

March 2, 1995

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- R. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, David Hibbs, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Ron Little, Kansas Department of Wildlife and Parks, P. O. 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.
- S. If the platting of this property results in the need to relocate any existing utilities, the applicant will need to make satisfactory arrangements with the utilities for any such relocations. Specifically KGE&E-Gas, KG&E-Electric and Southwestern Bell utility lines may require relocations.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be placed on the agenda for final plat consideration before the Subdivision Committee:

Submission of a title report (current platting binder) by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor; if the title report or attorney's opinion has not already been submitted.

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,



Don Losew
Senior Planner

DL:rh

Enclosure

cc: HCA Health Services of Kansas, Inc., c/o Columbia/HCA, c/o Thomas W. Hulme, P. O. Box 550, Nashville, TN 37202-0550
Socora Village Company, c/o Larry Chambers, 104 S. Broadway - Suite 200, Wichita, KS 67202-4165
Mike Lindebak, City Engineer



March 2, 1995

METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET

P.E.C., P.A.
WICHITA, KANSAS 67202-1688
(316) 268-4421
303 S. Topoka
(316) 268-4390

Wichita, KS 67202

Re: 95-17 WESLEY WEST ADDITION (Preliminary Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 2, 1995, 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:

- A. The final plat may include the additional residential area adjacent to Socora at the northwest corner of this site. This area is being replatted, however, for residential uses and not as part of the medical uses intended for the major portion of the site, Lot 1.
- B. As indicated by City Engineering, guarantees shall be provided for the relocation of water lines, particularly in the area noted in Comment A.
- C. As indicated by the zone change and CUP, guarantees shall be provided for a left-turn lane in 13th Street North and also for accel/decel lanes to serve this site's entrances along 13th Street North. Traffic Engineering should be prepared to indicate any additional traffic improvements required of this site.
- D. The applicant shall guarantee that portion of the major entrance located in public right-of-way.
- E. The applicant shall guarantee the turnarounds needed for Thurman and Nantucket Streets which are being terminated as a result of this plat. As necessary, any needed improvements to properly terminate Suncrest shall also be guaranteed.
- F. The applicant shall guarantee any drainage improvements required by the platting of this property.
- G. Although various screening requirements exist for the east and west lines of this plat, easements (and in some cases existing utilities) are apparently only being provided along the adjacent properties and are only 8 or 10 feet in width. As noted by City Engineering, a 20-foot easement shall be provided along this site's east line. In regard to other easements, such as along the site's west line, prior to submitting the final plat the

applicant shall meet with the utilities (Southwestern Bell) to determine any such requirements.

- H. The final plat shall state in the plat's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- I. In regard to the drainage purpose of Reserve "A", City Engineering needs to indicate at the time of the final plat if the standard covenant is required in this case which allows the City to maintain the drainage use of the Reserve and charge any costs back to the property as a special assessment.
- J. The applicant shall submit a copy of the instrument which establishes the Phillips Pipeline Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement. If a setback from the pipeline easement is provided for in the pipeline easement agreement, it shall be indicated on the face of the plat.

In regard to the indicated setback, it should be clearly noted that this 25-foot setback is a pipeline setback. That is, in the event the pipeline easement is ever eradicated it needs to be clear to anyone looking at this plat in the future that the involved setback is not a platted setback and therefore does not involve a vacation procedure.
- K. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- L. To better locate the pipeline additional dimensions shall be indicated from the pipeline to the adjacent N.E. and S.W. corners of the plat.
- M. On the final plat, a note shall be provided on the face of the plat indicating that this site is subject to conditions of the Wesley West Community Unit Plan DP-217.
- N. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- O. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- P. 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.)
- Q. 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 95-17 - WESLEY WEST ADDITION Final Plat
April 27, 1995 - Page 3

