



MID-KANSAS ENGINEERING CONSULTANTS, INC.
411 North Webb Road
Wichita, KS 67206
316-684-9600 FAX 316-684-5100

TO: Vicky Huang
City of Wichita
Engineering Dept. - 7th Floor

PROJECT NAME: Woodland Lake Estates
Rural Street Cross Section

PROJECT NUMBER: 95058-160

DATE: December 14, 1995

Enclosed herewith are two drawing illustrating the road cross section, the slop drain and ditch inlet.

The platted right of way adjacent 15 foot street and utility easement can accommodate the sidewalk

Kenneth H. Bengtson, P.E.
President

RECEIVED

DEC 14 1995

CITY - ENGINEERING

Preliminary Drainage Report
Woodland Lakes Estates Second Addition
MKEC Project 97158
March 31, 1998

Location

The site is between the Kansas Turnpike (I-35) Lincoln, in the northeast quarter of Section 27, T27S, R2E. Adjacent plats include Woodland Lakes Estates (east), Cedar View (west), Windsor Park Addition (southwest), and an unplatted tract immediately south of Lincoln. Dimensions are roughly 1200 ft north-south, and 750 ft east-west. The total platted area is approximately 23.86 acres.

Site Conditions

Soils

According to the NRCS (SCS) Sedgwick County Soil Survey, virtually the entire site is in the Rosehill Series: silty clay, 1 to 3 percent slopes; well-drained soil on upland divides and uneven side slopes. Substratum is a calcareous shaly clay. In places the surface layer is calcareous. The Hydrologic Soil Group (HSG) for this soil is "D".

Current Development

The parcel is currently undeveloped, and is essentially isolated from adjacent property by two natural channels flowing from north to south. These channels, in conjunction with the Interstate 35 roadway, protect the site from offsite stormwater flows. Recent farming has produced wheat.

Landform and Slope

The site is on an upland divide, with natural channels to the east and west. Elevations vary from approximately 1361 at the center of the north boundary, to 1340 in the southeast corner. Slopes are 2.5 to 3.5 percent.

Regional Drainage Conditions

Adjacent channels are minor tributaries to Spring Branch Fourmile Creek. Terrain is rolling, with regional slopes on the order of 30 to 40 ft per mile. Soils in the area draining toward the site are in the Rosehill and Irwin series, both with assigned hydrologic soil group (HSG) D. Pertinent portions of the Andover, Kansas USGS Quadrangle are copied and attached, showing the site location and extent of off-site drainage areas.

The major drainage feature in the area is Spring Branch to Fourmile Creek, which flows eastward along the south section line, approximately ½ mile from the site. Several small lakes have been constructed in the intervening area.

In conjunction with platting for the Woodland Lakes Estates Addition, a brief analysis of regional runoff was completed. This analysis includes areas north, west, and east of Woodland Lakes Estates 2nd Addition. A copy of the Woodland Lakes Estates Addition Drainage and Utility Plan showing calculations is attached.

The channel on the parcel's west boundary begins north of I-35 (drainage area north of I-35 ~ 137 ac) and crosses the highway through a 6x4 ft box culvert into reserve areas for Cedar View Addition and the proposed Woodland Lakes Estates 2nd Addition. At the south side of the plat, the stream crosses Lincoln through a 12x4 RCB.

The east side channel receives no significant flow from off-site, except for a portion of the Woodland Lakes Estates Addition. This incidental flow passes under Lincoln through a 48 inch RCP. Farther south of the site, the channels pass through small lakes and combine near the center of east side of the southeast quarter of Section 27. This channel then enters Spring Branch in the southwest quarter of Section 26.

No portion of the site is included in a regulatory floodplain (FIRM Panel 225, Sedgwick County, June 3, 1986). The nearest regulatory floodplain is on Spring Branch, approximately ½ mile south of the site.

Off-Site Drainage Conditions

Existing Characteristics

The adjacent channels have been included in drainage reserve areas for the adjacent plats. Interior drainage facilities will discharge to these regional facilities.

Proposed System

No changes are proposed for the off-site drainage system.

Site Drainage Conditions

Current Runoff Characteristics

Site runoff is currently uncontrolled. Using City guidelines for Rational C selection, the 2- and 100-year values are 0.30 and 0.65 respectively. Pre-development runoff from the 2-year storm is calculated in the attached spreadsheet as 6 cfs from the west third of the site, and approximately 11 cfs from the west two thirds of the site. Corresponding values for 100-year runoff are 35 cfs and 69 cfs, respectively.

