

October 2, 1986

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

Re: Final Plat S/D 86-77 - RIVERVIEW ESTATES

Dear Mr. High:

At the regular meeting of the Metropolitan Area Planning Commission on October 2, 1986, 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 September 25, 1986.

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 1986 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

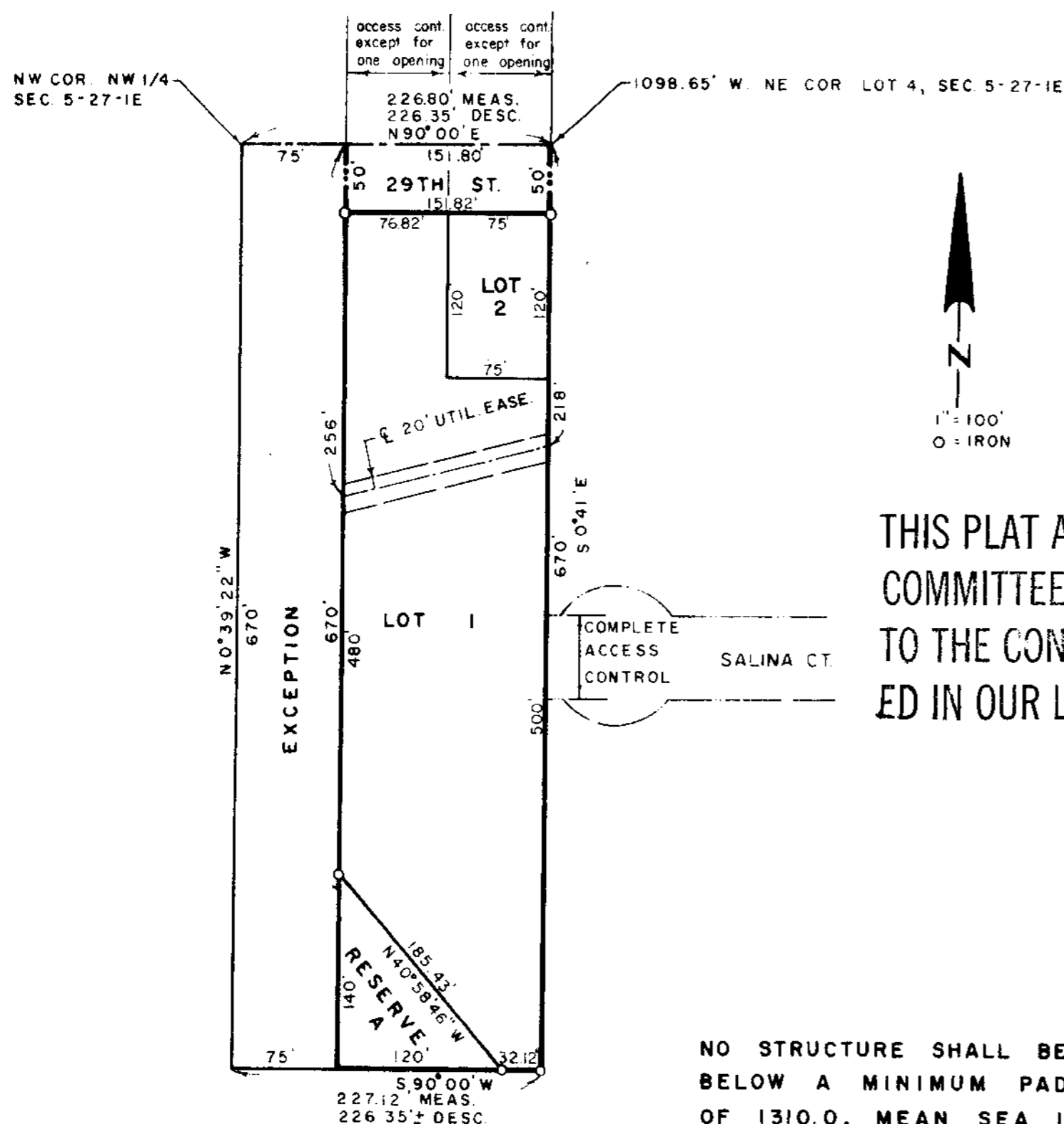
Forrest L. Nagley
Senior Planner

FLN:dIk

cc: Michael J. Boyd, 128 S. Dellrose, Wichita, KS 67218

RIVERVIEW ESTATES

WICHITA, SEDGWICK COUNTY, KANSAS



FINAL PLAT

OFFICE COPY
DO NOT REMOVE

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 9/25/86 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLINED
IN OUR LETTER DATED 9/25/86

NO STRUCTURE SHALL BE CONSTRUCTED
BELOW A MINIMUM PAD ELEVATION
OF 1310.0, MEAN SEA LEVEL DATUM.

