

DF-96 - TALLGRASS RESIDENTIAL CUP
AMENDED FILE #3 - Between 21st &
29th Streets North, and between
Rock and Webb Roads.

ACTION

DATE

COMMITTEE _____

POSTED
2-9-83

M.A.P.C. *Approval and to* 3-24-83
Conditions

B.C.C./B.C.C. *Copy to* 4-19-83
Recorder

D-96 - MICHIGAN HISTORICAL AND
ARCHIVED FILE #3 - Boxes 2144 &
24th Streets, North, and between
Rock and Webb Roads.

Map No. 6050A.B.C.&D
Sec. _____
Twp. _____
Range _____

DATA SHEET
COMMUNITY UNIT PLAN

AMENDED FILE #3
DP - 96
Filed 1-24-83

Associated
Case: _____

APPLICATION REQUEST: Approval of proposed Amendment to
TALLGRASS
(Residential) (~~Commercial~~) Community Unit Plan.

1. Applicant Tallgrass Company
Address 1900 Amidon, Wichita 67203 Phone 838-9301
2. Agent Bill G. Yung Design
Address 8225 E. 35th North, Wichita 67226 Phone 683-5567
3. General Location: Between 21st & 29th Streets North, and between
Rock and Webb Roads.
4. Proposed Use: _____

AREA DATA:

- (IRREGULAR)
1. Acres: 527.7 (5280 ft. by 5280 ft.)
 2. Existing Zoning _____ Proposed Zoning _____
 3. Area (is) (is not) platted. _____ Addition

HISTORY

PROCEDURE DATA

1. MAPC Meeting:

Date 3-24-83 Action Approved sub to conditions

2. Governing Body

Date 4-19-83 Action Approved & recorded

NOTES:

CASE FILE

STANDARD
No. 2453C
LISTING, IN
LOCAL GOVERNMENT, COUNTY OF
REDWOOD, TULOCREST GROVE, CA
U.S.A.

Map No. 6050A,B,C,&D
Sec. _____
Twp. _____
Range _____

DATA SHEET
COMMUNITY UNIT PLAN

AMENDED FILE #3
DP - 96
Filed 1-24-83

Associated
Case: _____

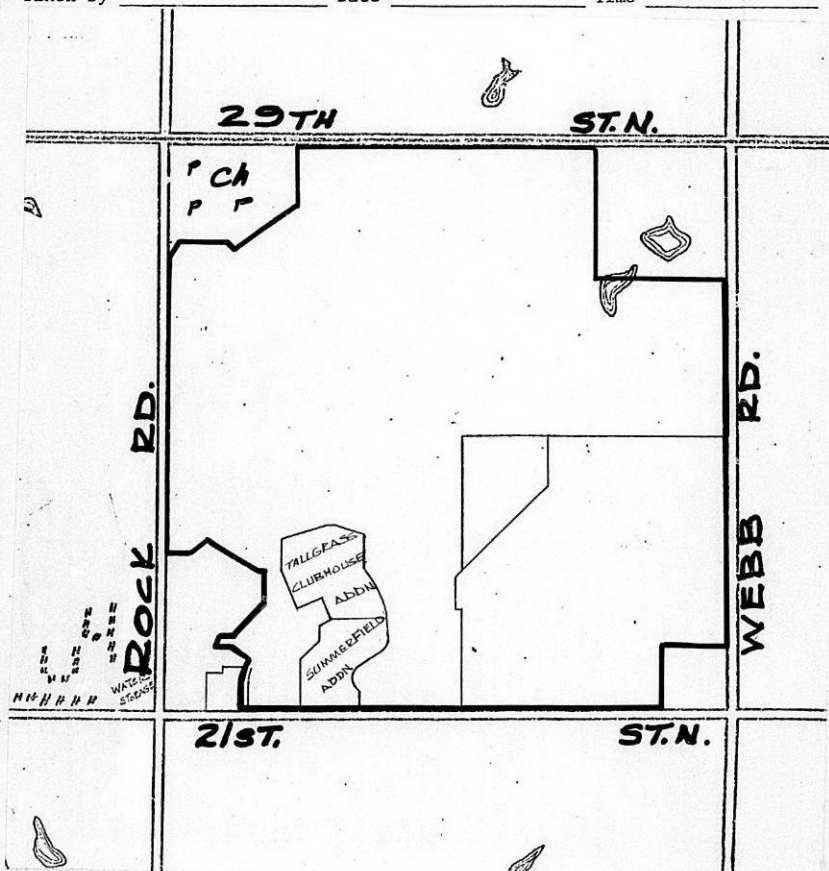
APPLICATION REQUEST: Approval of proposed Amendment to
TALLGRASS
(Residential) (~~Commercial~~) Community Unit Plan.

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Address 8225 E. 35th North, Wichita 67226 Phone 683-5567
3. General Location: Between 21st & 29th Streets North, and between
Rock and Webb Roads.
4. Proposed Use: _____

- AREA DATA:
1. Acres: 527.7 (5280 (IRREGULAR) ft. by 5280 ft.)
 2. Existing Zoning: _____
 3. Land Use: East UNDEVELOPED South UNDEVELOPED
West SINGLE FAM North CHURCH
 4. Sketch Plan Land Use is for: _____
 5. Present Land Use is for: SINGLE AND TWO FAM.
 6. Area (is) (is not) platted. _____

PHOTO DATA:
Taken by _____ Date _____ Time _____

DP-96



PICTURE SHEET



MID-KANSAS ENGINEERING CONSULTANTS
40 NORTH ROCK ROAD SUITE 130
WICHITA, KANSAS 67206

PROJECT _____

DATE Jan. 24, 1983

DP-96 Telegraph

PROJECT NO. _____

TO Artie Ponte

Security Abstract & Title Co., Inc.

434 N. Main

Wichita, Ks. 67202

OK for legal

cc: Bill Yung
Art Chambers

All of Section 5, Township 27 south, Range 2 east of the 6th P.M. except the following parcels:

The northeast quarter of the northeast quarter, said Section 5, also known as Government Lot 1; containing ~~38.64 acres, more or less.~~

And Also: ^{*except*}

Beginning at the southeast corner of said Section 5; thence northerly along the east line of said Section 5 bearing N 0° 47' 16" W, 640.00 feet; thence S 89° 10' 54" W, 515.00 feet; thence S 0° 47' 16" E, 640.00 feet to the south line of said Section 5; thence easterly along said south line bearing N 89° 10' 54" E, 515.00 feet to the point of beginning; containing ~~7.57 acres, more or less.~~

And Also: ^{*except*}

A parcel of land in the southwest quarter, Section 5, Township 27 south, Range 2 east of the 6th P.M. more particularly described as follows:

Beginning at the intersection of the north right of way line of 21st Street North and the east right of way line of Rock Road, said point of beginning being 40.00 feet northerly and 50.00 feet easterly of said southwest corner of Section 5; thence northerly along the east right of way line of Rock Road bearing N 1° 01' 02" W, 1471.54 feet; thence N 89° 58' 58" E, 230.00 feet; thence N 37° 16' 16" E, 253.62 feet; thence S 62° 16' 02" E, 555.00 feet; thence N 89° 06' 26" E, 43.28 feet; thence S 0° 53' 34" E, 316.00 feet; thence S 43° 58' 58" W, 407.13 feet; thence S 88° 58' 58" W, 114.91 feet; thence along a curve to the right having a radius of 50.00 feet, a long chord bearing S 20° 52' 30" W, 38.32 feet, a central angle of 45° 03' 51" and an arc length of 39.33 feet; thence N 88° 58' 58" E, 108.19 feet; thence S 46° 01' 02" E, 360.16 feet; thence S 43° 58' 58" W, 58.24 feet to the point of curvature of a curve to the left; thence along said curve having a radius of 242.00 feet, a long chord bearing S 21° 28' 58" W, 185.22 feet, a central angle of 45° 00' 00" and an arc length of 190.07 feet; thence S 1° 01' 02" E, 284.76 feet to a point on the north right of way line of Twenty-First Street North; thence westerly along said north right of way line bearing S 89° 06' 26" W, 71.72 feet; thence N 87° 04' 43" W, 150.33 feet; thence S 89° 06' 26" W, 100.00 feet; thence S 1° 01' 02" E, 10.00 feet; thence S 89° 06' 26" W, 35.00 feet; thence S 1° 01' 02" E, 10.00 feet; thence S 89° 06' 26" W, 393.31 feet to the point of beginning; containing ~~27.69 acres, more or less.~~

except

And Also:

Central Christian Addition to Wichita, Sedgwick County, Kansas;
~~containing 19.650 acres, more or less.~~

except

And Also:

All of Central Christian Second Addition to Wichita, Sedgwick County, Kansas ~~except that part described as follows:~~ *that Tracts "A" and "B" described below, are part of the application area;*

Tract "A", A tract of land in Section 5, Township 27 south, Range 2 east of the 6th P.M. being fully contained within Central Christian Second Addition, an addition to Wichita, Sedgwick County, Kansas described more particularly as beginning at the southwest corner of Lot "A" of Central Christian Second Addition, an addition to Wichita, Sedgwick County, Kansas thence along the southerly line of said addition bearing N 89° 07' 23" E, 100.00 feet; thence S 44° 06' 30" W, 141.39 feet to the east right of way line of Rock Road; thence northerly along said east line bearing N 0° 54' 22" W, 100.00 feet to the point of beginning; ~~containing 0.115 acres, more or less.~~

~~And Except:~~

Tract "B", A tract of land in Section 5, Township 27 south, Range 2 east of the 6th P.M. being fully contained within Central Christian Second Addition, an addition to Wichita, Sedgwick County, Kansas described more particularly as Beginning at the northwest corner of Lot "A" of said addition thence easterly along the south right of way line of 29th Street North bearing N 89° 07' 23" E, 323.00 feet; thence S 0° 54' 22" E, 674.52 feet; thence S 44° 06' 30" W, 514.98 feet; thence N 45° 53' 30" W, 118.49 feet; thence S 89° 07' 23" W, 250.00 feet; thence N 44° 06' 30" E, 530.20 feet; thence N 0° 54' 22" W, 580.00 feet to the point of beginning; ~~containing 8.102 acres, more or less.~~

The above described real property contains 538 acres, more or less and includes public right of way to the centerline of all streets adjoining the property.

