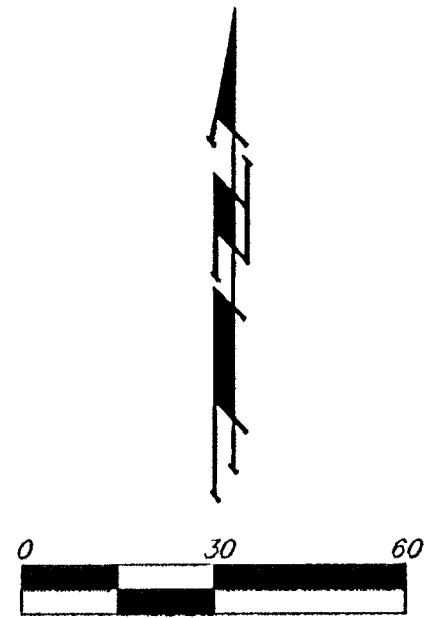


STARBUCK'S ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS



• = #4 REBAR W/ "BAUGHMAN" CAP (SET)
X = CROSS (FOUND)
□ = #3 REBAR (FOUND)
△ = CONCRETE NAIL (FOUND)
T = "V" NOTCH (FOUND)
○ = "P-K" NAIL (SET)
⊠ = #5 REBAR IN THIMBLE (FOUND)

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

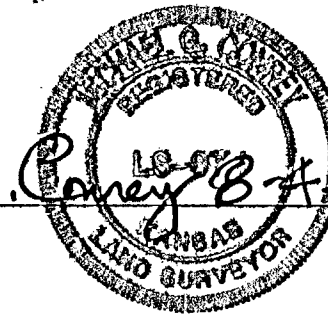
NOTE:
A DRAINAGE PLAN HAS BEEN DEVELOPED FOR THIS SUBDIVISION AND IS ON FILE WITH THE CITY OF WICHITA, KANSAS. DRAINAGE INTENT SHALL REMAIN AS DEPICTED OR AS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS. NO OBSTRUCTIONS WHICH IMPEDE THE FLOW OF THIS DRAINAGE PLAN SHALL BE ALLOWED.

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) aforesaid county and state do hereby certify that we have surveyed and
platted "STARBUCK'S ADDITION", Wichita, Sedgwick County, Kansas and that
the accompanying plat is a true and correct exhibit of the property
surveyed, described as follows: Beginning at the SE corner of the NE1/4
of the SE1/4 of the NE1/4 of Sec. 26, Twp. 27-S, R-1-W of the 6th P.M.,
Sedgwick County, Kansas; thence north 122 feet; thence west 303 feet;
thence south 122 feet; thence east 303 feet to the point of beginning.

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

Baughman Company, P.A.

Michael H. Conrey, Surveyor
Michael G. Conrey



This plat of "STARBUCK'S 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 _____, 2003.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
Bernard A. Hentzen

_____, Secretary
Dale Miller

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this _____ day of _____, 2003.

_____, Mayor
Carlos Mayans

_____, City Clerk
Pat Graves

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 Street, to be known as "STARBUCK'S
ADDITION", Wichita, Sedgwick County, Kansas. 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.

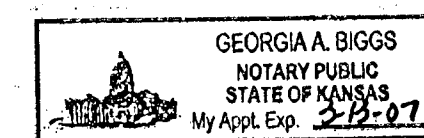
EZE Money Investments, L.C.

Lisa E. Lowry, Member
Lisa E. Lowry

Reviewed in accordance with K.S.A. 58-2005
on this _____ day of _____, 2003.

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

State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this 28th day of August, 2003, by Lisa E. Lowry, Member
of EZE Money Investments, L.C., on behalf of the limited liability company.



My App't. Exp. 3-13-07

Georgia A. Biggs, Notary Public
Georgia A. Biggs

Entered on transfer record this _____ day
of _____, 2003.

_____, County Clerk
Don Brace

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

INTRUST Bank, N.A.

GARY D. SCHMITT, Senior Vice President
Gary D. Schmitt

State of Kansas) SS The foregoing instrument acknowledged be-
Sedgwick County) fore me, this 29th day of August, 2003, by Gary D. Schmitt,
Sr. Vice President of INTRUST Bank, N.A., on behalf of the bank.

SUSAN K. MONETTE, Notary Public
Susan K. Monette

My App't. Exp. 11-9-03

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 _____, 2003 at _____ o'clock _____ M.; and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire



Wichita-Sedgwick County Metropolitan Area Planning Department

June 19, 2003

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

RE: SUB 2003-59 - One-Step Final Plat of Starbuck's Addition

At the regular meeting of the Metropolitan Area Planning Commission on June 19, 2003, 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 13, 2003, with the deletion of Item F.

The following items must be submitted to the Metropolitan Area Planning Department before the plat is scheduled for the City Council and/or County Commission's consideration:

1. A completed and signed tracing of the subdivision, along with five (5) copies. Also, if a change is required on the tracing after submittal, five (5) revised copies must be submitted;
2. A check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting (\$8.00 for the first page; \$4.00 for each additional page), if the site is located within the City of Wichita's city limits, OR, in the County within three miles of Wichita's city limits; and,
3. A disk, which will be used by the City and County GIS Departments, detailing the final plat in digital format in Autocad.

