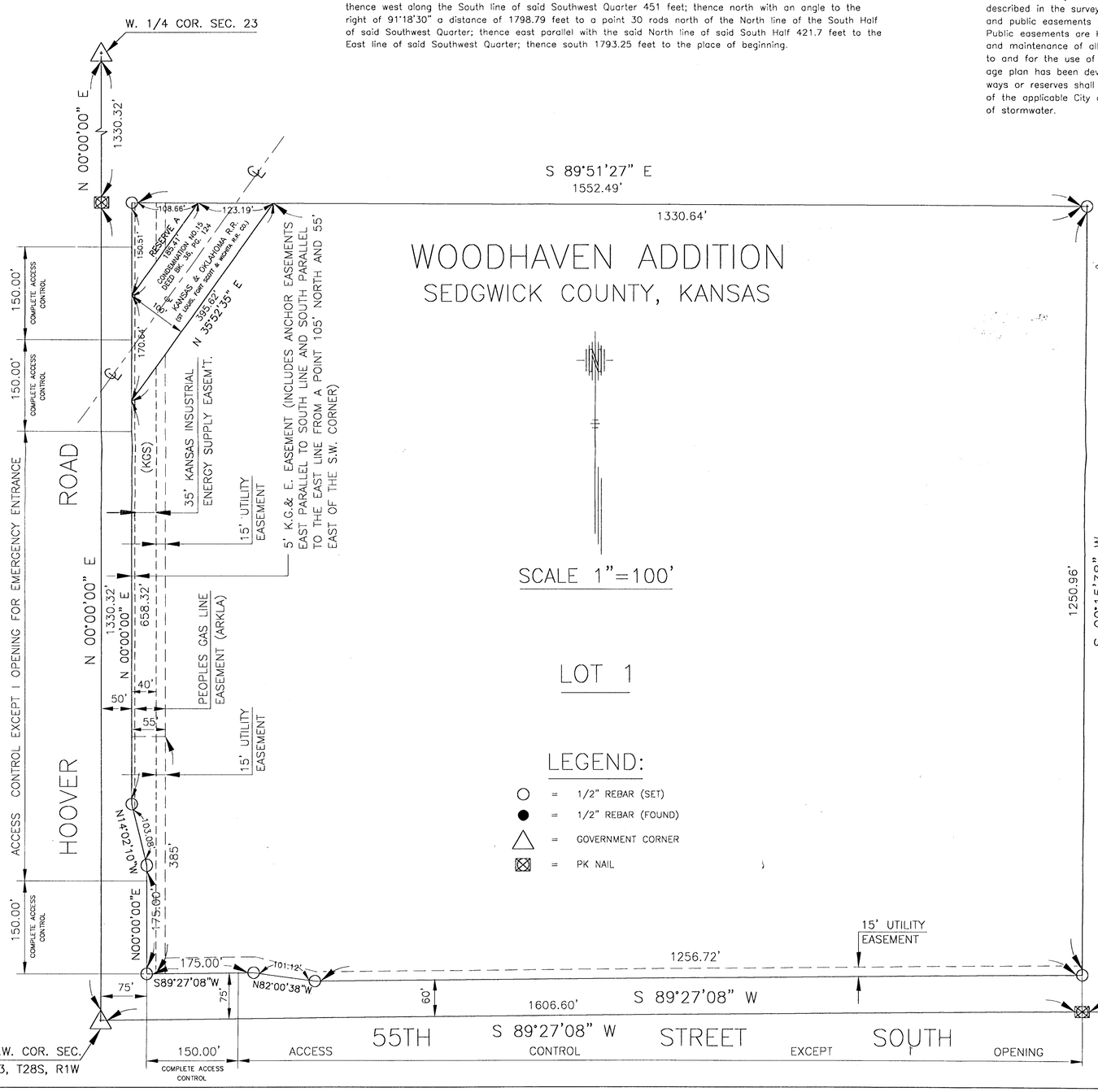
LEGAL DESCRIPTION:

The South Half of the Southwest Quarter of Section 23, Township 28 South, Range 1 West, EXCEPT the right-of-way of the Missouri and Pacific Railroad; AND EXCEPT a tract in the Southwest Quarter of Section 23, Township 28 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas, described as follows: Beginning at a point on the South line of said Southwest Quarter, 451 feet west of the Southeast corner thereof; thence west along the South line of said Southwest Quarter, 603 feet; thence north with an angle to the right of 90°48'30", a distance of 1310.96 feet, to the North line of the South Half of said Southwest Quarter; thence east along the North line of said South Half, 162.01 feet to a point 882 feet west of the East line of said Southwest Quarter; thence north parallel with the East line of said Southwest Quater, 495 feet; thence east parallel with the North line of the South Half of said Southwest Quarter, 460.3 feet to a point 421.7 feet west of the East line of said Southwest Quarter; thence south 1798.79 feet to the South line of said Southwest Quarter to the place of beginning; AND EXCEPT a tract in the Southwest Quarter of Section 23, Township 28 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas, described as follows: Beginning at the Southeast corner of said Southwest Quarter, thence west along the South line of said Southwest Quarter 451 feet; thence north with an angle to the right of 91°18'30" a distance of 1798.79 feet to a point 30 rods north of the North line of the South Half of said Southwest Quarter; thence east parallel with the said North line of said South Half 421.7 feet to the East line of said Southwest Quarter; thence south 1793.25 feet to the place of beginning.



SURVEYORS CERTIFICATE:

final tracing received 10/23/01

State of Kansas)
County of Sedgwick) s.s.

I, Norman L. Roelfs, Kansas Land Surveyor (LS#912) in the aforesaid county and state, do hereby certify that I have accurately surveyed and platted WOODHAVEN ADDITION and have located all monuments above, and that all lots, streets, avenues, easements, public ways, and other grounds are well and accurately staked and marked.

Said survey was completed on the 20th day of Sept, 2001.

Norman L Roelfs
Norman L. Roelfs Licensed Land Surveyor # 912

NORMAN L. ROELFS REGISTERED LS-912 KANSAS LAND SURVEYOR

OWNERS:

Know all men by these presents that Waste Disposal L.L.C. have caused the land described in the surveyors certificate to be platted into lots, reserves, easements and public easements to be known as WOODHAVEN ADDITION, Sedgwick County, Ks., Public easements are hereby granted as indicated on the plat for the construction and maintenance of all public utilities. The streets and avenues are hereby dedicated to and for the use of the public. Access control is hereby granted as shown. A drainage plan has been developed for the plat and that all drainage easements, right-of-ways or reserves shall remain as established grades or as modified with the approval of the applicable City or County Engineer and unobstructed to allow for the conveyance of stormwater.

Kent E. Wilkens
Kent E. Wilkens, President, Waste Disposal L.L.C.

Nancy Lea Wilkens
Nancy Lea Wilkens, Waste Disposal L.L.C.

James M. Hagan
James M. Hagan, Mortgagor

Sharon G. Hagan
Sharon G. Hagan, Mortgagor

Craig P. Neeland, Vice President, Farmers Bank & Trust, N.A. Mortgagor

NOTARY PUBLIC:

State of Kansas)
County of Sedgwick) s.s.

Be it remembered that on this 8th day of Oct 2001, before me a notary public in the aforesaid county and state came Kent Wilkens, President; and Nancy Lea Wilkens of Waste Disposal L.L.C., known to me, duly acknowledged the execution of the same as their voluntary act and deed. In testimony, whereof, I have set my hand and affixed my notarial seal the day and year above written on behalf of the corporation.

Norman L. Roelfs, Notary Public

Norman L. Roelfs NOTARY PUBLIC State of Kansas My Appt. Expires 7/20/02

NOTARY PUBLIC:

State of Kansas)
County of Sedgwick) s.s.

Be it remembered that on this 9th day of Oct 2001, before me a notary public in the aforesaid county and state came James M. and Sharon G. Hagan, Mortgagors, known to me, duly acknowledged the execution of the same as their voluntary act and deed. In testimony, whereof, I have set my hand and affixed my notarial seal hand and affixed my notarial seal the day and year above written on behalf of the corporation.

Norman L. Roelfs, Notary Public

Norman L. Roelfs NOTARY PUBLIC State of Kansas My Appt. Expires 7/20/02

NOTARY PUBLIC:

State of Kansas)
County of Barton) s.s.

Be it remembered that on this day of 2001, before me a notary public in the aforesaid county and state came Craig P. Neeland, Vice President, Farmers Bank & Trust, N.A., Mortgagor, known to me, duly acknowledged the execution of the same as their voluntary act and deed. In testimony, whereof, I have set my hand and affixed my notarial seal the day and year above written on behalf of the corporation.

Marilyn J Selle, Notary Public

MARILYN J. SELLE My Appt. Exp. 6-30-04

APPROVAL OF THE MAPC:

This plat of WOODHAVEN ADDITION, an addition to Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Planning Commission, Wichita, Kansas.

Dated this 6TH day of SEPTEMBER, 2001.

Wichita-Sedgwick County Metropolitan Planning Commission

J.D. Mangels, Acting Chairman

Marvin S. Krout, Secretary

WICHITA-SEDGWICK COUNTY M.P.C. SEAL

APPROVAL OF THE CITY OF WICHITA:

This plat of WOODHAVEN ADDITION approved and all dedications shown hereon, if any, accepted by the City Council of the City of Wichita, Kansas, this 16th day of OCTOBER 2001 at the direction of the City Council.

Chris Chelchek, City Manager

Pat Burnett, City Clerk

APPROVAL OF THE COUNTY BOARD:

This plat of WOODHAVEN ADDITION approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas, this day of 2001.

Carolyn McGinn, Chairman

ATTEST: Don Brace, County Clerk
Entered on the transfer record this day of 2001.

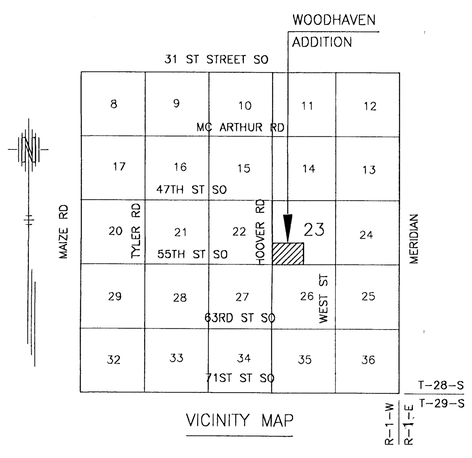
This is to certify that this instrument was filed for record in the Register of deeds Office A.M./ P.M. on the day of 2001.

Bill Meek, Register of Deeds Linda Kizzire, Deputy

COUNTY REVIEW:

Reviewed in accordance with K.S.A. 58-2005 on this day of 2001.

Tricia L. Robello, R.L.S. Kansas #1246
Deputy County Surveyor
Sedgwick County Kansas



VICINITY MAP

FINAL PLAT - 9/24/01

NORMAN L. ROELFS
PROFESSIONAL ENGINEER
Wichita, Kansas

WOODHAVEN ADDITION

PROJECT: 35707K1BMLFFINALPLAT.DWG | SURVEYED BY: NLR/OB | CADD TECH.: GAYLE BLUMER | CHECKED & APPROVED BY: NLR | PLOT DATE: 10/05/2001

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

September 6, 2001

Parsons, Brinkerhoff
255 N. Market, Ste. 350
Wichita, KS 67202

RE: SUB 2001-89 -- One-Step Final Plat of Woodhaven Addition

At the regular meeting of the Metropolitan Area Planning Commission on September 6, 2001, the above captioned plat was considered. The action of the Planning Commission was to approve the plat as recommended by the Subdivision Committee, subject to the conditions stated in our letter dated August 31, 2001.

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, along with four (4) copies, 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, residential developments.

4. Submission of a disk to the Planning Department detailing the final plat in digital format in Autocad. This will be used by the City and County GIS Departments.

If you have any questions concerning this matter, please call.

Neil Evan Strahl

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 **F** 316.268.4390

www.wichitagov.org

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

August 31, 2001

Parsons, Brinkerhoff
255 N. Market, Ste. 350
Wichita, KS 67202

RE: SUB 2001-89 -- One-Step Final Plat of Woodhaven Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 30, 2001, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

STAFF COMMENTS:

A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval. ***A restrictive covenant is needed addressing domestic disposal only.***

B. County Fire Department has required on-site water for fire protection. The applicant shall discuss with County Fire Department options to meet this requirement.

C. City Water and Sewer Department has required a petition for future extension of City water and sewer services.

D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

E. County Engineering needs to comment on the status of the applicant's drainage plan. ***A drainage concept has been received.***

F. In accordance with the Conditional Use/ Zone Change approval, the following improvements are required: a) southbound left turn on Hoover at the intersection of 55th Street; b) improved corner radii at the 55th Street and Hoover intersection; c) an east bound left-turn lane on 55th Street at the entrance; and d) a right-turn decel lane at the entrance on 55th Street.

G. **County Engineering** has approved one opening along perimeter streets. The site plan submitted with the Conditional Use review denotes one proposed access opening along 55th St. South. Access control except one opening needs to be dedicated along 55th St. South. In accordance with the Subdivision regulations, 150 feet of complete access control is required from the intersection. Complete access control is required along Hoover for a minimum distance of 150 feet from the centerline of the nearest railroad track. Distances should be shown for all segments of access control. The final plat shall reference the access controls in the plattor's text.

H. The recording information for the railroad right-of-way needs to be included on the face of the plat.

I. For any lots with existing tree rows that may be impacted by the installation of utilities, it is recommended that 30-foot wide easements be platted in order to allow for the installation of the utilities without damage to such tree rows.

J. It is recommended that the parcel located northwest of the railroad right-of-way be platted as a reserve.

K. **County Surveying** has advised that standard intersection right-of-way dimensions are required.

L. **County Surveying** has advised that the plat does not close.

M. The signature line for the County Clerk needs to be revised to reference "Don Brace".

N. The County Surveyor's certificate needs to be corrected to reference "KSA 58-2005."

O. **County Fire Department** has required an emergency access paved opening of 20 feet along Hoover.

P. The MAPC signature block needs to reference "J.D. Michaelis, Acting Chair".

Q. The City Council certification needs to be added as this plat is located within three miles of the City of Wichita. The Mayor's signature line should be replaced with the City Manager, preceded above by "At the direction of the City Council".

R. The signature line for the County Commissioners Chair needs to reference Carolyn McGinn".

S. The name of the Addition "Woodhaven" shall be referenced correctly in the surveyor's certification.

T. The Notary Certificate needs to include "Kent Wilkens, President of Waste Disposal LLC" and at the end "on behalf of the corporation".

U. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.

V. The plattor's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.

W. 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.)

X. 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.

Y. 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 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

Z. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.

AA. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.

BB. Perimeter closure computations shall be submitted with the final plat tracing.

CC. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

DD. The representatives from the <u>utility companies</u> should be prepared to comment on the need for any additional utility easements to be platted on this property.

EE. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.

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. Certificates, which are required if petitions are submitted, and forms for the bond and Irrevocable Letter of Credit are also available from this office.

This case will be forwarded to the Planning Commission on Thursday, September 6, 2001, at 1:30 p.m.

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3-5
SEPTEMBER 6, 2001

STAFF REPORT
(One-Step Final Plat Approved 8/30/01)

CASE NUMBER: SUB 2001-89 -- WOODHAVEN ADDITION

OWNER/APPLICANT: Waste Disposal, L.L.C., 198 N. HW 281, Great Bend, KS 67530

SURVEYOR/ENGINEER: Parsons, Brinckerhoff, Attn: Norman Roelfs, 225 N. Market, Ste.350, Wichita, KS 67202