*Generally located between 21st and 29th Streets
North, between Rock and Webb Roads.*

APPLICATION FOR COMMUNITY UNIT PLAN
(PLANNED RESIDENTIAL OR COMMERCIAL DEVELOPMENT)
FOR PROPERTY LOCATED WITHIN THE LIMITS OF THE
CITY OF WICHITA, KANSAS

*DP-96 Tall Board
 Residential CUP
 Map 6050
 APC
 1/20/80*

This is an application for a Community Unit Plan - Planned Development. The form must be completed and filed at the Planning Department, Tenth Floor, City Hall, 455 North Main Street, Wichita, Kansas, in accordance with directions on the accompanying instruction sheet. AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED.

1. Name of applicant or applicants and/or their agent or agents.

- a. Applicant Tellgrass Company
 Address 1900 Amidon, Wichita, KS 67203 Phone 838-9301
 Agent Bill G. Yung Design
 Address 8225 E. 35th North, Wichita, KS 67226 Phone 683-5567
- b. Applicant _____
 Address _____ Phone _____
 Agent _____
 Address _____ Phone _____
- c. Applicant _____
 Address _____ Phone _____
 Agent _____
 Address _____ Phone _____

(Use separate sheet if necessary for names of additional applicants).

2. a. The applicant hereby requests Community Unit Plan approval on property zoned AA and legally described as Lot(s) N/A
N/A, Block(s) N/A
N/A Addition.

(If appropriate, metes and bounds description may be provided in the space below or on an attached sheet.)

*N AA (A and IC approved - CO)
 S AA
 E R-1 & AA (CUP)
 W AA, R-L (BB and IC approved with CUP)*

See attached sheet.

2. b. There are 527.7 acres (round to nearest tenth) in the above described property.

Gene

OK → Generally located between 21st and 29th Streets North and between Rock Road and Webb Road

3. The general location is (use appropriate section)
Between Rock Road and Webb Road; and 21st Street North and 29th Street North.
- a. at the N/A corner of N/A
and N/A; or
- b. on the N/A side of N/A (Avenue, Street) between N/A (Avenue, Street) and N/A (Avenue, Street).
4. I (we), the applicant(s), acknowledge receipt of the instruction sheet explaining the method of submitting this application. I (we) realize that this application cannot be processed unless it is completely filled in and accompanied by a current abstractor's certificate as required in the instruction sheet.

By [Signature]
Authorized Agent (if any)

By _____
Authorized Agent (if any)

By _____
Authorized Agent (if any)

By _____
Authorized Agent (if any)

5. OFFICE USE ONLY

This application was received at the Planning Department at 4:30
(AM, PM) on January 24, 1983 (Day, Month, Year). It has been checked and found to be complete and accompanied by required documents and the appropriate fee of \$ 500.00.

file DP96

August 8, 1983

Mr. Jack Galbraith, Chief Planner
Metropolitan Area Planning Department
City Hall - Tenth Floor
455 North Main Street
Wichita, KS 67202

RE: Z-2520 & DP-92 - "AA" to "BB" & Amendment to Tallgrass Commercial
C.U.P., letter dated July 29, 1983.

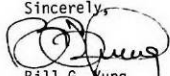
Dear Mr. Galbraith:

Revised acreage figures for Parcels 11, 11a and 13 in DP-96:

	<u>Old Acreage</u>	<u>New Acreage</u>
Parcel 11	10.7 ac.	5.3 ac.
Parcel 11a	7.0 ac.	0.0 ac. *
Parcel 13	10.7 ac.	13.9 ac.

*Parcel 11a has been eliminated from Tallgrass C.U.P. DP-96 which will reduce the total acres by 9.2 acres. This area has been added to Tallgrass Commercial C.U.P. DP-92.

Sincerely,



Bill G. Yung

cc: Dave Ritchie, Tallgrass Company, P.O. Box 4048, 67204

BGY/dlp



September 14, 1982

Robert B. Feldner, Superintendent of Central Inspection

Robert A. Lakin, Director of Planning

DP-96 - Tallgrass Residential C.U.P.
Re: Parcel 1, platted as Peppertree Addition.

On August 31, 1982 we received a letter from Ken Bengtson, Mid-Kansas Engineering Consultants, requesting an administrative adjustment to the side and rear yard setbacks in several lots located on the south side of Pepper Tree Circle. After several discussions among staff, it was decided that since some of the roofs of the houses being constructed would overhang the Reserve up to fourteen inches, that the best way to resolve the various problems would be for the owners of Reserve A to deed a portion of the Reserve to the owners of Lots 2 through 6.

As a result of Mr. Bengtson discussing this matter with his clients, a deed was drawn up conveying part of the Reserve to the owners of Lots 2 through 6. The deed states that "It is expressly understood that this conveyance is . . . solely for the purposes of complying with the applicable setback restrictions and that the . . . ownership and use . . . shall be so limited." The deeding of part of the Reserve is to continue to act as a Reserve and no buildings, fences, patios, etc., are to be built in the Reserve. A copy of the deed is attached for your information and files.

I do not feel that an administrative adjustment is required since a portion of the Reserve is being deeded to the lot owners. I would assume that construction of the houses can continue as soon as the deed is recorded. If you have any questions, please call.

Robert A. Lakin
Director of Planning

RAL:ADC:el
Attachment

cc: Ken Bengtson, Mid-Kansas Engineering Consultants, P.A.
260 N. Rock Road, Suite 245, Wichita, Ks. 67206
Bill Binter, Tallgrass Co., Inc., P.O. Box 4048,
Wichita, Ks. 67204
D.L. Van Buskirk, 260 N. Rock Road, Wichita, Ks. 67206
Phil Frick, Attorney, Suite 700, 100 N. Broadway
Wichita, Ks. 67202

FOULSTON, SIEFKIN, POWERS & EBERHARDT

LAW OFFICES

700 FOURTH FINANCIAL CENTER

BROADWAY AT DOUGLAS

WICHITA, KANSAS 67202

(316) 267-6371

GEORGE S. POWERS*
JOHN F. EBERHARDT
ROBERT C. FOULSTON
MADCOLM MILLER
ROBERT N. PATRIDGE
ROBERT M. SIEFKIN
RICHARD C. HARRIS
GERALD SAWATSKY
ROBERT L. HOWARD
CHARLES J. WOODIN
MIGUEL L. STOUT
BENJAMIN C. LANDOL
JERRY G. ELLIOTT
WILLIAM H. DYE

PHILLIP S. FRICK
STANLEY G. ANDELL
FREDERICK L. HAAS
RICHARD D. EBY
DANIEL L. WARTA
WILLIAM M. SHAMPOIN
HARVEY B. SORENSEN
CHRISTOPHER P. CHRISTIAN
MICHAEL KIM MOORE
JAMES M. ARMSTRONG
MARY KATHLEEN HANCOCK
CHARLES P. EFFLANDT
JAMES D. OLIVER

GARY L. AYERS
MARK O. AYERS
E. EUGENE CLARK
LINDA S. CONSTABLE
NICHOLAS S. DALY
GLORIA O. FLETCHER
JAY F. FOWLER
STEPHEN M. KERWICK
GARY E. KNIGHT
RICHARD C. MORRIS
JOHN J. MURPHY
LARRY G. RAPP
R. DOUGLAS REAGAN
M. KAY ROYSE
NICOLA TESESCO

*COUNSEL
ROBERT C. FOULSTON (1889-1947) GEORGE SIEFKIN (1895-1954)

September 10, 1982

Mr. Art Chambers
Metropolitan Area Planning
Department
City Hall
Wichita, Kansas

RECEIVED

SEP 13 1982

METROPOLITAN PLANNING
ROUTE _____

Re: Peppertree Addition

Dear Mr. Chambers:

In connection with the Peppertree Addition I am enclosing herewith a revised form of Deed for in the rear and side yard setbacks are being taken care of by conveyance of portions of Reserve A to the lot owners. This has been revised in accordance with your discussions with Ken Bengston.

Also for your information I am enclosing a proposed Second Amendment to the Declaration of Covenants which more clearly defines certain obligations of the owner as to maintenance and also provides for the execution of the enclosed Deed. For your information I am enclosing a photo copy of the page from the Declaration that is amended by this Second Amendment. *en Peppertree add'l file*

I will be holding in my file the original signed copies of the Deed and the Second Amendment to the Declaration

Mr. Art Chambers
September 10, 1982
Page Two

and would appreciate your letting me know if these documents
are satisfactory with you. Once I have your approval I will
file the originals. Thank you for your help.

Very truly yours,

Phillip S. Frick

Phillip S. Frick

of FOULSTON, SIEFKIN, POWERS & EBERHARDT

PSF:klc
Enclosures
c.c. Bill Binter
Ken Bengston

DEED

This deed executed as of this _____ day of _____, 1982, by PEPPERTREE COMPANY, a joint venture.

