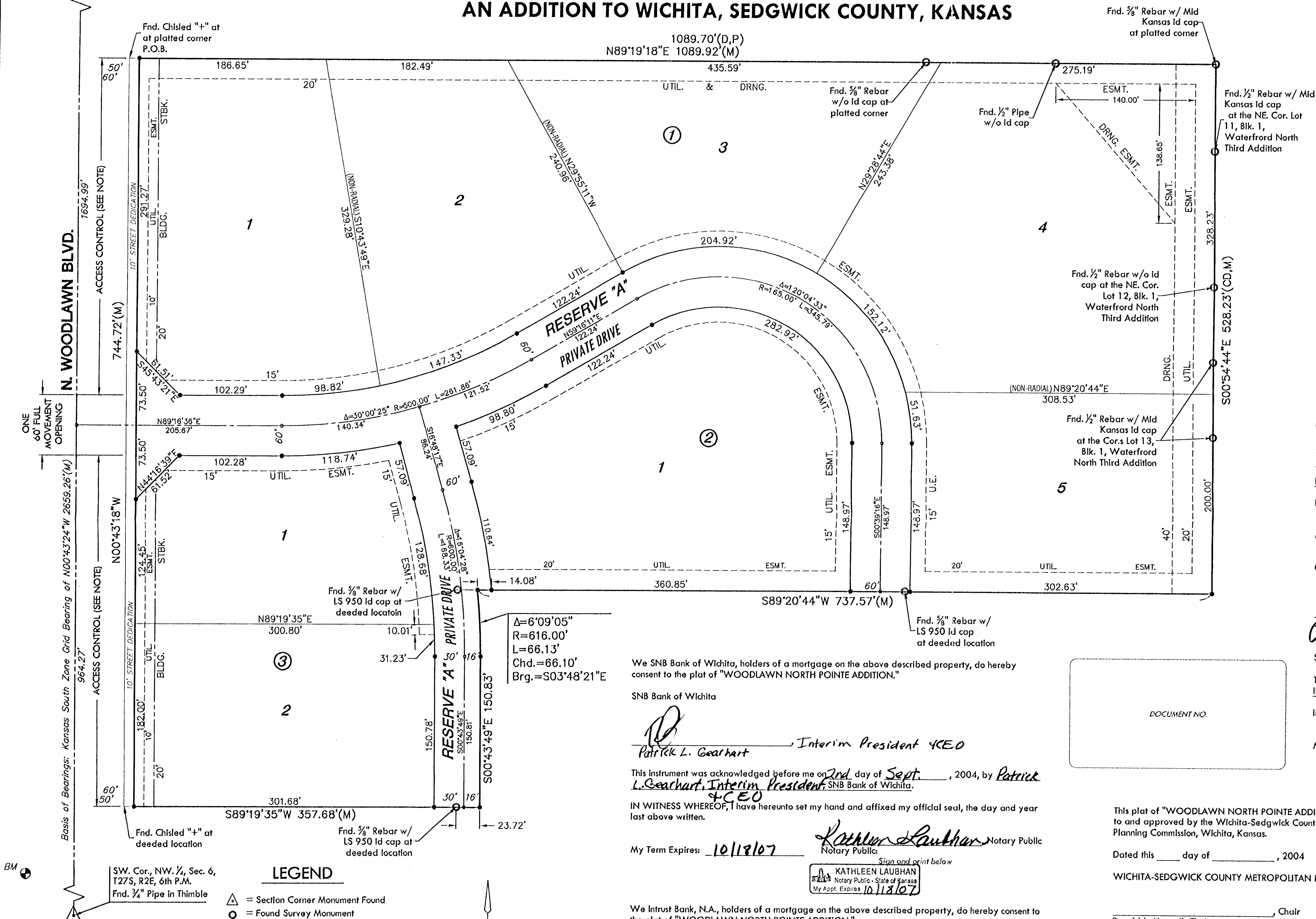


FINAL PLAT

WOODLAWN NORTH POINTE ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



We MKEC Engineering Consultants, Inc., a Registered Corporate Land Surveyor in Kansas, do hereby certify that we have been in responsible charge of surveying and platting of "WOODLAWN NORTH POINTE ADDITION" an addition to Wichita, Sedgwick County, Kansas, into Lots, Blocks, a Reserve, and a Street, the same being accurately set forth in the accompanying plat and described herein:

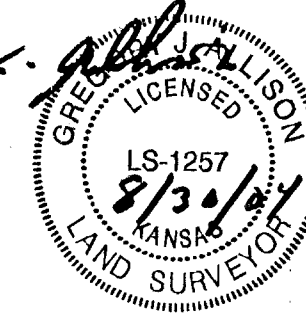
A tract of land lying in a portion of Lot 1, Block 1, Hinkle's Addition, an addition to Wichita, Sedgwick County, Kansas, being more particularly described as follows:

BEGINNING at the Northwest corner of said Lot 1, thence along the North line of said Lot 1, N89°19'18"E, 1089.91 feet to the Northeast corner of said Lot 1; thence along the East line of said Lot 1, S00°54'44"E, 528.23 feet to the Northeast corner of a tract of land described on Film 2851, Page 2997; thence along the North line of said tract described on said Film 2851, Page 2997 and along the North line of a tract of land described on Film 2550, Page 53, S89°20'44"W, 737.57 feet to a point lying 20.17 feet East of a point of intersection on said North line of said tract described on Film 2550, Page 53; thence along a non-tangent curve to the right 66.13 feet, said curve having a central angle of 06°09'05", a radius of 616.00 feet, and a long chord distance of 66.10 feet, bearing S03°48'21"E; thence S00°43'49"E, 150.83 feet; thence S89°19'35"W, 23.72 feet to a point of intersection on said North line of said tract described on Film 2550, Page 53; thence along the North line of said tract described on Film 2550, Page 53, S89°19'35"W, 333.96 feet to the West line of said Lot 1; thence parallel with and 50 feet east of the West line of the Northwest Quarter, Section 6, Township 27 South, Range 2 East, of the Sixth principal meridian, and along said West line on a Kansas South Zone Grid Bearing of N00°43'18"W, 744.72 feet to the POINT OF BEGINNING.

The dedicated streets and/or public rights-of-way, platted easements, building setbacks, access control, and public dedications within the above described property, are hereby vacated and replatted by virtue of K.S.A. 12-512(b).

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 30th day of August 2004.

Gregory J. Allison, PE, LS #1257
MKEC Engineering Consultants, Inc.
411 North Webb Road
Wichita, Kansas 67206



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, a Block, a Reserve, and a Street, the same to be known as "WOODLAWN NORTH POINTE ADDITION" an addition to Wichita, Sedgwick County, Kansas. Streets are hereby dedicated to and for the use of the public. Easements for the construction and maintenance of public utilities and drainage, as indicated on the accompanying plat are hereby granted to the public. Reserve "A" is platted for a private street, landscaping, irrigation, drainage, utilities, street lights, monuments, signs, berms, and parking. The Reserve shall be owned and maintained by the lot owner's association. All abutters right of access to or from North Woodlawn Boulevard over and across the West line of "WOODLAWN NORTH POINTE ADDITION," are hereby granted to the appropriate governing body. A drainage plan has been developed for this plat and all drainage easements, right-of-way, or Reserve shall remain at established grades or as modified with the approval of the City Engineer, and unobstructed to allow for the conveyance of storm water.

InSite Medical Partners LLC, a Kansas limited liability company

Dan P. Unruh, Manager
Dan P. Unruh, Manager

STATE OF KANSAS, SEDGWICK COUNTY} ss:

This instrument was acknowledged before me on 1st day of September, 2004, by Dan P. Unruh, Manager, InSite Real Estate Group LLC, a Kansas limited liability company.

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

My Term Expires: October 31, 2005 Deborah S. McGinnis, Notary Public
Sign and print below

DEBORAH S. MCGINNIS
NOTARY PUBLIC
STATE OF KANSAS
My Appl. Exp. 10-31-05

Gallchla Medical Properties, LLC, a Kansas limited liability company, as to a portion

John Mullen, Manager
John Mullen, Manager

STATE OF KANSAS, SEDGWICK COUNTY} ss:

This instrument was acknowledged before me on 31 day of August, 2004, by John Mullen, Manager, Gallchla Medical Properties, LLC, a Kansas limited liability company.

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

My Term Expires: 12/05/06 Virginia B. Koelling, Notary Public
Sign and print below

VIRGINIA B. KOELLING
NOTARY PUBLIC
STATE OF KANSAS
My Appl. Exp. 12/05/06

DOCUMENT NO.

