Scale 1" = 150'

LINE TABLE		
LINE	LENGTH	BEARING
L1	220.87	N00°12'12"E
L2	304.96	S34°27'06"E
L3	232.01	S51°02'06"W
L4	346.16	S38°57'54"E
L5	172.28	N89°36'31"W
L6	296.04	S38°57'54"E
L7	224.47	N67°40'54"E
L8	177.02	N77°05'48"E
L9	170.43	N08°56'55"W
L10	176.90	N27°32'40"E
L11	137.76	N46°37'38"W
L12	41.92	S31°07'56"W
L13	168.51	N69°08'18"E

MINIMUM LOW OPENING ELEVATIONS	
Description	Low Opening Elevation
Lot 7, Block 3	1306.0
Lot 8, Block 3	1308.0
Lot 9, Block 3	1309.0
Lot 10, Block 3	1309.7
Lot 11, Block 3	1310.1
Lot 12, Block 3	1310.3
Lot 13, Block 3	1310.3

Elevations are to M.S.L. Datum

KENNY E. HILL LICENSED LS-984 KANSAS LAND SURVEYOR

8/16/99

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	BEARING	CHORD
C1	302.42	500.00	156.00	34°39'18"	S17°07'27"E	297.85'
C2	163.66	690.00	82.22	13°35'23"	N27°39'24"W	163.27'
C3	865.84	690.00	500.56	71°53'18"	N15°05'12"E	810.14'
C4	371.24	420.00	198.73	50°38'37"	N64°11'13"W	359.27'
C5	556.91	435.00	323.96	73°21'12"	S75°38'30"E	519.65'
C6	106.81	650.00	53.53	09°24'54"	S72°23'21"W	106.69'
C7	480.57	320.00	298.64	86°02'43"	N34°04'27"E	436.66'
C8	522.28	820.00	270.34	36°29'35"	S09°17'52"W	513.49'
C9	284.80	220.00	166.30	74°10'18"	N09°32'29"W	265.32'
C10	624.55	350.00	454.07	102°14'26"	S82°15'09"W	544.95'
C11	393.00	600.00	206.63	38°00'21"	N50°08'07"E	390.74'

BENCHMARKS

Brass Disc in N. Hubguard of RCBC, 420' W. of NE. Cor. Sec. 6. (From Co. Engineers Records) Elev. 1309.85

60d Spike in power pole, 45' E. and 40' S. of N. 1/4 Cor. Sec. 6. (From Co. Engineers Records) Elev. 1315.39

SPRING CREEK 2ND ADDITION

TO SEDGWICK COUNTY, KANSAS

NW Corner Sec. 6-T29S-R1W
Found 3/4" IP Set in Conc.
Surface Corner
N 51551.4450
E 44945.4320

NE Corner NW1/4, Sec. 6-T29S-R1W
Found 1/2" Bar Set in Conc.
Surface Corner
N 51542.2200
E 47544.7170

SW Corner NW1/4, Sec. 6-T29S-R1W
Found 5/8" Bar 4" Deep Corner
N 48905.8510
E 44927.3630

Center Sec. 6-T29S-R1W
Found 1" IP Corner
N 48888.3910
E 47539.3260

Final Plat rec'd 12-22-99

SHEET 1 OF 2

STATE OF KANSAS, COUNTY OF SEDGWICK: ss.

I, Kenny E. Hill, being a duly licensed Land Surveyor in said County and State, do hereby certify that I have been in responsible charge of surveying and platting "SPRING CREEK 2ND ADDITION" to Sedgwick County, Kansas, being described as follows:

Government Lots 3, 4 and 5 and the Southeast Quarter of the Northwest Fractional Quarter of Section 6, Township 29 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas.

The accompanying plat is a true and correct exhibit of property surveyed.

Dated this 16TH day of AUGUST , 1999.