WHEREAS, grantor has caused certain improvements to be constructed on certain lots located in Peppertree, an addition to Wichita, Sedgwick County, Kansas, which have been determined by the City of Wichita to be located within applicable setback restrictions concerning the side and rear lot lines thereof; and

WHEREAS, in order to effect a proper compliance with said setback restrictions it is necessary to convey additional land appurtenant to said lots so as to provide for a proper setback; and

WHEREAS, grantor is the owner of all of Reserve A in said addition and intends hereby to convey to the owners of said lots the following described tracts upon the terms and conditions hereof.

NOW, THEREFORE, for and in consideration of one dollar (\$1.00) and other good and valuable consideration, Peppertree Company, a joint venture, does hereby convey and warrant unto the present owners of the following described lots the following tracts of real property to wit:

1. Unto the owners of Lot 6, Block 1, in said addition a six foot wide strip of Reserve A parallel and adjacent to the south line of Lot 6, Block 1, Peppertree, commencing at the westerly boundary of Peppertree east to the right-of-way line of Peppertree Circle.

2. Unto the owners of Lots 4 and 5, Block 1, in said addition a ten foot wide strip of Reserve A parallel and adjacent to the south line of Lots 4 and 5, Block 1, Peppertree, from the easterly right-of-way of Peppertree Circle to the east line of Lot 4, Block 1, extended south.

3. Unto the owners of Lot 2, Block 1, in said addition a ten foot wide strip of Reserve A parallel and adjacent to the south line of Lot 2, Block 1, Peppertree, from the west line of said Lot 2, Block 1, extended south to the east line of said lot extended south.

4. Unto the owners of Lot 3, Block 1, in said addition a ten foot wide strip of Reserve A parallel and adjacent to the south line of Lot 3, Block 1, Peppertree, from the west line of said Lot 3, Block 1, extended south to the east line of said lot extended south.

It is expressly understood that this conveyance is being made solely for purposes of complying with the applicable setback restrictions and that the said grantee's ownership and use of said tracts shall be so limited. Said tracts shall be deemed appurtenant to the said lots and a part thereof, subject to, however, all of the terms and conditions of the Declaration of Covenants, Conditions and Restrictions recorded on film 498, at page 249 in the office of the Register of Deeds of Sedgwick County, Kansas as amended by Amendment recorded at film 504, page 513, it being further understood that said tracts shall otherwise be maintained and utilized as if they remained a portion of Reserve A all as provided for in said Declaration as amended.

This Deed executed as of the date first above written.

PEPPERTREE COMPANY, a joint venture

By: TALLGRASS COMPANY, a Partnership
and a joint venturer

By: RITCHIE ENTERPRISES,
Managing Partner

By _____

ACKNOWLEDGMENT

STATE OF KANSAS)
) SS.
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this ___ day of _____,
1982, before me, a notary public within and for the county and state

aforesaid, came _____, a partner of Ritchie Enterprises, Managing Partner of Tallgrass Company, a partnership, who is personally known to me and known to me to be the same person who executed the foregoing Deed, that said person duly acknowledged before me his execution of the same as and for his free and voluntary act and deed; that said person duly acknowledged before me his authority to execute the same as a partner of Ritchie Enterprises, as a partner of Tallgrass Company, for and on behalf of and as the free and voluntary act and deed of said partnership and said joint venture, for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal as of the day, month, and year last above written.

Notary Public

My Appointment Expires:

August 31, 1982

Mr. Robert A. Lakin
Director of Planning
Metropolitan Area Planning Department
455 North Main
Wichita, Kansas 67202

Re: Lots 2 through 6 inclusive, Peppertree, an
addition to Wichita, Sedgwick County, Kansas

Dear Mr. Lakin:

On behalf of the owners of the above referenced lots we respectfully request an administrative adjustment to the building set backs adjacent to Reserve A. The attorney for the developers has prepared a restrictive covenant covering the use of portions of land to the south of each of the aforementioned lots. I understand that this has been submitted to your staff.

Enclosed herewith is the site plan requested in our meeting of July 21, 1982 with Mr. Galbraith and Mr. Chambers as well as mortgage surveys for each lot for greater clarity of the actual conditions.

If you have any questions regarding this request, please feel free to call on us.

Very truly yours,
Mid-Kansas Engineering
Consultants, P.A.

Kenneth H. Bengtson
Kenneth H. Bengtson
President

cc: D.L. Van Buskirk
Bill Binter
Bill Yung
Jack Galbraith
Art Chambers



MID-KANSAS ENGINEERING CONSULTANTS PA
682-6561

260 N. ROCK ROAD SUITE 245
WICHITA, KANSAS 67206



MID-KANSAS ENGINEERING CONSULTANTS
 260 NORTH ROCK ROAD SUITE 245
 WICHITA, KANSAS 67206

PROJECT Peppertree Townhouses

TRANSMITTAL

DATE 9-8-82

PROJECT NO. _____

TO Mr. Robert Lakin

Planning Department - 10th Floor

455 North Main

Wichita, Ks. 67202

We are sending you the following items:

- PRINTS SPECIFICATIONS LEGAL DESCRIPTIONS TRACINGS
 PETITIONS CORRESPONDENCE OTHER

- FOR YOUR APPROVAL APPROVED AS TO GENERAL CORRECTNESS APPROVED AS CORRECTED
 REVISE & RESUBMIT FOR YOUR FILES FOR YOUR USE
 OTHER

REMARKS: Submitted herewith is a copy of the deed and the second amendment to Declaration of covenants, conditions and restrictions of Peppertree Townhouses for your review and approval.

COPIES TO: Mr. Art Chambers

Signed Kenneth H. Bengtson
 Kenneth H. Bengtson

DEED

This deed executed as of this _____ day of _____, 1982, by PEPPERTREE COMPANY, a joint venture.

WHEREAS, grantor has caused certain improvements to be constructed on certain lots located in Peppertree, an addition to Wichita, Sedgwick County, Kansas, which have been determined by the City of Wichita to be located within applicable setback restrictions concerning the rear lot lines thereof; and

WHEREAS, in order to effect a proper compliance with said setback restrictions it is necessary to convey additional land appurtenant to said lots so as to provide for a proper setback; and

WHEREAS, grantor is the owner of all of Reserve A in said addition and intends hereby to convey to the owners of said lots the following described tracts upon the terms and conditions hereof.

NOW, THEREFORE, for and in consideration of one dollar (\$1.00) and other good and valuable consideration, Peppertree Company, a joint venture, does hereby convey and warrant unto the present owners of the following described lots the following tracts of real property to wit:

1. Unto the owners of Lot 6, Block 1, in said addition a six foot wide strip of land parallel and adjacent to the south line of Lot 6, Block 1, Peppertree, commencing at the westerly boundary of Peppertree east to the right of way line of Peppertree Circle.
2. Unto the owners of Lots 4 and 5, Block 1, in said addition a ten foot wide strip of land parallel and adjacent to Lots 4 and 5, Block 1, Peppertree, from the easterly right of way of Peppertree to the east line of Lot 4, Block 1, extended south.
3. Unto the owners of Lot 2, Block 1, in said addition a ten foot wide strip of land parallel and adjacent to Lot 2, Block 1, Peppertree, from the west line of said Lot 2, Block 1, extended south to the east line of said lot extended south.

Reserve A
the south line of

4. Unto the owners of Lot 3, Block 1, in said addition a ten foot wide strip of land parallel and adjacent to Lot 3, Block 1, Peppertree, from the west line of said Lot 3, Block 1, extended south to the east line of said lot extended south.

It is expressly understood that this conveyance is being made solely for purposes of complying with the applicable setback restrictions and that the said grantee's ownership and use of said tracts shall be so limited. Said tracts shall be deemed appurtenant to the said lots and a part thereof, subject to, however, all of the terms and conditions of the Declaration of Covenants, Conditions, and Restrictions recorded on film 498, at page 249 in the office of the Register of Deeds of Sedgwick County, Kansas as amended by Amendment recorded at film 504, page 513, it being further understood that said tracts shall otherwise be maintained and utilized as if they remained a portion of Reserve A all as provided for in said Declaration as amended.

This Deed executed as of the date first above written.

PEPPERTREE COMPANY, a joint venture

By: TALLGRASS COMPANY, a Partnership
and a joint venturer

By: RITCHIE ENTERPRISES,
Managing Partner

By _____

ACKNOWLEDGMENT

STATE OF KANSAS)
) SS.
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this _____ day of _____, 1982, before me, a notary public within and for the county and state aforesaid, came _____, a partner of Ritchie Enterprises, Managing Partner of Tallgrass Company, a partnership, who is personally known to me and known to me to be the same person

who executed the foregoing Deed, that said person duly acknowledged before me his execution of the same as and for his free and voluntary act and deed; that said person duly acknowledged before me his authority to execute the same as a partner of Ritchie Enterprises, as a partner of Tallgrass Company, for and on behalf of and as the free and voluntary act and deed of said partnership and said joint venture, for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal as of the day, month, and year last above written.

Notary Public

My Appointment Expires:

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERSREQUEST FOR APPROVAL OF AMENDMENT TO RESIDENTIAL
COMMUNITY UNIT PLAN

CASE NO. DP-96

CONSIDERED BY MAPC: 3-24-83

REQUEST FOR: Approval of amendment to Tallgrass Residential
Community Unit Plan

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

None stated.

GENERAL LOCATION: Between 21st and 29th Streets North and
between Rock and Webb Roads.

LEGAL DESCRIPTION:

(See excerpt from Planning Commission minutes
of March 24, 1983)

APPLICANT: Tallgrass Company, 1900 Amidon.

