

PLAT NO. S/D 73-121

MAP NO. M-5-B-5540

NAME L.R. STEVENS ADDITION

LOCATION: At the Northwest corner of Hydraulic and  
60th Street South

ENGINEER ~~Baughman Co.~~ MOEHRING & ASSOCIATES

OWNER Laveta R. Stevens % Dennis Stevens

APPLICATION FILED 9-24-73

SKETCH PLAT FILED 9-24-73 revised sketch 7-25-77

PRELIMINARY FILED 8-2-77

S/D ACTION 8-11-77 *Approved*

FINAL FILED 10-25-77

S/D ACTION 11-3-77 *Approved*

MAPC ACTION 11-10-77 *Approved*

BCC ACTION 5-9-78 *Approved*

RECORDED May 18, 1978

REMARKS



POSTED  
10-9-73

S/D 73-121 L. STEVENS ADDITION -  
At the NW corner of Hydraulic and  
60th St. S. - Laveta R. Stevens %  
Dennis Stevens by ~~\_\_\_\_\_~~

ACTION

	DATE
S/D COMMITTEE (Prelim.)	8-11-77
S/D (final)	11-3-77
M.A.P.C.	11-10-77
B.C.C./B. <del>CC</del> C.	5-9-78

Map No. M-5-B 5540  
Sec. No. 28  
Twp. No. 28S  
Range 1E

Subdivision Report and Progress  
S/D No.: 73-121

Name: L.R. STEVENS ADDITION

General Location: At the Northwest corner of Hydraulic and 60th St. South

Owner: Laveta R. Stevens % Dennis N Stevens  
Address: 6037 S. Hydraulic 3125 FAIRLAWN 67215 Phone: 524-6919-942-1494  
Subdivider: \_\_\_\_\_  
Address: \_\_\_\_\_  
Engineer/Surveyor: Baughman Co. MEHRING & ASSOC. Phone: \_\_\_\_\_  
Address: 330 Laura 433 S. Hydraulic 67211 Phone: 262-7271 263-6781

Application Received 9-24-73 FINAL PLAT RECEIVED 10-25-77  
Conf. with Applicant \_\_\_\_\_ S/D Comm. Action 11-3-77 approved  
Sketch Plat Received 9-24-73 7-28-77 Dept. Report on Final 11-7-77  
Present Zoning \_\_\_\_\_ M.A.P.C. ACTION 11-10-77 Approved  
Proposed Zoning \_\_\_\_\_ Dept. Report on Final 11-11-77  
Letter of Intent \_\_\_\_\_ Letter on Fees Received A/A  
PREL. PLAT RECEIVED 8-2-77 Title/Taxes Rec'd & Reviewed 11-8-77  
S/D Comm. Action 8-11-77 approved Final Review 5-1-78  
Dept. Report on Prel. 6-12-77 Referral to B.C.C. 5-1-79

TRACING PROGRESS:

Received \_\_\_\_\_  
Released \_\_\_\_\_  
Received \_\_\_\_\_  
Released \_\_\_\_\_

B.C.C. ACTION 5-4-78 Approved  
Recorded May 18, 1978

Comments:

7-27-77 Don Mehring talked to Mitchell and Sellers about the revised sketch. Mehring said neither one saw any particular problems. He plans to submit a preliminary on 8-1-77.

L. R. Stevens Addition

U S D 261

Riverside Township

T9-302 (2)

Note Call Jim Arthur when ready to send to BCL.

REGISTER OF DEEDS  
SEDGWICK COUNTY, KANSAS

SID 73-121 ~

*no zone error*

*5-31-78*

L. R. Stevens

ADDITION was

filed for record on May 18-1978

BETTE F. MCCART

Register of Deeds

*Paul Gilbert  
deputy*

Return to: Wichita-Sedgwick County  
Metropolitan Area Planning Department  
(Inter-Office Mail)

T9-328

L. R. Stevens  
 Add  
 Perimeter closure

	C*	R	J
1	N7	J	
0		J	
1105		S	
0.00		S	
0.00		S	
1106	NO	0	
0		J	
900000		S	
4		S	
2515.34		S	
1107	NO	0	
124724		S	
1		S	
696.30		S	
1108	NO	0	
894000		S	
2		S	
1527.64		S	
1109	NO	0	
2042		S	
3		S	
300		S	
1110	NO	0	
894000		S	
2		S	
837.60		S	
1111	NO	0	
2042		S	
3		S	
365.27		S	
1112	NO	0	
900000		S	
0		S	
99		J	

N-S	→	0.0051	12	0
E-W	→	-0.0001	13	0
		350/29/33.9	03	0
Obs. Error	→	0.0051	19	0
Relative Error	} 1/1,214,325	6242.1500	18	0
of closure				02

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 73-121                      Name L. R. Stevens Addition  
Application & Sketch Filed: 9-24-73  
Preliminary Plat Filed: 8-2-77                      Approved by S/D: 8-11-77  
Final Plat Filed: 10-25-77                      Approved by S/D: 11-3-77  
Approved by Metropolitan Area Planning Commission: 11-10-77

DESCRIPTION

General Location:

Northwest corner of Hydraulic and 60th Street South

Surveyor or Engineer: Moehring & Associates

Owner: Dennis N. Stevens

Address: 3725 Fairlawn (67215)

- |   |   |
|---|---|
| 1. Gross Acreage of Plat <u>30.5</u>      | 6. Access Control                                 |
| 2. Number of Lots:                        | St. <u>Hydraulic</u> No. Openings <u>2</u>        |
| Residential <u>46</u>                     | St. _____                      No. Openings _____ |
| Commercial _____                          | St. _____                      No. Openings _____ |
| Industrial _____                          | 7. Req'd Improvements                             |
| Other _____                               | St. Paving <u>not reqd</u> Water <u>not reqd</u>  |
| Total Number of Lots: <u>46</u>           | Sidewalk <u>not reqd</u> Drainage <u>not reqd</u> |
| 3. Minimum Lot Area: <u>0.5</u> Acres     | Sewer <u>not reqd</u> Other <u>none</u>           |
| 4. Existing Zoning <u>R-1</u>             |   |
| 5. Special Problems Discussed <u>none</u> |   |

The applicant has made satisfactory arrangements with the County Department of Public Works for improving the streets to suburban standards and the Health Department has approved the use of septic systems and private water wells on subject property.

