

Date: 01-28-1987
Time: 10:40:36

=====
Interactive Coordinate Geometry
P.E.C. Version 4.01
=====

Directory: northb.proj
Project Number: 36-87000

=====
* CLOSURE NORTHBOROUGH 4TH. ADD. 1-28-87
=====

abr 4 0

128 36 126 127

From Pt. = 36 to Pt. = 126	Distance =	320.000 Ft.
From Pt. = 36 to Pt. = 126	Bearing = 0 - 4 -	0.0000 Quad. = 1
From Pt. = 126 to Pt. = 127	Distance =	237.500 Ft.
From Pt. = 126 to Pt. = 127	Bearing = 89 - 52 -	0.0000 Quad. = 1
From Pt. = 127 to Pt. = 128	Distance =	320.000 Ft.
From Pt. = 127 to Pt. = 128	Bearing = 0 - 4 -	0.0000 Quad. = 3
From Pt. = 128 to Pt. = 36	Distance =	237.500 Ft.
From Pt. = 128 to Pt. = 36	Bearing = 89 - 52 -	0.0000 Quad. = 3

Total Area = 75999.537 Sq.Ft.

1.745 Acres

eoj01-28-1987 10:42:44

Final Plat
SUBDIVISION REPORT

S/D No.: 87-3 Name: NORTHBOROUGH 4TH ADDITION

Preliminary Approved: _____
Scheduled S/D Meeting: 1/29/87

DESCRIPTION

General Location: Northeast corner of Woodlawn and Rockhill.
Owner: Brittany Development Company (Richard Boushka),
500 Fourth Financial Center, Wichita, KS 67202
Surveyor/Engineer: Professional Engineering Consultants, P.A., 1440 E. English,
Wichita, KS 67211

1. Gross Acreage of Plat: 1.75
2. Number of Lots:
Residential:
Office:
Commercial: 1
Industrial:
Total: 1
3. Minimum Lot Area: 76,000 Sq. Ft.
4. Existing Zoning: "BB"
5. Proposed Zoning: "LC" (Z-2828) and (DP-67)

STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2828) requesting "BB" (office) to "LC" (light commercial) zoning has been approved subject to replatting. This property is subject to the provisions of the Northborough Community Unit Plan (DP-67).

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lot being platted.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall submit a sidewalk certificate stating that a sidewalk will be constructed on Rockhill at the time of site development. (Commercial Zoning)
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The final plat shall indicate the recording information for the Continental Pipeline easements 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 is advised that the portion of Lot 3, Block 1, Northborough Addition, which is not included within the perimeter of this plat, is not by itself an approved building site. This property needs to be replatted in order to obtain additional building permits.
- H. The applicant shall obtain, by separate instrument, the off-site utility easement needed for extension of sanitary sewer to serve this lot.
- I. On the final plat tracing, the portion of the 50-foot wide joint access easement that encumbers this lot shall be indicated on the face of the plat. Appropriate recording information shall be referenced. The applicant shall submit a copy of the recorded instrument for the plat file.
- J. Since the legal description for this plat references a tie point to the southwest corner of Lot 3, Block 1, Northborough Addition, the final plat tracing shall label this lot corner on the face of this plat.
- K. On the final plat tracing, the City Commission signature block shall be corrected to reference Dale E. Rea as Deputy City Clerk.

- L. Proof shall be submitted as to which partners comprising the partnership must execute documents on behalf of the partnership (e.g., copy of partnership agreement or certification from a title company).
 - M. 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.
 - N. 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.
 - O. Perimeter closure computations shall be submitted with the final plat tracing.
 - P. Recording of the plat within 30 days after approval by the Board of City Commissioners.
 - Q. 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 improvements required to be guaranteed with this plat?
- NOTE: This plat has been submitted in final form only.