AGENT FOR APPLICANT: Bill Yung, 3225 E. 35th Street North.

PROTESTORS (LIST AGENT) IF ANY: None

SURROUNDING ZONING: North and South, "AA"; East, "R-1" & "AA"; West,
"AA" & "R-6".LAND USE: Existing, Undeveloped, single-family and duplexes; North, East
and South, Undeveloped; West, Undeveloped, single-family.

CPO RECOMMENDATION:

CPO Council Area "I" voted unanimously, 6-0, to recommend
that the application be approved.

PLANNING COMMISSION RECOMMENDATION:

That the application be approved subject to the following conditions:
(see excerpt from Planning Commission minutes of March 24, 1983).
Hansen moved, Parsons seconded and it carried unanimously. Lofton was
absent. One vacancy.

ACTION: 1. Concur with the findings of fact of the Metropolitan Area
Planning Commission and approve the Community Unit Plan subject to the
recommended conditions; or
2. Return the application to the Metropolitan Area Planning
Commission for its reconsideration. The City Commission states the
following reasons for its action:

EXCERPT FROM PLANNING COMMISSION MINUTES OF MARCH 24, 1983

10. Case No. DIF-96 - Tallgrass Company requests Amendment to Tallgrass Residential Community Unit Plan for all of Section 5, Township 27 South, Range 2 East of the 6th P.M. except the northeast quarter of the northeast quarter, said Section 5, also known as Government Lot 1; ANIF except beginning at the southeast corner of said Section 5; thence northerly along the east line of said Section 5 bearing N 0° 47'19" W, 640.00 feet; thence S 89° 10'54" W, 515.00 feet; thence S 0°47'16" E, 640.00 feet to the south line of said Section 5; thence easterly along said south line bearing N 89°10'54" E, 515.00 feet to the point of beginning; AND except a parcel of land in the southwest quarter, Section 5, Township 27 south, Range 2 east of the 6th P.M. more particularly described as follows: Beginning at the intersection of the north right of way line of 21st Street North and the east right of way line of Rock Road, said point of beginning being 40.00 feet northerly and 50.00 feet easterly of said southwest corner of Section 5; thence northerly along the east right of way line of Rock Road bearing N 1°01'02" W, 1471.54 feet; thence N 89°58'58" E, 230.00 feet; thence N 37°16'16" E, 253.82 feet; thence S 62°16'02" E, 555.00 feet; thence N 89°06'26" E, 43.28 feet; thence S 0°53'34" E, 316.00 feet; thence S 43°58'58" W, 407.13 feet; thence S 88°58'58" W, 114.91 feet; thence along a curve to the right having a radius of 50.00 feet, a long chord bearing S 20°52'30" W, 38.32 feet, a central angle of 45°03'51" and an arc length of 39.33 feet; thence N 88°58'58" E, 108.19 feet; thence S 46°01'02" E, 360.16 feet; thence S 43° 58'58" W, 58.24 feet to the point of curvature of a curve to the left; thence along said curve having a radius of 242.00 feet, a long chord bearing S 21°28'58" W, 185.22 feet, a central angle of 45°00'00" and an arc length of 190.07 feet; thence S 1°01'02" E, 284.76 feet to a point on the north right of way line of Twenty-First Street North; thence westerly along said north right of way line bearing S 89°06'26" W, 71.72 feet; thence N 87°04'43" W, 150.33 feet; thence S 89°06'26" W, 100.00 feet; thence S 1°01'02" E, 10.00 feet; thence S 89°06'26" W, 35.00 feet; thence S 43° 58'58" E, 10.00 feet; thence S 89°06'26" W, 393.31 feet to the point of beginning; AND except Central Christian Addition to Wichita, Sedgwick County, Kansas; AND except All of Central Christian Second Addition to Wichita, Sedgwick County, Kansas except that Tracts "A" and "B", described below, are part of the application area; Tract "A", A tract of land in Section 5, Township 27, south, Range 2 east of the 6th P.M. being fully contained within Central Christian Second Addition, an addition to Wichita, Sedgwick County, Kansas described more particularly as beginning at the southwest corner of Lot "A" of Central Christian Second Addition, an addition to Wichita, Sedgwick County, Kansas thence along the southerly line of said addition bearing N 89°07'23" E, 100.00 feet; thence S 44° 06'30" W, 141.39 feet to the east right of way line of Rock Road; thence northerly along said east line bearing N 0°54'22" W, 100.00 feet to the point of beginning; Tract "B", a tract of land in Section 5, Township 27 south, Range 2 east of the 6th P.M. being fully contained within Central Christian Second Addition, an addition to Wichita, Sedgwick County, Kansas described more particularly as Beginning at the northwest corner of Lot "A" of said addition thence easterly along the south right of way line of 29th Street North bearing N 89°07'23" E, 323.00 feet; thence S 0°54'22" E, 674.52 feet; thence S 44°06'30" W, 514.98 feet; thence N 45°53'30" W, 118.49 feet; thence S 89°07'23" W, 250.00 feet; thence N 44°06' 30" E, 530.20 feet; thence N 0°54'22" W, 580.00 feet to the point of beginning. Generally located between 21st and 29th Streets North, and between Rock and Webb Road.

CHAMBERS pointed out land use, zoning, and showed slides of the general area. He reviewed the following staff report:

COMMENTS:

1. As provided for in Section 28.04.190 of the Code of the City of Wichita, an application has been submitted requesting approval of an amendment to the Tallgrass Residential C.U.P. that is generally located between 21st and 29th Street North and between Rock Road and Webb Road. In order for the Planning Commission to recommend approval of an amendment to a residential C.U.P., it must find specific evidence and facts showing that the proposed development plan meets the following conditions:
 - a. That the values of buildings and the character of the property adjoining the area included in such plan will not be adversely affected.
 - b. That such plan is consistent with the intent and purpose of this chapter to promote public health, safety, morals and general welfare.
 - c. That the buildings shall be used only for residential purposes and the usual accessory uses such as automobile parking areas, garages and community activities, including churches; and provided, that an "LC" district can be established through the regular channels.
 - d. That the average lot area per family contained in the site, exclusive of the area occupied by streets, shall be not less than the lot area per family required for the district in which the development is located.
2. The proposed amendment reflects changes to the boundaries of the C.U.P. due to the deletion of some area that was added to DP-92 and the addition of some area in the northwest corner. The total area of the C.U.P. has been reduced to 527.7 acres from 542.1 acres. There are several changes to parcel boundaries as a result of a decrease in the amount of land needed for the golf course. Some of the proposed and illustrated uses have also been changed.

The maximum number of dwelling units permitted has dropped from 2822 to 2672. Maximum density has been reduced very slightly from 5.48 du/acre to 5.44 du/acre. Total number of dwelling units illustrated have increased from 1690 (3.28 du/acre) to 1905 (3.88 du/acre). Prior to the development of a use different than the use illustrated, a site plan is to be submitted for review and approval by City staff.
3. Staff feels that the proposed amendments are generally minor in nature and reflect a refinement of land use needs based on recent platting and development. Most of Parcels 1, 2 and 3 have been developed and Parcels 3 and 13 are currently being developed. Parcel 5 is currently being platted. The proposed uses and densities will be compatible with existing and proposed uses in the area.
4. Should the Planning Commission determine that the proposed C.U.P. is appropriate, the following are recommended conditions of approval:
 - a. Platting of subject property within two years from the date of approval by the Board of City Commissioners; or the application be considered denied and closed.
 - b. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the

building permit authorizing construction of the proposed development.

- c. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.
- d. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for residential development and be binding upon the present owners, their successors and assigns, unless amended.

CHAMBERS stated that one of the primary reasons for amending this C.U.P. was to delete some areas and to add some other areas. He said that staff feels the proposed uses are satisfactory and basically minor in nature. Staff recommended approval of the request, and CPO Council Area "I" voted unanimously, 6-0, to recommend that the requested C.U.P. amendments be approved.

BILL YUNG, agent representing the applicant, said they had no problems with the staff comments.

There was no one present in opposition to the application.

MOTION: Having considered the factors as contained in Policy Statement No. 10; taking into consideration the residential character of the general area; the existing residential uses in the C.U.P. and on surrounding property; the recommendation of approval by CPO Council Area "I" and the recommendation of approval by staff; I move that we recommend to the governing body that this application be approved subject to the following conditions:

- a. Platting of subject property within two years from the date of approval by the Board of City Commissioners; or the application be considered denied and closed.
- b. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- c. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.
- d. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for residential development and be binding upon the present owners, their successors and assigns, unless amended.

Hansen moved, Parsons seconded and it carried unanimously. Lofton was absent.
One vacancy.

March 25, 1983

Bill G. Yung Design
8225 East 35th North
Wichita, Ks. 67226

Re: DP-96 - Amendment to Tallgrass
Residential C.U.P. - between 21st
& 29th Streets North and between
Rock & Webb Roads

Dear Mr. Yung:

At its regular meeting on March 24, 1983, the Metropolitan Area Planning Commission considered the above-captioned case. The action of the Planning Commission was to recommend that the application be approved subject to the following conditions:

- a. Platting of subject property within two years from the date of approval by the Board of City Commissioners; or the application be considered denied and closed.
- b. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- c. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.
- d. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for residential development and be binding upon the present owners, their successors and assigns, unless amended.

It is necessary that we receive 10 copies of the C.U.P. by April 8, 1983 so that subject case can be scheduled for consideration by the Board of

City Commissioners at their meeting on April 19, 1983. This meeting to be held in the City Commission Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas. We would remind you that Planning items are considered after all other matters of business.

