

S/D No.: 86-28 Name: ROCKWOOD SOUTH SIXTH ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 3/27/86

DESCRIPTION

General Location: Northwest corner of Armour and Willowbrook.
Owner: Dayton Hudson Corporation, c/o Everett Fettis, 120 S. Market, Suite 504
Wichita, KS 67202
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 9.63 Acres
2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 2
 - Industrial:
 - Total: 2
3. Minimum Lot Area: 25,799.10 Sq. Ft.
4. Existing Zoning: "LC" (DP-12)
5. Proposed Zoning: "LC" (DP-12)

STAFF COMMENTS:

NOTE: This plat is subject to the provisions of the Kellogg Mall Community Unit Plan (DP-12).

- A. The final plat tracing shall reference, on the face of the plat as well as in the plat's text, that building setbacks are per the requirements of the Kellogg Mall Community Unit Plan (DP-12) on file with the Wichita-Sedgwick County Metropolitan Area Planning Department.
- B. The applicant shall submit proof as to which individual(s) are authorized to execute documents on behalf of the Dayton-Hudson Corporation (e.g., copy of by laws or certification from a title company).
- C. In 1981, a lot split was approved for the exception shown at the northeast corner of Whittier and Willowbrook. A requirement of that lot split was the submitting of a sidewalk certificate which stated that sidewalks would be constructed on Willowbrook and Whittier at the time of site development. This requirement was established pursuant to Section 3(c)(4) of the City Sidewalk Ordinance. The lot split applicant appealed this requirement to the City Commission. The City Commission voted to waive the sidewalk requirement. Based on the past action of the City Commission, a waiver of the sidewalks required adjacent to this commercial property is recommended.
- D. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.
- 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.

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

ROCKWOOD SOUTH SIXTH ADDITION

WICHITA, KANSAS

FINAL PLAT

OFFICE COPY
DO NOT REMOVE

This plat of "ROCKWOOD SOUTH SIXTH ADDITION" Wichita, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this _____ day of _____, 198____
Wichita-Sedgwick County Metropolitan Area Planning Commission.

William J. Goebel Chairman

Michael E. Lindebak Secretary

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of the City of Wichita, Kansas, this _____ day of _____, 198____

Robert C. Brown Mayor

Donald C. Gisick City Clerk

Don Wright County Clerk

State of Kansas }
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 _____, 198____, at _____ o'clock _____ M., and is duly recorded.

Pat Kettler Register of Deeds

Ed Resa Deputy

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 3/27/86 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 3/28/86

State of Kansas }
Sedgwick County } We, Baughman Company P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "ROCKWOOD SOUTH SIXTH ADDITION" Wichita, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed described as and being a replat of Lot 1, Block 2 Rockwood South Fifth Addition, Wichita, Sedgwick County, Kansas, except that part described as follows: Beginning at a point on the south line of said Lot 1, said point being 308.2 feet west of the S.E. Corner thereof; thence westerly, along said south line, 187.0 feet to the P.C. of a curve to the right with a radius of 60 feet and a central angle of 44°05'; thence northwesterly, along said curve, 46.16 feet to the P.T. of said curve and the P.C. of a curve to the right with a radius of 323.79 feet and a central angle of 33°31'27"; thence northwesterly along said curve, 189.45 feet; thence easterly, parallel with the south line of said Lot 1, 319.73 feet; thence southerly, with a deflection angle to the right of 90°, 180 feet to the point of beginning.

All being situated in the S.E. 1/4 Sec. 19, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas.

Date Baughman Company P.A.

