

# WOODLAND WESTFIELD 2ND ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

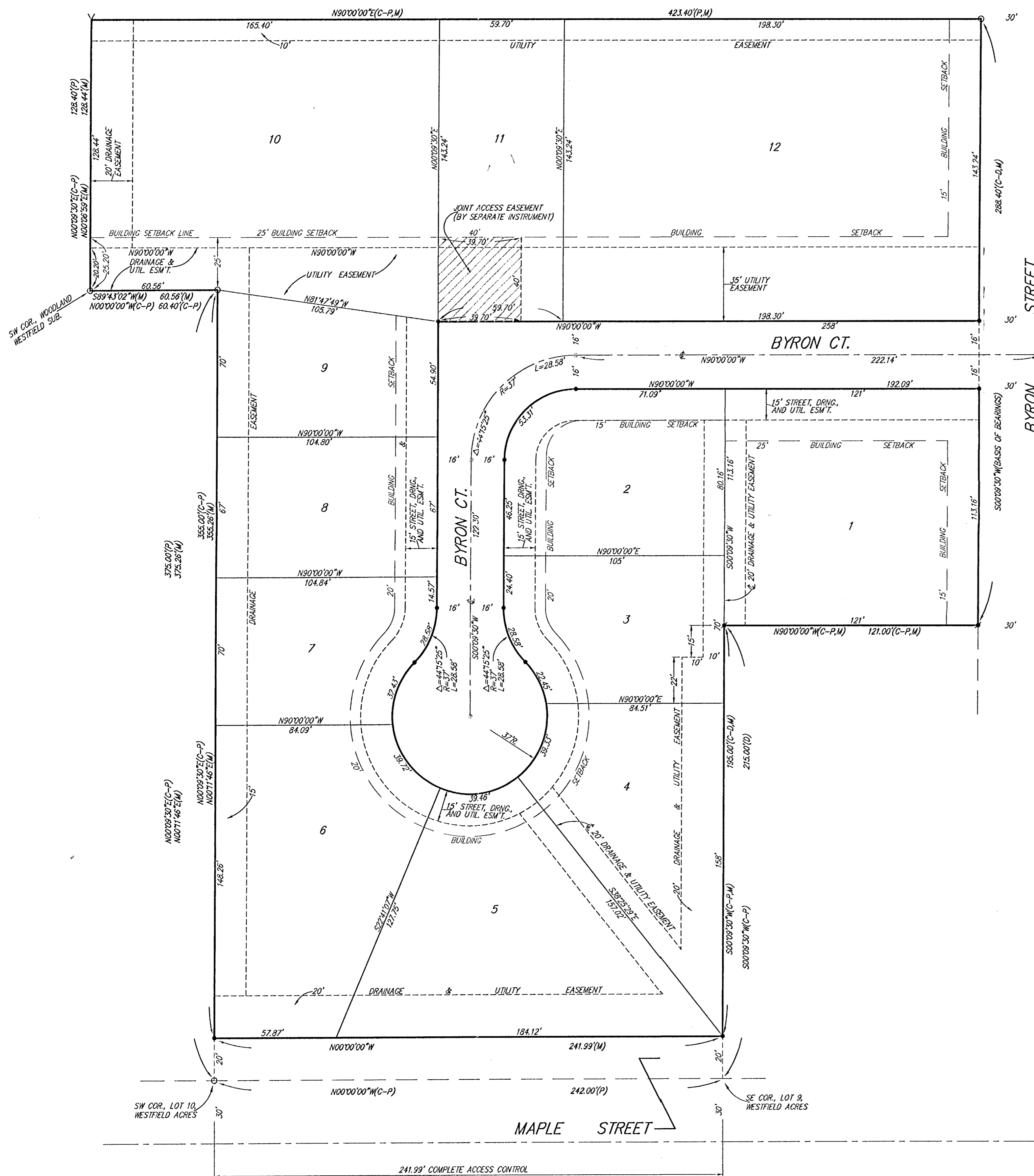
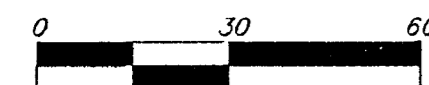
- = #1 REBAR W/ "BAUGHMAN" CAP (FOUND)
- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- ⊗ = 3/4" IRON (FOUND)
- = 1/2" IRON (FOUND)
- ▽ = "V" NOTCH IN FENCE POST FOOTING (FOUND)

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

NOTE:  
DRAINAGE COVENANT AUTHORIZING THE DRAINAGE OF RUNOFF WATER (FILM 1996, PAGE 1440).

