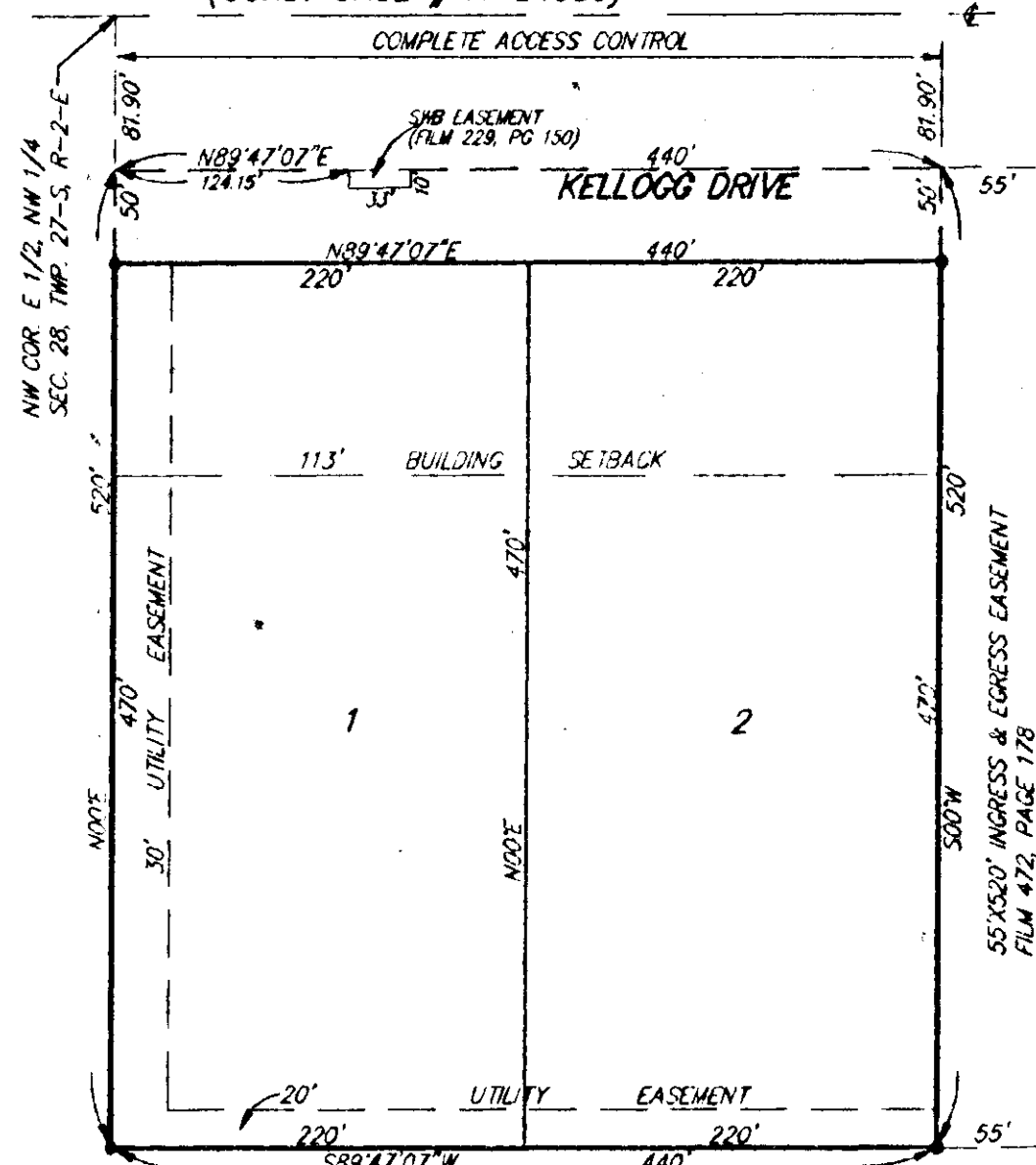


# E.M. STEVEN'S 4TH ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

U.S. HWY 54 (KELLOGG ST.)  
(COND. CASE # A-54089)



FINAL PLAT

THIS PLAT APPROVED BY THE SUBDIVISION  
COMMITTEE ON 6/8/95 SUBJECT  
TO THE CONDITIONS OF APPROVAL OUTLIN-  
ED IN OUR LETTER DATED 6-8-95

OFFICE COPY  
DO NOT REMOVE

1" = 100'

• = 1/2" REBAR W/ "BAUGHMAN" CAP (SET)

- ? Pri Eas'ts - esp.  
w/ west 30' way = Adj  
+ this per binder.

