

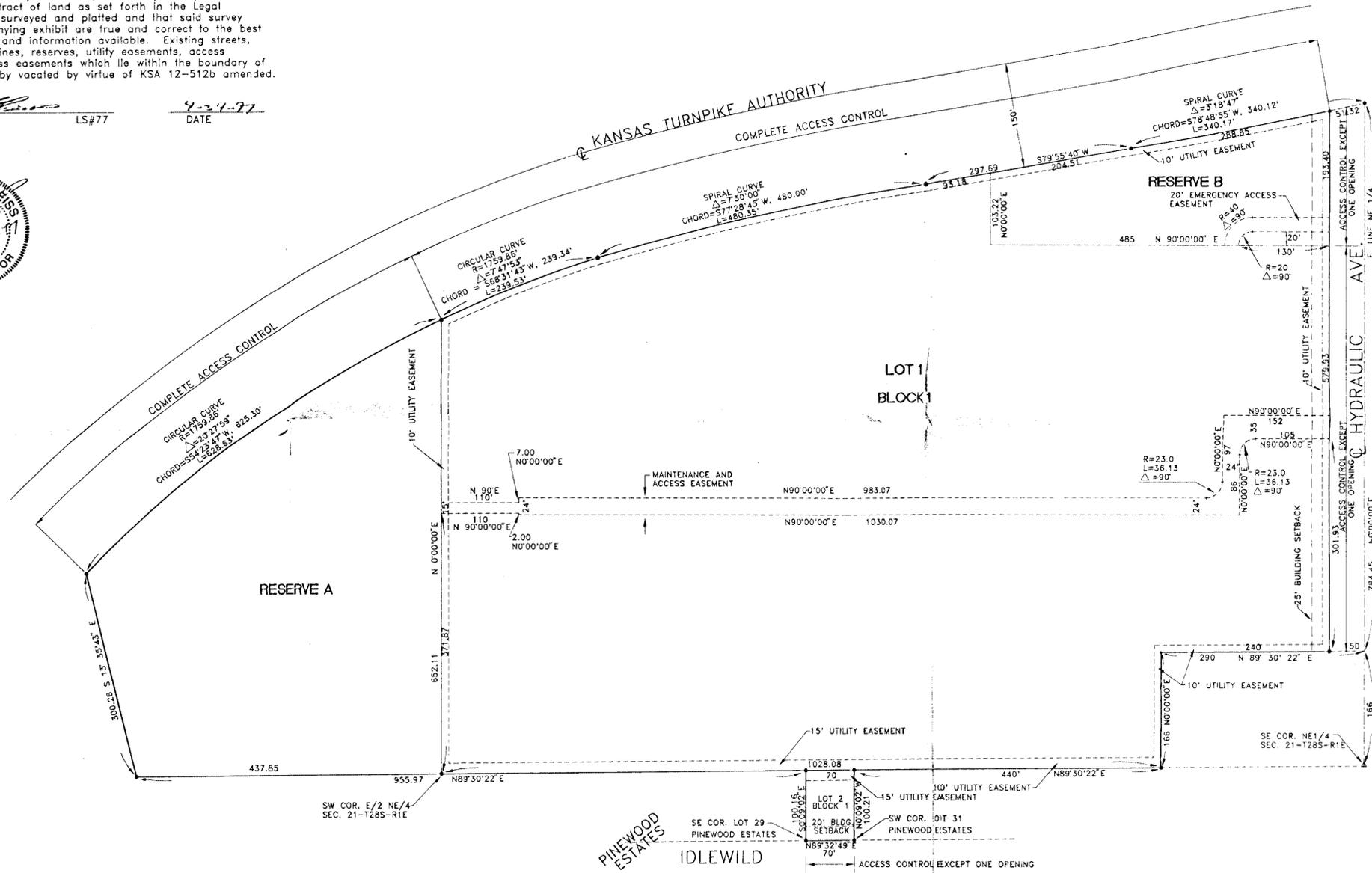
LEGAL DESCRIPTION

A replat of Pinewood Estates II, Wichita, Sedgwick County, Kansas, and Lot 30, Block B, Pinewood Estates, Wichita, Sedgwick County, Kansas.

