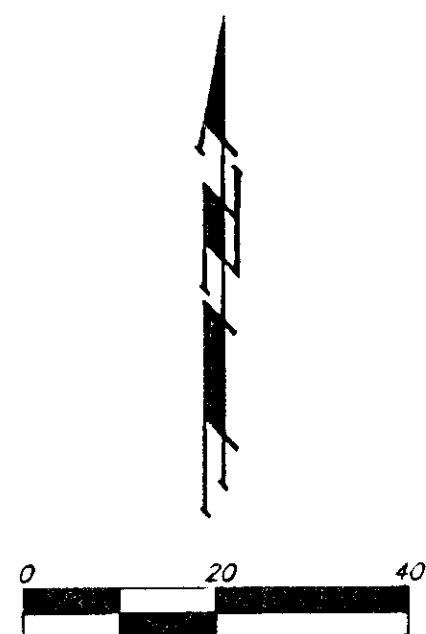
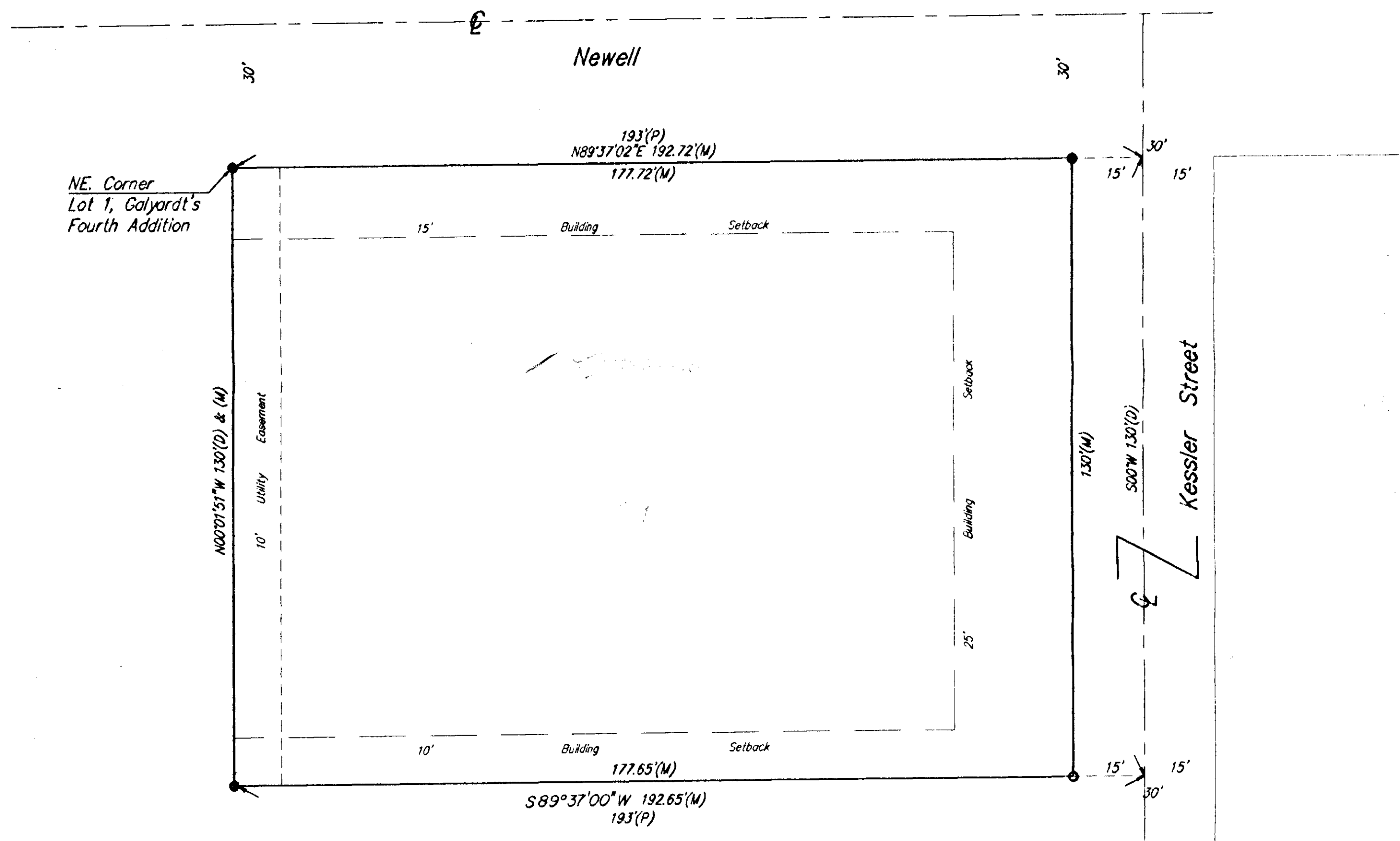


Copied from Tracing
10/11/95

BORROR ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



● = 1/2" Iron Pipe Found
○ = #4 Baughman Rebar Set

(M) = Measured
(P) = Plotted
(D) = Described

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) aforesaid County and State do hereby certify that we have surveyed
and plotted "BORROR ADDITION", Wichita, Sedgwick County, Kansas and
that the accompanying plat is a true and correct exhibit of the property
surveyed, described as and being a replat of the north 160 feet of
Lot 17, except the north 30 feet for street, Knight Acres Addition,
Sedgwick County, Kansas.

