

S/D No.: 85-98 Name: ECK 3RD ADDITION

Preliminary Approved: 11/21/85
Scheduled S/D Meeting: 6/5/86

DESCRIPTION

General Location: On the south side of 21st Street North, halfway between
Maize Road and 119th Street West.

Owner: Matt Eck, 5512 West Central, Wichita, KS 67212

Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 13.03 Acres
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial:
 - Total: 49
 3. Minimum Lot Area: 6,510 Sq. Ft.
 4. Existing Zoning: "R-1"
 5. Proposed Zoning: "AA" (City)
-

STAFF COMMENTS:

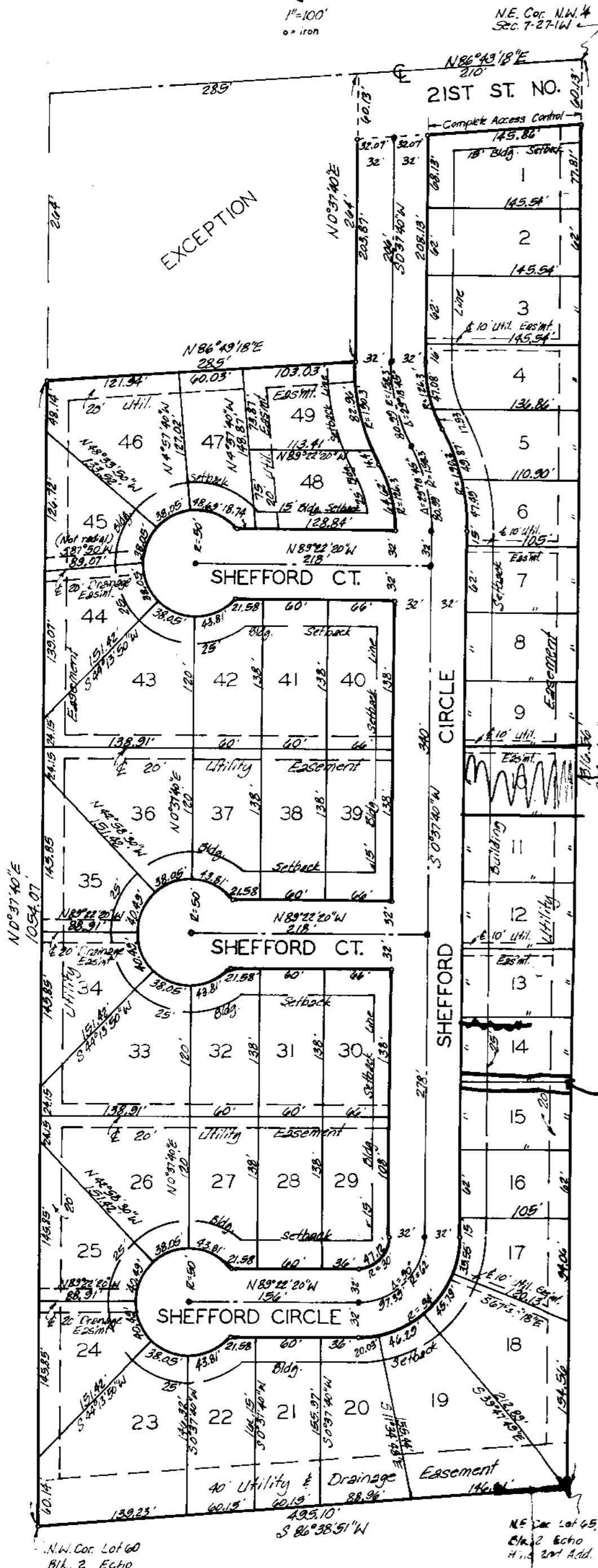
- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City Water to serve the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior streets.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Since this property is adjacent to the Wichita City Limits, the applicant shall request annexation for this property into the City of Wichita. Upon annexation, the property will be zoned "AA", and thereby permit the lot sizes being proposed. The final plat shall not be scheduled for Board of City Commission review until annexation has occurred.
- G. Prior to scheduling this case before the Board of City Commissioners, the structures which encroach into the street right-of-way being dedicated by this plat must be removed. Once the structures have been removed, a letter so stating shall be submitted from the platting engineer.
- H. Article 7-201(R) of the Subdivision Regulations provides for the limiting of deadend streets to a length not to exceed 600 feet. Shafford Circle, proposed by this plat, exceeds this design standard by approximately 500 feet. In order to avoid the creation of such a long deadend street, the final plat tracing shall indicate a stub, east/west street leading into the unplatted property to the west. This stub street should be platted in the vicinity of Lot 10. Lot numbers will need to be changed on the final plat tracing.
- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- J. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- K. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are the proposed minimum pad elevations correct?