Planning Commission Recommendation:

That the plat be approved subject to:

- A. The applicant submitting a restrictive covenant which shall tie the platted lots together in pairs so that a minimum 40,000 square foot site is provided for septic tank use until such time as sanitary sewer is available to each lot.
- B. Recording of the plat within 30 days after approval by the Board of City Commissioners.

MOTION: Cole moved, Bell seconded and it carried unanimously. Barrier absent.

ACTION:

Instruct the City Clerk to file the restrictive covenant with the Register of Deeds the filing cost of which shall be billed to the applicant, and approve the plat as approved by the Metropolitan Area Planning Commission and authorize the Mayor to sign.

DECLARATION OF PROTECTIVE COVENANTS FOR  
L R STEVENS ADDITION, A SUBDIVISION OF A  
PORTION OF THE NORTH HALF (N 1/2) OF THE  
NORTH HALF (N 1/2) OF THE SOUTHEAST QUARTER  
(SE 1/4) OF SECTION TWENTY-EIGHT (SEC. 28),  
TOWNSHIP TWENTY-EIGHT SOUTH (T28S), RANGE  
ONE EAST (R1E), EAST OF THE 6TH P.M., IN  
SEDGWICK COUNTY, KANSAS.

KNOW ALL MEN BY THESE PRESENTS, that the lots covered by these protective covenants are now owned by the undersigned LaVeta R. Stevens, and consist of land platted as "L R Stevens Addition", a subdivision of a part of the North Half (N $\frac{1}{2}$ ) of the North Half (N $\frac{1}{2}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section Twenty-eight (Sec. 28), Township Twenty-eight South (T28S), Range One East (R1E), East of the 6th P. M., in Sedgwick County, Kansas, and are made for the benefit of the present owners and those becoming owners of lots in said subdivision.

The undersigned declares that said land platted as "L. R. Stevens Addition" is held and shall be conveyed subject to the reservations, restrictions and covenants hereinafter set forth:

A LAND USE

1. In order to satisfy the Sedgwick County minimum Zoning and Building Code requirements for single family residences utilizing well water and septic systems, lots are to be combined as follows to form a residential unit under one ownership: Block A Lots (1 & 2), (3 & 4), (5 & 6); Block B Lots (1 & 14), (2 & 13), (3 & 12), (4 & 11), (5 & 10), (6 & 9), (7 & 8); Block C Lots (1 & 10), (2 & 9), (3 & 8), (4 & 7), (5 & 6); Block D Lots (1 & 10), (2 & 9), (3 & 8), (4 & 7), (5 & 6); Block E Lots (1, 2 & 3), (4 & 5). No lot shall be individually acceptable for residential use until such time that a public sewer system is made available for its use.
2. A lot shall only be used for residential purposes. No building shall be erected, placed, altered or permitted on any lot other than a single family residence with a double or triple garage, and one other outbuilding customarily appurtenant to dwellings.
3. Every building erected on any lot shall front or present a good frontage on the street on which said lot fronts. Dwellings on corner lots shall have a presentable frontage on all streets on which the particular corner lot abuts. Until such time as public sewer is available all buildings are to front on 59th street, Ida Avenue or Greenwood Avenue, except Lots 8 through 13 in Block B which may front on 59th Street Ct. or both and Lots 4 & 5 in Block E which may front on Hydraulic Avenue and 60th Street South respectively.
4. The owner of any lot shall not suffer or permit any noxious or offensive activity to be conducted or carried on or practiced thereon, in any dwelling, or other building on the lot or the vacant portion of the lot. Exposed storage tanks shall not be permitted on any lot. Building materials or any offensive litter shall not be permanently stored on any lot. Motorcycles, motor-scooters, motorbikes, snowmobiles or any other similar vehicle will not be permitted on any lot without a dwelling on it. No vehicle in a state of disrepair shall be permitted on any lot for more than thirty (30) days. All signs displayed on any lot shall be used to advertise the property for sale and such sign shall not exceed six (6) square feet in area. The developers signs shall be permitted until the area has been completely sold out. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage and other waste shall be kept in sanitary containers which shall be kept in a neat, sanitary condition. All camping trailers, boats and campers must be parked in the rear of the house.

5. No oil drilling, oil development, oil refining, quarrying or mining operations of any kind shall be permitted on any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted on any lot. No derrick or other structure for use in boring for oil or natural gas may be erected or maintained on any lot. No excavated earth shall be removed from the premises without permission of the Architectural Control Committee.
6. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except dogs, cats or other household pets, provided they are not kept or bred for commercial purposes.

