

FINAL PLAT OF

RIVERMILL MEDICAL ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

OFFICE COPY
DO NOT REMOVE
FINAL PLAT

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 10/19/89 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 10/20/89

21ST STREET

STREET

HOOD

R = 551.64'
Δ = 11°53'00"
L = 114.41'
Brg. = N.84°03'00"E.
Chd. = 114.21'

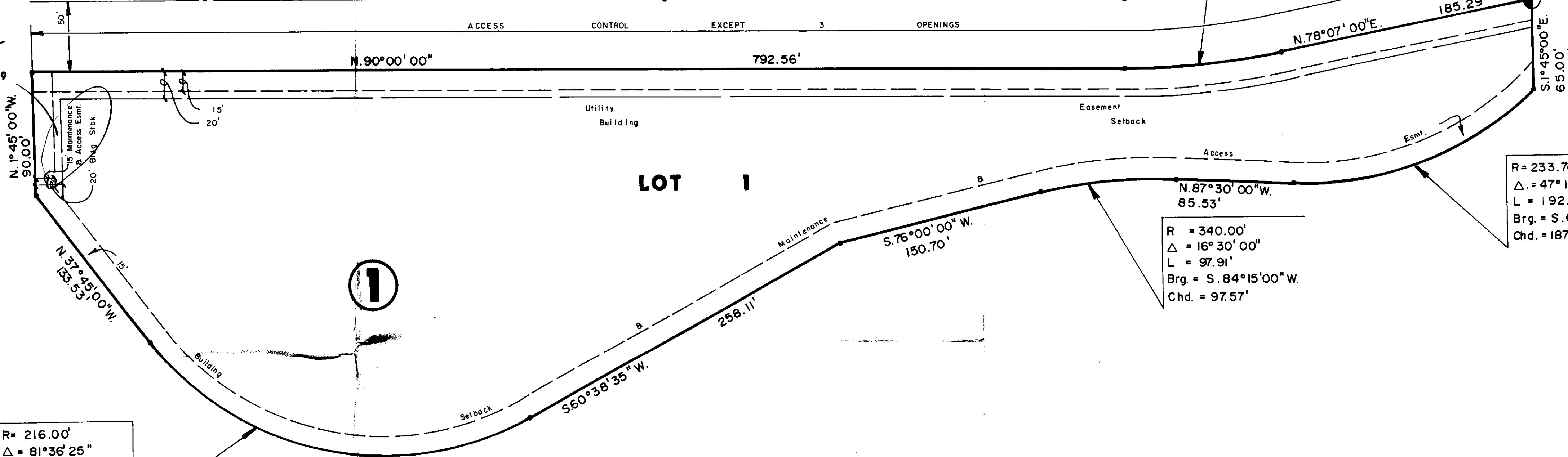
NORTH

N.E. Cor. N.E. 1/4
Sec. 7, T.27 S., R. E.

Scale: 1" = 50'

N

Text
should
say
what
for
who



R = 216.00'
Δ = 81°36'25"
L = 307.65'
Brg. = N.78°33'12"W.
Chd. = 282.30'

R = 233.74'
Δ = 47°15'00"
L = 192.76'
Brg. = S.68°52'30"W.
Chd. = 187.34'

R = 340.00'
Δ = 16°30'00"
L = 97.91'
Brg. = S.84°15'00"W.
Chd. = 97.57'

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 RIVERMILL MEDICAL ADDITION, an addition to Wichita, Sedgwick County, Kansas, into a Lot and a Block, the same being accurately set forth in the accompanying plat and described herein:

A replat of RIVERMILL, an addition to Wichita, Sedgwick County, Kansas.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this ____ day of ____, 1989.

Kenneth H. Bengtson, P.E., R.L.S. #972
Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road, Building #800
Wichita, KS 67226

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 a Lot and a Block, the same to be known as RIVERMILL MEDICAL ADDITION, an addition to Wichita, Sedgwick County, Kansas. Easements for the construction and maintenance of public utilities and drainage as indicated on the accompanying plat, are hereby granted. All abutters rights of access to and from 21st Street North over and across the North line of RIVERMILL MEDICAL ADDITION, are hereby granted to the City of Wichita, Kansas, provided however, Lot 1 shall have access to 21st Street North at three (3) locations as determined by the City Engineer. Minimum building pad elevation shall be as indicated on the accompanying plat.

Tyrone D. Artz, M.D.

STATE OF KANSAS }
} ss.
SEDGWICK COUNTY }

BE IT REMEMBERED, that on this ____ day of ____, 1989, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Tyrone D. Artz, M.D., personally known to me to be the same persons 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.

Notary Public

My Appointment Expires: ____

This plat of RIVERMILL MEDICAL ADDITION has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this ____ day of ____, 1989.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

Wayne L. Brinegar, Chairman

Marvin S. Krout, Secretary

This plat approved and all dedications shown hereon, if any, accepted by the City Council of the City of Wichita, Kansas, this ____ day of ____, 1989.

Bob Knight, Mayor

John Moir, City Clerk

Entered on transfer record this ____ day of ____, 1989.

Don Wright, County Clerk

STATE OF KANSAS }
SEDGWICK COUNTY } ss.

This is to certify that this instrument was filed for record in the Register of Deeds office this ____ day of ____, 1989.

