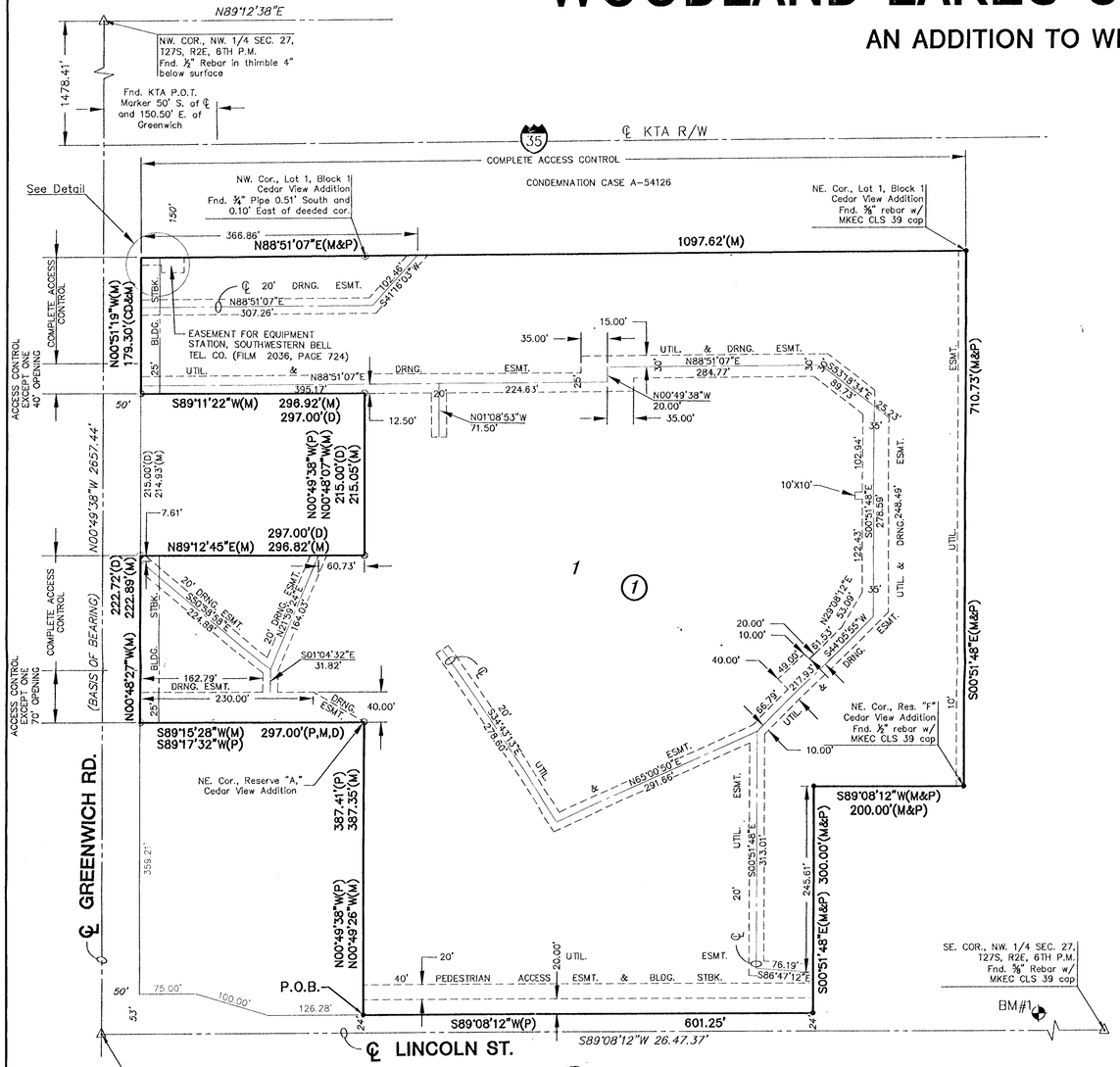
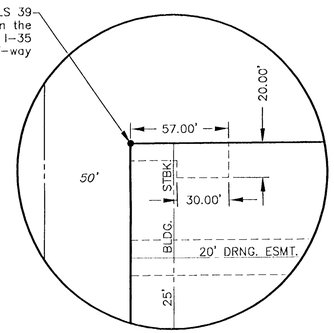
FINAL PLAT

WOODLAND LAKES COMMUNITY CHURCH ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



Set ⅝" rebar w/ MKEC CLS 39-cap at deeded location on the South line of KTA I-35 right-of-way



DETAIL

LEGEND

- △ = SECTION CORNER MONUMENT FOUND
- O = FOUND ½" PIPE
- ◉ = FOUND ¾" PIPE
- • = SET 5/8" REBAR W/ MKEC CLS #39 CAP
- (P) = PLATTED DIMENSION
- (M) = MEASURED DIMENSION
- (D) = DEEDED DIMENSION
- (CD) = CALCULATED FROM DEEDED DIMENSION

