

RIVER OAKS MOBILE HOME PARK

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- H. Perimeter closure computations shall be submitted with the final plat tracing.
Section 5-101(C).
- I. Recording of the plat within 30 days after approval by the City Council.
- J. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

NOVEMBER 5, 1987

STAFF REPORT
(Final Plat; Preliminary Approved 6/4/87)

CASE NUMBER: S/D 87-47 - RIVER OAKS MOBILE HOME PARK

OWNER/APPLICANT: Colonial Mobile Home Park

SURVEYOR/ENGINEER: Reiss & Goodness Engineers

LOCATION: In an area west of Spruce and south of Maywood.

SITE SIZE: 38.3 Acres

NUMBER OF LOTS:

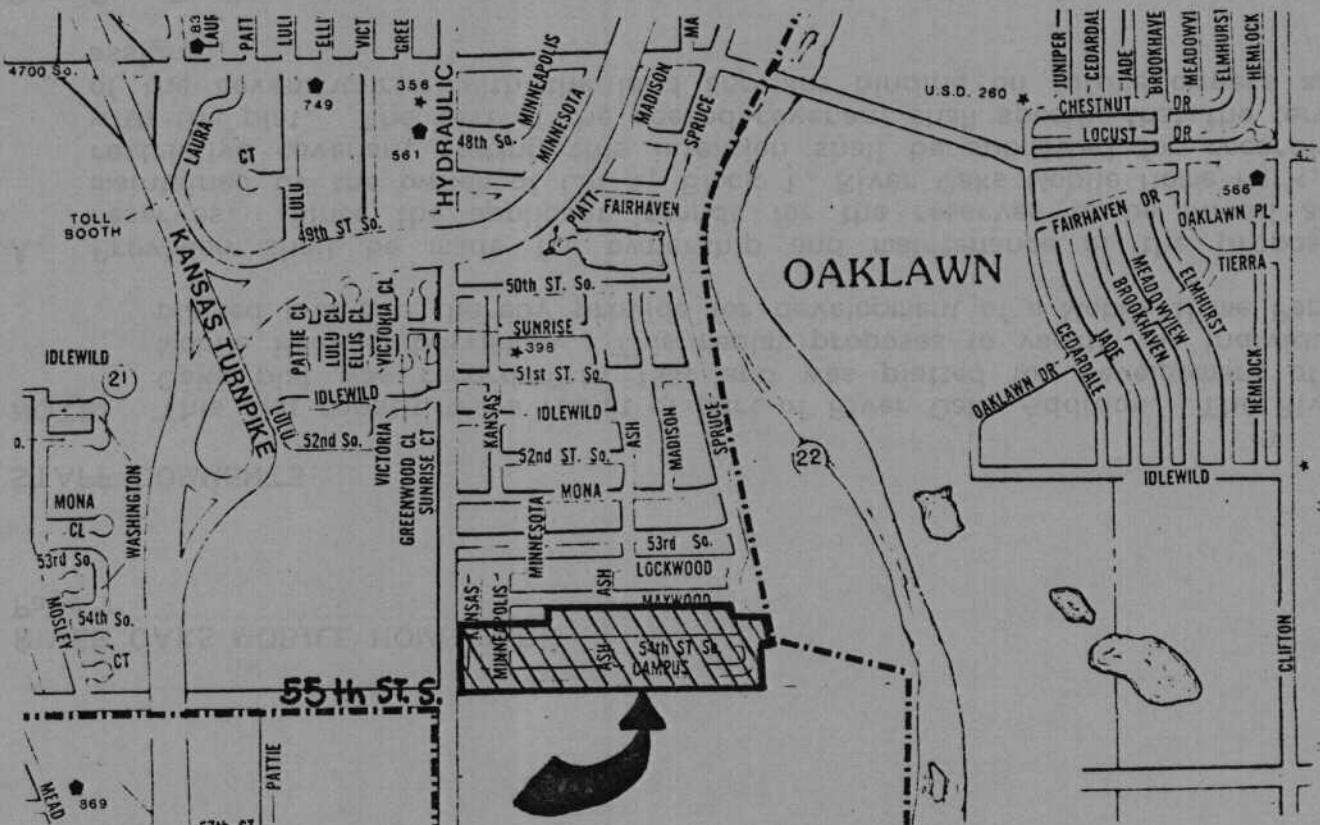
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 38.3 Acres

CURRENT ZONING: "G"

PROPOSED ZONING: "G"

VICINITY MAP:



STAFF COMMENTS:

- NOTE: This plat constitutes a replat of part of River Oaks Addition. The River Oaks plat was recorded in 1980 and was platted for development of a Mobile Home Subdivision. This replat proposes to vacate the individual platted lots and thereby provide for development of a Mobile Home Park.
- A. Provision shall be made for ownership and maintenance of the proposed reserves. Since the applicant intends for the reserves to be owned and maintained by the owner of Lot 1, Block 1, River Oaks Mobile Home Park, a restrictive covenant stating this intention shall be submitted for recording with the plat. The text of the needed covenant shall specify that the terms of the covenant run with the land and are binding on future owners and assigns.
 - B. For Reserve A, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain Reserve A in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
 - C. This replat proposes the vacation of a drainage dedication that was accomplished by the River Oaks Addition. All of this vacated right-of-way, shown as Reserve A, is being included within the perimeter of this replat. The vacation of the entire right-of-way, by the replat, is acceptable provided all property owners adjacent to the drainage dedication sign the plat.
 - D. A revised preliminary site development plan has been submitted which indicates all necessary changes.
 - E. The applicant has advised that it is his intention to eventually replat all of the original River Oaks Mobile Home Subdivision into a mobile home park. This replat accomplishes the replatting of the southern portion of the original River Oaks plat. The northern portion of the original plat will be replatted after special assessments for public streets and utilities have been paid off. With the applicant's long range plan in mind, of replatting all of the original mobile home subdivision into a mobile home park, staff does not object to the temporary dead-ending of public streets at the north line of this plat. These dead-end public streets lead into the private park drives of the mobile home park, and will themselves, be replatted as private park drives after their existing special assessments have been retired.
 - F. 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.
 - 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.

LEGAL DESCRIPTION

A replat of Lots 10 through 17, inclusive, Block 3, River Oaks Addition to Wichita, Sedgwick County, Kansas; Lots 10 through 25, inclusive, Block 4 of said Addition; Lots 36 through 71, inclusive, Block 7 of said Addition; Lots 1 through 32, inclusive, Block 8 of said Addition; Lots 1 through 38, inclusive, Block 9 of said Addition; Lots 1 through 52, inclusive, Block 10 of said Addition; The Drainage and Utility Dedication as platted between Lot 47 and Lot 48, Block 10 of said Addition; and a portion of the Drainage Dedication as platted in Block 7 of said Addition, described as follows:

Beginning at the southwest corner of Lot 1, Block 7 of said River Oaks Addition; thence easterly on an assumed bearing of S 89° 56' 54" E, 1836.17 feet to the west line of Spruce Street; thence S 07° 49' 40" E, 130.53 feet; thence S 89° 40' 00" W, 1008.15 feet; thence S 0° 20' 00" E, 100.00 feet; thence S 89° 40' 00" W, 20.00 feet; thence N 0° 20' 00" W, 100.00 feet; thence S 89° 40' 00" W, 825.00 feet; thence N 0° 20' 00" W, 141.75 feet to the point of beginning.

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, drainage dedication, drainage and utility dedication, sanitary sewer easements and utility easements which lie within the boundary of this plat are hereby vacated by virtue of KSA 12-512b amended.

ADOLF E. REISS LS #77 DATE

Know all men by these presents that Larry M. Womack and Kelly Womack, husband and wife, owners of the tract of land as set forth in the Legal Description except those portions dedicated to the public for Drainage and Utility purposes, Julius Leroy Powell and Charlene A. Powell, husband and wife, George A. Maat and Stacy T. Maat, husband and wife and Larry M. Womack and Kelly Womack, husband and wife, owners of reversionary rights to the drainage dedication being vacated by virtue of this plat, have caused the tract of land as set forth in the Legal Description to be surveyed and platted into a lot, a block and Reserves to be known as River Oaks Mobile Home Park, Wichita, Sedgwick County, Kansas. Easements are hereby granted as indicated for utility and drainage construction and maintenance. All abutters rights of access to or from Hydraulic Avenue, over and across the west line of Lot One (1), are hereby granted to the City of Wichita, provided that Lot One (1) shall have access to Hydraulic Avenue at one (1) location to be determined by the City Engineer. Reserve A, as platted, is for Recreational Open Space, drainage improvements, construction and maintenance, and utility construction and maintenance. Reserve B, as platted, is for recreation, swimming pool and storm shelter, and drainage and utility improvements, construction and maintenance. Reserve C, as platted, is for Recreational Open Space and drainage and utility improvements, construction and maintenance. Reserve A is to be owned and maintained by the owner of Lot 1, Block 1, River Oaks Mobile Home Park, by the owner of Lot 1, Block 7, River Oaks Addition to Wichita, Sedgwick County, Kansas, and by the owner of Lot 3, Block 7, River Oaks Addition to Wichita, Sedgwick County, Kansas. Reserve B is to be owned and maintained by the owner of Lot 1, Block 1, River Oaks Mobile Home Park. Reserve C is to be owned and maintained by the owners of Lot 1, Block 1, River Oaks Mobile Home Park. No building in Lot One (1) shall be constructed below a minimum first floor elevation of 76.5 (City of Wichita datum).

LARRY M. WOMACK KELLY WOMACK
JULIUS LEROY POWELL CHARLENE A. POWELL
GEORGE A. MAAT STACY T. MAAT

STATE OF KANSAS)
COUNTY OF SEDGWICK) ss

The foregoing instrument was acknowledged before me this _____ day of _____, 1987 by Larry M. Womack and Kelly Womack, Julius Leroy Powell and Charlene A. Powell and George A. Maat and Stacy T. Maat.

