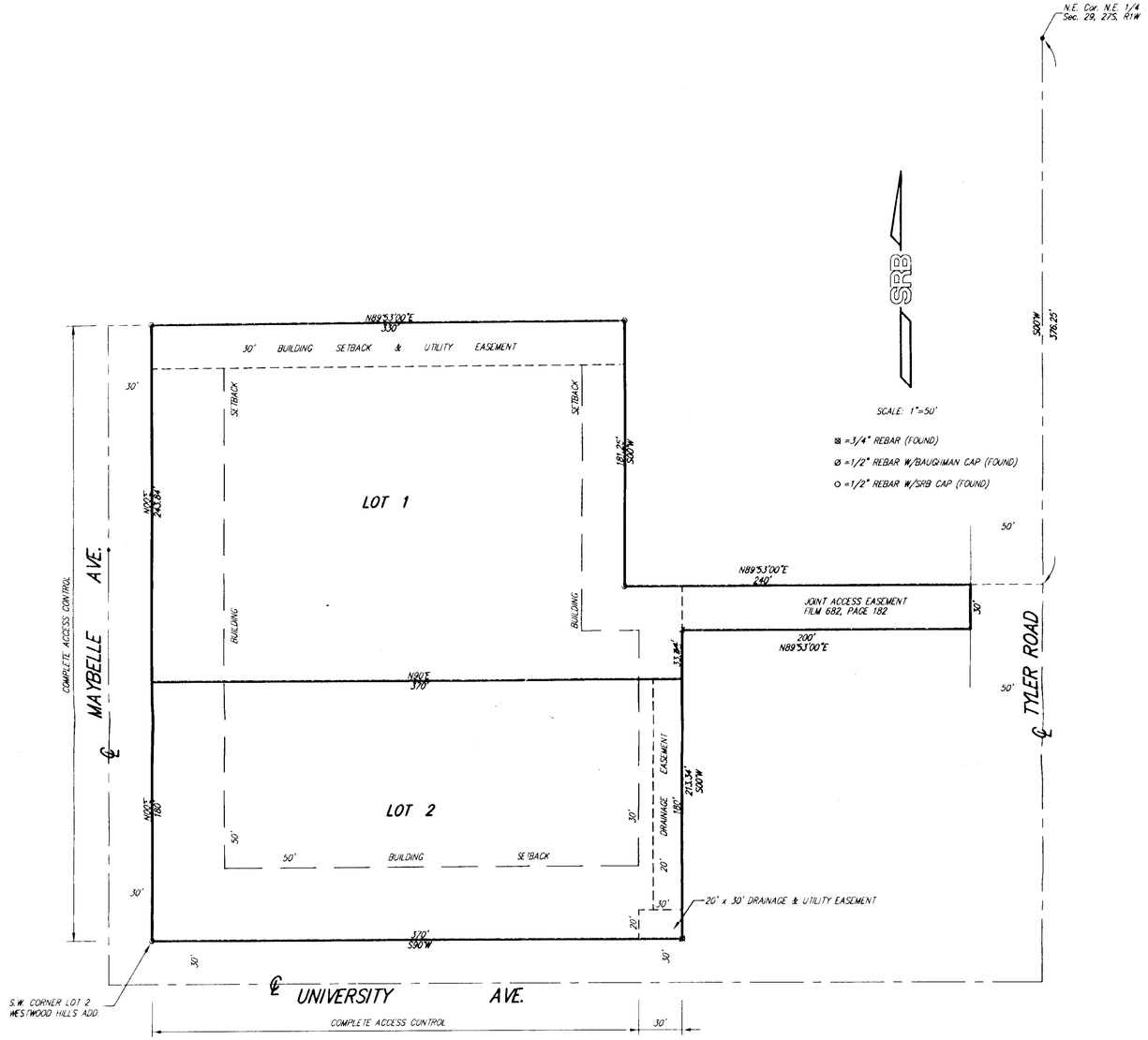
WESTWOOD HILLS 3RD ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



State of Kansas) SS
Sedgwick County)

We, Savoy, Ruggles & Bohm, P.A., Surveyors in aforesaid county and state do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "WESTWOOD HILLS 3RD ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of the following:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 and 13 and all of Maybell Ct. adjacent to said Lots 1 through 8, Westwood Hills 2nd Addition, Wichita, Sedgwick County, Kansas, and that part of Lot 2, Westwood Hills Addition, Wichita, Kansas described as beginning at the Easterly most corner common to Lots 2 and 3 in said Westwood Hills Addition; Thence West along a common line of said Lots 2 and 3, 200 feet to a common corner of said Lots 2 and 3; thence South, 30 feet to a common corner of Lot 2 and Lot 4, in said Westwood Hills Addition; thence East, along a common line of said Lots 2 and 4, 200 feet, to a common corner of said Lots 2 and 4; thence North, along the East line of said Lot 2, 30 feet, to the place of beginning.