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

Sincerely yours,

Jack H. Galbraith
Chief Planner

JHC:sad

cc: Tallgrass Company, 1900 Amidon, Wichita 67203

86

THE CITY OF WICHITA

OFFICE OF CITIZEN PARTICIPATION

DATE March 17, 1983

TO Jack Galbraith, Chief Planner-Current Plans

FROM Dean Kruthof, Administrative Aide III

SUBJECT DP-96, Tallgrass Residential
Community Unit Plan

At its March 15th meeting, CPO Neighborhood Council Area "I" considered the application for amendment to the Tallgrass Residential C.U.P. Bill Yung was present representing the applicant. No area residents attended the meeting concerning the case.

The Council voted unanimously (6-0) to recommend that the requested C.U.P. amendments be approved.

Please inform the Metropolitan Area Planning Commission and the City Commission of the Council's recommendation when the case is considered by them.



Dean Kruthof
Administrative Aide III

DK:dm

RECEIVED

MAR 18 1983

METROPOLITAN PLANNING

ROUTE

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: 3-24-83

CASE NO.: DP-96 REQUEST: Approval of an amendment to
the Tallgrass Residential C.U.P.

LOCATION: Generally located between 21st and 29th Streets North and
between Rock and Webb Roads

ACRES: 527.7 SIZE: 5280' x 5280' (irregular)
Maximum number of dwelling units: 2672 (5.44 du/acre)

	<u>LAND USE</u>	<u>ZONING</u>
Existing	Undeveloped, single-family and duplexes	"AA"
North	Undeveloped	"AA" ("A" & "LC" approved with C.U.P.)
East	Undeveloped	"R-1" & "AA"
South	Undeveloped	"AA"
West	Undeveloped, single-family	"AA" & "R-6" ("BB" & "LC" approved with C.U.P.)

Adequate street right-of-way will be obtained at the time of platting.

PLATTED: A portion has been platted.

<u>HISTORY:</u>				
DP-96	5-24-79	MAPC	Approve	
	6-29-79	BCC	Approve	
DP-96	5-22-80	MAPC	Approve	
	6-17-80	BCC	Approve	
DP-96	4-09-81	MAPC	Approve	
	5-05-81	BCC	Approve	

COMMENTS:

- As provided for in Section 28.04.190 of the Code of the City of Wichita, an application has been submitted requesting approval of an amendment to the Tallgrass Residential C.U.P. that is generally located between 21st and 29th Street North and between Rock Road and Webb Road. In order for the Planning Commission to recommend approval of an amendment to a residential C.U.P., it must find specific evidence and facts showing that the proposed development plan meets the following conditions:
 - That the values of buildings and the character of the property adjoining the area included in such plan will not be adversely affected.
 - That such plan is consistent with the intent and purpose of this chapter to promote public health, safety, morals and general welfare.
 - That the buildings shall be used only for residential purposes and the usual accessory uses such as automobile parking areas, garages and community activities, including churches; and provided, that an "LC" district can be established through the regular channels.
 - That the average lot area per family contained in the site, exclusive of the area occupied by streets, shall be not less than the lot area per family required for the district in which the development is located.
- The proposed amendment reflects changes to the boundaries of the C.U.P. due to the deletion of some area that was added to DP-92 and the addition of some area in the northwest corner. The total

area of the C.U.P. has been reduced to 527.7 acres from 542.1 acres. There are several changes to parcel boundaries as a result of a decrease in the amount of land needed for the golf course. Some of the proposed and illustrated uses have also been changed.

The maximum number of dwelling units permitted has dropped from 2822 to 2672. Maximum density has been reduced very slightly from 5.48 du/acre to 5.44 du/acre. Total number of dwelling units illustrated have increased from 1690 (3.28 du/acre) to 1905 (3.88 du/acre). Prior to the development of a use different than the use illustrated, a site plan is to be submitted for review and approval by City staff.

3. Staff feels that the proposed amendments are generally minor in nature and reflect a refinement of land use needs based on recent platting and development. Most of Parcels 1, 2 and 3 have been developed and Parcels 3 and 13 are currently being developed. Parcel 5 is currently being platted. The proposed uses and densities will be compatible with existing and proposed uses in the area.
4. Should the Planning Commission determine that the proposed C.U.P. is appropriate, the following are recommended conditions of approval:
 - a. Platting of subject property within two years from the date of approval by the Board of City Commissioners; or the application be considered denied and closed.
 - b. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
 - c. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.
 - d. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for residential development and be binding upon the present owners, their successors and assigns, unless amended.

DP-96 - 238 "Notice to Adjoining Property Owners" mailed 3-10-83 for the
MAPC meeting for 3-24-83.

1 including map - to CPO Office

239 TOTAL

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL, TENTH FLOOR, 455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1608

March 10, 1983

NOTICE TO ADJOINING PROPERTY OWNERS:

NOTICE IS HEREBY GIVEN that on Thursday, March 24, 1983, said meeting beginning at 1:30 p.m., the Wichita-Sedgwick County Metropolitan Area Planning Commission, in the City Commission Meeting Room, City Hall, First Floor, 455 North Main Street, Wichita, Kansas, will consider an application for amendment to the TALLGRASS RESIDENTIAL COMMUNITY UNIT PLAN, for property legally described as follows:

CASE NO. DP-96

All of Section 5, Township 27 south, Range 2 east of the 6th P.M. except the northeast quarter of the northeast quarter, said Section 5, also known as Government Lot 1; AND except beginning at the southeast corner of said Section 5; thence northerly along the east line of said Section 5 bearing N 0°47'16" W, 640.00 feet; thence S 89°10'54" W, 515.00 feet; thence S 0°47'16" E, 640.00 feet to the south line of said Section 5; thence easterly along said south line bearing N 89°10'54" E, 515.00 feet to the point of beginning; AND except a parcel of land in the southwest quarter, Section 5, Township 27 south, Range 2 east of the 6th P.M. more particularly described as follows: Beginning at the intersection of the north right of way line of 21st Street North and the east right of way line of Rock Road, said point of beginning being 40.00 feet northerly and 50.00 feet easterly of said southwest corner of Section 5; thence northerly along the east right of way line of Rock Road bearing N 1°01'02" W, 1471.54 feet; thence N 89°58'58" E, 230.00 feet; thence N 37°16'16" E, 253.62 feet; thence S 62°16'02" E, 555.00 feet; thence N 89°06'26" E, 43.28 feet; thence S 0°53'34" E, 316.00 feet; thence S 43°58'58" W, 407.13 feet; thence S 88°58'58" W, 114.91 feet; thence along a curve to the right having a radius of 50.00 feet, a long chord bearing S 20°52'30" W, 38.32 feet, a central angle of 45°03'51" and an arc length of 39.33 feet; thence N 32°58'58" E, 108.19 feet; thence S 46°01'02" E, 360.16 feet; thence S 43°58'58" W, 58.24 feet to the point of curvature of a curve to the left; thence along said curve having a radius of 242.00 feet, a long chord bearing S 21°28'58" W, 185.22 feet, a central angle of 45°00'00" and an arc length of 190.07 feet; thence S 1°01'02" E, 284.76 feet to a point on the north right of way line of Twenty-First Street North; thence westerly along said north right of way line bearing S 89°06'26" W, 71.72 feet; thence N 67°04'43" W, 150.33 feet; thence S 89°06'26" W, 100.00 feet; thence S 1°01'02" E, 10.00 feet; thence S 89°06'26" W, 35.00 feet; thence S 1°01'02" E, 10.00 feet; thence S 89°06'26" W, 393.31 feet to the point of beginning; AND except Central Christian Addition to Wichita, Sedgwick County, Kansas; AND except All of Central Christian Second Addition to Wichita, Sedgwick County, Kansas except that Tracts "A" and "B", described below, are part of the application area, Tract "A", A tract of land in Section 5, Township 27 south, Range 2 east of the 6th P.M. being fully contained within Central Christian Second Addition, an addition to Wichita, Sedgwick County, Kansas described more particularly as beginning at the southwest corner of Lot "A" of

CASE NO. DP-96 (Continued)

Central Christian Second Addition, an addition to Wichita, Sedgwick County, Kansas thence along the southerly line of said addition bearing N 89°07'23" E, 100.00 feet; thence S 44°06'30" W, 141.39 feet to the east right of way line of Rock Road; thence northerly along said east line bearing N 0°54'22" W, 100.00 feet to the point of beginning; Tract "B", a tract of land in Section 5, Township 27 south, Range 2 east of the 6th P.M. being fully contained within Central Christian Second Addition, an addition to Wichita, Sedgwick County, Kansas described more particularly as Beginning at the northwest corner of Lot "A" of said addition thence easterly along the south right of way line of 29th Street North bearing N 89°07'23" E, 323.00 feet; thence S 0°54'22" E, 674.52 feet; thence S 44°06'30" W, 514.98 feet; thence N 45°53'30" W, 118.49 feet; thence S 89°07'23" W, 250.00 feet; thence N 44°06'30" E, 530.20 feet; thence N 0°54'22" W, 580.00 feet to the point of beginning. Generally located between 21st and 29th Streets North, and between Rock and Webb Roads.

The Development Plan of this area, originally approved on June 19, 1979 and amended on May 5, 1981, has been resubmitted as permitted under the Community Unit Plan provisions of Section 28.04.190 of the City Zoning Ordinance of the City of Wichita. The Development Plan is on file in the Planning Department Office, Tenth Floor, City Hall, 455 North Main, Wichita, Kansas, and is available for public information and review.

