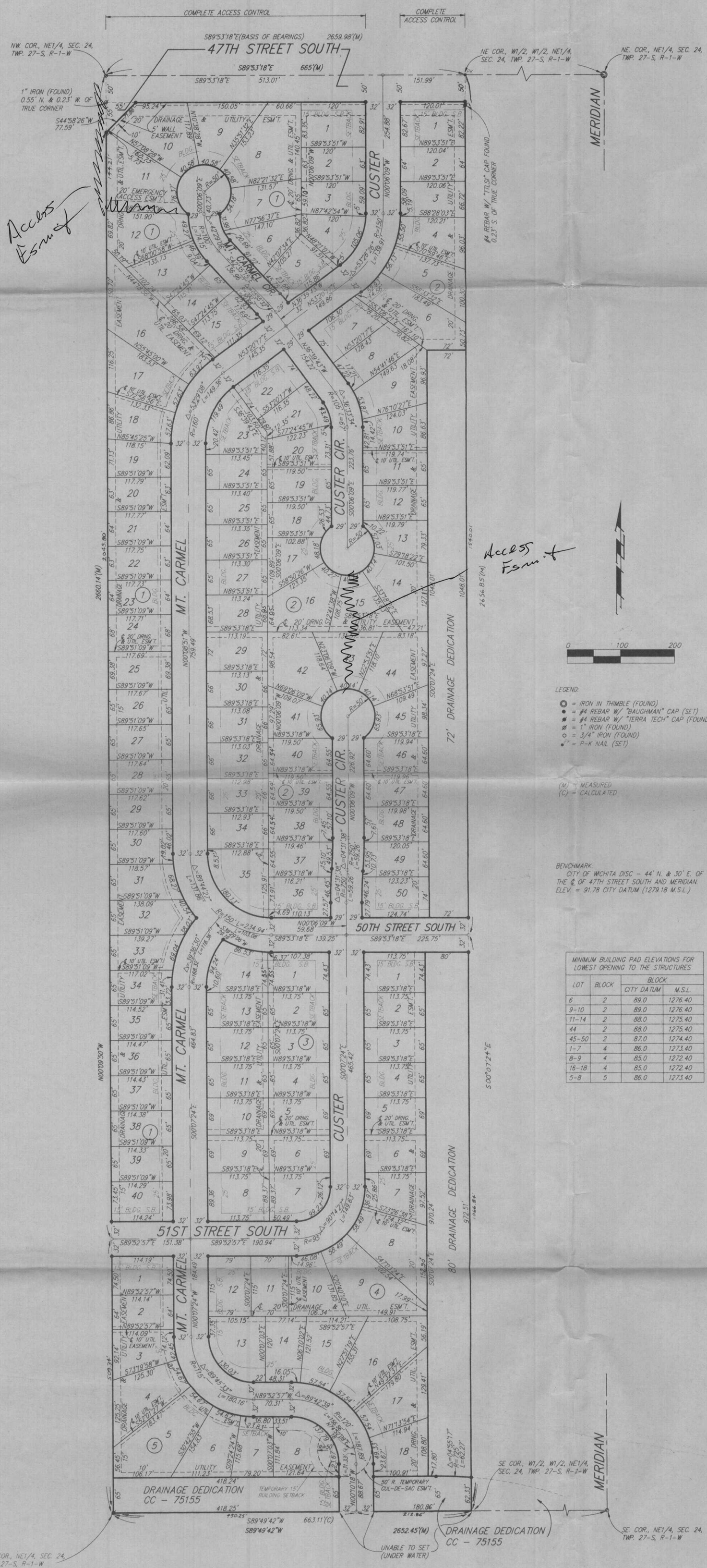
STONEBRIAR ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

Copied from the Tracing
8/29/96



Access Esm't

Access Esm't

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES			
LOT	BLOCK	BLOCK	
		CITY DATUM	M.S.L.
6	2	89.0	1276.40
9-10	2	89.0	1276.40
11-14	2	88.0	1275.40
44	2	88.0	1275.40
45-50	2	87.0	1274.40
1-7	4	86.0	1273.40
8-9	4	85.0	1272.40
16-18	4	85.0	1272.40
5-8	5	86.0	1273.40

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 "STONEBRIAR ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: The W1/2 of the W1/2 of the NE1/4 of Sec. 24, Twp. 28-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.

Michael G. Correy 8-13-96 Surveyor
Michael G. Correy
MICHAEL G. CORREY LS-871 REGISTERED KANSAS LAND SURVEYOR

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Blocks, Streets, and Drainage Dedications to be known as "STONEBRIAR ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The emergency access easements are hereby granted as indicated for emergency access purposes and no fences or other obstructions shall be constructed or placed on or within these easements. The wall easements are hereby granted as indicated for the construction and maintenance of a private screening wall and utility main lines and service lines shall be allowed to cross these easements. The temporary cul-de-sac easement and temporary 15 foot building setback line shall expire at such time as the street at the south end of the plat is extended south. The streets are hereby dedicated to and for the use of the public. The drainage dedications are hereby dedicated to the public for drainage purposes, open space, and public use as a recreational area to include biking and hiking. All abutters rights of access to or from 47th Street South over and across the northwest line of Lots 10 and 11, Block 1, and the north line of said Lot 10 and Lots 1, 8, and 9, Block 1, and Lot 1, Block 2 are hereby granted as indicated to the City of Wichita, Kansas. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as shown on the face of the plat.

