





**CONFIRMATION  
MEMO**

PROJECT \_\_\_\_\_

DATE \_\_\_\_\_

\_\_\_\_\_ JOB NO. \_\_\_\_\_

COPIES TO: \_\_\_\_\_

TO \_\_\_\_\_

FROM \_\_\_\_\_

REFERENCE \_\_\_\_\_

DRAINAGE AREA = 48<sup>±</sup> ACRES  
 HYDROLOGIC SOIL GROUP = B  
 SOIL TYPE = CANADIAN & NARON

SCS METHOD IS USED TO DETERMINE RUNOFF STORAGE.

<u>LAND USE</u>	<u>%</u>	<u>CN</u>	<u>PRODUCT</u>
MOBILE HOME - PARKING & PAVEMENT	34	98	3332
GRASSED YARDS	47	61	2867
OPEN SPACE - PARK	16	61	976
OTHER PAVED AREAS	3	98	294
	<u>100</u>		<u>7469</u>

WEIGHTED CN =  $\frac{7469}{100} = 75.0$

THE 6 HR 6 INCH STORM IS USED (ANTECEDENT MOISTURE CONDITION II.)



CONFIRMATION  
MEMO

PROJECT \_\_\_\_\_

DATE \_\_\_\_\_

\_\_\_\_\_ JOB NO. \_\_\_\_\_

COPIES TO: \_\_\_\_\_

TO \_\_\_\_\_

FROM \_\_\_\_\_

REFERENCE \_\_\_\_\_

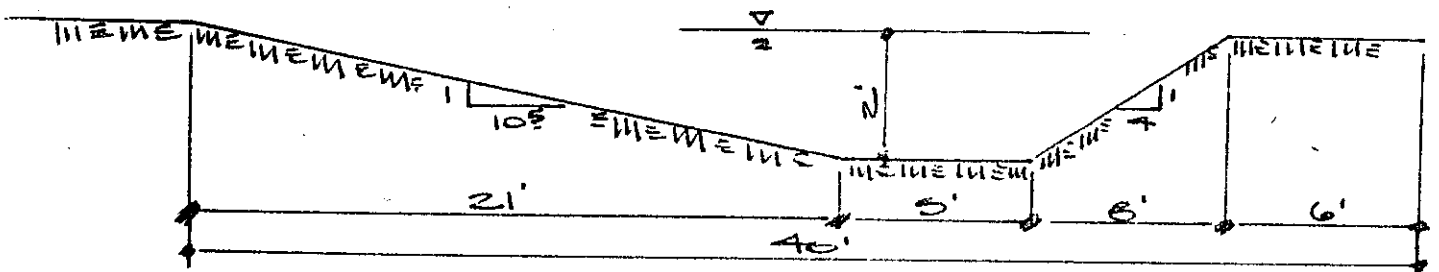
Runoff from this storm at  $CN = 75 = 3.28 \text{ in.}$

STORAGE REQUIREMENT FOR THE PLAT.

$$S = 48^{\frac{5}{8}} \text{ AC} (3.28 \text{ IN}) \frac{1}{12} \text{ IN/FT.}$$

$$= \underline{\underline{13^{\frac{3}{8}} \text{ AC. FT.}}}$$

PROPOSED DITCH AT S.L. PLAT -



$A = 39 \text{ sf}$      $S = 0.20 \%$      $M = 0.03 \text{ GRASS}$

$$Q = \frac{1.49}{M} (A) (R^{\frac{2}{3}}) (S^{\frac{1}{2}})$$

$$Q = \frac{1.49}{.03} (39) \left(\frac{39}{34^2}\right)^{\frac{2}{3}} (0.20\%)^{\frac{1}{2}}$$

$$Q = 94.3$$

S/D No. 83-4 Name Mobile Manor South  
Date Application Rec'd. 2-21-82 Preliminary Approval 3-3-83  
Scheduled S/D Meeting 6-9-83