If you have any questions regarding this plat, please call.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Copies to: Over Easy, LLC, 150 N. Market, Wichita, KS 67202
Kevin Holman, Sedgwick County Fire Department
Neil Cable, City Engineer, Department of Engineering
Jim Weber, Deputy Director, Sedgwick County Department, Bureau of Public Works

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

www.wichitagov.org



Wichita-Sedgwick County Metropolitan Area Planning Department

June 13, 2003

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

RE: SUB 2003-59 - One-Step Final Plat of Starbuck's Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 12, 2003, 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 needed.
- 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. An off-site drainage agreement is needed.
- D. Traffic Engineering needs to comment on the access controls. The plat proposes one access opening along the north property line. Access controls are approved.
- E. The Applicant is advised that if platted, the building setback may be reduced to 20 feet.
- ~~F. Traffic Engineering has requested a petition for a right turn lane. The applicant shall meet with Traffic Engineering for further discussion of this issue prior to MAPC meeting.~~
- G. The owners noted in the platting binder need to be signatories to the plat, or a revision to the binder showing that the site's ownership is in the party now shown on the final plat.
- H. The platlor'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.

- I. 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.)
- 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. 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.
- L. 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.
- M. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- N. Perimeter closure computations shall be submitted with the final plat tracing.
- O. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- P. 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.
- Q. 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 (5) methods that have been adopted as being acceptable is available in the Planning Department. Also available, are Certificates that are required if petitions are submitted, bond forms and Irrevocable Letter of Credit forms.

This case will be forwarded to the Planning Commission for consideration on Thursday, June 19, 2003, at 1:30 p.m. The enclosed "marked" copy of the plat is for your information and files.

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

STAFF REPORT
(One-Step Final Plat Approved 6/12/03)

CASE NUMBER: SUB 2003-59 -- STARBUCK'S ADDITION

OWNER/APPLICANT: Over Easy, L.L.C., 150 N. Market, Wichita, KS 67202

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

LOCATION: West side of West Street, South of Maple

SITE SIZE: .68 acres

NUMBER OF LOTS

Residential:
Office:
Commercial:
Industrial:
Total:

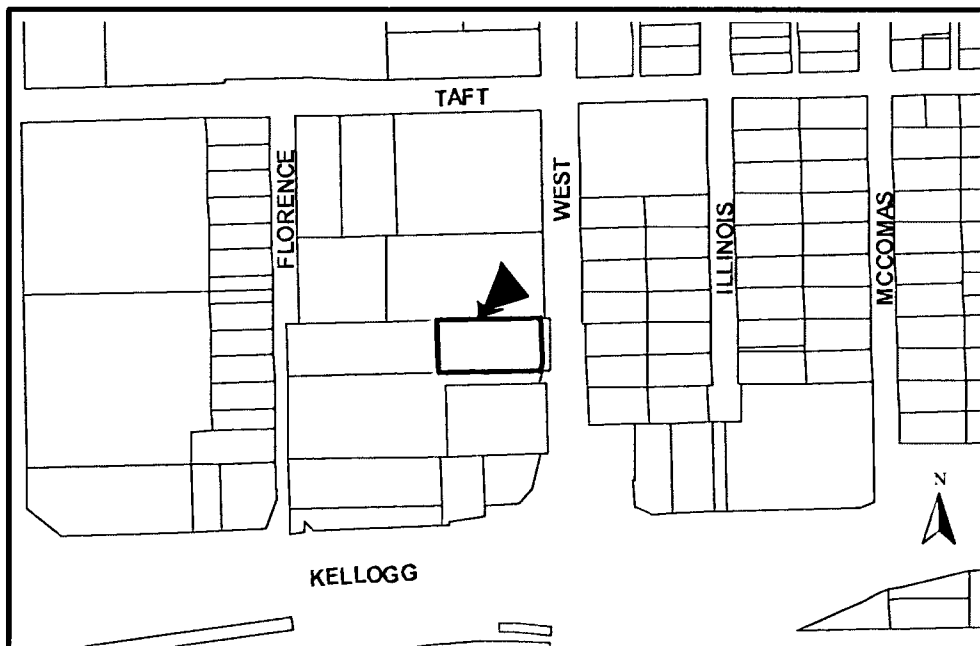
1(?)
1

MINIMUM LOT AREA: 29,650 sq. ft.

CURRENT ZONING: LI, Limited Industrial

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is an unplatted site located within the City.

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 needed.*
- 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. An off-site drainage agreement is needed.*
- D. **Traffic Engineering** needs to comment on the access controls. The plat proposes one access opening along the north property line. *Access controls are approved.*
- E. The Applicant is advised that if platted, the building setback may be reduced to 20 feet.
- F. **Traffic Engineering** has requested a petition for a right turn lane. *The applicant shall meet with Traffic Engineering for further discussion of this issue prior to MAPC meeting.*
- G. The owners noted in the platting binder need to be signatories to the plat, or a revision to the binder showing that the site's ownership is in the party now shown on the final plat.
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SUB 2003-59 – One-Step Final Plat of STARBUCK'S ADDITION

June 19, 2003 - Page 3

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