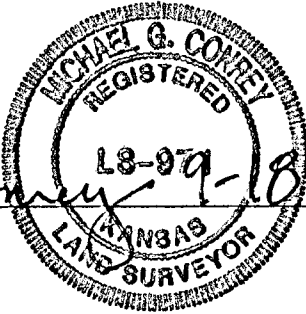


ANGEL FIRE ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS
Sedgwick County) We, Baughman Company, P.A., Surveyors in
aforesaid county and state do hereby certify that we have surveyed and
platted "ANGEL FIRE ADDITION", Wichita, Sedgwick County, Kansas
and that the accompanying plat is a true and correct exhibit of the
property surveyed, described as the S 1/2 of the SW 1/4, Sec. 13,
Twp. 28-S, R-1-W of the 6th P.M., Sedgwick County, Kansas, EXCEPT
the south 619.00 feet of the west 600.00 feet thereof, and EXCEPT
the west 208.71 feet of the north 135.00 feet of the south 754.00 feet
thereof.

Existing easements and dedications being vacated by virtue
of K.S.A. 12-512(b).
Baughman Company, P.A.

Michael G. Conrey, Surveyor
Michael G. Conrey


This plat of "ANGEL FIRE ADDITION",
Wichita, Sedgwick County, Kansas has been submitted to and approved by
the Wichita-Sedgwick County Metropolitan Area Planning Commission,
Wichita, Kansas.

Dated this 10-26-00 day of October, 2000.
Wichita-Sedgwick County Metropolitan Area Planning Commission

Francis S. Garofalo, Chairman

Marvin S. Krout, Secretary

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this day of , 2000.

Bob Knight, Mayor

Pat Burnett, City Clerk

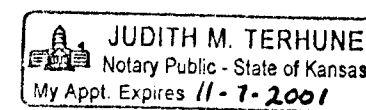
Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate to be
platted into Lots, Blocks, Streets, and Reserves, to be known as "ANGEL
FIRE ADDITION", Wichita, Sedgwick County, Kansas. The utility easements
are hereby granted as indicated for the construction and maintenance of
all public utilities. The drainage and utility easements are hereby granted
as indicated for drainage purposes and for the construction and
maintenance of all public utilities. The drainage easements are hereby
granted as indicated for drainage purposes. The utility and pedestrian
access easement is hereby granted as indicated for the construction and
maintenance of all public utilities and for pedestrian access purposes to
or from Reserve "D" and no fences or other obstructions shall be con-
structed or placed on or within this easement. The drainage, utility, and
pedestrian access easements are hereby granted as indicated for drainage
purposes, for the construction and maintenance of all public utilities, and
for pedestrian access purposes to or from Reserves "B" and "D" and no
fences or other obstructions shall be constructed or placed on or within
these easements. Reserves "A", "C", and "E" are hereby reserved for
entry monuments, open space, streets, utilities, and landscaping.
Reserves "B" and "D" are hereby reserved for lakes, open space, berms,
landscaping, sidewalks, drainage purposes, and utilities as confined to
easements. Reserve "F" is hereby reserved for open space and drainage
purposes. Reserves "A", "B", "C", "D", "E", and "F" shall be owned and
maintained by the homeowners association for the addition. The streets
are hereby dedicated to and for the use of the public. All abutters
rights of access shall be as indicated on the face of the plat and are
hereby granted to the City of Wichita, Kansas. The Minimum Building
Pad Elevations for the lowest opening to the structures shall be as
indicated on the face of the plat.

Mathias F. Eck, Manager
Mathias F. Eck

We the undersigned holders of a mortgage on the
above described property, do hereby consent to this plat of "ANGEL FIRE
ADDITION", Wichita, Sedgwick County, Kansas.
Legacy Bank

Steve Gegen, AVP
STEVE GEGEN

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged be-
fore me, this 21st day of SEPTEMBER, 2000, by STEVE GEGEN,
ASST. V. P. of Legacy Bank, on behalf of the bank.



