

Final Plat

SUBDIVISION REPORT

S/D 84-117 - ST. FRANCIS REGIONAL MEDICAL CENTER 2ND ADDITION

Page 2

- I. Regarding the exception indicated to the west of this lot, the final plat tracing shall indicate this exception as being "part of Lot 1, Block 1, St. Francis Regional Medical Center Addition."
- J. Closure computations shall be submitted with the final plat tracing.
- K. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Final Plat
SUBDIVISION REPORT

JBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 84-117 Name: ST. FRANCIS REGIONAL MEDICAL CENTER
2ND ADDITION

Preliminary Approved: 12/20/84
Scheduled S/D Meeting: 1/31/85

DESCRIPTION

General Location: North of Murdock between Topeka and Santa Fe.
Owner: St. Francis Regional Medical Center, Inc., P.O. Box 1358,
Wichita, KS 67201
Surveyor/Engineer: Professional Engineering Consultants, P.A.

1. Gross Acreage of Plat: 35.8 Acres
2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 3
 - Industrial:
 - Total: 3
3. Minimum Lot Area: 1.7 Acres +
4. Existing Zoning: "C"
5. Proposed Zoning: "C"

STAFF COMMENTS:

NOTE: This property is subject to the provisions of Community Unit Plan DP-132. An administrative adjustment to this Community Unit Plan has recently been granted which permits the 10th Street/Santa Fe alignment changes subject to the submission of revised Community Unit Plan copies and replatting within six months. The primary purpose of this replat is to provide a greater turning radius for the 10th Street/Santa Fe intersection, and to move the curve in Santa Fe (south of Lot 1, Block 1) approximately 77 feet to the South.

- A. The applicant shall guarantee the abandonment of the sanitary sewer lateral on Lot 1, Block 2, which is not being covered by an easement.
- B. The applicant shall obtain, by separate instrument, the contingent street dedication indicated near the southeast corner of Lot 2, Block 1. The applicant, or his agent, shall be prepared to advise the Committee of the terms of the proposed contingency.
- C. The applicant shall dedicate, by separate instrument, the off-site street dedication indicated near the southeast corner of Lot 2, Block 1.
- D. The pavement of Santa Fe Street, south of 9th Street, is now proposed to be 29 feet rather than 27 feet. The applicant shall repetition for the pavement of Santa Fe from 9th to St. Francis.
- E. The applicant shall repetition for the 10th Street and Santa Fe intersection paving.
- F. For those improvements guaranteed by petition, a notarized certificate shall be submitted which lists the petitions.
- G. On the final plat tracing, the signature block for the County Commission shall be filled out in the following order:
 1. DONALD E. GRAGG
 2. BERNARD A. HENTZEN
 3. TOM SCOTT
- H. On the final plat tracing, the Deputy to the Register of Deeds shall be indicated as ED RESA. The County Clerk is DON WRIGHT.

ST. FRANCIS REGIONAL MEDICAL CENTER 2nd ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS.

FINAL PLAT

THIS PLAT APPROVED BY THE SUBDIVISION
COMMISSION ON 1/31/85 SUBJECT
TO THE CONDITIONS OF THE RESOLUTION OUTLIN-
ED IN OUR LETTER DATED 2/1/85