DESCRIPTION

General Location On the south side of MacArthur Road in an area east of Meridian  
Owner B. A. Ruedebusch  
Surveyor/Engineer Lowell D. High  
Address 1542 S. St. Francis, Wichita Zip Code 67211 Phone 264-0341

1. Gross Acreage of Plat <u>56.43</u>	7. Lineal Feet of New Street
2. Number of Lots :	a. <u>50'</u> R/W <u>1656</u> ft.
Residential _____	b. <u>30</u> R/W <u>400</u> ft.
Commercial _____	c. _____ R/W _____ ft.
Industrial _____	d. _____ R/W _____ ft.
Other <u>1 mobile home park</u>	e. _____ R/W _____ ft.
Total Number of Lots <u>1</u>	TOTAL <u>2056</u> ft.
3. Minimum Lot Frontage <u>1656</u>	8. Sidewalk adjacent to all streets <u>yes</u> <u>X</u> no
4. Minimum Lot Area <u>48.45 acres</u>	
5. Existing Zoning <u>AA</u>	
6. Proposed Zoning <u>G (Z-2462)</u>	

9. Is public water available X Yes \_\_\_\_\_ No, Name City of Wichita  
10. Is sanitary sewer available X Yes \_\_\_\_\_ No, Name City of Wichita  
11. Has Health Dept. approval been obtained (where applicable) Yes No  
12. City of Wichita X 3-Mile Area \_\_\_\_\_ Outside of 3-Mile Area \_\_\_\_\_

STAFF COMMENTS:

- A. The representative from the City Engineer's office should be prepared to comment on the status of the drainage plan for this property.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. All utilities shall be installed underground.
- D. The applicant shall guarantee the extension of City water to serve the site.
- E. When the preliminary plat was approved for this property, the Subdivision Committee recommended that a loop roadway system be indicated on a revised site development plan. An east-west roadway was recommended adjacent to the south line of the property as well as through the center of the site. The applicant has chosen to indicate only the roadway through the center of the site and has omitted the roadway adjacent to the south line. The Committee should be prepared to discuss the acceptability of this change. The Planning staff strongly recommends that the loop street system on the south also be required.
- F. A revised site development plan has been submitted with the final plat. The following changes or supplements are required:
  - 1. Appropriate turning radius shall be indicated at all private roadway intersections;
  - 2. All open space and recreation space shall be labeled with amount of area noted;
  - 3. Mobile home spaces shall be clearly dimensioned. It is recommended that each individual space be numbered as was done on the original site development plan for this property. It is noted that spaces have generally decreased in size from 103 feet of depth to 95 feet. An additional eight spaces have been created for a total of 298 spaces;

4. A new "typical utility layout" including proposed dwelling and off-street parking locations needs to be submitted which reflects the proposed smaller spaces. Since the applicant now proposes private sewer, no public utility easements are proposed to be platted;
  5. Adequate area for central mail delivery and collection shall be indicated;
  6. The location of the required 20-foot landscaping adjacent to MacArthur Road shall be more precisely located and dimensioned from the south line of MacArthur Road;
  7. Include Reserve A on the site development plan.
- G. Reserve A is platted for open space and a retention pond. The wording in the plat's text regarding this reserve shall be changed to read that "ownership and maintenance of Reserve A shall be the responsibility of the owner, heirs, or subsequent owners of Lot 1, Mobile Manor South."
- H. The right-of-way for the west half of Bennett Avenue, including all the right-of-way needed for a cul-de-sac, shall be an outright street dedication on this plat. Since the street is not opened to the south, it is recommended that no paving guarantee be required at this time.
- I. "Complete access control" shall be platted from Lot 1 to the Bennett Avenue cul-de-sac.
- J. The applicant shall provide proof, by letter from Cities Service and Continental or by copy of the pipeline easement agreements, that the easement as shown is sufficient and that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement. Any relocation or encasement of the pipelines required by this development will not be at the expense of the City.
- K. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- L. Closure computations shall be submitted with the final plat tracing.
- M. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Preliminary plat

SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D No. 83-4 Name Mobile Manor South  
Date Application Rec'd. 2-21-83 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 3-3-83

DESCRIPTION

General Location On the south side of MacArthur Road in an area east of Meridian

Owner B. A. Ruedebusch  
Surveyor/Engineer Lowell D. High  
Address 1542 S. St. Francis, Wichita Zip Code 67211 Phone 264-0341

- |  |   |                                     |                 |
|--|---|-------------------------------------|-----------------|
| 1. Gross Acreage of Plat                                       | <u>50.36</u>  | 7. Lineal Feet of New Street        |                 |
| 2. Number of Lots :  |   | a. <u>50'</u> R/W <u>1656</u> ft.   |                 |
| Residential  | _____   | b. _____ R/W _____ ft.              |                 |
| Commercial   | _____   | c. _____ R/W _____ ft.              |                 |
| Industrial   | _____   | d. _____ R/W _____ ft.              |                 |
| Other <u>1 (mobile home park)</u>                              | _____   | e. _____ R/W _____ ft.              |                 |
| Total Number of Lots   | <u>1</u>  | TOTAL                               | <u>1656</u> ft. |
| 3. Minimum Lot Frontage  | <u>1656</u>   | 8. Sidewalk adjacent to all streets | <u>yes X no</u> |
| 4. Minimum Lot Area  | <u>48.45 acres</u>                                      |                                     |                 |
| 5. Existing Zoning   | <u>AA</u>   |                                     |                 |
| 6. Proposed Zoning   | <u>G (Z-2462)</u>                                       |                                     |                 |
| 9. Is public water available                                   | <u>X</u> Yes _____ No, Name <u>City of Wichita</u>      |                                     |                 |
| 10. Is sanitary sewer available                                | <u>X</u> Yes _____ No, Name <u>City of Wichita</u>      |                                     |                 |
| 11. Has Health Dept. approval been obtained (where applicable) | _____ Yes _____ No                                      |                                     |                 |
| 12. City of Wichita  | <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____ |                                     |                 |

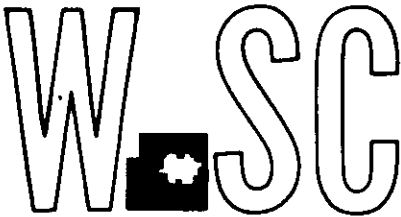
STAFF COMMENTS:

Note: The applicant's associated zone case (Z-2462) requesting "AA" to "G" has been approved subject to platting.

- A. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage concept for this property.
- B. The applicant shall guarantee any drainage improvements required by this plat.
- C. The Utility Advisory Committee members should be prepared to comment on the adequacy of the proposed utility easements.
- D. All utilities shall be installed underground.
- E. The applicant shall guarantee the extension of City water to serve the site.
- F. The applicant's site development plan shows 195,396 square feet for recreation area. Title 26 (Mobile Home Code) requires that 8% of the plat's gross area be for recreation space. Eight percent of this plat equals 168,855 square feet. Therefore, the recreation space requirement has been satisfied.
- G. The Mobile Home Code requires that a minimum 20-foot landscaping strip, adjacent to MacArthur Road, be indicated on the site development plan. This required landscaping shall be shown on a revised site development plan.
- H. The applicant's proposed site development plan indicates dead-end streets with lengths in excess of 1,100 feet. Article 7-201 (R) of the Subdivision Regulations limits the length of dead-end streets to 600 feet. With this gross discrepancy in mind a revised site development plan shall be submitted which shows the looping of the proposed interior street system.