The revised Development Plan now on file reflects proposed changes to parcel boundaries as a result of a decrease in the amount of land needed for the golf course. Some illustrated uses are proposed to change. The maximum number of dwelling units permitted would drop from 2822 to 2625. Permitted uses range from single family to townhouses to mid-rise apartments. Density, setbacks, heights and other information relating to future development is shown on the plan.

The hearing of the proposed amendments to this Development Plan, as provided in Section 28.04.190 of the City Zoning Ordinance of the City of Wichita, is to be held and the same will there be discussed and considered by said Wichita-Sedgwick County Metropolitan Area Planning Commission. Those persons interested in this matter will be heard at that time.

The Citizens Participation Organization (CPO) neighborhood council will consider this case in the immediate future for the purpose of making a formal recommendation to the MAPC and BCC. If you have an interest in this case, you are encouraged to express your opinions at your CPO Council meeting. The date, time and location of the CPO meeting may be obtained by calling 268-4516.

Additional information concerning this case may be obtained from the Planning Department, 10th Floor, City Hall, or by calling 268-4421.

Robert A. Lakin
Secretary

February 3, 1983

Paul Graves, Chief Engineer
Mike Lindebak, Program Development Engineer
Robert B. Feldner, Superintendent of Central Inspection
Arthur D. Chambers, Senior Planner

DP-96 - Tallgrass Residential C.U.P. Generally located
between 21st and 29th Streets North, and between
Rock and Webb Roads.

Attached is a proposed amendment to the above referenced
C.U.P. The changes for the most part are fairly minor in
nature generally reflecting new parcel boundaries, existing
development, deletion of parcels that were included in DP-92
Tallgrass Commercial C.U.P., changes in illustrated use for
some parcels, etc. The overall density has decreased slightly.

We would appreciate receiving any comments you might have
regarding the proposed amendments by Thursday, February 10,
1983. If you have any questions please call.

Arthur D. Chambers, AICP
Senior Planner

ADC:el

attachment

APPLICATION FOR COMMUNITY UNIT PLAN
(PLANNED RESIDENTIAL OR COMMERCIAL DEVELOPMENT)
FOR PROPERTY LOCATED WITHIN THE LIMITS OF THE
CITY OF WICHITA, KANSAS

*DP-96 Tall Grass
 Residential CUP
 amended Dec 23
 Map 6050
 ABCD
 no date
 yet*

This is an application for a Community Unit Plan - Planned Development. The form must be completed and filed at the Planning Department, Tenth Floor, City Hall, 455 North Main Street, Wichita, Kansas, in accordance with directions on the accompanying instruction sheet. AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED.

1. Name of applicant or applicants and/or their agent or agents.

- a. Applicant Tallgrass Company
 Address 1900 Amidon, Wichita, KS 67203 Phone 838-9301
 Agent Bill G. Yung Design
 Address 8225 E. 35th North, Wichita, KS 67226 Phone 683-5567
- b. Applicant _____
 Address _____ Phone _____
 Agent _____
 Address _____ Phone _____
- c. Applicant _____
 Address _____ Phone _____
 Agent _____
 Address _____ Phone _____

(Use separate sheet if necessary for names of additional applicants).

2. a. The applicant hereby requests Community Unit Plan approval on property zoned AA and legally described as Lot(s) N/A, Block(s) N/A, Addition. N/A

(If appropriate, metes and bounds description may be provided in the space below or on an attached sheet.)

*N AA (AA and LC approved - CUP)
 See attached sheet.
 S AA
 E R-1 & AA (city)
 W AA, R-6 (BB and LC approved with CUP)*

2. b. There are 527.7 acres (round to nearest tenth) in the above described property.

Gene

OK → Generally located between 21st and 29th Street North and between Rock Road and Webb Road

3. The general location is (use appropriate section)
 Between Rock Road and Webb Road; and 21st Street North and 29th Street North.
- a. at the N/A corner of N/A
 and N/A; or
- b. on the N/A side of N/A (Avenue, Street) between N/A (Avenue, Street) and N/A (Avenue, Street).
4. I (we), the applicant(s), acknowledge receipt of the instruction sheet explaining the method of submitting this application. I (we) realize that this application cannot be processed unless it is completely filled in and accompanied by a current abstractor's certificate as required in the instruction sheet.

By [Signature] Authorized Agent (if any) By _____ Authorized Agent (if any)

By _____ Authorized Agent (if any) By _____ Authorized Agent (if any)

5. OFFICE USE ONLY

This application was received at the Planning Department at 430
 (AM, PM) on January 24, 1983 (Day, Month, Year). It has been checked and found to be complete and accompanied by required documents and the appropriate fee of \$ 500.00.

[Signature] Name
SE Planner Title



MID-KANSAS ENGINEERING CONSULTANTS
240' NORTH ROCK ROAD SUITE 130
WICHITA, KANSAS 67206

PROJECT _____

DATE Jan. 24, 1983

PROJECT NO. _____

TO Artie Ponte

Security Abstract & Title Co., Inc.

434 N. Main

Wichita, Ks. 67202

cc: Bill Yung
Art Chambers

All of Section 5, Township 27 south, Range 2 east of the 6th P.M. except the following parcels:

X The northeast quarter of the northeast quarter, said Section 5, also known as Government Lot 1; containing ~~38.64~~ ^{except} acres, more or less.

And Also:

X Beginning at the southeast corner of said Section 5; thence northerly along the east line of said Section 5 bearing N 0° 47' 16" W, 640.00 feet; thence S 89° 10' 54" W, 515.00 feet; thence S 0° 47' 16" E, 640.00 feet to the south line of said Section 5; thence easterly along said south line bearing N 89° 10' 54" E, 515.00 feet to the point of beginning; containing ~~7.57~~ ^{except} acres, more or less.

And Also:

A parcel of land in the southwest quarter, Section 5, Township 27 south, Range 2 east of the 6th P.M. more particularly described as follows:

X Beginning at the intersection of the north right of way line of 21st Street North and the east right of way line of Rock Road, said point of beginning being 40.00 feet northerly and 50.00 feet easterly of said southwest corner of Section 5; thence northerly along the east right of way line of Rock Road bearing N 1° 01' 02" W, 1471.54 feet; thence N 89° 58' 58" E, 230.00 feet; thence N 37° 16' 16" E, 253.62 feet; thence S 62° 16' 02" E, 555.00 feet; thence N 89° 06' 26" E, 43.28 feet; thence S 0° 53' 34" E, 316.00 feet; thence S 43° 58' 58" W, 407.13 feet; thence S 88° 58' 58" W, 114.91 feet; thence along a curve to the right having a radius of 50.00 feet, a long chord bearing S 20° 52' 30" W, 38.32 feet, a central angle of 45° 03' 51" and an arc length of 39.33 feet; thence N 88° 58' 58" E, 108.19 feet; thence S 46° 01' 02" E, 360.16 feet; thence S 43° 58' 58" W, 58.24 feet to the point of curvature of a curve to the left; thence along said curve having a radius of 242.00 feet, a long chord bearing S 21° 28' 58" W, 185.22 feet, a central angle of 45° 00' 00" and an arc length of 190.07 feet; thence S 1° 01' 02" E, 284.76 feet to a point on the north right of way line of Twenty-First Street North; thence westerly along said north right of way line bearing S 89° 06' 26" W, 71.72 feet; thence N 87° 04' 43" W, 150.33 feet; thence S 89° 06' 26" W, 100.00 feet; thence S 1° 01' 02" E, 10.00 feet; thence S 89° 06' 26" W, 35.00 feet; thence S 1° 01' 02" E, 10.00 feet; thence S 89° 06' 26" W, 393.31 feet to the point of beginning; containing ~~27.69~~ acres, more or less.

(continued) →

*OK for legal
see changes to
Tracts A + B
OK for legal
see notes*

except
And Also:

Central Christian Addition to Wichita, Sedgwick County, Kansas;
~~containing 19.650 acres, more or less.~~

except
And Also:

All of Central Christian Second Addition to Wichita, Sedgwick County, Kansas except that ~~part described as follows:~~

TRACT "A" A tract of land in Section 5, Township 27 south, Range 2 east of the 6th P.M. being fully contained within Central Christian Second Addition, an addition to Wichita, Sedgwick County, Kansas described more particularly as beginning at the ~~southwest corner of Lot "A" of Central Christian Second Addition, an addition to Wichita, Sedgwick County, Kansas~~ ^{northern} ~~thence along the southerly line of said addition bearing N 89° 07' 23" E, 100.00 feet; thence S 44° 06' 30" W, 141.39 feet to the east right of way line of Rock Road; thence northerly along said east line bearing N 0° 54' 22" W, 100.00 feet to the point of beginning; containing 0.115 acres, more or less.~~ *(Tracts "A" and "B," described below, are included in the application.)*

And Except:

TRACT "B" A tract of land in Section 5, Township 27 south, Range 2 east of the 6th P.M. being fully contained within Central Christian Second Addition, an addition to Wichita, Sedgwick County, Kansas described more particularly as beginning at the northwest corner of Lot "A" of said addition thence easterly along the south right of way line of 29th Street North bearing N 89° 07' 23" E, 323.00 feet; thence S 0° 54' 22" E, 674.52 feet; thence S 44° 06' 30" W, 514.98 feet; thence N 45° 53' 30" W, 118.49 feet; thence S 89° 07' 23" W, 250.00 feet; thence N 44° 06' 30" E, 530.20 feet; thence N 0° 54' 22" W, 580.00 feet to the point of beginning; containing 8.102 acres, more or less.

The above described real property contains 538 acres, more or less and includes public right of way to the centerline of all streets adjoining the property.

