

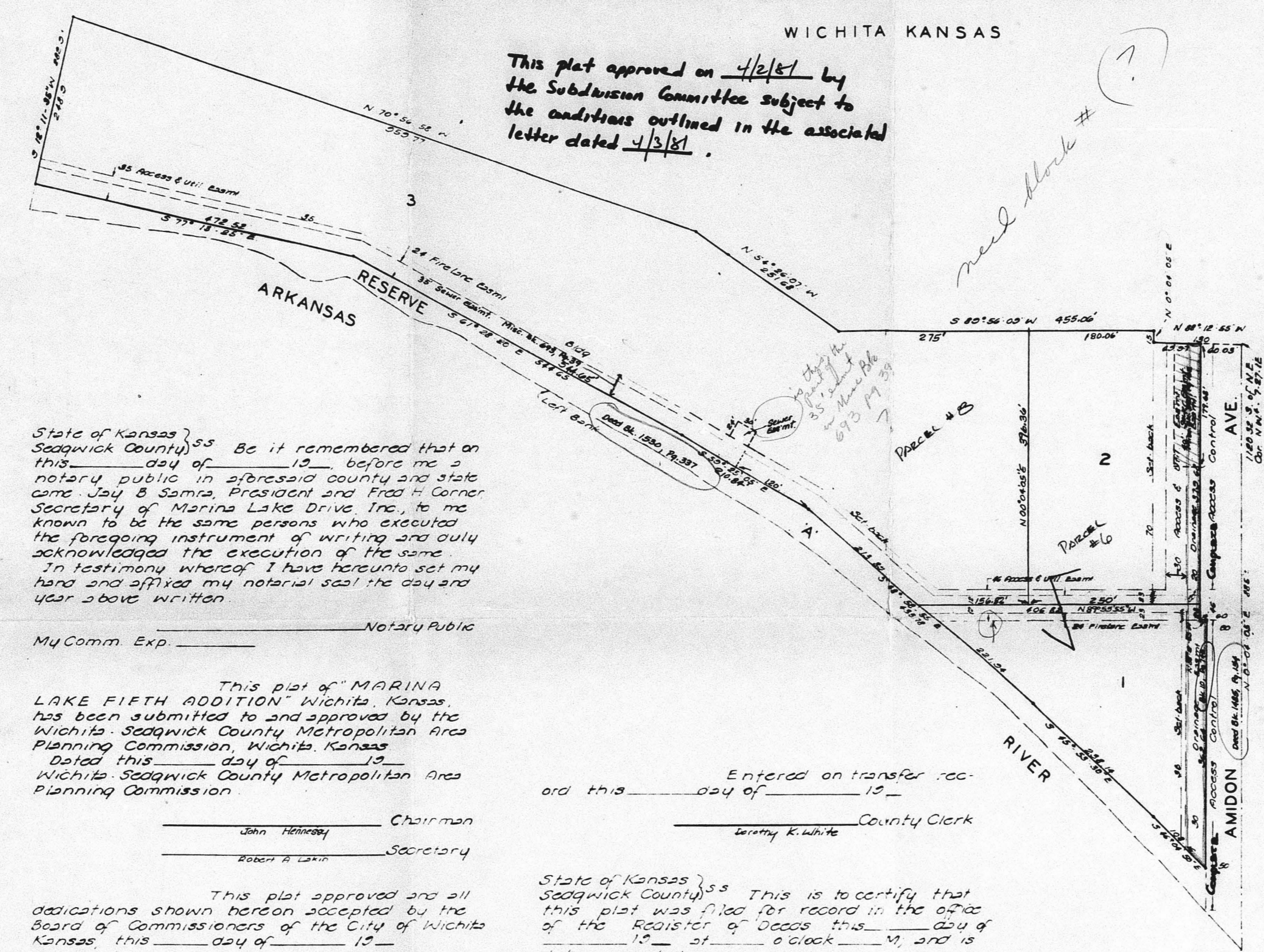
1981
PLANNING
dept Plats
Roll # 4

M

OFFICE COPY
DO NOT REMOVE
FINAL PLAT
SD 81-12

MARINA LAKE FIFTH ADDITION WICHITA KANSAS

This plat approved on 4/6/61 by
the Subdivision Committee subject to
the conditions outlined in the associated
letter dated 4/3/61.



State of Kansas } ss Be it remembered that on
Sedgewick County } this day of 12 before me a
notary public in aforesaid county and state
came Jay B Samra, President and Fred H Corner
Secretary of Marina Lake Drive Inc, to me
known to be the same persons who executed
the foregoing instrument of writing and duly
acknowledged the execution of the same.
In testimony whereof, I have hereunto set my
hand and affixed my notarial seal the day and
year above written.

