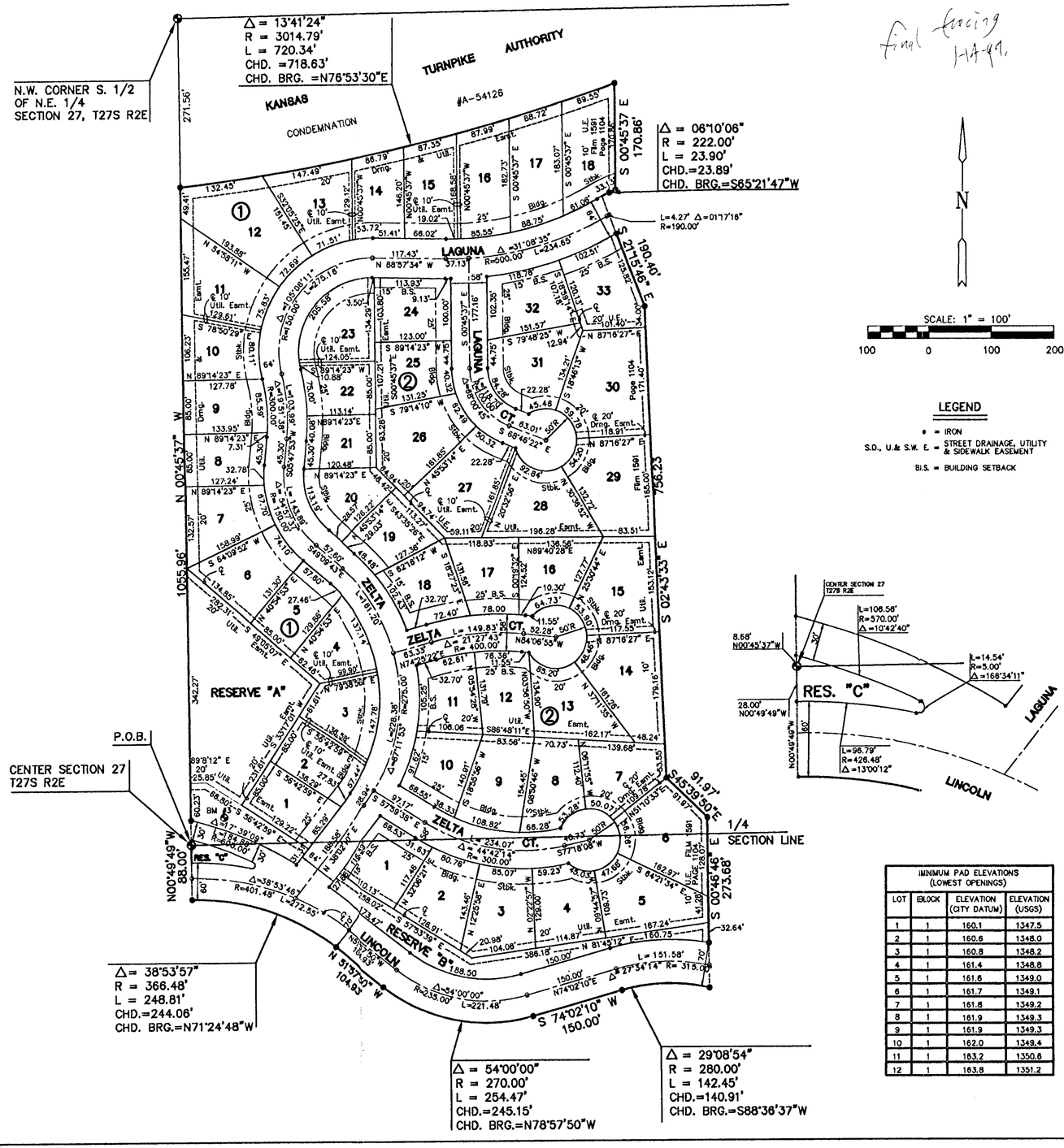
FINAL PLAT OF

WOODLAND LAKES ESTATES SECOND ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



final forcing 1-14-99.

N

SCALE: 1" = 100'

100 0 100 200

LEGEND

• = IRON

S.O., U.& S.W. E. = STREET DRAINAGE, UTILITY & SIDEWALK EASEMENT

B.S. = BUILDING SETBACK

MINIMUM PAD ELEVATIONS (LOWEST OPENINGS)

LOT	BLOCK	ELEVATION (CITY DATUM)	ELEVATION (USGS)
1	1	160.1	1347.5
2	1	160.6	1348.0
3	1	160.8	1348.2
4	1	161.4	1348.8
5	1	161.6	1349.0
6	1	161.7	1349.1
7	1	161.8	1349.2
8	1	161.9	1349.3
9	1	161.9	1349.3
10	1	162.0	1349.4
11	1	163.2	1350.6
12	1	163.8	1351.2

