

# FINAL PLAT OF "EICHKORN'S ADDITION TO BENTLEY FARMS"

SEDGWICK COUNTY, KANSAS

IN THE SW 1/4 OF SECTION 13, T25S, R2W OF THE 6TH P.M.

This plat of "EICHKORN'S ADDITION TO BENTLEY FARMS", Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 1998.

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING COMMISSION

\_\_\_\_\_, Chairman

Richard Lopez *B: (1) Johnson*

\_\_\_\_\_, Secretary

Marvin S. Krout

This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 1998.

COUNTY COMMISSIONERS

\_\_\_\_\_, Chairman

Mark F. Schroeder

\_\_\_\_\_, Pro tem Chairman

Paul W. Hancock

\_\_\_\_\_, Commissioner

Betsy Gwin

\_\_\_\_\_, Commissioner

Thomas G. Winters

\_\_\_\_\_, Commissioner

Melody C. Miller

Attest: \_\_\_\_\_, County Clerk

James Alford

State of Kansas )  
Sedgwick County )<sup>SS</sup>

This is to certify that this instrument was filed for record in the Register of Deeds Office, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., on the \_\_\_\_\_ day of \_\_\_\_\_, 1998.

\_\_\_\_\_, Register of Deeds

Bill Meek

\_\_\_\_\_, Deputy

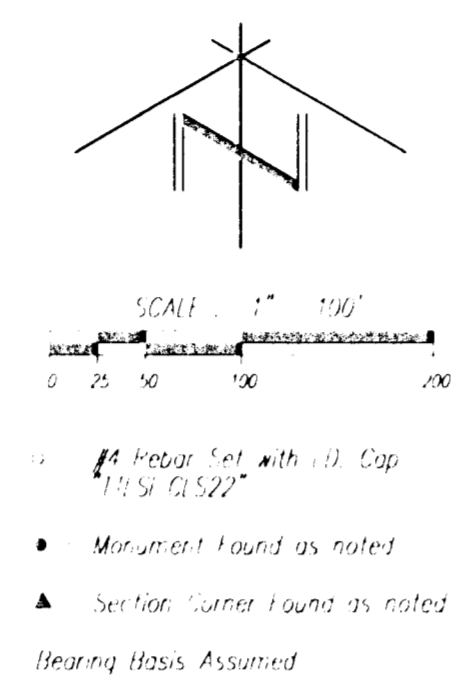
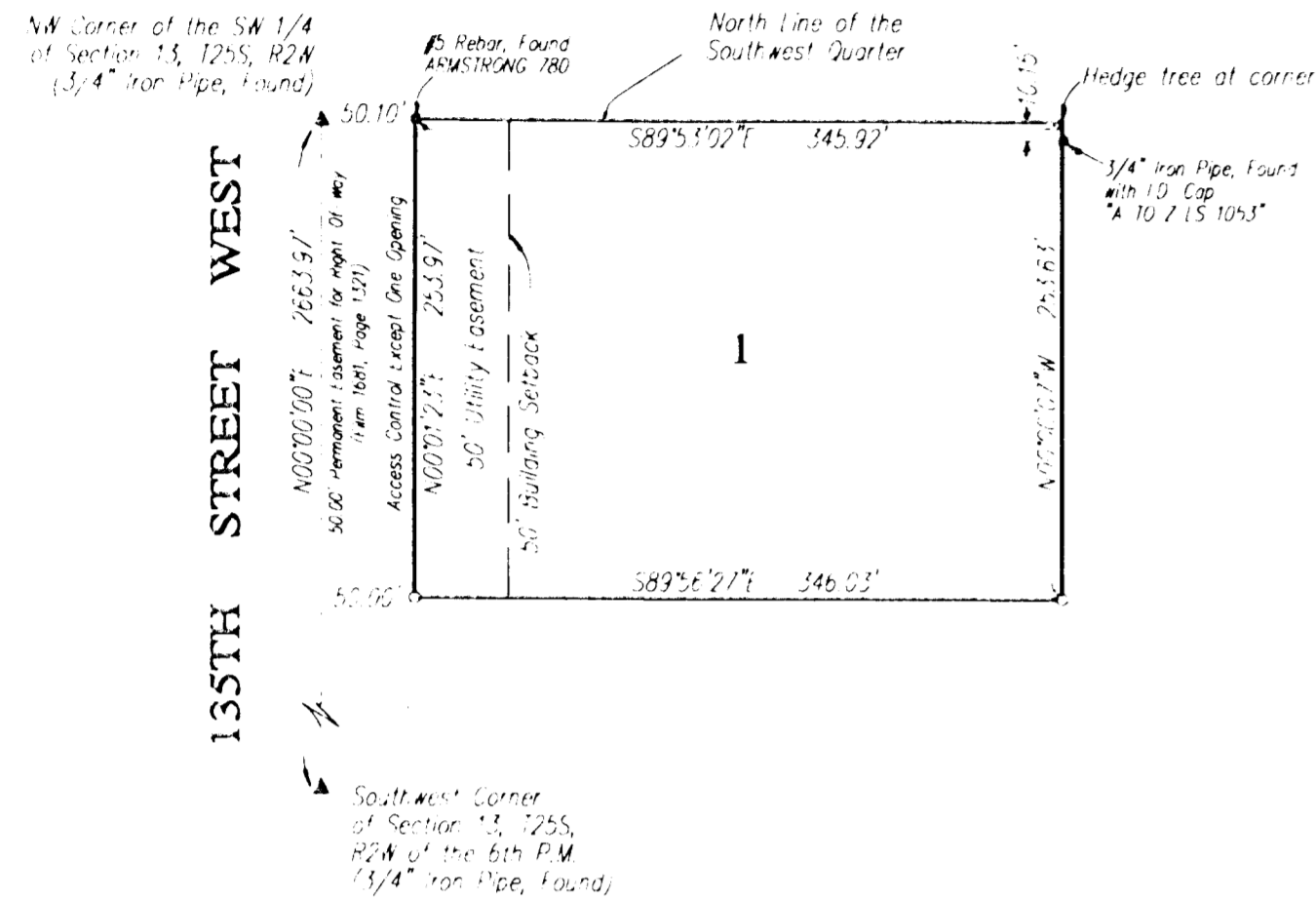
Linda Kizzire

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 1998.

\_\_\_\_\_, County Clerk

James Alford

*final tracing  
received  
10-30-98*



State of Kansas )  
Sedgwick County )<sup>SS</sup>

Terra Tech Land Surveying, Inc., a corporation registered and authorized to practice Land Surveying in the State of Kansas, hereby certifies that it has surveyed and platted "EICHKORN'S ADDITION TO BENTLEY FARMS", Sedgwick County, Kansas, and the accompanying plat is a true and correct exhibit of such survey described as:

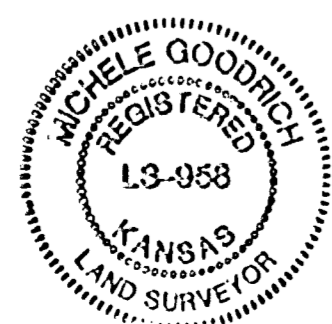
That part of the North Half of the Southwest Quarter of Section 13, Township 25 South, Range 2 West of the Sixth Principal Meridian, Sedgwick County, Kansas, described as:

**Beginning** at the Northwest corner of the Southwest Quarter of said Section 13; thence with an assumed bearing of South 89°53'02" East along the North line of said Southwest Quarter, a distance of 396 feet; thence South parallel with the West line of said Southwest Quarter, a distance of 253.63 feet; thence North 89°56'27" West, a distance of 396 feet, to the intersection with the West line of said Southwest Quarter; thence North 0°00'00" East, on said West line, a distance of 253.97 feet, more or less, to the Point of Beginning.

TERRA TECH LAND SURVEYING, INC.

\_\_\_\_\_, LS #958

\_\_\_\_\_, Date



TERRA TECH  
LAND SURVEYING INC.

239 North Ohio  
Wichita, Kansas 67214-3933  
(316) 267-0744 / 267-2348  
Fax (316) 267-2736

Know all men by these presents that Bentley Farms, L.L.C., a Kansas limited liability company, owner of the land described in the Surveyor's Certificate, have caused the same to be surveyed and platted into a Lot and a Street to be known as "EICHKORN'S ADDITION TO BENTLEY FARMS", Sedgwick County, Kansas. The Street is hereby granted to and for the use of the public. The utility easement as shown hereon is hereby granted for the construction and maintenance of all public utilities.

BENTLEY FARMS, L.L.C.

\_\_\_\_\_, James F. Roach

\_\_\_\_\_, Charles Roach

State of Kansas )  
Sedgwick County )<sup>SS</sup>

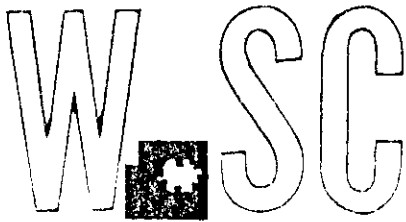
This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 1998, by James F. Roach and Charles Roach, on behalf of Bentley Farms, L.L.C., a Kansas limited liability company.

\_\_\_\_\_, Notary Public

My Commission Expires: \_\_\_\_\_

*AC*

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1338  
(316) 268-4421  
FAX (316) 268-4390

September 24, 1998

Terra Tech Land Surveying, Inc.  
239 N. Ohio  
Wichita, KS 67214

RE: S/D-9889 -- One-Step Final Plat of EICKORN'S ADDITON TO BENTLEY  
FARMS

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 24, 1998, 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 September 18, 1998.

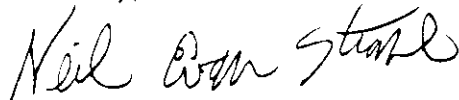
In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council and/or County Commission for consideration:

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.
4. Submission of a disk to the Planning Department detailing this plat. This will be by the City and County GIS Departments.

