

# ARLINGTON PLACE 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

Know all men by these presents, that we, the undersigned, have caused the land described in the surveyors certificate to be platted into Lots, Blocks, Streets and a Reserve to be known as "ARLINGTON PLACE 2ND ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The storm sewer easements are hereby granted for storm sewer purposes. The K. G. & E. easements are hereby granted for the construction and maintenance of K. G. & E. electric lines. The pedestrian access easement is hereby granted for pedestrian access purposes and no fences or other obstructions can be placed within this easement. The streets are hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for drainage purposes, drainage structures, lakes, landscaping, sidewalks, gazebos, recreation facilities and for utilities confined to easements.

Arlington Place, Inc., a Kansas Corporation  
 \_\_\_\_\_ President  
 Randy Dean

State of Kansas) SS The foregoing instrument acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_ 1991, by Randy Dean, President of Arlington Place, Inc., a Kansas Corporation, on behalf of the corporation.

\_\_\_\_\_  
 Notary Public  
 My App't. Exp. \_\_\_\_\_

We, the undersigned, holders of a mortgage on the above described property, do hereby consent to this plat of "ARLINGTON PLACE 2ND ADDITION", Wichita, Sedgwick County, Kansas.

\_\_\_\_\_  
 Vice-President  
 Chris A. Anderson

State of Kansas) SS The foregoing instrument acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_ 1991, by Chris A. Anderson, Vice-President of State Bank of Colwich, on behalf of the corporation.

\_\_\_\_\_  
 Notary Public  
 My App't. Exp. \_\_\_\_\_

This plat of "ARLINGTON PLACE 2ND ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 1991.  
 Wichita-Sedgwick County Metropolitan Area Planning Commission

\_\_\_\_\_  
 Chairman  
 George D. Sherman  
 \_\_\_\_\_ Secretary  
 Marvin S. Krout

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_ 1991.

\_\_\_\_\_  
 Mayor  
 Bob Knight  
 \_\_\_\_\_ Deputy City Clerk  
 Pat Burnett

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_ 1991.

