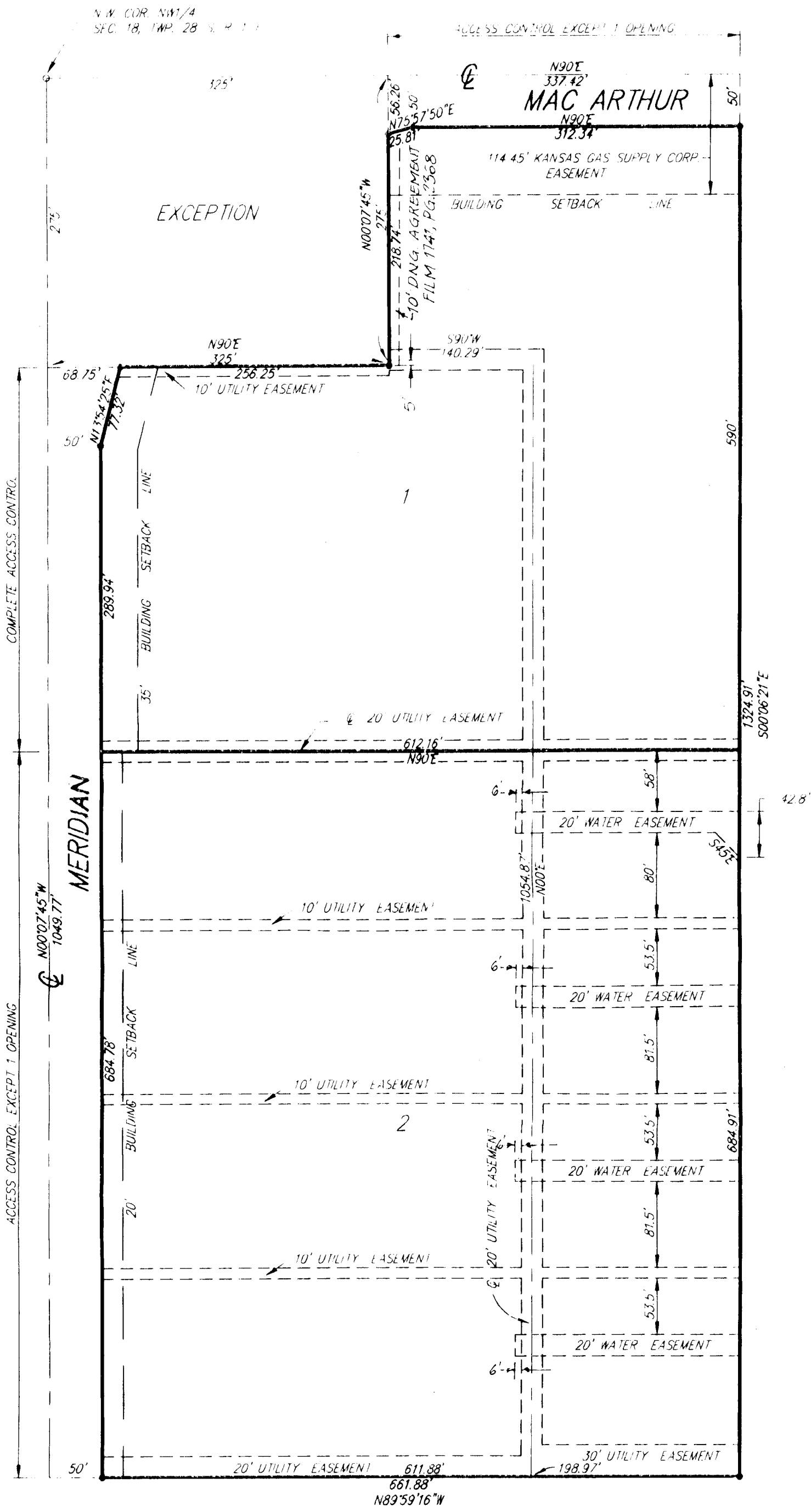


MOBILE MANOR SOUTH 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



revised
final tracing

State of Kansas) SS
Sedgwick County)

We, Savoy, Ruggles & Bohm, P.A., Surveyors in aforesaid county and state do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "MOBILE MANOR SOUTH 2ND ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

The W1/2 of the NW1/4 of the NW1/4 of Sec. 18, Twp. 28-S, R-1-E of the 6th P.M., Sedgwick County, Kansas, except the West 325 feet of the North 275 feet thereof.