- I. The applicant shall provide proof, by letter from Cities Services and Continental or by copy of the pipeline easement agreements that the easement as shown is sufficient and that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement. Any relocation or encasement of the pipelines required by this development will not be at the expense of the City.
- 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. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

RECEIVED

MAR 7 1983

Dept. Of Engineering

March 4, 1983

Mr. Lowell D. High  
1542 S. St. Francis  
Wichita, Kansas 67211

Re: S/D 83-4 - Preliminary plat of Mobile Manor South

Dear Mr. High:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, March 3, 1983, the above-captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. Prior to or at the time of submitting a final plat, the applicant shall submit a drainage plan to City Engineering for review and approval. Such a drainage plan should include sufficient geological information to evaluate the feasibility of a proposed retention pond with no outfall. Also, it is understood that the retention pond is off-site. The final plat shall include the detention pond area within its boundaries.
- B. The applicant shall guarantee any drainage improvements required by this plat.
- C. All utilities shall be installed underground.
- D. The applicant shall guarantee the extension of City water to serve the site.
- E. The applicant's site development plan shows 195,396 square feet for recreation area. Title 26 (Mobile Home Code) requires that 8% of the plat's gross area be for recreation space. Eight percent of this plat equals 168,855 square feet. Therefore, the recreation space requirement has been satisfied.

- F. The Mobile Home Code requires that a minimum 20-foot landscaping strip adjacent to MacArthur Road be indicated on the site development plan. This required landscaping shall be shown on a revised site development plan.
- G. The applicant's proposed site development plan indicates dead-end streets with lengths in excess of 1,100 feet. Article 7-201 (R) of the Subdivision Regulations limits the length of dead-end streets to 600 feet. With this gross discrepancy in mind, a revised site development plan shall be submitted which shows the looping of the proposed interior street system. The Subdivision Committee prefers a loop system at the south end as well as in the center near the recreation areas.
- H. The applicant shall provide proof, by letter from Cities Service and Continental or by copy of the pipeline easement agreements, that the easements as shown is sufficient and that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement. Any relocation or encasement of the pipelines required by this development will not be at the expense of the City.
- I. On the final plat, the joint utility and drainage easement adjacent to the south line of the lot shall be separated. This revision shall also be noted on a revised development plan.
- J. The Post Office representative has advised that central mail delivery and collection will be provided to this property. Adequate area for this should be shown on the site development plan.
- K. Prior to submission of the final plat, the applicant shall meet with the utility companies to determine the proposed location of their utilities. If public utility easements are proposed in the rear of the mobile home spaces, they should be shown on the final plat.
- L. 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.
- M. Requirements for a final plat (see pages 20-25, Part 4 Article 5 of the MAPC Subdivision Regulations).

