

FINAL PLAT
SAVANNA AT CASTLE ROCK RANCH 4TH ADDITION
TO SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 2/4/93 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 2-10-93

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

I, MICHAEL W. BERRY, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 1993, I HAVE CAUSED TO BE SURVEYED AND PLATTED SAVANNA AT CASTLE ROCK RANCH 4TH ADDITION TO SEDGWICK COUNTY, KANSAS INTO LOTS, BLOCKS, STREETS AND A RESERVE, THE SAME BEING DESCRIBED AS:

COMMENCING AT THE S.E. CORNER OF SECTION 11, TOWNSHIP 27 SOUTH, RANGE 2 EAST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS; THENCE BEARING S89°37'38"W ALONG THE SOUTH LINE OF SAID SECTION 11 A DISTANCE OF 1,325.38 FEET TO THE S.W. CORNER OF THE E1/2 OF THE SE1/4 OF SAID SECTION 11 AND TO THE POINT OF BEGINNING; THENCE BEARING N0°04'45"E ALONG THE WEST LINE OF THE E 1/2 OF THE SE1/4 OF SAID SECTION 11 A DISTANCE OF 1,363.87 FEET; THENCE BEARING N90°00'00"E A DISTANCE OF 207.59 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 145.00 FEET AND A CHORD OF 103.74 FEET BEARING N69°02'23"E; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41°55'15" AN ARC DISTANCE OF 106.09 FEET; THENCE BEARING N90°00'00"E A DISTANCE OF 177.00 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 255.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°00'00" AN ARC DISTANCE OF 133.52 FEET TO THE P.R.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 265 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°00'00" AN ARC DISTANCE OF 138.75 FEET; THENCE BEARING N90°00'00"E A DISTANCE OF 25.00 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 157.08 FEET; THENCE BEARING N0°00'00"E A DISTANCE OF 25.87 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 145.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 227.77 FEET; THENCE BEARING N90°00'00"E A DISTANCE OF 312.00 FEET TO THE EAST LINE OF SAID SECTION 11; THENCE BEARING S0°00'00"E ALONG SAID EAST LINE A DISTANCE OF 743.86 FEET; THENCE BEARING N90°00'00"W A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF BLOCK 1, SAVANNA AT CASTLE ROCK RANCH, AN ADDITION TO SEDGWICK COUNTY, KANSAS; THENCE ALONG THE NORTH LINE OF SAID BLOCK 1 THE FOLLOWING COURSES; THENCE BEARING N90°00'00"W A DISTANCE OF 20.00 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 275.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°30'00" AN ARC DISTANCE OF 103.19 FEET TO THE P.R.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 305.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°00'00" AN ARC DISTANCE OF 202.28 FEET; THENCE BEARING S73°30'00"W A DISTANCE OF 300.00 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°30'00" AN ARC DISTANCE OF 295.83 FEET TO THE P.R.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 185.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 40°00'00" AN ARC DISTANCE OF 129.15 FEET; THENCE BEARING N90°00'00"W A DISTANCE OF 239.16 FEET TO THE N.W. CORNER OF LOT 9, IN SAID BLOCK 1; THENCE BEARING S0°00'00"E ALONG THE WEST LINE OF SAID LOT 9 A DISTANCE OF 279.26 FEET TO A POINT IN THE WESTERLY LINE OF RESERVE "A" IN SAID SAVANNA AT CASTLE ROCK RANCH; THENCE ALONG THE WESTERLY LINE OF SAID RESERVE "A" THE FOLLOWING COURSES; THENCE BEARING N90°00'00"E A DISTANCE OF 70.00 FEET; THENCE BEARING N40°00'00"E A DISTANCE OF 154.12 FEET; THENCE BEARING S50°00'00"E A DISTANCE OF 283.23 FEET; THENCE BEARING S0°00'00"E A DISTANCE OF 267.00 FEET; THENCE BEARING S89°37'38"W A DISTANCE OF 127.00 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 220.00 FEET AND A CHORD OF 186.76 FEET BEARING S15°29'20"E; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50°13'57" AN ARC DISTANCE OF 192.88 FEET; THENCE BEARING S09°37'38"W A DISTANCE OF 118.00 FEET TO THE S.W. CORNER OF SAID RESERVE "A"; THENCE BEARING S0°22'22"E A DISTANCE OF 50.00 FEET TO A POINT IN THE SOUTH LINE OF SAID SECTION 11; THENCE ALONG SAID LINE BEARING S89°37'38"W A DISTANCE OF 520.86 FEET TO THE POINT OF BEGINNING.

