

R.M.C. ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

Copied from Tracing
8/1/96

State of Kansas) SS
Sedgwick County)

We, Savoy, Ruggles & Bohm, P.A., Surveyors in aforesaid county and state do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "R.M.C. ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

Commencing at the S.E. Cor. of the N1/2 of the NE1/4 of Sec. 9, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas; thence N00°14'10"W, along the east line of the N1/2 of said NE1/4, 581 feet for a place of beginning; thence S89°19'16"W, parallel with the south line of the N1/2 of said NE1/4, 300.01 feet to a point 300 feet west of the east line of the N1/2 of said NE1/4 as measured at right angles; thence N00°14'10"W, 323.46 feet to a point 410 feet south of the north line of said NE1/4 as measured at right angles; thence N89°19'27"E, parallel with the north line of said NE1/4, 300.01 feet to the east line of the N1/2 of said NE1/4; thence S00°14'10"E, along the east line of the N1/2 of said NE1/4, 323.44 feet to the place of beginning, together with that part of Barrington Place, an Addition to Wichita, Sedgwick County, Kansas, described as beginning at the S.E. Cor. of Lot 38, Block 3, in said Addition; thence N00°14'10"W, along the east line of said Lot 38, 57 feet; thence N89°19'16"E, 245.01 feet; thence S72°39'32"W, 52.31 feet; thence S89°19'16"W, 130.01 feet; thence S56°34'59"W, 77.66 feet to the point of beginning.

All Public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Savoy, Ruggles & Bohm, P.A.

Date 19 July 1996



Mark A. Savoy, RLS #788, Surveyor

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into Lots and a Street, to be known as "R.M.C. ADDITION", Wichita, Sedgwick County, Kansas. The utility easement is hereby granted as indicated for the construction and maintenance of all public utilities. The drainage and utility easement is hereby granted as indicated for the construction and maintenance of all public utilities and for drainage purposes. The street is hereby dedicated to and for the use of the Public. All abutter's rights of access to or from Ridge Road over and across the east line of Lots 1, 2 and 3 are hereby granted to the City of Wichita, provided, however, that Lots 1 and 2 shall have access to Ridge Road at one location over all except the north 50 feet of said Lot 1, and that Lot 3 shall have access to Ridge Road at one location, all as shall be determined by the City Engineer of the City of Wichita, Kansas. Lot 3 shall have a minimum building pad elevation of 144 City Datum.

Richard D. Robertson
a/k/a Dick Robertson

Cristy B. Robertson

Diane R. Mac Nair

Dwayne F. Chew

Debra A. Chew

This plat of "R.M.C. ADDITION", Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this 11th day of July, 1996.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Susan Osborne-Howes, Chairman

Marvin S. Krout, Secretary

This plat approved and all dedications shown hereon, accepted by the City Council of the City of Wichita, Kansas, this day of 1996.

Bob Knight, Mayor

Pat Burnett, Deputy City Clerk

Entered on transfer record this day of 1996

Susan E. Crockett-Spoon, County Clerk

State of Kansas) SS
Sedgwick County)

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this day of 1996, at o'clock M: and is duly recorded.

Pat Kettler, Register of Deeds

Ed Resa, Deputy

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this day of 1996, by Richard D. Robertson, a/k/a Dick Robertson and Cristy B. Robertson, husband and wife, Diane R. Mac Nair a single person, Dwayne F. Chew and Debra A. Chew husband and wife.

Notary Public

My App't. Exp.

We, the undersigned, holders of a mortgage on a portion of the above described property do hereby consent to this plat of "R.M.C. ADDITION", Wichita, Sedgwick County, Kansas.

First National Bank in Wichita
NOW FIRST NATIONAL BANK N.A.

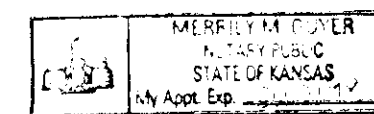
Notary Public

State of Kansas)
Sedgwick County)

The foregoing instrument acknowledged before me, this 23rd day of July 1996, by Gary D. Schmitt, SVP of the First National Bank in Wichita, on behalf of the Bank, now INTRUST BANK N.A.

Notary Public

My App't. Exp.



We, the undersigned, holders of a mortgage on a portion of the above described property do hereby consent to this plat of "R.M.C. ADDITION", Wichita, Sedgwick County, Kansas.

