

- J. As required by the Community Unit Plan for this property, the applicant has submitted a landscape plan for both the southwesterly line and the west 360 feet of the north line of this plat. The Community Unit Plan provides that the landscape plan be reviewed and approved by the Subdivision Committee. Approval of the landscape plan is recommended subject to four (4) copies of a revised plan being submitted which indicates the following:
- 1) A statement of how the plant materials will be watered and maintained; and
 - 2) The extension of the required walls to the north and east lines of the plat.
- K. 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.
- L. 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.
- M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- N. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- O. 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?

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

S/D No.: 86-110 Name: ROCKWOOD CENTER ADDITION

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

DESCRIPTION

General Location: Southwest corner of Rock Road and Central Avenue.
Owner: Rockwood Center, 333 N. Rock Road, Wichita, KS 67206
Surveyor/Engineer: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

1. Gross Acreage of Plat: 16.78
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 2
 - Industrial:
 - Total: 2
 3. Minimum Lot Area: 63,764.0 Sq. Ft.
 4. Existing Zoning: "LC" with DP-41
 5. Proposed Zoning: "LC" with DP-41
-

STAFF COMMENTS:

NOTE: This property is subject to the provisions of the Rockwood Center Commercial Community Unit Plan (DP-41).

- 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. As agreed at the Planning Commission meeting, the applicant shall close the four driveways to Rock Road (2) and Central Avenue (2) that are closest to the Rock Road/Central intersection. The applicant shall guarantee the closing of the four driveways.
- D. The approved Community Development Plan for this property requires the construction of major entrances to both Rock Road and Central Avenue. The applicant shall guarantee the construction of that part of the major entrances that are within street right-of-way. The City Engineer's representative and the Traffic Engineer should be prepared to state if the two major entrances needed to serve this property require construction of associated accel/decel lanes. These lanes, if they are needed, shall be constructed at no cost to the applicant, as was determined by the City Commission when the C.U.P. amendment was approved.
- E. The applicant shall submit a copy of the instrument which establishes the Continental Pipeline easement on this property.
- F. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- G. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement.
- H. Since this replat represents a minor replat of an existing platted area, 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.
- I. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.

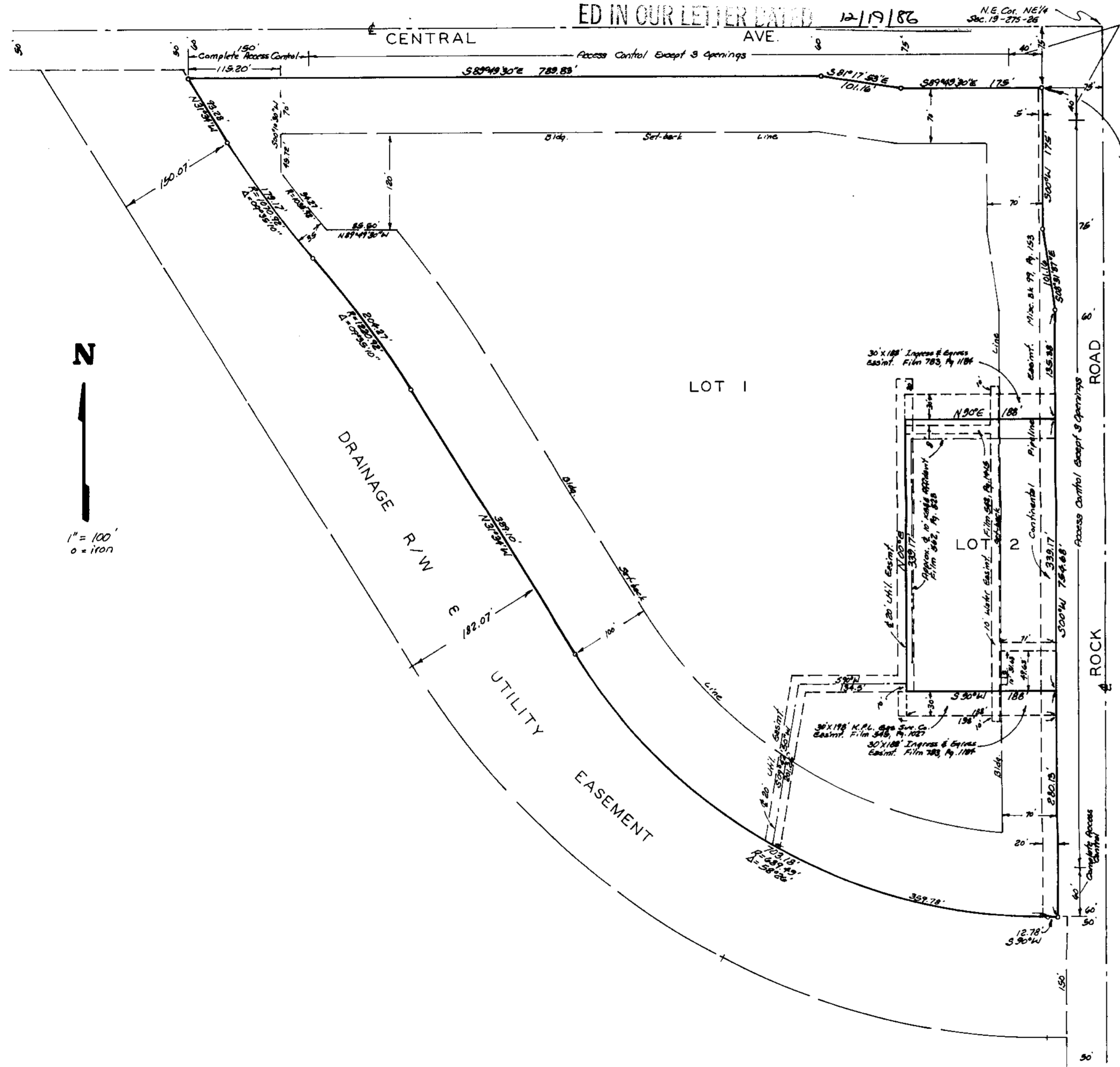
OFFICE COPY
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FINAL PLAT

