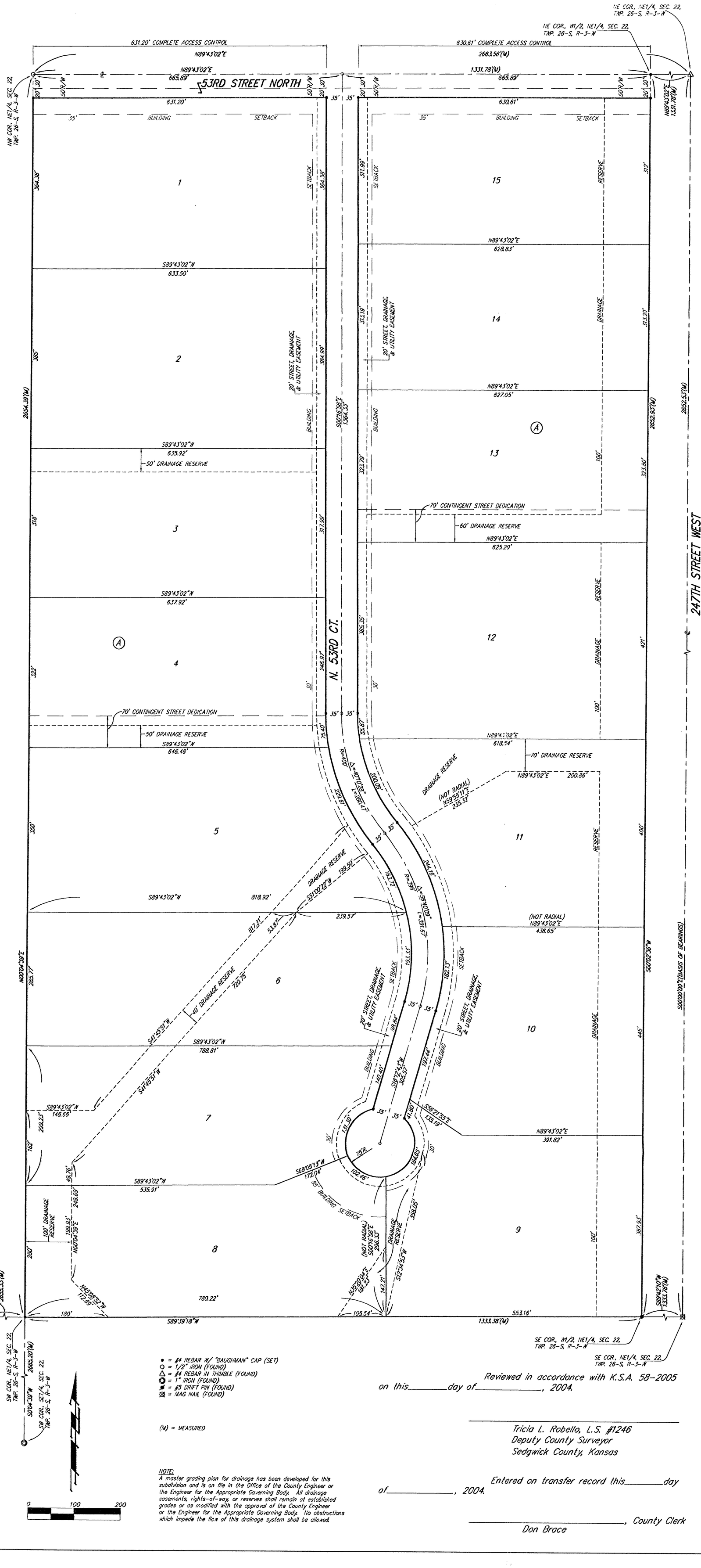
final tracing received 7-5-04

ECK 9TH ADDITION
SEDGWICK COUNTY, KANSAS



• = #4 REBAR W/ "BAUGHMAN" CAP (SET)
○ = 1/2" IRON (FOUND)
△ = #4 REBAR IN THIMBLE (FOUND)
◎ = 1" IRON (FOUND)
◉ = #5 DRIFT PIN (FOUND)
⊠ = MAG NAIL (FOUND)

(M) = MEASURED

NOTE:
A master grading plan for drainage has been developed for this subdivision and is on file in the Office of the County Engineer or the Engineer for the Appropriate Governing Body. All drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the County Engineer or the Engineer for the Appropriate Governing Body. No obstructions which impede the flow of this drainage system shall be allowed.

