

# RUSTY ECK FORD ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) ss  
Sedgwick County)

I, the undersigned licensed land surveyor in aforesaid county and state, do hereby certify that, under the supervision of the undersigned, we, AM Consulting, Inc. have surveyed and platted "RUSTY ECK FORD ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

A tract of land located in the SW ¼ and the SE ¼ of Section 19, Township 27 South, Range 2 East, of the 6th Principal Meridian, Sedgwick County, Kansas being more particularly described as follows: Lots 1, 2, 3, 4, and 5, Block 1, Rockwood South Fifth Addition, Wichita, Sedgwick County, Kansas, Lot 1, Rockwood South Third Addition, Wichita, Sedgwick County, Kansas, Lots 1 and 2, Rockwood South First Addition to Wichita, Kansas, Lot 1, Aboud Addition, Wichita, Kansas, And Lot 1, EXCEPT the West 30 feet and EXCEPT the North 120.0 feet of the East 19.5 feet and Lot 2, EXCEPT the North 120.0 feet, Block A, Clayton Addition to Wichita, Sedgwick County, Kansas. EXCEPT for a tract of land being more particularly described as follows: Beginning on the South line at 30.0 feet East of the SW corner of Lot 1, Block A, in said Clayton Addition; Thence North parallel with the West line of said Lot 1 for a distance of 137.74 feet; Thence East parallel with the South line of said Clayton Addition a distance of 270.0 feet to the East line of said Clayton addition, said point being 137.74 feet North of the SE corner of Lot 2 in said Clayton Addition; Thence East 150.0 feet to the East line of Lot 1, in said Rockwood South First Addition, said point being 137.80 feet North of SE corner of said Lot 1; Thence East 300.32 feet to the East line of Lot 2, in said Rockwood South First Addition, said point being 126.69 feet North of the SE corner of said Lot 2; Thence East 382.85 feet to the East line of Lot 1, in said Rockwood South Third Addition, said point of intersection being 82.86 feet North of the point of curvature at the SE corner of said Lot 1; Thence South along the East line of said Lot 1 for a distance of 82.86 feet to a point of curvature; Thence southwesterly on a curve to the right having an arc length distance of 53.24 feet to a point of tangent, said curve having a radius of 33.72 feet, a central angle of 90°28', and a tangent of 34 feet; Thence West on the South line of said Lot 1 for a distance of 330 feet to the SW corner of said Lot 1; Thence South on the West line of said Lot 1 for a distance of 10.0 feet to the SE corner of Lot 2 in said Rockwood South First Addition; Thence West along the South line of said Lot 1 for a distance of 300.0 feet to the SE corner of Lot 1 in said Rockwood South First Addition; Thence continuing West along said South line of said Lot 1 for a distance of 150 feet to the SW corner of Lot 1 in said Rockwood South First Addition; Thence continuing West along the South line of Lots 1 and 2, Block A, in said Clayton Addition for a distance of 270.0 feet to a point on the South line at 30.0 feet East of the SW corner of said Lot 1 to the Point of Beginning.

Said tract contains 672,631 square feet more or less.

Existing public dedications, right-of-ways, and easements being vacated by virtue of K.S.A. 12-512(b).



Randall L. Elkins, L.S. # 1294, Surveyor

State of Kansas) ss  
Sedgwick County)

Know all men by these presents that we, the undersigned, have caused the land described in the surveyor's certificate to be platted into a Lot and Block, to be known as "RUSTY ECK FORD ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for constructing, maintaining, operating, and repairing utilities. The access controls are hereby granted to the appropriate governing body as shown hereon. Right of Way as shown is hereby dedicated to the public for streets.

A drainage plan has been developed for the plot. All drainage easements and/or right-of-ways shall remain at established grades, or as modified with the approval of the applicable public agency, and unobstructed to allow for the conveyance of stormwater.

ECK PROPERTIES, INC.  
Owner O.L. ECK, PRESIDENT

Date 6-2-03

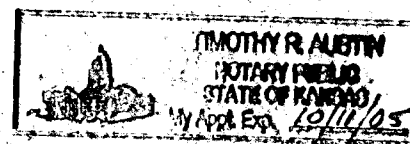
State of Kansas) ss  
Sedgwick County)

BE IT REMEMBERED that on this 2nd day of June, 2003, before me, the undersigned, a notary public in and for the County and

State aforesaid came O.L. ECK, PRESIDENT of Eck Properties, Inc., to me personally known to be the same person who executed this instrument and such person duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Timothy R. Austin  
My appointment expires: Oct 11, 2005  
Timothy R. Austin



Notary Public

State of Kansas) ss  
Sedgwick County)

This plat of "RUSTY ECK FORD ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita/Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 2nd day of June, 2003.  
Wichita/Sedgwick County Metropolitan Area Planning Commission.

