R. On the final plat, easements along the north and northeast lines of this plat were to be indicated as being platted for public access. Specifically, it was to be noted in the plattor's text that a public bicycle/pedestrian path may be installed within those easements. This final plat has not, however, indicated such easements. The applicant needs to indicate what discussions have been held concerning the granting of these easements. At the time of preliminary plat review, it was indicated that the applicant(s) were willing to provide such easements.

If such easements are not being directly established by the plat, but rather through separate instrument, the final plat tracing should still indicate the presence of such an easement by noting that it is being granted separate instrument. Also, such separate instrument should be submitted with the final plat tracing for acceptance by the City Council and subsequently for recording.

S. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.

T. The applicant is advised that this site, being immediately south of Jabara Airport, is within an area controlled by the Airport Hazard Zoning Ordinance which regulates development, both in terms of height restrictions and other hazards that may be deemed dangerous to an airport's operations.

U. On the face of the final plat tracing, the existence of complete access control from this site to the K-96 freeway shall be noted.

V. 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.

W. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public who acknowledges any signatures on this plat to be printed beneath the notary's signature.

X. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

Y. Recording of the plat within 30 days after approval by the City Council.

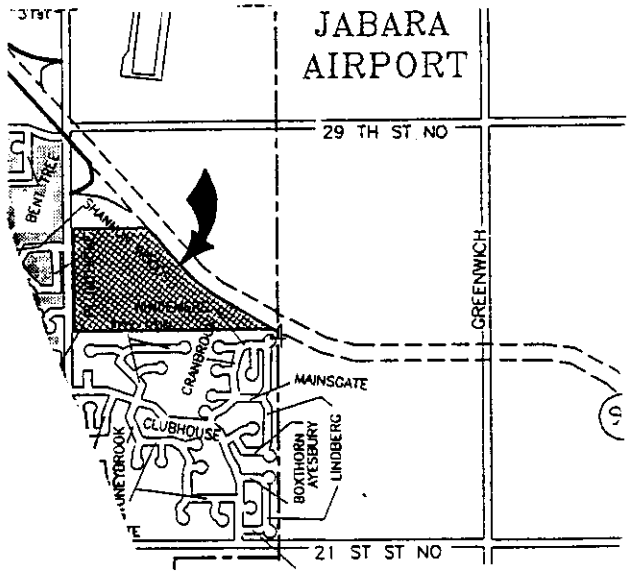
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-8
July 1, 1993

STAFF REPORT
(Final Plat,Final Plat Approved June 24, 1993, Preliminary Plat Approved 4/15/93)

CASE NUMBER:	S/D 93-19 - KANSAS SURGERY AND RECOVERY CENTER ADDITION
OWNER/APPLICANT:	Kansas Surgery and Recovery Center, L.P., c/o Joseph B. Mackey
SURVEYOR/ENGINEER:	P.E.C., P.A., c/o Gary Wiley
LOCATION:	East side of Webb Road & south of 29th St. N.
SITE SIZE:	55.3 acres
NUMBER OF LOTS	
Residential:	2
Office/Commercial:	2
Industrial:	
Total:	4
MINIMUM LOT AREA:	8.9 acres
CURRENT ZONING:	"AA" One-Family Dwelling District
PROPOSED ZONING:	"AA" One-Family, "LC" Light Commercial & "C" Commercial (Z-2952, DP-163, DP-192)

VICINITY MAP:



NOTE: This plat represents the third preliminary plat proposal for this same site. A Northgate Business Park Addition was originally submitted which was subsequently superseded by the Tallgrass East 7th Addition. Under the Tallgrass plat, the majority of the site was being proposed for conventional single-family development. This plat is now proposing medical facilities for the northern two lots and nursing home uses for the southern lots.

Lots 1 and 2 correspond to the area covered by the Tallgrass East Business Park C.U.P., DP-192, and also the area included in a proposed zone change (Z-2952). While the zone change primarily includes a change to "C" Commercial zoning, two smaller areas were approved for "LC" Light Commercial zoning. While these areas of "LC" zoning were shown on the C.U.P. as separate parcels, no such lots are being shown on this plat. The areas of "LC" zoning would basically correspond to 200-foot by 200-foot areas at the northwest and southwest corners of Lot 1.

