SAVANNA AT CASTLE ROCK RANCH 9TH ADDITION
TO SEDGWICK COUNTY, KANSAS

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

I, JAMES P. MOORE, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 1998, I HAVE CAUSED TO BE SURVEYED AND PLATTED SAVANNA AT CASTLE ROCK RANCH 9TH ADDITION, TO SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCKS, STREETS AND RESERVES THE SAME BEING A REPLAT OF AND DESCRIBED AS:

LOTS 1 THROUGH 29 INCLUSIVE, BLOCK 1; LOTS 1 THROUGH 12 INCLUSIVE, BLOCK 2; SAVANNA AT CASTLE ROCK RANCH 5TH ADDITION TO SEDGWICK COUNTY, KANSAS. TOGETHER WITH LOTS 1 THROUGH 10 INCLUSIVE, BLOCK 4; AND LOTS 1 THROUGH 8 INCLUSIVE, BLOCK 5; IN SAVANNA AT CASTLE ROCK RANCH 7TH ADDITION TO SEDGWICK COUNTY, KANSAS.

ALL THOSE PORTIONS OF SAVANNA AT CASTLE ROCK RANCH 5TH ADDITION AND 7TH ADDITION TO SEDGWICK COUNTY, KANSAS, DESCRIBED ABOVE ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512(b) AMENDED.

_____
JAMES P. MOORE, R.L.S. NO. 829
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, STREETS AND RESERVES. THE SAME TO BE KNOWN AS SAVANNA AT CASTLE ROCK RANCH 9TH ADDITION TO SEDGWICK COUNTY, KANSAS. EASEMENTS, AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES, ACCESSES AND DRAINAGE ARE HEREBY GRANTED. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

THE 10 FOOT PEDESTRIAN ACCESS EASEMENT SHOWN IN LOT 8, BLOCK 1, IS TO PROVIDE PEDESTRIAN ACCESS TO THE RAILROAD RIGHT-OF-WAY AT SUCH TIME AS SAID RIGHT-OF-WAY IS CONVERTED TO A RECREATIONAL CORRIDOR.

RESERVE "A", "B", AND "C" ARE HEREBY PLATTED FOR DRAINAGE, LAKES, ENTRY MONUMENTS, PARKS, WALKWAYS, RECREATIONAL FACILITIES LANDSCAPING AND UTILITIES CONFINED TO EASEMENTS. RESERVES "A", "B", AND "C" SHALL BE THE SUBJECT OF THE RESTRICTIVE COVENANTS ESTABLISHED BY THE DECLARATION OF OWNER'S ASSOCIATION AGREEMENTS AND SHALL BE OWNED AND MAINTAINED BY ONE OR MORE ASSOCIATIONS TO BE FORMED WITHIN SAVANNA AT CASTLE ROCK RANCH 9TH ADDITION TO SEDGWICK COUNTY, KANSAS.

ALL ABUTTERS' RIGHT OF ACCESS TO AND FROM 143RD STREET EAST OVER AND ACROSS THE WEST LINE OF LOTS 15 THROUGH 18 IN BLOCK 1 AND WEST LINE OF RESERVE "A" ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY.

MINIMUM PAD ELEVATIONS (LOWEST OPENING) AS FOLLOWS:

BLOCK 2	
LOTS	ELEVATION
1 THROUGH 6 AND 32	1350.2 M.S.L.
7 THROUGH 11, 13 THROUGH 22 AND LOTS 28 AND 29	1357.7 M.S.L.
LOT 12	1356.5 M.S.L.

OWNERS: THE LINDA LUCILE STEPHENSON TRUST

BY: _____, TRUSTEE
NATALIE STEPHENSON

K & N STEPHENSON, L.P.

BY: _____, PARTNER
KYLE M. STEPHENSON

BY: _____, PARTNER
NATALIE STEPHENSON

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED ON THIS 5th DAY OF June, 1998, BEFORE ME A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME NATALIE STEPHENSON, TRUSTEE OF THE LINDA LUCILE STEPHENSON TRUST TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME AS THE VOLUNTARY ACT AND DEED OF SAID TRUST. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC
GARY L. WILEY

MY COMMISSION EXPIRES 1-15-2001

GARY L. WILEY
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 1-15-2001

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED ON THIS 5th DAY OF June, 1998, BEFORE ME A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME KYLE M. STEPHENSON PARTNER, AND NATALIE STEPHENSON PARTNER, BEING ALL OF THE PARTNERS OF K & N STEPHENSON, L.P. AND TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF THE SAME AS THEIR VOLUNTARY ACT AND DEED AND ALSO THE VOLUNTARY ACT AND DEED TO SAID LIMITED PARTNERSHIP. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC
GARY L. WILEY

MY COMMISSION EXPIRES 1-15-2001

GARY L. WILEY
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 1-15-2001

WE, INTRUST BANK N.A. IN WICHITA, KANSAS, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF SAVANNA AT CASTLE ROCK RANCH 9TH ADDITION TO SEDGWICK COUNTY, KANSAS.

_____, VICE PRESIDENT
GAIL A. JOHNSON

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED ON THIS 5th DAY OF June, 1998, BEFORE ME A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME GAIL A. JOHNSON, VICE PRESIDENT OF INTRUST BANK N.A. IN WICHITA, KANSAS, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME AS THE VOLUNTARY ACT AND DEED OF SAID BANK. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC
GARY L. WILEY

MY COMMISSION EXPIRES 1-15-2001

GARY L. WILEY
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 1-15-2001

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED THIS 12TH DAY OF JUNE, 1997.

_____, CHAIRMAN
RICHARD LOPEZ

_____, SECRETARY
MARVIN S. KROUT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1998.

_____, MAYOR
BOB KNIGHT

_____, CITY CLERK
PAT BURNETT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS. THIS _____ DAY OF _____, 1998.

_____, CHAIRMAN
MARK F. SCHROEDER

_____, CHAIRMAN PROTEM
PAUL W. HANCOCK

_____, COMMISSIONER
BETSY GWIN

_____, COMMISSIONER
THOMAS G. WINTERS

_____, COMMISSIONER
MELODY C. MILLER

ENTERED ON THE TRANSFER RECORD THIS _____ DAY OF _____, 1998.

_____, COUNTY CLERK
JAMES ALFORD

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT ____ M. ON THIS _____ DAY OF _____, 1998.

