

SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D No. 83-121 Name 45 Rock Road Industrial Park  
Date Application Rec'd. 12-23-83 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 1-5-84

DESCRIPTION

General Location South of 45th Street North and east of Rock Road

Owner Ritchie Corporation  
Surveyor/Engineer Mid-Kansas Engineering Consultants, P.A.  
Address 240 N. Rock Road, Suite 130, Wichita, KS Zip Code 67206 Phone 682-6561

- 1. Gross Acreage of Plat 12.6
- 2. Number of Lots :
  - Residential \_\_\_\_\_
  - Commercial 1
  - Industrial 1
  - Other \_\_\_\_\_
- 3. Total Number of Lots 2
- 4. Minimum Lot Frontage 627.39 feet
- 5. Minimum Lot Area 1.86 acres
- 6. Existing Zoning "AA", "LC" and "F"
- 7. Proposed Zoning "E" and "LC" (Z-2477)
- 7. Lineal Feet of New Street
  - a. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - b. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - TOTAL \_\_\_\_\_ ft.
- 8. Sidewalk adjacent to all streets yes  no
- 9. Is public water available \_\_\_\_\_ Yes  No, Name \_\_\_\_\_
- 10. Is sanitary sewer available \_\_\_\_\_ Yes  No, Name \_\_\_\_\_
- 11. Has Health Dept. approval been obtained (where applicable) Yes  No
- 12. City of Wichita X 3-Mile Area \_\_\_\_\_ Outside of 3-Mile Area \_\_\_\_\_

STAFF COMMENTS:

Note: The applicant's associated zone case (Z-2477) requesting "AA", "LC" and "F" to "E" for Lot 2 has been approved subject to platting. Lot 1 is zoned "LC".

- A. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage concept for this property.
- B. Industrial and commercial lots are considered as "urban" lots and as such should have municipal sewer and water. These utilities are not readily available, but can be extended if petitioned. The applicant's agent shall be prepared to state whether or not municipal services are proposed. If not, then Health Department approval of temporary on-site sewerage facilities and water wells will be required.
- C. Since the cemetery at the corner is not part of the plat, access controls cannot be designated adjacent to the cemetery. The final plat shall be corrected to show the access controls only adjacent to the lots being platted.
- D. The final plat shall indicate the dedication of major street intersection rights-of-way for 45th and Rock Road adjacent to the lots being platted. The representatives of the City and the County Engineers shall be prepared to state whether or not the existing and/or proposed alignment of 45th Street is off-centered from the section line.
- E. The final plat shall indicate a 35-foot building setback from the new right-of-way lines for 45th Street North and Rock Road.
- F. The final plat shall indicate the amount of existing half street right-of-way for adjacent streets and the amount of right-of-way being dedicated by this plat.
- G. 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.
- H. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

S/D No. 83-121 Name 45 Rock Road Industrial Park  
Date Application Rec'd. 12-23-83 Preliminary Approval 1-5-84  
Scheduled S/D Meeting 3-15-84

DESCRIPTION

General Location South of 45th St. North and east of Rock Road

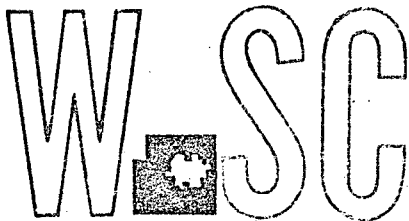
Owner Ritchie Corporation  
Surveyor/Engineer Mid-Kansas Engineering Consultants, P.A.  
Address 240 N. Rock Rd., Suite 130, Wichita Zip Code 67206 Phone 682-6561

- |  |  |
|--|--|
| 1. Gross Acreage of Plat <u>12.6</u>   | 7. Lineal Feet of New Street   |
| 2. Number of Lots :  | a. _____ R/W _____ ft.   |
| Residential _____  | b. _____ R/W _____ ft.   |
| Commercial <u>1</u>  | c. _____ R/W _____ ft.   |
| Industrial <u>1</u>  | d. _____ R/W _____ ft.   |
| Other _____  | e. _____ R/W _____ ft.   |
| Total Number of Lots <u>2</u>  | TOTAL _____ ft.  |
| 3. Minimum Lot Frontage <u>627.39 feet</u>   | 8. Sidewalk adjacent to all streets <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> |
| 4. Minimum Lot Area <u>1.86 acres</u>  |  |
| 5. Existing Zoning <u>"AA", "LC" and "F"</u>   |  |
| 6. Proposed Zoning <u>"E" and "LC" (Z-2477)</u>  |  |
| 9. Is public water available _____ Yes <input checked="" type="checkbox"/> No, Name _____              |  |
| 10. Is sanitary sewer available _____ Yes <input checked="" type="checkbox"/> No, Name _____           |  |
| 11. Has Health Dept. approval been obtained (where applicable) _____ Yes _____ No                      |  |
| 12. City of Wichita <input checked="" type="checkbox"/> 3-Mile Area _____ Outside of 3-Mile Area _____ |  |

