

S/D No.: 84-24

Name: St. Elizabeth Ann Seton Addition

Preliminary Approved: 3-15-84  
Scheduled S/D Meeting: 4-12-84

DESCRIPTION

General Location: On the west side of 119th St. West in an area south of Central

Owner: Catholic Diocese of Wichita, c/o Father Robert Kocour

Surveyor/Engineer: Professional Engineering Consultants, (Gary Wiley)

1. Gross Acreage of Plat: 16.2
  2. Number of Lots:
    - Residential: 1 Church site
    - Office:
    - Commercial:
    - Industrial:
    - Total: 1
  3. Minimum Lot Area: 15.0± acres
  4. Existing Zoning: AA
  5. Proposed Zoning: AA
- 

STAFF COMMENTS:

- Note: This property has recently been annexed as part of the City of Wichita.
- A. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan for this property. Specifically, are the boundaries of the proposed floodway acceptable and do any drainage improvements need to be guaranteed with this plat.
  - B. The applicant shall guarantee the extension of sanitary sewer to serve this property.
  - C. The applicant shall guarantee the extension of municipal water to serve this property.
  - D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
  - E. The applicant shall submit to the Planning Department a copy of the pipeline easement agreement which affects this property. Any lowering, relocation, or encasement of the pipeline shall be at the expense of the applicant.
  - F. The applicant shall obtain an easement or letter from the property owner to the south which states that that property owner is willing to accept drainage waters from this proposed plat. The easement or letter of agreement shall be in the form of a recordable document.
  - G. The final plat tracing shall indicate the required minimum building pad for this property. The representative from the City Engineer's office should be prepared to state what the required minimum building pad is for this plat.
  - H. Recording of the plat within 30 days after approval by the Board of City Commissioners.

SUBDIVISION REPORT

SUBDIVISION COMMI  
METROPOLITAN AREA  
PLANNING COMMISSI

S/D No. 84-24 Name St. Elizabeth Ann Seton Addition  
Date Application Rec'd. 3-1-84 Preliminary Approval  
Scheduled S/D Meeting 3-15-84

DESCRIPTION

General Location On the west side of 119th St. West in an area south of Central  
Owner Catholic Diocese of Wichita, c/o Father Robert Kocour  
Surveyor/Engineer Professional Engineering Consultants (Gary Wiley)  
Address 1440 E. English, Wichita, KS. Zip Code 67211 Phone 262-2691

1. Gross Acreage of Plat 16.2 acres +  
2. Number of Lots :  
Residential 1-Church site  
Commercial \_\_\_\_\_  
Industrial \_\_\_\_\_  
Other \_\_\_\_\_  
3. Total Number of Lots 1  
4. Minimum Lot Frontage 1020 ft.  
5. Minimum Lot Area 15.0 + acres  
6. Existing Zoning R-1  
Proposed Zoning AA

7. Lineal Feet of New Street  
a. 50 R/W 1020 ft.  
b. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
TOTAL 1020 ft.

8. Sidewalk adjacent to all streets yes X no

9. Is public water available X Yes \_\_\_\_\_ No, Name City of Wichita  
10. Is sanitary sewer available X Yes \_\_\_\_\_ No, Name City of Wichita  
11. Has Health Dept. approval been obtained (where applicable) \_\_\_\_\_ Yes \_\_\_\_\_ No  
12. City of Wichita X 3-Mile Area \_\_\_\_\_ Outside of 3-Mile Area \_\_\_\_\_

STAFF COMMENTS:

NOTE: The applicant has filed a request for annexation of this property into the City of Wichita.

A. The applicant shall guarantee the extension of sanitary sewer to serve this property. The final plat shall show any necessary easements for sewer.

B. The applicant shall guarantee the extension of municipal water to serve this property.

C. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. The applicant shall guarantee any drainage improvements required by the platting of this property.

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

E. The applicant's agent shall be prepared to discuss the 5 access points which are requested to 119th Street. It is recommended that the final plat indicate "access control except for 3 openings."

F. The applicant shall submit to the Planning Department a copy of the pipeline easement agreement which affects this property.