State of Kansas)
Sedgwick County) SS

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "ECK 9TH ADDITION", Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as the W1/2 of the NE1/4 of Sec. 22, Twp. 26-S, R-3-W of the 6th P.M., Sedgwick County, Kansas.

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

Baughman Company, P.A.

Michael G. Conrey, Surveyor
Michael G. Conrey

MICHAEL G. CONREY REGISTERED LS-971 KANSAS LAND SURVEYOR

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, a Block, and Streets, to be known as "ECK 9TH ADDITION", Sedgwick County, Kansas. The street, drainage, and utility easements are hereby granted as indicated for street related purposes, for drainage purposes, and for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public. The contingent street dedications shall become effective in the event that the appropriate governing body determines a need for the right-of-way for any street related purposes. These contingent street dedications shall be a covenant running with the land and shall be binding on all heirs and subsequent owners of Lot 4 and Lot 13, Block A. The drainage reserves are hereby reserved for drainage purposes and shall be the responsibility of the owners of each Lot, respectively, until such time as the appropriate governing body elects to assume the responsibility for maintenance and improvements to the drainage. No buildings shall be constructed or placed on or within said drainage reserves, nor shall any fill, change of grade, creation of channel or any other work be carried on without the permission of the Engineer for said appropriate governing body. All abutters rights of access shall be as depicted on the face of the plat and hereby granted to the appropriate governing body. The permitted opening locations shall be as determined by the Engineer for the appropriate governing body.

Mathias F. Eck Patricia S. Eck

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 30 day of June, 2004, by Mathias F. Eck and Patricia S. Eck, husband and wife.

My App't. Exp. 9/23/07 — Jaclyn R. Peltzer, Notary Public
JACLYN R. PELTZER

JACLYN R. PELTZER NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 9/23/07

We, the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "ECK 9TH ADDITION", Sedgwick County, Kansas.

Legacy Bank

Steve Gegen, VP
STEVE GEGEN (Title)

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me this 30th day of June, 2004, by Steve Gegen, V.P. (Title) of Legacy Bank, on behalf of the bank.

Lisa A. Piska, Notary Public
LISA A. PISKA

My App't. Exp. 01-12-2005

LISA A. PISKA Notary Public - State of Kansas My Appt. Expires 01-12-2005

This plat of "ECK 9TH ADDITION", Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this____day of____, 2004.
Wichita-Sedgwick County Metropolitan Area Planning Commission

____, Chair
Ronald L. Marnell

____, Secretary
John L. Schlegel

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this____day of____, 2004.

____, Mayor
Carlos Mayans

____, City Clerk
Karen Sublett

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of Sedgwick County, Kansas, this____day of____, 2004.

____, Chair
Thomas G. Winters

ATTEST:____, County Clerk
Don Brace

Reviewed in accordance with K.S.A. 58-2005 on this____day of____, 2004.

____
Tricia L. Robello, L.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

Entered on transfer record this____day of____, 2004.

____, County Clerk
Don Brace

State of Kansas)
Sedgwick County) SS

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this____day of____, 2004, at____o'clock__M; and is duly recorded.

____, Register of Deeds
Bill Meek

____, Deputy
Linda Kizzire

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211
F:\PLAT\ECK9TH\F\DWG\ECK9THF.DWG-MGC

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

September 6, 2001

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

RE: SUB 2001-68 -- Final Plat of Eck Ninth Addition

At the regular meeting of the Metropolitan Area Planning Commission on September 6, 2001, the above captioned plat was considered. The action of the Planning Commission was to approve the plat as recommended by the Subdivision Committee, subject to the conditions stated in our letter dated August 31, 2001.

