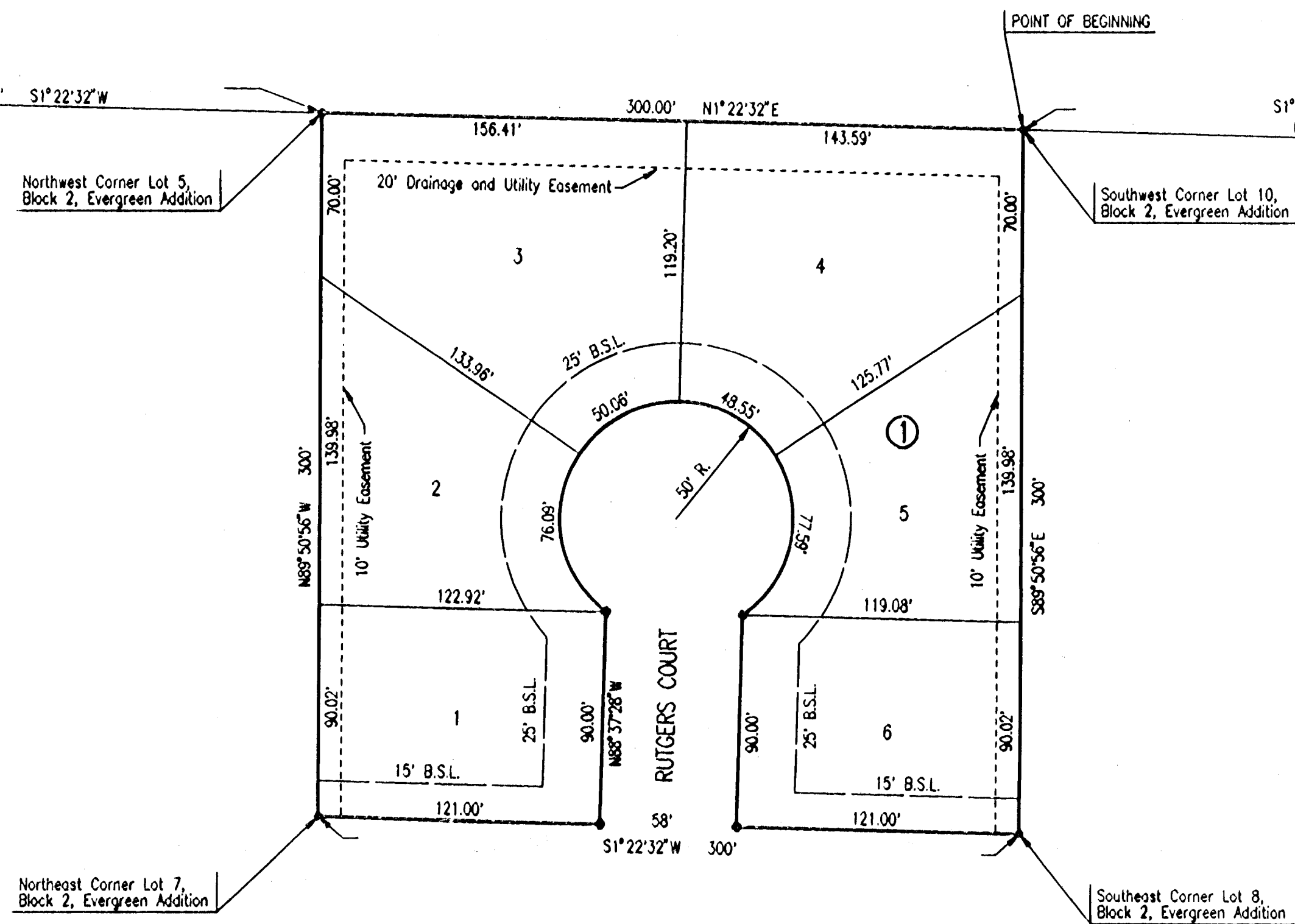


EVERGREEN 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

Revised
12-6-99

N.W. Corner, S.E. 1/4
Sec. 6, T27S, R1W
of the 6th P.M.
Found 3/4" Iron Pipe

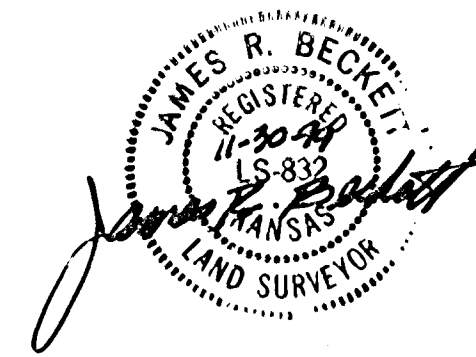
N.W. Corner, S. 1/2, N.E. 1/4
Sec. 6, T27S, R1W
of the 6th P.M.
Found Stone



STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND SURVEYORS IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS 20th DAY OF November, 1999, WE HAVE SURVEYED AND PLATTED EVERGREEN 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, A BLOCK, AND A STREET THE SAME BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 1 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, SAID POINT BEING 358.53 FEET SOUTH OF THE NORTHWEST CORNER OF THE SOUTH HALF OF SAID NORTHEAST QUARTER; THENCE SOUTH 300.00 FEET; THENCE EAST ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTH HALF OF SAID NORTHEAST QUARTER A DISTANCE OF 300.00 FEET; THENCE NORTH 300.00 FEET; THENCE WEST 300.00 FEET TO PLACE OF BEGINNING. ALSO DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 10, BLOCK 2, EVERGREEN, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS; THENCE BEARING S89°50'56"E A DISTANCE OF 300 FEET TO THE SOUTHEAST CORNER OF LOT 8, BLOCK 2, EVERGREEN ADDITION; THENCE BEARING S1°22'32"W A DISTANCE OF 300 FEET TO THE NORTHEAST CORNER OF LOT 7, BLOCK 2, EVERGREEN ADDITION; THENCE BEARING N89°50'58"W A DISTANCE OF 300 FEET TO THE NORTHWEST CORNER OF LOT 5, BLOCK 2, EVERGREEN ADDITION; THENCE BEARING N1°22'32"E A DISTANCE OF 300 FEET TO THE POINT OF BEGINNING.