I, Gregory J. Allison, a Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "WOODLAND LAKES ESTATES SECOND ADDITION", an addition to Wichita, Sedgwick County, Kansas, into lots, blocks, streets and reserves the same being accurately set forth in the accompanying plat and described herein:

A tract of land lying in the South Half of the Northeast Quarter and the North half of the Southeast Quarter of, Section 27, Township 27 South, Range 2 East of the 6TH P.M., Sedgwick County, Kansas, more particularly described as follows:

Beginning at the Southwest corner of said South Half of the Northeast Quarter; thence N 00° 45' 37" W, 1055.96 feet to a point on the South line of Kansas Turnpike Authority right of way as dedicated in Condemnation Case A-54126, said point on a curve to the left; thence along said curve 720.34 feet to the Northwest corner of Woodland Lakes Estates, an addition to Wichita, Sedgwick County, Kansas, said curve having a central angle of 13° 41' 24", a radius of 3014.79 feet, and a long chord of 718.63 feet, bearing N 76° 53' 30" E; thence S 00° 45' 37" E, 170.86 feet along the West boundary of said addition to a point on a curve to the left; thence along said curve and said boundary 23.90 feet, said curve having a central angle of 06° 10' 06", a radius of 222.00 feet, and a long chord of 23.89 feet, bearing S 65° 21' 47" W; thence S 21° 15' 46" E, 190.40 feet along said West boundary; thence S 02° 43' 33" E, 756.23 feet along said West boundary; thence S 45° 39' 50" E, 91.97 feet along said West boundary; thence S 00° 46' 46" E, 273.68 feet along said West boundary to a point on a curve to the left, said point being on the South right of way line of Lincoln as platted in said addition; thence along said curve and South right of way line 142.45 feet, said curve having a central angle of 29° 08' 54", a radius of 280.00 feet, and a long chord of 140.91 feet, bearing S 88° 36' 37" W; thence S 74° 02' 10" W, 150.00 feet along said right of way to a point on a curve to the right; thence along said curve and said right of way, 254.47 feet, said curve having a central angle of 54° 00' 00", a radius of 270.00 feet, and a long chord of 245.15 feet, bearing N 78° 57' 50" W; thence N 51° 57' 50" W, 104.93 feet along said right of way to a point on a curve to the left; thence along said curve 248.81 feet to a point on the West line of said Southeast Quarter, said curve having a central angle of 38° 53' 57", a radius of 366.48 feet, and a long chord of 244.06 feet, bearing N 71° 24' 48" W; thence N 00° 49' 49" W, 88.00 feet along said West line to the point of beginning.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 28th day of December, 1998.

Gregory J. Allison R.L.S. #1257
Mid-Kansas Engineering Consultants, Inc.
411 North Webb Road
Wichita, Kansas 67206

GREGORY J. ALLISON LICENSED LS-1257 KANSAS LAND SURVEYOR

Know all men by these presents that we the undersigned property owners of the land above set forth in the Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into lots, blocks, streets, and reserves the same to be known as "WOODLAND LAKES ESTATES SECOND ADDITION", an addition to Wichita, Sedgwick County, Kansas. The streets are hereby dedicated to and for the use to the public. Easements for the construction and maintenance of public utilities and drainage as indicated on the accompanying plat are hereby granted. Reserves A & B are platted for construction and maintenance of public drainage. Reserves A, B & C are platted for open space, landscaping, recreational equipment, entry monuments, sidewalks and irrigation. The reserves shall be owned and maintained by the homeowners association.

WOODLAND LAKES ESTATES JOINT VENTURE

Joe H. Lee
Manager

STATE OF KANSAS)
) ss.
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 28th day of December, 1998, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Joe H. Lee, Manager for WOODLAND LAKES ESTATES JOINT VENTURE, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Notary Public, Ann C. Ybarra
My appointment expires: 9-15-2000

ANN C. YBARRA Notary Public - State of Kansas My Appt. Expires 9-15-2000

We, Emprise Bank , holders of a morgage on the above described property, do hereby consent to he plat of "WOODLAND LAKES ESTATES SECOND ADDITION."

Sam E. Trummel S.V.P.
Sam E. Trummel, Sr. Vice President
STATE OF KANSAS)
) ss.
SEDGWICK COUNTY)

SIDNEY A. HENRY NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 2-11-99

BE IT REMEMBERED, that on this _____ day of _____, 1998, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Sam E. Trummel, Sr. Vice President, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Sidney A. Henry
Notary Public
My appointment expires: _____

We, Wichita Federal Saving and Loan Association, holders of a morgage on the above described property, do hereby consent to he plat of "WOODLAND LAKES ESTATES SECOND ADDITION."