NOTE:  
A MASTER GRADING PLAN FOR DRAINAGE HAS BEEN DEVELOPED FOR THIS SUBDIVISION AND IS ON FILE WITH THE CITY OF WICHITA, KANSAS. ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, OR RESERVES SHALL REMAIN AT ESTABLISHED GRADES OR AS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS. NO OBSTRUCTIONS WHICH IMPEDE THE FLOW OF THIS DRAINAGE SYSTEM SHALL BE ALLOWED.

*final tracing  
reviewed 12-14-99*



State of Kansas) SS  
Sedgwick County) We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "WOODLAND WESTFIELD 2ND ADDITION", to Wichita, 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 Lot 9, Lot 10, and Lot 8, except the south 215.00 feet thereof, Westfield Acres, Sedgwick County, Kansas, TOGETHER with Lot 1 and Lot 2, Woodland Westfield Subdivision, Wichita, Kansas.

Existing easements and dedications being vacated by virtue of K.S.A. 12-512(b).  
All being situated in the SE1/4 of Sec. 20, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas.

Baughman Company, P.A.

*Michael D. Conroy*  
Michael & Conroy  
REGISTERED SURVEYOR  
KANSAS  
18-99

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots and Streets to be known as "WOODLAND WESTFIELD 2ND ADDITION", Wichita, Sedgwick County, Kansas. The street, drainage, and utility easements are hereby granted as indicated for street related purposes, for drainage purposes, and for the construction and maintenance of all public utilities. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public. All abutters rights of access to or from Maple Street over and across the south line of Lots 4, 5, and 6 are hereby granted to the City of Wichita, Kansas.

Harold & Julia Wood Trust under Revocable Trust Agreement dated June 10, 1999

*Harold P. Wood, Jr.*  
Harold P. Wood, Jr., Trustee

*Julia B. Wood*  
Julia B. Wood a/k/a  
Julia T. Wood, Trustee

*Harold P. Wood, Jr.*  
Harold P. Wood a/k/a  
Harold P. Wood, Jr.

*Julia T. Wood*  
Julia T. Wood

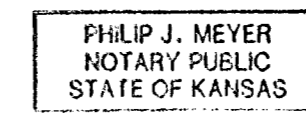
*Brad A. Noakes*  
Brad A. Noakes

*Winifred W. Noakes*  
Winifred W. Noakes

State of Kansas) SS  
Sedgwick County) The foregoing instrument acknowledged before me, this 11<sup>th</sup> day of OCTOBER, 1999, by Harold P. Wood, Jr. and Julia B. Wood a/k/a Julia T. Wood, Trustees of the Harold & Julia Wood Trust under Revocable Trust Agreement dated June 10, 1999, on behalf of the trust.

*Philip J. Meyer*  
Philip J. Meyer, Notary Public

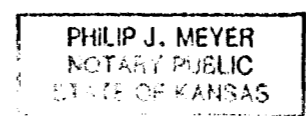
My App't. Exp. 5/5/01



State of Kansas) SS  
Sedgwick County) The foregoing instrument acknowledged before me, this 11<sup>th</sup> day of OCTOBER, 1999, by Harold P. Wood a/k/a Harold P. Wood, Jr. and Julia T. Wood, husband and wife.

*Philip J. Meyer*  
Philip J. Meyer, Notary Public

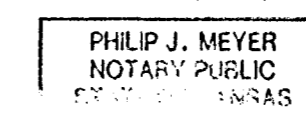
My App't. Exp. 5/5/01



State of Kansas) SS  
Sedgwick County) The foregoing instrument acknowledged before me, this 11<sup>th</sup> day of OCTOBER, 1999, by Brad A. Noakes and Winifred W. Noakes, husband and wife.

*Philip J. Meyer*  
Philip J. Meyer, Notary Public

My App't. Exp. 5/5/01

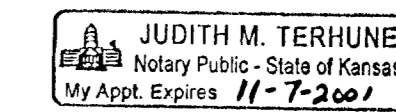


We the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "WOODLAND WESTFIELD 2ND ADDITION", Wichita, Sedgwick County, Kansas.

INTRUST Bank, N.A.

*Brent A. Groves*  
Brent A. Groves, V.P.

State of Kansas) SS  
Sedgwick County) The foregoing instrument acknowledged before me, this 4<sup>th</sup> day of NOVEMBER, 1999, by BRENT A. GROVES, V.P. of INTRUST Bank, N.A., on behalf of the bank.



*Judith M. Terhune*  
Judith M. Terhune, Notary Public

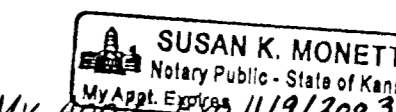
My App't. Exp. 11-7-2001

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

Bank of America, N.A.

