

N 1/4 Corner Sec. 6-29S-1W
Found 1/2" Bar Set in Conc.
● Surface ● Corner

NE Corner Sec. 6-29S-1W
Found 1/2" Bar ● Corner

LINE	DIRECTION	DISTANCE
100	S 90°00'00" E	625.02'
101	S 90°00'00" E	1379.88'
102	S 90°00'00" E	645.00'
103	S 00°25'48" W	80.00'
104	S 00°25'48" W	1481.48'
105	S 00°25'48" W	1110.00'
106	N 38°27'41" E	40.00'
107	N 31°32'19" E	137.08'
108	N 59°00'04" W	40.00'
109	N 30°59'56" E	66.93'
110	S 14°00'04" E	34.21'
111	S 84°07'04" E	69.43'
112	N 77°22'56" E	115.00'
113	N 86°19'24" E	40.00'
114	N 05°39'50" W	110.15'
115	S 48°37'04" E	115.00'
116	S 89°34'12" E	50.00'
117	N 89°34'12" W	50.00'
118	S 00°00'00" W	80.00'
119	S 23°00'00" E	220.00'
120	S 62°00'00" W	112.80'
121	S 28°00'00" W	74.67'
122	S 80°00'00" W	40.00'
123	S 68°36'50" W	231.15'
124	S 49°35'00" W	33.19'
125	S 29°42'03" W	92.09'
126	N 15°46'39" W	243.34'
127	S 21°03'04" W	60.00'
128	N 00°00'00" E	24.82'
129	N 29°19'24" E	30.96'
130	S 102°33'33" E	109.86'
131	N 84°09'45" E	81.95'
132	N 11°27'12" W	101.12'
133	S 81°28'09" E	

Scale 1" = 150'

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	736.16	314.28	159.57	311.90	S 63°46'07" W	242°27'37"
2	736.16	314.28	159.57	311.90	S 08°29'56" W	45°00'00"
3	736.16	255.47	129.03	254.19	S 85°56'26" W	185°30'00"
4	1323.44	427.32	215.54	425.47	N 86°37'56" E	18°30'00"
5	254.09	30.84	15.44	30.82	S 80°51'33" W	06°57'14"
6	270.08	155.55	80.00	153.41	N 12°49'24" E	33°00'00"
7	317.28	193.75	100.00	190.75	S 11°49'47" W	34°59'14"
8	254.09	208.63	110.60	202.82	N 72°08'27" W	47°02'46"
9	509.44	364.12	190.23	356.42	S 69°05'38" E	40°57'08"
10	1037.13	273.20	137.39	272.41	S 82°53'01" W	15°05'34"
11	417.79	167.71	85.00	166.59	S 11°30'00" E	23°00'00"
12	240.09	356.18	220.00	324.40	N 19°30'00" E	85°00'00"
13	675.19	388.88	200.00	383.53	S 45°30'00" W	33°00'00"
14	419.31	373.23	200.00	361.03	N 54°30'00" E	51°00'00"
15	144.91	147.22	80.67	140.97	S 70°53'48" E	58°12'24"
16	533.17	275.67	140.99	272.61	N 56°36'18" W	29°37'26"
17	337.86	430.46	250.00	401.93	S 13°06'50" W	73°00'00"
18	483.58	168.07	84.89	167.22	N 39°39'26" E	19°54'47"
19	545.81	350.83	181.72	344.82	S 02°38'13" W	36°49'42"
20	484.39	177.97	90.00	176.97	N 10°31'32" E	21°03'04"
21	304.31	59.05	29.62	58.96	S 65°51'28" E	11°07'04"
22	304.31	236.47	124.57	230.56	S 38°07'18" E	44°31'19"
23	75.00	398.37	39.60	70.04	S 12°49'48" E	304°19'58"
24	75.00	346.25	82.55	111.02	S 44°03'58" W	264°30'51"
25	75.00	358.50	70.09	102.42	S 74°03'45" W	273°52'21"
26	75.00	229.11	172.74	149.86	S 57°50'50" W	175°01'40"
27	75.00	349.03	79.54	109.13	N 23°17'44" E	266°38'11"

LOTS	BLOCK	ELEVATION
4-10	1	1305.0
11-12	1	1306.0
13-14	1	1305.0
15-21	1	1304.0
22-31	1	1305.0

BENCHMARKS

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

Datum Bench Mark, 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 ADDITION

TO SEDGWICK COUNTY, KANSAS

Copied from the Tracing
8/20/61

E. 1/4 Cor. Sec. 6-29S-1W
Found 5/8" Bar 18" Deep W/
1-1/2" IP On Top ● Corner

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 ADDITION" to Sedgwick County, Kansas, being described as follows:

Government Lots 1 and 2 and the South Half of the Northeast Quarter of Section 6, Township 29 South, Range 1 West of the 6th P.M. Sedgwick County, Kansas.

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

Dated this 26th day of August, 1996.