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We hereby certify the foregoing to be a true and correct list of the property owners of the hereinbefore described lots and tracts with a 1000 foot radius of the attached description as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 22nd day of February, 1983, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE CO. INC.

By

Mary Hable
Vice-President

Order No: 316377
Tallgrass
Description attached
ap

All of Section Township 27 south, Range east of the 6th P.M. except the following parcels:

The northeast quarter of the northeast quarter, said Section 5, also known as Government Lot 1; containing 38.64 acres, more or less.

And Also:

Beginning at the southeast corner of said Section 5; thence northerly along the east line of said Section 5 bearing N 0° 47' 16" W, 640.00 feet; thence S 89° 10' 54" W, 515.00 feet; thence S 0° 47' 16" E, 640.00 feet to the south line of said Section 5; thence easterly along said south line bearing N 89° 10' 54" E, 515.00 feet to the point of beginning; containing 7.57 acres, more or less.

And Also:

A parcel of land in the southwest quarter, Section 5, Township 27 south, Range 2 east of the 6th P.M. more particularly described as follows:

Beginning at the intersection of the north right of way line of 21st Street North and the east right of way line of Rock Road, said point of beginning being 40.00 feet northerly and 50.00 feet easterly of said southwest corner of Section 5; thence northerly along the east right of way line of Rock Road bearing N 1° 01' 02" W, 1471.54 feet; thence N 89° 58' 58" E, 230.00 feet; thence N 37° 16' 16" E, 253.62 feet; thence S 62° 16' 02" E, 555.00 feet; thence N 89° 06' 26" E, 43.28 feet; thence S 0° 53' 34" E, 316.00 feet; thence S 43° 58' 58" W, 407.13 feet; thence S 88° 58' 58" W, 114.91 feet; thence along a curve to the right having a radius of 50.00 feet, a long chord bearing S 20° 52' 30" W, 38.32 feet, a central angle of 45° 03' 51" and an arc length of 39.33 feet; thence N 88° 58' 58" E, 108.19 feet; thence S 46° 01' 02" E, 360.16 feet; thence S 43° 58' 58" W, 58.24 feet to the point of curvature of a curve to the left; thence along said curve having a radius of 242.00 feet, a long chord bearing S 21° 28' 58" W, 185.22 feet, a central angle of 45° 00' 00" and an arc length of 190.07 feet; thence S 1° 01' 02" E, 284.76 feet to a point on the north right of way line of Twenty-First Street North; thence westerly along said north right of way line bearing S 89° 06' 26" W, 71.72 feet; thence N 87° 04' 43" W, 150.33 feet; thence S 89° 06' 26" W, 100.00 feet; thence S 1° 01' 02" E, 10.00 feet; thence S 89° 06' 26" W, 35.00 feet; thence S 1° 01' 02" E, 10.00 feet; thence S 89° 06' 26" W, 393.31 feet to the point of beginning; containing 27.69 acres, more or less.

And Also:

Central Christian Addition to Wichita, Sedgwick County, Kansas; containing 19.650 acres, more or less.

And Also:

All of Central Christian Second Addition to Wichita, Sedgwick County, Kansas except that part described as follows:

A tract of land in Section 5, Township 27 south, Range 2 east of the 6th P.M. being fully contained within Central Christian Second Addition, an addition to Wichita Sedgwick County, Kansas described more particularly as beginning at the southwest corner of Lot "A" of Central Christian Second Addition, an addition to Wichita, Sedgwick County, Kansas thence along the southerly line of said addition bearing N 89° 07' 23" E, 100.00 feet; thence S 44° 06' 30" W, 141.39 feet to the east right of way line of Rock Road; thence northerly along said east line bearing N 0° 54' 22" W, 100.00 feet to the point of beginning; containing 0.115 acres, more or less.

And Except:

A tract of land in Section 5, Township 27 south, Range 2 east of the 6th P.M. being fully contained within Central Christian Second Addition, an addition to Wichita, Sedgwick County, Kansas described more particularly as beginning at the northwest corner of Lot "A" of said addition thence easterly along the south right of way line of 29th Street North bearing N 89° 07' 23" E, 323.00 feet; thence S 0° 54' 22" E, 674.52 feet; thence S 44° 06' 30" W, 514.98 feet; thence N 45° 53' 30" W, 118.49 feet; thence S 89° 07' 23" W, 250.00 feet; thence N 44° 06' 30" E, 530.20 feet; thence N 0° 54' 22" W, 580.00 feet to the point of beginning; containing 8.102 acres, more or less.

DP-96

OWNERSHIP LIST

TALLGRASS

Tract Description

Property Owner

All of the Northeast Quarter of Section 5, Township 27 South, Range 2 East of the 6th P.M., except the following described parcels:

✓ Tallgrass Company
2318 Greenleaf 67226

The Northeast Quarter of the Northeast Quarter of Section 5, Township 27 South, Range 2 East of the 6th P.M., also known as Government Lot 1.

✓ Richard J. Hattrup
Juanita E. Hattrup
2959 North Webb Road 67226

That part of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 5, Township 27 South, Range 2 East of the 6th P.M., also known as Government Lot 2, described as follows: Beginning at a point on the North line of said Section 5 141.77 feet East of the North Quarter corner of said Section, thence Easterly along the North line of said section bearing North 89°06'39" East, 1186.22 feet to the Northeast corner of said Lot 2, thence Southerly along the East line of said Lot 2, bearing South 0°54'07" East, 1101.63 feet; thence North 48°00'46" West, 1619.03 feet to the point of beginning.

✓ Woodlawn Development Co.
P. O. Box 2236 67201

That part of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 5, Township 27 South, Range 2 East of the 6th P.M., beginning at the Northeast corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 5, thence Southerly along the East line of said Sec. 5, bearing South 0°56'49" East, 975.37 feet; thence North 48°00'46" West, 1432.77 feet to a point on the North line of said SE $\frac{1}{4}$ of said NE $\frac{1}{4}$; thence Easterly along said North line bearing North 89°05'05" East, 1048.99 feet to the point of beginning.

7) Woodlawn Development Co.
P.O. Box 2236 67201

Tract Description

Property Owner

All of the NW¼ of Section 5, Township 27 South, Range 2 East of the 6th P.M., except: That part platted as Penstemon Addition; Central Christian Addition and a portion of Central Christian Second Addition.

D Tall grass Company
2318 Greenleaf 67226

Lot

Block

Addition

Property Owner

Lot A

Central Christian Addition

Central Christian Church of Wichita
2900 N. Rock Road 67226

Lot A, except the two following described tracts:

Central Christian Second Addition

Tallgrass Company
2318 Greenleaf 67226

A tract
Beginning at the NW corner of Lot A, Central Christian Second Addition, thence Easterly along the South right of way line of 29th Street North bearing North 89°07'23" East, 323 feet; thence South 0°54'22" East, 674.52 feet; thence South 44°06'30" West, 514.98 feet; thence North 45°53'30" West, 118.49 feet; thence South 89°07'23" West 250 feet; thence North 44°06'30" East, 530.20 feet; thence North 0°54'22" West, 580 feet to the point of beginning.

D Central Christian Church of Wichita
2900 N. Rock Road 67226

A tract
Beginning at the SW corner of Lot A, Central Christian Second Addition, thence along the southerly line of said Addition bearing North 89°07'23" East, 100 feet; thence South 44°06'30" West, 141.39 feet to the East right of way line of Rock Road; thence Northerly along said East line bearing North 0°54'22" West, 100 feet to the point of beginning.

Same as above

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 1	1	Penstemon	Penstemon Company
Lot 2		Addition	2318 Greenleaf 67226
Lot 3			
Lot 4			
Lot 5	1	"	Tallgrass Company
Lot 6			2318 Greenleaf 67226
Lot 7			
Lot 8			
Lot 9	1	"	Penstemon Company
Lot 10			2318 Greenleaf 67226
Lot 11	1	"	Tallgrass Company
Lot 12			2318 Greenleaf 67226
Lot 13			
Lot 14			
Lot 15	1	"	Same as above
Lot 16			
Lot 17			
Lot 18			
Lot 1	2	"	Same as above
Lot 2			
Lot 3			
Lot 4			
Lot 5			
Reserve A	2	"	Same as above
Reserve B			
Reserve C			
Reserve D			
Reserve E			

Tract Description

A tract beginning at the Southwest corner of Section 5, Township 27 South, Range 2 East of the 6th P.M., thence Northerly along the West line of said Section, bearing North 1°01'02" West, 794.89 feet; thence North 88°58'58" East 390 feet to the point of beginning; thence North 88°58'58" East, 60 feet; thence North 43°58'58" East, 150 feet; thence South 46°01'02" East, 495 feet; (description continued on next page)

Property Owner

Independence Commons
Company
2318 Greenleaf 67226

Tract Description

Property Owner

(description continued from the previous page)
thence South 43°58'58" West, 150 feet; thence South 1°01'02" East, 11.61 feet; thence South 88°58'58" West, 205.02 feet; thence South 1°01'02" East, 24.80 feet; thence South 88°58'58" West, 138.28 feet; thence North 1°01'02" West, 160.71 feet; thence North 46°01'02" West, 158 feet; thence North 1°01'02" West, 72 feet; thence North 88°58'58" East, 45 feet; thence North 1°01'02" West 42 feet to the point of beginning.