**B STRUCTURES**

1. No residence shall be erected on any lot having a ground floor of less than 1400 square feet of finished living area, except, when such dwelling is a multi-level, then two out of three levels will be allowed toward the required 1400 square feet of finished living area. A one and one-half or two story dwelling shall not have less than 900 square feet of finished living area on the ground floor.
2. No building, wall, fence or other structure shall be erected, placed, altered or permitted on any lot until construction plans and specifications showing the kind of materials, floor plans and exterior design have been submitted to and approved in writing by the Architectural Control Committee as to workmanship, quality of material and harmony of design with that of existing or planned structures, and as to location with respect to the lot set back lines, topography and finished grade elevation. Furthermore, the septic system shall be constructed in such a manner as to provide for the safe and effective disposal of waste material. A plot plan shall be submitted and approved by the Architectural Control Committee showing the location, absorption system and specifications of the disposal system and all waterwells. No lateral shall be closer than 25 feet to any property line. The septic system shall comply with all regulations prescribed by the Sedgwick County and Kansas State Board of Health. All wells drilled for household water usage shall be cased.
3. No front yards shall be surrounded or bounded by fence of any kind, provided, however, that the foregoing provision may be modified or waived by a majority of the Architectural Control Committee, or its designated representative. Any property owner desiring to erect a fence surrounding or bounding a front yard shall submit a plan showing the location and type of such fence to the Architectural Control Committee and shall be bound by such committee's approval or disapproval of such plan. No fence, wall or shrub planting shall obstruct the view between 2 feet and 6 feet high about any roadway, and on any corner lot in the area formed by a radius on the inside of the curve which would make a circle of 40 feet.
4. Outbuildings shall not be larger than 450 square feet and shall be located within the set back lines, a minimum distance of 25 feet away from the residence. Generally, the building shall not be nearer the lot front than the rear of the dwelling, except by approval by the Architectural Control Committee when terrain may require an exception.
5. All residences or structures upon this real property must be constructed by a contractor licensed by the City of Wichita.

6. No temporary structure or portion of any building shall be occupied as living quarters until the exterior of the building has been fully completed. The exterior of the residence, or any other building, must be fully completed within one year of the start of construction. No temporary structures or structures temporary in character such as a trailer, mobile home, basement, shack, tent, garage or other outbuilding shall be used on any lot at anytime as a residence.
7. Nothing in these covenants is intended nor shall be construed to prohibit the developer from establishing and maintaining a sales office and/or any other operating facilities on any unsold lot it deems necessary.
8. Natural drainage and water sources shall not be altered in any way that will adversely affect or damage other property.
9. No previously constructed building or dwelling may be moved on to said lots, pieces or parcels of the above real property except that the construction of prefabricated homes from a recognized quality manufacturer will be permitted when they meet the architectural standards of the subdivision.

C ARCHITECTURAL CONTROL COMMITTEE

1. The Architectural Control Committee shall maintain a high standard for building design, construction, and/or alteration of structures.
2. The committee shall consist of three members designated by LaVeta R. Stevens, who are LaVeta R. Stevens, Dennis Stevens and Gregory L. Stevens.
3. A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, a replacement member will be designated. Neither the members of the committee nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant.
4. Procedure. The committee's approval or disapproval as required in these covenants shall be in writing. In the event the committee, or its designated representative fails to approve or disapprove within thirty (30) days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin any construction has been commenced prior to the completion thereof, approval shall not be required, and the related covenants shall be deemed to have been fully complied with.

D HOME OWNER'S ASSOCIATION

In the event that the owners of a majority of the lots in "L R Stevens Addition" shall agree to organize a Home Owner's Association for the development of recreational facilities or other services for said lot owners of all lots shall be members thereof and be bound by the conditions thereof, including any assessments in connection therewith.

E EASEMENTS

Easements for installation and maintenance of utilities and drainage shall be reserved as shown on the recorded plat. Within these easements, no building, structure, planting or other material shall be placed, planted, or permitted to remain which shall interfere with the installation or maintenance of utilities, or which may change or interfere with the flow of water through the drainage channels in the easements.

COVENANTS

Page 4

F DURATION AND ENFORCEMENT

1. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty (20) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.
2. If the parties hereto, or any of them, or their successors or assigns, or any other person, firm or corporation, shall violate or attempt to violate any of the covenants herein it shall be lawful for any person or persons owning any real estate situated in said subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other loss for such violation.
3. Invalidation of any one of these covenants by judgment or court order shall in nowise affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, The undersigned has caused this instrument to be signed and its seal affixed hereto on this 12 day of December, 1977.

*LaVeta R. Stevens*  
LaVeta R. Stevens

STATE OF KANSAS, COUNTY OF SEDGWICK, ss:

BE IT REMEMBERED, That on this 12 day of December, 1977, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came LA VETA R. STEVENS, who is personally known to me to be the same person who executed the within instrument of writing.

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

*L. W. Etter*  
Notary Public



COMMISSION EXPIRES 2/10/81



SEDGWICK COUNTY COURTHOUSE

**COUNTY OF SEDGWICK**  
DEPARTMENT OF PUBLIC WORKS

1015 STILLWELL  
WICHITA, KANSAS 67213

268-7901  
PHONE 268-7901

G. C. MCLURE JR. P. E.  
COUNTY ENGINEER/DIRECTOR OF PUBLIC WORKS

April 10, 1978

*Newby*

Curtis Newby, Junior Planner  
Metropolitan Area Planning Department  
Tenth Floor - City Hall  
455 North Main  
Wichita, Kansas 67202

RE: L.R. Stevens Addition

Dear Curtis;

The street and drainage improvements for the L.R. Stevens Addition have been adequately guaranteed to this office; the plans for the improvements have been approved.