KENNY E. HILL LICENSED LS-984 KANSAS LAND SURVEYOR

Kenny E. Hill, L.S. 984

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, streets, reserves and a floodway. The streets are hereby dedicated to and for the use of the public. Easements are hereby granted as indicated for the construction and maintenance of drainage and utilities. Drainage Reserves are hereby granted as indicated on Lots 2, 3, 6 and 7, Block 2, Lots 6 and 7, Block 3 and Lots 11, 12 and 13, Block 3. That part of the Drainage Reserve on each lot shall be owned and maintained by the owner of that lot. A drainage plan has been developed for this plat and all drainage easements, rights-of-way and reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow the conveyance of stormwater. Maintenance of the floodway on each individual lot shall be the responsibility of the owner of that lot until such time as the governing body exercising jurisdiction elects to assume the responsibility for maintenance and improvement of the drainage. Provided futher, that no building shall be constructed on or within said floodway, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the Engineer of the appropriate governing body. All obuters' rights of access to or from 71st Street South over across the North line of Block 1 and Block 3 and also to or from 119th Street West over and across the West line of Block 1 and Block 3 except for one opening to Lot 2, Block 1 and one opening to Lot 14, Block 3 are hereby granted to the appropriate governing body. The minimum low opening elevations for homes built on Lots 7 through 13, Block 3 are shown in the accompanying table.

W J Squared, LLC

Jeff M. Lange, President

STATE OF KANSAS, COUNTY OF SEDGWICK: ss.

This instrument was acknowledged before me on this 17th , day of August , 1999, by Jeff M. Lange, President of W J Squared, LLC.

Shawna R. Mead
Notary Public

My Appointment Expires: August 7, 2000

SHAWNA R. MEAD Notary Public, State of Kansas My Appt. Expires 8/7/2000

KNOW ALL MEN BY THESE PRESENTS:

That we, Western National Bank, holders of a mortgage on the property described in the surveyors certificate, do hereby consent to the plat of Spring Creek 2nd Addition.

Western National Bank

L. Pitts EVP

Larry Pitts, ~~President~~ EVP

STATE OF KANSAS, COUNTY OF SEDGWICK: ss.

This instrument was acknowledged before me on this 25 , day of August , 1999, by Larry Pitts, ~~President~~ EVP of Western National Bank.

SCOTT BASKA Notary Public - State of Kansas My Appt. Expires 12-24-02

Scott Baska
Notary Public

My Appointment Expires: 12-24-02

This plat of SPRING CREEK 2ND 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 _____ , 1999.

WICHITA SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____
William M. Johnson, Chairman

_____
Marvin S. Krout, Secretary

This plat approved and all dedications shown hereon accepted by the Board of County Commissioners of Sedgwick County, Kansas, this _____ , day of _____ , 1999.

_____
Bill Hancock, Chairman

ATTEST:

_____
James Alford, County Clerk

Entered on transfer record this _____ , day of _____ , 1999.

_____
James Alford, 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 _____ , 1999.

_____
Bill Meek, Register of Deeds

_____
Linda Kizzire, Deputy

MINIMUM LOW OPENING ELEVATIONS	
Description	Low Opening Elevation
Lot 7, Block 3	1306.0
Lot 8, Block 3	1308.0
Lot 9, Block 3	1309.0
Lot 10, Block 3	1309.7
Lot 11, Block 3	1310.1
Lot 12, Block 3	1310.3
Lot 13, Block 3	1310.3

Elevations are to M.S.L. Datum

STATE OF KANSAS, COUNTY OF SEDGWICK: ss.

Reviewed in accordance with K.S.A. 58-2005 on this ____, day of _____, 2000.

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

SPRING CREEK 2ND ADDITION

TO SEDGWICK COUNTY, KANSAS

WICHITA -- SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

April 29, 1999

Poe and Associates
5940 E. Central
Wichita, KS 67208

S/D 98-48 -- Final Plat of SPRING CREEK SECOND ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on April 29, 1999, 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 23, 1999.

