

OFFICE COPY
DO NOT REMOVE

FINAL PLAT FINAL PLAT OF RIFFEL'S ADDITION

WICHITA, KANSAS
THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 2/23/89 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 2/24/89

SURVEYOR'S CERTIFICATE

State of Kansas)
County of Sedgwick) ss

I, S. E. Anderson, Land Surveyor in said State and County, do hereby certify that I have been in responsible charge of surveying and platting "Riffel's Addition" to Wichita, Kansas into a lot and a street, the same being accurately set forth in the accompanying plat and described as follows:

The South Half of the following described tract: Beginning 760 feet east of the Southwest corner of the Southeast Quarter of Section 13, Township 27 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas; thence west 122½ feet; thence north 660 feet; thence east 122½ feet; thence south to the place of beginning.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this _____ day of _____, 19__.

S. E. Anderson LS 688
Rt. 1 Box 196
Whitewater, Kansas 67154

Know all men by these presents that we, the undersigned property owners of the land as above set forth in the Land Surveyor's Certificate, have caused the same to be surveyed and platted into a lot and a street, the same to be known as "Riffel's Addition" to Wichita, Kansas. The street is hereby dedicated to and for the use of the public.

Gibson Wholesale Company, Inc.

By: Victor Riffel Jr., President

State of Kansas)
County of Sedgwick) ss

The foregoing instrument was acknowledged before on the _____ day of _____, 19__ by Victor Riffel Jr. as President of Gibson Wholesale Company, Inc.

seal or stamp
My Commission expires _____

This plat of "Riffel's Addition" to Wichita, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission this _____ day of _____, 19__.

Wichita-Sedgwick County Metropolitan Area Planning Commission:

Sue L. Crockett Chairman
Marvin S. Krout Secretary

This Plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas this _____ day of _____, 19__.

Sheldon Kamen Mayor
John Moir, Deputy City Clerk

Entered on the transfer record this _____ day of _____, 19__.

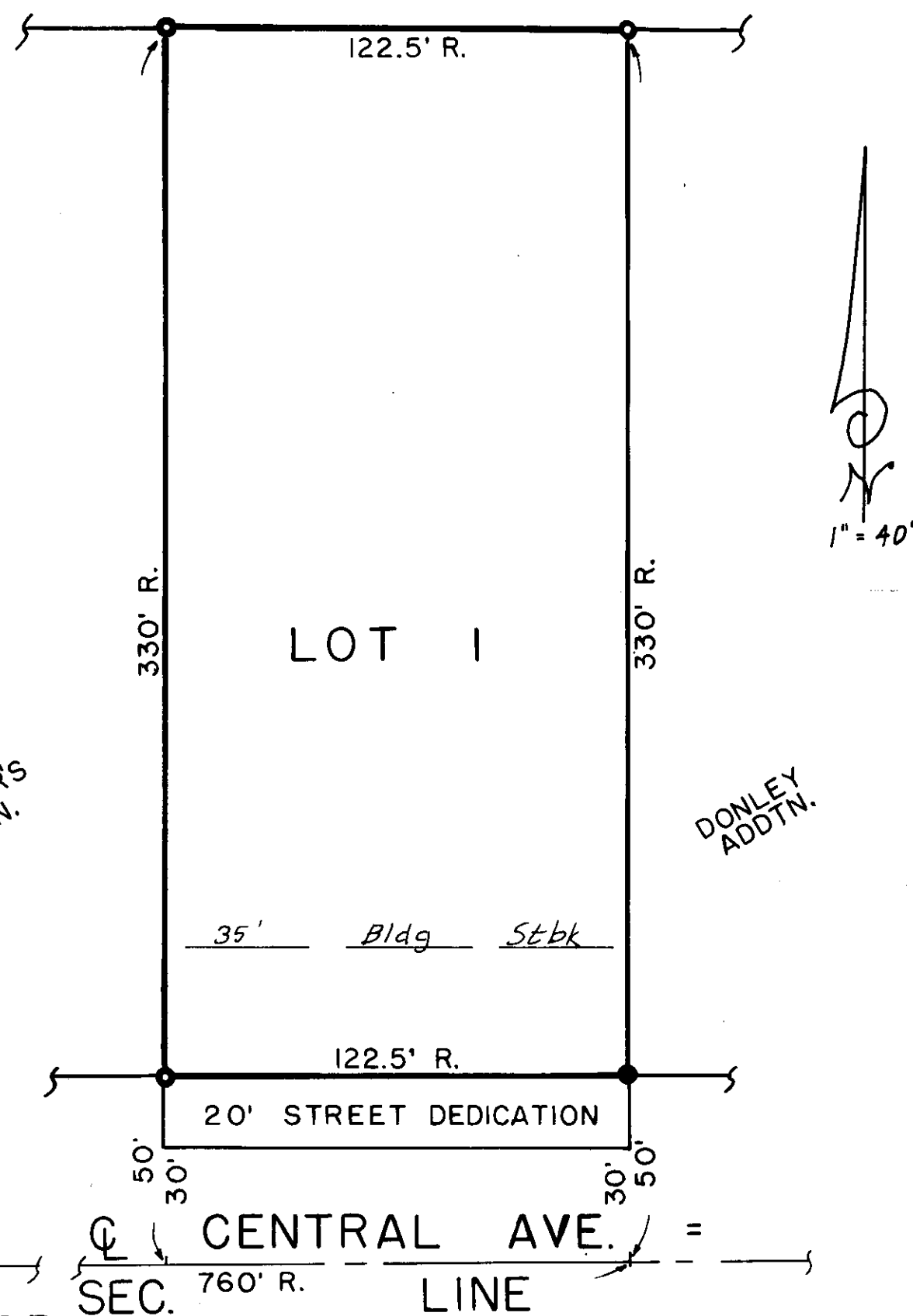
Don Wright County Clerk

State of Kansas)
County of Sedgwick) ss

This is to certify that this plat has been filed for record in the office of the Register of Deeds this _____ day of _____, 19__ at _____ o'clock _____ M; and is duly recorded.

Pat Kettler, Register of Deeds

Ed Resa, Deputy



SW COR.
SE 1/4
13-27-1W

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

March 2, 1989

S.E. Anderson PF/LS
Rt. 1, Box 196
Whitewater, KS 67154

Re: S/D 89-6 Final Plat of RIFFEL'S ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on March 2, 1989, the above captioned plat was considered. The action of the Committee was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of February 24, 1989.

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
Associate Planner

RTB:svm

cc: Gibson Wholesale Company, Inc., c/o Victor Riffle Jr.,
Pres., 928 W. Douglas, Wichita, KS 67212
Mike Lindebak, City Engineer

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STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. The final plat tracing shall also indicate a 5 x 20 foot stub easement along the south line of the plat for this extension of sewer.
- 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. On the final plat tracing access control except for one opening shall be indicated on the face of the plat and referenced in the plat's text. The text shall indicate that this access control is being dedicated to the City with the one opening determined by the City Engineer.
- E. Prior to submitting the final plat tracing, the applicant shall submit a revised drainage plan to City Engineering.
- F. The final plat tracing shall indicate angles or bearings for the perimeter of this plat.
- G. On the final plat tracing, the City's signature block shall be amended by deleting Deputy from the City Clerk's signature.
- 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.
- 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.
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- K. Recording of the plat within 30 days after approval by the City Council.

March 2, 1989

STAFF REPORT
(Final Plat Approved 2/23/89)

CASE NUMBER: S/D 89-6 - RIFFEL'S ADDITION

OWNER/APPLICANT: Gibson Wholesale Company, Inc., Victor Riffle Jr., Pres., 928 W. Douglas, Wichita, KS 67212

SURVEYOR/ENGINEER: S.E. Anderson PE/LS, Rt. 1, Box 196, Whitewater, KS 67154

LOCATION: Northeast of Mt. Carmel and Central

SITE SIZE: .8 Acre

NUMBER OF LOTS

Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: .7 Acre

CURRENT ZONING: "LC" (light-commercial)

VICINITY MAP:

