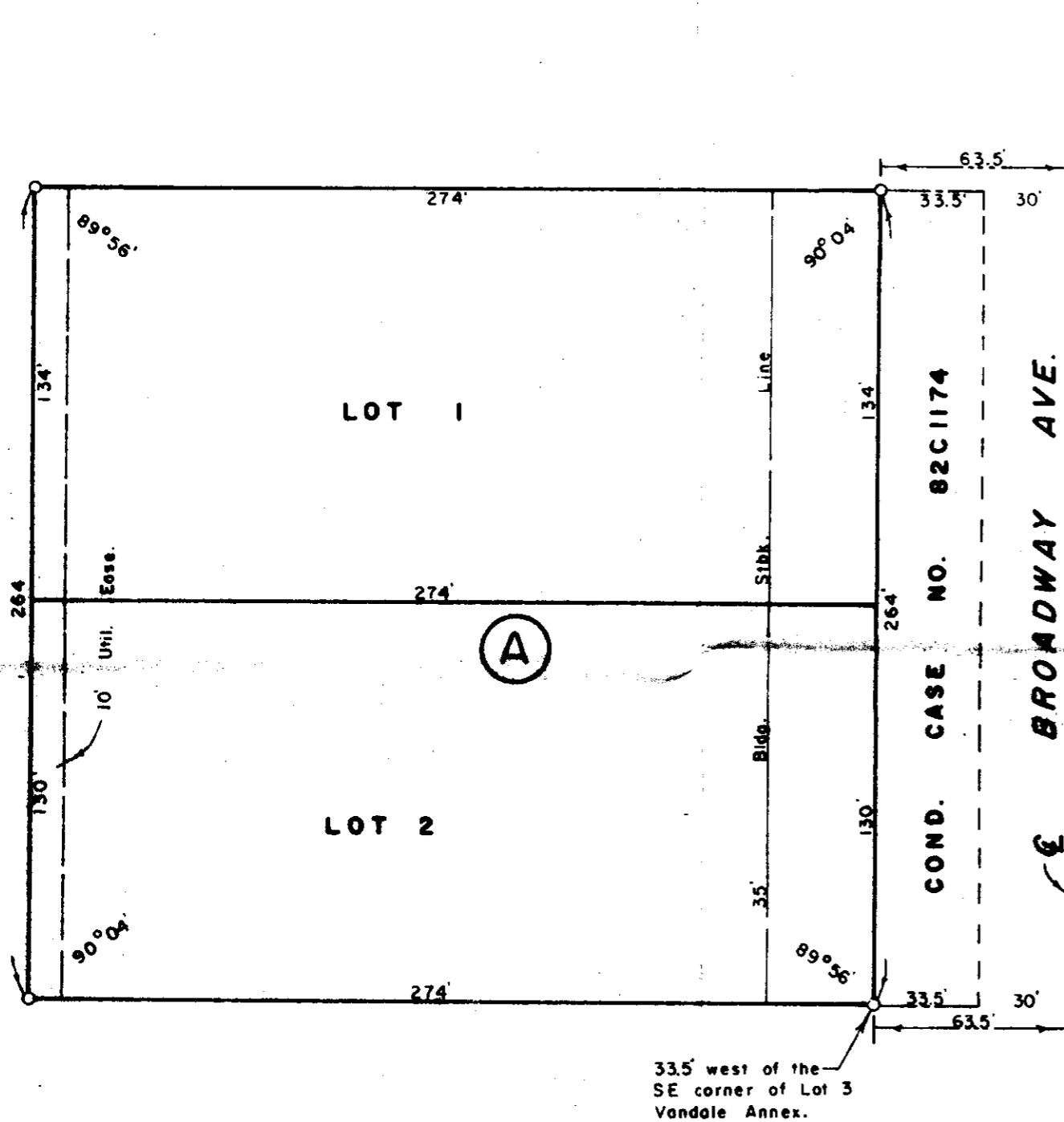


SHOWALTER-BINTER ADDITION

SEDGWICK COUNTY, KANSAS



State of Kansas, County of Sedgwick, SS

I, Lowell D. High, Land Surveyor in said State and County do hereby certify that I have surveyed and platted, "Showalter-Binter Addition", Sedgwick County, Kansas, and that the accompanying plat is a Replat of and a true and correct exhibit of said survey described as follows: The south 4 feet of Lot 1, and all of Lots 2 and 3, in Vandale Annex, Sedgwick County, Kansas; Except that part condemned for Highway in District Court Case #82C-1174.

All streets and easements not previously vacated within the boundaries of the above described property being vacated and replatted by virtue of K.S.A. SUPP 12-512 (b).

_____, Land Surveyor
Lowell D. High

Know all men by these presents that we, the undersigned, have caused the land described in the Land Surveyor's certificate to be platted into lots, and a block to be known as "Showalter-Binter Addition", Sedgwick County, Kansas.

The utility easement as indicated on the plat is hereby granted for the construction and maintenance of all public utilities.

This plat approved and all dedications shown hereon, if any, accepted by the City Council of the City of Wichita, Kansas this _____ day of _____, 1988.

_____, Mayor
Sheldon Kaman

_____, Deputy City Clerk
Dale E. Rea

This plat approved and all dedications shown hereon, if any accepted by the Board of County Commissioners of Sedgwick County, Kansas, this _____ day of _____, 1988.

_____, Chairman

_____, Pro-tem Chairman

_____, Commissioner

_____, Commissioner

_____, Commissioner

ATTEST:
_____, County Clerk
Don Wright

Entered on transfer of record this _____ day of _____, 1988.
_____, County Clerk
Don Wright

State of Kansas, County of Sedgwick, SS.