Notary Public
My Comm. Exp. _____

This plat of "MARINA LAKE FIFTH ADDITION" Wichita, Kansas, has been submitted to and approved by the Wichita Sedgewick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this _____ day of _____ 19____.

Chairman
Secretary

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of the City of Wichita, Kansas, this _____ day of _____ 19____.

Mayor
City Clerk

This plat approved and all dedications shown hereon accepted by the Board of Commissioners Sedgewick County, Kansas, this _____ day of _____ 19____.

Chairman
Commissioner
Commissioner
County Clerk

Entered on transfer record this _____ day of _____ 19____.

County Clerk

State of Kansas } ss This is to certify that
Sedgewick County } this plat was filed for record in the office
of the Register of Deeds this _____ day of
_____ 19____ at _____ o'clock _____ M, and is
duly recorded.

Register of Deeds
Deputy

State of Kansas } ss Be it remembered that on
Sedgewick County } this day of _____ 19____ before me a
notary public in aforesaid county and state
came _____ of First National Bank in
Wichita, to me known to be the same persons
who executed the foregoing instrument of
writing and duly acknowledged the execu-
tion of the same. In testimony whereof, I
have hereunto set my hand and affixed my
notarial seal the day and year above written.

Notary Public
My Comm. Exp. _____

State of Kansas } ss We Baughman Company,
Sedgewick County } ss We Baughman Company,
Surveyors in aforesaid county and state do
hereby certify that we have surveyed and
platted "MARINA LAKE FIFTH ADDITION"
Wichita, Kansas and that the accompanying
plat is a true and correct exhibit of the prop-
erty surveyed, described as Part of Sect. Lot
1 in the N.W. 1/4 of Sec. 7, T. 16, commencing
at the N.E. Cor. of said Lot 1, thence S 0°-01'-05"
W, along the east line of said Lot 1, 1180.32
feet to a place of beginning, thence N 88°-12'-55"
W, 140 feet, thence N 0°-04'-05" E, 18 feet, thence
S 80°-34'-09" W, 455.06 feet, thence N 34°-26'-07" W,
231.68 feet, thence N 70°-56'-58" W, 353.77 feet, thence
S 82°-11'-35" W, 288.9 feet more or less to the left
bank of the Arkansas River, thence south-
easterly along said left bank to the east line
of said Lot 1, thence N 0°-04'-05" E, 285 feet more
or less to the place of beginning.

Date _____
Baughman Company
Surveyor

Know all men by these pres-
ents that we Jay B Samra, President and
Fred H Corner, Secretary of Marina Lake Drive
Inc have caused the land described in the
surveyors certificate to be platted into lots, a
reserve, and an avenue to be known as
"MARINA LAKE FIFTH ADDITION" Wichita,
Kansas. Reserve 19 is hereby dedicated to the City
of Wichita for access, drainage, river bank main-
tenance, flood control, and river beautification
purposes. The avenue is hereby dedicated to and
for the use of the public. The fire lane easement
is hereby granted to the City of Wichita
for access. Other easements are granted as
indicated, the drainage easement for drainage pur-
poses, utility for the construction and maintenance
of all public utilities, the access easements are
for the benefit of lots 1, 2, 3 and the road, and
adjacent to the north. All abutters rights of
access to or from Amidon over and across the
east line of lots 1 and 2, except the south 23
feet of 2, and the north 23 feet of 1, are hereby
granted the City of Wichita.
No building shall be constructed below a fin-
ish grade or foundation pad level of _____
mean sea level datum.

President
Secretary

We, First National Bank in
Wichita, holders of a mortgage on the above
described property do hereby consent to the
plat of "MARINA LAKE FIFTH ADDITION"
Wichita, Kansas.

First National Bank in Wichita

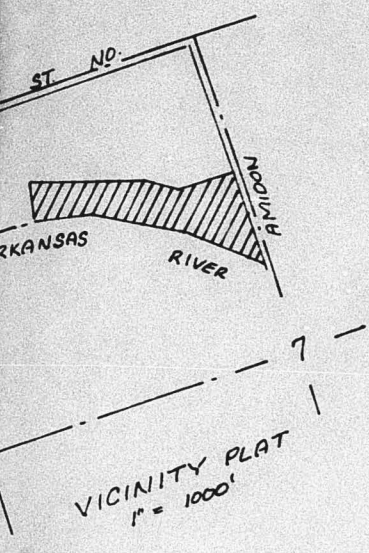


OFFICE COPY
 DO NOT REMOVE
PRELIMINARY PLAT
5D 81-12

This plat appl. by the
 S/D Comm. on 2/29/81 sub.
 to conditions outlined in
 the associated letter.

