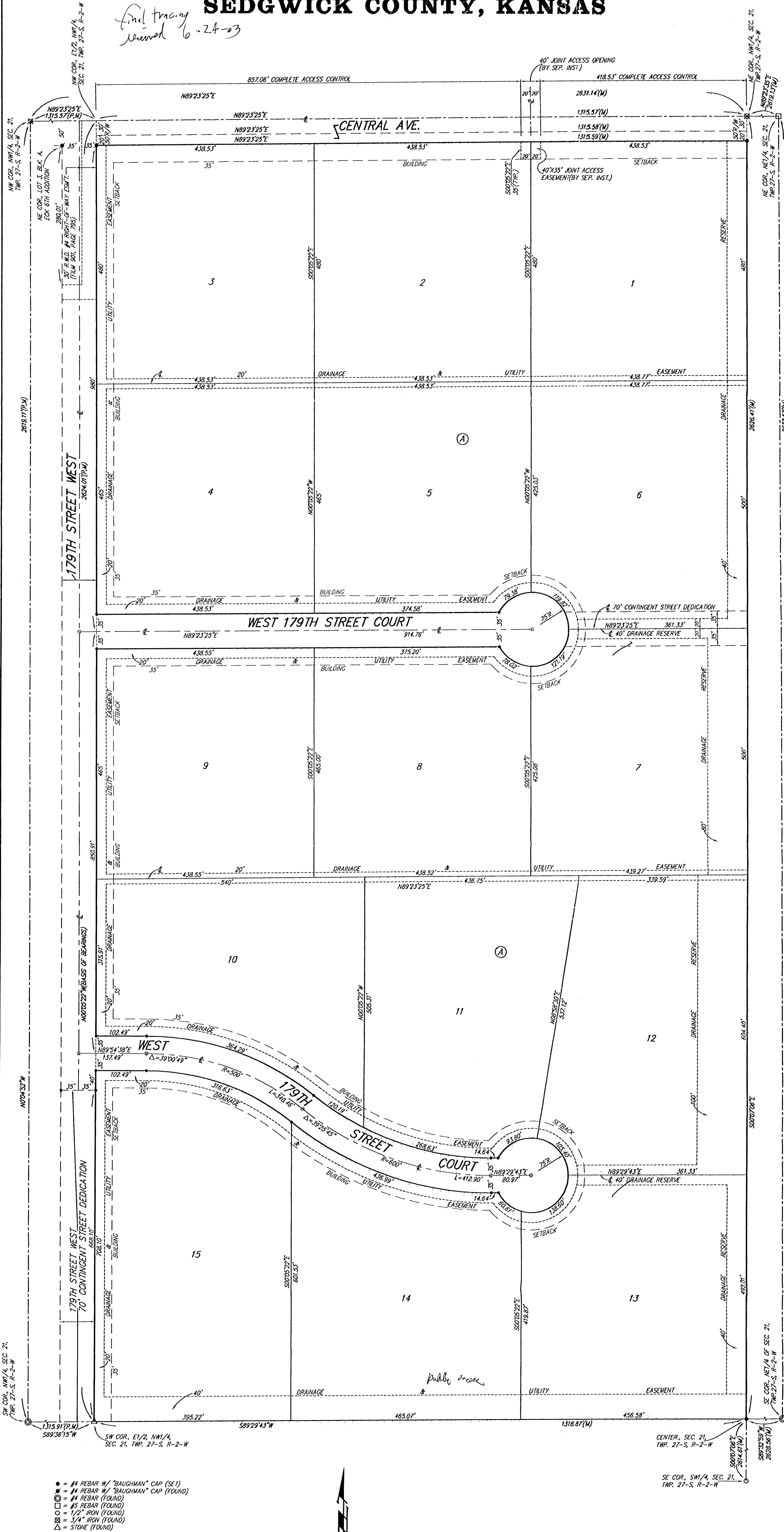


ECK 7TH ADDITION SEDGWICK COUNTY, KANSAS

Final tracing
Reviewed 6-24-03



- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
 - = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
 - = #4 REBAR (FOUND)
 - = #5 REBAR (FOUND)
 - = 1/2" IRON (FOUND)
 - = 3/4" IRON (FOUND)
 - △ = STONE (FOUND)
- (N) = MEASURED
(P) = PLATTED

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.

Reviewed in accordance with K.S.A. 58-2005
on this _____ day of _____, 2003.

