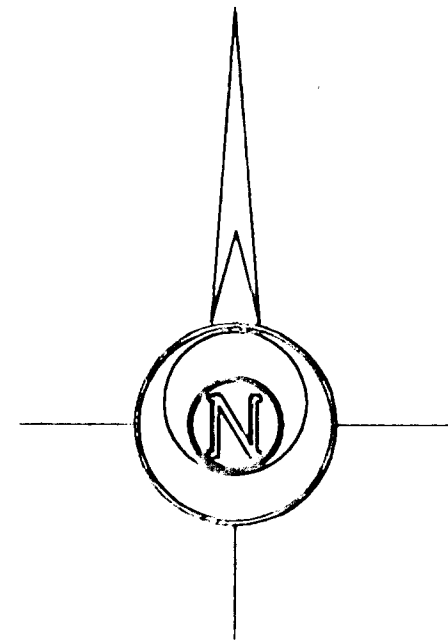


FINAL PLAT

WINDING CREEK ESTATES

A SUBDIVISION IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER
OF SECTION 6, TOWNSHIP 28 SOUTH, RANGE 3 WEST OF THE
6TH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS.



-100 0 100 200 300

BASIS OF BEARING = ASSUMED
LEGEND

Sectional Monument Found
Stake Feet
5/8" x 24" Iron Rebar Set #/G.S.S. Cap

CURVE	RADIUS	DELTA	TANGENT	ARC LENGTH	CHORD BEARING	CHORD
1	100.00	90.00	100.00	157.08	N 00°00'00" E	157.08
2	100.00	90.00	100.00	157.08	N 00°00'00" E	157.08
3	100.00	90.00	100.00	157.08	N 00°00'00" E	157.08
4	100.00	90.00	100.00	157.08	N 00°00'00" E	157.08
5	100.00	90.00	100.00	157.08	N 00°00'00" E	157.08
6	100.00	90.00	100.00	157.08	N 00°00'00" E	157.08
7	100.00	90.00	100.00	157.08	N 00°00'00" E	157.08
8	100.00	90.00	100.00	157.08	N 00°00'00" E	157.08
9	100.00	90.00	100.00	157.08	N 00°00'00" E	157.08
10	100.00	90.00	100.00	157.08	N 00°00'00" E	157.08

Closure Table
Northing: 0.002
Easting: 0.011
Precision: 0.012/529'23"=1 440.935

West 23rd Street South

PROJECT LOCATION

Section 6

West 31st Street South

VICINITY MAP
(NOT TO SCALE)

BENCHMARK:

Bent 60d Spike in fence post E North and 50 feet East of
Northeast corner Southeast Quarter of Section 6, Township 28
South, Range 3 West of the 6th Principal Meridian
Elevations 1411.64

FLOOD NOTE

Subject property falls within Zone "A" and Zone "C". Zone
"A" is described as follows: "No base flood elevations determined
According to Flood Insurance Rate Map No. 200321 0175 A
dated June 3, 1986 published by the Federal Emergency
Management Agency, subject property lies within Zone C defining
an area of minimal flooding."

GENERAL NOTE

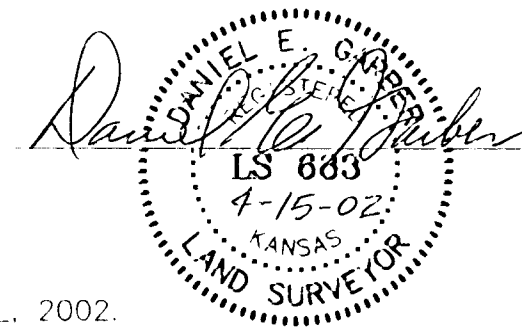
1) Reserve Areas "A" and "B" are reserved as private
driveways and utility easements (named Winding Creek Circle) for
identification purposes) for access to Winding Creek owners and
their invitees. Owners of Lots 1 through 5, Winding Creek Estates
shall be responsible for maintenance of said reserve areas, at
such time as they become public rights-of-way.
2) Owner(s) of Floodway Reserve Areas "C" & "D" shall be
responsible for maintenance thereof.
3) Access Control is dedicated along the West right-of-way
line of 295th Street West except one opening is allowed.

4-15-02 final tracing
received

LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION

I, the undersigned, licensed land surveyor of the State of
Kansas, do hereby certify that the following described tract of
land was surveyed on August 29, 2001 and the accompanying
final plat prepared and that all monuments shown herein actually
exist and their positions are correctly shown to the best of my
knowledge and belief.