The southern two lots (3 and 4) are within the Tallgrass II C.U.P., DP-163 (amendment No. 1). This C.U.P. involves residential development, with the area of this plat corresponding to Parcel 1 of the C.U.P. While the uses for Parcel 1 range from conventional single-family to apartment-type development, nursing homes is not an indicated use. Further, the City's zoning ordinance indicates that nursing homes are first allowed under "A" Two-Family zoning, but with a limitation to not more than five patients to a nursing home.

STAFF COMMENTS:

A. Prior to submitting the final plat tracing, the applicant was advised to meet with the Planning Department's zoning and C.U.P. staff to discuss any needed zone changes and adjustments or amendments to the C.U.P.s. In particular, it was to be determined if any change in the request for "LC" zoning is needed; what zoning is needed to allow nursing homes; and if or how C.U.P. DP-143 needs to be amended or adjusted to also allow for nursing home facilities.

Further, due to the change in public access now being shown by this final plat and the access controls being requested to Webb Road, additional adjustments or amendments will need to be obtained for the two CUP's involved in this plat. In terms of public access (public vs. private street) a subsequent comment notes the situation involved.

In terms of access controls, the 50-foot wide access opening at the northwest corner of Lot 1 exceeds the 30-foot opening

provided for by the CUP. Consequently, the CUP will need to be amended or adjusted to allow for this change.

As for the zone change, it has apparently been determined to continue with the zone change as originally requested. The applicant shall therefore submit with the final plat tracing appropriate legal descriptions for the areas involved in the zone change(s).

This plat will not be forwarded to the City Council for review until any needed C.U.P. adjustments or amendments are obtained.

B. The applicant shall submit a letter to Planning requesting that both the Northgate Business Park and Tallgrass East 7th plat files be closed.

C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.

D. The applicant shall guarantee the extension of City water to serve the lots being platted.

E. The applicant shall guarantee any drainage improvements required by the platting of this property.

F. The applicant shall guarantee construction of the storm sewers required by this plat.

G. Prior to submitting the final plat tracing, applicant shall confirm, with Traffic engineering, the improvements to be guaranteed for Webb Road due to this plat, including but not limited to dedicating up to the 60-foot half-street right-of-way, and constructing an accel/decel lane the length of the plat along Webb. The applicant shall also pay any costs that might result in changes to design plans for Webb Road resulting from this plat and associated street/traffic improvement requirements including a left-turn lane from Webb.

H. The applicant shall guarantee the improvements within public right-of-way for the indicated major entrance at the south line of Lot 1.

I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

J. As originally indicated by the C.U.P.s for this site, a public street was intended to provide access to the interior lots from Webb Road. The preliminary, however, was indicating an ingress-egress easement. Based upon the

intended uses at this site and the potential intensity of these uses, a street-type facility rather than just an access easement should be assured.

Since the access would, however, involve only properties within the perimeter of this addition, with no need to consider extension of a street system to any other abutting property, a private street could be allowed in this case. The final plat was therefore allowed to indicate the platting of a reserve for a private street and other associated uses (utilities, drainage, etc.). The applicant was also to guarantee that this private street would be constructed to the public street standard.

The applicant desires that a paving standard of less than 41-feet be considered. The applicant prior to submitting the final plat, has discussed this matter with staff from City Engineering, Planning and the Fire Department. Based upon negotiations between Staff and the applicant, and the zoning and intended uses, the interior street shall be a 35-foot paved right-of-way (curb-to-curb), with no parking allowed.

Although staff has indicated that a reduced paving standard could be appropriate for this site, such an action will first require that the appropriate adjustments or amendments to the CUP(s) be obtained. Specifically, the use of a Reserve rather than a public street needs to be established in the CUP(s). And it further needs to be established in the CUP(s) that a right-of-way (reserve) width of less than 70 feet and paving width of less than 41-feet will be allowed.

If the CUP(s) are amended as indicated above, the applicant shall provide a guarantee for the paving of the private street to the equivalent public standard.

If, however, an adjustment or amendment is not obtained, the final plat tracing shall indicate the required public street and the guarantee for paving shall be to the appropriate public street standard (i.e., 41-foot).

K. Regarding reserves which are being platted for private drive purposes, discussion with the Law Department indicate a need for language in the covenant which sets forth ownership and maintenance responsibilities of the reserves to establish future reversionary rights of the reserves to the lots benefitting from the reserves.

L. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall

submit a covenant stating when the association will be formed, when the reserves will be deeded to the association, and who is to own and maintain the reserves prior to the association taking over those responsibilities.

