

FILE COPY

FINAL PLAT

CRESTVIEW COUNTRY CLUB ESTATES OVERBROOK FIFTH ADDITION

AN ADDITION TO SEDGWICK COUNTY, KANSAS

We MKEC Engineering Consultants, Inc., a Registered Corporate Land Surveyor in Kansas, do hereby certify that we have been in responsible charge of surveying and platting of "CRESTVIEW COUNTRY CLUB ESTATES OVERBROOK FIFTH ADDITION" an addition to Sedgwick County, Kansas, into Lots, a Block, and Streets, the same being accurately set forth in the accompanying plat and described herein:

All of Lots 1, 2, 3, 4, 5, 6, and 7, Block 4, Crestview Country Club Estates, Overbrook Second Addition, an addition to Sedgwick County, Kansas.

TOGETHER WITH;

All of the platted and or dedicated Streets bounded by said Block 4 and lying North of Ninth Street.

TOGETHER WITH;

A tract of land located in the Northwest Quarter of Section 13, Township 27 South, Range 2 East, of the Sixth Principal Meridian, Sedgwick County, Kansas, described as follows: BEGINNING at the Northeast corner of Lot 5, said Block 4; thence N60°00'00"W, 39.85 feet; thence N00°55'01"W, 279.54 feet; thence N89°05'59"E, 304.27 feet; thence S21°11'25"E, 120.67 feet; thence S03°24'01"E, 187.0 feet to the POINT OF BEGINNING.

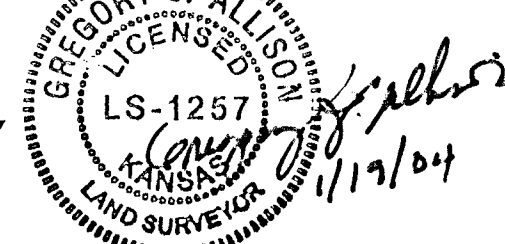
Said Lots and tract being more particularly described as follows:

BEGINNING at said Northeast corner of Lot 6, Block 4; thence N03°28'21"W, 187.04 feet; thence N21°12'53"W, 120.65 feet; thence S89°02'44"W, 304.17 feet to the West line of the East 1/2 of the NW 1/4, Sec 13, T27S, R2E, 6th P.M.; thence along said West line S00°55'01"E, 279.54 feet to the North line of said addition; thence along said North line N60°04'14"W, 95.05 feet; thence continuing along said North line S86°05'54"W, 158.79 feet to a point on the Westerly line of said addition; thence along said Westerly line S29°54'13"W, 94.91 feet to the North right-of-way line of E. Ninth Street N; thence along said right-of-way line, S60°03'18"E, 230.50 feet to a point on curve to the left; thence along said curve being coincident with said North right-of-way line 232.26 feet, said curve having a central angle of 30°52'57", a radius of 430.89 feet, and a long chord distance of 229.45 feet, bearing S75°28'58"E; thence continuing along said North right-of-way line N89°04'44"E, 224.21 feet to the Southeast corner of Lot 7, said Block, said addition; thence along the Easterly line of said Block 4, N00°56'19"W, 200.05 feet to the POINT OF BEGINNING.

The dedicated streets and or public rights-of-way, platted easements, building setbacks, access control, and public dedications within the above described property, are hereby vacated and replatted by virtue of K.S.A. 12-512(b).

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 1st day of January, 2004.

MKEC Engineering Consultants, Inc.
by: Gregory J. Allison, PE, LS #1257
411 North Webb Road
Wichita, Kansas 67206



Know all men by these presents that we the undersigned property owners of the land above set forth in the Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into Lots, a Block, and Streets, the same to be known as "CRESTVIEW COUNTRY CLUB ESTATES OVERBROOK FIFTH ADDITION" an addition to Sedgwick County, Kansas. Streets are hereby dedicated to and for the use of the public. Easements for the construction and maintenance of public utilities and drainage, as indicated on the accompanying plat are hereby granted to the public. A drainage plan has been developed for this plat and all drainage easements, or right-of-ways shall remain at established grades or as modified with the approval of the appropriate Governing Body, and unobstructed to allow for the conveyance of storm water. Lots 1, 2, 6, 7, and 8, Block 1, are required to adhere to the minimum pad elevations as shown on the "Minimum Pad Elevations" table.