G. 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.

H. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

*Need utility easements*

*Need off-site drainage easement to west + agreement to south*



EASEMENT

THIS EASEMENT made this 5<sup>th</sup> day of May, 1984  
by and between Virgil and Cyrilla Jaax  
of the first part and Catholic Diocese of Wichita  
of the second part.

WITNESSETH: That the said first parties, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey unto the said second party a perpetual right-of-way and easement for the purpose of surface drainage; over and along the natural drainage course in accordance with the approved drainage plan for St. Elizabeth Ann Seton Addition on file with the City Engineer, the City of Wichita, across the following described real estate situated in Sedgwick County, Kansas, to wit:

The northeast 1/4 of Section 24, Twp. 27 S., R. 2 W of the 6th P.M., except that part being platted as St. Elizabeth Ann Seton Addition.

IN WITNESS WHEREOF: The said first parties have signed these presents the day and year first written.

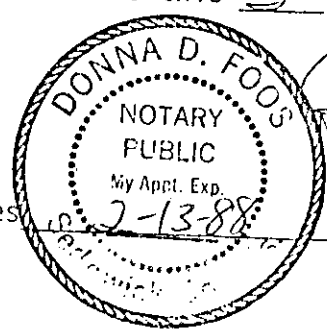
Virgil Jaax  
Virgil Jaax

Cyrilla Jaax  
Cyrilla Jaax

STATE OF KANSAS)  
SEDGWICK COUNTY) SS

Personally appeared before me a Notary Public in and for the County and State aforesaid Virgil and Cyrilla Jaax to me personally known to be the same persons who executed the foregoing instrument of writing and said persons duly acknowledged the execution thereof.

Dated at Wichita, Kansas this 5<sup>th</sup> day of May, 1984



Donna D. Fogg  
Notary Public

(My Commission Expires 2-13-88)

CERTIFICATE OF CORRECTIONS TO DESCRIPTION

ST. ELIZABETH ANN SETON ADD.  
Wichita, Kansas

JUN 2 1987

NO. 8 85678

PAT KETTLER  
REGISTER OF DEEDS

STATE OF KANSAS )  
COUNTY OF SEDGWICK )

*Ed Pava*  
Deputy

We, Professional Engineering Consultants, P.A., engineers in aforesaid county and state do hereby certify that a certain distance error exists on the plat drawing of St. Elizabeth Ann Seton Addition to Wichita, Sedgwick County, Kansas, showing the location of the centerline of the 40-foot pipeline easement (Phillips). The distance tying said easement on the west side from the N.W. corner of Lot 1, Block 1, should be changed from 351.26 feet to 362.14 feet, and on the east side from the N.E. corner of Lot 1, Block 1, the distance should be changed from 42.57 feet to 32.50 feet.