This plat of "E.M. STEVEN'S 4TH ADDITION", an  
Addition to 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 \_\_\_\_\_, 1995.  
Wichita-Sedgwick County Metropolitan Area Planning Commission

\_\_\_\_\_  
John W. McKay, Jr. Chairman

\_\_\_\_\_  
Marvin S. Krout Secretary

State of Kansas) SS We, Baughman Company, P.A., Surveyors in  
Sedgwick County) do hereby certify that we have surveyed  
and platted "E.M. STEVEN'S 4TH ADDITION", to Wichita, Sedgwick County,  
Kansas and that the accompanying plat is a true and correct exhibit  
of the property surveyed, described as follows: Commencing at the NW Corner  
of the E1/2 of the NW1/4 of Sec. 28, Twp. 27-S, R-2-E of the  
6th P.M., Sedgwick County, Kansas; thence south along the west line  
of the E1/2 of said NW1/4, 81.9 feet to the south right-of-way line  
of U.S. Highway 54 as condemned in Case #A-54089 to the point  
of beginning; thence east along said highway right-of-way line, 440 feet;  
thence south parallel with the west line of the E1/2 of said NW1/4,  
520 feet; thence west parallel with said highway right-of-way line,  
440 feet; thence north along the west line of the E1/2 of said NW1/4,  
520 feet to the point of beginning.

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

Baughman Company, P.A.

We, the undersigned, holders of a mortgage  
on the above described property do hereby consent to this  
plat of "E.M. STEVEN'S 4TH ADDITION", Wichita, Sedgwick County,  
Kansas.

Bank IV Kansas, N.A.

(Title)

State of Kansas) SS The foregoing instrument acknowledged  
Sedgwick County) before me, this \_\_\_\_\_ day of \_\_\_\_\_, 1995, by  
\_\_\_\_\_ of Bank IV Kansas, N.A., on  
behalf of the bank. (Title)

\_\_\_\_\_  
Notary Public

My App't. Exp. \_\_\_\_\_

\_\_\_\_\_  
Gregory F. Severns Surveyor

This plat approved and all dedications  
shown hereon accepted by the City Council of the City of Wichita,  
Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 1995.

\_\_\_\_\_  
Bob Knight Mayor

\_\_\_\_\_  
Pat Burnett City Clerk

Entered on transfer record this \_\_\_\_\_ day  
of \_\_\_\_\_, 1995.

State of Kansas) SS The foregoing instrument acknowledged  
Sedgwick County) before me, this \_\_\_\_\_ day of \_\_\_\_\_, 1995, by Edward M.  
Steven.

\_\_\_\_\_  
Notary Public

My App't. Exp. \_\_\_\_\_

Know all men by these presents that we, the  
undersigned, have caused the land in the surveyors certificate to be  
platted into lots and a Street to be known as "E.M. STEVEN'S 4TH  
ADDITION", Wichita, Sedgwick County, Kansas. The utility easement is  
hereby granted as indicated for the construction and maintenance of  
all public utilities. The street is hereby dedicated to and for the use  
of the public. All abutters rights of access to or from U.S. Highway 54  
over and across the north line of Kellogg Drive are hereby granted to  
the appropriate governing body.

\_\_\_\_\_  
Edward M. Steven

\_\_\_\_\_  
Michael E. Steven

State of Kansas) SS The foregoing instrument acknowledged  
Sedgwick County) before me, this \_\_\_\_\_ day of \_\_\_\_\_, 1995, by Michael E.  
Steven.