Judith M. Terhune, Notary Public
JUDITH M. TERHUNE

My App't. Exp. 11-7-2001

Reviewed in accordance with K.S.A. 58-2005
on this day of , 2000.

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

Entered on transfer record this day
of , 2000.

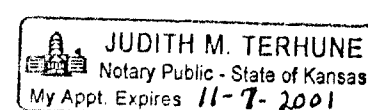
James Alford, County Clerk

State of Kansas) SS
Sedgwick County) This is to certify that this plat has been
filed for record in the office of the Register of Deeds, this day
of , 2000 at o'clock M.; and is duly recorded.

Bill Meek, Register of Deeds

Linda Kizzire, Deputy

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before
me, this 18th day of SEPTEMBER, 2000, by Mathias F. Eck, Manager of
Caywood, L.L.C., on behalf of the limited liability company.



Judith M. Terhune, Notary Public
JUDITH M. TERHUNE

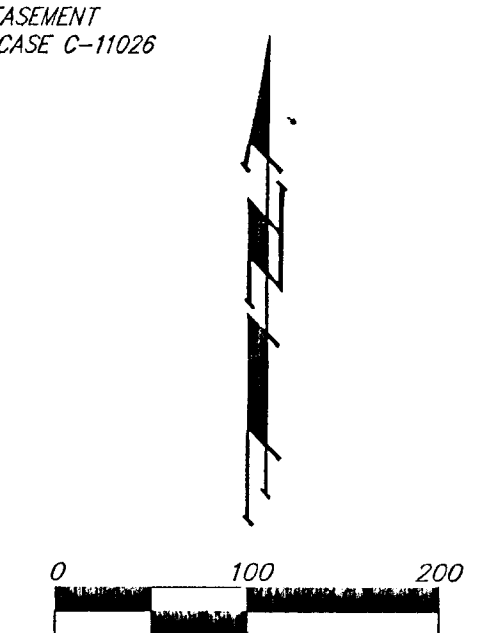
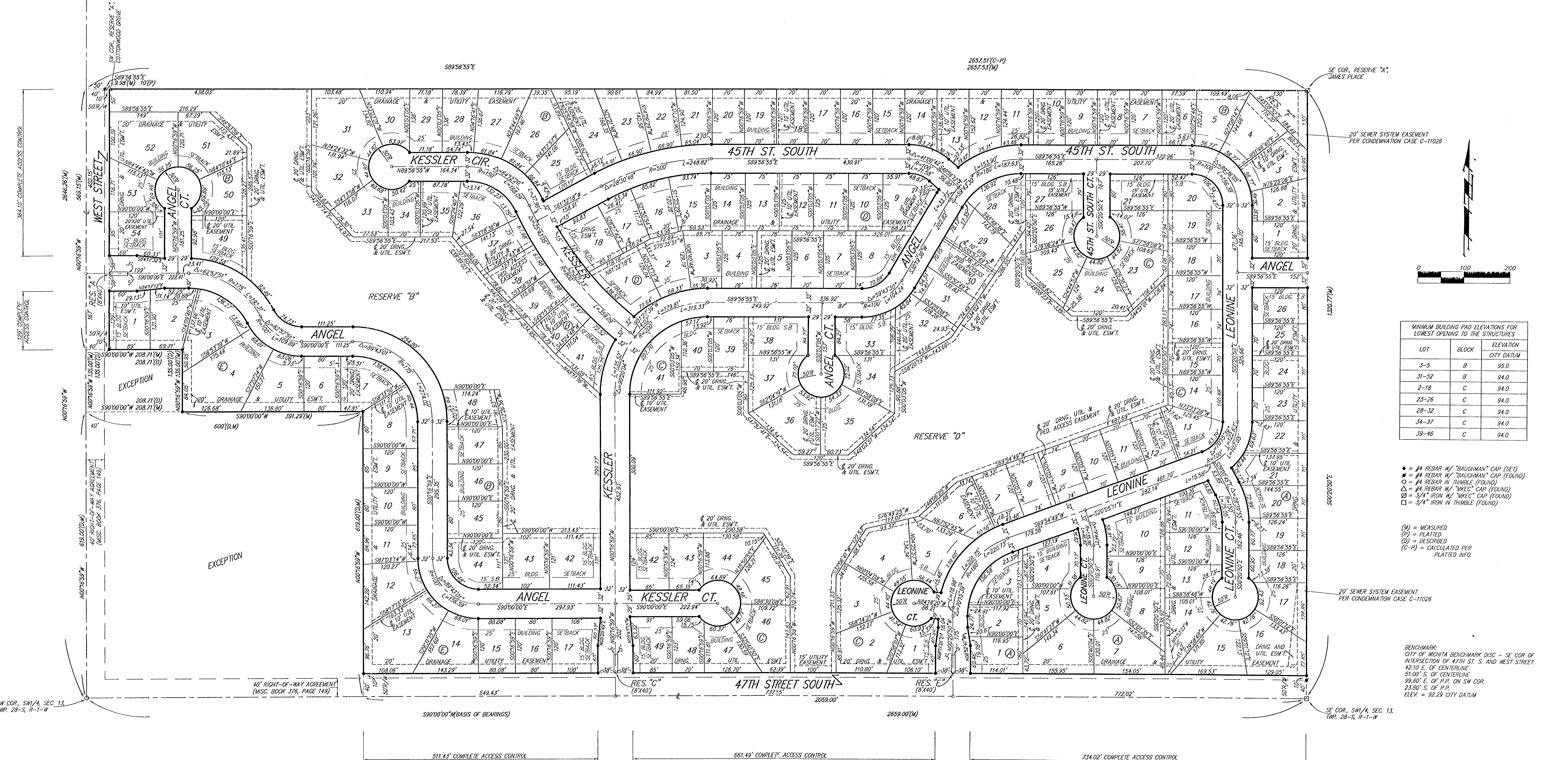
My App't. Exp. 11-7-2001

