

EVERGREEN 4TH

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

find tracing
road 10-1603

BENCHMARKS:

BM COW - CITY OF WICHITA STANDARD 3" BRASS DISK SET IN CONCRETE, FLUSH WITH THE GROUND, 0.5 MILES WEST OF MAIZE ROAD AT THE SOUTH RIGHT OF WAY OF 29TH STREET NORTH AT POLE LINE.
ELEV. = 178.29 CITY DATUM
ELEV. = 1365.69 N.G.V.D.

BM 101 - CHISELED "d" ON TOP WEST CURB ON PARKDALE ST. 100' NORTH OF RYAN ST. OPPOSITE ELECTRIC BOX.
ELEV. = 169.47 CITY DATUM
ELEV. = 1355.87 N.G.V.D.

BM 102 - STEP SPIKE NAILS EAST FACE 10" ELM TREE NEAR THE SOUTHWEST CORNER LOT 4, BLOCK 1, EVERGREEN 4TH. ADD.
ELEV. = 175.77 CITY DATUM
ELEV. = 1363.17 N.G.V.D.

BM 103 - 600 NAIL IN EAST FACE OF 4TH POWER POLE SOUTH OF 29TH ST. NEAR THE NORTHWEST CORNER LOT 8, BLOCK 1, EVERGREEN 4TH ADDITION.
ELEV. = 178.06 CITY DATUM
ELEV. = 1363.46 N.G.V.D.

BM 104 - 600 NAIL IN EAST FACE OF 2ND POWER POLE SOUTH OF 29TH ST. NEAR THE NORTHWEST CORNER LOT 33, BLOCK 1, EVERGREEN 4TH ADDITION.
ELEV. = 177.03 CITY DATUM
ELEV. = 1364.43 N.G.V.D.

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND SURVEYORS IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT OF THIS 7TH DAY OF OCTOBER, 2003, WE HAVE SURVEYED AND PLATTED EVERGREEN 4TH, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS AND BLOCKS, THE SAME BEING DESCRIBED AS FOLLOWS:

A TRACT IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 1 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 6; SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 12, BLOCK 2, EVERGREEN, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS; THENCE BEARING N01°22'32"E ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 6, A DISTANCE OF 628.13 FEET; THENCE BEARING S89°47'16"E A DISTANCE OF 959.85 FEET; THENCE BEARING N47°48'33"E A DISTANCE OF 41.91 FEET; THENCE BEARING S89°46'15"E A DISTANCE OF 236.06 FEET; THENCE BEARING S00°12'44"W A DISTANCE OF 656.19 FEET TO THE NORTH LINE OF SAID EVERGREEN ADDITION; THENCE BEARING N89°47'16"W ALONG THE NORTH LINE OF SAID ADDITION, A DISTANCE OF 1239.61 FEET TO THE POINT OF BEGINNING.

ALL PUBLIC EASEMENTS LYING WITHIN THE ABOVE DESCRIBED TRACT OF LAND ARE HEREBY VACATED AND REPLATED BY VIRTUE OF KSA 12-512(b) AMENDED.

WE, FIDELITY BANK IN WICHITA KANSAS, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATING OF EVERGREEN 4TH, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

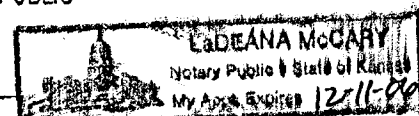
BY: Troy Hutton
TROY HUTTON, VICE PRESIDENT

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

BE IT REMEMBERED ON THIS 9th DAY OF OCTOBER, 2003, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME TROY HUTTON, VICE PRESIDENT, FIDELITY BANK, AND TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF OF AND AS THE ACT AND DEED OF SAID BANK IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

Adriana McGary, NOTARY PUBLIC
LA DEANA MCCARY

MY APPOINTMENT EXPIRES: 12-11-06



THIS PLAT OF EVERGREEN 4TH HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS _____ DAY OF _____, 2003.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, CHAIR
RONALD L. MARNELL

_____, SECRETARY
JOHN L. SCHLEGEL

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS _____ DAY OF _____, 2003.

TRICIA L. ROBELLO, LS #1246
DEPUTY COUNTY SURVEYOR
SEDGWICK COUNTY KANSAS

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS _____ DAY OF _____, 2003.