Bernard A. Hentzen, Chairman

Dale E. Miller, Secretary

State of Kansas) ss  
City of Wichita)

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 2nd day of June, 2003. At the Direction of the City Council.

Chris Charches, City Manager

Pat Graves, City Clerk

Entered on transfer record this 2nd day of June, 2003.

Don Brace, County Clerk

State of Kansas) ss  
Sedgwick County)

This is to certify that this instrument was filed for record in the Register

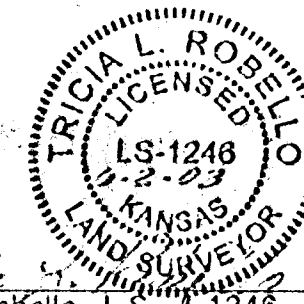
of Deeds office at 10 o'clock am, on the 2nd day of June, 2003, and is duly recorded.

Bill Meek, Register of Deeds

Linda Kizzire, Deputy

State of Kansas) ss  
Sedgwick County)

Reviewed in accordance with K.S.A. 58-2005 on this 2nd day of June, 2003.



Tricia L. Robello, L.S. # 1246  
Deputy County Surveyor  
Sedgwick County, Kansas

We, Pioneer Bank and Trust, by Thomas A. Guillian, Jr., President of Eck Properties, Inc., do hereby consent to the plat of "Rusty Eck Ford Addition", Wichita, Sedgwick County, Kansas

Pioneer Bank and Trust

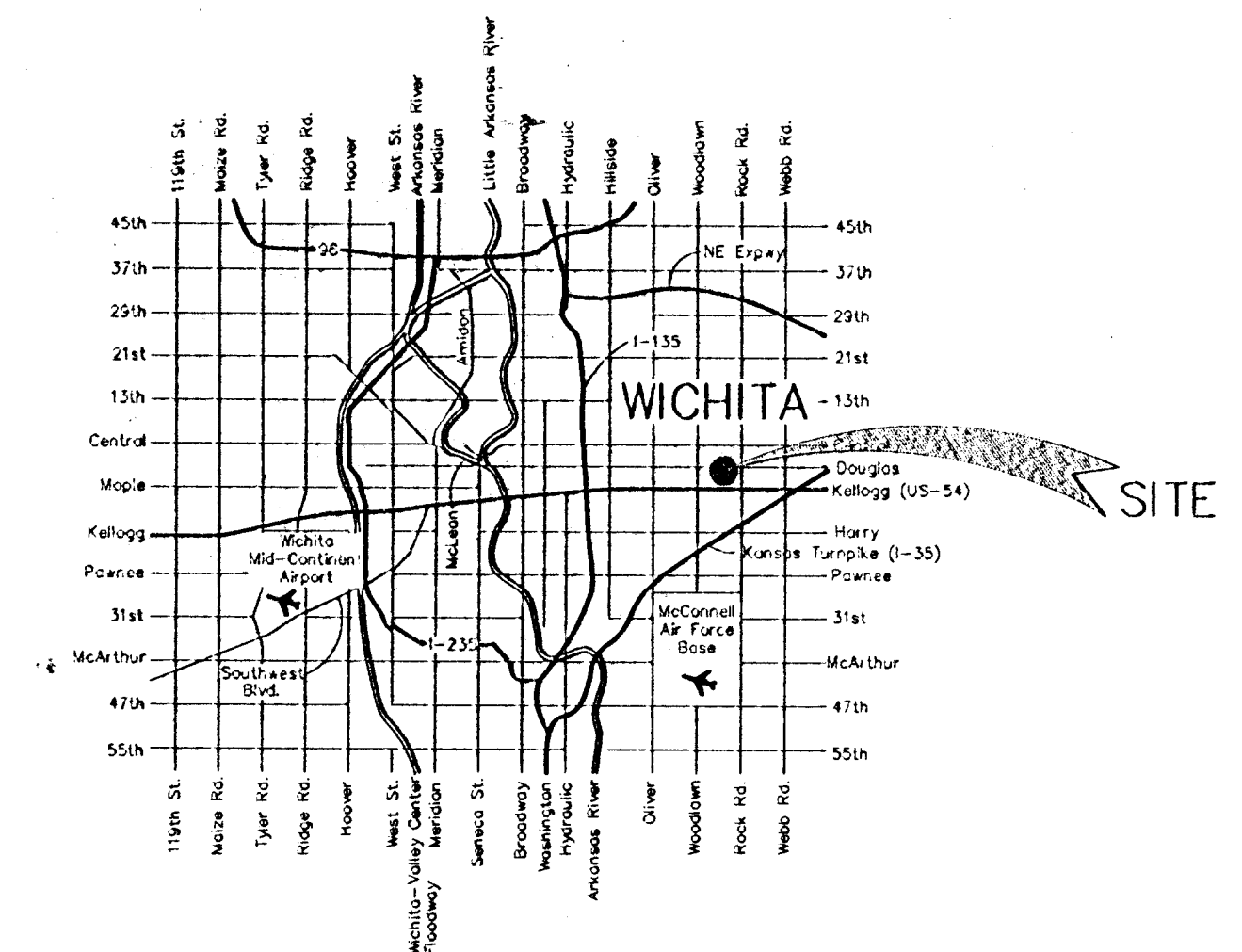
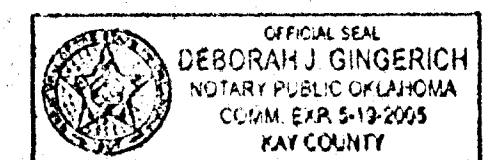
State of Kansas) ss  
Sedgwick County)