ANGEL FIRE ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

revised 10-26-00

NW COR. SW1/4, SEC. 13,
TWP. 28-S, R-1-W



MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION CITY DATUM
3-5	B	95.0
31-52	B	94.0
2-18	C	94.0
23-26	C	94.0
28-32	C	94.0
34-37	C	94.0
39-46	C	94.0

- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
 - ★ = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
 - = #4 REBAR IN THIMBLE (FOUND)
 - △ = #4 REBAR W/ "MEC" CAP (FOUND)
 - ⊙ = 3/4" IRON W/ "MEC" CAP (FOUND)
 - = 3/4" IRON IN THIMBLE (FOUND)
- (M) = MEASURED
(P) = PLATTED
(D) = DESCRIBED
(C-P) = CALCULATED PER PLATTED INFO.

20' SEWER SYSTEM EASEMENT PER CONDEMNATION CASE C-11026

BENCHMARK:
CITY OF WICHITA BENCHMARK DISC - SE COR OF INTERSECTION OF 47TH ST. S. AND WEST STREET
51.00' S. OF CENTERLINE
39.80' E. OF P.P. ON SW COR.
23.80' S. OF P.P.
ELEV. = 92.29 CITY DATUM

SW COR. SW1/4, SEC. 13,
TWP. 28-S, R-1-W

SE COR. SW1/4, SEC. 13,
TWP. 28-S, R-1-W

NOTE:
A MASTER GRADING PLAN FOR DRAINAGE HAS BEEN DEVELOPED FOR THIS SUBDIVISION AND IS ON FILE WITH THE CITY OF WICHITA, KANSAS. ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, OR RESERVES SHALL REMAIN AT ESTABLISHED GRADES OR AS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS. NO OBSTRUCTIONS WHICH IMPEDS THE FLOW OF THIS DRAINAGE SYSTEM SHALL BE ALLOWED.



