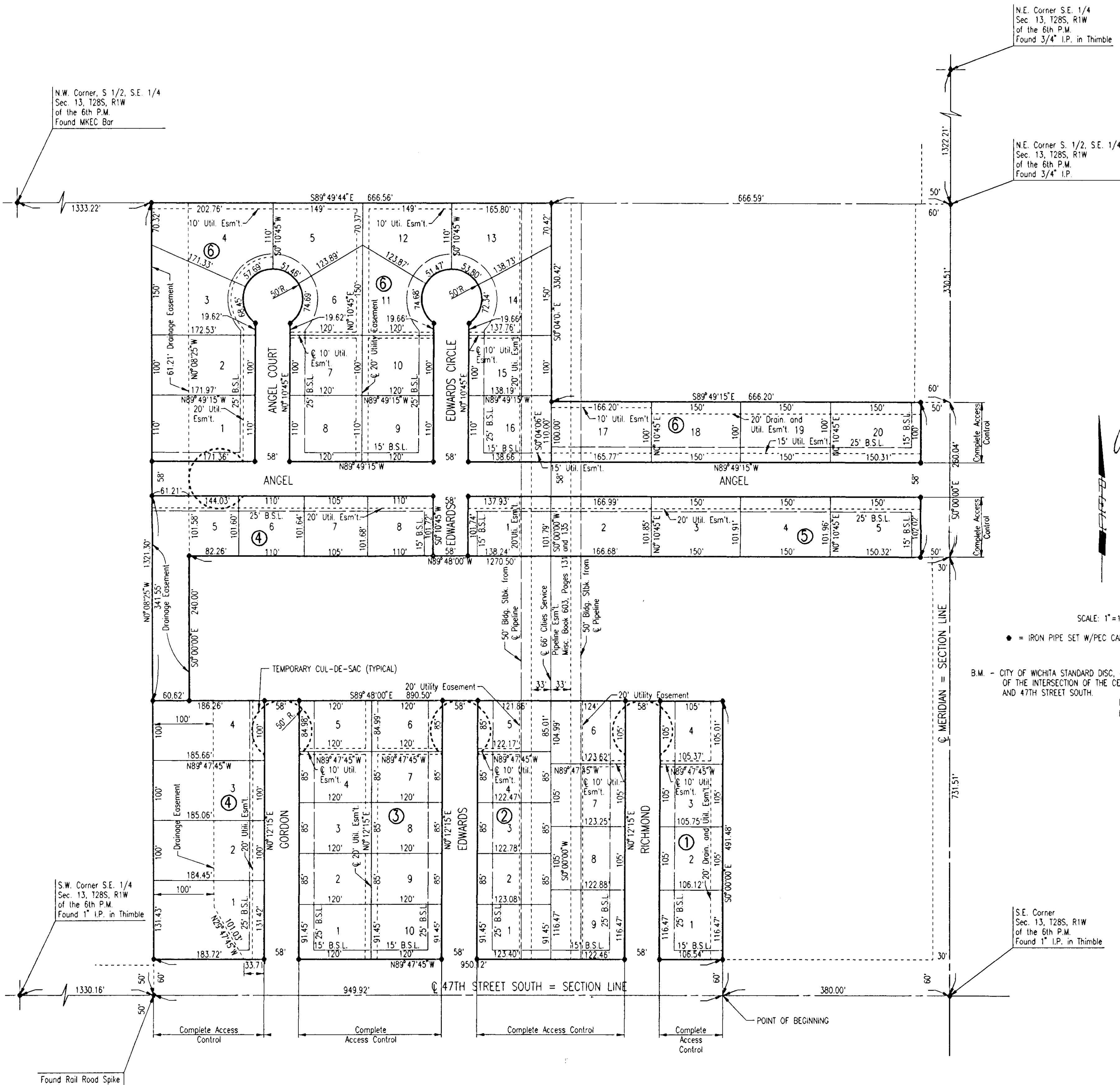


ANGEL ACRES
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

final tracing
10-14-99



STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND SURVEYORS IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY ON THIS 5th DAY OF OCTOBER, 1999, THAT WE HAVE SURVEYED AND PLATTED ANGEL ACRES AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCKS, AND STREETS THE SAME BEING DESCRIBED AS:

BEGINNING AT A POINT IN THE SOUTH LINE AND 380.00 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 28 SOUTH, RANGE 1 WEST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS, THENCE N89°47'45"W ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 949.92 FEET; THENCE N0°08'25"W A DISTANCE OF 1321.30 FEET TO THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER; THENCE S89°49'44"E ALONG SAID NORTH LINE A DISTANCE OF 666.56 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 13; THENCE S0°04'06"E A DISTANCE OF 330.42 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 13; THENCE S89°49'15"E A DISTANCE OF 666.20 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 13; THENCE S0°00'00"E ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13 A DISTANCE OF 260.04 FEET TO A POINT 731.51 FEET NORTH OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 13; THENCE N89°48'00"W A DISTANCE OF 1270.50 FEET; THENCE S0°00'00"E A DISTANCE OF 240.00 FEET; THENCE S89°48'00"E A DISTANCE OF 890.50 FEET; THENCE S0°00'00"E A DISTANCE OF 491.48 FEET TO THE POINT OF BEGINNING.

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 AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

THE TEMPORARY CUL-DE-SACS SHALL EXPIRE AT SUCH TIME AS ANGEL IS EXTENDED FURTHER TO THE WEST AND GORDON, EDWARDS AND RICHMOND ARE EXTENDED FURTHER TO THE NORTH.

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 ABUTTERS' RIGHT OF ACCESS TO AND FROM MERIDIAN AND 47TH STREET SOUTH OVER AND ACROSS THE EAST LINES OF LOT 5, BLOCK 5, AND LOT 20, BLOCK 6, OVER AND ACROSS THE SOUTH LINES OF BLOCKS 1, 2, 3 AND 4 AS SHOWN ARE HEREBY GRANTED TO THE CITY OF WICHITA.

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.

MINIMUM PAD ELEVATIONS (LOWEST OPENING) AS FOLLOWS:

	CITY DATUM	N.G.V.D.
BLOCK 4 LOTS 1, 2, 3, 4 & 5	95.0	1282.4
BLOCK 6 LOTS 1, 2, 3, & 4	95.0	1282.4

OWNER:

NAVIGATOR HOLDINGS LLC
BY: Bernard Hoffman
BERNARD HOFFMAN
SECRETARY TREASURER

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Oct 5th, 1999, BY BERNARD HOFFMAN, SECRETARY TREASURER OF NAVIGATOR HOLDINGS LLC

Sally L. Wiley, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: Jan 15, 2001



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

DATED THIS 11th DAY OF MARCH, 1999.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

BY: Frank Garofalo, CHAIRMAN

Marvin S. Kroul, SECRETARY

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS 11th DAY OF MARCH, 1999.

Tricia L. Robello, LS #1246, MAYOR
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 11th DAY OF MARCH, 1999.

Bob Knight, MAYOR

Pat Burnett, CITY CLERK

ENTERED ON TRANSFER RECORD THIS 11th DAY OF MARCH, 1999.

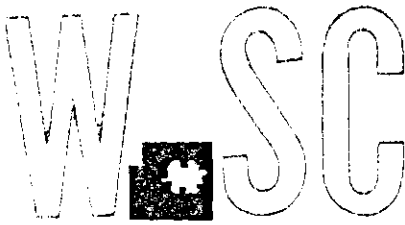
James Alford, COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT 11:00 A.M. - P.M., ON THE 11th DAY OF MARCH, 1999.

Bill Week, REGISTER OF DEEDS

Linda Kizzire, DEPUTY

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 258-4421
FAX (316) 258-4390

March 12, 1999

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

S/D 99-11 -- One-Step Final Plat of ANGEL ACRES ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on March 11, 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 March 5, 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,

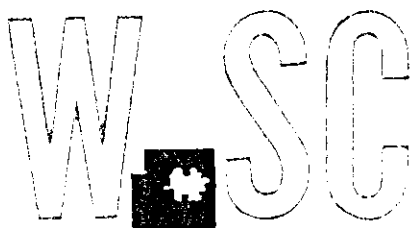
Neil Evan Strahl, Senior Planner
Current Plans Division



NES:ch

Copies to: Randy Nevins, 3850 S. Meridian, Unit #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

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1588
(316) 268-4421
FAX (316) 268-4390

March 5, 1999

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

S/D 99-11 -- One-Step Final Plat of ANGEL ACRES ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 4, 1999, the above captioned plat was considered. The action of the Committee was to approve the final plat subject to:

STAFF COMMENTS:

- A. This plat will be subject to approval of the associated zone change and any related conditions.
- ✓ B. The applicant shall guarantee the extension of City water and sanitary sewer to serve the lots being platted. City Engineering needs to verify if any other additional guarantees are required.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- ✓ D. City Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved. A guarantee is required, and minimum pad elevations need to be platted.
- E. The recording information indicated for the platted pipeline easement needs to be revised to correlate with that referenced in the title binder. The Applicant shall indicate a copy of the instrument which establishes the pipeline easement on the property, verifying that the dedication of street right-of-way over a portion of the pipeline easement is acceptable.
- F. 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.
- G. Traffic Engineering needs to comment on the need for improvements to perimeter streets.

