

S/D No.: 85-68 Name: FIRST DIXON ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 8/29/85

DESCRIPTION

General Location: In an area south of Third Street on the east and west sides of New York Avenue.

Owner: David E. Alley, et al, 767 North Edwards, Wichita, KS 67203

Surveyor/Engineer: Terra Tech Land Surveying, Inc.

1. Gross Acreage of Plat: 0.97 Acre
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 5
 - Industrial:
 - Total: 5
 3. Minimum Lot Area: 6,000 Sq. Ft.
 4. Existing Zoning: "B"
 5. Proposed Zoning: "C"
-

STAFF COMMENTS:

NOTE: The applicant's associated zone case, Z-2647, requesting "B" to "C" has been approved subject to replatting.

- A. The final plat tracing shall indicate the platting of the 35-foot building setbacks from New York Avenue through the existing buildings which encroach into the setback area. Central Inspection has advised that the platting of this building setback does not preclude the property owner from maintaining or remodeling that portion of the buildings within the setback area. The buildings cannot, however, be enlarged within the setback and, if the buildings are removed, any new building construction must observe the platted building setback. Required off-street parking may be constructed within this setback since the property is zoned for commercial purposes.
- 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, the M.A.P.C.'s secretary's name shall be indicated as MICHAEL E. LINDEBAK.
- E. On the final plat tracing, the signature line for the engineer's text shall be amended to read: "T. L. Daniels on behalf of Terra Tech Land Surveying, Inc."
- F. Perimeter closure computations shall be submitted with the final plat tracing.
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- H. The representative from County Engineering should be prepared to comment on the status of the applicant's lot grading plan. Specifically, are any drainage guarantees required?

NOTE: This plat has been submitted in final form only, as provided for in Article 4, Part 5 of the MAPC Subdivision Regulations.

S/D No.: 85-23 Name: de PAUL ADDITION

Preliminary Approved: 3/14/85
Scheduled S/D Meeting: 8/29/85

DESCRIPTION

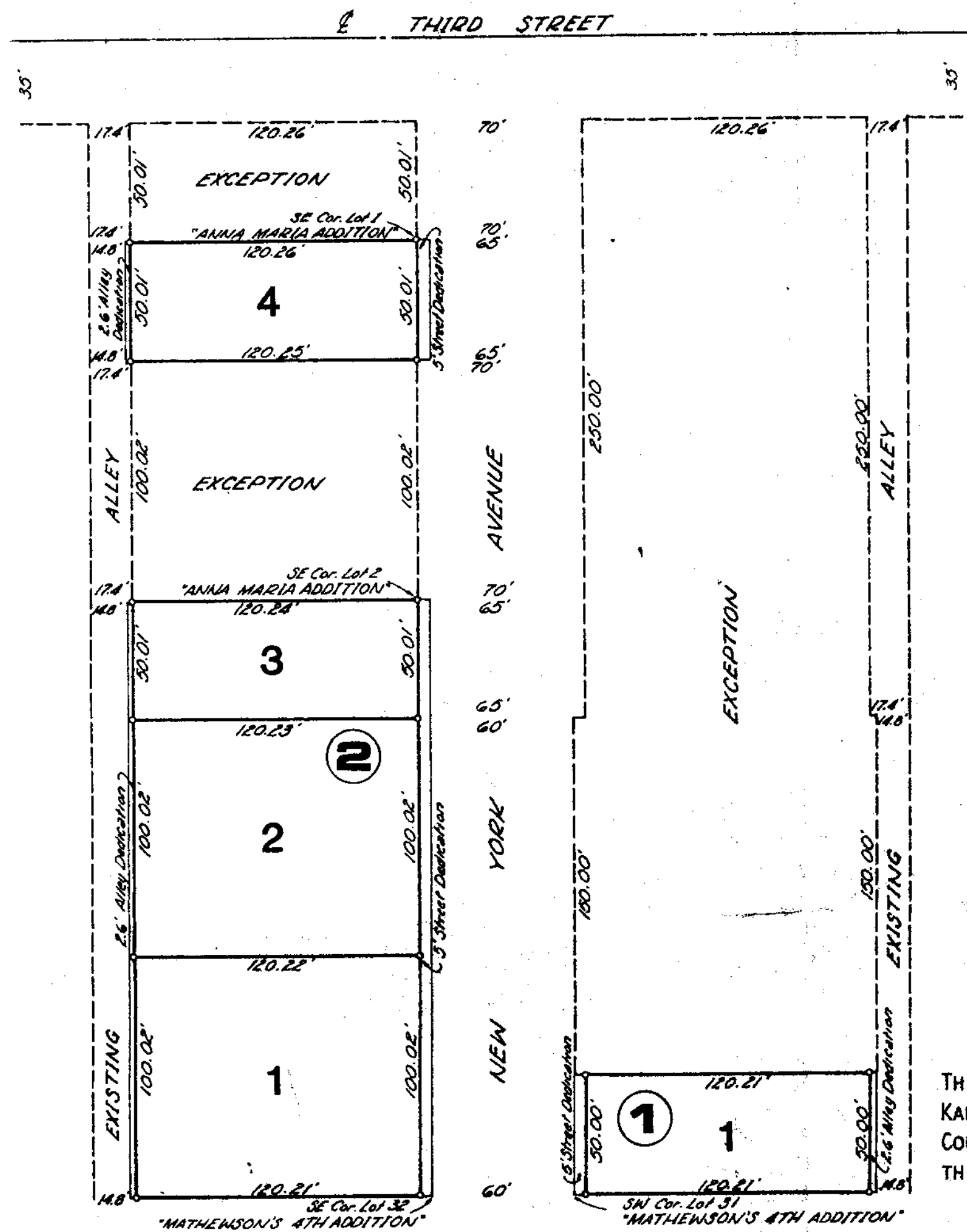
General Location: South of Central, in an area west of Kessler.
Owner: Halstead Hospital, Inc., 328 Poplar, Halstead, KS 67056
Surveyor/Engineer: Moehring & Associates

1. Gross Acreage of Plat: 4.72 Acres
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 1
 - Industrial:
 - Total: 1
 3. Minimum Lot Area: 202,525 Sq. Ft.
 4. Existing Zoning: "AA" & "BB"
 5. Proposed Zoning: "BB" & "LC"
-

STAFF COMMENTS:

- NOTE: The applicant's associated zone case (Z-2657) requesting "AA" to "BB" and "LC" has been approved subject to replatting.
- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
 - B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - C. As was approved at the time of preliminary plat review, the final plat tracing shall indicate the platting of "access control except for four (4) openings to Central Avenue" across the north line of this lot.
 - D. On the final plat tracing, the platator's text shall reference the access controls being dedicated to Central Avenue and Kessler Street.
 - E. The applicant shall guarantee the closure of one (1) driveway approach to Central and one (1) driveway approach to Kessler Street.
 - F. The applicant shall guarantee the abandonment of the sanitary sewer lateral which is not being covered by a utility easement.
 - G. Since "complete access control" is being granted to a portion of Kessler Street and a sidewalk system does not exist to the south of this property, it is recommended that the requirement for a sidewalk on Kessler be waived.
 - H. The applicant shall submit a sidewalk certificate which requires the construction of a sidewalk on the north side of Newell at the time of this lots' redevelopment (commercial/office zoning).
 - I. Prior to scheduling this plat before the Board of City Commissioners, the existing structure, which encroaches the 20-foot utility easement being granted adjacent to the west lot line, must be removed. Once the structure has been removed, a letter so stating shall be submitted from the platting engineer.
 - J. The applicant is advised that the residential-width driveway approaches which serve this property should be closed or reconstructed to a commercial-width standard.
 - K. Proof shall be submitted as to which individual(s) is authorized to execute documents on behalf of Halstead Hospital, Inc.
 - L. Perimeter closure computations shall be submitted with the final plat tracing.

FIRST DIXON ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS
(NE 1/4 SEC. 21, T27S, R1E)



STATE OF KANSAS)
SEDGWICK COUNTY) SS

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT 0'CLOCK ____M., ON THE ____ DAY OF ____, 1985.

_____, REGISTER OF DEEDS
PAT KETTLER

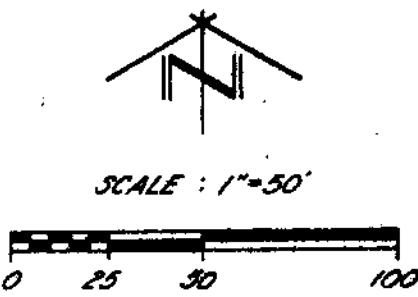
_____, DEPUTY
ED RESA

ENTERED ON TRANSFER RECORD THIS ____ DAY OF ____, 1985.

_____, COUNTY CLERK
DON WRIGHT

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 8-29-85 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 8-30-85

OFFICE COPY
DO NOT REMOVE
FINAL PLAT



THIS PLAT OF "FIRST DIXON ADDITION", WICHITA, SEDGWICK COUNTY, KANSAS HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, THIS ____ DAY OF ____, 1985.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, CHAIRMAN
JAMES C. WILSON

_____, SECRETARY
~~MIKE LINDEBAK~~
Michael E. Lindebak

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
ROBERT C. BROWN

_____, CITY CLERK
DONALD C. GISICK

STATE OF KANSAS)
SEDGWICK COUNTY) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____, 1985, BY LEO KASTENS AND BURCHIE KASTENS.

_____, NOTARY PUBLIC
MY APPOINTMENT EXPIRES: _____

STATE OF KANSAS)
SEDGWICK COUNTY) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____, 1985, BY BOB LOEPP AND GRACE F. LOEPP.

_____, NOTARY PUBLIC
MY APPOINTMENT EXPIRES: _____

STATE OF KANSAS)
SEDGWICK COUNTY) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____, 1985, BY ROGER L. MAGDALENO AND LEE LUCILLE MAGDALENO.

_____, NOTARY PUBLIC
MY APPOINTMENT EXPIRES: _____

STATE OF KANSAS)
SEDGWICK COUNTY) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____, 1985, BY CLARENCE SAISER.

_____, NOTARY PUBLIC
MY APPOINTMENT EXPIRES: _____

STATE OF KANSAS)
SEDGWICK COUNTY) SS

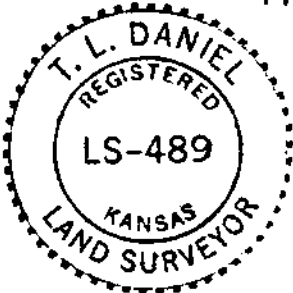
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____, 1985, BY DAVID DUANE THOMAS AND CAROL ELAINE THOMAS.

_____, NOTARY PUBLIC
MY APPOINTMENT EXPIRES: _____

STATE OF KANSAS)
SEDGWICK COUNTY) SS

WE, TERRA TECH LAND SURVEYING, INC., A CORPORATION REGISTERED AND AUTHORIZED TO PRACTICE LAND SURVEYING IN THE AFORESAID COUNTY AND STATE, HEREBY CERTIFY THAT WE HAVE SURVEYED AND PLATTED "FIRST DIXON ADDITION", WICHITA, SEDGWICK COUNTY, KANSAS, AND THE ACCOMPANYING PLAT IS A TRUE AND CORRECT EXHIBIT OF SUCH SURVEY BEING A REPLAT OF LOTS 31, 32, 34, 36, 38, 40 AND 46 ON NEW YORK AVENUE, "MATHEWSON'S 4TH ADDITION" TO WICHITA, KANSAS.

DATE _____ T. L. DANIEL LS#489



KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, OWNERS OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS, A STREET AND ALLEYS TO BE KNOWN AS "FIRST DIXON ADDITION", WICHITA, SEDGWICK COUNTY, KANSAS. THE STREET AND ALLEYS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

DAVID E. ALLEY ARMEL E. DIXON

LEO KASTENS BURCHIE KASTENS

BOB LOEPP GRACE F. LOEPP

ROGER L. MAGDALENO LEE LUCILLE MAGDALENO

CLARENCE SAISER DAVID DUANE THOMAS

CAROL ELAINE THOMAS

STATE OF KANSAS)
SEDGWICK COUNTY) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____, 1985, BY DAVID E. ALLEY.

_____, NOTARY PUBLIC
MY APPOINTMENT EXPIRES: _____

STATE OF KANSAS)
SEDGWICK COUNTY) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____, 1985, BY ARMEL E. DIXON.

_____, NOTARY PUBLIC
MY APPOINTMENT EXPIRES: _____

September 5, 1985

Terra Tech Land Surveying, Inc.
245 West Dewey
Wichita, KS 67211

Re: S/D 85-68 - Final Plat of First Dixon Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 5, 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 August 30, 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

Terra Tech Land Surveying, Inc.

Re: S/D 85-68 - Final Plat of First Dixon Addition

September 5, 1985

Page 2

cc: David E. Alley, 767 North Edwards, Wichita, KS 67203
Mr. Armel E. Dixon, 806 E. Mt. Vernon, Wichita, KS 67211
Leo & Burchie Kastens, 773 Westridge, Wichita, KS 67203
Bob & Grace F. Loepp, 753 Woodrow Avenue, Wichita, KS 67203
Roger & Lee Lucille Magdaleno, 339 New York Avenue, Wichita, KS 67214
Mr. Clarence Saiser, 317 New York Ave., Wichita, KS 67214
David Duane & Carol Elaine Thomas, 611 Marcilene, Wichita, KS 67218
McIntyre & Associates, 433 South Hydraulic, Wichita, KS 67211
Mike Lindebak, City Engineer