M. 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 a method similar to special assessments.

N. As can be noted from the preliminary plat, the applicant is proposing to relocate the KANEB pipeline easement existing on this property. This will require the releasing of the existing pipeline easement and the granting of a new easement adjacent to a portion of this subdivision. All costs associated with relocation, lowering or encasement of the pipeline will not be at the expense of the City.

O. Since the relocation of the existing KANEB easement effects this plat, the final plat shall indicate the recording information for the relocated pipeline easement. A copy of the easement agreements shall be submitted for the plat file. Typically, the new easement agreement is the mechanism that will not only establish the location of the new pipeline easement, but also is the means by which the old easement may be relinquished.

P. The final plat tracing shall not be submitted for scheduling before the City Council until the applicant can provide a copy of the new easement agreement. Since the old pipeline easement will cease to exist, it shall not be depicted on the final plat, unless a portion still exists in the plat.

If the applicant desires to use this plat as part of the means to establish the new pipeline easement and also to continue to show the old pipeline easement on the final plat tracing, clearance from the City's Law Department is required.

Q. The applicant shall provide proof, by letter from KANEB or by copy of the pipeline easement agreements, that the relocated pipeline easement is sufficient and that, if applicable, utilities may be located adjacent to and within the easement. Any relocation, lowering or encasement of the pipeline required by this development will not be at the expense of the City. It is the applicant's responsibility to determine any setback requirements from the pipeline by researching the text of the pipeline easement agreement.

— SEDGWICK C[illegible]TY

METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421

July 2, 1993

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

Re: S/D 93-19 KANSAS SURGERY AND RECOVERY ADDITION (Final Plat)

Dear Mr. Wiley:

At the regular meeting of the Metropolitan Area Planning Commission on July 1, 1993, 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 25, 1993.

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 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 developers.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh
cc: Kansas Surgery and Recovery Center, L.P., c/o Joseph B. Mackey, P. O. Box 3298, Wichita, KS 67201-3298
David G. Crockett, Crockett & Gilhousen, 1005 N. Market, Wichita, KS 67214
St. Joseph Medical Center, c/o Robert L. Heath, Foulsten & Siefkin, 700 Fourth Financial Center, Wichita, KS 67202
Mike Lindebak, City Engineer

P.S. Surveyors/Engineers: Please note that the accompanying "Engineer's Copy" of the plat was inadvertently left out of our June 25, 1993 mailing.

KANSAS SURGERY AND RECOVERY CENTER ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS

SET P.K. NAIL
N.W. CORNER, S.1/2, N.W. 1/4
SEC. 4, T27S, R2E
OF THE 6TH P.M.

N88°56'50"E 1104.63' (CALC. REC.)

60' 670' 374.63'

Access Control Except One Opening

50'

25' Drainage and Utility Easement

S45°59'09"E 272.50' (CALC. REC.)

20' Utility Easement

S55°54'44"E 106.08' (REC.)

256.10'

Complete Access Control

150' Bldg. Sthk. Line

742.50'

℄ WEBB ROAD

N44°03'21"E 66.01'

76.01'

One Opening to Major Entrance Standards

70' 70' 70'

N89°03'21"E 105'

35'

RESERVE "B" S45°56'39"E 116.42'

159.44'

RESERVE "A"

S0°56'39"E 100' C.A.C. 100'

254.50'

117.81' 150' R. Δ=45°00'

74.57'

256.57' 1034.31' R. Δ=14°30'00" 974.31' R. 246.57'

161.55'

N89°03'21"E 416.05'

60'

61.96' 10.33'

156'

S76°26'39"E 5.19'

145.67' 156'

SHANNON WOODS
(Private Street)

203.88' 395.99' R. Δ=29°30'00" 455.99' R. 234.77'

159.95'

RESERVE "C"

N74°03'21"E 159.95'

298.05' 276.96' R. Δ=62°00'00" 216.36' R. 234.12'

60' 60' 77.86' 60.01'

S43°58'39"E 151.10'

71.10'

N44°00'51"E 105.10'

343.14'

S45°58'09"E 785.01' (REC.) 508.61'

20' Utility Easement

RESERVE "D"

S53°28'42"E 597.01' (REC.)

1

2

3

4

℄ 20' Utility Easement

N0°56'29"W 554.33'

S0°56'39"E 385.52'

120' Util. Esm't.

Access Control Except One Opening

1327.97' (CALC. MEAS.)

440'

585.55'

15' KANEB Esm't. FILM PAGE

30' Bldg. Sthk. Line

20' Utility Easement

30' Drainage and Utility Easement

15' KANEB Easement FILM PAGE

20' Utility Easement

75' K.C.&E Easement
Misc. Book 46, Page 932

30' Util. Esm't.

90'

20' Util. Esm't.

KANEB Esm't.
Film 1189, Page 965

C.A.C. 90'

60'

660'

855'

S89°02'26"W (ASSUMED) 2645.15' (CALC.MEAS.)

80.29'

1070.15'

442.13'

135'

FOUND 3/4" BAR IN THIMBLE
S.W. CORNER, N.W. 1/4
SEC. 4, T27S, R2E
OF THE 6TH P.M.

FOUND 5/8" BAR
S.E. CORNER N.W. 1/4
SEC. 4, T27S, R2E
OF THE 6TH P.M.

SCALE: 1"=100'

○= 3/4" IRON PIPE SET

C.A.C. = COMPLETE ACCESS CONTROL

CALC. MEAS. = CALCULATED FROM MEASUREMENT

REC. = RECORD MEASUREMENT

CALC. REC. = CALCULATED FROM RECORD VALUE

B.M. - CITY DISC 32' NORTH AND 28' EAST OF
S.W. CORNER, N.W. 1/4, SEC. 4, T27S, R2E
ELEV.=225.09 CITY DATUM
=1412.49 MSL

MINIMUM PAD ELEVATION (LOWEST OPENING) FOR LOTS 2 AND 3 SHALL BE 198.0 CITY DATUM OR 1385.4 M.S.L.

KANSAS SURGERY AND RECOVERY CENTER ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 6/24/93 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 6/25/93

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

I, MICHAEL W. BERRY, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 1993, I HAVE CAUSED TO BE SURVEYED AND PLATTED KANSAS SURGERY AND RECOVERY CENTER ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS INTO LOTS, A BLOCK, AND RESERVES. THE SAME BEING THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 27 SOUTH, RANGE 2 EAST OF THE 6TH P.M., EXCEPT ALL THAT PORTION LYING NORTH AND EAST OF THE WEST RIGHT-OF-WAY LINE OF K-96 EXPRESSWAY; MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 27 SOUTH, RANGE 2 EAST OF THE 6TH P.M.; THENCE BEARING N0°56'39"W, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1327.97 FEET; THENCE BEARING N88°56'50"E, ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID NORTHWEST QUARTER, A DISTANCE OF 1104.63 FEET TO A POINT IN THE WEST RIGHT-OF-WAY OF K-96 EXPRESSWAY; THENCE ALONG SAID RIGHT-OF-WAY BEARING S45°59'09"E, A DISTANCE OF 272.50 FEET; THENCE BEARING S55°54'44"E, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 406.08 FEET; THENCE BEARING S45°59'09"E, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 765.01 FEET; THENCE BEARING S53°28'42"E, A DISTANCE OF 597.01 FEET TO THE SOUTHEAST CORNER OF THE SOUTH HALF OF SAID NORTHWEST QUARTER AND TO THE NORTHEAST CORNER OF TALLGRASS EAST 3RD ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS; THENCE BEARING S89°02'26"W, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER AND ALSO ALONG THE NORTH LINE OF TALLGRASS EAST 3RD ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, AND TALLGRASS EAST ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, A DISTANCE OF 2645.15 FEET TO THE POINT OF BEGINNING. EXCEPT THE WEST 60.00 FEET FOR ROAD PURPOSES.

_____
MICHAEL W. BERRY, R.L.S. NO. 946
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

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 LOTS, A BLOCK, AND RESERVES. THE SAME TO BE KNOWN AS KANSAS SURGERY AND RECOVERY CENTER ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES, AND DRAINAGE ARE HEREBY GRANTED.

RESERVE "A" IS HEREBY PLATTED FOR ENTRY MONUMENTS, LANDSCAPING AND SIDEWALKS AND SHALL BE OWNED AND MAINTAINED BY THE OWNERS OF LOT 1, ITS SUCCESSORS OR ASSIGNS.