Fidelity Savings Association of Kansas

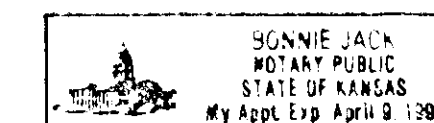
Notary Public

State of Kansas)
Sedgwick County)

The foregoing instrument acknowledged before me, this 24th day of July 1996, by Bonnie Jack, SVP of Fidelity Savings Association of Kansas, on behalf of the Association.

Notary Public

My App't. Exp.



We, the undersigned, holders of a mortgage on a portion of the above described property do hereby consent to this plat of "R.M.C. ADDITION", Wichita, Sedgwick County, Kansas.

Capital Federal Savings & Loan Association

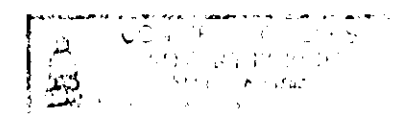
Notary Public

State of Kansas)
Sedgwick County)

The foregoing instrument acknowledged before me, this day of 1996, by of Capital Federal Savings & Loan Association, on behalf of the Association.

Notary Public

My App't. Exp.



We, the undersigned, holders of a mortgage on a portion of the above described property do hereby consent to this plat of "R.M.C. ADDITION", Wichita, Sedgwick County, Kansas.

Fleet Mortgage Corporation

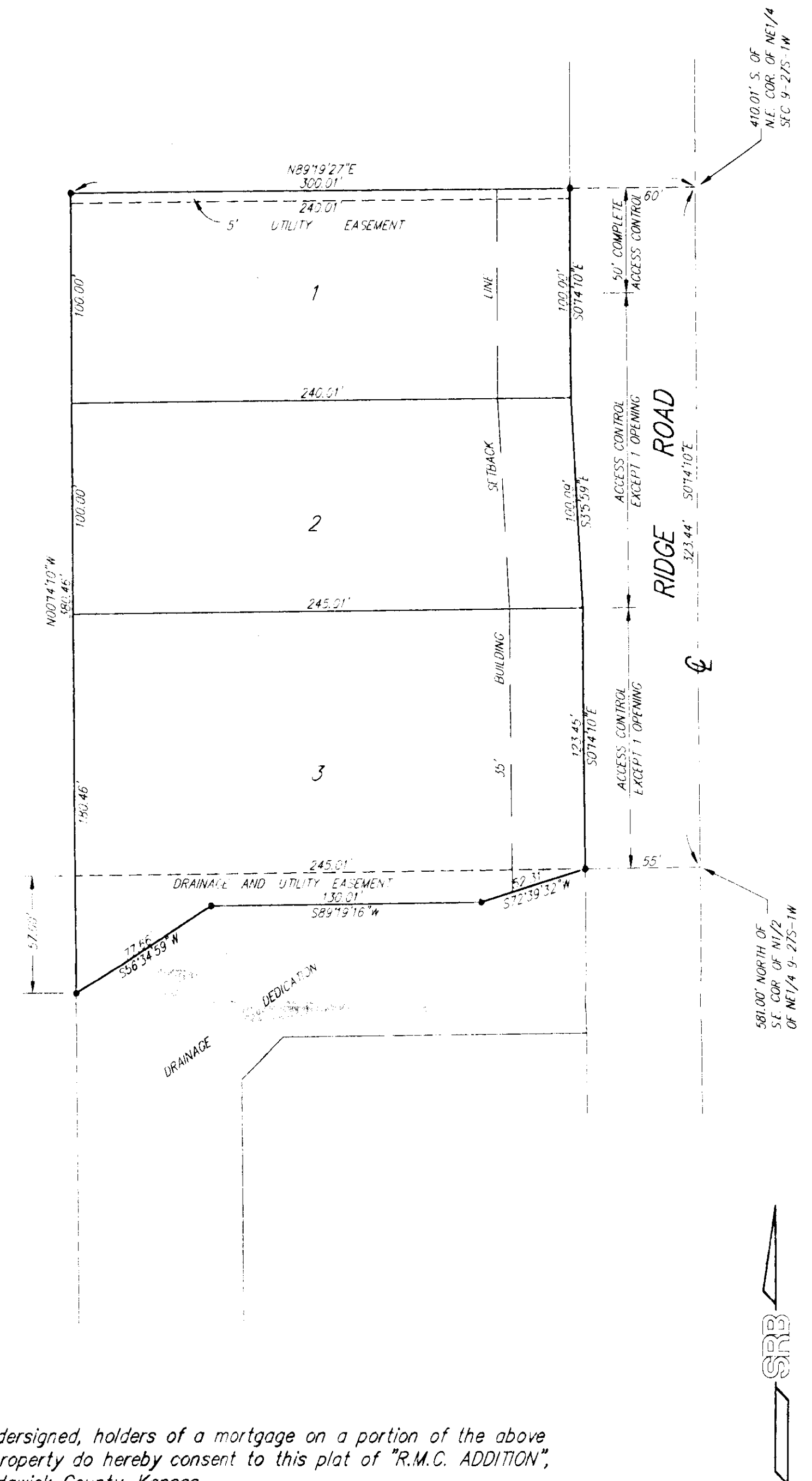
Notary Public

State of Kansas)
Sedgwick County)

The foregoing instrument acknowledged before me, this day of 1996, by of Fleet Mortgage Corporation, on behalf of the Corporation.

Notary Public

My App't. Exp.



WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL -- TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
316) 268-4421
FAX 316) 268-4390

July 11, 1996

Savoy, Ruggles, & Bohm, P.A.
c/o Mark Savoy
924 N. Main
Wichita, KS 67203

Re: S/D 96-43 RMC - ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 11, 1996, 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 July 3, 1996.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developments.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh

cc: Dick Robertson/Diane MacNair and Dwayne F. Chew, c/o Dick Robertson, 2105 N. Ridge,
Wichita, KS 67212
Mike Lindebak, City Engineer

SEDGWICK COUNTY



July 3, 1996

METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4421
FAX (316) 268-4390

Savoy, Ruggles, & Bohm, P.A.
c/o Mark Savoy
924 N. Main
Wichita, KS 67203

Re: S/D 96-43 RMC - ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Wednesday, July 3, 1996, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Request but not yet done*
- A. Prior to this plat being submitted to the City Council for approval, the applicant(s) shall request annexation to the City.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted. This guarantee shall provide any needed off-site extensions and shall also provide for such an extension across the site's frontage to Ridge.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lot(s) being platted, i.e., Lot 1.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property. Such improvements may be done at the time of site development. However, a cross-lot drainage agreement shall be submitted, with the final plat tracing, for recording.
- E. The final plat shall show access control except for 2-openings to Ridge Road from this site. One opening shall be allowed for Lot 3. For Lots 1 and 2, the one opening shall be shown as a shared opening or an agreement provided for cross-lot access. Such agreement should provide, however, for all 3-lots to share the two available openings. Fifty (50) feet of complete access control shall be shown across the north line of Lot 1 to Ridge. Also, a guarantee shall be provided to close one (1) of the existing driveways on Lots 1 and 2.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. As noted by the utilities, the portion of the 10-foot easement along the west line of Lot 3

shall wanted on lots 1 & 2

may be deleted, with a five (5) foot easement shown along the north line of Lot 1. Also, the easement along the south line of Lot 3 shall be granted as a drainage and utility easement.

~~H.~~ The final plat tracing shall indicate the platting of the setback from Ridge Road through the existing buildings which encroaches 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 a building within the setback area. The building cannot, however, be enlarged within the setback and, if the building is removed, any new building construction must observe the platted building setback.

I. While the plattor's text notes a minimum building pad elevation as on the face of the plat, no such elevation is provided. Both this elevation (for Lot 3) and on-site and off-site benchmarks shall be shown on the face of the final plat tracing.

J. On the final plat tracing, "Deputy" shall be deleted from the City Clerk's signature line.

K. The applicant's agent is reminded that a platting binder is to be submitted with a final plat. This plat will be subject to review of such a platting binder and any relevant conditions found by such a review.

L. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)

M. 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.

N. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

O. Recording of the plat within 30 days after approval by the City Council.

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also available from this office.