1. Phillip E. Hesse. Vacation of platted drainage & utility easement. No water problem.
2. Gene Mills. Vacation of platted minimum building pad elevation. No water problem. It streets and parking grades are not lowered.
3. Abdul F. and Lois M. Bond. Vacation of utility easement. No water problem.
4. I-C Investments. Vacation of platted access control. No water problem unless fire hydrant relocation is necessary. Developer to pay any F.H. relocation costs.
5. Orno Second Addition. Preliminary plat. Area now served along Central. No water problem.
6. Mediterranean Plaza Commercial Addition. Preliminary Plat. Item C, mains to be extended. Existing 8" main to be relocated, cost to be paid by Developer. Main to be extended along Penstemon to be tied to main in 2nd St. North.
7. Woodland Estates 3rd Addition. Final Plat. Main extension guaranteed by petition for Woodland Estates 2nd Addition.
8. Willowbend Eighth Addition. Final plat. Item B, existing main to be abandoned and new main constructed. Plans to be approved before construction.
9. Schraft 4th Addition. Final plat. Item B, mains to be extended to serve Lots 1-5, all other lots are served.
10. Northborough 4th Addition. Final Plat. Plat now served. No water problem.
11. Mt. Pleasant Acres. Final plat. No city water available. No water problem (County)
12. Portdale Addition. Preliminary Plat. Area now served. No water problem. Services to be relocated at Developer's expense.
13. Powell 11th Addition. Final plat. Area now served. No water problem.
14. Dogan Industrial Third Addition. Preliminary Plat. Nearest City water at Pawnee and Lort or Hoover and 31st St. No water problem. Item D, wells.
15. Amorodo Estates Third Addition. Final Plat. Item B, mains to be extended. No water problem.
16. Dept. of Transportation Second Addition. Final Plat. Site is isolated. No city water available to site at this time. Nearest city water at Hydraulic and McFarland. No water problem. Item D, wells.
17. Wayne Tjaden. Dedicate Street E/W. Existing water main on East side of Madison. No water problem.
18. Lakepoint Company. Grant utility easement. No water problem. Purpose of 20' easement?
19. Larry and Valerie Spikes. Grant utility easement. No water problem.
20. Filing Fees.

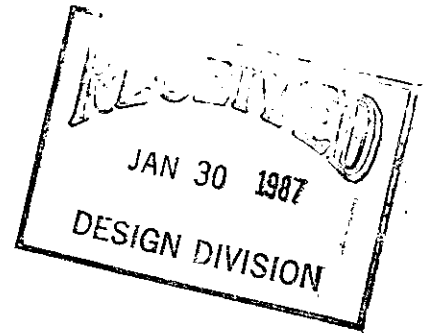
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

January 29, 1987



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

Re: Final Plat S/D 87-3 - NORTHBOROUGH 4TH ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 29, 1987, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lot being platted.
- B. The applicant shall submit a sidewalk certificate stating that a sidewalk will be constructed on Rockhill at the time of site development. (Commercial Zoning) The Planning Commission recommends that the City Commission waive this requirement when they consider this plat.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The final plat shall indicate the recording information for the Continental Pipeline easements on this property.
- E. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- F. The applicant is advised that the portion of Lot 3, Block 1, Northborough Addition, which is not included within the perimeter of this plat, is not by itself an approved building site. Either a lot split or replat needs to be submitted for this property in order to obtain additional building permits.
- G. The applicant shall obtain, by separate instrument, the off-site utility easement needed for extension of sanitary sewer to serve this lot.
- H. On the final plat tracing, the portion of the 50-foot wide joint access easement that encumbers this lot shall be indicated on the face of the plat. Appropriate recording information shall be referenced. The applicant shall submit a copy of the recorded instrument for the plat file.

WICHITA - SEDGWICK COUNTY

Final Plat S/D 87-3 - NORTHBOROUGH 4TH ADDITION
Page 2

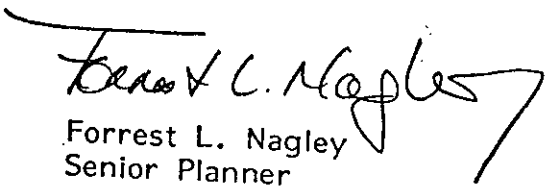
- I. Since the legal description for this plat references a tie point to the southwest corner of Lot 3, Block 1, Northborough Addition, the final plat tracing shall label this lot corner on the face of this plat.
- J. On the final plat tracing, the City Commission signature block shall be corrected to reference Dale E. Rea as Deputy City Clerk.
- K. As required by the drainage plan for this property, the applicant shall obtain a drainage agreement from the property owner to the north to accept storm water sewer from this lot.
- L. Proof shall be submitted as to which partners comprising the partnership must execute documents on behalf of the partnership (e.g., copy of partnership agreement or certification from a title company).
- M. 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.
- N. 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- P. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are 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, February 5, 1987 at 1:30 p.m. If you have any questions concerning this matter, please call.

