

# ANGEL ACRES 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

SCALE: 1" = 100'  
• = 3/4" IRON PIPE W/PEC CAP UNLESS OTHERWISE NOTED

OWNER: RANKIE DEVELOPMENT GROUP, INC.

*Vickie Nevins*  
VICKIE NEVINS, PRESIDENT

CONTRACT PURCHASERS:

*Max Arnold*  
MAX ARNDT  
*Douglas Arndt*  
DOUGLAS ARNDT

STATE OF KANSAS } SS  
COUNTY OF SEDGWICK

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 24th DAY OF August, 2001, BY VICKIE NEVINS, PRESIDENT OF RANKIE DEVELOPMENT GROUP, INC.

*Gary L. Wiley*  
GARY L. WILEY, NOTARY PUBLIC  
MY APPOINTMENT EXPIRES: 1/15/2005

STATE OF KANSAS } SS  
COUNTY OF SEDGWICK

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 24th DAY OF August, 2001, BY MAX ARNDT AND DOUGLAS ARNDT, CONTRACT PURCHASERS.

*Gary L. Wiley*  
GARY L. WILEY, NOTARY PUBLIC  
MY APPOINTMENT EXPIRES: 1/15/2005

WE, VIRGINIA HORN AND GEORGE D. HORN, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF ANGEL ACRES 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

*Virginia Horn*  
VIRGINIA HORN  
*George D. Horn*  
POA GEORGE D. HORN

STATE OF KANSAS } SS  
COUNTY OF SEDGWICK

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 24th DAY OF August, 2001, BY VIRGINIA HORN AND GEORGE D. HORN, HUSBAND AND WIFE.

*Gary L. Wiley*  
GARY L. WILEY, NOTARY PUBLIC  
MY APPOINTMENT EXPIRES: 1/15/2005

THIS PLAT OF ANGEL ACRES 2ND ADDITION HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS 20TH DAY OF APRIL, 2000.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

FRANCIS M. CAROFALO, CHAIRMAN

WYNN S. KROUT, SECRETARY

- BENCHMARKS
- BM-1 C.O.W. Disc 74' N. and 44' E. of the center intersection of Seneca and 47th St. South. Elevation = 87.43 City Datum Elevation = 1274.83 N.G.V.D.
  - BM-2 Railroad Spike in W. face of Power Pole 30± E. of E. of Seneca, 170± N. of Sunrise. Elevation = 84.79 City Datum Elevation = 1272.19 N.G.V.D.
  - BM-3 Railroad Spike in N. face of Light Pole on S.E. Cor. of Sunrise and Osage. Elevation = 85.32 City Datum Elevation = 1272.72 N.G.V.D.
  - BM-4 Railroad Spike in S. face of Light Pole on S.E. Cor. of Sunrise and Sycamore Ave. Elevation = 86.16 City Datum Elevation = 1273.56 N.G.V.D.
  - BM-5 Railroad Spike in E. face of Light Pole on N.W. Cor. of Sunrise and Gold. Elevation = 87.44 City Datum Elevation = 1274.84 N.G.V.D.

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2001.

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 \_\_\_\_\_, 2001.

AT THE DIRECTION OF THE CITY COUNCIL

CHRIS CHERCHES, CITY MANAGER

PAT BURNETT, CITY CLERK

ENTERED ON TRANSFER RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2001.

DON BRACE, COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT \_\_\_\_\_, MO., ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2001.

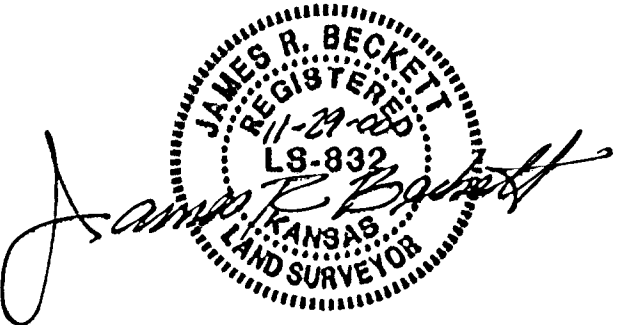
BILL WEEK, REGISTER OF DEEDS

LINDA KIZZIRE, DEPUTY

STATE OF KANSAS } SS  
COUNTY OF SEDGWICK

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND SURVEYORS IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT OF THIS 29th DAY OF November, 2000, WE HAVE SURVEYED AND PLATTED ANGEL ACRES 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS INTO LOTS, BLOCKS AND STREETS, THE SAME BEING DESCRIBED AS FOLLOWS:

THE SOUTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER (S1/2 N1/2 S1/2 NW/4) OF SECTION 20, TOWNSHIP 28 SOUTH, RANGE 1 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, EXCEPT RAILROAD RIGHT OF WAY.



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

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, BLOCKS, AND STREETS, THE SAME TO BE KNOWN AS ANGEL ACRES 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS. EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE ARE HEREBY GRANTED.

THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

ALL ABUTTER'S RIGHT OF ACCESS TO AND FROM SENECA OVER AND ACROSS THE EAST LINE OF BLOCK 5 AS SHOWN ARE HEREBY GRANTED TO THE CITY OF WICHITA.

RESERVE "A" IS HEREBY PLATTED FOR LAKES, DRAINAGE, LANDSCAPING, OPEN SPACE AND UTILITIES CONFINED TO EASEMENT. RESERVE "A" SHALL BE OWNED AND MAINTAINED BY AN OWNERS ASSOCIATION TO BE FORMED WITHIN ANGEL ACRES 2ND ADDITION.

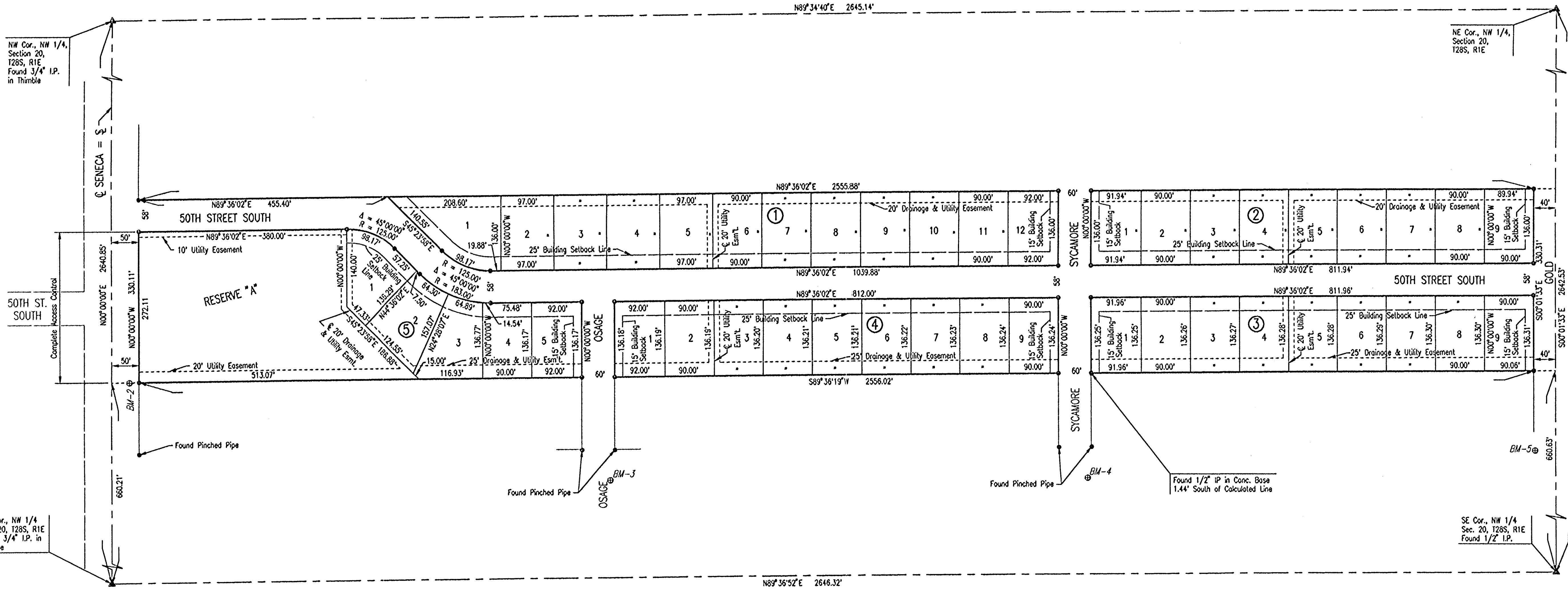
A DRAINAGE PLAN HAS BEEN APPROVED FOR THIS PLAT. ALL DRAINAGE EASEMENTS AND RIGHTS-OF-WAY SHALL REMAIN AT ESTABLISHED GRADES AND UNOBTSTRUCTED TO ALLOW FOR THE CONVEYANCE OF STORM WATER, UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER.

