

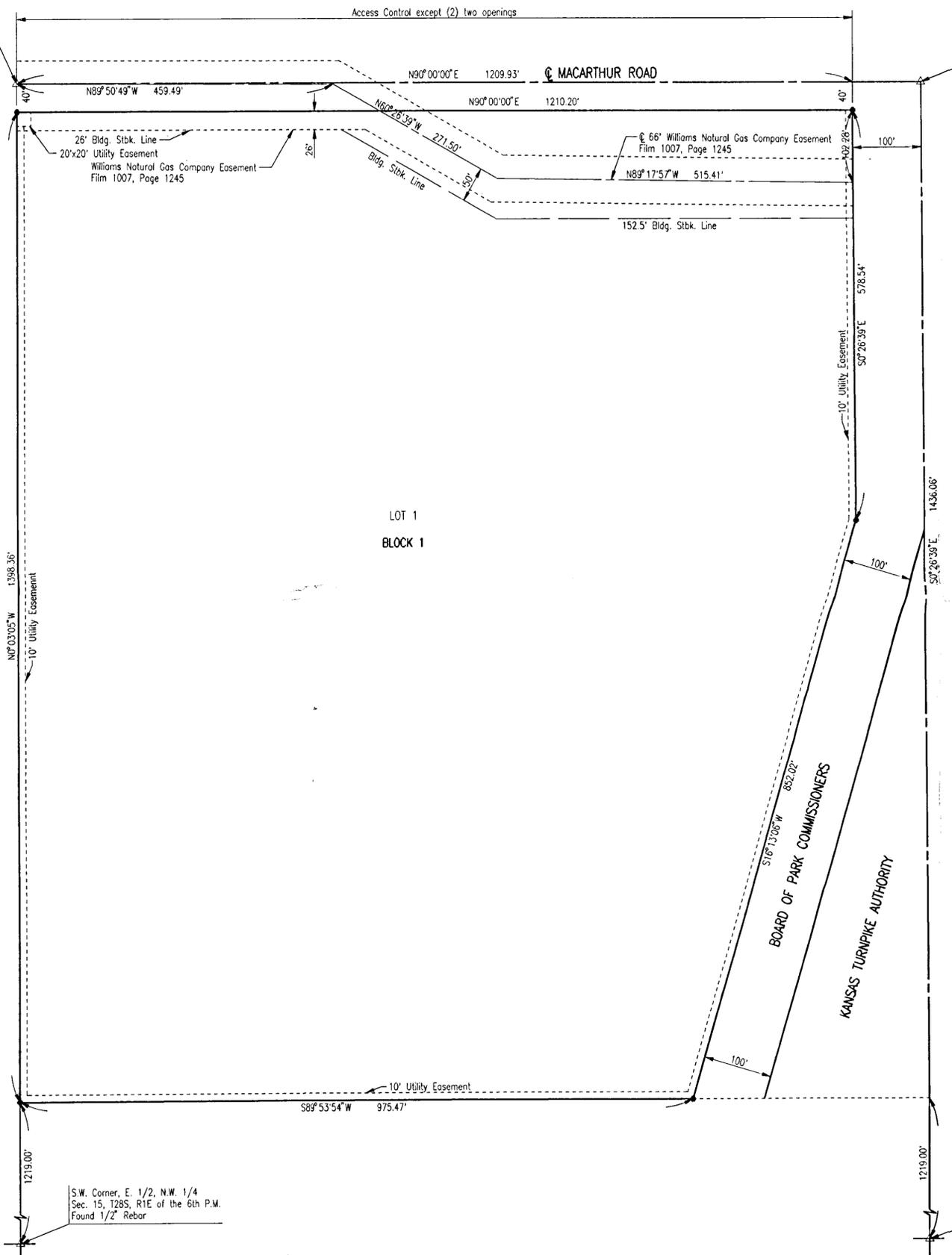
Copied from Tracing  
2/13/97

# WILLOWOOD ESTATES

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

N.W. Corner, E. 1/2, N.W. 1/4  
Sec. 15, T28S, R1E of the 6th P.M.  
Found 1/2" I.P. in Thimble

