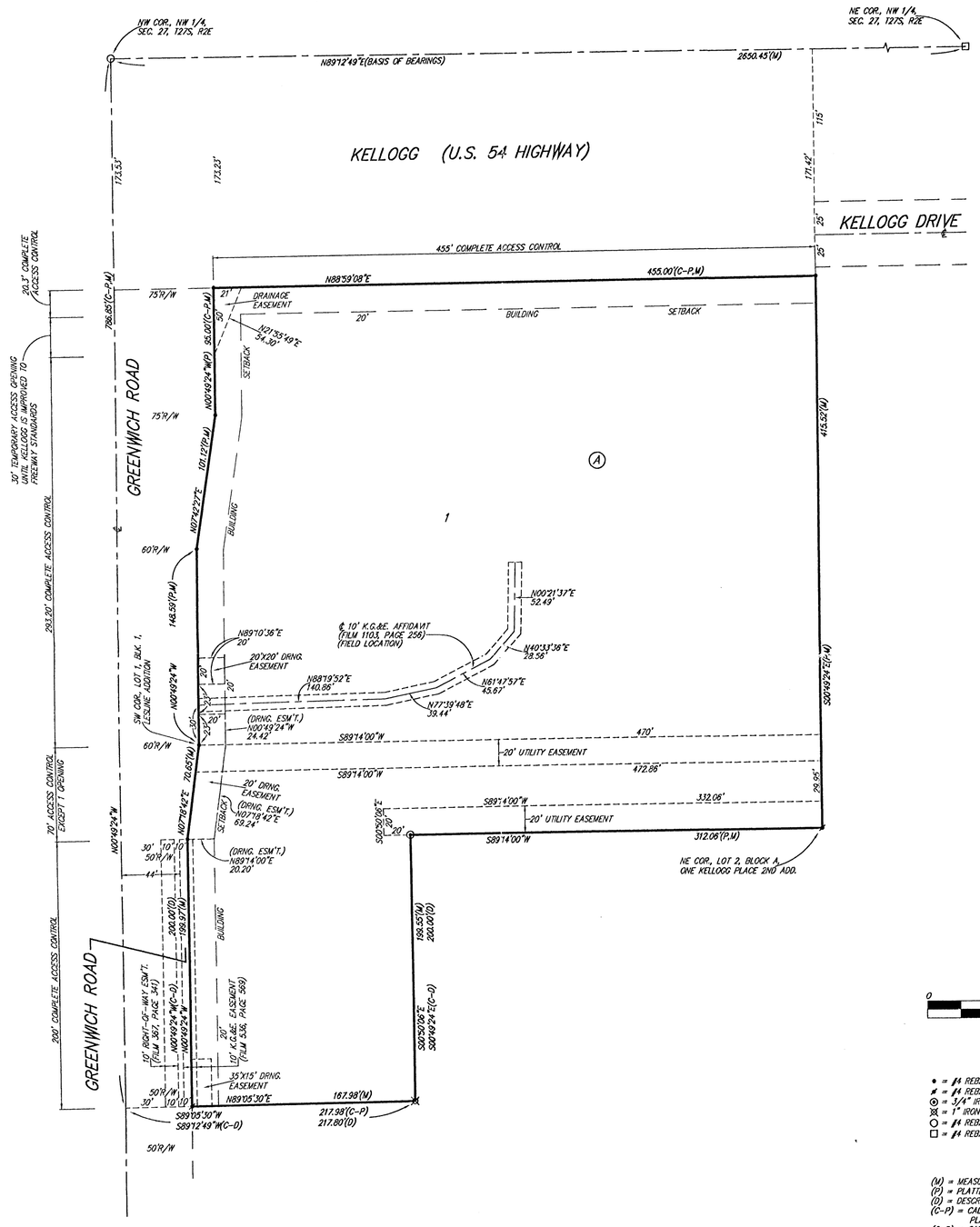
final tracing received 8-7-02

STEVENS 3RD ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS



• = ¼ REBAR W/ "BAUGHMAN" CAP (SET)
⊠ = ¼ REBAR W/ "BAUGHMAN" CAP (FOUND)
⊙ = 3/4" IRON (FOUND)
⊠ = 1" IRON (FOUND)
○ = ¼ REBAR (FOUND)
□ = ¼ REBAR (FOUND)

(M) = MEASURED
(P) = PLATTED
(D) = DESCRIBED
(C-P) = CALCULATED PER PLATTED INFO.
(C-D) = CALCULATED PER DESCRIBED INFO.

NOTE:
A drainage plan has been developed for this subdivision and is on file with the City of Wichita, Kansas. Drainage intent shall remain as depicted or as modified with the approval of the City Engineer of the City of Wichita, Kansas. No obstructions which impede the flow of this drainage plan shall be allowed.