STAFF COMMENTS:

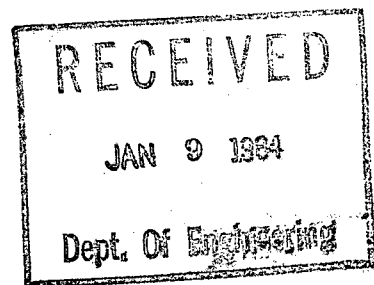
- A. The applicant shall petition for extension of sanitary sewer and municipal water to serve this property. If these utilities have not been extended by the time development is proposed, Health Department approval of temporary sewage facilities and water wells will be required.
- B. The City Engineer's representative shall be prepared to comment on the applicant's drainage plan and state whether any drainage improvements need to be guaranteed at the time of platting.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording with the plat.
- D. As this property is currently unplatted, any existing street dedications for 45th Street or for Rock Road would have been given by separate instrument. The recording data for these rights-of-way shall be shown on the final plat.
- E. The reference to access controls in the plat's text shall be corrected to indicate the number of access points allowed to each street.
- F. The applicant or his agent shall provide the Planning Department with a copy of each of the easements shown on the plat. Any relocation of utilities (or encasement of the pipeline) necessitated by development of this site will be at the property owner's expense.
- G. Closure computations shall be submitted with the final plat tracing.
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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



January 6, 1984

Mid-Kansas Engineering Consultants, P.A.  
240 N. Rock Road, Suite 130  
Wichita, Ks. 67206

Re: S/D 83-121 - Preliminary plat of 45 Rock Road Industrial  
Park

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, January 5, 1984, the above-captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. The applicant's drainage concept has been approved. Prior to submitting a final plat, a drainage plan shall be submitted to City Engineering for review.
- B. The applicant shall petition for extension of sanitary sewer and municipal water to serve the lots being platted.
- C. Since the cemetery at the corner is not part of the plat, access controls cannot be designated adjacent to the cemetery. The final plat shall be corrected to show the access controls only adjacent to the lots being platted.
- D. The final plat shall indicate the dedication of major street intersection rights-of-way for 45th and Rock Road adjacent to the lots being platted.
- E. The final plat shall indicate a 35-foot building setback from the new right-of-way lines for 45th Street North and Rock Road.
- F. The final plat shall indicate the amount of existing half street right-of-way for adjacent streets and the amount of right-of-way being dedicated by this plat.
- G. Satisfactory arrangements will need to be made with K.G. and E. if any of their existing utility lines are to be relocated.

WICHITA - SEDGWICK COUNTY

Mid-Kansas Engineering Consultants, P.A.

1-6-84

Page 2

- H. 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.
- I. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

If you should have any questions concerning this matter, please call.

Sincerely,

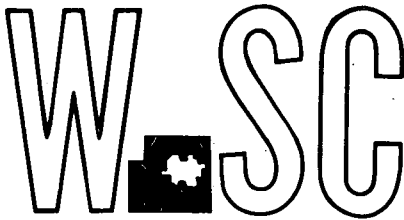


Louise Olivarez  
Senior Planner

LO:bh

cc: Ritchie Corporation, P.O. Box 4048, 67204  
X Mike Lindebak, City Engineer

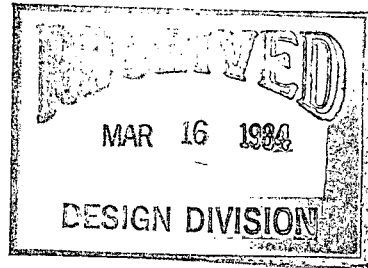
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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

March 16, 1984



Mid-Kansas Engineering Consultants, P.A.  
240 N. Rock Rd., Suite 130  
Wichita, Ks. 67206