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 the best of my knowledge and information available. Existing streets, building setback lines, reserves, utility easements, access control, and access easements which lie within the boundary of this plat are hereby vacated by virtue of KSA 12-512b amended.

ADOLF E. REISS LS#77 4-24-97 DATE



NOTE:
 MINIMUM BUILDING PAD ELEVATION = 1268.4 m.s.l.
 (81 CITY DATUM)

B.M.: TOP OF STP SPK ON WEST SIDE P.P., 29 FEET
 NORTH OF SE CORNER OF PROPERTY AND
 38.5' EAST OF Q HYDRAULIC. ELEV. 80.29 (CITY DATUM)

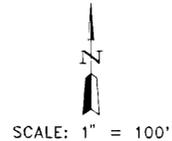
LEGEND
 • MONUMENT SET OR FOUND

FINAL PLAT
 CEDAR RIDGE MOBILE HOME PARK
 WICHITA, SEDGWICK COUNTY, KANSAS

*Copied from the
 tracing 5/1/97*

REISS & GOODNESS ENGINEERS
 2160 WEST 21ST STREET
 WICHITA, KANSAS 67203
 (316) 832-0213

1997



Know all men by these presents that Alan D. McClure and Marilyn McClure have caused the tract of land as set forth in the legal description to be surveyed and platted into lots, a block, and Reserves to be known as Cedar Ridge Mobile Home Park, Wichita, Sedgwick County, Kansas. Easements are hereby granted as indicated for the construction and maintenance of all public utilities. The maintenance access easement is granted for the additional purpose of access to Reserve A. The emergency access easement is hereby granted for the purpose of providing secondary access from Hydraulic Avenue to Lot 1, Block 1, Cedar Ridge Mobile Home Park. This emergency access easement shall remain unencumbered at all the times and any improvements including, but not limited to, driving surface and gates shall be to the standards determined by the City's Fire Department. Reserve A as platted, is for drainage improvements, utility construction and maintenance, recreation and open space. Reserve B, as platted, is for maintenance and storage and utility construction and maintenance. Reserves A and B shall be owned and maintained by the owner of Lot 1, Block 1, Cedar Ridge Mobile Home Park. Access control as indicated on the face of the plat is hereby granted to the appropriate governing body. No building in Lot One (1) shall be constructed below a minimum first floor elevation of 1268.4 mean sea level (81 city datum).

Alan D. McClure
 ALAN D. MCCLURE
Marilyn McClure
 MARILYN MCCLURE

STATE OF KANSAS }
 COUNTY OF SEDGWICK } SS

The foregoing instrument was acknowledged before me this 24th day of April, 1997, by Alan D. McClure and Marilyn McClure, husband and wife.

Rose Mary Saunders
 ROSE MARY SAUNDERS
 Notary Public - State of Kansas
 My Appointment Expires 7-25-97
 My Appointment Expires: _____

This plat of Cedar Ridge 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 24th Day of April, 1997

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Chairman

_____, Secretary

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 _____, 1997.

_____, Mayor

_____, City Clerk

Entered on transfer record this _____ day of _____, 1997.

_____, County Clerk

STATE OF KANSAS }
 COUNTY OF SEDGWICK } SS

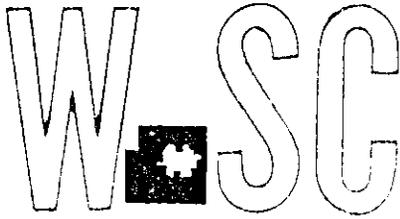
This is to certify that this instrument was filed for record in the Register of Deeds Office at _____ o'clock _____ M. on this _____ day of _____, 1997.

_____, Register of Deeds

_____, Deputy



WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1388
316/268-4421
FAX 316/268-4390

April 25, 1997

Reiss & Goodness Engineers
2160 W 21st St
Wichita Ks 67203

Re: S/D 97-16 - CEDAR RIDGE MOBILE HOME PARK (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on April 24, 1997, the above captioned plat was considered. (Note: this plat was deferred from the April 10, 1997, Planning Commission meeting.) 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 April 4, 1997.

