

- I. The applicant shall reimburse the City for the special assessments not levied against proposed Lots 1 and 2, Block 1, because of the existence of the "complete access control" which this plat proposes to vacate.
- J. In accordance with the associated Community Unit Plan, the applicant shall guarantee a decel lane for 21st Street North, to serve Lots 1 and 2, Block 1. This guarantee shall provide for the construction of that portion of the required major entrance that is within street right-of-way. If necessary, the Subdivision Committee recommends that the decel lane guarantee provide for relocation of K.G.&E. equipment from this area.
- K. The applicant shall guarantee the closure of the vacated 20th Street return at Bramblewood.
- L. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- M. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- N. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that the setback shown from the pipeline is adequate.
- O. Provision shall be made for ownership and maintenance of the proposed reserve. Since the applicant intends for the reserve to be owned and maintained by the owner of Lots 1 and 2, Block 2, Northborough 3rd Addition, a restrictive covenant stating this intention shall be submitted for recording with the plat. The text of the needed covenant shall specify that the terms of the covenant run with the land and are binding on future owners and assigns.
- P. Since Reserve A 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.
- Q. The proposed joint access easement will need to be established by separate instrument with appropriate recording information indicated on the final plat tracing. Prior to recording the joint access easement, a draft shall be submitted to the Planning Department for review and approval. The instrument must clearly state the purpose of the easement as well as which properties benefit from the easement. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- R. The final plat tracing shall reference the required minimum building pad elevation in Mean Sea Level as well as City Datum.
- S. The platting of the minimum building pad elevation shall be noted on the face of the plat as well as in the plat's text.
- T. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- U. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- V. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

S/D No.: 86-55 Name: NORTHBOROUGH 3RD ADDITION

Preliminary Approved: 6/19/86
Scheduled S/D Meeting: 7/17/86

DESCRIPTION

General Location: Southeast corner of Bramblewood and 21st Street.
Owner: Theodore I. Leben, ETL, 105 S. Broadway, Suite 640,
Wichita, KS 67202
Surveyor/Engineer: Professional Engineering Consultants, P.A., 1440 E. English,
Wichita, KS 67211

1. Gross Acreage of Plat: 59.7 Acres
 2. Number of Lots:
 - Residential: 2
 - Office: 1
 - Commercial: 2
 - Industrial:
 - Total: 5
 3. Minimum Lot Area: 6.8 Acres +
 4. Existing Zoning: "R-5"
 5. Proposed Zoning: "R-5", "BB" and "LC"
-

STAFF COMMENTS:

NOTE: This property is subject to the provisions of the Northborough Community Unit Plan. Development of the property is planned as follows:

Lots 1 and 2, Block 1 - Associated Zone Case (Z-2754) requesting "LC" zoning financial institutions, office, personnel services, restaurants and retail sales.

Lot 3, Block 1 - Associated Zone Case (Z-2754) requesting "BB" zoning professional, medical, dental offices and clinics, laboratories and personnel services.

Lots 1 and 2, Block 2 - R-5 zoning - garden apartments, townhouses and associated community facilities. (580 apartments/200 townhouses)

- 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 and Rockhill from the north line of this plat to Bramblewood. This guarantee shall provide for the construction of sidewalks on each side of this street. (commercial, office and multi-family zoning)
- D. The applicant shall submit a sidewalk certificate which requires the construction of a sidewalk on the east side of Bramblewood at the time of development of Lots 1 and 3, Block 1. (Commercial and Office Zoning) 8-103 (B)(1)(C) Subdivision Regulations and City Ordinance 36-327 Section 3 (C)(4).
- E. The applicant shall guarantee the storm water sewer and storm drain required by the platting of this property.
- F. 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.
- G. The applicant shall guarantee the construction of a decel lane for Woodlawn, south of Rockhill.
- H. The applicant shall petition for signalization of the Rockhill/Woodlawn intersection. As agreed at the time of Community Unit Plan approval, this petition will be held until such time as traffic counts warrant the installation of the improvement.

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 7-17-86 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 7-17-86

N.W. Cor. Sec. 7, T27S, R2E of the 6th P.M.

