

# EVERGREEN 3RD

## AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

final tracing  
received  
11/27/02

SCALE: 1" = 30'

- = SET 3/4" IRON PIPE W/PEC CAP UNLESS OTHERWISE NOTED
- = FOUND 3/4" IRON PIPE W/PEC CAP UNLESS OTHERWISE NOTED
- B.S.L. = BUILDING SETBACK LINE

**BENCH MARKS**

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.

BM#4-2 - SET 1" POST 3' WEST OF PC NEAR THE SE CORNER LOT 34, BLOCK 5, EVERGREEN  
ELEV. = 166.16 CITY DATUM  
ELEV. = 1353.56 N.G.V.D.

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 OF THIS 8TH DAY OF OCTOBER, 2002, WE HAVE SURVEYED AND PLATTED EVERGREEN 3RD, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS AND A BLOCK, THE SAME BEING A REPLAT OF, AND DESCRIBED AS FOLLOWS:

LOTS 9, 10, AND 11, BLOCK 6, TOGETHER WITH LOT 1, BLOCK 7, AND A PORTION OF RESERVE A, AND PARKDALE STREET FROM GREENSPPOINT TO THE SOUTH BOUNDARY OF EVERGREEN ADDITION, ALL IN EVERGREEN, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS; THE SAME BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF LOT 9, BLOCK 6, EVERGREEN, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS; THENCE BEARING S89°49'07"E ALONG THE SOUTH LINE OF SAID ADDITION A DISTANCE OF 331.77 FEET; THENCE BEARING N00°10'53"E A DISTANCE OF 65.38 FEET; THENCE BEARING N00°12'58"W A DISTANCE OF 162.60 FEET; THENCE BEARING N03°17'27"W A DISTANCE OF 90.29 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 7 OF SAID ADDITION; THENCE BEARING N88°40'40"W ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 128.03 FEET TO A POINT ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 194.00 FEET; THENCE CONTINUING ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88°05'09", AN ARC DISTANCE OF 291.48 FEET TO THE NORTHWEST CORNER OF LOT 9, BLOCK 6 IN SAID ADDITION; THENCE BEARING S01°19'20"W ALONG THE WEST LINE OF SAID LOT 9, A DISTANCE OF 140.81 FEET TO THE POINT OF BEGINNING.

ALL PORTIONS OF EVERGREEN 3RD, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, WITHIN THE ABOVE DESCRIBED TRACT OF LAND ARE HEREBY VACATED AND REPLATED BY VIRTUE OF K.S.A. 12-512(b) AMENDED.  
THE STREET DEDICATION IS HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.



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 AND A BLOCK, THE SAME TO BE KNOWN AS EVERGREEN 3RD, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED.

MINIMUM PAD ELEVATIONS (LOWEST OPENING) SHALL BE AS FOLLOWS:

BLOCK 1	N000
LOTS 3, 4, AND 5	1353.0

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 STORM WATER, UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER.

OWNER: SOCORA VILLAGE COMPANY

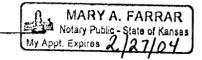
BY: Larry A. Chambers  
LARRY A. CHAMBERS, PRESIDENT

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS

BE IT REMEMBERED ON THIS 8th DAY OF OCTOBER, 2002, BEFORE ME A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY CAME LARRY A. CHAMBERS, PRESIDENT, SOCORA VILLAGE COMPANY, AND TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAID FOR AND ON BEHALF OF AND AS THE ACT AND DEED OF SAID COMPANY IN TESTIMONY WHEREOF I HAVE HERETO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

Mary A. Farrar, NOTARY PUBLIC  
MARY A. FARRAR

MY APPOINTMENT EXPIRES: 2/27/04



WE, FIDELITY BANK IN WICHITA KANSAS, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATING OF EVERGREEN 3RD, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

BY: Troy Hutton  
TROY HUTTON, VICE PRESIDENT

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS

BE IT REMEMBERED ON THIS 9th DAY OF OCTOBER, 2002, BEFORE ME A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY CAME TROY HUTTON, VICE PRESIDENT, FIDELITY BANK, AND TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAID FOR AND ON BEHALF OF AND AS THE ACT AND DEED OF SAID BANK IN TESTIMONY WHEREOF I HAVE HERETO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

Mary A. Farrar, NOTARY PUBLIC  
MARY A. FARRAR  
MY APPOINTMENT EXPIRES: 2/27/04

THIS PLAT OF EVERGREEN 3RD HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2002.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

BERNARD A. HENTZEN, CHAIR

DALE MILLER, SECRETARY

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2002.

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 \_\_\_\_\_, 2002.

AT THE DIRECTION OF THE CITY COUNCIL

CHRIS CHERCHES, CITY MANAGER

PAT GRAVES, CITY CLERK

ENTERED ON TRANSFER RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2002.

DON BRACE, COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT \_\_\_\_\_, M., ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2002.

