

CARRIAGE HOUSE PLAZA THIRD ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

*Copied from Tracing
4/15/97*

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) do hereby certify that we have surveyed
and platted "CARRIAGE HOUSE PLAZA THIRD ADDITION", Wichita,
Sedgwick County, Kansas and that the accompanying plat is a true
and correct exhibit of the property surveyed, described as follows:
That part of Lot 5, Block 2, Carriage House Plaza 2nd Addition, Wichita,
Sedgwick County, Kansas described as beginning at a point on the
south line of said Lot 5, 250 feet east of the west line of the NW1/4
of Sec. 28, Twp. 27-S, R-1-W of the 6th P.M.; thence north parallel
with the west line of said NW1/4, 200 feet; thence west parallel
with the south line of said Lot 5, 181.93 feet to a point on the west line
of said Lot 5; thence south along the west line of said Lot 5 to the
SW Corner of said Lot 5; thence east to the point of beginning.

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

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this _____ day of _____, 1997.

Bob Knight Mayor

Pat Burnett City Clerk

Michael G. Conrey
Michael G. Conrey
KANSAS
LAND SURVEYOR
13-97148-97

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

James Alford County Clerk

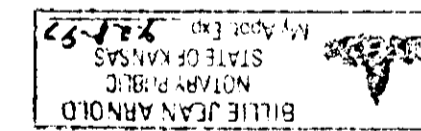
Know all men by these presents that we, the
undersigned, have caused the land in the surveyors certificate to be
platted into a Lot to be known as "CARRIAGE HOUSE THIRD ADDITION",
Wichita, Sedgwick County, Kansas. The utility easements are hereby
granted as indicated for the construction and maintenance of all
public utilities. All abutters rights of access to or from Tyler Road
over and across the West line of Lot 1 are hereby granted to the
City of Wichita, Kansas provided, however, that said Lot 1 shall
have access to Tyler Road at one location over all except the north
30 feet of the west line of said Lot 1 as shall be determined by the
City Engineer of the City of Wichita, Kansas.

State of Kansas) SS This is to certify that this plat has been
Sedgwick County) filed for record in the office of the Register of Deeds, this _____ day
of _____, 1997, at _____ o'clock _____ M.; and is duly
recorded.

Larry Consvolver Register of Deeds

Michael D. Hurtt Deputy

Kenneth J. Doss *Lou Ann Doss*
Kenneth J. Doss Lou Ann Doss



State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this 10 day of APRIL, 1997, by Kenneth J.
Doss and Lou Ann Doss, husband and wife.

We, the undersigned, holders of a mortgage
on the above described property, do hereby consent to this plat of
"CARRIAGE HOUSE PLAZA THIRD ADDITION", Sedgwick County, Kansas.

American Underwriters Life Insurance Company

Billie Jean Arnold Notary Public
BILLIE JEAN ARNOLD
My App't. Exp. 9-28-97

Ron Kell Hawkins Exec. V.P.
RON KELL HAWKINS

This plat of "CARRIAGE HOUSE PLAZA
THIRD ADDITION", an addition to 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 MARCH, 1997.
Wichita-Sedgwick County Metropolitan Area Planning Commission

