

OFFICE COPY
DO NOT REMOVE

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 9-5-96 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLINED
IN OUR LETTER DATED 9-5-96

- = #4 Rebar w/ Baughman Cap (set)
- = 3/4" Iron (Found)
- ⊙ = Thimble (Found)

FINAL PLAT

NE COR., SE1/4, SEC. 23,
TWP. 27-S, R-2-W

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) aforesaid County and State do hereby certify that we have surveyed
and platted "RIVERSIDE CLINIC ADDITION", Sedgwick County, Kansas,
and that the accompanying plat is a true and correct exhibit of the
property surveyed, described as follows: The south 431.02 feet of the
east 431.02 feet of the SE1/4 of Sec. 23, Twp. 27-S, R-2-W of the
6th P.M., Sedgwick County, Kansas.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Baughman Co., P.A.

Michael G. Conrey

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into a Lot and Streets to be known as "RIVERSIDE CLINIC ADDITION", Sedgewick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public. All abutters rights of access to or from 135th Street West over and across the east line of Lot 1 are hereby granted to the appropriate governing body provided, however, that Lot 1 shall have access to 135th Street West at one location over all except the south 100 feet of the east line of said Lot 1 as shall be determined by the Engineer of the appropriate governing body. All abutters rights of access to or from Maple Street over and across the south line of Lot 1 are hereby granted to the appropriate governing body provided, however, that Lot 1 shall have access to Maple Street at one location over all except the east 100 feet of the south line of said Lot 1 as shall be determined by the Engineer of the appropriate governing body.

Riverside Health System, Inc.

_____, President & C.E.O.
Robert Dixon

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged be-
fore me, this _____ day of _____, 1996, by Robert
Dixon, President and C.E.O. of Riverside Health System, Inc., on
behalf of the corporation.

My App't. Exp. _____

*This plat of "RIVERSIDE CLINIC 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 _____, 1996.
Wichita-Sedgwick County Metropolitan Area Planning Commission

Susan Osborne-Howes Chair

Marvin S. Krout Secretary

*This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this _____ day of _____, 1996.*

Bob Knight Mayor

Pat Burnett City Clerk

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of Sedgwick County, Kansas, this _____ day of _____, 1996.