FINAL PLAT ECK 3RD ADDITION

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 6-5-86 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 6-6-86

OFFICE COPY
DO NOT REMOVE

Minimum Plat Elevations:
Lots 23, 24, 25, 26, 33, 34,
35, 36, 43, 44, 45, & 46 =
1348.00 Mean Sea Level



State of Kansas }
Sedgwick County } s.s. We, Baughman Company P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "ECK 3RD ADDITION," Wichita, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed described as the east 30 rods of the N.W. 1/4 of Sec. 7, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas, lying north of the north line of Lots 60, 62, 63, 64, and 65 of Block 2, Echo Hills 2nd Addition to Wichita, Sedgwick County, Kansas, except that part described as commencing at the N.E. Cor. of said N.W. 1/4; thence west along the north line of said N.W. 1/4, 210 feet for a place of beginning; thence south parallel with the east line of said N.W. 1/4, 264 feet; thence west parallel with the north line of said N.W. 1/4, 285 feet to the west line of the east 30 rods of said N.W. 1/4; thence north parallel with the east line of said N.W. 1/4, 264 feet to a point on the north line of said N.W. 1/4; thence east 285 feet to the place of beginning.

Date _____ Baughman Company P.A.

Surveyor

Know all men by these presents that we the undersigned, have caused the land described in the surveyor's certificate to be platted into lots and streets to be known as "ECK 3RD ADDITION" Wichita, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage easements are hereby granted as indicated for drainage purposes. All abutters rights of access to or from 21st St. No. over and across the north line of Lot 1 are hereby granted to the City of Wichita, Kansas. The streets are hereby dedicated to and for the use of the public. Minimum Plat Elevations are established as noted.

Raymond L. Cathen

Robert E. Cathen

June G. Cathen

Darlene Cathen

Matt Eck Inc.

Matt Eck President

State of Kansas }
Sedgwick County } s.s. The foregoing instrument was acknowledged before me this _____ day of _____ 198____, by Raymond L. Cathen, June G. Cathen, husband and wife, and Robert E. Cathen and Darlene Cathen, husband and wife, and by Matt Eck, President of Matt Eck Inc.

My App. Exp. _____ Notary Public

This plat of "ECK 3RD ADDITION" Wichita, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this _____ day of _____ 198____.

Wichita-Sedgwick County Metropolitan Area Planning Commission

David Bayouth Vice-Chairman

Michael E. Lindelak Secretary

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of the City of Wichita, Kansas, this _____ day of _____ 198____.

Tony Casado Mayor

Donald G. Bieck City Clerk

Entered on transfer record this _____ day of _____ 198____.

Don Wright County Clerk

State of Kansas }
Sedgwick County } s.s. This is to certify that this plat has been filed for record in the office of the Register of Deeds this _____ day of _____ 198____, at _____ o'clock _____ M., and is duly recorded.

Pat Kettler Register of Deeds

Ed Resa Deputy

June 12, 1986

Baughman Company, P.A.
330 Laura
Wichita, KS 67211

Re: Final Plat S/D 85-98 - ECK 3RD ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on June 12, 1986, 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 June 6, 1986.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all real estate taxes for 1985 and all prior years have been paid.

Please call if you have any questions.

Very truly yours,

Forrest L. Nagley
Senior Planner

FLN:dIk

cc: Matt Eck, 5512 West Central, Wichita, KS 67212