_____, MAYOR
CARLOS MAYANS

_____, CITY CLERK
KAREN SCHOFIELD

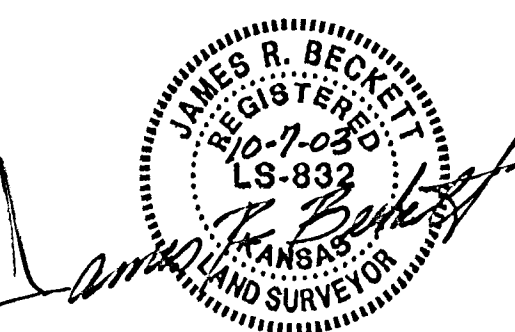
ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 2003.

_____, COUNTY CLERK
DON BRACE

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M., ON THE _____ DAY OF _____, 2003.

_____, REGISTER OF DEEDS
BILL MEEK

_____, DEPUTY
LINDA KIZZIRE



JAMES R. BECKETT, R.L.S. NO. 832
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED.

MINIMUM PAD ELEVATIONS (LOWEST OPENING) SHALL BE AS FOLLOWS:

	CITY DATUM	N.G.V.D.
BLOCK 1		
LOTS 10-17	170.40	1357.8
LOTS 24-26	171.90	1359.3
BLOCK 2		
LOTS 6-10	162.00	1349.4
LOTS 11-14	171.90	1359.3

THE TEMPORARY ACCESS EASEMENT AT THE NORTH END OF PARKDALE SHALL EXPIRE AT SUCH A TIME WHEN PARKDALE IS EXTENDED TO 29TH STREET NORTH.

A DRAINAGE PLAN HAS BEEN APPROVED FOR THIS PLAT. ALL DRAINAGE EASEMENTS AND RIGHTS-OF-WAY SHALL REMAIN AT ESTABLISHED GRADES AND UNOBSTRUCTED TO ALLOW FOR THE CONVEYANCE OF STORM WATER, UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS AND BLOCKS, THE SAME TO BE KNOWN AS EVERGREEN 4TH, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

OWNERS:
SOCORA VILLAGE COMPANY

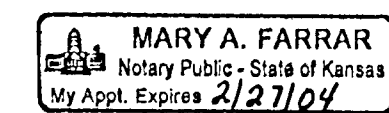
Larry A. Chambers
LARRY A. CHAMBERS, PRESIDENT

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

BE IT REMEMBERED ON THIS 9th DAY OF Oct, 2003, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME LARRY A. CHAMBERS, PRESIDENT, SOCORA VILLAGE COMPANY, AND TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF OF AND AS THE ACT AND DEED OF SAID COMPANY IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

Mary A. Farrar, NOTARY PUBLIC
MARY A. FARRAR

MY APPOINTMENT EXPIRES: 2/27/04



N 1/4 Cor. Sec. 6, T27S, R1W
Found #4 Stone

N.E. Cor. Sec. 6, T27S, R1W
Found #4 Bar w/Moehring Cop

SCALE: 1"=100'
• = 1/2" REBAR W/PEC CAP
UNLESS OTHERWISE NOTED

S01°24'27"W 1315.92'
S01°24'12"W 2631.72' (M)
S01°24'27"W 2631.84' (R)
MAIZE ROAD

N.E. Cor. South 1/2, NE 1/4,
Sec. 6, T27S, R1W
No Monument Found

Center Sec. 6, T27S, R1W
Found #4 Bar w/Moehring Cop

E. 1/4 Cor. Sec. 6, T27S, R1W
Found #4 Bar w/Moehring Cop



Wichita-Sedgwick County Metropolitan Area Planning Department

August 21, 2003

Rob Hartman
PEC, PA
303 S. Topeka
Wichita, KS 67202

RE: SUB 2003-16 -- Revised One-Step Final Plat of Evergreen Fourth Addition

At the regular meeting of the Metropolitan Area Planning Commission on August 21, 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 August 15, 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



Wichita-Sedgwick County Metropolitan Area Planning Department

August 15, 2003

Rob Hartman
PEC, PA
303 S. Topeka
Wichita, KS 67202

RE: SUB 2003-16 -- Revised One-Step Final Plat of Evergreen Fourth Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 14, 2003, the above captioned plat was considered. The action of the Committee was to approve the revised final plat, subject to the following staff comments:

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. City Engineering needs to comment on the drainage plan. *An off-site drainage easement is needed. A guarantee is needed for drainage improvements.*
- D. Traffic Engineering has approved the 58-ft width of Parkdale if restricted to No Parking on both sides of the street. A restrictive covenant shall be provided specifying this requirement.
- E. County Surveying advises that the temporary access needs located.
- F. Recording data is needed for the off-site easements in the event they are recorded prior to the plat.
- G. City Fire Department has requested a temporary 20-ft wide emergency access easement of AB-3 rock extending north to 29th St. North until the development of the second phase. The emergency access easement shall be established by separate instrument. The text of the instrument shall indicate the type of driving surface to be installed and address installation and maintenance. Standard gating and signing are required per City Fire Department standards.

