

PLAT NO. S/D 72-76

MAP NO. 5548

NAME ST FRANCIS MEDICAL PARK

LOCATION Between Topeka and Emporia from 9th to 10th

ENGINEER Don C Moehring II

OWNER St Francis Hospital & School of Nursing, Inc.

APPLICATION FILED 7/24/72

SKETCH PLAT FILED ~~7/24/72~~ N/A

PRELIMINARY FILED ~~None submitted~~ 7-24-72

S/D ACTION ~~8-3-72~~ 8-3-72 Approve

FINAL FILED 8/29/72

S/D ACTION 9-7-72 Approve subj to conditions

MAPC ACTION 9-14-72 Approved as recommended

BCC ACTION 10-31-72 Approve

RECORDED December 1, 1972

REMARKS _____

S/D 72-76 ST FRANCIS MEDICAL PARK
Between Topeka & Emporia frm 9-10t
by Don C Moehring II

ACTION

	DATE
S/D COMMITTEE (prelim) Approve	8-2-72
Com. (final) Approve sub. To Condlng	9-7-72
M.A.P.C. Approve as recommended	11-7-72
R.C.C. 7-6-66 Approve	10-31-72

Map No. 5548
Sec. No. 16
Twp. No. 27
Range E5

Subdivision Report and Progress
S/D No.: 72-76

Name: ST FRANCIS MEDICAL PARK

General Location: Between Topeka and Emporia from 9th to 10th

Owner: St Francis Hospital & School of Nursing, Inc.
Address: 929 North St Francis (H) Phone: 262-6211
Subdivider: Transamerican Investment Properties Inc by Max Eberhart
Address: 260 North Rock Road, Box 18403 Wichita, KS Phone: 685-5355
Engineer/Surveyor: Don C Moehring II
Address: 314 Brown Building Phone: 263-6781

Application Received 7/24/72
Conf. with ~~Engineer~~ 7-21-72
Sketch Plat Received 7/24/72 N/A
Present Zoning B & C
* Proposed Zoning LC
Letter of Intent none

PREL. PLAT RECEIVED 7-24-72
S/D Comm. Action 8-3-72
Approve
Dept. Report on Prel. ~~Approved~~ 8-4-72

TRACING PROGRESS:
Received 10-12-72
Released 10-26-72
Received 10-30-72
Released 11-6-72

FINAL PLAT RECEIVED 8-29-72
S/D Comm. Action 9-7-72 Approve
Suly to Conditions
Dept. Report on Final 9-8-72
M.A.P.C. ACTION 9-14-72 Approve
Dept. Report on Final 9-15-72
Letter on Irons Received N/A
Title/Taxes Rec'd & Reviewed 10-25-72
Final Review 10-26-72
Referral to B.C.C. 10-26-72
B.C.C. ACTION 10-30-72 Approve
Recorded December 1, 1972

Comments:

* Associated with case 7-1405 "B" & "C" to "20"
11-7-72 called Max Eberhart to pick up tracing for recording

REGISTER OF DEEDS
SEDGWICK COUNTY, KANSAS

D.
12/1/72

St. Francis Medical Park ADDITION was

filed for record on December 1, 1972

S-2 8-9
81
vh

John H. Hall

Register Of Deeds

T9-328

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number	72-76	Name	ST. FRANCIS MEDICAL PARK
Application Filed:	7-24-72	Sketch Filed:	N/A
Preliminary Plat Filed:	7-24-72	Approved by S/D:	8-3-72
Final Plat Filed:	8-29-72	Approved by S/D:	9-7-72
Approved by Metropolitan Area Planning Commission:			9-14-72

DESCRIPTION

General Location: Between Topeka and Emporia
from 9th to 10th

Surveyor or Engineer: Don C. Moehring II
Owner: St. Francis Hospital & School of Nursing, Inc.
Address: 929 North St. Francis

- | | | |
|--------------------------|-----------------------------|---|
| 1. Gross Acreage of Plat | <u>4.47</u> | 5. Lineal Feet of New Streets: |
| 2. Number of Lots: | | a. <u>20</u> R/W <u>300</u> ft. |
| Residential | <u> </u> | b. <u>15</u> R/W <u>300</u> ft. |
| Commercial | <u>1</u> | c. <u> </u> R/W <u> </u> ft. |
| Industrial | <u> </u> | d. <u> </u> R/W <u> </u> ft. |
| Other | <u> </u> | e. <u> </u> R/W <u> </u> ft. |
| Total Number of Lots: | <u>1</u> | TOTAL <u>600</u> ft. |
| 3. Minimum Lot Frontage: | <u>648.78</u> ft. | 6. Existing Zoning: <u>"B" & "IC"</u> |
| 4. Minimum Lot Area | <u>194,634</u> sq.ft. | |

Valid petitions have been submitted guaranteeing the construction of sidewalks on the north side of Ninth Street and the south side of Tenth Street. A certificate has also been submitted certifying the petitions.

Planning Commission Recommendation:

- That this plat be approved, subject to:
- A. The applicant shall submit a contingent dedication for that portion of Tenth Street being dedicated by the plat occupied by a portion of an existing building on subject property.
 - B. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Note: Associated zone Case Z-1405, "B" and "C" to "IC" was approved by the Board of City Commissioners on August 15, 1972, subject to replatting.

ACTION: Accept the dedication, approve the petitions and instruct the Director of Law to prepare the necessary resolutions and the City Clerk to file the certificate with the Register of Deeds, the filing costs of which shall be billed to the applicant, and approve the plat as approved by the Metropolitan Area Planning Commission and authorize the Mayor to sign.

