

**Final Plat  
SUBDIVISION REPORT**

**JBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION**

**S/D No.: 84-47      Name: RIVERMILL ADDITION**

**Preliminary Approved: 5/10/84  
Scheduled S/D Meeting: 10/25/84**

**DESCRIPTION**

**General Location:** On the south side of 21st Street North between the Little Arkansas River and Hood, if extended from the north.

**Owner:** Universal Motor Fuels Co., Inc.

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

1. Gross Acreage of Plat: 4.0 Acres
  2. Number of Lots:
    - Residential:
    - Office:
    - Commercial: 10
    - Industrial:
    - Total: 10
  3. Minimum Lot Area: 7,100 Sq. Ft.
  4. Existing Zoning: BB & AA
  5. Proposed Zoning: OC (Z-2613)
- 

**STAFF COMMENTS:**

**NOTE:** The applicant's associated Zone Case (Z-2613) requesting "AA" and "BB" to "OC" has been approved subject to replatting.

- A. The applicant shall guarantee extension of City water and sanitary sewer to serve all lots being platted.
- B. The platlor's text shall be amended on the final plat tracing to state who will own and maintain the reserves.
- C. Provision shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities. The covenant shall also provide for the installation of hard-surfaced access to each lot prior to the development of the lot.
- D. The final plat tracing shall indicate the platting of a minimum building pad elevation of 1,305 m.s.l. on the face of the plat as well as in the platlor's text.
- E. If any improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The final plat tracing shall correct the MAPC signature block to read: JAMES C. WILSON, CHAIRMAN.
- G. The final plat tracing shall correct the County Clerk's signature block to read: MICHAEL T. SAWYER, COUNTY CLERK.
- H. The language in the platlor's text regarding the access control shall be amended to include the additional phrase, ".....as shall be determined by the City Engineer."
- I. Closure computations shall be submitted with the final plat tracing.
- J. Recording of the plat within 30 days after approval by the Board of City Commissioners.

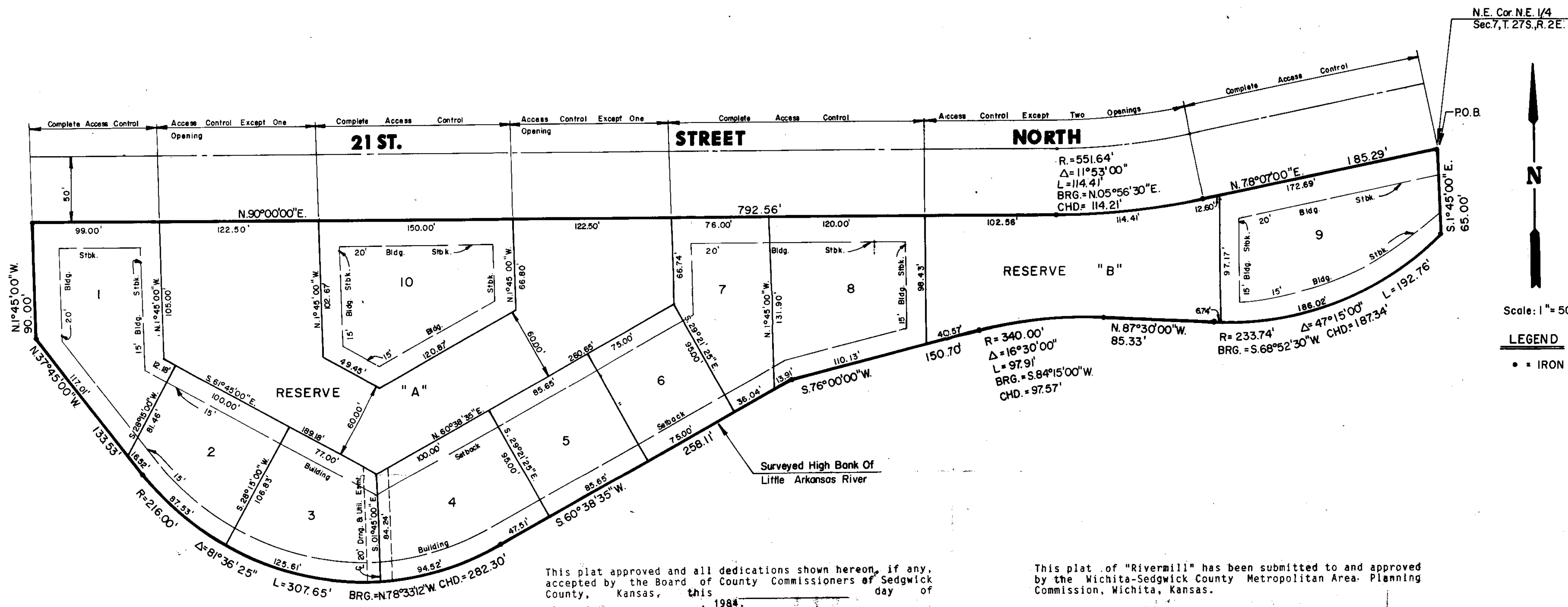
FINAL PLAT  
ENGINEERS COPY

FINAL PLAT OF

**RIVERMILL**

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION  
COMMITTEE ON \_\_\_\_\_ SUBJECT  
TO THE CONDITIONS OF APPROVAL OUTLIN-  
ED IN OUR LETTER DATED \_\_\_\_\_



