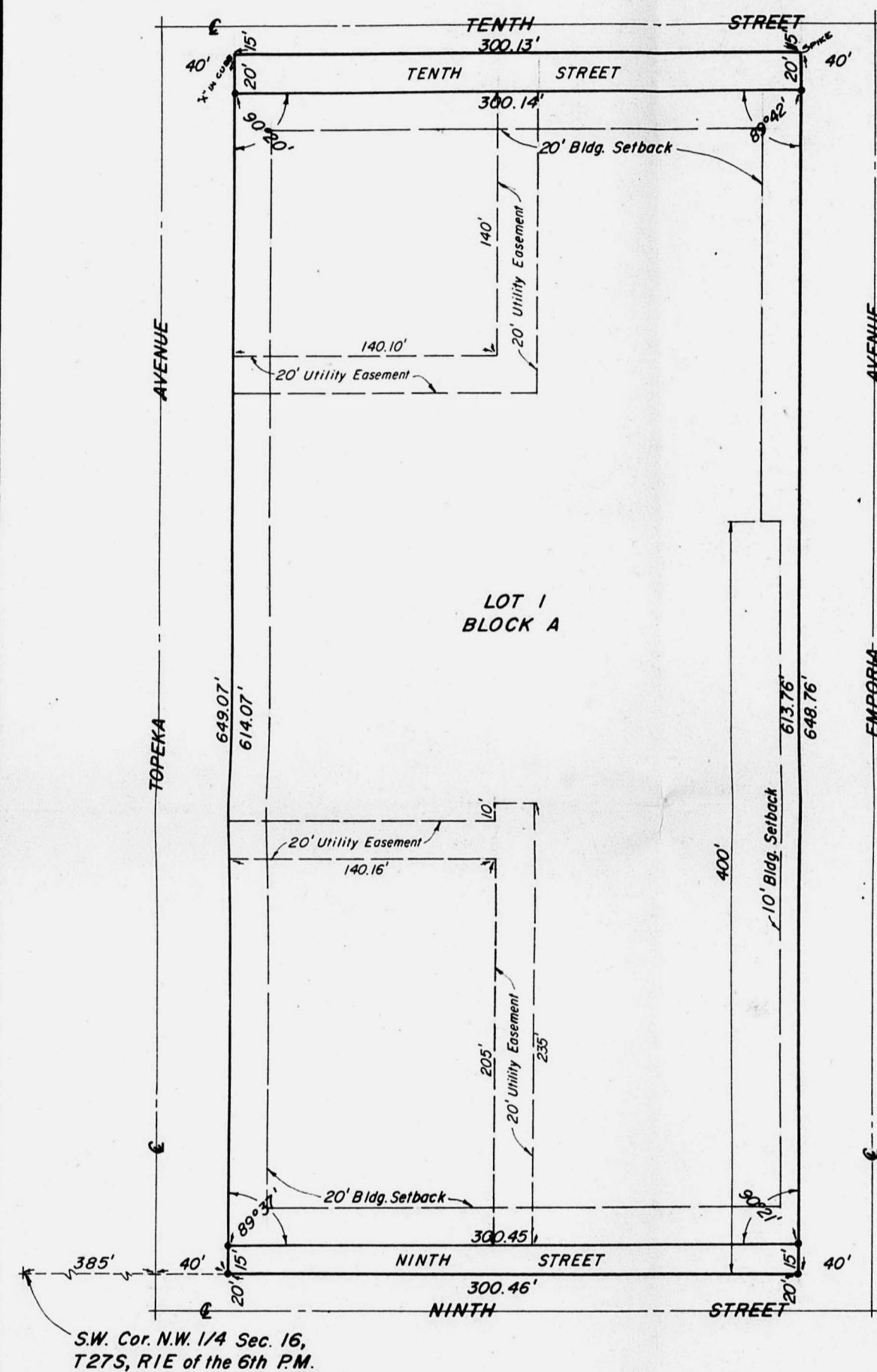


S

ST. FRANCIS MEDICAL PARK

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

FINAL PLAT SD 72-76
OFFICE COPY
DO NOT REMOVE



STATE OF KANSAS, COUNTY OF SEDGWICK, SS:
I, Don C. Moehring II, a Civil Engineer in said State and County, do hereby certify that I have surveyed and platted "ST. FRANCIS MEDICAL PARK", an addition to Wichita, Sedgwick County, Kansas, into a Lot, a Block, and Streets, the same being accurately set forth in the accompanying plat and described as follows: Lots 1 through 25, odd and inclusive, on Topeka Avenue, in Bentley's Add; Lots 2 through 24, even and inclusive, on Topeka Avenue, and Lots 1 through 23, odd and inclusive, on Emporia Avenue, in Stone's Addition; Lots 2 through 25, even and inclusive, in Bentley and Schoonover's Addition to Wichita, Kansas.
The North-South Alley between Ninth and Tenth Streets, and between Topeka and Emporia Avenues, is being replatted and vacated by virtue of K.S.A. 1971 Supp. 12-512(b).



