

S/D No.: 85-98 Name: ECK 3RD ADDITION

Preliminary Approved: 11/21/85
Scheduled S/D Meeting: 6/5/86

DESCRIPTION

General Location: On the south side of 21st Street North, halfway between
Maize Road and 119th Street West.
Owner: Matt Eck, 5512 West Central, Wichita, KS 67212
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 13.03 Acres
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial:
 - Total: 49
 3. Minimum Lot Area: 6,510 Sq. Ft.
 4. Existing Zoning: "R-1"
 5. Proposed Zoning: "AA" (City)
-

STAFF COMMENTS:

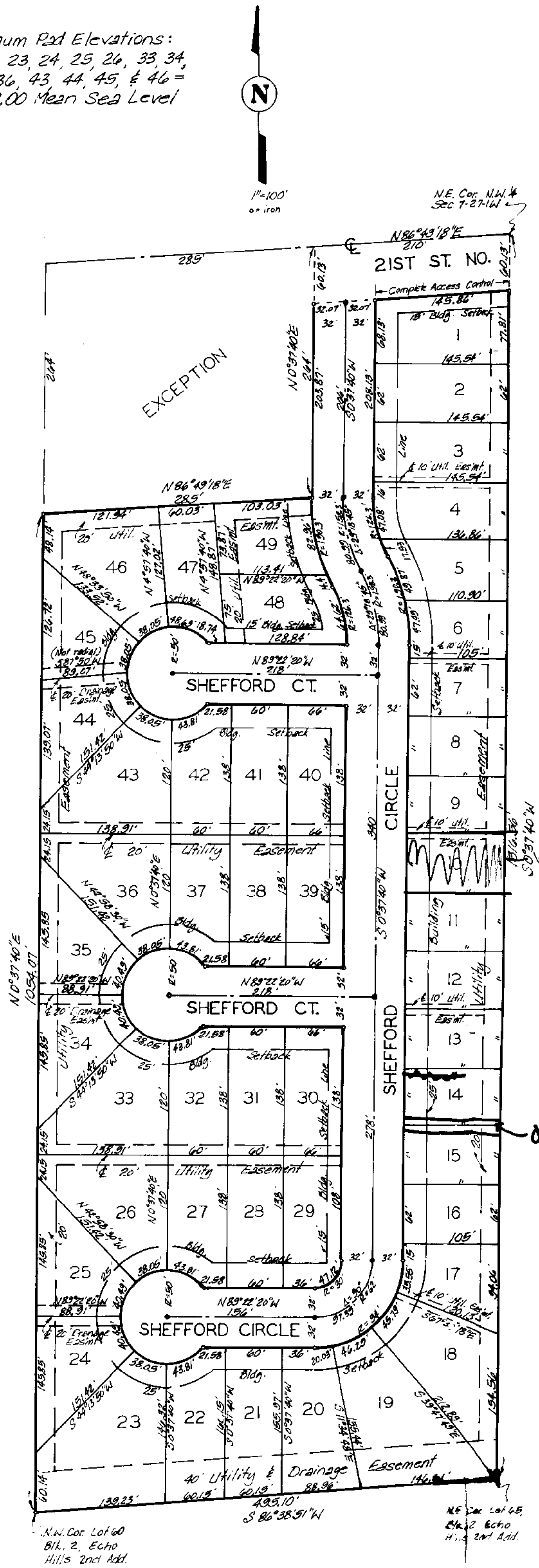
- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City Water to serve the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior streets.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Since this property is adjacent to the Wichita City Limits, the applicant shall request annexation for this property into the City of Wichita. Upon annexation, the property will be zoned "AA", and thereby permit the lot sizes being proposed. The final plat shall not be scheduled for Board of City Commission review until annexation has occurred.
- G. Prior to scheduling this case before the Board of City Commissioners, the structures which encroach into the street right-of-way being dedicated by this plat must be removed. Once the structures have been removed, a letter so stating shall be submitted from the platting engineer.
- H. Article 7-201(R) of the Subdivision Regulations provides for the limiting of deadend streets to a length not to exceed 600 feet. Shafford Circle, proposed by this plat, exceeds this design standard by approximately 500 feet. In order to avoid the creation of such a long deadend street, the final plat tracing shall indicate a stub, east/west street leading into the unplatted property to the west. This stub street should be platted in the vicinity of Lot 10. Lot numbers will need to be changed on the final plat tracing.
- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- J. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- K. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are the proposed minimum pad elevations correct?