This to certify that this instrument was filed for record in the Register of Deeds Office, at _____ o'clock, _____ a.m., on the _____ day of _____, 1988.

_____, Register of Deeds
Pat Kartier

_____, Deputy
Ed Rea

_____, Carl D. Showalter

_____, Charles T. Binter

_____, Kathryn Showalter

State of Kansas, County of Sedgwick, SS

The foregoing instrument was acknowledged before me this _____ day of _____, 19____, by Carl D. Showalter, Kathryn Showalter, and Charles T. Binter.

_____, Notary Public

My Commission expires: _____

This plat of "Showalter-Binter 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 _____, 1988.

Wichita-Sedgwick County Metropolitan
Area Planning Commission

By _____, Chairman
Eiton Parsons

_____, Secretary
Marvin S. Krout

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

September 2, 1988

Lowell D. High
1542 S. St. Francis
Wichita, Kansas 67211

Re: S/D 88-63 - SHOWALTER-BINTER ADDITION - "R-1" to "C",
1/4-mile south of 55th Street South and west of
Broadway.

Dear Mr. High:

At the regular meeting of the Metropolitan Area Planning Commission on September 1, 1988, 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 August 26, 1988.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all real estate taxes for the first half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Junior Planner

RTB:rme

FILE COPY

Lowell D. High
September 2, 1988
Page 2

cc: Carl & Kathy Showalter & Charles Binter, 5839 S. Broadway,
Wichita, 67216

S/D 88-63 - SHOWALTER-BINTER ADDITION

Page 3

- J. 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.
- 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.

September 1, 1988

STAFF REPORT

CASE NUMBER: S/D 88-63 - SHOWALTER-BINTER ADDITION

OWNER/APPLICANT: Carl & Kathy Showalter and Charles Binter
5839 S. Broadway
Wichita, KS 67216

SURVEYOR/ENGINEER: Lowell D. High
1542 S. St. Francis
Wichita, KS 67211

LOCATION: Quarter mile south of 55th St. South and west
of Broadway

SITE SIZE: 1.66 acres

NUMBER OF LOTS

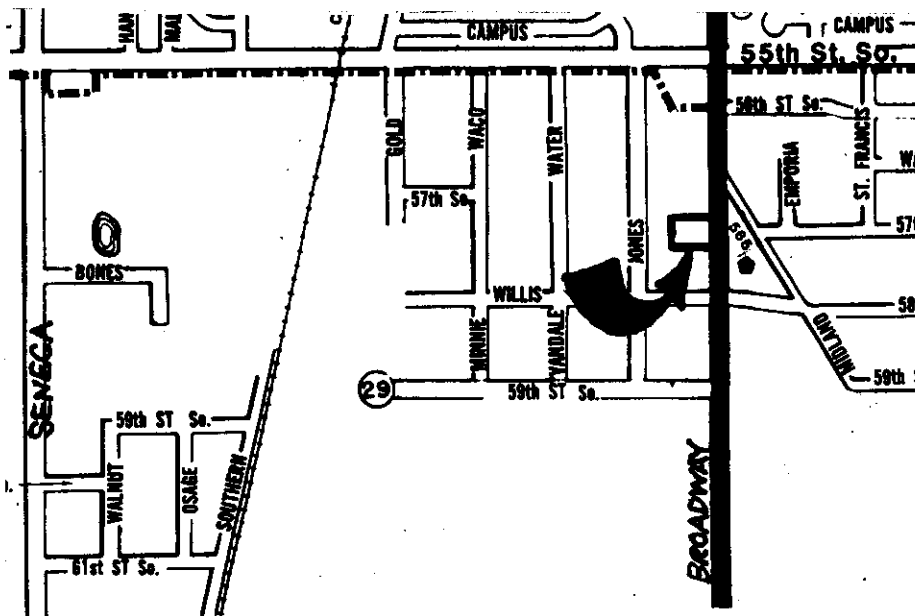
Residential	
Office	
Commercial	2
Industrial	
Total	2

MINIMUM LOT AREA: 35,620 sq. ft.

CURRENT ZONING: "R-1" Suburban Residential

PROPOSED USE: "C" Commercial (SCZ-0588)

VICINITY MAP:



SUBDIVISION COMMITTEE RECOMMENDATIONS:

- A. This site presently does not have access to municipal water or sewer. For on-site water and sewer, Health Department and zoning regulations require 40,000 square feet at a minimum. This site in total is just over 72,000 square feet and consequently cannot be platted into two lots. The final plat tracing should therefore depict the platting of only one lot.
- B. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewage facilities and water wells. A memorandum shall be obtained specifying approval.
- C. The applicant shall submit a petition for the extension of municipal water across the front of this plat. This petition will be held until it can be combined with other petitions in the area.
- D. The applicant shall guarantee the closure of those driveways in excess of the access control being platted.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The final plat tracing shall indicate complete access control to Broadway, except for two openings across the east line of the plat.
- G. The plattor's text shall reference the platting of access control being dedicated to the "appropriate governing body" with the openings determined by the "appropriate Engineer."
- H. On the final plat tracing, the County Commission's signature block shall be amended to reference the following names in the following order:
 - 1. Mark F. Schroeder, Chairman
 - 2. Billy Q. McCray, Pro-tem Chairman
 - 3. David Bayouth, Commissioner
 - 4. Tom Scott, Commissioner
 - 5. Bernard A. Hentzen, Commissioner
- I. 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.