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

Mr. Lowell D. High - Page 3  
3-4-83

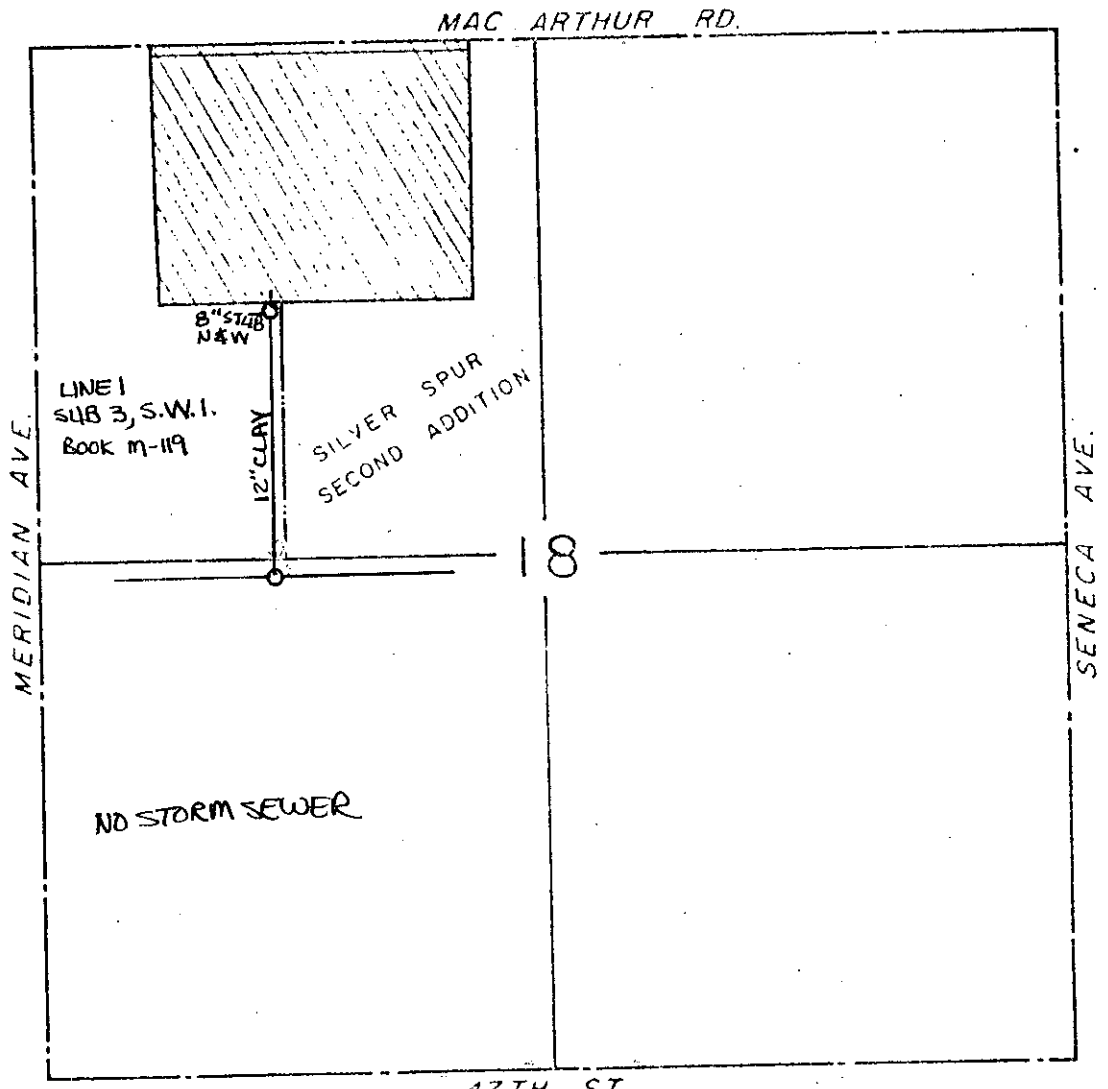
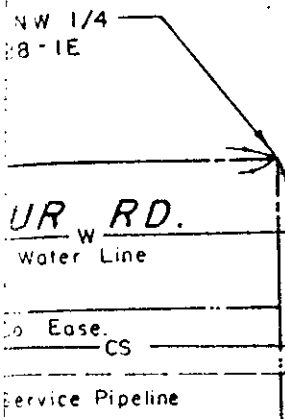
If you should have any questions concerning this matter,  
please call.

Sincerely,

*Forrest L. Nagley*  
Forrest L. Nagley  
Junior Planner

FLN:bh

cc: B. A. Ruedebusch, 3200 S. E. Blvd, 67216  
X Mike Lindebak, City Engineering



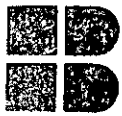
47TH ST.  
VICINITY MAP  
1" = 1000'

S 0° 02' 10" E



- ~~④~~
- ~~MARCH 3, 1983~~
- ~~⑩~~
- ~~JUNE 9, 1983~~
- ⑤ JUNE 23, 1983





BAUGHMAN COMPANY, P.A.  
SURVEYING & ENGINEERING  
316/262-7271 • 330 LAURA • WICHITA, KANSAS 67211

CONFIRMATION  
MEMO

PROJECT MOBILE MANOR ADDITION

DATE 6-7-83

JOB NO. \_\_\_\_\_

COPIES TO:

TO Chris Breitenstein

FROM N. Brent Wooten

REFERENCE Drainage Plan

Final Plat is scheduled for Subdivision for June 9, 1983.

The drainage plan conforms to the original concept plan as far as the capacity necessary for the major storm occurrence.

The development plan has not been changed considerably. The site will be a mobile home park with private steets. The area will basically flow south and west to the Reserve A site. Reserve A is a 661.88' by 400' dimension area = 6.1 acres.

Storage requirement for volume is 13.2 Ac-Ft. A pond site in the Reserve A with a 20' maintenance ring around the pond top would produce a 5 acre surface area. Depth =  $13.2 \text{ ac-ft} / 5 \text{ ac.} = 2.6 \text{ foot}$ . Allow a 1 foot free board area to produce a total 3.6 foot depth.

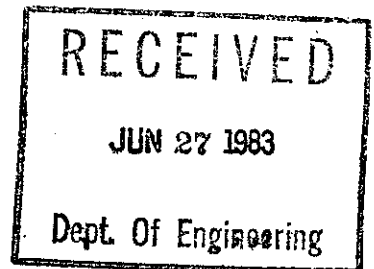
Total dimensions of the pond would be 620' x 360' x 3.6' .  
Total volume is approximately = 18.0 Ac-Ft.

Again only 13.2 Ac-Ft. is required for the antecedent moisture condition II for the 6 inch storm. Refer to the plan for the layout of the pond. Ground water in this vicinity is approx. 7 to 9 foot depth. The type of soil is identified in the concept and generally is a well drained ~~sandy~~ sandy loam with good seepage. but the infiltration factor is not available in order to determine the number of days to fully recover the capacity of the ponding site.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT  
CITY HALL - TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
(316) 268-4561



June 24, 1983

Mr. Lowell D. High  
1542 S. St. Francis  
Wichita, Ks. 67211

Re: S/D 83-4 - Final plat of Mobile Manor South

Dear Mr. High:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 23, 1983, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant's drainage plan has been approved subject to a guarantee being submitted for construction of the retention pond and the submission of a covenant which provides for the perpetual maintenance of the pond. The covenant shall give the City the right to maintain the pond in the event the owner(s) fail to do so. The covenant shall provide that the City may bill any maintenance costs incurred to the owner(s) of the drainage facility.
- B. All utilities shall be installed underground.
- C. The applicant shall guarantee the extension of City water to serve the site.
- D. A revised site development plan has been submitted with the final plat. The following changes or supplements are required:
  1. Appropriate turning radius shall be indicated at all private roadway intersections;
  2. All open space and recreation space shall be labeled with amount of area noted;
  3. Mobile home spaces shall be clearly dimensioned. It is recommended that each individual space be numbered as was done on the original site development plan for this property.

4. A new "typical utility layout" including proposed dwelling and off-street parking locations needs to be submitted which reflects the proposed smaller spaces. Since the applicant now proposes private sewer, no public utility easements are proposed to be platted;
  5. Adequate area for central mail delivery and collection shall be indicated;
  6. The location of the required 20-foot landscaping adjacent to MacArthur Road shall be more precisely located and dimensioned from the south line of MacArthur Road;
  7. Include Reserve A on the site development plan;
  8. Provide some type of looped street system at the south end of the site so that there are no dead-end streets except the west one which has a full cul-de-sac.
- E. Reserve A is platted for open space and a retention pond. The wording in the plat's text regarding this reserve shall be changed to read that "ownership and maintenance of Reserve A shall be the responsibility of the owner, heirs, or subsequent owners of Lot 1, Mobile Manor South."
- F. The right-of-way for the west half of Bennett Avenue, including all the right-of-way needed for a cul-de-sac, shall be an outright street dedication on this plat. Since the street is not opened to the south, it is recommended that no paving guarantee be required at this time.
- G. "Complete access control" shall be platted from Lot 1 to the Bennett Avenue cul-de-sac.
- H. The applicant shall provide proof, by letter from Cities Services and Continental or by copy of the pipeline easement agreements, that the easement as shown is sufficient and that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement. Any relocation or encasement of the pipelines required by this development will not be at the expense of the City.
- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- J. Closure computations shall be submitted with the final plat tracing.
- K. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- 
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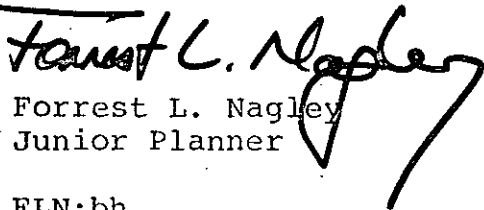
Lowell High - Page 3  
June 24, 1983