Proposed Site Runoff Characteristics

Uncontrolled discharge is proposed for all on-site basins. The "M" and "O" series drainage areas will drain directly to the east and west reserve areas, respectively. The remaining drainage areas will flow through local storm sewer pipes to the same areas.

Post-development runoff from the 2-year storm is calculated in the attached spreadsheet as 10 cfs from the west third of the site, and approximately 16 cfs from the west two thirds of the site. Corresponding values for 100-year runoff are approximately 37 cfs and 76 cfs, respectively. Compared with channel capacities and because there is significant storage just downstream in several lakes, these increases are considered insignificant, and no on-site storage is planned.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 6.

April 9, 1998

STAFF REPORT
(Preliminary Plat)

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

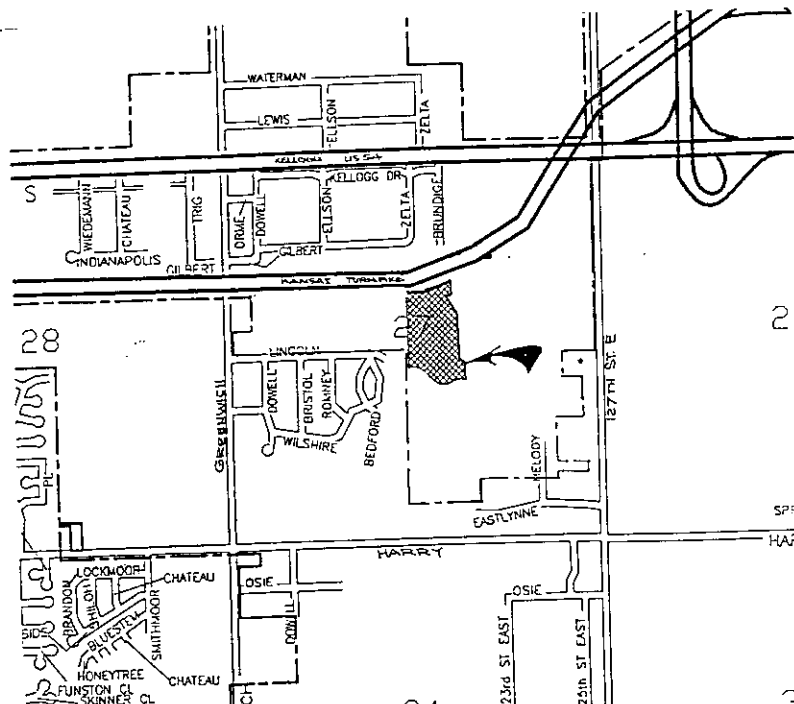
| | |
|--------------|-----------|
| Residential: | 51 |
| Office: | |
| Commercial: | |
| Industrial: | |
| Total: | <u>51</u> |

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.
- 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 concept.
- 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.
- G. The applicant shall submit an updated title binder along with the final plat.
- H. If the pipeline easements indicated on the platting binder are encumbering this plat, they shall be shown and the plat will be subject to the typical pipeline conditions.
- I. The final plat shall reference a tie point to a section corner.

- 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.
- 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 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.)
- O. 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.
- P. 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.
- Q. 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.

- R. 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.
- S. Perimeter closure computations shall be submitted with the final plat tracing.
- T. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- U. 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.
- V. 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.

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 6.

May 21, 1998

STAFF REPORT

(Final Plat, 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

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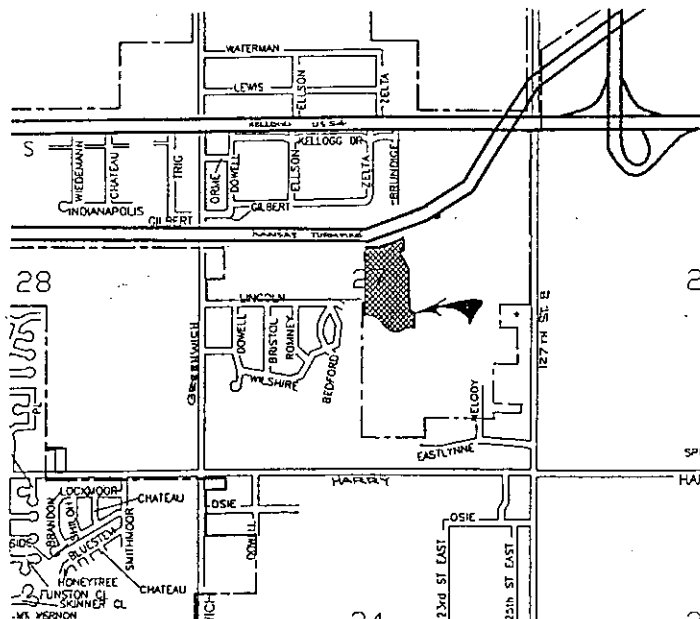
| | |
|--------------|-----------|
| Residential: | 51 |
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STAFF COMMENTS:

- 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.
- 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.