1" = 40'
 ELEV. = CITY DATUM

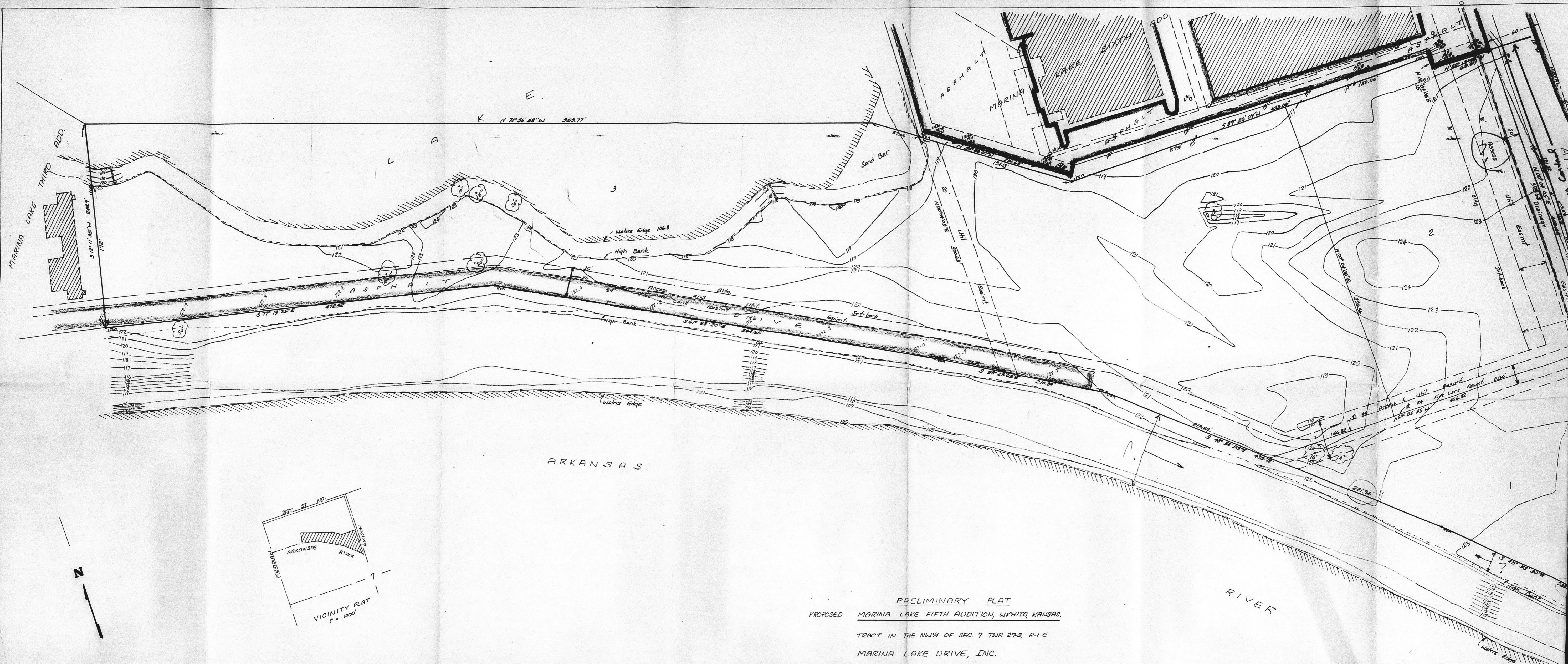
BENCH MARK:
 City Standard Dike, 3' S. of back
 of Walk west 2 1/2' E. of back
 of Walk south @ S.W. Corner
 of 21st. & Arizona.
 Elev. = 127.887 City Datum



PRELIMINARY PLAT
 PROPOSED MARINA LAKE FIFTH ADDITION, WICHITA, KANSAS.
 TRACT IN THE NW 1/4 OF SEC. 7 TWP. 27S, R-1E
 MARINA LAKE DRIVE, INC.