S/D-9889 -- One-Step Final Plat of EICHKORN'S ADDITION TO BENTLEY FARMS  
September 24, 1998  
Page 2

Please call if you have any questions.

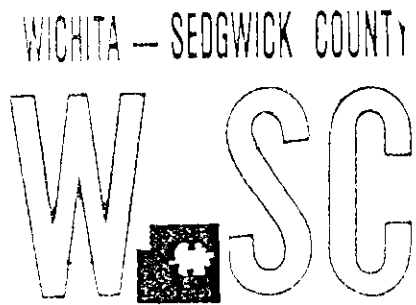
Sincerely,

A handwritten signature in black ink that reads "Neil Evan Strahl". The signature is written in a cursive, flowing style.

Neil Evan Strahl, AICP  
Senior Planner, Current Plans Division

NES:ch

cc: Bentley Farms, LLC, Attn: James F. Roach, 5733 N. St. Clair, Wichita, KS  
67204; William A. Eichkorn, 9821 N. Golf Green Court, Hutchinson, KS  
67501; Paul Eichkorn, P.O. Box 271, Valley Center, KS 67147  
Mike Lindebak, City Engineer, Public Works Department (1-71)



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
435 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1368  
316.268-4421  
FAX 316.268-4390

September 18, 1998

Terra Tech Land Surveying, Inc.  
239 N. Ohio  
Wichita, KS 67214

RE: One-Step Final Plat of EICKORN'S ADDITON TO BENTLEY FARMS

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 17, 1998, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- 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 shall be 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 concept. *The drainage concept is approved.*
- D. On the final plat tracing, both the face of the plat and the plat's text shall dedicate access control to 135th St. West except for one opening.
- E. The 50' utility easement/building setback should be denoted by dashed lines.
- F. 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.)

- G. 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.
- H. 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.
- I. 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. Perimeter closure computations shall be submitted with the final plat tracing.
- K. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- L. 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.
- M. 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, September 24, 1998, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch

cc: Bentley Farms, LLC, Attn: James F. Roach, 5733 N. St. Clair, Wichita, KS 67204;  
William A. Eichkorn, 9821 N. Golf Green Court, Hutchinson, KS 67501; Paul  
Eichkorn, P.O. Box 271, Valley Center, KS 67147  
Mike Lindebak, City Engineer, Public Works Department (1-71)  
Jim Weber, PE-Director, Sewer Operations & Maintenance Department,  
Bureau of Public Services, 1250 S. Seneca, Wichita, KS 67213

**STAFF REPORT**  
(One-Step Final Plat Approved 9/17/98)

**CASE NUMBER:** S/D 98-89 - EICKORN'S ADDITION TO BENTLEY FARMS

**OWNER/APPLICANT:** Bentley Farms, LLC, Attn: James F. Roach, 5733 N. St. Clair, Wichita, KS 67204; William A. Eichkorn, 9821 N. Golf Green Court, Hutchinson, KS 67501; Paul Eichkorn, P.O. Box 271, Valley Center, KS 67147

**SURVEYOR/ENGINEER:** Terra Tech Land Surveying, Inc., 239 N. Ohio, Wichita, KS 67214

**LOCATION:** East side of 135th St. West, North of 104th St. North

**SITE SIZE:** 2.02 acres

**NUMBER OF LOTS**

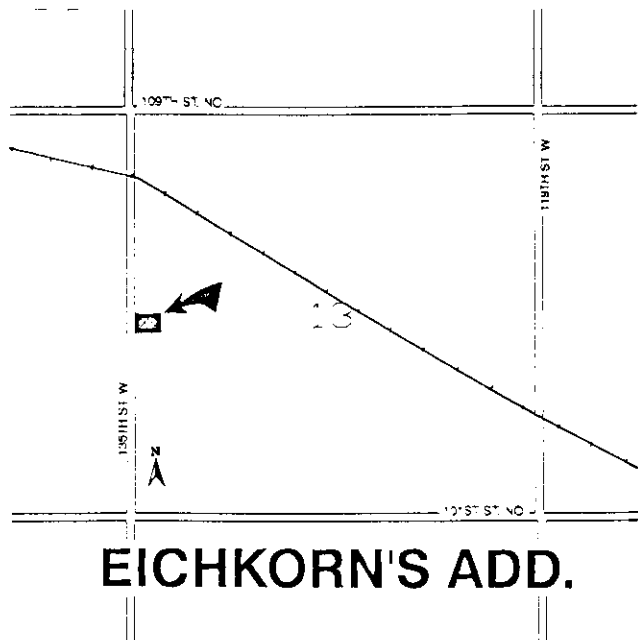
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

**MINIMUM LOT AREA:** 2.02 acres

**CURRENT ZONING:** RR, Rural Residential

**PROPOSED ZONING:** Same

**VICINITY MAP**



Note: This site is located in the County 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 Bentley 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 shall be 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.
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