\_\_\_\_\_  
 County Clerk  
 Don Wright

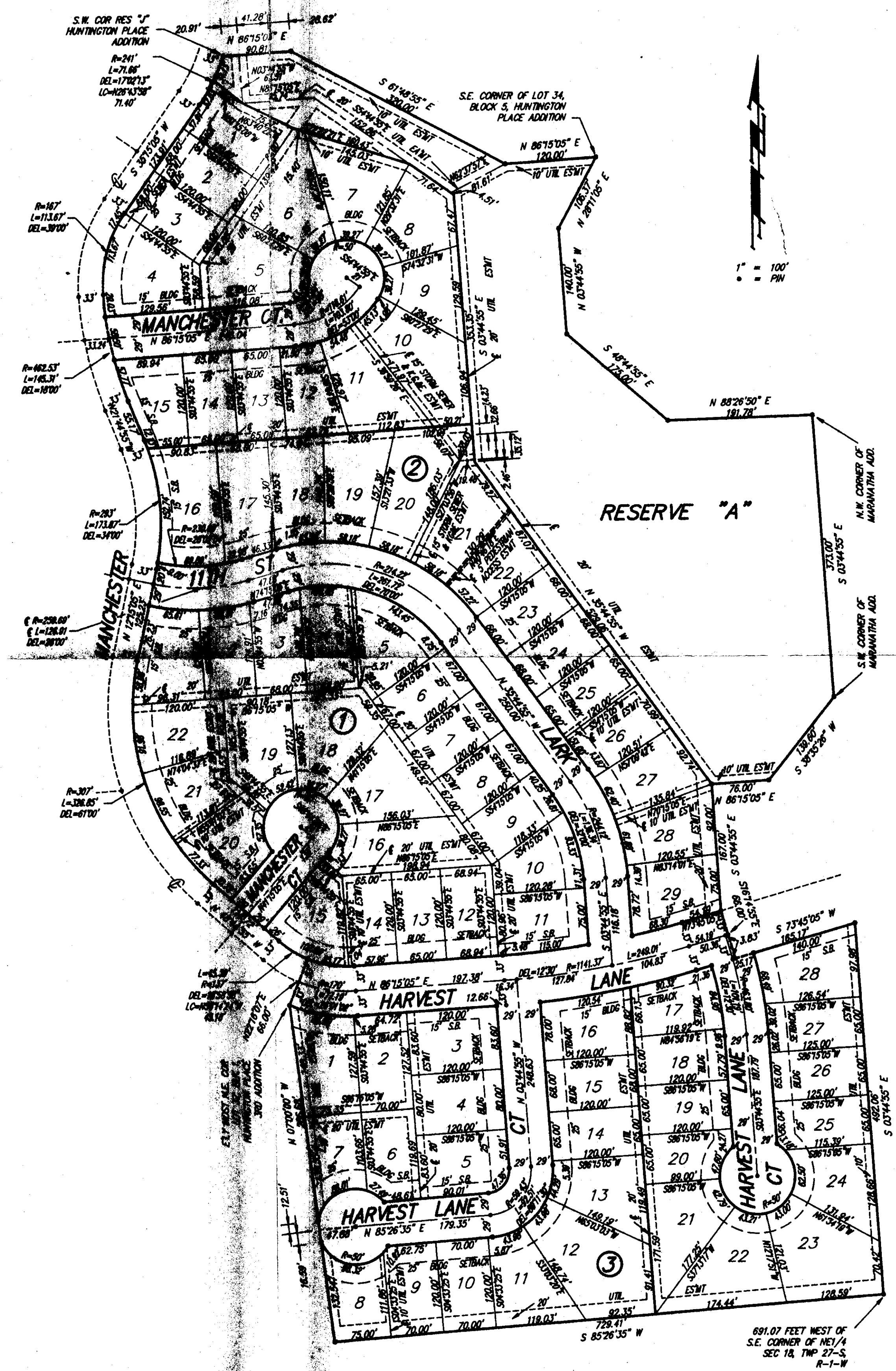
State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this \_\_\_\_\_ day of \_\_\_\_\_ 1991, at \_\_\_\_\_ o'clock \_\_\_\_\_ M.; and is duly recorded.

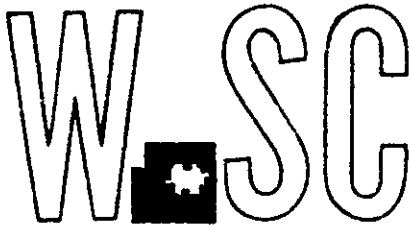
\_\_\_\_\_  
 Register of Deeds  
 Pat Kettler  
 \_\_\_\_\_ Deputy  
 Ed Resa