STATE OF KANSAS
COUNTY OF SEDGWICK

I, R.W. LINN, A PROFESSIONAL ENGINEER IN AFORESAID STATE AND COUNTY, DO HEREBY
CERTIFY THAT ON THIS _____ DAY OF _____, 1985, I HAVE CAUSED TO
BE SURVEYED AND PLATTED "ST. FRANCIS REGIONAL MEDICAL CENTER 2ND ADDITION,"
TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCKS, AND STREETS, THE SAME
BEING A REPEAT OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 1 AND 3 IN
BLOCK 1, AND LOT 1, BLOCK 3, ST. FRANCIS REGIONAL MEDICAL CENTER ADDITION TO
WICHITA, SEDGWICK COUNTY, KANSAS. EXCEPT THAT PART OF LOT 1, BLOCK 1, ST.
FRANCIS REGIONAL MEDICAL CENTER ADDITION DESCRIBED AS: BEGINNING AT A POINT
IN THE EAST LINE OF EMPORIA CIRCLE, 105.00 FEET NORTH OF THE NORTH LINE OF
MURDOCK AVENUE, SAID POINT ALSO BEING THE NW CORNER OF LOT 15 IN "MURDOCK
GROVE ADDITION"; THENCE BEARING N 0°32'05" E ON THE EAST LINE OF EMPORIA
CIRCLE A DISTANCE OF 45.01 FEET; THENCE CONTINUING ON SAID EAST LINE BEARING
N 0°34'15" E A DISTANCE OF 179.99 FEET; THENCE BEARING N 90°00' E EAST PARALLEL
WITH THE CENTERLINE OF MURDOCK AVENUE A DISTANCE OF 150.00 FEET; THENCE
BEARING S 0°32'39" W A DISTANCE OF 225.00 FEET TO THE NE CORNER OF LOT 15 IN
"MURDOCK GROVE ADDITION"; THENCE BEARING N 90°00' W A DISTANCE OF 150.12 FEET
TO THE POINT OF BEGINNING.

R.W. LINN, P.E. P.E. No. 3684

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE CITY OF WICHITA, A MUNICIPAL
CORPORATION NAKED LEGAL TITLE HOLDER, ST. FRANCIS REGIONAL MEDICAL CENTER
INC.; SISTERS OF THE SORROWFUL MOTHER MINISTRY INC.; SISTERS OF THE SORROWFUL
MOTHER ST. FRANCIS HEALTH CORPORATION; AND SISTERS OF THE SORROWFUL MOTHER
HEALTH CORPORATION, OWNERS OF THE LAND AS ABOVE SET FORTH IN THE ENGINEER'S
CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS,
BLOCKS, AND STREETS, THE SAME TO BE KNOWN AS ST. FRANCIS REGIONAL MEDICAL
CENTER 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS. EASEMENTS AS
INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND
DRAINAGE ARE HEREBY GRANTED. THE PUBLIC STREETS ARE HEREBY DEDICATED TO AND
FOR THE USE OF THE PUBLIC. THE PRIVATE STREETS ARE PLATTED FOR USE AS ALLEY
LANES, PRIVATE DRIVES, AND PARKING. ABUTTERS' RIGHTS OF ACCESS TO AND FROM
SANTA FE AVENUE, MURDOCK AVENUE, TOPEKA AVENUE, ST. FRANCIS AVENUE, AND 10TH
STREET AS SHOWN IN THE PLAT ARE HEREBY GRANTED. PROVIDED HOWEVER THAT LOT 1,
BLOCK 2, SHALL HAVE ACCESS TO SANTA FE AVENUE AT ONE (1) LOCATION AND TO
MURDOCK AVENUE AT THREE (3) LOCATIONS, AND THAT LOT 1, BLOCK 1, SHALL HAVE
ACCESS TO MURDOCK AVENUE AT ONE (1) LOCATION, SAID LOCATIONS TO BE DESIGNATED
BY THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS. THAT PORTION OF SANTA FE
MARKED AS CONTINGENT DEDICATION IS HEREBY CONTINGENTLY DEDICATED TO THE PUBLIC
FOR STREET PURPOSES, CONTINGENT UPON THE REMOVAL OR SUBSTANTIAL DESTRUCTION OF
THE EXISTING STRUCTURES AS THEY ENDOCH ON SAID STREET. THIS CONTINGENT
DEDICATION SHALL BE A COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING ON
ALL HEIRS AND SUBSEQUENT OWNERS OF THE PROPERTY COVERED BY SAID DEDICATION.
ALL PORTIONS OF ST. FRANCIS REGIONAL MEDICAL CENTER ADDITION AS DESCRIBED IN
THE ENGINEER'S CERTIFICATE ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF KSA
12-512(b), AMENDED.