BAUGHMAN COMPANY, P.A.
 SURVEYORS
 314/242-7271 • 200 LAURA • WICHITA, KANSAS 67211

5 FEB 81
 29 JAN 81



ARKANSAS

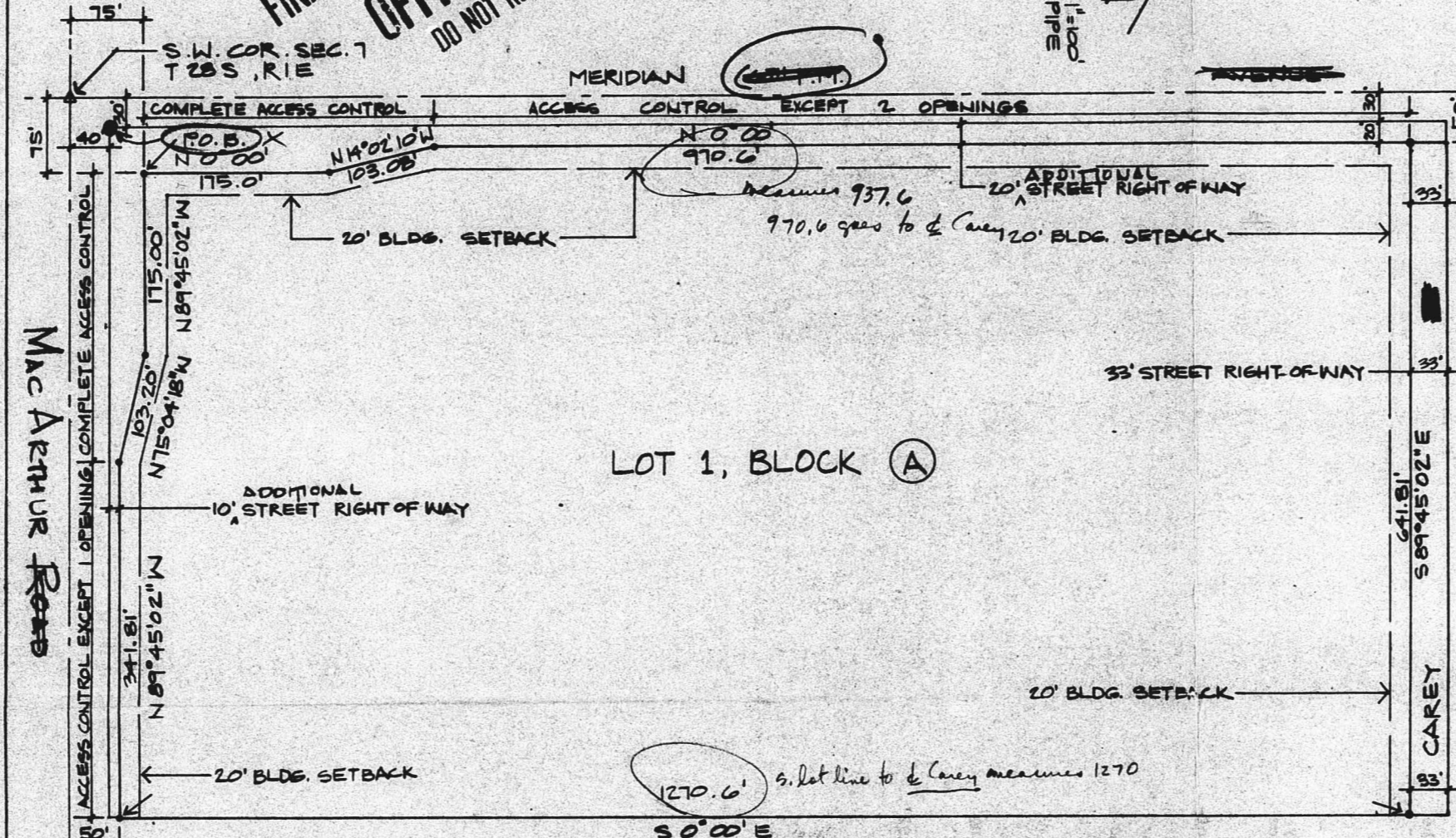
RIVER

PRELIMINARY PLAT
 PROPOSED MARINA LAKE FIFTH ADDITION, WICHITA, KANSAS.
 TRACT IN THE NW¼ OF SEC. 7 TWP. 27-S, R-1-E
 MARINA LAKE DRIVE, INC.

BAUGHMAN COMPANY, P.A.
 SURVEYORS
 316/321-7271 • 320 LAURA • WICHITA, KANSAS 67211

Mobile Manor Addition
Wichita, Sedgwick County, Kansas

FINAL PLAT OFFICE COPY
DO NOT REMOVE SD 79-51



Must show overall dimensions of property being platted

STATE OF KANSAS
 COUNTY OF SEDGWICK SS

I, John J. Hall, Land Surveyor in the afore said County and State, do hereby certify that I have surveyed and platted "Mobile Manor Addition" to Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property described in the legal description.