\_\_\_\_\_  
Notary Public

My App't. Exp. \_\_\_\_\_

State of Kansas) SS This is to certify that this plat has been  
Sedgwick County) filed for record in the office of the Register of Deeds, this \_\_\_\_\_ day  
of \_\_\_\_\_, 1995, at \_\_\_\_\_ o'clock \_\_\_\_\_ M.; and is duly recorded.

\_\_\_\_\_  
Pat Kettler Register of Deeds

\_\_\_\_\_  
Ed Reso Deputy

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1588  
316/268-4421  
FAX 316/268-4390

June 15, 1995

Baughman Company  
315 Ellis  
Wichita, KS 67211

Re: S/D 95-31 E. M. STEVEN'S FOURTH ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on June 15, 1995, 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 8, 1995.

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 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,

Don Losew  
Senior Planner

DL:rh

cc: Edward M. & Michael E. Stevens, 7333 E. Kellogg, Wichita, KS 67207  
Dave Bayouth, 5325 E. Central, Wichita, Ks 67208  
Mike Lindebak, City Engineer

SEDGWICK COUNTY



June 8, 1995

METROPOLITAN AREA PLANNING  
DEPARTMENT

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

Baughman Company  
315 Ellis  
Wichita, KS 67211

Re: S/D 95-31 E. M. STEVEN'S FOURTH ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 8, 1995, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- per Dinky 11/19/95 - use & repair this post - private*
- ☒ A. Since this site proposes the use of a private sewer line, a letter shall be submitted from the party responsible for that line and their willingness to allow this use. A guarantee (cannot be by petition), however, shall still be submitted for the necessary extension of the private line needed to serve the two (2) lots being platted.
  - ☒ B. Guarantees, as necessary, shall be provided for the extension of water across this site's frontage to Kellogg Drive and the relocation of a water meter vault. The applicant shall verify with City Engineering and the Water Department the extent of such guarantee.
  - ☒ C. The applicant shall guarantee the paving of Kellogg Drive adjacent to this site.
  - ☒ D. The applicant shall guarantee any drainage improvements required by the platting of this property. As indicated by this site's drainage plan, drainage is being directed to Kellogg. A letter shall be submitted from KDOT indicating their willingness to accept such drainage.
  - ☒ E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
  - ☒ F. This plat indicates various utility lines (gas, electric, phone) will be relocated. The applicant shall submit letters from all involved utilities indicating that satisfactory arrangements have been made for such relocations (KG&E-Electric).
  - ☒ G. *from a private KE & E utility*  
As requested by KG&E-Gas during review of the preliminary plat, sufficient easement needed to be provided along the plat's west line to cover existing lines. A 30-foot easement is now being indicated; however, the platting binder is also indicating a private

30-foot easement in the same area. Public and private easements should not or cannot overlap each other in such a manner. The applicant needs to verify that the party benefitting from this private easement has released the easement or that the public easement can supersede the private easement or coexist..

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 platting binder indicates a number of other easements (private) granted by separate instrument. The applicant needs to verify if these easements are outside the limits of the plat or are being adequately incorporated by other platted easements. No public SS, 400, etc. public is for city, while. This map was talked to K&E gas and says they are not objecting to our plat.  
J. 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.

K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

L. Recording of the plat within 30 days after approval by the City Council.

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, June 15, 1995 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

*Don Losew*

Don Losew  
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: Edward M. & Michael E. Stevens, 7333 E. Kellogg, Wichita, KS 67207  
Dave Bayouth, 5325 E. Central, Wichita, Ks 67208  
Mike Lindebak, City Engineer

**METROPOLITAN AREA PLANNING COMMISSION**

June 15, 1995

**STAFF REPORT**

(Final Plat Approved 6/8/95, Preliminary Plat Approved 5/4/95)