Yours very truly,

G.C. McLure, Jr., P.E.  
County Engineer/Director  
of Public Works

By *Chris Brennenstuhl*  
Chris Brennenstuhl, E.I.T.  
Civil Engineer

cc: Don Moehring



**MOEHRING & ASSOCIATES**  
CONSULTING ENGINEERS

483 s. Hydraulic  
Wichita, Kansas 67211



Curtis Newby, Junior Planner  
Metropolitan Area Planning Dept.  
Tenth Floor - City Hall  
455 N. Main  
Wichita, Kansas 67202



SEDGWICK COUNTY COURTHOUSE

**COUNTY OF SEDGWICK**  
DEPARTMENT OF PUBLIC WORKS

1015 STILLWELL  
WICHITA, KANSAS 67213  
G. C. MCLURE, JR., P. E.  
COUNTY ENGINEER/DIRECTOR OF PUBLIC WORKS

268-7901  
PHONE 268-7201

Louise

December 16, 1977

James T. Arthur  
1605 Roanoke  
Wichita, Kansas 67218

RE: Letter of Credit for L.R. Stevens Addition

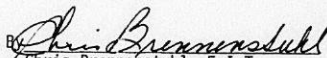
Dear Mr. Arthur:

Enclosed is the form for an Irrenocable Letter of Credit as you requested to guarentee construction of street and drainage improvements in the L.R. Stevens Addition to Sedgwick County, Kansas. As mentioned in our telephone conversation of December 14, 1977, a value of \$25,000.00 per mile is acceptable for residential streets which are to be built to suburban standards.

When the form has been completed, please return it to this office; we will file the letter of credit at the Office of the County Clerk and inform MAPD of its receipt.

Yours very truly,

G.C. McLure, Jr., P.E.  
County Engineer/Director  
of Public Works

  
Chris Brennenstuhl, E.I.T.  
Civil Engineer II

cc: Louise Olivarez  
Don Moehring



Newby

December 16, 1977

O. B. Bruce McCracken  
County Treasurer  
Sedgwick County Court House  
Wichita, Kansas

Attn: Doris Wine

Re: LaVeta R. Stevens  
DC 12776



Gentlemen:

Our Association holds a real estate mortgage covering property in the North Half of the North Half of the Southeast Quarter, Section 28, Township 28 South, Range 1 East. We enclose photocopy of the abstractor's certificate setting forth this mortgage.

We have been advised that LaVeta R. Stevens has submitted a plat of this metes and bounds tract which secures our mortgage and that one of the requirements for the approval of the plat is that the taxes for theyear 1977 be paid. Our Association has prepaid tax escrow account with our borrower, LaVeta R. Stevens. We have included the payment of the first-half of 1977 taxes in one check which encompasses all of the taxes for the first half 1977 on all of our borrowers who have mortgages with us in Sedgwick County. This check, for payment of the first half 1977 taxes on LaVeta R. Stevens property and all the other mortgagors, will be mailed to Wichita on December 16, and will eventually be credited for this particular real estate.

We have also made out a separate check in the amount of \$162.65 for payment of the second half 1977 taxes and have attached this to the real estate tax statement and it will be mailed to Wichita on December 16th. I trust this will suffice to enable the planning commission to approve this plat.

Very truly yours,

  
Attorney

HJS/trg

cc: Curtis Newby ✓

November 10, 1977

Moehring and Associates  
433 South Hydraulic  
Wichita, Kansas 67211

Re: S/D No. 73-121 - L. R. STEVENS ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on November 10, 1977, 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 November 7, 1977.

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. Compliance with the requirements of the Metropolitan Area Planning Department.
- 11-23-77 2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
3. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the platlor.
- 12-21-77 4. Certification that all taxes due and payable for 1977 and prior years have been paid.

Please call if you have any questions.

Very truly yours,

Jack H. Galbraith  
Chief Planner

JHG:bh

cc: Dennis R. Stevens, 3725 Fairlawn, 67215  
Dean Sellers, Assistant City Engineer  
Joe Freeman, County Building, Planning & Inspection

NUMBER

Y-58,330

*Good 77 taxes paid*

COMMITMENT FOR TITLE INSURANCE

Issued by

**ST. PAUL TITLE INSURANCE CORPORATION**

St. Paul Title Insurance Corporation, a Missouri corporation, herein called the Company, for a valuable consideration, hereby commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest covered hereby in the land described or referred to in Schedule A, upon payment of the premiums and charges therefor; all subject to the provisions of Schedules A and B and to the Conditions and Stipulations hereof.

This Commitment shall be effective only when the identity of the proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A hereof by the Company, either at the time of the issuance of this Commitment or by subsequent endorsement.

This Commitment is preliminary to the issuance of such policy or policies of title insurance and all liability and obligations hereunder shall cease and terminate three months after the effective date hereof or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue such policy or policies is not the fault of the Company.

This Commitment shall not be valid or binding until Schedules A and B are countersigned by an authorized signatory.

IN WITNESS WHEREOF, St. Paul Title Insurance Corporation has caused its corporate name and seal to be hereunto affixed by its duly authorized officers as of the date shown in Schedule A.

Attest:

*Allen E. Priestly*

Secretary

ST. PAUL TITLE INSURANCE CORPORATION

*Jud H. Sussan*

President

Copyright, 1966, American Land Title Association.  
42013 CFT Ed. 8-67 Printed in U. S. A.

TSP-113



### CONDITIONS AND STIPULATIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquires actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and the Conditions and Stipulations of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.

The City of Wichita  
LaVeta R. Stevens

SCHEDULE A

COMMITMENT

NO. Y-58,330

1. Effective date: October 19, 1977 @ 7:00 A.M.

2. Policy or Policies to be issued:

       ALTA Owner's Policy Form A-1970 (Amended 10-17-70)  
(a)  ALTA Owner's Policy Form B-1970 (Amended 10-17-70)

Amount  
Limited to  
\$ 250.00

       Proposed Insured: The City of Wichita, a Municipal Corporation

       ALTA Loan Policy (Amended 10-17-70)

(b)        \$

       Proposed Insured:

3. The estate or interest in the land described or referred to in this Commitment and covered herein is a fee simple.

4. Title to the fee simple estate or interest in said land is at the effective date hereof vested in:

LaVeta R. Stevens

5. The land referred to in this Commitment is situated in the        County        of Sedgwick, State of Kansas, and is described as follows:

See SCHEDULE A - continued

TO BE PLATTED AS: L. R. Stevens Addition to  
Wichita, Sedgwick County, Kansas

FIDELITY TITLE COMPANY, INC.



