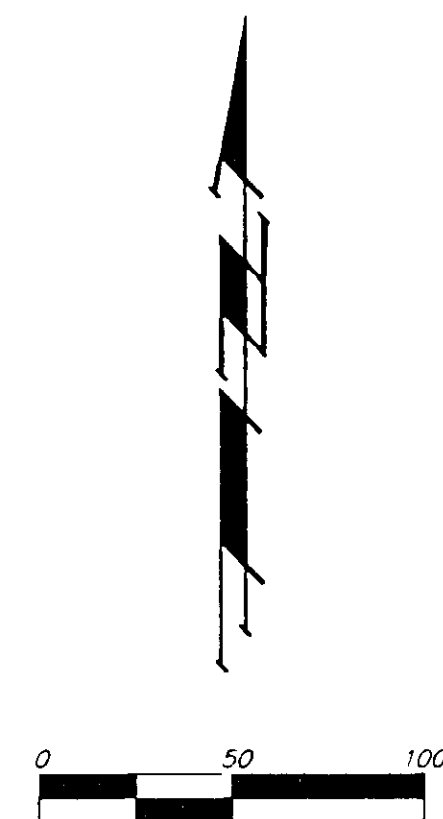


ECK 4TH ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

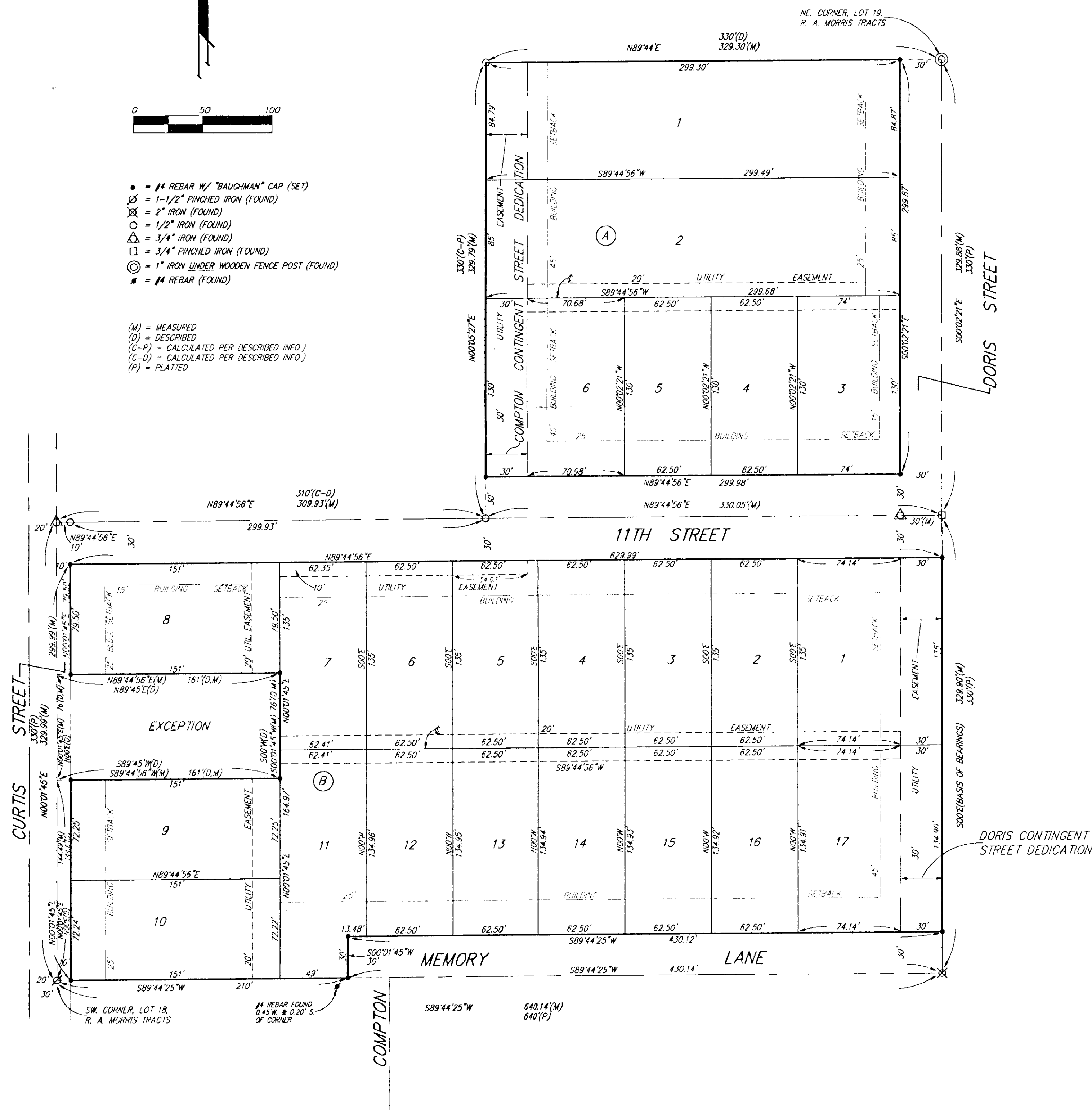
THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON _____ SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED _____

OFFICE COPY
DO NOT REMOVE
MAY 5, 1997



- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- ⊗ = 1-1/2" PINCHED IRON (FOUND)
- ⊗ = 2" IRON (FOUND)
- ⊗ = 1/2" IRON (FOUND)
- ⊗ = 3/4" IRON (FOUND)
- ⊗ = 3/4" PINCHED IRON (FOUND)
- ⊗ = 1" IRON UNDER WOODEN FENCE POST (FOUND)
- = #4 REBAR (FOUND)

(M) = MEASURED
(D) = DESCRIBED
(C-P) = CALCULATED PER DESCRIBED INFO.
(C-D) = CALCULATED PER DESCRIBED INFO.
(P) = PLATTED



State of Kansas) SS We, Baughman Company, P.A., Surveyors in aforesaid
Sedgwick County) county and state do hereby certify that we have surveyed and platted "ECK 4TH
ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is
a true and correct exhibit of the property surveyed, described as follows: A replat
of Lot 18 and the east 330 feet of Lot 19, R. A. Morris Tracts, Sedgwick
County, Kansas, EXCEPT that part of said Lot 18 described as commencing
at the SW Corner of said Lot 18; thence N00°E along the west line of
said Lot 18, 144.60 feet for a place of beginning; thence continuing N00°E
along the west line of said Lot 18, 76 feet; thence N89°45'E, 161 feet;
thence S00°E, 76 feet; thence S89°45'W, 161 feet to the point of beginning.

All being situated in the NW1/4 of Sec. 14, Twp. 27-S, R-1-W of
the 6th P.M., Sedgwick County, Kansas.

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

Michael G. Conrey
Surveyor

Know all men by these presents that
we, the undersigned, have caused the land in the surveyors certificate to be
platted into Lots, Blocks, and Streets, to be known as "ECK 4TH ADDITION", Wichita,
Sedgwick County, Kansas. The utility easements are hereby granted as indicated
for the construction and maintenance of all public utilities. The streets are
hereby dedicated to and for the use of the public. Compton contingent street
dedication shall become effective in the event that the City of Wichita determines
a need for the right-of-way for any street related purposes. This contingent
dedication shall be a covenant running with the land and shall be binding on all
heirs and subsequent owners of all parts of said property covered by said dedication.
Doris contingent street dedication shall become effective in the event that the
City of Wichita determines a need for the right-of-way for any street related
purposes. This contingent dedication shall be a covenant running with the land
and shall be binding on all heirs and subsequent owners of all parts of said
property covered by said dedication.

KCE, Inc.

Mathias F. Eck
President

State of Kansas) SS The foregoing instrument acknowledged before me
Sedgwick County) this _____ day of _____, 199____, by Mathias F. Eck, President of KCE, Inc.,
on behalf of the corporation.

Notary Public

My App't. Exp. _____

We, the undersigned, holders of a mortgage on the
above described property, do hereby consent to this plat of "ECK 4TH ADDITION",
Wichita, Sedgwick County, Kansas.

First National Bank of Anthony

State of Kansas) SS The foregoing instrument acknowledged before me,
Sedgwick County) this _____ day of _____, 199____, by _____,
of First National Bank of Anthony, on behalf of the bank.

Notary Public
My App't. Exp. _____

This plat of "ECK 4TH ADDITION", Wichita,
Sedgwick County, Kansas, has been submitted to and approved by
the Wichita-Sedgwick County Metropolitan Area Planning Commission,
Wichita, Kansas.