CERTIFICATE

City of Wichita)
Sedgwick County) ss
State of Kansas)

I, ST. FRANCIS HOSPITAL AND SCHOOL OF NURSING, INC., owner and plat-
tor of ST. FRANCIS MEDICAL PARK Addition, do hereby
certify that petitions for the following improvements have been
submitted to the Board of Commissioners of the City of Wichita,
Kansas:

1. CONSTRUCTION OF A SIDEWALK ON THE SOUTH SIDE OF 10TH STREET.
2. CONSTRUCTION OF A SIDEWALK ON THE NORTH SIDE OF NINTH STREET
3. N/A
4. N/A
5. N/A
6. N/A
7. N/A

As a result of the above-mentioned petitions for im-
provements, lots within ST. FRANCIS MEDICAL PARK Addition
may be subject to special assessments assessed thereto for the
cost of constructing the above-described improvements.

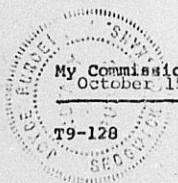
Signed this 24th day of October, 1972.

ST. FRANCIS HOSPITAL AND SCHOOL OF
NURSING, INC.

By Sister Agnes Marie Paul
Sister Agnes Marie Paul

City of Wichita)
Sedgwick County) ss
State of Kansas)

Be it remembered that on this 24th day of October,
19 72, before me, a notary public in and for said County and State,
came Sister Agnes Marie Paul, President of the above-named corporation
to me personally
known to be the same person who executed the fore-going instrument
of writing and duly acknowledged the execution of same, for and on
behalf of and as the act and deed of St. Francis Hospital and School
of Nursing, Inc.
In Testimony Whereof, I have hereunto set my hand and
affixed my notarial seal the day and year above written.



My Commission Expires:
October 15, 1974

Joyce Purcell
Notary Public Joyce Purcell

CONTINGENT DEDICATION

WHEREAS, St. Francis Hospital and School of Nursing, Inc., is the owner of real property which is being platted as "ST. FRANCIS MEDICAL PARK, an Addition to Wichita, Sedgwick County, Kansas"; and

WHEREAS, said owner is desirous of making a contingent dedication to the public for street right of way covering the following described property, to wit:

Beginning at a point in the North line, and 30 feet West of the Northeast Corner of Lot 1, Block A, St. Francis Medical Park, an Addition to Wichita, Sedgwick County, Kansas; thence West along the North line of said Lot 1, 38.0 feet; thence North 4.0 feet; thence East, 38.0 feet; thence South 4.0 feet to the point of beginning.

WHEREAS, at the present time, a portion of an existing building is located on the property herein being dedicated; and

WHEREAS, it is the intention of the owner to dedicate to the public the above described property, but effective only in the event of certain contingencies hereinafter specified.

NOW, THEREFORE, St. Francis Hospital and School of Nursing, Inc., being the legal owner of the above described property, does hereby dedicate to the public for street purposes the property hereinabove set forth; but the right of the public and the City of Wichita and the Board of County Commissioners of Sedgwick County, Kansas, to make use thereof for public purposes, including Streets, excavation, fill, street paving, sidewalks, public utilities and other similar street purposes, shall not occur so long as the presently existing portion of a building located on said above described property being dedicated shall remain thereon. It is further understood that this dedication shall come into being in the event of substantial or total destruction of the existing building by fire or other casualty or in the event the existing building is substantially

torn down or destroyed, and upon the happening of such event this dedication shall be and become, without further notice or act, in full force and effect.

EXECUTED this 17th day of October, 1972.

ST. FRANCIS HOSPITAL AND SCHOOL OF NURSING, INC.

Sister Agnes Marie Paul, President
Sister Agnes Marie Paul

Sister Mary Melina Christ, Secretary
Sister Mary Melina Christ

ACKNOWLEDGMENT

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

BE IT REMEMBERED, that on this 17th day of October, 1972, before me, a Notary Public in and for said State and County, came St. Francis Hospital and 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
Joyce Purcell

My Commission Expires October 15, 1974



Southwestern Bell

P.O. Box 2579
Wichita, Kansas 67201
October 26, 1972

Mr. John D. Gist
Metropolitan Area Planning Department
City Building Annex
104 South Main Street
Wichita, Kansas 67202

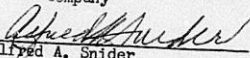
Re: Proposed St. Francis
Medical Park - Removal
of Telephone Company
plant from building site

Dear Mr. Gist:

In connection with the referenced matter, you are advised
that the TransAmerican Investment Properties, Inc., has
made "satisfactory arrangements" with our Company.

Sincerely,

Southwestern Bell Telephone Co.
Company

By 
Alfred A. Snider
District Engineer

cc: Max E. Eberhart -
TransAmerican Investment Properties, Inc.



EMMET A. BLAES
ROETZEL JOCHEMS
ROBERT G. BRADEN
STAN E. WISDOM
BRUCE W. ZUERCHER
CHARLES M. CLINE
RICHARD A. LOYD
PAUL H. HUMANN
LAWRENCE MCDONOUGH
GERALD D. HAAC
ROBERT L. HEATH
TIMOTHY E. MCKEE
EDWIN J. DREILING
LARRY K. MEEKER

JOCHEMS, SARGENT & BLAES
ATTORNEYS AT LAW

FARMERS & BANKERS BUILDING
200 EAST FIRST STREET
POST OFFICE BOX 2134
WICHITA, KANSAS 67201
(316) 262-8443

W. D. JOCHEMS
(1886-1960)
J. WIRTH SARGENT
(1884-1965)

J. FRANCIS HESSE
HARRY L. HOBSON
LEONARD A. LEVAND
COUNSEL

25 October 1972

The Honorable Mayor and City Commissioners
City of Wichita, Kansas
City Building
Wichita, Kansas 67202

Gentlemen:

We have examined abstracts of title to the following real estate in Sedgwick County, Kansas:

Odd Lots 1 through 25, on Topeka Avenue, in Bentley's Addition to Wichita; Even Lots 2 through 24, on Topeka Avenue, in Stone's Addition to Wichita; Odd Lots 1 through 23, on Emporia Avenue in Stone's Addition; and Even Lots 2 through 26, on Emporia, in Bentley and Schoonover Addition to Wichita.