Don C. Moehring II
314 Brown Bldg.
Consulting Engineer
Wichita, Kansas

Know all men by these presents that we the undersigned, property owners of the land as above set forth in the Civil Engineer's Certificate, have caused the same to be surveyed and platted into a Lot, a Block, Avenue, and Streets, the same to be known as "ST. FRANCIS MEDICAL PARK". The Avenues and Streets are hereby dedicated to and for the use of the public. Easements for the construction and maintenance of underground public utilities, as shown on the accompanying plat, are hereby granted.

St. Francis Hospital & School of Nursing, Inc. _____
Sister Agnes Marie Paul _____, President
Sister Mary Melina Christ _____, Secretary

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:
Be it remembered that on this _____ day of _____, 1972, before me, a Notary Public in and for said State and County, came St. Francis Hospital & School of Nursing, Inc., by Sister Agnes Marie Paul, President, and by Sister Mary Melina Christ, Secretary, to me personally known to be the same persons 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.

Joyce Purcell _____, Notary Public
My Commission expires _____

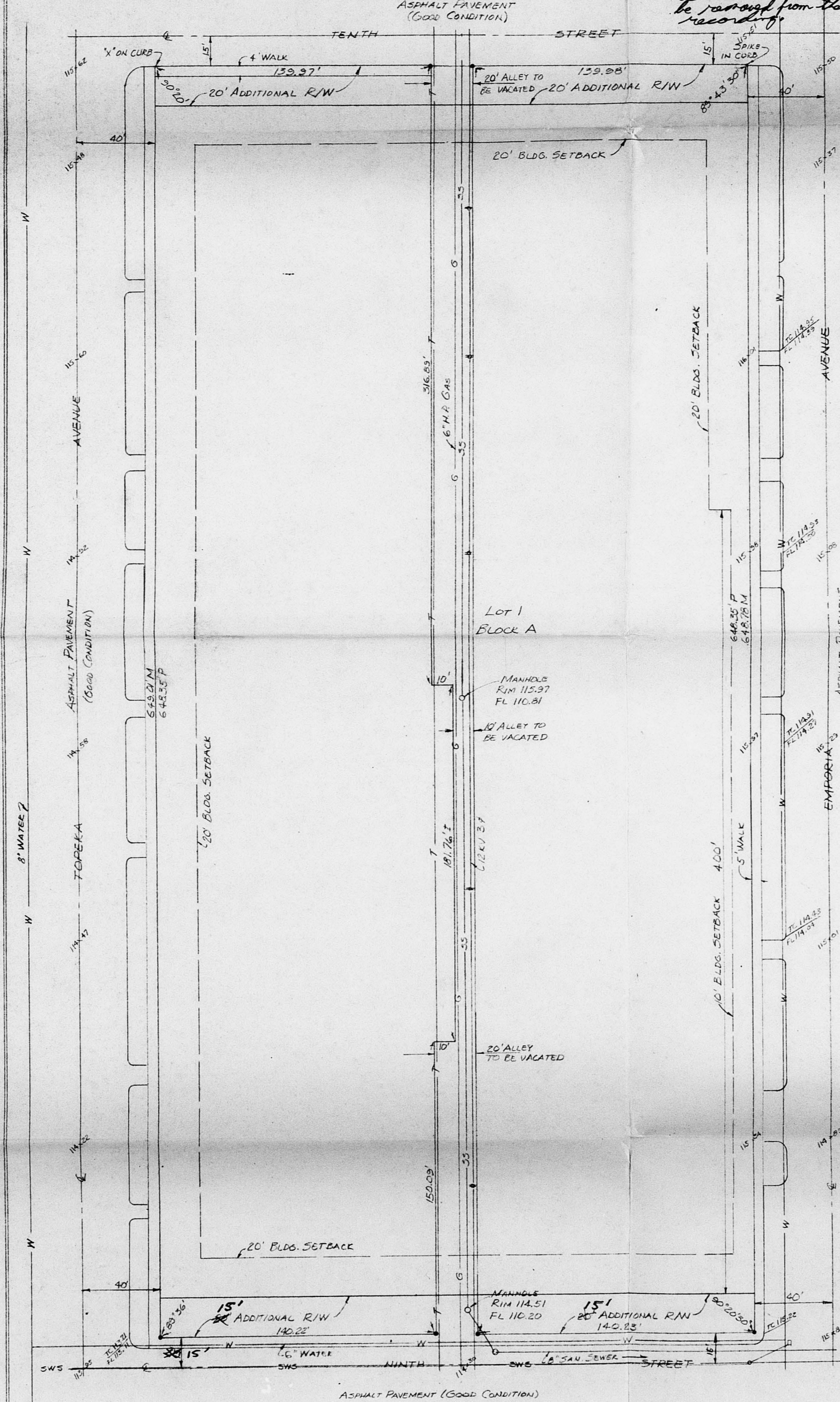
1"=50'
• = Iron

- S/D 72-76
Approved subject to:
- Submission of a contingent plat dedication for that portion of the R.O.W. being dedicated for 10th St. upon which east portion of an existing structure is located. Said dedication shall be contingent upon removal of the structure from the R.O.W. The executed dedication, approved as to form by the Dept. of Law, shall be forwarded with the final plat to the City Commission.
 - Any other structures or portions of structures located within the R.O.W. being dedicated for 9th and 10th Sts. shall be removed from the R.O.W. prior to release of the plat being for recording.
- This plat of "ST. FRANCIS MEDICAL PARK" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission.
Dated this _____ day of _____, 1972.
- Wichita-Sedgwick County Metropolitan Area Planning Commission
Alvin W. Harned _____, Secretary
Robert A. Lakin _____, Secretary
- This plat approved and all dedications shown hereon, if any, accepted by the City Commission of the City of Wichita, Kansas, this _____ day of _____, 1972.
- Make satisfactory arrangements with K&S E&B Bell Telephone Co. for service to and from the building. The cost of service shall be the responsibility of the applicant. The cost of service shall be the responsibility of the applicant. The cost of service shall be the responsibility of the applicant.
 - Contact the Engineering Division of the Dept. of Public Works and make satisfactory arrangements and agreements for abandonment of a portion of an existing sewer line located in the alley being vacated.
 - any other structure or abandonment of existing utilities shall be at sole expense of the applicant without cost to the City, County, or utility company.
- STATE OF KANSAS, COUNTY OF SEDGWICK, SS:
This is to certify that this instrument was filed for record in the Register of Deeds Office, at _____, on the _____ day of _____, 1972.