All being located in the NW1/4 of Sec. 24, Twp. 27-S, R-1-W of
the 6th P.M., Sedgwick County, Kansas.

Existing public easements and dedications being vacated by virtue
of K.S.A. 12-512(b).

Baughman Co., P.A.



Gregory F. Severns 10-4-95
Gregory F. Severns Surveyor

Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate to
be platted into a Lot & Street to be known as "BORROR ADDITION", Wichita,
Sedgwick County, Kansas. The utility easement is hereby granted as
indicated for the construction and maintenance of all public utilities.
The street is hereby dedicated to and for the use of the public

The Borrer Family Living Trust

Calvin A. Borrer
Calvin A. Borrer, Trustee

Barbara J. Borrer
Barbara J. Borrer, Trustee

State of Kansas) SS The foregoing instrument acknowledged be-
Sedgwick County) fore me, this 10th day of OCTOBER, 1995, by Calvin A.
Borrer, Trustee of the Borrer Family Living Trust

Philip J. Meyer Notary Public
PHILIP J. MEYER
NOTARY PUBLIC
STATE OF KANSAS

My App't. Exp. 5/5/97

State of Kansas) SS The foregoing instrument acknowledged be-
Sedgwick County) fore me, this 10th day of OCTOBER, 1995, by Barbara J.
Borrer, Trustee of the Borrer Family Living Trust

Philip J. Meyer Notary Public
PHILIP J. MEYER
NOTARY PUBLIC
STATE OF KANSAS

My App't. Exp. 5/5/97

Sedgwick County, Kansas has been submitted to and approved by
the Wichita-Sedgwick County Metropolitan Area Planning Comm-
ission, Wichita, Kansas.

Dated this 14th day of September, 1995.
Wichita-Sedgwick County Metropolitan Area Planning Commission

John W. McKay, Jr. Chairman

Marvin S. Krout Secretary

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this ____ day of ____, 1995.

Bob Knight Mayor

Pat Burnett City Clerk

Entered on transfer record this ____ day
of ____, 1995.

Susan E. Crockett-Spoon County Clerk

State of Kansas) SS This is to certify that this plat has been
Sedgwick County) filed for record in the office of the Register of Deeds, this ____ day
of ____, 1995, at ____ o'clock ____ M., and is duly
recorded.

Pat Kettler Register of Deeds

Ed Resa Deputy

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1588
(316) 268-4421
FAX (316) 268-4390

September 14, 1995

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

Re: S/D 95-62 BORROR ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 14, 1995, 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 7, 1995.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developments.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh

cc: Calvin Borrer, 4615 Del Sienna, Wichita, Ks 67212
Mike Lindebak, City Engineer

SEDGWICK COUNTY



September 7, 1995

METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
316) 268-4421
FAX: 316) 268-4390

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

Re: S/D 95-62 BORROR ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 7, 1995, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- ☒ A Prior to this plat being released for recording, the applicant shall provide proof that the parties signing the plat have acquired title to the property. At this time, the plat/title binder indicates another party.
- ☒ B. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- ☒ C. Based upon the proximity of an existing house to this plat's southern line, a 10-foot building setback shall be platted along this Addition's south lot line. Such building setback need not extend the full depth of the lot, but only in the area of the house on the adjacent lot, with a six (6) foot setback along the remaining portion. This setback is needed to assure appropriate separation of structures between the two sites.
- ☒ D. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- ☒ E. 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.
- ☒ F. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

S/D 95 - 62 - Borrer Addition Final Plat

September 7, 1995

Page 2

- G- Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- H- Recording of the plat within 30 days after approval by the City Council.

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also 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, September 14, 1995 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

A handwritten signature in black ink that reads "Don Losew". The signature is written in a cursive, flowing style.

Don Losew
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: Calvin Borrer, 4615 Del Sienna, Wichita, Ks 67212
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-4

September 14, 1995

STAFF REPORT
(Final Plat Approved 9/7/95)

CASE NUMBER: S/D 95-62 BORROR ADDITION

OWNER/APPLICANT: Calvin Borrer, 4615 Del Sienno, Wichita, Ks 67212

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, Ks 67211

LOCATION: South of Central and east of West Street

SITE SIZE: 25,044.50 sq. ft.

NUMBER OF LOTS

Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 25,044 sq. ft.

CURRENT ZONING: "AA"

PROPOSED ZONING:

VICINITY MAP:



STAFF COMMENTS:

- A. Prior to this plat being released for recording, the applicant shall provide proof that the parties signing the plat have acquired title to the property. At this time, the plat/title binder indicates another party.
- B. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- C. Based upon the proximity of an existing house to this plat's southern line, a 10-foot building setback shall be platted along this Addition's south lot line. Such building setback need not extend the full depth of the lot, but only in the area of the house on the adjacent lot, with a six (6) foot setback along the remaining portion. This setback is needed to assure appropriate separation of structures between the two sites.
- D. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- E. 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.
- F. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- H. Recording of the plat within 30 days after approval by the City Council.