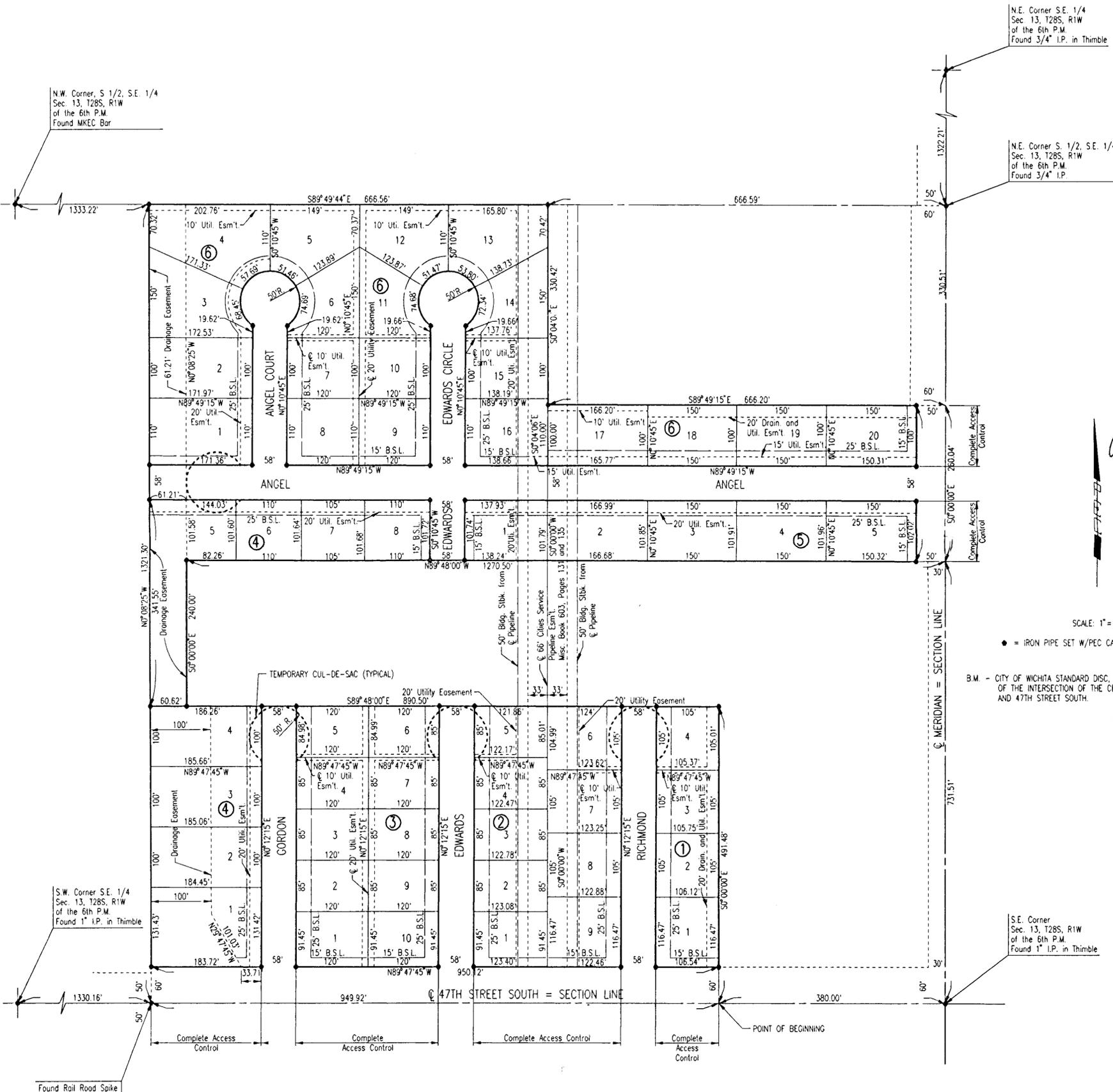


# ANGEL ACRES

## AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

final tracing  
10-14-99



N.E. Corner S.E. 1/4  
Sec. 13, T28S, R1W  
of the 6th P.M.  
Found 3/4" I.P. in Thimble

N.W. Corner S. 1/2, S.E. 1/4  
Sec. 13, T28S, R1W  
of the 6th P.M.  
Found MKEC Bar

N.E. Corner S. 1/2, S.E. 1/4  
Sec. 13, T28S, R1W  
of the 6th P.M.  
Found 3/4" I.P.

