

February 5, 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 Metropolitan Area Planning Commission on February 5, 1987, 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 January 29, 1987.

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 platlor.
3. Certification that all real estate taxes for 1986 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew  
Junior Planner

DL:dlk

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

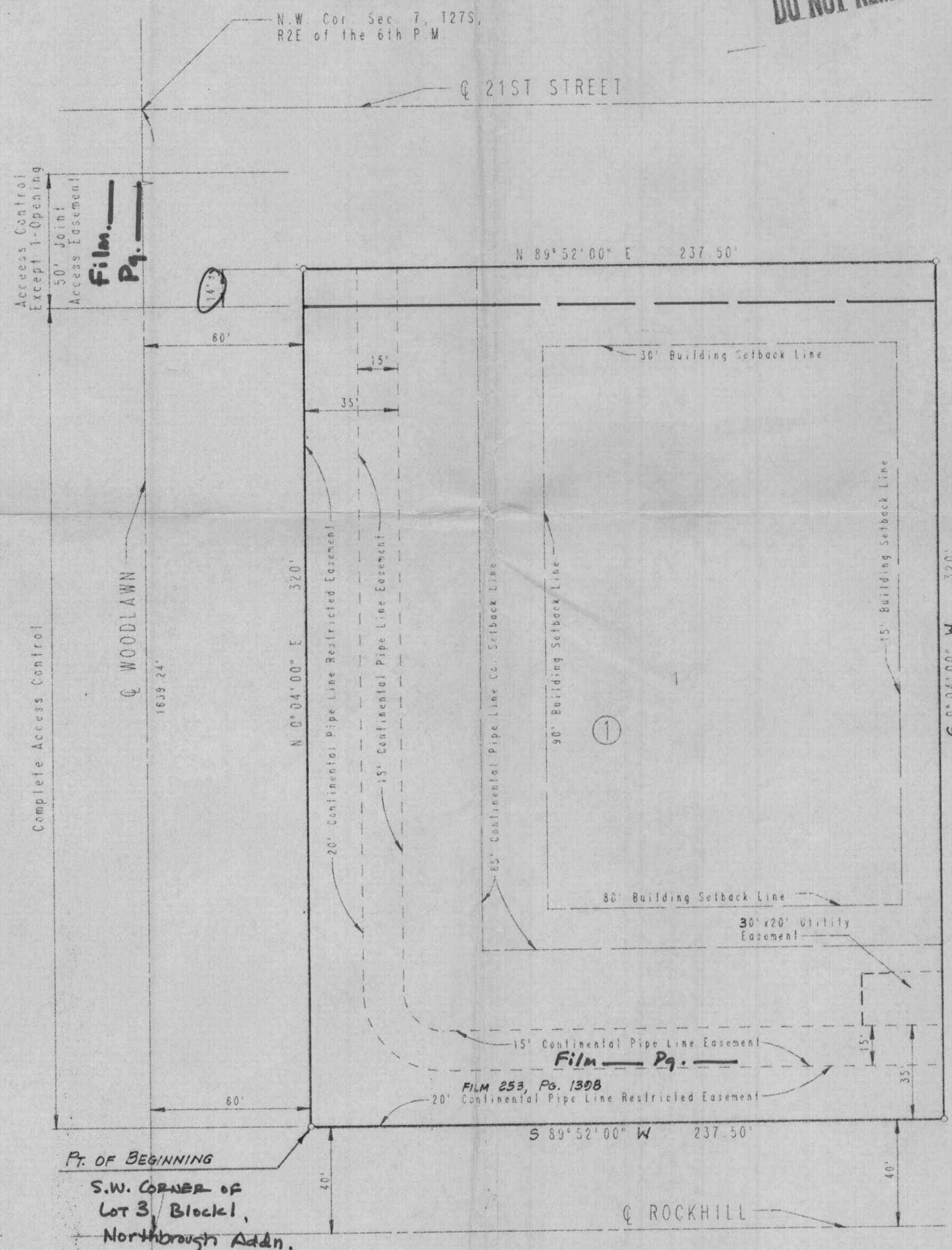
FINAL PLAT

# NORTHBOROUGH 4TH ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 1/29/87 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 1/29/87

