

SUBDIVISION REPORT
S/D 86-111 - DEAN-RUPERT THIRD ADDITION
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- I. Since this replat represents a resubdivision of a fully developed property, for which the Planning Commission has recently approved a Community Unit Plan amendment, it is recommended that the Subdivision Committee waive the maximum plat area standard established in the Subdivision Regulations for consideration of final form only plats. Section 4-501 and 4-502.
- J. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.
- K. On the final plat tracing, a name should not be printed beneath the City Clerk's signature.
- 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. 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. 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 Board of City Commissioners.
- P. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required by this replat?

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

S/D No.: 86-111 Name: DEAN-RUPERT THIRD ADDITION

Preliminary Approved: _____
Scheduled S/D Meeting: 12/18/86

DESCRIPTION

General Location: East side of Rock Road, in an area south of Central.
Owner: Frank L. Carney, et al, 302 N. Rock Road, Wichita, KS 67206
Surveyor/Engineer: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

1. Gross Acreage of Plat: 3.39
2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 3
 - Industrial:
 - Total: 3
3. Minimum Lot Area: 8,560.0 Sq. Ft.
4. Existing Zoning: "LC" with DP-49
5. Proposed Zoning: "LC" with DP-49

STAFF COMMENTS:

- NOTE: This property is subject to the provisions of the Cobblestone Alley Commercial Community Unit Plan (DP-49). This replat is a requirement of a recently approved amendment to Parcel B of the associated Community Unit Plan.
- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
 - B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - C. On the final plat tracing, the recording information, for the separate instrument which dedicated an additional 10 feet of right-of-way for adjacent Rock Road, shall be referenced on the face of the plat.
 - D. On the final plat tracing, a 35-foot building setback from Rock Road shall be indicated. The note regarding building setbacks and the Community Unit Plan shall be amended to state, "side and rear lot line building setbacks are to be in accordance with the approved associated Cobblestone Alley Community Unit Plan, DP-49".
 - E. On the final plat tracing, the recording information for the 20-foot wide drive easement on proposed Lot 1 shall be referenced. A copy of this instrument shall be submitted for the plat file.
 - F. On the final plat tracing, the recording information for the 30-foot wide sanitary sewer easement, on proposed Lots 1 and 2, shall be referenced.
 - G. On the final plat tracing, the engineer's text shall be amended to reference that the "walk easement", originally platted adjacent to the south line of this plat, is being vacated by virtue of K.S.A. 12-512(b).
 - H. On the final plat tracing, the two points of access to Rock Road, across the west line of this plat, shall be defined and the remaining frontage to this major street shall be labeled as "complete access control". Lot 3's access to Rock Road is by way of an existing driveway on Lot 2. The applicant shall establish a joint access easement on Lot 2 to benefit Lot 3. This joint access easement will need to be established by separate instrument with appropriate recording information indicated on the final plat tracing. Prior to recording the joint access easement, a draft shall be submitted to the Planning Department for review and approval. The instrument must clearly state the purpose of the easement as well as which properties benefit from the easement. Future maintenance responsibilities of the driveway within the easement should also be addressed by the text of the instrument. The platting's text, on the final plat tracing, shall be amended to reference the platting of "complete access control" to Rock Road across the west line of this plat, except for the two access points defined on the face of the plat.

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 12/18/86 SUBJECT TO THE CONDITIONS OUTLINED IN OUR LETTER DATED 12/19/86

