

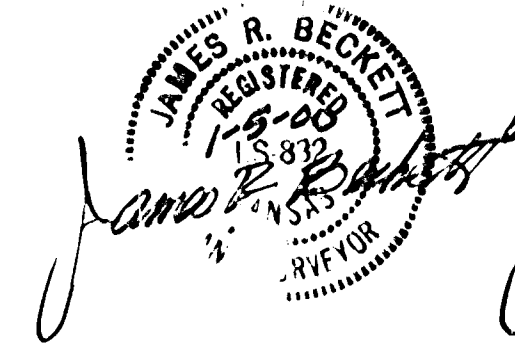
VIA CHRISTI REGIONAL MEDICAL CENTER, INC. ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

find tracing
2-15-00

SCALE: 1" = 50'

• = 3/4" IRON PIPE W/PEC CAP UNLESS OTHERWISE NOTED

B.M. 9: Chiseled "d" in Top N. End 10" Concrete Curb at Back of walk 600'± N. of Murdock
Elev.=114.84 City Datum
Elev.=1302.24 N.G.V.D. (29)



STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND SURVEYORS, IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS 5th DAY OF JANUARY, 2000, WE HAVE SURVEYED AND PLATTED VIA CHRISTI REGIONAL MEDICAL CENTER, INC. ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO A LOT AND A BLOCK, THE SAME BEING DESCRIBED AS FOLLOWS:

LOTS 1 THROUGH 8 AND THE SOUTH 5 FEET OF LOT 9, IN ROSS 3RD ADDITION TO WICHITA, KANSAS, SEDGWICK COUNTY, KANSAS; TOGETHER WITH LOTS 1 AND 2 IN HOMESTEAD ADDITION TO WICHITA, KANSAS, SEDGWICK COUNTY, KANSAS, EXCEPT THAT PART DEDICATED FOR STREET, DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 2 A DISTANCE OF 20.82 FEET; THENCE SOUTHEASTERLY TO A POINT ON THE EAST LINE OF SAID LOT 2, 30.0 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 2; THENCE NORTH TO THE POINT OF BEGINNING; TOGETHER WITH THE NORTH 16 FEET OF LOT 4, AND ALL OF LOT 6, IN TUTTLE'S ADDITION TO WICHITA, KANSAS, SEDGWICK COUNTY, KANSAS; TOGETHER WITH LOTS 19 AND 21, IN THE CLIO ADDITION TO THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS; TOGETHER WITH THE EAST HALF OF THE VACATED ALLEY ADJOINING ON THE WEST; TOGETHER WITH LOT 1, BLOCK 2 AND LOTS 1 AND 2, BLOCK 4, ST. FRANCIS REGIONAL MEDICAL CENTER ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS EXCEPT THAT PART OF LOT 1, BLOCK 4, DEDICATED FOR STREET ON FILM 1534, PAGE 100.

ALL PORTIONS OF ST. FRANCIS REGIONAL MEDICAL CENTER ADDITION; CLIO ADDITION; TUTTLE'S ADDITION; ROSS 3RD ADDITION; AND HOMESTEAD ADDITION; TOGETHER WITH EMPORIA, EMPORIA CIRCLE, DEDICATION FOR STREET RIGHT-OF-WAY ON FILM 1534, PAGE 100, AND THE UTILITY EASEMENT AS PER MISC. BOOK 633, PAGE 593, WITHIN THE ABOVE DESCRIBED TRACT ARE HEREBY VACATED AND REPLATED BY VIRTUE OF KSA 12-512(b) AMENDED.

James R. Beckett
JAMES R. BECKETT, R.L.S. NO. 832
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO A LOT AND A BLOCK, THE SAME TO BE KNOWN AS VIA CHRISTI REGIONAL MEDICAL CENTER, INC. ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE ARE HEREBY GRANTED.

THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

ALL ABUTTERS' RIGHT OF ACCESS TO AND FROM TOPEKA AND MURDOCK ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY; PROVIDED HOWEVER THAT THERE SHALL BE ACCESS TO TOPEKA AND MURDOCK AT TWO (2) LOCATIONS EACH AS SHOWN. SAID LOCATIONS TO BE DESIGNATED BY THE CITY ENGINEER.

THIS ADDITION IS SUBJECT TO THE CONDITIONS OF COMMUNITY UNIT PLAN DP-132, AMENDMENT NO. 1.