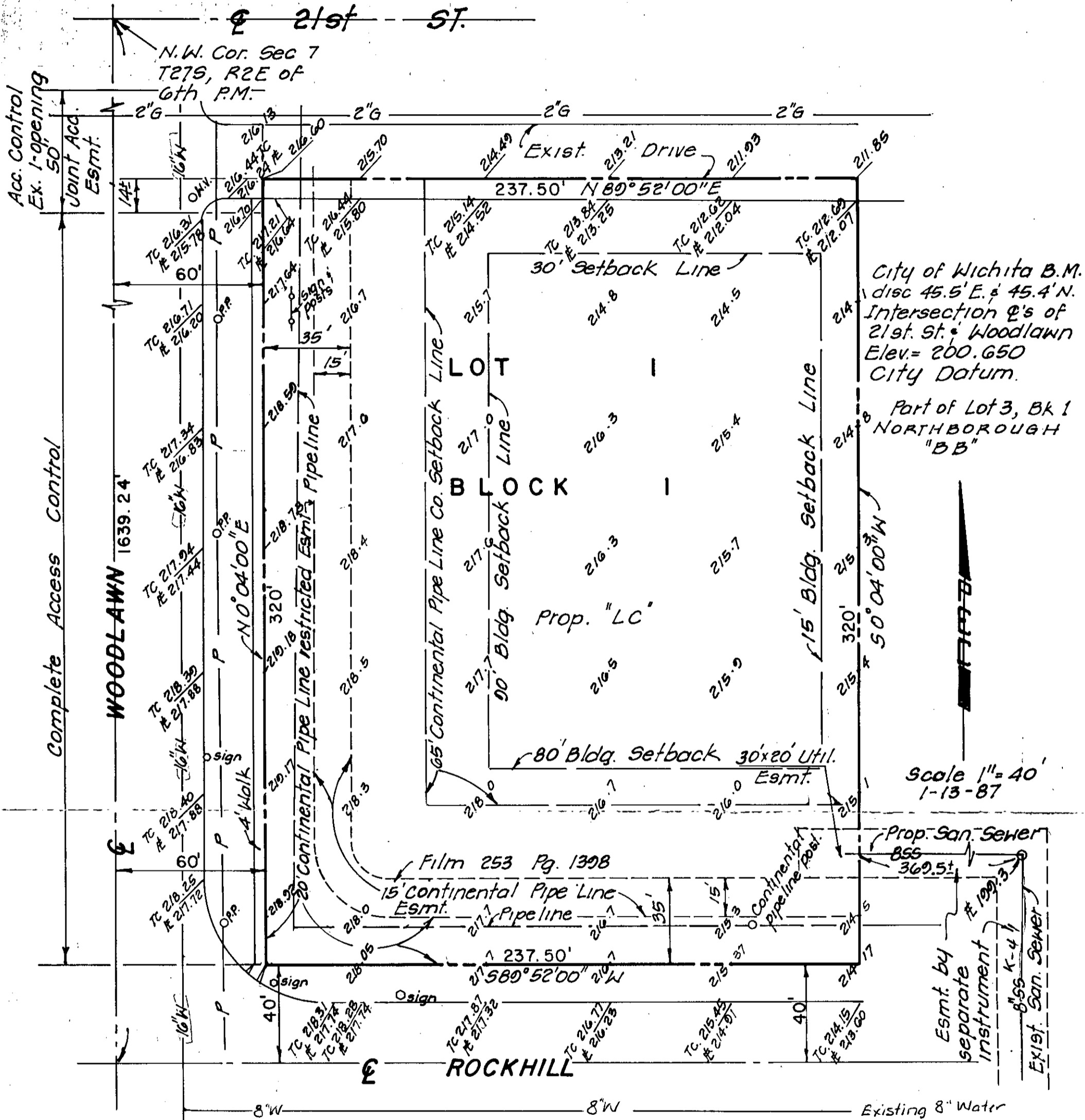
Sincerely,


Forrest L. Nagley
Senior Planner

FLN:dlk

Enclosure

cc: Brittany Development Company (Richard Boushka),
500 Fourth Financial Center, Wichita, KS 67202
Mike Lindebak, City Engineer



**SKETCH PLAT OF
NORTHBOROUGH 4th ADDITION**
Wichita, Sedgwick County, Kansas.

OWNER: BRITTANY DEVELOPMENTS COMPANY
C/O Richard Boushka
500 Fourth Financial Center
Wichita, Ks. 67202

ENGINEER: P.E.C. p.a.
1440 English
Wichita, Ks. 67211