_____, Notary Public

My Appointment Expires: _____

We, Mid-Continent Federal Savings and Loan Association, holders of a mortgage on the above described property, do hereby consent to the plat of River Oaks Mobile Home Park, Wichita, Sedgwick County, Kansas.

WILLIAM A. ALLEN, Vice-President

STATE OF KANSAS)
COUNTY OF SEDGWICK) ss

The foregoing instrument was acknowledged before me this _____ day of _____, 1987 by William A. Allen, Vice-President of MID-Continent Federal Savings and Loan Association.

_____, Notary Public

My Appointment Expires: _____

This plat of River Oaks 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 _____, 1987.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

ELTON PARSONS, Chairman

MARVIN S. KROUT, Secretary

This plat approved and all dedications shown hereon, if any, accepted by the City Council of the City of Wichita, Kansas this _____ day of _____, 1987.

ROBERT C. KNIGHT, Mayor

DALE E. REA, Deputy City Clerk

Entered on Transfer Record this _____ day of _____, 1987.

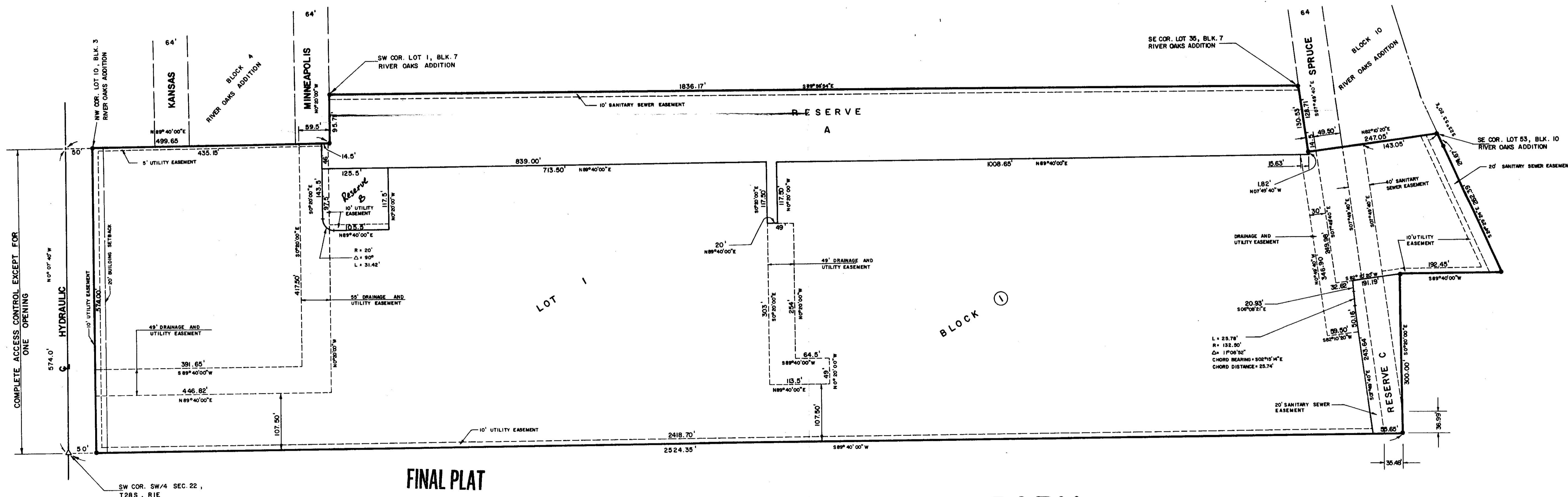
DON WRIGHT, County Clerk

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 _____ o'clock _____ M. on the _____ day of _____, 1987.

PAT KETTLER, Register of Deeds

ED RESA, Deputy



FINAL PLAT

RIVER OAKS MOBILE HOME PARK

THIS PLAT APPROVED BY THE SUBDIVISION WICHITA, SEDGWICK COUNTY, KANSAS COMMITTEE ON 11/5/87 SUBJECT TO THE CONDITIONS OF THE PLAT OUTLINED IN OUR LETTER DATED 11/5/87

REISS & GOODNESS ENGINEERS
2100 WEST 21ST STREET
WICHITA, KANSAS 67204
(316) 832-0213

LEGEND
● = 3/4" IRON PIPE OR 5/8" REBAR
○ = MINIMUM FIRST FLOOR ELEVATION, ALL LOTS; 76.5 (CITY DATUM)

SCALE: 1" = 100'

OFFICE COPY 1987
DO NOT REMOVE

November 12, 1987

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

Re: Final Plat S/D 87-47 - RIVER OAKS MOBILE HOME PARK

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on November 12, 1987, 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 November 5, 1987.

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 plat.
3. Certification that all real estate taxes for the first half of 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner

DL:dlk:blw

cc: Colonial Mobile Home Park, 3232 S. Clifton, Lot 117, Wichita, 67216
Michael Lindebak, City Engineer

FILE COPY