

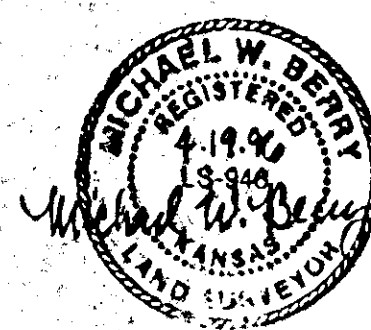
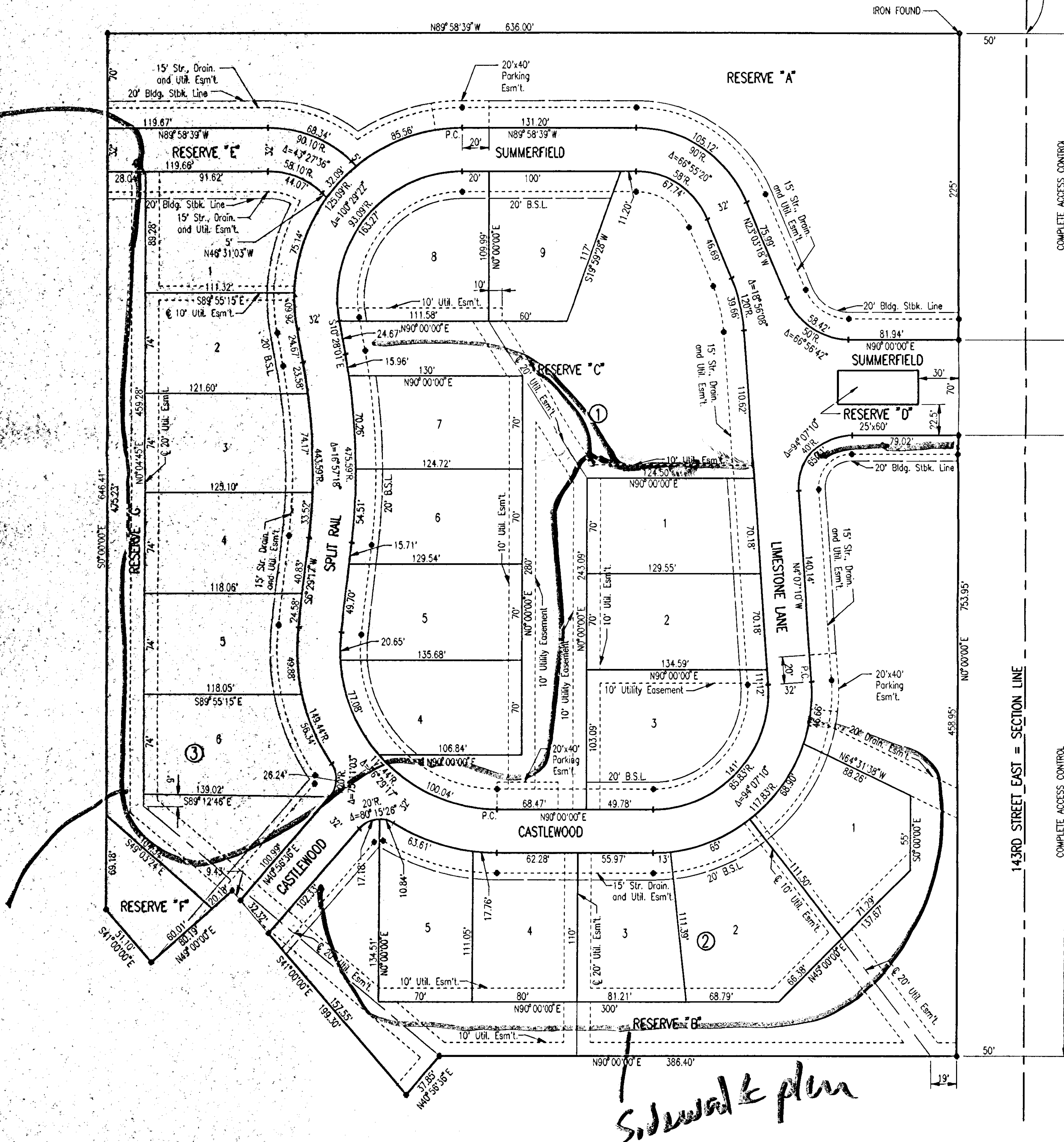
# SAVANNA AT CASTLE ROCK RANCH 8TH ADDITION

TO SEDGWICK COUNTY, KANSAS

*Copied from Tracings  
5/3/96*

N.E. CORNER, S.E. 1/4  
SEC. 11, T27S, R2E  
OF THE 6TH P.M.