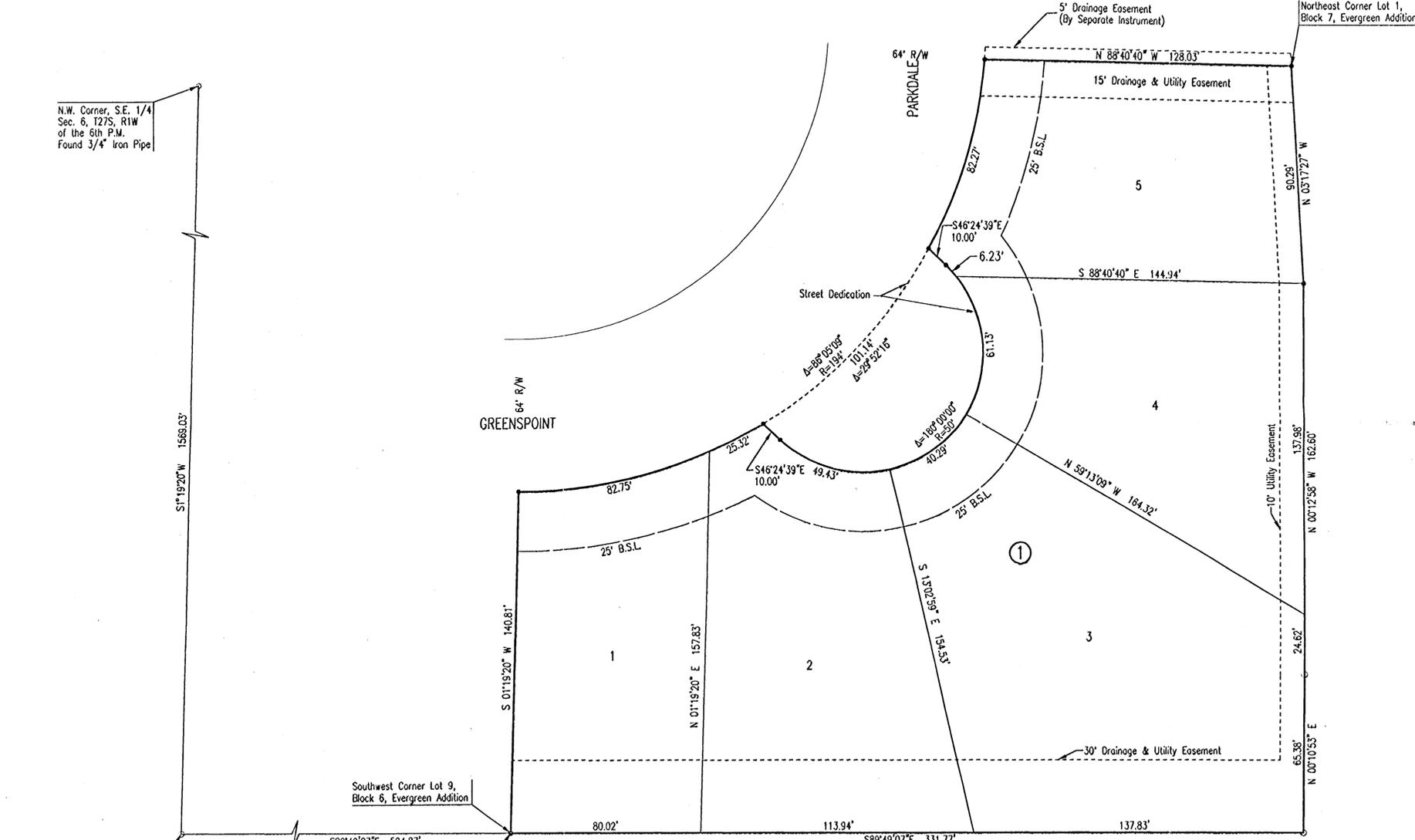
BILL WEEK, REGISTER OF DEEDS

LINDA KIZZIRE, DEPUTY

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

S.W. CORNER LOT 1,  
BLK. 6, EVERGREEN, AN  
ADDITION TO WICHITA, SEDGWICK  
COUNTY, KANSAS

POINT OF BEGINNING



05:23:28 PM 10-07-2002 10:07:2002



**Wichita-Sedgwick County Metropolitan Area Planning Department**

November 7, 2002

Rob Hartman  
PEC, P.A.  
303 S. Topeka  
Wichita, KS 67202

RE: SUB 2002-91 -- Final Plat of Evergreen Third Addition

At the regular meeting of the Metropolitan Area Planning Commission on November 7, 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 November 1, 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.

A handwritten signature in black ink, appearing to read 'Neil Evan Strahl'.

