

Final Plat SOUTHBOROUGH ESTATES 2ND SUBDIVISION

an Addition to Wichita, Sedgwick County, Kansas

A Replat of Part of Southborough Estates an Addition to Sedgwick County, Kansas

In the Northeast Quarter of Section 24, Township 28 South, Range 1 West

This plat of "SOUTHBOROUGH ESTATES 2ND SUBDIVISION", 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 _____, 2016.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Carol Chapman Neugent, Chairman

ATTEST:

Dale Miller, Secretary

This plat approved and all dedications shown hereon, accepted by the City Council of the City of Wichita, Kansas, this ____ day of _____, 2016.

Jeff Longwell, Mayor

Karen Sublett, City Clerk

Reviewed in accordance with K.S.A. 58-2005 on ____ day of _____, 2016.

Tricia L. Robello, LS #1246
Deputy County Surveyor
Sedgwick County, Kansas

Entered on transfer record this ____ day of _____, 2016.

Kelly B. Arnold, County Clerk

State of Kansas)
Sedgwick County) SS
This is to certify that this instrument was filed for record in the office of the Register of Deeds, this ____ day of _____, 2016, at ____ o'clock ____ M: and is duly recorded.

Tonya Buckingham, Register of Deeds

Tonya Buckingham, Deputy

POE & ASSOCIATES
CONSULTING ENGINEERS
544 W. Douglas Wichita, KS 67203
Phone 316/685-4114 FAX 316/685-4444

NE Cor. NE Quarter
Sec. 24-T28S-R1W
Fnd. Plus cut on conc.
origin unknown

MERIDIAN AVE.
N 0° 08' 10" W (Basis of Bearings from Southborough Estates Plat)

BENCHMARK #2
Square cut on headwall, 15' South and 23'
East of Southeast corner of Lot 2.
Elevation 1276.52 NAVD88

State of Kansas)
Sedgwick County) SS
I, the undersigned Licensed Land Surveyor in aforesaid county and state, do hereby certify that, under the supervision of the undersigned, we, Poe & Associates, Inc., have surveyed and platted "SOUTHBOROUGH ESTATES 2ND SUBDIVISION", Wichita, Sedgwick County, Kansas, being a re-plat of part of Southborough Estates, an Addition to Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:
A tract of land in Lot 1, Block 1, Southborough Estates, an Addition to Sedgwick County, Kansas, being more particularly described as follows.
Commencing at the Southeast Corner of the Northeast Quarter of Section 24, Township 28 South, Range 1 West of the 6th Principal Meridian in Sedgwick County, Kansas, Thence, West along the South line of said Northeast Quarter for 50.00 feet to a point on the East line of said Lot 1, Block 1, Thence on a platted bearing of N 0° 08' 10" W along the East line of said Lot 1, Block 1, for 120.00 feet to the North line of a platted Drainage Easement and the Point of Beginning, Thence, S 89° 58' 42" W along the North line of said platted Drainage Easement for a distance of 124.71 feet to a point, Thence, N 00° 00' 00" E for a distance of 152.23 feet to the beginning of a tangent curve to the left having a central angle of 49° 44' 31", a radius of 150.00 feet, for an arc length of 130.22 feet, Thence, N 49° 44' 31" W for a distance of 142.59 feet to the beginning of a tangent curve to the right having a central angle of 49° 36' 21", a radius of 100.00 feet, for an arc length of 86.58 feet, Thence, N 00° 08' 10" W for a distance of 151.28 feet to a point, Thence, N 89° 51' 50" E for a distance of 47.94 feet to a point, Thence, S 37° 45' 05" E for a distance of 141.46 feet to a point, Thence, S 46° 31' 42" E a distance of 257.78 feet to a point on the East line of said Lot 1, Block 1, Thence, S 00° 08' 10" E along the East line of said Lot 1, Block 1, for a distance of 297.07 feet to the Point of Beginning. Said tract contains 1.98 acres, more or less.
Existing public dedications, easements, building setbacks and access controls, if any being vacated by virtue of K.S.A. 12-512b, as amended.



William P. Fox, Surveyor

State of Kansas)
Sedgwick County) SS
Know all men by these presents that we, the undersigned, have caused the land described in the surveyor's certificate to be platted into Lots a Block and a Street to be known as "SOUTHBOROUGH ESTATES 2ND SUBDIVISION", an Addition to Wichita, Sedgwick County, Kansas. Utility Easements are hereby granted as indicated for the construction and maintenance of all public utilities. Rights-of-way as shown are hereby dedicated to the public for road purposes. Access Control openings shall be in accordance with minimum spacing requirements of the Wichita/Sedgwick County Access Management Standards unless otherwise noted. No signs, private light poles, private drainage systems, masonry trash enclosures or other structures shall be located within public utility easements. A drainage plan has been developed for the plat. All drainage easements and rights-of-way, shall remain at established grades or as modified with the approval of the applicable City or County Engineer to allow the unobstructed conveyance of stormwater. The drainage plan is on file with the City Stormwater Engineer.