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, along with four (4) copies, 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, residential developments.

4. Submission of a disk to the Planning Department detailing the final plat in digital format in Autocad. This will be used by the City and County GIS Departments.

If you have any questions concerning this matter, please call.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

August 31, 2001

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

RE: SUB 2001-68 -- Final Plat of Eck Ninth Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 30, 2001, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

STAFF COMMENTS:

A. 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. *An updated layout denoting drainage reserves needs to be provided.*

B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.

C. County Engineering needs to comment on the status of the applicant's drainage plan. *A detailed final drainage plan is needed and additional drainage reserves are required. A lot grading plan is also needed.*

D. County Fire Department needs to comment on the street length of 53rd St. . Ct., which is 2,100 feet exceeding the 1,200-ft limitation of the Subdivision Regulations. *The street length is approved contingent upon the installation of a 36-ft wide rock road and contingent street right-of-way dedication to the east and west. The Subdivision Committee has approved a modification.*

E. The applicant shall guarantee the installation of the proposed street to the 36-ft rock suburban street standard. The street shall be approved and accepted by the county/township prior to the application or issuance of any building permits for individual lots.

F. County Engineering has required a 70-ft contingent dedication of street right-of-way extending to the east and west line of the plat in order to provide potential street connection to adjoining properties. The plattor's text needs to be revised to reference Lots 3, 4, 13 and 14, Block A.

G. The County Fire Department needs to comment on the plat's street names. *The street name needs to be revised to N. 53rd Ct.*

The requested street name has been platted.

H. The Applicant has indicated a blanket pipeline easement for the area involved in this plat. The Applicant shall either obtain a release of this easement or provide proof that the easement has been confined. If confined, any portion of this easement impacting this site shall be denoted on the plat and shall be properly referenced. A recorded copy of the release/confinement of the easement shall be submitted.

I. Lots 8 and 9 have been platted with increased setbacks in order to conform with the 200-ft lot width standard which is measured at the building setback line.

J. The plattor's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.

K. Access drives to structures in excess of 150 feet from the edge of the road are to be installed by the owner/builder and accepted by the fire department prior to the issuance of the building permit. Said drives are to be installed according to fire department specifications (20 feet wide with applicable turnaround with an all-weather surface able to withstand the weight of heavy apparatus in inclement weather).

L. 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.)

M. 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.

N. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (Phone 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

O. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.

P. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.

Q. Perimeter closure computations shall be submitted with the final plat tracing.

R. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

S. The representatives from the **utility companies** should be prepared to comment on the need for any additional utility easements to be platted on this property.

T. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.

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. Certificates, which are required if petitions are submitted, and forms for the bond and Irrevocable Letter of Credit are also available from this office.

This case will be forwarded to the Planning Commission on Thursday, September 6, 2001, at 1:30 p.m.

The enclosed "marked" copy of the plat is for your information and files.

If you have any questions concerning this matter, please call.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Matt Eck, KCE, Inc., 9915 W. 21st Street, Ste. A, Wichita, KS 67205
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1144 S. Seneca, Wichita, KS 67213

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3-3
SEPTEMBER 6, 2001

STAFF REPORT
(Final Plat Approved 8/30/01; Preliminary Plat Approved 7/12/01)

CASE NUMBER: SUB 2001-68 -- ECK NINTH ADDITION

OWNER/APPLICANT: KCE, Inc., Attn: Matt Eck, 9915 W. 21st., Suite A, Wichita, KS 67205

