

HUNTER HEALTH CLINIC ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

*find tracing
received 2-15-00*

State of Kansas)
Sedgwick County) SS

We, Savoy, Ruggles & Bohm, P.A., Surveyors in aforesaid county and state do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "HUNTER HEALTH CLINIC ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

Lots 1 thru 19 odd on Grove, together with that part of vacated Grove lying east of and adjacent to said Lots and described as beginning at a point 5 feet north of the S.E. Corner of said Lot 1; thence N00°03'14"E, 245.02 feet to the N.E. Corner of said Lot 19; thence S16°40'56"E, 52.09 feet; thence S00°03'14"W, 195 feet; thence S89°32'49"E, 15 feet to the place of beginning, and Lots 2 and 4 on Spruce together with the N1/2 of vacated Alley lying south of and adjacent to said Lots and Lot 6 thru 22 even on Central, except the west 5 feet of the south 72 feet of said Lot 8 and except the south 72 feet of said Lots 20 and 22, together with the S1/2 of vacated Alley lying north of and adjacent to said Lots 12 thru 22, lying west of the east line of said Lot 2 on Spruce extended south, all in Stites Bro's. Second Addition to Wichita, Kansas, Sedgwick County, Kansas.

All being situated in the SW1/4 of Sec. 15, Twp. 27-S, R-1-E of the 6th P.M., Sedgwick County, Kansas.

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

Savoy, Ruggles & Bohm, P.A.

Date 18 JAN 2000



Mark A. Savoy
Mark A. Savoy RLS #788
Surveyor

This plat of "HUNTER HEALTH CLINIC ADDITION", Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this _____ day of _____, 1999.

Wichita-Sedgwick County Metropolitan Area Planning Commission

William M. Johnson
Chairman

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 _____, 2000.

Bob Knight
Mayor

Pat Burnett
City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2000.

Tricia L. Robello, LS #1246
Deputy County Surveyor
Sedgwick County Kansas

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 _____, 2000, at _____ o'clock _____ M. and is duly recorded.

Bill Meek
Register of Deeds

Entered on transfer record this _____ day of _____, 2000.

Linda Kizzire
Deputy
County Clerk

James Alford
County Clerk

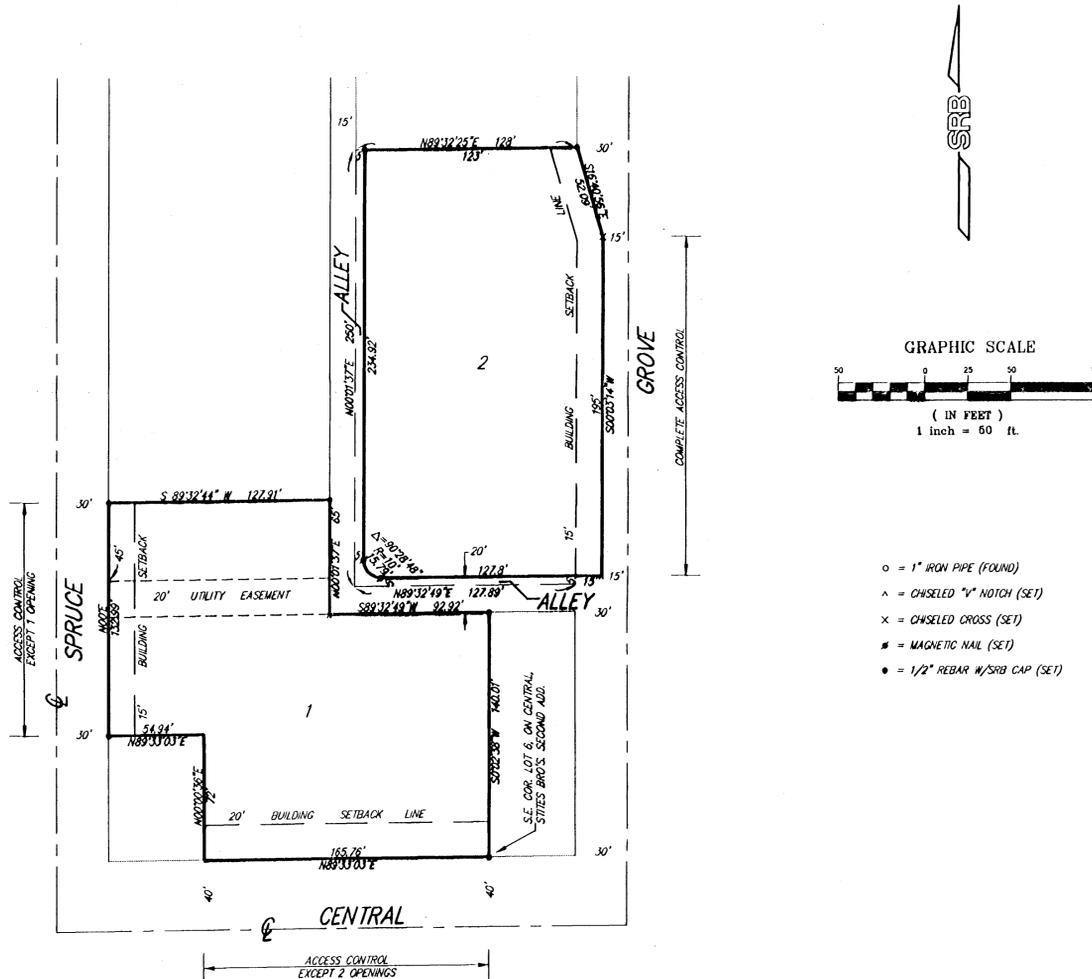
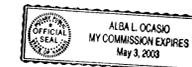
State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 24th day of January, 2000, by Mark Brown, Chairman of the Board of Trustees, of The Hunter Health Clinic, Inc., on behalf of the Corporation.