N.E. Corner, N.W. 1/4  
Sec. 15, T28S, R1E  
of the 6th P.M.  
Found 1/2" I.P. in Thimble



SCALE: 1"=100'  
● = IRON SET

B.M. - CITY OF WICHITA DISC 31' WEST AND 31' SOUTH  
OF THE INTERSECTION OF THE CENTERLINES OF  
HYDRAULIC AND MACARTHUR ROAD.  
ELEV.=86.273 CITY DATUM  
ELEV.=1273.673 M.S.L.

STATE OF KANSAS )  
                          ) SS  
COUNTY OF SEDGWICK )

STATE OF KANSAS )  
                          ) SS  
COUNTY OF SHAWNEE )

I, MICHAEL W. BERRY, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY DO HEREBY CERTIFY THAT ON THIS 28th DAY OF January, 1997, I HAVE CAUSED TO BE SURVEYED AND PLATTED WILLOWOOD ESTATES, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO A LOT AND A BLOCK THE SAME BEING A REPLAT OF AND DESCRIBED AS:

BE IT REMEMBERED ON THIS 28 DAY OF January, 1997, BEFORE ME A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME DARRELE DOUGAN VICE-PRESIDENT OF COMMERCE BANK AND TRUST TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AN ON BEHALF AND AS THE ACT AND DEED OF SAID BANK. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

LOTS 1 THROUGH 39 IN BLOCK 1; LOTS 1 THROUGH 27 IN BLOCK 2; RESERVE "A" TOGETHER WITH INCLUDED MACARTHUR ROAD COURT, SELMA AND ALTA STREETS, AND ADJACENT MINNESOTA STREET AS ORIGINALLY PLATTED IN EMERY PARK ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

Annette M. Morgan, NOTARY PUBLIC  
ANNETTE M. MORGAN  
MY COMMISSION EXPIRES May 11, 1997

ALL PORTIONS OF EMERY PARK ADDITION IN WICHITA, SEDGWICK COUNTY, KANSAS, LOTS, BLOCKS, RESERVE "A" EASEMENTS AND STREETS AS DESCRIBED ABOVE ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512(b) AMENDED.  
Michael W. Berry  
MICHAEL W. BERRY, R.L.S. NO. 946  
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-  
SEGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION,  
WICHITA, KANSAS. DATED THIS 19th DAY OF DECEMBER, 1996.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO A LOT AND A BLOCK, THE SAME TO BE KNOWN AS WILLOWOOD ESTATES, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

John C. Frye, CHAIRMAN  
JOHN C. FRYE

EASEMENTS FOR CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED.

MARVIN S. KROUT, SECRETARY

ALL ABUTTER'S RIGHTS OF ACCESS TO AND FROM MACARTHUR ROAD OVER AND ACROSS THE NORTH LINE OF LOT 1, BLOCK 1, ARE HEREBY GRANTED TO THE CITY OF WICHITA; PROVIDED HOWEVER THAT LOT 1, BLOCK 1 SHALL HAVE ACCESS TO MACARTHUR ROAD AT TWO (2) LOCATIONS, SAID LOCATIONS TO BE DETERMINED BY THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS.

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1997.

OWNER: WILLOWOOD MOBILE HOME PARK, INC.

BOB KNIGHT, MAYOR

Stanley R. Weilert, PRESIDENT  
BY: STANLEY R. WEILERT

PAT BURNETT, CITY CLERK

STATE OF KANSAS )  
                          ) SS  
COUNTY OF SEDGWICK )

ENTERED ON TRANSFER RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1997.

BE IT REMEMBERED ON THIS 24th DAY OF January, 1997, BEFORE ME A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME STANLEY R. WEILERT, PRESIDENT OF WILLOWOOD MOBILE HOME PARK, INC. TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AN ON BEHALF AND AS THE ACT AND DEED OF SAID CORPORATION. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

JAMES ALFORD, COUNTY CLERK

Gary L. Wiley, NOTARY PUBLIC  
GARY L. WILEY  
MY COMMISSION EXPIRES 1-15-2001

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT \_\_\_\_\_ M., ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1997.