John J. Hall LS #381 Date _____

LEGAL DESCRIPTION:

A tract of land in the Southwest Quarter of Section 7, Township 28 South, Range 1 East of the Sixth (6th) Principal Meridian, Wichita, Sedgwick County, Kansas, being more particularly described as follows:

From the Southwest Corner of said Southwest Quarter, thence N 0° 00' E 75.0 feet; thence S 89° 45' 02" E 75.0 feet to the POINT OF BEGINNING;
 thence N 0° 00' E 175.0 feet;
 thence N 14° 02' 10" W 103.06 feet;
 thence N 0° 00' E 970.6 feet;
 thence S 89° 45' 02" E 641.81 feet;
 thence S 0° 00' E 1270.6 feet;
 thence N 89° 45' 02" W 341.81 feet;
 thence N 75° 40' 28" W 103.20 feet;
 thence N 89° 45' 02" W 175.0 feet to the POINT OF BEGINNING.

The south 2' of Carey Street is being vacated by virtue of K.S.A. 12-512(b)

Know all men by these presents that I, the undersigned, have caused the land described in the Legal Description to be platted into a lot, block, and streets, to be known as "Mobile Manor Addition" to WICHITA, Sedgwick County, Kansas. All abutters' rights of access to or from MacArthur Road and Meridian Avenue are hereby granted to the City of Wichita, Sedgwick County, Kansas, except that Lot 1 shall have access to MacArthur Road at one location, and access to Meridian Avenue at two locations to be determined by the City Engineer. The Streets are hereby dedicated to and for the use of the public.

By E.A. Ruedebusch, President- Mobile Manor Inc.

ATTEST: Catherine C. Ruedebusch, Secretary

STATE OF KANSAS
 COUNTY OF SEDGWICK SS

The foregoing instrument was acknowledged before me this _____ day of _____, 19____ by S.A. Ruedebusch.

Notary Public

My Commission expires _____

Appr. by S/D Comm on 5/1/60 sub.
 to the cond. LISTED ON FILE REVERSE.

This "Mobile Manor Addition" to 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 _____, 19____
 WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

Tenny Swisher Chairman

Robert A. Lakin Secretary

This plat approved and all dedications shown hereon accepted by the City Commission of the City of Wichita, Kansas, this _____ day of _____, 19____.

Pony Casado Mayor

Donald C. Giesick City Clerk

This plat approved and the dedications shown hereon accepted by the Board of County Commissioners of Sedgwick County, Kansas, this _____ day of _____, 19____.

Tom Scott Chairman

Everett Patrick Commissioner

Donald E. Gragg Commissioner

ATTEST: Dorothy White County Clerk

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, on the _____ day of _____, 19____.

Betta F. Mccart Register of Deeds

Fat Kettler Deputy

Entered on Transfer Record this _____ day of _____, 19____.