The Northeast Quarter of the Southeast Quarter
of Section 6, Township 28 South, Range 3 West of the
6th Principal Meridian, Sedgwick County, Kansas



Date April 15, 2002.

Daniel E. Garber L.S.

DRAINAGE

A drainage plan has been developed for the plat and all
drainage easements, rights-of-way, or reserves shall remain at
established grades or as modified with the approval of the
applicable City of County Engineer, and unobstructed to allow for
the conveyance of storm water.

STREET

Reserve Areas "A" & "B" shown on this plat and not
heretofore dedicated to the public use shall be dedicated to the
public in the event that the property west of and abutting the
property described hereon becomes platted as a subdivision.

OWNER'S CERTIFICATE AND DEDICATION

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

This is to certify that the undersigned owners of the land
described in the Surveyor's Certificate, have caused the same to
be surveyed and subdivided on the accompanying plat into lots,
streets and other public ways under the name of **Winding Creek
Estates**, a subdivision in the Northeast Quarter of the Southeast
Quarter of Section 6, Township 28 South, Range 3 West of the
6th Principal Meridian, Sedgwick County, Kansas; that all
highways, streets, alleys, easements and public sites as denoted
on the plat are hereby dedicated to and for the use of the
public for the purpose of constructing, operating, maintaining and
repairing public improvements; and further that the land
contained therein is held and shall be conveyed subject to any
applicable restrictions, reservations, and covenants now on file or
hereafter filed in the Office of the Register of Deeds of Sedgwick
County, Kansas.

Robert P. Murphy Cathy A. Murphy

NOTARY CERTIFICATE

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

This instrument was acknowledged before me by Robert P. and
Catherine A. Murphy, husband and wife, this day of
April, 2002.

(Notary Public), Notary Public.

My Commission Expires

COUNTY SURVEYOR'S CERTIFICATE

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

Reviewed in accordance with K.S.A. 58-5005 on the day
of April, 2002.

Travis L. Paballo, L.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

This plat of **Winding Creek Estates** a subdivision in the
Northeast Quarter of the Southeast Quarter of Section 6,
Township 28 South, Range 3 West of the 6th Principal
Meridian, Sedgwick County, Kansas, has been submitted to and
approved by the Wichita-Sedgwick County Metropolitan Area
Planning Commission, Wichita, Kansas.
Dated this day of April, 2002.

J. D. Michaelis, Acting Chairman

Marvin S. Krout, Secretary

COUNTY COMMISSIONERS CERTIFICATE

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

This plat of **Winding Creek Estates** a subdivision in the Northeast
Quarter of the Southeast Quarter of Section 6, Township 28 South,
Range 3 West of the 6th Principal Meridian, Sedgwick County,
Kansas, an addition to Wichita, Sedgwick County, Kansas has been
submitted to and approved by the Board of County Commissioners
of Sedgwick County, Kansas, on this day of April, 2002.

ATTEST: Ben Sciortino, Chair

Don Brace, County Clerk

Entered on transfer record on this day of April, 2002.

Don Brace, County Clerk

CITY COUNCIL CERTIFICATE

STATE OF KANSAS)
CITY OF WICHITA) SS
COUNTY OF SEDGWICK)

This plat approved and all dedications shown hereon accepted
by the City Council of the City of Wichita, Kansas, this day of
April, 2002.
At the Direction of the City Council

Chris Cherches, City Manager Pat Burnett, City Clerk

Entered on transfer record on this day of April, 2002.

