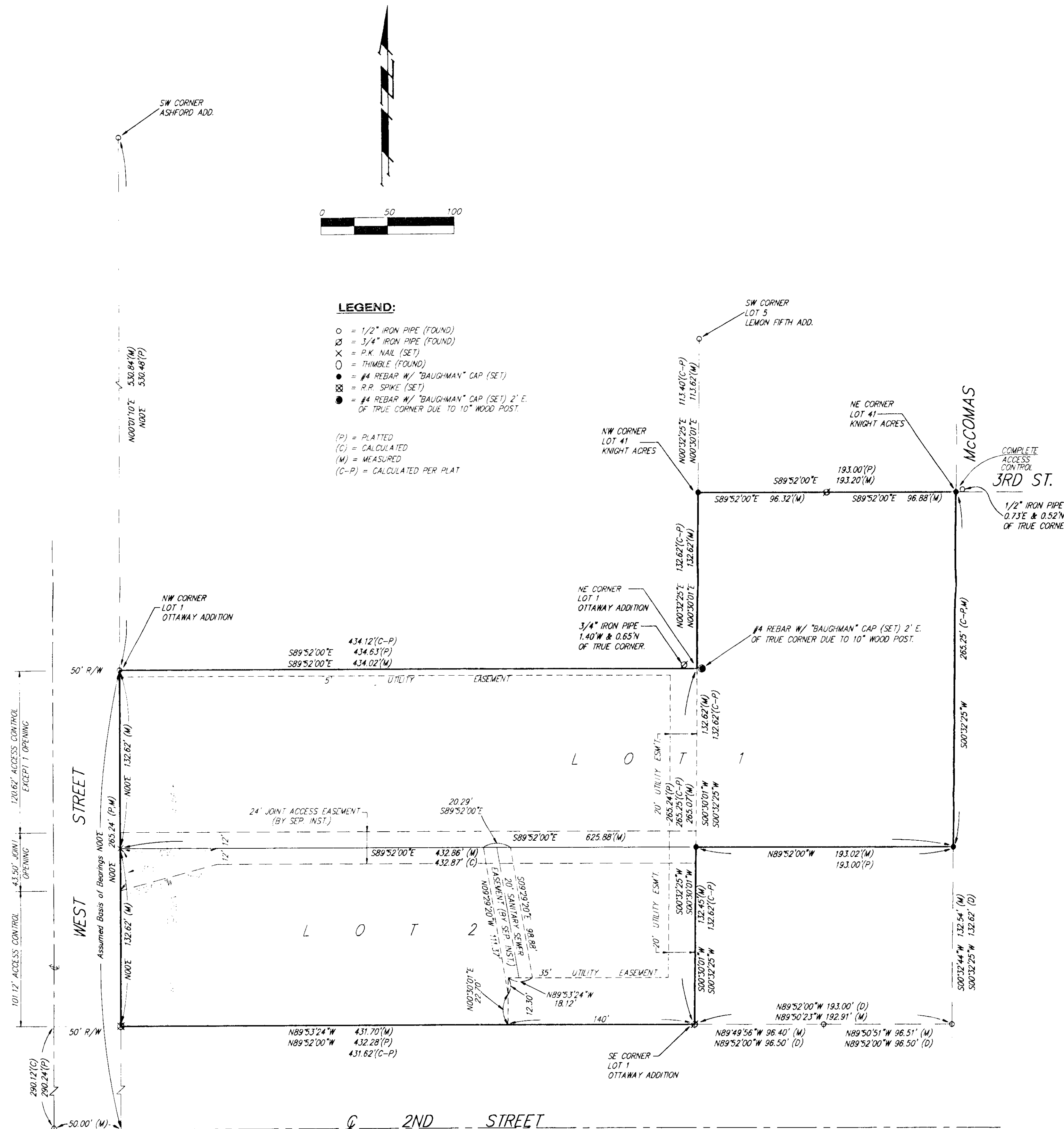


OTTAWAY 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

First
survey
4-16-98



State of Kansas) SS
Sedgwick County) We, Baughman Company, P.A. Surveyors in
aforesaid County and State do hereby certify that we have surveyed and
platted "OTTAWAY 2ND ADDITION", Wichita, Sedgwick County, Kansas and
that the accompanying plat is a true and correct exhibit of the property
surveyed, described as follows:

Lot 1, Ottaway Addition, Wichita, Sedgwick County, Kansas
together with that portion of Lot 41, Knight Acres, Sedgwick
County, Kansas, described as commencing at a point equidistant
between the Northeast corner of Lot 1, Ottaway Addition, and
the Southeast corner of said Lot 1; thence East parallel with
the North line of Lot 41, Knights Acres, to the East line of
said Lot 41; thence North along the East line of said Lot 41
to the Northeast corner of said Lot 41; thence West along the
North line of said Lot 41 to the Northwest corner of said Lot 41;
thence South along the West line of Lot 41 to the Northeast
corner of said Lot 1, Ottaway Addition; thence South along
the East line of said Lot 1 to the Point of Beginning.