Entered on Transfer Record this _____ day of _____, 1972.
- Contact the Engineering Div. and make satisfactory arrangements and agreements for closing of all existing curb cuttings not to be utilized for the proposed development and for closing of the alley curb returns on 9th St.
 - Install or guarantee construction of sidewalks on 9th and 10th Sts. adjacent to the new property lines; the total estimated construction cost to be in the amount of \$1,800.
 - Recording in 30 days.
- Note: see letter dated 9-11-72
CLN

SD 72-76

- A. An appropriate easement shall be indicated on the final plat for floor portions of existing utilities within the north-south alley being vacated, which are to remain on subject property.
- B. The final plat shall indicate a dedication of an additional 15 feet of half street R.O.W. for Ninth St. rather than 20 feet as indicated on the preliminary plat.
- C. Make satisfactory arrangements with Southwestern Bell telephone, N.G.P.S., Gas Service Company and Omaha Gas Company for abandonment and/or relocation of their existing facilities within the alley being vacated by the plat. A letter obtained from each of said utility companies stating the said arrangements have been made, shall be submitted to the Planning Dept.
- D. Contact the Engineering Division of the Department of Public Works and make satisfactory arrangements and guarantee for abandonment of a portion of the existing sanitary sewer within the alley being vacated by the plat.

- E. Any relocation or abandonment of existing utilities necessitated by this plat shall be at the sole expense of the applicant without cost to the City, County or any utility company.
- F. The engineer's certificates on the final plat shall refer to the replating of the north-south alley and its vacation by virtue of K.S.A. 1971 Supp. 12-512(B).
- G. Contact the Engineering Division and make satisfactory arrangements and guarantee for closing of all curb cuts along Emporia, 7th Street which are to be utilized in the proposed readjustment of subject property, and the closing of the alley curb returns on Ninth & 10th Streets.
- H. A contingent dedication shall be submitted for that portion of the R.O.W. being dedicated for 10th St. upon which an existing structure is located. Said contingent dedication shall be in the form of an appropriate instrument with the dedication contingent upon the removal of the structure from the R.O.W.; the exacting application proposed on to form by the Dept. of Law, shall be submitted forward with the final plat to the City Commission.



- I. The portion of R.O.W. being contingently dedicated shall be indicated by a dashed line on the plat and labeled "contingent dedication".
- J. Install or guarantee the construction of sidewalk along the new property line on 7th St. Street. The total estimated construction cost to be determined upon submission of a final plat.
- K. The applicant shall install or guarantee the installation of all applicable utilities and facilities as described in Art. 5 of the MAPC Subdivision Regulations.
- L. Requirements for a final plat of the MAPC Subdivision Regulations.

