

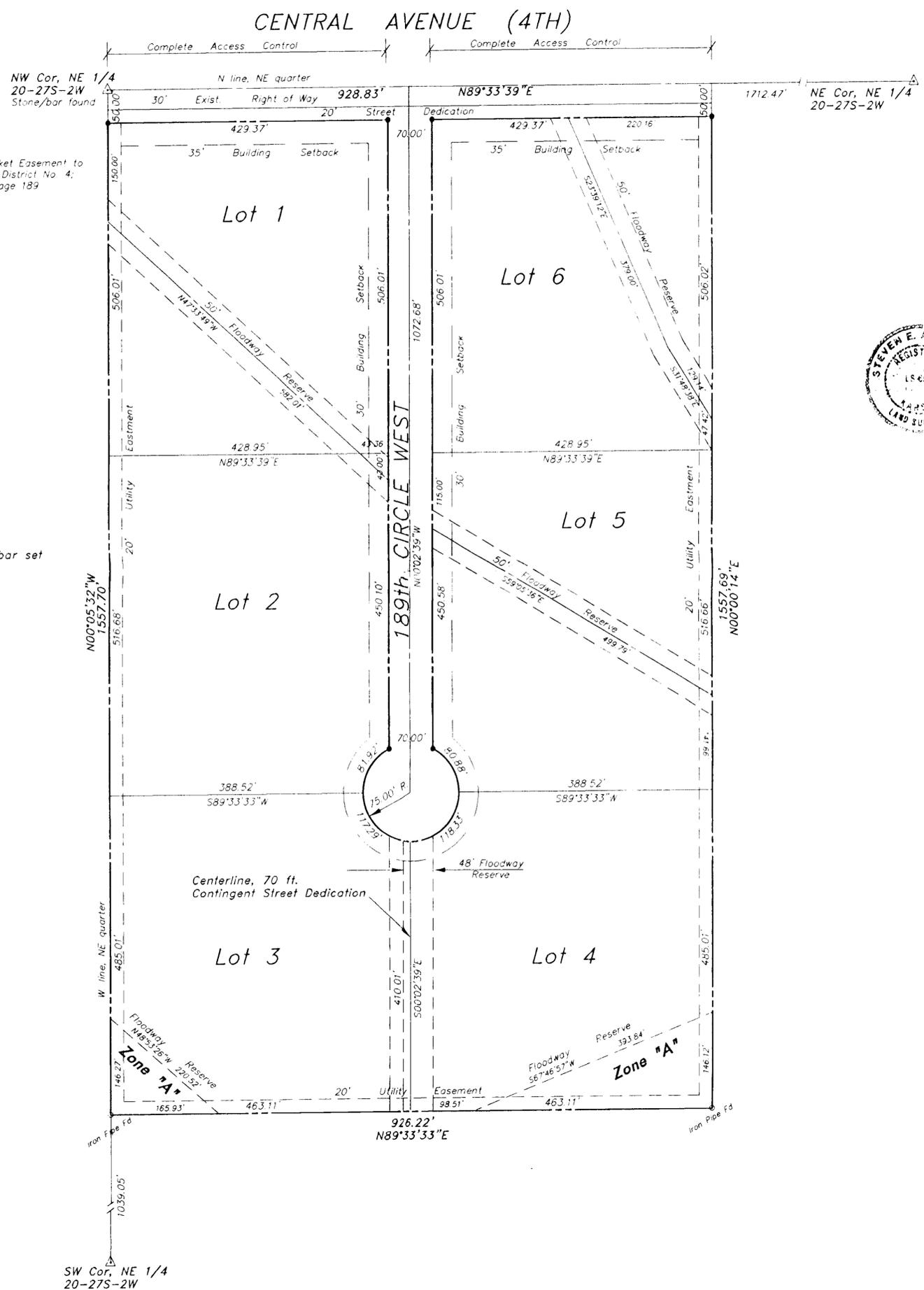
**Final Plat of  
Elk Run Second Addition  
an addition to  
Sedgwick County, Kansas  
May, 1999**

*Final plat  
6-3-99*

Note: Blanket Easement to Rural Water District No. 4; Firm 904, Page 189



1" = 100'  
• = 1/2" rebar set



SURVEYOR'S CERTIFICATE

STATE OF KANSAS )  
COUNTY OF SEDGWICK )

I, S. E. Anderson, Land Surveyor in said State and County do hereby certify that I have been in responsible charge of surveying and platting "Elk Run Second Addition," an addition to Sedgwick County, Kansas and described as follows:

Beginning at the Northwest corner of the Northeast Quarter of Section 20, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas, thence South 1557.7 feet along the West line of said Quarter, thence East 926.22 feet, thence North 1557.69 feet to a point on the North line of said Quarter 928.83 feet East of the point of beginning, thence West along said North line to the point of beginning.



I hereby certify that the details of the accompanying plat are correct to the best of my knowledge and belief this \_\_\_\_\_ day of \_\_\_\_\_, 1999.

