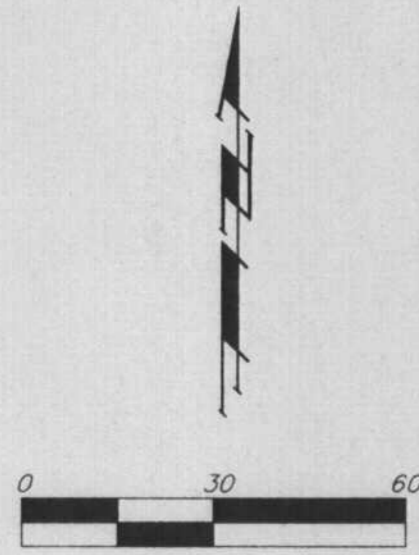


FINAL PLAT

STEEBY ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 1/23/97 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 1-23-97



LEGEND

- = #4 Rebar w/ Baughman Cap (Set)
- = 1/2" Iron Pipe (Found)

OFFICE COPY
DO NOT REMOVE

State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgwick County) do hereby certify that we have surveyed and platted "STEEBY 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, Ashford Addition, Wichita, Kansas, EXCEPT the west 162.4 feet thereof.

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. 24, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas.

Baughman Co., P.A.

Gregory F. Severns Surveyor

This plat of "STEEBY ADDITION", 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

John C. Frye Chairman

Marvin S. Krout Secretary

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into a Lot to be known as "STEEBY ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities.

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1997.

Bob Knight Mayor

Pat Burnett City Clerk

Carolyn G. Steeby

Sherman K. Steeby

John A. Steeby

State of Kansas) SS The foregoing instrument acknowledged before me, this _____ day of _____, 1997, by Carolyn G. Steeby, a single person.

Entered on transfer record this _____ day of _____, 1997.

My App't. Exp. _____ Notary Public

James Alford County Clerk

State of Kansas) SS The foregoing instrument acknowledged before me, this _____ day of _____, 1997, by Sherman K. Steeby, a single person.

My App't. Exp. _____ Notary Public

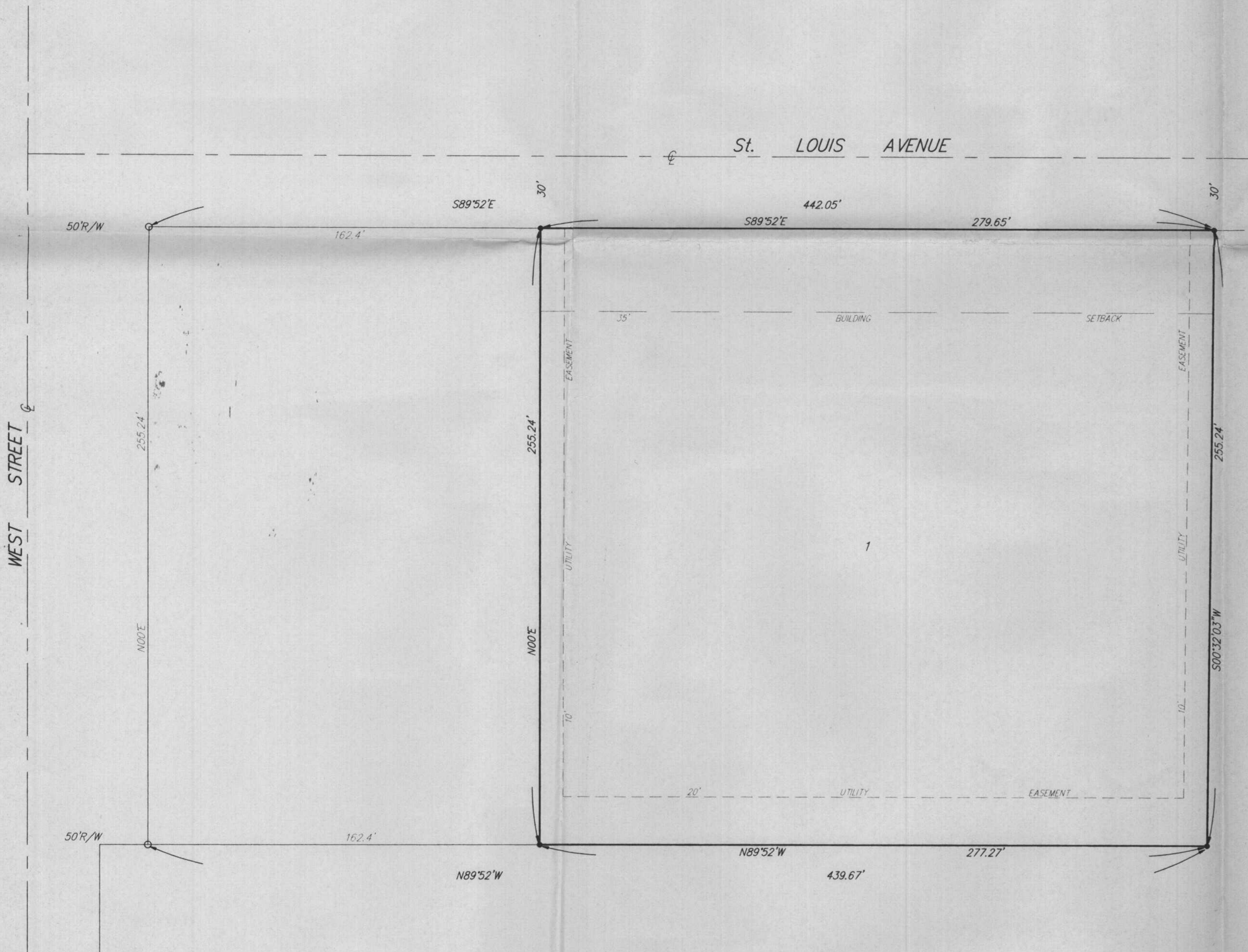
State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 1997, at _____ o'clock _____ M.; and is duly recorded.