OWNERS:

THE CITY OF WICHITA, A MUNICIPAL CORPORATION

ROBERT G. KNIGHT MAYOR DONALD C. GISICK CITY CLERK

ST. FRANCIS REGIONAL MEDICAL CENTER INC.
SISTERS OF THE SORROWFUL MOTHER MINISTRY INC.
SISTERS OF THE SORROWFUL MOTHER ST. FRANCIS HEALTH CORPORATION
SISTERS OF THE SORROWFUL MOTHER HEALTH CORPORATION

STATE OF KANSAS
COUNTY OF SEDGWICK

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1985, BEFORE
ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME ROBERT G. KNIGHT,
MAYOR; AND DONALD C. GISICK, CITY CLERK, OF THE CITY OF WICHITA, A MUNICIPAL
CORPORATION, TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE
FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGE THE EXECUTION OF SAME,
FOR AND ON BEHALF AND AS THE VOLUNTARY ACT AND DEED OF SAID MUNICIPAL
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
COUNTY OF SEDGWICK

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1985, BEFORE ME,
A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME _____

_____, OF ST. FRANCIS REGIONAL MEDICAL CENTER INC.,
SISTERS OF THE SORROWFUL MOTHER MINISTRY INC., SISTERS OF THE SORROWFUL MOTHER
ST. FRANCIS HEALTH CORPORATION, AND SISTERS OF THE SORROWFUL MOTHER HEALTH
CORPORATION, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON(S) WHO EXECUTED THE
FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGE THE EXECUTION OF SAME FOR
AND ON BEHALF AND AS THE VOLUNTARY ACT AND DEED OF SAID CORPORATIONS, 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 AN APPROVED BY THE WICHITA-SEDGWICK
COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, DATED
THIS _____ DAY OF _____, 1985.

_____, CHAIRMAN
JAMES C. WILSON
_____, SECRETARY
ROBERT A. LAKIN

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE
BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, DATED THIS _____ DAY
OF _____, 1985.

_____, MAYOR
ROBERT G. KNIGHT
_____, CITY CLERK
DONALD C. GISICK

THE PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE
BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, DATED
THIS _____ DAY OF _____, 1985.