All Public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Savoy, Ruggles & Bohm, P.A.

Date 29 April 1999
Mark A. Savoy RLS #788 Surveyor

Know all men by these presents that we, the undersigned have caused the land described in the surveyor's certificate to be platted into Lots to be known as "MOBILE MANOR SOUTH 2ND ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. Access controls are hereby granted to the appropriate governing body (as indicated on the face of the plat).
The water easements are hereby granted as indicated for the construction and maintenance of water lines.

MOBILE MANOR, INC.
Richard J. Peckham President

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 30th day of April 1999, by Richard J. Peckham, President of Mobile Manor, Inc., on behalf of the corporation.

Linda S. Hamby Notary Public
My App't. Exp. 10-30-99

This plat of "MOBILE MANOR SOUTH 2ND ADDITION", Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 26th day of February, 1998.
Wichita-Sedgwick County Metropolitan Area Planning Commission



Richard E. Lopez Chairman
Marvin S. Krout Secretary

This plat approved and all dedications shown hereon, accepted by the City Council of the City of Wichita, Kansas, this 15 day of JUNE, 1999.



Bob Knight Mayor
Pat Burnett City Clerk

Entered on transfer record this _____ day of _____, 1999.

James Alford County Clerk

State of Kansas) SS
Sedgwick County)

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 1999, at _____ o'clock _____ M: and is duly recorded.

Bill Meek Register of Deeds

Linda Kizzire Deputy



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

February 26, 1998

Savoy, Ruggles & Bohm
Attn. Mark Savoy
924 N Main
Wichita KS 67203

Re: S/D 98-8 -- One-Step Final Plat of MOBILE MANOR SOUTH 2ND ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 26, 1998, 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 February 20, 1998.

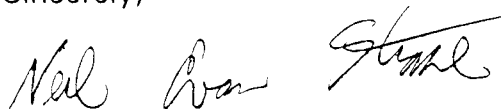
In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision, along with four (4) copies, to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developments.
4. Submission of a disk to the Planning Department detailing this plat. This will be used by the City and County GIS Departments.

Re: S/D 98-8 -- One-Stop Final Plat of MOBILE MANOR SOUTH 2ND ADDITION
February 26, 1998 -- Page 2

Please call if you have any questions.

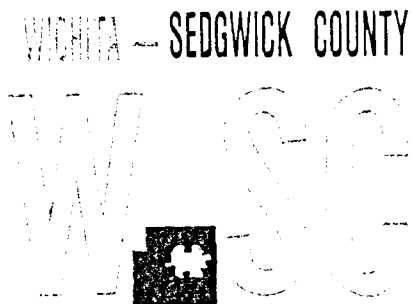
Sincerely,

A handwritten signature in cursive script, reading "Neil Evan Strahl".

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

cc: Mobile Manor, Inc., 105 E. Rhondda, Andover, KS 67002
Mike Lindebak, City Engineer, Public Works Department (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department,
Bureau of Public Services, 1250 S. Seneca, Wichita, KS 67213



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

February 20, 1998

Savoy, Ruggles & Bohm
Attn. Mark Savoy
924 N Main
Wichita KS 67203

Re: S/D 98-8 -- One-Step Final Plat of MOBILE MANOR SOUTH 2ND ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 19, 1998, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

- A. Existing municipal services appear to be available to this site. City Engineering needs to verify if any other guarantees are required.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan. *The drainage plan is approved. An off-site drainage agreement or easement is required.*
- D. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- E. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the setbacks shown are sufficient.
- F. The applicant is reminded that a platting binder is required with the final plat tracing. Approval of this plat will be subject to submittal of the binder and any relevant conditions found by such a review.
- G. The name of the MAPC Chair should be revised to read Richard E. Lopez.



