

STATE OF KANSAS }
 COUNTY OF SEDGWICK } 98.

I, Kenny E. Hill, being a duly licensed Professional Engineer in said County and State, do hereby certify that I have caused to be surveyed and platted, SOUTH TOWNE MOBILE HOME PARK, an addition to Sedgwick County, Kansas, being described as follows:

The East Half (E1/2) of the Northeast Quarter (NE1/4) of Section 24, Township 28 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, and the Northeast Quarter (NE1/4) of the Southeast (SE1/4) of said Section 24, and that part of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of said Section 24, described as beginning at the Northeast corner of the Northwest Quarter (NW1/4) of said Southeast Quarter (SE1/4); thence S 0°08'40" E along the East line of the Northwest Quarter (NW1/4) of said Southeast (SE1/4) for a distance of 500 feet; thence N 13°51'16" W for a distance of 211.17 feet; thence N 45°04'59" W for a distance of 417.57 feet to the North line of the Northwest Quarter (NW1/4) of said Southeast Quarter (SE1/4); thence N 89°58'42" E for a distance of 345 feet to the point of beginning, except for the North 600 feet of the East 634 feet of the East Half (E1/2) of said Northeast Quarter (NE1/4). The bearing of the East line of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of said Section 24 is assumed to be N 89°00" E. The accompanying plat is a true and correct exhibit of property surveyed and contains 113.59 acres more or less.

Dated this _____ day of _____, 1987.

Kenny E. Hill, P.E. (SEAL)

KNOW ALL MEN BY THESE PRESENTS:

That I, Jeff W. Bannon, have caused the land described in the Engineer's Certificate to be platted into a lot, a block, and streets. The streets are hereby dedicated to and for the use of the public. Easements are hereby granted as indicated for drainage and for the construction and maintenance of the appropriate utilities. All abutter's rights of access to or from Meridian over and across the East line of Lot 1, Block 1, except for four openings and all abutter's rights of access to or from 47th Street South over and across the North line of Lot 1, Block 1, except for one opening are hereby granted as indicated to the appropriate governing body. The location of access points to be approved by the appropriate engineer.