S.W. Corner S.E. 1/4  
Sec. 13, T28S, R1W  
of the 6th P.M.  
Found 1" I.P. in Thimble

Found Rail Road Spike

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND SURVEYORS IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY ON THIS 5th DAY OF OCTOBER, 1999, THAT WE HAVE SURVEYED AND PLATTED ANGEL ACRES AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCKS, AND STREETS THE SAME BEING DESCRIBED AS:

BEGINNING AT A POINT IN THE SOUTH LINE AND 380.00 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 28 SOUTH, RANGE 1 WEST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS. THENCE N89°47'45"W ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 949.92 FEET; THENCE N0°08'25"W A DISTANCE OF 1321.30 FEET TO THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER; THENCE S89°49'44"E ALONG SAID NORTH LINE A DISTANCE OF 666.56 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 13; THENCE S0°04'06"E A DISTANCE OF 330.42 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 13; THENCE S89°49'15"E A DISTANCE OF 666.20 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 13; THENCE S0°00'00"E ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13 A DISTANCE OF 260.04 FEET TO A POINT 731.51 FEET NORTH OF THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 13; THENCE N89°48'00"W A DISTANCE OF 1270.50 FEET; THENCE S0°00'00"E A DISTANCE OF 240.00 FEET; THENCE S89°48'00"E A DISTANCE OF 890.50 FEET; THENCE S0°00'00"E A DISTANCE OF 491.48 FEET TO THE POINT OF BEGINNING.

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, BLOCKS, AND STREETS THE SAME TO BE KNOWN AS ANGEL ACRES AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

THE TEMPORARY CUL-DE-SACS SHALL EXPIRE AT SUCH TIME AS ANGEL IS EXTENDED FURTHER TO THE WEST AND GORDON, EDWARDS AND RICHMOND ARE EXTENDED FURTHER TO THE NORTH.

EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE ARE HEREBY GRANTED. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

ALL ABUTTERS' RIGHT OF ACCESS TO AND FROM MERIDIAN AND 47TH STREET SOUTH OVER AND ACROSS THE EAST LINES OF LOT 5, BLOCK 5, AND LOT 20, BLOCK 6, OVER AND ACROSS THE SOUTH LINES OF BLOCKS 1, 2, 3 AND 4 AS SHOWN ARE HEREBY GRANTED TO THE CITY OF WICHITA.

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 STORMWATER, UNLESS MODIFIED WITH THE APPROVAL OF THE APPLICABLE CITY OR COUNTY ENGINEER.

MINIMUM PAD ELEVATIONS (LOWEST OPENING) AS FOLLOWS:

	CITY DATUM	NGVD.
BLOCK 4		
LOTS 1, 2, 3, 4 & 5	95.0	1282.4
BLOCK 6		
LOTS 1, 2, 3, & 4	95.0	1282.4

OWNER:

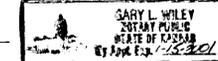
NAVIGATOR HOLDINGS LLC  
BY: Bernard Hoffman  
BERNARD HOFFMAN  
SECRETARY TREASURER

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Oct 5th, 1999,  
BY BERNARD HOFFMAN, SECRETARY TREASURER OF NAVIGATOR HOLDINGS LLC

James L. Wiley  
Gary C. Wheat, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: Jan 15, 2001



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

DATED THIS 11th DAY OF MARCH, 1999.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

BY: \_\_\_\_\_, CHAIRMAN  
FRANK GAROFALO

\_\_\_\_\_, SECRETARY  
MARVIN S. KROUT

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1999.

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

\_\_\_\_\_, MAYOR  
BOB KNIGHT

\_\_\_\_\_, CITY CLERK  
PAT BURNETT

ENTERED ON TRANSFER RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1999.