We SNB Bank of Wichita, holders of a mortgage on the above described property, do hereby consent to the plat of "WOODLAWN NORTH POINTE ADDITION."

SNB Bank of Wichita

Patrick L. Gearhart, Interim President MKEC
Patrick L. Gearhart

This instrument was acknowledged before me on 2nd day of Sept., 2004, by Patrick L. Gearhart, Interim President, SNB Bank of Wichita.

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

My Term Expires: 10/18/07 Kathleen Laubhan, Notary Public
Sign and print below

KATHLEEN LAUBHAN
NOTARY PUBLIC - State of Kansas
My Appl. Expires 10/18/07

We Intrust Bank, N.A., holders of a mortgage on the above described property, do hereby consent to the plat of "WOODLAWN NORTH POINTE ADDITION."

INTRUST BANK, N.A.

Gary D. Schmitt, Senior Vice President
Gary D. Schmitt, Senior Vice President

This instrument was acknowledged before me on 2nd day of September, 2004, by Gary D. Schmitt, Senior Vice President, Intrust Bank, N.A.

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

My Term Expires: October 31, 2005 Deborah S. McGinnis, Notary Public
Sign and print below

This plat of "WOODLAWN NORTH POINTE ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this day of , 2004

WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION

Ronald L. Marnell, Chair
Ronald L. Marnell, Chair

John L. Schlegel, Secretary
John L. Schlegel, Secretary

At the direction of the City Council.

Carlos Mayans, Mayor
Carlos Mayans, Mayor

Karen Sublett, City Clerk
Karen Sublett, City Clerk

STATE OF KANSAS, SEDGWICK COUNTY} ss:

This is to certify that this instrument was filed for record in the Register of Deeds office this day of , 2004, at o'clock M, and is duly recorded.

Bill Meek, Register of Deeds
Bill Meek, Register of Deeds

Linda Kizzire, Deputy
Linda Kizzire, Deputy

Reviewed in accordance with K.S.A. 58-2005 on this day of , 2004.

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



Wichita-Sedgwick County Metropolitan Area Planning Department

July 22, 2004

MKEC Engineering Consultants, Inc.
411 N. Webb Road
Wichita, KS 67206

RE: SUB 2004-85 -- One-Step Final Plat of Woodlawn North Pointe Addition

At the regular meeting of the Metropolitan Area Planning Commission on July 22, 2004, 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 July 16, 2004.

The following items must be submitted to the Metropolitan Area Planning Department before the plat is scheduled for the City Council and/or County Commission's consideration:

1. A completed and signed tracing of the subdivision, along with five (5) copies. Also, if a change is required on the tracing after submittal, five (5) revised copies must be submitted;
2. A check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting (\$8.00 for the first page; \$4.00 for each additional page), if the site is located within the City of Wichita's city limits, OR, in the County within three miles of Wichita's city limits; and,
3. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in Autocad. If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail address: cholloway@wichita.gov). Please include the name of the plat on the disc.

If you have any questions regarding this plat, please call.

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



Wichita-Sedgwick County Metropolitan Area Planning Department

July 16, 2004

MKEC Engineering Consultants, Inc.
411 N. Webb Road
Wichita, KS 67206

RE: SUB 2004-85 -- One-Step Final Plat of Woodlawn North Pointe Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 15, 2004, the above captioned plat was considered. The action of the Committee was to approve the one-step final plat, subject to the following staff comments:

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.
- 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 is needed for drainage improvements.
- D. Traffic Engineering needs to comment on the need for any improvements to Woodlawn. A petition for a left-turn lane has been provided prior to plat submittal.
- E. Traffic Engineering needs to comment on the access controls. The plat proposes three openings along Woodlawn in accordance with the Lot Split approval. The access controls are approved.
- F. The designation of the quarter in the legal description is incorrect.
- G. The spelling of Sedgwick needs to be corrected in the plat title.
- H. A covenant shall be submitted regarding Reserve A, platted for private drive purposes, which sets forth ownership and maintenance of the private drive, and future reversionary rights of the reserve to the lots benefiting from the reserve. The plat's text shall reference the platting of the reserve for private drive purposes and shall state which specific lots are to be accessed by the reserve.

