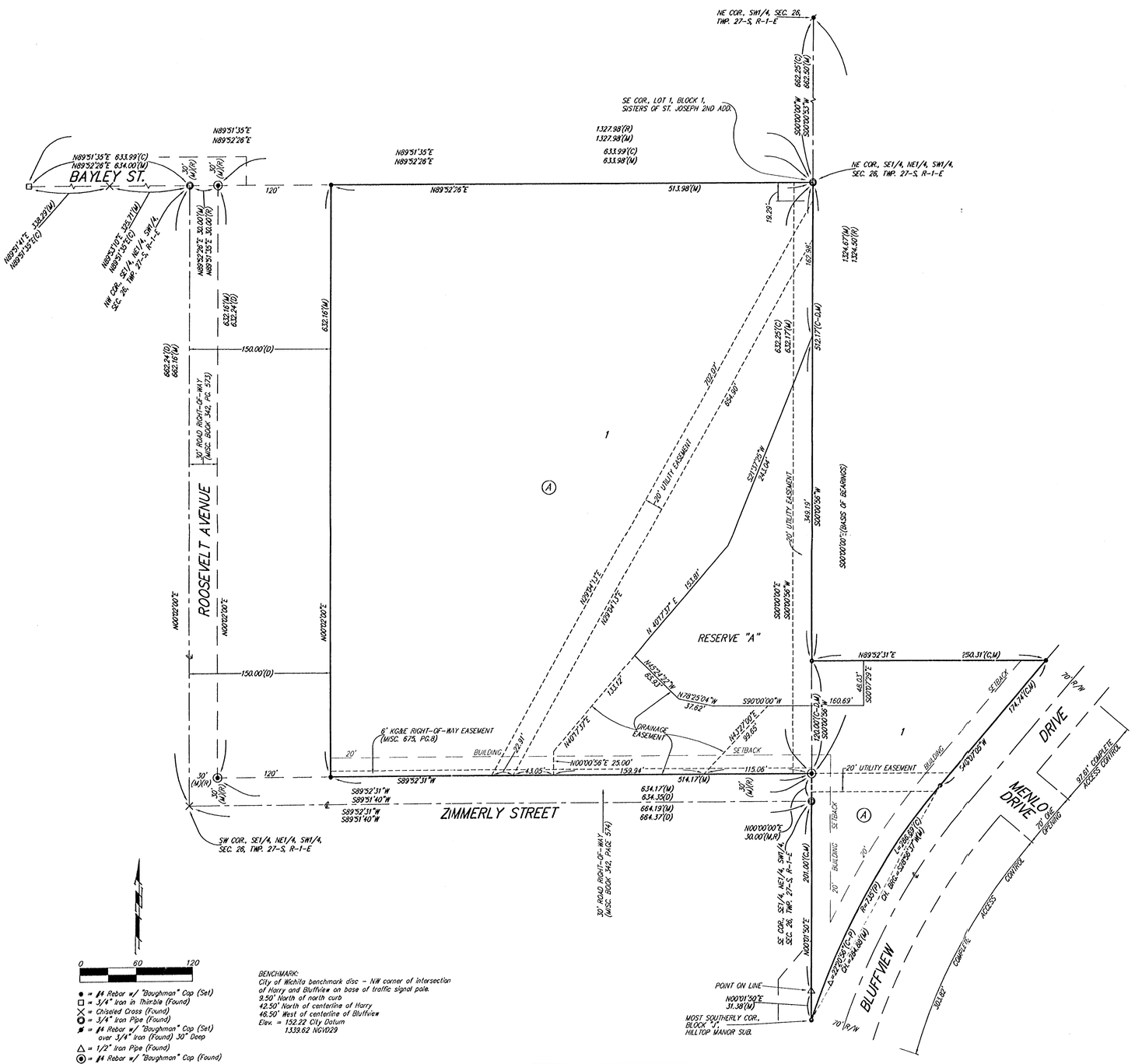
Final 6/4/03

SISTERS OF ST. JOSEPH 5TH ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



0 60 120

- ● = #4 Rebar w/ "Baughman" Cap (Set)
- □ = 3/4" Iron in Thimble (Found)
- X = Chiseled Cross (Found)
- ◎ = 3/4" Iron Pipe (Found)
- ■ = #4 Rebar w/ "Baughman" Cap (Set) over 3/4" Iron (Found) 30" Deep
- △ = 1/2" Iron Pipe (Found)
- ◉ = #4 Rebar w/ "Baughman" Cap (Found)

(M) = Measured
(D) = Described
(R) = Record
(C) = Calculated
(C-D) = Calculated per Described Info.
(C-P) = Calculated per Platted Info.