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

T 316.268.4421 **F** 316.268.4390

www.wichitagov.org

- H. Provisions shall be made for ownership and maintenance of the proposed reserves for the subsequent phase of development. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- I. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- J. The applicant shall guarantee the paving of the proposed streets. The guarantee shall also provide for sidewalks on at least one side of Parkdale.
- K. GIS needs to comment on the plat's street names. *The street names are approved.*
- L. The plat'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.
- M. 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.)
- N. 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.
- O. 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.
- P. 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.
- Q. 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.

- R. Perimeter closure computations shall be submitted with the final plat tracing.
- S. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- T. 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. Westar Energy, SBC and Aquila request additional easements.
- U. 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 (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, August 21, 2003, at 1:30 p.m. The enclosed "marked" copy of the plat is for your information and files.

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: Socora Village Company, 727 N. Waco, Ste. 400, Wichita, KS 67203
Kevin Holman, Sedgwick County Fire Department
Neil Cable, City Engineer, Department of Engineering
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services

STAFF REPORT

(Revised Final Plat Approved 8/14/03; Overall Preliminary Plat Approved 3/13/03)

CASE NUMBER: SUB 2003-16 -- EVERGREEN FOURTH ADDITION

OWNER/APPLICANT: Socora Village Company, 727 N. Waco, Suite 400, Wichita, KS 67203

SURVEYOR/ENGINEER: PEC, P.A., 303 S. Topeka, Wichita, KS 67202

LOCATION: South of 29th St. North, West of Maize Road

SITE SIZE: 17.7 Acres

NUMBER OF LOTS

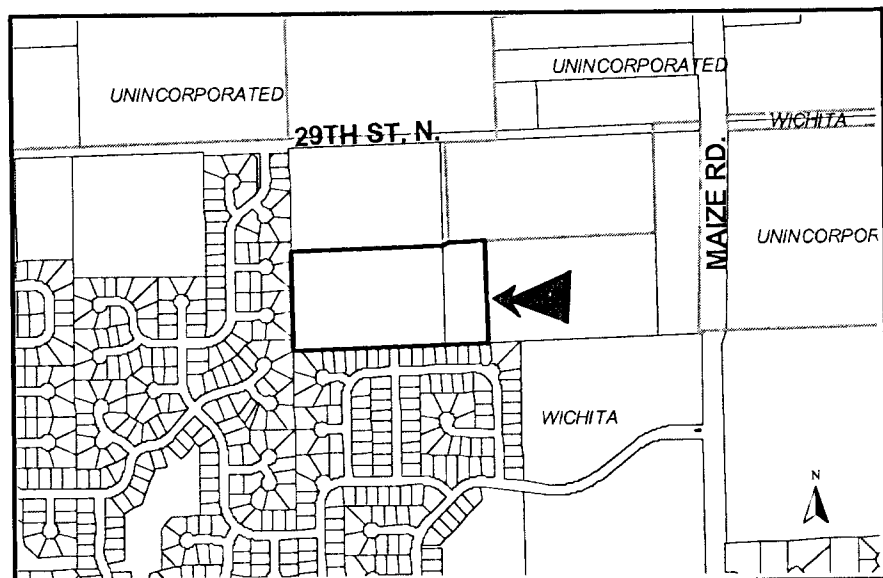
Residential:	48
Office:	
Commercial:	
Industrial:	
Total:	48

MINIMUM LOT AREA: 9,000 Sq. Ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is an unplatted site located in the City of Wichita. This final plat consists of the south portion of the overall preliminary plat approved for the site and represents the first phase of development. This revised final plat has extended the plat's boundary eastward and includes ten additional lots served by a loop street.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. **City Engineering** needs to comment on the drainage plan. **An off-site drainage easement is needed. A guarantee is needed for drainage improvements.**
- D. **Traffic Engineering** has approved the 58-ft width of Parkdale if restricted to No Parking on both sides of the street. A restrictive covenant shall be provided specifying this requirement.
- E. **County Surveying** advises that the temporary access needs located.
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SUB 2003-16 -- Revised Final Plat of EVERGREEN FOURTH ADDITION
August 21, 2003 - Page 3

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