All being situated in the NE1/4 of Sec. 29, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas.

Existing Public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Savoy, Ruggles & Bohm, P.A.

Date 23 July 1999

MARK A. SAVOY REGISTERED KANSAS LAND SURVEYOR LS-788

Mark A. Savoy Surveyor
Mark A. Savoy, RLS #788

Know all men by these presents that we, the undersigned have caused the land described in the surveyor's certificate to be platted into 2 Lots to be known as "WESTWOOD HILLS 3RD ADDITION", Wichita, Sedgwick County, Kansas. The drainage and utility easements are hereby granted as indicated for the construction and maintance of all public utilities and for drainage purposes. Access Control is hereby granted to the appropriate governing body (as indicated on the face of the plat.)
A drainage plan has been developed for this plat and all drainage easements, and rights-of-way shall remain at established grades or as modified with the approval of the City Engineer, and unobstructed to allow for the conveyance of stormwater.

Mennonite Housing Rehabilitation Services, Inc.

Andrew L. Bias, President
Andrew L. Bias

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 23rd day of July 1999, by Andrew L. Bias, President of Mennonite Housing Rehabilitation Services, Inc., on behalf of the corporation.

Cindy J. Sutton Notary Public
Cindy J. Sutton

My App't. Exp. 7/4/03

This plat of "WESTWOOD HILLS 3RD ADDITION", Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 10th day of June, 1999.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Francis S. Garofalo
for William M. Johnson Chairman
William M. Johnson

Marvin S. Krout Secretary
Marvin S. Krout

SEAL

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 14th day of September, 1999.

Bob Knight Mayor

Pat Burnett City Clerk
Pat Burnett

THE CITY OF WICHITA SEDGWICK COUNTY, KANSAS

Entered on transfer record this ____ day of _____, 1999.

_____ County Clerk
James Alford

State of Kansas) SS
Sedgwick County)

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this ____ day of _____, 1999, at ____ o'clock __M: and is duly recorded.

_____ Register of Deeds
Bill Meek

_____ Deputy
Linda Kizzire

Reviewed in accordance with K.S.A. 58-2005 on this 30th day of September, 1999.

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

NOTARY PUBLIC STATE OF KANSAS

DWG FILE: 01356PF-W.C.
PROJECT NO. 99001356P

SRB 924 NORTH MAIN WICHITA, KANSAS 67203 http://www.feist.com/~srb
316-264-8008 FAX 264-4621 E-mail: srb@feist.com
SAVOY, RUGGLES & BOHM, P.A.
ENGINEERING & SURVEYING

WICHITA — SEDGWICK COUNTY

WSC

METROPOLITAN AREA PLANNING DEPARTMENT

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

June 10, 1999

Savoy, Ruggles and Bohm
924 N. Main
Wichita, KS 67203

RE: S/D 99-37 -- One-Step Final Plat of WESTWOOD HILLS THIRD ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on June 10, 1999, 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 June 4, 1999.

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 and residential developments.

4. Submission of a disk to the Planning Department detailing the final plat in digital format in Release 13 Version of Autocad. This will be used by the City and County GIS Departments.

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

Sincerely,

Neil Evan Strahl

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Copies to: Mennonite Housing, 3033 W. 2nd Street, Wichita, KS 67203-5321
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1144 S. Seneca, Wichita, KS 67213

WICHITA — SEDGWICK COUNTY

W SC

METROPOLITAN AREA PLANNING DEPARTMENT

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

June 4, 1999

Savoy, Ruggles and Bohm
924 N. Main
Wichita, KS 67203

RE: S/D 99-37 -- One-Step Final Plat of WESTWOOD HILLS THIRD ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 3, 1999, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

STAFF COMMENTS:

A. *City Engineering has required petitions for City water and sanitary sewer.*

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

C. City Engineering needs to comment on the status of the applicant's drainage plan. *The drainage plan is approved. A drainage guarantee is required. A cross-lot drainage easement is required; or else a drainage easement platted along the east line of Lot 2.*

D. In conformance with the CUP, the plat proposes one access opening along Tyler and one opening along University Avenue.

E. the final plat tracing shall reference a tie point to a section corner.

F. 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.

G. As required by the sidewalk ordinance, sidewalks shall be provided along University Avenue and Maybelle Avenue. A sidewalk certificate shall be provided.

H. A CUP Certificate shall be submitted identifying the approved CUP (referenced as DP-97) and its special conditions for development on this property.

I. 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.

J. 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.)

K. 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.

L. 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.

M. 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.

N. 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.

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

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

Q. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.

R. 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 Release 13 version of 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. 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, June 10, 1999, at 1:15 p.m.

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

Sincerely,

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Mennonite Housing, 3033 W. 2nd Street, Wichita, KS 67203-5321
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1144 S. Seneca, Wichita, KS 67213

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-4
June 10, 1999

STAFF REPORT
(One-Step Final Plat Approved 6/3/99)

CASE NUMBER: S/D 99-37 - WESTWOOD HILLS 3RD ADDITION

OWNER/APPLICANT: Mennonite Housing, 3033 W. 2nd Street, Wichita, KS 67203-5321

SURVEYOR/ENGINEER: Savoy, Ruggles & Bohm, 924 N. Main, Wichita, KS 67203

LOCATION: West side of Tyler, South of Maple

SITE SIZE: 3.6 acres

NUMBER OF LOTS

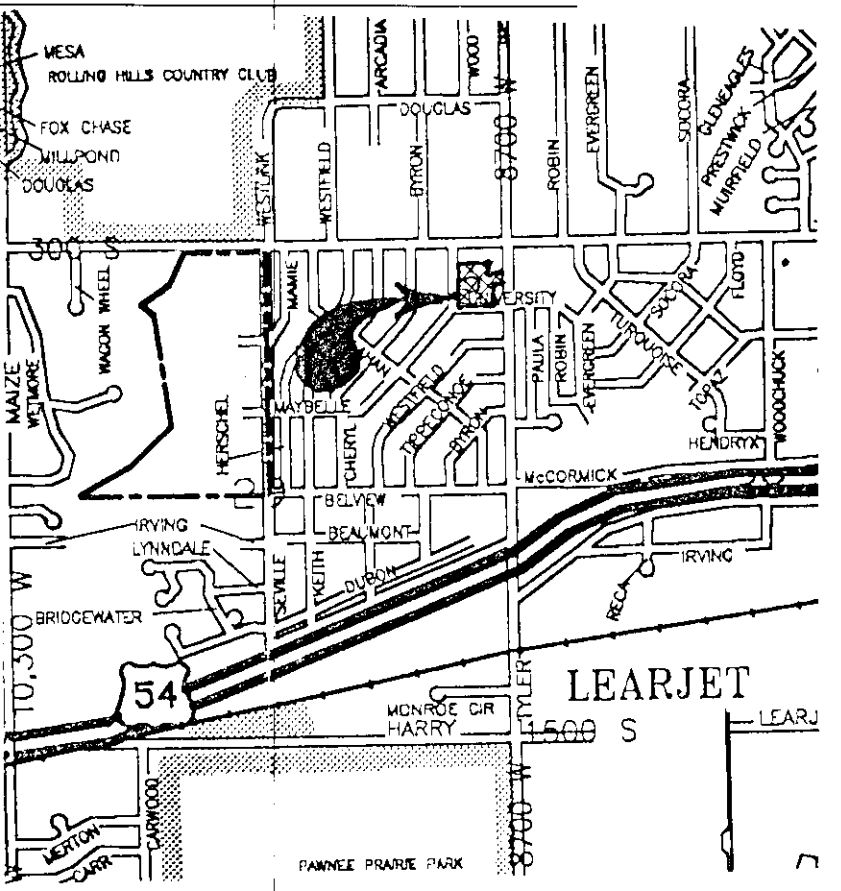
Residential:	1
Office:	
Commercial:	1
Industrial:	
Total:	2

MINIMUM LOT AREA: 1.53 acres

CURRENT ZONING: NR, Neighborhood Retail uses per CUP (DP-97)

PROPOSED ZONING: Same

VICINITY MAP



Note: This site is subject to the Westwood Hills CUP (DP-97) which approved residential or commercial uses for this site (Parcel 4). The site had previously been platted as the Westwood Hills 2nd Addition for 13 single-family residential lots. This replat proposes two lots; for residential and commercial uses.

STAFF COMMENTS:

A. ***City Engineering has required petitions for City water and sanitary sewer.***

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

C. City Engineering needs to comment on the status of the applicant's drainage plan. ***The drainage plan is approved. A drainage guarantee is required. A cross-lot drainage easement is required; or else a drainage easement platted along the east line of Lot 2.***

D. In conformance with the CUP, the plat proposes one access opening along Tyler and one opening along University Avenue.

E. The final plat tracing shall reference a tie point to a section corner.

F. 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.

G. As required by the sidewalk ordinance, sidewalks shall be provided along University Avenue and Maybelle Avenue. A sidewalk certificate shall be provided.

H. A CUP Certificate shall be submitted identifying the approved CUP (referenced as DP-97) and its special conditions for development on this property.

I. 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.

J. 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.)

K. 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.

L. 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.

M. 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.

N. 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.

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

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

Q. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.

R. 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 Release 13 version of AutoCAD. This will be used by the City and County GIS Department.