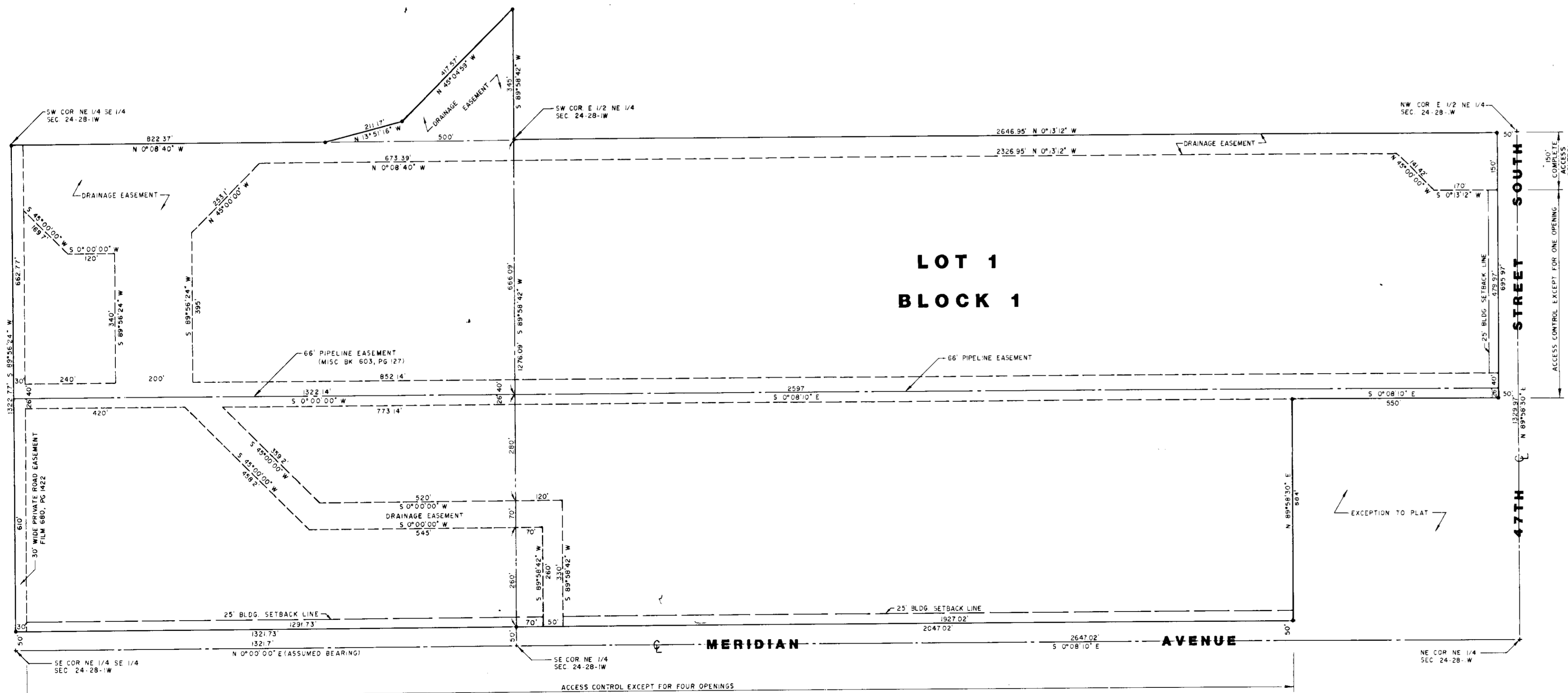
Jeff W. Bannon

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON _____ SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED _____

OFFICE COPY
DO NOT REMOVE

FINAL PLAT

SCALE: 1" = 200'



SOUTH TOWNE MOBILE HOME PARK
 AN ADDITION TO SEDGWICK COUNTY, KANSAS

OFFICE COPY
DO NOT REMOVE

NOT THE RECORDED PLAT

STATE OF KANSAS }
 COUNTY OF SEDGWICK } SS.

Be it remembered that on this _____ day of _____, 1987, before me a Notary Public Public in aforesaid County and State, came, Jeff W. Bannon, to me known to be the same person who executed the foregoing instrument, duly acknowledged by me.

In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

Notary Public (SEAL)

My Appointment Expires: _____

KNOW ALL MEN BY THESE PRESENTS:

That we Southwest National Bank, holders of a mortgage on the property described in the Engineer's Certificate, do hereby consent to the plat of SOUTH TOWNE MOBILE HOME PARK.

SOUTHWEST NATIONAL BANK
 By Richard A. King, President

ATTEST: _____

STATE OF KANSAS }
 COUNTY OF SEDGWICK } SS.

Be it remembered, that on this _____ day of _____, 1987, before me a Notary Public in aforesaid County and State, came Southwest National Bank, by its President, Richard A. King, to me known to be the same person who executed the foregoing instrument on behalf of the corporation, duly acknowledged by me.

In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

Notary Public (SEAL)

My Appointment Expires: _____

This Plat of SOUTH TOWNE MOBILE HOME PARK addition to Sedgwick County, Kansas has been submitted to and approved by this WICHITA-SEGDWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, Wichita, Kansas.

Dated this _____ day of _____, 1987

WICHITA-SEGDWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION
 John Terry Moore, Chairman
 Marvin S. Krout, Secretary (SEAL)

This plat approved and the dedications shown hereon accepted by the BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS this _____ day of _____, 1987.

Tom Scott, Chairman
 Billy Q. McGraw, Pro-tem Chairman
 David Bayouth, Commissioner
 Bernard A. Hantzen, Commissioner
 Mark F. Schroeder, Commissioner

ATTEST: _____, County Clerk

Don Wright, County Clerk

Entered on transfer record this _____ day of _____, 1987.

Don Wright, 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 _____ A.M.-P.M. on the _____ day of _____, 1987.

Pat Kettler, Register of Deeds
 Ed Resa, Chief Deputy

June 26, 1987

Poe & Associates of Kansas, Inc.
434 N. Oliver
Wichita, Kansas 67208

Re: S/D No. 87-35 Final Plat of South Towne Mobile Home Park

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on 6/25/87, 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 6/19/87.