Re: S/D 83-121 - Final plat of 25 Rock Road Ind. Park

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, March 15, 1984, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall petition for extension of sanitary sewer and municipal water to serve this property. If these utilities have not been extended by the time development is proposed, Health Department approval of temporary sewage facilities and water wells will be required.
- B. The applicant shall obtain approval from the Mo-Pac Railroad for draining to their right-of-way and for enlarging the culverts underneath the railroad.
- C. The applicant shall guarantee enlargement of the culverts under the railroad in order to handle the drainage from this site.
- D. The applicant shall obtain private off-site drainage easements or a drainage agreement from the property owner south of the railroad for draining this property into the existing lake.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording with the plat.
- F. As this property is currently unplatted, any existing street dedications for 45th Street or for Rock Road would have been given by separate instrument. The recording data for these rights-of-way shall be shown on the final plat.

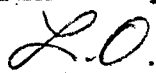
- G. The reference to access controls in the plattor's text shall be corrected to indicate the number of access points allowed to each street. The access to Rock Road from Lot 1 shall be revised in accordance with the statement made by the applicant's agent. (I.e., 230 feet complete access control from the north line of Lot 1.)
- H. The applicant or his agent shall provide the Planning Department with a copy of each of the easements shown on the plat. Any relocation of utilities (or encasement of the pipeline) necessitated by development of this site will be at the property owner's expense. K.G. and E. has advised that there will be relocation costs for their utilities.
- I. The applicant shall designate a landscape strip within the 35-foot building setback on Lot 1. The strip may be from 20 feet to 35 feet wide. In lieu of this, the applicant and the property owner(s) on the west side of Rock Road shall reach a private agreement regarding landscaping.
- J. Closure computations shall be submitted with the final plat tracing.
- K. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable letter of credit are 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 March 22, 1984, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

  
Louise Olivarez  
Senior Planner

LO:bh

cc: Ritchie Corporation, P.O. Box 4048, 67204  
X Mike Lindebak, City Engineer

Final Plat  
SUBDIVISION REPORT

S/D No.: 83-121 Name: 45 Rock Road Industrial Park

Preliminary Approved:  
Scheduled S/D Meeting:

DESCRIPTION

General Location: South of 45th Street North and east of Rock Road

Owner: Ritchie Corporation

Surveyor/Engineer: Mid-Kansas Engineering Consultants, P.A.

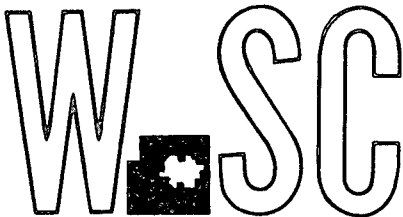
1. Gross Acreage of Plat: 12.6
  2. Number of Lots:
    - Residential:
    - Office:
    - Commercial: 1
    - Industrial: 1
    - Total: 2
  3. Minimum Lot Area: 1.86 Acres
  4. Existing Zoning: AA, LC & F
  5. Proposed Zoning: E & LC
- 

STAFF COMMENTS:

NOTE: On March 29, 1984, the Subdivision Committee approved this final plat. This plat has been rescheduled for purposes of discussing Items "B" and "C" of the approval conditions. The following are the previous approval conditions for this plat.

