Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 86-25 Name: NORTHBOROUGH 2ND ADDITION

Preliminary Approved: 3/27/86
Scheduled S/D Meeting: 4/24/86

DESCRIPTION

General Location: Southeast corner of Stratford and 21st Street.
Owner: Theodore I. Leben, et al
Surveyor/Engineer: Professional Engineering Consultants, P.A., Attn: Gary Wiley

1. Gross Acreage of Plat: 12.8 Acres ±
2. Number of Lots:
   - Residential: 2
   - Office:
   - Commercial:
   - Industrial:
   - Total: 2
3. Minimum Lot Area: 5.1 Acres +
4. Existing Zoning: "R-5" with DP-67
5. Proposed Zoning: "R-5" & "B" (Z-2740) with DP-67

STAFF COMMENTS:

NOTE: The property is subject to the provisions of the Northborough Community Unit Plan (DP-67). The applicant's associated zone case (Z-2740), requesting "R-5" to "B" for Lot 1, has been approved subject to replatting. Lot 2 is zoned "R-5".

A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.

B. The applicant shall guarantee the extension of City water to serve the lots being platted.

C. The applicant shall guarantee the paving of Stratford Lane, including the construction of sidewalks on both sides of the street. (Multi-family zoning.) Ordinance No. 36-327, Section (4) and Article 8-103(B)(1)(c), Subdivision Regulations.

D. The applicant shall guarantee the storm drain and storm sewer improvements required by the platting of this property.

E. The applicant shall either abandon or amend the existing petitions on file for this property. If projects are to be abandoned as a result of this replat, the applicant shall pay off the charges against the abandoned projects.

F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

G. The applicant has advised that another amendment will be filed to the Community Unit Plan for the property being platted as Lot 2. This second amendment will propose Stratford Lane as a straight north-south street, and not curved as indicated on this plat.

H. The applicant shall reimburse the City for the special assessments not levied against proposed Lot 1 because of the existence of the "complete access control" which this plat proposes to vacate.

I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).

J. Recording of the plat within 30 days after approval by the Board of City Commissioners.

K. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

L. The representative from the City Engineer's office should be prepared to comment on the documentation provided by the applicant on the existing capacity in the sewer laterals and mains proposed to sewer this property.

May 5, 1986

Professional Engineering Consultants, P.A.
1440 East English
Wichita, KS 67211

Re: S/D 86-25 - Final Plat of Northborough 2nd Addition.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 1, 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 April 25, 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 plattor.

3. Certification that all real estate taxes for 1985 and all prior years have been paid.

Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: Theodore I. Leben, et al, 105 S. Broadway, Suite 640, Wichita, KS 67202
Manor Care of Kansas, Inc., Attn: Bud Brown, 1940 Old Tustin Avenue, Santa Ana, California
Mike Lindebak, City Engineer

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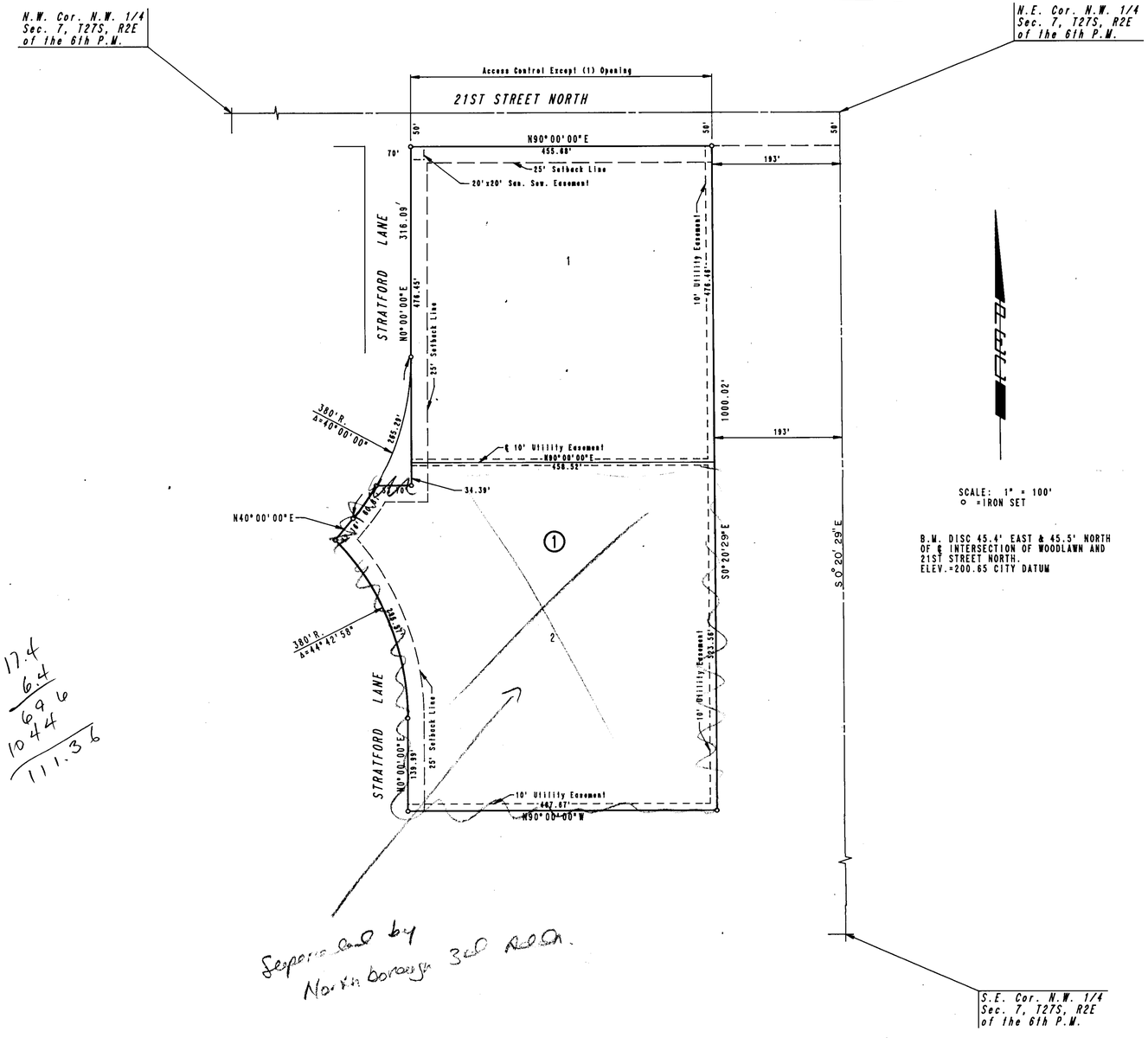
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NORTHBOROUGH 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 4-24-86 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 4-25-86

FINAL PLAT



SCALE: 1" = 100'
o =IRON SET

B.M. DISC 45.4' EAST & 45.5' NORTH OF ℄ INTERSECTION OF WOODLAWN AND 21ST STREET NORTH.
ELEV.=200.65 CITY DATUM

S.E. Cor. N.W. 1/4 Sec. 7, T27S, R2E of the 6th P.M.

17.4
6.4
6.96
10.44
111.36

Separated by Northborough 3rd Add.

STATE OF KANSAS)
)SS
COUNTY OF SEDGWICK)