Surveyor

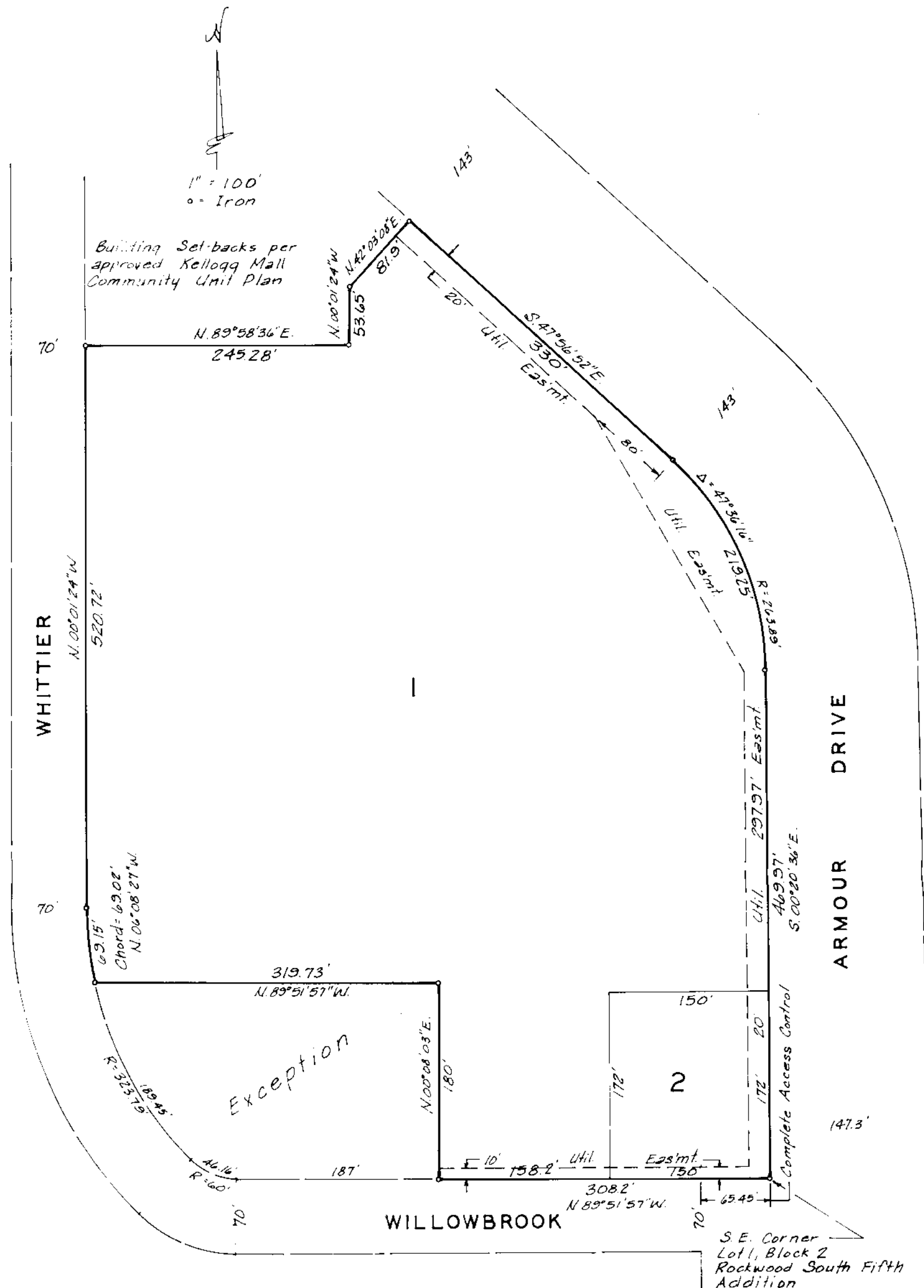
Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into lots to be known as "ROCKWOOD SOUTH SIXTH ADDITION" Wichita, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. All abutters rights of access to or from Willowbrook over and across the east 65.45 feet of the south line of Lot 2, are hereby granted to the City of Wichita, Kansas.

Dayton-Hudson Corporation

State of Kansas }
Sedgwick County } The foregoing instrument acknowledged before me this _____ day of _____, 198____
by _____ of Dayton-Hudson Corporation on behalf of the corporation.

Notary Public

My Appt. Exp. _____



April 3, 1986

Baughman Company, P.A.
330 Laura
Wichita, KS 67211

Re: S/D 86-28 - Final Plat of Rockwood South Sixth Addition.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on April 3, 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 March 28, 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 platlor.
3. Certification that all real estate taxes for 1985 and all prior years have been paid.

Please call if you have any questions.

Very truly yours,

Forrest L. Nagley
Senior Planner

FLN:mlh

cc: Dayton Hudson Corporation, c/o Everett Fettis, 120 S. Market, Suite
504, Wichita, KS 67202
A. Scott Ritchie, III, 125 North Market, Wichita, KS 67202
Mike Lindebak, City Engineer