

March 6, 1986

Reiss & Goodness Engineers
2160 West 21st Street
Wichita, KS 67203

Re: S/D 86-11 - Final Plat of Lamplighter Mobile Home Park

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 6, 1986, 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 28, 1986.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners 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 platfor.
3. Certification that all real estate taxes for 1985 and all prior years have been paid.

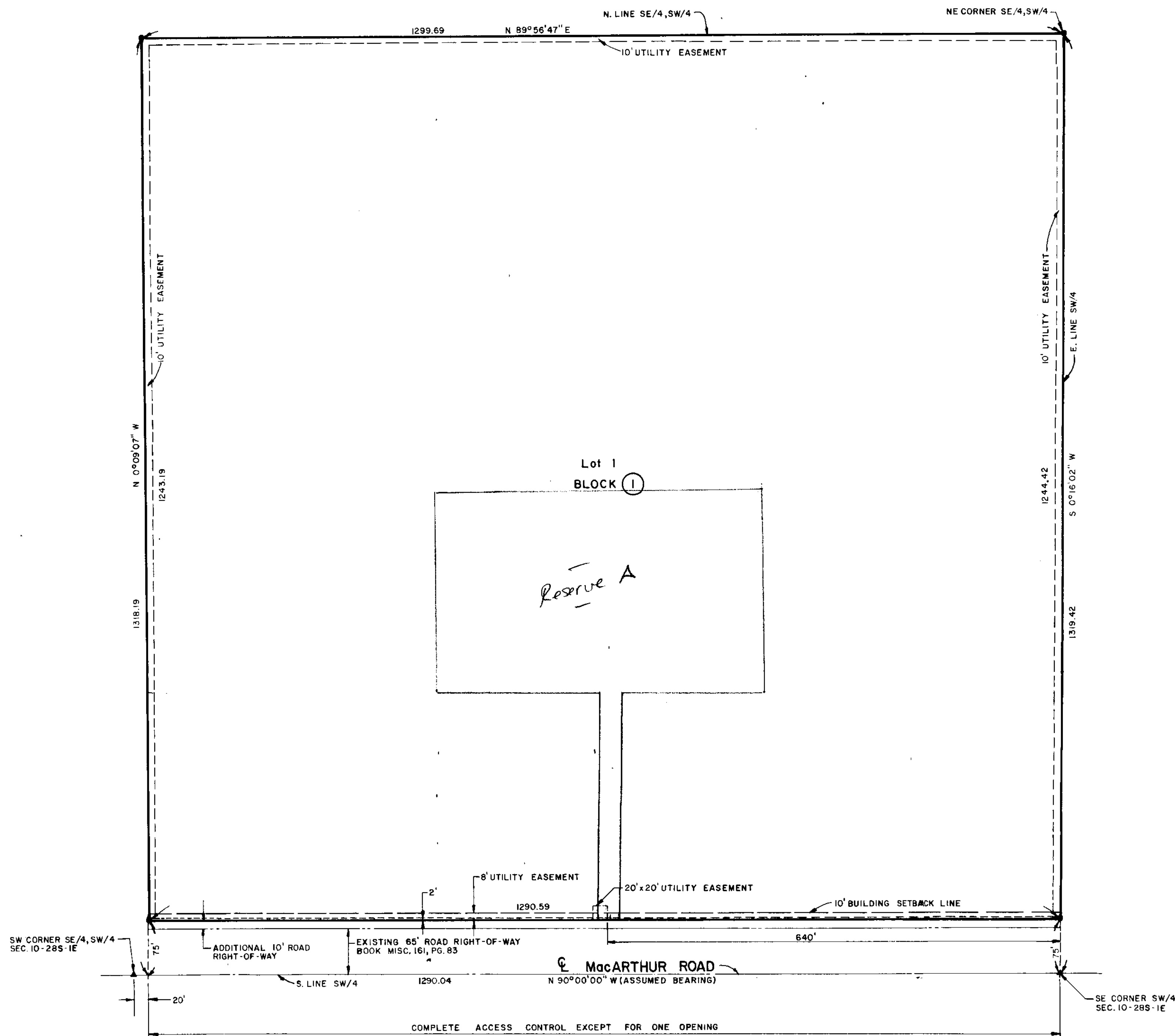
Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni
Junior Planner

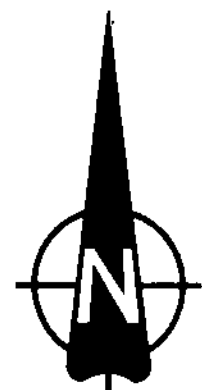
BRB:mlh

cc: Colonial Mobile Home Park, c/o Larry Womack, 3232 S. Clifton, Lot
117, Wichita, KS 67216
Mike Lindebak, City Engineer



LAMPLIGHTER MOBILE HOME PARK

WICHITA, SEDGWICK COUNTY, KANSAS



SCALE: 1"=100'

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

1986

LEGEND
• 3/4" IRON OR
5/8" REBAR

OFFICE COPY
DO NOT REMOVE

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 2-27-86 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 2-28-86

LEGAL DESCRIPTION:

The southeast quarter of the southwest quarter, except the west 20 feet thereof, in Section 10, Township 28 South, Range 1 East of the Sixth Principal Meridian, Wichita, Sedgwick County, Kansas. Said tract of land containing 39.20 acres, more or less.

STATE OF KANSAS)
COUNTY OF SEDGWICK) ss

I, Adolf E. Reiss, being a duly licensed professional land surveyor in said County and State, do hereby certify that I have caused the tract of land as set forth in the Legal Description to be surveyed and platted and that said survey and the accompanying exhibit are true and correct to be best of my knowledge and information available.

ADOLF E. REISS LS #77

DATE

Know all men by these presents that Marie S. Kellogg f/k/a Marie S. Reed and Colonial Mobile Home Park, Inc., Contract Purchaser, a Kansas Corporation, by its Vice-President, Larry M. Womack, have caused the tract of land as set forth in the legal description to be surveyed and platted into a lot, a block, and a street to be known as Lamplighter Mobile Home Park, Wichita, Sedgwick County, Kansas. Easements are hereby granted as indicated for utility construction and maintenance. Streets are hereby dedicated to and for the use of the public. All abutters rights of access to or from MacArthur Road, over and across the south line of Lot One (1), are hereby granted to the City of Wichita, provided that Lot One (1) shall have access to MacArthur Road at one (1) location to be determined by the City Engineer.

COLONIAL MOBILE HOME PARK, INC.

MARIE S. KELLOGG LARRY M. WOMACK, VICE-PRESIDENT

STATE OF KANSAS)
COUNTY OF SEDGWICK) ss

The foregoing instrument was acknowledged before me this _____ day of _____, 1986 by Marie S. Kellogg and Larry M. Womack, Vice-President of Colonial Mobile Home Park, Inc., a Kansas Corporation, on behalf of the corporation.

_____, Notary Public

My Appointment Expires _____.

This plat of Lamplighter Mobile Home Park, Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ Day of _____, 1986

WICHITA-SEGDWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Chairman
WILLIAM J. GOEBEL

_____, Secretary
MICHAEL E. LINDERAK

This plat approved and all dedications shown hereon, if any, accepted by the Board of City Commissioners of the City of Wichita, Kansas, this _____ day of _____, 1986.

_____, Mayor
ROBERT C. BROWN

_____, City Clerk
DONALD C. GISICK

Entered on transfer record this _____ day of _____, 1986.

_____, County Clerk
DON WRIGHT

STATE OF KANSAS)
COUNTY OF SEDGWICK) ss.

This is to certify that this instrument was filed for record in the Register of Deeds Office, at _____ o'clock _____ M. on the _____ day of _____, 1986.

_____, Register of Deeds
PAT KETTLER

_____, Deputy
ED RESA

S/D No.: 86-11 Name: LAMPLIGHTER MOBILE HOME PARK ADDITION

Preliminary Approved: 1/30/86
Scheduled S/D Meeting: 2/27/86

DESCRIPTION

General Location: In an area east of Hydraulic, on the north side of MacArthur Road.

Owner: Colonial Mobile Home Park, c/o Larry Womack, 3232 S. Clifton, Lot 117
Wichita, KS 67216

Surveyor/Engineer: Reiss & Goodness Engineers

1. Gross Acreage of Plat: 39.20 Acres
2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial:
 - Other: 1
 - Total: 1
3. Minimum Lot Area: 36.98 Acres
4. Existing Zoning: "E" & "C"
5. Proposed Zoning: "G" (Z-2685 & BZA 74-85)

STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2685), requesting "C" commercial) and "E" (light Industrial) to "G" (Mobile Home) zoning, has been approved subject to platting. The applicant's associated BZA case (BZA 74-85) requesting a variance of the required 20-foot building setback from MacArthur Road to a 10-foot wide building setback has been approved.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lot being platted.
- B. The applicant shall guarantee the extension of municipal water across this lot's frontage to MacArthur Road.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. At the time of preliminary plat review, several required changes on the applicant's associated preliminary site development plan were noted. A revised site development plan has been received which depicts the needed changes. The applicant is advised that the final site development plan, required at the time of building permit, must be in substantial compliance with the approved preliminary site development plan.
- E. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- G. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.
- H. A requirement of preliminary plat approval was the submitting of a plan depicting the pavement geometrics for this mobile home park's driveway to MacArthur Road. This plan was to be submitted to the Traffic Engineer so a determination can be made as to the maximum width allowed for the park's entrance. The Traffic Engineer should be prepared to comment on the status of the plan.