This property may be more aptly described as all that real estate bounded by Ninth Street on the south, by Tenth Street on the north, by Emporia Avenue on the east, and by Topeka Avenue on the west.

From our examination we find marketable title vested in

ST. FRANCIS HOSPITAL AND SCHOOL OF NURSING, INC.,
a non-profit corporation,

subject only to easements and restrictions of record and the payment of certain general taxes. We are reliably informed that applications for relief from tax grievances are being filed based on the fact that most of these properties have been reduced to exempt uses and have been so used over a period of many months or years.

JOCHEMS, SARGENT & BLAES

The Honorable Mayor and City Commissioners
City of Wichita, Kansas
Page 2
25 October 1972

We are further provided with a statement in writing to the effect that any taxes due and owing, together with any interest thereon, will be paid by St. Francis Hospital and School of Nursing, Inc., at the conclusion of filing formal applications for relief from tax grievances and any hearings that may be required in connection therewith.

You should satisfy yourselves as to the rights of parties in possession of the property, if other than the owner; the accuracy of boundary lines; the possibility of recent improvements that might become the basis for mechanics' or materialmen's liens; the existence of security instruments that might affect the fixtures or supposed fixtures; the possible existence of unmatured installments of special assessments; and the existence of zoning restrictions which may adversely affect the proposed use of the property, none of which matters can be determined from the abstract.

Respectfully submitted,

JOCHEMS, SARGENT & BLAES

By 
J. Francis Hesse

JFH/jp

25 October 1972

City Commission of Wichita, Kansas
City Building
Wichita, Kansas 67202

Gentlemen:

St. Francis Hospital and School of Nursing, Inc., is the owner of property in Wichita, Sedgwick County, Kansas, bounded on the south by Ninth Street, on the north by Tenth Street, on the east by Emporia Avenue, and on the west by Topeka Avenue. The property is the eventual location of a proposed medical building, and it is presently being replatted into what will be known as "St. Francis Medical Park Addition."

Acquisition of the properties in this block has been underway over a period of the past 24 months. Properties have been acquired at different times and the improvements on each has been razed shortly after acquisition so that the properties could be used for parking for employees, guests, and patients of St. Francis Hospital. Thus, we believe all the properties will qualify as exempt from taxation from the date of acquisition.

We have instructed our counsel to file the necessary applications for relief from tax grievances on these properties, and this will be done in the immediate future. After the applications have been filed and any necessary hearings before the Board of Tax Appeals concluded, St. Francis Hospital and School of Nursing, Inc., will expect to pay any taxes found to be due and owing, together with any interest applicable thereto.

We prefer to handle the matter in this manner, rather than pay the taxes under protest and then have to file to have the taxes



ST FRANCIS
HOSPITAL

OFFICE OF: SISTER AGNES MARIE, ADMINISTRATOR
929 NORTH ST. FRANCIS ■ WICHITA, KANSAS 67214 ■ PHONE (316) 262-6211

City Commission of Wichita, Kansas
City Building
Wichita, Kansas 67202

refunded to the hospital, and we believe it is equivalent to paying the taxes under protest since the hospital guarantees the payment of taxes in the event the Board of Tax appeals does not exempt the properties from taxation for any period of time during which the hospital has owned the properties or during any period of time during which taxes have been assessed and have not been paid.

We trust you will accept this statement of our guarantee, rather than to require any deposit of funds with which to make any payment.

Very truly yours,

Sister Agnes Marie Paul

Sister Agnes Marie Paul
Administrator

SAM/jp

CONTINGENT DEDICATION

WHEREAS, St. Francis Hospital and School of Nursing, Inc., is the owner of real property which is being platted as "ST. FRANCIS MEDICAL PARK, an Addition to Wichita, Sedgwick County, Kansas"; and

WHEREAS, said owner is desirous of making a contingent dedication to the public for street right of way covering the following described property, to wit:

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WHEREAS, at the present time, a portion of an existing building is located on the property herein being dedicated; and

WHEREAS, it is the intention of the owner to dedicate to the public the above described property, but effective only in the event of certain contingencies hereinafter specified.

NOW, THEREFORE, St. Francis Hospital and School of Nursing, Inc., being the legal owner of the above described property, does hereby dedicate to the public for street purposes the property hereinabove set forth; but the right of the public and the City of Wichita and the Board of County Commissioners of Sedgwick County, Kansas, to make use thereof for public purposes, including Streets, excavation, fill, street paving, sidewalks, public utilities and other similar street purposes, shall not occur so long as the presently existing portion of a building located on said above described property being dedicated shall remain thereon. It is further understood that this dedication shall come into being in the event of substantial or total destruction of the existing building by fire or other casualty or in the event the existing building is substantially

torn down or destroyed, and upon the happening of such event this dedication shall be and become, without further notice or act, in full force and effect.

EXECUTED this 17th day of October, 1972.

ST. FRANCIS HOSPITAL AND SCHOOL OF NURSING, INC.

Sister Agnes Marie Paul, President
Sister Agnes Marie Paul

Sister Mary Melina Christ, Secretary
Sister Mary Melina Christ

ACKNOWLEDGMENT

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

BE IT REMEMBERED, that on this 17th day of October, 1972, before me, a Notary Public in and for said State and County, came St. Francis Hospital and 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
Joyce Purcell

My Commission Expires October 15, 1974

THE CITY OF WICHITA

OFFICE OF Director of Public Works

DATE October 20, 1972



TO Jack Galbraith, Chief Planner

FROM R. W. Bruggeman, Director of Public Works

SUBJECT St. Francis Medical Park - Final Plat

I have received a letter from Mr. Max E. Eberhart, Vice President, General Counsel, for Transamerican Investment Properties, Inc., 260 North Rock Road, regarding the final plat of the St. Francis Medical Park. Transamerican Investment Properties, Inc. have certified that various improvements to sewers and alleys will be made.