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 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.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:ifb

cc: Alan D. & Marilyn McClure, 3101 S. Broadway, Wichita, KS 67216;524-7070
Mike Lindebak, City Engineer, Public Works Department (1-71)





METROPOLITAN AREA PLANNING
DEPARTMENT

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

FILE COPY

April 4, 1997

Reiss & Goodness Engineers
2160 W. 21st St.
Wichita, Ks 67203

Re: S/D 97-16 - CEDAR RIDGE MOBILE HOME PARK (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 4, 1997, 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 any drainage improvements required by the platting of this property.
- B. In regards to this Reserve A, a covenant shall be provided to allow the City the authority to maintain any drainage purpose associated with this Reserve and to charge back to the property owner, any related costs by a method similar to special assessments.
- C. The applicant is advised that the City's Code on mobile home parks require that eight (8) percent of a site be set aside for "useable" open space, for use by the Addition's residents. The drainage function associated with Reserve A, with the limited bank area around the water area is of questionable open space use. The site plan is subject to review and approval by the Director of Planning and if found necessary, is subject to change.
- D. On the final plat tracing, Lot 2, Block 1's boundary (lot lines) shall be shown at the same weight line as used for Lot 1. That is, Lot 2 shall be depicted in the same manner as the other portion(s) of the plat.
- E. On the final plat tracing, additional wording needs to be added to the platter's text in regard to the emergency access easement. Specifically, it needs to be indicated that this easement cannot be encumbered at any time, except that any improvements (driving surface, gates, etc.) will be to the standards determined by the City's Fire Department. The applicant is advised that an all weather surface must be provided and that any curbing shall be of the roll type.

April 4, 1997

Page 2

- ~~F.~~ On the final plat tracing, the County Clerk's signature shall be corrected to read James Alford.
- ~~G.~~ 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.)
- ~~H.~~ 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.
- ~~I.~~ 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.
- ~~J.~~ Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- ~~K.~~ Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

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.

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, April 10, 1997 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew
Senior Planner

DL:ifb

Enclosure: Marked Copy of plat

cc: Alan D. & Marilyn McClure, 3101 S. Broadway, Wichita, Ks 67216; 524-7070
Mike Lindebak, City Engineer

April 3, 1997

STAFF REPORT
(Final Plat, Preliminary Plat Approved 3/6/97)

CASE NUMBER: S/D 97-16 - CEDAR RIDGE MOBILE HOME PARK

OWNER/APPLICANT: Alan D. & Marilyn McClure
3101 S. Broadway, Wichita, Ks 67216

SURVEYOR/ENGINEER: Reiss & Goodness Engineers
2160 W. 21st St., Wichita, Ks 67203

