

Preliminary plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 84-60

Name: South Park 2nd Addition

Preliminary Approved:

Scheduled S/D Meeting: June 7, 1984

DESCRIPTION

General Location: West of Meridian approx. 1/3 mile north of 47th St. South

Owner: Global Resources

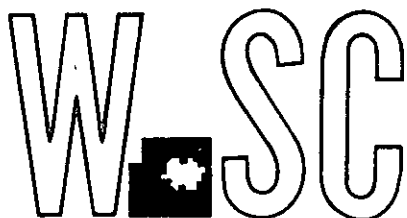
Surveyor/Engineer: Bill G. Yung Design

1. Gross Acreage of Plat: 79.9±
 2. Number of Lots:
 - Residential: 229
 - Office:
 - Commercial:
 - Industrial:
 - Total: 229
 3. Minimum Lot Area: 8,000 sq. ft.
 4. Existing Zoning: AA
 5. Proposed Zoning: AA
-

STAFF COMMENTS:

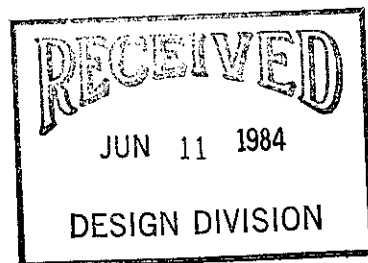
- A. The applicant shall guarantee the extension of water and sewer to serve all lots and the paving of all interior streets, including sidewalks on both sides of 44th Street South and the north and west sides of 43rd/Custer.
- B. The applicant shall guarantee construction of all drainage improvements necessitated by the platting of this property. The City Engineer's representative shall be prepared to comment on the applicant's drainage plan and state what drainage improvements are needed. Also, are any minimum pad elevations or off-site easements needed?
- C. It is recommended that the southeast corner of this plat be redesigned to provide more buildable area for Lots 4, 5, and 7.
- D. It is recommended that 44th St. Ct. south of 44th Street be relabeled as Richmond Circle and 44th St. Ct. north of 44th Street be relabeled as Richmond. It is anticipated that this street west of Block 7 will be extended north to 43rd Street in the future.
- E. Right-of-way for the temporary off-site cul-de-sac for 44th St. Ct. (Richmond) shall be obtained by separate instrument. If the applicant is unable to obtain this right-of-way, the cul-de-sac shall be granted within the boundaries of the plat. A guarantee for this temporary trunaround shall be submitted.
- F. If any improvements are guaranteed by petitions, a certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the Subdivision Regulations.
- H. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



June 8, 1984

Bill G. Yung Design
8225 E. 35th St. North
Wichita, Kansas 67211

Re: S/D 84-60 - Preliminary plat of South Park 2nd Addition

Dear Mr. Yung:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 7, 1984, 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. The applicant shall guarantee the extension of water and sewer to serve all lots and the paving of all interior streets, including sidewalks on both sides of 44th Street South and the north and west sides of 43rd/Custer.
- B. Prior to or at the time of submitting a final plat, the applicant shall submit a drainage plan to the City Engineer's office for review and approval.
- C. The applicant shall guarantee construction of all drainage improvements necessitated by the platting of this property.
- D. It is recommended that the southeast corner of this plat be redesigned to provide more buildable area for Lots 4, 5, and 7.
- E. It is recommended that 44th St. Ct. south of 44th Street be relabeled as Richmond Circle and 44th St. Ct. north of 44th Street be relabeled as Richmond. It is anticipated that this street west of Block 7 will be extended north to 43rd Street in the future.
- F. Right-of-way for the temporary off-site cul-de-sac for 44th St. Ct. (Richmond) shall be obtained by separate instrument. If the applicant is unable to obtain this right-of-way, the cul-de-sac shall be granted within the boundaries of the plat. A guarantee for this temporary trunaround shall be submitted.