All being situated in the NW 1/4 of Sec. 24, Twp. 27-S,
R-1-W of the 6th P.M., Sedgwick County, Kansas.

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

Baughman Company, P.A.

Lenny D. Wood
Lenny D. Wood
Surveyor

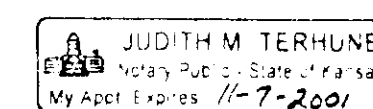
Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate to be
platted into Lots to be known as "OTTAWAY 2ND ADDITION", Wichita,
Sedgwick County, Kansas. The utility easements are hereby granted as
indicated for the construction and maintenance of all public utilities. All
abutters rights of access to or from West Street over and across the
north 120.62 feet of the west line of said Lot 1 are hereby granted to
the City of Wichita, Kansas provided, however, that said Lot 1 shall have
access to West Street at one location as shall be determined by the City
Engineer of the City of Wichita, Kansas. All abutters rights of access to
or from West Street over and across the south 101.12 feet of the west
line of Lot 2 are hereby granted to the City of Wichita, Kansas. All
abutters rights of access to or from McComas and to or from 3rd Street
over and across the NE corner of Lot 1 are hereby granted to the City
of Wichita, Kansas.

Herbert G. Ottaway
Herbert G. Ottaway
a/k/a/ Herbert Ottaway

Martha M. Ottaway
Martha M. Ottaway

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before
me, this 7th day of APRIL, 1998, by Herbert G. Ottaway
a/k/a/ Herbert Ottaway and Martha M. Ottaway, husband and wife.

My App't. Exp. 11-7-2001 *Judith M. Terhune*, Notary Public
JUDITH M. TERHUNE



This plat of "OTTAWAY 2ND 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 _____, 1997.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chairman
John C. Frye

_____, 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 _____, 1998.

_____, Mayor
Bob Knight

_____, City Clerk
Pat Burnett

Entered on transfer record this _____ day
of _____, 1998.

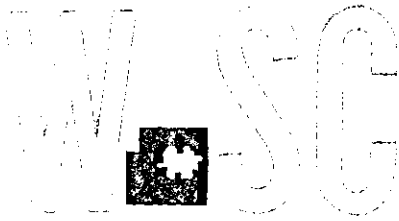
_____, County Clerk
James Alford

State of Kansas) SS
Sedgwick County) This is to certify that this plat has been
filed for record in the office of the Register of Deeds, this _____ day
of _____, 1998, at _____ o'clock _____ M., and is duly recorded.

_____, Register of Deeds
Larry Consolver

_____, Deputy
Michael D. Hurtt

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
316 268 4421
FAX 316 268 4090

FILE COPY

September 12, 1997

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

Re: S/D 9757 - One-Step Final Plat of OTTAWAY 2ND ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on **September 11, 1997**, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of **September 5, 1997**.

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

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developments.

Please call if you have any questions.

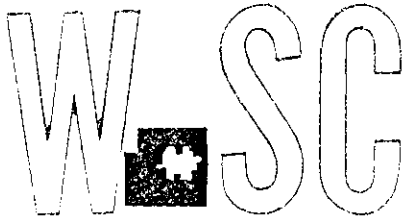
Sincerely,

Keith Gooch
Current Plans Division

KG\lfb

cc: Herbert & Martha Ottaway, 3821 W. 11th St., Wichita, KS 67203
Dominion Advisory Group, 9862 Lorene, Ste. 115, San Antonio, TX 78216-4452
Mike Lindebak, City Engineer
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1250 S. Seneca, Wichita, KS 67213

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

September 5, 1997

BAUGHMAN COMPANY PA
315 ELLIS
WICHITA, KS 67211

Re: S/D 97-57- ONE-STEP FINAL PLAT OF OTTAWAY 2ND ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 4, 1997, the above captioned plat was considered. The action of the Committee was to approve the plat, subject to the following:

- A. Existing municipal services appear to be available to the site. City Engineering needs to comment if any additional guarantees are required and/or the need for any additional easements. A guarantee shall be submitted for sanitary sewer extension to Lot 1. Also, a private easement shall be provided for the sewer line.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are needed and guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The proposed joint access easement will need to be established by separate instrument with appropriate recording information indicated on the final plat tracing. Prior to recording the joint access easement, a draft shall be submitted to the Planning Department for review and approval. The instrument must clearly state the purpose of the easement as well as which properties benefit from the easement. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- E. ~~Per the protective overlay no access shall be permitted to McComas or 3rd Street and only two access points will be permitted to West St.~~
- F. City Engineering should be prepared to comment on the status of the applicant's drainage plan. City Engineering requires detention of storm water on both lots.

- G. Based on the platting binder, property taxes for the second half of 1996 remain unpaid. Before the plat is released for recording, proof shall be provided indicating that all applicable property taxes have been paid.
- H. 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.)
- I. The applicant's engineer is advised 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.
- J. Perimeter closure computations shall be submitted with the final plat tracing.
- K. Recording of the plat within thirty (30) days after approval by the City Council.
- L. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also available from this office.

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, September 11, 1997 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,


Keith Gooch
Current Plans Division

DL:lfb

Enclosure

cc: HERBERT & MARTHA OTTAWAY, 3821 W 11TH ST., WICHITA KS 67203
DOMINION ADVISORY GROUP, 9862 LORENE, STE. 115, SAN ANTONIO, TX 78216-4452
MIKE LINDEBAK, CITY ENGINEER
JIM WEBER, PE DIRECTOR, SEWER OPERATIONS & MAINTENANCE DEPARTMENT,
BUREAU OF PUBLIC SERVICES, 1250 S SENECA, WICHITA, KS 67213

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-5
September 11, 1997

STAFF REPORT
(One-Step Final-Approved 9/4/97)

CASE NUMBER: S/D 97-57 OTTAWAY 2ND ADDITION

OWNER/APPLICANT: Herbert & Martha Ottaway, 3821 W. 11th St.,
Wichita, KS 67203
Dominion Advisory Group, 9862 Lorene, Ste. 115,
San Antonio, TX 78216-4452

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

LOCATION: East side of West St., north of 2nd St.

SITE SIZE: 3.8 Acres

NUMBER OF LOTS

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

MINIMUM LOT AREA: 3.8 Acres

CURRENT ZONING: "LC" (Limited Commercial) and "SF-6" (Single Family)

PROPOSED ZONING: "LC" (Limited Commercial) and "GO" (General Office)

VICINITY MAP



Note: This site involves Ottaway Addition and Lot 41, Knight Acres. Lot 41, Knight Acres, has been rezoned for "GO", general office zoning (Z-3217). Ottaway Addition is zoned "SF-6", single family zoning. The area is also restricted on how it can be developed by a protective overlay. (PO-14) The protective overlay covers location of buildings, height of building structures, access, lighting, and uses for this site.

STAFF COMMENTS:

- A. Existing municipal services appear to be available to the site. City Engineering needs to comment if any additional guarantees are required and/or the need for any additional easements. A guarantee shall be submitted for sanitary sewer extension to Lot 1. Also, a private easement shall be provided for the sewer line.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property. A guarantee shall be submitted for a sanitary sewer extension to Lot 1; also, a private easement shall be provided for the sewer line.
- C. If improvements are needed and guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The proposed joint access easement will need to be established by separate instrument with appropriate recording information indicated on the final plat tracing. Prior to recording the joint access easement, a draft shall be submitted to the Planning Department for review and approval. The instrument must clearly state the purpose of the easement as well as which properties benefit from the easement. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- E. Per the protective overlay no access shall be permitted to McComas or 3rd Street and only two access points will be permitted to West St.
- F. City Engineering should be prepared to comment on the status of the applicant's drainage plan. City Engineering requires detention of storm water on both lots.
- G. Based on the platting binder, property taxes for the second half of 1996 remain unpaid. Before the plat is released for recording, proof shall be provided indicating that all applicable property taxes have been paid.

- H. 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.)
- I. The applicant's engineer is advised 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.
- J. Perimeter closure computations shall be submitted with the final plat tracing.
- K. Recording of the plat within thirty (30) days after approval by the City Council.
- L. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.