Final Plat of
Elk Run First Addition
Sedgwick County, Kansas
September, 1998

SURVEYOR'S CERTIFICATE

STATE OF KANSAS)
)
COUNTY OF SEDGWICK)

I, S. E. Anderson, Land Surveyor in said State and County do hereby certify that I have been in responsible charge of surveying and platting "Elk Run First Addition," an addition to Sedgwick County, Kansas and described as follows:

Beginning at the Southeast corner of the Northeast Quarter of Section 20, Township 27 South, Range 2 West of the 6th P.M., thence West 2637.28 feet along the South line of said Quarter to the Southwest corner thereof, thence North 532.42 feet along the West line of said Quarter, thence East 1910.34 feet, thence North 757.44 feet; thence East 725.6 feet to a point on the East line of said Quarter, thence South 1299.27 feet along the East line of said Quarter to the point of beginning.

I hereby certify that the details of the accompanying plat are correct to the best of my knowledge and belief this 28th day of August, 1998.

STEVEN E. ANDERSON LS-688 REGISTERED KANSAS LAND SURVEYOR

Steven E. Anderson
August 28, 1998

S. E. Anderson L.S. 688
PO Box 240
Whitewater, Kansas 67154
316-799-2908

Know all men by these presents that we the undersigned owner of the land described in the Surveyor's Certificate has caused the same to be surveyed and platted into lots and streets, the same to be known as "Elk Run First Addition," an addition to Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public. Utility easements shown on the face of the plat are granted for the construction and maintenance of all public utilities. All abutter's rights of access to or from 183rd Street West, over and across the east lines of Lots 6-8 are hereby granted to the appropriate governing body, provided, however that Lots 7 and 8 shall each have one opening onto 183rd Street West at locations approved by the engineer having jurisdiction. Floodway reserves are hereby granted for the purposes of providing flood protection and preserving the natural drainage, and of preserving and protecting the safety and welfare of County. Owner hereby covenants and agrees for such Owner and Owner's grantees, devisees, successors and assigns, (1) that no human habitat or other construction may be built in said easement and that no obstruction shall be placed therein; (2) that no levee or any fill, change of grade, creation of channels or other work shall be constructed except with the approval of the Kansas State Board of Agriculture, Division of Water Resources in accordance with KSA 24-126; and (3) that the said easement shall be the responsibility of Owner until such time as the governing body exercising jurisdiction under KSA 82a-301 elects to assume the responsibility for, maintenance of and improvements to drainage.

B. L. Double S., Inc.

By Gerard K. Seiler Pres.
Gerard K. Seiler Pres.

STATE OF KANSAS)
) ss
COUNTY OF SEDGWICK)

This instrument was acknowledged before me on this 31st day of August, 1998 by Gerard K. Seiler, pres.

DOUG D. ECK
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 11-22-99

Doug D. Eck
Notary Public

My appointment expires: 11-22-99

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

Dated this 11th day of June, 1998

Wichita-Sedgwick County
Metropolitan Area Planning
Commisssion

SEAL

Richard E. Lopez, Chairman

Marvin S. Krout, Secretary

This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas, this _____ day of _____, 1998.

Mark F. Schroeder, Chairman

Paul W. Hancock, Chairman Pro-tem

Melody C. Miller, Commissioner

Thomas G. Winters, Commissioner

Betsy Gwin, Commissioner

ATTEST: James Alford, County Clerk

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

Bob Knight, Mayor

Pat Burnett, City Clerk

Entered on the transfer record this _____ day of _____, 1998.

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 _____, 1998.

Bill Meek, Register of Deeds

Linda Kizzire, Deputy

Garden Plain State Bank, mortgagee on the land described in the Surveyor's Certificate, do hereby consent to the plat of "Elk Run First Addition," Sedgwick County, Kansas.

Garden Plain State Bank

By Kyle B. Estep, Senior V.P.

