

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

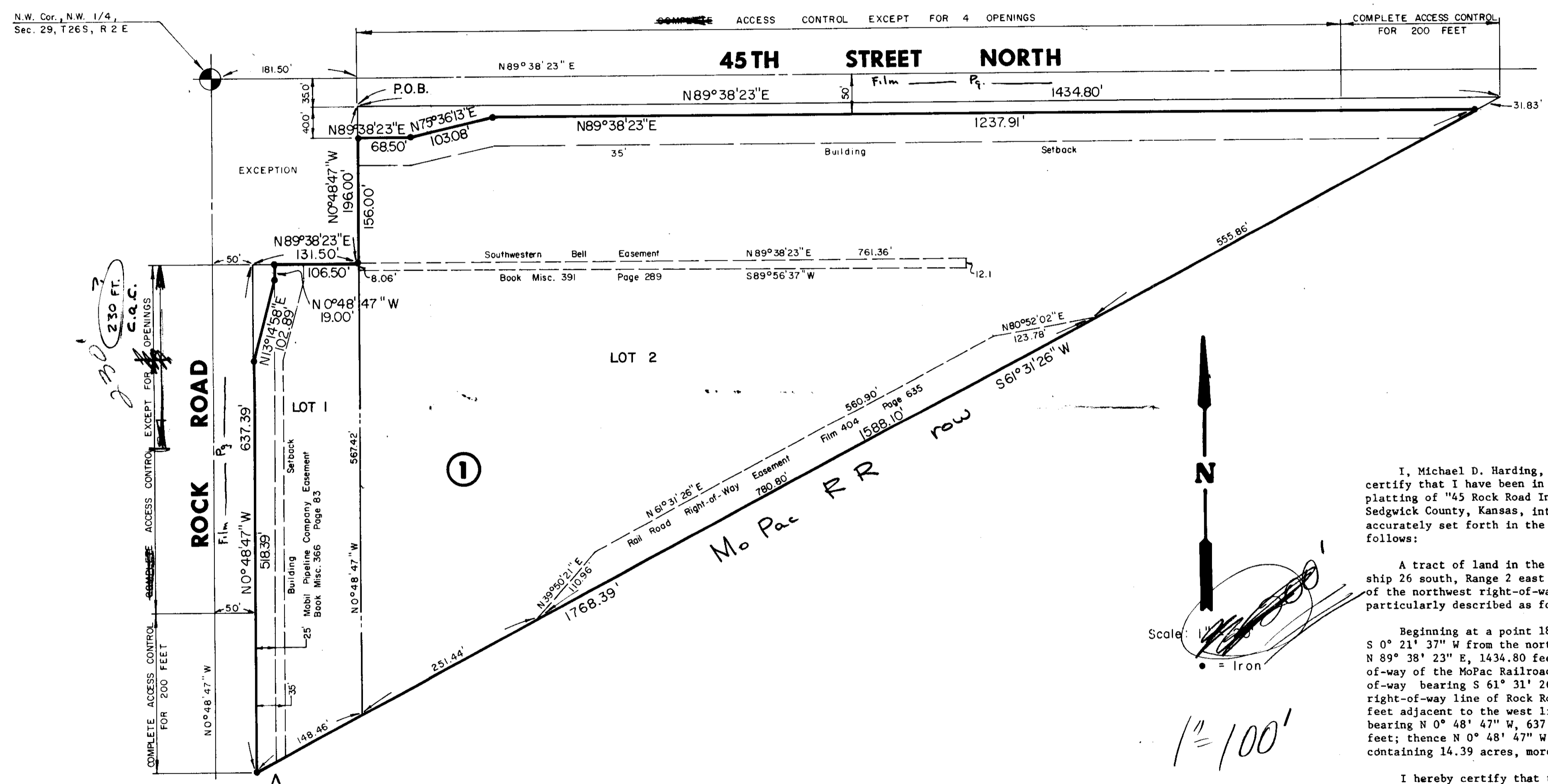
Approved by S/D Comm 3-15-84  
 Subject to letter of 3-16-84

OFFICE COPY  
 DO NOT REMOVE  
 FINAL PLAT

# FINAL PLAT OF

# 45 ROCK ROAD INDUSTRIAL PARK

## AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



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.

