

SOUTHGLEN 3RD ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas } s.s. We, Baughman Company, P.A., Surveyors
Sedgwick County } in aforesaid county and state do hereby certify that we have surveyed
and platted "SOUTHGLEN 3RD ADDITION," Wichita, Sedgwick
County, Kansas, and that the accompanying plat is a true and correct
exhibit of the property surveyed, described as and being a replat of
Lot 3, Block A, and the Reserve of Southglen Addition to Wichita,
Sedgwick County, Kansas. All easements not being regranted by this
plat are being vacated by virtue of KSA 12-512 (b).

Baughman Company, P.A.

Date

Gregory F. Severns Surveyor

Know all men by these presents, that we, the
undersigned, have caused the land described in the surveyors certificate
to be platted into lots, a reserve and floodway to be known as "SOUTHGLEN
3RD ADDITION," Wichita, Sedgwick County, Kansas. The easements
are hereby granted as indicated for the construction and maintenance
of all public utilities. The drainage easement is hereby granted for
drainage purposes. The floodway shall be the responsibility of the owners
of the property 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
permission of the appropriate governing body. Minimum floor
elevation for Lots 1 and 2 shall be 1270.0 M.S.L., plus 30" for
mobile homes.

Glen Acres Mobile Home Park, Inc.

Bill J. Morris President

State of Kansas } s.s. The foregoing instrument was acknowledged
Sedgwick County } before me this day of 1990, by Bill J. Morris,
President of Glen Acres Mobile Home Park, Inc., on behalf of the
corporation.

My Appt Exp. Notary Public

We, the undersigned, holders of a mortgage
on the above described property do hereby consent to this plat of
"SOUTHGLEN 3RD ADDITION," Wichita, Sedgwick County, Kansas.

The Fourth National Bank and Trust, Wichita

State of Kansas } s.s. The foregoing instrument was acknowledged
Sedgwick County } before me this day of 1990, by
of The Fourth National Bank and Trust Company, Wichita,
on behalf of the Bank.

My Appt Exp. Notary Public

This plat of "SOUTHGLEN 3RD ADDITION,"
Wichita, Sedgwick County, Kansas, has been submitted to and approved
by the Wichita-Sedgwick County Metropolitan Area Planning Comm-
ission, Wichita, Kansas.

Dated this day of 1990.

Wichita-Sedgwick County Metropolitan Area Planning Commission.

Wayne L. Brinegar Chairman

Martin S. Krout Secretary

This plat approved and all dedications shown
hereon accepted by the City Council of the City of Wichita, Kansas,
this day of 1990.

Bob Knight Mayor

John Moir City Clerk

Entered on transfer record this
day of 1990.

Don Wright County Clerk

State of Kansas } s.s. This is to certify that this plat has been
Sedgwick County } filed for record in the Office of the Register of Deeds this
day of 1990, at o'clock, M., and is duly
recorded.

Pat Kettler Register of Deeds

Ed Resa Deputy

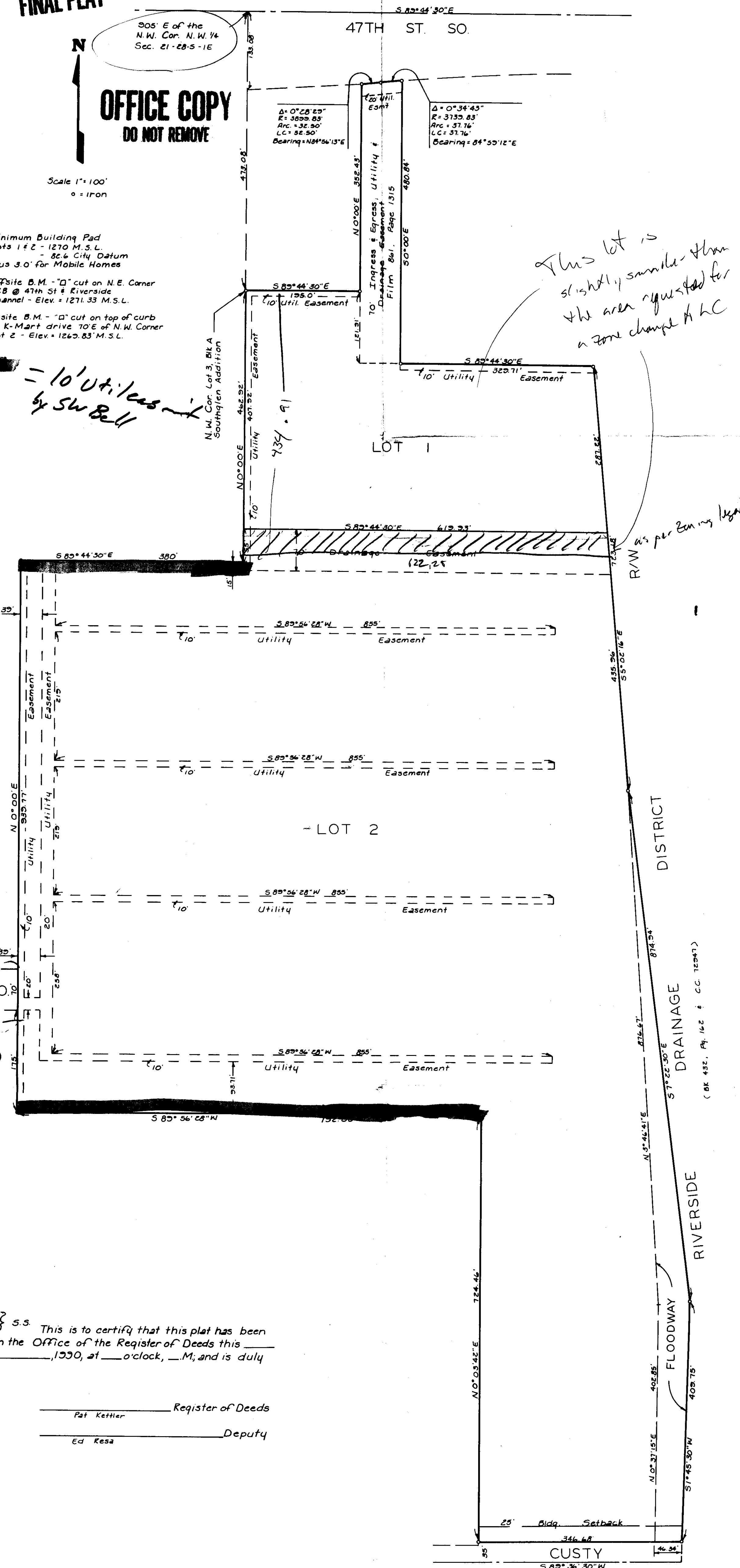
FINAL PLAT

OFFICE COPY
DO NOT REMOVE

Scale 1" = 100'
0 = 100'

Minimum Building Pad
Lots 1 & 2 - 1270 M.S.L.
- 82.6 City Datum
Plus 3.0' for Mobile Homes
Opposite B.M. "D" cut on N.E. Corner
FCB @ 47th St & Riverside
Channel - Elev. = 1271.33 M.S.L.
Onsite B.M. - "D" cut on top of curb
on K-Mart drive 70' E of N.W. Corner
Lot 2 - Elev. = 1265.83 M.S.L.

10' Utility easement
by SW Bell



SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT

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

February 2, 1990

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 89-83 SOUTHGLEN 3RD ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 1, 1990, 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 26, 1990.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council 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 1989 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: Glen Acres Mobile Home Park, Inc., Attn: Bill J. Morris,
1928 E. 47th St. So., Wichita, KS 67216
Mike Lindebak, City Engineer
M.S. Mitchell, 1215 Forest, Wichita, KS 67203

FILE COPY

- J. 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.
- K. 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.
- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- M. Recording of the plat within 30 days after approval by the City Council.

**WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 1-2

February 1, 1990

STAFF REPORT

(Final Plat; Preliminary Plat Approved 11/16/89)

CASE NUMBER: S/D 89-83 - SOUTHGLEN 3RD ADDITION

OWNER/APPLICANT: Glen Acres Mobile Home Park, Inc., Attn: Bill J. Morris, 1928 E. 47th St. So., Wichita, KS 67216

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: South of 47th Street South & east of Broadway

SITE SIZE: 34.5 Acres

NUMBER OF LOTS

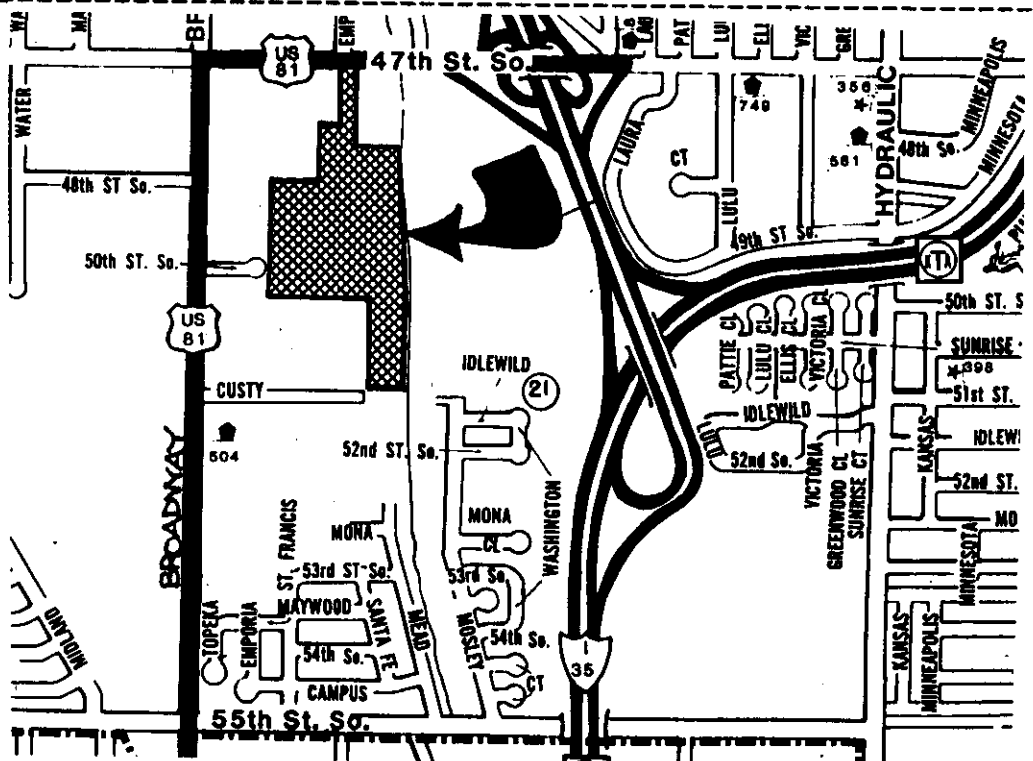
Residential (MH Park):	1
Office:	
Commercial:	1
Industrial:	
Total:	2

MINIMUM LOT AREA: 5 Acres

CURRENT ZONING: "G" & "C"

PROPOSED ZONING: "G" Manufactured Home & "C" Commercial (Z-2974)

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall repetition for street improvements to 50th Street and the construction of the associated cul-de-sac to terminate said street. This petition shall provide for a third lane on 50th Street, at Broadway, to allow for left and right turns for west bound traffic.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. If drainage and associated improvements drain to the Riverside Drainage District, approval by the Riverside Drainage District will be required and shall be submitted to the Planning Department prior to this plat being scheduled for the City Council.
- D. On the applicant's Preliminary Site Development Plan, the area south of the maintenance building shall be clearly indicated as also being reserved for open space and recreation.
- E. The first sentence of the plat's text shall not make reference to reserves as the final plat does not propose any reserves.
- F. Since 50th Street South is providing access to this site, but will be terminated by this plat, the cul-de-sac as originally shown on the Florence Addition shall be shown on this plat's final tracing.
- G. Prior to this plat being scheduled for City Council review, the applicant shall meet the representative from the City Fire Department to determine if an emergency access easement can be provided to Lot 2 in order to supplement the single entrance to this site from 50th Street South. If an easement is required, it shall be established by separate instrument. This agreement shall be approved by the Planning Department and appropriate recording information shown on the final plat tracing.
- H. The final plat shall indicate the utility easements requested by Southwestern Bell which are indicated on the enclosed "marked" copy of the plat.
- I. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.