Dated this _____ day of _____, 199____.
Wichita-Sedgwick County Metropolitan Area Planning Commission.

John C. Frye
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 _____, 199____.

Bob Knight
Mayor

Pat Burnett
City Clerk

Entered on transfer record this _____ day
of _____, 199____.

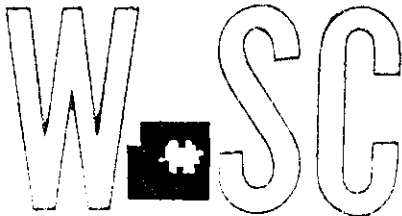
James Alford
County Clerk

State of Kansas) SS This is to certify that this plat has been
Sedgwick County) filed for record in the office of the Register of Deeds, this _____ day
of _____, 199____, at _____ o'clock _____ M.; and is duly
recorded.

Larry Consolver
Register of Deeds

Michael D. Hurtt
Deputy

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

May 19, 1997

FILE COPY

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

RE: S/D 96-5 - Revised Final Plat of the ECK 4TH ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 15, 1997, 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 10, 1996.

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 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 developments.

Please call if you have any questions.

Sincerely,


Dale Miller
Chief Planner, Current Plans Division

DM:lfb

cc: KCE, Inc., Attn: Matt Eck, 5512 West Central, Wichita, KS 67212
Mike Lindebak, City Engineer

SEDGWICK COUNTY



October 10, 1996

METROPOLITAN AREA PLANNING DEPARTMENT

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

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

RE: S/D 96-5 - Revised Final Plat of the ECK 4TH ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 10, 1996, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property. These guarantees may be included with the paving guarantees.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee the paving of all streets adjacent to and/or passing through this site, this including Doris, 11th Street North, Curtis, and Memory Lane.

*no d.w. 1/8
sept.
unimproved
into plat
condem.*

In regard to those areas in which only a half street of right-of-way is being shown (Memory Lane adjacent to Lots 14, 15 & 16, Block B and 11th Street adjacent to Lots 5, 6, 7, and 8, Block B), the applicant shall attempt to obtain the dedication of the needed rights-of-way by separate instrument. If the applicant is unable to obtain this right-of-way, he shall request that the City proceed with condemnation of the needed rights-of-way. The costs of any such condemnation may be included in the paving guarantees.

If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

- ~~G.~~ In regard to Lots 1 and 2, Block A, approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state

that, "the maximum depth of all residential lots shall not exceed 2-1/2 times the width thereof."

- ~~H.~~ The applicant shall submit an avigational easement covering all of 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.
- ~~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. (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.)
- ~~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 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- L. Prior to this plat being released for recording, the applicant shall provide proof that ownership of the site has been acquired by the applicant. The platting binder presently indicates the site in two other ownerships rather than the applicant's.
- M. The applicant shall also provide proof that all applicable property taxes (1995) have been paid.
- N. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- O. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- P. Recording of the plat within 30 days after approval by the City Council.
- Q. On the final plat tracing, the MAPC chairman shall be indicated as John C. Frye.
- R. On the final plat tracing, "Deputy" shall be deleted from the City Clerk's signature line.

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.

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,

S/D 96 - 5 - Revised Final Plat of ECK 4TH ADDITION

October 10, 1996

Page 3

October 17, 1996 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

A handwritten signature in black ink, appearing to read "Don Losew". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Don Losew
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: KCE, Inc., Attn: Matt Eck, 5512 West Central, Wichita, KS 67212

Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-17

October 17, 1996

STAFF REPORT

(Final Plat Approved 3/21/96, Preliminary Plat Approved 2/8/96)

(Revised Final Plat Approved 10/10/96)

CASE NUMBER: S/D 96-5 ECK 4TH ADDITION

OWNER/APPLICANT: KCE, Inc., Attn: Matt Eck, 5512 West Central, Wichita, KS 67212

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

LOCATION: South of 13th Street North and east of Hoover (I-235)

