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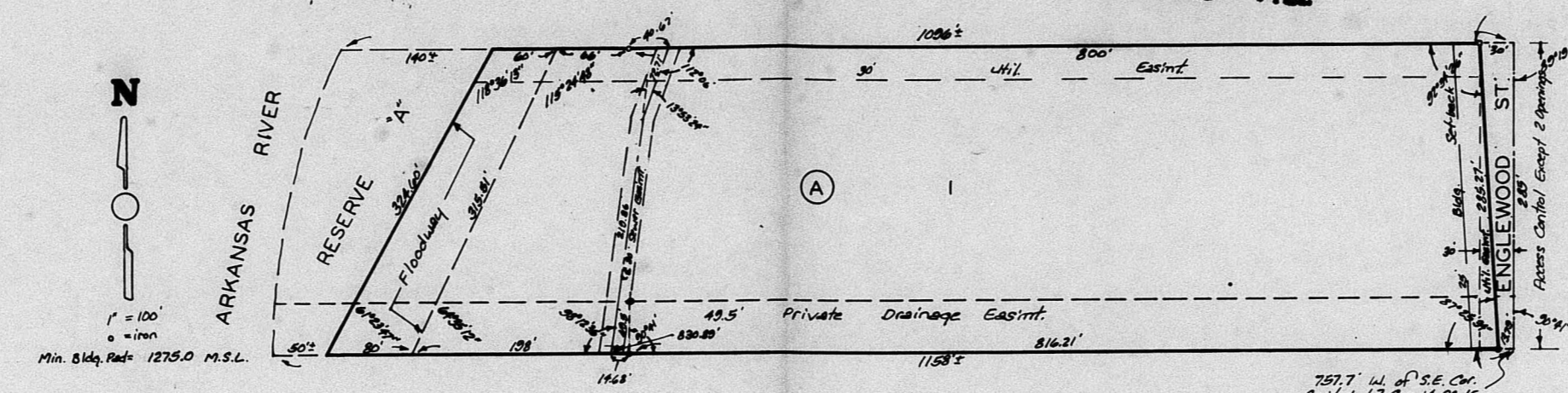
S/D 78-49

ENGLEWOOD PARK ADDITION

SEDGWICK COUNTY, KANSAS

APPROVED FOR RECORDING
RECORDED ON 6/7/79

COPY
USED - FILE



State of Kansas? S.S. We, Baughman Company, P.A. Surveyors in Sedgwick County, Kansas, do hereby certify that we have surveyed and plotted 'ENGLEWOOD PARK ADDITION', Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as a tract of land in Gov't Lot 1, Sec. 14, Twp. 28S, R.1E and Gov't Lot 1, Sec. 15, Twp. 28S, R.1E, commencing at a point on the north line of Gov't Lot 1 in said Sec. 14, 375 feet west of the westerly right-of-way line of the A.T. & S.F. Railroad, said point being 167.7 feet west of the N.E. corner of Gov't Lot 1 in said Sec. 14; thence south parallel with the east line of Gov't Lot 1 in said Sec. 14, 1042.8 feet more or less to a point 285 feet north of the south line of Gov't Lot 1 in said Sec. 14 to a place at beginning; thence continuing south along the last described line 285 feet to a point on the south line of Gov't Lot 1 in said Sec. 14; thence west along the south line of Gov't Lot 1 in said Sec. 14 and extended, 1158 feet more or less to the left bank of the Arkansas River in Gov't Lot 1 in said Sec. 14; thence northerly along said River to a point 285 feet north of the extended south line of Gov't Lot 1 in said Sec. 14; thence east 1026 feet more or less to the place of beginning.

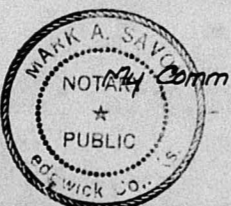
Baughman Company, P.A.



William L. Kober Surveyor
William L. Kober

I know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be plotted into a lot, block, street and reserve to be known as 'ENGLEWOOD PARK ADDITION', Sedgwick County, Kansas. Easements are hereby granted as indicated for the construction and maintenance of all public utilities. Reserve #1 is hereby dedicated for drainage, river bank maintenance, flood control and river beautification. The floodway shall be the responsibility of the owners of the property in the subdivision until such time as the governing body exercising jurisdiction elects to assume the responsibility for maintenance and improvement of the drainage, provided further that no building shall be constructed on or within said floodway, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the Wichita-Sedgwick County Flood Control Office or their successors in office. The street is hereby dedicated to and for the use of the public. All abutters rights of access to or from Englewood St. over and across the east line of Lot 1, are hereby granted to the appropriate governing body, provided further that Lot 1 shall have access to Englewood St. at 2 points as shall be determined by the Engineer of the appropriate governing body. No building shall be constructed between minimum building pad elevation of 1275.0 mean sea level.

State of Kansas? S.S. The foregoing instrument was acknowledged before me this 30th day of June, 1979, by John I. Peters and Ann C. Peters, his wife.



