

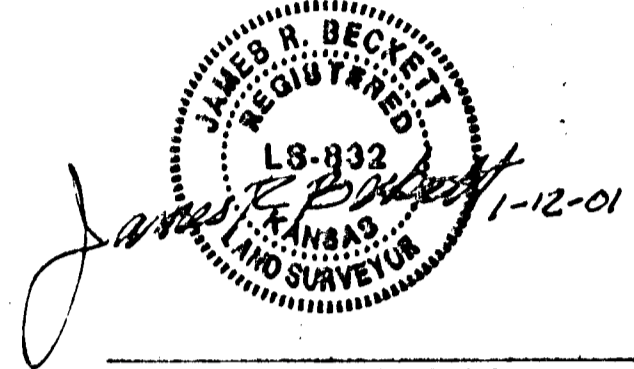
# MYSTIC LAKES

## AN ADDITION TO SEDGWICK COUNTY, KANSAS

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 ON THIS 27th DAY OF JANUARY, 2001, WE HAVE SURVEYED AND PLATTED MYSTIC LAKES, AN ADDITION TO SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCKS AND RESERVES, THE SAME BEING DESCRIBED AS FOLLOWS:

THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 26 SOUTH, RANGE 1 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, EXCEPT THE SOUTH 60 FEET THEREOF AND EXCEPT ROAD 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 RESERVES, THE SAME TO BE KNOWN AS MYSTIC LAKES, AN ADDITION TO SEDGWICK COUNTY, KANSAS.

EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED.

THE STREET IS HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

ALL ABUTTERS' RIGHT OF ACCESS TO AND FROM TYLER ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY; PROVIDED HOWEVER THAT THERE SHALL BE ACCESS TO TYLER AT ONE (1) LOCATION AND ONE (1) EMERGENCY ACCESS AS SHOWN.

RESERVE "A" IS HEREBY PLATTED FOR PRIVATE STREET, EMERGENCY ACCESS, DRAINAGE, UTILITIES, LANDSCAPING AND ENTRY MONUMENTS. RESERVE "A" SHALL BE OWNED AND MAINTAINED BY AN OWNERS ASSOCIATION TO BE FORMED WITHIN MYSTIC LAKES.

RESERVE "B" IS HEREBY PLATTED FOR DRAINAGE, UTILITIES CONFINED TO EASEMENTS, LANDSCAPING, PEDESTRIAN IMPROVEMENTS, LAKE, CLUB HOUSE, BOAT HOUSES AND BOAT RAMPS. RESERVE "B" SHALL BE OWNED AND MAINTAINED BY AN OWNERS ASSOCIATION TO BE FORMED WITHIN MYSTIC LAKES.

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 STORMWATER, UNLESS MODIFIED WITH THE APPROVAL OF THE APPLICABLE CITY OR COUNTY ENGINEER.

OWNERS: DenMarkLand L.L.C.

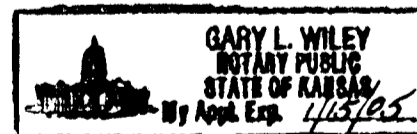
*Dennis Downes*  
 DENNIS DOWNES, PRESIDENT

STATE OF KANSAS }  
 COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Jan 16th, 2001, BY DENNIS DOWNES, PRESIDENT OF DENMARKLAND L.L.C.

*Gary L. Wiley*, NOTARY PUBLIC  
 GARY L. WILEY

MY APPOINTMENT EXPIRES: 1/15/2005



WE, THE FIRST NATIONAL BANK IN WICHITA, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF MYSTIC LAKES, AN ADDITION TO SEDGWICK COUNTY, KANSAS.

*Chris Anderson*  
 CHRIS ANDERSON, BRANCH PRESIDENT

STATE OF KANSAS }  
 COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Jan 22nd, 2001, BY CHRIS ANDERSON, BRANCH PRESIDENT, THE FIRST NATIONAL BANK OF WICHITA.