I am asking Mr. Robert Feldner, Superintendent of Central Inspection, by copy of this memo, to make certain that the listed improvements are contained on the building plans for this project prior to the issuance of a building permit.

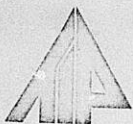
These arrangements are satisfactory for release of plat as far as this department is concerned.

RWB Bruggeman
R. W. Bruggeman
Director of Public Works

RWB:gg

cc: Robert B. Feldner, Supt. of Central Inspection
R. W. Linn, City Engineer





TRANSMEDICAL INVESTMENT PROPERTIES, INC.

100 S. BROUGH EXECUTIVE PARK
200 S. BUCK ROAD • P. O. BOX 19403 • (316) 863-5355 • WICHITA, KANSAS 67218

October 19, 1972

Southwestern Bell Telephone Co.
154 N. Broadway
Wichita, Kansas 67202

Attention: Mr. Donald D. Salmen

Re: Proposed St. Francis Medical Park

Gentlemen:

We agree to pay the costs (\$555.39) for removal of the telephone service in the alley which we are proposing to vacate on the above referenced project, as stated in your letter to Robson, Kuhnel & Spangenberg, Architects, dated 7 September 1972. Please confirm immediately with the Metropolitan Area Planning Commission that this arrangement is satisfactory to you. Thank you.

We will wish to have the work done as soon as possible, so please inform us of any additional authorizations you will need.

Yours truly,

Max E. Eberhart
Vice President, General Counsel

MEE/djm

cc: Mr. Curt Newby
Metropolitan Area Planning Commission





TRANSAMERICAN INVESTMENT PROPERTIES, INC.

ROCK CREEK EXECUTIVE PARK
2800 ROCK CREEK ROAD • P. O. BOX 18403 • (316) 685-5355 • WICHITA, KANSAS 67218

October 18, 1972

Metropolitan Area Planning Commission
City Annex Building
104 S. Main
Wichita, Kansas

Attention: Mr. Jack Galbraith

Re: St. Francis Medical Park,
Final Plat

Gentlemen:

We believe all requirements are now complied with and request to be on the agenda for the City Commissioners meeting on Tuesday, October 24, 1972. Thank you for your attention to our request.

Yours truly,

Max E. Eberhart

Max E. Eberhart
Vice President, General Counsel

MEE/djm

cc: St. Francis Hospital and School of Nursing, Inc.
Don C. Moehring, C.E.



An Affiliate of Jack P. DeBoer Associates, Inc.



TRANSAMERICAN INVESTMENT PROPERTIES, INC.

ROCKBOROUGH EXECUTIVE PARK
200 ROCK ROAD • P. O. BOX 18403 • (316) 645-5355 • WICHITA, KANSAS 67218

October 18, 1972

The City of Wichita
Engineering Division of the
Department of Public Works
104 S. Main
Wichita, Kansas 67202

Re: St. Francis Medical Park,
Final Plat

Gentlemen:

Don C. Moehring, C.E. of 314 Brown Bldg., Wichita, Kansas, our engineer for this project has been in contact with you concerning various improvements required as stated in the September 11, 1972, letter from the Metropolitan Area Planning Commission as follows:

"D. The applicant shall 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.

...

F. The applicant shall contact the Engineering Division of the Department of Public Works and make satisfactory arrangements and guarantee for closing of all existing curb cuts not to be utilized in the proposed redevelopment of subject property, and the closing of the alley curb returns on 9th and 10th Streets."

Our understanding is that this letter will satisfy these requirements.

Transamerican Investment Properties, Inc. as lessee and developer of the property which is the subject of this plat, and as agent for platting purposes of the owner, St. Francis Hospital and School of Nursing, Inc., hereby certifies that the various improvements listed above will be made and installed in accordance with City standards in the initial site improvement phase of construction. This construction



An Affiliate of Jack P. DeBoer Associates, Inc.

Engineering Division of the Department
of Public Works

Page 2

October 18, 1972

is scheduled to commence immediately upon receipt of a building permit.
Our estimated cost for the above listed improvements is \$8,430.00.

Yours truly,

Max E. Eberhart
Vice President, General Counsel

MEEdjm

cc: Metropolitan Area Planning Commission
Don C. Moehring, C.E.
St. Francis Hospital and School of Nursing, Inc.

17 October 1972

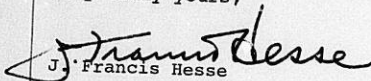
Mr. Curt Newby
Metropolitan Area Planning Commission
City Offices
104 South Main
Wichita, Kansas 67202

Dear Mr. Newby:

Re: St. Francis Medical Park, an Addition
to Wichita, Sedgwick County, Kansas

Enclosed is a Contingent Dedication for street right of way
in connection with the above property.

Very truly yours,


J. Francis Hesse

JFH/jp

Enclosure



ST. FRANCIS
HOSPITAL

OFFICE OF: J. FRANCIS HESSE, GENERAL COUNSEL

929 NORTH ST. FRANCIS ■ P.O. BOX 1358 ■ WICHITA, KANSAS 67201 ■ (316) 262-6211



10 October 1972

Metropolitan Area Planning Commission
104 South Main
Wichita, Kansas 67202

Gentlemen:

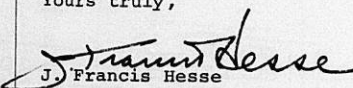
Re: Vacation of Ninth Street
Between Topeka and Emporia

We are writing in connection with the St. Francis Medical Park plat. A minor street permit for off-street parking is being sought for right-of-way on Ninth Street to be dedicated with this plat. To properly review this request, we understand it would be desirable for St. Francis Hospital and School of Nursing, Inc., to state its intentions regarding Ninth Street in connection with the overall development plan for the area.

If economically feasible, St. Francis would like to expand its ownership to include property south of Ninth Street. If that is accomplished, St. Francis Hospital would attempt a vacation plan that would include Ninth Street between Topeka and Emporia in connection with an overall development plan for the area.

