

Final tracing received 9-28-98

# THE HAVENS

## AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 1998.  
Wichita-Sedgwick County Metropolitan Area Planning Commission

Richard E. Lopez, Chairman

Marvin S. Krout, Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 1998.

Bob Knight, Mayor

Pat Burnett, City Clerk

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 1998.

James Alford, County Clerk

State of Kansas) SS This is to certify that this plat has been  
Sedgwick County) filed for record in the office of the Register of Deeds, this \_\_\_\_\_ day  
of \_\_\_\_\_, 1998, at \_\_\_\_\_ o'clock \_\_\_\_\_ M; and is duly  
recorded.

Bill Meek, Register of Deeds

Linda Kizzire, Deputy

We the undersigned, holders of a mortgage on the above described property, do hereby consent to this plat of "THE HAVENS", an Addition to Wichita, Sedgwick County, Kansas.

Garden Plain State Bank  
Patrick F. Walden, President

State of Kansas) SS The foregoing instrument acknowledged before  
Sedgwick County) me, this 11<sup>th</sup> day of SEPTEMBER, 1998, by Patrick F. Walden,  
President of Garden Plain State Bank, on behalf of the bank.

JUDITH M. TERHUNE, Notary Public  
My App'l. Exp. 11-7-2001

State of Kansas) SS The foregoing instrument acknowledged before  
Sedgwick County) me, this 10<sup>th</sup> day of SEPTEMBER, 1998, by Randall E.  
Ketzner, Member of SEAS Support, LLC, on behalf of the company.

JUDITH M. TERHUNE, Notary Public  
My App'l. Exp. 11-7-2001

State of Kansas) SS The foregoing instrument acknowledged before  
Sedgwick County) me, this 10<sup>th</sup> day of SEPTEMBER, 1998, by Kevin P.  
Lewis, Member of SEAS Support, LLC, on behalf of the company.

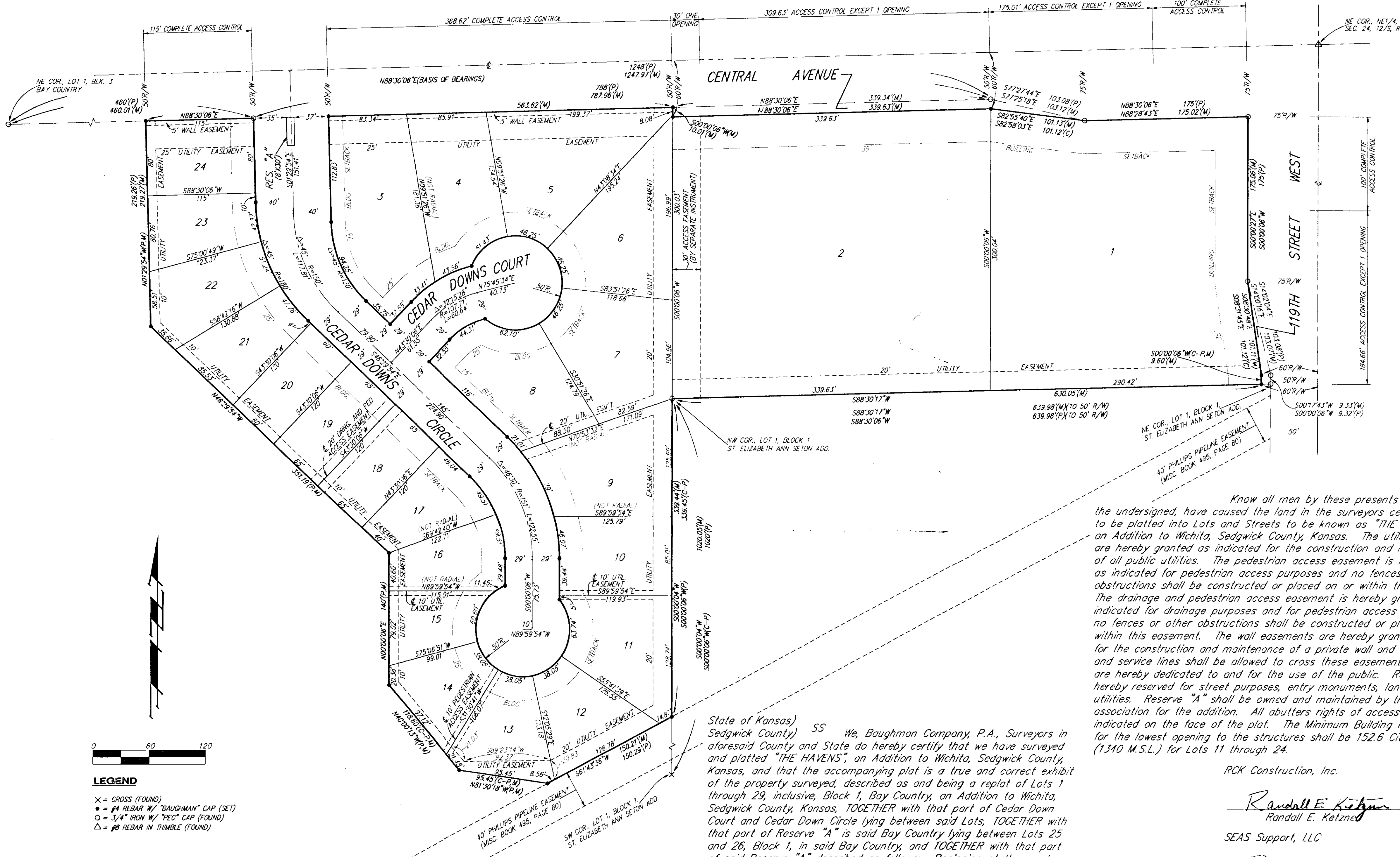
JUDITH M. TERHUNE, Notary Public  
My App'l. Exp. 11-7-2001

