

CARLEY ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

Copied from Tracing
2/13/96

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) aforesaid county and state do hereby certify that we have surveyed
and plotted "CARLEY ADDITION", Wichita, Sedgwick County, Kansas and
that the accompanying plat is a true and correct exhibit of the
property surveyed, described as follows: A tract in the SE1/4 of
Sec. 23, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County,
Kansas, described as beginning at a point on the south line of said
SE1/4, said point being 35.5 feet east of the SW. Cor. of the SE1/4
of said SE1/4; thence north parallel with the west line of the SE1/4
of said SE1/4, 335 feet; thence east parallel with the south line of
said SE1/4, 135 feet; thence south parallel with the west line of the
SE1/4 of said SE1/4, 335 feet; thence west 135 feet 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.

Gregory F. Severns
Gregory F. Severns
2896 Surveyor

This plat of "CARLEY ADDITION", Wichita,
Sedgwick County, Kansas has been submitted to and approved by
the Wichita-Sedgwick County Metropolitan Area Planning Comm-
ission, Wichita, Kansas.

Dated this 16th day of November, 1995
Wichita-Sedgwick County Metropolitan Area Planning Commission

Susan Osborne-Howes Chair

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 ____, 1996.

Bob Knight Mayor

Pat Burnett City Clerk

Entered on transfer record this ____ day
of ____, 1996.

Susan E. Crockett-Spoon County Clerk

Paul E. Smith
Paul E. Smith
Lois M. Smith
Lois M. Smith

State of Kansas) SS The foregoing instrument acknowledged be-
Sedgwick County) fore me, this 9th day of February, 1996, by
Paul E. Smith and Lois M. Smith, husband and wife.

My App'l. Exp. 11-1-99

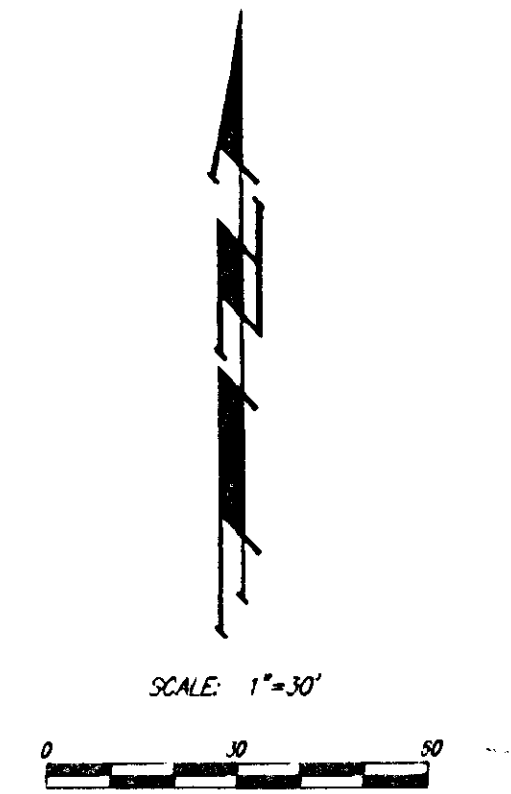
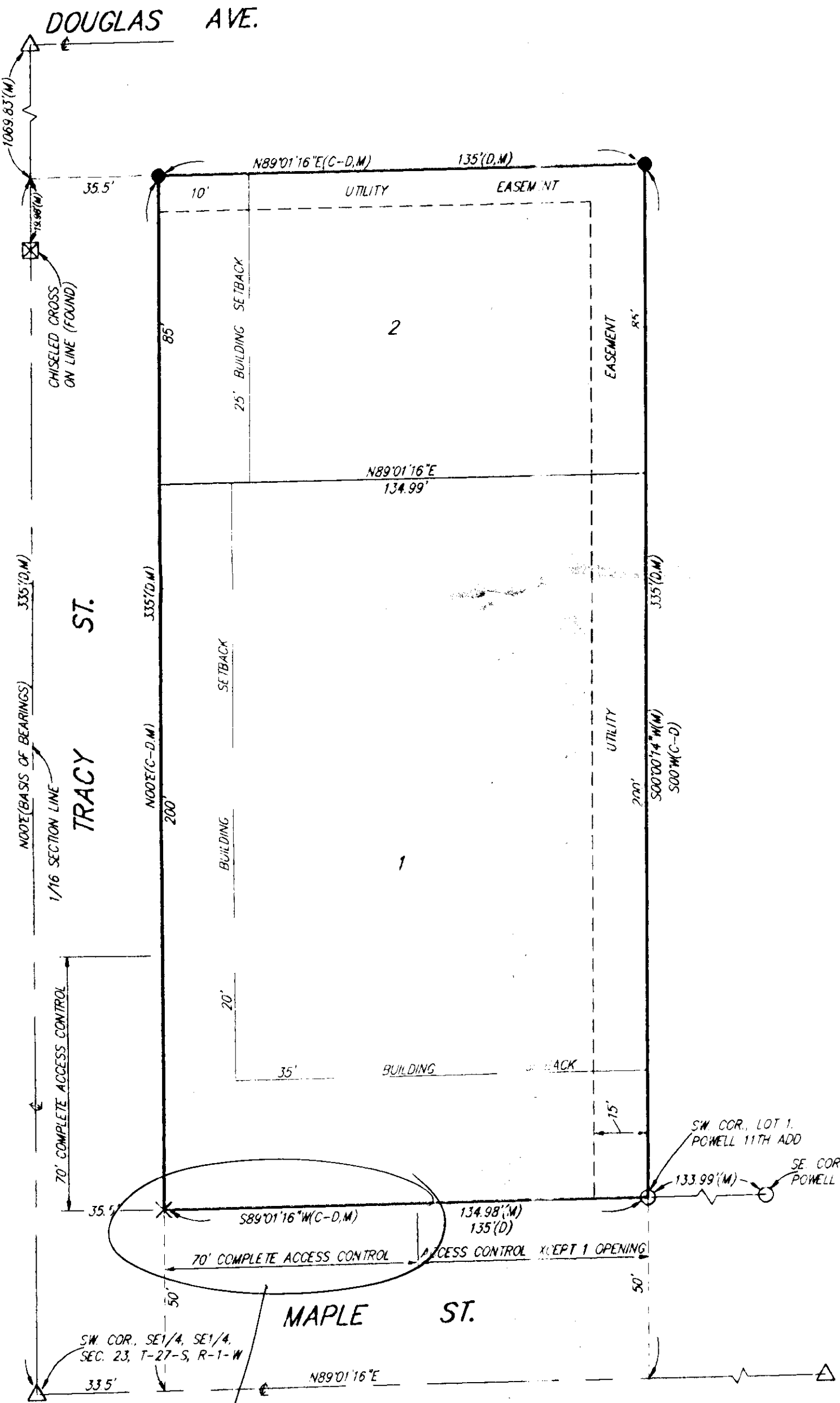
M. MICHELE JONAS Notary Public

M. MICHELE JONAS
Notary Public - State of Kansas
My App'l. Expires Nov. 1, 1999

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 ____, 1996, at ____ o'clock ____ M.; and is duly
recorded.

Pat Kettler Register of Deeds

Ed Resa Deputy



- = #4 REBAR W/ BAUGHMAN CAP (SET)
- = 1/2" IRON (FOUND)
- × = SCHED CROSS (SET)
- △ = 3/4" IRON IN THIMBLE (FOUND)
- ⊠ = CHISELED CROSS (FOUND)

(M) = MEASURED
(D) = DESCRIBED
(C-D) = CALCULATED PER DESCRIBED INFO

Field Ctd 2/12/96
Have closed (can't get it)
existing opening - bearing
only one to east.
D.C.

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
PHONE (316) 268-4421
FAX (316) 268-4390

November 16, 1995

S/D - 95-73
BAUGHMAN COMPANY
315 ELLIS
WICHITA KS 67211

S/D 95--73 CARLEY ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on November 16, 1995, 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 November 9, 1995.

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 developments.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh

cc: LOIS AND PAUL SMITH, 1524 ANDOVER ROAD, ANDOVER KS 67002
Mike Lindebak, City Engineer

SEDGWICK COUNTY



November 9, 1995

METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
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S/D - 95-73
BAUGHMAN COMPANY
315 ELLIS
WICHITA KS 67211

S/D 95--73 CARLEY ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 9, 1995, 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 any drainage improvements required by the platting of this property. Such improvements may be provided at the time of site development.
- B. The applicant shall guarantee the closure of one of the driveways to Maple, being located in an area of access control (2-existing drives with only 1-opening to be allowed).
- C. As indicated by Traffic Engineering, the final plat tracing shall indicate complete access control to both Maple and Tracy from Lot 1's southwest corner, for a distance of 70 feet in each direction.
- D. As requested by City Engineering, five (5) feet of additional utility easement shall be shown along the northern 170 feet of the site's eastern property line, that is, so as to provide a full 20-foot easement along the plat's entire eastern line. If possible, the additional five feet of easement may be provided by separate instrument, off-site.
- 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. (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.)
- 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

S/D 95 - 73 CARLEY ADDITION - Final Plat

November 9, 1995

Page 2

5-101(c).

