

PLAT NO. S/D 78-58 MAP NO. 6046

NAME GRIFFITH ADDITION

LOCATION: Between Boston & Grand, east of Linden

ENGINEER Baughman Company

OWNER Leslie W. Griffith

APPLICATION FILED 6-19-78

SKETCH PLAT FILED 6-19-78

PRELIMINARY FILED none submitted

S/D ACTION n/a

FINAL FILED 6-19-78

S/D ACTION 6-29-78 approve

MAPC ACTION 7-6-78 Approved

BCC ACTION 9-26-78 Approved

RECORDED October 10, 1978

REMARKS _____

S/D 78-58 - GRIFFITH ADDITION -
between Boston and Grand, east of
Linden, by Baughman Company

*Posted
6/22/78*

ACTION

	DATE
<i>S/D</i> COMMITTEE <i>(final approval)</i>	<i>6-29-78</i>
M.A.P.C.	<i>7-6-78</i>
B.C.C./ B.C.C.	<i>9-26-78</i>

Map No. 6046
Sec. 29
Twp. 27
Range 2E

Subdivision Report and Progress

S/D No.: 78-58

Name: GRIFFITH ADDITION

General Location: Between Boston and Grand, east of Linden

Owner: Leslie W. Griffith

Address: 1645 S. Cypress Wichita Zip Code: 67207 Phone: 682-5241

Subdivider: _____
Address: _____ Zip Code: _____ Phone: _____

Engineer/Surveyor: Baughman Company

Address: 330 Laura Wichita Zip Code: 67211 Phone: 262-7271

Present Zoning: "A"
Proposed Zoning: "A"
Assoc. Zone Case: _____

M.A.P.C. ACTION: 7-6-78 *Approved*
Advisory Letter: 7-6-78

APPLICATION RECEIVED: 6-19-78

Closure Data Submitted: N/A
Title/Taxes Rec'd. and Reviewed: N/A
Final Review: 9-18-78
Referral to B.C.C.: 9-18-78

SKETCH PLAT RECEIVED: 6-19-78
Letter of Intent: N/A

PREL. PLAT RECEIVED: none submitted
S/D Comm. Action: N/A

B.C.C. ACTION: 9-26-78 *Approved*

Advisory Letter: N/A

Tracing Received: _____
Released for Recording: _____
Plat Recorded: October 10, 1978

FINAL PLAT RECEIVED: 6-19-78
S/D Comm. Action: 6-29-78 *approve*

Advisory Letter: 6-30-78

Comments: _____

REGISTER OF DEEDS
SEDGWICK COUNTY, KANSAS

GRIFFITH ADDITION was

filed for record on October 10, 1978

*5/278-58
see zone case
B
10-12-78*
Barry J. McCall
Register of Deeds

Return to: Wichita-Sedgwick County
Metropolitan Area Planning Department
(Inter-Office Mail)

T9-328

FORM 223-021

PAYMENT NOTICE
City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Plbg	Exam Fees	Sewer	Elev.
Signs	Plan Rev.	Cement	M.S.P.

DESCRIPTION 77 AMOUNT

NAME

ADDRESS

FUND 4

DUE DATE

COMMENTS

DATE 11-77

BY

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 78-58 Name Griffith Addition
Application & Sketch Filed: 6-19-78
Preliminary Plat Filed: N/A Approved by S/D: N/A
Final Plat Filed: 6-19-78 Approved by S/D: 6-29-78
Approved by Metropolitan Area Planning Commission: 7-6-78

DESCRIPTION

General Location: Between Boston and Grand in an area east of Linden.