Mark Brown
Mark Brown
Chairman of the
Board of Trustees

Alba L. Ocasio
Alba L. Ocasio
Notary Public

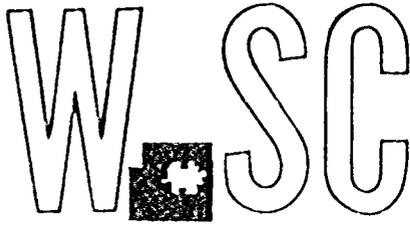
My App't. Exp. 5/3/2003



GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

- o = 1" IRON PIPE (FOUND)
- ^ = CHISELED "Y" NOTCH (SET)
- x = CHISELED CROSS (SET)
- = MAGNETIC NAIL (SET)
- = 1/2" REBAR W/SRB CAP (SET)

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

June 10, 1999

Savoy, Ruggles and Bohm
924 N. Main
Wichita, KS 67203

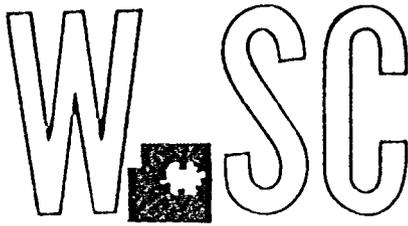
RE: S/D 99-39 -- One-Step Final Plat of HUNTER HEALTH CLINIC
ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on June 10, 1999, 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 June 4, 1999.

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, along with four (4) copies, 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.
4. Submission of a disk to the Planning Department detailing the final plat in digital format in Release 13 Version of Autocad. This will be used by the City and County GIS Departments.

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

June 4, 1999

Savoy, Ruggles and Bohm
924 N. Main
Wichita, KS 67203

RE: S/D 99-39 -- One-Step Final Plat of HUNTER HEALTH CLINIC ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 3, 1999, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

- A. Existing municipal services appear to be available to serve the site. City Engineering needs to verify if any easements or guarantees are required. **A guarantee for the paving of the alley is required. The sidewalk needs to be relocated along Grove.**
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan. **The drainage plan is approved. A drainage guarantee is required which may be part of the alley paving petition.**
- D. Traffic Engineering needs to comment on the access controls. Two access openings along both Central and Spruce have been platted. The applicant shall guarantee the closure of any driveway openings being located in areas of complete access control. **The access controls are acceptable.**
- E. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- F. The platlor's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.

- 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. (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.)
- H. 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.
- I. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- J. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- K. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- L. Perimeter closure computations shall be submitted with the final plat tracing.
- M. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- N. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- O. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in Release 13 version of AutoCAD. This will be used by the City and County GIS Department.

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, June 10, 1999, at 1:15 p.m.

