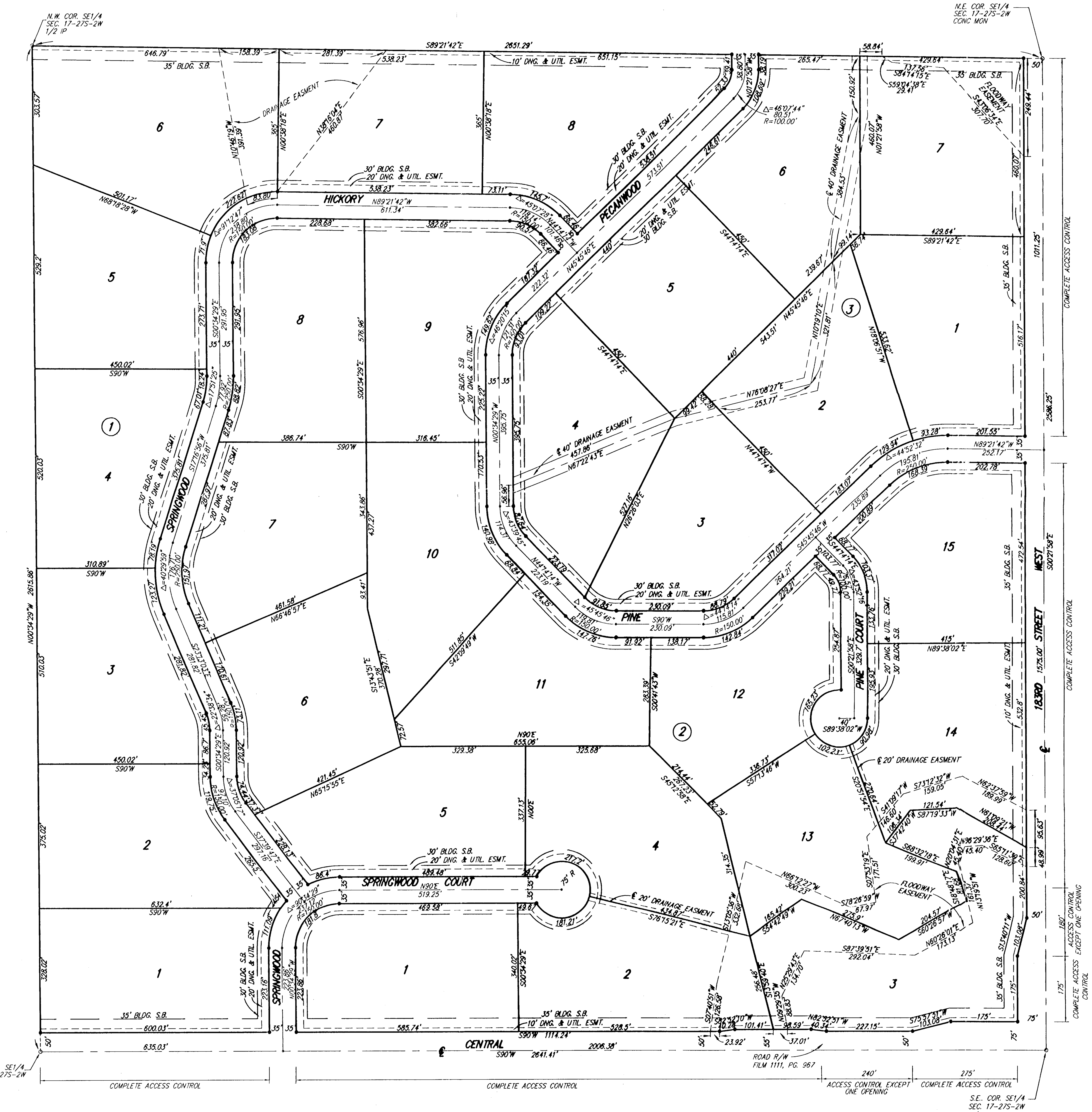
Eck 10th Addition

Sedgwick County, Kansas



State of Kansas)
Sedgwick County) SS

We, Ruggles & Bohm, P.A., Land Surveyors in aforesaid county and state, do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "ECK 10TH ADDITION", Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

The SE1/4 of Sec. 17, T27S, R2W of the 6th P.M., Sedgwick County, Kansas.

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

Ruggles & Bohm, P.A.

THOMAS C. RUGGLES REGISTERED LS-940 KANSAS LAND SURVEYOR

Thomas C. Ruggles [signature] 12-12-02 Surveyor
Thomas C. Ruggles

Know all men by these presents that we, the undersigned, have caused the land described in the surveyor's certificate to be platted into Lots, Blocks, and Streets, to be known as "ECK 10TH ADDITION", Sedgwick County, Kansas. A drainage plan has been developed for this plat and all drainage easements and rights-of-way shall remain at established grades, or as modified with the approval of the County Engineer, and unobstructed to allow for the conveyance of stormwater. The Floodway Easements are hereby granted for floodway purposes, and shall be the responsibility of the owners of Lots 2, 3, 4, 13, and 14, Block 2, and Lot 7, Block 3, until such time as the governing body excercising jurisdiction elects to assume the responsibility for maintenance and improvement of drainage; provided further that no structures shall be constructed on or within said Floodway Easements, nor shall any fill, change of grade, creation of channel or other work be carried on with out the permission of the Engineer of the appropriate governing body. The drainage and utility easements are hereby granted as indicated for the construction and maintenance of all public utilities, and for drainage purposes. The drainage easements are hereby granted as indicated for drainage purposes. The streets are hereby dedicated to and for the use of the public. Access controls are hereby granted to the appropriate governing body as indicated.