SD 72-76
PRELIMINARY PLAT
OFFICE COPY

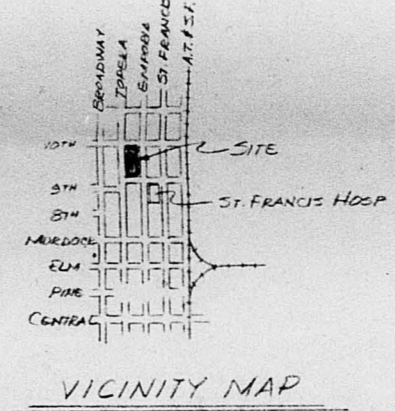
C. I. REMOVE PRELIMINARY PLAT OF ST. FRANCIS MEDICAL PARK

DESCRIBED AS FOLLOWS: LOTS 1 THROUGH 25, ODD AND INCLUSIVE, ON TORREYA AVE., IN BEATLEY'S PLD.; LOTS 2 THROUGH 24, EVEN AND INCLUSIVE, ON TORREYA AVE., AND LOTS 1 THROUGH 23, ODD AND IN CURVE, ON EMPIRIA AVE., IN STUBBS' ADD., LOTS 2 THROUGH 22, EVEN AND INCLUSIVE, IN BEATLEY AND SCHROEDERS ADD. TO WICHITA, KANSAS.

Don C. Mohrhard II
 34 BROWN BLDG.
 FILE NO. 72-0076-20

CONSULTING ENGINEER
 WICHITA, KANSAS

BENCH MARK
 STEEL SEWER MANHOLE RIM
 AT E. NINTH ST. E. OF TORREYA
 AVE., ELEV. 115.77 CITY DATUM





- 2-B-72
 This plat received and discussed this date with Claude Van Horn, Architect, and verbal authorization was given to proceed with preparation of a preliminary plat subject to the comments and conditions set applicable from our letter dated 1-29-72, and subject to the following:
- 1- eliminate street connections leading to adjoining lands per Sub. Reg. criteria for using 54' R/W which is that the subdivision shall eliminate through traffic.
 - 2- indicate appropriate street names
 - 3- indicate all open spaces as RESERVES
 - 4- indicate 30' bldg. setbacks
 - 5- see Notes for Floodway Requirements & minimum bldg. pad elevations
 - 6- make need temporary turn-around easements until release of sketch plat is finalized out.
 - 7- provide curves on street right-of-way as suggested herein
 - 8- furnish application with updated information thereon when preliminary is submitted / this

WOODMAN VAN DOREN REYNOLDS
 PLANNING CONSULTANTS
 COUNTY PLANNING DEPARTMENT
 WASHINGTON, D.C.

SKETCH PLAT
 SHADYBROOK FARM ADDITION
 7 FEB. 72
 5D 72-3
 REVISED COPY
 SKETCH PLAT
 OFFICE COPY
 DO NOT REMOVE

SCALE: 1"=100'
 CONTOUR INTERVAL: 2'
 DATE OF PHOTOGRAPHY: MARCH 3, 1968

NW 1/4 SEC. 24, T 27 S. R 2 E
 SEDGWICK COUNTY, KANSAS





being to spinning
 on using of E/R wire
 with limits
 of names
 as Reserves

WOODMAN
 VAN DOREN
 SURVEYORS
 1201 N. 10th St.
 Topeka, Kansas

SKETCH PLAT
 SHADYBROOK FARM ADDITION
 7 FEB. 72
 30 72-3
 REVISED COPY

SKETCH
 OFFICE COPY
 DO NOT REMOVE

SCALE: 1" = 100'
 CONTOUR INTERVAL: 2'
 DATE OF PHOTOGRAPHY: MARCH 3, 1968
 NW 1/4 SEC. 24, T27S, R2E
 SEDGWICK COUNTY, KANSAS



to updated information
 via available file

E 500

E 1000

E 1500

E 2000

E 2500

E 3000

E 000

E 500

E 1000

E 1500

E 2000

E 2500

E 3000

N 500

West N. 1/4
 of Block
 1223

S.W. 1/4
 Sec. 24
 T. 27 S.
 R. 2 E.

S.E. 1/4
 Sec. 24
 T. 27 S.
 R. 2 E.

NW 1/4
 Sec. 24
 T. 27 S.
 R. 2 E.