Bill G. Yung
June 8, 1984
Page 2

- G. If any improvements are guaranteed by petitions, a certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. Since the applicant requested the indefinite deferral of the vacation case (V-1212), which vacates South Park Addition, this plat shall proceed to the City Commission at the same time the adjacent plat of Cottonwood Grove Addition is reviewed by that body. Cottonwood Grove cannot go to the City Commission until all conditions of approval have been completed on this plat. This plat cannot go to the City Commission until all conditions of approval have been completed for Cottonwood Grove Addition.
- I. The final plat shall indicate the utility easements requested by K.G. and E. which are indicated on the engineer's "marked" copy of the preliminary plat.
- J. The applicant shall pay to the City \$500.00 to cover the expenses incurred during the preparing of the original South Park Addition petitions. These petitions will now be abandoned as a result of this replat.
- K. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the Subdivision Regulations.
- L. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

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

If you should have any questions, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

cc: Global Resources, 300 W. Douglas, Suite 442, 67202
X Mike Lindebak, City Engineer

S/D No.: 84-60

Name: South Park 2nd Addition

Preliminary Approved: 6-7-84

Scheduled S/D Meeting: 8-2-84

DESCRIPTION

General Location: West of Meridian, approximately 1/3 mile north of 47th St. South.

Owner: Global Resources

Surveyor/Engineer: Mid-Kansas Engineering Consultants, P.A.

1. Gross Acreage of Plat: 79.0
 2. Number of Lots:
 - Residential: 225
 - Office:
 - Commercial:
 - Industrial:
 - Total: 225
 3. Minimum Lot Area: 8,000 sq. ft.
 4. Existing Zoning: AA
 5. Proposed Zoning: AA
-

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of water and sewer to serve all lots and the paving of all interior streets, including sidewalks on both sides of 44th Street South and the north and west sides of 43rd/Custer.
- B. Right-of-way for the temporary off-site cul-de-sac for Richmond shall be obtained by separate instrument. If the applicant is unable to obtain this right-of-way, the cul-de-sac shall be granted within the boundaries of the plat. A guarantee for this temporary turnaround shall be submitted.
- C. If any improvements are guaranteed by petitions, a certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Since the applicant requested the indefinite deferral of the vacation case (V-1212), which vacates South Park Addition, this plat shall proceed to the City Commission at the same time the adjacent plat of Cottonwood Grove Addition is reviewed by that body. Cottonwood Grove cannot go to the City Commission until all conditions of approval have been completed on this plat. This plat cannot go to the City Commission until all conditions of approval have been completed for Cottonwood Grove Addition.
- E. The applicant shall pay to the City \$500.00 to cover the expenses incurred during the preparing of the original South Park Addition petitions. These petitions will now be abandoned as a result of this replat.
- F. The final plat tracing shall indicate a 20-foot east/west utility easement through Block 5.
- G. The final plat tracing shall indicate the 20-foot drainage easement centered on the lot line common to Lots 5 and 6, Block 1, which was indicated on the preliminary plat. If this easement is no longer required, the applicant's agent shall so advise.
- H. On the final plat tracing the existing 20-foot sanitary sewer easement adjacent to the west line of the plat shall be more clearly labeled. The 10-foot utility easement adjacent to the 20-foot sanitary sewer easement shall also be more clearly labeled on the final plat tracing.

(Over)

- I. On the final plat tracing the 25-foot pipeline easement along the north line of the plat shall be correctly labeled "Cities Service Pipeline Easement."
- J. On the final plat tracing, the 20-foot utility easement adjacent to the south line of the Cities Service Pipeline Easement shall be clearly labeled and dimensioned.
- K. On the final plat tracing, the building setback from the Cities Service Pipeline shall be clearly labeled and dimensioned. (See Original South Park Addition Plat).
- L. On the final plat tracing, the 10-foot utility easement adjacent to the south line of the 25-foot pipeline easement in Block 6, shall be clearly labeled and dimensioned on the "detail" included as part of Page 2. The 40-foot building setback shown on the "detail" shall be clearly dimensioned.
- M. The applicant shall submit a covenant which provides for four off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street.
- N. The applicant shall guarantee construction of all drainage improvements necessitated by the platting of this property.
- O. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot-owners' association prior to recording the plat, or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- P. The final plat tracing shall label the 25-foot building setback from 44th Street South on Block 1 and Block 7.
- Q. The representative from the City Engineer's office shall be prepared to comment on the status of the applicant's drainage plan for this property.
- R. Closure computations shall be submitted with the final plat tracing.
- S. Recording of the plat within 30 days after approval by the Board of City Commissioners.

