FINAL PLAT OF

NORTHROCK CROSSING

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

I, Kenneth H. Bengtson, a Civil Engineer and Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "NORTHROCK CROSSING", an addition to Wichita, Sedgwick County, Kansas, into lots, a block and street the same being accurately set forth in the accompanying plat and described herein:

A replat of Lot 1, Block 4, COTTONWOOD SQUARE ADDITION, an addition to Wichita, Wichita, Sedgwick County, Kansas.

All lots, blocks, streets, platted easements, building setbacks within the above described property are hereby vacated and replatted by virtue of KSA 12-512(b).

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this _____ day of _____, 1994.

Kenneth H. Bengtson, P.E., R.L.S. #922
Mid-Kansas Engineering Consultants, Inc.
3500 N. Rock Road, Building #800
Wichita, KS 67226

KENNETH H. BENGTSON LICENSED 7239 KANSAS PROFESSIONAL ENGINEER

KENNETH H. BENGTSON REGISTERED LS-922 KANSAS LAND SURVEYOR

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Civil Engineer's and Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into lots, block, and street, the same to be known as "NORTHROCK CROSSING", an addition to Wichita, Sedgwick County, Kansas. The street is dedicated to and for the use of the public. Easements for the construction and maintenance of public utilities and drainage, are hereby granted to the city. Reserve A is platted for entry monuments, signs, landscaping, access, and sprinklers. The Reserve shall be owned and maintained by Lots 1 and 2. All abutters right of access to or from Longfellow over and across the West line of NORTHROCK CROSSING, are hereby granted to the City of Wichita. All abutters right of access to or from 30th Street North over and across the North line of NORTHROCK CROSSING, are hereby granted to the City of Wichita, provided however that Lots 2 and 3 shall have two openings as indicated on the face of the plat. All abutters right of access to or from Rock Road over and across the East line of NORTHROCK CROSSING, are hereby granted to the City of Wichita, provided however that Lots 3, 4 and 5 shall have two openings as indicated on the face of the plat. All abutters right of access to or from 29th Street North over and across the South line of NORTHROCK CROSSING, are hereby granted to the City of Wichita provided however that Lots 1 and 5 shall have three openings as indicated on the face of the plat. An Access Agreement has been granted on Film 1442, Page 1348-1353 allowing access across a portion of Lot 3, as indicated on the face of the plat. A Cross Access Easement has been granted for the benefit of Lots 1, 2, 4, and 5 on Film 1468, Page 678. The contingent dedication along Rock Road is hereby contingently dedicated to the city for street. The contingent dedication shall be contingent upon the need for right-of-way for any street related purpose by the City of Wichita as determined by the City Engineer.

VENTURE SEVEN DEVELOPMENT, LCC

George E. Laham II, President

STATE OF KANSAS)
) ss.
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 10th day of August, 1994, before me the undersigned, a Notary Public in and for the County and State aforesaid, came George E. Laham, II President of Venture Seven Development, LCC, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Deborah S. McGinnis
Notary Public
Deborah S. McGinnis

My appointment expires: 10-18-97

VENTURE FIVE DEVELOPMENT, LCC

George E. Laham II, President

STATE OF KANSAS)
) ss.
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 10th day of August, 1994, before me the undersigned, a Notary Public in and for the County and State aforesaid, came George E. Laham, II President of Venture Seven Development, LCC, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Deborah S McGinnis
Notary Public
Deborah S. McGinnis

My appointment expires: 10-18-97

We, Boatmen's First National Bank of Kansas City, mortgagees on the above described property, do hereby consent to the plat of "NORTHROCK CROSSING".

BOATMEN'S FIRST NATIONAL BANK OF KANSAS CITY
Title

Joseph Close, Assistant Vice President

STATE OF KANSAS)
) ss.
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 18th day of August, 1994, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Joseph Close to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Dawn A. Truman
Notary Public
Dawn A. Truman

My appointment expires: 7-15-96

DAWN A TRUMAN
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. July 15, 1996

We, NRP Development Company, mortgagees on the above described property, do hereby consent to the plat of "NORTHROCK CROSSING".

NRP DEVELOPMENT COMPANY

Thomas M. Mack, Vice President of Devlin Northrock, Inc.
a General Partner of NRP, Inc.

STATE OF KANSAS)
) ss.
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 10th day of August, 1994, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Thomas M. Mack to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Deborah S McGinnis
Notary Public
Deborah S. McGinnis

My appointment expires: 10-18-97

10-18-97

Plattor

Alan D. Schimmels

STATE OF KANSAS)
) ss.
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 19th day of August, 1994, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Alan D. Schimmels, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Elizabeth Herron
Notary Public
Elizabeth Herron

My appointment expires: 4-24-96

Plattor

Judith G. Schimmels

STATE OF KANSAS)
) ss.
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 19th day of August, 1994, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Judith G. Schimmels, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Elizabeth Herron
Notary Public
Elizabeth Herron

My appointment expires: 4-24-96

Plattor

Max R. Moss

STATE OF KANSAS)
) ss.
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 19th day of August, 1994, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Max R. Moss, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Elizabeth Herron
Notary Public
Elizabeth Herron

My appointment expires: 4-24-96

4-24-96

Plattor

Penelope A. Moss

STATE OF KANSAS)
) ss.
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 19th day of August, 1994, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Penelope A. Moss, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Elizabeth Herron
Notary Public
Elizabeth Herron

My appointment expires: 4-24-96

4-24-96

This plat of "NORTHROCK CROSSING", has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 11th day of August, 1994.

WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION

James D. Miner, Chairman

Marvin S. Krout, Secretary

This plat approved and all dedications shown thereon, if any, accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1994.

Elma Broadfoot, Mayor

Pat Burnett, City Clerk

Entered on transfer record this _____ day of _____, 1994.

Susan E. Crockett-Spoon, County Clerk

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

This is to certify that this instrument was filed for record in the Register of Deeds office this _____ day of _____, 1994.

Pat Kettler, Register of Deeds

_____, Deputy

FINAL PLAT OF

NORTHROCK CROSSING

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

Complete Access Control 350' Access Control Except 2 Opening

30TH STREET NORTH

799.22'

S 89°04'12" W 330.00'

84.22' 20' 91.15'

228.85'

N 45°54'33" W 28.27'

33' 35' 35' 33' 50' 15' 40' SETBACK

BLDG

20'x 20' UTIL. ESMT.

SEWER ESMT. FILM 548, PAGE 734

S.W.B.T. UTIL. ESMT. FILM 1029, PAGE 1563

3

ACCESS EASEMENT AGREEMENT FILM 1442, PAGE 1348-1353

242.53' 109.11' UTIL. 110.00' ESMT.

5' Street Dedication 30' 10' One Major Opening Complete Access Control

N 0°53'18" W 130.00'

ESMT.

N 89°04'12" E 248.85'

45.86' 148.00'

25' 37.57' 25.22' 17.43' 34.27'

RESERVE "A"

55'

15' STBK. 132.52' N 0°53'18" W

4 5' Contingent Street Dedication

ROAD

Complete Access Control

25' PRIVATE DRNG. ESMT. FILM 1468, PAGE 738

S 89°04'23" E 20.00' 20'

SETBACK

Control

561.95'

264.21'

SEWER ESMT. FILM 548, PAGE 734

S 89°04'12" W 35.00'

20' UTIL. ESMT.

N 0°55'48" W 30.00'

2

1

405.30' 404.15'

UTIL. 232.00'

20' 193.66'

S 00°53'18" E

BLDG. UTILITY 63.17'

S 13°08'52" W 103.08'

S 89°06'42" W 187.67'

19.30'

20' 20'

One Opening

75'

Access

LONGFELLOW

N 00°55'48" W

S 89°04'12" W 295.00'

BLDG

N 00°53'18" W 67.79' PRIVATE DRNG ESMT. FILM 1468, PAGE 738

N 89°04'12" E 261.00'

S 0° 55'37" W

N 0° 55'37" E

20' UTIL. ESMT.

200.47'

35' 5

Complete

297.74'

35' 35'

S 88°21'49" W 20.19'

ACCESS EASEMENT FILM 1468, PAGE 678

162.13'

N 00°53'18" W

20' N 06°13'56" DRNG.