Mark A. Seay Notary Public
Mark A. Seay

This plat of 'ENGLEWOOD PARK ADDITION', Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this 28th day of September, 1978
Wichita-Sedgwick County Metropolitan Area Planning Commission

James J. Gaudin Vice Chairman
Jermy Grider
Robert A. Cahn Secretary

This plat approved and all dedications shown herein accepted by the Board of Commissioners of the City of Wichita, Kansas, this 22nd day of May, 1979.

Tony Casado Mayor
Donald C. Girick City Clerk

This plat approved and all dedications shown herein accepted by the Board of Commissioners, Sedgwick County, Kansas, this day of , 1979.

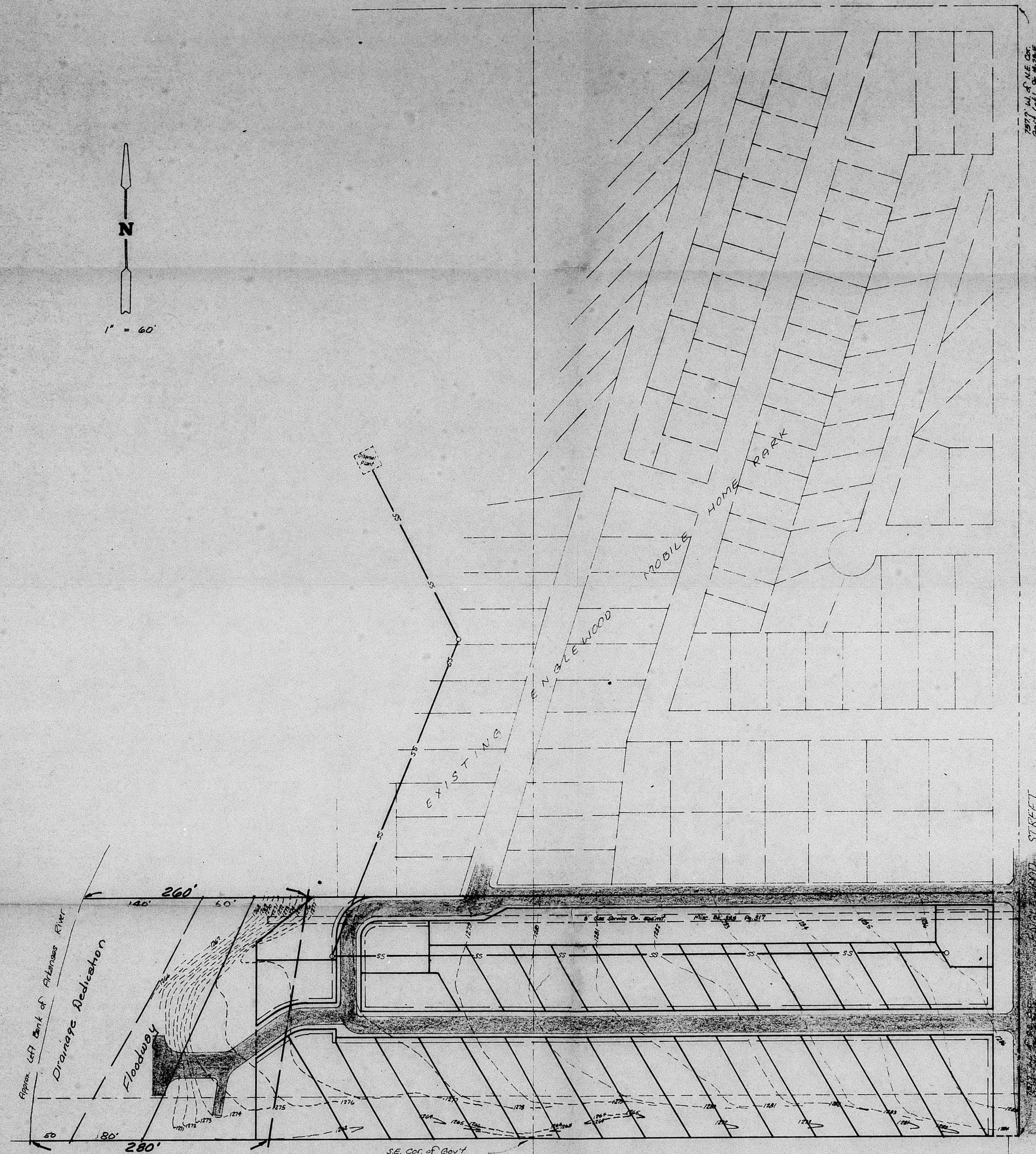
Tom Swift Chairman
 Commissioner
Donald E. Gapp Commissioner
 County Clerk

Entered on transfer record this day of , 1979.

 County Clerk

State of Kansas? S.S. This is to certify that this plat has been filed for record in the office of the Register of Deeds this day of , 1979, at o'clock , and is duly recorded.

Belle F. McArt Register of Deeds
 Deputy



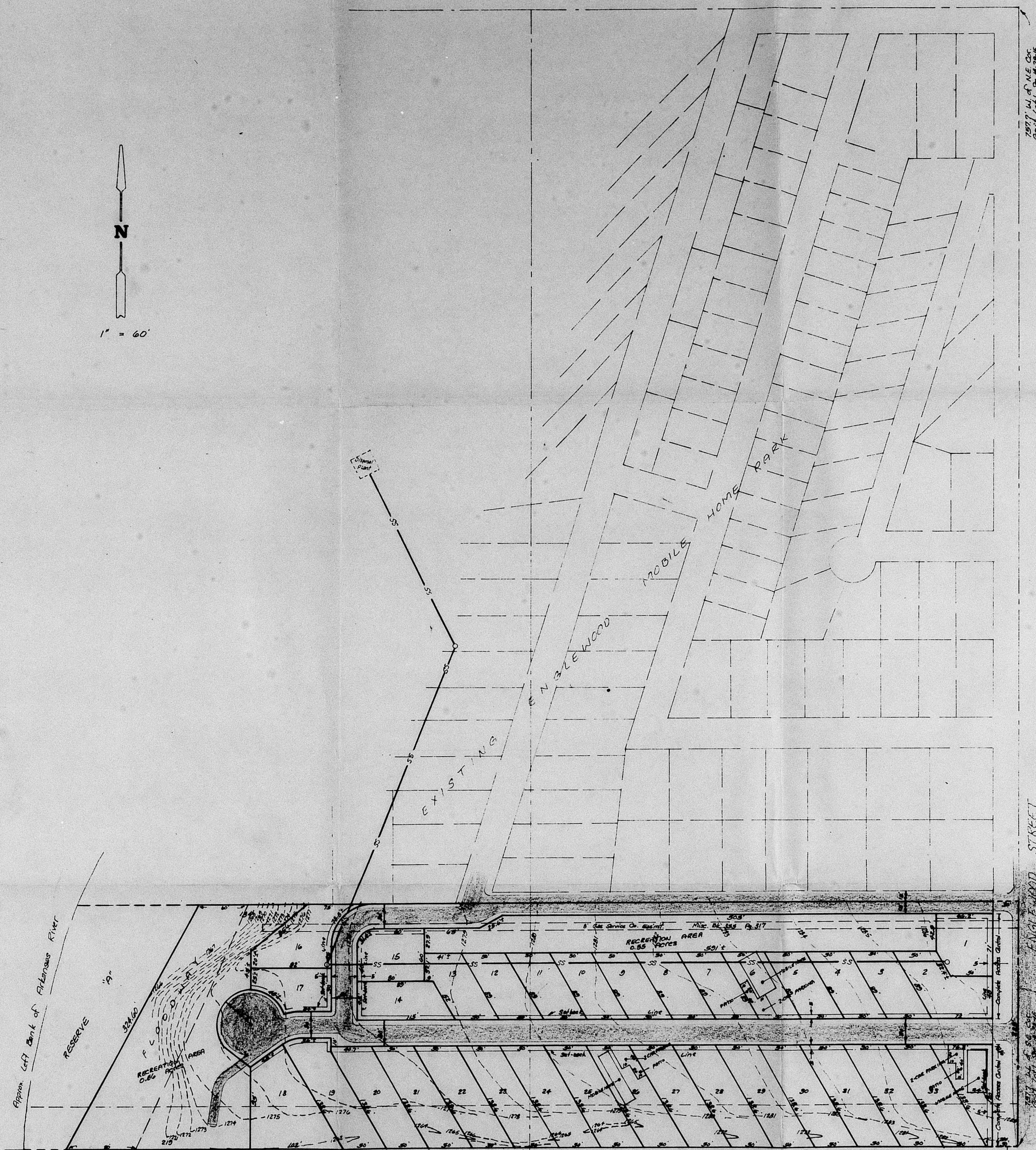
SUPERSEDED

S/D 78-49

ENGLEWOOD MOBILE HOME PARK



1" = 60'



ENGLEWOOD MOBILE HOME PARK

LEGAL DESCRIPTION:
LOT 1, BLOCK A, ENGLEWOOD PARK ADDITION, SEDGWICK COUNTY, KANSAS.