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](http://www.wichitagov.org)



**Wichita-Sedgwick County Metropolitan Area Planning Department**

November 1, 2002

Rob Hartman  
PEC, P.A.  
303 S. Topeka  
Wichita, KS 67202

RE: SUB 2002-91 -- Final Plat of Evergreen Third Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 31, 2002, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

**STAFF COMMENTS:**

- A. City Engineering has requested new petitions for water, sewer and paving improvements. A respread agreement is also needed due to the lot reconfiguration.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved.
- D. Since this is a replat of a previous Addition involved with the ownership and maintenance of reserves for that Addition, but not being replatted by this Addition, covenants and/or other legal documents shall be provided which provides for this Addition to continue to share in the ownership and maintenance responsibilities of any such previously platted reserves.
- E. The plat needs to denote the right-of-way width of Greenspoint and Parkdale.
- F. The third paragraph of the surveyor's text which states "Evergreen 3<sup>rd</sup>" needs to be revised to reference "Evergreen".
- G. 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.

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- H. 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.
- 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 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- L. 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.
- M. 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.
- N. Perimeter closure computations shall be submitted with the final plat tracing.
- O. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- P. 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.
- Q. 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 that 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.

SUB 2002-94 -- Final Plat of Evergreen Third Addition

November 1, 2002

Page 3

This case will be forwarded to the Planning Commission on Thursday, November 7, 2002, 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.

A handwritten signature in black ink, appearing to read "Neil Evan Strahl". The signature is written in a cursive, somewhat stylized font.

Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Socora Village Company, 727 N. Waco, Suite 400, Wichita, KS 67203  
Walter Rooney, Sedgwick County Fire Department  
Neil Cable, City Engineering  
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services

**STAFF REPORT**

(FINAL PLAT APPROVED 10/31/02; PRELIMINARY PLAT APPROVED 9/5/02)

**CASE NUMBER:** SUB 2002-91 -- EVERGREEN THIRD ADDITION

**OWNER/APPLICANT:** Socora Village Company, 727 N. Waco, Suite 400, Wichita, KS 67203

**SURVEYOR/ENGINEER:** P.E.C., P.A., 303 S. Topeka, Wichita, KS 67202

**LOCATION:** North of 21st St., West of Maize

**SITE SIZE:** 1.7 acres

**NUMBER OF LOTS**

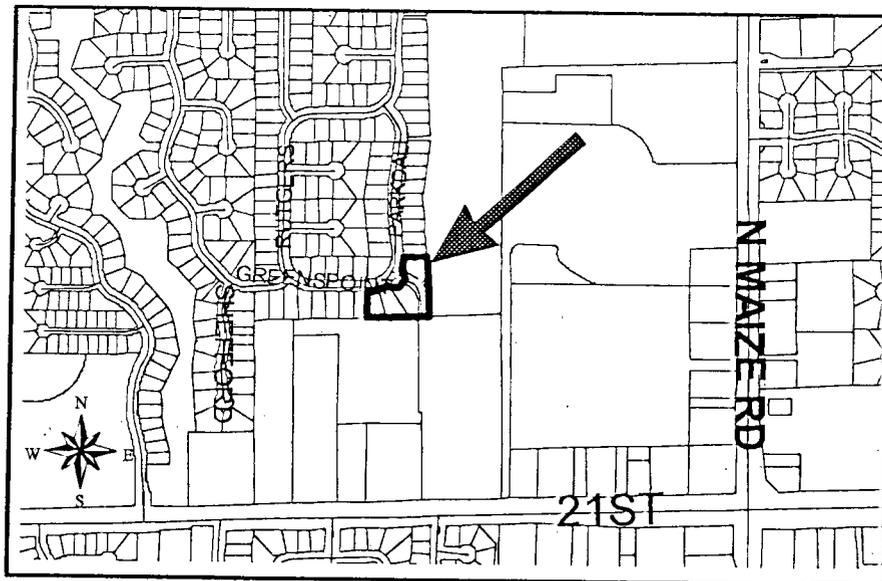
Residential:	5
Office:	
Commercial:	
Industrial:	
Total:	5

**MINIMUM LOT AREA:** 8,000 sq. ft.

**CURRENT ZONING:** SF-5, Single-Family Residential

**PROPOSED ZONING:** Same

**VICINITY MAP**



**NOTE:** This is a replat of Lots 9, 10 and 11, Block 6 and Lot 1, Block 7 of the Evergreen Addition. This replat includes an additional lot created by the vacation of Parkdale, a stub which extended from Greenspoint to the south line of the plat. The vacation of the Parkdale right-of-way (VAC 2002-27) was approved by MAPC in August 2002. The replat also includes the dedication of an "eyebrow" street right-of-way.

**Planning Staff recommends approval of the plat.**

**STAFF COMMENTS:**

- A. **City Engineering** has requested new petitions for water, sewer and paving improvements. A respread agreement is also needed due to the lot reconfiguration.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. **City Engineering** needs to comment on the status of the applicant's drainage plan.
- D. Since this is a replat of a previous Addition involved with the ownership and maintenance of reserves for that Addition, but not being replatted by this Addition, covenants and/or other legal documents shall be provided which provides for this Addition to continue to share in the ownership and maintenance responsibilities of any such previously platted reserves.
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- H. The plattor'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.
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**SUB 2002-91 – Final Plat of EVERGREEN THIRD ADDITION**  
**October 31, 2002 - Page 3**

- L. 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.
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