**CASE NUMBER:** S/D 95-31 E. M. STEVEN'S FOURTH ADDITION

**OWNER/APPLICANT:** Edward M. & Michael E. Stevens, 7333 E. Kellogg, Wichita, KS 67207

**AGENT:** Dave Bayouth, 5325 E. Central, Wichita, Ks 67208

**SURVEYOR/ENGINEER:** Baughman Company, 315 Ellis, Wichita, KS 67211

**LOCATION:** South of Kellogg and east of Webb Road

**SITE SIZE:** 5.25 Acres

**NUMBER OF LOTS**

Residential:

Office:

Commercial: 2

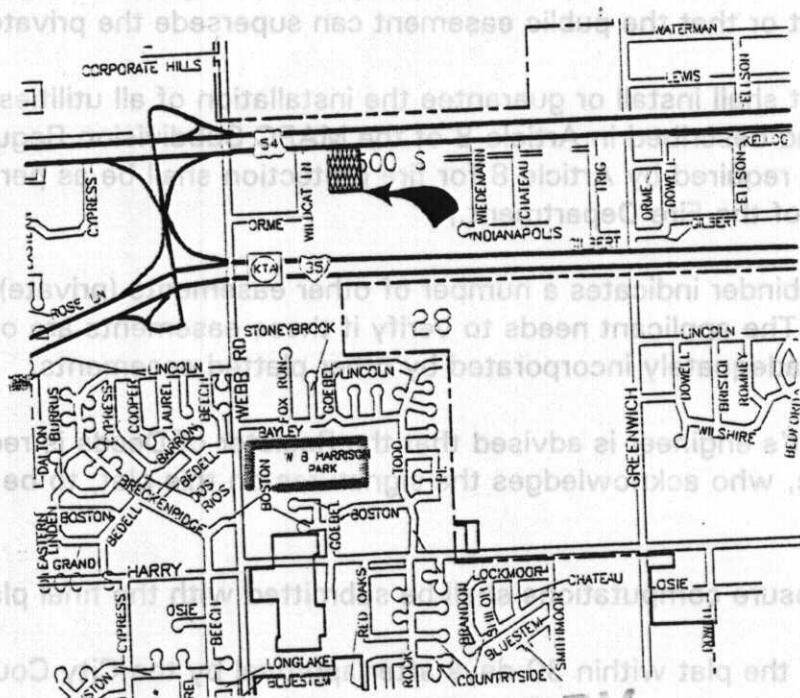
Industrial:

Total: 2

**MINIMUM LOT AREA:** 2.39 Acres

**CURRENT ZONING:** "C"

**VICINITY MAP:**



FILE COPY

STAFF COMMENTS:

- A. Since this site proposes the use of a private sewer line, a letter shall be submitted from the party responsible for that line and their willingness to allow this use. A guarantee (cannot be by petition), however, shall still be submitted for the necessary extension of the private line needed to serve the two (2) lots being platted.
- B. Guarantees, as necessary, shall be provided for the extension of water across this site's frontage to Kellogg Drive and the relocation of a water meter vault. The applicant shall verify with City Engineering and the Water Department the extent of such guarantee.
- C. The applicant shall guarantee the paving of Kellogg Drive adjacent to this site.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property. As indicated by this site's drainage plan, drainage is being directed to Kellogg. A letter shall be submitted from KDOT indicating their willingness to accept such drainage.
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- F. This plat indicates various utility lines (gas, electric, phone) will be relocated. The applicant shall submit letters from all involved utilities indicating that satisfactory arrangements have been made for such relocations (KG&E-Electric).
- G. As requested by KG&E-Gas during review of the preliminary plat, sufficient easement needed to be provided along the plat's west line to cover existing lines. A 30-foot easement is now being indicated; however, the platting binder is also indicating a private 30-foot easement in the same area. Public and private easements should not or cannot overlap each other in such a manner. The applicant needs to verify that the party benefitting from this private easement has released the easement or that the public easement can supersede the private easement or coexist..
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- I. The platting binder indicates a number of other easements (private) granted by separate instrument. The applicant needs to verify if these easements are outside the limits of the plat or are being adequately incorporated by other platted easements.
- J. 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.
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- L. Recording of the plat within 30 days after approval by the City Council.