRCLE.  
ELEV. = 1380.09 NGVD29

BM #16 - CHISELED "d" SOUTH TOP OF CURB OF 19TH STREET NORTH, 10' WEST OF EAST END OF EXISTING CURB IN REMINGTON PLACE ADDITION, NEAR THE NW CORNER OF LOT 5, BLOCK 1 OAK CREEK 2ND ADDITION, 100' WEST OF CRANBROOK STREET.  
ELEV. = 1394.74 NGVD29



STATE OF KANSAS )  
COUNTY OF SEDGWICK ) SS

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND SURVEYORS IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS 11th DAY OF August, 2009, WE HAVE SURVEYED AND PLATTED CARRIAGE OAKS, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCKS, STREETS & RESERVES THE SAME BEING A RE-PLAT OF LOTS 3, 4, 5, 6 AND 7, BLOCK 1 AND THE WEST 430.34 FEET OF RESERVE "O", OAK CREEK 2ND, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

ALL PUBLIC EASEMENTS LYING WITHIN THE ABOVE DESCRIBED TRACT OF LAND ARE HEREBY VACATED AND REPLACED BY VIRTUE OF KSA 12-512(b) AMENDED.

JAMES R. BECKETT, R.L.S. NO. 832  
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

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

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

RESERVES "A", "B", "C", and "D" ARE HEREBY PLATTED FOR ENTRY MONUMENTS, LANDSCAPING, EARTH BERM, DRAINAGE AND UTILITIES CONFINED TO EASEMENTS. RESERVE "A" SHALL ALSO PERMIT DETENTION PONDS AND SIDEWALKS. RESERVES "E", "F", "G" AND "H" ARE HEREBY PLATTED FOR LANDSCAPING, PARKING, DRAINAGE AND UTILITIES. RESERVE "G" SHALL ALSO PERMIT ENTRY MONUMENTS. RESERVE "A" THRU "H" SHALL BE OWNED AND MAINTAINED BY AN OWNER'S ASSOCIATION TO BE FORMED WITHIN CARRIAGE OAKS.

PARKING EASEMENTS IN RESERVES "E" & "H" ARE GRANTED FOR RESIDENTIAL PARKING ONLY AND NO OBSTRUCTIONS SHALL BE CONSTRUCTED OR PLACED WITHIN THE EASEMENTS.

EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED TO THE CITY OF WICHITA.

A DRAINAGE PLAN HAS BEEN APPROVED FOR THIS PLAT. ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, AND RESERVES SHALL REMAIN AT ESTABLISHED GRADES AND UNOBSERVED TO ALLOW FOR THE CONVEYANCE OF STORM WATER, UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER.

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, STREETS & RESERVES THE SAME TO BE KNOWN AS CARRIAGE OAKS, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

OWNER:

SLAWSON COMMERCIAL PROPERTIES, LLC.

BY: JERRY D. JONES, VICE PRESIDENT

STATE OF KANSAS )  
COUNTY OF SEDGWICK ) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 10th DAY OF August, 2009, BY JERRY D. JONES, VICE PRESIDENT OF SLAWSON COMMERCIAL PROPERTIES, LLC.

SARAH E. HATTRUP, NOTARY PUBLIC

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

BY: ROGER G. EASTWOOD, SENIOR VICE PRESIDENT

STATE OF KANSAS )  
COUNTY OF SEDGWICK ) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 11th DAY OF August, 2009, BY ROGER G. EASTWOOD, SENIOR VICE PRESIDENT OF INTRUST BANK, N.A.

Melinda A. Jabara, NOTARY PUBLIC

THIS PLAT OF CARRIAGE OAKS ADDITION HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS 11th DAY OF August, 2009.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

DARRELL DOWNING, CHAIR

JOHN L. SCHLEGEL, SECRETARY

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS 10th DAY OF August, 2009.

TRICIA L. ROBELLO, LS #1246  
DEPUTY COUNTY SURVEYOR  
SEDGWICK COUNTY KANSAS

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS 11th DAY OF August, 2009.

CARL BREWER, MAYOR

KAREN SUBLETT, CITY CLERK

ENTERED ON TRANSFER RECORD THIS 11th DAY OF August, 2009.

KELLY B. ARNOLD, COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT WICHITA, KANSAS, ON THE 11th DAY OF August, 2009.

BILL WEEK, REGISTER OF DEEDS

TONYA BUCKINGHAM, DEPUTY