WE, COMMERCE BANK AND TRUST, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATING OF WILLOWOOD ESTATES AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

LARRY L. CONSOLVER, REGISTER OF DEEDS  
\_\_\_\_\_, DEPUTY

BY: Darrel E. Dougan, VICE PRESIDENT  
DARREL E. DOUGAN

S.W. Corner, E. 1/2, N.W. 1/4  
Sec. 15, T28S, R1E of the 6th P.M.  
Found 1/2" Rebar

S.E. Corner, N.W. 1/4  
Sec. 15, T28S, R1E  
of the 6th P.M.  
Found Stone



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4421  
FAX (316) 268-4390

December 19, 1996

Gary Wiley, P.E.C., P.A.  
303 S. Topeka  
Wichita, KS 67202

Re: S/D 96-88 One Step Combined Preliminary Final Plat - WILLOWOOD ESTATES

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on December 19, 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 December 12, 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.

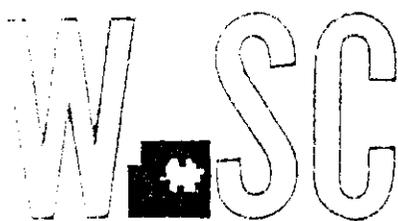
Sincerely,

Don Losew  
Senior Planner

DL:rh

cc: Stanley Weilert, President, Willowood Mobile Home Park, Inc., 3006 S. Broadway, Wichita, KS 67216  
Mike Lindebak, City Engineer

WILLOWOOD ESTATES



METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL - TENTH FLOOR  
455 NORTH MAIN STREET  
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PHONE (316) 258-4421  
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December 12, 1996

Gary Wiley, P.E.C., P.A.  
303 S. Topeka  
Wichita, KS 67202

Re: S/D 96-88 One Step Combined Preliminary Final Plat - WILLOWOOD ESTATES

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 12, 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 guarantee any drainage improvements required by the platting of this property. On the original plat of this area (Emery Park), a Reserve was platted for drainage and minimum building pad elevations were shown. Prior to submitting the final plat tracing, the applicant shall meet with City Engineering to determine if these requirements still apply to this replat.

(B) Prior to submitting the final plat tracing, the applicant shall meet with Traffic Engineering to determine any requirements for the closing and/or reconstruction of medial areas in MacArthur adjacent to this site. As determined necessary, the applicant shall guarantee any such improvements.

*- Same as ?*  
C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

D. On the final plat tracing, the plattor's text shall note the dedication of access controls to MacArthur.

Also, the granting of any easements, establishment of minimum building pad elevations, etc. required on the final plat tracing shall also be referenced in the plattor's text.

(E) Because of the related vacation case for Minnesota (V-2009), this plat will be scheduled for City Council the same date the vacation is to be heard. The applicant is therefore advised that completion of this plat will be subject to completion of this associated vacation case.

- F. If required, minimum building pad elevations shall be shown on the face of the plat and also referenced in the plat's text. Also, both on-site and off-site benchmarks shall be indicated.
- G. The applicant shall submit with the final plat tracing, for review and approval a final site development plan. This plan shall provide all the information noted in Section 5-302(E) of the Subdivision Regulations. Further, as required by the zoning change approval, this development shall also clearly indicate the required wall and/or fence screening along MacArthur Road.
- H. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- I. On the final plat tracing, the MAPC signature block shall be corrected to read Metropolitan Area Planning Commission (i.e., add underlined words). MacArthur Road should also be properly spelled.
- J. 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.)
- K. 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.
- 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 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.
- M. In accordance with Section 16.04.040 - Permit Fees Item 2a,b (Ord. 42-583) and Section 17.12.065 - payment for connection to water system for properties not included in benefit districts (Ord. 42-584), this property may or may not have been included in a benefit district. The applicant/agent should contact Betty Roark, with OCI at 268-4341 and Chuck Steven, Water & Sewer at 268-4555, to determine whether assessments are due.
- N. 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

- P.* Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- Q.* The final plat shall indicate the utility easements requested by K.G.& E. which are indicated on the enclosed "marked" copy of the plat.