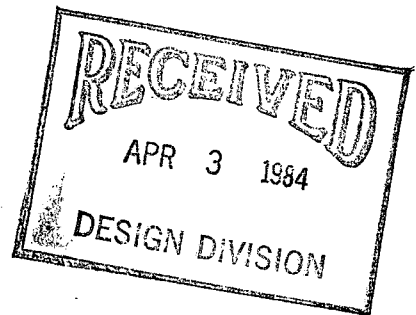
- A. The applicant shall petition for extension of sanitary sewer and municipal water to serve this property. If these utilities have not been extended by the time development is proposed, Health Department approval of temporary sewage facilities and water wells will be required.
- B. The applicant shall obtain approval from the Mo-Pac Railroad for draining to their right-of-way and for enlarging the culverts underneath the railroad.
- C. The applicant shall guarantee enlargement of the culverts under the railroad in order to handle the drainage from this site.
- D. The applicant shall obtain private off-site drainage easements or a drainage agreement from the property owner south of the railroad for draining this property into the existing lake.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording with the plat.
- F. As this property is currently unplatted, any existing street dedications for 45th Street or for Rock Road would have been given by separate instrument. The recording data for these rights-of-way shall be shown on the final plat.
- G. The reference to access controls on the plat's text shall be corrected to indicate the location of access points allowed to each street. The text shall also be amended to reference the standard wording, "...as shall be determined by the City Engineer."
- H. The applicant or his agent shall provide the Planning Department with a copy of each of the easements shown on the plat. Any relocation of utilities (or encasement of the pipeline) necessitated by development of this site will be at the property owner's expense. K.G.&E. has advised that there will be relocation costs for their utilities.
- I. The applicant shall submit a covenant for recording with the final plat which states that a 20-foot landscape buffer will be provided along the east side of Rock Road adjacent to this plat whenever either lot develops. This covenant should be valid as long as the property on the west side of Rock Road across from this site is used for residential purposes.
- J. Closure computations shall be submitted with the final plat tracing.
- K. Recording of the plat within 30 days after approval by the Board of City

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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



March 30, 1984

Mid-Kansas Engineering Consultants, P.A.  
240 North Rock R., Suite 130  
Wichita, Kansas 67206

Re: S/D 83-121 - Final plat of 45 Rock Road Industrial Park

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 29, 1984, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall petition for extension of sanitary sewer and municipal water to serve this property. If these utilities have not been extended by the time development is proposed, Health Department approval of temporary sewage facilities and water wells will be required.
- B. The applicant shall obtain approval from the Mo-Pac Railroad for draining to their right-of-way and for enlarging the culverts underneath the railroad.
- C. The applicant shall guarantee enlargement of the culverts under the railroad in order to handle the drainage from this site.
- D. The applicant shall obtain private off-site drainage easements or a drainage agreement from the property owner south of the railroad for draining this property into the existing lake.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording with the plat.
- F. As this property is currently unplatted, any existing street dedications for 45th Street or for Rock Road would have been given by separate instrument. The recording data for these rights-of-way shall be shown on the final plat.

- G. The reference to access controls in the plat's text shall be corrected to indicate the number of access points allowed to each street. The access to Rock Road from Lot 1 shall be revised in accordance with the statement made by the applicant's agent. (I.e., 230 feet complete access control from the north line of Lot 1.)
- H. The applicant or his agent shall provide the Planning Department with a copy of each of the easements shown on the plat. Any relocation of utilities (or encasement of the pipeline) necessitated by development of this site will be at the property owner's expense. K.G. and E. has advised that there will be relocation costs for their utilities.
- I. The applicant shall submit a covenant for recording with the final plat which states that a 20-foot landscape buffer will be provided along the east side of Rock Road adjacent to this plat whenever either lot develops. This covenant should be valid as long as the property on the west side of Rock Road across from this site is used for residential purposes.
- J. Closure computations shall be submitted with the final plat tracing.
- K. Recording of the plat within 30 days after approval by the Board of City Commissioners.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, April 5, 1984, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



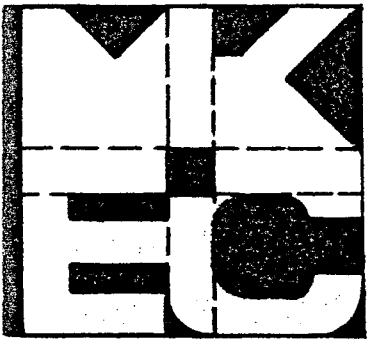
Louise Olivarez  
Senior Planner

LO:bh

cc: Ritchie Corporation, P.O.Box 4048, 67204  
Mike Lindebak, City Engineer

Conditions of Approval Previously Established for  
45 Rock Road Industrial Park (S/D 83-121)