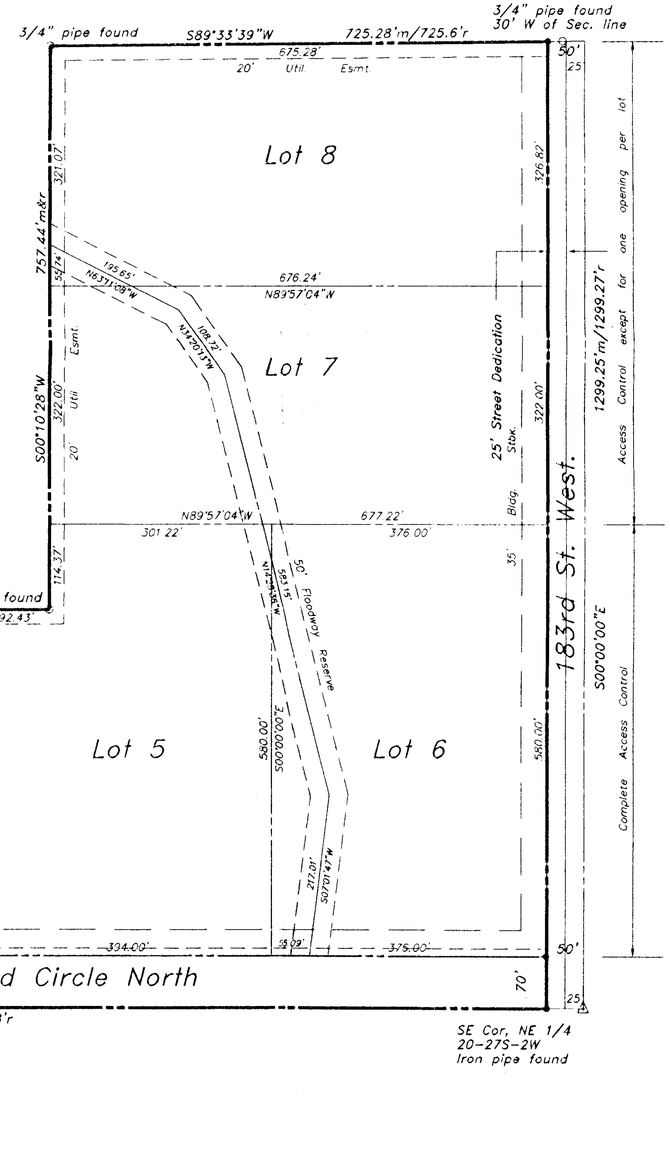
STATE OF KANSAS)
) ss
COUNTY OF SEDGWICK)

This instrument was acknowledged before me on this 31st day of August, 1998 by Kyle B. Estep Senior V.P.

DOUG D. ECK
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 11-22-99

Doug D. Eck
Notary Public

My appointment expires: 11/22/99



SW Cor, NE 1/4
20-27S-2W
3/4" pipe found

SE Cor, NE 1/4
20-27S-2W
Iron pipe found

1" = 100'

● = 1/2" rebar set
○ = Iron pipe found
m = measured
r = record

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

FILE COPY

June 11, 1998

S.E. Anderson
P O Box 240
Whitewater KS 67154

Re: S/D 98-43 - Final Plat of ELK RUN 1ST ADDITION

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 Deparment detailing this plat. This will be used by the City and County GIS Departments.

Please call if you have any questions.

Sincerely,

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

cc: Ed Bugner, Contract Purchaser, 22111 W. 29th St. North, Colwich, KS 67030
Ernest Siggs, 18401 W. 4th St., Goddard, KS 67052
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
FAX (316) 268-4390

June 5, 1998

S.E. Anderson
P O Box 240
Whitewater KS 67154

Re: S/D 98-43 - Final Plat of ELK RUN 1ST ADDITION

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. 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. ***Standard soil testing is required.***

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 is approved. Floodway reserves should replace the drainage easements and follow the natural swales.***

The requested floodway reserves have been platted; ***however distances and bearings need to be added.*** County Engineering needs to comment on the status of the applicant's drainage plan. ***The drainage plan is approved.***

D. County Engineering needs to comment on the need for access controls along 183rd St. West in addition to the need for any improvements to 183rd Street West. ***One opening per lot will be permitted for the lots 7 and 8. Lot 6 should have complete access control along 183rd Street.***

The final plat has denoted the requested access controls.

E. MAPD recommends a revised lot layout with Lots 7 and 8 oriented toward the road adjoining

the plat to the north. This would eliminate access from the section line road. ***The plat is approved as shown, as the street to the north is a private street.***

F. The applicant shall guarantee the installation of the proposed interior street to the ***36-ft rock standard.***

G The Subdivision regulations limit the length of cul-de-sacs to 1,200 feet for five-acre lots. The new street within this plat contains a length of 1,900 feet. **County Fire** needs to comment on the acceptability of the street length.

