

Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
M. ROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 86-104 Name: AMARADO ESTATES THIRD ADDITION

Preliminary Approved: 12/4/86
Scheduled S/D Meeting: 1/29/87

DESCRIPTION

General Location: East side of Maize Road, between 17th and 21st Streets North.
Owner: Randy Voth, 1831 N. Woodrow, Wichita, KS 67203
Surveyor/Engineer: Lowell D. High, 1542 S. St. Francis, Wichita, KS 67211

1. Gross Acreage of Plat: 60.0
 2. Number of Lots:
 - Residential: 188
 - Office:
 - Commercial:
 - Industrial:
 - Total: 188
 3. Minimum Lot Area: 8,580 Sq. Ft.
 4. Existing Zoning: "R-1"
 5. Proposed Zoning: "AA" (After Annexation)
-

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior streets.
- D. The applicant shall guarantee the storm water sewers required by the platting of this property.
- E. The Valleyview street paving petition shall provide for the construction of sidewalks on each side of this collector street.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant shall submit a sidewalk certificate stating that a sidewalk will be constructed on the north side of 17th Street North at the time of development of Lots 36 through 50, Block 4. 17th Street North is a collector street.
- H. Since this property is adjacent to the City of Wichita, the applicant shall request annexation into the City. Upon annexation, the property will be zoned "AA", and thereby permit the lot sizes being proposed. The final plat shall not be scheduled for B.C.C. review until annexation has occurred.
- I. On the final plat tracing, the 15-foot wide building setback on Lot 1, Block 3 and Lot 34, Block 4 shall be labeled.
- J. The applicant shall attempt to vacate, by separate instrument, the half-street right-of-way for 17th Street North existing to the south of this plat between Maize Road and Valleyview. This half-street right-of-way was obtained some years ago from the owner of the cemetery property to the south. The vacation of the right-of-way will preserve the existing hedgerow.
- K. The final plat tracing shall correct the M.A.P.C. signature block to reference MARVIN S. KROUT as the M.A.P.C. Secretary.
- L. On the final plat tracing, the City Commission signature block shall be amended to reference Dale E. Rea, Deputy City Clerk.
- M. Upon the recording of this plat, Valleyview shall become a designated residential collector street.

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- N. 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- P. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- Q. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are the proposed minimum building pad elevations correct?

AMARADO ESTATES THIRD ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION
COMMISSION ON 2/12/87 SUBJECT
TO THE ORDINANCE AND RESOLUTIONS CONTAIN-
ED IN OUR LETTER DATED 2/12/87

OFFICE COPY
DO NOT REMOVE
FINAL PLAT

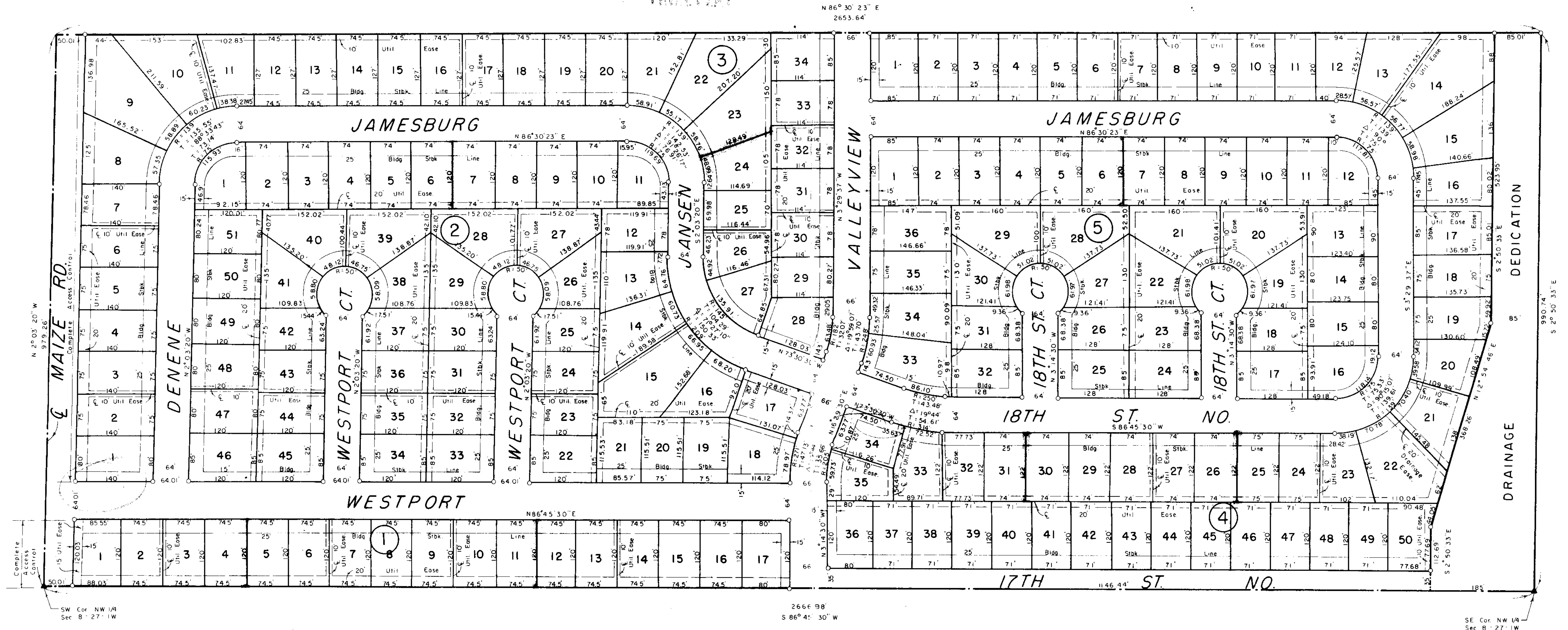


CHART OF MINIMUM PAD ELEVATIONS

BLOCK	LOT	MEAN SEA LEVEL DATUM
4	14	1342.0
4	15	1341.9
4	16	1341.8
4	17	1341.7
4	18	1341.6
4	19	1341.6
4	20	1341.5
4	21	1341.4
4	22	1341.3
4	50	1341.2

120
71
120
840
8520



AMARADO ESTATES THIRD ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

CHANCE COPY
DO NOT REMOVE

FINAL PLAT

State of Kansas, County of Sedgwick, SS.

I, Lowell B. High, Land Surveyor in said State and County do hereby certify that I have surveyed and platted, "Amarado Estates Third Addition", Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of said survey described as follows: The south 60 acres of the NW 1/4 of Section 8, T27S, R1W of the 6th P.M., Sedgwick County, Kansas, being more particularly described as follows: Beginning at the SW corner of said NW 1/4; thence N2°03'20"W along the west line of said NW 1/4, 979.26 feet to the south line of Graf-Goldston Addition to Wichita, Sedgwick County, Kansas; thence N86°30'41"E along the south line of said Graf-Goldston Addition, 2633.66 feet to the east line of said NW 1/4; thence S2°50'33"E along the east line of said NW 1/4, 998.11 feet to the SE corner of said NW 1/4; thence S86°45'30"W along the south line of said NW 1/4, 2666.98 feet to the point of beginning.

Lowell B. High, Land Surveyor

Know all men by these presents that we, Joe M. Armour and Evelyn C. Armour, husband and wife, have caused the land described in the Land Surveyor's certificate to be platted into streets, lots, and blocks to be known as "Amarado Estates Third Addition", Wichita, Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public.

The utility easements as indicated on the plat are hereby granted for the construction and maintenance of all public utilities.

All abutter's rights of access to or from Maize Road, over and across the west line of Lots 1 thru 9, inclusive, Block 3, are hereby granted to the City of Wichita.

All abutter's rights of access to or from Maize Road, over and across the west line of Lot 1, Block 1, are hereby granted to the City of Wichita.

The drainage easement as indicated on the plat is hereby granted for drainage purposes.

The drainage dedication is hereby dedicated to the public for drainage purposes.

No structure shall be constructed below a minimum pad elevation as shown by the chart on sheet 2.

Joe M. Armour

Evelyn C. Armour

State of Kansas, County of Sedgwick, SS.

The foregoing instrument was acknowledged before me this _____ day of _____, 1987 by Joe M. Armour and Evelyn C. Armour, husband and wife.

_____, Notary Public

My Commission Expires: _____

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 _____, 1987.

Tony Casado, Mayor

Donald C. Giesick, City Clerk

Entered on transfer record this _____ day of _____, 1987.

Don Wright, County Clerk

This plat of "Amarado Estates Third 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 _____, 1987.

Wichita-Sedgwick County Metropolitan Area Planning Commission.

John Terry Moore, Chairman

Michael E. Lindebak, Secretary

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, _____ a.m., on the _____ day of _____, 1987.

Pat Kettler, Register of Deeds

Ed Resa, Deputy

February 19, 1987

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

Re: Final Plat S/D 86-104 - AMARADO ESTATES THIRD ADDITION

Dear Mr. High:

At the regular meeting of the Metropolitan Area Planning Commission on February 19, 1987, 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 February 12, 1987.

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 platlor.
3. Certification that all real estate taxes for 1986 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Forrest L. Nagley
Senior Planner

FLN:dlk

cc: Randy Voth, 1831 N. Woodrow, Wichita, KS 67203