_____, Chairman
Thomas G. Winters

_____, Chair Pro-Term
Melody Miller

_____, Commissioner
Betsy Gwin

_____, Commissioner
Paul W. Hancock

_____, Commissioner
Mark F. Schroeder

_____, County Clerk
Susan E. Crockett-Spoon

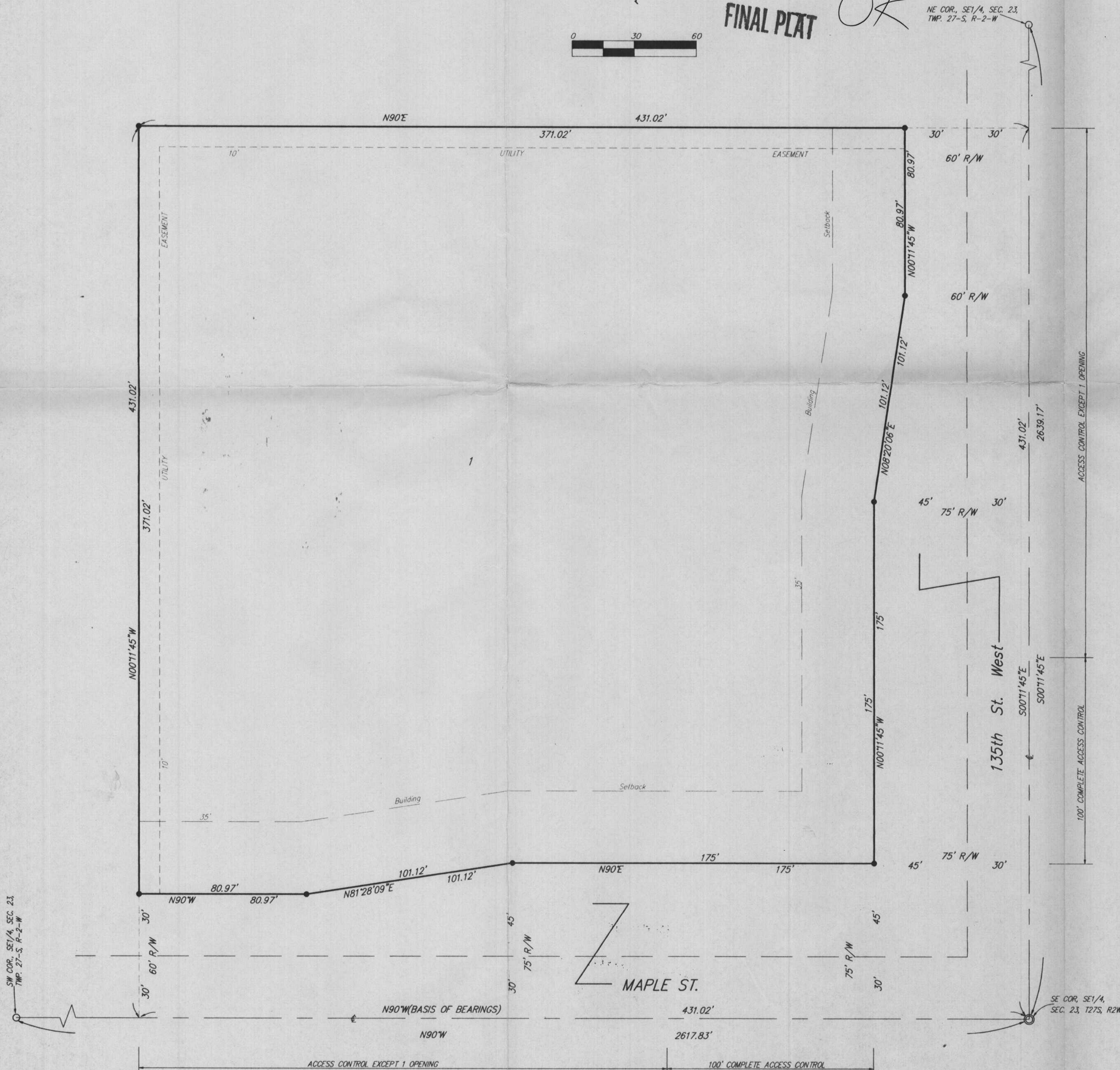
Entered on transfer record this _____ day
of _____, 1996.

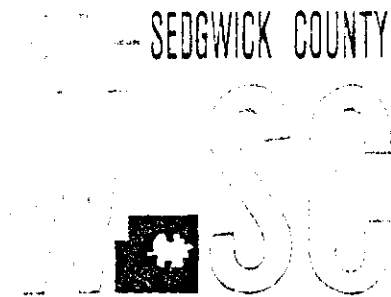
Susan E. Crockett-Spoon County Clerk

State of Kansas)
Sedgwick County) SS This is to certify that this plat has been
filed for record in the office of the Register of Deeds, this ____ day
of _____, 1996, at ____ o'clock ____ M; and is duly
recorded.

Pat Kettler

Deputy
Ed Resa





METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

September 12, 1996

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

Re: S/D 96-58 Final Plat of the RIVERSIDE CLINIC (RIVERSIDE HEALTH SYSTEM) ADDITION

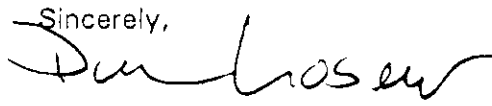
Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 12, 1996, 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 September 5, 1996.

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 and/or County Commission 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 developments.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh

cc: Attn: Robert Dixon, Riverside Health System, Inc., 2622 W. Central, Wichita, KS 67203
Mike Lindebak, City Engineer

SEDGWICK COUNTY

September 5, 1996



METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
316/268-4421
FAX 316/268-4390

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

Re: S/D 96-58 Final Plat of the RIVERSIDE CLINIC (RIVERSIDE HEALTH SYSTEM) ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 5, 1996, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Prior to this plat being submitted to City Council review, the applicant shall have requested annexation to Wichita. If annexation is completed before submittal of the plat tracing, only City Council review will be required.
- B. As noted by City Engineering, a guarantee shall be provided for the extension of water along Maple, adjacent to this site.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall also provide for any needed off-site extensions of sewer to reach the site and extensions adjacent to the site as determined necessary by City Engineering.
- D. As required by Traffic Engineering, guarantees shall be provided for both temporary and permanent left-turn and accel/decel lane improvements in Maple to serve this site's entrance from that street.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property. Such improvements may be done at the time of site development.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. Prior to this plat being released for recording, the applicant shall provide proof of their ownership of the site. The platting binder presently indicates that the site is in several ownerships other than that of the indicated plattor on the tracing.