MICHAEL W. BERRY, R.L.S. NO. 946
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 A RESERVE, THE SAME TO BE KNOWN AS SAVANNA AT CASTLE ROCK RANCH 4TH ADDITION TO SEDGWICK COUNTY, KANSAS. EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE ARE HEREBY GRANTED. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

RESERVE "A" IS HEREBY PLATTED FOR DRAINAGE, LANDSCAPING, PEDESTRIAN IMPROVEMENTS AND UTILITIES CONFINED WITHIN EASEMENTS. RESERVE "A" SHALL BE SUBJECT TO THE RESTRICTIVE COVENANTS ESTABLISHED BY THE DECLARATION OF OWNER'S ASSOCIATION AGREEMENTS AND SHALL BE OWNED AND MAINTAINED BY ONE OR MORE OWNERS' ASSOCIATIONS TO BE FORMED WITHIN SAVANNA AT CASTLE ROCK RANCH 4TH ADDITION.

MINIMUM PAD ELEVATION (LOWEST OPENING) FOR LOTS 1 THROUGH 5 AND LOT 10 IN BLOCK TWO SHALL BE 1342.0 M.S.L.

ALL ABUTTERS RIGHTS OF ACCESS TO AND FROM 13TH STREET NORTH AND 143RD STREET EAST OVER AND ACROSS THE SOUTH LINE OF LOTS 8 AND 9, BLOCK 1, AND THE EAST LINE OF LOTS 2, 3 AND 4, BLOCK 2, ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY; PROVIDED HOWEVER, THAT LOTS 3 AND 4, BLOCK 2, SHALL HAVE ACCESS TO 143RD STREET EAST AT ONE (1) LOCATION EACH. SAID LOCATIONS TO BE DESIGNATED BY THE APPROPRIATE ENGINEER.

THAT PORTION OF SPORT OF KINGS CIRCLE (RESERVE "B") IN SAVANNA AT CASTLE ROCK RANCH, AN ADDITION TO SEDGWICK COUNTY, KANSAS, WITHIN THE ABOVE DESCRIBED TRACT IS HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512(b) AMENDED.

OWNER: SAVANNA, INC.

WARJORIE J. STEPHENSON, PRESIDENT

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED ON THIS _____ DAY OF _____, 1993, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME WARJORIE J. STEPHENSON, PRESIDENT OF SAVANNA, 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 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.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES _____

WE, GMAC MORTGAGE CORPORATION OF IOWA, HOLDER OF A MORTGAGE ON A PORTION OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF SAVANNA AT CASTLE ROCK RANCH 4TH ADDITION TO SEDGWICK COUNTY, KANSAS.

BY _____, VICE PRESIDENT

STATE OF IOWA)
) SS
COUNTY OF BLACK HAWK)

BE IT REMEMBERED ON THIS _____ DAY OF _____, 1993, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME _____, VICE PRESIDENT OF GMAC MORTGAGE CORPORATION OF IOWA, 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 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.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES _____

WE, THE FIRST NATIONAL BANK 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 4TH ADDITION TO SEDGWICK COUNTY, KANSAS.

_____, VICE PRESIDENT
GAIL A. JOHNSON

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1993, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME GAIL A. JOHNSON, VICE PRESIDENT OF THE FIRST NATIONAL BANK 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

MY COMMISSION EXPIRES _____

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, DATED THIS _____ DAY OF _____, 1993.

_____, CHAIRMAN
L.O. BRECKENRIDGE, JR.

_____, 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 _____, 1993.

_____, MAYOR
FRANK M. OJILE

_____, 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 _____, 1993.

_____, CHAIRMAN
MARK F. SCHROEDER

_____, CHAIRMAN PRO TEM
BILLY O. MCCRAY

_____, COMMISSIONER
BETSY GWINN

_____, COMMISSIONER
PAUL W. HANCOCK

_____, COMMISSIONER
TOM WINTERS

_____, COUNTY CLERK
SUSAN E. CROCKETT-SPOON

ENTERED ON TRANSEER RECORD THIS _____ DAY OF _____, 1993.