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 and residential developments.

4. Submission of a disk to the Planning Department detailing the final plat in digital format in Release 13 Version of Autocad. This will be used by the City and County GIS Departments.

If you have any questions concerning this matter, please call.

Sincerely,

Neil Evan Strahl

Neil Evan Strahl, Senior Planner
Current Plans Division

WICHITA — SEDGWICK COUNTY

W-SC

METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

May 22, 1998

Lange Homes
Attn. Jeff Lange
4911 S. Meridian
Wichita, KS 67210

Re: S/D 98-48 -- Preliminary Plat of SPRING CREEK 2ND ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 21, 1998, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

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. Health Department needs to comment on the feasibility of buildable lots for the lots adjoining the floodway. ***Due to approximately one acre being available for the southern lots after subtraction of the floodway, Health Department has concerns regarding sufficient land for a lagoon. A site plan is requested to denote lagoon, water well, house, etc.***

The applicant has submitted a revised preliminary plat indicating a twin lagoon scheme.

County Health requires the submission of a restrictive covenant. Lot 14 will necessitate additional testing.

B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.

C. County Engineering needs to comment on the status of the applicant's drainage concept. ***The drainage concept needs to be reviewed. Flood elevations need to be established. FEMA approval will be needed if floodplain width is to be reduced.***

Made with Recycled Paper

D. The applicant shall guarantee the paving of the proposed interior streets to the gravel suburban street standard.

E. On the final plat, the dedication of right-of-way and access controls shall be referenced in the plattor's text.

F. Since the floodway is being platted, the standard floodway language shall be included in the plattor's text.

G. The tie points should be revised to read, "NE corner NW 1/4" and "SW corner of NW 1/4".

H. County Engineering needs to comment on the need for improvements to perimeter streets. *No improvements are needed.*

I. Lot numbers in each block should be revised in the final plat, to include consecutively numbered adjoining lots.

J. County Fire Department needs to comment on the acceptability of the proposed street names. The suffix "drive" should be eliminated for the streets in this plat as it is only appropriate for streets parallel to that of a street of the same name.

K. A contingent right-of-way dedication extending to the east line of the plat is recommended in order to provide potential street connection between this property and the property to the east.

L. 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.)

M. 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.

N. 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.

O. 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.

P. 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.

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

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

S. 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.

T. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be placed on the agenda for final plat consideration before the Subdivision Committee:

Submission of a title report (current platting binder) by an abstract or title insurance company or an attorney's opinion that fee title is vested in the platter; if the title report or attorney's opinion has not already been submitted.

The ***enclosed "marked" copy of the plat*** is for your information and files. If you should have any questions, please call.

Sincerely,

Neil Evan Strahl

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb
Enclosure
cc: Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services,

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-2
April 29, 1999

STAFF REPORT

(Final Plat Approved 4/22/99; Revised Preliminary Plat Approved 5/21/98, Preliminary Plat Deferred 5/7/98)