H. The applicant needs to revise the legal description to accurately portray the land being platted. The distances on the drawing must be identical to those in the legal description.

I. The name of the Deputy should be revised to read, "Linda Kizzire".

J 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.)

K 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.

L 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.

M 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.

N 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.

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

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

Q 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. ***Southwestern Bell requests additional easements.***

The final plat has denoted the requested easement.

R 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.

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

cc: Ed Bugner, Contract Purchaser, 22111 W. 29th St. North, Colwich, KS 67030
Ernest Siggs, 18401 W. 4th St., Goddard, KS 67052
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

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-6.

June 11, 1998

STAFF REPORT

(Final Plat-Approved 06/04/98, Preliminary Plat approved 5/7/98)

CASE NUMBER: S/D 98-43 - ELK RUN FIRST ADDITION

OWNER/APPLICANT: Ernest Siggs, 18401 West 4th St., Goddard, KS 67052; Contract Purchaser - Ed Bugner, 22111 W. 29th St. North, Colwich, KS 67030

SURVEYOR/ENGINEER: S.E. Anderson, P.O. Box 240, Whitewater, KS 67154

LOCATION: West side of 183rd St. West, South of Central

SITE SIZE: 43 acres

NUMBER OF LOTS

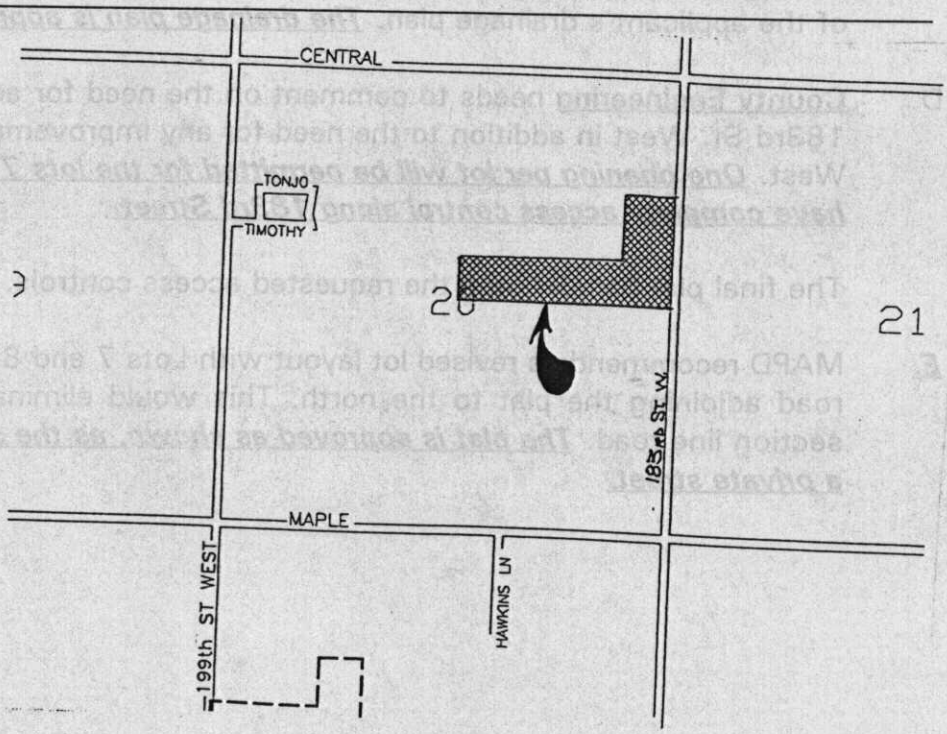
Residential:	8
Office:	
Commercial:	
Industrial:	
Total:	8

MINIMUM LOT AREA: 5 acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This site is located in the County within three miles of Wichita's boundary. It is in an area designated as "agricultural" by the Wichita-Sedgwick County Comprehensive Plan. This site drains northeast to the proposed location of a future Wichita sewage treatment plant, and is near the City of Goddard, and so lot development of this type is considered premature and undesirable according to the Comprehensive Plan. However, the MAPC and County Commission have chosen not to establish protective zoning for this type of situation. This plat is also located in the Goddard Area of Influence.

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. ***Standard soil testing is required.***

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