This letter is given for your files to assist you in carrying out your administrative duties. We trust it will not be unnecessarily circulated. Thank you for your cooperation.

Yours truly,


J. Francis Hesse

JFH/jp



ST FRANCIS
HOSPITAL

OFFICE OF: J. FRANCIS HESSE, GENERAL COUNSEL

929 NORTH ST. FRANCIS ■ P.O. BOX 1358 ■ WICHITA, KANSAS 67201 ■ (316) 262-6211





TRANSAMERICAN INVESTMENT PROPERTIES, INC.

ROCKWORTH EXECUTIVE PARK
2600 ROCK ROAD • P. O. BOX 18403 • (316) 885-5355 • WICHITA, KANSAS 67218

October 11, 1972

Mr. Jack H. Galbraith, Chief Planner
Metropolitan Area Planning Commission
City Building Annex
104 S. Main Street
Wichita, Kansas 67202

Re: Required Letters for
St. Francis Medical Park Plat

Dear Mr. Galbraith:

Enclosed please find letters received from the following utility companies:

1. Kansas Gas and Electric Company
2. Arkansas Louisiana Gas Company
3. Southwestern Bell

You should have received from St. Francis Hospital the letter from Gas Service Company, and their letter stating the intentions regarding Ninth Street.

We are striving to be placed upon the City Commission's Agenda for Tuesday, October 17, 1972, if at all possible. The executed Contingent Dedication should be in your hands by the end of this week. Thank you.

Yours truly,

Max E. Eberhart

Max E. Eberhart
Vice President, General Counsel

MEE/djm

Enclosures

cc: Mr. Francis Hesse
Mr. Don Moehring





KANSAS GAS AND ELECTRIC COMPANY

October 11, 1972

Transamerican Investment Properties, Inc.
Rockborough Executive Park
260 North Rock Road
P.O. Box 18403
Wichita, Kansas 67218

Attention: Mr. Max E. Eberhart
Vice President, General Counsel

Re: St. Francis Medical Park located on the block bounded
by 9th and 10th Streets and Topeka and Emporia

Dear Mr. Eberhart:

This is in regard to your recent letter requesting
the relocation cost of electric utility facilities at the
above address.

The cost for this relocation will be approximately
\$3,000.00, which you have made satisfactory arrangements
to pay.

If you have any further questions regarding this
project, please feel free to contact me.

Sincerely,

Rod Nicholson
/SK

Rod Nicholson
Commercial/Industrial
Sales Supervisor

RN/tk





ARKANSAS LOUISIANA GAS COMPANY

502 Maple, Wichita, Kansas 67213

August 30, 1972

Robson, Kuhnelt and Spangenberg
260 North Rock Road
Wichita, Kansas 67206

Re; St Francis Medical Park

Dear Mr. Spangenberg

Concerning our two inch gas main in the alley between Emporia and Topeka and between Ninth and Tenth Streets.

After all existing customers on this line are gone in this alley and this line is no longer needed here, we will go to the alley North of Tenth Street and cap our gas main off and abandon this line going South.

To my knowledge most of these customers are gone now.

Provided we go in one time only to cap and abandon this main, there will be no charge for this service. At this time I see no reason to have to go in more than once.

Respectfully yours,

Fred Guy
Fred Guy
Dist. Engr.

cc: J. McDaniel



Gaslight.....

RECD AUG 31 1972



Southwestern Bell

P.O. Box 2579
Wichita, Kansas 67201
September 7, 1972

Mr. Ronald Spangenberg
Robson, Kuhnel & Spangenberg
260 North Rock Road
Wichita, Kansas 67206

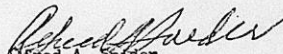
Re: Proposed St. Francis
Medical Park

Dear Mr. Spangenberg:

The Telephone Company has aerial plant in the alley between Topeka and Emporia extending from 9th Street to 10th Street. We plan to remove this plant to clear the building site for the proposed Medical Park. Our charge for removing this plant will be \$555.39.

We plan to provide service to the new Medical Park Building from an underground system located on Topeka Avenue. We will be glad to discuss this plan with you at your earliest convenience.

Yours truly,


Alfred A. Snider
District Engineer

RECD SEP 11 1972


THE GAS SERVICE COMPANY
General Office • 700 SCARRITT BLDG., KANSAS CITY, MISSOURI 64142

ADDRESS REPLY TO
WICHITA, KANSAS DIVISION
127 NORTH MARKET
WICHITA, KANSAS 67201

October 9, 1972

Metropolitan Area Planning Commission
104 South Main
Wichita, Kansas 67202

Attn: Mr. Robert Lakin

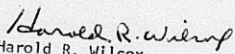
Re: Plat of St. Francis
Medical Park.

Dear Sir:

This is to advise you that satisfactory arrangements have been completed between St. Francis Hospital and The Gas Service Company relative to our facilities involved in the platting of St. Francis Medical Park.

Yours very truly,

THE GAS SERVICE COMPANY


Harold R. Wilcox
General Superintendent

GWE:sb

cc: Mr. C. W. Nieuwolf



Distributor of Natural Gas in the Heart of the Nation.

September 15, 1972

Mr. Don C. Moehring
314 Brown Building
Wichita, Kansas 67202

Re: S/D 72-76 - Final Plat of
ST. FRANCIS MEDICAL PARK

Dear Mr. Moehring:

At the regular meeting of the Metropolitan Area Planning Commission on September 14, 1972, 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 11, 1972.

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. Compliance with the requirements of the Metropolitan Area Planning Commission.
2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
3. Certification by an attorney that fee title is vested in the platlor.
4. Certification that all taxes due and payable for 1971 and prior years have been paid.