State of Kansas) SS We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "ARLINGTON PLACE 2ND ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: That part of the NE1/4 of Sec. 18, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas, described as beginning at the S.E. Corner of Lot 34, Block 5, Huntington Place Addition, an Addition to Wichita, Sedgwick County, Kansas; thence S 28°11'05" W, 106.37 feet, along the extension of the southeasterly line of said Lot 34; thence S 03°44'55" E, 140 feet; thence S 48°44'55" E, 175 feet to a point on the extended north line of Maranatha Addition, an Addition to Wichita, Sedgwick County, Kansas; thence N 88°26'50" E, 191.77 feet, along said extended line to the N.W. Corner of said Maranatha Addition; thence S 03°44'55" E, 373.00 feet, along the west line to the S.W. Corner of said Maranatha Addition and being the northerly most N.W. Corner of Arlington Place Addition to Wichita, Sedgwick County, Kansas; thence S 38°35'26" W, 139.60 feet, along the northwestern line of said Arlington Place; thence S 86°15'05" W, 76.00 feet, along the north line of said Arlington Place to the westerly most N.W. Corner of said Arlington Place; thence S 03°44'55" E, 167.00 feet, along the west line of said Arlington Place; thence S 16°14'55" E, 66.00 feet, along the west line of said Arlington Place; thence N 73°45'05" E, 165.17 feet, along the south line of Harvest Lane in said Arlington Place; thence S 03°44'55" E, 492.06 feet, along the west line to the S.W. Corner of said Arlington Place and being a point on the south line of said NE1/4; thence S 85°26'35" W, 729.41 feet, along the south line of said NE1/4; thence N 07°00'00" W, 300 feet to the S.E. Corner of Huntington Place Third Addition, an Addition to Wichita, Sedgwick County, Kansas; thence N 07°00'00" W, 148.33 feet, along the east line of said Huntington Place Third Addition, said point being on the westerly line of Manchester, as platted; thence N 22°16'07" E, 66.00 feet to a point on the easterly line of said Manchester, said point lying on a curve to the right; thence along said curve and said easterly line, 45.39 feet, said curve having a Central Angle of 18°58'58", a radius of 137.00 feet and a long chord of 45.18 feet, bearing N 58°14'24" W; thence N 48°44'55" W, 114.72 feet to a point on a curve to the right; thence along said curve, 326.85 feet, said curve, having a Central Angle of 61°00'00", a radius of 307.00 feet and a long chord of 311.63 feet, bearing N 18°14'55" W; thence N 12°15'05" E, 125.23 feet to a point on a curve to the left; thence along said curve 173.87 feet, said curve having a Central Angle of 34°00'00", a radius of 293.00 feet and a long chord of 171.33 feet, bearing N 04°44'55" W; thence N 21°44'55" W, 55.17 feet to a point on a curve to the right; thence along said curve, 145.31 feet, said curve having a Central Angle of 18°00'00", a radius of 462.53 feet and a long chord of 144.71 feet, bearing N 12°44'55" W to a point on a curve to the right; thence along said curve, 113.67 feet, said curve having a Central Angle of 39°00'00", a radius of 167.00 feet and a long chord of 111.49 feet, bearing N 15°45'05" E; thence N 35°15'05" E, 173.91 feet to a point on a curve to the left; thence along said curve, 71.66 feet to the S.W. Corner of Reserve "J", of said Huntington Place Addition, said curve having a Central Angle of 17°02'13", a radius of 241.00 feet and a long chord of 71.40 feet, bearing N 26°43'58" E; thence N 86°15'05" E, 90.81 feet, along the south line of said Reserve "J" and Lot 41, Block 5, in said Huntington Place Addition; thence S 61°48'55" E, 320 feet, along the southwesterly line of Lots 35 through 41, inclusive, Block 5, in said Huntington Place Addition; thence N 86°15'05" E, 120 feet, along the south line of Lots 34 and 35, Block 5, in said Huntington Place Addition to the point of beginning.

Existing easements and dedications (or portions thereof), lying within the above described boundary, being vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.  
 \_\_\_\_\_ Surveyor  
 Mark A. Savoy  
 Date \_\_\_\_\_





METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4561

October 11, 1991

Bill G. Yung Design  
4912 E. 29th St. N., Suite 1  
Wichita, KS 67220

Re: S/D 91-36 Arlington Place 2nd Addition

Dear Bill:

At the regular meeting of the Metropolitan Area Planning Commission on October 10, 1991, 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 7, 1991.

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 developers.

Please call if you have any questions.

Sincerely,

Don Losew  
Senior Planner

cc: Arlington Place, Inc., 1147 Coach House Ct., Wichita, KS  
67235

Baughman Company, 315 Ellis, Wichita, KS 67211  
Mike Lindebak, City Engineer

**FILE COPY**

- K. Since the reserve is being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserve shall grant, to the City, the authority to maintain the drainage reserve in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- L. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- M. As indicated by the drainage concept for this site an off-site drainage easement is required. The applicant shall obtain this easement by separate instrument. Prior to or at the time of submitting the final plat tracing, the applicant shall submit this easement to City Engineering for approval and subsequently to Planning for recording.
- N. On the final plat tracing all drainage easements within Block 2 shall be platted at 20-foot wide and shall be located as indicated in the drainage plan.
- O. As requested by K.G. & E., 10-foot utility easements shall be indicated along the common lot lines of Lots 5 and 6, Block 2 and Lots 8 and 9, Block 1.
- P. The title binder for this site indicates numerous easements created by separate instrument. The applicant shall submit a copy of the plat showing the location of these easements and copies of the instruments. This is needed to verify if these easements are being recreated by this plat or if being vacated, that the vacation is acceptable.
- Q. 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.
- R. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- S. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- T. Recording of the plat within 30 days after approval by the City Council.