SITE SIZE: 6.73 Acres

NUMBER OF LOTS

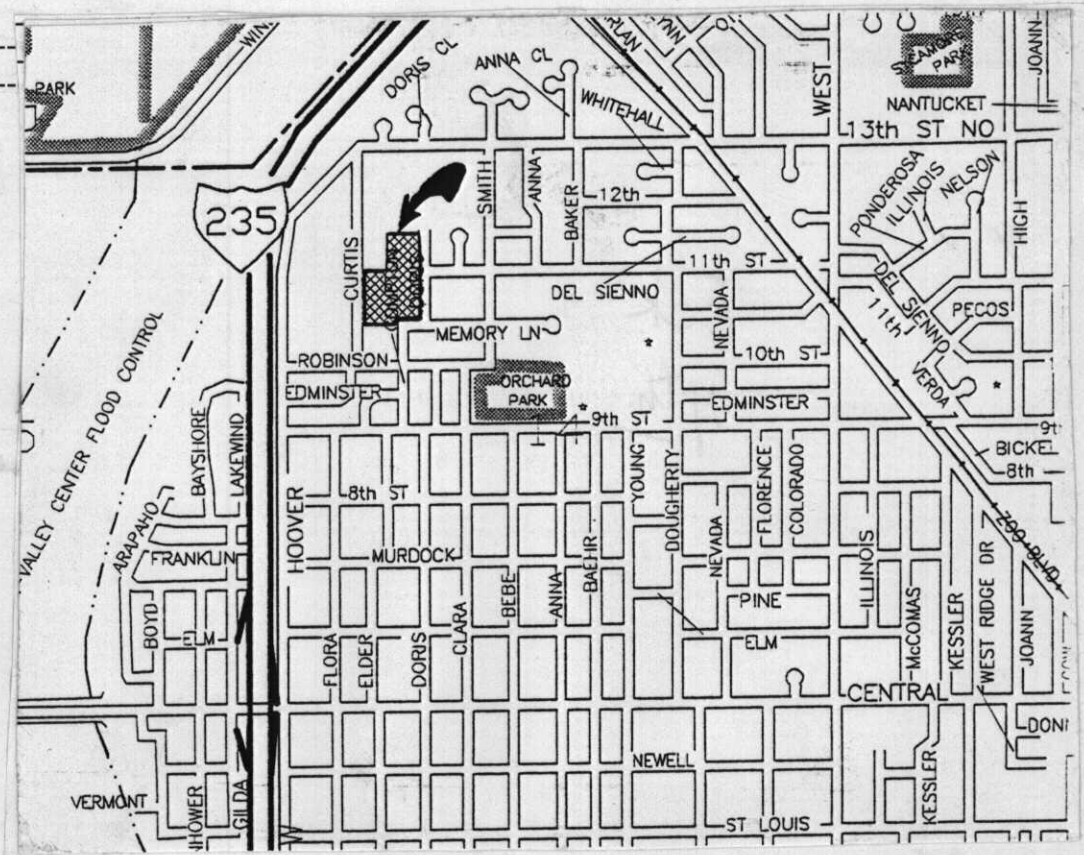
Residential:	23
Office:	
Commercial:	
Industrial:	
Total:	23

MINIMUM LOT AREA: 8,435 sq. ft.

CURRENT ZONING: "AA"

PROPOSED ZONING:

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property. These guarantees may be included with the paving guarantees.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee the paving of all streets adjacent to and/or passing through this site, this including Doris, 11th Street North, Curtis, and Memory Lane.

In regard to those areas in which only a half street of right-of-way is being shown (Memory Lane adjacent to Lots 14, 15 & 16, Block B and 11th Street adjacent to Lots 5, 6, 7, and 8, Block B), the applicant shall attempt to obtain the dedication of the needed rights-of-way by separate instrument. If the applicant is unable to obtain this right-of-way, he shall request that the City proceed with condemnation of the needed rights-of-way. The costs of any such condemnation may be included in the paving guarantees.

- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. In regard to Lots 1 and 2, Block A, approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state that, "the maximum depth of all residential lots shall not exceed 2-1/2 times the width thereof."
- H. The applicant shall submit an avigational easement covering all of 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.
- 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. (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.)
- 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 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

S/D 96-5 - Final Plat of ECK 4TH ADDITION

October 17, 1996 - Page 3

- L. Prior to this plat being released for recording, the applicant shall provide proof that ownership of the site has been acquired by the applicant. The platting binder presently indicates the site in two other ownerships rather than the applicant's.
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- O. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
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