- I. The reserve being platted as a private street shall be labeled as a "private drive" since it is not in accordance with the 70-ft commercial street standard. A street name shall not be indicated.
- 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 the governing body.
- L. City Fire Department has requested a turnaround for Reserve A at the easterly terminus unless an alternate turnaround is available within an adjoining lot. *The private drive will connect with the parking lot on the adjoining lot to the south.*
- M. 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.
- N. The platator'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.
- O. The applicant shall install or guarantee the installation of all utilities and facilities that 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: 316-946-4556) 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 note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in

Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.

- T. Perimeter closure computations shall be submitted with the final plat tracing.
- U. Recording of the plat within 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. **SBC has requested additional easements.**
- W. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov). This will be used by the City and County GIS Department.

If this plat requires the guaranteeing of improvements, a list of the five (5) methods that have been adopted as being acceptable is available in the Planning Department. Also available, are Certificates that are required if petitions are submitted, bond forms and Irrevocable Letter of Credit forms.

This case will be forwarded to the Planning Commission for consideration on Thursday, July 22, 2004. The meeting will begin at 1:30 p.m., in the Metropolitan Area Planning Conference Room - 10th Floor, 455 N. Main Street, Wichita, KS.

The enclosed "marked" copy of the plat is for your information and files.

If you have any questions regarding this plat, please call.



Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure

Copies to: InSite Medical Partners, LLC 8100 E. 22nd St., Bldg. 2100-4, Wichita, KS 67226
The Galicia Medical Group, P.A., 2600 N. Woodlawn Blvd., Wichita, KS 67220
Kevin Holman, Sedgwick County Fire Department
Jim Armour, Acting City Engineer, Department of Engineering
Jim Weber, Deputy Director, Sedgwick County Department, Bureau of Public Works

STAFF REPORT

(One-Step Final Plat Approved 7/15/04)

CASE NUMBER: SUB 2004-85 -- WOODLAWN NORTH POINTE ADDITION

OWNER/APPLICANT: InSite Medical Partners, LLC, 8100 E. 22nd St. Bldg. 2100-4,
Wichita, KS 67226; The Galicia Medical Group, P.A., 2600 N.
Woodlawn Blvd., Wichita, KS 67220

SURVEYOR/ENGINEER: MKEC Engineering Consultants, Inc., 411 N. Webb Road, Wichita, KS
67206

LOCATION: South of 29th St. North, East side of Woodlawn

SITE SIZE: 15 Acres

NUMBER OF LOTS

Residential:	
Office:	
Commercial:	8
Industrial:	—
Total:	8

MINIMUM LOT AREA: 1.1 Acres

CURRENT ZONING: GO, General Office

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is a replat of a portion of Lot 1, Hinkle's Addition and was included as Tract A in a Lot Split (SUB 2003-129) approved June 2004.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.
- 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 is needed for drainage improvements.*
- D. **Traffic Engineering** needs to comment on the need for any improvements to Woodlawn. *A petition for a left-turn lane has been provided prior to plat submittal.*
- E. **Traffic Engineering** needs to comment on the access controls. The plat proposes three openings along Woodlawn in accordance with the Lot Split approval. *The access controls are approved.*
- F. The designation of the quarter in the legal description is incorrect.
- G. The spelling of Sedgwick needs to be corrected in the plat title.
- H. A covenant shall be submitted regarding Reserve A, platted for private drive purposes, which sets forth ownership and maintenance of the private drive, and future reversionary rights of the reserve to the lots benefiting from the reserve. The plat's text shall reference the platting of the reserve for private drive purposes and shall state which specific lots are to be accessed by the reserve.
- I. The reserve being platted as a private street shall be labeled as a "private drive" since it is not in accordance with the 70-ft commercial street standard. A street name shall not be indicated.
- 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 the governing body.
- L. **City Fire Department** has requested a turnaround for Reserve A at the easterly terminus unless an alternate turnaround is available within an adjoining lot. *The private drive will connect with the parking lot on the adjoining lot to the south.*
- M. 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.

SUB 2004-85 -- One-Step Final Plat of WOODLAWN NORTH POINTE ADDITION
July 22, 2004 - Page 3

- N. The platlor'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.
- O. The applicant shall install or guarantee the installation of all utilities and facilities that 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: 316-946-4556) 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 note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
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