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable letter of credit are available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, June 30, 1983, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

  
Forrest L. Nagley  
Junior Planner

FLN:bh

cc: B.A. Ruedebusch, 3200 Southeast Boulevard, 67216  
Brent Wooten, Baughman Co., P.A. 330 Laura, 67211

X Mike Lindebak, City Engineering

November 7, 1983

Mr. B. A. Ruedebusch  
3200 Southeast Boulevard  
Wichita, Kansas 67216

Subject: Mobile Manor South - Plat Modifications

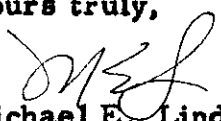
Dear Mr. Ruedebusch:

The modifications to the drainage plan for Mobile Manor South, requested in your November 1 letter, to fill the pond in "Reserve A" to one foot above the water table (elevation 85) is approved subject to the following conditions:

The owners, heirs and assigns of Mobile Manor South agree to provide soil testing and reports to the City of Wichita immediately after backfilling the pond in order to assure maintenance of proper ground water percolation and to provide continued testing to the City of Wichita every two years thereafter and that the maintenance of said pond floor at 85 elevation be contingent upon maintenance of satisfactory ground water percolation as measured by appropriate standards recognized by the City of Wichita.

The maintenance covenants filed with the Mobile Manor South Plat should contain the above language assuring proper pond maintenance.

Yours truly,

  
Michael E. Lindebak, P.E.  
City Engineer

ME Ligr

cc: Brent Wooten, Baughman Company  
Jack Galbraith, Chief Planner - Current Plans



---

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# PARKS

RECEIVED  
 NOV 3 1983  
 Dept of Engineering  
 3200 S.E. BOULEVARD  
 PHONE MU 4-1531  
 OWNER - B.A. RUEDEBUSCH

MOBILE MANOR  
 2014 & 2206 W. MCARTHUR  
 PHONE JA 4-4171  
 MGR. JIM WILLIAMS

November 1, 1983

67216

Mr. Michael Lindebak  
 City Engineer  
 Metropolitan Area Planning  
 Commission  
 455 N. Main  
 Wichita, Kansas

Re: Mobile Manor South,  
 Plat Modification

Dear Mr. Lindebak,

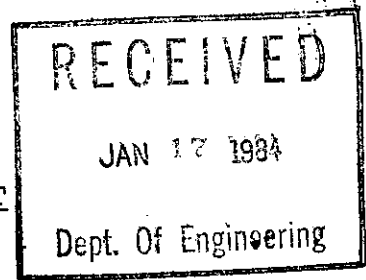
As you requested, this letter is to memorialize the agreement that you made with me and my engineer, Mr. Brent Wooten, in our meeting on October 31, 1983, concerning the specifications of "Reserve A", containing a surface water holding pond for Mobile Manor South, as currently platted.

It was agreed that, as a modification of the original engineering design, the holding pond may be backfilled to a level which is one foot above the water table (85 elevation) without disturbing the holding pond function as a surface water drainage facility for Mobile Manor South.

However, as a condition of said modification, the owners, heirs, and assigns of Mobile Manor South agree to allow soil testing immediately after backfilling of the pond, in order to assure maintenance of proper ground water percolation; and to allow continued testing by the City of Wichita every two years thereafter; and that maintenance of said pond floor at 85 elevation be contingent upon maintenance of satisfactory ground water percolation as measured by appropriate engineering standards recognized by the City of Wichita.