Surveyor or Engineer: Baughman Company
Owner: Leslie W. Griffith
Address: 1645 S. Cypress, 67207

- | | |
|---|---|
| 1. Gross Acreage of Plat <u>2.7</u> | 6. Access Control Not required |
| 2. Number of Lots: | St. _____ No. Openings _____ |
| Residential <u>10</u> | St. _____ No. Openings _____ |
| Commercial _____ | St. _____ No. Openings _____ |
| Industrial _____ | 7. Req'd Improvements |
| Other _____ | St. Paving <u>not req'd</u> Water <u>not req'd</u> |
| Total Number of Lots: <u>10</u> | Sidewalk <u>not req'd</u> Drainage <u>not req'd</u> |
| 3. Minimum Lot Area: <u>0.25</u> Acres | Sewer <u>not req'd</u> Other <u>none</u> |
| 4. Existing Zoning <u>"A"</u> | |
| 5. Special Problems Discussed <u>None</u> | |
- The street paving, sewer and water to serve subject property have been previously guaranteed.

Planning Commission Recommendation: That this plat be approved subject to recording within 30 days after approval by the Board of City Commissioners.

Bell moved, Cole seconded, and it carried unanimously. May and Greider were absent.

ACTION: Approve the plat as approved by the Metropolitan Area Planning Commission and authorize the Mayor to sign.

WICHITA-SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

DATE

September 8, 1978

TO Robert Feldner, Superintendent of Central Inspection
FROM Robert A. Lakin, Director of Planning
SUBJECT DP-53 (Quail Meadows C.U.P.) - Request for
Administrative Interpretation on Parcel #7.

We have received a request from Mr. Leslie W. Griffith, property owner, requesting a favorable interpretation that the replat of Lots 2, 3, 4, 5, 6, 7, 8 and 9, Block 2, Quail Meadows 2nd Addition into lots 1-10 Griffith Addition is in keeping with the spirit and intent of the approved Community Unit Plan so long as a maximum of 33 units are constructed on these lots.

The parcel description for Parcel #7 on the approved C.U.P. permits the construction of one, two, three, or four family dwellings at a density not to exceed 12 units/net acre or a total of 36 units on the entire parcel. The original plat of the parcel is Block 2, Quail Meadows 2nd Addition which contained 9 lots and would have permitted a fourplex to be constructed on each lot under the permitted density. Mr. Griffith has now submitted a 10 lot replat (Griffith Addition) of lots 2-9, Block 2, Quail Meadows 2nd Addition. These 10 lots combined with lot 1, Block 2, Quail Meadows Addition is a total of 11 lots, and if a fourplex were built on each one, the overall density of Parcel 7 on the approved C.U.P. would be exceeded by eight units. Therefore, our subdivision staff requested that an administrative interpretation be made that the replat was in keeping with the spirit and intent of the C.U.P.


Taking into account that Lot 1, Block 2, Quail Meadows 2nd Addition is already developed with a triplex, it is my feeling that the replat is appropriate provided that:

- 1) the combination of single family, duplex, triplex, and fourplex units developed on the ten lots of Griffith Addition does not exceed a total of 33 units.
- 2) No further units shall be permitted on Lot 1, Block 2, Quail Meadows Addition.
- 3) The total number of units on Parcel 7 of the Quail Meadows C.U.P. shall not exceed 36 units.

Page Two
Robert Feldner
September 8, 1978

On your review of this memo, your signature of approval will indicate that you concur that this interpretation is in keeping with the spirit and intent of the C.U.P. provisions and is not a substantial deviation of the plan. By a copy of this memo to Leslie W. Griffith, he is advised of our joint ruling on this request.

This interpretation does not affect the status of any of the remaining parcels on this C.U.P.


Robert A. Lakin
Director of Planning

APPROVED:


Robert B. Feldner, Superintendent
of Central Inspection

RAL:MM:e1

cc: Leslie W. Griffith, 1645 S. Cypress, 67207

September 5, 1978

Mr. Robert A. Lakin
Director of Planning
City Hall - 10th Floor
455 N. Main
Wichita, Kansas 67202

Mr. Robert Feldner, Superintendent
Central Inspection
City Hall - 455 N. Main
Wichita, Kansas 67202

RE: Griffith Addition

Gentlemen:

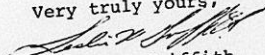
This letter is being written to request an administrative adjustment to Parcel 7 of the Quail Meadows Community Unit Plan. According to the approved C.U.P. for Parcel 7, one, two, three, or four family dwelling units could be constructed not exceeding 36 d/u's.