ST. LOUIS WICHITA AND WESTERN RAILROAD CO.  
(NOW BURLINGTON NORTHERN)



SCALE: 1"=50'  
● = IRON SET

B.M. - RAILROAD SPIKE IN H.P. 43' S.E. OF THE S.W. CORNER  
SEC. 12, T27S, R2E.  
ELEV. 1352.87 M.S.L.  
ELEV. 165.47 CITY DATUM

STATE OF KANSAS )  
COUNTY OF SEDGWICK ) SS

I, MICHAEL W. BERRY, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS 19TH DAY OF APRIL, 1996, I HAVE CAUSED TO BE SURVEYED AND PLATTED SAVANNA AT CASTLE ROCK RANCH 8TH ADDITION TO SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCKS, STREETS AND RESERVES, THE SAME BEING A REPLAT OF AND DESCRIBED AS: LOTS 15 THROUGH 34 IN BLOCK 1, AND LOTS 9 THROUGH 12 IN BLOCK 2, AND RESERVE "B", ALL IN SAVANNA AT CASTLE ROCK RANCH 6TH ADDITION TO SEDGWICK COUNTY, KANSAS.

ALL OF THAT PORTION OF LOTS 15 THROUGH 34 IN BLOCK 1, LOTS 9 THROUGH 12 IN BLOCK 2, RESERVE "B", AND TOGETHER WITH THE TWO EASTERLY CASTLEWOOD COURTS AND THAT PORTION OF CASTLEWOOD STREET FROM THE WEST LINE OF LOT 9, BLOCK 2 TO 143RD STREET EAST IN SAVANNA AT CASTLE ROCK RANCH 6TH ADDITION AS SHOWN ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512(B) AMENDED.

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 8TH ADDITION TO SEDGWICK COUNTY, KANSAS. EASEMENTS, AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES, STREETS AND DRAINAGE ARE HEREBY GRANTED. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

RESERVES "A", "B", "C" AND "D" ARE HEREBY PLATTED FOR DRAINAGE, ENTRY MONUMENTS, WATER FEATURES, LANDSCAPING, GAZEBOS, PARKING CONFINED TO EASEMENTS, RECREATIONAL FACILITIES, UTILITIES CONFINED TO EASEMENTS, AND SIDEWALKS. WATER FEATURES ARE NOT PERMITTED IN UTILITY EASEMENTS; UTILITY SERVICE LINES ONLY MAY CROSS THESE RESERVES OUTSIDE OF EASEMENTS. IN ADDITION, A GUARD HOUSE IS PERMITTED IN RESERVE "A". RESERVE "D" IS HEREBY PLATTED FOR LANDSCAPING, GUARD HOUSE, ENTRY MONUMENTS, UTILITIES CONFINED TO EASEMENTS AND WATER FEATURES. RESERVE "E" IS HEREBY PLATTED FOR OPEN SPACE AND FUTURE PUBLIC STREET. RESERVE "F" IS HEREBY PLATTED FOR OPEN SPACE AND FUTURE RESIDENTIAL LOT.

RESERVES "A", "B", "C", "D", "E", "F", AND "G" SHALL BE SUBJECT TO THE RESTRICTIVE COVENANTS ESTABLISHED BY THE DECLARATION OF LANDOWNERS ASSOCIATION AGREEMENTS AND SHALL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION TO BE FORMED WITHIN SAVANNA AT CASTLE ROCK RANCH 8TH ADDITION.

ALL ADJUTER'S RIGHT OF ACCESS TO AND FROM 143RD STREET EAST OVER AND ACROSS THE EAST LINE OF RESERVES "A" AND "B" AS SHOWN, ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY.

OWNER:  
CASTLE ROCK RANCH, INC.

BY: *Kyle M. Stephenson*, PRESIDENT  
KYLE M. STEPHENSON

STATE OF KANSAS )  
COUNTY OF SEDGWICK ) SS

BE IT REMEMBERED ON THIS 19TH DAY OF APRIL, 1996, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME KYLE M. STEPHENSON, PRESIDENT OF CASTLE ROCK RANCH, INC., TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE VOLUNTARY ACT AND DEED OF SAID CORPORATION, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

*Gary L. Wiley*, NOTARY PUBLIC  
GARY L. WILEY  
MY COMMISSION EXPIRES JAN. 15, 1997

WE, INTRUST BANK N.A. IN WICHITA, KANSAS, HOLDER OF A MORTGAGE ON PART OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF SAVANNA AT CASTLE ROCK RANCH 8TH ADDITION, TO SEDGWICK COUNTY, KANSAS.