**OFFICE COPY  
DO NOT REMOVE**



SCALE 1" = 40'

CITY OF WICHITA B.M. DISC 45 5' EAST AND 45 4' NORTH INTERSECTION Q'S OF 21ST STREET AND WOODLAWN ELEV. +200 ± 50 CITY DATUM

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 \_\_\_\_\_, 1987, I HAVE CAUSED TO BE SURVEYED AND PLATTED, NORTHBOROUGH 4TH ADDITION, TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO A LOT AND A BLOCK, THE SAME BEING A TRACT OF LAND IN THE NW 1/4 OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 2 EAST OF THE 6TH P.M., BEING A REPLAT OF A PORTION OF LOT 3, BLOCK 1, NORTHBOROUGH, AN ADDITION TO WICHITA, SEDGWICK COUNTY,

KANSAS AND DESCRIBED AS: BEGINNING AT THE S.W. CORNER OF LOT 3, BLOCK 1, NORTHBOROUGH, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS; THENCE BEARING N0°04'00"E ALONG THE WEST LINE OF SAID LOT 3 A DISTANCE OF 320.00 FEET; THENCE BEARING N89°32'00"E PARALLEL WITH THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 237.50 FEET; THENCE BEARING S0°04'00"W A DISTANCE OF 320.00 FEET TO A POINT IN THE SOUTH LINE OF SAID LOT 3; THENCE BEARING S89°52'00"W ALONG SAID SOUTH LINE A DISTANCE OF 237.50 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 A LOT AND A BLOCK; THE SAME TO BE KNOWN AS NORTHBOROUGH 4TH ADDITION, TO WICHITA, SEDGWICK COUNTY, KANSAS. EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED. ALL PORTIONS OF LOT 3, BLOCK 1, NORTHBOROUGH, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, WITHIN THE ABOVE DESCRIBED TRACT OF LAND ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512(b), AMENDED. ALL ABUTTER'S RIGHTS OF ACCESS TO AND FROM WOODLAWN OVER AND ACROSS THE WEST LINE OF BLOCK 1 EXCEPT FOR THE NORTH 14.00 FEET MORE OR LESS TO BE USED FOR A JOINT ACCESS EASEMENT IS HEREBY GRANTED TO THE CITY OF WICHITA.

OWNER: BRITANNY DEVELOPMENTS COMPANY, A KANSAS LIMITED PARTNERSHIP

BY \_\_\_\_\_

STATE OF KANSAS )  
                          ) SS  
COUNTY OF SEDGWICK )

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1987, BEFORE ME A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME \_\_\_\_\_ OF BRITANNY DEVELOPMENTS COMPANY, A KANSAS LIMITED PARTNERSHIP, 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 PARTNERSHIP, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

\_\_\_\_\_, NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

WE, FIRST CHICAGO INVESTMENT CORPORATION, A DELAWARE CORPORATION, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF NORTHBOROUGH 4TH, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

BY \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
                                  ) SS  
COUNTY OF \_\_\_\_\_ )

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1987, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME \_\_\_\_\_ OF FIRST CHICAGO INVESTMENT CORPORATION, A DELAWARE CORPORATION, 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 CORPORATION IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

\_\_\_\_\_, NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1987.

\_\_\_\_\_, CHAIRMAN

\_\_\_\_\_, SECRETARY

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COMMISSION OF THE CITY OF WICHITA, KANSAS, DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1987.

\_\_\_\_\_, MAYOR

\_\_\_\_\_, Deputy CITY CLERK

ENTERED ON TRANSFER RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1987.

\_\_\_\_\_, COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT \_\_\_\_\_ M. ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1987.

\_\_\_\_\_, REGISTER OF DEEDS

\_\_\_\_\_, DEPUTY

**SUBDIVISION REPORT**

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

**Page 2**

- 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.**
- 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.**

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.