I, R. W. LINN, A PROFESSIONAL ENGINEER IN AFORESAID STATE AND COUNTY DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____ 1986, I HAVE CAUSED TO BE SURVEYED AND PLATTED NORTHBOROUGH 2ND ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, A BLOCK, AND A STREET THE SAME BEING A REPLAT OF LOTS 1, 2, AND 3 IN BLOCK 4 AND A PORTION OF THE DRAINAGE DEDICATION ADJOINING LOT 1 ON THE EAST, ALL IN NORTHBOROUGH AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, MORE PARTICULARLY KNOWN AS A TRACT OF LAND IN THE N.W. 1/4 OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 2 EAST OF THE 6TH P.M. DESCRIBED AS FOLLOWS: BEGINNING AT THE N.W. CORNER OF LOT 1, BLOCK 4, NORTHBOROUGH, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, THENCE BEARING N90°00'00"E ALONG THE NORTH LINE OF SAID LOT 1 EXTENDED, A DISTANCE OF 455.68 FEET; THENCE BEARING S0°20'29"E PARALLEL TO THE EAST LINE OF SAID N.W. 1/4 AND ALONG THE EAST LINE OF LOT 2 AND 3 IN SAID BLOCK 4, A DISTANCE OF 1000.02 FEET; THENCE BEARING N90°00'00"W A DISTANCE OF 467.67 FEET TO THE S.W. CORNER OF SAID LOT 3; THENCE BEARING N0°00'00"E ALONG THE WEST LINE OF LOT 3, A DISTANCE OF 139.99 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 380.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44°42'58" AN ARC DISTANCE OF 296.57 FEET; THENCE BEARING N40°00'00"E A DISTANCE OF 42.16 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 380.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 40°00'00" AN ARC DISTANCE OF 265.29 FEET; THENCE BEARING N0°00'00"E A DISTANCE OF 316.09 FEET TO THE POINT OF BEGINNING.

_____
R. W. LINN NO. 3884

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND, AS ABOVE SET FORTH IN THE ENGINEER'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, A BLOCK, AND A STREET THE SAME TO BE KNOWN AS NORTHBOROUGH 2ND ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS. EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED. ALL ABUTTERS' RIGHTS OF ACCESS TO AND FROM 21ST STREET NORTH, OVER AND ACROSS THE NORTH LINE OF LOT 1 ARE HEREBY GRANTED TO THE CITY OF WICHITA, PROVIDED HOWEVER THAT LOT 1 SHALL HAVE ACCESS TO 21ST STREET NORTH AT (1) ONE LOCATION, SAID LOCATION TO BE DETERMINED BY THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS.

ALL PORTIONS OF NORTHBOROUGH AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, WITHIN THE ABOVE DESCRIBED TRACT OF LAND ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF KSA 12-512(B) AMENDED.

CO-EXECUTORS OF THE ESTATE OF THEODORE GORE

_____ _____
ANDREW E. GORE ROSALYN W. GORE

T. J. LAND & CATTLE COMPANY

_____, PRESIDENT
TEENA JEAN SLATKIN

OWNERS:

_____ _____
ROBERT W. BEREN JOAN S. BEREN

MANOR CARE OF KANSAS, INC.

BY: _____

STATE OF KANSAS)
)SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1986, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME ANDREW E. GORE AND ROSALYN W. GORE, CO-EXECUTORS OF THE ESTATE OF THEODORE GORE TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGE THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE VOLUNTARY ACT AND DEED OF SAID ESTATE, 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: _____

STATE OF COLORADO)
)SS
COUNTY OF DENVER)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1986, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME TEENA JEAN SLATKIN, PRESIDENT OF T.J. LAND AND CATTLE COMPANY, TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGE THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE VOLUNTARY ACT AND DEED OF SAID COMPANY, 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: _____

STATE OF KANSAS)
)SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED THAT ON THIS _____DAY OF _____, 1986, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME ROBERT W. BEREN AND JOAN S. BEREN, TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGE THE EXECUTION OF SAME AS THEIR VOLUNTARY ACT AND DEED. 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)
)SS
COUNTY OF)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1986, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME _____ OF MANOR CARE OF KANSAS, INC., TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGE THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE VOLUNTARY ACT AND DEED OF SAID MANOR CARE OF KANSAS, INC., 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 HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS DATED THIS _____ DAY OF _____, 1986

_____, CHAIRMAN
WILLIAM J. GOEBEL

_____, SECRETARY
MICHAEL E. LINDEBAK

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COMMISSION OF THE CITY OF WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1986

_____, MAYOR
TONY CASADO

_____, CITY CLERK
DONALD C. GISICK

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1986.

_____, COUNTY CLERK
DON WRIGHT

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____.M. ON THIS _____ DAY OF _____, 1986.

_____, REGISTER OF DEEDS
PAT KETTLER

_____, DEPUTY
ED RESA