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, "Riverview Estates", Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of said survey described as follows: A tract in the NW 1/4 of Section 5, T27S, R1E of the 6th P.M., Sedgwick County, Kansas, described as follows: Beginning 1098.65 feet West of the NE Corner of Lot 4 in said Section 5; thence west on the Section line 226.35 feet to the NW Corner of said Section 5; thence South on the Section line, 670 feet; thence East parallel with the north line of said Section 5, 226.35 feet, more or less, to a point 1098.65 feet West of the East line of said Lot 4; thence North 670 feet to the place of beginning, except the West 75 feet thereof.

Lowell D. High, Land Surveyor

Know all men by these presents that we, Micheal J. Boyd and Linda Glascock Boyd, husband and wife, have caused the land described in the Land Surveyor's certificate to be platted into a street, a reserve, and lots to be known as "Riverview Estates", Wichita, Sedgwick County, Kansas. The street is hereby dedicated to and for the use of the public.

Reserve A is hereby dedicated ^{to the public} for drainage, river bank maintenance, flood control and river beautification.

All Abutter's rights of access to or from 29th Street, over and across the North line of Lot 1, are hereby granted to the City of Wichita, provided, however, that Lot 1 shall have access to 29th Street at one location to be designated by the City Engineer of Wichita, Kansas.

All Abutter's rights of access to or from 29th Street, over and across the North line of Lot 2, are hereby granted to the City of Wichita, provided, however, that Lot 2 shall have access to 29th Street at one location to be designated by the City Engineer of Wichita, Kansas.

All abutter's rights of access to or from Salina Court, over and across the North 60 feet of the South 330 feet of the East line of Lot 1, are hereby granted to the City of Wichita.

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

No structure shall be constructed below a minimum pad elevation of 1310.0, Mean Sea Level datum.

Micheal J. Boyd Linda Glascock Boyd

State of Kansas, County of Sedgwick, SS..

The foregoing instrument was acknowledged before me this _____ day of _____, 19____ by Micheal J. Boyd and Linda Glascock Boyd, husband and wife.

_____, Notary Public

My commission expires: _____

Bank of Mid America, Inc., by _____, mortgagee of the land described in the Land Surveyor's certificate, does hereby consent to the platting of "Riverview Estates", Wichita, Sedgwick County, Kansas.

Bank of Mid America, Inc.

ATTEST:

State of Kansas, County of Sedgwick, SS..

The foregoing instrument was acknowledged before me this _____ day of _____, 19____, by

Bank of Mid America, Inc., a Kansas Corporation, on behalf of the corporation.

_____, Notary Public

My commission expires: _____

This plat of "Riverview Estates", 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 _____, 19____.

Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chairman

_____, Secretary

This plat approved and all dedications shown hereon, if any, accepted by the Board of City Commissioners of the City of Wichita, Kansas this _____ day of _____, 19____.

_____, Mayor

_____, City Clerk

Entered on transfer record this _____ day of _____, 19____.

_____, 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 _____, 19____.

_____, Register of Deeds

_____, Deputy

S/D No.: 86-77 Name: RIVERVIEW ESTATES

Preliminary Approved:
Scheduled S/D Meeting: 9/25/86

DESCRIPTION

- General Location: South side of 29th Street, in an area between Salina and Cromwell Drive.
- Owner: Michael J. Boyd, 128 S. Delrose, Wichita, KS 67218
- Surveyor/Engineer: Lowell D. High, 1542 S. St. Francis, Wichita, KS 67211
1. Gross Acreage of Plat: 2.34 Acres
 2. Number of Lots:
 - Residential: 2
 - Office:
 - Commercial:
 - Industrial:
 - Total: 2
 3. Minimum Lot Area: 9,000 Sq. Ft.
 4. Existing Zoning: "AA"
 5. Proposed Zoning: "AA" and "R-5" (Z-2772)
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STAFF COMMENTS:

- NOTE: The applicant's associated zone case (Z-2772) requesting "AA" to "R-5" for proposed Lot 1 has been approved subject to platting. The applicant has covenanted with neighbors to limit development of Lot 1 to no more than ten dwelling units in single family or duplex form.
- 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. The final plat tracing shall indicate the various names needed to complete approval signature blocks.
 - D. 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.
 - E. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
 - F. Recording of the plat within 30 days after approval by the Board of City Commissioners.
 - G. 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, is the proposed minimum building pad elevation correct and is the perimeter of the reserve for drainage adequate?

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