ST. PAUL TITLE  
INSURANCE CORPORATION

William A. Halbo  
Authorized Signatory

This Commitment valid only if Schedule B is attached

TSP-114A

SCHEDULE A, 5.

Legal Description:

The North half of the North half of the Southeast Quarter of Section 28, Township 28 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas, except beginning at the Northeast Corner of North Half of North Half of Southeast Quarter of Section 28 South, thence South 300 feet, thence West 837.6 feet, thence North 300 feet, thence East 837.6 feet to beginning, and except part deed for Kansas Turnpike described as: A tract of land in the North Half of the North Half of the Southeast Quarter of Section 28, Township 28 South, Range 1 East of the 6th Principal Meridian, Sedgwick County, Kansas, described as follows: Beginning at the Southwest Corner of the North Half of the North Half of the said Southeast Quarter of Section 28, 2042 feet more or less north of the Southwest Corner of said Southeast Quarter, Section 28; thence North along said West line 154.13 feet to Centerline Survey of the Kansas Turnpike Station 4555+73; thence North along said West line 525.67 feet more or less to the Northwest Corner of said Southeast Quarter, Section 28; thence East along the North line of said Southeast Quarter, Section 28, 122.5 feet to centerline survey of the Kansas Turnpike Station 4561+43.3; thence East along said North line a distance of 153.7 feet to a point 150 feet southeasterly at right angles to said centerline; thence Southwesterly parallel to said centerline a distance of 697 feet more or less to the South line of said North Half of the North Half of the Southeast Quarter of Section 28; thence West along said South line a distance of 126.6 feet to the point of beginning.

TO BE PLATTED AS: L. R. STEVENS ADDITION  
to Wichita,  
Sedgwick County, Kansas

FIDELITY TITLE COMPANY, INC.

TSP-104:3/77  
(3 PART)



ST. PAUL TITLE  
INSURANCE CORPORATION

*William J. Malice*  
AUTHORIZED SIGNATURE

Page 1

SCHEDULE B-I  
(REQUIREMENTS)

COMMITMENT  
NO. Y-58,330

1. The following are the requirements to be complied with:

- A. Payment to, or for the account of, the sellers or mortgagors of the full consideration for the estate or interest to be insured.
- B. Instruments in insurable form which must be executed, delivered and duly filed for record.

- (1) Procure and file and record a properly approved and satisfactorily executed Plat of L. R. STEVENS ADDITION to Wichita, Sedgwick County, Kansas, executed by LaVeta R. Stevens, as fee owner.
- (2) Subject plat must be consented to by The Railroad Building, Loan and Savings Association as holder of the following lien on subject property:

Mortgage by LaVeta R. Stevens, a single woman, to The Railroad Building Loan and Savings Association of Newton, Kansas, dated Jan. 9, 1973, in the amount of \$19,500.00, filed Jan. 26, 1973 @ 4:05 P.M., recorded in Book 46 at page 406.

- (3) 1976 real estate taxes show paid in the amount of \$319.92; Key #RI-388.
- (4) Company has not been furnished a copy of the proposed Plat, and therefore makes no statement as to proposed setbacks, easements and dedications.

FIDELITY TITLE COMPANY, INC.



TSP-114B-I

*William B. Malone*  
Authorized Signatory

Schedule B-I of this Commitment consists of 1 page.

SCHEDULE B-II  
(EXCEPTIONS)

COMMITMENT  
NO. Y-58,330

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. (A) Rights of dower, curtesy, homestead or other marital rights of spouse, if any, of any individual insured. (B) Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records. (C) Survey: Any encroachments, measurements, party walls, or other facts which a correct survey of the premises would show. (D) Easements, or claims of easements, not shown by the public records. (E) Rights or claims of parties in possession not shown by the public records.
3. All assessments and taxes for the year 1977 and all subsequent years.
4. Any restrictions, covenants and conditions to be imposed subsequent to the recordation of the title.
5. Any easements, streets or right-of-ways to be dedicated to the public including but not limited to all abutter's rights or access to any streets, drainage rights of way, public utilities, approval of elevation or other restrictive matters that may be reserved, dedicated or granted in the recorded Plat.
6. Subject to 30 foot Section Line Road on the East increased to 40 feet in Right of Way Agreement recorded in Misc. Book 381 at page 70.
7. Subject to Easement for gas pipe lines granted to Gas Service Company in instrument recorded in Misc. Book 352 at page 1 over the West 20 feet of the East 50 feet of insured premises.
8. Subject to Easement for transmission lines granted to Kansas Gas and Electric Company in instrument recorded in Misc. Book 368 at page 38 over the Westerly 100 feet of insured premises, parallel to, adjacent to and Easterly from the East line of the Kansas Turnpike Authority.

FIDELITY TITLE COMPANY, INC.



TSP-114B-II

*William E. Anderson*  
Authorized Signatory

Schedule B-II of this Commitment consists of 1 pages.

November 7, 1977

Moehring & Associates  
433 South Hydraulic  
Wichita, Kansas 67211

Re: S/D No. 73-121 L. R. STEVENS ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, November 3, 1977, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. The plat's text shall be amended to refer to the property as being platted into lots, blocks, and streets.
- B. The Planning Commission Chairperson, the Register of Deeds, and the County Clerk names shall be amended to read: Marjorie L. Taylor, Bette F. McCart and Dorothy K. White.
- C. The applicant shall prepare and submit for review, a restrictive covenant which shall provide that lots shall be grouped together to provide minimum 40,000 square foot sites for each individual home so that septic tanks can be used and, that no platted lot shall be sold separately until such time as public water is available to serve the lots.
- D. Access control except for one opening shall be indicated adjacent to Hydraulic on Lots 4 and 5, Block 3.
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.