S/D 98-35 -- Final Plat of Woodland Lakes Estates 2nd Addition
May 21, 1998 - Page 5

- 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.

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*Woodland Lakes Estates Second Addition

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AREA BEARINGS 280*PLAT BOUNDARY

AREA = 1023135.3033 (ACRES = 23.4880)

| POINT | BEARING | DISTANCE | NORTH COORDINATE | EAST COORDINATE |
|-------|------------------|------------------|---------------------|--------------------|
| 111 | | | 1682254.3466 | 1689639.8599 |
| | S 00 45 37.017 E | 170.8638 | | |
| 110 | | | 1682083.4978 | 1689642.1271 |
| | S 21 33 09.399 E | 222.0000(RADIAL) | | |
| 109 | | CURVE CENTER | 1681877.0199 | 1689723.6800 |
| | N 27 43 15.231 W | 222.0000(RADIAL) | | |
| 108 | | | 1682073.5396 | 1689620.4134 |
| | S 21 15 46.100 E | 190.3973 | | |
| 107 | | | 1681896.1032 | 1689689.4603 |
| | S 02 43 32.932 E | 756.2269 | | |
| 106 | | | 1681140.7319 | 1689725.4238 |
| | S 45 39 50.201 E | 91.9660 | | |
| 105 | | | 1681076.4600 | 1689791.2028 |
| | S 00 46 46.323 E | 273.6751 | | |
| 62 | | | 1680802.8103 | 1689794.9262 |
| | S 13 11 04.049 W | 280.0000(RADIAL) | | |
| 177 | | CURVE CENTER | 1680530.1908 | 1689731.0619 |
| | N 15 57 50.101 W | 280.0000(RADIAL) | | |
| 169 | | | 1680799.3927 | 1689654.0529 |
| | S 74 02 09.943 W | 150.0000 | | |
| 159 | | | 1680758.1379 | 1689509.8376 |
| | N 15 57 50.007 W | 270.0000(RADIAL) | | |
| 100 | | CURVE CENTER | 1681017.7254 | 1689435.5791 |
| | S 38 02 09.961 W | 270.0000(RADIAL) | | |
| 152 | | | 1680805.0673 | 1689269.2165 |
| | N 51 57 50.011 W | 104.9281 | | |
| 59 | | | 1680869.7196 | 1689186.5727 |
| | S 38 02 10.001 W | 366.4795(RADIAL) | | |
| 58 | | CURVE CENTER | 1680581.0720 | 1688960.7635 |
| | N 00 51 46.745 W | 366.4795(RADIAL) | | |

| | | | |
|-----|------------------|-------------------|--------------|
| 57 | | 1680947.5100 | 1688955.2438 |
| | N 00 49 49.002 W | 88.0000 | |
| 4 | | 1681035.5008 | 1688953.9686 |
| | N 00 45 37.001 W | 1055.9601 | |
| 3 | | 1682091.3679 | 1688939.9571 |
| | N 06 15 47.708 W | 3014.7900(RADIAL) | |
| 1 | | CURVE CENTER | 1685088.1630 |
| | S 19 57 11.679 E | 3014.7900(RADIAL) | 1688611.0532 |
| 111 | | 1682254.3466 | 1689639.8599 |

CIRCULAR CURVE 110 109 108 L
 CENTRAL ANGLE = 6 10 05.832
 CHORD DIRECTION = S 65 21 47.384 W
 RADIUS = 222.0000
 LENGTH = 23.8998
 TANGENT = 11.9615
 CHORD = 23.8883
 EXTERNAL = .3220
 MIDDLE ORDINATE = .3215

CIRCULAR CURVE 62 177 169 L
 CENTRAL ANGLE = 29 08 54.150
 CHORD DIRECTION = S 88 36 36.974 W
 RADIUS = 280.0000
 LENGTH = 142.4458
 TANGENT = 72.7999
 CHORD = 140.9147
 EXTERNAL = 9.3092
 MIDDLE ORDINATE = 9.0097

CIRCULAR CURVE 159 100 152 R
 CENTRAL ANGLE = 53 59 59.968
 CHORD DIRECTION = N 78 57 50.005 W
 RADIUS = 270.0000
 LENGTH = 254.4690
 TANGENT = 137.5718
 CHORD = 245.1548
 EXTERNAL = 33.0281
 MIDDLE ORDINATE = 29.4282

