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DO NOT REMOVE

FINAL PLAT

RIVERSIDE HOSPITAL 1ST ADDITION

WICHITA, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 11/14/88 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 11/18/88

State of Kansas } ss. We, Baughman Company, P.A., Surve-
Sedgwick County } yors in aforesaid county and state do hereby certify that
we have surveyed and platted "RIVERSIDE HOSPITAL 1ST
ADDITION" Wichita, Kansas, and that the accompanying
plat is a true and correct exhibit of the property survey-
ed described as beginning at a point on the east line of the
N.E. 1/4 of Sec. 19, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick
County, Kansas, 1205.80 feet south of the N.E. Corner
of said N.E. 1/4; thence S 00° 09' 23" W, along said east line,
170 feet; thence N 89° 45' 18" W parallel with the north line
of said N.E. 1/4, 155 feet; thence N 31° 31' 14" W, 199.95 feet; thence
S 89° 45' 18" E, parallel with said north line, 260 feet to the
point of beginning.

Date

Baughman Company, P.A.

Gregory F. Severns

Surveyor

Know all men by these presents that we,
the undersigned have caused the land described in the survey-
ors certificate to be platted into a lot and street to be
known as "RIVERSIDE HOSPITAL 1ST ADDITION" Wichita,
Kansas. The street is hereby dedicated to and for the use of
the public. All abutters rights of access to or from Maize over
and across the east line of Lot 1 is hereby granted to the City
of Wichita, provided however that Lot 1 shall have access to
Maize at 1 point as shall be determined by the City Engi-
neer of the city of Wichita, Kansas. The minimum building
pad elevation is 138.6 City Datum.

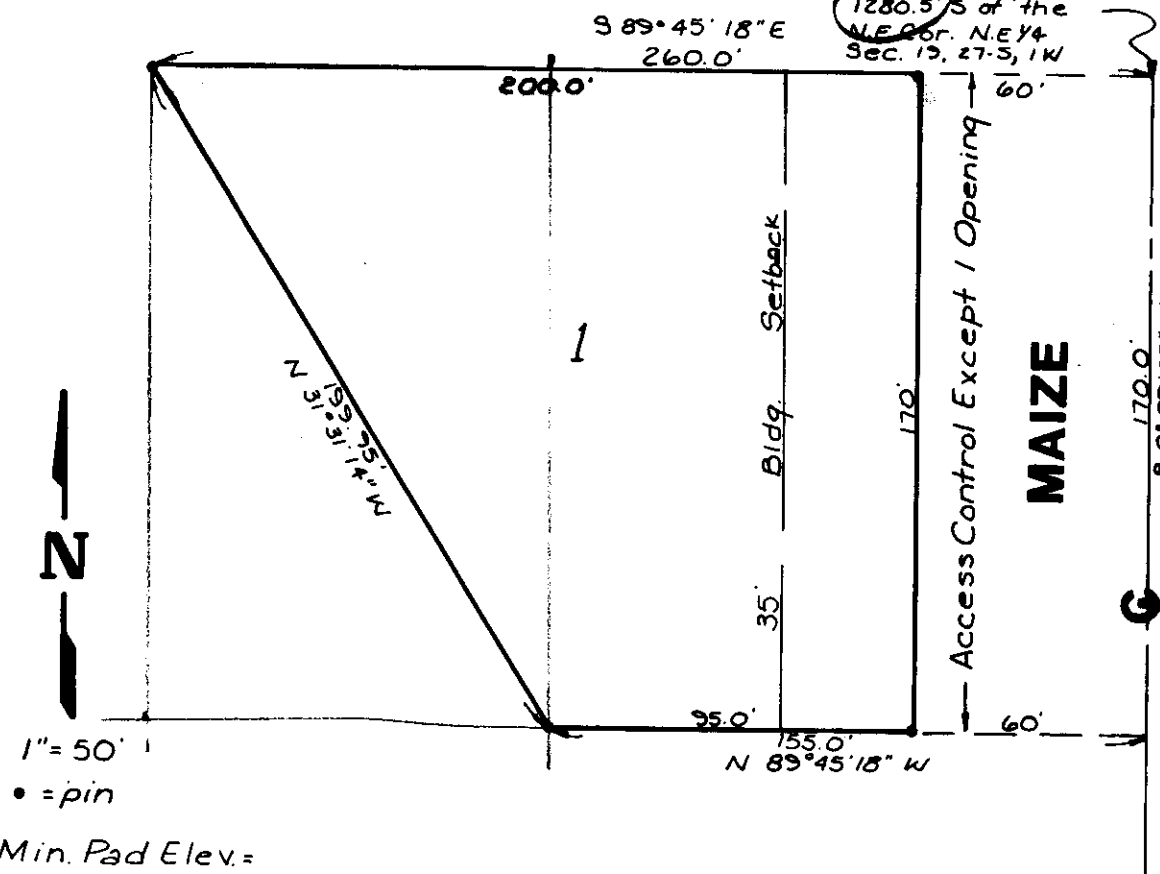
RIVERSIDE HEALTH SERVICES, INC.