Dorothy White County Clerk

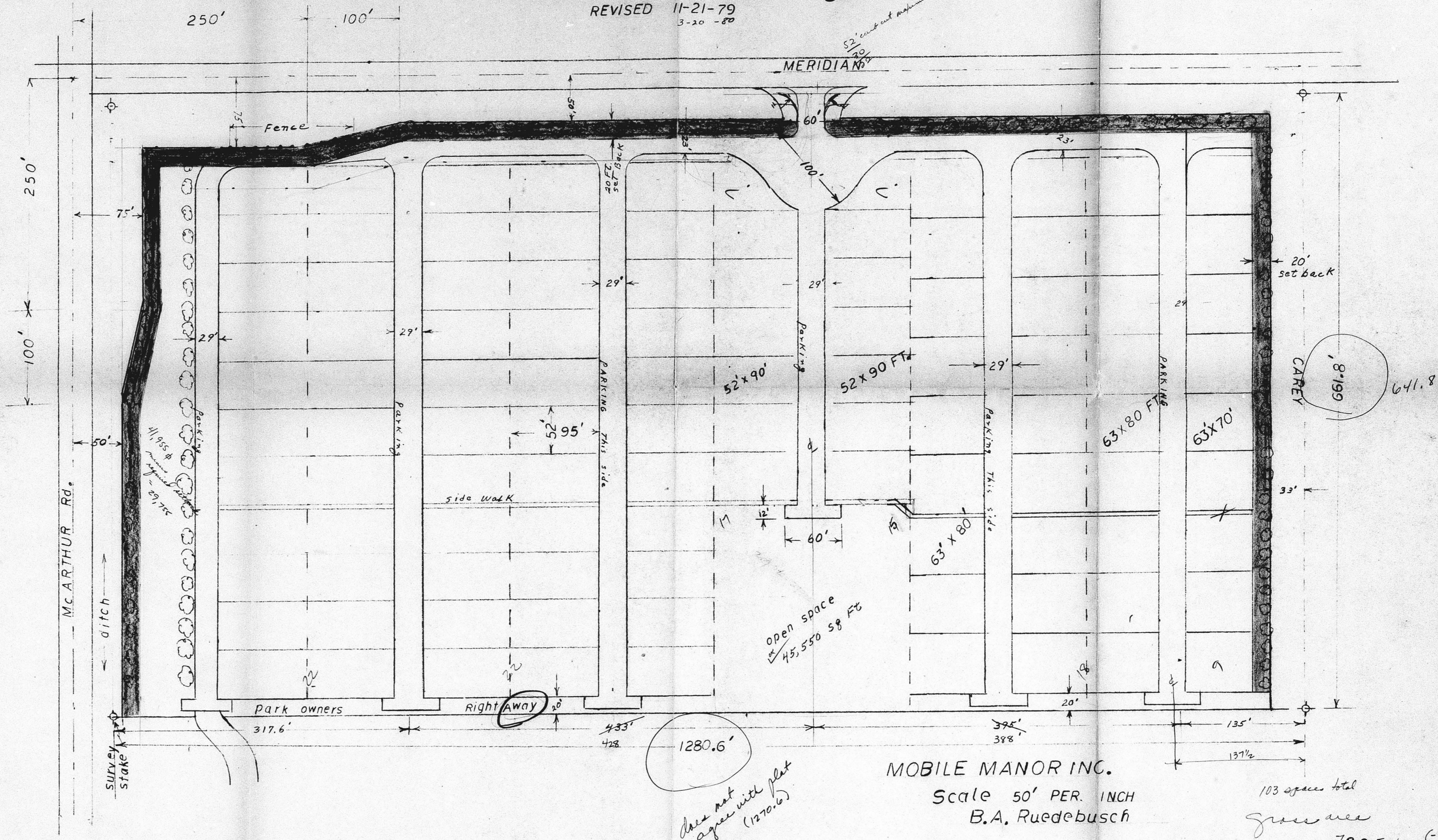
- A. Prior to submission of the final plat tracing, the applicant's surveyor shall contact the Planning Department regarding a number of changes which are needed, especially with regard to some of the dimensions. The legal description must include the areas being dedicated on this plat for streets.
- B. The south half of Carey (35 feet) was dedicated to the City in 1970. Since this plat is widening the south 2 feet of this right-of-way, the surveyor's text shall reference this fact and shall cite the appropriate Kansas statute.
- C. The applicant's temporary drainage plan has been approved subject to the granting of a private drainage easement and the construction of a storage area for drainage waters. A guarantee is required for the construction of this drainage storage area and a maintenance covenant is required to assure that this area will be maintained. Development in Mobile Home Addition may not begin until this storage area is constructed.
- D. The applicant shall guarantee the construction of a permanent storm sewer system in Carey Lane; said guarantee to be held until the system is needed.
- E. The applicant shall guarantee, by petition, the paving of Carey Lane adjacent to this plat. This project will be held until it is needed.
- F. Since Carey is a designated collector, the petition shall include a sidewalk on both sides.
- G. The applicant shall guarantee the extension of City water to serve the mobile home park.
- H. The applicant shall guarantee the extension of sanitary sewer to serve the mobile home park.
- I. Prior to this plat being submitted to the governing body for review, 3 copies of a revised site development plan shall be submitted which show the following corrections:
 1. The full required 20 foot landscaped setback from all public streets shall be indicated. The section of fence between Meridian and the interior roadway is not acceptable -- a 20-foot landscaped area must be provided. The 20-foot setback cannot overlap the interior road because this setback is required to be landscaped.
 2. The north-south interior roadway on the west side of the plat shall terminate at its intersection with the east-west roadway south of Carey. It shall not be shown as dead-ending into the landscaped setback.
 3. The maximum curb cut allowed for the entrance into the park from Meridian is 30 feet with the entrance drive itself being a maximum of 30 feet wide. Thus the 40-foot width as shown shall be corrected. A petition may be added to site plan stating: "Exact width of entrance to be determined when final development plan is submitted."
 4. The dimensions of the lot, exclusive of street rights-of-way, shall be shown.
 5. The number of mobile home spaces and the total square footage or recreation space shall be indicated on the plan. The recreation space cannot include the required setback areas of any area with less than 10,000 square feet of usable recreation space.
 6. The 2 spaces immediately east of the entrance are not sized properly for mobile home spaces. Their intended use shall be labeled on the development plan.
- J. The individual site layout plan is approved subject to adding the note that all utilities are to be installed underground.
- K. The Fire Department requests that the dimensions of the interior road turnarounds be increased from 13'x30' to 21'x31'.
- L. Recording of the plat within 30 days after approval by the Board of City Commissioners.