State of Kansas) SS The foregoing instrument acknowledged before me, this _____ day of _____, 1997, by John A. Steeby, a single person.

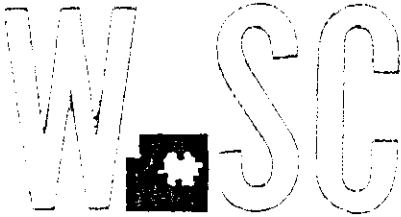
My App't. Exp. _____ Notary Public

Larry Consolver Register of Deeds

Mike Hurtt Deputy



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

January 30, 1997

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

Re: S/D 97-2 - STEEBY ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on January 30, 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 January 23, 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.

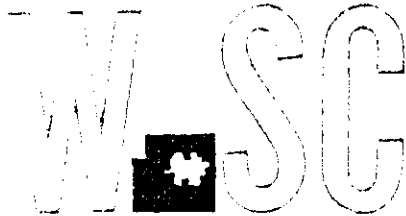
Sincerely,

Don Losew
Senior Planner

DL:rh

cc: Gail Steeby, 801 N. Young, Wichita, KS 67212
Mike Lindebak, City Engineer

1000



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
316) 268-4427
FAX (316) 268-4390

January 23, 1997

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

Re: S/D 97-2 - STEEBY ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 23, 1997, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. As required by City Engineering, the applicant shall guarantee the extension of sanitary sewer. That is, in this particular case, while the site involved in the plat may technically be directly accessible to a sanitary sewer, this replat will effectively cut off the two existing uses along West Street from that public sanitary sewer line. This guarantee will be held for future need. At this time, existing service lines may be protected by 10-foot private easement. Copies of such recorded easements shall be submitted for the plat file.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The platting binder presently indicates two (2) easements (Film 1290, page 988 and Film 1647, page 734) that appear to be non-public. The applicant's agent needs to verify the location or nature of these easements. Depending upon what these easements involve, they may need to be shown on the final plat tracing or proof provided that these easements do not need to be shown. In any case, copies of these documents shall be submitted to Planning for this plat file.
- B. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- F. 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

January 23, 1997

Page 2

approval of the Chief of the Fire Department.)

- G. 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.
- H. In accordance with Section 16.04.040 - Permit Fees Item 2a,b (Ord. 42-583) and Section 17.12.065 - payment for connection to water system for properties not included in benefit districts (Ord. 42-584), this property may or may not have been included in a benefit district. The applicant/agent should contact Betty Roark, with OCI at 268-4341 and Chuck Steven, Water & Sewer at 268-4555, to determine whether assessments are due.
- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- J. Recording of the plat within 30 days after approval by the City Council and/or County Commission.

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, January 30, 1997 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: Gail Steeby, 801 N. Young, Wichita, KS 67212

Mike Lindebak, City Engineer

January 30, 1997

STAFF REPORT
(Final Plat Approved 1/23/97)

CASE NUMBER: S/D 97-2 - STEEBY ADDITION

OWNER/APPLICANT: Gail Steeby, 801 N. Young, Wichita, KS 67212

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

LOCATION: East of West Street and south of Central

SITE SIZE: 1.63 Acres

NUMBER OF LOTS

Residential:

Office:

Commercial: 1

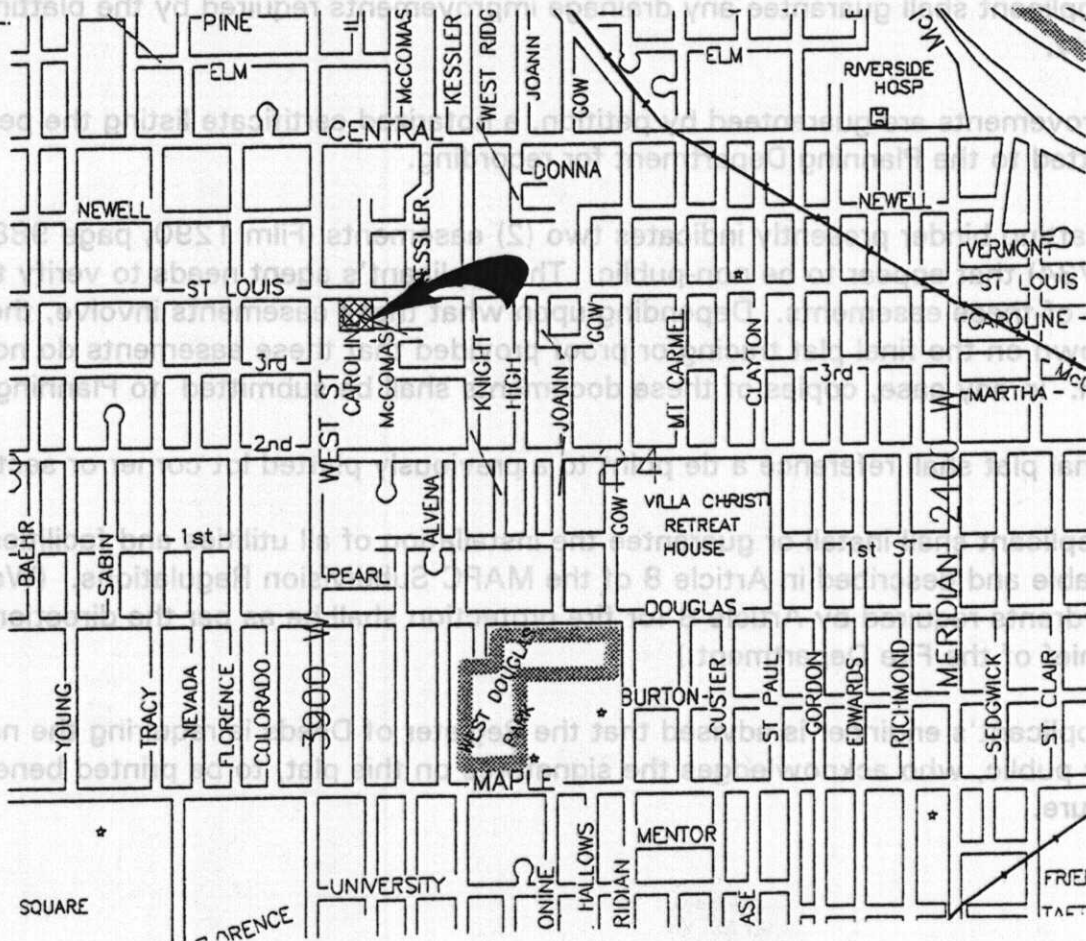
Industrial:

Total: 1

MINIMUM LOT AREA: 71,072.93 sq. ft.

CURRENT ZONING: "LC"

VICINITY MAP:



FILE COPY

NOTE: This site is in a section along the east side of West Street, south of Central, platted in 1918 as the Knight Acres Addition. Lot sizes typically ranged from 2.5 to 3.0 Acres. Zoning for these lots along West Street from Central south to 2nd Street is generally "LC". However, the rear of some lots has retained residential zoning, with the lots south of and immediately adjacent to this site having split zoning with "B" on the portion adjacent to West Street and "SF-6" on the eastern 2/3rd's of the lot. Many of the lots in the original Knight Acres Addition have been replatted, especially those not along West Street.

For the lots along West Street, many are still the large lots platted in the original Knight Acres Addition or have been replatted into still large 2.5 to 3 Acre lots themselves. This plat is itself a replat of a portion of the Ashford Addition which was essentially just a replat of a lot in Knight Acres. As a result of this large lot situation, a pattern of generally developed uses exist adjacent to West Street with the rear or eastern portions of lots being vacant. This site is an example of this situation with two restaurants located in the western 1/3 of the site, adjacent to West Street, while the eastern 2/3rd's of the site has been vacant. In general, it appears that the rational development of the rears of these lots is being hampered by adequate access.

- A. As required by City Engineering, the applicant shall guarantee the extension of sanitary sewer. That is, in this particular case, while the site involved in the plat may technically be directly accessible to a sanitary sewer, this replat will effectively cut off the two existing uses along West Street from that public sanitary sewer line. This guarantee will be held for future need. At this time, existing service lines may be protected by 10-foot private easement. Copies of such recorded easements shall be submitted for the plat file.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The platting binder presently indicates two (2) easements (Film 1290, page 988 and Film 1647, page 734) that appear to be non-public. The applicant's agent needs to verify the location or nature of these easements. Depending upon what these easements involve, they may need to be shown on the final plat tracing or proof provided that these easements do not need to be shown. In any case, copies of these documents shall be submitted to Planning for this plat file.
- E. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- F. 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.)
- G. 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.

- H. In accordance with Section 16.04.040 - Permit Fees Item 2a,b (Ord. 42-583) and Section 17.12.065 - payment for connection to water system for properties not included in benefit districts (Ord. 42-584), this property may or may not have been included in a benefit district. The applicant/agent should contact Betty Roark, with OCI at 268-4341 and Chuck Steven, Water & Sewer at 268-4555, to determine whether assessments are due.
- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- J. Recording of the plat within 30 days after approval by the City Council and/or County Commission.

Larry Ross's stated reasons for voting in the negative: (1) cannot disconnect this plat from a pending zoning case (KSAS); and (2) staff recommended the additional street right-of-way or a contingent dedication (the motion was to approve the plat subject to staff comments and no requirement for street right-of-way.)