LOCATION: West of Hydraulic in an area South of 47th Street South

SITE SIZE: 28.5 Acres

NUMBER OF LOTS

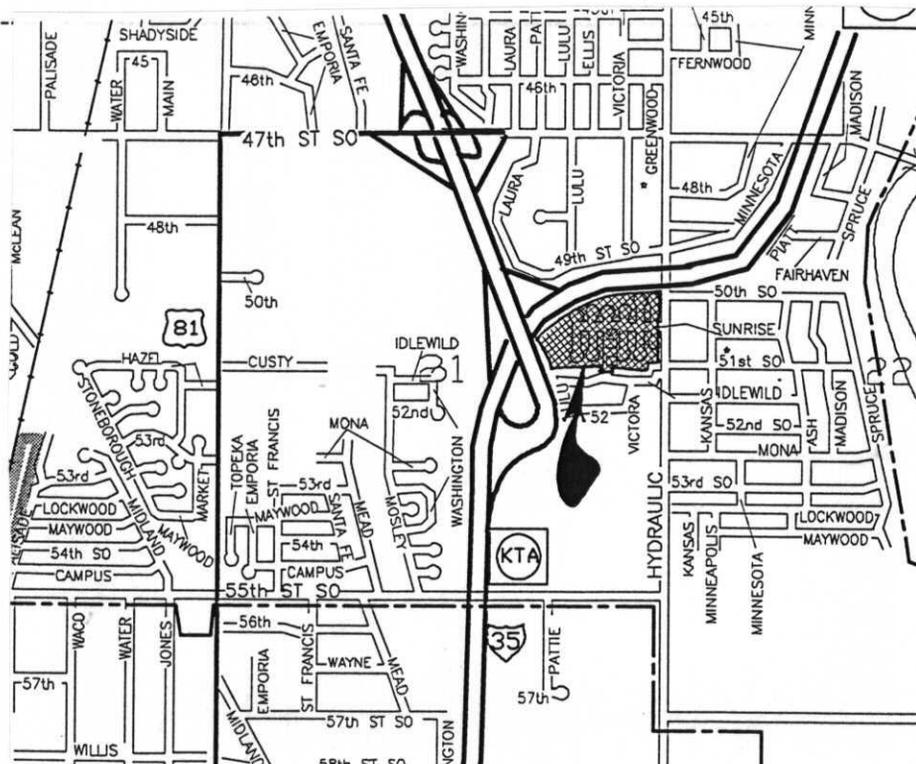
Residential:	2
Office:	
Commercial:	
Industrial:	==
Total:	2

MINIMUM LOT AREA: 5,000 square feet

CURRENT ZONING: "MH" and "SF-6"

PROPOSED ZONING:

VICINITY MAP:



NOTE: Except for the area being shown as a Reserve, this plat is zoned "MH" manufactured (mobile) home. The site was originally platted as the Pinewood Estates II Addition, a mobile/manufactured home subdivision. That is, rather than a "Park" type development, plans were for a basically residential type Addition, with individual lots, public streets, etc. but for manufactured homes rather than site built structures. This replat, however, is now being submitted to eliminate the previously platted Addition (lots, streets, easements, etc.) and create a 1-lot, mobile home park. Lot 2 of this plat is replatting an area, dedicated as a possible street connection, as a lot for a mobile/manufactured site in the Pinewood Estates Addition.

STAFF COMMENTS:

- A. As noted by City Engineering, the applicant shall pay off those charges involved in abandoning the existing petitions for this site. The applicant is also advised that the use of existing sanitary sewer lines in the vicinity of this site may or will involve a fee in lieu of assessment charges since this site had not previously participated in these improvements. This situation was to be discussed with City Engineering prior to submitting the final. The applicant was also to provide City Engineering with the sanitary sewer layout plans for this Addition. Engineering needs to indicate if any special requirements have resulted by this review.

Also, the applicant was to meet with Water Department staff (Chuck Steven) to determine how water service will be provided for this development and any requirements or guarantees needed for such improvements. The Water Department representative needs to indicate any such requirements.

- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. In regards to this Reserve A, a covenant shall be provided to allow the City the authority to maintain any drainage purpose associated with this Reserve and to charge back to the property owner, any related costs by a method similar to special assessments.
- E. The applicant is advised that the City's Code on mobile home parks require that eight (8) percent of a site be set aside for "useable" open space, for use by the Addition's residents. The drainage function associated with Reserve A, with the limited bank area around the water area is of questionable open space use. The site plan is subject to review and approval by the Director of Planning and if found necessary, is subject to change.
- F. On the final plat tracing, Lot 2, Block 1's boundary (lot lines) shall be shown at the same weight line as used for Lot 1. That is, Lot 2 shall be depicted in the same manner as the other portion(s) of the plat.
- G. On the final plat tracing, additional wording needs to be added to the platter's text in regard to the emergency access easement. Specifically, it needs to be indicated that this

easement cannot be encumbered at any time, except that any improvements (driving surface, gates, etc.) will be to the standards determined by the City's Fire Department.

- H. On the final plat tracing, the County Clerk's signature shall be corrected to read James Alford.
- I. 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.)
- J. 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.
- K. 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.
- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- M. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- N. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage plan. Engineering also needs to indicate if the minimum building elevation is correct.