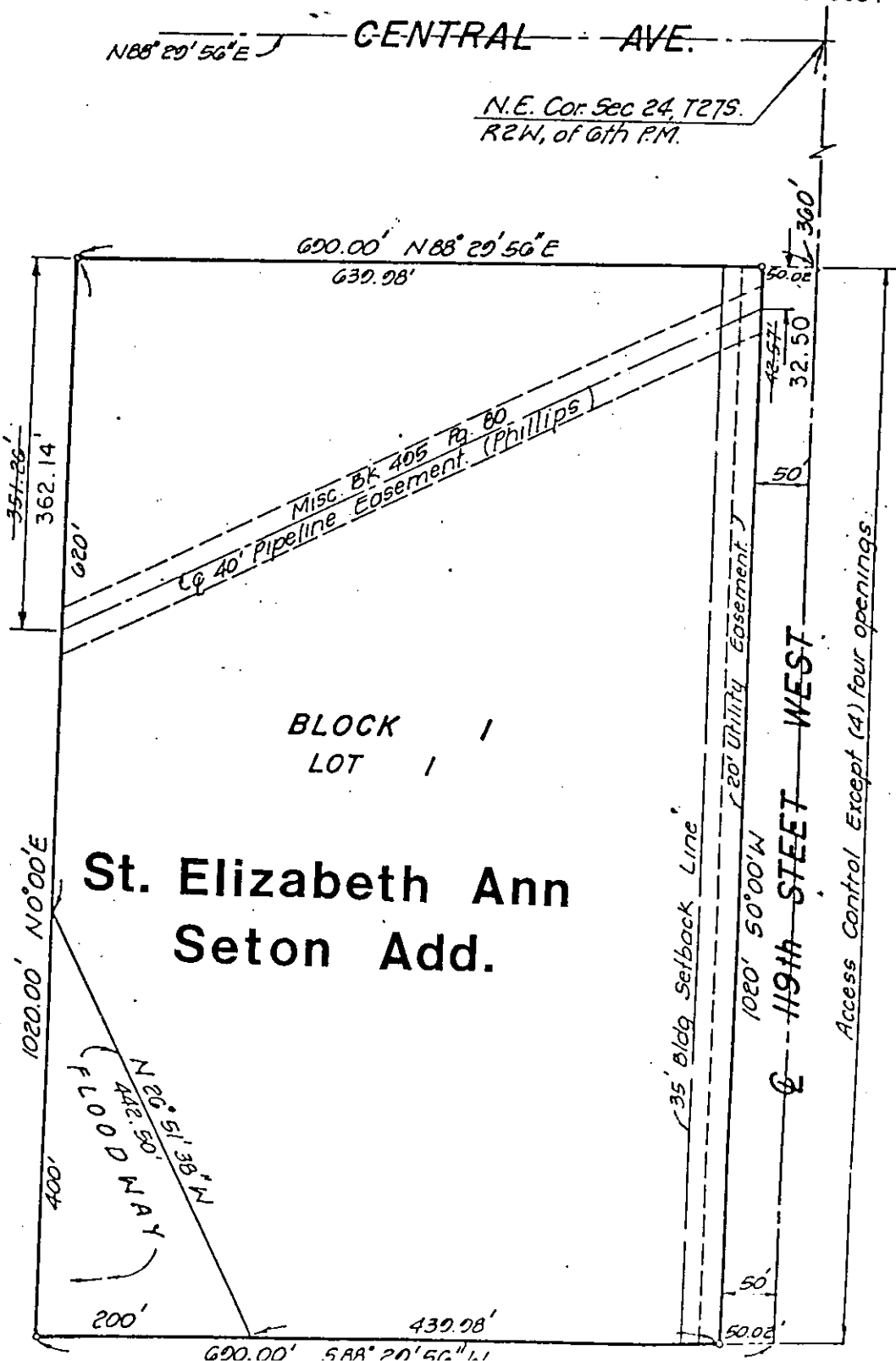
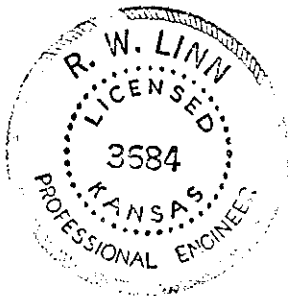
The accompanying drawing is a true and correct exhibit of the correction as noted.

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

Date June 1, 1987

By R.W. Linn

R.W. Linn, P.E. Lic. No. 3684



REPLACEMENT

copy

AFFIDAVIT

STATE OF KANSAS )  
COUNTY OF SEDGWICK ) SS

Michael E. Lindebak, P.E., City Engineer for the City of Wichita, Kansas, being first duly sworn, on oath states:

I have examined the final plat of St. Elizabeth Ann Seton, an Addition to Wichita, Sedgwick County, Kansas, and have found that a certain distance error exists on the plat drawing showing the location of the centerline of the 40-foot pipeline easement (Phillips). The distance tying said easement on the west side from the N.W. corner of Lot 1, Block 1, should be changed from 351.26 feet to 362.14 feet, and on the east side from the N.E. corner of Lot 1, Block 1, the distance should be changed from 42.57 feet to 32.50 feet.

FURTHER AFFIANT SAITH NOT.

*Michael E. Lindebak*  
Michael E. Lindebak, P.E.

Dated this 1st day of June, 1987

(SEAL)

STATE OF KANSAS )  
COUNTY OF SEDGWICK ) SS

Be it remembered that on this 1st day of June, 1987, before me, a Notary Public in and for said State and County, came Michael E. Lindebak, City Engineer for the City of Wichita, Kansas, 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 testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

*Marsha K. Morrow*  
Notary Public  
My appointment expires June 9, 1989