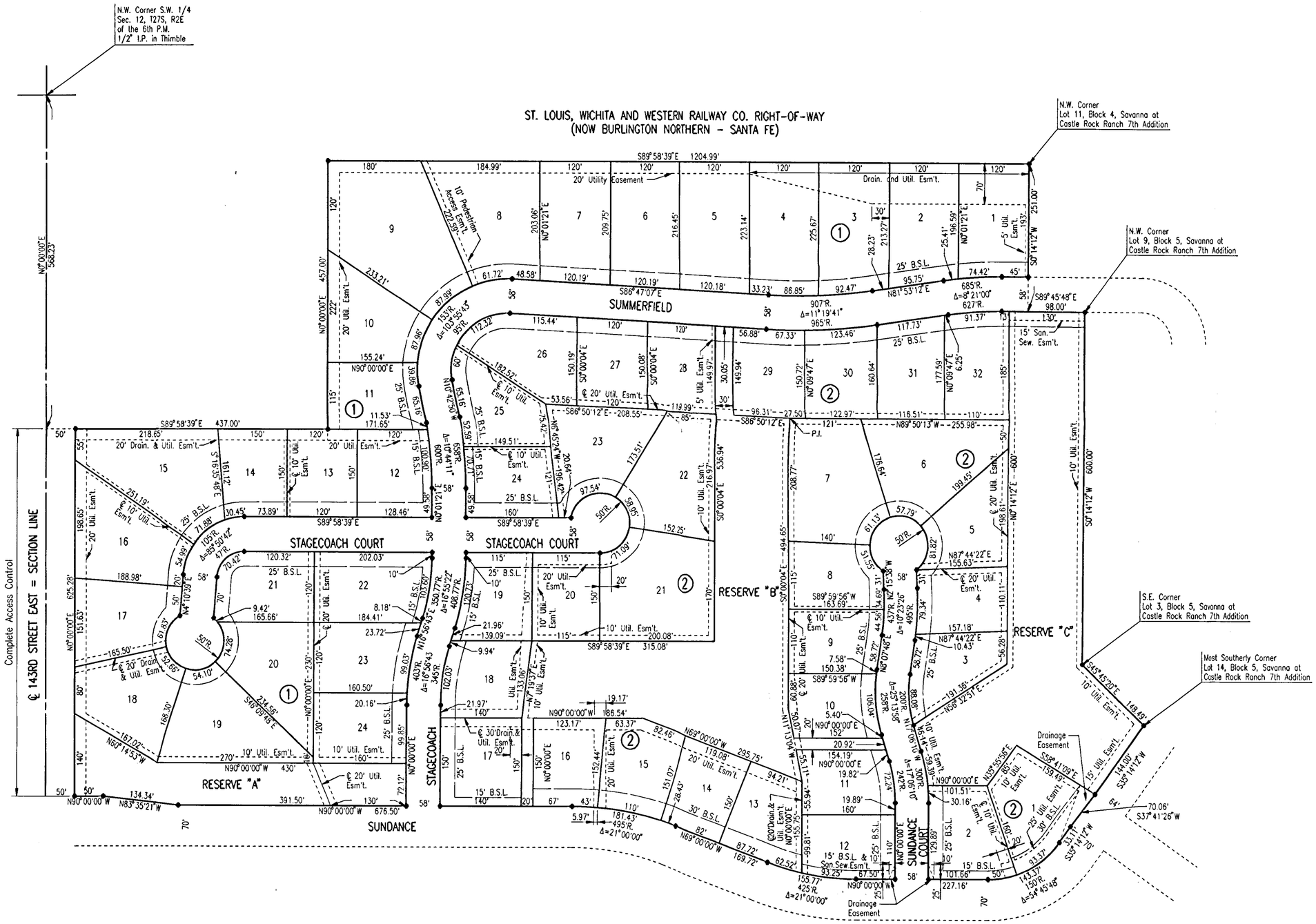
_____, REGISTER OF DEEDS
BILL MEEK

_____, DEPUTY
LINDA KIZZIRE

final drawing rec'd 7-15-98

SAVANNA AT CASTLE ROCK RANCH 9TH ADDITION

TO SEDGWICK COUNTY, KANSAS



SCALE: 1"=100'

● = IRON SET

B.S.L. = BUILDING SETBACK LINE

B.M. - RAILROAD SPIKE IN H.L.P. 43' S.E. OF S.W. CORNER SEC. 12, T27S, R2E.
ELEV.=1352.87 M.S.L.

B.M. - RAILROAD SPIKE (1.5' ABOVE GROUND) IN WEST FACE OF POWER POLE ON EAST R/W OF 143RD STREET EAST AT 835± NORTH OF ℄ 13TH STREET NORTH.
ELEV.=1348.66 M.S.L.

MINIMUM PAD ELEVATIONS (LOWEST OPENING) AS FOLLOWS:

BLOCK 2	
LOTS	ELEVATION
1 THROUGH 6 AND 32	1350.2 M.S.L.
7 THROUGH 11, 13 THROUGH 22 AND LOTS 28 AND 29	1357.7 M.S.L.
LOT 12	1356.5 M.S.L.

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

June 16, 1997

FILE COPY

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

Re: S/D 97-31 - Final Plat of SAVANNA AT CASTLE ROCK RANCH 9TH ADDITION

Gentlemen

At the regular meeting of the Metropolitan Area Planning Commission on June 12, 1997, 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 June 6, 1997.

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 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.

Please call if you have any questions.

Sincerely,

Dale Miller
Chief Planner, Current Plans Division

DM:lfb

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

June 6, 1997

FILE COPY

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

Re: S/D 97-31 - Final Plat of SAVANNA AT CASTLE ROCK RANCH 9TH ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 5, 1997, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

A. The applicant shall resubmit any City petitions previously involved with the platting of this site. In regard to County guarantees, as requested by the County Engineer, the applicant shall pay off specials for areas designated as reserves or any abandoned facilities, and provide appropriate guarantees for sewer, and paving as required by the County Engineer.

B. A new outside-the-city water agreement shall be provided for this replat.

C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording. As appropriate, both City and County Certificates of Petitions shall be provided.

D. This plat will be subject to approval of the associated zone change (SCZ-0739) and any related conditions of such a zone change. The final plat will not be scheduled for Subdivision Committee review until the zone change has been approved by the County. SCZ-0739 was approved on 5/07/97 (SF-20 to SF-6).

E. The final plat shall state in the platter's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.

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.

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 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 a method similar to special assessments.

H. Since this is a replat of previous Additions involved with the ownership and maintenance of Reserves for these Additions, but not being replatted by this Addition, the above covenants and/or other legal documents shall be provided which provides for this Addition to continue to share in the ownership and maintenance responsibilities of any such previously platted Reserves.

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. Requirements for a final plat shall be shown on the tracing (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).

K. 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.)

L. 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.

M. 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.

N. 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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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.

O. The representatives from **County Engineering** should be prepared to comment on the status of the applicant's drainage plan. Engineering indicates minimum building pad elevations are required.

P. The final plat shall indicate the utility easements requested by K.G.& E., which are indicated on the enclosed "marked" copy of the plat.

Q. As requested by the Planning Department, a means of access (easement, extension of a Reserve area, etc.) needs to be provided from this Addition into the area of Railroad right-of-way along the plat's north line. It is anticipated that this right-of-way will be converted to a recreational corridor, and such access would be to the benefit of the residents in the Savanna Additions. Access has been provided by an easement along Lot 8, Block 1.

R. Applicant has approval to reduce building setback distance for the 30 feet originally proposed, to the 25 feet permit by SF-6 zoning.

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, June 12, 1997 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Dale Miller
Chief Planner, Current Plans Division

DM\lfb
Enclosure: Marked Copy of plat
cc: K & N Stephenson, L.P. and Linda Lucile Stephenson Trust, 14500 Sport of Kings, Wichita, KS 67230; 733-8294
Natalie Stephenson, 14500 Sport of Kings, Wichita, KS 67230; 733-8294
Mike Lindebak, City Engineer, Public Works Department (1-71)

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3-8

June12, 1997

STAFF REPORT
(Final Plat-Approved 6/5/97, Preliminary-Approved 4/17/97)

CASE NUMBER: S/D 97-31 -- SAVANNA AT CASTLE ROCK RANCH 9TH ADDITION

OWNER/APPLICANT: K & N Stephenson, L. P. and Linda L. Stephenson Trust
14500 Sport of Kings, Wichita, KS 67230; 733-8294

AGENT: Natalie Stephenson, Trustee
14500 Sport of Kings, Wichita, KS 67230; 733-8294

SURVEYOR/ENGINEER: Professional Engineering Consultants (PEC), P.A.,
% Gary Wiley, 303 S. Topeka, Wichita, KS 67202; 262-2691

LOCATION: North of 13th Street North and east of 143rd Street East.

SITE SIZE: 40.5 +/- Acres

NUMBER OF LOTS

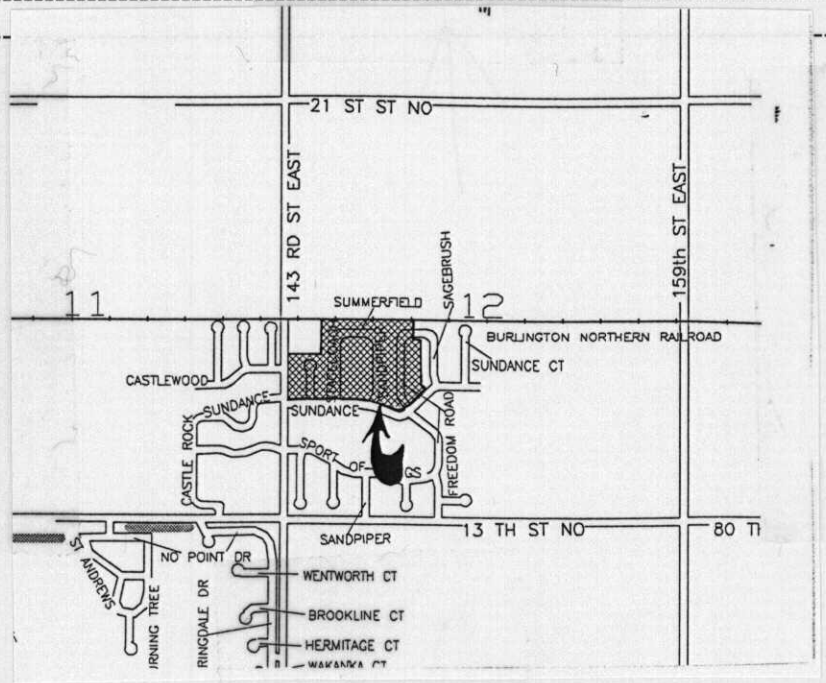
Residential:	56
Office:	
Commercial:	
Industrial:	—
Total:	56

MINIMUM LOT AREA: 16,000 square feet

CURRENT ZONING: "SF-20"

PROPOSED ZONING: "SF-6" (SCZ-0739)

VICINITY MAP:



NOTE: This plat is a replat of portions of the Savanna at Castle Rock Ranch 5th and 7th Additions. Also, the area generally west of Reserve C on this 9th Addition is involved in a County zone change (SCZ-0739), having requested SF-6 zoning. However, lot sizes as now being platted are at least 16,000 square feet and larger. In addition to the usual petitions (City and County submitted for this site's previous plats), requirements were also made regarding paving of the adjacent arterials (13th Street North and 143rd Street East).

STAFF COMMENTS:

A. The applicant shall resubmit any City petitions previously involved with the platting of this site. In regard to County guarantees, as requested by the County Engineer, the applicant shall pay off specials for areas designated as reserves or any abandoned facilities, and provide appropriate guarantees for sewer, and paving as required by the County Engineer.

B. A new outside-the-city water agreement shall be provided for this replat.

C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording. As appropriate, both City and County Certificates of Petitions shall be provided.

D. This plat will be subject to approval of the associated zone change (SCZ-0739) and any related conditions of such a zone change. The final plat will not be scheduled for Subdivision Committee review until the zone change has been approved by the County. SCZ-0739 was approved on 5/07/97 (SF-20 to SF-6).

E. The final plat shall state in the platter's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.

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.

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 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 a method similar to special assessments.

H. Since this is a replat of previous Additions involved with the ownership and maintenance of Reserves for these Additions, but not being replatted by this Addition, the above covenants and/or other legal documents shall be provided which provides for this Addition to continue to share in the ownership and maintenance responsibilities of any such previously platted Reserves.

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L. 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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