KCE L.L.C.

[signature] Member
Matt Eck

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 19th day of December 2002, by Matt Eck, Member of KCE L.L.C., on behalf of the company.

Mildred E. Franz [signature] Notary Public
Mildred E. Franz

My appointment expires 02-13-2003.

MILDRED E. FRANZ NOTARY PUBLIC STATE OF KANSAS

We, the undersigned, holders of a mortgage of a portion of the above described property do hereby consent to this plat of "ECK 10TH ADDITION", Sedgwick County, Kansas.

Legacy Bank

______________________, ______________

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this _______day of __________ 200__, by ______________________, ____________ of Legacy Bank, on behalf of the Bank.

____________________Notary Public

My appointment expires __________.

SURVEY MARKER LEGEND

- 1/2 IP ○ = 1/2" IRON PIPE (FOUND)
- 3/4 IP ○ = 3/4" IRON PIPE OVER STONE (FOUND)
- STONE ○ = CONCRETE NAIL TOP OF STONE (FOUND)
- CONC MON ○ = DIMPLE IN TOP OF CONCRETE MONUMENT (FOUND)
- ● = 5/8" REBAR W/SRB CAP (FOUND)

This plat of "ECK 10TH 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______________________ 200__.

Wichita-Sedgwick County Metropolitan Area Planning Commission

______________________ Chairman
Bernard A. Hentzen

______________________ Secretary
Dale Miller

State of Kansas)
Sedgwick County) SS

This plat approved and all dedications shown hereon are hereby accepted by the Board of County Commissioners, Sedgwick County, Kansas, on ________________, 200__.

______________________ Chairman
Ben Sciortino

______________________ County Clerk
Don Brace

This plat approved and all dedications shown hereon, accepted by the City Council of the City of Wichita, Kansas, this ____day of_________, 200__.

At the direction of the City Council

______________________ City Manager
Chris Cherches

______________________ City Clerk
Pat Graves

Entered on transfer record this ____ day of ________________, 200__.

______________________ County Clerk
Don Brace

Reviewed in accordance with K.S.A. 58-2005 on this __________day of __________, 200__.

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

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______________, 200__, at _____ o'clock___M: and is duly recorded.

______________________Register of Deeds
Bill Meek

______________________Deputy
Linda Kizzire

1" = 150'

BENCH MARK: 60d NAIL IN WEST FACE OF HIGHLINE POLE 25' E. & 30' N. OF CENTERLINE INTERSECTION OF CENTRAL AVE. & 183RD ST. W. ELEV.=1405.92

DWG FILE: 01775PF-R.J.
PROJECT NO. 00J01775P
DECEMBER 12, 2002

Ruggles & Bohm, P.A.
Engineering, Surveying, Land Planning
924 North Main
Wichita, Kansas 67203
www.rbkansas.com
(316) 264-8008
(316) 264-4621 fax
E-mail: info@rbkansas.com

Final Tracing Rec'd 12/27/02

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

October 11, 2001

Mark Savoy
Savoy, Ruggles & Bohm, P.A.
924 N. Main
Wichita, KS 67203

RE: SUB 2001-81-- Final Plat of Eck Tenth Addition

At the regular meeting of the Metropolitan Area Planning Commission on October 11, 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 the 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.

Neil Evan Strahl, Senior Planner
Current Plans Division

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

September 28, 2001

Mark Savoy
Savoy, Ruggles & Bohm, P.A.
924 N. Main
Wichita, KS 67203

RE: SUB 2001-81-- Final Plat of Eck Tenth Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 27, 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 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 and water wells. A memorandum shall be obtained specifying approval. *A plot plan is needed for Lots 3, Block 2, and Lot 6, Block 1 to verify buildable area.*

B. The site is currently located within 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 and sewer 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. *Floodway reserve boundaries need to be reviewed. Adjustments to floodway reserves may be required after review of the drainage plan. Minimum pads may be required. Development on Lot 6, Block 1, and Lots 2,3,4,13,14, Block 2, needs to be restricted prior to a letter of Map Revision from FEMA. Drainage easements may need to be increased. A Master Lot Grading Plan is needed.*

F. ***County Engineering has required complete access control to 183rd West for Lot 7, Block 3; access may be obtained from Willow Creek Drive.***

The requested access controls have been platted.