- 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- 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 and/or County Commission.
- L. As requested by the applicant, the final plat tracing may be renamed "Riverside Health System Addition."

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, September 12, 1996 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: Attn: Robert Dixon, Riverside Health System, Inc., 2622 W. Central, Wichita, KS 67203
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-5

September 12, 1996

STAFF REPORT
(Final Plat Approved 9/5/96)

CASE NUMBER: S/D 96-58 RIVERSIDE CLINIC ADDITION (Riverside Health System Addition)

OWNER/APPLICANT: Attn: Robert Dixon, Riverside Health System, Inc., 2622 W. Central, Wichita, KS 67203

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: North of Maple and west of 135th Street West

SITE SIZE: 3.0 Acres

NUMBER OF LOTS

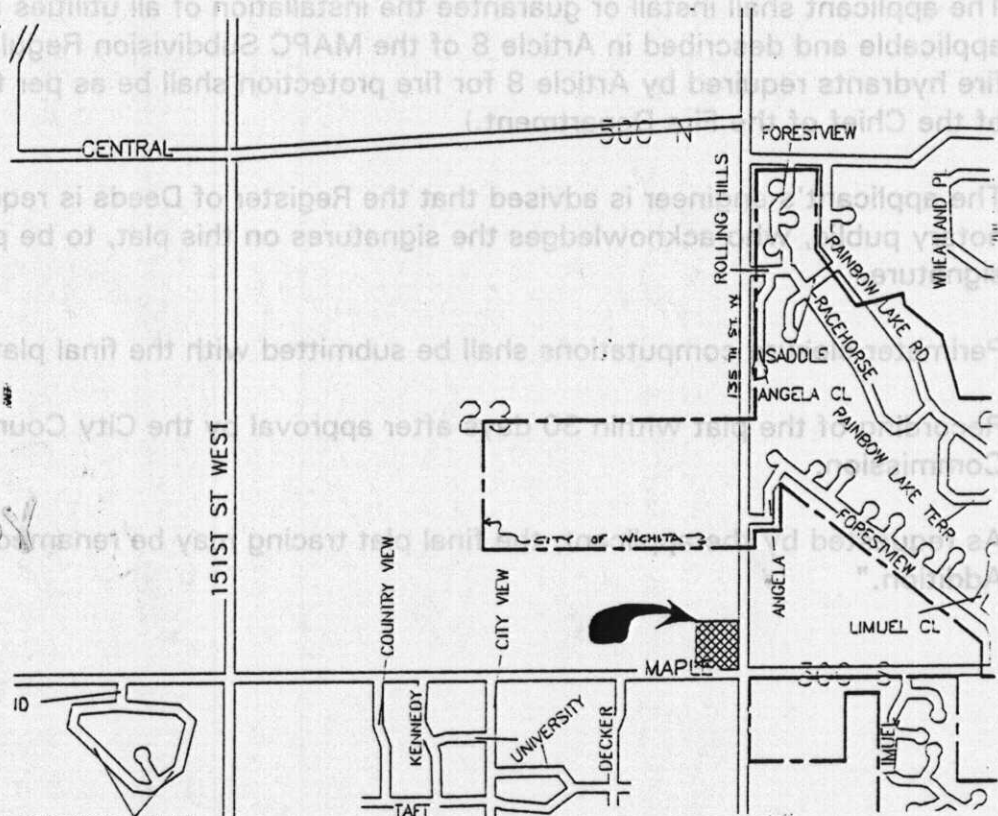
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 130,680.3 sq. ft.

CURRENT ZONING: "SF-20"

PROPOSED ZONING: "GO" (SCZ-0717)

VICINITY MAP:



STAFF COMMENTS:

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