*Gail A. Johnson*, VICE PRESIDENT  
GAIL A. JOHNSON

STATE OF KANSAS )  
COUNTY OF SEDGWICK ) SS

BE IT REMEMBERED ON THIS 22nd DAY OF APRIL, 1996, 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 FOR AND ON BEHALF AND 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.

*Gary L. Wiley*, NOTARY PUBLIC  
GARY L. WILEY  
MY COMMISSION EXPIRES JAN. 15, 1997

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, DATED THIS 14th DAY OF March, 1996.

\_\_\_\_\_, CHAIRMAN  
SUSAN OSBORNE-HOWES

\_\_\_\_\_, SECRETARY  
MARVIN S. KROUT

THIS PLAT APPROVED AN ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1996.

\_\_\_\_\_, MAYOR  
BOB KNIGHT

\_\_\_\_\_, DEPUTY 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 \_\_\_\_\_, 1996.

\_\_\_\_\_, CHAIRMAN  
THOMAS G. WINTERS

\_\_\_\_\_, CHAIR PRO-TEM  
MELODY MILLER

\_\_\_\_\_, COMMISSIONER  
BETSY OWIN

\_\_\_\_\_, COMMISSIONER  
PAUL W. HANCOCK

\_\_\_\_\_, COMMISSIONER  
MARK F. SCHROEDER

\_\_\_\_\_, COUNTY CLERK  
SUSAN E. CROCKETT-SPOON

ENTERED ON TRANSFER RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1996.

\_\_\_\_\_, COUNTY CLERK  
SUSAN E. CROCKETT-SPOON

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT \_\_\_\_\_ M., ON THIS \_\_\_\_\_ DAY OF 1996.

\_\_\_\_\_, REGISTER OF DEEDS  
PAT KETTLER

\_\_\_\_\_, DEPUTY  
ED RESA



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

March 14, 1996

P.E.C. S/D 95-82  
c/o Rob Hartman  
303 S. Topeka  
WICHITA, KS 67202

RE: S/D 95-82, Final (Portion) Plat of SAVANNA AT CASTLE ROCK RANCH 8TH ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on March 14, 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 March 7, 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: Castle Rock Ranch, Inc., 14500 Sport of Kings, WICHITA, KS 67230  
Mike Lindebak, City Engineer



March 7, 1996

METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
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303 S. Topeka  
WICHITA, KS 67202

RE: S/D 95-82, Final (Portion) Plat of SAVANNA AT CASTLE ROCK RANCH 8TH ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 7, 1996, 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 submit for recording, with the final plat tracing, a covenant that prohibits the development of those lots included in the Savanna at Castle Rock Ranch 6th Addition, proposed for replatting on the overall preliminary plat of the 8th Addition, but not now being included in this final plat. That is, the covenant shall note that that portion of the 6th Addition will be required to replat in a manner suitable to this plat or as was shown on the overall preliminary plat.
- B. The applicant shall resubmit both City and County petitions for improvements required for this site (water, sanitary sewer, paving, etc.). If appropriate, agreements to respread existing specials may also be considered. In regard to previous guarantees, the applicant is advised that a combined petition for paving 143rd Street East, including property to the east of this street, should be considered. Also, water guarantees will continue to be required for needed supply line extensions along 143rd Street East.
- C. In regard to sidewalks, the paving guarantees shall include sidewalks along one side of the looped street and street segment(s) extending to the 6th Addition. That is, sidewalk should be guaranteed along one side (preferably outer side) of the Castlewood-Split Rail-Summerfield-Limestone Lane Loop and outward to 143rd Street East. As requested by the applicant, a substitute sidewalk plan may be submitted for review and approval to the Planning Department.
- D. A new outside-the-City water agreement shall be submitted for recording.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording. As appropriate, both a City and County petition shall be submitted.