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

State of Kansas) SS
Sedgwick County) We, Baughman Company, P.A., Surveyors in
aforesaid county and state do hereby certify that we have surveyed and
platted "ECK 7TH ADDITION", Sedgwick County, Kansas and that the
accompanying plat is a true and correct exhibit of the property surveyed,
described as the E1/2 of the NW1/4 of Sec. 21, Twp. 27-S, R-2-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 A. Conrey, Surveyor
Michael G. Conrey

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 7TH
ADDITION", Sedgwick County, Kansas. The drainage and utility easements
are hereby granted as indicated for drainage purposes and for the
construction and maintenance of all public utilities. The drainage reserves
are hereby reserved for drainage reserve 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. The streets are hereby dedicated to and for the use of the public.
The contingent street dedication shall become effective in the event that
the appropriate governing body determines a need for the right-of-way
for any street related purposes. This contingent street dedication shall
be a covenant running with the land and shall be binding on all heirs
and subsequent owners of Lot 6 and lot 7, Block A. Access controls
shall be as depicted on the face of the plat and are hereby granted
to the appropriate governing body. The permitted opening locations
shall be as determined by the Engineer for said appropriate governing
body.

KCE, Inc.
Mathias F. Eck, President

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before
me, this 24th day of June, 2003, by Mathias F. Eck, President of
KCE, Inc., on behalf of the corporation.

SUSAN K. MONETTE
Notary Public, State of Kansas
My App'l. Exp. 11-9-03
Susan K. Monette, Notary Public
My App'l. Exp. 11-9-03

We, the undersigned holders of a mortgage on the
above described property, do hereby consent to this plat of "ECK 7TH
ADDITION", Sedgwick County, Kansas.
Legacy Bank

Steve Gegan, 6-24-03
STEVE GEGAN

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged be-
fore me, this 24th day of June, 2003, by Steve Gegan,
Vice President of Legacy Bank, on behalf of the bank.

DANIELLE K. RECHENBERGER
Notary Public, State of Kansas
My App'l. Exp. 6/11/05
Danielle K. Rechenberger, Notary Public
My App'l. Exp. 6/11/05

This plat of "ECK 7TH 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 _____,
Wichita-Sedgwick County Metropolitan Area Planning Commission

Bernard A. Hentzen, Acting Chair
Dale Miller, Secretary

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this _____ day of _____, 2003.

Carlos Mayans, Mayor
Pat Graves, City Clerk

This plat approved and all dedications
shown hereon accepted by the Board of Commissioners of
Sedgwick County, Kansas, this _____ day of _____, 2003.

Tim R. Norton, Chairman
Don Brace, County Clerk

Entered on transfer record this _____ day
of _____, 2003.

Don Brace, County Clerk

State of Kansas) SS
Sedgwick County) This is to certify that this plat has been
filed for record in the office of the Register of Deeds, this _____ day
of _____, 2003, at _____ o'clock _____ M.; and is duly recorded.

Bill Meek, Register of Deeds
Linda Kizzire, Deputy

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211
P:\PLAT\ECK7THADD_REV16-23-03\DWG\ECK7REV16-23-03.DWG



Wichita-Sedgwick County Metropolitan Area Planning Department

April 5, 2001

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

RE: SUB 2001-05 -- Final Plat of Eck Seventh Addition

At the regular meeting of the Metropolitan Area Planning Commission on April 5, 2001, the above captioned plat was considered. The action of the Planning Commission was to approve the plat, reversing the denial as recommended by the Subdivision Committee, subject to the conditions stated in our attached Staff Report.

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.

A handwritten signature in black ink, appearing to read 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch



Wichita-Sedgwick County Metropolitan Area Planning Department

March 30, 2001

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

RE: SUB 2001-05 -- Final Plat of Eck Seventh Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission Thursday, March 29, 2001, the above captioned plat was considered. The action of the Committee was to deny the plat. As per the Agent's request, this case will be presented to the Metropolitan Area Planning Commission Thursday, April 5, 2001. The meeting will begin at 1:00 p.m.

The applicant has the right to appeal the Subdivision Committee's decision to the Planning Commission and should notify the Planning Department, in writing, of such appeal. For our records, please submit this appeal as soon as possible.

If you have any questions, please call.

A handwritten signature in cursive script, appearing to read 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Copies to: KCE, Inc., C/O Matt Eck, 5512 W. Central, Wichita, KS 67212
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

STAFF REPORT
(Final Plat, Preliminary Plat Approved 1/25/01)

CASE NUMBER: SUB 2001-05 -- ECK 7TH ADDITION

OWNER/APPLICANT: KCE, Inc., Attn: Matt Eck, 5512 W. Central, Wichita, KS 67212

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

LOCATION: South side of Central, East of 183rd St. West

SITE SIZE: 78.3 acres

NUMBER OF LOTS

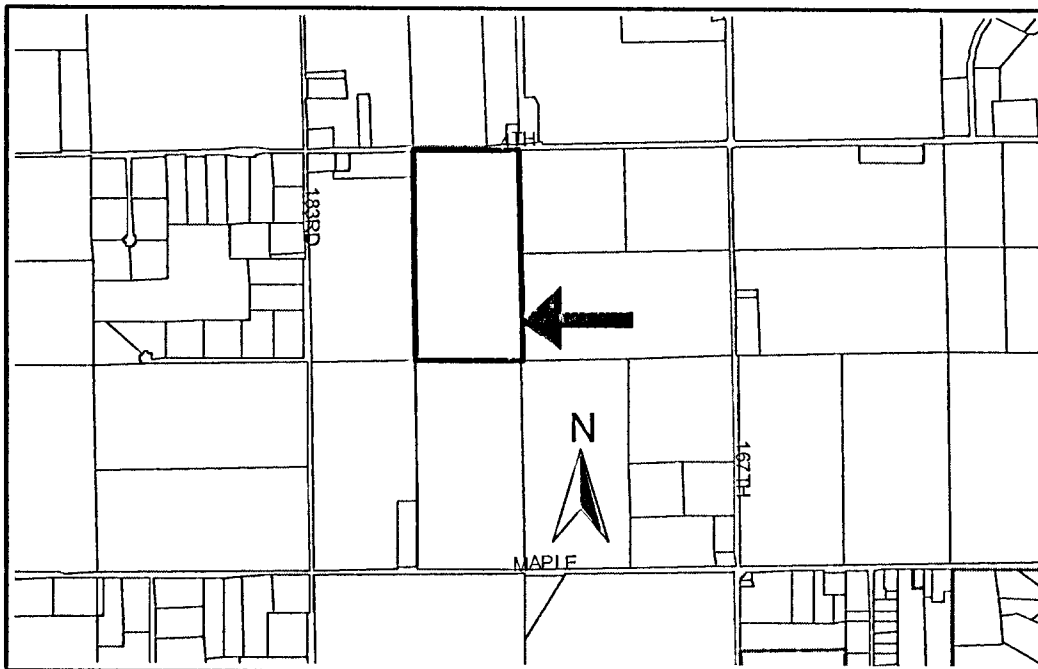
Residential:	14
Office:	
Commercial:	
Industrial:	
Total:	14

MINIMUM LOT AREA: 5.06 acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This is unplatted property located in the County within three miles of the City of Wichita. It is in an area designated as "2030 Urban Service Area" by the Wichita-Sedgwick County Comprehensive Plan. It is located in the Goddard Area of Influence.

STAFF COMMENTS:

- A. Since sanitary sewer is unavailable 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. A memorandum shall be obtained specifying approval. Standard soil testing is required.
- B. The site is currently served by Rural Water District No. 4. The applicant shall contact this water district to determine the ability of this property being platted to connect to their water line and submit a letter to MAPD and Health Department from the water district to that effect.
- C. City Water and Sewer Department requests a petition for future extension of City water services.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- E. County Engineering needs to comment on the status of the applicant's drainage plan. A master drainage plan is needed for review. The 20-ft drainage easements need to be increased to 40 feet.
- F. The plat proposes one joint access opening along Central between Lots 1 and 2. The final plat shall reference the access controls in the plat's text. County Fire Department requests the increase of the width of the access opening from 30 to 40 feet.
- G. The applicant shall guarantee the installation of the proposed streets to the 36-ft rock suburban street standard. County Fire Department has required the installation of the streets prior to any construction.
- H. The plat's text shall state that the contingent street dedication shall become effective upon the platting of any adjacent subdivision having a street connecting thereto."
- I. The joint access opening shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- J. On the final plat, the signature line for the County Commissioners Chair needs to indicate, "Carolyn McGinn".
- K. On the final plat tracing, the MAPC signature block needs to reference "J.D. Michaelis, Acting Chair".
- L. The County Fire Department needs to comment on the plat's street names. The cul-de-sacs should be named West 179th Street Court.
- M. The south line of 179th St. West abutting the contingent street dedication should be indicated by a bold line.

- N. On the final plat tracing, the platlor'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.
- 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 316-729-0102) 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 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.
- 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. **KGE and Southwestern Bell have requested additional easements.**
- W. 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.