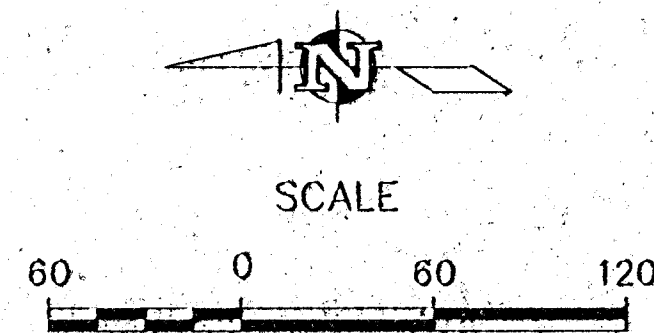
BE IT REMEMBERED that on this 2nd day of June, 2003, before me, the undersigned, a notary public in and for the County and

State aforesaid came Thomas A. Guillian, Jr., President of Eck Properties, Inc., to me personally known to be the same person who executed this instrument and such person duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Deborah J. Gingerich  
My appointment expires: 5-19-05  
Notary Public Deborah J. Gingerich  
Commission # 05006246





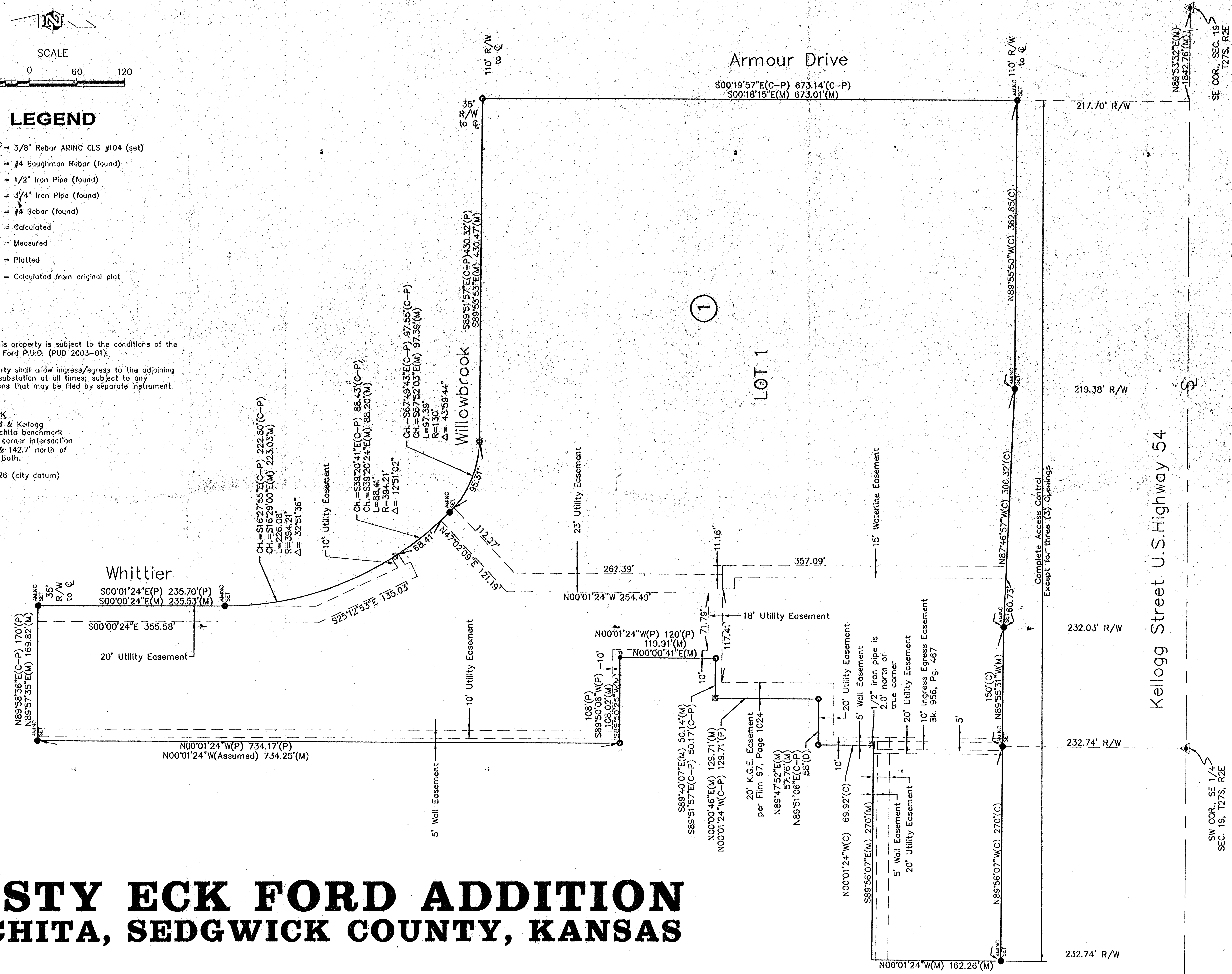
# LEGEND

- AMINC SET = 5/8" Rebar AMINC CLS #104 (set)
- B = #4 Baughman Rebar (found)
- ⊗ = 1/2" Iron Pipe (found)
- = 3/4" Iron Pipe (found)
- = #4 Rebar (found)
- (C) = Calculated
- (M) = Measured
- (P) = Platted
- (C-P) = Calculated from original plat

NOTES: This property is subject to the conditions of the Rusty Eck Ford P.U.D. (PUD 2003-01).

This property shall allow ingress/egress to the adjoining electrical substation at all times; subject to any modifications that may be filed by separate instrument.

**BENCHMARK**  
Rock Road & Kellogg  
City of Wichita benchmark  
northeast corner intersection  
54' east & 142.7' north of  
centerline both.  
Elev. 168.26 (city datum)



# RUSTY ECK FORD ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

SHEET 2 OF 2

AM CONSULTING, Inc.  
ENGINEERING SERVICES  
142 N. Emporia Wichita, KS 67202  
316/265-2870 fax: 316/265-2839



**Wichita-Sedgwick County Metropolitan Area Planning Department**

March 6, 2003

Tim Austin  
AM Consulting, Inc.  
142 N. Emporia  
Wichita, KS 67202

RE: SUB 2003-12-- One-Step Final Plat of Rusty Eck Ford Addition

At the regular meeting of the Metropolitan Area Planning Commission on March 6, 2003, the above captioned plat was considered. The action of the Planning Commission was to approve the plat as recommended by the Subdivision Committee, subject to the conditions stated in our letter dated February 28, 2003, in addition to the following:

A note shall be placed on the final plat stating that the addition (property owner) shall allow ingress/egress to the electrical substation site at all times.

The following items must be submitted to the Metropolitan Area Planning Department before the plat is scheduled for the City Council and/or County Commission's consideration:

1. A completed and signed tracing of the subdivision, along with five (5) copies. Also, if a change is required on the tracing after submittal, five (5) revised copies must be submitted;
2. A check made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting (\$8.00 for the first page; \$4.00 for each additional page), if the site is located within the City of Wichita's city limits, OR, in the County within three miles of Wichita's city limits; and
3. A disk, which will be used by the City and County GIS Departments, detailing the final plat in digital format in Autocad.

If you have any questions regarding this plat, please call.

Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

[www.wichitagov.org](http://www.wichitagov.org)



**Wichita-Sedgwick County Metropolitan Area Planning Department**

February 28, 2003

Tim Austin  
AM Consulting, Inc.  
142 N. Emporia  
Wichita, KS 67202

RE: SUB 2003-12-- One-Step Final Plat of Rusty Eck Ford Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 27, 2003, the above captioned plat was considered. The action of the Committee was to approve the one-step final plat, subject to the following staff comments:

- A. Municipal services are available to serve the site. City Engineering needs to comment on the need for guarantees or easements. City Water and Sewer Department has requested a 20-ft utility easement for the sanitary sewer line located within the 10-ft ingress-egress easement. A water line will need to be abandoned at site development. The 8-ft utility easement located in the southwest portion of the plat needs to be increased to 20 feet.
- B. This plat will be subject to approval of the associated zone change and any related conditions of such a zone change.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. City Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved.
- E. Traffic Engineering needs to comment on the need for access controls. The PUD site plan proposes three openings along Kellogg. Traffic Engineering has approved three openings along Kellogg. The easternmost future opening shown on the PUD along the Kellogg Frontage Road is not permitted.
- F. Right-of-way widths need to be denoted on abutting streets.
- G. A note shall be placed on the final plat, indicating that this Addition is subject to the conditions of the Rusty Eck Ford P.U.D. (PUD 2003-01).

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**T** 316.268.4421 **F** 316.268.4390

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- H. The applicant proposes a wall to be located along the property line within the utility easements. In the event a masonry wall is erected, a Hold Harmless Agreement will need to be provided to the Water and Sewer Department.
- I. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- J. A P.U.D. Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved P.U.D. (referenced as PUD 2003-01) and its special conditions for development on this property.
- K. The signature line for the City Clerk needs to be revised to reference "Pat Graves".
- L. The MAPC signature block needs to reference "Dale Miller, Secretary".
- M. The MAPC signature block needs to reference "Bernard A. Hentzen, Chair".
- N. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.
- O. The platting binder indicates a party holding a mortgage on the site. This party's name must be included as a signatory on the plat, or else documentation provided indicating that such mortgage has been released.
- P. The platator's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- Q. 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.)
- R. 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.
- S. 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 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

- T. 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.
- U. 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.
- V. Perimeter closure computations shall be submitted with the final plat tracing.
- W. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- X. 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. Additional easements are requested by Westar Energy.
- Y. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.

If this plat requires the guaranteeing of improvements, a list of the five (5) methods that have been adopted as being acceptable is available in the Planning Department. Also available, are Certificates that are required if petitions are submitted, bond forms and Irrevocable Letter of Credit forms.

This case will be forwarded to the Planning Commission for consideration on Thursday, March 6, 2003, at 1:30 p.m.

The enclosed "marked" copy of the plat is for your information and files.

If you have any questions regarding this plat, please call.



Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch

Copies to: Eck Properties, Inc., 7310 E. Kellogg, Wichita, KS 67207  
John Philbrick, Property Management - 13<sup>th</sup> Floor, 455 N. Main, Wichita, KS 67202  
Robert Kaplan, 430 N. Market, Wichita, KS 67202  
Kevin Holman, Sedgwick County Fire Department  
Neil Cable, City Engineer, Department of Engineering  
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services

**STAFF REPORT**  
(One-Step Final Plat Approved 2/27/03)

**CASE NUMBER:** SUB 2003-12 -- RUSTY ECK FORD ADDITION

**OWNER/APPLICANT:** Eck Properties, Inc., 7310 E. Kellogg, Wichita, KS 67207; City of Wichita, 13th Fl., Property Management, Attn: John Philbrick, 455 N. Main, Wichita, KS 67202