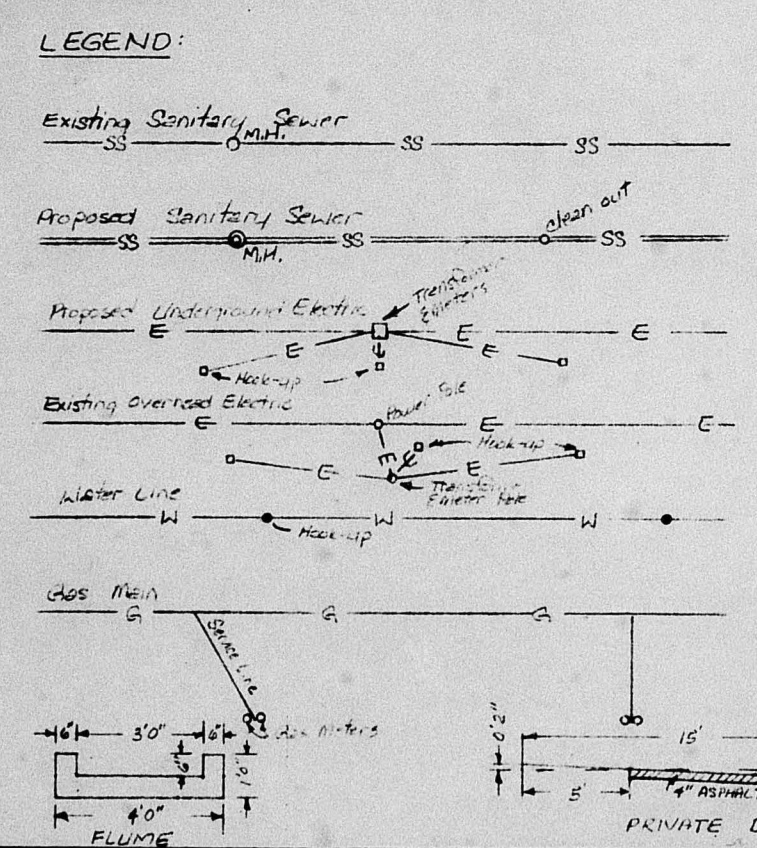
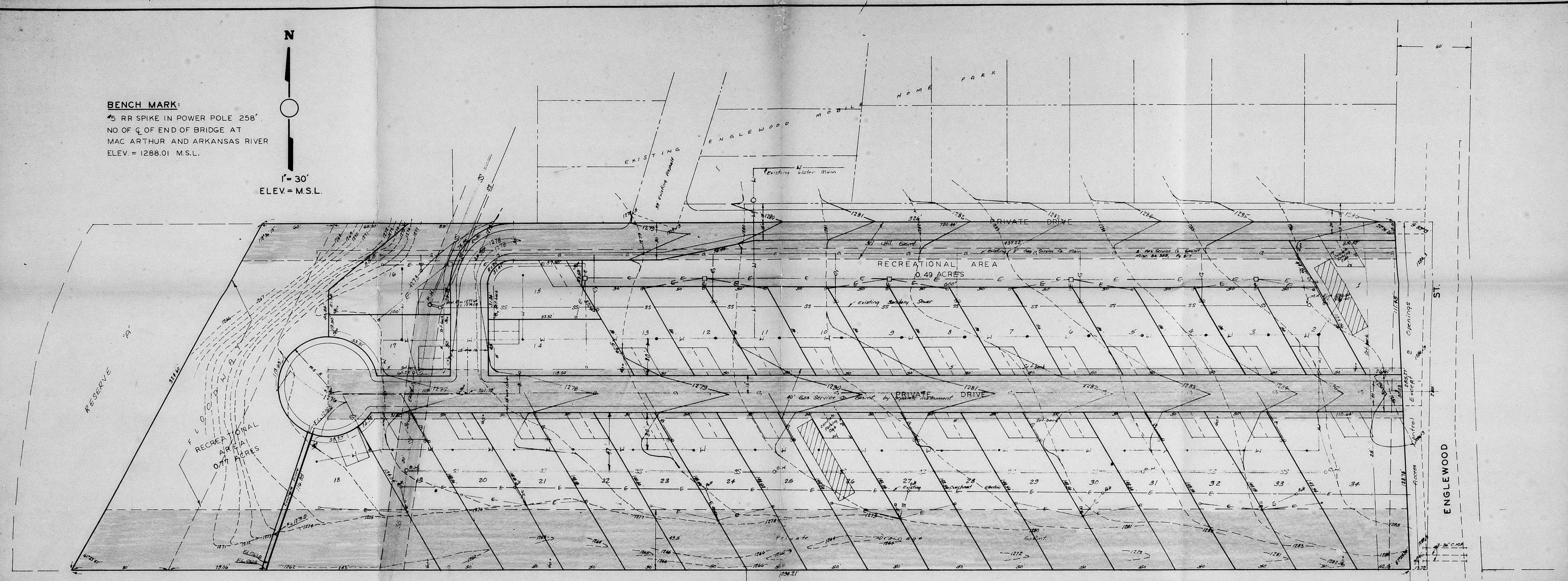
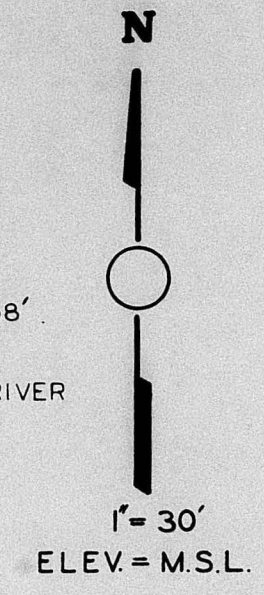
GROSS AREA OF LOT 1	6.55 ACRES
8% OF GROSS AREA	0.52 ACRES
RECREATIONAL AREAS	1.21 ACRES
NET AREA OF LOT 1	5.35 ACRES
MOBILE HOME SITES	34
DENSITY PER ACRE	5.2 HOMES

OWNER - DEVELOPER:
JOHN I. PETERS

S/D 78-49

FILMED FROM THE BEST AVAILABLE COPY

BENCH MARK:
 #5 RR SPIKE IN POWER POLE 258'
 NO OF C OF END OF BRIDGE AT
 MAC ARTHUR AND ARKANSAS RIVER
 ELEV. = 1288.01 M.S.L.



S/D 78-49
ENGLEWOOD MOBILE HOME PARK

LEGAL DESCRIPTION:
 LOT 1, BLOCK A, ENGLEWOOD PARK ADDITION, SEDGWICK COUNTY, KANSAS

GROSS AREA OF LOT 1 _____ 6.61 ACRES
 8% OF GROSS AREA _____ 0.35 ACRES
 RECREATIONAL AREAS _____ 1.26 ACRES
 NET AREA OF LOT 1 _____ 5.35 ACRES
 MOBILE HOME SITES _____ 34
 DENSITY PER ACRE _____ 6.4 HOMES

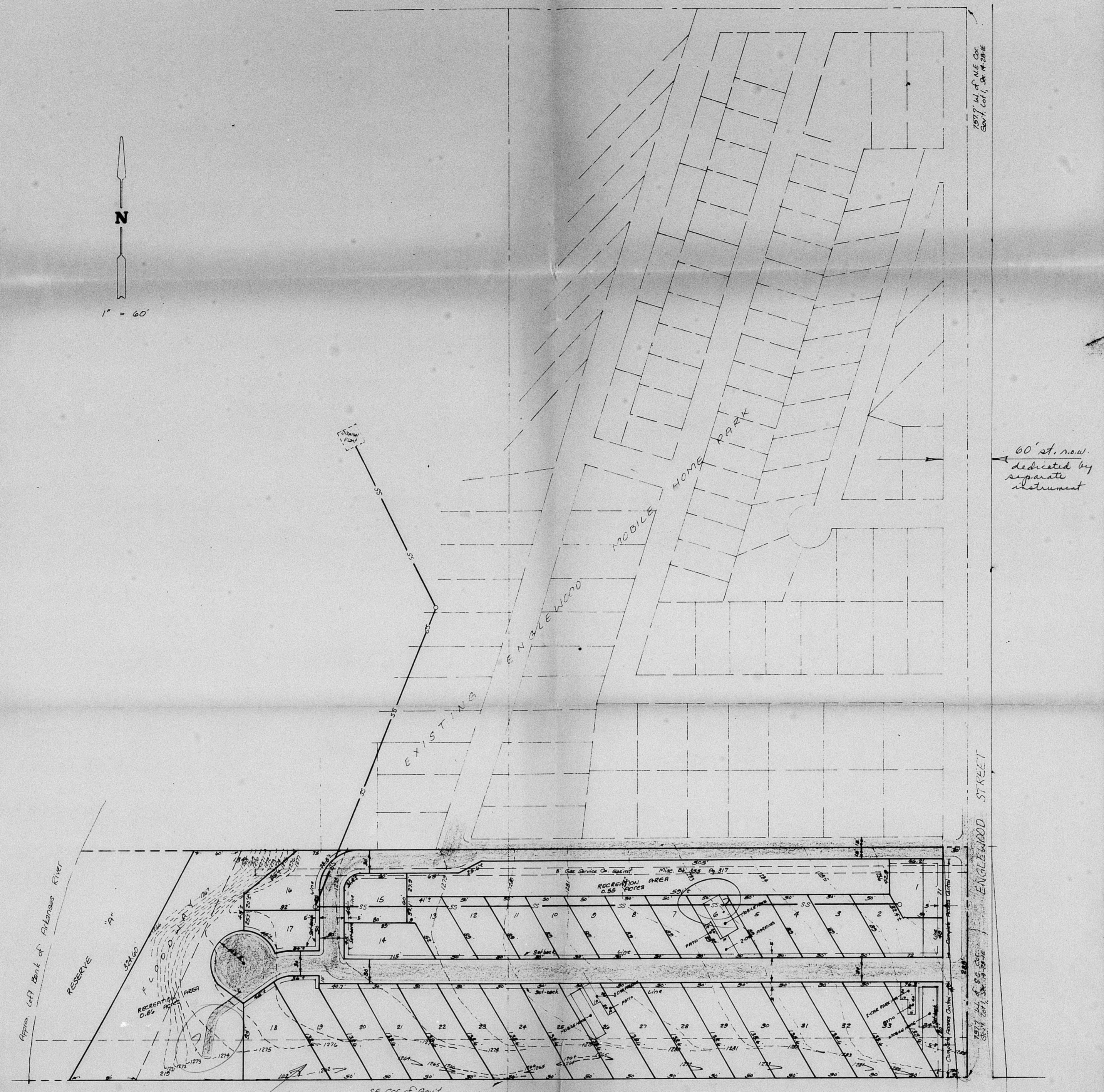
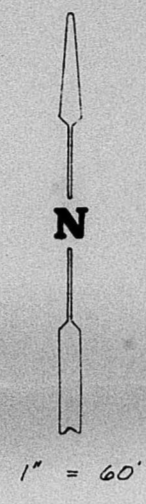
OWNER - DEVELOPER:
 JOHN I. PETERS

OFFICE COPY
 DO NOT REMOVE

Preliminary Development Plan copy #1

BAUGHMAN COMPANY
 330 LAURA
 WICHITA, KS. 67211

262-7271 DECEMBER 26, 1978



ENGLEWOOD MOBILE HOME PARK

LEGAL DESCRIPTION:
 LOT 1, BLOCK A, ENGLEWOOD PARK ADDITION, SEDGWICK COUNTY, KANSAS

GROSS AREA OF LOT 1	6.55 ACRES
82 OF GROSS AREA	0.52 ACRES
RECREATIONAL AREAS	1.21 ACRES
NET AREA OF LOT 1	5.35 ACRES
MOBILE HOME SITES	34
DENSITY PER ACRE	5.2 HOMES

S/D 78-49

OWNER - DEVELOPER:
 JOHN L. PETERS

OFFICE COPY
 DO NOT REMOVE

Preliminary Development Plan

BAUGHMAN COMPANY 11.8.78

FILMED FROM THE BEST AVAILABLE COPY

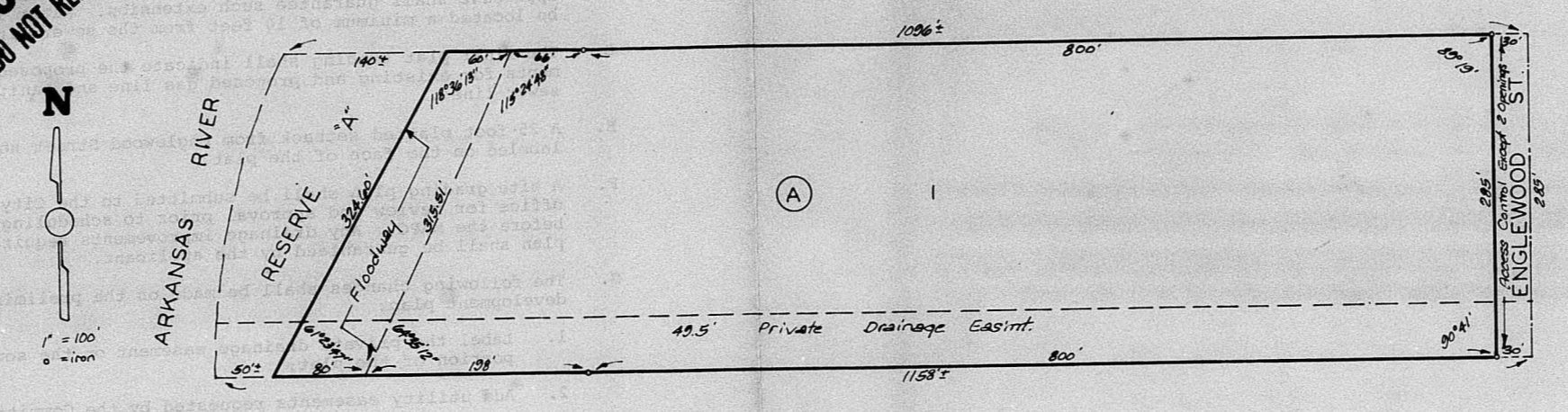
FINAL PLAT
OFFICE COPY
DO NOT REMOVE

Approved by S/D Comm. 9-21-78
Subject to conditions on back

S/D 78-49

ENGLEWOOD PARK ADDITION

SEDGWICK COUNTY, KANSAS.



State of Kansas, SS. We, Baughman Company, Surveyors in Sedgwick County, Kansas, do hereby certify that we have surveyed and plotted the 'ENGLEWOOD PARK ADDITION', Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as a tract of land in Gov't Lot 1, Sec. 14, Twp. 28S, R. 14E and Gov't Lot 1, Sec. 15, Twp. 28S, R. 14E, commencing at a point on the north line of Gov't Lot 1 in said Sec. 14, 378 feet west of the western right-of-way line of the A.T. & S.F. Railroad, said point being 157.7 feet west of the NE corner of Gov't Lot 1 in said Sec. 14; thence south parallel with the east line of Gov't Lot 1 in said Sec. 14, 1042.8 feet more or less to a point 285 feet north of the south line of Gov't Lot 1 in said Sec. 14 to a place of beginning; thence continuing south along the last described line, 285 feet to a point on the south line of Gov't Lot 1 in said Sec. 14; thence west along the south line of Gov't Lot 1 in said Sec. 14, 148 feet more or less to the left bank of the Arkansas River in Gov't Lot 1 in said Sec. 15; thence northerly along said River to a point 285 feet north of the extended south line of Gov't Lot 1 in said Sec. 14; thence east 1030 feet more or less to the place of beginning.

Baughman Company

Date _____ Surveyor
William C. Karber

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into a lot, Block Street and Reserve to be known as 'ENGLEWOOD PARK ADDITION', Sedgwick County, Kansas. Easements are hereby granted as indicated for the construction and maintenance of all public utilities. Reserve 'A' is hereby dedicated for drainage, river bank maintenance, flood control and river beautification. The floodway shall be the responsibility of the owners of the property in the subdivision until such time as the governing body exercising jurisdiction elects to assume the responsibility for maintenance and improvement of the drainage, provided further that no building shall be constructed on or within said floodway, nor shall any fill, change of grade, creation of channel or other work be carried on within said floodway without the permission of the Wichita-Sedgwick County Flood Control Office or their successors in office. The street is hereby dedicated to and for the use of the public. All egress rights of access to or from Englewood St. over and across the east line of Lot 1, are hereby granted to the appropriate governing body, provided however that Lot 1 shall have access to Englewood St. at 2 points as shall be determined by the Engineer of the appropriate governing body.

