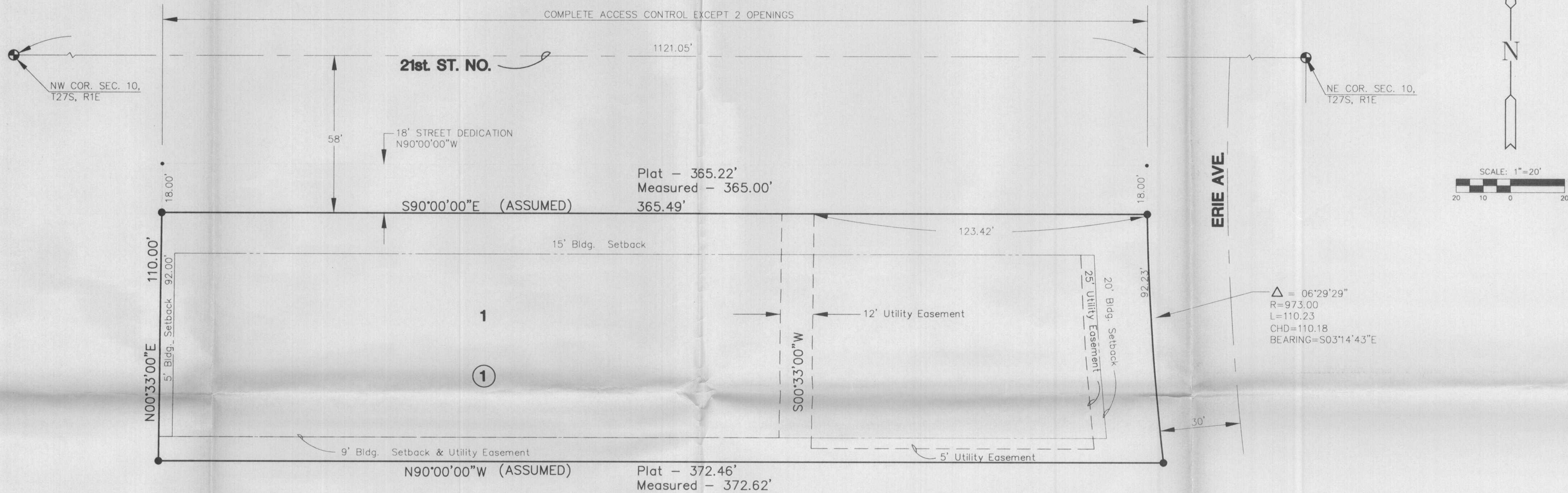


2-11-98 final tracing

FINAL PLAT

CENTER FOR HEALTH AND WELLNESS ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



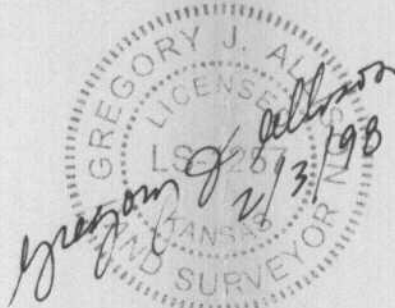
I, Gregory J. Allison, a Civil Engineer and Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "CENTER FOR HEALTH and WELLNESS ADDITION", an addition to Wichita, Sedgwick County, Kansas, into lots and a block, the same being accurately set forth in the accompanying plat and described herein:

A replat of Lots 14 thru 19, Block 4, SHADYBROOK, an addition to Wichita, Sedgwick County, Kansas.

All lots, blocks, easements, building setbacks lying 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 2nd day of February, 1998.

Gregory J. Allison, P.E., R.L.S. #1257
Mid-Kansas Engineering Consultants, Inc.
411 North Webb Road
Wichita, KS 67206



Know all men by these presents that we the undersigned property owners of the lands as above set forth in the Civil Engineer's and 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 "CENTER FOR HEALTH AND WELLNESS 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.

All abutters right of access to or from Lot 1 over and across the south line to 21ST Street North are here by granted, to the appropriate governing body, provided however Lot 1 shall have access to 21ST Street at two locations as indicated on face of plat and as approved by the City Engineer.

The City of Wichita

Bob Knight, Mayor

STATE OF KANSAS)
ss.
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this _____ day of _____, 1998, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Bob Knight, Mayor of The City of Wichita, 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.

Notary Public
My appointment expires:

This plat of "CENTER FOR HEALTH and WELLNESS ADDITION", has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 1998.

WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION

Richard Lopez, Chairman

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 _____, 1998.

Bob Knight, Mayor

Pat Burnett, City Clerk

Entered on transfer record this _____ day of _____, 1998.

James Alford, County Clerk

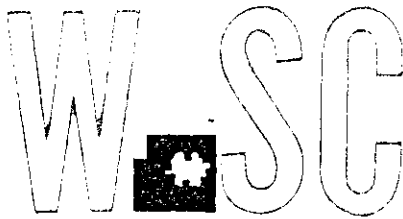
STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

This is to certify that this instrument was filed for record in the Register of Deeds office this _____ day of _____, 1998.

Larry Consolver, Register of Deeds

Michael D. Hurtt, Deputy

WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
316) 258-4421
FAX 316) 258-4390

October 31, 1997

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

Re: S/D 97-79 -- One-Step Final Plat of CENTER OF HEALTH & WELLNESS

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on October 30, 1997, 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 October 24, 1997.

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.
4. Submission of a disk to the Planning Department detailing this plat. This will be used by the City and County GIS Departments.

FILE COPY

S/D 97-79 -- One-Step Final Plat of CENTER FOR HEALTH & WELLNESS
October 31, 1997 -- Page 2

Please call if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Neil Evan Strahl". The signature is fluid and cursive, with the first name "Neil" being the most prominent.

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

cc: City of Wichita, Attn. John Philbrick, Director of Property Management,
455 N. Main, Wichita, KS 67202
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau
of Public Services, 1250 S. Seneca, Wichita, KS 67213

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
435 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
316 258-4421
FAX 316 258-4390

October 24, 1997

FILE COPY

Mid Kansas Engineering Consultants, Inc.
411 N. Webb Road
Wichita, KS 67202

Re: S/D 97-79 -- One-Step Final Plat of CENTER FOR HEALTH & WELLNESS

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 23, 1997, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. City Engineering needs to indicate if any guarantees are needed for water or sanitary sewer improvements to serve this site. City Engineering has indicated that existing sanitary sewer and water facilities are acceptable to serve this site. No guarantees are needed. The seven-foot utility easement along the southern property line should be increased to nine feet.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. The access opening on the northern property line will need to be relocated to the east based upon the City's desired location of the driveway. The western boundary of the property would also need to be relocated 55 feet to the east. A joint access easement is to be provided for use of that opening by the adjoining property to the west. This joint access easement will need to be established by separate instrument and address initial construction responsibilities and future maintenance of the driveway.
- D. Since the site is within Wichita City limits, the platlor's text shall note that the access controls are being dedicated to the "City of Wichita" and that the location of the openings is subject to approval by the City Engineer.

1/29/93
City Eng. no
red in
a 245-21000

- E. ✓ The owner's signature block on the plat's text should read "The City of Wichita, Kansas".
- F. ✓ The plat's text must delete reference to Lot 13.
- G. ✓ The signature block for the MAPC Chairman should read Richard Lopez.
- H. ✓ The City Council's signature block should be amended by deleting the word "Deputy" from "Deputy City Clerk".
- I. Approval of this plat would require the following setback modifications:
 - 1. Reduction of front yard building setback from 25 feet to 15 feet
 - 2. Reduction of interior side setback from six to five feet
 - 3. Reduction of rear setback from 20 feet to 9 feet.
- 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. 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.
- M. 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.
- 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.

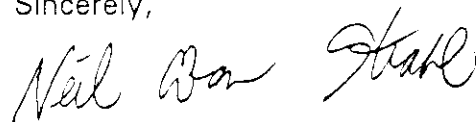
- Q. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- R. City Engineering needs to comment on the status of the applicant's drainage plan.
- S. *Approval of this plat shall be subject to the approval of the associated zone change request and any relevant conditions of such approvals.*

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, October 30, 1997 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

Enclosure: Marked Copy of plat

cc: City of Wichita, Attn.: John Philbrick, Property Management Director, Mail Stop (1-134)
Mike Lindebak, City Engineer, Public Works Department (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public
Services, 1250 S. Seneca, Wichita, KS 67213

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-6

October 30, 1997

STAFF REPORT

(One-Step Final Plat-Approved 10/23/97)

CASE NUMBER: S/D 97-79 CENTER FOR HEALTH AND WELLNESS

OWNER/APPLICANT: City of Wichita
Attn. John Philbrick, Director of Property Management,
455 N. Main, Wichita, KS 67202

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

LOCATION: South side of 21st St. North, West side of Erie Avenue

SITE SIZE: 1.0 acres

NUMBER OF LOTS

Residential:

Office:

Commercial:

Industrial:

Total:

1

1

MINIMUM LOT AREA: 1.0 acre

CURRENT ZONING: MF-29, Multi-Family

PROPOSED ZONING: GO, General Office

VICINITY MAP



FILE COPY

Note: This plat is currently zoned MF-29, Multi-Family. A request for a zone change to GO, General Office has been requested.

STAFF COMMENTS:

- A. City Engineering needs to indicate if any guarantees are needed for water or sanitary sewer improvements to serve this site. City Engineering has indicated that existing sanitary sewer and water facilities are acceptable to serve this site. No guarantees are needed. The seven-foot utility easement along the southern property line should be increased to nine feet.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. The access opening on the northern property line will need to be relocated to the east based upon the City's desired location of the driveway. The western boundary of the property would also need to be relocated 55 feet to the east. A joint access easement is to be provided for use of that opening by the adjoining property to the west. This joint access easement will need to be established by separate instrument and address initial construction responsibilities and future maintenance of the driveway.
- D. Since the site is within Wichita City limits, the platlor's text shall note that the access controls are being dedicated to the "City of Wichita" and that the location of the openings is subject to approval by the City Engineer.
- E. The owner's signature block on the platlor's text should read "The City of Wichita, Kansas".
- F. The platlor's text must delete reference to Lot 13.
- G. The signature block for the MAPC Chairman should read Richard Lopez.
- H. The City Council's signature block should be amended by deleting the word "Deputy" from "Deputy City Clerk".
- I. Approval of this plat would require the following setback modifications:
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- 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.)
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- O. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
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- Q. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.

S/D 97-79 -- One-Step Final Plat of CENTER FOR HEALTH AND WELLNESS
October 30, 1997 - Page 4

R. City Engineering needs to comment on the status of the applicant's drainage plan.

S. Approval of this plat shall be subject to the approval of the associated zone change request and any relevant conditions of such approvals.