Pat Kettler, Register of Deeds

Ed Resa, Deputy

SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

October 27, 1989

Mid-Kansas Engineering Consultants
3500 North Rock Road, #800
Wichita, KS 67226

Re: S/D 89-66 RIVERMILL MEDICAL ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on October 26, 1989, 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 October 20, 1989.

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 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 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,



R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: Universal Motor Fuels, 2824 N. Ohio, Wichita, KS 67219:
Tyrone D. Artz, M.D., 1125 N. Topeka, Wichita, KS 67214
Mike Lindebak, City Engineer

FILE COPY

- L. The final plat tracing shall grant complete access control, as required by Traffic Engineering, across this plat's west 150 feet to 21st Street North. The plat's text shall also be amended to indicate this access control.
- M. 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.
- 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 City Council.

October 26, 1989

STAFF REPORT

(Final Plat Approved 10/19/89; Preliminary Plat Approved 9/21/89)

CASE NUMBER: S/D 89-66 - RIVERMILL MEDICAL ADDITION

OWNER/APPLICANT: Universal Motor Fuels, 2824 N. Ohio, Wichita, KS 67219

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants

LOCATION: South of 21st St. N., North of the Little Arkansas River at Somerset

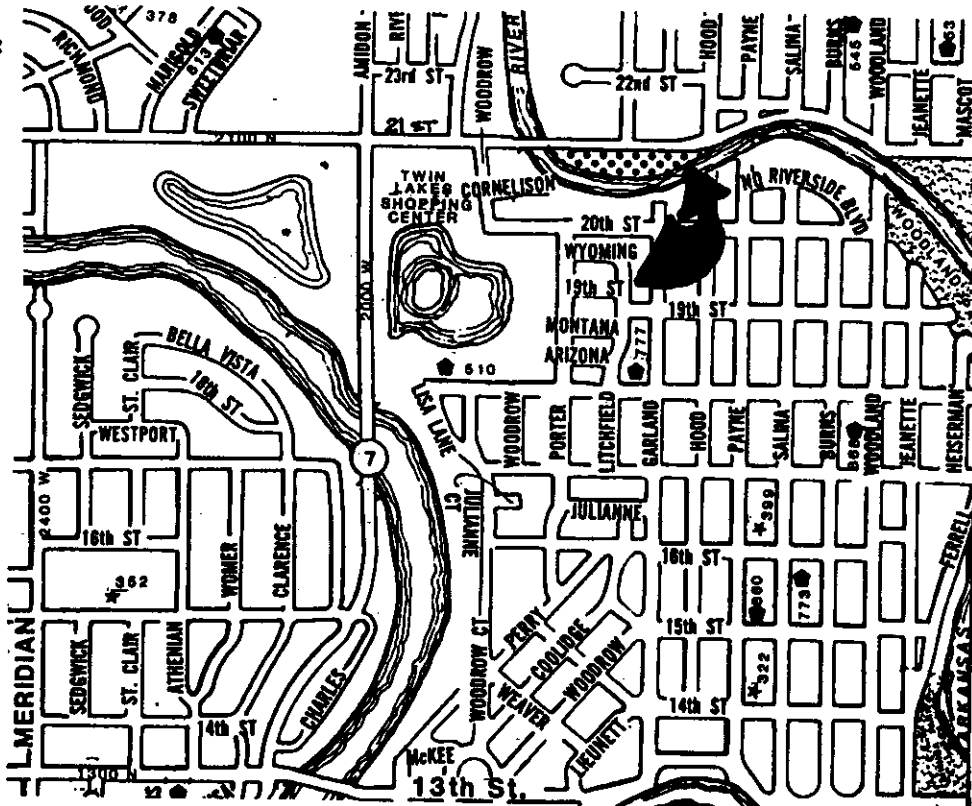
SITE SIZE: 3.99 Acres

NUMBER OF LOTS
Residential:
Office: 1
Commercial:
Industrial:
Total: 1

MINIMUM LOT AREA: 3.99 Acres

CURRENT ZONING: "BB" Office District

VICINITY MAP:



STAFF COMMENTS:

NOTE: This property has been approved for "BB" zoning. Platting of the site was not, however, required by the zoning case. Rather, the applicant is replatting the area in order to vacate lots, reserves, easements, etc. originally established by the Rivermill plat of this site.

- 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 is advised that drainage improvements required by the platting of this property shall be required at the time of this site's development.
- D. The applicant shall guarantee the closure of the driveway originally located in an area indicated for complete access control as on the preliminary plat, unless that driveway is now to be used as one of the three requested openings.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. As was originally indicated for the Rivermill plat, an off-site utility easement was to be provided for the extension of sanitary sewer to this site. Plans still indicate that such an easement will be used. This easement shall be granted by separate instrument. City Engineering shall approve the easement and the document provided to Planning for recording with the plat.
- G. The platting of the minimum building pad elevation shall be noted on the face of the plat as well as in the plat's text.
- H. As this property is establishing minimum building pad elevations, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks. Section 5-402(N).
- I. The final plat tracing shall indicate if the minimum building pad refers to the lowest floor or opening elevation.
- J. The plat's text shall more clearly state who the 15-foot Maintenance and Access Easement is granted to and for what purpose it is being granted.
- K. The final plat tracing shall indicate the proximity of this plat to the Little Arkansas River as on the preliminary plat.