W I C H I T A - S E D G W I C K C O U N T Y
M E T R O P O L I T A N A R E A P L A N N I N G D E P A R T M E N T

To: Mike Lindebak, City Engineer

Date: February 14, 1985

From: Forrest L. Nagley, Senior Planner

Subject: Review of the final plat of South Park 2nd Addition (S/D 84-60).

On August 2, 1984, the Subdivision Committee approved the final plat of the above-referenced addition subject to a requirement of the City Engineer's Office for the applicant's agent to meet with City Engineering to determine the need for drainage guarantees, on-site and off-site easements, and a restrictive covenant which would prevent development of certain lots until drainage improvements are made on property to the west. This requirement was stated in our follow-up letter dated August 3, 1984.

Attached is a copy of the final plat tracing for your review.

Please review this print and advise if it satisfies your requirements for this plat.


Forrest L. Nagley
Senior Planner

FLN/mlh

Attachment

cc: Mid-Kansas Engineering Consultants, P.A., 240 N. Rock Road, #130,
Wichita, KS 67206
Builder's Development, Inc., 300 W. Douglas, #120, Wichita, KS 67202



THE CITY OF WICHITA

OFFICE OF MAPD/DESIGN

DATE February 22, 1985

TO Forrest Nagley, Senior Planner

FROM Larry Henry, Program Development Engineer

SUBJECT Final Plats of Cottonwood
Grove and South Park 2nd
Addition

We have reviewed the prints of the final plat and the drainage plans of the subject plats. Following are comments on some specific items regarding drainage:

Cottonwood Grove Addition

Item L: The drainage plan shows that there will be surface drainage from the south end of Reserve C to Reserve A and from the southwest corner of Reserve E to Reserve A. It is desirable to include these drainage swales in a reserve; however, a 20' drainage easement is acceptable. On the final plat tracing, another 20' storm sewer easement between Reserve A and C at the northwest portion of Reserve A is required to cover the proposed storm sewer.

Item M: The off-site drainage easement on the property to the south is not required. However, the dollar amount for drainage improvements should be high enough to cover possible cost for condemning right-of-way for improvement downstream. This office has not received any information on quantities and cost estimates on drainage improvements to date.

South Park Addition

Item R: The applicant is to submit a restrictive covenant preventing all lots in Block 2 and 4, Lots 7 through 21, Block 3 and Lots 3 through 14, Block 5, from developing until drainage improvements are made on property to the west. The off-site drainage easement on the property to the south is not required. However, the dollar amount for storm drain improvements should be high enough to cover possible cost for condemning right-of-way for improvement downstream. This office has not received any information on quantities and cost estimates on storm drain improvements to date.

If you have any questions, please call.


Larry Henry
Program Development Engineer

LH:hgr

cc: Mid-Kansas Engineering Consultants

WICHITA - SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

To: Larry Henry, Program Development Engr. Date: February 25, 1985
From: Forrest Nagley, Senior Planner
Subject: Review of off-site instruments and restrictive covenant
required in conjunction with the platting of South Park 2nd
(S/D 84-60) and Cottonwood Grove (S/D 83-21) Additions.

On February 22, 1985, Mid-Kansas Engineering Consultants submitted the following items for the above-referenced plats:

South Park 2nd Addition

Format OK - Need Signed Instrument
Restrictive covenant preventing development of certain lots as required by the drainage plan for this property.

Rec'd 2. Off-site temporary cul-de-sac dedication.

Cottonwood Grove Addition

Rec'd 1. Off-site street dedication required to extend municipal water to the property.

Rec'd 2. Off-site utility easement apparently required to extend sanitary sewer to the property.

LPH
2/27/85
Please review these attached instruments and advise if they satisfy City Engineering's requirements for this plat.

If you have any questions, please call.

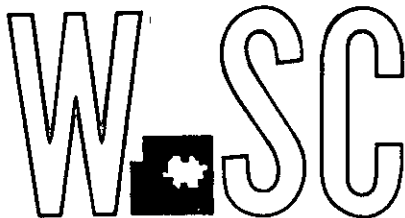
Forrest L. Nagley
Forrest L. Nagley
Senior Planner

FLN:mlh

Attachments (4)

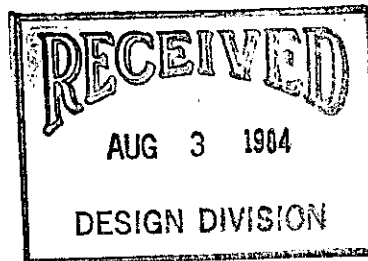
cc: Mid-Kansas Engineering Consultants, P.A., 240 N. Rock Road, #130,
Wichita, KS 67206
Builders Development, Inc., 1530 S. Oliver, #200, Wichita, KS 67218

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



August 3, 1984

Mid-Kansas Engineering Consultants, P.A.
240 North Rock Road, Suite 130
Wichita, Kansas 67206

Re: S/D 84-60 - Final plat of South Park 2nd Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 2, 1984, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee the extension of water and sewer to serve all lots and the paving of all interior streets, including sidewalks on both sides of 44th Street South and the north and west sides of 43rd/Custer.
- B. Right-of-way for the temporary off-site cul-de-sac for Richmond shall be obtained by separate instrument. If the applicant is unable to obtain this right-of-way, the cul-de-sac shall be granted within the boundaries of the plat. A guarantee for this temporary turnaround shall be submitted.
- C. If any improvements are guaranteed by petitions, a certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Since the applicant requested the indefinite deferral of the vacation case (V-1212), which vacates South Park Addition, this plat shall proceed to the City Commission at the same time the adjacent plat of Cottonwood Grove Addition is reviewed by that body. Cottonwood Grove cannot go to the City Commission until all conditions of approval have been completed on this plat. This plat cannot go to the City Commission until all conditions of approval have been completed for Cottonwood Grove Addition.
- E. The applicant shall pay to the City \$500.00 to cover the expenses incurred during the preparing of the original South Park Addition petitions. These petitions will now be abandoned as a result of this replat.

- F. The final plat tracing shall indicate a 20-foot east/west utility easement through Block 5.
 - G. The final plat tracing shall indicate the 20-foot drainage easement centered on the lot line common to Lots 5 and 6, Block 1, which was indicated on the preliminary plat. If this easement is no longer required, the applicant's agent shall so advise.
 - H. On the final plat tracing the existing 20-foot sanitary sewer easement adjacent to the west line of the plat shall be more clearly labeled. The 10-foot utility easement adjacent to the 20-foot sanitary sewer easement shall also be more clearly labeled on the final plat tracing.
 - I. On the final plat tracing the 25-foot pipeline easement along the north line of the plat shall be correctly labeled "Cities Service Pipeline Easement."
 - J. On the final plat tracing, the 20-foot utility easement adjacent to the south line of the Cities Service Pipeline Easement shall be clearly labeled and dimensioned.
 - K. On the final plat tracing, the building setback from the Cities Service Pipeline shall be clearly labeled and dimensioned. (See Original South Park Addition Plat).
 - L. On the final plat tracing, the 10-foot utility easement adjacent to the south line of the 25-foot pipeline easement in Block 6, shall be clearly labeled and dimensioned on the "detail" included as part of Page 2. The 40-foot building setback shown on the "detail" shall be clearly dimensioned.
 - M. The applicant shall submit a covenant which provides for four off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street.
 - N. The applicant shall guarantee construction of all drainage improvements necessitated by the platting of this property.
 - O. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot-owners' association prior to recording the plat, or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
 - P. The final plat tracing shall label the 25-foot building setback from 44th Street South on Block 1 and Block 7.
-

- Q. The applicant is advised that any lowering relocation or encasement of the pipelines on this property, made necessary by development of this plat, shall be at the sole expense of the applicant and without cost to the City, or any utility company.
- R. Prior to this plat being submitted for scheduling before the Board of City Commissioners, the applicant's agent shall meet with City Engineering to determine the need for drainage guarantees, off-site easements, and a restrictive covenant which would prevent development of certain lots until drainage improvements are made on property to the west. A memorandum shall be obtained from City Engineering which states what drainage guarantees and legal instruments must be forwarded to the City Commission with this plat.
- S. The final plat shall indicate the drainage easements required by the drainage plan for this property.
- T. The final plat shall indicate the utility easements required by the sanitary sewer layout plan for this property.
- U. Closure computations shall be submitted with the final plat tracing.
- V. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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, August 9, 1984, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

FLN
Forrest L. Nagley
Senior Planner

FLN:bh

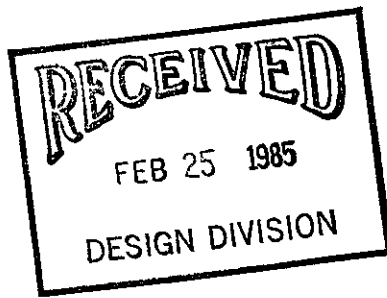
Mid-Kansas Engineering Consultants, P.A.
August 3, 1984
Page 4

cc: Global Resources, 300 W. Douglas, Suite 442, 67202
Bill G. Yung Design, 8225 E 35th Street, North, 67226
xMike Lindebak, City Engineer

Mike —
Larry —



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



February 25, 1985

Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road, #800
Wichita, KS 67226

C
O
P
Y

Re: S/D 84-60 - South Park 2nd Addition and
S/D 83-21 - Cottonwood Grove Addition

Gentlemen:

In order to clarify what requirements still exist before we can schedule the two above-referenced plats for consideration by the Board of City Commissioners, I have prepared the following list of uncompleted requirements for each plat:

South Park 2nd Addition

1. Submission of the fully completed and signed tracing for review and approval.
2. Submission of a title binder.
3. Certification of all taxes due and payable for 1984 and previous years.
4. Submission of a restrictive covenant providing for the ownership and maintenance of the Reserves (Item "O" of 8/3/84 letter).
5. City Engineering sign-off on the completeness of petitions.
- ✓ 6. City Engineering approval of proposed restrictive covenant preventing development of certain lots and approval of a separate instrument dedicating right-of-way for a temporary cul-de-sac. ✓
- ⑦. Scheduling of the plat of Cottonwood Grove to accompany this plat to the Board of City Commissioners (Item "D" of 8/3/84 letter).

Mid-Kansas Engineering Consultants, P.A.
Re: S/D 84-60 - South Park 2nd Addition and
S/D 83-21 - Cottonwood Grove Addition
February 25, 1985
Page 2

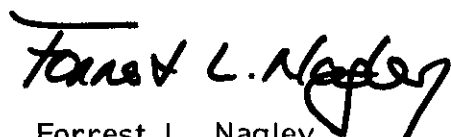
Cottonwood Grove Addition

1. Submission of the fully completed and signed tracing for review and approval.
2. Submission of a title binder.
3. Certification of all taxes due and payable for 1984 and previous years.
4. Submission of a restrictive covenant providing for the ownership and maintenance of the Reserve (Item "H" of 6/8/84 letter).
5. City Engineering sign-off on the completeness of petitions.
6. Submission of four (4) copies of revised preliminary site development plan for the Mobile Home Park (Item "J" of 6/8/84 letter).
7. Scheduling of the plat of South Park 2nd to accompany this plat to the Board of City Commissioners (Item "A" of 6/8/84 letter).
- ✓ 8. City Engineering approval of separate instruments dedicating off-site street right-of-way and granting an off-site utility easement. ✓

The above lists inventory the requirements not completed as of Monday morning, February 25, 1985. If you are successful in satisfying all of these requirements by March 6, 1985, the plats will be scheduled for review by the City Commission on Tuesday, March 19, 1985.

If you have any questions, please call me at 268-4421.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:mlh

cc: Builder's Development, Inc., 1530 S. Oliver, #200, Wichita, KS 67218
Global Resources, Inc., 1530 S. Oliver, #200, Wichita, KS 67218
Bill G. Yung Design, 8225 E. 35th Street North, Wichita, KS 67211
✓ Mike Lindebak, City Engineer

RESTRICTIVE COVENANT

THIS COVENANT, executed this _____ day of _____,
1985.

W I T N E S S E T H: That,

WHEREAS, the undersigned is in the process of platting that certain real property to be known as South Park 2nd Addition to Wichita, Sedgwick County, Kansas; and

WHEREAS, as a part of the platting process certain requirements have been made by the City of Wichita regarding lot drainage.

NOW, THEREFORE, the undersigned does hereby subject the following described lots in said addition to the following covenant:

1. There shall be no development on said lots by way of constructing improvements thereon until such time as a surface water drainage plan has been approved by the City of Wichita, and the drainage system has been installed.

2. The property covered by this Covenant are the following lots located in South Park 2nd Addition to Wichita, Sedgwick County, Kansas, to-wit:

All Lots in Blocks 2 and 4
Lots 7 through 21 inclusive, Block 3
Lots 3 through 14 inclusive, Block 5

THIS COVENANT executed as of the date first above written.

GLOBAL RESOURCES, IND.

By _____
James W. Garvey, President

STATE OF KANSAS)
) SS.
SEDGWICK COUNTY)

The foregoing instrument was acknowledged before me this _____ day of _____, 1985, by James W. Garvey, President of Global Resources, Inc., a Kansas corporation, on behalf of the corporation.

Notary Public

My Appointment Expires:

DEDICATION

South Park 2nd
& Cottonwood Grove
connecting
pavement

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, _____

being the owner of the following described real estate in Sedgwick County, Kansas, to wit:

See Attachment A

do _____ hereby dedicate the above described real estate to the public for _____ street _____ purposes.

Executed this _____ day of _____ 19 ____.

STATE OF KANSAS)
SEDGWICK COUNTY) ss

BE IT REMEMBERED, that on this _____ day of _____, came _____

to me personally known to be the same person who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, the day and year last above written.

Submitted to the Wichita-Sedgwick County Metropolitan Area Planning Commission and the Board of Commissioners of the City of Wichita, Kansas, and approved by said Board of Commissioners of the City of Wichita, Kansas,
this _____,

City Clerk

Notary Public
My Commission Expires: _____

ATTACHMENT A

A 66 foot tract of land centered on the following described line located in the north half of the southeast quarter of Section 13, Township 28 south, Range 1 west of the 6th P.M.:

Beginning at a point on the east line of said north half, 393.58 feet northerly bearing N 00° 30' 41" W from the southeast corner of said north half; thence 175.18 feet along a curve to the right having a radius of 182.49 feet, a central angle of 55° 00' 00" and a long chord bearing N 62° 30' 00" W, 168.53 feet; thence N 35° 00' 00" W, 198.23 feet; thence 115.34 feet along a curve to the left having a radius of 120.16 feet, a central angle of 55° 00' 00" and a long chord bearing N 62° 30' 00" W, 110.97 feet; thence S 90° 00' 00" W, 487.45 feet; thence 189.61 feet along a curve to the left having a radius of 241.42 feet, a central angle of 45° 00' 00" and a long chord bearing S 67° 30' 00" W, 184.78 feet; thence S 45° 00' 00" W, 256.37 feet; thence along a curve to the right having a radius of 150.92 feet a central angle of 89° 39' 00" and a long chord bearing S 89° 49' 30" W, 212.78 feet; thence N 45° 21' 00" W, 219.42 feet to the point of termination.

South Park 2nd Add'n

20' Utility Easements required at the following locations

1. Across block 5 in E-W direction
2. between lots 10 & 11, block 3
3. between lots 4 & 5, block 2

20' Drainage easements required at the following locations

1. between lots 24 & 25, block 2
2. between lots 20 & 19, block 2, extend into lot 2
3. between lots 22 & 23, block 7
4. between lots 29 & 30, block 7
5. between lots 5 & 6, block 1

Comments on Drainage Plan

1. Require off-site drainage easements to the West & South
2. Submit information to show SWS to west can drain or submit covenant that no development West of Guster is to take place before the proposed improvements in Cottonwood Grove is done
3. Submit detention pond design to verify adequate storage & Design Water Surface level. Establish Min Pad to be shown on plat.
4. Since the outfall location has been changes, re-define down stream channel and drainage RLW required.
5. Any changes to be made to City Services Pipeline due to conflict with drainage improvements will be developers' expense.
6. Submit proposed Street profile.