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 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. 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 further, 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 Wichita Valley Center Flood Control Office or their successors of office. Minimum low opening building elevations for all lots adjacent to the floodway shall be as shown in the table on the face of the plat. All abutters' rights of access to or from 71st Street South over across the North line of Block 1 and Block 2 and also to or from 103rd Street West over and across the East line of Block 1 and Block 3 except for one opening to Lot 12 and Lot 16, Block 1 are hereby granted to Sedgwick County.

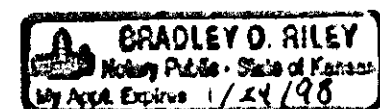
Jack W. Novascone
Jack W. Novascone

Jeffery J. Heimen
Jeffery J. Heimen

Jerrold J. Heimen
Jerrold J. Heimen

STATE OF KANSAS, COUNTY OF SEDGWICK: ss.

This instrument was acknowledged before me on this 23 day of August, 1996, by Jack W. Novascone, Jeffery J. Heimen and Jerrold J. Heimen.



My Appointment Expires: January 24, 1998

Bradley D. Riley
Notary Public
BRADLEY D. RILEY

This plat of SPRING CREEK ADDITION to Sedgwick County, Kansas has been submitted to and approved by the WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, Wichita, Kansas.

Dated this 11th day of July, 1996.

WICHITA SEDGWICK COUNTY
METROPOLITAN AREA PLANNING
COMMISSION

Susan Osborn - Howes, 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 _____, 1996.

Thomas G. Winters, Chairman

Melody G. Miller, Pro-tem Chairman

Betsy Gwin, Commissioner

Paul W. Hancock, Commissioner

Mark F. Schroeder, Commissioner

ATTEST:

Susan E. Crockett-Spoon, County Clerk

Entered on transfer record this _____, day of _____, 1996.

Susan E. Crockett-Spoon, 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 _____, 1996.

Pat Kettler, Register of Deeds

Ed Reso, Chief Deputy

SPRING CREEK ADDITION

TO SEDGWICK COUNTY, KANSAS

Fran Taccas

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

July 11, 1996

Poe and Associates S/D 96-14
c/o Kenny E. Hill
434 N. Oliver
Wichita, KS 67208

RE: S/D 96-14, Final Plat of SPRING CREEK ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 11, 1996, 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 July 3, 1996.

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 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,


Don Losew
Senior Planner

DL:rh

cc: Spring Creek, LLL, 4004 E. Kellogg, Wichita, KS 67218
Jeff Lange, 4911 S. Meridian, Wichita, KS 67217
Jack Novascone, 13629 Northpoint, Wichita, KS 67230
Robert D. Hay, Trustee, Ohio Township, 9171 South West Street, Wichita, KS 67233
Mike Lindebak, City Engineer

SEDGWICK COUNTY



July 3, 1996

METROPOLITAN AREA PLANNING
DEPARTMENT

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

Poe and Associates S/D 96-14
c/o Kenny E. Hill
434 N. Oliver
Wichita, KS 67208

RE: S/D 96-14, Final Plat of SPRING CREEK ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Wednesday, July 3, 1996, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- ~~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. The applicant is advised that any lot under 5-acres must be approved for the use of a septic system. Further, as determined necessary by the Health Department, certain lots may require controls on the location of septic fields, and appropriate agreements, covenants, etc. shall be provided as necessary.
- ~~B.~~ The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the installation of the interior streets to the suburban (gravel) standard. The applicant is advised that the County does not accept petitions as a guarantee for gravel streets. This guarantee shall also include all needed improvements (driving surface, gates, etc.) required for the emergency access easement noted below.
- ~~D.~~ In order to provide for emergency access for the overly long cul-de-sac street (Bluewater), the applicant has indicated that an access easement will be provided from the end of this street, southward across the adjoining property to an existing street that also extends out to 103rd Street East. This easement needs to be submitted to Planning for processing with the plat. Also, the final plat shall redesign this cul-de-sac so that it is fully in contact with this easement.

July 3, 1996

Page 2

Kenny Hill assured me that Chief Creek is an existing floodway description p. 11 S.D. 96-14

~~E.~~ At this time, the final plat is apparently showing non-specific and unacceptable descriptions of lots along the floodway(s). That is, the rear lot lines of these lots are not being precisely identified. The dashed lines toward the rear of such lots appears to indicate the floodway boundary but not rear lot lines.

On the final plat tracing, all lot property lines should be properly indicated and the boundary of the floodway(s) labeled as such.

~~F.~~ The plat's text shall be amended to note that access controls are being dedicated to Sedgwick County. This site is distinctly a County location, with no expectation of being incorporated into an urban area in the near future.

~~G.~~ The plat's name "Spring Creek Addition" shall be placed on both pages of the plat.

~~H.~~ On the final plat tracing, "Spring Bluff" coming off of 103rd Street West shall be labeled a Circle. Also "Lane" shall be deleted from the street name of Bluewater Lane.

~~I.~~ Although the Subdivision Regulations do not directly cite lot standards in regard to fragmentation of lots, it is appropriate to avoid any such situations. Lot 4 and a portion of Lot 6, both in Block 1, are divided by a floodway, in particular Lot 4. It does not appear that the Floodway at these locations is so extreme as to isolate portions of these lots in any significant manner.