The enclosed "marked" copy of the final plat is for your information and files.

Moehring & Associates  
November 7, 1977  
Page Two

This matter will be forwarded to the Planning Commission for its consideration on Thursday, November 10, 1977, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:et

cc:  
Dennis R. Stevens, 3725 Fairlawn, Wichita, Kansas 67215  
Dean Sellers, Assistant City Engineer  
Joe Freeman, County Building, Planning & Inspection

FINAL PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. S/D 73-121 Name L. R. STEVENS ADDITION  
Date Application Rec'd. 8/2/77 Preliminary Approval 8/11/77  
Scheduled S/D Meeting 11/3/77

DESCRIPTION

General Location West of Hydraulic and North of 60th Street South

Owner LaVeta Stevens

Surveyor/Engineer Moehring & Associates

Address 433 South Hydraulic Phone 263-8291

1. Gross Acreage of Plat 30.5
2. Number of Lots:
  - Residential 45
  - Commercial \_\_\_\_\_
  - Industrial \_\_\_\_\_
  - Other \_\_\_\_\_
3. Total Number of Lots 45
4. Minimum Lot Frontage 110 ft.
5. Minimum Lot Area 20,700 sq. ft.
6. Existing Zoning R-1
7. Proposed Zoning same
7. Lineal Feet of New Streets:
  - a. 70' R/W 3,600 ft.
  - b. 35' R/W 2,017 ft.
  - c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
8. TOTAL 5,617 ft.
8. Sidewalk adjacent to all streets? yes x no
9. Public Water Supply no (Yes-No), Name \_\_\_\_\_
10. Public Sanitary Sewers no (Yes-No), Name \_\_\_\_\_
11. Health Department Approval (where applicable) submitted (Yes-No)
12. City of Wichita no : Three-Mile Area yes

STAFF COMMENTS:

- A. The platlor's text shall be amended to refer to the property as being platted into lots, blocks and streets.
- B. The Planning Commission Chairperson, the Register of Deeds and the County Clerk names shall be amended to read: Marjorie L. Taylor, Bette F. McCort and Dorothy <sup>a</sup> White.
- C. The applicant shall prepare and submit for review, a restrictive covenant which shall provide that lots shall be grouped together to provide minimum 40,000 square foot sites for each individual home so that septic tanks can be used and, that no platted lot shall be sold separately until such time as public sanitary sewer is available to serve the lots.
- D. Access control except for one opening shall be indicated adjacent to Hydraulic on Lots 4 and 5, Block E.
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.

THE WICHITA-SEDGWICK COUNTY DEPARTMENT OF COMMUNITY HEALTH

OFFICE OF Environmental Health

DATE August 17, 1977



TO Curtis Newby, Junior Planner

FROM Steve Innes, Environmental Health Engineer

SUBJECT L. R. Stevens Addition

Results of soil percolation tests on subject addition on north side of 60th South and west of Hydraulic were generally satisfactory with a rate of less than 30 minutes. However, there was an area where the good percolating sandy soil was at a deeper depth than the standard 30 inches. There was sufficient cover above the ground water.

The property is approved for use of septic systems and individual water wells with the following conditions:

1. That a Sewerage Facility Permit is taken out for any new building. The trench depth for Block A (all), Block B, Lots 1, 2, 13, 14, and Block C, Lots 1, 2, 9, 10 (based on preliminary plat) will be required to be 36 inches at bottom, minimum.
2. That at such time as public sewers are available, they are utilized.
3. That water wells be constructed in accordance with Article 30 of the State Health Regulations.

*Steve Innes*

Steve Innes  
Environmental Health Engineer

SI:pp

cc Laveta R. Stevens

SCCD-Cons-5

RESOURCE MANAGEMENT INVENTORY FOR URBANIZING LAND

Property Name L.R. Stevens Addition

MAILED TO:

Location NW Corner of Hydraulic & 60th  
Street So.

Don Moehring  
Name

Date 8-12-77

Moehring & Assoc.  
Firm

263-6781  
Phone

Prepared by Larry L. Henry, District Conservationist  
USDA-Soil Conservation Service  
4100 Maple, Wichita, Kansas 67209  
Phone: 942-8422

Requested by Wichita-Sedgwick County Metropolitan  
Area Planning Commission

\*\*\*\*\*  
A. SOIL TYPE: 70% Wandoo silt loam Class I-1  
30% Canadian fine sandy loam Class I-1

B. SITUATION: This area is subject to severe wind erosion if left  
unprotected. Must have cover at all times.

-----  
Conservation Starts When Construction Starts. A Ground Plan Outdoors Is  
As Important As A Floor Plan Inside.

C. EROSION CONTROL RECOMMENDATIONS: (The recommendations which apply to  
the above named property will be indicated by a checkmark.)

1. Disturb only the area needed for construction.
2. Remove only those trees, shrubs, and grasses that must be removed  
for construction; protect the rest to preserve their esthetic and  
erosion-control values.
3. Stockpile topsoil and protect it with anchored straw mulch or jute  
mat material.
4. Disturbing as small an area as possible, install streets, curbs,  
water mains, electric and telephone cables, storm drains, and  
sewers in advance of home or other building construction.
5. Install erosion and sediment control practices according to the  
Sedgwick County Conservation District standards and specifications.

\* CONTINUED \*

- 6. Temporarily stabilize each segment of graded or otherwise disturbed land, including the sediment-control devices not otherwise stabilized, by seeding and mulching or by mulching alone. Permanently stabilize these areas as work on the land is completed. Both temporary and permanent stabilization practices are to be installed according to the Sedgwick County Conservation District standards and specifications.