- H. **Traffic Engineering** needs to comment on the need for any improvements to MacArthur and Meridian.
- I. A "Notice of Protective Overlay" document indicating the Protective Overlay is on file with the MAPD shall be submitted.
- 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- 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. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- M. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- N. Perimeter closure computations shall be submitted with the final plat tracing.
- O. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- P. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property. **Submission of the site plan has been requested by the utility companies.**
- Q. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.

If this plat requires the guaranteeing of improvements, a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also certificates, which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit, are also available from this office.

S/D 98-8 -- One-Step Final Plat of MOBILE MANOR SOUTH 2ND ADDITION
February 20, 1998 - Page 3

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, February 26, 1998, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

A handwritten signature in black ink, appearing to read "Neil Evan Strahl". The signature is fluid and cursive, with a long horizontal stroke extending from the end.

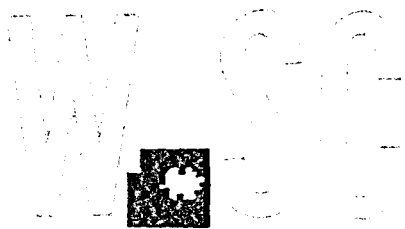
Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

Enclosure

cc: Mobile Manor, Inc., 105 E. Rhondda, Andover, KS 67002
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services,
1250 S. Seneca, Wichita, KS 67213

WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

February 19, 1998

Mark Savoy
Savoy, Ruggles & Bohm
924 N. Main
Wichita, KS 67203

RE: Site plan of Mobile Manor South 2nd Addition located east side of Meridian,
South side of MacArthur Road

Dear Mr. Savoy:

We have completed our review of the above-referenced site plan and have the following comments:

1. A minimum of 8% of mobile home parks must be set aside as open space. A plan should be submitted indicating open space compliance for the existing park along with this addition.
2. See attached comments of City Fire Department.

Should you have any questions about what is required, please call me at 268-4421.

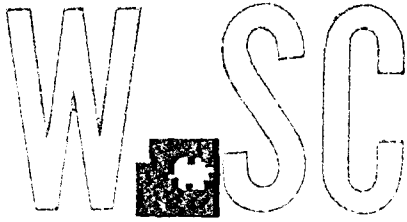
Sincerely,

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

nes

cc: Mobile Manor, Inc., 105 E. Rhondda, Andover. KS 67002
Kurt Schroeder, Office of Central Inspection
Debra Shauers, Fire Department

WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL -- TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

March 18, 1998

Mark Savoy
Savoy, Ruggles & Bohm
924 N. Main
Wichita, KS 67203

RE: Site plan of Mobile Manor South 2nd Addition located east side of Meridian,
South side of MacArthur Road

Dear Mr. Savoy:

In addition to the comments on the previous letter dated February 19, 1998, please be advised that a storm shelter (in accordance with Wichita City Code Sec. 26.04.135) shall be provided containing 10 square feet for each additional mobile home space. Please submit a revised site plan indicating compliance with this provision, in addition to compliance with the previous comments.

Should you have any questions about what is required, please call me at 268-4421.