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, July 11, 1996 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: Dick Robertson/Diane MacNair and Dwayne F. Chew, c/o Dick Robertson, 2105 N. Ridge,
Wichita, KS 67212
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-6

July 11, 1996

STAFF REPORT
(Final Plat Approved 7/3/96)

CASE NUMBER: S/D 96-43 R.M.C. ADDITION

OWNER/APPLICANT: Dick Robertson/Diane MacNair and Dwayne F. Chew, c/o Dick Robertson, 2105 N. Ridge, Wichita, KS 67212

SURVEYOR/ENGINEER: Savoy, Ruggles, & Bohm, P.A., c/o Mark Savoy, 924 N. Main, Wichita, KS 67203

LOCATION: South of 21st Street North and west of Ridge Road

SITE SIZE: 2.33 Acres

NUMBER OF LOTS

Residential:

Office:

Commercial:

3

Industrial:

Total:

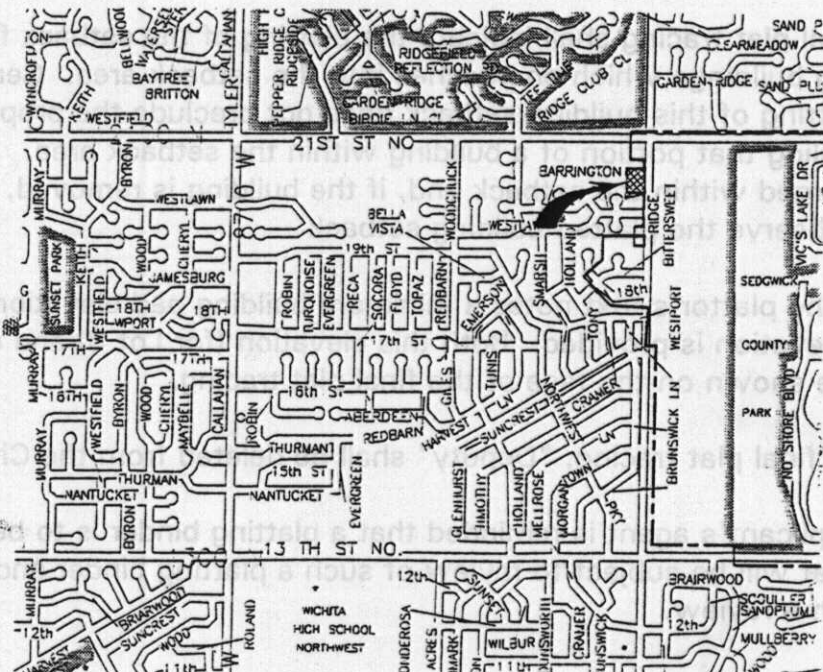
3

MINIMUM LOT AREA: 24,000 sq. ft.

CURRENT ZONING: SF-20 and L.C.

PROPOSED ZONING: "LC" (SCZ-706)

VICINITY MAP:



STAFF COMMENTS:

- A. Prior to this plat being submitted to the City Council for approval, the applicant(s) shall request annexation to the City.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted. This guarantee shall provide any needed off-site extensions and shall also provide for such an extension across the site's frontage to Ridge.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lot(s) being platted, i.e., Lot 1.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property. Such improvements may be done at the time of site development. However, a cross-lot drainage agreement shall be submitted, with the final plat tracing, for recording.
- E. The final plat shall show access control except for 2-openings to Ridge Road from this site. One opening shall be allowed for Lot 3. For Lots 1 and 2, the one opening shall be shown as a shared opening or an agreement provided for cross-lot access. Such agreement should provide, however, for all 3-lots to share the two available openings. Fifty (50) feet of complete access control shall be shown across the north line of Lot 1 to Ridge. Also, a guarantee shall be provided to close one (1) of the existing driveways on Lots 1 and 2.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. As noted by the utilities, the portion of the 10-foot easement along the west line of Lot 3 may be deleted, with a five (5) foot easement shown along the north line of Lot 1. Also, the easement along the south line of Lot 3 shall be granted as a drainage and utility easement.
- H. The final plat tracing shall indicate the platting of the setback from Ridge Road through the existing buildings which encroaches 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 a building within the setback area. The building cannot, however, be enlarged within the setback and, if the building is removed, any new building construction must observe the platted building setback.
- I. While the platting's text notes a minimum building pad elevation as on the face of the plat, no such elevation is provided. Both this elevation (for Lot 3) and on-site and off-site benchmarks shall be shown on the face of the final plat tracing.
- J. On the final plat tracing, "Deputy" shall be deleted from the City Clerk's signature line.
- K. The applicant's agent is reminded that a platting binder is to be submitted with a final plat. This plat will be subject to review of such a platting binder and any relevant conditions found by such a review.

- L. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- M. 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.
- N. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- O. Recording of the plat within 30 days after approval by the City Council.