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

Investors Group, Inc.

Paul E. Kelsey, President
Paul E. Kelsey

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 13TH day of AUGUST, 1996, by Paul E. Kelsey, President of Investors Group, Inc., on behalf of the corporation.

Philip J. Meyer Notary Public
PHILIP J. METER

My App't. Exp. 5/5/97

PHILIP J. MEYER
NOTARY PUBLIC
STATE OF KANSAS

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

State Bank of Colwich

James D. Ashcraft Assistant Vice-President
James D. Ashcraft

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 19TH day of AUGUST 1996, by James D. Ashcraft, Assistant Vice-President, State Bank of Colwich, on behalf of the bank.

Philip J. Meyer Notary Public
PHILIP J. METER

My App't. Exp. 5/5/97

PHILIP J. MEYER
NOTARY PUBLIC
STATE OF KANSAS

This plat of "STONEBRIAR ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this 11th day of July, 1996.
Wichita-Sedgwick County Metropolitan Area Planning Commission

Chair
Susan Osborne-Howes

SEAL

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 ____, 1996.

Mayor
Bob Knight

City Clerk
Pat Burnett

Entered on transfer record this ____ day of ____, 1996.

County Clerk
Susan E. Crockett-Spoon

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 ____, 1996, at ____ o'clock ____ M; and is duly recorded.

Register of Deeds
Pat Kettler

Deputy
Ed Resa

— 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

July 11, 1996

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

Re: S/D 96-32 STONEBRIAR ADDITION (One Step Preliminary-Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 11, 1996, 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 July 3, 1996.

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: Investors Group, Inc., Paul Kelsey, 716 North 119th Street West - Suite 112, Wichita, KS 67212
Mike Lindebak, City Engineer

SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
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July 3, 1996

Note - Called Phil M. 8/30 - to request abandon. of st. pk. cov. for 58' sts - This was missed in the comments. D.L. 8/30/96

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

Re: S/D 96-32 STONEBRIAR ADDITION (One Step Preliminary-Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Wednesday, July 3, 1996, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall also include any needed off-site extensions.

B. The applicant shall guarantee the extension of City water to serve the lots being platted. This guarantee shall also include any needed off-site extensions.

C. The applicant shall guarantee any drainage improvements required by the platting of this property.

D. The applicant shall guarantee construction of the storm sewers required by this plat.

E. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall include sidewalk along one side of all non-cul-de-saced streets, including any street stub sections and streets ending in a permanent or temporary turnaround. Also, this guarantee shall provide for a temporary or permanent turnaround at the site's southern line (for Custer). However, Custer's right-of-way shall in any case, extend to the south line of this plat.

F. If determined appropriate by Planning and Traffic Engineering, the applicant shall guarantee accel/decel and/or left-turn lanes to serve this site's one point of entry at 47th Street South. The applicant shall meet with Staff to determine if this improvement will be needed.

G. The applicant shall submit a guarantee to participate in any needed reconstruction (paving) of 47th Street South adjacent to this site.

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

I. On the final plat tracing, complete access control shall be dedicated to 47th street South from the adjacent lots.

J. Prior to submitting the final plat tracing, the applicant shall meet with City Engineering to determine if a drainage dedication will be accepted or if the involved area needs to be platted as a Reserve. As requested by City Engineering, additional information needs to be provided in regard to the cross section of the drainage way and the available areas either side for access and maintenance of any such dedication. If the area is platted as a Reserve, this plat will be subject to the standard requirements for such Reserve areas. If a dedication is accepted, the plat shall also note that this area is available for public use as a recreational bike and hike, etc. area.

OK

K. The applicant shall either provide a covenant restricting development of lots south of 50th Street South until another means of acceptable access is provided to this site (public street extended to this plat's indicated street stubs) or an acceptable area is provided for an emergency access easement and a guarantee submitted to install an appropriate all-weather driving surface. The applicant is encouraged to consider such an easement in conjunction with the above noted drainage dedication/Reserve.

— see note on improvement guar. sheet submitted by appl.

L. Based on the platting binder, a blanket pipeline easement apparently covers this site. Prior to this plat being released for recording, the applicant shall provide proof that this easement has been released. If confined, and located any where on this site, this plat will be subject to the standard requirements concerning pipelines and pipeline easements.

M. The preliminary plat is presently indicating 3 of the plat's 4-corners as being tied to the N.W. corner of this quarter section. On the final plat tracing, any such corner references shall note a proper corner (NE, SE, etc.).

N. 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.)

O. 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.

P. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

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

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

S. 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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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.

T. The final plat shall indicate the utility easements requested by K.G.& E. and Southwestern Bell which are indicated on the enclosed "marked" copy of the plat. The applicant is also encouraged to discuss with the utilities (KG&E and S.W. Bell) the appropriateness of platting 20-foot, combined drainage and utility easements for this site. If necessary, the final plat shall revise such easements (increase their widths, drop drainage use, etc.)

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, July 11, 1996 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: Investors Group, Inc., Paul Kelsey, 716 North 119th Street West - Suite 112, Wichita, KS 67212
Mike Lindebak, City Engineer

STAFF COMMENTS:

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Note: This plat as been submitted as a one-step, combined preliminary-final plat.