Robert Dixon Chief Financial Officer

State of Kansas } ss. The foregoing instrument was acknow-
Sedgwick County } ledged before me this ____ day of _____, 198__, by
Robert Dixon, Chief Financial Officer of "RIVERSIDE HEA-
LTH SERVICES, INC.", on behalf of the corporation.

Rebecca J. Topham Notary Public

My Appt Exp. _____



This plat of "RIVERSIDE HOSPITAL 1ST
ADDITION" Wichita, Kansas has been submitted to and app-
roved by the Wichita-Sedgwick County Metropolitan Area
Planning Commission, Wichita, Kansas.
Dated this ____ of _____ 198__.

Wichita-Sedgwick County Metropolitan Area Planning Com-
mission.

Sue L. Crockett Chairman

Marvin S. Krout Secretary

This plat approved and all dedications
shown hereon accepted by the City Council of the city Wich-
ita, Kansas, this ____ day of _____ 198__.

Sheldon Kamen Mayor

Dale E. Rea Deputy City Clerk

Entered on transfer record this ____
day of _____ 198__.

Don Wright County Clerk

State of Kansas } ss. This is to certify that this plat has been
Sedgwick County } filed for record in the office of the Register of Deeds
this ____ day of _____ 198__, at ____ o'clock ____ M; and
is duly recorded.

Pat Kettler Register of Deeds

Ed Resa Deputy

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

November 21, 1988

Baughman Company
315 Ellis
Wichita, KS 67212

Re: S/D 88-96 - RIVERSIDE HOSPITAL ADDITION, West of Maize
Road, approx. 1/4 mile south of Central

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on November 21, 1988, the above captioned plat was considered. The action of the Committee was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of November 18, 1988.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the platlor.
3. Certification that all real estate taxes for 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Timothy Bickhaus", is written over a horizontal line.

R. Timothy Bickhaus
Junior Planner

RTB:svm

cc: Riverside Health Services, Inc. c/o Robert Dixon, 2622 W.
Central, Wichita, KS 67203
Mike Lindebak, City Engineer

FILE COPY

STAFF COMMENTS:

- A. The applicant shall either guarantee the extension of sanitary sewer or obtain the permission of Sewer Maintenance to connect to the existing sanitary sewer manhole within street right-of-way.
- B. The applicant shall guarantee a decel lane adjacent to this plat, along Maize Road. This guarantee will be held and activated only if traffic conditions at this site warrant the improvement.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Prior to this plat being scheduled for City Council review, the applicant shall submit to City Engineering for approval, a revised drainage plan.
- E. As this property is establishing minimum building pad elevations, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks. Section 5-402(N). The minimum building pad elevation for this plat shall be shown as 137.6 City Datum. This elevation shall also be indicated in Mean Sea Level.
- F. The final plat tracing shall indicate a 10-foot building setback from the west property line.
- G. As requested by K.G. & E., the final plat tracing shall indicate a 10-foot utility easement along the north line of the plat.
- H. 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.
- I. 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.
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- K. Recording of the plat within 30 days after approval by the City Council.

November 21, 1988

STAFF REPORT
(Final Plat Approved 11/7/88)

CASE NUMBER: S/D 88-96 RIVERSIDE HOSPITAL 1ST ADDITION

OWNER/APPLICANT: Riverside Health Services, Inc. c/o Robert Dixon, 2622 W. Central, Wichita, KS 67203

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: On the west side of Maize Road in an area south of Central

SITE SIZE: 0.8 ACRES

NUMBER OF LOTS

RESIDENTIAL:	
OFFICE:	1
COMMERCIAL:	
INDUSTRIAL:	
TOTAL:	1

MINIMUM LOT AREA: 0.8 ACRES

CURRENT ZONING: "AA" One-Family Dwelling District

PROPOSED ZONING: "BB" Office District (Z-2932)

VICINITY MAP:

