

S/D No.: 85-101 Name: STANDIFER FIRST ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 11/21/85

DESCRIPTION

General Location: South of Third Street on the west side of Hillside Avenue.
Owner: Daryl E. Standifer, 311 St. James, Wichita, KS 67206
Surveyor/Engineer: Lowell D. High

1. Gross Acreage of Plat: 0.18 Acre
2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 1
 - Industrial:
 - Total: 1
3. Minimum Lot Area: 7,800 Sq. Ft.
4. Existing Zoning: "B" & "RB"
5. Proposed Zoning: "BB" (Z-2722)

STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2722), requesting "B" and "RB" to "BB", has been approved subject to replatting.

- A. The final plat tracing shall indicate the west 2.5 feet of this property as additional alley right-of-way.
- B. The final plat tracing shall reference, in the plat's text, that the alley is dedicated to and for the use of the public.
- C. The final plat tracing shall indicate the platting of a 20-foot front yard building setback.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The final plat tracing shall indicate the various names needed to complete approval signature blocks.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- I. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required?

NOTE: This plat has been submitted in final form only.

OFFICE CO.
DO NOT REMOVE

FINAL PLAT

STANDIFER FIRST ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

THIRD ST.

702.68' S. B. 30' W. of the
NE Cor. NE 1/4 Sec. 22-27-1E

HILLSIDE AVE.

EAST LINE NE 1/4 SEC. 22-27-1E



SE COR. LOT 37, MAPLE
GROVE ADDITION

LOT 1

ACCESS CONTROL EXCEPT
FOR ONE OPENING

20' Bldg. setback

additional
alley r.o.w.
Conveyed
alley
dedication

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 11-21-85 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 11-22-85

State of Kansas, County of Sedgwick, SS.

I, Lowell D. High, Land Surveyor in the State and County do hereby certify that I have surveyed and platted "Standifer First Addition", Wichita, Sedgwick County, Kansas and that the accompanying plat is A REPLAT and a true and correct exhibit of said survey described as follows: The south 2 feet of Lot 33, all of Lots 35 and 37, on Hillside Avenue, Maple Grove Addition to Wichita, Sedgwick County, Kansas.

Lowell D. High, L.S.

Know all men by these presents that we, Daryl E. Standifer and Janet Standifer, husband and wife, have caused the land described in the Land Surveyor's certificate to be platted into a lot and a street to be known as "Standifer First Addition", Wichita, Sedgwick County, Kansas.

The street is hereby dedicated to and for the use of the public.

All abutter's rights of access to or from Hillside Avenue, over and across the east line of Lot 1, are hereby granted to the City of Wichita, provided, however, that Lot 1 shall have access to Hillside Avenue at one location to be designated by the City Engineer of Wichita, Kansas.

Daryl E. Standifer Janet Standifer

State of Kansas, County of Sedgwick, SS.

The foregoing instrument was acknowledged before me this _____ day of _____, 1985 by Daryl E. Standifer and Janet Standifer, husband and wife.

_____, Notary Public

My Commission expires: _____

This plat of "Standifer First 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 _____, 1985

Wichita-Sedgwick County Metropolitan
Area Planning Commission

_____, Chairman
_____, Secretary

This plat approved and all dedications shown hereon accepted by the Board of City Commissioners of the City of Wichita, Kansas, this _____ day of _____, 1985.

_____, Mayor
_____, City Clerk

Entered on transfer record this _____ day of _____, 1985.

_____, County Clerk

State of Kansas, County of Sedgwick, SS.

This is to certify that this instrument was filed for record in the Register of Deeds Office, at _____ o'clock, _____ m., on the _____ day of _____, 1985.

_____, Register of
Deeds
_____, Deputy

November 27, 1985

Lowell D. High
1542 South St. Francis
Wichita, KS 67211

Re: S/D 85-101 - Final Plat of Standifer First Addition.

Dear Mr. High:

At the regular meeting of the Metropolitan Area Planning Commission on November 25, 1985, 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 November 22, 1985.

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 platfor.
3. Certification that all real estate taxes for the first half of 1985 and all prior years have been paid.

Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: Daryl E. Standifer, 311 St. James, Wichita, KS 67206
Mike Lindebak, City Engineer