NORTHBOROUGH 3RD ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

OFFICE COPY
DO NOT REMOVE

FINAL PLAT

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 3RD ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCKS, STREETS AND A RESERVE, THE SAME BEING A REPLAT OF BLOCKS 2 AND 3, AND BLOCK 4, EXCEPT LOTS 1, 2 AND 3; ALSO BLOCKS 5 AND 6 AND THE DRAINAGE DEDICATION, ALL IN NORTHBOROUGH, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, TOGETHER WITH LOT 2, BLOCK 1, NORTHBOROUGH 2ND ADDITION, 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 PM, DESCRIBED AS FOLLOWS: BEGINNING AT THE N.E. CORNER OF LOT 26, BLOCK 8, NORTHBOROUGH, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS; THENCE BEARING S0°20'29"E ALONG THE EAST LINE OF SAID LOT 26, A DISTANCE OF 2038.49 FEET TO THE S.E. CORNER OF SAID LOT 26; THENCE BEARING S89°52'00"W ALONG THE SOUTH LINE OF BLOCKS 8 AND 5, A DISTANCE OF 1335.74 FEET TO THE S.W. CORNER OF BLOCK 5 IN SAID NORTHBOROUGH ADDITION; THENCE BEARING N0°07'30"E A DISTANCE OF 425.00 FEET TO THE W.W. CORNER OF SAID BLOCK 5; THENCE BEARING N0°08'00"W ACROSS ROCKHILL LANE A DISTANCE OF 70.00 FEET TO A POINT IN THE SOUTH LINE OF BLOCK 3, NORTHBOROUGH ADDITION; THENCE NORTHWESTERLY ALONG SAID SOUTH LINE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 89.83 FEET AND A CHORD OF 76.95 FEET BEARING N64°46'13.5"W, THROUGH A CENTRAL ANGLE OF 50°43'33" AN ARC DISTANCE OF 78.33 FEET; THENCE BEARING W39°27'27" A DISTANCE OF 8.31 FEET TO THE S.W. CORNER OF SAID BLOCK 3; THENCE ON A CURVE TO THE LEFT, ALONG THE EAST R/W OF BRAMBLEWOOD, SAID CURVE HAVING A RADIUS OF 380.72 FEET AND A CHORD OF 293.34 FEET, BEARING N22°39'32"E THROUGH A CENTRAL ANGLE OF 45°19'04" AN ARC DISTANCE OF 301.13 FEET; THENCE BEARING N0°00'00"E ALONG THE EAST R/W OF BRAMBLEWOOD A DISTANCE OF 490.64 FEET TO THE P.C. OF A CURVE HAVING A RADIUS OF 330.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44°21'00" AN ARC DISTANCE OF 255.44 FEET; THENCE BEARING N44°21'00"W ALONG THE EAST R/W OF BRAMBLEWOOD A DISTANCE OF 137.15 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 280.00 FEET; THENCE CURVE THROUGH A CENTRAL ANGLE OF 44°21'00" AN ARC DISTANCE OF 201.25 FEET; THENCE BEARING N0°00'00"E ALONG THE EAST R/W OF BRAMBLEWOOD A DISTANCE OF 235.50 TO THE N.W. CORNER OF BLOCK 2, IN SAID NORTHBOROUGH ADDITION; THENCE BEARING N90°00'00"E A DISTANCE OF 830.00 FEET TO THE N.E. CORNER OF SAID BLOCK 2; THENCE BEARING S0°00'00"E A DISTANCE OF 476.45 FEET; THENCE BEARING W0°00'00"E ACROSS STRATFORD LANE AND ALONG THE SOUTH LINE OF LOT 1, BLOCK 1, SAID NORTHBOROUGH 2ND ADDITION A DISTANCE OF 528.52 FEET TO THE SE CORNER OF SAID LOT 1; THENCE BEARING N0°20'29"W A DISTANCE OF 476.46 FEET TO THE N.E. CORNER OF SAID LOT 1; THENCE BEARING N90°00'00"E A DISTANCE OF 193.00 FEET TO THE POINT OF BEGINNING.

R. W. LINN P.E. 3684

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, BLOCKS, STREETS AND A RESERVE, THE SAME TO BE KNOWN AS NORTHBOROUGH 3RD ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS. EASEMENTS, AS INDICATED, FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES, AND DRAINAGE ARE HEREBY GRANTED. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

ALL ABUTTERS' RIGHTS-OF-ACCESS TO AND FROM 21ST STREET NORTH, OVER AND ACROSS THE NORTH LINE OF LOTS 1 AND 2, BLOCK 1 AND NORTH LINE OF RESERVE A ARE HEREBY GRANTED TO THE CITY OF WICHITA, PROVIDED HOWEVER THAT LOTS 1 AND 2, BLOCK 1, SHALL HAVE ACCESS TO 21ST STREET AT THREE (3) LOCATIONS, ONE (1) EACH TO LOTS 1 AND 2, AND ONE (1) JOINT ACCESS BETWEEN LOTS 1 AND 2, AS SHOWN, ALL LOCATIONS TO BE DETERMINED BY THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS. RESERVE "A" SHALL BE OWNED AND MAINTAINED BY THE OWNERS OF LOTS 1 AND 2, BLOCK 2 ACCORDING WITH A DECLARATION OF LAND OWNERS ASSOCIATION AGREEMENT AND SHALL BE RESERVED FOR UTILITIES, DRAINAGE, RETENTION, DETENTION, LANDSCAPING, PEDESTRIAN WAYS AND NON-PERMANENT RECREATIONAL FACILITIES. MINIMUM PAD ELEVATION REQUIRED AS FOLLOWS: LOT 1, BLOCK 2 ELEV = _____ WSL, AND LOT 2, BLOCK 2 ELEV = _____ WSL.

ALL PORTIONS OF NORTHBOROUGH, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, AND NORTHBOROUGH 2ND ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS, WITHIN THE ABOVE DESCRIBED TRACT OF LAND ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF KSA 12-512(b) AMENDED.

OWNERS:
CO-EXECUTORS OF THE ESTATE OF THEODORE GORE:

ANDREW E. GORE ROSALYN W. GORE

T. J. LAND & CATTLE COMPANY

TEENA JEAN SLATKIN, PRESIDENT

OWNERS:

ROBERT M. BEREN JOAN S. BEREN

MID KANSAS JEWISH WELFARE FEDERATION, INC.

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 MY 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 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 MY 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 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 _____ OF MID KANSAS JEWISH WELFARE FEDERATION, 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 FEDERATION, 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: _____

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE WICHITA-SEGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, OF WICHITA, KANSAS, DATED THIS _____ DAY OF 1986.

_____, VICE-CHAIRMAN

DAVID BAYOUTH, 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

DONALD C. GISTICK, CITY CLERK

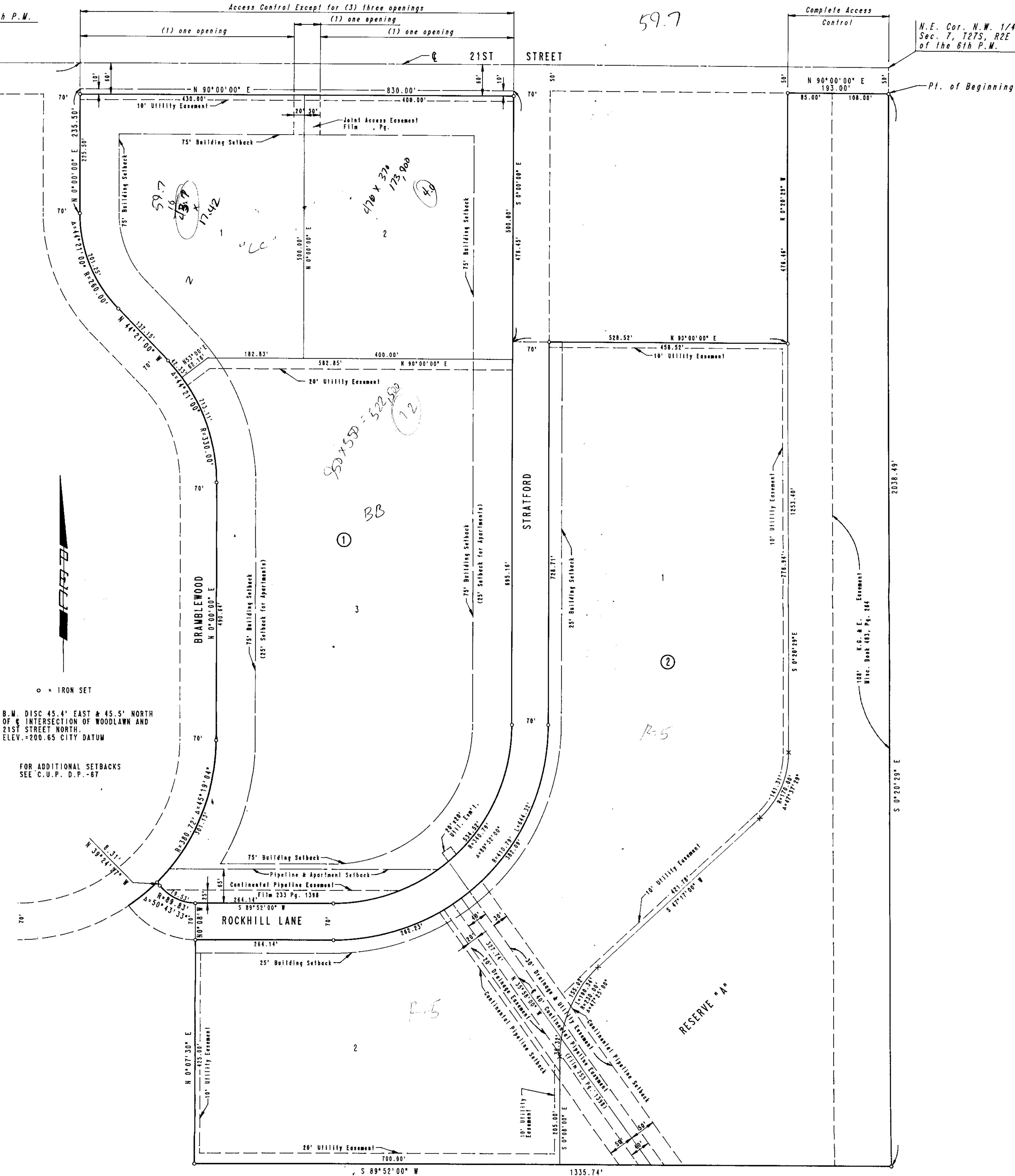
ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1986.

DON WRIGHT, COUNTY CLERK

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

PAT KETTLER, REGISTER OF DEEDS

ED RESA, DEPUTY



July 24, 1986

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

Re: Final Plat S/D 86-55 - NORTHBOROUGH 3RD ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 24, 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 July 17, 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 the first half of 1986 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Forrest L. Nagley
Senior Planner

FLN:djk

cc: Theodore I. Leven, ETL, 105 S. Broadway, Wichita, KS 67202