John Z. Peters Ann C. Peters

State of Kansas, SS. The foregoing instrument was acknowledged before me this _____ day of _____, 1978, by John Z. Peters and Ann C. Peters, his wife.

My Comm Exp _____ Notary Public

This plat of 'ENGLEWOOD PARK ADDITION', Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas, this _____ day of _____, 1978.

_____ Chairman
Marilyn C. Taylor
_____ Secretary
Robert A. Lakin

This plat approved and all dedications shown herein accepted by the Board of Commissioners of the City of Wichita, Kansas, this _____ day of _____, 1978.

_____ Mayor
Connie A. Peters
_____ City Clerk
Donald C. Girick

This plat approved and all dedications shown herein accepted by the Board of Commissioners Sedgwick County, Kansas, this _____ day of _____, 1978.

_____ Chairman
Everett Patrick
_____ Commissioner
Tom Scott
_____ Commissioner
John Hale
_____ County Clerk
Dorothy K. White

Entered on transfer record this _____ day of _____, 1978.

_____ County Clerk
Dorothy K. White

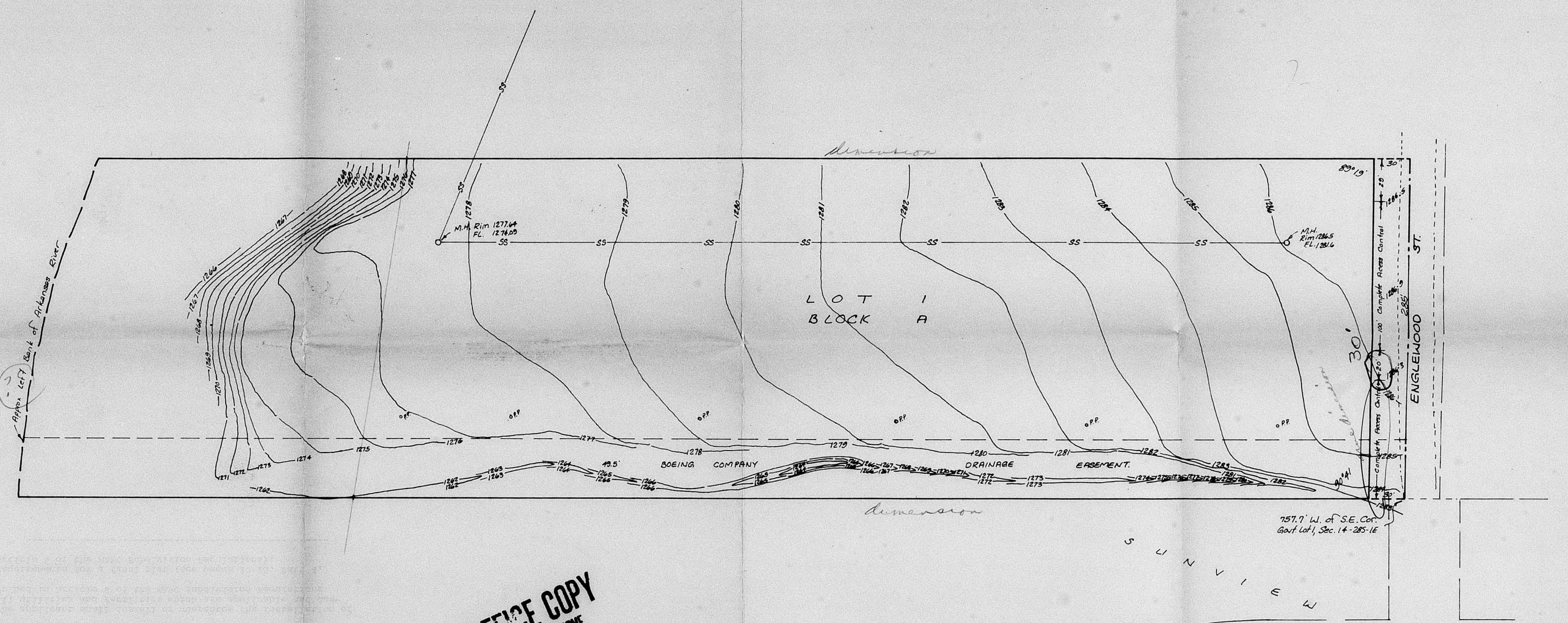
State of Kansas, SS. This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 1978, at _____ o'clock _____, and is duly recorded.