N 000

SHADYBROOK FARM ADDITION
 SEDGWICK COUNTY, KANSAS
 (SHEET 2 OF 2 SHEETS)

State of Kansas, County of Sedgwick, SS.
 I, Kenneth O. Taylor, Civil Engineer in said State and County, do hereby certify that I have surveyed and platted "SHADYBROOK FARM ADDITION", Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the same. Part of the NW 1/4 of Section 24, T27S, R22E said survey described as follows: Beginning at the SE corner of said NW 1/4; thence S0°09'30"W along the east line of said NW 1/4, the NE corner of said NW 1/4; thence S0°09'30"W, 825 feet along the south line of said NW 1/4; thence S89°54'26"W, 380 feet; thence N37°52'53"W, 401.02 feet; thence S89°30'W, 173.59 feet; thence S82°26'40"W, 375.96 feet; thence 401.02 feet to a point of reverse curvature; thence northeasterly on a curve to the right having a radius of 157.48 feet and a deflection angle of 70°35', a distance of 119.12 feet to the P.C. of a curve; thence northeasterly and northerly to said curve, 90 feet to the P.C. of a curve; thence N48°00'E on a tangent distance of 119.12 feet to the P.C. of a curve; thence northeasterly and northerly along a curve to the left having a radius of 225 feet and a deflection angle of 58°00', a distance of 327.77 feet to the P.C. of a curve; thence northerly on a tangent to said curve, 56.48 feet to the P.C. of a curve; thence northerly on a tangent to said curve, 32.90 feet to the P.C. of a curve; thence N2°45'W on a tangent to said curve, 443.53 feet; thence N0°00'W, 184 feet to the north line of said NW 1/4; thence S90°00'W, 1366 feet to the point of beginning.

Kenneth O. Taylor
 Civil Engineer

Know all men by these presents that The Fourth National Bank and Trust Company, Wichita, Kansas, as Trustee, by J. W. Shane, Vice President, John Siefkes, husband and wife, Virginia Gard Masteo and George J. Masteo, also known as George Joseph Masteo, wife and husband, have caused the land described in the Civil Engineer's certificate to be platted into lots, blocks and streets to be known as "SHADYBROOK FARM ADDITION", Sedgwick County, Kansas. All abutter's rights of access to or from Central Avenue, over and across the north line of Lot A, Block 1, Starling, Lot A, Block 2 and Lot 1, Block 3, are hereby granted to the appropriate governing body. Utility and drainage easements are hereby granted for the construction and maintenance of all public utilities and for drainage purposes over and under Lot A, Block 1, Lot A, Block 2, Lot A, Block 3, Lot A, Block 4, Lot A, Block 5, Lot A, Block 6, and Lot A, Block 7, and said lots shall also be reserved for open space. The floodway shall be the responsibility of the owners of the property in the subdivision until such time as the governing body exercising jurisdiction in the subdivision shall assume the responsibility of the owners of the drain-objects to assume the responsibility for maintenance and improvement of the drain-objects, provided further that no building shall be constructed on or within said floodway, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the Wichita-Sedgwick County Flood Control Office or their successors of office.

Lot 6, Block 8, is hereby reserved for open space, drainage and utility easements and temporary sewage treatment facilities. The sewage treatment facilities shall be abandoned when the appropriate governing body determines that such sewage treatment facilities are no longer needed. The drainage and utility easements in said Lot 6 are hereby granted for drainage purposes and for the construction and maintenance of all public utilities.

Utility and drainage easements as indicated on the plat are hereby granted for the construction and maintenance of all public utilities and for drainage purposes.

Utility easements as indicated on the plat are hereby granted for the construction and maintenance of all public utilities.

The streets are hereby dedicated to and for the use of the public.

No structure shall be constructed below a finish grade or foundation pad level of 1313.0 feet above mean sea level.

The Fourth National Bank and Trust Company, Wichita, Kansas, as Trustee

ATTEST: J. W. Shane, Vice President

P. C. Woodward, Asst. Trust Officer

John Siefkes, Jan Siefkes

Virginia Gard Masteo, George J. Masteo &/s/ George Joseph Masteo

State of Kansas, County of Sedgwick, SS.

Be it remembered, that on this day of 19 before me, a notary public in and for the County and State of Kansas, came J. W. Shane, Vice President of The Fourth National Bank and Trust Company, Wichita, Kansas, a corporation, to me personally known to be the same person who executed the within instrument as Vice President of said corporation, and such person duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my official seal the day and year above written.

My Commission Expires: _____

State of Kansas, County of Sedgwick, SS.

Be it remembered, that on this day of 19 before me, a notary public in and for said County and State, came John Siefkes, husband and wife, to me personally known to be the same persons and Jan Siefkes, husband and wife, to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

My Commission Expires: _____

State of Kansas, County of Sedgwick, SS.

Be it remembered, that on this day of 19 before me, a notary public in and for said County and State, came Virginia Gard Masteo and George J. Masteo &/s/ George Joseph Masteo, wife and husband, to me personally known to be the persons who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

My Commission Expires: _____

Business Men's Assurance Company of America, by President, E. B. Shawver II and Jerry E. Shawver, and Paul M. Morton, mortgage holders of the land described in the Civil Engineer's certificate, do hereby consent to the platting of "SHADYBROOK FARM ADDITION", Sedgwick County, Kansas.

