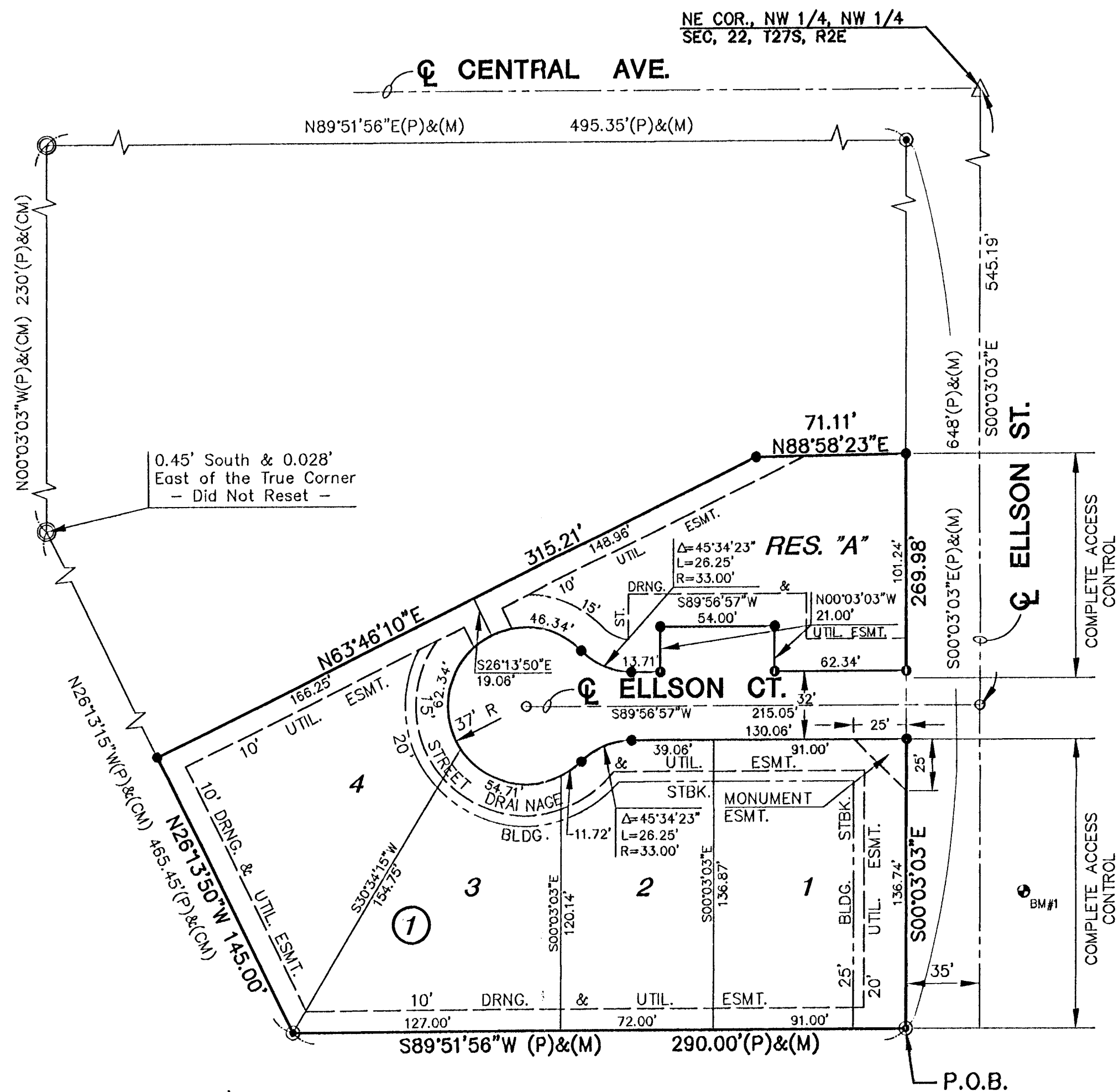


FINAL PLAT
ELLSON COURT ADDITION
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



BENCHMARK
BM #1 = Chiseled "□" on top of curb at the West end of the Southwest return on Central Avenue and Ellson Street.

ELEV. = 1367.86

LEGEND

- (P) = PLATTED
(M) = MEASURED
(CM) = CALCULATED FROM MEASUREMENTS
○ = 3/4" PIPE FOUND
◐ = 1/2" PIPE FOUND
● = 5/8" REBAR/MKEC CLS #39 SET
ST. DRNG. = STREET DRAINAGE

NOTES:

Assumed S00°03'03"E from the East line of Lot 1, Block A, NEW LIFE CHRISTIAN CHURCH ADDITION, an addition to Wichita, Sedgwick County, Kansas.

I, Gregory J. Allison, a Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "ELLSON COURT ADDITION", an addition to Wichita, Sedgwick County, Kansas, into Lots a Block and a Street, the same being accurately set forth in the accompanying plat and described herein:

A tract of land lying in Lot 1, Block A, NEW LIFE CHRISTIAN CHURCH ADDITION, an addition to Wichita, Sedgwick County, Kansas, being more particularly described as follows:

Beginning at the Southeast corner of said Lot 1, Block 1; NEW LIFE CHRISTIAN CHURCH ADDITION; thence along the South line of said Lot 1 to the Southwest corner of said Lot 1; thence along the Westerly line of said Lot 1, N26°13'50"W, 145.00 feet to the Southwest corner of a floodway as shown on the recorded plat of said addition; thence N63°46'10"E, 315.21 feet along the south line of said floodway of said addition; thence N88°58'23"E, 71.11 feet to a point on the East line of said addition; thence S00°03'03"E, 269.98 feet along said East line of to the point-of-beginning.

All Lots, Blocks, Streets, and Building Setbacks within the above described property are hereby vacated and replatted by virtue of K.S.A. 12-512(b).

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 10th November, 2000.

Gregory J. Allison, P.E., R.L.S.
MKEC Engineering Consultants, Inc.
411 North Webb Road
Wichita, Kansas 67206

Know all men by these presents that we the undersigned property owners of the land above set forth in the Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into Lots, a Block, and a Street the same to be known as "ELLSON COURT ADDITION", an addition to Wichita, Sedgwick County, Kansas. Easements for the construction and maintenance of public utilities, and drainage, as indicated on the accompanying plat are hereby granted. The monument easement is dedicated to and for the use of the homeowners for the construction and maintenance of an entry monument. The street is dedicated to and for the use of the public. Reserve "A" is platted for monuments, landscaping, irrigation, drainage, and open space. The reserve shall be owned and maintained by the homeowners association. A drainage plan has been developed for this plat and all drainage easements, right-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 storm water.

NEW LIFE CHRISTIAN CHURCH, A KANSAS CORPORATION

Nick Harris, Elder
Tim Anthis, Elder
ss.

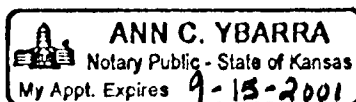
STATE OF KANSAS)

SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 13th day of November 2000, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Nick Harris, Elder and Tim Anthis, Elder, NEW LIFE CHRISTIAN CHURCH, A KANSAS CORPORATION, to me personally known to be the same person who executed the forgoing instrument of writing and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Ann Ybarra, Notary Public
My appointment expires: 9-15-2001



We, Intrust Bank N.A., successor by merger to Arkansas Valley State Bank, mortgagees on the above described property, do hereby consent to the plat of "ELLSON COURT ADDITION".

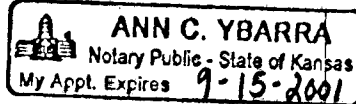
INTRUST BANK N.A.

Bruce A. Long, Sr. Vice President
Bruce A. Long, Sr. Vice President

BE IT REMEMBERED, that on this 13th day of November, 2000, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Bruce A. Long, Sr. Vice President of Intrust Bank N.A., to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Ann C. Ybarra, Notary Public
My appointment expires: 9-15-2001



This plat of "ELLSON COURT ADDITION", has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this ____ day of ____, 2000.

WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION

Christopher S. Carraher, Chairman
Marvin S. Krout, Secretary

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

Bob Knight, Mayor

Pat Burnett, City Clerk

Entered on transfer record this ____ day of ____, 2000.

James Alford, County Clerk

STATE OF KANSAS)
ss:
SEDGWICK COUNTY)

This is to certify that this instrument was filed for record in the Register of Deeds office this ____ day of ____, 2000.

Bill Meek, Register of Deeds

Linda Kizzire, Deputy

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

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



Wichita-Sedgwick County Metropolitan Area Planning Department

August 17, 2000

MKEC Engineering Consultants, Inc.
411 N. Webb Road
Wichita, KS 67206

RE: SUB 2000-56 -- One-Step Final Plat of ELLSON COURT ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on August 17, 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 21, 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 black ink, appearing to read 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch



Wichita-Sedgwick County Metropolitan Area Planning Department

July 14, 2000

MKEC Engineering Consultants, Inc.
411 N. Webb Road
Wichita, KS 67206

RE: SUB 2000-56 -- One Step Final Plat of ELLSON COURT ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 13, 2000, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

STAFF COMMENTS:

- A. This plat will be subject to approval of the associated zone change and any related conditions of such a zone change.
- B. The lots will be served by the Four Mile Creek sanitary sewer system. On the final plat tracing, appropriate wording shall be added to the Mayor's signature block indicating the City's agreement to allow a County sewer district to be formed within the City. County Engineering advises that the Sedgwick County Sewer District Impact Fee for development of each dwelling unit in this Addition is \$12,050.07. This amount is not amortized by special assessment and is due and payable in full when initial permits are pulled. The Applicant has requested the removal of Lots 1-4 from the Four Mile Creek Sewer District in order to connect with City sewer.
- C. The applicant shall guarantee the extension of City water to serve the site.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- E. City Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved.
- F. A minimum pad elevation as shown on New Life Christian Church Addition of 1366.4 MSL (179 City Datum) needs to be added.
- G. A benchmark needs to be added.

- I. The dimension on the east line of Lot 5, Block 1, needs to be changed from 230.94' to 155.72'.
- J. 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. The applicant will eliminate Reserve B from the final tracing.
- K. 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.
- L. The platting binder indicates that a mortgage is being held in this site. This party shall be shown as a signatory on the final plat tracing or proof provided that the mortgage has been released.
- M. The applicant shall guarantee the paving of the proposed interior street.
- N. Access control except one opening" should be deleted and replaced by complete access control being platted for the plat's frontage along Ellson.
- O. The building setback line should be denoted by a dashed line.
- P. Traffic Engineering shall comment on the parking easement for back-out parking that is platted within a street curve. The Subdivision Regulations require parking easements to be a minimum of 20 feet deep and have a maximum street frontage of 50 feet. The perimeter of the parking easements shall be redrawn to comply with these requirements. The applicant has agreed to revise the parking easement dimensions.
- Q. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 32-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.
- R. Since this plat proposes the platting of narrow street right-of-way with adjacent 15-foot street, drainage and utility easements, a restrictive covenant shall be submitted which calls out restrictions for lot owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings.
- S. City Fire Department needs to comment on the plat's street names. The street name is acceptable.
- T. 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.

- U. 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.)
- V. 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.
- W. 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.
- X. 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.
- Y. 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.
- Z. Perimeter closure computations shall be submitted with the final plat tracing.
- AA. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- BB. 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.
- CC. 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.
- DD. A sewer easement needs to be platted through Lot 5 and Reserve A to cover an existing sewer 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. 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 27, 2000, at ~~1:00~~ p.m.

1:30

STAFF REPORT

(One-Step Final Plat Approved 7/20/00; MAPC deferred 7/27/00)

CASE NUMBER: SUB 2000-56 -- ELLSON COURT ADDITION

OWNER/APPLICANT: New Life Christian Church, 11441 E. Central, Wichita, KS 67206

SURVEYOR/ENGINEER: MKEC Engineering Consultants, Inc., 411 N. Webb Road, Wichita, KS 67206

LOCATION: South of Central, East of Greenwich

SITE SIZE: 2.3 Acres

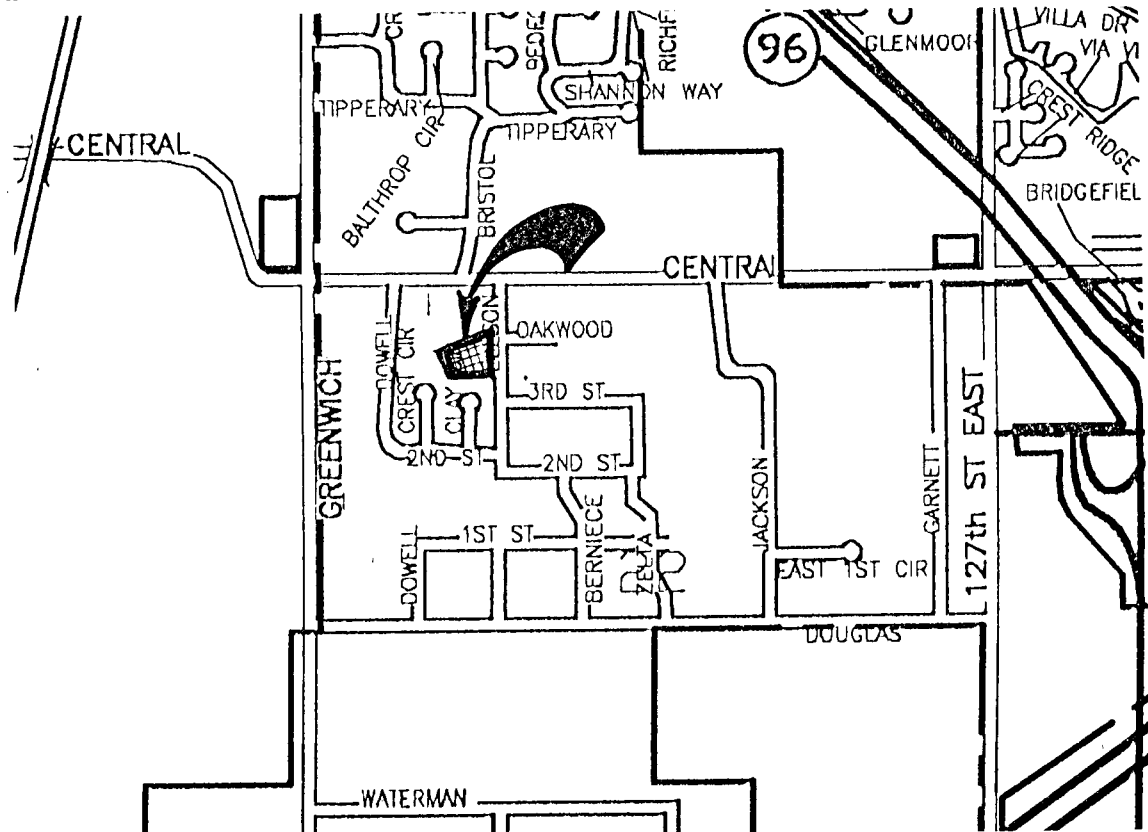
NUMBER OF LOTS

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

MINIMUM LOT AREA: 8,280 Sq. Ft.

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: TF-3, Two-Family Residential

VICINITY MAP

SUB 2000-56 -- One-Step Final Plat of ELLSON COURT ADDITION
August 17, 2000 - Page 2

Note: This is a replat of a portion of Lot 1, Block A, New Life Christian Church Addition. The applicant proposes a zone change (ZON2000-00028) from SF-6, Single-Family Residential to TF-3, Two-Family Residential.

STAFF COMMENTS:

- A. This plat will be subject to approval of the associated zone change and any related conditions of such a zone change.
- B. The lots will be served by the Four Mile Creek sanitary sewer system. On the final plat tracing, appropriate wording shall be added to the Mayor's signature block indicating the City's agreement to allow a County sewer district to be formed within the City. County Engineering advises that the Sedgwick County Sewer District Impact Fee for development of each dwelling unit in this Addition is \$12,050.07. This amount is not amortized by special assessment and is due and payable in full when initial permits are pulled. The Applicant has requested the removal of Lots 1-4 from the Four Mile Creek Sewer District in order to connect with City sewer.
- C. The applicant shall guarantee the extension of City water to serve the site.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- E. City Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved.
- F. A minimum pad elevation as shown on New Life Christian Church Addition of 1366.4 MSL (179 City Datum) needs to be added.
- G. A benchmark needs to be added.
- H. The 15-ft utility easement adjacent to Ellson Court should be redesignated as a Street Drainage and Utility Easement.
- I. The dimension on the east line of Lot 5, Block 1, needs to be changed from 230.94' to 155.72'.
- J. 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. The Applicant will eliminate Reserve B from the final tracing.
- K. 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.
- L. The platting binder indicates that a mortgage is being held in this site. This party shall be shown as a signatory on the final plat tracing or proof provided that the mortgage has been released.

- M. The applicant shall guarantee the paving of the proposed interior street.
- N. Access control except one opening" should be deleted and replaced by complete access control being platted for the plat's frontage along Ellson.
- O. The building setback line should be denoted by a dashed line.
- P. Traffic Engineering shall comment on the parking easement for back-out parking that is platted within a street curve. The Subdivision Regulations require parking easements to be a minimum of 20 feet deep and have a maximum street frontage of 50 feet. The perimeter of the parking easements shall be redrawn to comply with these requirements. The applicant has agreed to revise the parking easement dimensions.
- Q. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 32-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.
- R. Since this plat proposes the platting of narrow street right-of-way with adjacent 15-foot street, drainage and utility easements, a restrictive covenant shall be submitted which calls out restrictions for lot owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings.
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- T. 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.
- U. 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.)
- V. 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.
- W. 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.
- X. 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.

J

SUB 2000-56 -- One-Step Final Plat of ELLSON COURT ADDITION
August 17, 2000 - Page 4

- Y. 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.
- Z. Perimeter closure computations shall be submitted with the final plat tracing.
- AA. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- BB. 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.
- CC. 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.
- DD. *A sewer easement needs to be platted through Lot 5 and Reserve A to cover an existing sewer line.*