MINIMUM PAD ELEVATIONS (LOWEST OPENING) AS FOLLOWS:

|                         | CITY DATUM | N.G.V.D. |
|-------------------------|------------|----------|
| BLOCK 5<br>LOTS 1 AND 2 | 85.4       | 1272.80  |

MINIMUM FLOOR ELEVATIONS AS FOLLOWS:

|          | CITY DATUM | N.G.V.D. |
|----------|------------|----------|
| ALL LOTS | 81.5       | 1268.90  |





**Wichita-Sedgwick County Metropolitan Area Planning Department**

April 21, 2000

Gary Wiley  
PEC, P.A.  
303 S. Topeka  
Wichita, KS 67202

RE: SUB 2000-18 -- One-Step Final Plat of ANGEL ACRES SECOND ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 20, 2000, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

**STAFF COMMENTS:**

- A. The applicant shall guarantee the extension of City water and sanitary sewer to serve the lots being platted. City Engineering needs to comment on the need for any additional guarantees or easements. No additional guarantees or easements are required.
- 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 status of the applicant's drainage plan. An off-site drainage easement is required for storm sewer.
- D. Traffic Engineering needs to comment on the street jog of 150 feet of 50<sup>th</sup> St. South with 50<sup>th</sup> St. South in the A. Verne Roberts Addition to the west. Traffic Engineering has approved the location of 50<sup>th</sup> St. South.
- E. The applicant shall guarantee the closure of any driveway openings being located in areas of complete access control or that exceed the number of allowed openings.
- F. Provisions shall be made for ownership and maintenance of the proposed reserves. 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.



**Wichita-Sedgwick County Metropolitan Area Planning Department**

April 27, 2000

Gary Wiley  
PEC, P.A.  
303 S. Topeka  
Wichita, KS 67202

RE: SUB 2000-18 -- One-Step Final Plat of ANGEL ACRES SECOND ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on April 27, 2000, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of April 21, 2000.

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

NES:ch

T 316.268.4421 F 316.268.4390

[www.wichitagov.org](http://www.wichitagov.org)

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- G. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.
- H. The applicant shall guarantee the paving of the proposed interior streets in addition to Gold Street.
- 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. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.
- K. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- L. 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.
- 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 316-729-0102) 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 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

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construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.

- 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. **KGE has requested 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 methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also available from this office.

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, April 27, 2000, at 1:00 p.m.

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: George D. Horn, 5700 S. St. Francis, Wichita, KS 67216  
Randy Nevins (Contract Purchaser), 3850 S. Meridian, #517, Wichita, KS 67217  
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**

(One-Step Final Plat Approved 4/20/00)