Business Men's Assurance Company of America

ATTEST: _____, President

_____, Secretary

E. B. Shawver II, Jerry E. Shawver

Paul M. Morton

State of _____, County of _____, SS.

Be it remembered, that on this day of 19 before me the undersigned, a notary public in and for the County and State of _____, came _____, President of Business Men's Assurance Company of America, a corporation, to me personally known to be the same person who executed the within instrument as President of said corporation, same person who executed the execution of same as President, for and on behalf of, and as the act and deed of said corporation. In testimony whereof, I have hereunto set my hand and affixed my official seal the day and year above written.

My Commission Expires: _____

State of Kansas, County of Sedgwick, SS.

Be it remembered that on this day of 19 before me, a notary public in and for said County and State, came E. B. Shawver before me, a notary public in and for the County and State of Kansas, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

My Commission Expires: _____

State of Kansas, County of Sedgwick, SS.

Be it remembered that on this day of 19 before me, a notary public in and for said County and State, came Paul M. Morton before me, a notary public in and for the County and State of Kansas, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

My Commission Expires: _____

State of Kansas, County of Sedgwick, SS.

Be it remembered that on this day of 19 before me, a notary public in and for said County and State, came Alvin J. Hennessy before me, a notary public in and for the County and State of Kansas, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

My Commission Expires: _____

State of Kansas, County of Sedgwick, SS.

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

Dated this day of _____, 1972.

Wichita-Sedgwick County Metropolitan Area Planning Commission

By Alvin J. Hennessy, Chairman

Robert A. Lakin, Secretary

This plat approved and all dedications shown hereon accented by the Board of City Commissioners of the City of Wichita, Kansas, this day of _____, 19_____.

Jack H. Greene, Mayor

Ralph C. Sherry, City Clerk

This plat approved and all dedications shown hereon accented by the Board of County Commissioners of Sedgwick County, Kansas, this day of _____, 19_____.

Earl S. Rush, Chairman

Elmer S. Peters, Commissioner

ATTEST: Tom Scott, Commissioner

Marie Warden, County Clerk

Entered on transfer record this day of _____, 19_____.

Marie Warden, County Clerk

State of Kansas, County of Sedgwick, SS.

This is to certify that this instrument was filed for record in the Register of Deeds Office, at _____, on the _____ day of _____, 19_____.

John Hale, Register of Deeds

Pearl B. Gilbert, Deputy

REVISED COPY
 FINAL PLAT
 OFFICE COPY
 DO NOT REMOVE
 SD 72-3



SHADYBROOK FARM ADDITION
 SEDGWICK COUNTY, KANSAS
 (SHEET 1 OF 2 SHEETS)