I, Michael D. Harding, a Civil Engineer in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "RIVERMILL", an addition to Wichita, Sedgwick County, Kansas, into Lots, a Block, and Reserves, the same being accurately set forth in the accompanying plat and described herein:

A replat of Lot 1 and a portion of Reserve "A", "Willow Park Estates", an addition to Wichita Kansas All lying within the northeast quarter of Section 7, Township 27 South, Range 1 east of the 6th Principal Meridian, more particularly described as follows:

Beginning at the northeast corner of the said quarter section, said point also being the northeast corner of said addition; thence southerly bearing S 01° 45' 00" E, 65.00 feet to the beginning of a curve to the right; having a radius of 233.74 feet, a central angle of 47° 15' 00", a long chord bearing S 68° 52' 30" W, 187.34 feet; thence along said curve a distance of 192.76 feet; thence N 87° 30' 00" W, 85.33 feet to the beginning of a curve to the left; having a radius of 340.00 feet, a central angle of 16° 30' 00", a long chord bearing S 84° 15' 00" W, 97.67 feet; thence along said curve a distance of 97.91 feet; thence S 76° 00' 00" W, 150.70 feet; thence S 60° 38' 35" W, 258.11 feet to the beginning of a curve to the right; having a radius of 216.00 feet, a central angle of 81° 36' 25", a long chord bearing N 78° 33' 12" W, 282.30 feet; thence along said curve a distance of 307.65 feet; thence N 37° 45' 00" W, 133.53 feet; thence N 01° 45' 00" W, 90.00 feet to a point on the south line of 21st Street North, said point also being 50.00 feet south of the north line of said northeast quarter section; thence easterly along said south line bearing N 90° 00' 00" E, 792.56 feet to the beginning of a curve to the left; having a radius of 551.64 feet, a central angle of 11° 53' 00", a long chord bearing N 05° 56' 30" E, 114.21 feet; thence along said curve a distance of 114.41 feet; thence N 78° 07' 00" E, 185.29 feet; to the point of beginning containing 3.99 acres more or less.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this \_\_\_\_\_ day of \_\_\_\_\_, 1984.

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

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Civil Engineers Certificate, have caused the same to be surveyed and platted into lots, a block, and reserves, the same to be known as "RIVERMILL", an addition to Wichita, Sedgwick County, Kansas. The reserves are being platted for access, parking, construction and maintenance of public utilities, landscaping, irrigation, walls, entry signs, entrance structures, and drainage. Easements for the construction and maintenance of public utilities are hereby granted as indicated. All abutters rights of access to or from 21st Street North over and across the north line of "RIVERMILL", is hereby granted to the City of Wichita, except that Reserve "A" shall have access to 21st Street at two locations and Reserve "B" shall have access to 21st Street at two locations as indicated on the face of the plat.

Universal Motor Fuels company, Inc.

By: Gerald B. Maloney, President

STATE OF KANSAS  
COUNTY OF SEDGWICK

Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 1984, before me, a Notary Public in and for said State and County, came Gerald B. Maloney, President on behalf of Universal Motor Fuels company, Inc. 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 testimony whereof I have hereunto set my hand and affixed by notarial seal the day and year above written.

\_\_\_\_\_, Notary Public

My Appointment Expires: \_\_\_\_\_

This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 1984.

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 1984.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Robert K. Chisholm, Chairman

Robert A. Lakin, Secretary

Robert G. Knight, Mayor

Donald C. Glisick, City Clerk

STATE OF KANSAS  
COUNTY OF SEDGWICK

This is to certify that this instrument was filed for record in the Register of Deeds Office at \_\_\_\_\_ day of \_\_\_\_\_, 1984.

\_\_\_\_\_, Register of Deeds

Pat Kettler, Deputy

Jack Spratt, Chairman

Donald E. Gragg, Commissioner

Tom Scott, Commissioner

Attest: Dorothy K. White, County Clerk

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 1984.

\_\_\_\_\_, County Clerk

November 1, 1984

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

Re.: S/D 84-47 - Final Plat of Rivermill

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on November 1, 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 October 26, 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 platfor.
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: Universal Motor Fuels, Co., Inc., 2824 North Ohio, Wichita, KS 67219  
Mike Lindebak, City Engineer