

CARLSON PRODUCTS ADDITION

SEDGWICK COUNTY, KANSAS

Copy from Tracing

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) and state do hereby certify that we have surveyed
and platted "CARLSON PRODUCTS ADDITION", to Sedgwick County,
Kansas and that the accompanying plat is a true and correct exhibit
of the property surveyed, described as the west 671 feet of the
south 420 feet of the S.W. 1/4 of the S.W. 1/4 of Sec. 21, Twp. 26-S,
R-1-W of the 6th P.M., Sedgwick County, Kansas.

Existing easements and dedications being vacated by virtue
of K.S.A. 12-512(b).

Baughman Company, P.A.

Michael D. Conrey, 3-6-95 Surveyor
MICHAEL G. CONREY, L.S.# 871

Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate to
be platted into a lot, streets, and a reserve to be known as "CARLSON PRO-
DUCTS ADDITION", to Sedgwick County, Kansas. The utility easement is
hereby granted as indicated for construction and maintenance of all public
utilities. The streets are hereby dedicated to and for the use of the public.
Reserve "A" is hereby reserved for floodway, drainage, and open space,
and no buildings shall be constructed on or within said Reserve "A", nor
shall any change of grade, cut, fill, or any other work be carried on
without the permission of the Engineer for the appropriate governing body.
Reserve "A" shall be owned and maintained by the owner of Lot 1. All
abutters rights of access to or from 45th Street North over and across
the south line of Lot 1 are hereby granted to the appropriate governing
body, provided however, that Lot 1 shall have access to 45th Street North
at two locations over all except the west 100 feet thereof, to be
determined by the appropriate engineer. All abutters rights of access to or
from Tyler Road over and across the west line of Lot 1 and Reserve "A"
are hereby granted to the appropriate governing body, provided however,
that Lot 1 shall have access to Tyler Road at one location over all
except the south 100 feet thereof, to be determined by the appropriate
engineer. The Minimum Building Pad Elevation for the lowest floor
shall be 1340.0 M.S.L.

ICT Manufacturing, Inc.

President
G. E. James

State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this 23rd day of FEBRUARY, 1995, by G. E. James,
President of ICT Manufacturing, Inc., on behalf of the corporation.

Philip J. Meyer, Notary Public
PHILIP J. MEYER

My App't. Exp. 5/5/97

PHILIP J. MEYER
NOTARY PUBLIC
STATE OF KANSAS

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

State Bank of Colwich

Brad E. Yeager, Senior Vice-President
Brad E. Yeager

State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this 23rd day of February, 1995, by Brad E.
Yeager, Senior Vice-President of State Bank of Colwich, on behalf
of the bank.

My App't. Exp. 03/29/97

Catherine A. Hogan, Notary Public
CATHERINE A. HOGAN

CATHERINE A. HOGAN
NOTARY PUBLIC
STATE OF KANSAS
My App'l. Exp. 03/29/97

This plat of "CARLSON PRODUCTS
ADDITION", to Sedgwick County, Kansas has been submitted to and
approved by the Wichita-Sedgwick County Metropolitan Area Planning
Commission, Wichita, Kansas.
Dated this 12th day of December, 1994.
Wichita-Sedgwick County Metropolitan Area Planning Commission

Chairman
John W. McKay, Jr.

Secretary
Marvin S. Krout

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this day of , 1995.

Mayor
Elma Broadfoot

City Clerk
Pat Burnett

This plat approved and all dedications
shown hereon accepted by the Board of County Commissioners, Sedg-
wick County, Kansas this day of , 1995.

Chairman
Mark F. Schroeder

Chairman
Pro-Tem
Thomas G. Winters

Commissioner
Betsy Gwin

Commissioner
Paul W. Hancock

Commissioner
Melody Miller

County Clerk
Susan E. Crockett-Spoon

Entered on transfer record this day
of , 1995.

County Clerk
Susan E. Crockett-Spoon

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 , 1995, at o'clock M; and is duly recorded.

Register of Deeds
Pat Kettler

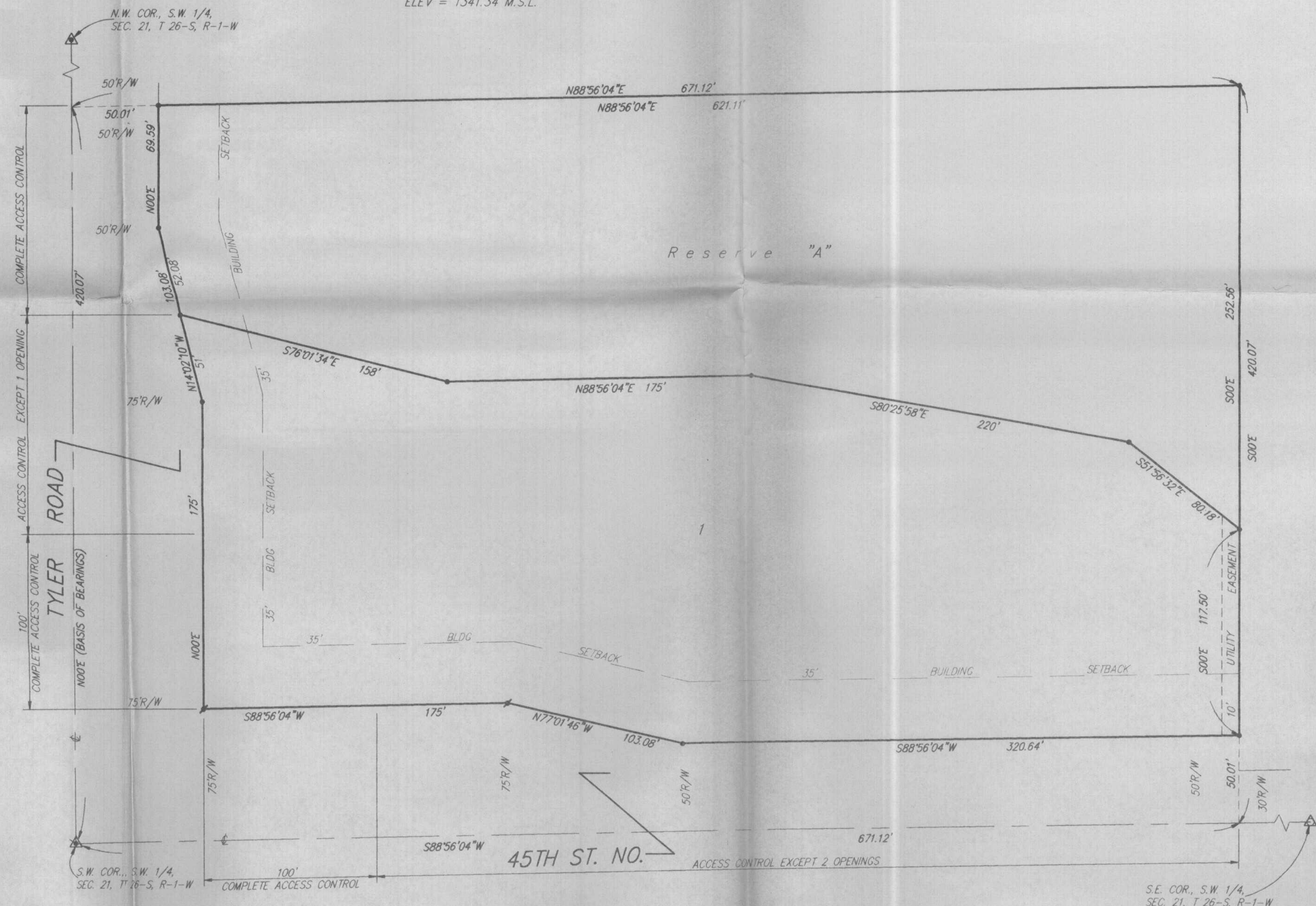
Deputy
Ed Resa

- 1/2" REBAR W/ "BAUGHMAN" CAP (FOUND)
- 1/2" REBAR W/ "BAUGHMAN" CAP (SET)
- 5/8" REBAR OVER STONE (FOUND)
- 1/2" REBAR OVER STONE (FOUND)
- 3/4" IRON OVER STONE (FOUND)

MINIMUM BUILDING PAD ELEVATION
FOR LOWEST FLOOR = 1340.0 M.S.L.

BENCHMARK:
R.R. SPIKE IN P.P., 38.9 FEET S.W. OF THE
S.W. COR. OF THE S.W. 1/4, SEC. 21, T 26-S, R-1-W
ELEV = 1341.34 M.S.L.

Scale: 1" = 40'



SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 258-4421

December 29, 1994

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

Re: S/D 94-62 CARLSON PRODUCTS - (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on December 29, 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 December 22, 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 developments.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh

cc: ICT Manufacturing, Attn: Jerry James, 4601 N. Tyler Road, Wichita, KS 67205
Richard McClure, Trustee, Park Township, 5500 N. Maize Road, Maize, KS 67101
Mike Lindebak, City Engineer

11:00 AM



METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421

December 22, 1994

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

Re: S/D 94-62 CARLSON PRODUCTS (Revised Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 22, 1994, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant is advised that if only a portion of this site obtains "E" zoning, the remaining portions cannot be used for purposes other than as allowed by the "R" zoning for those portions.
- B. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval. The applicant is advised that Health Department approval will not be given until the Army Corps of Engineers has given their approval as required in Condition "C" below.
- C. This property has been identified by the Army Corps of Engineering as likely containing wetlands. Prior to this plat being scheduled for governing body review, the applicant shall submit a site development plan to the Army Corp of Engineers for review and approval and shall obtain any permits necessary for the protection and management of any wetland or riparian areas located within the plat. The applicant shall obtain a letter from the Army Corps of Engineers stating that all their requirements have been satisfactorily met.
- D. The plat's text shall be amended on the final plat tracing by noting that Reserve A shall be owned and maintained by the owner of Lot 1. A covenant shall also be submitted in this regard. Further, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the County, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to

special assessments.

- ☒ E. On the final plat tracing, the MAPC signature block shall be amended to indicate John W. McKay, Jr. as Chairman.
- ☒ F. The applicant is advised that a revised platting binder must be submitted covering all of the property now being platted.
- ☒ G. 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.
- ☒ H. The platlor's text shall be revised to say that the access points are "to be determined by the appropriate engineer."
- ☒ 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- ☒ K. Recording of the plat within 30 days after approval by the City Council.
- ☒ L. As indicated by County Engineering, the final plat tracing shall be amended to indicate a minimum building pad elevation of 1340 MSL and proper reference this elevation to a lowest floor.

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, December 29, 1994 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: ICT Manufacturing, Attn: Jerry James, 4601 N. Tyler Road, Wichita, KS 67205

Richard McClure, Trustee, Park Township, 5500 N. Maize Road, Maize, KS 67101
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

December 29 1994

STAFF REPORT

(Revised Final Plat Approved 12/22/94, Final Plat Approved 9/1/94)

CASE NUMBER: S/D 94-62 CARLSON PRODUCTS ADDITION

OWNER/APPLICANT: ICT Manufacturing, Attn: Jerry James, 4601 N. Tyler Road, Wichita, KS 67205

SURVEYOR/ENGINEER: Baughman Company, P. A., c/o Phil Meyer, 315 Ellis, Wichita, KS 67211

TOWNSHIP: Richard McClure, Trustee, Park Township, 5500 N. Maize Road, Maize, KS 67101

LOCATION: North of 45th Street North and east of Tyler Road

SITE SIZE: 5.0 Acres

NUMBER OF LOTS

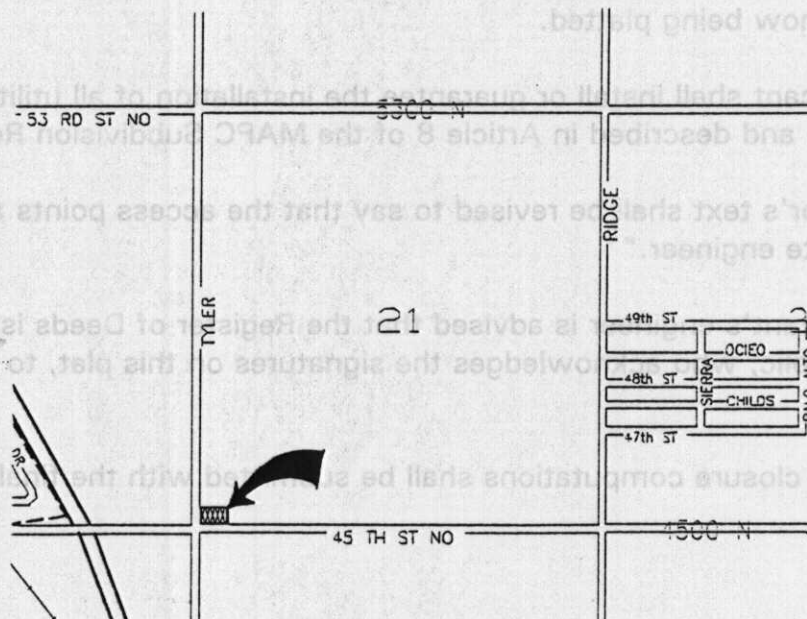
Residential:	
Office:	
Commercial:	
Industrial:	$\frac{1}{1}$
Total:	$\frac{1}{1}$

MINIMUM LOT AREA: 5 acres

CURRENT ZONING: "R-1"

PROPOSED ZONING: "E" (SCZ-0671) and "R-1"

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant is advised that if only a portion of this site obtains "E" zoning, the remaining portions cannot be used for purposes other than as allowed by the "R" zoning for those portions.
- B. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval. The applicant is advised that Health Department approval will not be given until the Army Corps of Engineers has given their approval as required in Condition "C" below.
- C. This property has been identified by the Army Corps of Engineering as likely containing wetlands. Prior to this plat being scheduled for governing body review, the applicant shall submit a site development plan to the Army Corp of Engineers for review and approval and shall obtain any permits necessary for the protection and management of any wetland or riparian areas located within the plat. The applicant shall obtain a letter from the Army Corps of Engineers stating that all their requirements have been satisfactorily met.
- D. The platlor's text shall be amended on the final plat tracing by noting that Reserve A shall be owned and maintained by the owner of Lot 1. A covenant shall also be submitted in this regard. Further, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the County, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- E. On the final plat tracing, the MAPC signature block shall be amended to indicate John W. McKay, Jr. as Chairman.
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- K. Recording of the plat within 30 days after approval by the City Council.
- L. As indicated by County Engineering, the final plat tracing shall be amended to indicate a minimum building pad elevation of 1340 MSL and proper reference this elevation to a lowest floor.