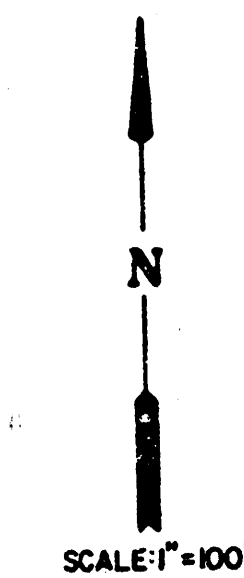
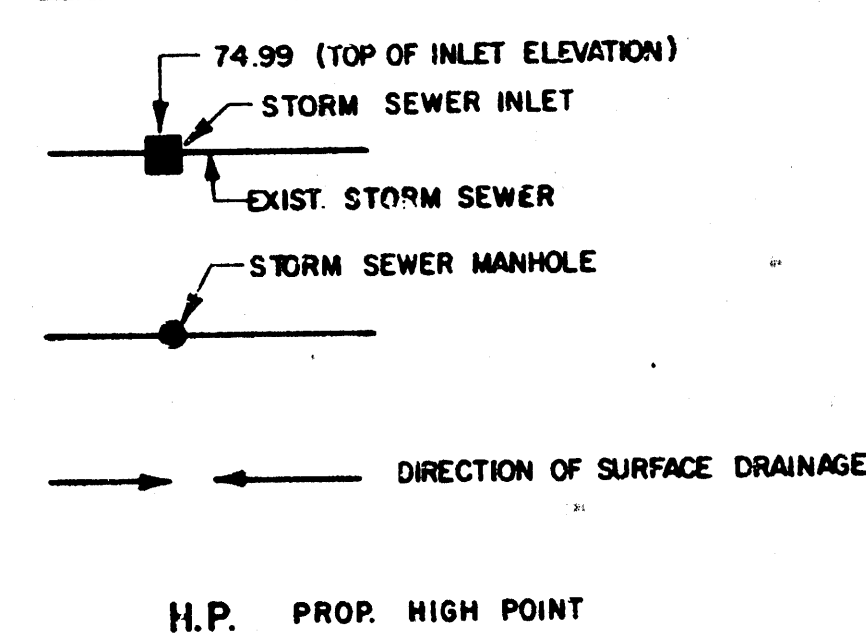


* THIS PLAT IS A REPEAT OF A PORTION OF RIVER OAKS ADDITION, THIS DRAINAGE PLAN MIRRORS THE APPROVED DRAINAGE PLAN FOR RIVER OAKS ADDITION, DATED AUG. 1980, AND SHOWS EXIST. STORM WATER IMPROVEMENTS CONSTRUCTED SUBSEQUENT TO THE PLAT OF RIVER OAKS ADDITION.



LEGEND



NOTES

1. PUBLIC SANITARY SEWER IS AVAILABLE IN PUBLIC EASEMENTS. IT WILL BE EXTENDED TO THE SITE AND SHALL BE CONSTRUCTED AND MAINTAINED PRIVATELY.
2. PUBLIC WATER IS AVAILABLE IN PUBLIC STRIP R-O-W. IT WILL BE EXTENDED INTO THE PROPERTY WITHIN 10 FOOT EASEMENTS ADJACENT TO THE PRIVATE STRIP. EASEMENTS ARE YET TO BE ACQUIRED.
3. PARKING IS ALLOWED ON BOTH SIDES OF THE 35 FOOT WIDE INTER-ROADWAYS. PARKING IS PERMITTED ON ONLY ONE(1) SIDE OF THE 25 FOOT WIDE INTERIOR ROADWAYS. THE PARK MANAGER WILL BE RESPONSIBLE FOR POSTING AND ENFORCING THESE RESTRICTIONS.
4. GROSS AREA OF PLAT IS 36.3 ACRES.
RESERVE A = 5.75 ACRES RECREATIONAL OPEN SPACE
RESERVE B = 0.32 ACRES RECREATIONAL OPEN SPACE
RESERVE C = 0.5 ACRES RECREATIONAL OPEN SPACE
TOTAL = 6.57 ACRES OR 17% OF RIVER ACRES MOBILE HOME PARK



REISS & GOODNESS ENGINEERS
2160 WEST 21ST STREET
WICHITA, KANSAS 67204
(316) 832-0213

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