Final Plat of
Country Terrace Addition
an addition to Sedgwick County, Kansas
November, 2001

1" = 100'

• = 1/2" rebar set

And tracing record

Southwest Corner Southeast Quarter Section 5-T27S-R2W 1/2" bar set in Iron Pipe found

Northwest Corner Southeast Quarter Section 5-T27S-R2W Stone & pipe found

Southeast Corner Southeast Quarter Section 5-T27S-R2W

Northeast Corner Southeast Quarter Section 5-T27S-R2W

21st Street North

North 189th Circle West

N 01°56'50" W 2629.08'

N 89°48'09" E 1374.17'

N 90°00'00" W 1199.38'

S 90°00'00" W 1000.96'

1297.94'

2327.23'

1029.29'

1856.42' S01°56'50"E

781.08' S00°31'24"E

1 4.61 ac.
2 4.61 ac.
3 4.61 ac.
4 4.57 ac.
5 4.57 ac.
6 4.61 ac.
7 4.65 ac.
8 5.05 ac.
9 5.06 ac.
10 4.51 ac.
11 4.59 ac.
12 4.59 ac.
13 4.51 ac.
14 4.59 ac.
15 4.54 ac.
16 4.55 ac.

40 ft. City of Wichita Water Transmission Pipeline Easement, Condemnation Case No. B-20935

Exist. 40' ROW

Complete Access Control South line, Southeast Quarter

20 ft. Street Dedication

35' Bldg. Stbk.

30' Bldg. Stbk.

20' Util. Esmt.

50 ft. Floodway Reserve

60 ft. Floodway Reserve

70 ft. Floodway Reserve

40' Floodway Reserve

75 ft. Rad.

70 ft. Contingent Street Dedication

Centerline, 100 ft. wide Koch Pipeline Company, LP and Sea Breeze Communication Company Easement and Agreement Film 2316, Pgs. 0003-0008

Know all men by these presents that the undersigned owner of the land described in the Surveyor's Certificate has caused the same to be surveyed and platted into lots and streets, the same to be known as "Country Terrace Addition," an addition to Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public. All abutter's rights of access to or from 21st Street North, over and across the south line of the plat are hereby granted to the appropriate governing body. Utility eastments are hereby granted for the construction and maintenance of all public utilities. Floodway reserves are hereby granted for the purposes of providing flood protection and preserving the natural drainage, and of preserving and protecting the safety and welfare of County. Owner hereby covenants and agrees for such Owner and Owner's grantees, devisees, successors and assigns, (1) that no human habitat or other construction may be built in said easement and that no obstruction shall be placed therein; (2) that no levee or any fill, change of grade, creation of channels or other work shall be constructed except with the approval of the appropriate governing body; and (3) that the said easement shall be the responsibility of Owner until such time as the governing body exercising jurisdiction elects to assume the responsibility for, maintenance of and improvements to drainage. The contingent street dedication centered upon the common lines of Lots 10 and 11, shall become effective street right of way at such time as a final plat is recorded east of this addition which provides a public right of way allowing for the extension of said contingent right of way east to 183rd Street West. A drainage plan has been developed for this plat; all drainage easements, rights of way, and floodway 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.

EBS, Inc.

By: _____, President
Doug D. Eck

Garden Plain State Bank, mortgagee on the land described in the Surveyor's Certificate, does hereby consent to the plat of "Country Terrace Addition," an addition to Sedgwick County, Kansas.

Garden Plain State Bank

By: _____

STATE OF KANSAS)
) ss
COUNTY OF SEDGWICK)

This instrument was acknowledged before me on this _____ day of _____, 2001 by _____

_____
Notary Public

My appointment expires: _____

STATE OF KANSAS)
) ss
COUNTY OF SEDGWICK)

This instrument was acknowledged before me on this _____ day of _____, 2001 by _____

_____
Notary Public

My appointment expires: _____

SURVEYOR'S CERTIFICATE

STATE OF KANSAS)
)
COUNTY OF SEDGWICK)

I, S. E. Anderson, Land Surveyor in said State and County do hereby certify that I have been in responsible charge of surveying and platting "Country Terrace Addition," an addition to Sedgwick County, Kansas and described as follows:

Beginning at the southwest corner of the southeast quarter, Section 5, Township 27 South, Range 2 West of the Sixth Principal Meridian, Sedgwick County, Kansas; thence northerly along the west line of said quarter section, bearing N 1° deg. 56' 50" W, 2629.08 feet to the northwest corner of said quarter section; thence easterly along the north line of said quarter section bearing N 89 deg. 48' 09" E, 1374.17 feet; thence S 1 deg. 56' 50" E, 1856.42 feet; thence N 88 deg. 29' 35" W, 155.71 feet; thence S 0 deg. 31' 24" E, 781.08 feet to the south line of said quarter section; thence westerly along said south line bearing N 90 deg. 00' 00" W, 1199.38 feet to the point of beginning, containing 80.0 gross acres, more or less.

I hereby certify that the details of the accompanying plat are correct to the best of my knowledge and belief this 8th day of November, 2001

S. E. Anderson
S. E. Anderson L.S. 688
PO Box 2240
Whitewater, Kansas 67154
316-799-2908

STEVEN E. ANDERSON REGISTERED 688 11/8/01 KANSAS LAND SURVEYOR

This plat of "Country Terrace Addition", an addition to Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas

Dated this _____ day of _____, 2001.

Wichita-Sedgwick County Metropolitan Area Planning Commission

_____
J. D. Michaelis, Chairman

_____
Marvin S. Krout, Secretary

This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas, this _____ day of _____, 2001.

_____
Carolyn McGinn, Chair

_____
ATTEST: Don Brace, County Clerk

Entered on the 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 _____ A.M./P.M. on the _____ day of _____, 2001.

_____ _____
Bill Meek, Register of Deeds Linda Kizzire, Deputy

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

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

August 9, 2001

S.E. Anderson
Rt. 1, Box 240
Whitewater, KS 67154

RE: SUB 2001-57 -- Final Plat of EBS Addition

At the regular meeting of the Metropolitan Area Planning Commission on August 9, 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 our letter dated July 27, 2001.

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

Neil Evan Strahl, Senior Planner
Current Plans Division

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

July 27, 2001

S.E. Anderson
Rt. 1, Box 240
Whitewater, KS 67154

RE: SUB 2001-57 -- Final Plat of EBS Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 26, 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. A memorandum shall be obtained specifying approval.

B. City Water and Sewer Department has requested the platting of an existing water line easement along the south property line.

C. 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.

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. *The Drainage Plan needs pre-construction and post-construction discharge at 21st Street and along the north line of the subdivision. The drainage plan needs contour elevation labels added. The floodway reserve on Lot 13 needs to be extended east as shown on the drainage plan. The removal or modification of any terraces or drop structures on the site needs to be coordinated with NRCS.*

F. The applicant shall guarantee the installation of the proposed street to the 36-ft rock suburban street standard. The street shall be approved and accepted by the county/township prior to the application and/or issuance of any building permits.

G. The length of the internal street is approximately 2,300 feet, exceeding the 1,200-ft limitation of the Subdivision Regulations. ***The Subdivision Committee recommends that a modification of street length be granted pursuant to a 70-ft contingent dedication of street right-of-way extending to the east line of the plat, then extending to 183rd St. West in order to provide for potential two points of access.***

The Contingent dedication needs to be labeled as "Contingent Street Dedication" and referenced in the plattor's text as being for street purposes.

H. Number (2) in the plattor's text needs to be corrected to "with the approval of the appropriate governing body" (Board of Agriculture and DWR need to be removed).

I. 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).

J. The **County Fire Department** needs to comment on the plat's street names. ***The street name needs changed to N 189th Cir W.***

K. The location, dimensions and recording information for the pipeline easement shall be indicated on the face of the plat.

L. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements.

M. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.

N. **County Surveying** has advised that if L1 and L2 are to be used, a line table shall be included.

O. The overall dimension on the east line of Lot 13 needs to be moved to the east side of the line.

P. The dimension on the east line of Lot 4 of 70.79' needs to be corrected.

Q. The dimension on the east line of Lot 5 of 71.48' needs to be corrected.

R. The signature block for the County Commissioners should reference Carolyn McGinn as "Chair".

S. 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.

T. 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.

U. 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.)

V. 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.

W. 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.

X. 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.

Y. 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.

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

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

BB. 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.