\_\_\_\_\_, Chairman  
 Jack Spratt  
 \_\_\_\_\_, Commissioner  
 Donald E. Gragg  
 \_\_\_\_\_, Commissioner  
 Tom Scott  
 Attest: \_\_\_\_\_, County Clerk  
 Dorothy K. White

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 1984.  
 \_\_\_\_\_, County Clerk  
 Dorothy K. White

I, Michael D. Harding, a Civil Engineer in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "45 Rock Road Industrial Park", an addition to Wichita, Sedgwick County, Kansas, into lots and a block, the same being accurately set forth in the accompanying plat and described as follows:

A tract of land in the northwest quarter of Section 29, Township 26 south, Range 2 east of the 6th P.M. lying north and west of the northwest right-of-way line of the MoPac Railroad more particularly described as follows:

Beginning at a point 181.50 feet N 89° 38' 23" E and 35.00 feet S 0° 21' 37" W from the northwest corner of said Section 29; thence N 89° 38' 23" E, 1434.80 feet to a point on the northwesterly right-of-way of the MoPac Railroad; thence southwesterly along said right-of-way bearing S 61° 31' 26" W, 1768.39 feet to a point on the east right-of-way line of Rock Road; thence northerly parallel and 50.00 feet adjacent to the west line of said northwest quarter section bearing N 0° 48' 47" W, 637.39 feet; thence N 89° 38' 23" E, 131.50 feet; thence N 0° 48' 47" W, 196.00 feet to the point of beginning; containing 14.39 acres, more or less.

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

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

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Civil Engineer's Certificate have caused the same to be surveyed and platted into lots and a block, the same to be known as "45 Rock Road Industrial Park", an addition to Wichita, Sedgwick County, Kansas. All abutters rights of access to or from 45th Street North and Rock Road across Block 1, "45 Rock Road Industrial Park", are hereby granted to the City of Wichita, Kansas. **EXCEPT** . . . . .

Ritchie Corporation  
 By: \_\_\_\_\_  
 H.T. Ritchie, President

STATE OF KANSAS  
 SS:  
 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 Ritchie Corporation by H.T. Ritchie, President, 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 my notarial seal the day and year above written.

\_\_\_\_\_, Notary Public  
 My Appointment Expires: \_\_\_\_\_

STATE OF KANSAS  
 SS:  
 COUNTY OF SEDGWICK

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

\_\_\_\_\_, Register of Deeds  
 Bette F. McCart  
 \_\_\_\_\_, Deputy  
 Pat Kettler

This plat of "45 Rock Road Industrial Park" 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

\_\_\_\_\_, Chairman  
 Robert K. Chisholm  
 \_\_\_\_\_, Secretary  
 Robert A. Lakin

This plat approved and all dedications shown hereon, if any, accepted by the City Commission of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 1984.

\_\_\_\_\_, Mayor  
 Margalee Wright  
 \_\_\_\_\_, City Clerk  
 Donald C. Gisick

*will change in April*

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 12.6
- 2. Number of Lots :  
Residential \_\_\_\_\_  
Commercial 1  
Industrial 1  
Other \_\_\_\_\_  
Total Number of Lots 2
- 3. Minimum Lot Frontage 627.39 feet
- 4. Minimum Lot Area 1.86 acres
- 5. Existing Zoning "AA", "LC" and "F"
- 6. 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 X no
- 9. Is public water available \_\_\_\_\_ Yes X No, Name \_\_\_\_\_
- 10. Is sanitary sewer available \_\_\_\_\_ Yes X 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:

- 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.