Wichita-Sedgwick County Metropolitan Area Planning Department

July 13, 2000

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

RE: SUB 2000-17 -- Final Plat of ANGEL FIRE ADDITION (FORMERLY ECK SEVENTH ADDITION)

At the regular meeting of the Metropolitan Area Planning Commission on July 13, 2000, 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 7, 2000.

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.

A handwritten signature in cursive script that reads 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch



Wichita-Sedgwick County Metropolitan Area Planning Department

July 7, 2000

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

RE: SUB 2000-17 -- Final Plat of ANGEL FIRE ADDITION (FORMERLY ECK SEVENTH ADDITION)

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 6, 2000, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

STAFF COMMENTS:

- A. As this site is adjacent to Wichita's City limits, the Applicant shall submit a request for annexation. Prior to this plat being scheduled for City Council review, annexation of the site will need to be completed. Upon annexation, the property will be zoned SF-6, Single-Family Residential and thereby permit the lot sizes being platted.
- B. The Applicant shall guarantee the extension of City water and sanitary sewer to serve the lots being platted.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. City/County Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved. A guarantee is required. The minimum building pad elevations for the lowest opening also need to be noted on the face of the plat.
- E. All owners that are denoted in the platting binder have not been included as signatories to the plat. These owners need to be added to the final tracing or a binder revision needs to be submitted indicating that the site's ownership is only in the party now shown on the final plat.
- 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.

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T 316.268.4421 F 316.268.4390

www.wichitagov.org

- 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 City, 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 the governing body.
- H. The eastern portion of Reserve D shall be extended to the street to increase its accessibility and usefulness for all homeowners in the Addition. This may be accomplished through access easements through the lots or extension of the Reserve.
- The final plat indicates two pedestrian access easements through lots within Block C to improve the accessibility of the eastern portion of Reserve D.
- I. Traffic Engineering needs to comment on the need for improvements to perimeter streets. No improvements are required.
- J. The applicant shall guarantee the paving of the proposed interior streets. This paving guarantee shall also provide for sidewalks on at least one side of the through, non-cul-de-sac streets.
- K. City Fire Department needs to comment on the revised street names. The street names are approved.
- L. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-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.
- M. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- N. 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.
- O. 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.)
- P. 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.

- Q. 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.
- R. 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.
- S. 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.
- T. Perimeter closure computations shall be submitted with the final plat tracing.
- U. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- V. 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.
- W. 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.

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 13, 2000, at 12:30 p.m.

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



Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

STAFF REPORT

(Final Plat Approved 7/6/00; Revised Preliminary Plat Approved 6/8/00)

CASE NUMBER: SUB 2000-17 -- ANGEL FIRE (Formerly Eck 7th Addition)

OWNER/APPLICANT: Caywood, LLC, Attn: Matt Eck, 5512 W. Central, Wichita, KS 67212

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: North side of 47th St. South, East side of West Street