Minimum Building Pad Elevation Lots 1 & 2, Block 1 1277 NAVD88

Welcome Home, LLC

By: Paul Treadwell, Member, Welcome Home, LLC
By: Virginia Treadwell, Member, Welcome Home, LLC

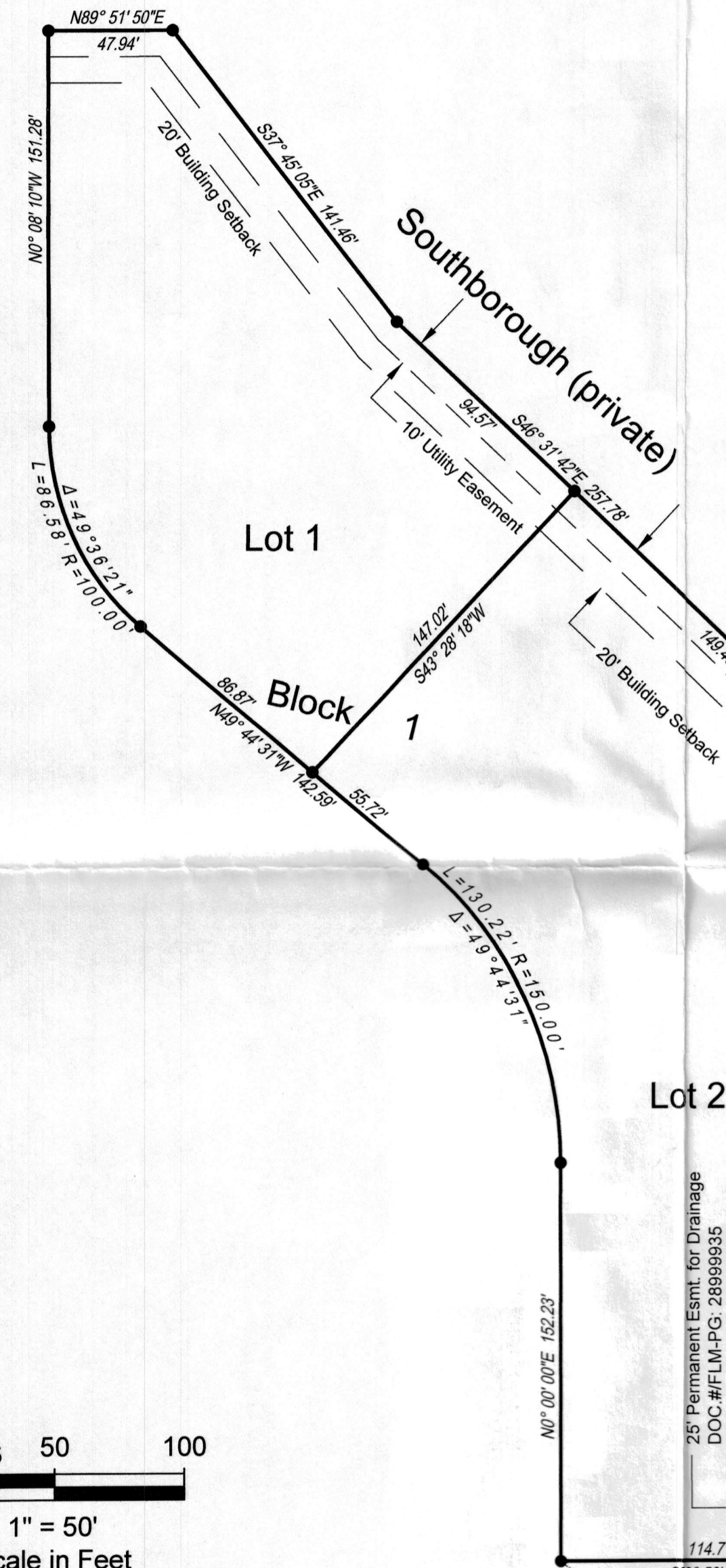
State of Kansas)
Sedgwick County) SS
The foregoing instrument acknowledged before me, on this ____ day of _____, 2016, by, Paul Treadwell, Member, Welcome Home, LLC, a Kansas limited liability company.

_____, Notary Public
My commission expires, _____

State of Kansas)
Sedgwick County) SS
The foregoing instrument acknowledged before me, on this ____ day of _____, 2016, by, Virginia Treadwell, Member, Welcome Home, LLC, a Kansas limited liability company.

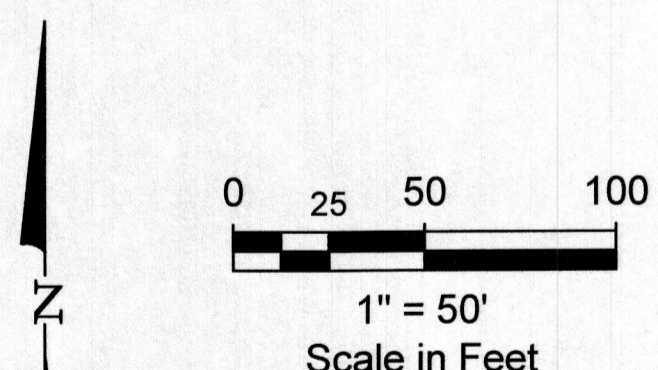
_____, Notary Public
My commission expires, _____

Southborough (private)



Legal Desc.
Point of Beginning

SE Cor. NE Quarter
Sec. 24-T28S-R1W
Fnd. Plus cut on conc.
origin unknown



LEGEND

- Bar & POE cap set 100.00' (C) Calculated dimension
- △ Section Corner 100.00' (M) Measured dimension
- 100.00' (R) Record dimension
- 100.00' (P) Platted dimension