ROCKWOOD CENTER ADDITION

WICHITA KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 12/18/86 SUBJECT
TO THE CHANGES OUTLINE
ED IN OUR LETTER DATED 12/19/86



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 "ROCKWOOD CENTER 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, Rockwood Tenth Addition, Wichita, Kansas, and Lot 1, Rockwood Eleventh Addition, Wichita, Sedwick County, Kansas. Utility easements, building setback lines and access controls being vacated by virtue of K.S.A. 12-512(b). All being situated in the NE 1/4 of Sec. 19, Twp. 27S, R-2-E of the 6th. P.M., Sedwick County, Kansas.

Date _____
Baughman Company, P.A.
Mark A. Savoy 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 CENTER 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 Central Ave., over and across the north line of Lot 1 and to or from Rock Rd, over and across the east line of Lots 1 and 2 are hereby granted to the City of Wichita, Kansas, provided however that Lot 1 shall have access to Central Ave. at 3 points over all except the west 150 feet and except the east 40 feet of the north line of Lot 1 and shall have access to Rock Rd. at 3 points over the east line of Lots 1 and 2 except the north 40 feet and the south 60 feet of Lot 1, all as shall be determined by the City Engineer of the City of Wichita, Kansas.

Rockwood Center, a Kansas General Partnership
W.W. Taylor General Partner
Genwood Development Company, Inc.
W.W. Taylor President

State of Kansas }
Sedwick County } S.S. The foregoing instrument was acknowledged before me this _____ day of _____ 1987, by W.W. Taylor, General Partner of Rockwood Center, a Kansas General Partnership, on behalf of the Partnership and by W.W. Taylor, President of Genwood Development Company, Inc., on behalf of the corporation.

My Appt. Exp. _____ Notary Public

This plat of "ROCKWOOD CENTER 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

John Terry Moore Chairman
Michael E. Lindeback Secretary

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

Tony Casado Mayor
Donald C. Giesick City Clerk

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

Don Wright County Clerk

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.

Pat Kettler Register of Deeds
Ed Rosa Deputy

We, the undersigned holders of a mortgage on a portion of the above described property do hereby consent to this plat of "ROCKWOOD CENTER ADDITION", Wichita, Kansas.

Lincoln National Pension Insurance Company, an Indiana Corporation.

State of _____ }
County of _____ } S.S. The foregoing instrument acknowledged before me, this _____ day of _____ 1987, by _____ of Lincoln National Pension Insurance Company, an Indiana Corporation, 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 86-110 - ROCKWOOD CENTER 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 19, 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 platator.
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: Rockwood Center, 333 N. Rock Road, Wichita, KS 67206
James Schaefer, 400 N. Woodlawn, Wichita, KS 67208