1000

OFFICE COPY
DO NOT REMOVE

REVISED COPY
Submitted 3-21-80
with the final plat
SD 79-51

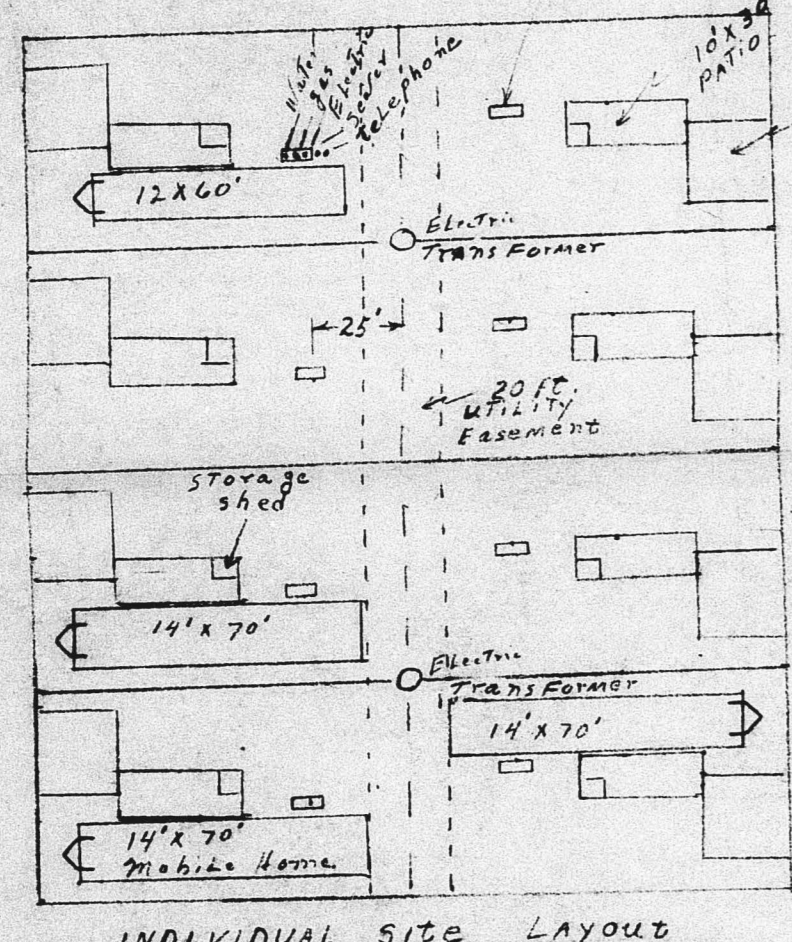
SITE DEVELOPMENT PLAN
REVISED 11-21-79
3-20-80



MOBILE MANOR INC.
Scale 50' PER. INCH
B.A. Ruedebusch

103 spaces total
gross area
788,524 sq ft (-)
8% of gross = 63,082 sq ft
less 46,500 + 27,755 = 75,305 sq ft

Does not agree with plat (1270.6)