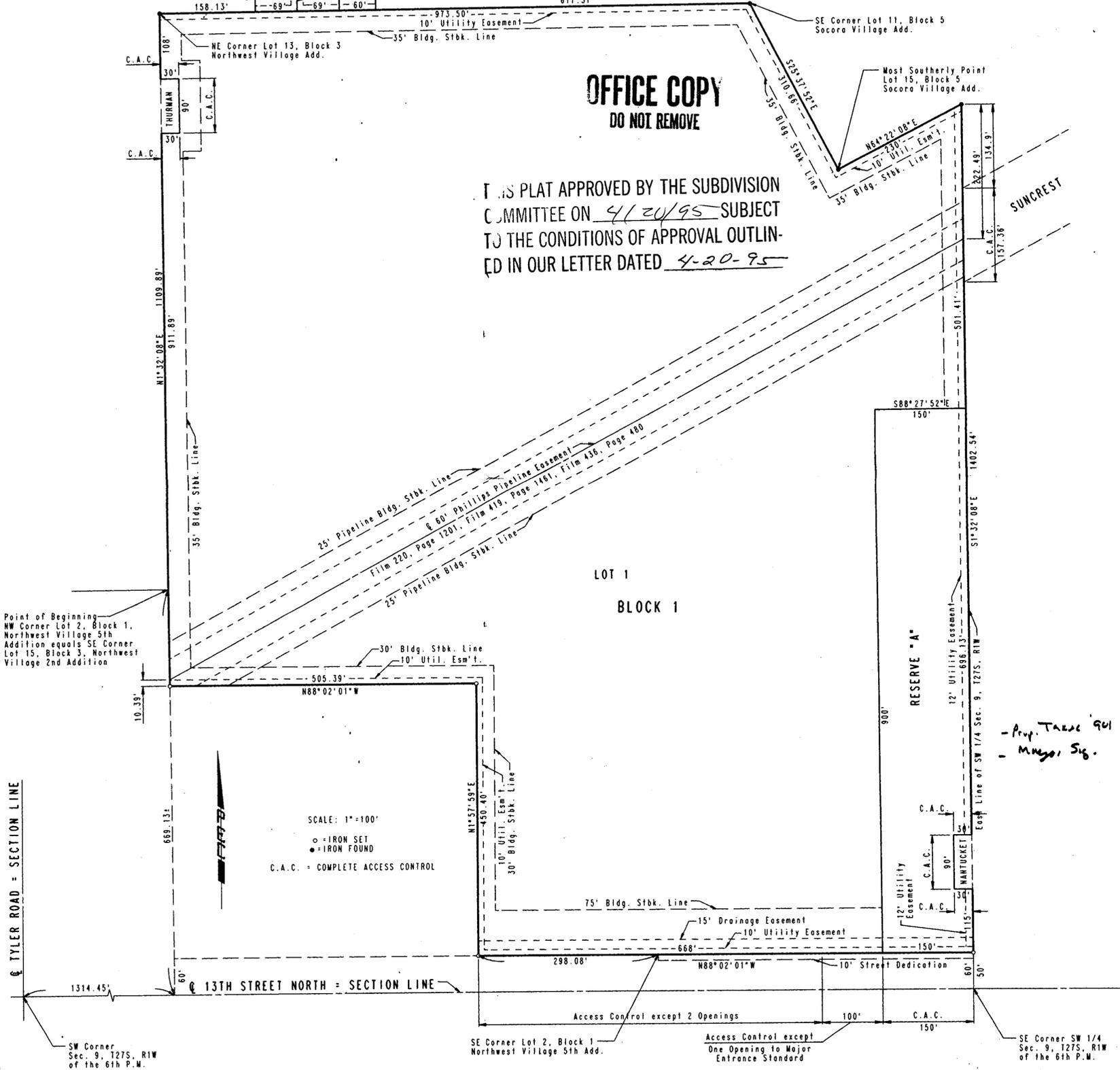
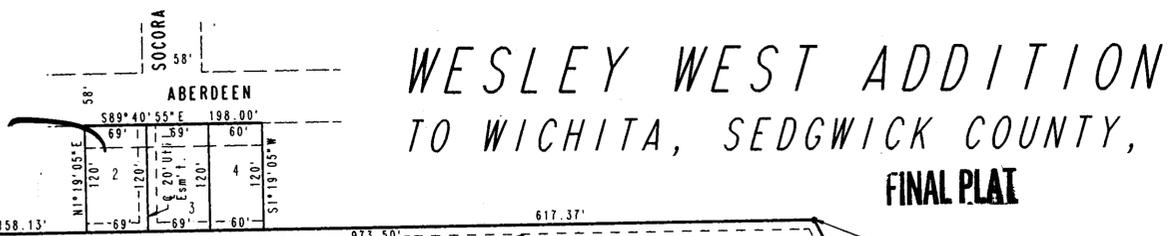
- L. Proof shall be provided that all applicable property taxes have been paid for this site. The platting binder presently indicates taxes for 1994 are still outstanding for this site.**
- M. On the final plat tracing, the Mayor' signature block shall be appropriately amended.**
- N. Perimeter closure computations shall be submitted with the final plat tracing Section 5-101(c).**
- O. Recording of the plat within 30 days after approval by the City Council.**