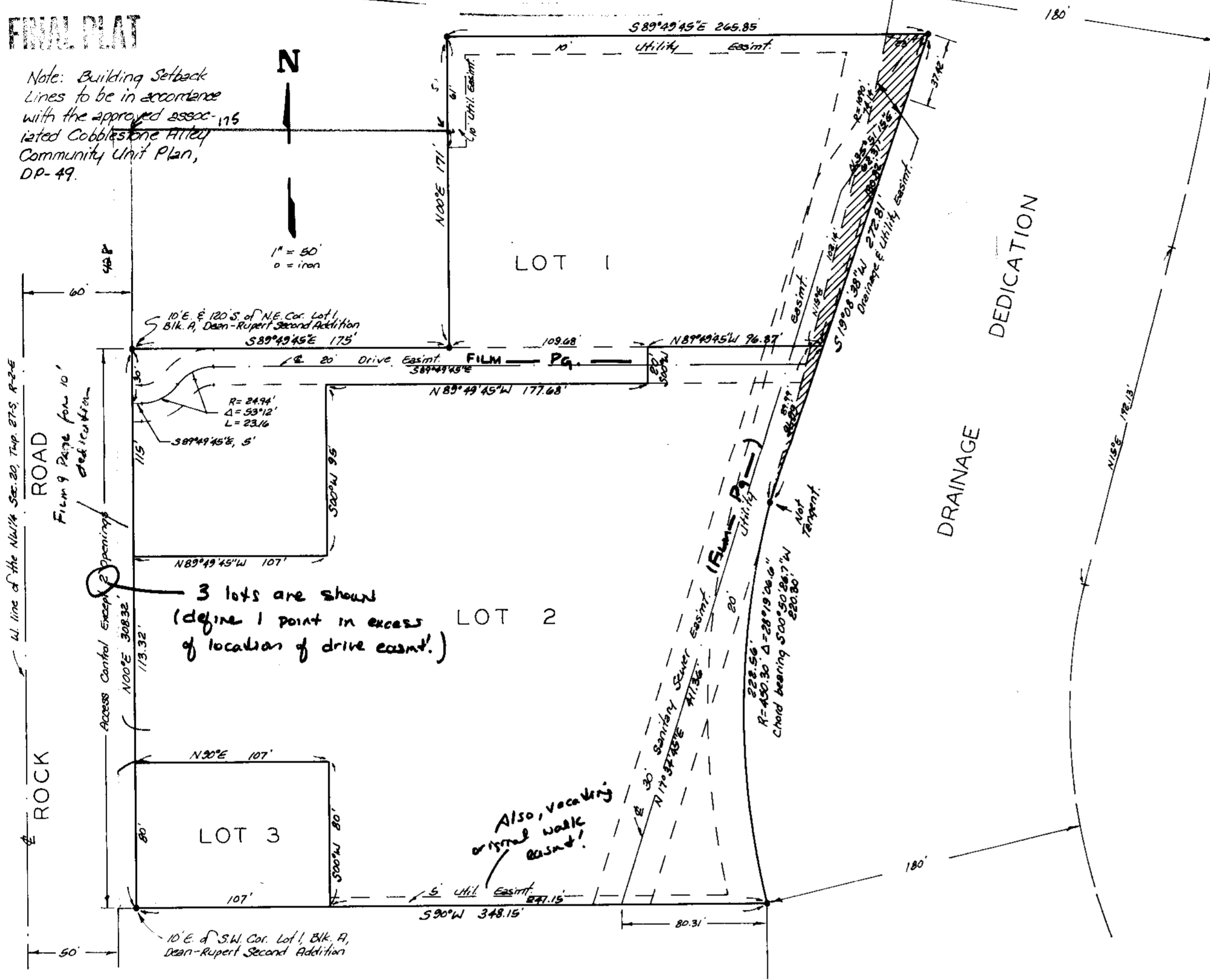
DEAN-RUPERT THIRD ADDITION

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DO NOT REMOVE

WICHITA KANSAS

FINAL PLAT

Note: Building Setback Lines to be in accordance with the approved associated Cobblestone Alley Community Unit Plan, DP-49.



State of Kansas }
Sedwick County } S.S. We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "DEAN-RUPERT THIRD 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 A, Dean-Rupert Second Addition, Wichita, Kansas, except the west 10 feet and except the north 120 feet of the west 185 feet thereof, together with that part of the drainage dedication, lying east of and adjacent to said Lot 1 and described as beginning at the N.E. Corner of said Lot 1; thence southerly along the east line of said Lot 1, (being a curve having a radius of 1000 feet and a chord bearing S 13°03'05\"/>

Baughman Company, P.A.

Date _____ Surveyor
Mark A. Savoy

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 "DEAN-RUPERT THIRD ADDITION" Wichita, Kansas. The utility easements are 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. All abutters rights of access to or from Rock Rd. over and across the west line of Lots 1, 2 and 3 are hereby granted to the City of Wichita, provided however that Lots 1, 2 and 3 shall have access to Rock Rd. at 2 points as shall be determined by the City Engineer of the City of Wichita, Kansas.

Frank L. Carney Zenda Carney

Stanley G. Andeel Gretchen Andeel

Lindy Andeel

State of Kansas }
Sedwick County } S.S. The foregoing instrument acknowledged before me, this _____ day of _____, 1987, by Frank L. Carney and Zenda Carney, his wife and by Stanley G. Andeel and Gretchen Andeel, his wife, and by Lindy Andeel, a single person.

My Appt. Exp. _____ Notary Public

State of Kansas }
McPherson County } S.S. The foregoing instrument acknowledged before me, this _____ day of _____, 1987, by _____ of Pioneer Savings and Loan Association, McPherson, on behalf of the corporation.

My Appt. Exp. _____ Notary Public

This plat of "DEAN-RUPERT THIRD ADDITION", Wichita, Kansas, has been submitted to and approved by the Wichita-Sedwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this _____ day of _____, 1986. Wichita-Sedwick County Metropolitan Area Planning Commission.

Chairman
John Terry Moore
Secretary
Michael E. Lindebak

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of the City of Wichita, Kansas, this _____ day of _____, 1987.

Mayor
Tony Casado
City Clerk
Donald C. Gisick

Entered on transfer record this _____ day of _____, 1987.

County Clerk
Don Wright

State of Kansas }
Sedwick County } S.S. This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 1987, at _____ o'clock _____ M.; and is duly recorded.

Register of Deeds
Pat Kettler
Deputy
Ed Reso

We, the undersigned, holders of mortgages on portions of the above described property do hereby consent to this plat of "DEAN-RUPERT THIRD ADDITION", Wichita, Kansas.

First Federal Savings Bank of Kansas

Capitol Federal Savings and Loan Association

Pioneer Savings and Loan Association, McPherson

State of Kansas }
Sedwick County } S.S. The foregoing instrument acknowledged before me, this _____ day of _____, 1987, by _____ of First Federal Savings and Loan Association, on behalf of the corporation.

My Appt. Exp. _____ Notary Public

State of Kansas }
Sedwick County } S.S. The foregoing instrument acknowledged before me, this _____ day of _____, 1987, by _____ of Capitol Federal Savings and Loan Association, on behalf of the corporation.

My Appt. Exp. _____ Notary Public

December 22, 1986

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

Re: Final Plat S/D 86-111 - DEAN-RUPERT THIRD ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on December 22, 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 December 18, 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 plattor.
3. Certification that all real estate taxes for the first half of 1986 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Forrest L. Nagley
Senior Planner

FLN:dik

cc: Frank L. Carney, et al, 302 N. Rock Road, Wichita, KS 67206