\_\_\_\_\_, COUNTY CLERK  
JAMES ALFORD

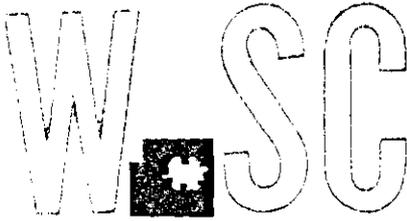
THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT \_\_\_\_\_ A.M. - P.M., ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 1999.

\_\_\_\_\_, REGISTER OF DEEDS  
BILL WEEK

\_\_\_\_\_, DEPUTY  
LINDA KIZZIRE

C:\1998\98686\FINAL 10-04-1999 09:44:46 am

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 258-4421  
FAX (316) 258-4390

March 12, 1999

Gary Wiley  
PEC, P.A.  
303 S. Topeka  
Wichita, KS 67202

S/D 99-11 -- One-Step Final Plat of ANGEL ACRES ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on March 11, 1999, 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 March 5, 1999.

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.
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,

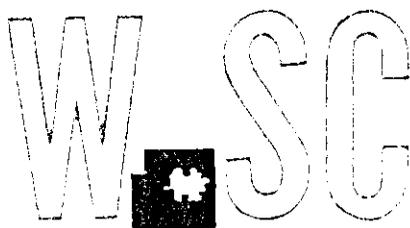
Neil Evan Strahl, Senior Planner  
Current Plans Division



NES:ch

Copies to: Randy Nevins, 3850 S. Meridian, Unit #517, Wichita, KS 67217  
Mike Lindebak, City Engineering, Mail Stop (1-71)  
Jim Weber, PE-Director, Sewer Operations & Maintenance Department,  
Bureau of Public Services, 1144 S. Seneca, Wichita, KS 67213

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1388  
(316) 268-4421  
FAX (316) 268-4390

March 5, 1999

Gary Wiley  
PEC, P.A.  
303 S. Topeka  
Wichita, KS 67202

S/D 99-11 -- One-Step Final Plat of ANGEL ACRES ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 4, 1999, the above captioned plat was considered. The action of the Committee was to approve the final plat subject to:

STAFF COMMENTS:

- A. This plat will be subject to approval of the associated zone change and any related conditions.
- B. The applicant shall guarantee the extension of City water and sanitary sewer to serve the lots being platted. City Engineering needs to verify if any other additional guarantees are required.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. City Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved. A guarantee is required, and minimum pad elevations need to be platted.
- E. The recording information indicated for the platted pipeline easement needs to be revised to correlate with that referenced in the title binder. The Applicant shall indicate a copy of the instrument which establishes the pipeline easement on the property, verifying that the dedication of street right-of-way over a portion of the pipeline easement is acceptable.
- F. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- G. Traffic Engineering needs to comment on the need for improvements to perimeter streets.



- H. Fire Department needs to comment on the acceptability of the street names. The street names are acceptable.
- I. The applicant shall guarantee the paving of the proposed internal streets. This guarantee shall include temporary turnarounds for Richmond, Edwards, Gordon and Angel. The temporary turnarounds shall either be platted or provided by separate instrument.
- J. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-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.
- K. The plat's text shall appropriately reference the access controls.
- L. Fire Department needs to comment on the acceptability of the length of Angel, (1300 ft.) which exceeds the maximum length for cul-de-sacs as imposed by the Subdivision regulations. A turnaround will be required.
- M. 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.)
- N. 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.
- O. 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.
- P. 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.
- Q. 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.
- R. Perimeter closure computations shall be submitted with the final plat tracing.
- S. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- T. 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. KGE and Southwestern Bell have requested additional easements.

S/D 99-11 -- One-Step Final Plat of ANGEL ACRES ADDITION

March 5, 1999

Page 3

U. 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 Release 13 version of 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 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, March 11, 1999, at 1:30 p.m.

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

Sincerely,

Handwritten signature of Neil Evan Strahl in cursive script.

Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Randy Nevins, 3850 S. Meridian, Unit #517, Wichita, KS 67217  
Mike Lindebak, City Engineering, Mail Stop (1-71)  
Jim Weber, PE-Director, Sewer Operations & Maintenance Department,  
Bureau of Public Services, 1144 S. Seneca, Wichita, KS 67213

**STAFF REPORT**  
(One-Step Final Plat Approved 3/4/99)

**CASE NUMBER:** S/D 99-11 - ANGEL ACRES

**OWNER/APPLICANT:** Randy Nevins, 3850 S. Meridian, Unit #517, Wichita, KS 67217

**SURVEYOR/ENGINEER:** PEC, P.A., Attn: Gary Wiley, 303 S. Topeka, Wichita, KS 67202

**LOCATION:** North side of 47th St. South, West side of Meridian

**SITE SIZE:** 24.1 acres

**NUMBER OF LOTS**

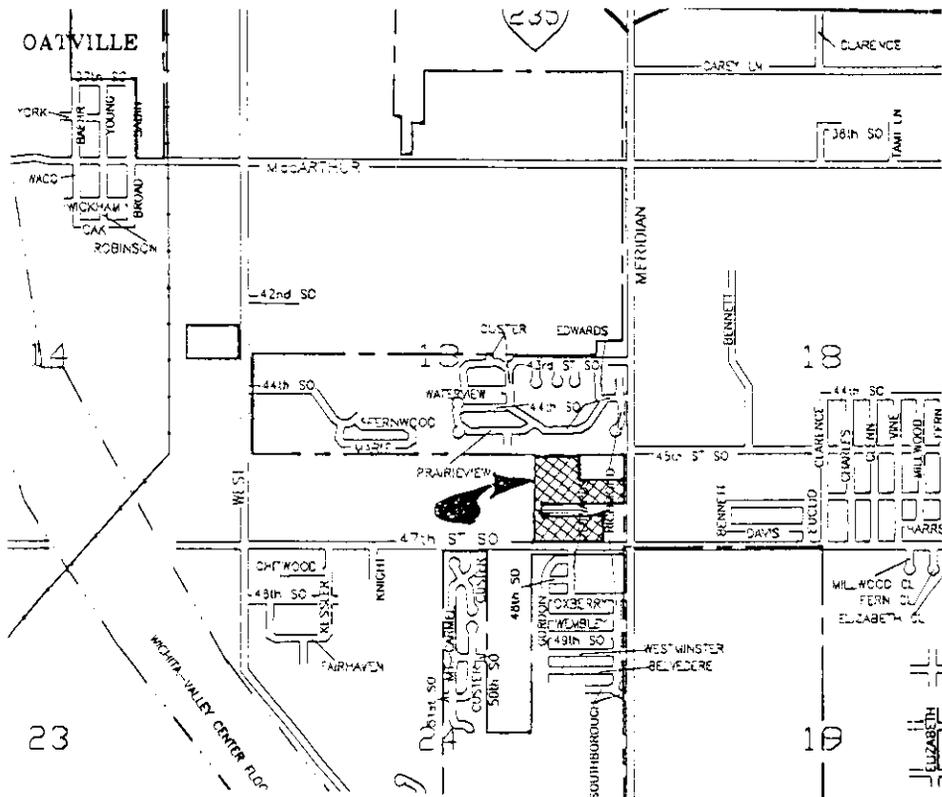
Residential:	56
Office:	
Commercial:	
Industrial:	
Total:	<u>56</u>

**MINIMUM LOT AREA:** 10,000 sq. ft.

**CURRENT ZONING:** SF-20, Single-Family Residential  
LC, Limited Commercial

**PROPOSED ZONING:** SF-6, Single-Family Residential

**VICINITY MAP**



Note: This site is located in the County, in an area designated as "new growth" by the Wichita-Sedgwick County Comprehensive Plan. The site is adjacent to Wichita's city limits and the Applicant has requested annexation. The Applicant intends to request a zone change for this site from LC, Limited Commercial to SF-6, Single-Family Residential for the lots adjoining Richmond at the southeastern portion of the plat. The remainder of the plat which is zoned SF-20, will be converted to SF-6 upon annexation.

STAFF COMMENTS:

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- C. 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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