A DRAINAGE PLAN HAS BEEN APPROVED FOR THIS PLAT. ALL DRAINAGE EASEMENTS AND RIGHTS-OF-WAY SHALL REMAIN AT ESTABLISHED GRADES AND UNOBTSTRUCTED TO ALLOW FOR THE CONVEYANCE OF STORMWATER, UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER.

OWNERS:

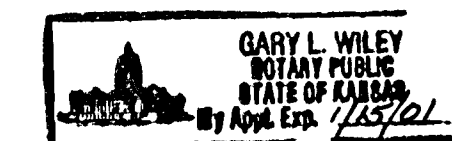
VIA CHRISTI REGIONAL MEDICAL CENTER, INC. F/K/A ST. FRANCIS REGIONAL MEDICAL CENTER, INC.
BY: Randall NYP
RANDALL NYP, PRESIDENT AND CEO OF VIA CHRISTI REGIONAL MEDICAL CENTER, INC.

VIA CHRISTI PROPERTY SERVICES, INC.
BY: David M. Mohr
DAVID M. MOHR, PRESIDENT

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Jan 7, 2000,
BY RANDALL NYP, PRESIDENT AND CEO OF VIA CHRISTI REGIONAL MEDICAL CENTER, INC.

Gary L. Wiley, NOTARY PUBLIC
GARY L. WILEY
MY APPOINTMENT EXPIRES: 1/15/2001



STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Jan 7, 2000,
BY DAVID M. MOHR, PRESIDENT OF VIA CHRISTI PROPERTY SERVICES, INC.

Gary L. Wiley, NOTARY PUBLIC
GARY L. WILEY
MY APPOINTMENT EXPIRES: 1/15/2001



MORTGAGES:

WE, INTRUST BANK, N.A., WICHITA, KANSAS, HOLDER OF A MORTGAGE ON A PORTION OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATING OF VIA CHRISTI REGIONAL MEDICAL CENTER, INC. ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

BY: Roger G. Eastwood
ROGER G. EASTWOOD, SENIOR VICE PRESIDENT

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Feb 8, 2000,
BY ROGER G. EASTWOOD, SENIOR VICE PRESIDENT OF INTRUST BANK, N.A. IN WICHITA, KANSAS

Gary L. Wiley, NOTARY PUBLIC
GARY L. WILEY
MY APPOINTMENT EXPIRES: 1-15-2001



WE, CAPITOL FEDERAL SAVINGS, WICHITA, KANSAS, HOLDER OF A MORTGAGE ON A PORTION OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATING OF VIA CHRISTI REGIONAL MEDICAL CENTER, INC. ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

BY: Charles E. Bullock
CHARLES E. BULLOCK, FIRST VICE PRESIDENT

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Feb 11, 2000,
BY CHARLES E. BULLOCK, FIRST VICE PRESIDENT OF CAPITOL FEDERAL SAVINGS IN WICHITA, KANSAS

Gary L. Wiley, NOTARY PUBLIC
GARY L. WILEY
MY APPOINTMENT EXPIRES: 1-15-2001



THIS PLAT OF VIA CHRISTI REGIONAL MEDICAL CENTER, INC. ADDITION HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS _____ DAY OF _____, 2000.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

BY: _____, CHAIRMAN
FRANCIS S. GAROFALO

_____, SECRETARY
MARVIN S. KROUT

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

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS _____ DAY OF _____, 2000.

_____, MAYOR
BOB KNIGHT

_____, CITY CLERK
PAT BURNETT

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 2000.

_____, COUNTY CLERK
JAMES ALFORD

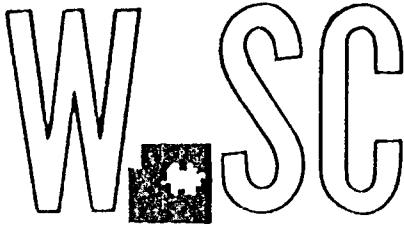
THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ A.M. - P.M., ON THE _____ DAY OF _____, 2000.

_____, REGISTER OF DEEDS
BILL WEEK

_____, DEPUTY
LINDA KIZZIRE

Q:\1998\99427\Via Christi\dwg\FINAL PLAT 01-04-2000 11:00:29 am

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

December 17, 1999

PEC, P.A.
C/O Gary Wiley
303 S. Topeka
Wichita, KS 67202

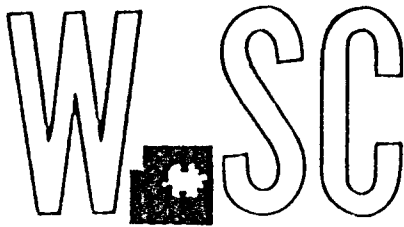
RE: S/D 99-77 -- One-Step Final Plat of VIA CHRISTI REGIONAL MEDICAL CENTER, INC.,
ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on December 16, 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 December 3, 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 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

December 6, 1999

PEC, P.A.
C/O Gary Wiley
303 S. Topeka
Wichita, KS 67202

RE: S/D 99-77 -- One-Step Final Plat of VIA CHRISTI REGIONAL MEDICAL CENTER, INC.,
ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 2, 1999, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

STAFF COMMENTS:

- A. Prior to this plat being heard by the MAPC, the zone change and CUP Amendment shall have been approved.
- B. City water and sewer appears to be available to serve the site. City Engineering needs to comment on the need for guarantees or easements. No guarantees are required.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. City Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved.
- E. Traffic Engineering needs to comment on the access controls. The plat proposes two access openings along Topeka and two access openings along Murdock. The plat also denotes 150 feet of complete access control along both perimeter streets from the intersection in accordance with the Subdivision regulations. The applicant shall guarantee the closure of the street returns for Emporia. Distances shall be shown for all segments of access control. The applicant shall provide a guarantee for a left turn bay on Murdock and for modifications of the traffic signal at Emporia.



- F. Traffic Engineering needs to comment on the need for traffic improvements (e.g. westbound right-turn lane along Murdock, signal modifications, etc.)
- G. Traffic Engineering needs to comment on the need for dedication of additional right-of-way along perimeter streets; particularly additional right-of-way along Murdock for a potential westbound right turn lane. No additional right-of-way is needed.
- H. On the final plat, a note shall be placed on the face of the plat indicating that this Addition is subject to the conditions of Community Unit Plan DP-132, Amendment #1.
- I. The MAPC signature block should be revised to reference "Francis S. Garofalo" as the MAPC Chairman.
- J. The platator'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.
- K. 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.)
- L. 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.
- M. 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.
- N. 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.
- O. 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.
- P. Perimeter closure computations shall be submitted with the final plat tracing.
- Q. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

S/D 99-77 -- One-Step Final Plat of VIA CHRISTI REGIONAL MEDICAL CENTER, INC.,
ADDITION
December 6, 1999
Page 3

- R. 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.
- S. 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.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, December 16, at 10:00 p.m.

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

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

Sincerely,



Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Via Christi Regional Medical Center, Inc., C/O Robert C. Copple, P.E., 3600 E.
Harry, Wichita, KS 67204
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of
Public Services, 1144 S. Seneca, Wichita, KS 67213

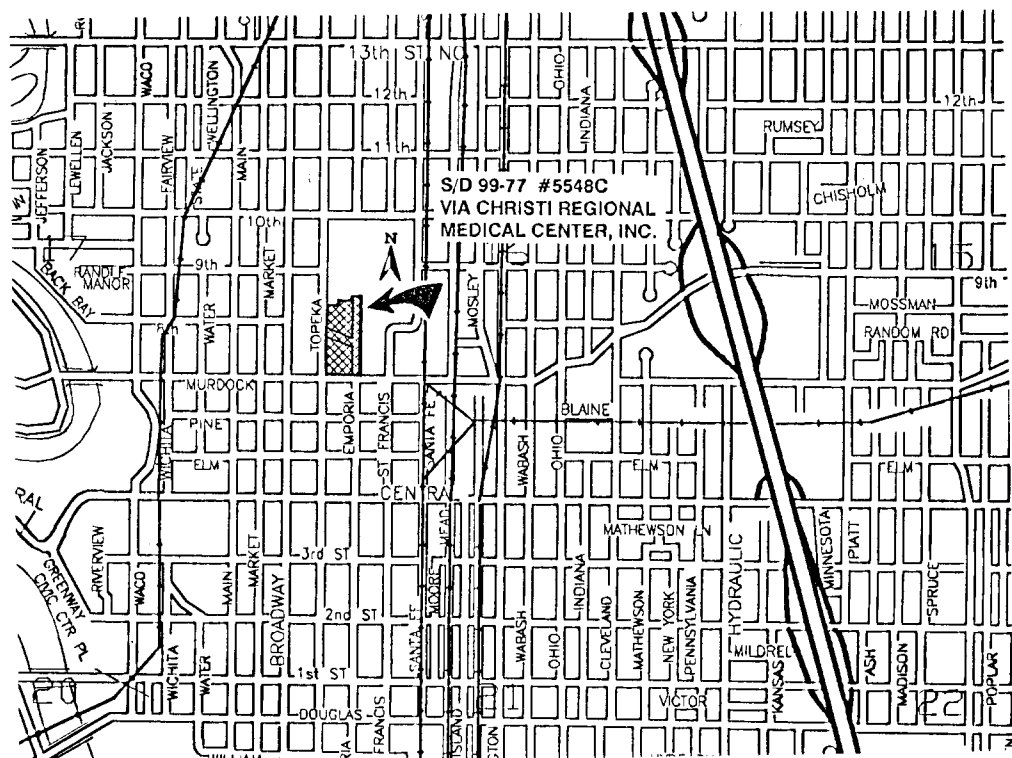
Copy also sent to:

- 1) *Anthony Gallack*
825 N. Emporia
(14)
- 2) *Bernard T. Paal*
825 N. Emporia
(14)

STAFF REPORT
(One-Step Final Plat Approved 12/2/99)

<u>CASE NUMBER:</u>	S/D 99-77 -- VIA CHRISTI REGIONAL MEDICAL CENTER, INC. ADDITION
<u>OWNER/APPLICANT:</u>	Via Christi Regional Medical Center, Inc., Attn: Robert C. Copple, P.E., 3600 E. Harry, Wichita, KS 67218
<u>SURVEYOR/ENGINEER:</u>	P.E.C., P.A., Attn: Gary Wiley, 303 S. Topeka, Wichita, KS 67202
<u>LOCATION:</u>	Northeast corner of Murdock and Topeka
<u>SITE SIZE:</u>	5.6 Acres
<u>NUMBER OF LOTS</u>	
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	<u>1</u>
<u>MINIMUM LOT AREA:</u>	5.6 Acres
<u>CURRENT ZONING:</u>	B, Multi-Family Residential GC, General Commercial
<u>PROPOSED ZONING:</u>	GC, General Commercial

VICINITY MAP



Note: This site has been approved for a zone change (Z-3334) from B, Multi-Family Residential to GC, General Commercial and is also subject to Amendment #1 of the Via Christi Regional Medical Center, Inc. St. Francis Campus Commercial Community Unit Plan (DP-132). It consists of a replat of St. Francis Regional Medical Center Addition, Clio Addition, Tuttle's Addition, Ross 3rd Addition, and Homestead Addition; and includes the vacation of Emporia Avenue. A rehearing of the zone change and CUP Amendment has been scheduled due to notification of leaseholders of a portion of the property.

STAFF COMMENTS:

- A. Prior to this plat being heard by the MAPC, the zone change and CUP Amendment shall have been approved.
- B. City water and sewer appears to be available to serve the site. City Engineering needs to comment on the need for guarantees or easements. **No guarantees are required.**
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. City Engineering needs to comment on the status of the applicant's drainage plan. **The drainage plan is approved.**
- E. Traffic Engineering needs to comment on the access controls. The plat proposes two access openings along Topeka and two access openings along Murdock. The plat also denotes 150 feet of complete access control along both perimeter streets from the intersection in accordance with the Subdivision regulations. The applicant shall guarantee the closure of the street returns for Emporia. Distances shall be shown for all segments of access control. **The applicant shall provide a guarantee for a left turn bay on Murdock and for modifications of the traffic signal at Emporia.**
- F. Traffic Engineering needs to comment on the need for traffic improvements (e.g. westbound right-turn lane along Murdock, signal modifications, etc.)
- G. Traffic Engineering needs to comment on the need for dedication of additional right-of-way along perimeter streets; particularly additional right-of-way along Murdock for a potential westbound right turn lane. **No additional right-of-way is needed.**
- H. On the final plat, a note shall be placed on the face of the plat indicating that this Addition is subject to the conditions of Community Unit Plan DP-132,

Amendment #1.
- I. The MAPC signature block should be revised to reference "Francis S. Garofalo" as the MAPC Chairman.

- J. The platator'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.
- K. 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.)
- L. 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.
- M. 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.
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- O. 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.
- P. Perimeter closure computations shall be submitted with the final plat tracing.
- Q. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- R. 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.
- S. 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.