BENCHMARK

BM#1 – Square cut top curb SE. cor Res. "G," Cederview Addition, 100'± West of centerline of Romney. Elev.=161.87(City Datum)

MINIMUM PAD ELEVATIONS (LOWEST OPENINGS)			
LOT	BLOCK	ELEVATION (CITY DATUM)	ELEVATION (USGS)
1	1	161.8	1349.2

SCALE: 1" = 100'

100 0 100 200

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 COMMUNITY CHURCH ADDITION", an addition to Wichita, Sedgwick County, Kansas, into a Lot and a Block, the same being accurately set forth in the accompanying plat and described herein:

An unplatted tract of land lying in the Northwest Quarter, Section 27, Township 27 South, Range 2 East, of the 6th Principal Meridian, Wichita, Sedgwick County, Kansas;
AND ALSO;
A replat of Lot 1, Block 1, Cedar View Addition, an addition to Wichita, Sedgwick County, Kansas; more particularly described as follows:

BEGINNING at the Southwest corner of said Lot 1, Block 1, Cedar View Addition, thence N 00°49'26" W, 387.35 feet along the West line of said Lot 1 to the Northeast corner of Reserve "A," of said addition; thence S 89°15'28" W, 297.00 feet along the North line of said Reserve "A," to the Northwest corner of said Reserve "A," lying 50.02 feet East of the West line of said Northwest Quarter; thence N 00°48'27" W, 222.89 feet; thence N 89°12'45" E, 296.82 feet; thence N 00°49'07" W, 215.05 feet; thence S 89°11'22" W, 296.92 feet; thence N 00°51'19" W, 179.30 feet to a point lying 50.00 feet East of the West line of said Northwest Quarter, said point also being on the South line of Kansas Turnpike Authority right-of-way as condemned by case A-54126; thence on a platted bearing of N 88°51'07" E, 1097.62 feet along the North line of said Lot 1 to the Northeast corner of said Lot 1; thence S 00°51'48" E, 710.73 feet along the East line of said Lot 1 to a common corner of said Lot 1 and Reserve "F," said Cedar View Addition; thence S 89°08'12" W, 200.00 feet along the common line to said Lot 1 and said Reserve "F"; thence continuing S 00°51'48" E, 300.00 feet to the Southeast corner of said Lot 1; thence S 89°08'12" W, 601.25 feet along the South line of said Lot 1 to the POINT OF BEGINNING.

All lots, blocks, streets, building setbacks, utility easements, drainage easements, 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 29th day of March, 2002.

GREGORY J. ALLISON LICENSED LS-1251 KANSAS

Gregory J. Allison PE, LS #1251
MKEC Engineering Consultants, Inc. Surveyor
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 a Lot and a Block, the same to be known as "WOODLAND LAKES COMMUNITY CHURCH ADDITION", an addition to Wichita, Sedgwick County, Kansas. Easements for the construction and maintenance of public utilities, and drainage, as indicated on the accompanying plat 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 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 storm water. All abutters right of access to or from Greenwich Road over and across the West line of "WOODLAND LAKES COMMUNITY CHURCH ADDITION", are hereby granted to the the appropriate governing body, provided however, Lot 1, Block 1 shall have access to Greenwich Rd. at two locations, as indicated on the face of the plat. All abutters right of access to or from Kansas Turnpike Authority (Interstate 35) of over and across the North line of "WOODLAND LAKES COMMUNITY CHURCH ADDITION" are hereby granted to the appropriate governing body. The 40 foot pedestrian access easement for the construction and maintenance of a sidewalk for the public, is hereby granted to the appropriate governing body.

Woodland Lakes Community Church Inc. / a Church of the Nazarene

Harlan Buettner

Harlan Buettner, Chairman of the Board
Woodland Lakes Community Church Inc.

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 8th day of April, 2002, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Harlan Buettner, Chairman of the Board, Woodland Lakes Community Church Inc., a Church of the Nazarene, 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.

Gaylen S. Wagner, Notary Public

Notary Public My appointment expires: 3-27-2003

GAYLEN S. WAGNER Notary Public State of Kansas My Appt. Expires 3-27-03

We Nazarene Credit Union, holders of a mortgage on the above described property, do hereby consent to the plat of "WOODLAND LAKES COMMUNITY CHURCH ADDITION."

Robert S. Bernard

STATE OF ~~KANSAS~~ California)
Orange) ss:
~~SEDGWICK~~ COUNTY)

BE IT REMEMBERED, that on this 10th day of April, 2002, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Robert S. Bernard, Nazarene Credit Union, 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.

Lisa Tracy, Notary Public

Notary Public My appointment expires: April 14, 2005

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

Dated this _____ day of _____, 2002.

WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION

_____, Chair
J.D. Michaelis, Chair

_____, Secretary
Marvin S. Krout, Secretary

This plat approved and all dedications shown thereon, if any, accepted by the City Council of the City of Wichita, Kansas, this_____day of _____, 2002.

At the direction of the City Council.

_____, City Manager
Chris Cherches, City Manager

_____, City Clerk
Pat Burnett, City Clerk

Entered on transfer record this ____ day of _____, 2002.

_____, County Clerk
Don Brace, County Clerk

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_____, 2002 at_____o'clock M; and duly recorded.

_____, Register of Deeds
Bill Meek, Register of Deeds

_____, Deputy
Linda Kizzire, Deputy

Reviewed in accordance with K.S.A. 58-2005 on this 2nd day of April, 2002.

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

FILE COPY

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

January 10, 2002

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

RE: SUB2001-00127 WOODLAND LAKES COMMUNITY CHURCH ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on January 10, 2002, 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 January 3, 2002:

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, residential developments.

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

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

Neil Evan Strahl

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:vyr

Enclosure: Marked Copy of Plat

Copies to: Minneha Township, Bob Shrum, 39 Via Roma, Wichita KS
Woodland Lakes Community Church Inc., 1526 E. Harry, Wichita KS 67211-4541
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

FILE COPY

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

January 4, 2002

MKEC ENGINEERING CONSULTANTS INC
GREG ALLISION
411 N WEBB ROAD
WICHITA KS 67206

RE: SUB2001-00127 WOODLAND LAKES COMMUNITY CHURCH ADDITION

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

STAFF COMMENTS:

A. Petitions have been submitted with Cedar View Addition for paving and sewer improvements. ***City Engineering has not required any new guarantees.***

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.***

D. **Traffic/County Engineering** needs to comment on the access controls. The plat proposes two access openings along Greenwich. Distances should be shown for all segments of access control. ***Traffic Engineering has required a minimum distance of 400 feet between the openings.***

E. The Applicant is advised that if platted, the building setback along Greenwich must be 35 feet to conform with the Zoning setback standard for County section line roads. (4 City Now)

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. ***Traffic Engineering has requested a petition for a southbound left turn lane.***

H. 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.

I. 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.)

J. 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.

K. 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.

L. 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.

M. 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.

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

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

P. 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. ***Southwestern Bell has requested the platting of an existing private utility easement.***

Q 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 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. Certificates, which are required if petitions are submitted, and forms for the bond and Irrevocable Letter of Credit are also available from this office.

This case will be forwarded to the Planning Commission on Thursday, January 10, 2002, at 1:30 p.m.

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

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

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:vyr

Enclosure: Marked Copy of Plat

Copies to: Minneha Township, bob Shrum, 39 Via Roma, Wichita KS
Woodland Lakes Community Church, Inc. 1526 E. Harry, Wichita KS 67211-4541
Mike Lindebak, City Engineering, Mail Stop (1-71)
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METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO.____
January 10, 2002

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2001-127 – WOODLAND LAKES COMMUNITY CHURCH ADDITION

OWNER/APPLICANT: Woodland Lakes Community Church, Inc., 1526 E. Harry, Wichita, KS 67211-4541

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

LOCATION: North side of Lincoln, East side of Greenwich

SITE SIZE: 20 Acres

NUMBER OF LOTS

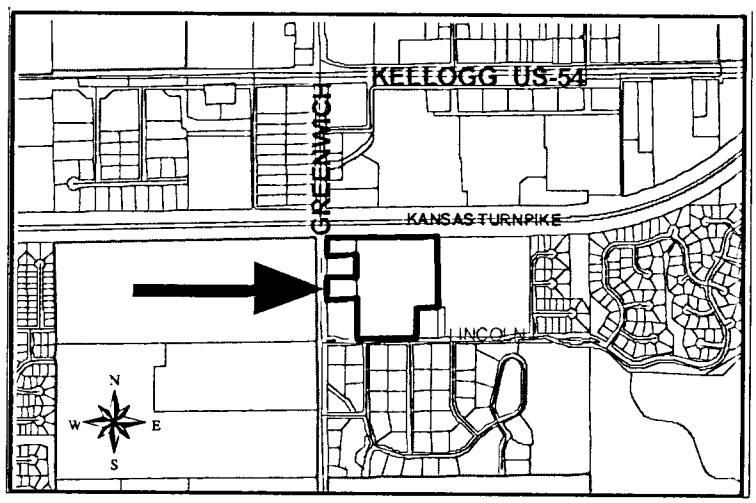
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 20 Acres

CURRENT ZONING: SF-5, Rural Residential; MF-18, Multi-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This is a replat of Lot 1, Block 1, Cedar View Addition to incorporate adjoining property to the west.

STAFF COMMENTS:

A. Petitions have been submitted with Cedar View Addition for paving and sewer improvements. ***City Engineering has not required any new guarantees.***

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