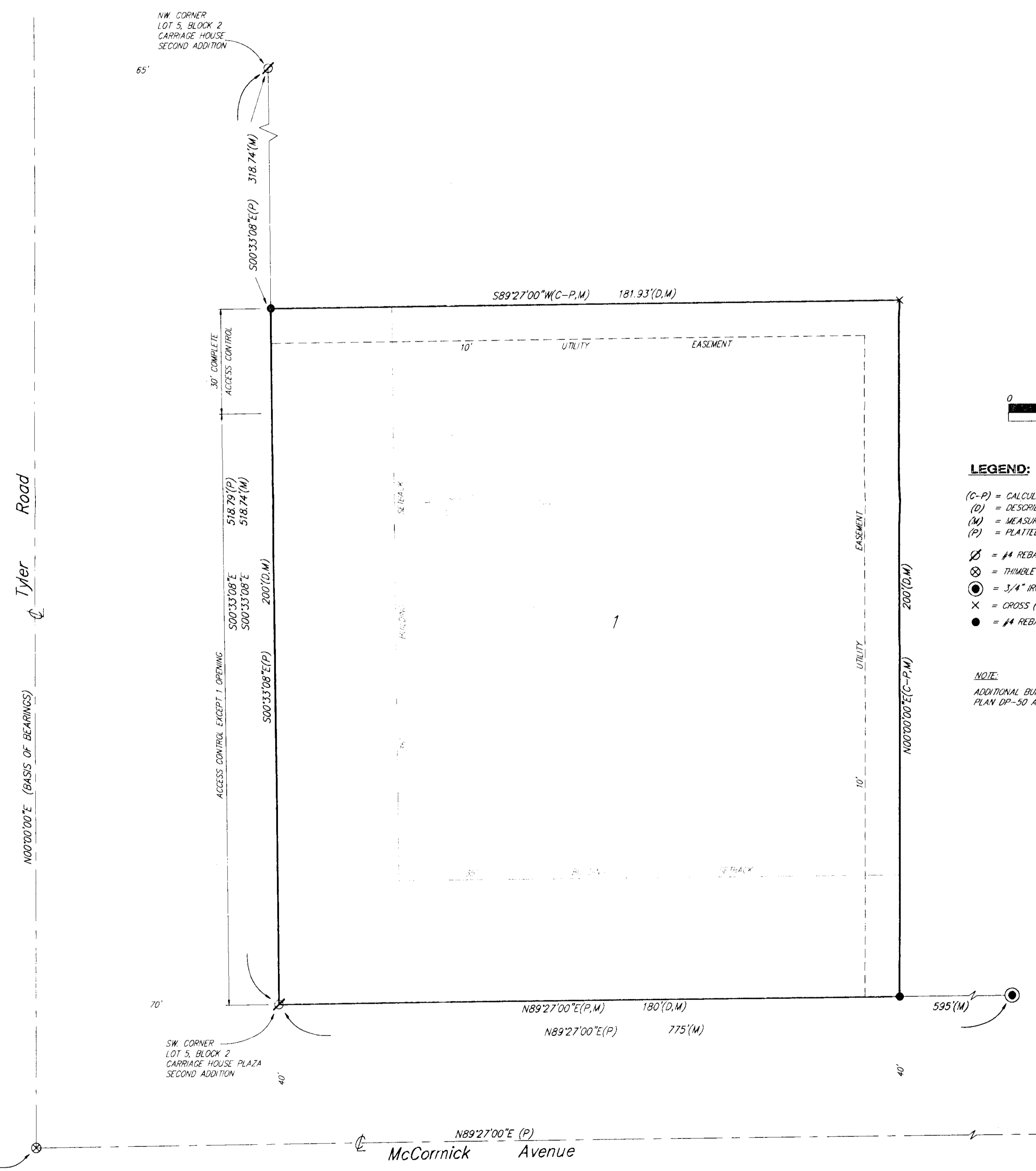
State of Kansas) SS The foregoing instrument acknowledged
Sedgwick County) before me, this 10th day of APRIL, 1997, by
Ron Kell Hawkins, Executive V.P., of American Underwriters Life
Insurance Company, on behalf of the Company.

Billie Jean Arnold Notary Public
BILLIE JEAN ARNOLD
My App't. Exp. 9-28-97



John C. Frye Chairman

Marvin S. Krout Secretary



- LEGEND:**
- (C-P) = CALCULATED PER PLATTED INFORMATION
 - (D) = DESCRIBED
 - (M) = MEASURED
 - (P) = PLATTED
 - ⊗ = #4 REBAR W/ BAUGHMAN CAP (FOUND)
 - ⊙ = THIMBLE (FOUND)
 - ⊙ = 3/4" IRON (FOUND)
 - ⊗ = CROSS (SET)
 - = #4 REBAR W/ BAUGHMAN CAP (SET)