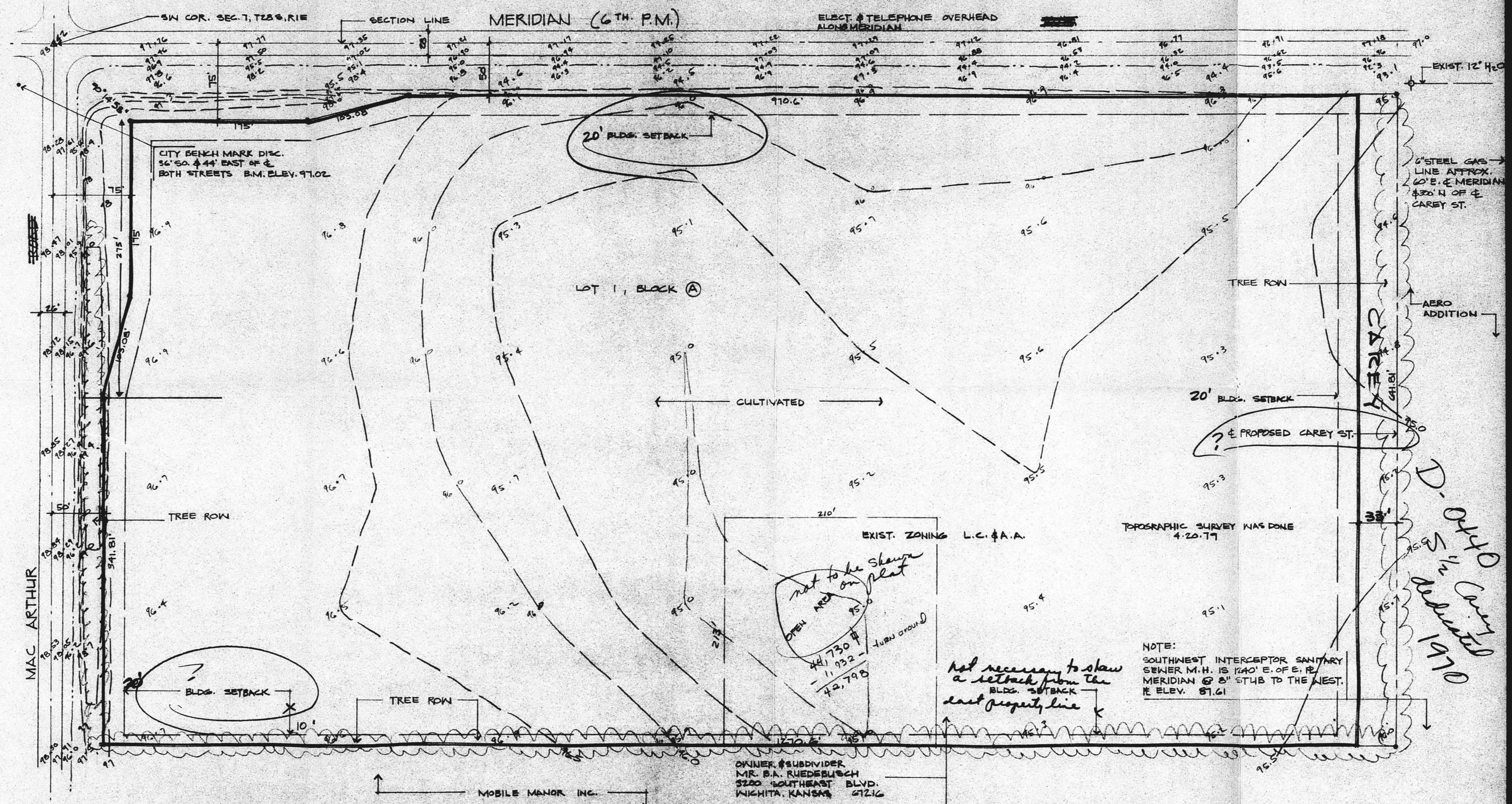


MOBILE MANOR INC.
B.A. Ruedebusch

OFFICE COPY
DO NOT REMOVE
SD 79-51
REVISED COPY
Submitted 3-21-80
with the final plat

$20' \times 600' = 12,000 \text{ sq ft}$ IN SETBACK FROM MACARTHUR
 $25' \times 140' = 3,500 \text{ sq ft}$ IN ACCEL/DECEL LANE
 $600' \times 65' = 39,000 \text{ sq ft}$ IN RECREATION AREA
 ALONG MACARTHUR RD. (INCLUDING A/D LANE)
 $39,000 - 3,500 = 35,500 \text{ sq ft}$ - $12,000 = 23,500 \text{ sq ft}$
 Total lot area = 822,360 sq ft 8% of lot area = 65,789 sq ft

$\frac{23,500}{42,798} = 0.55$
 $0.55 \times 822,360 = 452,318 \text{ sq ft}$ = RECREATION AREA



SCALE 1"=50'
 NORTH

PRELIMINARY PLAT -
 MOBILE MANOR ADDITION
 NICHITA, SEDGWICK COUNTY, KANSAS

PRELIMINARY PLAT
 SD 79-51
 OFFICE COPY
 DO NOT REMOVE

2-2114 (2-1959)

HALL & ASSOCIATES
 LAND SURVEYORS
 310 N. ROCK ROAD
 NICHITA, KANSAS 67551
 TELEPHONE 381-8882