The Griffith Addition Replat will create 10 lots along with the lot which was not included in this plat will make total of 11 lots involved with Parcel 7. The outlot now has a triplex constructed on it.

We would like to request that the new lots be approved for one, two, three or four family dwelling units with the total number of units not to exceed 33 units for the 10 lots. Including the existing 3 unit building, this would make a total of 36 units which would be in agreement with the original C.U.P.

A copy of the final plat is enclosed for your information.

Very truly yours,


Leslie W. Griffith



TO: WICHITA METROPOLITAN PLANNING COMMISSION

Lawyers Title Insurance Corporation

A STOCK COMPANY
Home Office—Richmond, Virginia

COMMITMENT FOR TITLE INSURANCE

SCHEDULE A

REPORT ONLY
PLATTING BINDER

Case No. RT-781556

1. Effective date August 17, 1978, at 7:00 A.M.

2. Policy or policies to be issued:

(a) ALTA Owner's Policy—Form B-1970 (Rev. 10-17-70)
Proposed insured:

Amount \$ _____

N/A

(b) ALTA Loan Policy, 1970 (Rev. 10-17-70)
Proposed insured:

Amount \$ _____

N/A

(c)
Proposed insured:

Amount \$ _____

N/A

3. Title to the fee simple estate or interest in the land described or referred to in this Commitment is at the effective date hereof vested in:

Leslie W. Griffith

4. The land referred to in this Commitment is described as follows:

Lots 2, 3, 4, 5, 6, 7, 8, and 9, Block 2,
Quail Meadows Second Addition to the City
of Wichita, Sedgwick County, Kansas.

Received 8-17-78

Countersigned at Wichita, Kansas
REALTY TITLE CO., INC.

[Signature]

Authorized Officer or Agent
Eva Jean Burright

(over)
ORIGINAL

Schedule A—Page 1—No. **BB** 225464

Form No. 91-88 (Sch. A) Litho in U.S.A.
035-1-088-0001

Lawyers Title Insurance Corporation
A Stock Company
Home Office ~ Richmond, Virginia

COMMITMENT FOR TITLE INSURANCE

LAWYERS TITLE INSURANCE CORPORATION, a Virginia corporation, herein called the Company, for valuable consideration, hereby commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest covered hereby in the land described or referred to in Schedule A, upon payment of the premiums and charges therefor; all subject to the provisions of Schedules A and B and to the Conditions and Stipulations hereof.

This Commitment shall be effective only when the identity of the proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A hereof by the Company, either at the time of the issuance of this Commitment or by subsequent endorsement.

This Commitment is preliminary to the issuance of such policy or policies of title insurance and all liability and obligations hereunder shall cease and terminate six (6) months after the effective date hereof or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue such policy or policies is not the fault of the Company. This Commitment shall not be valid or binding until countersigned by an authorized officer or agent.

IN WITNESS WHEREOF, the Company has caused this Commitment to be signed and sealed, to become valid when countersigned by an authorized officer or agent of the Company, all in accordance with its By-Laws. This Commitment is effective as of the date shown in Schedule A as "Effective Date."



Lawyers Title Insurance Corporation

Robert C. Dawson
President

Attest:

Raymond
Secretary.

Lawyers Title Insurance Corporation

A STOCK COMPANY

Home Office—Richmond, Virginia

SCHEDULE B—Section 1

Requirements

The following are the requirements to be complied with:

Item (a) Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.

Item (b) Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to-wit:

N/A

NOTE: Taxes for the year 1977 and prior years are paid. Key Nos. C-37851, C37852, C37853, C37854, C37855, C37856, C37857, and C37858.



BB 225464
RT-781556
PLATTING BINDER

Schedule B—Section 1—Page 1

Form No. 91 88 (B 1)
035 1-088 0003

ORIGINAL

CONDITIONS AND STIPULATIONS

1. The term "mortgage," when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquires actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and the Conditions and Stipulations and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.

Lawyers Title Insurance Corporation
A Stock Company
Home Office - Richmond, Virginia

Lawyers Title Insurance Corporation

A STOCK COMPANY
Home Office - Richmond, Virginia

SCHEDULE B-Section 2

Exceptions

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Taxes for the year 1978 and subsequent years not yet due and payable together with special assessments due and payable therewith.
3. Mortgage dated December 5, 1977, in favor of Hutchinson National Bank and Trust Company, in the original amount of \$56,000.00, recorded April 4, 1978, on Film 298, page 540, Document No. 3 78034, and refiled June 23, 1978, on Film 312, page 32, Document No. 3 90700.
4. Mortgage dated June 27, 1978, in favor of Hutchinson National Bank and Trust Company, in the original amount of \$49,000.00, recorded July 7, 1978, on Film 314, page 672, Document No. 3 92840.
5. Rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, violated restrictive covenants, deficiency in quantity of ground, or any matters not recorded which would be disclosed by an accurate survey and inspection of the premises.
6. Easement for public utilities over the rear 10 feet and the west 5 feet of Lot 2 as shown in the recorded plat.
7. Easement for public utilities over the rear 10 feet and the east 5 feet of Lot 3 as shown in the recorded plat.
8. Easements for public utilities over the rear 10 feet of Lots 4, 5, and 6 as shown in the recorded plat.
9. Easement for public utilities over the rear 10 feet and the east 5 feet of Lot 7 as shown in the recorded plat.
10. Easement for public utilities over the rear 10 feet and the west 5 feet of Lot 8 as shown in the recorded plat.
11. Easement for public utilities over the rear 10 feet of Lot 9 as shown in the recorded plat.

RT-781556
BB 225464

PLATTING BINDER

NOTE: If policy is to be issued in support of a mortgage loan, attention is directed to the fact that the Company can assume no liability under its policy, the closing instructions, or Insured Closing Service for compliance with the requirements of any consumer credit protection or truth in lending law in connection with said mortgage loan.

Schedule B-Section 2-Page 1

AMERICAN LAND
TITLE ASSOCIATION
STANDARD FORM
COMMITMENT



Lawyers Title
Insurance Corporation
A Stock Company
Home Office
Richmond, Virginia

July 5, 1978

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 78-58 - Final Plat of Griffith Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 6, 1978, 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 June 30, 1978.

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:

L Compliance with the requirements of the Metropolitan Area Planning Department.

8-14-78 Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.

8-17-78 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.

8-17-78 Certification that all taxes due and payable for 1977 and prior years have been paid.

If you have any questions, please call.

Yours very truly,

Jack H. Galbraith
Chief Planner

JHG:bh
cc: Leslie W. Griffith, 1645 S. Cypress, 67207
Dean Sellers, Assistant City Engineer

June 30, 1978

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 78-58 Final plat of Griffith Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, June 29, 1978, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- o.k.*
- A. This property is part of Parcel 7 of the Quail Meadows Community Unit Plan. Maximum density allowed for Parcel 7 is 12 d.u. per acre with one-, two-, three-, or four-family dwelling units permitted. A replat creating 10 lots (plus one existing lot which is not being platted) with a possibility of a four-plex on each lot would create a potential for 44 dwelling units in Parcel 7. This exceeds 36 dwelling units allowed in the 3-acre parcel. An amendment to the C.U.P. will be necessary or, if no four-plexes are proposed for these lots, an administrative adjustment to the C.U.P. may be appropriate. *see letter of 7-8-78*
 - B. Twenty-five foot front yard setbacks and fifteen-foot side yard setbacks shall be labeled on the corner lots.
 - C. A 10 foot utility easement shall be indicated between Lots 7 and 8 and between Lots 3 and 4.
 - D. Recording of the plat within 30 days after approval by the City Commission.