*Gary L. Wiley*, NOTARY PUBLIC  
 GARY L. WILEY

MY APPOINTMENT EXPIRES: 1/15/2005



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

DATED THIS 7TH DAY OF DECEMBER, 2000.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

CHRISTOPHER S. CARRAHER, CHAIRMAN

MARYN S. KROUT, SECRETARY

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.

BOB KNIGHT, MAYOR

PAT BURNETT, CITY CLERK

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ARE ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2001.

CAROLYN MCGINN, CHAIR

DON BRACE, COUNTY 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 \_\_\_\_\_ A.M. - P.M., ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2001.

BILL WEEK, REGISTER OF DEEDS

LINDA KIZZIRE, DEPUTY

# MYSTIC LAKES

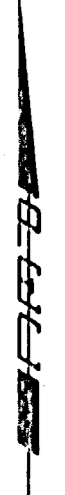
## AN ADDITION TO SEDGWICK COUNTY, KANSAS

B.M. Chiseled 'd' at South End 18" RCP at Driveway Entrance of Center of Mystic Lake Plot on East Right-of-way of Tyler.  
Elev. = 1347.72 (N.G.V.D.)

Final tracing

West 1/4 Corner,  
Section 16,  
T26S, R1W  
Fd. Stone

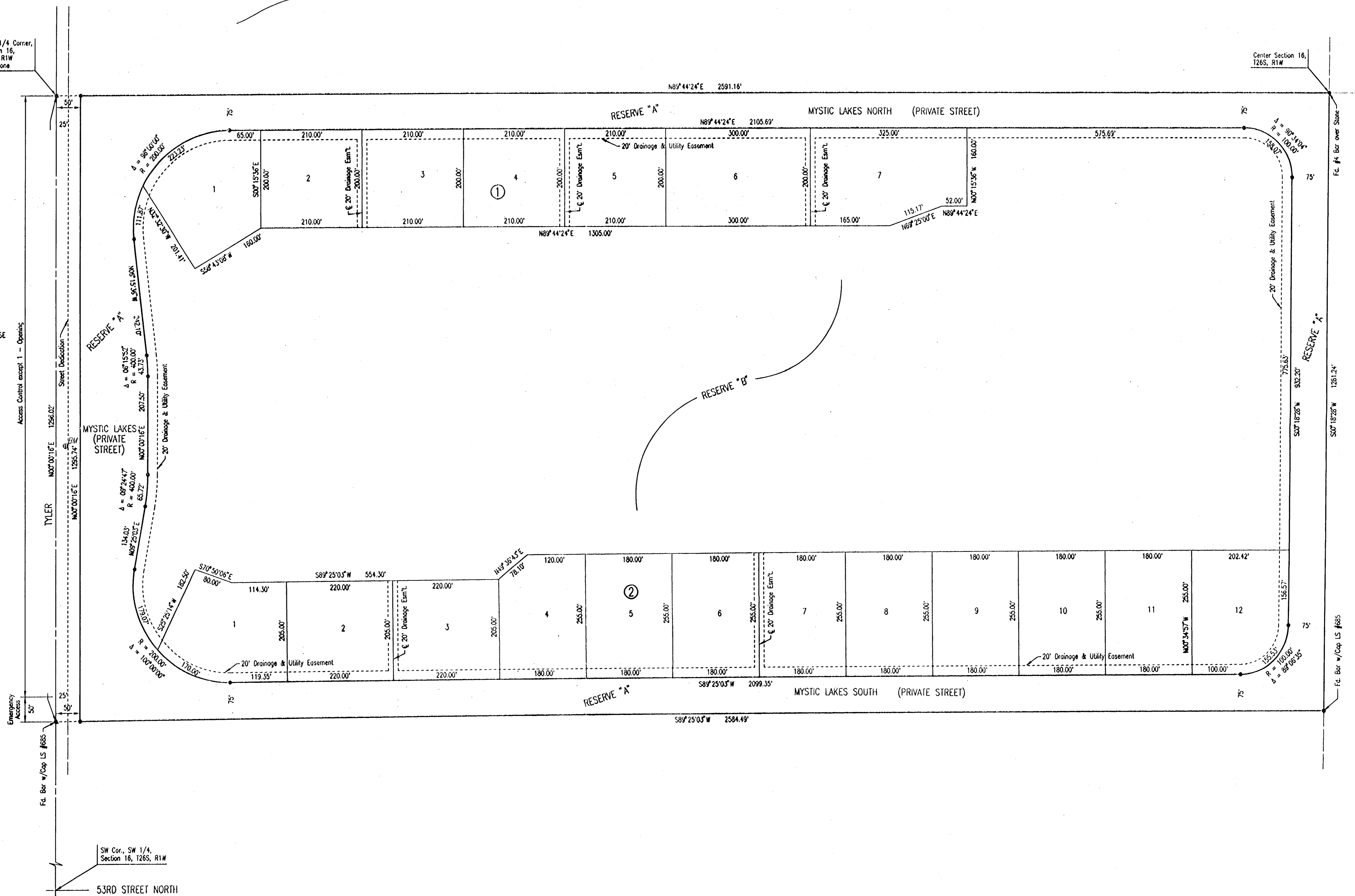
Center Section 16,  
T26S, R1W



SCALE : 1" = 100'

• = 3/4" IRON PIPE WITH PEC CAP UNLESS NOTED OTHERWISE

MINIMUM FLOOR ELEVATION AND  
LOWEST OPENING = 1344.0 N.G.V.D.



Emergency  
Access

Fd. Bar w/Cap LS #685

SW Cor., SW 1/4,  
Section 16, T26S, R1W

53RD STREET NORTH

Fd. Bar w/Cap LS #685

Fd. Bar over Stone



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

December 7, 2000

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

RE: SUB 2000-103 -- One-Step Final Plat of MYSTIC LAKES ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on December 7, 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 December 1, 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.

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

Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch

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

T 316.268.4421 F 316.268.4390

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

STAFF REPORT

(One-Step Final Plat Approved 11/30/00)

**CASE NUMBER:** SUB 2000-103 -- MYSTIC LAKES ADDITION

**OWNER/APPLICANT:** Denmarkland, L.L.C., 303 S. Topeka, Wichita, KS 67202

**AGENT:** Dennis Downes, Denmarkland, L.L.C., 303 S. Topeka, Wichita, KS 67202

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

**LOCATION:** North of 53<sup>rd</sup> St. North, East side of Tyler Road

**SITE SIZE:** 76.4 Acres

**NUMBER OF LOTS**

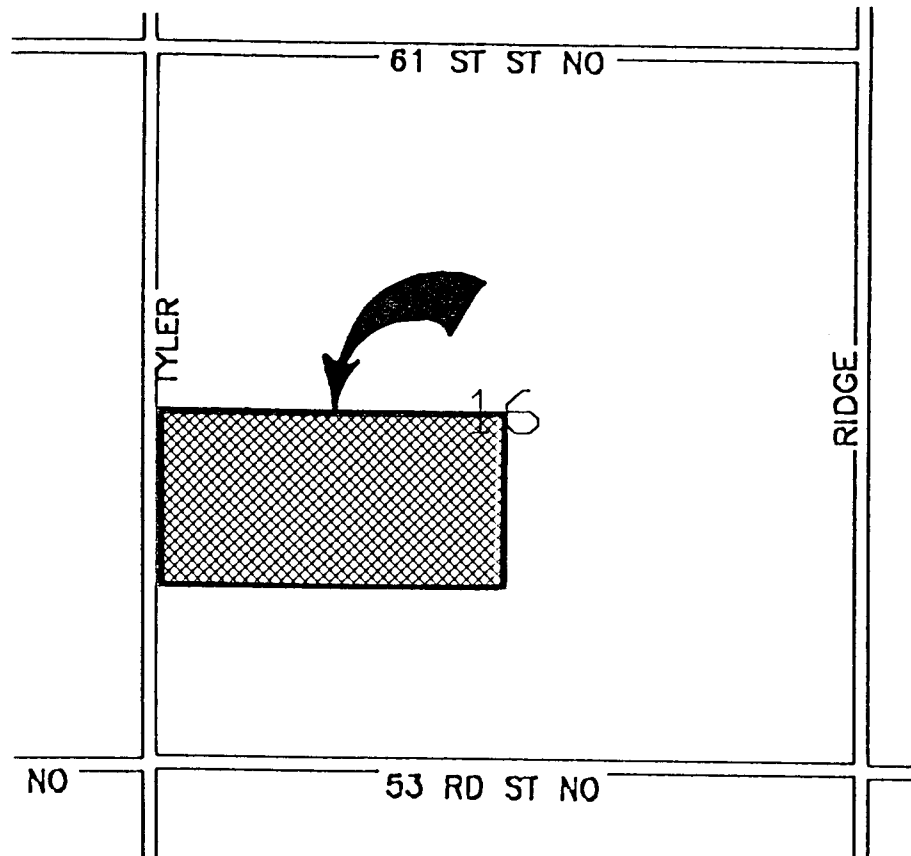
Residential:	19
Office:	
Commercial:	
Industrial:	
Total:	19

**MINIMUM LOT AREA:** 42,000 Sq. Ft.

**CURRENT ZONING:** RR, Rural Residential

**PROPOSED ZONING:** SF-20, Single-Family Residential

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 Wichita-Sedgwick County Comprehensive Plan. The site has been approved for a zone change (ZON 2000-31) from RR, Rural Residential to SF-20, Single-Family Residential. The Applicant has platted Reserve A as a private street for access to the lots.

**STAFF COMMENTS:**

- A. Since neither municipal water nor sanitary sewer is available 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. The size of the platted lots necessitates the use of septic systems. Health Department has required a four corner lot grading plan.
- D. County Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved.
- E. County Engineering needs to comment on the access controls. The plat denotes one access opening along Tyler in addition to an emergency access opening. County Engineering has required access control except for one opening and an emergency access opening.
- F. County Fire Department needs to comment on the plat's street names. The streets names are approved.
- G. County Fire Department should comment on the need for any required gating, fencing or special signing necessitated by the platting of the emergency access easement. The emergency access easement shall be established by separate instrument and depicted on the final plat. A guarantee shall be submitted assuring the construction of an all-weather roadway surface. The text of the instrument shall indicate the type of driving surface to be installed and address installation and maintenance. The emergency access shall be a minimum of 20-feet wide, and be signed and gated.
- H. 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.
- I. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the appropriate governing body, 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.
- J. A covenant shall be submitted regarding the reserve platted for private street purposes, which sets forth ownership and maintenance of the private street, and future reversionary rights of the reserve to the lots benefiting from the reserve. The plat's text shall reference the platting of the reserve for private street purposes along with ownership and maintenance responsibilities, in addition for the purpose of an emergency access.

Not needed per Rich Eason... no reversionary rights.

**SUB 2000-103 -- One-Step Final Plat of MYSTICS LAKES ADDITION**  
**December 7, 2000 - Page 3**

- K. The applicant shall guarantee the installation of the proposed street. In the event the Subdivision Committee approves a private street, the Applicant shall guarantee the installation of the private street to a public street standard. As private improvements, such guarantee cannot be provided through the use of petitions.
- L. The signature line for the County Clerk needs to be revised to reference "Don Brace".
- M. 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.
- N. 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.)
- O. 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.
- P. 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.
- Q. 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.
- R. 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.
- S. Perimeter closure computations shall be submitted with the final plat tracing.
- T. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- U. 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.
- V. 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.