H. Recording of the plat within 30 days after approval by the City Council.

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, November 16, 1995 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", written in a cursive style.

Don Losew
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: LOIS AND PAUL SMITH, 1524 ANDOVER ROAD, ANDOVER KS 67002

Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-5

November 16, 1995

STAFF REPORT
(Final Plat Approved 11/9/95)

CASE NUMBER: S/D 95-73 CARLEY ADDITION

OWNER/APPLICANT: Lois and Paul Smith, 1524 Andover Road, Andover, KS 67002

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

LOCATION: North of Maple and west of West Street

SITE SIZE: 0.88 Acres

NUMBER OF LOTS

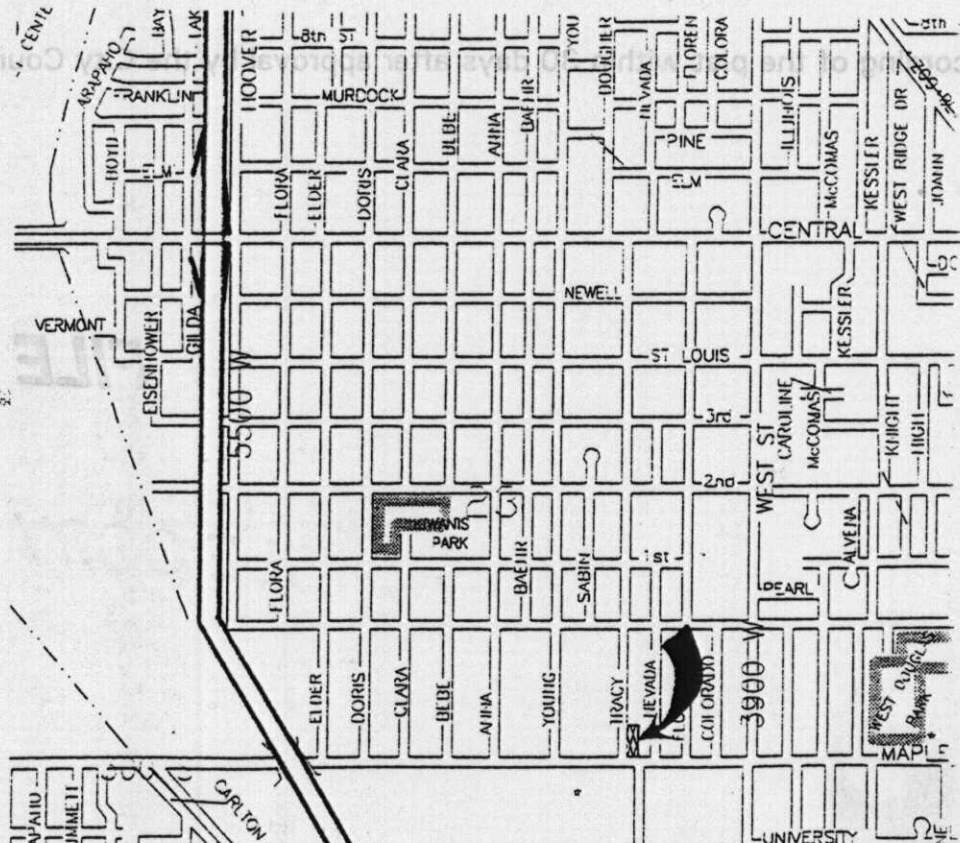
Residential:	1
Office:	
Commercial:	1
Industrial:	
Total:	2

MINIMUM LOT AREA: 11,475 sq. ft.

CURRENT ZONING: "AA" and "B"

PROPOSED ZONING: "AA" and "LC" (Z-3166)

VICINITY MAP:



STAFF COMMENTS:

- A. 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.
- B. The applicant shall guarantee the closure of one of the driveways to Maple, being located in an area of access control (2-existing drives with only 1-opening to be allowed).
- C. As indicated by Traffic Engineering, the final plat tracing shall indicate complete access control to both Maple and Tracy from Lot 1's southwest corner, for a distance of 70 feet in each direction.
- D. As requested by City Engineering, five (5) feet of additional utility easement shall be shown along the northern 170 feet of the site's eastern property line, that is, so as to provide a full 20-foot easement along the plat's entire eastern line. If possible, the additional five feet of easement may be provided by separate instrument, off-site.
- 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. (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.)
- 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.