NOTE:
ADDITIONAL BUILDING SETBACKS PER COMMUNITY UNIT
PLAN DP-50 AMENDED FILE #4

SW CORNER, NW 1/4
SEC. 28, T27S, R1W

NW CORNER
LOT 5, BLOCK 2
CARRIAGE HOUSE
SECOND ADDITION

SW CORNER
LOT 5, BLOCK 2
CARRIAGE HOUSE PLAZA
SECOND ADDITION

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 31, 1997

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

Re: S/D 96-90 -- CARRIAGE HOUSE PLAZA THIRD AVENUE (Revised Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 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 March 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:rh

cc: Myleena A. Roberts, 520 S. Robin Road, Wichita, KS 67209
Attn: Tim Ewald, Agent, Tim Ewald Realty, 250 N. Kansas, Wichita, KS 67214
Mike Lindebak, City Engineer

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1868
316 258-4421
FAX 316 258-4390

March 21, 1997

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

Re: S/D 96-90 (Revised Final Plat) CARRIAGE HOUSE PLAZA THIRD AVENUE

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 20, 1997, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to the following revised conditions:

- A. The lot now being platted is of a portion of a lot in the Carriage House Plaza Second Addition. At the time of that plat, sidewalk was to be installed along the north side of McCormick but has apparently not been installed. Consequently, the applicant shall provide a Sidewalk Certificate for sidewalk along McCormick adjacent to this site.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property. Such improvements may be provided at the time of site development.
- C. As originally platted and established by DP-50, Amendment #4, the lot which this plat is now a portion of was restricted to only one opening for the area from McCormick northward to Tyler Court. Since an opening already exists north of this lot, the opening being requested for this plat will exceed the originally established controls. The final plat tracing shall therefore either indicate complete access control to Tyler or obtain an adjustment to the CUP, DP-50, to allow one (1) opening for this site. Both the face of the final plat tracing and platter's text shall be amended accordingly.
- D. The applicant shall either plat setbacks as shown by the CUP, DP-50 (35-feet to both Tyler and McCormick) or place a note on the face of the plat noting that this site is subject to setback and other requirements as per DP-50 amended File #4.
- E. The applicant is advised that if this plat is submitted for recording in 1997, County signatures and dates need to be properly indicated (i.e., new County Clerk, Register of Deeds, etc.).

- ~~F.~~ It should be noted that the platting of this lot will leave the lot previously platted in the Second Addition as only a portion of a buildable site and consequently limitations will be placed on that site's future development unless the involved portion is itself replatted or possibly lot split.
- ~~G.~~ 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.
- ~~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 final plat shall indicate the utility easements requested by K.G.& E. A ten (10) foot utility easement shall be provided along both the north and east property lines of the plat. The granting of these easements shall also be noted in the platter's text.

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.

S/D 96-90 - Revised Final Plat of the CARRIAGE HOUSE PLAZA THIRD ADDITION
March 21, 1997 -- Page 3

This matter will be forwarded to the Planning Commission for its consideration on Thursday, March 27, 1997 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

A handwritten signature in black ink, appearing to read "Don Losew". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Don Losew
Senior Planner

DL\lfb

Enclosure: Marked Copy of plat

cc: Myleena A. Roberts, 520 S. Robin Road, Wichita, KS 67209
Attn: Tim Ewald, Agent, Tim Ewald Realty, 250 N. Kansas, Wichita, KS 67214
Mike Lindebak, City Engineer

March 27, 1997

STAFF REPORT
(Revised Final Plat, Approved 3/20/97)