BENCHMARK:
City of Wichita benchmark disc - NW corner of intersection of Harry and Bluffview on base of traffic signal pole.
9.50' North of north curb
42.50' North of centerline of Harry
48.50' West of centerline of Bluffview
Elev. = 1322.22 City Datum
1339.62 NGVD29

NOTE:
A drainage plan has been developed for this subdivision and is on file with the City of Wichita, Kansas. Drainage intent shall remain as depicted 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 plan shall be allowed.

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION CITY DATUM
1	A	142.0

State of Kansas)
Sedgwick County) SS

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "SISTERS OF ST. JOSEPH 5TH ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as the SE1/4 of the NE1/4 of the SW1/4 of Section 26, Twp. 27-S, R-1-E of the 6th P.M., Sedgwick County, Kansas, except the west 150 feet thereof, and EXCEPT the south 30 feet thereof dedicated for street, TOGETHER with that part of Block J, Hilltop Manor, a Replat of parts of Hilltop Manor and Hilltop Manor 2nd Addition, being a Subdivision in Section 26, Township 27 South, Range 1 East of the 6th. Principal Meridian, in Sedgwick County, Kansas, described as follows: Beginning at the SE corner of the SE1/4 of the NE1/4 of said SW1/4, said SE corner also being on the west line of said Block J; thence northerly along the west line of said Block J, 150.00 feet; thence easterly parallel with the south line of the SE1/4 of the NE1/4 of said SW1/4, 250.31 feet, more or less, to a point on the westerly right-of-way line of Bluffview Drive as dedicated in said Hilltop Manor; thence southwesterly along said westerly right-of-way line, 174.74 feet to a P.C. in said westerly right-of-way line; thence southwesterly along said westerly right-of-way line, being a curve to the left, having a radius of 375.00 feet, an arc distance of 286.69 feet to the most southerly corner of said Block J; thence northerly along the west line of said Block J, 232.38 feet to the point of beginning.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

All being situated in the SE1/4 and the SW1/4 of Sec. 26, Twp. 27-S, R-1-E of the 6th P.M., Sedgwick County, Kansas.

Baughman Company, P.A.

Michael C. Conrey 4-21-2003 Surveyor
Michael C. Conrey

LS-0774 KANSAS LICENSED LAND SURVEYOR

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into a Lot, and a Block, to be known as "SISTERS OF ST. JOSEPH 5TH ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage easement is hereby granted as indicated for drainage purposes. Reserve "A" is hereby reserved for landscaping, sidewalks, open space, lakes, drainage purposes and utilities confined to easements. Reserve "A" shall be owned and maintained by the owner of Lot 1, Block A. Access controls shall be as depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas. The permitted opening locations shall be as determined by the City Engineer of the City of Wichita, Kansas. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

The Sisters of Saint Joseph of Wichita, Kansas, a Kansas not-for-profit corporation

Sister Helene Lentz, President
Sister Helene Lentz

Sister Pamela C. Young, Secretary
Sister Pamela Young

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 6th day of June, 2003, by Sister Helene Lentz, President of The Sisters of Saint Joseph of Wichita, Kansas, a Kansas not-for-profit corporation, on behalf of the corporation.

Mary Storrer Reed, Notary Public
MARY STORRER REED

My App't. Exp. 6/30/2003

MARY STORRER REED
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 6/30/2003

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 6th day of June, 2003, by Sister Pamela Young, Secretary of The Sisters of Saint Joseph of Wichita, Kansas, a Kansas not-for-profit corporation, on behalf of the corporation.

Mary Storrer Reed Notary Public
MARY STORRER REED

My App't. Exp. 6/30/2003

MARY STORRER REED
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 6/30/2003

This plat of "SISTERS OF ST. JOSEPH 5TH 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_____, ____.

Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
J. D. Michaelis

_____, Secretary
Dale Miller

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this_____day of_____, 2003.

At the direction of the City Council

_____, City Manager
Chris Cherches

_____, City Clerk
Pat Graves

Reviewed in accordance with K.S.A. 58-2005 on this_____day of_____, 2003.

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

Entered on transfer record this_____day of_____, 2003.

_____, County Clerk
Don Brace

State of Kansas)
Sedgwick County) SS

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this_____day of_____, 2003 at_____o'clock__M; and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

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CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

August 8, 2002

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

RE: SUB 2002-54 -- Final Plat of Sisters of St. Joseph Fifth Addition

At the regular meeting of the Metropolitan Area Planning Commission on August 8, 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 August 2, 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, Senior Planner
Current Plans Division

NES:ch

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

August 2, 2002

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

RE: SUB 2002-54 -- Final Plat of Sisters of St. Joseph Fifth Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 1, 2002, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

STAFF COMMENTS:

A. Municipal services are available to serve the site. ***A drainage reserve is needed along the southeast portion of the plat.***

   The drainage reserve has been platted as requested.