- A. The applicant shall petition for extension of sanitary sewer and municipal water to serve this property. If these utilities have not been extended by the time development is proposed, Health Department approval of temporary sewage facilities and water wells will be required.
  - B. The applicant shall submit a covenant for recording with the plat which states that, at the time of site development, the applicant's site development plans will be cleared with MoPac Railroad and the City Engineer's Office. The covenant shall also state that any required enlargement of culverts under railroad right-of-way will be at the applicant's expense. The covenant shall be binding on all future lot owners and shall run with the land.
  - C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording with the plat.
  - D. As this property is currently unplatted, any existing street dedications for 45th Street or for Rock Road would have been given by separate instrument. The recording data for these rights-of-way shall be shown on the final plat.
  - E. The reference to access controls on the plat's text shall be corrected to indicate the location of access points allowed to each street. The text shall also be amended to reference the standard wording, ". . . . as shall be determined by the City Engineer."
  - F. The applicant or his agent shall provide the Planning Department with a copy of each of the easements shown on the plat. Any relocation of utilities (or encasement of the pipeline) necessitated by development of this site will be at the property owner's expense. K.G.&E. has advised that there will be relocation costs for their utilities.
  - G. The applicant shall submit a covenant for recording with the final plat which states that a 20-foot landscape buffer will be provided along the east side of Rock Road adjacent to this plat whenever either lot develops. This covenant should be valid as long as the property on the west side of Rock Road across from this site is used for residential purposes.
  - H. Closure computations shall be submitted with the final plat tracing.
  - I. Recording of the plat within 30 days after approval by the Board of City Commissioners.
-



PROJECT 45 Rock

PROJECT NO. \_\_\_\_\_ DATE 9/24/84

TO Mr. Mike Lindebak

City Engineer

455 N. Main, 7th Floor

Wichita, KS 67202

MID-KANSAS ENGINEERING CONSULTANTS  
240 NORTH ROCK ROAD SUITE 130  
WICHITA, KANSAS 67206

Per conversation with Mr. William Brakensiek, Assistant Chief Engineer for Structures with the MOPAC Railroad, "At the time of development of the parcel" the owner should send a copy of the development plan along with the drainage computations and additional culvert area needed. They will then "back check" the proposed design and approve or modify as necessary. The cost would then be borne by the owner.

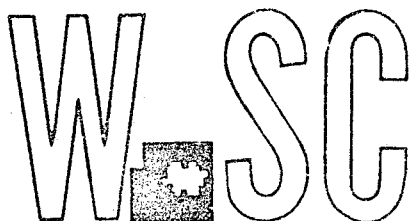
No need or desire to see anything at this time.

MID-KANSAS ENGINEERING CONSULTANTS, P.A.

*Kenneth H. Bengtson*  
Kenneth H. Bengtson, P.E.

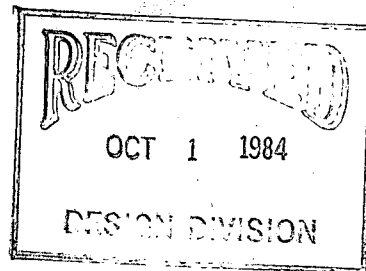
KHB/jlk

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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



September 28, 1984

Mid-Kansas Engineering Consultants, P.A.  
240 N. Rock Road, Suite 130  
Wichita, KS 67206

Re: S/D 83-121 - Final Plat of 45 Rock Road Industrial Park

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 27, 1984, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall petition for extension of sanitary sewer and municipal water to serve this property. If these utilities have not been extended by the time development is proposed, Health Department approval of temporary sewage facilities and water wells will be required.
- B. The applicant shall submit a covenant for recording with the plat which states that, at the time of site development, the applicant's site development plans will be cleared with MoPac Railroad and the City Engineer's office. The covenant shall also state that any required enlargement of culverts under railroad right-of-way will be at the applicant's expense. The covenant shall be binding on all future lot owners and shall run with the land.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording with the plat.
- D. As this property is currently unplatted, any existing street dedications for 45th Street or for Rock Road would have been given by separate instrument. The recording data for these rights-of-way shall be shown on the final plat.
- E. The reference to access controls on the plattor's text shall be corrected to indicate the location of access points allowed to each street. The text shall also be amended to reference the standard wording, "...as shall be determined by the City Engineer."