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 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 platator.
3. Certification that all real estate taxes for 1986 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner

DL:le

cc: Jeff Bannon, 946 N. West Street, Wichita, Ks. 67203
Jim Schaefer, 400 N. Woodlawn, Suite 205, Wichita, Ks. 67208
C. Bickley Foster, 2818 N. Edwards, Wichita, Ks. 67204

June 19, 1987

Poe & Associates of Kansas, Inc.
434 N. Oliver
Wichita, Kansas 67208

Re: S/D No. 87-35 Final Plat of South Towne Mobile Home Park

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 18, 1987, 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, (i.e., detention pond, ditch construction, site grading, etc.)
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted. This shall include a guarantee for extending water supply lines along the north and east lines of the plat.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. As the applicant's overall ownership abuts the Wichita City Limits and this plat will utilize City of Wichita water and sanitary sewer, the applicant shall request annexation into the City of Wichita. The annexation request shall be for all the applicant's ownership and will be held until after this plat is recorded and the County Conditional Use case has been posted to official zoning maps. Upon annexation, this plat will come into the City as "G" (mobile home) zoning.
- F. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.

~~G.~~ The preliminary site development plan, submitted with the final plat, correctly indicates all required changes identified at the time of preliminary plat approval. The applicant is advised that when application is made for a mobile home license, the final development plan must be in substantial compliance with the preliminary site development plan. Prior to, or at the time of submitting this plat for scheduling before the City Council, the applicant shall submit 5 additional copies of the approved "preliminary site development plan." These additional copies are needed for the plat file and for forwarding to the permit issuing agency.

H. On the final plat tracing, the County Commission's signature block shall be amended to reference the following names in the following order:

1. Tom Scott - Chairman
2. Mark F. Schroeder - Pro-tem Chairman
3. David Bayouth - Commissioner
4. Bernard A. Hentzen - Commissioner
5. Billy Q. McCray - Commissioner

~~I.~~ 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.

~~J.~~ 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mail box locations can be determined.

~~K.~~ The final plat tracing shall indicate the stub utility easement needed adjacent to the east line of the lot.

~~L.~~ The applicant is hereby authorized to change the name of this plat to Southborough Estates.

~~M.~~ Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).

~~N.~~ Recording of the plat within 30 days after approval by the City Council.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are 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, June 25, 1987, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Forrest L. Nagley
Senior Planner

FLN:le

Enclosure

cc: Jeff Bannon, 946 N. West Street, Wichita, Ks. 67203
Jim Schaefer, 400 N. Woodlawn, Suite 205, Wichita, Ks. 67208
C. Bickley Foster, 2818 N. Edwards, Wichita, Ks. 67204
Mike Lindeback, City Engineer
Jim Weber, Co. Dept. of Public Works

City of Wichita
City Council Meeting
August 25, 1987

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: S/D 87-35 - PLAT OF SOUTHBOROUGH ESTATES.

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

Staff Recommendation: Approve plat.

MAPC Recommendation: Approve plat. (unanimous)

Location: In the unincorporated area of the County, on the west side of Meridian and south of 47th Street South.

Applicant: Jeff Bannon, 946 N. West Street, Wichita, KS 67203

Plat Size: 113.6 Acres

Existing Zoning: "R-1" (Suburban Residential)

Proposed Zoning: "R-1" with County conditional use permit (CU-279) to establish a mobile home park.

Background: The municipal water and sanitary sewer petitions are each 100%. A Certificate of Petitions has been submitted for this one lot plat. The County is in receipt of letters of credit that guarantee the drainage improvements required by the drainage plan for this property.

This property is being platted for development of a mobile home park. The approved preliminary site development plan provides for installation of 552 mobile home units. The area of the one lot being created is 4,948,416 square feet. Of this total square footage, 11% (544,325.7 square feet) is set aside as recreational open space.

The owner of this property has requested annexation into the City of Wichita. As such, the submitting of outside-the-City water and sewer service applications have not been required. The property will be annexed after the plat has been recorded. The plat has been reviewed and approved by the Planning Commission, subject to conditions and recording within 30 days.

Recommendations/Action: Approve municipal water and sanitary sewer petitions and instruct staff to prepare resolutions; record Certificate of Petitions, recording costs to be billed to owner; approve plat and authorize the Mayor to sign.