**CASE NUMBER:** SUB 2000-18 -- ANGEL ACRES 2<sup>ND</sup> ADDITION

**OWNER/APPLICANT:** George D. Horn, 5700 S. St. Francis, Wichita, KS 67216

**SURVEYOR/ENGINEER:** P.E.C., P.A., Attn: Gary Wiley, 303 S. Topeka, Wichita, KS 67202

**LOCATION:** South of 47<sup>th</sup> St. South, East side of Seneca

**SITE SIZE:** 20 Acres

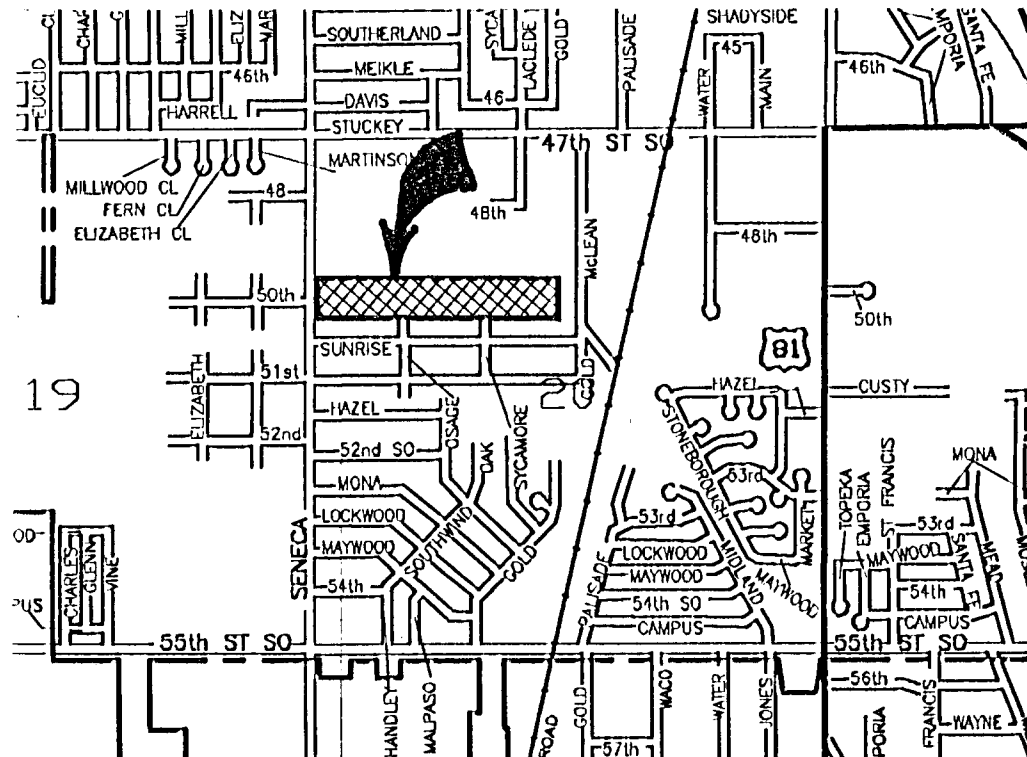
**NUMBER OF LOTS**

|              |    |
|--------------|----|
| Residential: | 44 |
| Office:      |    |
| Commercial:  |    |
| Industrial:  |    |
| Total:       | 44 |

**MINIMUM LOT AREA:** 12,200 Sq. Ft.

**CURRENT ZONING:** SF-6, Single-Family Residential

**PROPOSED ZONING:** Same

**VICINITY MAP**

**Note:** This is an unplatted site located within the City of Wichita.

**STAFF COMMENTS:**

- A. The applicant shall guarantee the extension of City water and sanitary sewer to serve the lots being platted. City Engineering needs to comment on the need for any additional guarantees or easements. No additional guarantees or easements are required.
- 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 status of the applicant's drainage plan. An off-site drainage easement is required for storm sewer.
- D. Traffic Engineering needs to comment on the street jog of 150 feet of 50<sup>th</sup> St. South with 50<sup>th</sup> St. South in the A. Verne Roberts Addition to the west. Traffic Engineering has approved the location of 50<sup>th</sup> St. South.
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- G. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.
- H. The applicant shall guarantee the paving of the proposed interior streets in addition to Gold Street.
- 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. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.
- K. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- 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

**SUB 2000-18 -- One-Step Final Plat of ANGEL ACRES 2<sup>nd</sup> ADDITION**  
**April 27, 2000 - Page 3**

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.
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- 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 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.
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