_____, CHAIRMAN
_____, COMMISSIONER
_____, COMMISSIONER

ATTEST: _____
_____, COUNTY CLERK
DON WRIGHT

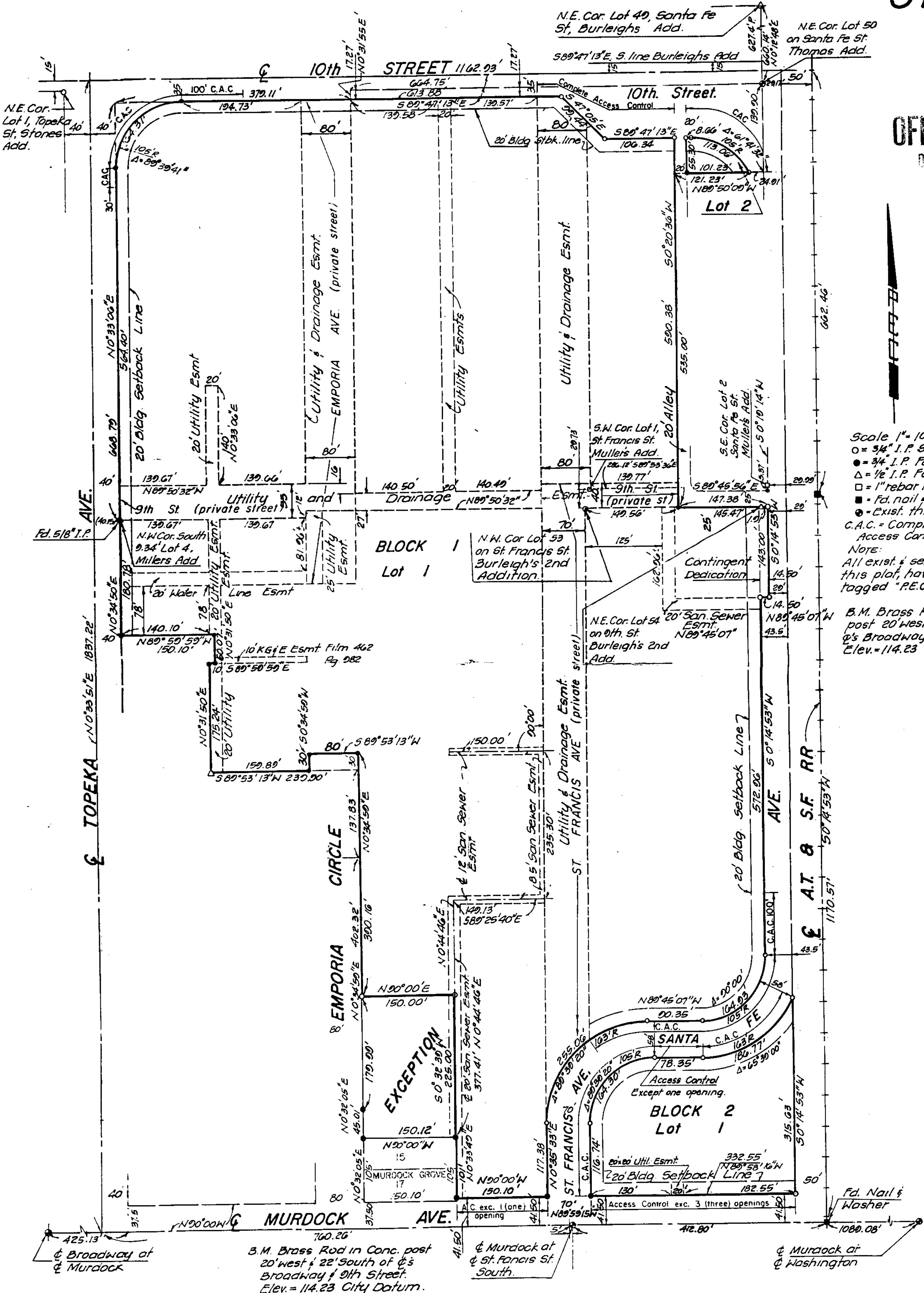
ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1985.

_____, COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE
REGISTER OF DEEDS OFFICE AT _____ M. ON THIS _____ DAY
OF _____, 1985.

_____, REGISTER OF DEEDS
PAT KETTLER

_____, DEPUTY



Scale 1" = 100'
O = 3/4" I.P. Set
● = 3/4" I.P. Pd.
△ = 1/2" I.P. Pd.
□ = 1" rebar Pd.
■ = fd. nail & washer
● = exist. thimble
C.A.C. = Complete
Access Control
Note:
All exist. & set I.P.s in
this plat, have been
tagged "P.E.C. P.A."

B.M. Brass Rod in Conc.
post 20' West & 22' South of
Q's Broadway & 9th Street.
Elev. = 114.23 City Datum.

February 7, 1985

Mr. Gary Wiley
Professional Engineering Consultants, P.A.
1440 East English
Wichita, KS 67211

Re.: S/D 84-117 - Final Plat of St. Francis Regional Medical
Center 2nd Addition

Dear Mr. Wiley:

At the regular meeting of the Metropolitan Area Planning Commission on Thursday, February 7, 1985, 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 February 1, 1985.

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 platfor.
3. Certification that all real estate taxes for 1984 (both first and second halves) and prior years have been paid.

Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: Alan McLeod, St. Francis Regional Medical Center., Inc., P.O. Box 1358,
Wichita, KS 67201
Mike Lindebak, City Engineer