CC. 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. Certificates, which are required if petitions are submitted, and forms for the bond and Irrevocable Letter of Credit are also available from this office.

This case will be forwarded to the Planning Commission on Thursday, August 9, 2001, at 1:30 p.m.

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-1
AUGUST 9, 2001

STAFF REPORT
(Final Plat Approved 7/26/01; Preliminary Plat Approved 6/14/01)

CASE NUMBER: SUB 2001-57 -- EBS ADDITION

OWNER/APPLICANT: Arnold Strunk, 18700 W. 21st. Street North, Colwich, KS 67030; (contract purchaser) EBS, Inc., Attn: Doug Eck, 5512 W. Central, Wichita, KS 67212

SURVEYOR/ENGINEER: S.E. Anderson, PE/LS, P.O. Box 240, Whitewater, KS 67154

LOCATION: West of 183rd St. West, on the north side of 21st St. North

SITE SIZE: 80 Acres

NUMBER OF LOTS

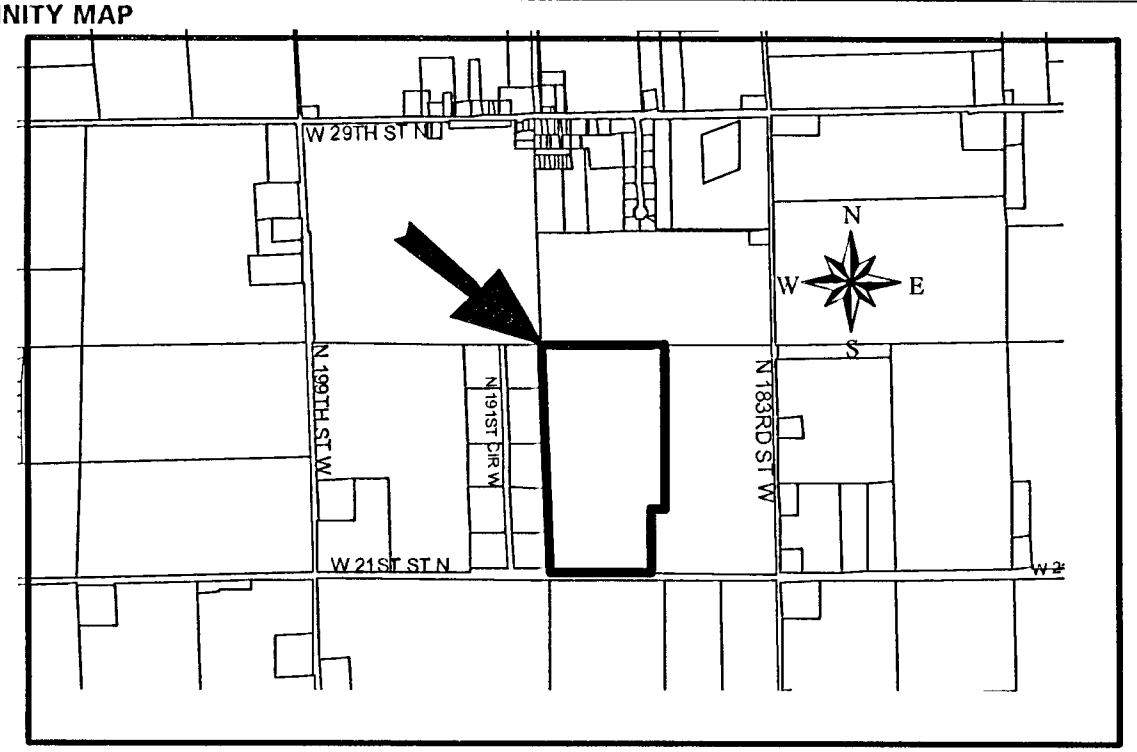
Residential:	16
Office:	
Commercial:	
Industrial:	
Total:	16

MINIMUM LOT AREA: 4.5 Acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This site is located in the County in an area designated as "rural" by the 1999 Update to the Wichita-Sedgwick County Comprehensive Plan.

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.

B. **City Water and Sewer Department** has requested the platting of an existing water line easement along the south property line.

C. 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.

D. 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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Y. 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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