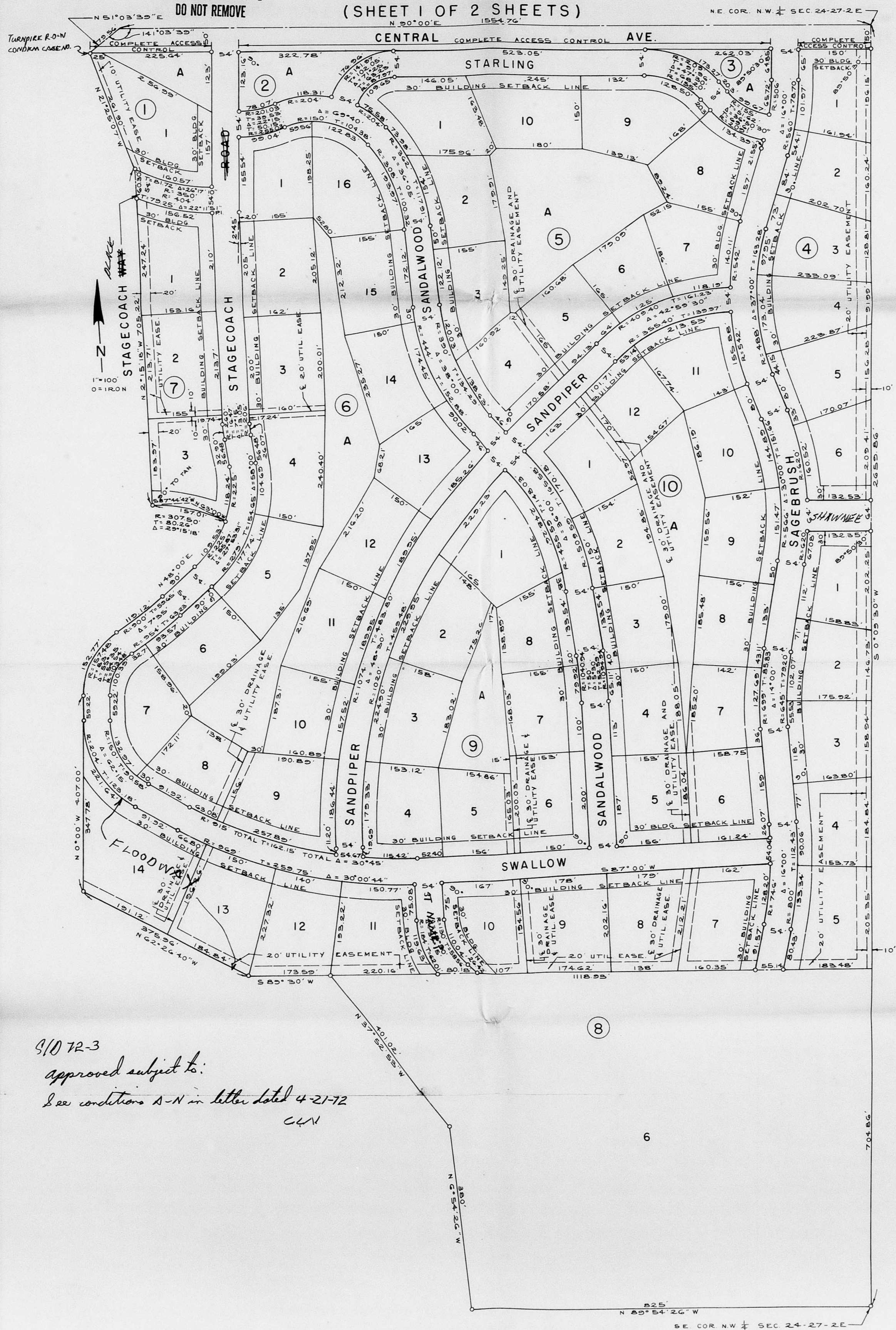


NE COR. NW 1/4 SEC 24-27-2E

SE COR. NW 1/4 SEC 24-27-2E

FINAL PL. OFFICE COPY
DO NOT REMOVE

SHADYBROOK FARM ADDITION
SEDGWICK COUNTY, KANSAS
(SHEET 1 OF 2 SHEETS)