FINAL PLAT ECK 3RD ADDITION

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 6-5-86 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 6-6-86

OFFICE COPY
DO NOT REMOVE

Minimum Rod Elevations:
Lots 23, 24, 25, 26, 33, 34,
35, 36, 43, 44, 45, & 46 =
1348.00 Mean Sea Level



State of Kansas } S.S. We, Baughman Company P.A., Surveyors in
aforesaid county and state do hereby certify that we have
surveyed and platted "ECK 3RD ADDITION," Wichita, Kansas
and that the accompanying plat is a true and correct ex-
hibit of the property surveyed described as the east 30
rods of the N.W. 1/4 of Sec. 7, Twp. 27-S, R-1-W of the 6th P.M.,
Sedgwick County, Kansas, lying north of the north line of
Lots 60, 62, 63, 64, and 65 of Block 2, Echo Hills 2nd
Addition to Wichita, Sedgwick County, Kansas, except that
part described as commencing at the N.E. Cor. of said
N.W. 1/4; thence west along the north line of said N.W. 1/4,
210 feet for a place of beginning; thence south parallel
with the east line of said N.W. 1/4, 264 feet; thence west
parallel with the north line of said N.W. 1/4, 285 feet to
the west line of the east 30 rods of said N.W. 1/4; thence
north parallel with the east line of said N.W. 1/4, 264 feet to
a point on the north line of said N.W. 1/4; thence east 285
feet to the place of beginning.

Date

Baughman Company P.A.

Surveyor

Know all men by these presents
that we the undersigned, have caused the land describ-
ed in the surveyor's certificate to be platted into lots
and streets to be known as "ECK 3RD ADDITION"
Wichita, Kansas. The utility easements are hereby
granted as indicated for the construction and maintenance
of all public utilities. The drainage easements are hereby
granted as indicated for drainage purposes. All abutters
rights of access to or from 21st St. No. over and across
the north line of Lot 1 are hereby granted to the City
of Wichita, Kansas. The streets are hereby dedicated
to and for the use of the public. Minimum Rod
Elevations are established as noted.

Raymond L. Cathen

June G. Cathen

Robert E. Cathen

Darlene Cathen

Matt Eck Inc.

Matt Eck

President

State of Kansas } S.S. The foregoing instrument was 20-
Sedgwick County } S.S. known before me this _____ day of
198____, by Raymond L. Cathen, June G. Cathen, husband
and wife, and Robert E. Cathen and Darlene Cathen,
husband and wife, and by Matt Eck, President of
Matt Eck Inc.

My App. Exp. _____

Notary Public

This plat of "ECK 3RD ADDITION"
Wichita, Kansas, has been submitted to and approved
by the Wichita-Sedgwick County Metropolitan Area
Planning Commission, Wichita, Kansas. Dated this
_____ day of _____ 198____.

Wichita-Sedgwick County Metropolitan Area Planning
Commission

Vice-Chairman

William J. Gabel
David Bayouth

Michael E. Lindelak

Secretary

This plat approved and all
dedications shown hereon accepted by the Board
of Commissioners of the City of Wichita, Kansas,
this _____ day of _____ 198____.

Tony Casado

Mayor

Donald D. Bierck

City Clerk

Entered on transfer record
this _____ day of _____ 198____.

Don Wright

County Clerk

State of Kansas } S.S. This is to certify that this plat
Sedgwick County } S.S. has been filed for record in the office of the Register
of Deeds this _____ day of _____ 198____, at
_____ o'clock _____ M., and is duly recorded.

Pat Kettler

Register of Deeds

Ed Resa

Deputy

June 12, 1986

Baughman Company, P.A.
330 Laura
Wichita, KS 67211

Re: Final Plat S/D 85-98 - ECK 3RD ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on June 12, 1986, 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 June 6, 1986.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the platator.
3. Certification that all real estate taxes for 1985 and all prior years have been paid.

Please call if you have any questions.

Very truly yours,

Forrest L. Nagley
Senior Planner

FLN:dlk

cc: Matt Eck, 5512 West Central, Wichita, KS 67212