Sincerely,

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

nes

cc: Mobile Manor, Inc., 105 E. Rhondda, Andover. KS 67002
Kurt Schroeder, Office of Central Inspection
Debra Shauers, Fire Department

METROPOLITAN AREA PLANNING COMMISSION

February 26, 1998

STAFF REPORT

(One-Step Final Plat-Approved 02/19/98)

CASE NUMBER: S/D 98-8 - Mobile Manor South 2nd Addition

OWNER/APPLICANT: Mobile Manor, Inc., 105 E. Rhondda, Andover, KS 67002

SURVEYOR/ENGINEER: Savoy, Ruggles, & Bohm, Attn: Mark Savoy, 924 N. Main, Wichita, KS 67203

LOCATION: East side of Meridian, South side of MacArthur Road

SITE SIZE: 16.5 acres

NUMBER OF LOTS

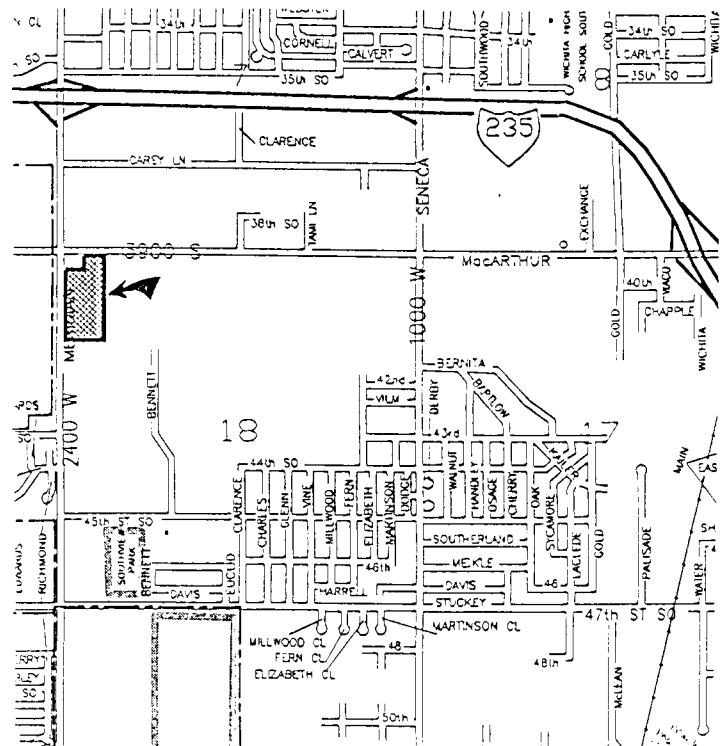
Residential:	1
Office:	
Commercial:	1
Industrial:	
Total:	<u>2</u>

MINIMUM LOT AREA: 6.85 acres

CURRENT ZONING: LC, Limited Commercial (Lot 1), SF-6, Single Family (Lot 2)

PROPOSED ZONING: GC, General Commercial (Lot 1), MH, Manufactured Housing (Lot 2)

VICINITY MAP



Note: A zone change (Z-3260) to GC, General Commercial (Lot 1) and MH, Manufactured Housing (Lot 2), was approved on January 29, 1998 by the MAPC subject to platting along with a Protective Overlay. Lot 2 is an expansion of the existing Mobile Manor South mobile home park adjoining the plat to the east. This mobile home site is platted as one lot, in conformance with a typical "mobile home park" consisting of individual leased spaces for mobile homes not on a permanent foundation. The plat denotes one opening along Meridian for Lot 2, and one opening along MacArthur for Lot 1.

STAFF COMMENTS:

- A. Existing municipal services appear to be available to this site. City Engineering needs to verify if any other guarantees are required.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan. *The drainage plan is approved. An off-site drainage agreement or easement is required.*
- D. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- E. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the setbacks shown are sufficient.
- F. The applicant is reminded that a platting binder is required with the final plat tracing. Approval of this plat will be subject to submittal of the binder and any relevant conditions found by such a review.
- G. The name of the MAPC Chair should be revised to read Richard E. Lopez.
- H. Traffic Engineering needs to comment on the need for any improvements to MacArthur and Meridian.

S/D 98-8 -- One-Step Final Plat of MOBILE MANOR SOUTH 2ND ADDITION
February 26, 1998- Page 3

- I. A "Notice of Protective Overlay" document indicating the Protective Overlay is on file with the MAPD shall be submitted.
- 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
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