SURVEYOR/ENGINEER: Baughman Company, 315 Ellis, Wichita, KS 67205

LOCATION: South side of 53rd St. North, West of 247th St. West

SITE SIZE: 79.66 Acres

NUMBER OF LOTS

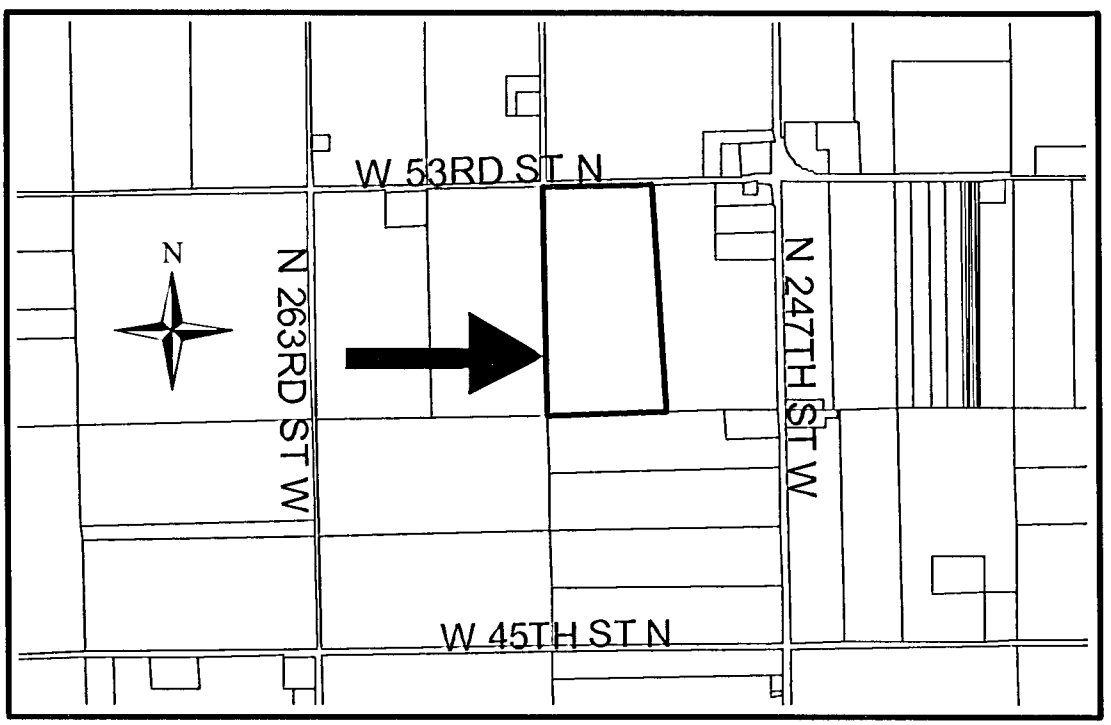
Residential:	16
Office:	
Commercial:	
Industrial:	
Total:	16

MINIMUM LOT AREA: 4.76 Acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This site is located in the County in an area designated as "rural" by the 1999 Update to the Wichita-Sedgwick County Comprehensive Plan. It is located in the Andale Area of Influence.

STAFF COMMENTS:

A. 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. ***An updated layout denoting drainage reserves needs to be provided.***

B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.

C. **County Engineering** needs to comment on the status of the applicant's drainage plan. ***A detailed final drainage plan is needed and additional drainage reserves are required. A lot grading plan is also needed.***

D. **County Fire Department** needs to comment on the street length of 53rd St. . Ct., which is 2,100 feet exceeding the 1,200-ft limitation of the Subdivision Regulations. ***The street length is approved contingent upon the installation of a 36-ft wide rock road and contingent street right-of-way dedication to the east and west. The Subdivision Committee has approved a modification.***

E. The applicant shall guarantee the installation of the proposed street to the 36-ft rock suburban street standard. The street shall be approved and accepted by the county/township prior to the application or issuance of any building permits for individual lots.

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G. The **County Fire Department** needs to comment on the plat's street names. ***The street name needs to be revised to N. 53^{d} Ct.***

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L. 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.)

M. 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.

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