Don Brace, County Clerk

REGISTER OF DEEDS CERTIFICATE

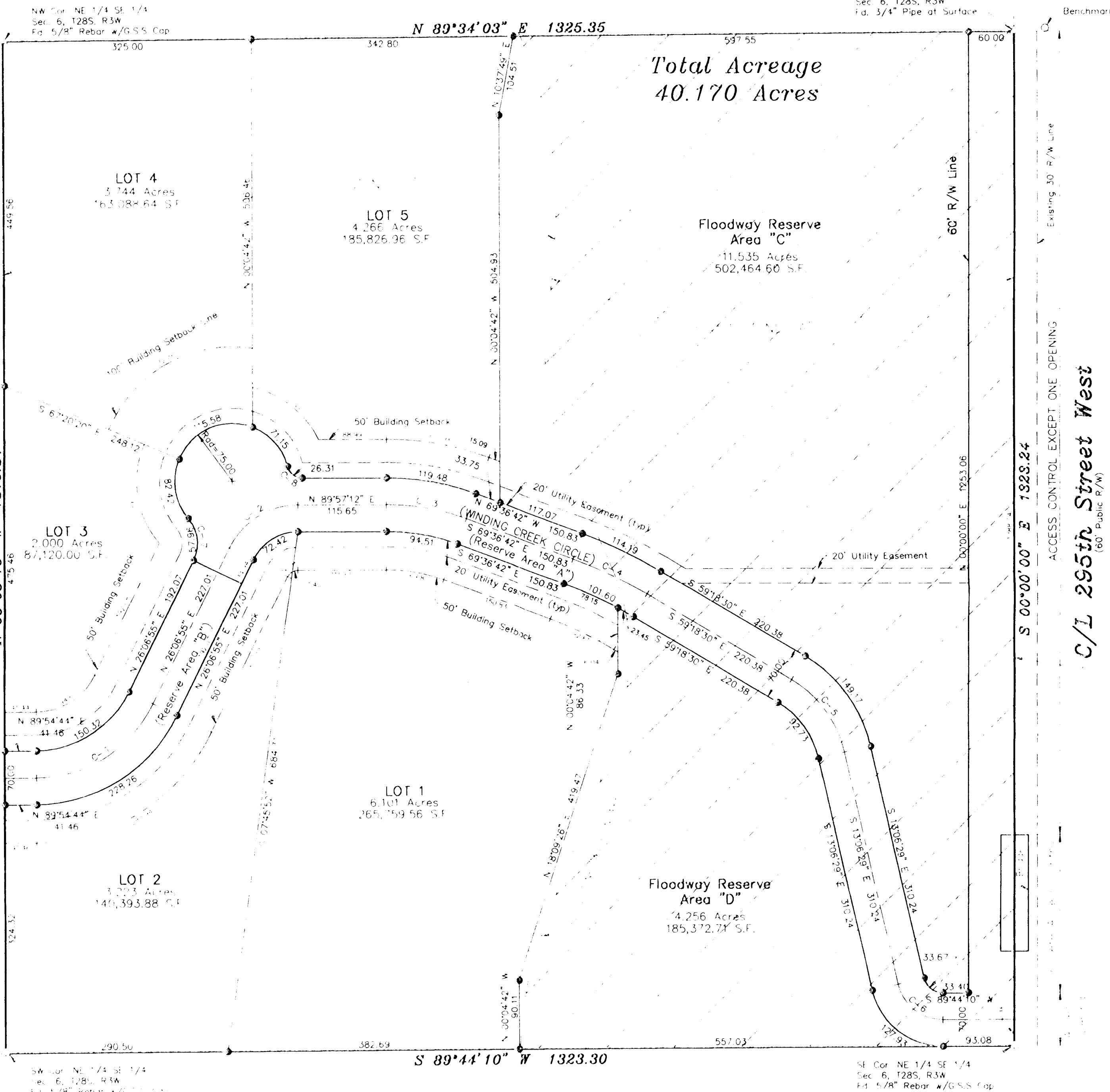
STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

This is to certify that this plat has been filed for record in
the office of the Register of Deeds, this day of April,
2002, at which time it was duly recorded.

ATTEST: Bill Meek, Register of Deeds

Udda Rizzieri, Deputy

Prepared For:	Description:	
FINAL PLAT	WINDING CREEK ESTATES SEDGWICK COUNTY, KANSAS	
Prepared By:	Garber Surveying Service, P.A.	
CSS	423 West 1st Ave. 129 E. Broadway, Suite 300 Hutchinson, Kansas 67501 Newton, Kansas 67114 Phone (620) 665-7032 • FAX (620) 665-7401 Phone (316) 283-5053 • FAX (316) 283-5073	
Drawn By:	ELA Scale: 1" = 100'	Job No:
Checked By:	DEG Date: 04/15/2002 Sheet 1 of 1 Sheets	G2001-332



GENERAL NOTE

The property comprising Winding Creek Estates is subject to
an easement for electric lines and poles in favor of Sedgwick
County Electric Cooperative Association, Inc., recorded in Misc. Book
472, Page 281-288 of the Sedgwick County Register of Deeds
office.



Wichita-Sedgwick County Metropolitan Area Planning Department

April 4, 2002

Garber Surveying Service, P.A.
423 West First Street
Hutchinson, KS 67501

RE: SUB 2002-05 -- Final Plat of Winding Creek Estates Addition

At the regular meeting of the Metropolitan Area Planning Commission on April 4, 2002, 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 March 29, 2002.

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 four (4) 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, residential developments.
4. Submission of a disk to the Planning Department detailing the final plat in digital format in Autocad. This will be used by the City and County GIS Departments.

If you have any questions concerning this matter, please call.

Neil Evan Strahl, Senior Planner
Current Plans Division

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

T 316.268.4421 F 316.268.4390

www.wichitagov.org



Wichita-Sedgwick County Metropolitan Area Planning Department

March 29, 2002

Garber Surveying Service, P.A.
423 West First Street
Hutchinson, KS 67501

RE: SUB 2002-05 -- Final Plat of Winding Creek Estates Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 28, 2002, 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. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the County Code Enforcement 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. County Code Enforcement has advised that the lots will be served by septic systems. *A flood study is needed.*
- 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 plan. *A drainage plan is needed. Minimum pads will be determined upon approval of the drainage plan. A better description of the benchmark location needs to be shown on the plat.*
- D. The plat's text on the final plat shall denote the creation of the floodway reserves in addition to including the standard floodway language.
- E. Access control except one opening has been platted along 295th St. West. The final plat tracing shall reference the dedication of access controls in the plat's text. *County Engineering has approved the access controls. The opening shall be located north of the bridge.*
- F. County Engineering has requested a 60-ft dedication of street right-of-way along 295th St. The dedication shall be referenced in the plat's text as being dedicated to the public.

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

T 316.268.4421 F 316.268.4390

www.wichitagov.org

- G. The temporary construction easement may be eliminated.
- H. County Surveying has advised that deltas with 50' and 20' radius on the cul-de-sac need to be shown.
- I. A covenant or agreement shall be submitted regarding Reserves A and B platted for private street purposes, which sets forth ownership and maintenance of the private street, and future reversionary rights of the reserves to the lots benefiting from the reserves. The plat's text on the final plat shall reference the platting of the reserves for private street purposes and shall state which specific lots are to be accessed by the reserves.
- J. County Engineering shall comment on the proposed paving. *A 32-ft standard suburban street (sand surface) is required within Reserve A up to the east line of Lot 5. The remainder of Reserve A shall be the standard 36-ft rock surface.*
- K. The private street will need to be installed and approved prior to any construction being permitted or building permits being issued.
- L. County Fire Department needs to comment on the street length of the proposed cul-de-sac (1,300 feet). Rural cul-de-sacs over 1,200 feet in length must provide a stub street connection providing future access to adjoining tracts. *Reserve B shall be platted extending from Reserve A to the west property line. Both Reserve A and B shall be dedicated as a public street in the event the abutting property to the west is platted.*
- M. The County Fire Department/GIS needs to comment on the plat's street names. *The street name has been approved.*
- N. For legal description purposes, the plat shall include Reserves A and B for the private street, and Reserves C and D for the floodway reserves. Said reserves shall be referenced in the plat's text.
- O. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- P. The plat'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.

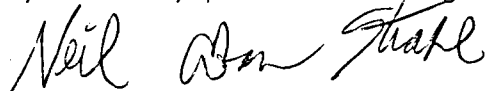
- S. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (Phone 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations 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.
- 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 methods which have been adopted as being acceptable is available through the Planning Department. Certificates, which are required if petitions are submitted, and forms for the bond and Irrevocable Letter of Credit are also available from this office.

This case will be forwarded to the Planning Commission on Thursday, April 4, 2002, at 12:00 p.m.

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

If you have any questions concerning this matter, please call.



Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

STAFF REPORT

(FINAL PLAT APPROVED 3/28/02; PRELIMINARY PLAT APPROVED 1/31/02)

CASE NUMBER: SUB 2002-05 -- WINDING CREEK ESTATES

OWNER/APPLICANT: Robert P. and Catherine Murphy, 1218 N. Sedgwick, Garden Plaine, KS 67050

SURVEYOR/ENGINEER: Garber Surveying Service, P.A., 423 West First Street, Hutchinson, KS 67501

LOCATION: West side of 295th Street West, North of 31st Street South.