SITE SIZE: 68.87 Acres

NUMBER OF LOTS

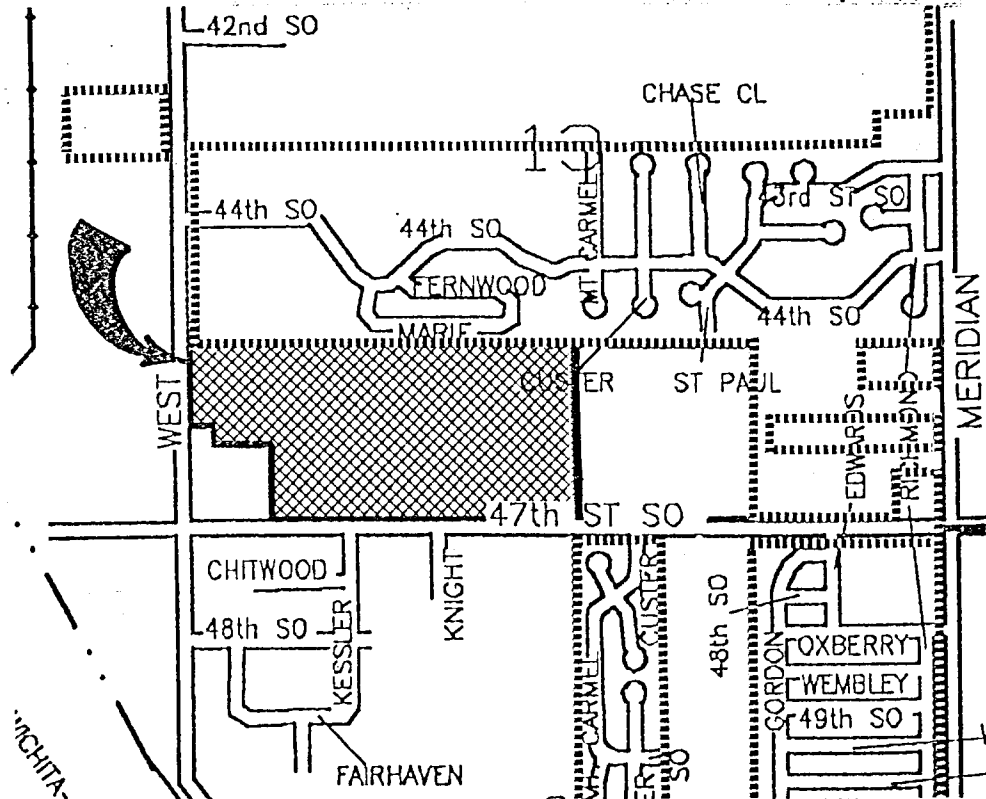
Residential:	164
Office:	
Commercial:	
Industrial:	
Total:	164

MINIMUM LOT AREA: 8,400 Sq. Ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: SF-6, Single-Family Residential, TF-3, Two-Family Residential

VICINITY MAP



Note: This applicant proposes a zone change to TF-3, Two-Family Residential for a portion of this site. As this site is adjacent to Wichita's city limits, the Applicant shall submit a request for annexation. Upon annexation, the property will be zoned SF-6, Single-Family Residential and thereby permit the lot sizes being platted.

STAFF COMMENTS:

- A. As this site is adjacent to Wichita's City limits, the Applicant shall submit a request for annexation. Prior to this plat being scheduled for City Council review, annexation of the site will need to be completed. Upon annexation, the property will be zoned SF-6, Single-Family Residential and thereby permit the lot sizes being platted.
- B. The applicant shall guarantee the extension of City water and sanitary sewer to serve the lots being platted.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. City/County Engineering needs to comment on the status of the applicant's drainage plan. ***The drainage plan is approved. A guarantee is required. The minimum building pad elevations for the lowest opening also need to be noted on the face of the plat.***
- E. All owners that are denoted in the platting binder have not been included as signatories to the plat. These owners need to be added to the final tracing or a binder revision needs to be submitted indicating that the site's ownership is only in the party now shown on the final plat.
- 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 City, 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 the governing body.
- H. ***The eastern portion of Reserve D shall be extended to the street to increase its accessibility and usefulness for all homeowners in the Addition. This may be accomplished through access easements through the lots or extension of the Reserve.***

The final plat indicates two pedestrian access easements through lots within Block C to improve the accessibility of the eastern portion of Reserve D.
- I. ***Traffic Engineering*** needs to comment on the need for improvements to perimeter streets. ***No improvements are required.***
- J. The applicant shall guarantee the paving of the proposed interior streets. This paving guarantee shall also provide for sidewalks on at least one side of the through, non-cul-de-sac streets.

- K. City Fire Department needs to comment on the revised street names. *The street names are approved.*
- L. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-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.
- M. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- N. The platlor'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.
- O. 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.)
- P. 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.
- Q. 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.
- R. 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.
- S. 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.
- T. Perimeter closure computations shall be submitted with the final plat tracing.
- U. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- V. 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.

SUB 2000-17 -- Final Plat of ANGEL FIRE ADDITION
July 13, 2000 - Page 4

- W. 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.