~~J.~~ All lot lines, including those within the floodway, shall be shown as solid lines.

~~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.

S/D 96 - 14 - SPRING CREEK ADDITION - Final Plat
July 3, 1996
Page 3

- ☒ Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- ☒ Recording of the plat within 30 days after approval by the City Council.
- ☒ As noted by County Engineering, before this plat will be scheduled for County Commission review, a drainage plan shall be submitted to and approved by County Engineering.

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, July 11, 1996 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: Spring Creek, LLL, 4004 E. Kellogg, Wichita, KS 67218
Jeff Lange, 4911 S. Meridian, Wichita, KS 67217
Jack Novascone, 13629 Northpoint, Wichita, KS 67230
Robert D. Hay, Trustee, Ohio Township, 9171 South West Street, Wichita, KS 67233
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-9

July 11, 1996

STAFF REPORT

(Final Plat Approved 7/3/96, Preliminary Plat Approved 4/4/96)

CASE NUMBER: S/D 96-14 SPRING CREEK ADDITION

OWNER/APPLICANT: Spring Creek, LLL, 4004 E. Kellogg, Wichita, KS 67218

AGENT: Jeff Lange, 4911 S. Meridian, Wichita, KS 67217

OWNER: Jack Novascone, 13629 Northpoint, Wichita, KS 67230

SURVEYOR/ENGINEER: Poe and Associates, c/o Kenny E. Hill, 434 N. Oliver, Wichita, KS 67208

TOWNSHIP: Robert D. Hay, Trustee, Ohio Township, 9171 South West Street, Wichita, KS 67233

LOCATION: West of 103rd Street West and south of 71st Street South

SITE SIZE: 160 Acres

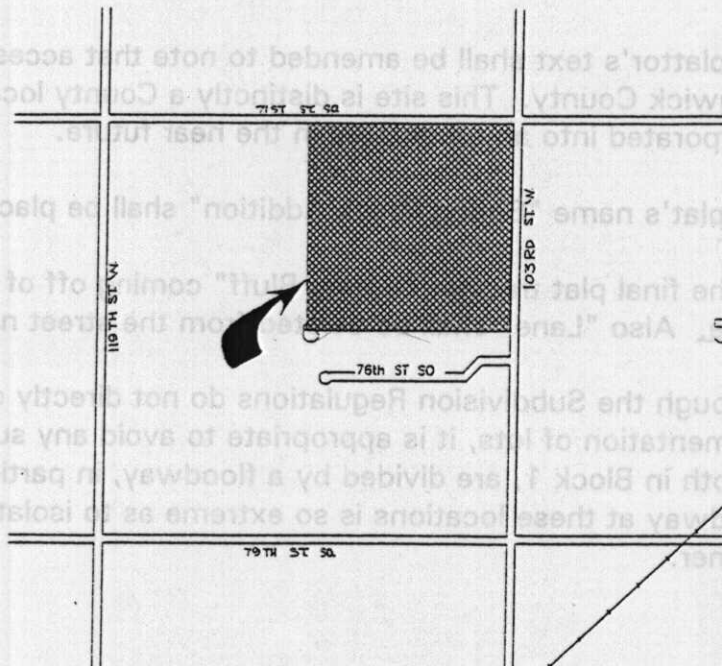
NUMBER OF LOTS

Residential:	40 (previously 47)
Office:	
Commercial:	
Industrial:	
Total:	40

MINIMUM LOT AREA: 2.04 Acres

CURRENT ZONING: "RR" - County

VICINITY MAP:



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. The applicant is advised that any lot under 5-acres must be approved for the use of a septic system. Further, as determined necessary by the Health Department, certain lots may require controls on the location of septic fields, and appropriate agreements, covenants, etc. shall be provided as necessary.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the installation of the interior streets to the suburban (gravel) standard. The applicant is advised that the County does not accept petitions as a guarantee for gravel streets. This guarantee shall also include all needed improvements (driving surface, gates, etc.) required for the emergency access easement noted below.
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On the final plat tracing, all lot property lines should be properly indicated and the boundary of the floodway(s) labeled as such.
- F. The platting text shall be amended to note that access controls are being dedicated to Sedgwick County. This site is distinctly a County location, with no expectation of being incorporated into an urban area in the near future.
- G. The plat's name "Spring Creek Addition" shall be placed on both pages of the plat.
- H. On the final plat tracing, "Spring Bluff" coming off of 103rd Street West shall be labeled a Circle. Also "Lane" shall be deleted from the street name of Bluewater Lane.
- I. Although the Subdivision Regulations do not directly cite lot standards in regard to fragmentation of lots, it is appropriate to avoid any such situations. Lot 4 and a portion of Lot 6, both in Block 1, are divided by a floodway, in particular Lot 4. It does not appear that the Floodway at these locations is so extreme as to isolate portions of these lots in any significant manner.

- J. All lot lines, including those within the floodway, shall be shown as solid lines.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- P. Recording of the plat within 30 days after approval by the City Council.
- Q. As noted by County Engineering, before this plat will be scheduled for County Commission review, a drainage plan shall be submitted to and approved by County Engineering.