LOCATION: Northeast corner of Hoover and 55th St. South

SITE SIZE: 48 Acres

NUMBER OF LOTS

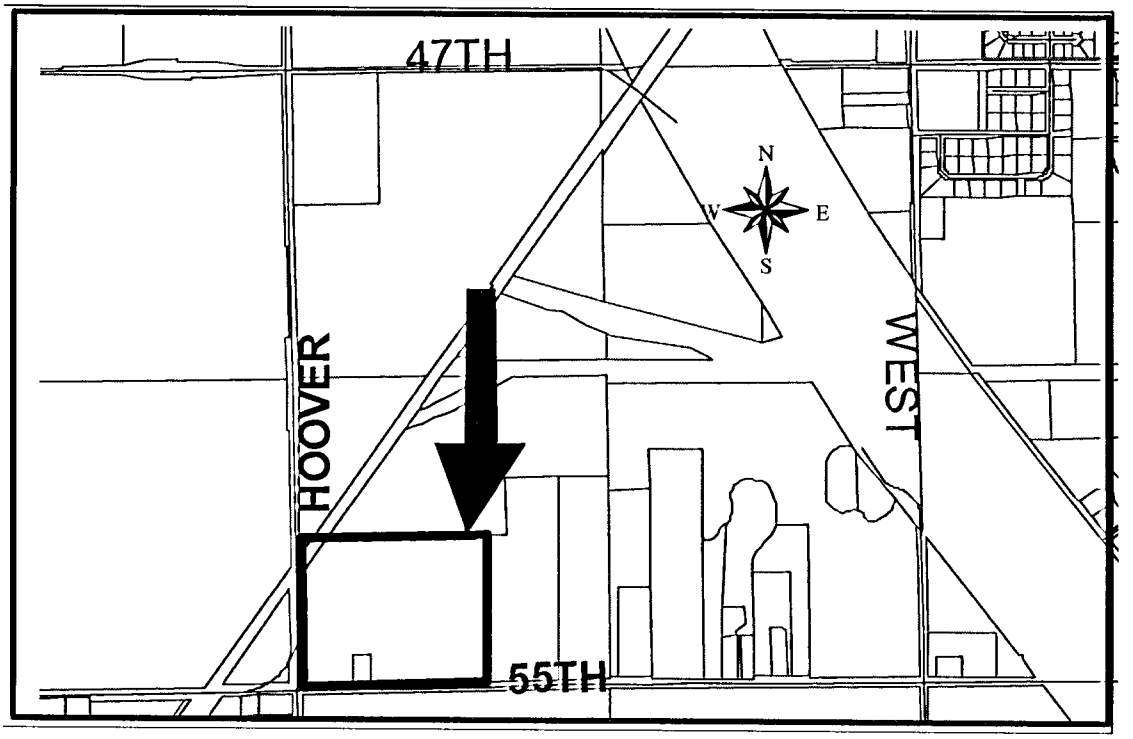
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

MINIMUM LOT AREA: 45 Acres

CURRENT ZONING: LC, Limited Commercial, SF-20, Single-Family Residential

PROPOSED ZONING: LC, Limited Commercial, SF-20, Single Family Residential, LI, Limited Industrial

VICINITY MAP



NOTE: This is unplatted property located in the County within three miles of the City of Wichita. The site has been approved for a zone change (ZON 2001-10) from SF-20, Single-Family Residential and LC, Limited Commercial to LI, Limited Industrial. The site was also approved for a Conditional Use (CON 2001-08) for a solid waste transfer station.

STAFF COMMENTS:

A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the **Health Department** to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval. ***A restrictive covenant is needed addressing domestic disposal only.***

B. **County Fire Department** has required on-site water for fire protection. The applicant shall discuss with **County Fire Department** options to meet this requirement.

C. **City Water and Sewer Department** has required a petition for future extension of City water and sewer services.

D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

E. **County Engineering** needs to comment on the status of the applicant's drainage plan. ***A drainage concept has been received.***

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G. **County Engineering** has approved one opening along perimeter streets. The site plan submitted with the Conditional Use review denotes one proposed access opening along 55th St. South. Access control except one opening needs to be dedicated along 55th St. South. In accordance with the Subdivision regulations, 150 feet of complete access control is required from the intersection. Complete access control is required along Hoover for a minimum distance of 150 feet from the centerline of the nearest railroad track. Distances should be shown for all segments of access control. The final plat shall reference the access controls in the plattor's text.

H. The recording information for the railroad right-of-way needs to be included on the face of the plat.

I. For any lots with existing tree rows that may be impacted by the installation of utilities, it is recommended that 30-foot wide easements be platted in order to allow for the installation of the utilities without damage to such tree rows.

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L. **County Surveying** has advised that the plat does not close.

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W. 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.)

X. 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.

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construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.

BB. Perimeter closure computations shall be submitted with the final plat tracing.

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