The following are adapted perennial grasses and should be seeded at the following rates:

STANDARD RATES:

- Native bluestem mix, 3 pounds per 1,000 square feet
- Tall fescue, 3 pounds per 1,000 square feet
- Brome grass, 3 pounds per 1,000 square feet

SPECIAL RATES: \_\_\_\_\_

Apply nitrogen fertilizer at the rates listed below or have the soil tested and apply fertilizer accordingly.

STANDARD RATES:

- Tall fescue, 2 pounds per 1,000 square feet
- Brome grass, 2 pounds per 1,000 square feet

SPECIAL RATES: \_\_\_\_\_

Adapted perennial grasses for sodding are fescue, zoysia, and bluegrass.

- 7. Loose-pile material that is excavated for building construction purposes. Keep it loose-piled until it is used for foundation backfill or until the lot is ready for final grading and permanent vegetation.
- 8. Stabilize each lot within 60 days after work starts on home or other building construction.
- 9. Backfill, compact, seed and mulch trenches within 60 days after they are opened.
- 10. Discharge water from outlet structures at non-erosive velocities.
- 11. If additional information or on-site assistance is needed relative to soils, seeding procedures, structure design or related problems, call this number: 316-942-8422.
- 12. Divert foreign runoff water around area during construction.
- 13. Remove all debris such as tree stumps, scrap lumber, mortar or concrete, and rocks. Do not bury them; wood will eventually rot and cause settling; rocks mortar and concrete can cause real difficulties in lawn maintenance and later construction.
- 14. OTHER \_\_\_\_\_  
\_\_\_\_\_

August 12, 1977

Moehring & Associates  
314 Brown Building  
Wichita, Kansas 67202

Re: S/D 73-121 - Preliminary plat  
of L. R. STEVENS ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, August 11, 1977, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. The applicant shall prepare and submit for review, a restrictive covenant which shall provide that lots shall be grouped together to provide minimum 40,000 square foot sites for each individual home so that septic tanks can be used and, that no platted lot shall be sold separately until such time as public sanitary sewer is available to serve the lots.
- The applicant shall contact the Environmental Health Division of the Department of Community Health relative to procedures for conducting percolation tests to determine if the temporary use of septic tanks on subject property is permissible. A letter obtained from said division approving the use of septic tanks and water wells on the subject property, shall be submitted to the Planning Department.
- A 25-foot front yard setback and a 15-foot side yard setback shall be indicated on each corner lot.
- D. Access control except for one opening shall be indicated adjacent to Hydraulic on Lots 4 and 5, Block E.
- Easements as indicated in the marked "engineer's copy" of the preliminary plat, shall be indicated on the final plat.

S/D 73-121  
August 12, 1977  
Page 2

F. Requirements for a final plat (see pages 20-35, Part 4,  
Article 5 of the MAPC Subdivision Regulations).

Enclosed herewith is the "marked" copy of the preliminary plat  
for your information and files.

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

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:rme  
Encl.

cc: Dennis N. Stevens, 3725 Fairlawn, 67215  
Dean Sellers, Assistant City Engineer  
Joe Freeman, County Building, Planning & Inspection

PRELIMINARY PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 73-121 Name L.R. Stevens Addition  
Date Application Rec'd. 9-24-73 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 8-11-77

DESCRIPTION

General Location Northwest Corner of Hydraulic & 60th Street South

Owner Dennis N. Stevens  
Surveyor/Engineer Moehring & Associates  
Address 314 Brown Building Phone 263-6781

- |                                |   |   |                  |
|--------------------------------|---|---|------------------|
| 1. Gross Acreage of Plat       | <u>30.5</u>                                 | 7. Lineal Feet of New Streets:                                    |                  |
| 2. Number of Lots:             |   | a. <u>70'</u> R/W <u>3,600</u> ft.                                |                  |
| Residential                    | <u>45</u>                                   | b. <u>35'</u> R/W <u>2,017</u> ft.                                |                  |
| Commercial                     | _____                                       | c. _____ R/W _____ ft.  |                  |
| Industrial                     | _____                                       | d. _____ R/W _____ ft.  |                  |
| Other                          | _____                                       | e. _____ R/W _____ ft.  |                  |
| Total Number of Lots           | <u>45</u>                                   | TOTAL   | <u>5,617</u> ft. |
| 3. Minimum Lot Frontage        | <u>110</u> ft.                              | 8. Sidewalk adjacent to all                                       |                  |
| 4. Minimum Lot Area            | <u>20,700</u> sq. ft.                       | streets? <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> |                  |
| 5. Existing Zoning             | <u>R-1</u>                                  |   |                  |
| 6. Proposed Zoning             | <u>R-1</u>                                  |   |                  |
| 9. Public Water Supply         | <u>NO</u> (Yes-No), Name _____              |   |                  |
| 10. Public Sanitary Sewers     | <u>NO</u> (Yes-No), Name _____              |   |                  |
| 11. Health Department Approval | (where applicable) Submitted _____ (Yes-No) |   |                  |
| 12. City of Wichita            | : Three-Mile Area <u>X</u>                  |   |                  |

STAFF COMMENTS:

- A. It should be noted that subject property is in a designated urbanizing area and that the plat is proposing 20,000 square foot urban lots, but which will be grouped together to form 40,000 square foot building sites so that septic tanks can be used.
- B. The applicant shall prepare and submit for review, a restrictive covenant which shall provide that lots shall be grouped together to provide minimum 40,000 square foot sites for each individual home so that septic tanks can be used and, that no platted lot shall be sold separately until such time as public sanitary sewer is available to serve the lots.
- C. The applicant shall contact the Environmental Health Division of the Department of Community Health relative to procedures for conducting percolation tests to determine if the temporary use of septic tanks on subject property is permissible. A letter obtained from said division approving the use of septic tanks and water wells on the subject property, shall be submitted to the Planning Department.
- D. A 25 foot front yard setback and a 15 foot sideyard setback shall be indicated on each corner lot.
- E. Access control except for one opening shall be indicated adjacent to Hydraulic on Lots 4 & 5, Block E.
- 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. The applicant should be prepared to discuss with the Subdivision Committee the manner in which it is proposed to provide for such utilities and facilities, e.g., actual construction, monetary guarantee, etc.
- G. Requirements for a final plat (see pages 20-35, Part 4, Article 5 of the MAPC Subdivision Regulations).

Map No.: 5540  
Section No.: 28  
Twp. No.: 28  
Range: 1E

S/D No. 73-121

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: L.R. Stevens Addition

General Location: West of Hydraulic and North of 60th St. South

Name of Property Owner: L. Reta R. Stevens

Address: None Phone: None

Name of Subdivider: Dennis N. Stevens

Address: 3725 Fairlawn 67215 Phone: 942-1494

Name of Agent/Surveyor: Moehring & Associates

Address: 314 Brown Bldg. 4337 Hydraulic Phone: 263-6781

Date of Application: August 1, 1977

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 30.5
2. Number of Lots:
  - Residential 45
  - Commercial \_\_\_\_\_
  - Industrial \_\_\_\_\_
  - Other \_\_\_\_\_
3. Minimum Lot Frontage 110 ft.
4. Minimum Lot Area 20,700 sq.ft.
5. Existing Zoning R-1
6. Proposed Zoning Same
7. Lineal Feet of New Streets:
  - a. 70' R/W 3,600 ft.
  - b. 35' R/W 2,017 ft.
  - c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - TOTAL 5,617 ft.
8. Sidewalk adjacent to all streets? yes  no
9. Public Water Supply No (Yes-No), Name \_\_\_\_\_
10. Public Sanitary Sewers No (Yes-No), Name \_\_\_\_\_
11. Health Department Approval (where applicable) Submitted (Yes-No)
12. City of Wichita No Three-Mile Area Yes

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto with the Register of Deeds, as well as all costs of publication of initiating resolutions approving any petition for improvements, such as streets, sewer, sidewalks, etc. shall be assumed and paid by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: Dennis N. Stevens

Wichita-Sedgwick County Metropolitan Area  
Planning Commission, 10th Floor, City Hall,  
455 North Main, Wichita, Kansas 67202.

Received by LO  
Date 8-2-77  
Fee Submitted 182.00

Form 22-1

**PAYMENT NOTICE**  
City of Wichita

**PAY AT TREASURER'S OFFICE - FIRST FLOOR**

Bldg & Elev.	Elec.	Elev. Insp.	Exam. Fees
Hse. Mvr.	Hse. Moving	Licse.	Mech.
Oil Well	Pav. Cuts	Plan.	Pibg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

DESCRIPTION	AMOUNT

Name

Address

Type

Due Date

Comments:

Date

By

- \* 40'  $\frac{1}{2}$  st. R.O.W. for 60' cd
- \*  $\Delta$  drainage easm'ts.
- \* 60'  $\frac{1}{2}$  st. R.O.W. for Hydr.  
(F.A.S)

October 10, 1973

M. S. Mitchell, Assistant Superintendent  
Public Works Maintenance  
Grover C. McLure, County Engineer  
John Richter, Planning Analyst

S/D 73-121 - sketch plat of L. Stevens Addition

The attached sketch plat was submitted to our office September 24, 1973. Subject property is zoned "R-1" Suburban Residential. I would appreciate your review and comments concerning this plat returned to our office on or before October 16, 1973.

JR:rme

Attachment

Map No.: M-5B  
Section No.: 28  
Twp. No.: 28S  
Range: 1E

S/D No. 73-121

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: L. Stevens Addition

General Location: N.W. Corner Hydraulic 60th St. So.

Name of Property Owner: Laveta R. Stevens % Dennis Stevens  
Address: 6037 S. Hydraulic Phone: 524-6919  
Name of Subdivider: \_\_\_\_\_ Phone: \_\_\_\_\_  
Address: \_\_\_\_\_  
Name of Agent/Surveyor: Baughman Company  
Address: 330 Laura Phone: 262-7271  
Date of Application: August 24, 1973

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 31 acres
2. Number of Lots:
  - Residential \_\_\_\_\_
  - Commercial \_\_\_\_\_
  - Industrial \_\_\_\_\_
  - Other \_\_\_\_\_Total Number of Lots 38
3. Minimum Lot Frontage 150 ft.
4. Minimum Lot Area 2500.0 ft.
5. Existing Zoning "R-1"
6. Proposed Zoning \_\_\_\_\_
7. Lineal Feet of New Streets:
  - a. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - b. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - TOTAL 4130 ft.
8. Sidewalk adjacent to all streets? yes  no
9. Public Water Supply \_\_\_\_\_ (Yes-No), Name \_\_\_\_\_
10. Public Sanitary Sewers \_\_\_\_\_ (Yes-No), Name \_\_\_\_\_
11. Health Department Approval (where applicable) Yes (Yes-No)
12. City of Wichita Three-Mile Area X

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto with the Register of Deeds, as well as all costs of publication of initiating resolutions approving any petition for improvements, such as streets, sewer, sidewalks, etc. shall be assumed and paid by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: Laveta R. Stevens

Wichita-Sedgwick County Metropolitan Area  
Planning Commission, Room 402, City Building  
Annex, 104 South Main Street, Wichita, Kansas

Received by Paul Healy  
Date 9-24-73  
Fee Submitted None

T9-301B  
(2-71)

**SUPERSEDED**

1130 1800 600  
70 70 140  
7000  
X