CIRCULAR CURVE 59 58 57 L
 CENTRAL ANGLE = 38 53 56.746
 CHORD DIRECTION = N 71 24 48.372 W
 RADIUS = 366.4795
 LENGTH = 248.8093
 TANGENT = 129.4142
 CHORD = 244.0583
 EXTERNAL = 22.1788
 MIDDLE ORDINATE = 20.9131

CIRCULAR CURVE 3 1 111 L
 CENTRAL ANGLE = 13 41 23.971
 CHORD DIRECTION = N 76 53 30.307 E
 RADIUS = 3014.7900
 LENGTH = 720.3401
 TANGENT = 361.8934
 CHORD = 718.6278
 EXTERNAL = 21.6430
 MIDDLE ORDINATE = 21.4888

DESCRIBE FIGURE BEARINGS 222*Laguna

| POINT | BEARING | DISTANCE | NORTH COORDINATE | EAST COORDINATE |
|-------|------------------|------------------|---------------------|--------------------|
| 876 | | | 1682043.4951 | 1689632.1048 |
| | S 28 48 52.008 E | 190.0000(RADIAL) | | |
| 109 | | CURVE CENTER | 1681877.0199 | 1689723.6800 |
| | N 30 06 08.113 W | 190.0000(RADIAL) | | |
| 862 | | | 1682041.3949 | 1689628.3865 |
| | N 30 06 08.143 W | 500.0000(RADIAL) | | |
| 798 | | CURVE CENTER | 1682473.9607 | 1689377.6141 |
| | S 03 12 49.312 E | 500.0000(RADIAL) | | |
| 806 | | | 1681974.7470 | 1689405.6442 |
| | N 03 12 49.312 W | 500.0000(RADIAL) | | |
| 798 | | CURVE CENTER | 1682473.9607 | 1689377.6141 |
| | S 01 02 26.362 W | 500.0000(RADIAL) | | |
| 795 | | | 1681974.0432 | 1689368.5331 |
| | N 88 57 33.638 W | 117.4290 | | |
| 762 | | | 1681976.1759 | 1689251.1235 |
| | S 01 02 26.363 W | 150.0000(RADIAL) | | |
| 760 | | CURVE CENTER | 1681826.2007 | 1689248.3992 |
| | S 75 56 15.227 W | 150.0000(RADIAL) | | |
| 729 | | | 1681789.7538 | 1689102.8945 |
| | S 75 56 15.231 W | 300.0000(RADIAL) | | |
| 701 | | CURVE CENTER | 1681716.8601 | 1688811.8850 |
| | S 84 12 06.609 E | 300.0000(RADIAL) | | |
| 731 | | | 1681686.5528 | 1689110.3502 |
| | S 05 47 53.391 W | 45.2970 | | |
| 730 | | | 1681641.4875 | 1689105.7741 |
| | S 84 12 06.609 E | 150.0000(RADIAL) | | |
| 766 | | CURVE CENTER | 1681626.3338 | 1689255.0067 |
| | S 40 50 16.586 W | 150.0000(RADIAL) | | |
| 743 | | | 1681512.8495 | 1689156.9184 |
| | S 49 09 43.414 E | 57.5977 | | |
| 752 | | | 1681475.1851 | 1689200.4947 |
| | S 40 50 16.586 W | 275.0000(RADIAL) | | |

CERTIFICATE OF CORRECTIONS

for

Woodland Lakes Estates Second Addition, an addition to Sedgwick County, Kansas

I, Dean S. Sellers, P.E., do hereby certify that certain errors exist on the final plat of Woodland Lakes Estates Second Addition, an addition to Sedgwick County, Kansas.

On page 1 (PC 108 - 2) of 1, revised distance along the line common to Lot 27, Block 2 and Lot 28, Block 2 from 161.85' to 156.01'.

Submitted by:

MKEC ENGINEERING CONSULTANTS, INC.

Dean S. Sellers Date: 11-11-2002
Dean S. Sellers, P.E.

Personally appeared before me, a Notary Public in and for the County and State aforesaid, Dean S. Sellers, P.E., MKEC Engineering Consultants, Inc., to me personally known to be the same person who executed the foregoing instrument of writing and said person duly acknowledged the execution thereof.

subscribed and sworn to before me this 11th day of November, 2002.

Ann C. Ybarra
Notary Public



My Appointment Expires: 9-15-05