Sam E. Trummel S.V.P.
Sam E. Trummel, Sr. Vice President
STATE OF KANSAS)
) ss.
SEDGWICK COUNTY)

SIDNEY A. HENRY NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 2-11-99

BE IT REMEMBERED, that on this _____ day of _____, 1998, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Sam E. Trummel, Sr. Vice President, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Sidney A. Henry
Notary Public
My appointment expires: _____

This plat of "WOODLAND LAKES ESTATES SECOND ADDITION", has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this_____day of_____, 1998.

WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION

_____, Chairman
Richard Lopez

_____, Secretary
Marvin S. Krout

Consent is hereby given for the informaiton of a S.S. DISTRICT within the boundary of this plat by the board of Sedgwick County Commisioners, as thy deem neccessary to provide S.S. Service to this area.

This plat approved and all dedications shown thereon, if any, accepted by the City Council of the City of Wichita, Kansas, this_____day of_____ , 1998.

_____, Mayor
Bob Knight

_____,City Clerk
Pat Burnett

Entered on transfer record this_____day of_____, 1998.

_____, County Clerk
James Alford

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

This is to certify that this instrument was filed for record in the Register of Deeds office this_____day of_____, 1998.

_____, Register of Deeds
Bill Meek

_____, Deputy

WICHITA — SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4090

May 29, 1998

Mid Kansas Engineering Consultants, Inc.
411 North Webb Road
Wichita KS 67206

Re: S/D 98-35 -- Final Plat of WOODLAND LAKES ESTATES 2ND ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 28, 1998, 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 May 22, 1998.

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 five (5) 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 Deparment detailing this plat. This will be used by the City and County GIS Departments.

Please call if you have any questions.

Sincerely,

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

cc: Kancel, L.C., Attn.: Joe Lee, 3500 N. Rock Road, Bldg. 2200, Suite 204, Wichita, KS 67226
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1250 S. Seneca, Wichita, KS 67213

WICHITA — SEDGWICK COUNTY

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

May 22, 1998

Mid Kansas Engineering Consultants, Inc.
411 North Webb Road
Wichita KS 67206

Re: S/D 98-35 -- Final Plat of WOODLAND LAKES ESTATES 2ND ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 21, 1998, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

A. City water appears to be available to this site. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall be with the County for service through the Four Mile Creek sanitary sewer system. On the final plat tracing, appropriate wording shall be added to the Mayor's signature block indicating the City's agreement to allow a County sewer district to be formed within the City. ***A sanitary sewer layout is requested by County Engineering.***

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.

D. The applicant shall guarantee the paving of the proposed interior streets. The paving guarantee shall provide for sidewalks as described further in Item E.

E. In conjunction with the original preliminary plat approval on November 9, 1995, an alternative sidewalk plan was approved for the entire site. That plan denoted the required sidewalk on one side of the loop street (Laguna), along with sidewalk connections from the terminus of the cul-de-sacs (Laguna Court) to Reserve E in the adjoining plat to the east (First phase of Woodland Lakes Estates). The applicant should indicate if the previous sidewalk plan is also proposed for this plat.

F. Traffic Engineering needs to comment on the need for improvements to Lincoln. ***No improvements will be required.***

G. The applicant shall submit an updated title binder along with the final plat tracing.

H. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements.

I. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.

J. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.

K. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves 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.

L. City Fire Department needs to comment on the acceptability of access and street names. ***Laguna Street (north-south) shall be renamed "Zelta Street" between lots 11 and 12 in Block 1 and extending to Lincoln Street. Each of the corresponding cul-de-sacs shall be renamed Zelta Court.***

These street names must be denoted on the final plat tracing.

M. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.

N. The applicant needs to revise the legal description to accurately portray the land being platted. The distances on the drawing are not identical to those in the legal description.

O. 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.)

P. 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.

Q. 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.

R. 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.

S. 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.

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

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

V. 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. ***KG&E has requested additional easements.***

These easements have been denoted on the final plat.

W. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. 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 plat** is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, May 28, 1998, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

Enclosure

cc: Kancel, L.C., Attn.: Joe Lee, 3500 N. Rock Road, Bldg. 2200, Suite 204, Wichita, KS 67226
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1250 S. Seneca, Wichita, KS 67213

AGENDA ITEM NO. 2-1.

METROPOLITAN AREA PLANNING COMMISSION

May 28, 1998

STAFF REPORT

(Final Plat-Approved 5/21/98, Preliminary Plat approved 4/10/98)

CASE NUMBER: S/D 98-35 - WOODLAND LAKES ESTATES 2ND ADDITION

OWNER/APPLICANT: Kancel, L.C., Attn: Joe Lee, 3500 N. Rock Road, Bldg. 2200, Suite 204, Wichita, KS 67226

SURVEYOR/ENGINEER: Mid Kansas Engineering Consultants, Inc., 411 North Webb Road, Wichita, KS 67206

LOCATION: North side of Lincoln, West of 127th St. East

SITE SIZE: 21.9 acres

NUMBER OF LOTS

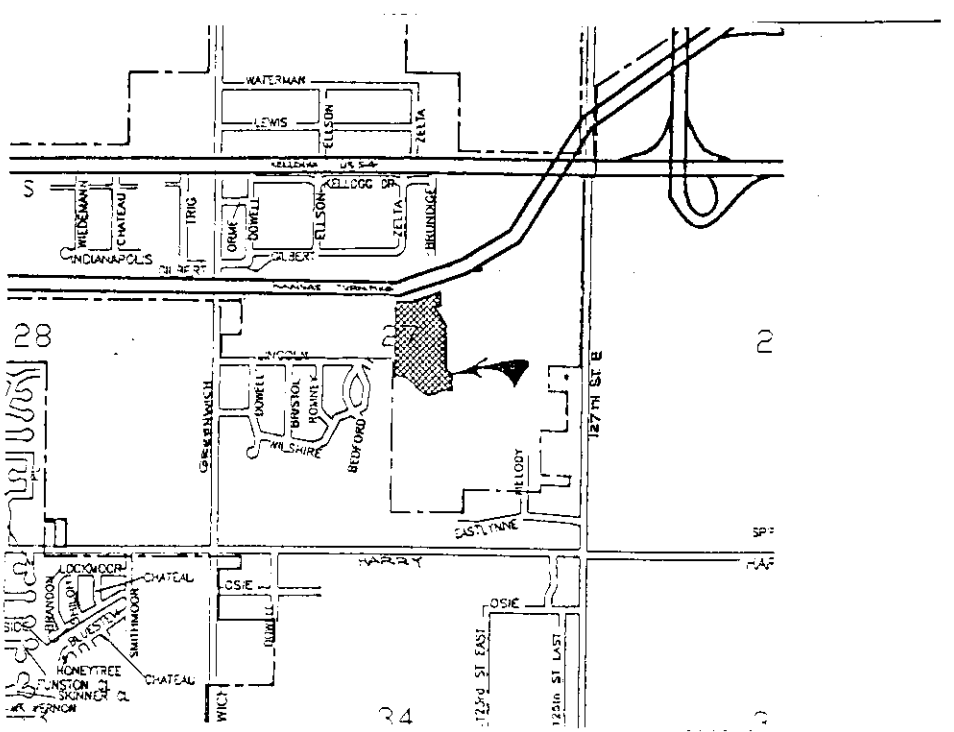
Residential:	51
Office:	
Commercial:	
Industrial:	
Total:	51

MINIMUM LOT AREA: 9,900 sq. ft.

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: An overall preliminary plat was approved for Woodland Lakes Estates on November 9, 1995. The final plat for the first phase, adjoining the east line of this plat, was approved by the MAPC on February 15, 1996. This plat represents a revised preliminary plat for the second phase. A new street configuration is proposed for the same number of lots.

STAFF COMMENTS:

A. City water appears to be available to this site. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall be with the County for service through the Four Mile Creek sanitary sewer system. On the final plat tracing, appropriate wording shall be added to the Mayor's signature block indicating the City's agreement to allow a County sewer district to be formed within the City. ***A sanitary sewer layout is requested by County Engineering.***

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 guarantee will be required that can be part of the paving petition. Minimum building pad elevations need to be denoted for the lots along the west portion of the plat (Lots 1 -12 Block 1).***

D. The applicant shall guarantee the paving of the proposed interior streets. The paving guarantee shall provide for sidewalks as described further in Item E.

E. In conjunction with the original preliminary plat approval on November 9, 1995, an alternative sidewalk plan was approved for the entire site. That plan denoted the required sidewalk on one side of the loop street (Laguna), along with sidewalk connections from the terminus of the cul-de-sacs (Laguna Court) to Reserve E in the adjoining plat to the east (First phase of Woodland Lakes Estates). The applicant should indicate if the previous sidewalk plan is also proposed for this plat.

F. Traffic Engineering needs to comment on the need for improvements to Lincoln. ***No improvements will be required.***

G. The applicant shall submit an updated title binder along with the final plat tracing.

H. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements.

I. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.

J. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.

K. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves 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.

L. City Fire Department needs to comment on the acceptability of access and street names. ***Laguna Street (north-south) shall be renamed "Zelta Street" between lots 11 and 12 in Block 1 and extending to Lincoln Street. Each of the corresponding cul-de-sacs shall be renamed Zelta Court.***

These street names must be denoted on the final plat tracing.

M. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.

N. The applicant needs to revise the legal description to accurately portray the land being platted. The distances on the drawing are not identical to those in the legal description.

O. 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.)

P. 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.

Q. 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.

R. 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.

S. 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.

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

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

V. 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. ***KG&E has requested additional easements.***

These easements have been denoted on the final plat.

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