STAFF COMMENTS:

- A. As indicated by City Engineering, guarantees shall be provided for the relocation of water lines, particularly in the area platted as residential lots.
- B. As indicated by the zone change and CUP, guarantees shall be provided for a left-turn lane in 13th Street North and also for accel/decel lanes to serve this site's entrances along 13th Street North.
- C. The applicant shall guarantee that portion of the major entrance located in public right-of-way.
- D. The applicant shall guarantee the turnarounds needed for Thurman and Nantucket Streets which are being terminated as a result of this plat.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. In regard to the drainage purpose of Reserve "A", as requested by **City Engineering**, a covenant shall be submitted that indicates that any grading or other similar activity in this Reserve shall be approved by the City Engineer.
- G. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- 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. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, David Hibbs, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Ron Little, Kansas Department of Wildlife and Parks, P. O. 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. If the platting of this property results in the need to relocate any existing utilities, the applicant will need to make satisfactory arrangements with the utilities for any such relocations. Specifically KGE&E-Gas, KG&E-Electric and Southwestern Bell utility lines may require relocations.

WESLEY WEST ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS FINAL PLAT

251
655



**OFFICE COPY
DO NOT REMOVE**

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 4/20/95 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 4-20-95

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

I, MICHAEL W. BERRY, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 1995, I HAVE CAUSED TO BE SURVEYED AND PLATTED WESLEY WEST ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, A BLOCK, A RESERVE AND STREETS THE SAME BEING DESCRIBED AS:

A REPLAT OF LOT 53, BLOCK 3, AND LOT 1, BLOCK 5, BOTH IN SOCORA VILLAGE, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, AND LOT 2, BLOCK 1, NORTHWEST VILLAGE 5TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, TOGETHER WITH THAT PORTION OF THE S.W. 1/4 OF SECTION 9, T27S, R1W OF THE 6TH P.M. DESCRIBED AS: BEGINNING AT THE N.W. CORNER OF THE ABOVE MENTIONED LOT 2; THENCE NORTH ALONG THE EAST LINE OF LOTS 15 THROUGH 22, BLOCK 3, IN NORTHWEST VILLAGE 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, AND THE EAST LINE OF LOT 13, BLOCK 3, NORTHWEST VILLAGE TO WICHITA, SEDGWICK COUNTY, KANSAS TO THE NORTHEAST CORNER OF SAID LOT 13; SAID POINT BEING ALSO A POINT IN THE SOUTH LINE OF LOT 50, BLOCK 3, SOCORA VILLAGE, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS; THENCE EAST ALONG THE SOUTH LINE OF BLOCK 3 AND BLOCK 5 IN SAID SOCORA VILLAGE TO THE S.E. CORNER OF LOT 11, IN SAID BLOCK 5; THENCE SOUTHEASTERLY TO THE MOST SOUTHERLY POINT OF LOT 15, IN SAID BLOCK 5; THENCE NORTHEASTERLY ALONG THE SOUTHERLY LINE OF LOTS 15, 16 AND PART OF 17 IN SAID BLOCK 5 TO THE INTERSECTION OF SAID SOUTHERLY LINE WITH THE EAST LINE OF THE S.W. 1/4 OF SAID SECTION 9; THENCE SOUTH ALONG SAID EAST LINE TO A POINT 50 FEET NORTH OF THE S.E. CORNER OF THE S.W. 1/4 OF SAID SECTION 9; THENCE WEST PARALLEL TO AND 50 FEET NORTH OF THE SOUTH LINE OF SAID S.W. 1/4 TO A POINT 10 FEET SOUTH OF THE S.E. CORNER OF LOT 2, BLOCK 1, NORTHWEST VILLAGE 5TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 2 TO THE W.E. CORNER OF SAID LOT 2; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 2 TO THE N.W. CORNER OF SAID LOT 2 AND THE POINT OF BEGINNING.

ALL PORTIONS OF LOT 53, BLOCK 3, AND LOT 1, BLOCK 5, BOTH IN SOCORA VILLAGE, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, AND LOT 2, BLOCK 1, NORTHWEST VILLAGE 5TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS; TOGETHER WITH THE FOLLOWING EASEMENTS: FILM 1190, PAGE 65; FILM 1289, PAGE 1354; FILM 164, PAGE 282; FILM 1139, PAGE 57 AND FILM 794, PAGE 486 LYING WITHIN THE ABOVE DESCRIBED TRACT OF LAND, ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512 (B) AMENDED.