*Teresa Wallweber*  
Teresa Wallweber, Vice-President

State of Kansas) SS  
Sedgwick County) The foregoing instrument acknowledged before me, this 13<sup>th</sup> day of DECEMBER, 1999, by TERESA WALLWEBER, V.P. of Bank of America N.A., on behalf of the corporation.



*Susan K. Monette*  
Susan K. Monette, Notary Public

My App't. Exp. 11/1/2003

This plat of "WOODLAND WESTFIELD 2ND ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this \_\_\_ day of \_\_\_, 1999.  
Wichita-Sedgwick County Metropolitan Area Planning Commission

*William M. Johnson*  
William M. Johnson, Chairman

*Marvin S. Krout*  
Marvin S. Krout, Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this \_\_\_ day of \_\_\_, 1999.

*Bob Knight*  
Bob Knight, Mayor

*Pat Burnett*  
Pat Burnett, City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_ day of \_\_\_, 1999.

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

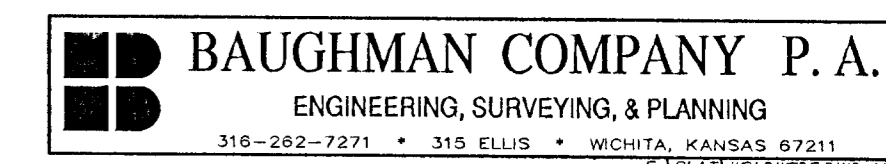
Entered on transfer record this \_\_\_ day of \_\_\_, 1999.

*James Alford*  
James Alford, County Clerk

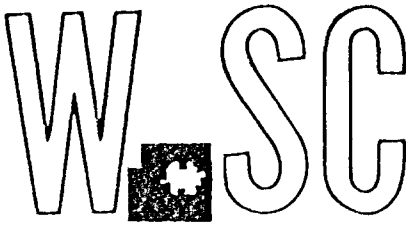
State of Kansas) SS  
Sedgwick County) This is to certify that this plat has been filed for record in the office of the Register of Deeds, this \_\_\_ day of \_\_\_, 1999, at \_\_\_ o'clock \_\_\_ M.; and is duly recorded.

*Bill Meek*  
Bill Meek, Register of Deeds

*Linda Kizzire*  
Linda Kizzire, 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) 268-4390

June 24, 1999

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

RE: S/D 99-31 -- Final Plat of WOODLAND WESTFIELD SECOND ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on June 24, 1999, 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 June 18, 1999.

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 and residential developments.
4. Submission of a disk to the Planning Department detailing the final plat in digital format in Release 13 Version of Autocad. This will be used by the City and County GIS Departments.

S/D 99-31 — Final Plat of WOODLAND WESTFIELD SECOND ADDITION  
June 24, 1999  
Page 2

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

Sincerely,

A handwritten signature in cursive script that reads 'Neil Evan Strahl'.

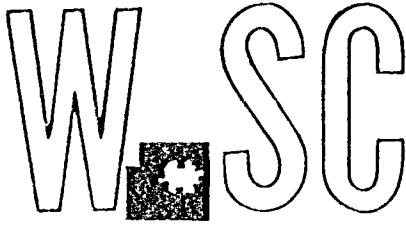
Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Harold P. Wood, Jr., 235 S. Byron, Wichita, KS 67209  
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

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

June 18, 1999

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

RE: S/D 99-31 -- Final Plat of WOODLAND WESTFIELD SECOND ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 17, 1999, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

STAFF COMMENTS:

- A. The Applicant shall guarantee the extension of City water and sanitary sewer 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. *A guarantee for drainage improvements is required.*
- D. *A guarantee for a driveway closure along Maple is required.*
- E. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street drainage and utility easements", a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings.
- F. The final plat tracing shall reference a tie point to a section corner.
- G. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 32-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.

- H. The applicant shall guarantee the paving of the proposed interior street.
- I. The joint access easement through Lot 11 needs to be established by separate instrument.
- J. The plat'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.
- K. 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.)
- L. 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.
- M. 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.
- N. 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.
- O. 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.
- P. Perimeter closure computations shall be submitted with the final plat tracing.
- Q. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- R. 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.

- S. 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 Release 13 version of AutoCAD. This will be used by the City and County GIS Department.
- T. *The Water Department requests the extension of the existing water line to the north line of the plat. The properties to the east should be incorporated into the benefit district.*

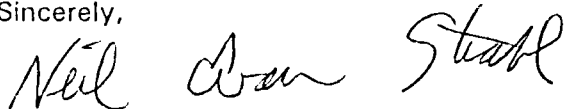
If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also 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, June 24, 1999, at 1:30 p.m.

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

Sincerely,



Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Harold P. Wood, Jr., 235 S. Byron, Wichita, KS 67209  
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

**STAFF REPORT**

(Final Plat Approved 6/17/99; Preliminary Plat Approved 5/6/99)

**CASE NUMBER:** S/D 99-31 - WOODLAND WESTFIELD 2ND ADDITION

**OWNER/APPLICANT:** Harold P. Wood, Jr., 235 S. Byron, Wichita, KS 67209

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

**LOCATION:** North side of Maple, West of Tyler

**SITE SIZE:** 3.67 acres

**NUMBER OF LOTS**

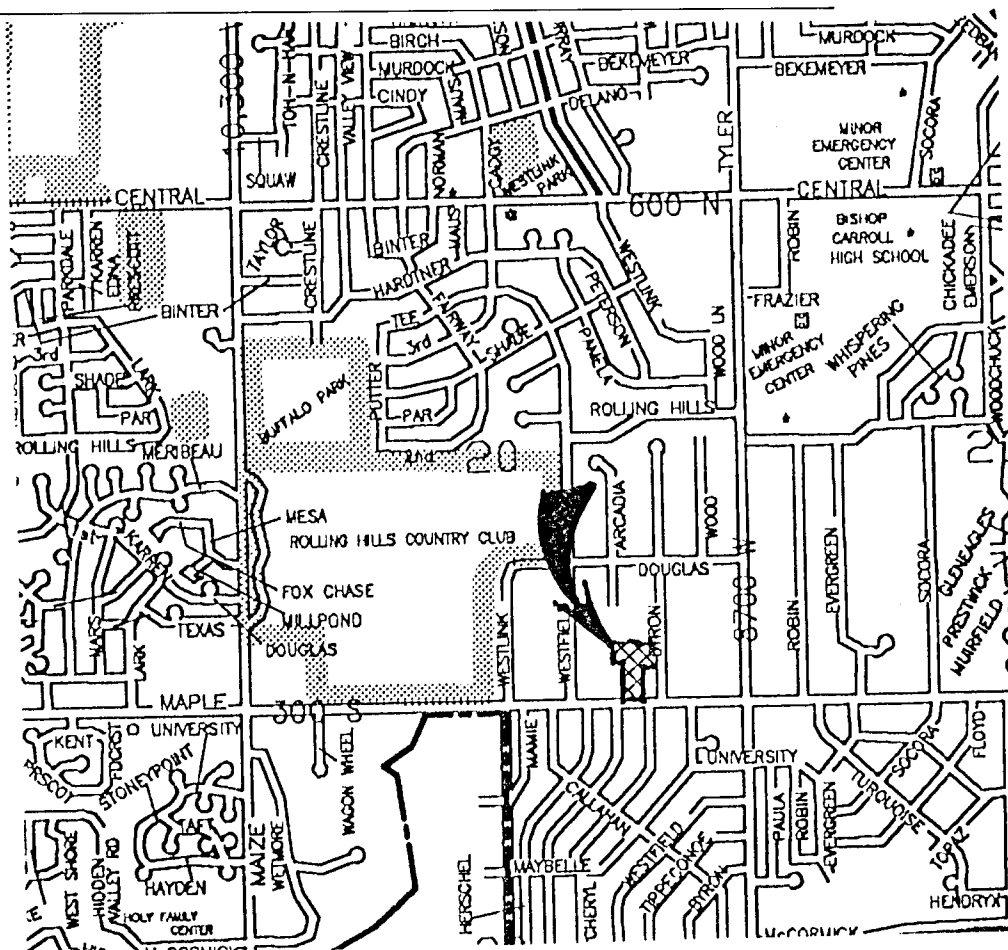
Residential:	12
Office:	
Commercial:	
Industrial:	
Total:	12

**MINIMUM LOT AREA:** 7,034 sq. ft.

**CURRENT ZONING:** SF-6, Single-Family Residential

**PROPOSED ZONING:** Same

**VICINITY MAP**



Note: This is a replat of two lots in the Woodland Westfield Addition and three lots in the Westfield Acres Addition.

STAFF COMMENTS:

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- 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. **A guarantee for drainage improvements is required.**
- D. **A guarantee for a driveway closure along Maple is required.**
- E. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street drainage and utility easements", a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings.
- F. The final plat tracing shall reference a tie point to a section corner.
- G. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 32-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.
- H. The applicant shall guarantee the paving of the proposed interior street.
- I. The joint access easement through Lot 11 needs to be established by separate instrument.
- J. The plat'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.
- K. 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.)

S/D 99-31 – Final Plat of WOODLAND WESTFIELD 2ND ADDITION

June 24, 1999

Page 3

- L. 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.
- M. 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.
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- O. 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.
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- T. **The Water Department requests the extension of the existing water line to the north line of the plat. The properties to the east should be incorporated into the benefit district.**