- H. Fire Department needs to comment on the acceptability of the street names. The street names are acceptable.
- I. The applicant shall guarantee the paving of the proposed internal streets. This guarantee shall include temporary turnarounds for Richmond, Edwards, Gordon and Angel. The temporary turnarounds shall either be platted or provided by separate instrument.
- J. 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.
- K. The platting text shall appropriately reference the access controls.
- L. Fire Department needs to comment on the acceptability of the length of Angel, (1300 ft.) which exceeds the maximum length for cul-de-sacs as imposed by the Subdivision regulations. A turnaround will be required.
- 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 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 and Southwestern Bell have requested additional easements.

S/D 99-11 -- One-Step Final of ANGEL ACRES ADDITION
March 5, 1999
Page 3

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 Release 13 version of 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, March 11, 1999, at 1:30 p.m.

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

Sincerely,



Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Randy Nevins, 3850 S. Meridian, Unit #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

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-9
March 11, 1999

STAFF REPORT
(One-Step Final Plat Approved 3/4/99)

CASE NUMBER: S/D 99-11 - ANGEL ACRES

OWNER/APPLICANT: Randy Nevins, 3850 S. Meridian, Unit #517, Wichita, KS 67217

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

LOCATION: North side of 47th St. South, West side of Meridian

SITE SIZE: 24.1 acres

NUMBER OF LOTS

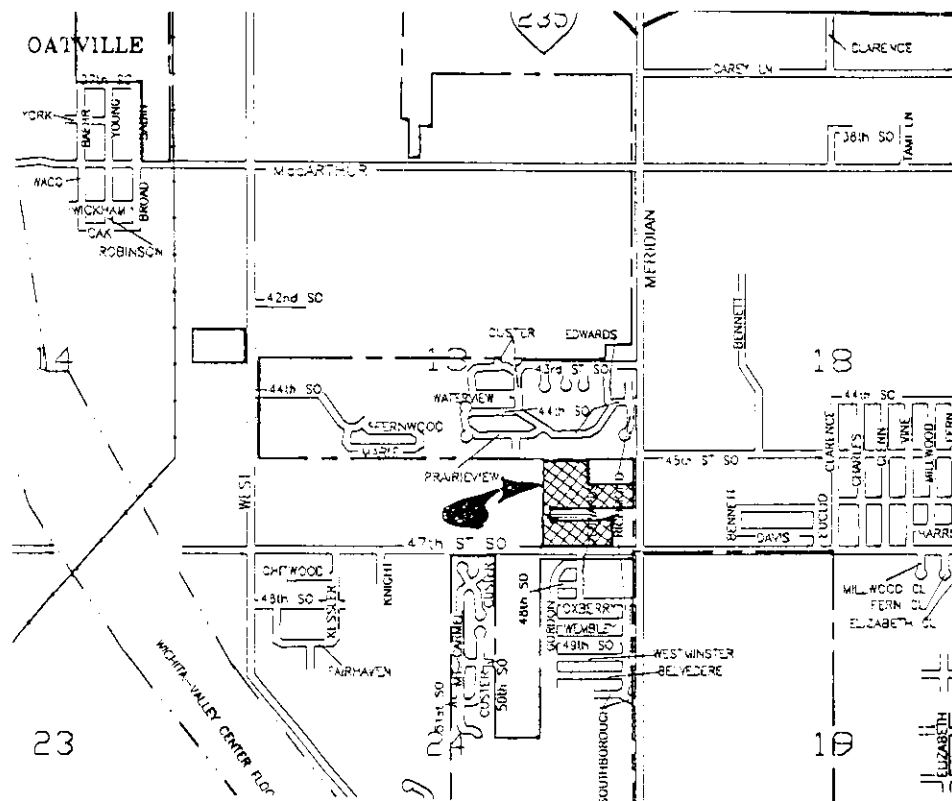
Residential:	56
Office:	
Commercial:	
Industrial:	
Total:	<u>56</u>

MINIMUM LOT AREA: 10,000 sq. ft.

CURRENT ZONING: SF-20, Single-Family Residential
LC, Limited Commercial

PROPOSED ZONING: SF-6, Single-Family Residential

VICINITY MAP



Note: This site is located in the County, in an area designated as "new growth" by the Wichita-Sedgwick County Comprehensive Plan. The site is adjacent to Wichita's city limits and the Applicant has requested annexation. The Applicant intends to request a zone change for this site from LC, Limited Commercial to SF-6, Single-Family Residential for the lots adjoining Richmond at the southeastern portion of the plat. The remainder of the plat which is zoned SF-20, will be converted to SF-6 upon annexation.

STAFF COMMENTS:

- A. This plat will be subject to approval of the associated zone change and any related conditions.
- B. The applicant shall guarantee the extension of City water and sanitary sewer to serve the lots being platted. City Engineering needs to verify if any other additional guarantees are required.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. City Engineering needs to comment on the status of the applicant's drainage plan. *The drainage plan is approved. A guarantee is required, and minimum pad elevations need to be platted.*
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