WICHITA - SEDGWICK COUNTY

Mid-Kansas Engineering Consultants, P.A.  
Re: S/D 83-121 - 45 Rock Road Industrial Park

September 28, 1984  
Page 2

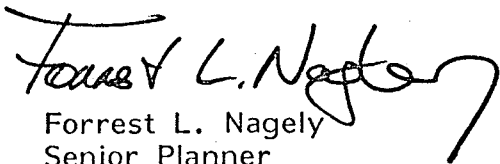
- F. The applicant or his agent shall provide the Planning Department with a copy of each of the easements shown on the plat. Any relocation of utilities (or encasement of the pipeline) necessitated by development of this site will be at the property owner's expense. K.G.&E. has advised that there will be relocation costs for their utilities.
- G. The applicant shall submit a covenant for recording with the final plat which states that a 20-foot landscape buffer will be provided along the east side of Rock Road adjacent to this plat whenever either lot develops. This covenant should be valid as long as the property on the west side of Rock Road across from this site is used for residential purposes.
- H. Closure computations shall be submitted with the final plat tracing.
- I. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are 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, October 4, 1984 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

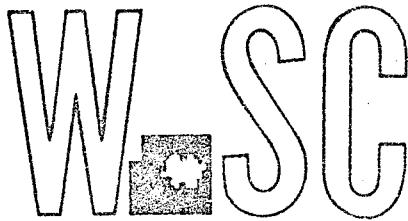


Forrest L. Nagely  
Senior Planner

FLN:mlh

cc: Ritchie Corporation, P.O. Box 4048, Wichita, KS 67204  
✓ Mike Lindebak, City Engineer

WICHITA - SEDGWICK COUNTY

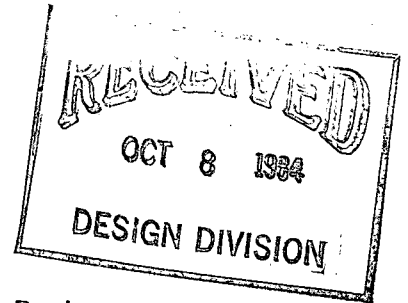


METROPOLITAN AREA PLANNING  
COMMISSION

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

October 4, 1984

Mid-Kansas Engineering Consultants, P.A.  
240 N. Rock Road, Suite 130  
Wichita, KS 67206



Re.: S/D 83-121 - Final Plat of 45 Rock Road Industrial Park

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on October 4, 1984, 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 September 28, 1984.

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 plattor.
3. Certification that all real estate taxes for 1982 (both first and second halves) and prior years have been paid.

Please call if you have any questions.

Very truly yours,

Barbara Bonanni  
Planning Analyst

BB:mlh

cc: Ritchie Corporation, P.O.Box 4048, Wichita, KS 67204  
✓ Mike Lindebak, City Engineer

W I C H I T A - S E D G W I C K C O U N T Y  
METROPOLITAN AREA PLANNING DEPARTMENT

To: Mike Lindebak

Date: November 6, 1984

From: Forrest L. Nagley, Senior Planner

Subject: Forwarding of separate instrument apparently associated  
with the platting of 45 Rock Road Addition.

Attached is a copy of an instrument submitted by Mid-Kansas Engineering Consultants. This document was submitted along with several items required as conditions of plat approval for 45 Rock Road Addition, which were outlined in our Subdivision Committee follow-up letter dated September 28, 1984. I find no requirement for the submitting of an off-site utility easement in the follow-up letter.

Please review the attached document relative to the 45 Rock Road sanitary sewer extension plan and advise me if I should send this instrument to the Board of City Commissioners with the plat.

Thank you.

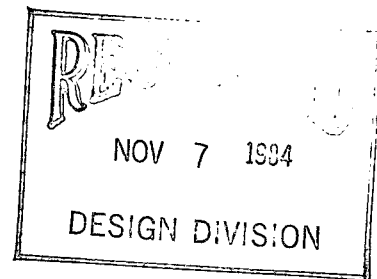
  
Forrest L. Nagley  
Senior Planner

FLN:mlh

Attachment

cc: Mid-Kansas Engineering Consultants, 240 N. Rock Road, Suite 130,  
Wichita, KS 67206

*This easement is not a requirement but will be nice to have.*



EASEMENT

THIS EASEMENT made this 26th day of October, 1984

by and between Woodlawn Development Company of the first part and City of Wichita, Kansas of the second part.

WITNESSETH; that the said first party, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey unto the said second party a perpetual right of way and easement for the purpose of constructing, maintaining and repairing their Sanitary Sewer, over, along and under the following described real estate situated in Sedgwick County, Kansas, to wit:

The east 20.00 feet of the west 70.00 feet of the northwest quarter, Section 29, Township 26 south, Range 2 east of the 6th P.M., except the area north of the southeasterly right-of-way line of the Missouri Pacific Railroad.

And said second party is hereby granted the right to enter upon said premises at any time for the purpose of constructing, operating, maintaining and repairing their Sanitary Sewer.