MICHAEL W. BERRY, R.L.S. NO. 946
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 SURVEYORS CERTIFICATE HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, A BLOCK, A RESERVE AND STREETS; THE SAME TO BE KNOWN AS WESLEY WEST ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS. EASEMENTS AS INDICATED 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. RESERVE "A" IS HEREBY PLATTED FOR A STORM WATER RETENTION/DETENTION SYSTEM, UTILITIES CONFINED TO EASEMENTS, LANDSCAPING AND PEDESTRIAN IMPROVEMENTS. RESERVE "A" SHALL BE OWNED AND MAINTAINED BY THE OWNER OF LOT 1, BLOCK 1, THEIR SUCCESSORS OR ASSIGNS. ALL ABUTTERS' RIGHT OF ACCESS TO AND FROM 13TH STREET NORTH OVER AND ACROSS THE SOUTH LINE OF BLOCK 1 AND RESERVE "A", TO AND FROM SUNCREST STREET AND NANTUCKET STREET ALONG THE EAST LINE OF BLOCK 1 AND RESERVE "A", AND TO AND FROM THURMAN STREET ALONG THE WEST LINE OF BLOCK 1 AS SHOWN ARE HEREBY GRANTED TO THE CITY OF WICHITA. PROVIDED, HOWEVER THAT LOT 1, BLOCK 1, SHALL HAVE ACCESS TO 13TH STREET NORTH AT THREE (3) LOCATIONS SAID LOCATIONS TO BE DESIGNATED BY THE CITY ENGINEER OF WICHITA, KANSAS.

OWNER: SOCORA VILLAGE COMPANY, A KANSAS CORPORATION

BY: _____, PRESIDENT
LARRY CHAMBERS,

OWNER: HCA HEALTH SERVICES OF KANSAS INC.,

BY: _____, PRESIDENT
JOSEPH L. DI LORENZO

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

BE IT REMEMBERED ON THIS _____ DAY OF _____, 1995, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME LARRY CHAMBERS, PRESIDENT OF SOCORA VILLAGE COMPANY, A KANSAS CORPORATION TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE ACT AND DEED OF SAID CORPORATION, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC
MY COMMISSION EXPIRES _____

B.M. - CITY OF WICHITA DISC 48 FEET EAST AND 48 FEET NORTH OF THE INTERSECTION OF THE CENTERLINES OF 13TH STREET NORTH AND TYLER ROAD. ELEV. 169.929 CITY DATUM

THIS PLAT IS SUBJECT TO CONDITIONS OF THE WESLEY WEST CUP DP-217 ON FILE WITH THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING DEPARTMENT.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) SS

BE IT REMEMBERED ON THIS _____ DAY OF _____, 1995, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME JOSEPH L. DI LORENZO, PRESIDENT OF HCA HEALTH SERVICES OF KANSAS, INC. TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE ACT AND DEED OF SAID CORPORATION, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES _____

WE, FIDELITY SAVINGS ASSOCIATION OF KANSAS FSB, HOLDER OF A MORTGAGE ON A PORTION OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF WESLEY WEST ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

BY: _____
GREGORY E. EK, SENIOR VICE-PRESIDENT

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

BE IT REMEMBERED ON THIS _____ DAY OF _____, 1995, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME GREGORY E. EK, SENIOR VICE-PRESIDENT OF FIDELITY SAVINGS ASSOCIATION OF KANSAS FSB, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE ACT AND DEED OF SAID ASSOCIATION, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES _____

WE, PRAIRIE STATE BANK OF MAIZE, KANSAS, HOLDER OF A MORTGAGE ON A PORTION OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF WESLEY WEST ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

BY: _____, VICE PRESIDENT
CHRIS A. ANDERSON

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

BE IT REMEMBERED ON THIS _____ DAY OF _____, 1995, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME CHRIS A. ANDERSON, VICE-PRESIDENT OF PRAIRIE STATE BANK OF MAIZE, KANSAS, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE ACT AND DEED OF SAID BANK, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, DATED THIS _____ DAY OF _____, 1995.

_____, CHAIRMAN
JOHN W. MCKAY, JR.

_____, SECRETARY
MARVIN S. KROUT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1995.

_____, MAYOR
ELWA BROADFOOT

_____, DEPUTY CITY CLERK
PAT BURNETT

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1995.

_____, COUNTY CLERK
SUSAN E. CROCKETT-SPOON

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT 10 A.M., ON THIS _____ DAY OF _____, 1995.

_____, REGISTER OF DEEDS
PAT KETTLER

_____, DEPUTY
ED RESA