October 10, 1991

**STAFF REPORT**  
(Final Plat Approved 10/3/91,  
Preliminary Plat Approved 8/8/91)

**CASE NUMBER:** S/D 91-36 - ARLINGTON PLACE 2ND ADDITION

**OWNER/APPLICANT:** Arlington Place, Inc., 1147 Coach House Ct.,  
Wichita, KS 67235

**SURVEYOR/ENGINEER:** Bill G. Yung Design, 4912 E. 29th St. N.,  
Suite 1, Wichita, KS 67220/Baughman Company,  
315 Ellis, Wichita, KS 67211

**LOCATION:** In an area west of Maize Rd., south of 13th  
St. North

**SITE SIZE:** 27.3 Acres

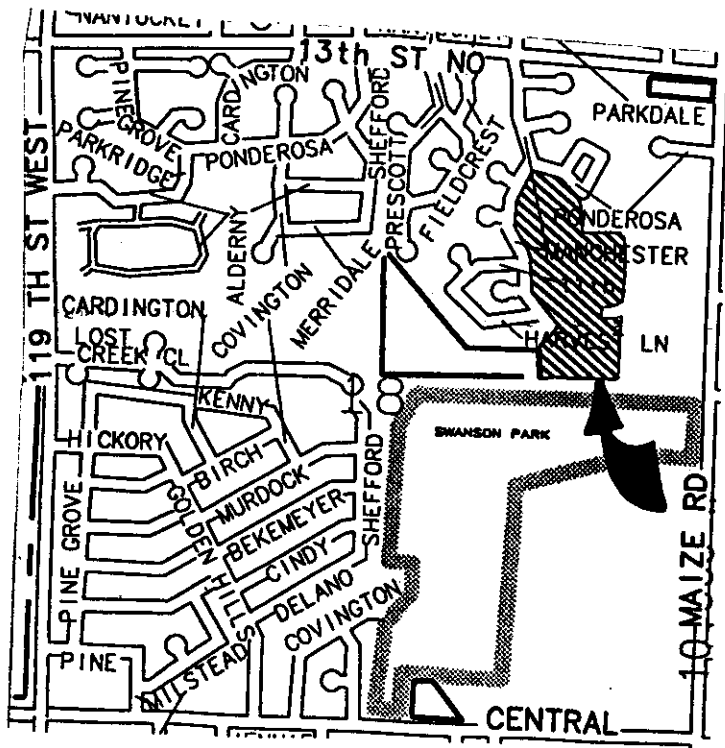
**NUMBER OF LOTS**

Residential:	79
Office:	
Commercial:	
Industrial:	
Total:	79

**MINIMUM LOT AREA:** 7,800 sq. ft.

**CURRENT ZONING:** "AA" One Family Dwelling (DP-152)

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant is reminded that the platting of this site (recording of the plat) was to be completed by September 18, 1991. An extension will be required if a final tracing is not submitted shortly.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee construction of the storm sewers required by this plat.
- F. The applicant shall guarantee the paving of the proposed interior streets.
- G. Upon the recording of this plat, Manchester/Harvest Lane shall become a designated residential collector street.
- H. As required by the sidewalk ordinance, sidewalks need to be guaranteed along both sides of a collector street. However, based on past requirements for plats on either side of this site, it is recommended that the applicant submit an alternate sidewalk plan indicating sidewalk along the west and south sides of Manchester and Harvest Lane, with the sidewalk that would normally be on the opposite sides of these streets used in some other manner through the development, such as in Reserve A.
- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- J. Provisions shall be made for ownership and maintenance of the proposed reserve. 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 reserve will be deeded to the association and who is to own and maintain the reserve prior to the association taking over those responsibilities.