CASE NUMBER: S/D 96-90 CARRIAGE HOUSE PLAZA THIRD ADDITION

OWNER/APPLICANT: Myleena A. Roberts, 520 S. Robin Road, Wichita, KS 67209

AGENT: Attn: Tim Ewald, Tim Ewald Realty, 250 N. Kansas, Wichita, KS 67214

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

LOCATION: North of Kellogg and east of Tyler Road

SITE SIZE: 0.83 Acre

NUMBER OF LOTS

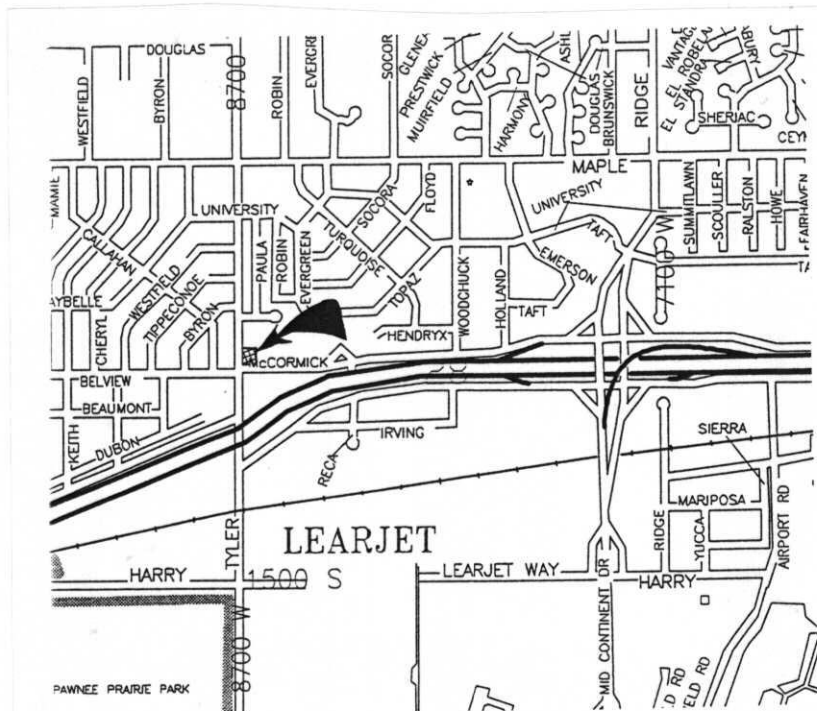
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 36,193.61 sq. ft.

CURRENT ZONING: "LC" (DP-50) (BZA 33-84)

PROPOSED ZONING:

VICINITY MAP:



STAFF COMMENTS:

- A. The lot now being platted is of a portion of a lot in the Carriage House Plaza Second Addition. At the time of that plat, sidewalk was to be installed along the north side of McCormick but has apparently not been installed. Consequently, the applicant shall provide a Sidewalk Certificate for sidewalk along McCormick adjacent to this site.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property. Such improvements may be provided at the time of site development.
- C. As originally platted and established by DP-50, Amendment #4, the lot which this plat is now a portion of was restricted to only one opening for the area from McCormick northward to Tyler Court. Since an opening already exists north of this lot, the opening being requested for this plat will exceed the originally established controls. The final plat tracing shall therefore either indicate complete access control to Tyler or obtain an adjustment to the CUP, DP-50, to allow one (1) opening for this site. Both the face of the final plat tracing and platter's text shall be amended accordingly.
- D. The applicant shall either plat setbacks as shown by the CUP, DP-50 (35-feet to both Tyler and McCormick) or place a note on the face of the plat noting that this site is subject to setback and other requirements as per DP-50 amended File #4.
- E. The applicant is advised that if this plat is submitted for recording in 1997, County signatures and dates need to be properly indicated (i.e., new County Clerk, Register of Deeds, etc.).
- F. It should be noted that the platting of this lot will leave the lot previously platted in the Second Addition as only a portion of a buildable site and consequently limitations will be placed on that site's future development unless the involved portion is itself replatted or possibly lot split.
- G. 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.
- 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.

S/D 96-90- Revised Final Plat of CARRIAGE HOUSE PLAZA THIRD ALLOCATION
March 27, 1997 -- Page 3

- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- L. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- M. The final plat shall indicate the utility easements requested by K.G.& E. A ten (10) foot utility easement shall be provided along both the north and east property lines of the plat. The granting of these easements shall also be noted in the platter's text.