INK Enterprises, Inc., a Kansas Corporation

Willis E. Hartman II, President
Willis E. Hartman II, President

STATE OF KANSAS, SEDGWICK COUNTY) ss:

This instrument was acknowledged before me on 20th day of January, 2004, by Willis E. Hartman II, President, INK Enterprises, Inc., a Kansas Corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

My Term Expires: 9-15-05
ANN C. YBARRA
Notary Public - State of Kansas
Notary Public: Ann C. Ybarra

This plat of "CRESTVIEW COUNTRY CLUB ESTATES OVERBROOK FIFTH ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 11th day of December, 2004

WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION

Ronald L. Marnell, Chair
Ronald L. Marnell, Chair

John K. Schlegel, Secretary
John K. Schlegel, Secretary

At the direction of the City Council.

Carlos Mayans, Mayor
Carlos Mayans, Mayor

Karen Schofield, City Clerk
Karen Schofield, City Clerk

STATE OF KANSAS, SEDGWICK COUNTY) ss:

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

_____, Chairman
Thomas G. Winters, Chairman

ATTEST:

_____, County Clerk
Don Brace, County Clerk

Entered on transfer record this ____ day of ____, 2004

_____, County Clerk
Don Brace, County Clerk

This is to certify that this instrument was filed for record in the Register of Deeds office this ____ day of ____, 2004, at ____ o'clock ___, and is duly recorded.

_____, Register of Deeds
Bill Meek, Register of Deeds

_____, Deputy
Linda Kizzire, Deputy

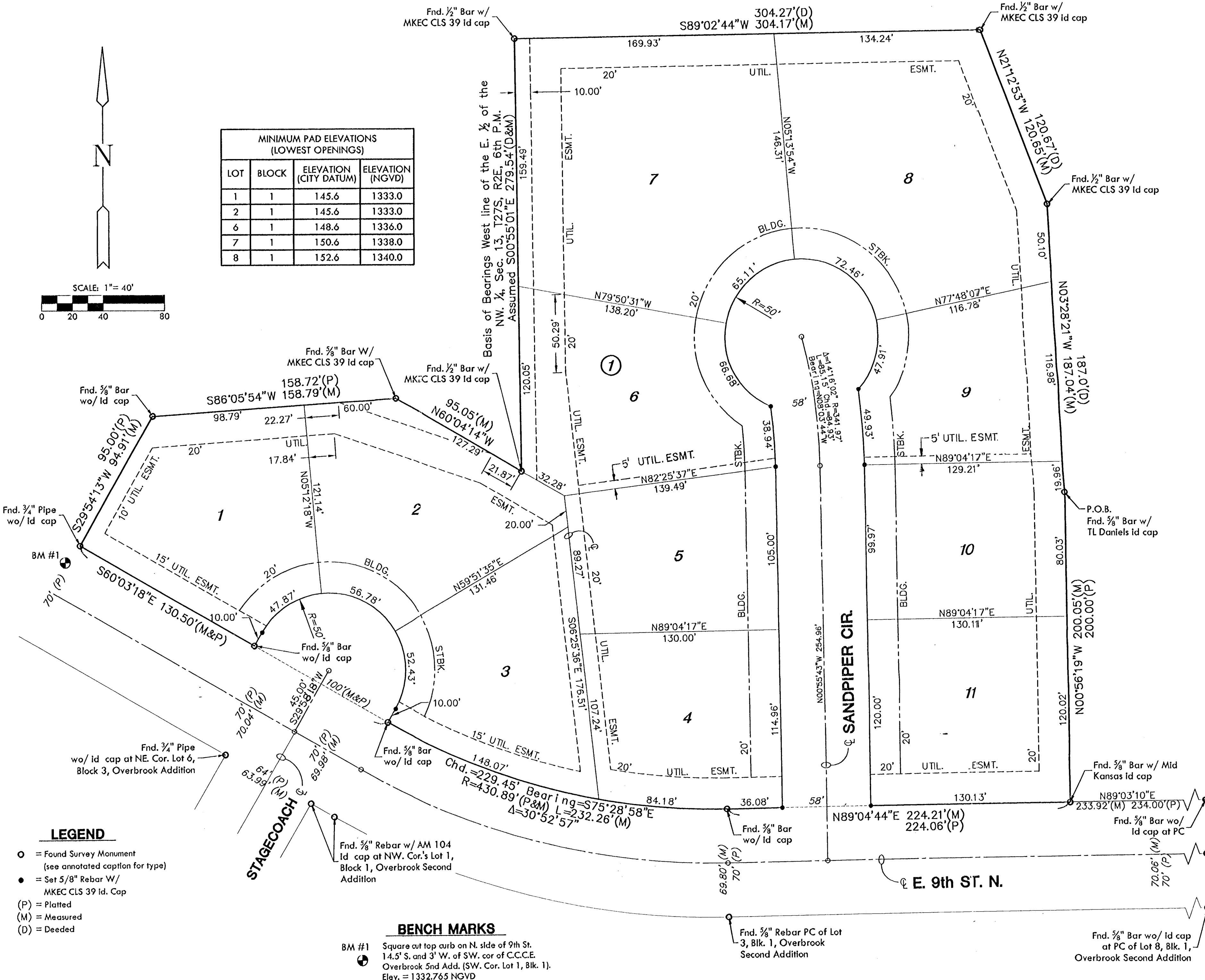
Reviewed in accordance with K.S.A. 58-205 on this 21st day of January, 2004

Tricia L. Robello, Deputy County Surveyor
Tricia L. Robello, Deputy County Surveyor
Sedgwick County, Kansas

MKEC
ENGINEERING
CONSULTANTS
411 N. WEBB ROAD
WICHITA, KS 67206
316-264-9900

MINIMUM PAD ELEVATIONS (LOWEST OPENINGS)			
LOT	BLOCK	ELEVATION (CITY DATUM)	ELEVATION (NGVD)
1	1	145.6	1333.0
2	1	145.6	1333.0
6	1	148.6	1336.0
7	1	150.6	1338.0
8	1	152.6	1340.0

SCALE: 1" = 40'



LEGEND

- = Found Survey Monument (see annotated caption for type)
- = Set 5/8" Rebar W/ MKEC CLS 39 Id. Cap
- (P) = Platted
- (M) = Measured
- (D) = Deeded

BENCH MARKS

BM #1 Square cut top curb on N. side of 9th St. 14.5' S. and 3' W. of SW. cor. of C.C.C.E. Overbrook 5nd Add. (SW. Cor. Lot 1, Blk. 1). Elev. = 1332.765 NGVD



Wichita-Sedgwick County Metropolitan Area Planning Department

December 11, 2003

MKEC Engineering
411 N. Webb Road
Wichita, KS 67206

RE: SUB 2003-128 -- One-Step Final Plat of Crestview Country Club Estates, Overbrook Fifth Addition

At the regular meeting of the Metropolitan Area Planning Commission on December 11, 2003, 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 November 14, 2003.

The following items must be submitted to the Metropolitan Area Planning Department before the plat is scheduled for the City Council and/or County Commission's consideration:

1. A completed and signed tracing of the subdivision, along with five (5) copies. Also, if a change is required on the tracing after submittal, five (5) revised copies must be submitted;
2. A check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting (\$8.00 for the first page; \$4.00 for each additional page), if the site is located within the City of Wichita's city limits, OR, in the County within three miles of Wichita's city limits; and,
3. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in Autocad. If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail address: cholloway@wichita.gov). Please include the name of the plat on the disc.

If you have any questions regarding this plat, please call.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

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Wichita-Sedgwick County Metropolitan Area Planning Department

November 14, 2003

MKEC Engineering
411 N. Webb Road
Wichita, KS 67206

RE: SUB 2003-128 -- One-Step Final Plat of Crestview Country Club Estates, Overbrook Fifth Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 13, 2003, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following staff comments:

- A. This plat will be subject to approval of the associated zone change and any related conditions of such a change. Prior to this plat being considered by MAPC, the zone change will need to be approved.
- B. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted. An outside-the-city water agreement shall be provided.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. County Engineering needs to comment on the status of the applicant's drainage plan. *A drainage plan is needed. Crestview Country Club Estates Overbrook Second Addition had a Minimum Pad Elevation for Lots 1 and 2, Block 4 of 1333 USGS located within this plat at Lots 1 and 2, Block 1. A minimum pad may be required after Sedgwick County reviews drainage plan.*
- E. County Engineering recommends the extension of 9th St. to the east to connect to Sagebrush. *A petition has been provided for this street extension.*
- F. County Surveying advises that several arrows to found monuments do not point to monuments.
- G. The lot dimensions on the East line of Lot 6, Block 1 need to be added.
- H. The legal description and face of plat differ by S03°24'05"E to S03°24'01"E.
- I. The portions of the Streets being replatted need to be included in the legal description.
City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

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- J. The applicant shall guarantee the paving of the proposed streets to the urban street standard.
- K. This site is located within three miles of the City Limits of Wichita and will be heard by City Council. Therefore, the City Council signature block needs to be included on the final plat tracing.
- L. GIS needs to comment on the plat's street names. *Stagecoach Ct needs to be deleted. Sandpiper Ct needs to be replaced with Sandpiper Cir.*
- M. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- N. The platting 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.
- O. 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.)
- P. 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.
- Q. 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.
- R. 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.
- S. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- T. Perimeter closure computations shall be submitted with the final plat tracing.
- U. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

- V. 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.
- W. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov) . This will be used by the City and County GIS Department.

If this plat requires the guaranteeing of improvements, a list of the five (5) methods that have been adopted as being acceptable is available in the Planning Department. Also available, are Certificates that are required if petitions are submitted, bond forms and Irrevocable Letter of Credit forms.

This case will be forwarded to the Planning Commission for consideration on Thursday, December 11. You will be notified of the time of the meeting.

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

If you have any questions regarding this plat, please call.



Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure

Copies to: INK Enterprises, C/O Willis E. Hartman, I, 1223 N. Rock Road, Bldg. 1, Ste., 200, Wichita, KS 67206
Kevin Holman, Sedgwick County Fire Department
Neil Cable, City Engineer, Department of Engineering
Jim Weber, Deputy Director, Sedgwick County Department, Bureau of Public Works

STAFF REPORT
(One-Step Final Plat Approved 11/13/03)

CASE NUMBER: SUB 2003-128 -- CRESTVIEW COUNTRY CLUB ESTATES,
OVERBROOK FIFTH ADDITION

OWNER/APPLICANT: INK Enterprises, Inc., Attn: Willis E. Hartman II, 1223 North Rock
Road Bldg. 1, Suite 200, Wichita, KS 67206

SURVEYOR/ENGINEER: MKEC Engineering Consultants, Inc., 411 N. Webb Road, Wichita, KS
67206

LOCATION: East of 143rd St. East, South of 13th St. North

SITE SIZE: 5.0 Acres

NUMBER OF LOTS

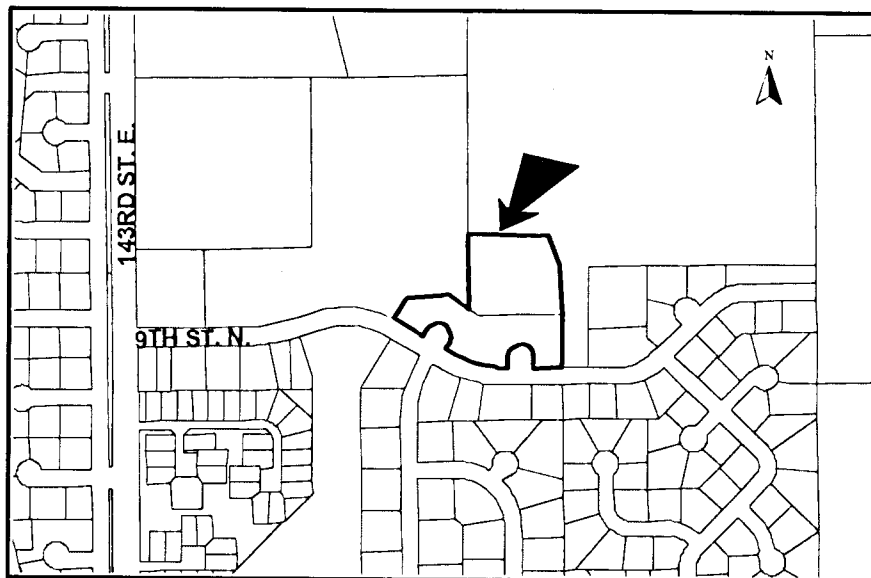
Residential:	7
Office:	
Commercial:	
Industrial:	
Total:	7

MINIMUM LOT AREA: 12,991 Sq. Ft.

CURRENT ZONING: SF-5, Single-Family Residential; SF-20, Single-Family Residential

PROPOSED ZONING: SF-5, Single-Family Residential

VICINITY MAP



NOTE: This is a replat of a portion of the Crestview Country Club Estates, Overbrook 2nd Addition, in addition to unplatted property to the north. This property is located in the County within three miles of the City of Wichita. It is in an area designated as "2010 Urban Service Area" by the Wichita-Sedgwick County Comprehensive Plan. The Applicant proposes a zone change from SF-20, Single-Family Residential to SF-5, Single-Family Residential for the northern portion of the site.

STAFF COMMENTS:

- A. This plat will be subject to approval of the associated zone change and any related conditions of such a change. Prior to this plat being considered by MAPC, the zone change will need to be approved.
- B. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted. An outside-the-city water agreement shall be provided.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
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**SUB 2003-128 -- One-Step Final Plat of CRESTVIEW COUNTRY CLUB ESTATES, OVERBROOK
FIFTH ADDITION
December 11, 2003 - Page 3**

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