S. E. Anderson, L.S. 685  
PO Box 240  
Whitewater, Kansas 67154  
316-799-2908

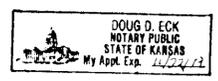
Know all men by these presents that we the undersigned owners of the land described in the Surveyor's Certificate have caused the same to be surveyed and platted into lots and streets the same to be known as "Elk Run Second Addition," an addition to Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public. Utility easements shown on the face of the plat are granted for the construction and maintenance of all public utilities. All abutter's rights of access to or from Central Avenue, over and across the north lines of Lots 1 and 6 are hereby granted to the appropriate governing body.

Floodway reserves are hereby granted for the purposes of providing flood protection and preserving the natural drainage, and of preserving and protecting the safety and welfare of County. Owner hereby covenants and agrees for such Owner and Owner's grantees, devisees, successors and assigns, (1) that no human habitat or other construction may be built in said easement and that no obstruction shall be placed therein; (2) that no levee or any fill, change of grade, creation of channels or other work shall be constructed except with the approval of the Kansas State Board of Agriculture, Division of Water Resources in accordance with KSA 24-126, and (3) that the said easement shall be the responsibility of Owner until such time as the governing body exercising jurisdiction under KSA 82a-301 elects to assume the responsibility for, maintenance of and improvements to drainage. The contingent dedication centered upon the common line of Lots 3 and 4 shall become effective at such time as a final plat is recorded south of this addition which provides a public right of way allowing the extension of 189th Street West to the south.

B.L. Double S., Inc.  
by Gerard K. Seiler President  
Gerard K. Seiler President

STATE OF KANSAS )  
COUNTY OF SEDGWICK ) ss

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 1999 by \_\_\_\_\_



Doug D. Eck  
Notary Public

My appointment expires: 11-22-14

This plat of "Elk Run Second Addition", an addition to Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 1999.

Wichita-Sedgwick County  
Metropolitan Area Planning  
Commission

William M. Johnson, Chairman

Marvin S. Krout, Secretary

This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 1999.

Bill Hancock, Chairman

ATTEST: James Alford, County Clerk

This plat approved and all dedications shown hereon, if any, accepted by the City Council of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 1999.

Bob Knight, Mayor

Pat Burnett, City Clerk

Entered on the transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 1999.

James Alford, County Clerk

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 \_\_\_\_\_, 1999.

Bill Meek, Register of Deed

Linda Kizzire, Deputy

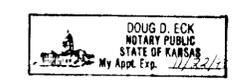
Garden Plain State Bank, mortgagee on the land described in the Surveyor's Certificate, do hereby consent to the plat of "Elk Run Second Addition," Sedgwick County, Kansas.

Garden Plain State Bank

By Kyle B. Ester Senior Vice President

STATE OF KANSAS )  
COUNTY OF SEDGWICK ) ss

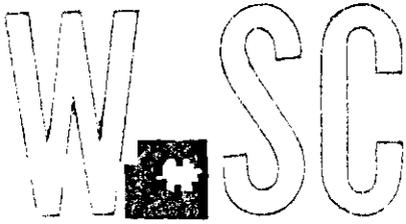
This instrument was acknowledged before me on this 3rd day of June, 1999 by Kyle B. Ester, Senior V.P.



Doug D. Eck  
Notary Public

My appointment expires: 11/23/14

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
316/268-4421  
FAX 316/268-4090

April 16, 1999

S.E. Anderson  
P.O. Box 240  
Whitewater, KS 67154

RE: S/D 98-95 -- Final Plat of ELK RUN <sup>Subd</sup> ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on April 15, 1999, the above captioned plat was considered. The action of the Planning Commission was to recommend the plat be approved as recommended by the Subdivision Committee subject to conditions stated in our letter of February 19, 1999, with the exception of Item D. Item D shall be replaced with the following: "A 70-foot contingent right-of-way dedication shall be provided between Lots 3 and 4 for future access to properties to the south. Within this contingent right-of-way, a floodway reserve shall be platted adjacent to a private access easement."

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 and residential developments.

April 16, 1999

Page 2

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.

If you have any questions concerning this matter, please call.

Sincerely,



Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch

Copies to: Ernest Siggs, 18401 W. Fourth Street, Goddard, KS 67052  
BLSS, Inc., 1300 N. 119th Circle West, Goddard KS 67052  
Doug Eck, Eck Real Estate, 5512 W. Central, Wichita, KS 67212  
Kenneth G. Smith, 201 N. 183rd Street West, Goddard, KS 67052  
Mike Lindebak, City Engineering, Mail Stop (1-71)  
Jim Weber, PE-Director, Sewer Operations & Maintenance Department,  
Bureau of Public Services, 1250 S. Seneca, Wichita, KS 67213

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1638  
(316) 268-4421  
FAX (316) 268-4390

February 19, 1999

S.E. Anderson  
P.O. Box 240  
Whitewater, KS 67212

RE: S/D 9895 - Final Plat of ELK RUN 2ND ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 18, 1999, the above captioned plat was considered. The action of the Committee was to approve the final plat subject to:

STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum has been obtained specifying approval.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. County Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved.
- D. A contingent right-of-way dedication between lots 2 and 3 shall be provided for future access to properties to the west. The plat's text shall reference such dedication as becoming effective upon the platting of any adjacent subdivision having a street connecting thereto.