- 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. This covenant shall also provide for the lot owner's association to maintain the "parking strip" area located between the east line of this plat and the driving surface of 143rd Street East.
- Further, as indicated by Policy Statement 13 regarding parking easements being platted within Reserves, a covenant shall be provided which notes who/how such easements will be maintained and that these easements are intended for guest parking and will not be used for the parking or storage of trucks, boats, campers, recreational vehicles, trailers, and so forth.
- 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 County, 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 plat proposes the platting of narrow street right-of-way with adjacent "15-foot street, drainage and utility easements," a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings.
- 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 32-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. The applicant is advised that the presence of a guardhouse, as indicated in one of the reserves, cannot be used to stop, obstruct, or in any way impede access to, on etc. public streets.
- K. In order to assure that emergency access is provided for any further development of this site, beyond the present final portion now being platted, the applicant shall create an emergency access easement at this time for any such future development west of this plat. This easement shall be submitted to County Fire for approval and to Planning for recording with this plat. This easement should also address the installation and maintenance of the driving surface and any other features required for this easement.
- L. On the final plat tracing, either dashed lines or no line shall be shown for where this plat's interior street(s) intersect 143rd Street East and the plat's southwest boundary. Solid lines are used to indicate private streets, while this plat is dedicating these streets as

public.

- 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 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.
- Q. Prior to this plat being released for County Commission approval, the applicant shall submit proof that all applicable property taxes have been paid for this site. The platting binder presently indicates nearly \$3000.00 in outstanding property taxes.
- R. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- S. Recording of the plat within 30 days after approval by the City Council.
- T. As requested by KG&E, the final plat tracing shall indicate ten (10) foot easements along the north line of Lot 1, Block 3 and along the common line of Lots 1 and 2, Block 3.
- U. As requested by County Engineering, the applicant shall provide the County with information of the type and location of "water features" being noted for this plat's Reserves. This information is needed to properly evaluate the site's drainage plan.

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.

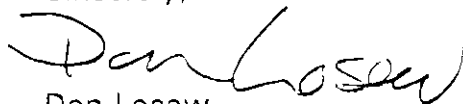
S/D 95 - 82 - Final (Portion) Plat of SAVANNA AT CASTLE ROCK RANCH 8TH ADDITION

March 7, 1996

Page 4

This matter will be forwarded to the Planning Commission for its consideration on Thursday, March 14, 1996 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

A handwritten signature in black ink, appearing to read "Don Losew". The signature is fluid and cursive, with the first name "Don" being more prominent and the last name "Losew" written in a continuous script.

Don Losew  
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: Castle Rock Ranch, Inc., 14500 Sport of Kings, WICHITA, KS 67230  
Mike Lindebak, City Engineer

**METROPOLITAN AREA PLANNING COMMISSION**

March 14, 1996

**STAFF REPORT**

(Final [Portion] Plat Approved 3/7/96, Preliminary Plat Approved 12/21/95)

**CASE NUMBER:** S/D 95-82 SAVANNA AT CASTLE ROCK RANCH 8TH ADDITION

**OWNER/APPLICANT:** Castle Rock Ranch, Inc., 14500 Sport of Kings, WICHITA, KS 67230

**SURVEYOR/ENGINEER:** P.E.C., c/o Rob Hartman, 303 S. Topeka, WICHITA, KS 67202

**TOWNSHIP:** Bob Asmann, Trustee, Minneha Township, 14301 Wentworth Ct., Wichita, KS 67230

**LOCATION:** West of 143rd Street East and north of 13th Street North

**SITE SIZE:** 11.0 ± Acres

**NUMBER OF LOTS**

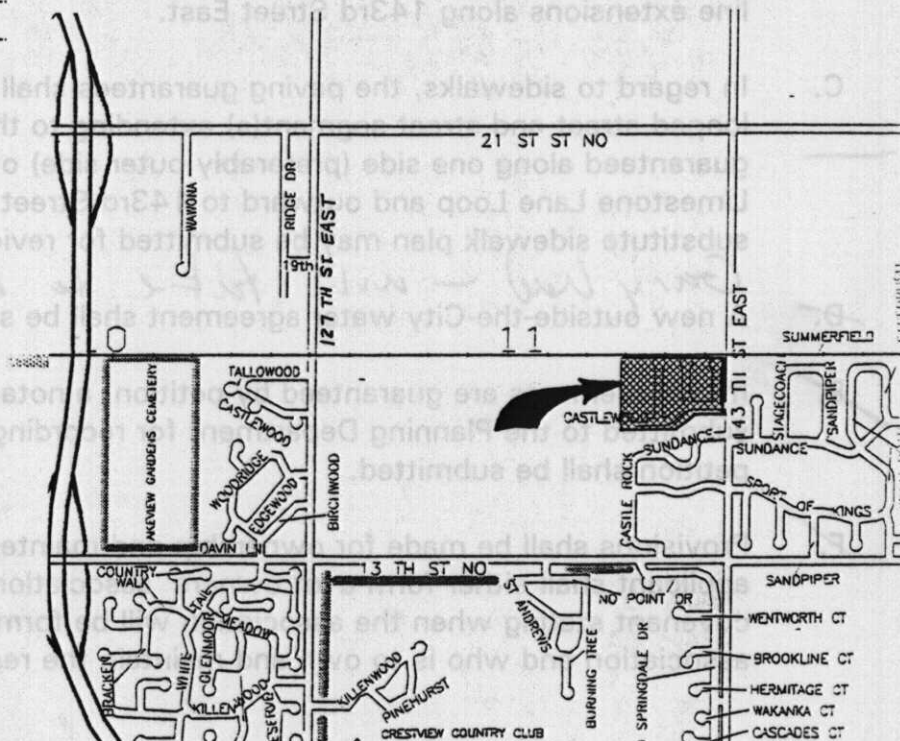
Residential: 20  
Office:  
Commercial:  
Industrial: 20  
Total: 20

**MINIMUM LOT AREA:** 7,000 sq. ft.

**CURRENT ZONING:** "R-1"

**PROPOSED ZONING:** "AA" SCZ-0669

**VICINITY MAP:**



NOTE: While this final plat is a portion of an overall preliminary plat approved by the Subdivision Committee December 21, 1995, the overall preliminary plat was itself a replat of most of the area platted as the Savanna at Castle Rock Ranch 6th Addition. While such replatting and/or final platting of only portions of plats is not unusual, the final platting of this portion only, of the original preliminary does create somewhat of a questionable situation in regard to the portion of the Savanna 6th plat not now included within this replat.

That is, by not final platting all of the area originally included in the preliminary plat for this 8th Addition, a somewhat awkward relationship will occur between what remains of the 6th Addition adjoining the western line of this 8th Addition. Street systems, easements, Reserves, lots, etc. will be out of alignment, broken up and so forth. Also this final portion is somewhat altered from what was shown on the corresponding area of the preliminary plat. Two less lots are now shown along the south and west line of the final. Portions of Reserves have been expanded and new Reserves added, and the entrance to the Addition from 143rd Street East is somewhat altered.

STAFF COMMENTS:

- ~~A.~~ The applicant shall submit for recording, with the final plat tracing, a covenant that prohibits the development of those lots included in the Savanna at Castle Rock Ranch 6th Addition, proposed for replatting on the overall preliminary plat of the 8th Addition, but not now being included in this final plat. That is, the covenant shall note that that portion of the 6th Addition will be required to replat in a manner suitable to this plat or as was shown on the overall preliminary plat.
- B. The applicant shall resubmit both City and County petitions for improvements required for this site (water, sanitary sewer, paving, etc.). If appropriate, agreements to respread existing specials may also be considered. In regard to previous guarantees, the applicant is advised that a combined petition for paving 143rd Street East, including property to the east of this street, should be considered. Also, water guarantees will continue to be required for needed supply line extensions along 143rd Street East.
- C. In regard to sidewalks, the paving guarantees shall include sidewalks along one side of the looped street and street segment(s) extending to the 6th Addition. That is, sidewalk should be guaranteed along one side (preferably outer side) of the Castlewood-Split Rail-Summerfield-Limestone Lane Loop and outward to 143rd Street East. As requested by the applicant, a substitute sidewalk plan may be submitted for review and approval to the Planning Department.  
*Gary [unclear] - will take to Rich Y. K. Sigs. 1/10*
- ~~D.~~ A new outside-the-City water agreement shall be submitted for recording.
- ~~E.~~ If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording. As appropriate, both a City and County petition shall be submitted.
- ~~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. This covenant shall also provide for the lot owner's association to maintain the "parking strip" area located between the east line of this plat and the driving surface of 143rd Street East.

Further, as indicated by Policy Statement 13 regarding parking easements being platted within Reserves, a covenant shall be provided which notes who/how such easements will be maintained and that these easements are intended for guest parking and will not be used for the parking or storage of trucks, boats, campers, recreational vehicles, trailers, and so forth.

- 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 County, 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 plat proposes the platting of narrow street right-of-way with adjacent "15-foot street, drainage and utility easements," a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings.
- 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 32-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. The applicant is advised that the presence of a guardhouse, as indicated in one of the reserves, cannot be used, to stop, obstruct, or in any way impede access to, on etc. public streets.
- K. *Gary has given to County Fire*  
In order to assure that emergency access is provided for any further development of this site, beyond the present final portion now being platted, the applicant shall create an emergency access easement at this time for any such future development west of this plat. This easement shall be submitted to County Fire for approval and to Planning for recording with this plat. This easement should also address the installation and maintenance of the driving surface and any other features required for this easement.
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- 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.
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