175.00' 175.00'

N 00°53'18" W

ROCK

Complete Access Control

℄ and Section Line

SETBACK

35' BLDG. 35' 8.35' 175.00' 75'

94.73'

S 73°35'39" W 103.05'

S 87°37'51" W 175.00'

25.95'

DRNG. ESMT. 35' 319.34' 10' 35.00' DRNG. ESMT

499.71'

74.99'

35' 30.05'

S 87°37'51" W

URBAN EASEMENT FILM 1249, PAGE 872

42.60'

Section Line

℄

29TH STREET NORTH

100' C.A.C.

Access Control Except 3 Openings

S.E. COR. SEC. 31 T 26 S, R 2 E

N

SCALE: 1=50'

• IRON PIN

SUBJECT TO C.U.P. DP-109

SEDGWICK COUNT

METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421

August 16, 1994

Mid-Kansas Engineering Consultants, Inc.
c/o Greg Allison
3500 N. Rock Road - #800
Wichita, KS 67226

Re: S/D 94-42 - NORTHROCK CROSSING (Final Plat)

Dear Mr. Allison:

At the regular meeting of the Metropolitan Area Planning Commission on August 11, 1994, 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 5, 1994.

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. ✓ 8-22 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.

8/26 Mike paid OK 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 developers.

Please call if you have any questions.

Sincerely,

Don Losew by DL

Don Losew
Senior Planner

DL:rh

cc: Venture Seven, Development LLC, 150 North Market, Wichita, KS 67202
Alan D. and Judith G. Schimmels, 3055 N. Rock Road, Wichita, KS 67226
Max R. and Penelope A Moss, 3055 N. Rock Road, Wichita, KS 67226
NRP Development Co., A Kansas General Partnership, P. O. Box 781851, Wichita, KS 67278
Mike Lindebak, City Engineer

STAFF COMMENTS:

A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.

B. Based on the CUP, a continuous accel/decel lane shall be guaranteed in both Rock Road and 29th street North.

C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

D. The applicant shall either grant on the final plat an access easement for the benefit of Lot 1 or record an access agreement which provides Lot 2 unobstructed access to 29th Street and/or Rock Road. This agreement should be recorded so the recording information can be shown on the tracing, with a copy of the agreement submitted to Planning for the plat file.

E. On the final plat tracing, a note shall be placed on the face of the plat indicating that this site is subject to conditions of CUP, DP-109.

F. The applicant is advised that it is unclear as to how Reserves A & B are to be owned and maintained. That is, it is not clear what interest or responsibilities for ownership are involved when two different entities (Lot 1 and Lot 2) are being made responsible. The applicant is also advised that while these Reserves are indicated for signs, the actual installation, location, type, etc. of signs is subject to the sign ordinance.

G. The applicant is advised that the platting binder is to be submitted with the final plat. This plat will be subject to a review of such platting binder and any relevant conditions.

H. As requested by the applicant, the final plat tracing may indicate two (2) openings to 30th Street North in the area now indicated as allowing only one (1) opening. However, prior to this plat being scheduled for City Council review, the associated CUP will need to be adjusted to also indicate such access.

I. As requested by Traffic Engineering, a contingent dedication of five (5) feet of right-of-way for Rock Road shall be shown along Lots 3 and 4 adjacent to the area of the outright dedication of five feet. The plattor's text shall indicate this dedication is contingent upon the City's need for the right-of-way due to street improvements needed in this area.

J. As indicated by the drainage plan, the applicant shall submit for recording with the final plat tracing, needed cross lot drainage agreements.

K. 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.

L. 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.

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

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

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-6

August 11, 1994

STAFF REPORT

(Final Plat approved 8/4/94, Preliminary Plat Approved 6/23/94)

CASE NUMBER: S/D 94-42 NORTHROCK CROSSING

OWNER/APPLICANT: Venture Seven, Development LLC, Et al, 150 N. Market, Wichita, KS 67202

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants, Inc., c/o Greg Allison, 3500 N. Rock Road - #800, Wichita, KS 67226

LOCATION: North of 29th Street North and west of Rock Road

SITE SIZE: 9.85 Acres

NUMBER OF LOTS

Residential:	
Office:	
Commercial:	5
Industrial:	
Total:	5

MINIMUM LOT AREA: 30,550 sq. ft.

CURRENT ZONING: L.C. (DP-109)

VICINITY MAP:

