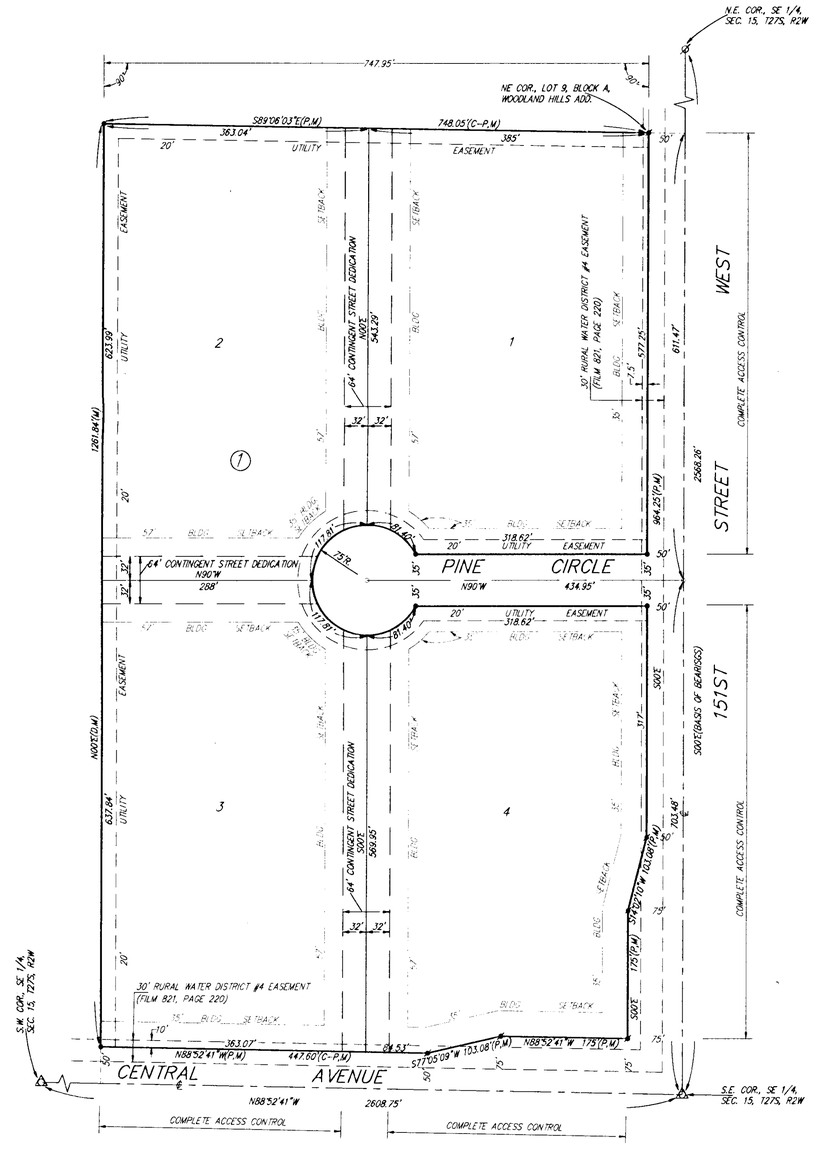
WOODLAND HILLS 2ND ADDITION
SEDGWICK COUNTY, KANSAS

LEGEND:

△ = 1/2" IRON PIPE OVER STONE (FOUND)
Ø = 1/2" IRON PIPE (FOUND)
● = #4 REBAR W/ BAUGHMAN CAP (SET)
■ = #4 REBAR W/ BAUGHMAN CAP (FOUND)

(D) = DESCRIBED
(P) = PLATTED
(M) = MEASURED
(C-P) = CALCULATED PER PLATTED INFO.





State of Kansas)
Sedgwick County) SS We, Baughman Company, P.A., Surveyors in aforesaid County and State do hereby certify that we have surveyed and platted "WOODLAND HILLS 2ND ADDITION", 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 east 747.95 feet of Lot 9, Block A, Woodland Hills Addition, Sedgwick County, Kansas.

All being situated in the SE1/4 of Sec. 15, Twp. 27-S, R-2-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).

Baughman Co., P.A.

Michael D. Conrey (S-679) 9-5-97, Surveyor
Michael G. Conrey

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, a Block, and a Street to be known as "WOODLAND HILLS 2ND ADDITION", Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The street is hereby dedicated to and for the use of the public. Each particular Contingent Street Dedication shown within the individual Lots of this addition shall become effective and non-contingent upon final City or County approval of a subdivision or replat of an affected Lot to urban density standards (zoning classification SF-6), but only to the extent such subdivision or replat expressly utilizes the Contingent Street Dedication abutting the affected Lot for access to a public street. Access controls shall be as depicted on the face of the plat.

Eugene A. Falkowski
Eugene A. Falkowski

Thomas D. Barney Leanne R. Barney
Thomas D. Barney Leanne R. Barney

Benny Torverdi Tracey Torverdi
Benny Torverdi Tracey Torverdi

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 9th day of SEPTEMBER, 1997, by Eugene A. Falkowski, a single person.

Philip J. Meyer, Notary Public
PHILIP J. MEYER
My App't. Exp. 5/5/01
PHILIP J. MEYER NOTARY PUBLIC STATE OF KANSAS

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 10th day of OCTOBER, 1997, by Thomas D. Barney and Leanne R. Barney, husband and wife.

Philip J. Meyer, Notary Public
PHILIP J. MEYER
My App't. Exp. 5/5/01
PHILIP J. MEYER NOTARY PUBLIC STATE OF KANSAS

We, the undersigned, holders of a mortgage on the above described property, do hereby consent to this plat of "WOODLAND HILLS 2ND ADDITION", Sedgwick County, Kansas.

First National Bank of Anthony

Richard Ciemny, Vice-President
Richard Ciemny

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 7th day of October, 1997, by Richard Ciemny, Vice-President of First National Bank of Anthony, on behalf of the bank.

Doris L. Smith, Notary Public
DORIS L SMITH
My App't. Exp. 8-30-2001

DORIS L. SMITH NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 8-30-2001

We, the undersigned, holders of a mortgage on the above described property, do hereby consent to this plat of "WOODLAND HILLS 2ND ADDITION", Sedgwick County, Kansas.

Sunflower Bank, N.A.

Kari A. Gilmore, Asst. V.P.
KARI A GILMORE (Title)

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 7th day of October, 1997, by Kari A. Gilmore, Asst. Vice-President (Title) of Sunflower Bank, N.A., on behalf of the bank.

Karen McClatson, Notary Public
My App't. Exp. 11-17-97
KAREN MCCLATSON Notary Public - State of Kansas My Appt. Expires 11-17-97

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 9th day of SEPTEMBER, 1997, by Benny Torverdi and Tracey Torverdi, husband and wife.

Philip J. Meyer, Notary Public
PHILIP J. MEYER
My App't. Exp. 5/5/01
PHILIP J. MEYER NOTARY PUBLIC STATE OF KANSAS

This plat of "WOODLAND HILLS 2ND ADDITION", Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this ____ day of _____, 1997.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chairman
John C. Frye

_____, Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this ____ day of _____, 1997.

_____, Mayor
Bob Knight

_____, City Clerk
Pat Burnett

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of Sedgwick County, Kansas, this ____ day of _____, 1997.

_____, Chairman
Thomas G. Winters

_____, Chair Pro-Tem
Paul W. Hancock

_____, Commissioner
Betsy Gwin

_____, Commissioner
Melody C. Miller

_____, Commissioner
Mark F. Schroeder

_____, County Clerk
James Alford

Entered on transfer record this ____ day of _____, 1997.

_____, County Clerk
James Alford

State of Kansas)
Sedgwick County) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this ____ day of _____, 1997, at ____ o'clock __M; and is duly recorded.

_____, Register of Deeds
Larry Consolver

_____, Deputy
Michael D. Hurtt

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

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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

October 17, 1996

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

RE: S/D 96-29 - Final Plat of WOODLAND HILLS 2ND ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on October 17, 1996, 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 October 10, 1996.

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 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.

Please call if you have any questions.

Sincerely,

Don Losew

Don Losew
Senior Planner

DL:rh

cc: Eugene A. Falkowski, 212 N. Market, Wichita, KS 67202
Steve Stark, Fleeson, Gooing, Coulson & Kitch, 125 N. Market, Wichita, KS 67202
Mike Lindebak, City Engineer

SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
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October 10, 1996

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

RE: S/D 96-29 - Final Plat of WOODLAND HILLS 2ND ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 10, 1996, 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 provide a legal opinion from an attorney, indicating that the covenant restricting redevelopment of this site until urban scale uses are possible, can be voided at this time.

B. 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.

C. The applicant shall guarantee the installation of the interior street to the suburban, gravel standard. ok by Wdr 12-4-97

D. The applicant shall guarantee any drainage improvements required by the platting of this property.

E. On the final plat tracing, the MAPC signature block shall indicate John C. Frye as chairman.

F. The applicant needs to resolve an apparent error in the spelling of the name shown on the plat and in the platting binder as to the site's ownership (Falkawski vs. Falkowski).

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. (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.)

H. 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.

I. 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.

J. 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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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.

K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

L. Recording of the plat within 30 days after approval by the City Council and/or County Commission.

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, October 17, 1996 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Don Losew

Don Losew
Senior Planner

DL:rh
Enclosure: Marked Copy of plat
cc: Eugene A. Falkowski, 212 N. Market, Wichita, KS 67202
Steve Stark, Fleeson, Gooing, Coulson & Kitch, 125 N. Market, Wichita, KS 67202
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-8

October 17, 1996
Preliminary Deferred: 5/23/96
Revised Preliminary Deferred: 8/8/96

STAFF REPORT

(Final Plat Approved 10/10/96, Revised Preliminary Approved 8/22/96, Preliminary Plat Deferred 5/23/96)

CASE NUMBER: S/D 96-29 WOODLAND HILLS 2ND ADDITION

OWNER/APPLICANT: Eugene A. Falkowski, 212 N. Market, Wichita, KS 67202

AGENT: Steve Stark, Fleeson, Gooing, Coulson & Kitch, 125 N. Market, Wichita, KS 67202

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: West of 151st Street West and north of Central Avenue

SITE SIZE: 21.42 Acres

NUMBER OF LOTS

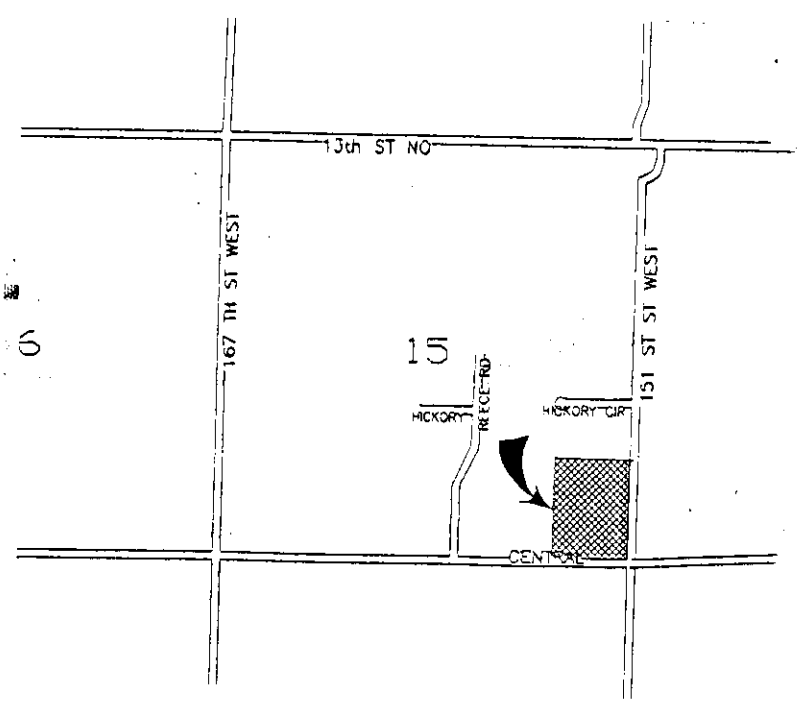
Residential:	4
Office:	
Commercial:	
Industrial:	
Total:	4

MINIMUM LOT AREA: 5.1 Acres

CURRENT ZONING: "SF-20"

PROPOSED ZONING:

VICINITY MAP:



NOTE: As a condition of approval of the preliminary plat, the applicant was required to show how this area could be redeveloped into more typical urban densities as specified for this area by the Comprehensive Plan. At the August 22, 1996 meeting, it was agreed that a N-S street if extended from the end of the indicated cul-de-sac for Pine Circle would allow each lot to be further subdivided, in the future, by another short E-W cul-de-sac street being extended off of the "potential" N-S street(s). To allow for such a possible resubdivision of each of the four lots in this plat, it was required that contingent dedications be shown for such N-S streets and also the extension of Pine Circle to the western line of the plat. In addition, building setbacks from these contingent streets were also required so as to prevent structures from being located within areas that could interfere with these potential streets and thus a lot's resubdivision. This final appears to have satisfied those requirements.

Staff Comments

A. The applicant shall provide a legal opinion from an attorney, indicating that the covenant restricting redevelopment of this site until urban scale uses are possible, can be voided at this time.

B. 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.

C. The applicant shall guarantee the installation of the interior street to the suburban, gravel standard.

D. The applicant shall guarantee any drainage improvements required by the platting of this property.

E. On the final plat tracing, the MAPC signature block shall indicate John C. Frye as chairman.

F. The applicant needs to resolve an apparent error in the spelling of the name shown on the plat and in the platting binder as to the site's ownership (Falkawski vs. Falkowski).

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. (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.)

H. 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.

I. 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.

J. 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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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.

K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

L. Recording of the plat within 30 days after approval by the City Council and/or County Commission.