CASE NUMBER: S/D 98-48 - SPRING CREEK 2ND ADDITION

OWNER/APPLICANT: W J Squared. LLC, 4911 S. Meridian, Wichita, KS 67217

SURVEYOR/ENGINEER: Poe and Associates, 5940 E. Central, Wichita, KS 67208

LOCATION: South side of 71st Street South, East side of 119th Street West

SITE SIZE: 160 acres

NUMBER OF LOTS

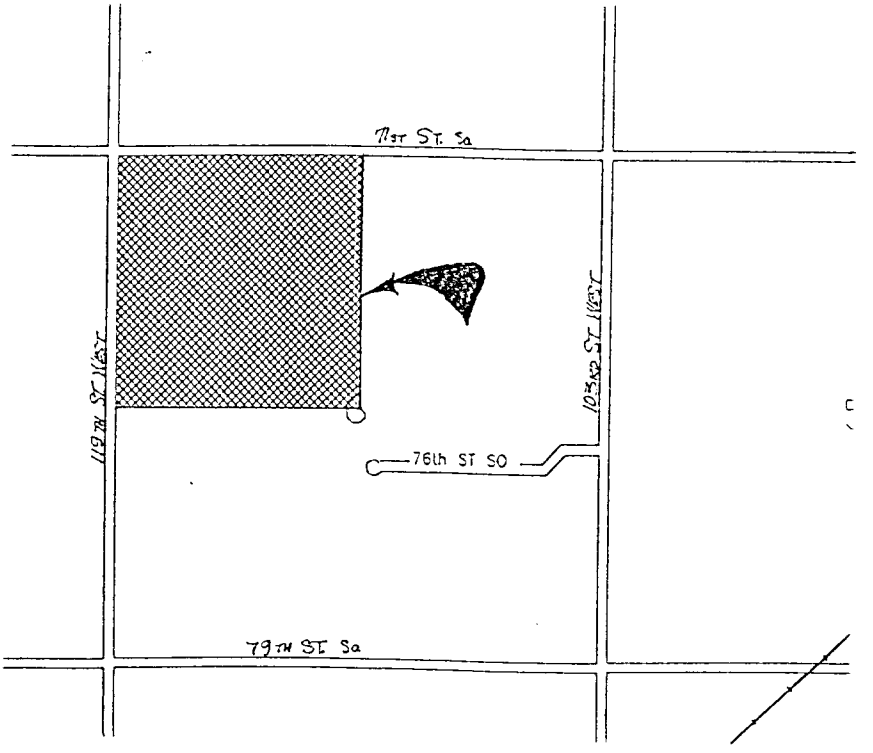
Residential:	27
Office:	
Commercial:	
Industrial:	
Total:	27

MINIMUM LOT AREA: 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 "agricultural" by the Wichita-Sedgwick County Comprehensive Plan. Lot developments of this type are contrary to the intent of the Comprehensive Plan; however, the MAPC and County Commission have chosen not to create an Agricultural Zoning District to protect against this type of development. It is located in the Clearwater Area of Influence.

The street layout and lot configuration of the final plat are identical to the preliminary plat.

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. **Health Department** needs to comment on the feasibility of buildable lots for the lots adjoining the floodway. ***Due to approximately one acre being available for the southern lots after subtraction of the floodway, Health Department has concerns regarding sufficient land for a lagoon. A site plan is requested to denote lagoon, water well, house, etc.***

   The applicant has submitted a revised preliminary plat indicating a twin lagoon scheme.

   County Health requires the submission of a restrictive covenant. Lot 14 will necessitate additional testing.

B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.

C. **County Engineering** needs to comment on the status of the applicant's drainage plan. ***Flood elevations need to be established. FEMA approval will be needed if floodplain width is to be reduced. The drainage easements need to be increased to 50 feet and relabelled as drainage reserves.***

D. The applicant shall guarantee the paving of the proposed interior streets to the gravel suburban street standard.

E. 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.

F. The County Commissioners signature block need only include the signature of the Chairman.

G. The tie points should be revised to read, "NE corner NW 1/4" and "SW corner of NW 1/4".

H. **County Engineering** needs to comment on the need for improvements to perimeter streets. ***No improvements are needed.***

I. Lot numbers in each block should be revised in the final plat, to include consecutively numbered adjoining lots.

J. County Fire Department needs to comment on the acceptability of the proposed street names. ***The suffix "drive" should be eliminated for the streets in this plat as it is only appropriate for streets parallel to that of a street of the same name. Artesian Drive shall be eliminated.***

K. ***The floodway language in the plattor's text shall be revised to reference "the engineer of the appropriate governing body" rather than the "Wichita Valley Center Flood Control Office".***

L. 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.)

M. 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.

N. 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.

O. 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.

P. 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.

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

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

S. 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.

T. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.