**SURVEYOR/ENGINEER:** AM Consulting, Attn: Tim Austin, 142 N. Emporia, Wichita, KS 67202

**AGENT:** Robert Kaplan, 430 N. Market, Wichita, KS 67202

**LOCATION:** North side of Kellogg, West of Rock Road

**SITE SIZE:** 15.4 acres

**NUMBER OF LOTS**

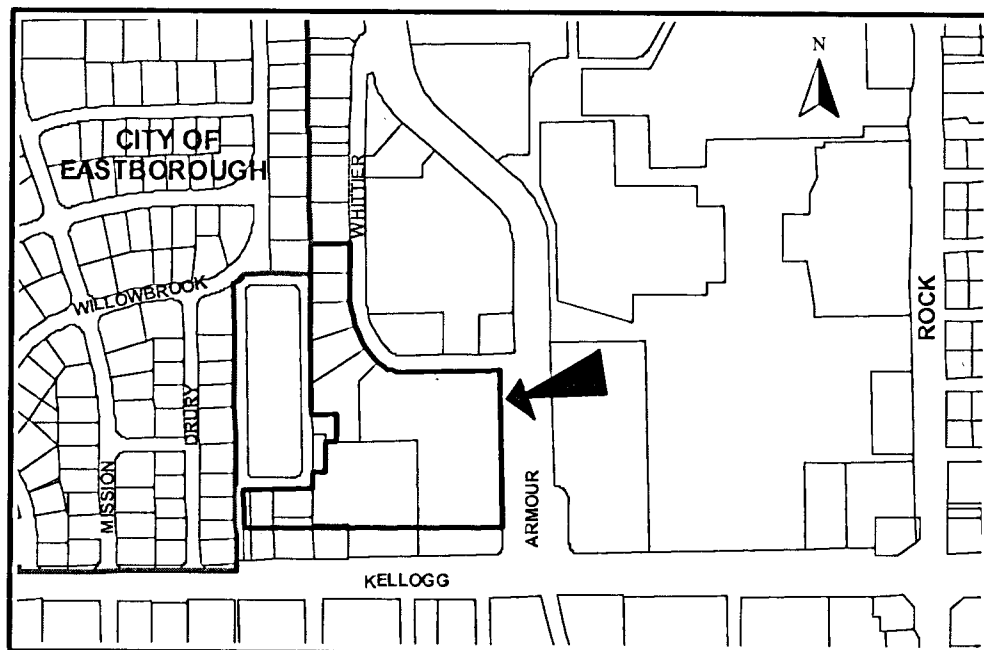
|              |   |
|--------------|---|
| Residential: |   |
| Office:      |   |
| Commercial:  | 1 |
| Industrial:  | 1 |
| Total:       | 1 |

**MINIMUM LOT AREA:** 15.4 acres

**CURRENT ZONING:** LC, Limited Commercial; GC, General Commercial

**PROPOSED ZONING:** PUD, Planned Unit Development

**VICINITY MAP**



SUB 2003-12 -- One-Step Final Plat of RUSTY ECK FORD ADDITION  
March 6, 2003 - Page 2

**NOTE:** This is a replat of Lots in the Clayton Addition and Rockwood South First, Third and Fifth Additions. The Applicant proposes a zone change from LC, Limited Commercial and GC, General Commercial to PUD, Planned Unit Development.

**Planning Staff recommends approval of the plat.**

**STAFF COMMENTS:**

- A. Municipal services are available to serve the site. **City Engineering** needs to comment on the need for guarantees or easements. **City Water and Sewer Department has requested a 20-ft utility easement for the sanitary sewer line located within the 10-ft ingress-egress easement. A water line will need to be abandoned at site development. The 8-ft utility easement located in the southwest portion of the plat needs to be increased to 20 feet.**
- B. This plat will be subject to approval of the associated zone change and any related conditions of such a zone change.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. **City Engineering** needs to comment on the status of the applicant's drainage plan. **The drainage plan is approved.**
- E. **Traffic Engineering** needs to comment on the need for access controls. The PUD site plan proposes three openings along Kellogg. **Traffic Engineering has approved three openings along Kellogg. The easternmost future opening shown on the PUD along the Kellogg Frontage Road is not permitted.**
- F. Right-of-way widths need to be denoted on abutting streets.
- G. A note shall be placed on the final plat, indicating that this Addition is subject to the conditions of the Rusty Eck Ford P.U.D. (PUD 2003-01).
- H. The applicant proposes a wall to be located along the property line within the utility easements. In the event a masonry wall is erected, a Hold Harmless Agreement will need to be provided to the **Water and Sewer Department**.
- I. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- J. A P.U.D. Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved P.U.D. (referenced as PUD 2003-01) and its special conditions for development on this property.
- K. The signature line for the City Clerk needs to be revised to reference "Pat Graves".
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**SUB 2003-12 -- One-Step Final Plat of RUSTY ECK FORD ADDITION**  
**March 6, 2003 - Page 3**

- N. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.
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- P. The platting binder shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- Q. 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.)
- R. 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.
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- U. 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.
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- X. 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. **Additional easements are requested by Westar Energy.**
- Y. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.