RESERVE "B" AND "C" ARE HEREBY PLATTED FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE STREET, LANDSCAPING, MEDIANS, DRAINAGE AND UTILITIES. RESERVE "B" SHALL BE OWNED BY THE OWNER(S) OF LOT 1, THEIR SUCCESSORS OR ASSIGNS. RESERVE "C" SHALL BE OWNED BY THE OWNER(S) OF LOT 2 THEIR SUCCESSORS OR ASSIGNS. RESERVES "B" AND "C" SHALL BE MAINTAINED BY THE OWNERS OF LOTS 1 THROUGH 4, THEIR SUCCESSORS OR ASSIGNS.

RESERVE "D" IS HEREBY PLATTED FOR DRAINAGE, LANDSCAPING, PEDESTRIAN IMPROVEMENTS AND UTILITIES CONFINED TO EASEMENTS AND SHALL BE OWNED AND MAINTAINED BY THE OWNER(S) OF LOT 4, ITS SUCCESSORS OR ASSIGNS.

MINIMUM PAD ELEVATION (LOWEST OPENING) FOR LOTS 2 AND 3 SHALL BE 1198.0 CITY DATUM OR 1385.4 M.S.L.

FOR ADDITIONAL SET BACKS AND ZONING SEE TALLGRASS EAST RESIDENTIAL C.U.P. DP-163 AMENDMENT NO. 1, AND TALLGRASS COMMERCIAL C.U.P., DP-192.

ALL ABUTTERS' RIGHTS OF ACCESS TO AND FROM WEBB ROAD OVER AND ACROSS THE WEST LINE OF BLOCK 1, ARE HEREBY GRANTED TO THE CITY OF WICHITA; PROVIDED HOWEVER THAT LOT 1 SHALL HAVE ACCESS TO WEBB ROAD AT TWO (2) LOCATIONS, ONE DESIGNED TO MAJOR ENTRANCE STANDARDS; AND THAT LOT 4 SHALL HAVE ACCESS TO WEBB ROAD AT ONE (1) LOCATION; ALL LOCATIONS TO BE DESIGNATED BY THE CITY ENGINEER OF WICHITA KANSAS.

THE TEMPORARY DRAINAGE EASEMENT GRANTED ON FILM 1081, PAGE 1428 AND THE SANITARY SEWER EASEMENT GRANTED ON FILM 854, PAGE 338 WITHIN THE ABOVE DESCRIBED PLAT ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512(b) AMENDED.

OWNERS:

RITCHIE DEVELOPMENT CORPORATION

BY: _____
JACK D. RITCHIE, C.E.O.

ST. JOSEPH MEDICAL CENTER, INC.

BY: _____
SISTER VERONICE BORN, CSJ, PRESIDENT

SISTERS OF ST. JOSEPH OF WICHITA, INC.

BY: _____
SISTER VERONICE BORN, CSJ, PRESIDENT

OFFICE COPY
DO NOT REMOVE

FINAL PLAT

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1993, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME JACK D. RITCHIE, CHIEF EXECUTIVE OFFICER OF RITCHIE DEVELOPMENT CORPORATION, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME AS THE VOLUNTARY 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.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES _____

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED ON THIS _____ DAY OF _____, 1993, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME SISTER VERONICE BORN, CSJ, PRESIDENT OF ST. JOSEPH MEDICAL CENTER, 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 AND 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.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES _____

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED ON THIS _____ DAY OF _____, 1993, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME SISTER VERONICE BORN, CSJ, PRESIDENT OF THE SISTERS OF ST. JOSEPH OF WICHITA, 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 AND 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.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES _____

WE, INTRUST BANK IN WICHITA, KANSAS, HOLDER OF A MORTGAGE ON PART OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF KANSAS SURGERY AND RECOVERY CENTER ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

_____, VICE PRESIDENT
GAIL A. JOHNSON

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1993, BEFORE ME A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME GAIL A. JOHNSON, VICE PRESIDENT OF THE INTRUST BANK IN WICHITA, KANSAS, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME AS THE VOLUNTARY 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.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, DATE THIS _____ DAY OF _____, 1993.

_____, CHAIRMAN
L. O. BRECKENRIDGE, JR.

_____, SECRETARY
MARVIN S. KROUT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNTY OF THE CITY OF WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1993.

_____, MAYOR
ELMA BROADFOOT

_____, DEPUTY CITY CLERK
PAT BURNETT

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1993.

_____, COUNTY CLERK
SUSAN E. CROCKETT-SPOON

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____.M., ON THIS _____ DAY OF _____, 1993.

_____, REGISTER OF DEEDS
PAT KETTLER

_____, DEPUTY
ED RESA