James R. Beckett
JAMES R. BECKETT, R.L.S., NO. 832
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, A BLOCK AND A STREET, THE SAME TO BE KNOWN AS EVERGREEN 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

EASEMENTS FOR CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED. THE STREET IS HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

A DRAINAGE PLAN HAS BEEN APPROVED FOR THIS PLAT. ALL DRAINAGE EASEMENTS AND RIGHTS-OF-WAY SHALL REMAIN AT ESTABLISHED GRADES AND UNOBSTRUCTED TO ALLOW FOR THE CONVEYANCE OF STORMWATER, UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER.

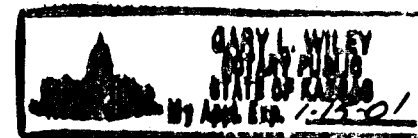
OWNER: SOCORA VILLAGE COMPANY

BY: Larry A. Chambers
LARRY A. CHAMBERS, PRESIDENT

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON November 24, 1999,
BY LARRY A. CHAMBERS, PRESIDENT, SOCORA VILLAGE COMPANY

Gary L. Wiley, NOTARY PUBLIC
GARY L. WILEY
MY APPOINTMENT EXPIRES: Jan. 15, 2001



WE, FIDELITY BANK IN WICHITA KANSAS, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF EVERGREEN 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

BY: T. Steven Mattingly
T. STEVEN MATTINGLY, SENIOR VICE PRESIDENT

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON November 24, 1999,
BY T. STEVEN MATTINGLY, SENIOR VICE PRESIDENT OF FIDELITY BANK IN WICHITA, KANSAS.