The contingent right-of-way has been platted as requested.

- E. The applicant shall guarantee the installation of the interior street to the suburban street standard.
- F. County Fire needs to comment on the plat's street name. The street name is approved.

- 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.
- 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. 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.

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, February 25, 1999, at 1:30 p.m.

S/D 9895 - Final Plat of ELK RUN 2ND ADDITION

February 19, 1999

Page 3

If you have any questions concerning this matter, please call.

Sincerely,

A handwritten signature in black ink that reads "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: Ernest Siggs, 18401 West 4th St., Goddard, KS 67052  
BLSS, Inc., 1300 North 199th Circle West, Goddard, KS 67052  
Eck Real Estate, Attn: Doug Eck, 5512 West Central, Wichita, KS 67212  
Mike Lindebak, City Engineering, Mail Stop (1-71)  
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of  
Public Services, 1250 S. Seneca, Wichita, KS 67213

**STAFF REPORT**

(Final Plat Approved 2/18/99, Preliminary Plat Approved 10/23/98)

**CASE NUMBER:** S/D 98-95 - ELK RUN 2ND ADDITION

**OWNER/APPLICANT:** Ernest Siggs, 18401 West 4th St., Goddard, KS 67052; BLSS, Inc., 1300 North 199th Circle West, Goddard, KS 67052

**AGENT:** Eck Real Estate, Attn: Doug Eck, 5512 West Central, Wichita, KS 67212

**SURVEYOR/ENGINEER:** S. E. Anderson, P.O. Box 240, Whitewater, KS 67154

**LOCATION:** South side of Central, west of 183rd St. West

**SITE SIZE:** 33 acres

**NUMBER OF LOTS**

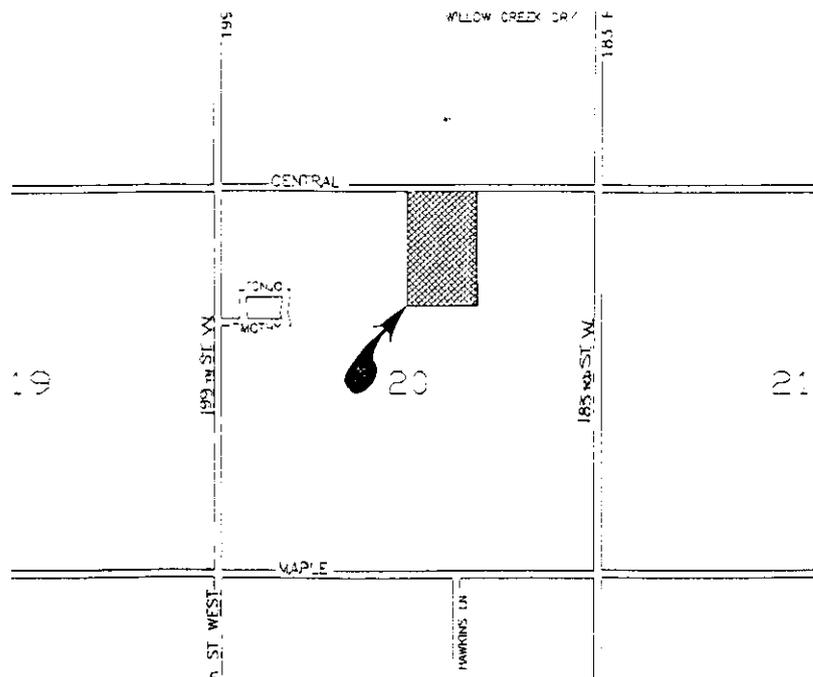
Residential:	6
Office:	
Commercial:	
Industrial:	
Total:	<b>6</b>

**MINIMUM LOT AREA:** 5 acres

**CURRENT ZONING:** RR, Rural Residential

**PROPOSED ZONING:** Same

**VICINITY MAP**



Note: This site is located in the County within three miles of Wichita's City limits. It is in an area designated as "agricultural" by the Wichita-Sedgwick County Comprehensive Plan. Lot developments of this type are contrary to the intent of the Comprehensive Plan; however, the MAPC and County Commission have chosen not to create an Agricultural Zoning District to protect against this type of development. It is located in the Goddard Area of Influence.

STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum has been obtained specifying approval.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. County Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved.
- D. A contingent right-of-way dedication between lots 2 and 3 shall be provided for future access to properties to the west. The plat's text shall reference such dedication as becoming effective upon the platting of any adjacent subdivision having a street connecting thereto.  
  
The contingent right-of-way has been platted as requested.
- E. The applicant shall guarantee the installation of the interior street to the suburban street standard.
- F. County Fire needs to comment on the plat's street name. The street name is approved.
- 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.
- 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.

S/D 98-95 -- Final Plat of ELK RUN 2ND ADDITION

February 25, 1999

Page 3

- 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. This will be used by the City and County GIS Department.