IN WITNESS WHEREOF: The said first party has signed these presents the day and year first written.

WOODLAWN DEVELOPMENT COMPANY

By: [Signature]

Donald J. Ablah, Partner

STATE OF KANSAS

ss:

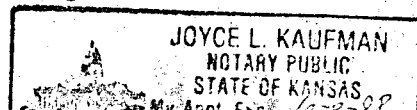
SEDGWICK COUNTY

Personally appeared before me a notary public in and for the County and State aforesaid came Donald J. Ablah to me personally known to be the same person who executed the foregoing instrument of writing and said person duly acknowledged the execution thereof.

Dated at Wichita this 26th day of October, 1984.

[Signature]  
Notary Public

My Appointment Expires: June 8, 1988



Pre-Sub Aug. 28, '84

1. Board of Sedg. Cnty. Comms. . Vacation of Utility easements.  
No water lines in alley, no water problem.
2. St. Francis Regional Medical Center. Vacation of Pvt. St., Util. Esmt.,  
San. Sewer Esmt. Existing 6" main, fire hydrant, 6" fire  
service, and 2" domestic service in area to be vacated.  
Cost of relocation to be at St. Francis Reg. Med. Center  
expense. Main may have to be extended in Santa Fe to  
serve the area.
3. Sixth Addition to Cedar Ridge. Preliminary Plat. Item A,  
services to be removed or relocated. Cost to be at  
expense of Developer. Existing 8" main in Skinner  
serves the plot. New services to be installed by Water  
Dept. as needed when development occurs.
4. Rent-A-Center. Preliminary Plat. Item B, mains to be  
extended. No water problem. 20" Main to be extended  
north along Rock Road from 37th as project # 88105  
by Mid-States Construction.
5. Lyle and Evelyn Wheatcraft. Grant additional Utility Esmt.  
No water problem.
6. Carl and Karen Jaax. Grant Utility Esmt. No  
water problem.
7. Daniel M. Loyd. Grant Utility Esmt. . No water problem.
8. 45 Rock Road Industrial Park. Revised Final Plat.  
Water mains in Rock Rd. will be extended by petitions.
9. Other Matters.

November 18, 1986



City Hall  
Engineering Department  
455 N. Main, 7th Floor  
Wichita, KS 67202

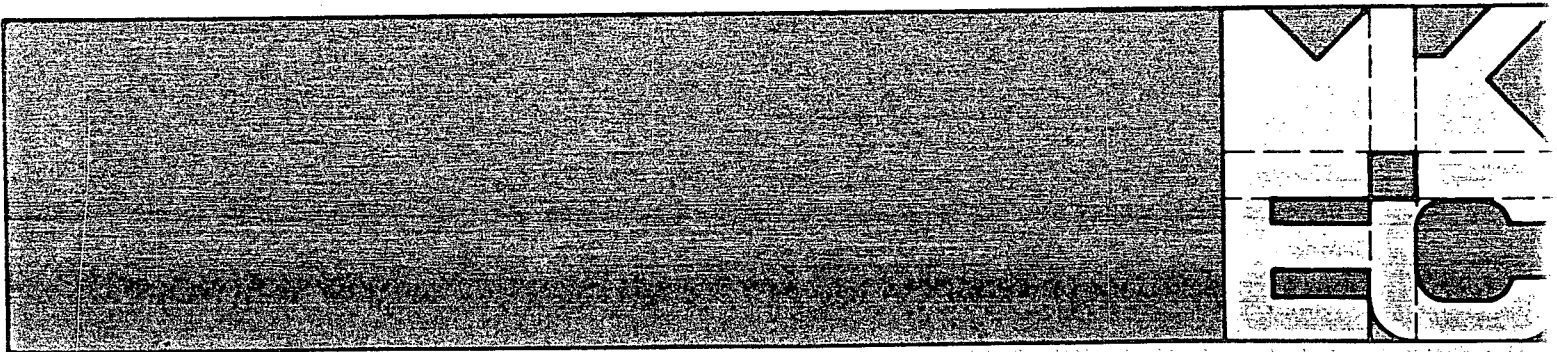
Attention: Carl Gipson

Reference: 45 Rock Industrial Park

Dear Mr. Gipson:

In our meeting of November 17, 1986 we discussed the following regarding the drainage structures under the MOPAC railroad right-of-way:

1. The spur track is being removed by others at this time.
2. The existing ditches and ponding areas along Rock Road and within the site still exist.
3. The maintenance building under construction does not substantially alter or increase the drainage directed naturally to MOPAC railroad right-of-way.
4. The owner has no immediate plans for the remaining land other than stocking nursery items.
5. Rock Road improvements North of the rail could drain either East or West thereby influencing the size and location of any new culvert under the railroad.
6. The owners building is slab on grade and is higher than the existing rail.