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, December 19, 1996 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew  
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: Stanley Weilert, President, Willowood Mobile Home Park, Inc., 3006 S. Broadway,  
Wichita, KS 67216  
Mike Lindebak, City Engineer

**METROPOLITAN AREA PLANNING COMMISSION**

**December 19, 1996**

**STAFF REPORT**

**(ONE STEP Combined Preliminary-Final Plat Approved 12/12/96)**

**CASE NUMBER:** S/D 96-88 - WILLOWOOD ESTATES  
**OWNER/APPLICANT:** Stanley Weilert, President, Willowood Mobile Home Park, Inc., 3006 S. Broadway, Wichita, KS 67216

**SURVEYOR/ENGINEER:** Gary Wiley, P.E.C., P.A., 303 S. Topeka, Wichita, KS 67202

**LOCATION:** South of MacArthur Road and east of Hydraulic

**SITE SIZE:** 37 ± Acres

**NUMBER OF LOTS**

Residential: 1 (Mobile Home Park)  
Office:  
Commercial:  
Industrial:  
Total: 1

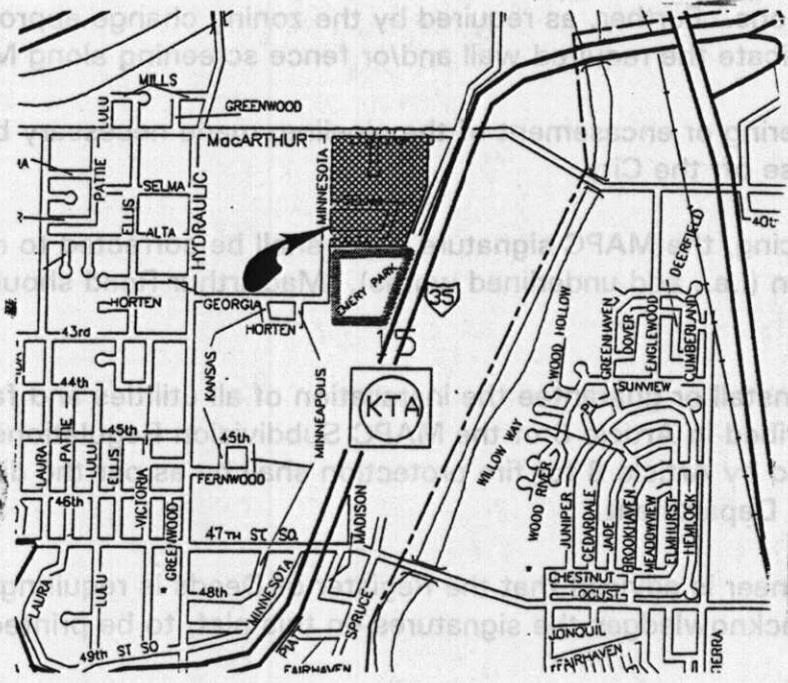
**MINIMUM LOT AREA:** 37 ± Acres

**CURRENT ZONING:** "SF-6" "LC" and "L1"

**PROPOSED ZONING:** "MH" (Z-3209)

**VICINITY MAP:**

**FILE COPY**



STAFF COMMENTS:

- A. The applicant shall guarantee any drainage improvements required by the platting of this property. On the original plat of this area (Emery Park), a Reserve was platted for drainage and minimum building pad elevations were shown. Prior to submitting the final plat tracing, the applicant shall meet with City Engineering to determine if these requirements still apply to this replat.
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- E. Because of the related vacation case for Minnesota (V-2009), this plat will be scheduled for City Council the same date the vacation is to be heard. The applicant is therefore advised that completion of this plat will be subject to completion of this associated vacation case.
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- 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 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.
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