If you have any questions concerning this matter, please call
our office.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber

cc: St. Francis Hospital & School of Nursing, Inc.
929 North St. Francis 67214

Max Eberhart
Transamerican Investment Properties, Inc.
Box 18403, 260 North Rock Road
Wichita, Kansas 67218

September 11, 1972

Don C. Moehring, C. E.
314 Brown Building
Wichita, Kansas 67202

Subject: S/D 72-76 - Final Plat of
ST. FRANCIS MEDICAL PARK

Dear Mr. Moehring:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, September 7, 1972, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

OK A contingent dedication shall be submitted for that portion of the right-of-way being dedicated for 10th Street upon which an existing structure is located. Said dedication being contingent upon removal of the structure from the right-of-way. The executed dedication, approved as to form by the Department of Law, shall be forwarded with final plat to the City Commission.

Any other existing buildings or portions of existing buildings located within the additional right-of-way being dedicated for 9th and 10th Streets, shall be removed from the right-of-way prior to release of the final plat tracing for recording.

OK The portion of the additional right-of-way being contingently dedicated for 10th Street shall be indicated by a dash line on the plat and labeled "Contingent Street Dedication".

OK The applicant shall make satisfactory arrangements with Southwestern Bell Telephone, Kansas Gas and Electric Company, Gas Service Company and the Arkla 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 that such arrangements have been made shall be furnished to the Planning Department.

OK K G & E - OK - see letter

OK GAS SERVICE - OK - see letter

OK ARKLA GAS - OK - see letter

OK SW BELL - letter submitted outlining what needs to be done but doesn't state that such arrangements have been completed

- see memo from Bruggeman*
- OK* The applicant shall 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.
- OK* *see memo from Bruggeman*
- The applicant shall contact the Engineering Division of the Department of Public Works and make satisfactory arrangements and guarantee for closing of all existing curb cuts not to be utilized in the proposed redevelopment of subject property, and the closing of the alley curb returns on 9th and 10th Streets.
- OK* *as petitioned*
- The applicant shall install or guarantee the construction of sidewalks on the north side of 9th Street and the south side of 10th Street adjacent to the new property lines; the total estimated construction cost to be in the amount of \$1,800.
- H.* Recording of the plat within 30 days after approval by the Board of City Commissioners.

OK

In addition to the above conditions, the applicant should furnish a letter indicating that it is the intent of St. Francis Hospital, the owners of subject property, to vacate Ninth Street between Topeka and Emporia at some point in the future in connection with their overall development plans for the area. It is also the understanding of the Planning Department that the applicant intends to make application for a minor street permit to utilize the right-of-way being dedicated for Ninth Street on a temporary basis for off-street parking in connection with the proposed development on subject property.

see letter dated 10-10-72

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. Forms for the bond and irrevocable letter of credit are 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 14, 1972, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Page 3 - Final Plat of ST. FRANCIS MEDICAL PARK
September 11, 1972

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme

Enclosure

cc: St. Francis Hospital & School of Nursing, Inc.
929 North St. Francis, 67214

Transamerican Investment Properties, Inc.
c/o Max Eberhart
260 North Rock Road
Box 18403
Wichita, Kansas 67218

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 72-76 Name ST. FRANCIS MEDICAL PARK
Date Application Rec'd. 7-24-72 Preliminary Approval 8-3-72
Scheduled S/D Meeting 9-7-72

DESCRIPTION

General Location Between Topeka and Emporia from 9th to 10th Streets

Owner St. Francis Hospital & School of Nursing, Inc.
Surveyor/Engineer Don C. Moehring, II
Address 314 Brown Building Phone 263-6781

1. Gross Acreage of Plat 4.47
2. Number of Lots:
Residential _____
Commercial 1
Industrial _____
Other _____
Total Number of Lots 1
3. Minimum Lot Frontage 648.78 ft.
4. Minimum Lot Area 194,634 sq. ft.
5. Existing Zoning B & C
6. Proposed Zoning LC
7. Lineal Feet of New Streets:
a. 20 R/W 300 ft.
b. 15 R/W 300 ft.
c. _____ R/W _____ ft.
d. _____ R/W _____ ft.
e. _____ R/W _____ ft.
TOTAL 600 ft.
8. Sidewalk adjacent to all streets? yes no
9. Public Water Supply Yes (Yes-No), Name City of Wichita
10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
11. Health Department Approval (where applicable) _____ (Yes-No)
12. City of Wichita : Three-Mile Area _____

STAFF COMMENTS:

- A. A contingent dedication shall be submitted for that portion of the right-of-way being dedicated for 10th Street upon which an existing structure is located. Said contingent with the dedication being contingent upon removal of the structure from the right-of-way. The executed dedication, approved as to form by the Department of Law, shall be forwarded with final plat to the City Commission.
- Any other existing buildings or portions of existing buildings located within the additional right-of-way being dedicated for 9th and 10th Streets, shall be removed from the right-of-way prior to release of the final plat tracing for recording.
- B. The portion of the additional right-of-way being contingently dedicated for 10th Street shall be indicated by a dash line on the plat and labeled "Contingent Street Dedication".
- C. The applicant shall make satisfactory arrangements with Southwestern Bell Telephone, Kansas Gas and Electric Company, Gas Service Company and the Arkla 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 that such arrangements have been made, shall be furnished to the Planning Department.
- D. The applicant shall 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 with 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 applicant shall contact the Engineering Division of the Department of Public Works and make satisfactory arrangements and guarantee for closing of all existing curb cuts not to be utilized in the proposed redevelopment

August 4, 1972

Don C. Moehring, C.E.
314 Brown Building
Wichita, Kansas 67202

Subject: S/D 72-76 - Preliminary
Plat of ST. FRANCIS MEDICAL PARK

Dear Mr. Moehring:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, August 3, 1972, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- AM* An appropriate easement shall be indicated on the final plat for those portions of existing utilities within the north-south alley being vacated, which are to remain on subject property.
- AM* The final plat shall reflect a dedication of an additional 15 feet of half street right-of-way for the north half of Ninth Street rather than 20 feet as indicated on the preliminary plat.
- C. The applicant shall make satisfactory arrangements with Southwestern Bell Telephone, Kansas Gas and Electric Company, Gas Service Company and the Arkla 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 that such arrangements have been made, shall be furnished to the Planning Department.
- D. The applicant shall 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 with 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.

ok The engineer's certificate on the final plat shall refer to the replatting of the north-south alley and of its vacation by virtue of K.S.A. 1971 Supp. 12-512(B).