State of Kansas) SS The foregoing instrument acknowledged before  
Sedgwick County) me, this 10<sup>th</sup> day of SEPTEMBER, 1998, by Todd  
Rhodes, Member of SEAS Support, LLC, on behalf of the company.

JUDITH M. TERHUNE, Notary Public  
My App'l. Exp. 11-7-2001

State of Kansas) SS The foregoing instrument acknowledged before  
Sedgwick County) me, this 10<sup>th</sup> day of SEPTEMBER, 1998, by Randall E.  
Ketzner and Christine M. Ketzner, husband and wife.

JUDITH M. TERHUNE, Notary Public  
My App'l. Exp. 11-7-2001



Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots and Streets to be known as "THE HAVENS", an Addition to Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The pedestrian access easement is hereby granted as indicated for pedestrian access purposes and no fences or other obstructions shall be constructed or placed on or within this easement. The drainage and pedestrian access easement is hereby granted as indicated for drainage purposes and for pedestrian access purposes and no fences or other obstructions shall be constructed or placed on or within this easement. The wall easements are hereby granted as indicated for the construction and maintenance of a private wall and utility main lines and service lines shall be allowed to cross these easements. The streets are hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for street purposes, entry monuments, landscaping, and utilities. Reserve "A" shall be owned and maintained by the homeowners association for the addition. All abutters rights of access shall be as indicated on the face of the plat. The Minimum Building Pad Elevations for the lowest opening to the structures shall be 152.6 City Datum (1340 M.S.L.) for Lots 11 through 24.

State of Kansas) SS We, Baughman Company, P.A., Surveyors in  
Sedgwick County) aforesaid County and State do hereby certify that we have surveyed  
and platted "THE HAVENS", an Addition to Wichita, Sedgwick County,  
Kansas, and that the accompanying plat is a true and correct exhibit  
of the property surveyed, described as and being a replat of Lots 1  
through 29, inclusive, Block 1, Bay Country, an Addition to Wichita,  
Sedgwick County, Kansas, TOGETHER with that part of Cedar Down  
Court and Cedar Down Circle lying between said Lots, TOGETHER with  
that part of Reserve "A" is said Bay Country lying between Lots 25  
and 26, Block 1, in said Bay Country, and TOGETHER with that part  
of said Reserve "A" described as follows: Beginning at the most  
southerly front corner of Lot 22 in said Block 1; thence southeasterly  
along the southerly right-of-way of Cedar Down Circle as dedicated in  
said Bay Country, an arc distance of 20 feet to the NW corner of  
Lot 21 in said Block 1; thence southerly along the west line of said  
Lot 21 to the SW corner of said Lot 21; thence westerly along the  
south line of said Lot 21 as extended west to an intersection with  
the southwest rear line of said Lot 22 as extended southeasterly;  
thence northwesterly along the extended southwest rear line of said  
Lot 22 to the most southerly corner of said Lot 22; thence north-  
easterly along the southeast line of said Lot 22 to the point of  
beginning.

All being situated in the NE1/4 of Sec. 24, Twp. 27-S, R-2-W  
of the 6th P.M., Sedgwick County, Kansas.  
Existing public easements and dedications being vacated by virtue  
of K.S.A. 12-512(b).  
Baughman Co. P.A.

Michael G. Conroy, Surveyor  
13-97-9998

RCK Construction, Inc.  
Randall E. Ketzner, President  
SEAS Support, LLC  
Randall E. Ketzner, Member  
Kevin P. Lewis, Member  
Todd Rhodes, Member  
Randall E. Ketzner, Christine M. Ketzner

State of Kansas) SS The foregoing instrument acknowledged before  
Sedgwick County) me, this 10<sup>th</sup> day of SEPTEMBER, 1998, by Randall E.  
Ketzner, President of RCK Construction, Inc., on behalf of the corporation.  
JUDITH M. TERHUNE, Notary Public  
My App'l. Exp. 11-7-2001

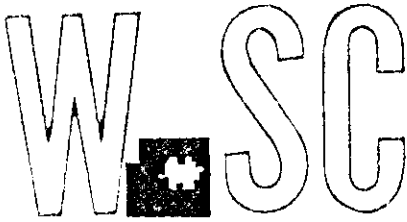


**LEGEND**  
X = CROSS (FOUND)  
● = #4 REBAR W/ "BAUGHMAN" CAP (SET)  
○ = 3/4" IRON W/ "PEC" CAP (FOUND)  
△ = #8 REBAR IN TRIMBLE (FOUND)

| LOT     | ELEVATION  |        |
|---------|------------|--------|
|         | CITY DATUM | MSL    |
| 11 - 24 | 152.6      | 1340.0 |

**BENCHMARK**  
CITY OF WICHITA BENCHMARK  
CENTRAL & 119TH ST. WEST  
SE CORNER INTERSECTION  
40' EAST AND 46' SOUTH OF  
CENTER LINE BOTH. 38.82'  
SE OF SECTION CORNER IRON.  
21.7 FEET WEST OF FACE WALK  
N/S. 13.6' NORTH OF WALK E/W  
ELEVATION = 156.93 CITY DATUM  
1344.33 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 11, 1998

FILE COPY

Baughman Company PA  
315 Ellis  
Wichita, KS 67211

S/D 98-50 - One-Step Final Plat of THE HAVENS

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on June 11, 1998, 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 5, 1998.

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 five (5) 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 this plat. This will be used by the City and County GIS Departments.

S/D 98-50 -- One-Step Final Plat of THE HAVENS

June 11, 1998 -- Page 2

Please call if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Neil Evan Strahl". The signature is written in a cursive style with a large initial "N" and "S".

Neil Evan Strahl, AICP

Senior Planner, Current Plans Division

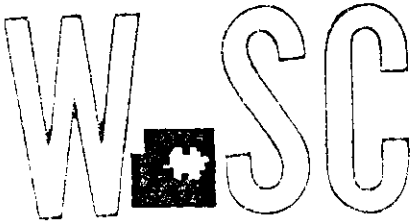
NES\lfb

cc: S.E.A.S. Support, L.L.C., Attn: Randy Ketzner, 2802 N. Northshore Circle,  
Wichita, KS 67205

Mike Lindebak, City Engineering, Mail Stop (1-71)

Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public  
Services, 1250 S. Seneca, Wichita, KS 67213

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4421

Baughman Company PA  
315 Ellis  
Wichita, KS 67211

June 5, 1998

S/D 98-50 - One-Step Final Plat of THE HAVENS

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 4, 1998, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

- 
- A. The applicant shall guarantee the extension of City water and sanitary sewer to serve the lots being platted. **City Engineering** needs to comment on the need for any additional guarantees. **A respread agreement is needed to be submitted in regards to the existing special assessments.**
  - B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
  - C. **City Engineering** needs to comment on the status of the applicant's drainage plan. **The drainage plan is approved. A guarantee will be required that may be part of the paving project. Minimum pad elevations need to be platted for the lots adjacent to the existing lake.**
  - D. Complete access control along Central has been dedicated on the plat for the proposed residential lots backing up to Central. The plat denotes three openings along Central for the two non-residential lots. **Traffic Engineering** needs to comment on the need for shared access points for the non-residential lots. The final plat tracing shall denote distances for all segments of access control.
  - E. 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.

- F. **Traffic Engineering** needs to comment on the need for improvements to Central.
- G. 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.
- H. 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.)
- I. 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.
- J. 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.
- K. 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.
- L. 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.
- M. Perimeter closure computations shall be submitted with the final plat tracing.
- N. Recording of the plat within thirty (30) days after approval by the City Council

and/or County Commission.