Gary L. Wiley, NOTARY PUBLIC
GARY L. WILEY
MY APPOINTMENT EXPIRES: Jan. 15, 2001



THIS PLAT OF EVERGREEN 2ND ADDITION HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS _____ DAY OF _____, 1999.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

BY _____, CHAIRMAN
FRANK GAROFALO

_____, SECRETARY
MARVIN S. KROUT

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS _____ DAY
OF _____, 1999.

TRICIA L. ROBELLO, LS #1246
DEPUTY COUNTY SURVEYOR
SEDGWICK COUNTY KANSAS

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ARE
ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS
_____ DAY OF _____, 1999.

_____, MAYOR
BOB KNIGHT

_____, CITY CLERK
PAT BURNETT

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 2000.

_____, COUNTY CLERK
JAMES ALFORD

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE
REGISTER OF DEEDS OFFICE AT _____ A.M. - P.M., ON THE _____
DAY OF _____, 2000.

_____, REGISTER OF DEEDS
BILL WEEK

_____, DEPUTY
LINDA KIZZIRE



SCALE: 1" = 50'

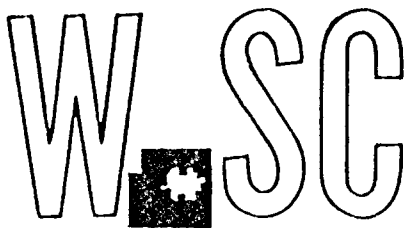
TOPOGRAPHY: 6-15-93

• = IRON SET UNLESS NOTED OTHERWISE

B.M.: CITY OF WICHITA STD. BENCH MARK DISC 64" EAST AND 99" SOUTH
OF THE INTERSECTION OF THE CENTERLINES MAIZE ROAD AND
21ST STREET NORTH.

ELEV.=164.3 CITY DATUM
ELEV.=1351.7 N.G.V.D.

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

October 28, 1999

P.E.C.
C/O Gary Wiley
303 S. Topeka
Wichita, KS 67202

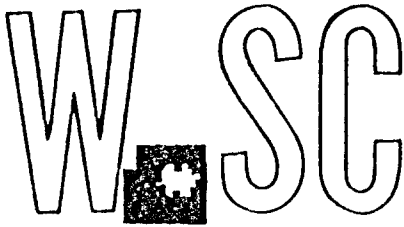
RE: S/D 99-66 -- One-Step Final Plat of EVERGREEN 2ND ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on October 28, 1999, 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 October 22, 1999.

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 Release 13 Version of Autocad. This will be used by the City and County GIS Departments.

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT

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

October 22, 1999

P.E.C.
C/O Gary Wiley
303 S. Topeka
Wichita, KS 67202

RE: S/D 99-66 -- One-Step Final Plat of EVERGREEN 2ND ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 21, 1999, 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 needs to request annexation to the City of Wichita. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed in order to allow for the lot sizes being platted.
- B. City Engineering needs to comment on the need for any guarantees or easements. **Guarantees for water, sewer and paving are required.**
- 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. 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.
- F. The applicant shall provide a guarantee for the paving of the proposed interior street.



- G. 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.
- H. 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.)
- I. 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.
- J. 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.
- K. 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.
- L. 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.
- M. Perimeter closure computations shall be submitted with the final plat tracing.
- N. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- O. 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.
- P. 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 Release 13 version of 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. 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.

S/D 99-66 -- One-Step Final Plat of EVERGREEN 2ND ADDITION
October 22, 1999
Page 3

This matter will be forwarded to the Planning Commission for its consideration on Thursday, October 28, 1999, at 1:30 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.

Sincerely,

A handwritten signature in black ink, reading "Neil Evan Strahl". The signature is written in a cursive, flowing style.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Socora Village Company, C/O Larry Chambers, 104 S. Broadway,
Ste. 200, Wichita, KS 67202
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of
Public Services, 1144 S. Seneca, Wichita, KS 67213

STAFF REPORT
(One-Step Final Plat Approved 10/21/99)

CASE NUMBER: S/D 99-66 - EVERGREEN 2ND ADDITION

OWNER/APPLICANT: Socora Village Company, 104 S. Broadway, Suite 200, Wichita, KS 67202

SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A., Attn: Gary Wiley, 303 S. Topeka, Wichita, KS 67202

LOCATION: West of Maize, South of 29th St. North

SITE SIZE: 2.1 acres

NUMBER OF LOTS

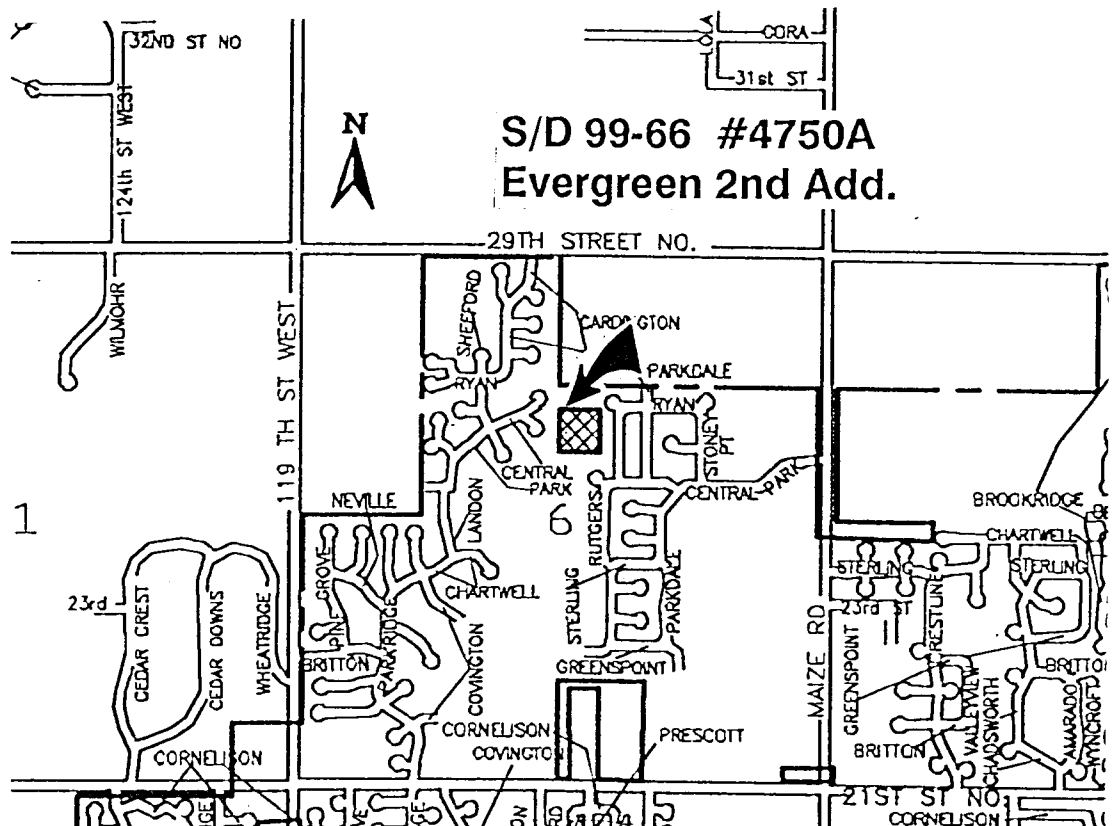
Residential:	6
Office:	
Commercial:	
Industrial:	
Total:	<u>6</u>

MINIMUM LOT AREA: 10,000 sq. ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: SF-6, Single-Family Residential

VICINITY MAP



Note: This site is located in the County adjoining Wichita's city limits and a request for annexation shall be submitted. The site is currently zoned SF-20, Single-Family residential and will be converted to SF-6, Single-Family Residential upon annexation. Access to the site will be through the Evergreen Addition.

STAFF COMMENTS:

- A. As this site is adjacent to Wichita's city limits, the applicant needs to request annexation to the City of Wichita. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed in order to allow for the lot sizes being platted.
- B. City Engineering needs to comment on the need for any guarantees or easements. Guarantees for water, sewer and paving are required.
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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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