_____ Register of Deeds
Bette F. Hearn
_____ Deputy
Pat Ketter

14-87
PARK ADDITION



- A. The face of the final plat shall show a reference to a section or half-section corner or a platted lot corner.
 - B. The applicant shall provide sanitary sewer service from the Sunview/Oaklawn Improvement District. A letter obtained from said district stating that satisfactory arrangements have been made for sewer service shall be submitted to the Planning Department.
 - C. The applicant shall make arrangements with the Wichita Water Department for water service to each mobile home. If any extension of the public water line is required, the applicant shall guarantee such extension. Water lines shall be located a minimum of 10 feet from the sewer lines.
 - D. The final plat tracing shall indicate the proposed easements for existing and proposed gas line and sanitary sewer lines.
 - E. A 25-foot platted setback from Englewood Street shall be labeled on the face of the plat.
 - F. A site grading plan shall be submitted to the City Engineer's office for review and approval prior to scheduling this plat before the MAPC. Any drainage improvements required by this plan shall be guaranteed by the applicant.
 - G. The following changes shall be made on the preliminary development plan:
 - 1. Label the private drainage easement on the south portion of the plat;
 - 2. Add utility easements requested by the Committee;
 - 3. Show a 25-foot setback from Englewood on Lots 1, 2, and 34. Lot 34 may have to be merged with Lot 33 into one lot.
- Three (3) copies of the revised preliminary development plan shall be submitted to the Planning Department. Any substantial deviation from the approved plan when development occurs will require submission of a revised plan for approval by the Subdivision Committee. The applicant will need to submit a final detailed development plan to the County Building Permit Office for review and approval when applying for the mobile home park permit.
- H. A minimum pad elevation of 1275 mean sea level datum shall be indicated on the face of the plat and referenced in the plat's text.
 - I. The applicant shall obtain the necessary street right-of-way from the property to the east in order to provide for the correct alignment of Englewood Street. This dedication shall be submitted to the Planning Department prior to scheduling the plat on the City Commission agenda.
 - J. The applicant shall contact the County Fire Department about the placement of fire hydrants.
 - K. Recording of the plat within 30 days after approval by the Board of City Commissioners.



**OFFICE COPY
DO NOT REMOVE**
PRELIMINARY PLAT

**PRELIMINARY PLAT
ENGLEWOOD PARK ADDITION**

PART OF GOVT. LOT 1, SEC. 14, TWP. 28-S, R-1-E AND
PART OF GOVT. LOT 1, SEC. 15, TWP. 28-S, R-1-E,
SEDGWICK COUNTY, KANSAS.

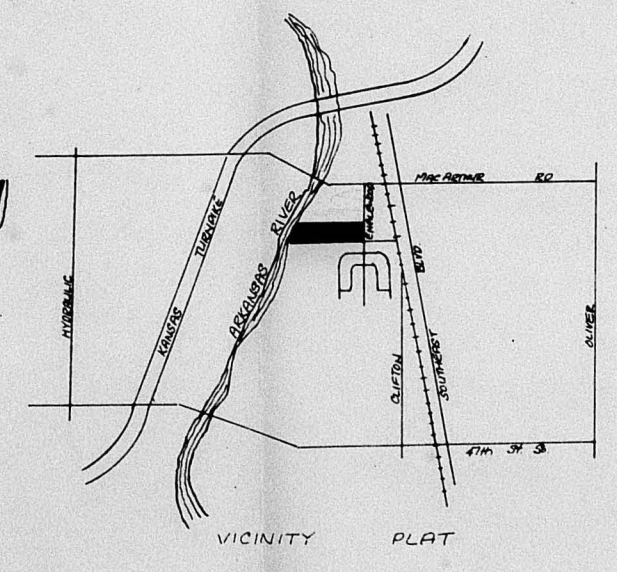
JOHN I. PETERS

S/D 78-49



1" = 50'
ELEV. = M.S.L.

BENCH MARK
#5 R.R. Spike in Power Pole, 258'
N. of E. of End of Bridge
The Arthur S. Arkansas River
Elev. = 1288.01



VICINITY PLAT

- A. The west portion of this plat (260 feet measured along the north line, 280 feet measured along the south line) shall be designated as "drainage dedication" and shall be referenced in the platator's text as being dedicated for riverbank maintenance, flood control and beautification purposes.
- B. The applicant shall provide sanitary sewer service from the Sunview/Oaklawn Improvement District. A letter obtained from said district stating that satisfactory arrangements have been made for sewer service shall be submitted to the Planning Department.
- C. The applicant shall make arrangements with the Michita Water Department for water service to each mobile home site. If any extension of the public water line is required, the applicant shall guarantee such extension. Water lines shall be located a minimum of 10 feet from the sewer lines.
- D. Prior to or at the time of submission of the final plat, the applicant shall submit 15 copies of a mobile home park plan designed in accordance with the requirements of the Sedgewick County Trailer Code, including interior roadways with a minimum right-of-way of 30 feet and no individual mobile home spaces having access to Englewood Street. A minimum of 8% of the gross area of this plat shall be designated as recreation area.
- F. Appropriate easements for the gas lines and the interceptor sewer lines shall be shown on the plat.
- G. A lot grading plan shall be submitted to the Flood Control office for review and approval prior to the submission of the final plat.
- H. Lot boundary dimensions shall be shown on the final plat.
- I. 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.
- J. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

10-18-88

JOHN I. BELEBS
 ENGINEER
 1000 N. W. 10th St.
 Ft. Lauderdale, FL 33304
 (305) 463-1111
 ENGLEWOOD PARK ADDITION
 1000 N. W. 10th St.
 Ft. Lauderdale, FL 33304
 (305) 463-1111
 OFFICE COPY