- G. The applicant shall contact the Engineering Division of the Department of Public Works and make satisfactory arrangements and guarantee for closing of all existing curb cuts not to be utilized in the proposed redevelopment of subject property, and the closing of the alley curb returns on 9th and 10th Streets.

- H. A contingent dedication shall be submitted for that portion of the right-of-way being dedicated for 10th Street upon which an existing structure is located. Said contingent dedication shall be in the form of a separate instrument with the dedication being contingent upon removal of the structure from the right-of-way. The executed dedication, approved as to form by the Department of Law, shall be forwarded with final plat to the City Commission.

Any other existing buildings or portions of existing buildings located within the additional right-of-way being dedicated for 9th and 10th Streets, shall be removed from the right-of-way prior to release of the final plat tracing for recording.

- I. The portion of the additional right-of-way being contingently dedicated for 10th Street shall be indicated by a dash line on the plat and labeled "Contingent Dedication".
- J. The applicant shall install or guarantee the construction of sidewalks on the north side of 9th Street and the south side of 10th Street adjacent to the new property lines; the total estimated construction cost to be determined upon submission of a final plat.

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.

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

Page 3 - Preliminary Plat of ST. FRANCIS
MEDICAL PARK
August 4, 1972

In addition to the above the applicant shall be advised that the Traffic Engineering Division representative at the Subdivision Committee meeting requested that the applicant contact said Division regarding the applicants proposed parking and traffic circulation plans for subject property in relation to points of ingress and egress on Emporia and Topeka.

With regards to the applicants desire to obtain a minor street permit to utilize on a temporary basis the rights-of-way being dedicated on the plat for Ninth and Tenth Streets, it is suggested that the applicant and/or his engineer meet with the Engineering and Maintenance Divisions of the Department of Public Works, to discuss coordination of installation of sidewalks and other street improvements required on said streets in relation to the off-street parking plans for the proposed development of subject property.

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme

Enclosure

cc: St. Francis Hospital & School of Nursing, Inc.
929 North St. Francis, 67214

Transamerican Investment Properties, Inc.
c/o Max Eberhart
P. O. Box 18403, 67218

PRELIMINARY PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 72-76 Name ST. FRANCIS MEDICAL PARK
Date Application Rec'd. 7-24-72 Preliminary Approval
Scheduled S/D Meeting 8-3-72

DESCRIPTION

General Location Between Topeka and Emporia from 9th to 10th Streets.

Owner St. Francis Hospital & School of Nursing, Inc.
Surveyor/Engineer Don C. Moehring, II
Address 314 Brown Building Phone 263-6781

1. Gross Acreage of Plat 4.47
2. Number of Lots:
Residential _____
Commercial 1
Industrial _____
Other _____
Total Number of Lots 1
3. Minimum Lot Frontage 648.78 ft.
4. Minimum Lot Area 194,634 sq.ft.
5. Existing Zoning B & C
6. Proposed Zoning LC
7. Lineal Feet of New Streets:
a. 20 R/W 600 ft.
b. 15 R/W 300 ft.
c. _____ R/W _____ ft.
d. _____ R/W _____ ft.
e. _____ R/W _____ ft.
TOTAL 600 ft.
8. Sidewalk adjacent to all streets? yes no
9. Public Water Supply Yes (Yes-No), Name City of Wichita
10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
11. Health Department Approval (where applicable) N/A (Yes-No)
12. City of Wichita : Three-Mile Area

STAFF COMMENTS:

- A. Associated zone case Z-1405, "B" and "C" to "LC", was recommended for approval by the Planning Commission on July 27, 1972.
- B. The preliminary plat indicates that the existing north-south alley on subject property is to be vacated by the replat. The applicants engineer has indicated that an easement will be provided on the final plat for a portion of the existing utilities located within said alley.
- C. The applicant shall make satisfactory arrangements with Kansas Gas and Electric Company, Gas Service Company and the Arkla 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 that such arrangements have been made, shall be furnished to the Planning Department.
- D. The applicant shall 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 with 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 certificate on the final plat shall refer to the replatting of the north-south alley and of its vacation by virtue of K.S.A. 1971 Supp. 12-512(B).
- G. The preliminary plat indicates several existing curb cuts on Topeka Avenue and Emporia Avenue. Therefore, the applicant shall contact the Engineering Division of the Department of Public Works and make satisfactory arrangements and guarantee for closing of all existing curb cuts not to be utilized in the proposed redevelopment of subject property, and the closing of the alley curb returns on 9th and 10th Streets.

(over)

- H. Any existing buildings or portions of existing buildings located within the additional right-of-way being dedicated for 9th and 10th Streets, shall be removed from the right-of-way prior to release of the final plat tracing for recording.
- I. The applicant shall install or guarantee the construction of sidewalks on the north side of 9th Street and the south side of 10th Street adjacent to the new property lines; the total estimated construction cost to be determined upon submission of a final plat.
- J. 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. The applicant should be prepared to discuss with the Subdivision Committee the manner in which it is proposed to provide for such utilities and facilities, e.g., petition, actual construction, monetary guarantee, etc.
- K. Requirements for a final Plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 72-76 Name ST. FRANCIS MEDICAL PARK
Date Application Rec'd. 7-24-72 Preliminary Approval 8-3-72
Scheduled S/D Meeting 9-7-72

DESCRIPTION

General Location Between Topeka and Emporia from 9th to 10th Streets

Owner St. Francis Hospital & School of Nursing, Inc.
Surveyor/Engineer Don C. Moehring, II
Address 314 Brown Building Phone 263-6781