G. The applicant shall guarantee the installation of Springwood Ct and Pine Ct to the 36-ft rock standard.

H. 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).

I. The **County Fire Department/GIS** needs to comment on the plat's street names. ***GIS has required Autumn Drive be revised to Springwood; extending from the south line of the plat to include the frontage of Lot 5, Block 1. Autumn Drive Ct shall be revised to Springwood Ct. Pecanwood Road shall be revised to Pecanwood extending from the north line of the plat to include the frontage of Lot 10, Block 2. Pine Road shall be revised to Pine.***

GIS has requested the removal of the street names denoted on the abutting property to the north.

J. Lot 13, Block 2 does not meet the 200-ft lot width requirement which is measured at the building setback line. The lot also does not meet the 100-ft lot frontage requirement. A modification will need to be approved. ***The Subdivision Committee has approved a modification.***

K. The signature line for the County Commissioners Chair needs to reference "Carolyn McGinn".

L. 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.

M. The floodway reserve near the southeast corner of plat needs located with respect to property lines.

N. On the final plat tracing, the MAPC signature block needs to reference "J.D. Michaelis, Chair".

O. 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.

P. 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.)

Q. 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.

R. 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.

S. 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.

T. 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.

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

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

W. 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.

X. 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.

This case will be forwarded to the Planning Commission on Thursday, October 11, 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

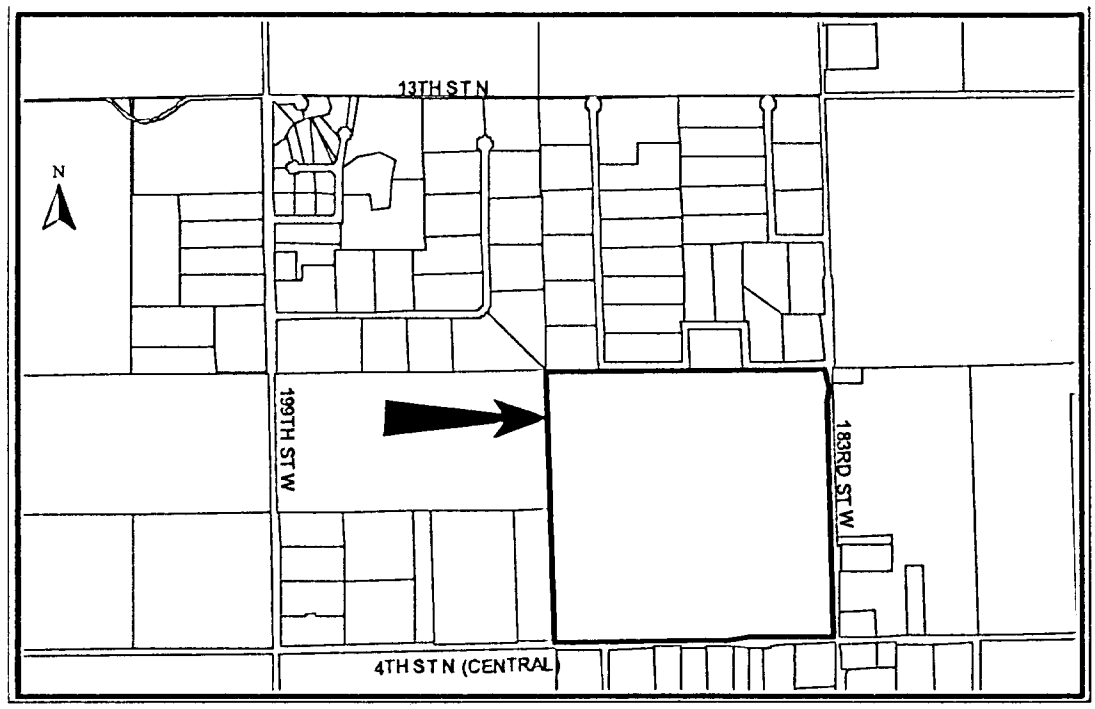
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4-2
OCTOBER 11, 2001

REVISED STAFF REPORT
(Final Plat Approved 9/27/01; Preliminary Plat Approved 8/16/01)

CASE NUMBER:	SUB 2001-81 -- ECK TENTH ADDITION
OWNER/APPLICANT:	KCE, LLC, Attn: Matt Eck, 9915 W. 21st St. N, Wichita, KS 67205
SURVEYOR/ENGINEER:	Savoy, Ruggles & Bohm, 924 N. Main, Wichita, KS 67203
LOCATION:	Northwest corner of 183rd St. West and Central
SITE SIZE:	158 acres
NUMBER OF LOTS	
Residential:	30
Office:	
Commercial:	
Industrial:	
Total:	30
MINIMUM LOT AREA:	4.5 Acres
CURRENT ZONING:	RR, Rural Residential
PROPOSED ZONING:	Same

VICINITY MAP



NOTE: This site is located in the County within three miles of Wichita's city limits. It is in an area designated as "rural" by the 1999 Update to the Wichita-Sedgwick County Comprehensive Plan and located in the Goddard Area of Influence. The site is located within the 100-year floodplain.

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 and water wells. A memorandum shall be obtained specifying approval.

B. The site is currently located within 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 and sewer services.

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