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

Re: S/D 78-58
June 30, 1978
Page Two

This matter will be forwarded to the Planning Commission for its consideration on Thursday, July 6, 1978, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:et

cc:
Dean Sellers, Assistant City Engineer
Leslie W. Griffith, 1645 S. Cypress, Wichita, Kansas 67207

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 78-58 Name Griffith Addition
Date Application Rec'd. 6-19-78 Preliminary Approval _____
Scheduled S/D Meeting 6-29-78

DESCRIPTION

General Location Between Boston and Grand east of Linden

Owner Leslie W. Griffith
Surveyor/Engineer Baughman Company Phone 262-7271
Address 330 Laura (67211)

- | | |
|--|---|
| 1. Gross Acreage of Plat <u>2.7</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u> </u> R/W <u> </u> ft. |
| Residential <u>10</u> | b. <u> </u> R/W <u> </u> ft. |
| Commercial <u> </u> | c. <u> </u> R/W <u> </u> ft. |
| Industrial <u> </u> | d. <u> </u> R/W <u> </u> ft. |
| Other <u> </u> | e. <u> </u> R/W <u> </u> ft. |
| Total Number of Lots <u>10</u> | TOTAL <u> </u> ft. |
| 3. Minimum Lot Frontage <u>91.5</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>10,900 sq.</u> ft. | streets? <u> yes </u> <u> x </u> no |
| 5. Existing Zoning <u>A</u> | |
| 6. Proposed Zoning <u>A</u> | |
| 9. Public Water Supply <u>yes</u> (Yes-No), Name _____ | |
| 10. Public Sanitary Sewers <u>yes</u> (Yes-No), Name _____ | |
| 11. Health Department Approval (where applicable) _____ (Yes-No) | |
| 12. City of Wichita <u>x</u> : Three-Mile Area _____ | |

STAFF COMMENTS:

- A. This property is part of Parcel 7 of the Quail Meadows Community Unit Plan. Maximum density allowed for Parcel 7 is 12 d.u. per acre with one-, two-, three-, or four-family dwelling units permitted. A replat creating 10 lots (plus one existing lot which is not being platted) with a possibility of a four-plex on each lot would create a potential for 44 dwelling units in Parcel 7. This exceeds 36 dwelling units allowed in the 3-acre parcel. An amendment to the C.U.P. will be necessary or, if no four-plexes are proposed for these lots, an administrative adjustment to the C.U.P. may be appropriate.
- B. Twenty-five foot front yard setbacks and fifteen-foot side yard setbacks shall be labeled on the corner lots.
- C. Streets, sidewalks, sewers and water lines were guaranteed at the time that Quail Meadows Second Addition was platted.
- D. Recording of the plat within 30 days after approval by the City Commission.

Map No.: 6046
Section No.: 29
Twp. No.: 27
Range: 2E

S/D No. 78-58

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Griffith Addition

General Location: Grand and Bedell Between Boston and Grand east of Linden

Name of Property Owner: Leslie W. Griffith

Address: 1645 S. Cypress 07 Phone: 682-5241

Name of Subdivider: _____ Phone: _____

Name of Agent/Surveyor: Baughman Company

Address: 330 Laura Phone: 262-7271

Date of Application: June 16, 1978

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 2.7
2. Number of Lots:
 - Residential: 10
 - Commercial _____
 - Industrial _____
 - Other _____Total Number of Lots 10
3. Minimum Lot Frontage 91.5 ft.
4. Minimum Lot Area 10,900 sq. ft.
5. Existing Zoning A
6. Proposed Zoning A
7. Lineal Feet of New Streets:
 - a. _____ R/W _____ ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL _____ ft.
8. Sidewalk adjacent to all streets? yes X no
9. Public Water Supply Yes (Yes-No), Name _____
10. Public Sanitary Sewers Yes (Yes-No), Name _____
11. Health Department Approval (where applicable) _____ (Yes-No)
12. City of Wichita X Three-Mile Area

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto with the Register of Deeds, as well as all costs of publication of initiating resolutions approving any petition for improvements, such as streets, sewer, sidewalks, etc. shall be assumed and paid by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: Leslie W. Griffith

Wichita-Sedgwick County Metropolitan Area
Planning Commission, 10th Floor, City Hall,
455 North Main, Wichita, Kansas 67202.

Received by LO
Date 6-19-78
Fee Submitted 77.00

T9-301B
(2-71)

1
2.7
12
21
32.4