SITE SIZE: 40.17 Acres

NUMBER OF LOTS

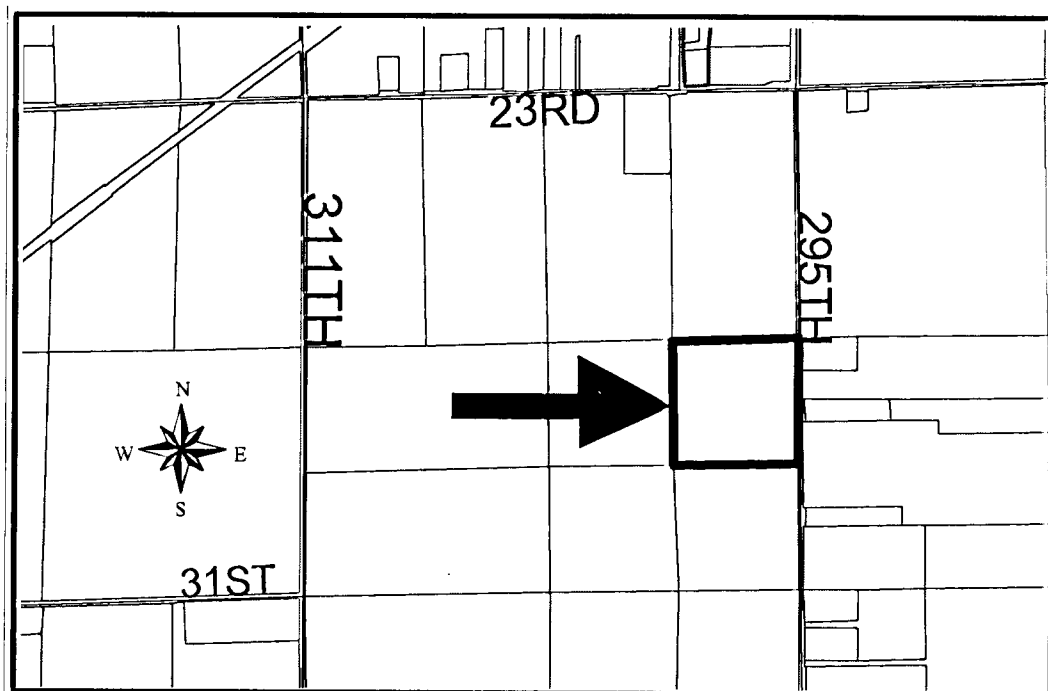
Residential:	5
Office:	
Commercial:	
Industrial:	
Total:	<u>5</u>

MINIMUM LOT AREA: 2 Acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This site is located in the County in an area designated as "rural" by the 1999 Update to the Wichita-Sedgwick County Comprehensive Plan. It is located in Garden Plain Area of Influence. The site is located within the 100-year floodplain.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the County Code Enforcement 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. County Code Enforcement has advised that the lots will be served by septic systems. **A flood study is needed.**
- 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 plan. **A drainage plan is needed. Minimum pads will be determined upon approval of the drainage plan. A better description of the benchmark location needs to be shown on the plat.**
- D. The plat's text on the final plat shall denote the creation of the floodway reserves in addition to including the standard floodway language.
- E. Access control except one opening has been platted along 295th St. West. The final plat tracing shall reference the dedication of access controls in the plat's text. **County Engineering has approved the access controls. The opening shall be located north of the bridge.**
- F. County Engineering has requested a 60-ft dedication of street right-of-way along 295th St. The dedication shall be referenced in the plat's text as being dedicated to the public.
- G. The temporary construction easement may be eliminated.
- H. County Surveying has advised that deltas with 50' and 20' radius on the cul-de-sac need to be shown.
- I. A covenant or agreement shall be submitted regarding Reserves A and B platted for private street purposes, which sets forth ownership and maintenance of the private street, and future reversionary rights of the reserves to the lots benefiting from the reserves. The plat's text on the final plat shall reference the platting of the reserves for private street purposes and shall state which specific lots are to be accessed by the reserves.
- J. County Engineering shall comment on the proposed paving. **A 32-ft standard suburban street (sand surface) is required within Reserve A up to the east line of Lot 5. The remainder of Reserve A shall be the standard 36-ft rock surface.**
- K. The private street will need to be installed and approved prior to any construction being permitted or building permits being issued.

- L. County Fire Department needs to comment on the street length of the proposed cul-de-sac (1,300 feet). Rural cul-de-sacs over 1,200 feet in length must provide a stub street connection providing future access to adjoining tracts. Reserve B shall be platted extending from Reserve A to the west property line. Both Reserve A and B shall be dedicated as a public street in the event the abutting property to the west is platted.
- M. The County Fire Department/GIS needs to comment on the plat's street names. The street name has been approved.
- N. For legal description purposes, the plat shall include Reserves A and B for the private street, and Reserves C and D for the floodway reserves. Said reserves shall be referenced in the plat's text.
- O. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- P. The plat'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.

SUB 2002-05 -- Final Plat of WINDING CREEK ESTATES

April 4, 2002 - Page 4

- 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.
- 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.