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. A cross-lot access agreement shall be provided with the property to the north.

E. Provisions shall be made for ownership and maintenance of the proposed reserves. A covenant shall be submitted regarding ownership and maintenance responsibilities.

F. 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.

G. On the final plat tracing, the MAPC signature block needs to reference "J.D. Michaelis, Chair".

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 additional easements.***

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, August 8, at 1:00 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:ch

Enclosure: Marked Copy of Plat

Copies to: Mark A. Kuhn, Sisters of St. Joseph, 3700 E. Lincoln, Wichita, KS 67218-2099
John Philbrick, City of Wichita - Property Management, 455 N. Main Street - 13th Floor, Wichita, KS 67202
Walter Rooney, Sedgwick County Fire Department
Mike Lindebak, City Engineering
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3-2
AUGUST 8, 2002

STAFF REPORT

(Final Plat Approved 8/01/02; Preliminary Plat Approved 6/27/02)

CASE NUMBER: SUB 2002-54 -- SISTERS OF ST. JOSEPH FIFTH ADDITION

OWNER/APPLICANT: Sisters of St. Joseph, Attn: Mark A. Kuhn, 3700 E. Lincoln, Wichita, KS 67218-2099; City of Wichita, Attn: John Philbrick, 455 N. Main, 13th Floor, Wichita, KS 67202

SURVEYOR/ENGINEER: Baughman Company, P.A., Attn: Phil Meyer, 315 Ellis, Wichita, KS 67211

LOCATION: North of Harry, East of Hillside

SITE SIZE: 10.13 Acres

NUMBER OF LOTS

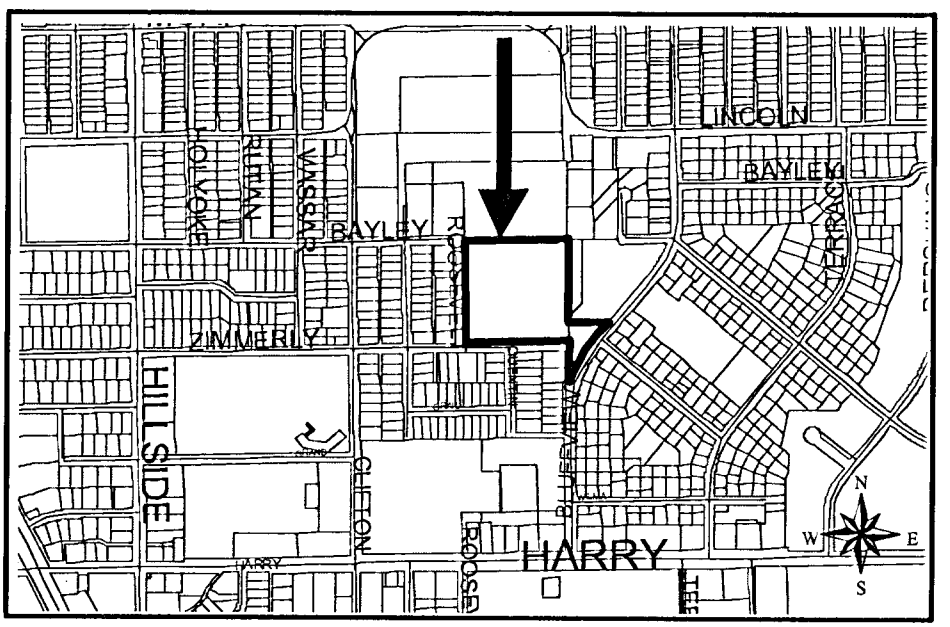
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 10.13 Acres

CURRENT ZONING: TF-3, Two-Family Residential; B, Multi-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is a replat of portions of Hilltop Manor and Hilltop Manor 2nd Addition along with unplatted property. The site has been approved for a zone change (ZON 2002-08) from TF-3, Two-Family Residential to B, Multi-Family Residential for use as an elderly apartment living facility.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

A. Municipal services are available to serve the site. ***A drainage reserve is needed along the southeast portion of the plat.***

The drainage reserve has been platted as requested.

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. A cross-lot access agreement shall be provided with the property to the north.

E. Provisions shall be made for ownership and maintenance of the proposed reserves. A covenant shall be submitted regarding ownership and maintenance responsibilities.

F. 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.

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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.)

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