8/10 72-3
approved subject to:
See conditions A-N in letter dated 4-21-72
CUN

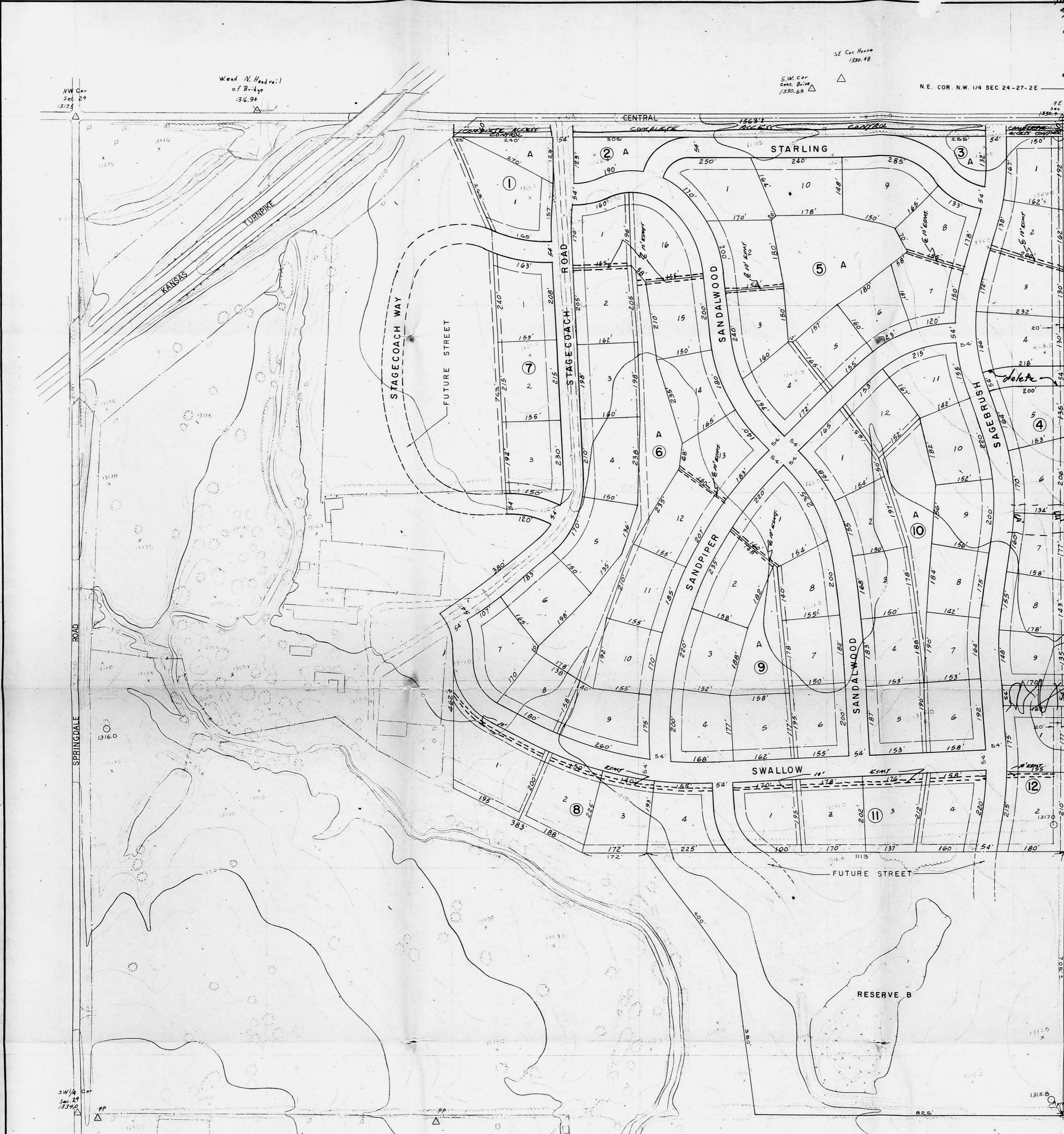
2 of 2
Missing
when
microfilmed

SD 72-3
approved subject to:

- a. The applicant proposed restrictive covenants which include provisions for 3 off street parking spaces per plotted lot, shall be executed and forwarded with the final plat to the City Commission.
- b. The Home Association Agreement shall be approved to provide for maintenance and responsibility for improvement of the open space areas shown on these plans. The plat and agreement shall be approved, it shall be executed and forwarded with the final plat to the City Commission.
- c. Indicate complete access control adjacent to Central where shown hereon.
- d. The east-west street between Blocks 4 and 12 shall be relocated to preserve the easements of the east line of said blocks, and the R.O.W. shall be increased to 60'.
- e. The 54' wide easement in block 4 shall be deleted from the plat.
- f. The 30' wide open space shall be indicated as being reserved for both open space and utility easement on the final plat and for drainage purposes in detailed plat.
- g. The use intended for 2' easements shall be indicated on the plat.
- h. Contact the Union of the Dept. of Public Works relative to street name for the streets being plotted.
- i. Indicate utility easements where shown hereon.
- j. Contact the Engineering & Traffic Engineering Division of the Dept. of Public Works relative to re-aligning the geometry of the R.O.W. for the intersection of Stagecoach Road and Swallow.
- k. Prepare and submit to the City Engineer for approval appropriate plans & profiles for the streets and drainage within the plat. Each attempt to be in compliance with uniform standards and the specifications of the City Engineer, and the improvement thereof shall be installed or guaranteed by the applicant. Provisions for the drainage shall include a network of easements through open space areas, and the designation of easements of easements from the approved plans.
- l. The proposed retaining sewer system to serve subject property shall be designed and guaranteed to City of Wichita standards, and a County operated sewer improvement district shall be created, within accordance with the adopted countywide sewer plan. The plans & profiles for said sewer system shall be submitted to the Wichita Sedgwick County Government Health Dept. and the City Engineer of the City of Wichita for review & approval.
- m. Contact the Wichita Water Dept. relative to access of providing for the guarantee of abatement of city water to serve subject property.
- n. Both telephone & electric service shall be installed underground.
- o. Water or gas gas to the installation of all gas lines, utilities & easements and easements or easements in Part 8 of the State of Kansas regulations.

PRELIMINARY PLAT
SHADYBROOK FARM ADDITION
Plat; see letter dated 3-17-72
C-11

FOR:
JOHN E. SIEFKES
PRELIMINARY PLAT
OFFICE COPY
DO NOT REMOVE
SD 72-3
5 2000
5 2500
5 3000



ALL LOTS DESIGNATED "A" ARE RESERVED FOR OPEN SPACE TO BE MAINTAINED BY HOME OWNERS ASSOCIATION AND FOR UTILITY EASEMENTS.
UTILITY EASEMENTS SHOWN ARE 20 FEET WIDE.
BUILDING SETBACK LINES ARE 30 FEET AS SHOWN.

B.M. ELEV. 1330.26 - 60" NAIL IN EAST SIDE 15" HEDGE TREE 60' SOUTH OF THE N.E. COR.
NW 1/4 SEC. 24 - 27 - 2E.

SCALE: 1"=100'
CONTOUR INTERVAL: 2'
DATE OF PHOTOGRAPHY: MARCH 3, 1968

NW 1/4 SEC. 24, T.27 S.R.2E
SEDGWICK COUNTY, KANSAS