_____, 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 _____, 1993.

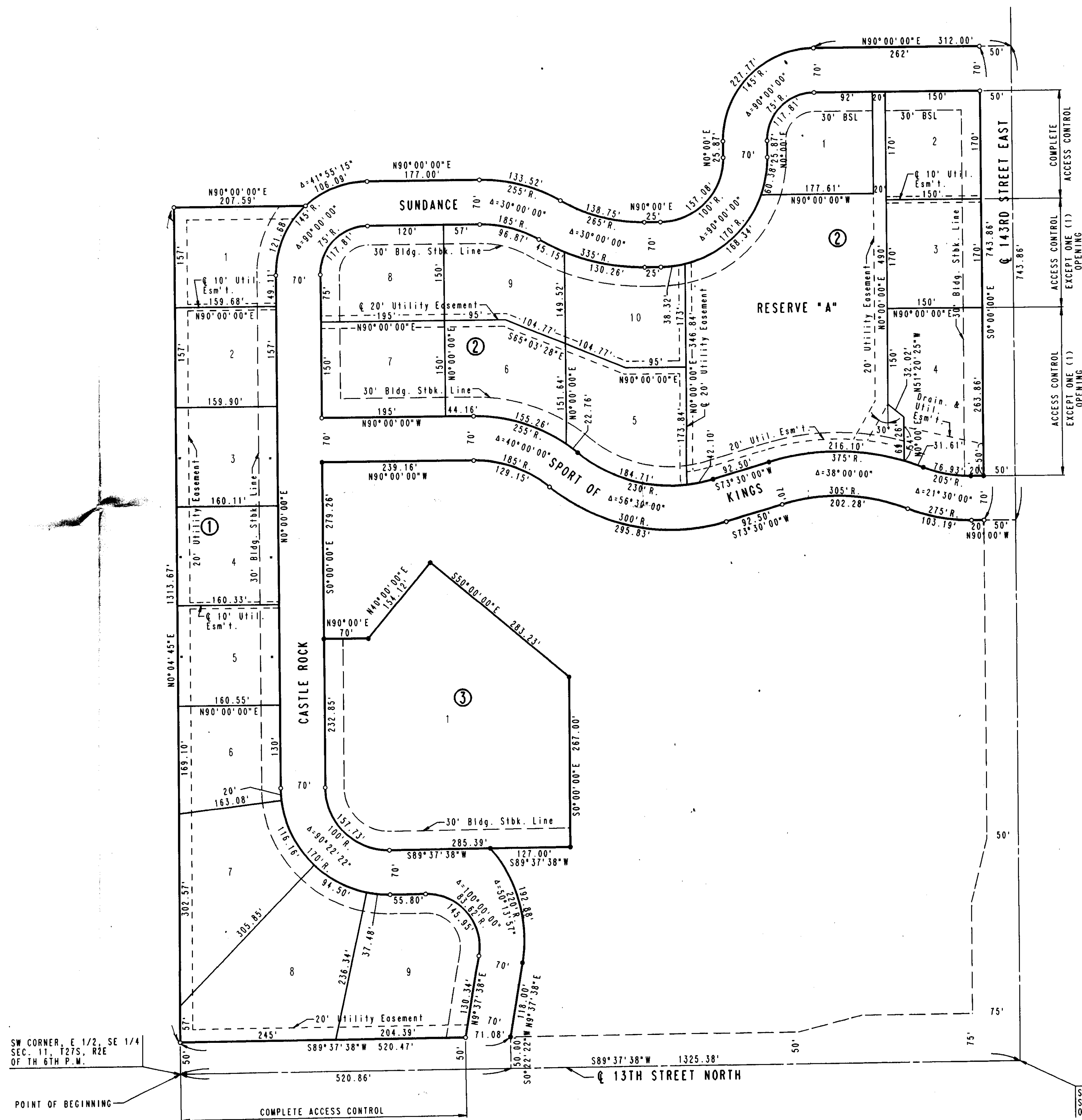
_____, REGISTER OF DEEDS
PAT KETTLER

_____, DEPUTY
ED RESA

SAVANNA AT CASTLE ROCK RANCH 4TH ADDITION TO SEDGWICK COUNTY, KANSAS

OFFICE COPY
DO NOT REMOVE

FINAL PLAT



SCALE: 1"=100'

○ = 3/4" IRON SET

● = IRON FOUND

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

MINIMUM PAD ELEVATION (LOWEST OPENING)
FOR LOTS 1 THROUGH 5 AND LOT 10 IN
BLOCK 2 SHALL BE ELEV. 1324.0 M.S.L.

SW CORNER, E 1/2, SE 1/4
SEC. 11, T27S, R2E
OF THE 6TH P.M.

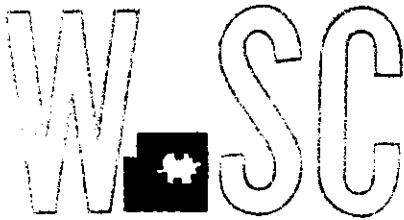
POINT OF BEGINNING

COMPLETE ACCESS CONTROL

13TH STREET NORTH

S.E. CORNER
SEC. 11, T27S, R2E
OF THE 6TH P.M.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4421

February 12, 1993

Professional Engineering Consultants, P.A.
Attn: Gary Wiley
303 South Topeka
Wichita, KS 67202

Re: S/D 92-61 Savanna at Castle Rock Ranch 4th Addition
(Final Plat)

Dear Mr. Wiley:

At the regular meeting of the Metropolitan Area Planning Commission on February 11, 1993, 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 February 10, 1993.

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 developers.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh
cc: Savanna, Inc., c/o Marjorie Stephenson, 14010 E. 13th Street,
Wichita, KS 67230
Mike Lindebak, City Engineer

signature.

- K. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- M. Recording of the plat within 30 days after approval by the City Council.

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-4

February 11, 1993

STAFF REPORT

(Final Plat Approved 2/4/93, Preliminary Plat Approved 12/23/92)

CASE NUMBER: S/D 92-61 - SAVANNA AT CASTLE ROCK RANCH 4TH ADDITION

OWNER/APPLICANT: Savanna, Inc., c/o Marjorie Stephenson, 14010 E. 13th Street North, Wichita, KS 67230

SURVEYOR/ENGINEER: P.E.C., c/o Gary Wiley, 303 S. Topeka, Wichita, KS 67202

LOCATION: Northwest corner of 13th Street North and 143rd Street East

SITE SIZE: 26.16 Acres

NUMBER OF LOTS

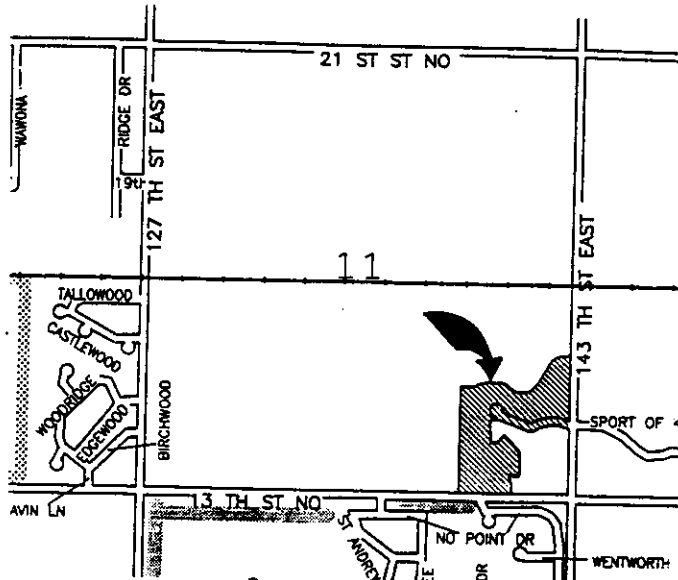
Residential:	20
Office:	
Commercial:	
Industrial:	
Total:	20

MINIMUM LOT AREA: 25,000 sq. ft.

CURRENT ZONING: "R-1" Suburban Residential

PROPOSED ZONING: "R-1" Suburban Residential

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee will be with the County.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted. This guarantee shall include the extension of water, as needed, adjacent to this plat along 143rd Street East. This guarantee will be with the City of Wichita and the applicant shall also submit an outside-the-City water agreement.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property; this may be included with the paving guarantees.
- D. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall be for the suburban street paving standard.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording. Since both City and County guarantees will be involved, Certificates of Petition shall be submitted for both the City and County improvements.
- 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 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. As requested by County Engineering, the final plat tracing shall indicate a minimum building pad elevation of 1,349 MSL.
- I. 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.
- J. 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