- | | |
|---|---------------------------------|
| 1. Gross Acreage of Plat <u>4.47</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>20</u> R/W <u>300</u> ft. |
| Residential _____ | b. <u>15</u> R/W <u>300</u> ft. |
| Commercial <u>1</u> | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>1</u> | TOTAL <u>600</u> ft. |
| 3. Minimum Lot Frontage <u>648.78</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>194,634</u> sq. ft. | streets? <u>X</u> yes _____ no |
| 5. Existing Zoning <u>B & C</u> | |
| 6. Proposed Zoning <u>LC</u> | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 11. Health Department Approval (where applicable) _____ | (Yes-No) |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____ | |

STAFF COMMENTS:

- A. A contingent dedication shall be submitted for that portion of the right-of-way being dedicated for 10th Street upon which an existing structure is located. Said contingent with the dedication being contingent upon removal of the structure from the right-of-way. The executed dedication, approved as to form by the Department of Law, shall be forwarded with final plat to the City Commission.
- Any other existing buildings or portions of existing buildings located within the additional right-of-way being dedicated for 9th and 10th Streets, shall be removed from the right-of-way prior to release of the final plat tracing for recording.
- B. The portion of the additional right-of-way being contingently dedicated for 10th Street shall be indicated by a dash line on the plat and labeled "Contingent Street Dedication".
- C. The applicant shall make satisfactory arrangements with Southwestern Bell Telephone, Kansas Gas and Electric Company, Gas Service Company and the Arkla 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 that such arrangements have been made, shall be furnished to the Planning Department.
- D. The applicant shall 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 with 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 applicant shall contact the Engineering Division of the Department of Public Works and make satisfactory arrangements and guarantee for closing of all existing curb cuts not to be utilized in the proposed redevelopment

of subject property, and the closing of the alley curb returns on 9th and 10th Streets.

- G. The applicant shall install or guarantee the construction of sidewalks on the north side of 9th Street and the south side of 10th Street adjacent to the new property lines; the total estimated construction cost to be in the amount of \$1,800.
- H. The applicant shall be advised that sidewalk construction will be required prior to final building inspection for lots where the sidewalk has been previously required as a condition of platting.
- I. Recording of the plat within 30 days after approval by the Board of City Commissioners.


THE GAS SERVICE COMPANY
General Offices • 700 SCARRITT BLDG., KANSAS CITY, MISSOURI 64142

ADDRESS REPLY TO
WICHITA, KANSAS DIVISION
127 NORTH MARKET
WICHITA, KANSAS 67201

July 28, 1972

Metropolitan Area Planning Commission
104 South Main
Wichita, Kansas 67202

Attention: Mr. Robert Lakin

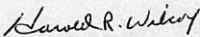
Re: Plat of St. Francis Medical Park

Gentlemen:

Reference is made to the plat of St. Francis Medical Park which vacates the existing alley between Topeka Avenue and Emporia Avenue from 9th. Street to 10th. Street.

The Gas Service Company has a 6" low pressure main in the alley to be vacated. The design of the system is such that it will be necessary to provide an adequate easement so the existing 6" main can be maintained in its present location or make arrangements for the relocation of the main.

Yours very truly,
THE GAS SERVICE COMPANY


Harold R. Wilcox
General Superintendent

GWE:ss



Distributor of Natural Gas in the Heart of the Nation.

Map No.: _____
Section No.: _____
Twp. No.: _____
Range: _____

S/D No. _____

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: St. Francis Medical Park, an Addition to
the City of Wichita, Kansas
General Location: Between Topeka and Emporia, from 9th to 10th

Name of Property Owner: St. Francis Hospital & School of Nursing, Inc.
Address: 929 N. St. Francis Phone: 262-6211
Name of Subdivider: Transamerican Investment Properties, Inc. by Max Eberhart
Address: 260 N. Rock Road, Box 18403, Wichita, Ks Phone: 685-5355
Name of Agent/Surveyor: Don C. Moehring II
Address: 314 Brown Building Phone: 263-6781
Date of Application: 7-24-72

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 4.47
2. Number of Lots: _____
Residential _____
Commercial 1
Industrial _____
Other _____
Total Number of Lots 1
3. Minimum Lot Frontage 648.78' ft.
4. Minimum Lot Area 194,634 sq.ft.
5. Existing Zoning B & C
6. Proposed Zoning LC
7. Lineal Feet of New Streets:
a. 20' R/W 600 lin. ft.
b. 20 R/W 300 ft.
c. 15 R/W 300 ft.
d. _____ R/W _____ ft.
e. _____ R/W _____ ft.
TOTAL 600 lin. ft.
8. Sidewalk adjacent to all streets? X yes _____ no
9. Public Water Supply yes (Yes-No), Name City of Wichita
10. Public Sanitary Sewer yes (Yes-No), Name City of Wichita
11. Health Department Approval (where applicable) N/A (Yes-No)
12. City of Wichita ~~XXXXXX~~

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto with the Register of Deeds, as well as all costs of publication of initiating resolutions approving any petition for improvements, such as streets, sewer, sidewalks, etc. shall be assumed and paid by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: by Max E. Eberhart Transamerican Investment Properties, Inc. (Agent of
Vice-President Owner)

Wichita-Sedgwick County Metropolitan Area
Planning Commission, Room 402, City Building
Annex, 104 South Main Street, Wichita, Kansas

Received by Misr
Date 7-24-72
Fee Submitted 50.00

Form 223-21

PAYMENT NOTICE
City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

Bldg & Elev.	Elec.	Elev. Insp.	Exam. Fees
Hse. Mvr.	Hse. Moving	Licse.	Mech.
Oil Well	Pav. Cuts	Plan.	Plbg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

50.⁰⁰

DESCRIPTION	AMOUNT
-------------	--------

plat - St. Francis
Medical Park

Name
Address
200 N. Rock Road
American Insurance Properties

Type
AA-407103

Due Date

Comments:

Date
7-24-72

By
Nial