Sincerely,

*B. A. Ruedebusch*  
 B.A. Ruedebusch, Owner  
 Mobile Manor South



MAINTENANCE COVENANT

This covenant, made in the City of Wichita, State of Kansas, by the owners of MOBILE MANOR SOUTH ADDITION.

WHEREAS the owners of MOBILE MANOR SOUTH, legally described as:

The north 310 feet of the east 516.00 feet of the SW 1/4 of the NW 1/4 of Section 18, T28S, R1E of the 6th P.M., Sedgwick County, Kansas, together with the E 1/2 of the NW 1/4 of the NW 1/4 and the NE 1/4 of the NW 1/4 of Section 18, T28S, R1E of the 6th P.M., Sedgwick County, Kansas, EXCEPT the E 1/2 of the E 1/2 of said NE 1/4 of said NW 1/4 of Section 18, T28S, R1E of the 6th P.M., Sedgwick County, Kansas,

have designated a portion thereof as "Reserve A", legally described as:

The north 310 feet of the east 516.00 feet of the SW 1/4 of the NW 1/4 of Section 18, T28S, R1E of the 6th P.M., Sedgwick County, Kansas,

as an open area and surface water retention pond;

NOW THEREFORE IT IS DECLARED AS FOLLOWS:

1. The ownership and maintenance of Reserve A, described above, as an open area and surface water retention pond, shall be the responsibility of the owner, heirs, or subsequent owners of Lot 1, MOBILE MANOR SOUTH, described above.

2. It is agreed that, as a modification of the original engineering design, the holding pond in Reserve A may be back-filled to a level which is one foot above the water table (85 elevation) without disturbing the function of the holding pond as a surface water drainage and retention facility for Mobile Manor South.

3. The owners, heirs and assigns of Mobile Manor South

hereby agree to provide soil testing and reports to the City of Wichita immediately after backfilling the pond in order to assure maintenance of proper ground water percolation and to provide continued testing to the City of Wichita every two years thereafter and that the maintenance of said pond floor at 85 elevation be contingent upon maintenance of satisfactory ground water percolation as measured by appropriate standards recognized by the City of Wichita.

4. In the event that the owners of MOBILE MANOR SOUTH fail at any time to maintain Reserve A, as an open area and surface water retention pond, the City of Wichita may serve written notice to the owners of MOBILE MANOR SOUTH, or their successors or assigns, setting forth the manner in which they have failed to fulfill their maintenance obligations. Such notice shall include a statement describing the obligation that has not been fulfilled and shall grant ten (10) days time within which the obligation may be fulfilled.

If said obligation is not fulfilled within the time specified, the City of Wichita may perform the obligations listed in the notice of deficiency. All costs incurred by the City of Wichita in carrying out the obligations of the owners of MOBILE MANOR SOUTH, as herein described, may be billed to the owners of MOBILE MANOR SOUTH, their successors or assigns.

5. This is a covenant running with the land and is binding on all future owners until such time as a public storm sewer is constructed to serve MOBILE MANOR SOUTH.

IN WITNESS WHEREOF, the parties hereunto have duly executed this agreement.

Dated 1-4-84

Signed Mobile Manor South  
B A Ruedebusch Pres.

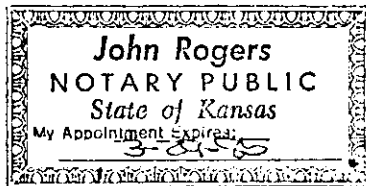
Signed Catherine C Ruedebusch Soc.

Signed \_\_\_\_\_

Signed \_\_\_\_\_

STATE OF KANSAS  
County of Sedgwick, ss:

IN WITNESS WHEREOF, I have set my hand and affixed my official seal, this 4<sup>th</sup> day of JANUARY, 1984.



[Signature]  
NOTARY PUBLIC

My commission expires: MARCH 29<sup>th</sup>, 1985.