STAFF REPORT
(One-Step Final Plat Approved 6/3/99)

CASE NUMBER: S/D 99-39 - HUNTER HEALTH CLINIC ADDITION

OWNER/APPLICANT: Hunter Health Clinic, Inc., 2318 E. Central, Wichita, KS 67214

SURVEYOR/ENGINEER: Savoy, Ruggles & Bohm, P.A., 924 N. Main, Wichita, KS 67203

LOCATION: Northwest corner of Central & Grove

SITE SIZE: 1.71 acres

NUMBER OF LOTS

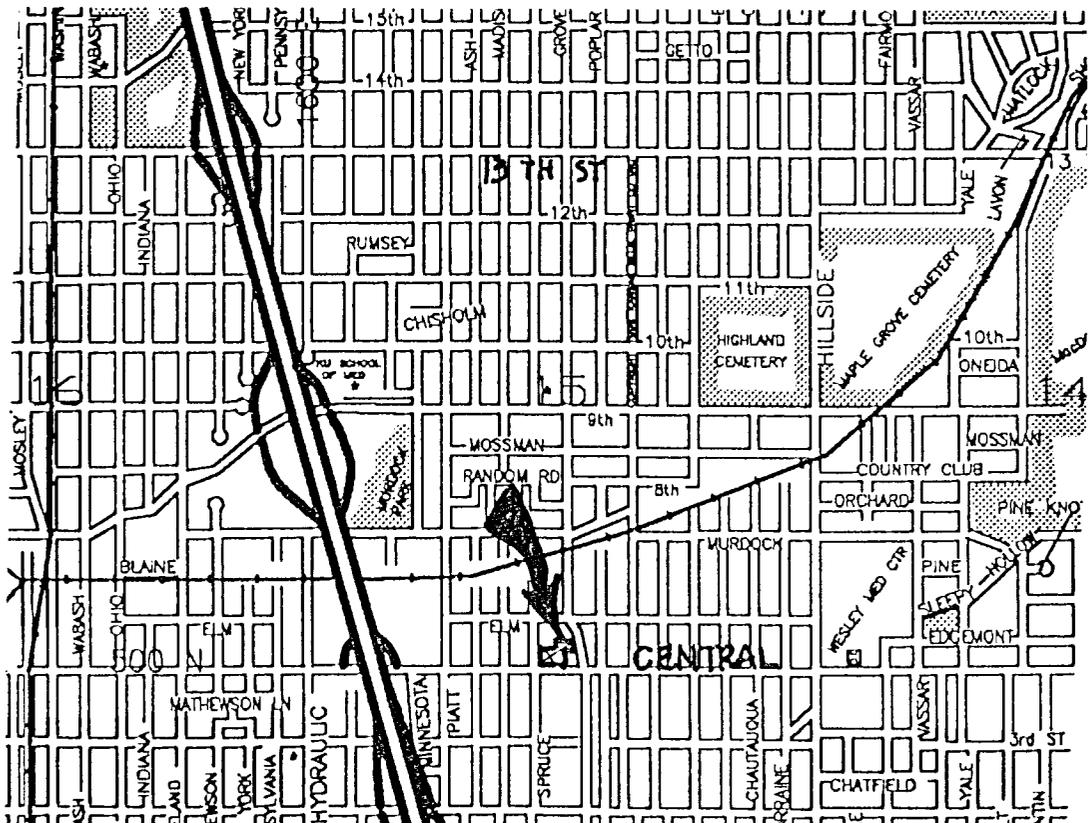
Residential:	
Office:	1
Commercial:	1
Industrial:	-
Total:	2

MINIMUM LOT AREA: 33,399 sq.ft.

CURRENT ZONING: LC, Limited Commercial
TF-3, Two-Family Residential

PROPOSED ZONING: LC, Limited Commercial
GO, General Office

VICINITY MAP



Note: Lot 2 and the northern 45 feet of Lot 1 have been approved for a zone change (Z-3265) from TF-3, Two-Family Residential to GO, General Office subject to replatting. A portion of the east-west alley has been vacated through the plat and adjoining landowners of the remaining alley have been notified.

STAFF COMMENTS:

- A. Existing municipal services appear to be available to serve the site. City Engineering needs to verify if any easements or guarantees are required. **A guarantee for the paving of the alley is required. The sidewalk needs to be relocated along Grove.**
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan. **The drainage plan is approved. A drainage guarantee is required which may be part of the alley paving petition.**
- D. Traffic Engineering needs to comment on the access controls. Two access openings along both Central and Spruce have been platted. The applicant shall guarantee the closure of any driveway openings being located in areas of complete access control. **The access controls are acceptable.**
- E. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- F. The platting text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- 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. (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.)
- H. 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.

S/D 99-39 -- One-Step Final Plat of HUNTER HEALTH CLINIC ADDITION

June 10, 1999

Page 3

- I. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- J. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- K. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- L. Perimeter closure computations shall be submitted with the final plat tracing.
- M. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- N. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- O. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in Release 13 version of AutoCAD. This will be used by the City and County GIS Department.