**MID-KANSAS ENGINEERING CONSULTANTS PA**  
**682-6561**

3500 N. ROCK ROAD #8C  
WICHITA, KANSAS 6722

Carl Gipson  
455 N. Main, 7th Floor  
Wichita, KS 67202

Page 2  
November 18, 1986

Enclosed herewith is a temporary drainage easement covering area that would be ponded during a major storm event. This temporary easement would expire upon completion of any new structure under the railroad.

Sincerely,

MID-KANSAS ENGINEERING CONSULTANTS, P.A.



Kenneth H. Bengtson, P.E.

KHB/dm

cc: Vicki Huang ✓  
Deloris Mast  
Larry Krier  
Johnny Stevens

DRAINAGE EASEMENT

THIS EASEMENT made this 21st day of November, 1986, by and between Golf Courses of America, Inc. of the first part and the City of Wichita of the second part.

WITNESSETH: That the said first part, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey unto the said second party a temporary right-of-way and easement for the purpose of conveyance and storage of storm water over, along and under the following described real estate situated in Sedgwick, County, Kansas, to wit:

A tract of land lying in the Northwest Quarter of Section 29, Township 26 South, Range 2 East of the 6th P.M., more particularly described as follows:

Beginning at the Southwest corner of Lot 1, Block 1, 45 Rock Road Industrial Park, an addition to Wichita, Sedgwick County, Kansas; thence N 00° 48' 47" W, 200.00 feet along the West line of said addition; thence N 89° 11' 13" E, 123.07 feet; thence N 61° 31' 26" E, 458.14 feet, parallel and 120.00 feet North of the South line of said addition; thence S 28° 28' 34" E, 120.00 feet to a point on said South line; thence S 61° 31' 26" W, 660.00 feet, along said South line to the point of beginning.

This easement does not include a right-of-way over land occupied by a permanent structure. Said easement shall expire upon completion of sewer.

IN WITNESS WHEREOF: The said first part have signed these presents the day and year first written.

GOLF COURSES OF AMERICA INC.

By: Frank Mills  
Frank Mills, president

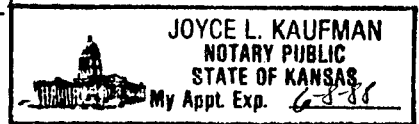
STATE OF KANSAS)  
SEDGWICK COUNTY) SS

Personally appeared before me a notary public in and for the County and State aforesaid Frank Mills, president, Golf Course of America Inc., to me personally known to be the same person who executed the foregoing instrument of writing and said person duly acknowledged the execution thereof.

Dated at Wichita, Kansas, this 21st day of November, 1986.

Joyce L. Kaufman  
Notary Public  
Joyce L. Kaufman

(My Commission expires June 8, 1988)



THE CITY OF WICHITA

OFFICE OF MAPD-DESIGN

DATE December 1, 1986

TO Dale Rea, Deputy City Clerk

FROM Mike Lindebak, City Engineer/Acting Director of Planning

SUBJECT 45 Rock Road Industrial  
Park Addition  
708 70 288 50010 295 000 000

Attached is a Drainage Easement for placement on your December 9, 1986, agenda for City Commission consideration.

The instrument was received as a condition for development of the subject addition at no cost to the City.

The recommended action is to accept the easement and upon acceptance have the instrument recorded with the Sedgwick County Register of Deeds. Please notify this office as soon as the instrument has been recorded so we may make a copy for our files.

/JLL:ms

Attachment

cc: Robert G. Finch, Deputy City Manager

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GOLF COURSES OF AMERICA INC.

By: Frank Mills  
Frank Mills, president

STATE OF KANSAS)  
SEDGWICK COUNTY) SS

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Joyce L. Kaufman  
Notary Public  
Joyce L. Kaufman

(My Commission expires June 8, 1988)