- O. 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. *KG&E and Southwestern Bell have requested additional easements.*
- P. 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.
- Q. *City Fire has requested that the street names be revised to read "Cedar Downs".*

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 plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, June 11, 1998, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Neil Evan Strahl, AICP  
Senior Planner, Current Plans Division

NES\lfb

Enclosure: Marked Copy of plat

cc: S.E.A.S. Support, L.L.C., Attn: Randy Ketzner, 2802 N. Northshore Circle,  
Wichita, KS 67205  
Mike Lindebak, City Engineer, Public Works Department (1-71)  
Jim Weber, PE-Director, Sewer Operations & Maintenance Department,  
Bureau of Public Services, 1250 S. Seneca, Wichita, KS 67213

METROPOLITAN AREA PLANNING COMMISSION

June 11, 1998

STAFF REPORT

(One-Step Final Plat-Approved 06/04/98)

**CASE NUMBER:** S/D 98-50 - THE HAVENS ADDITION

**OWNER/APPLICANT:** S.E.A.S. Support, L.L.C., Attn: Randy Ketzner,  
2802 N. Northshore Circle, Wichita, KS 67205

**SURVEYOR/ENGINEER:** Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

**LOCATION:** Southwest corner of 119th Street West and Central

**SITE SIZE:** 10.89 acres

**NUMBER OF LOTS**

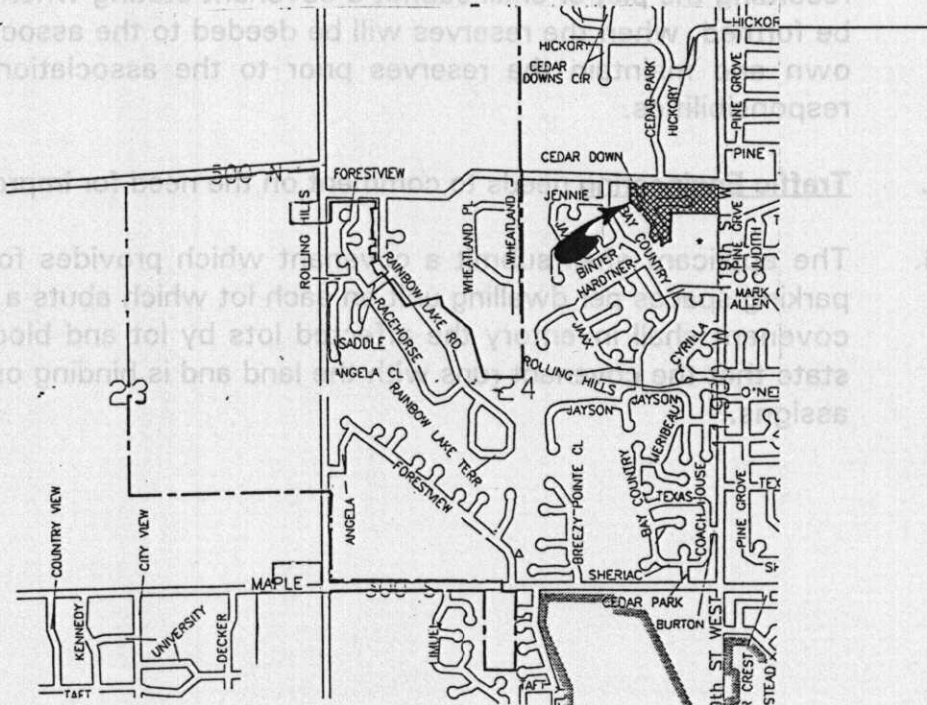
|              |           |
|--------------|-----------|
| Residential: | 20        |
| Office:      | 1         |
| Commercial:  | 1         |
| Industrial:  |           |
| Total:       | <u>22</u> |

**MINIMUM LOT AREA:** 7,440 sq. ft.

**CURRENT ZONING:** LC, Limited Commercial (Lot 1)  
SF-6, Single-Family Residential

**PROPOSED ZONING:** LC, Limited Commercial (Lots 1 and 2)  
TF-3, Two-Family Residential (Lots 3-11)  
SF-6, Single-Family Residential (Lots 12-24)

**VICINITY MAP**



Note: Lot 2 has been approved for a zone change (Z-3267) from SF-6, Single-Family to NO, Neighborhood Office subject to replatting. Lots 3-11 have been approved for a zone change (Z-3268) from SF-6, Single-Family to TF-3, Two-Family subject to replatting.

STAFF.COMMENTS:

- A. The applicant shall guarantee the extension of City water and sanitary sewer to serve the lots being platted. **City Engineering** needs to comment on the need for any additional guarantees. *A respread agreement is needed to be submitted in regards to the existing special assessments.*
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. **City Engineering** needs to comment on the status of the applicant's drainage plan. *The drainage plan is approved. A guarantee will be required that may be part of the paving project. Minimum pad elevations need to be platted for the lots adjacent to the existing lake.*
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S/D 98-50 -- One-Step Final Plat of THE HAVENS ADDITION  
June 11, 1998 - Page 4

City and County GIS Department.

Q. City Fire has requested that the street names be revised to read "Cedar Downs".