State of Kansas)
Sedgwick County) SS We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "STEVENS 3RD ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of Lot 1, Block 1, Lesline Addition to Wichita, Sedgwick County, Kansas, EXCEPT the north 80 feet thereof, together with that part of Orme as dedicated in said Lesline Addition lying east of the west line of said Lot 1, as extended south, TOGETHER with that part of Greenwich Road as dedicated in said Lesline Addition described as follows: Beginning at the SW corner of said Lot 1; thence southerly along the extended west line of said Lot 1, 70.00 feet to a point on the south right-of-way line of said Orme; thence westerly along the extended south right-of-way line of said Orme, 10.00 feet to a point 50.00 feet normally distant east of the west line of the NW1/4 of Sec. 27, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas; thence northeasterly, 70.65 feet to the point of beginning, TOGETHER with Dowell as dedicated in said Lesline Addition, except that part of said Dowell described as follows: Beginning at the NE corner of said Lot 1; thence S00°49'24"E along the west right-of-way line of said Dowell, 80.00 feet; thence N88°59'08"E parallel with the north line of said Dowell, 74.11 feet to a point on the east right-of-way line of said Dowell, said point being on a curve to the right; thence northeasterly and easterly along said east right-of-way line, having a central angle of 66°25'17" and a radius of 50.00 feet, an arc distance of 57.96 feet, (having a chord length of 54.77 feet bearing N55°46'30"E), to the end of said curve; thence N01°00'52"W along said east right-of-way line, 50.00 feet to the NE corner of said Dowell; thence S88°59'08"W along the north right-of-way line of said Dowell, 119.67 feet to the point of beginning, and except that part of said Dowell platted into a part of Lot 1, Block A, One Kellogg Place 2nd Addition, Wichita, Sedgwick County, Kansas, TOGETHER with a tract of land in said NW1/4 described as follows: Beginning 542 feet north of the SW corner of the N1/2 of said NW1/4; thence east parallel to the north line of said NW1/4, 217.8 feet; thence north, 200 feet; thence west, 217.8 feet; thence south, 200 feet to the place of beginning.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

All being situated in the NW1/4 of Sec. 27, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas.

Baughman Company, P.A.

Michael G. Conrey 8-7-2002, Surveyor
Michael G. Conrey

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into a Lot, a Block, and a Street, to be known as "STEVENS 3RD ADDITION", Wichita, Sedgwick County, 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. The street is hereby dedicated to and for the use of the public. Access controls shall be as depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas.

Michael E. Steven
Michael E. Steven

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 1st day of August, 2002, by Michael E. Steven, a single person.

HAROLD D. JOHNSON MY COMMISSION EXPIRES April 24, 2005

Harold D. Johnson, Notary Public
HAROLD D. JOHNSON
My App't. Exp.

We the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "STEVENS 3RD ADDITION", Wichita, Sedgwick County, Kansas.

Commerce Bank, N.A.

Michael D. Basich, SVP
MICHAEL D. BASICH (Title)

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 2nd day of August, 2002, by Michael D. Basich, SVP (Title) of Commerce Bank, N.A., on behalf of the bank.

COLLEEN A. BELTON Notary Public - State of Kansas My Appt. Expires 6/19/06

Colleen A. Belton, Notary Public
COLLEEN A. BELTON
My App't. Exp. 6/19/06

This plat of "STEVENS 3RD ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this____day of____, 2002.
Wichita-Sedgwick County Metropolitan Area Planning Commission

____, Chair
J. D. Michaelis

____, Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this____day of____, 2002.

At the direction of the City Council

____, City Manager
Chris Cherches

____, City Clerk
Pat Burnett

Reviewed in accordance with K.S.A. 58-2005 on this____day of____, 2002.

____
Tricia L. Robello, L.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

Entered on transfer record this____day of____, 2002.

____, County Clerk
Don Brace

State of Kansas)
Sedgwick County) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this____day of____, 2002 at____o'clock__M; and is duly recorded.

____, Register of Deeds
Bill Meek

____, Deputy
Linda Kizzire

We the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "STEVENS 3RD ADDITION", Wichita, Sedgwick County, Kansas.

The City of Wichita, Kansas,
a Municipal Corporation

____, ____ (Title)

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this____day of____, 2002, by____, ____ (Title) of The City of Wichita, Kansas, a Municipal Corporation, on behalf of the corporation.

____, Notary Public

My App't. Exp.____

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

F:\PLAT\STEVEN BUICK ADD\DWG\STEVENBUICKF.DWG-MGC

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

June 20, 2002

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

RE: SUB 2002-45 -- One-Step Final Plat of Stevens Third Addition

At the regular meeting of the Metropolitan Area Planning Commission on June 20, 2002, the above captioned plat was considered. The action of the Planning Commission was to approve the plat as recommended by the Subdivision Committee, subject to the conditions stated in our letter dated June 14, 2002.

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, residential developments.

4. Submission of a disk to the Planning Department detailing the final plat in digital format in Autocad. This will be used by the City and County GIS Departments.

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

Neil Evan Strahl, Senior Planner
Current Plans Division

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

June 14, 2002

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

RE: SUB 2002-45 -- One-Step Final Plat of Stevens Third Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 13, 2002, the above captioned plat was considered. The action of the Committee was to approve the one-step final plat, subject to the following:

STAFF COMMENTS:

A. Municipal services are available to serve the site. City Engineering needs to comment on the need for guarantees or easements. *No guarantees are required.*

B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

C. City Engineering needs to comment on the status of the applicant's drainage plan. *The drainage plan is approved. Improvements are required at time of site development.*

D. Traffic Engineering needs to comment on the access controls and the need for specifying the location of the openings. The plat proposes three access openings along the Greenwich; the northernmost opening is temporary until Kellogg is improved to freeway standards. *Traffic Engineering has required complete access control along the south 200 feet of the property. The existing opening for the vacated Orme may be retained. The existing opening north of Orme shall be closed. The opening along the north property line may be retained until Kellogg is improved to freeway standards. The Applicant shall meet with Traffic Engineering to determine the specific location of the temporary opening.*

E. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.

F. The plattor's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or

as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.

G. 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.)

H. 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.

I. 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 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

J. 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.

K. 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.

L. Perimeter closure computations shall be submitted with the final plat tracing.

M. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

N. 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.

O. 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 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. Certificates, which are required if petitions are submitted, and forms for the bond and Irrevocable Letter of Credit are also available from this office.

This case will be forwarded to the Planning Commission on Thursday, June 20, 2002, at 1:30 p.m.

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

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-1
JUNE 20, 2002

STAFF REPORT
(ONE-STEP FINAL PLAT APPROVED 6/13/02)

CASE NUMBER: SUB 2002-45 -- STEVENS THIRD ADDITION

OWNER/APPLICANT: Michael Steven, C/O Harold Johnson, 11211 E. Kellogg, Wichita, KS 67207

SURVEYOR/ENGINEER: Baughman Company, P.A., Attn: Phil Meyer, 315 Ellis, Wichita, KS 67211

LOCATION: On the southeast corner of Kellogg and Greenwich Road.

SITE SIZE: 5.2 Acres

NUMBER OF LOTS

Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

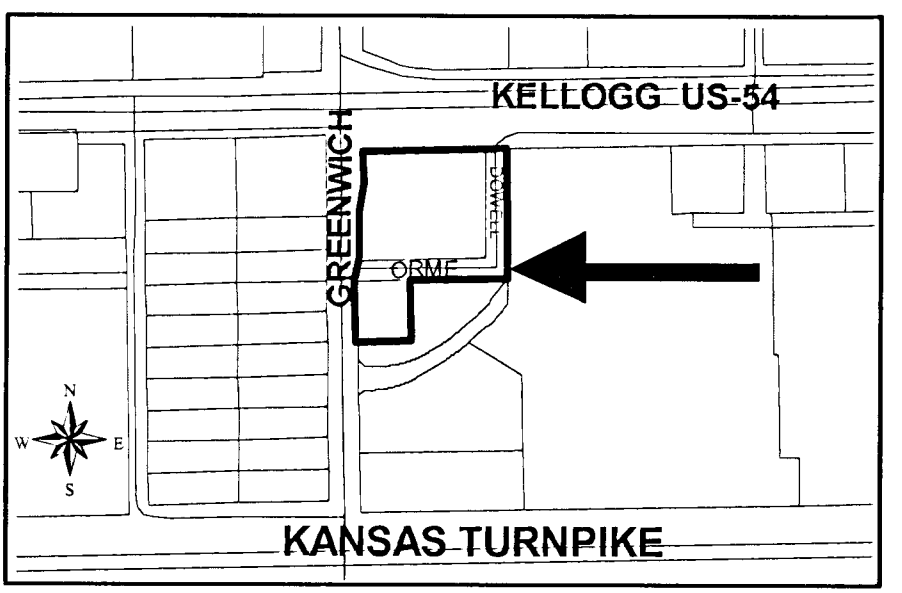
MINIMUM LOT AREA: 5.2 Acres

CURRENT ZONING: LI, Limited Industrial; SF-5, Single-Family Residential

PROPOSED ZONING: LI, Limited Industrial; GC, General Commercial

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VICINITY MAP



NOTE: This is a replat of Lot 1, Block 1, Lesline Addition in addition to unplatted property to the south. The south portion of the site has been approved for a zone change (ZON 2002-01) from SF-5, Single-Family Residential to GC, General Commercial for outdoor vehicle sales.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

A. Municipal services are available to serve the site. City Engineering needs to comment on the need for guarantees or easements. *No guarantees are required.*

B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

C. City Engineering needs to comment on the status of the applicant's drainage plan. *The drainage plan is approved. Improvements are required at time of site development.*

D. Traffic Engineering needs to comment on the access controls and the need for specifying the location of the openings. The plat proposes three access openings along the Greenwich; the northernmost opening is temporary until Kellogg is improved to freeway standards. *Traffic Engineering has required complete access control along the south 200 feet of the property. The existing opening for the vacated Orme may be retained. The existing opening north of Orme shall be closed. The opening along the north property line may be retained until Kellogg is improved to freeway standards. The Applicant shall meet with Traffic Engineering to determine the specific location of the temporary opening.*

E. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.

F. The plattor's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.

G. 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.)

H. 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.

I. 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 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

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K. 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.

L. Perimeter closure computations shall be submitted with the final plat tracing.

M. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

N. 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.

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