A tract beginning at the intersection of the East right of way line of Rock Road and the North right of way line of Twenty-First Street North, said point being 40 feet North and 50 feet East of the Southwest corner of said Section 5, Township 27 South, Range 2 East of the 6th P.M.; thence North-erly along the East right of way line of Rock Road bearing North 01°01'02" West, 444.93 feet; thence North 88°58'58" East, 190.58 feet; thence South 46°01'02" East, 108 feet; thence North 88°58'58" East 133 feet to the Northwest corner of Lot 1, Independence Commons, an addition to Wichita, thence South 01°01'02" East, 266.42 feet; thence South 88°58'58" West, 7 feet; thence South 01°01'02" East, 103 feet; thence South 89°06'26" West, 392.95 feet to the point of beginning.

Independence Commons
Company
2318 Greenleaf 67226

Tract Description

A tract in the Southwest Quarter of Section 5, Township 27 South, Range 2 East of the 6th P.M., beginning at the Southwest corner of said Section, thence Northerly along the West line of said section bearing North 1°01'02" West, 794.89 feet; thence North 88°58'58" East 50 feet to the point of beginning, said point being on the East right of way line of Rock Road; thence North 88°58'58" East, 340 feet; thence South 1°01'02" East 42 feet; thence South 88°58'58" West, 45 feet; thence South 1°01'02" East, 72 feet; thence South 46°01'02" East, 158 feet; thence South 1°01'02" East 160.71 feet; thence South 88°58'58" West 139.77 feet; thence North 45°01'02" West, 108 feet; thence South 88°58'58" West 190.58 feet to the East right of way line of Rock Road; thence Northerly along said right of way line bearing North 1°01'02" West, 310.07 feet to the point of beginning.

All of the Southwest Quarter of Section 5, Township 27 South, Range 2 East, except a tract beginning at the Southwest corner of said Section 5, thence Northerly along the West line of said Sec. bearing North 1°01'02" West, 794.89 feet; thence North 88°55'01" East, 450 feet; thence North 43°58'58" East, 150 feet; thence South 46°01'02" East, 495 feet; thence South 43°58'58" West, 150 feet; (description continued on following page)

Property Owner

D
Independence Commons
Company
2318 Greenleaf 67226

D
Tallgrass Company
2318 Greenleaf 67226

Tract DescriptionProperty Owner

(description continued from previous page)
 thence South 1°01'02" East, 11.61 feet; thence North 88°58'58" East, 21.72 feet; thence South 66°32'50" East, 33 feet; thence along a curve to the left having a central angle of 24°28'1", a radius of 209 feet, a length of 89.26 feet and a chord 88.58 feet long bearing South 11°13'04" West; thence South 1°01'02" East, 334.83 feet to the South line of said section; thence Westerly along said South line bearing South 89°06'26" West, 833 feet to the point of beginning; except that portion platted as Independence Commons Addition; and except that portion now platted as Tallgrass Clubhouse, and except that part now platted as Summerfield Addition, and except a portion of Bluestem Village, and except Lots 23 and 24, platted in Pebble Green Addition.

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 1		Independence Commons Addition	Independence Commons Company 2318 Greenleaf 67226
Lot 1, except that part platted as Summerfield Addition		Tallgrass Clubhouse Addition	✓ Tallgrass Club Box 8236 67208
Lots 1 through Lot 12 inclusive	Block 1	Summerfield Addition	✓ Summerfield Company P. O. Box 8236 67208
Lots 13 through 24 inclusive	1	"	Same as above

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Reserves A and B	1	Summerfield Addition	Summerfield Company P.O. Box 8236 67208
Reserves C and D and E	1	"	Tallgrass Club P. O. Box 8236 67208
Lots 1 through Lot 20 inclusive	2	"	Summerfield Company P.O. Box 8236 67208
Lots 23 and 24	1	Pebble Green Addition	Tallgrass Company 2318 Greenleaf 67226
Lot 1	1	Bluestem Village	Marshall Ross Turner Anna Rex Turner 9020 Boxthorn 67226
Lot 2	1	"	Tomp W. Decarsky Leota A. Decarsky 9016 Boxthorn 67226
Lot 3	1	"	R. Britt Fulmer Brenda G. Fulmer 9010 Boxthorn 67226
Lot 4	1	"	Evan J. Olson 2011 North Old Manor 67208
Lot 5	1	"	John P. Williamson Joan Lance Williamson 8920 Boxthorn 67226
Lot 6	1	"	Ralph W. Owen III Carolyn R. Owen 8916 Boxthorn 67226
Lot 7	1	"	Kevin M. Mullen Nancy K. Mullen 8910 Boxthorn 67226

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 8	1	Bluestem Village <i>✓ recent: 1721 N. woodfield 67212</i>	<input checked="" type="checkbox"/> James T. Ross Judy A. Ross 8904 Boxthorn 67226
Lot 9	1	"	<input checked="" type="checkbox"/> Ronald L. Seifert Carolee Seifert 8923 Windwood Ct. 67226
Lot 10	1	"	<input checked="" type="checkbox"/> Arvind D. Doshi Jyoti A. Doshi 8927 Windwood Ct. 67226
Lot 11	1	"	<input checked="" type="checkbox"/> Elvir A. Fay Yvette Fay 8931 Windwood 67226
Lot 12	1	"	<input checked="" type="checkbox"/> John H. Stevenson Colleen M. Stevenson 8935 Windwood 67226
Lot 13	1	"	<input checked="" type="checkbox"/> Lester F. Penzler Jo Anne Penzler 8939 Windwood Ct. 67226
Lot 14	1	"	<input checked="" type="checkbox"/> Frank J. Lies Romi J. Lies 1367 N. Edgemoor 67208
Lot 15	1	"	<input checked="" type="checkbox"/> Tallgrass Company 2318 Greenleaf 67226
Lot 16	1	"	<input checked="" type="checkbox"/> Robl Construction Inc. 617 S. Bleckley Drive 67218
Lot 17	1	"	<input checked="" type="checkbox"/> Wm. Randall Summers Carole S. Summers 9025 Windwood 67226

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 18	1	Bluestem Village	✓ James H. Hazelton Jr. Carol S. Hazelton 9107 E. Windwood 67226
Lot 19	1	"	✓ Joseph B. Sullivan Patricia A. Sullivan 9115 Windwood 67226
Lot 20	1	"	✓ Omer R. Finney Nancy A. Finney 9131 Windwood Ct. 67226
Lot 21	1	"	✓ Robert J. Blick II Erma C. Blick 2475 Greenleaf 67226
Lot 22	1	"	✓ Romula D. Magsalin Theodora M. Magsalin 2469 Greenleaf 67226
Lot 23	1	"	✓ Kenneth J. Clifford Kathleen J. Clifford 2455 Greenleaf 67226
Lot 24	1	"	✓ David R. Tridle Shannon B. Tridle 2439 Greenleaf 67226
Lot 25, except the North 2 feet	1	"	✓ Norma Cox 2429 Greenleaf 67226
The North 2 feet of Lot 25	1	"	✓ Warner Co. Inc. 426 S. Meridian Valley Center 67147
Lot 26	1	"	✓ James E. Scott Grace H. Scott 2423 Greenleaf 67226

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 27	1	Bluestem Village	D Tallgrass Company 2318 Greenleaf 67226
Lot 28	1	"	Same as above
Lot 2	2	"	✓ Phil Stamps Sammie Lou Stamps 2303 Greenleaf 67226
Lot 3	2	"	✓ Sproul Construction Company Inc. 6200 E. Central 67208
Lot 4	2	"	✓ Sherwood Glen Developers 3535 West 13th 67203
Lot 5	2	"	✓ Hartman Homes, Inc. 6200 E. Central 67208
Lot 6	2	"	D Tallgrass Company 2318 Greenleaf 67226
Lot 7	2	"	Same as above
Lot 8	2	"	Same as above
Lot 9	2	"	✓ Dennis L. Ross Ann M. Ross 2039 Flynn 67207
Lot 10 Resent: ✓ (listed as Paulsen) office add: 400 Sutton Pl. Bldg. 209 E. Wm., 67202	2	"	X Ronald V. Paulsen Virginia A. Paulsen 2251 Bramblewood 67226

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 11	2	Bluestem Village	✓ Robert L. Collins Karen L. Collins 222 N. Quentin 67208
Lot 12	2	"	✓ Ross Alexander Donna Alexander #64 Norfolk 67206
Lot 13	2	"	✓ Robert Dool Rose Ann Dool 1808 Charlotte 67226
Lot 14	2	"	✓ R. Joe Aleshire Janet J. Aleshire 8947 Boxthorn Ct. 67226
Lot 15	2	"	✓ Terry W. Wages Letha K. Wages 2700 Bullinger 67204
Lot 16	2	"	✓ William F. Binter Martha L. Binter 8939 Boxthorn Ct. 67226
Lot 17	2	"	✓ Sechin Cho Young L. Cho 2339 Bromfield Circle 67226
Lot 18	2	"	✓ Ronald E. Hipp Barbara J. Hipp 7014 Timberon 67206
Lot 19	2	"	✓ Jack D. Ritchie Lou Ann Ritchie 8927 Boxthorn 67226
Lot 20	2	"	✓ J. W. Russell Construction, Inc. 10300 Alamo Ct. Wichita, 67212

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 21	2	Bluestem Village	✓ R. G. Langenwalter 1201 Charlotte 67208
Lot 22	2	"	✓ Michael Mullen Sharon Jan Mullen 8913 Boxthorn 67226
Lot 23	2	"	✓ Charles R. Caro 8909 Boxthorn 67226
Lot 24	2	"	✓ Andrew W. Hutton Cynthia A. Hutton 8903 Boxthorn 67226
Lot 25	2	"	✓ Christopher Redmond Rosalyann L. Redmond 8815 Windwood Circle 67226
Lot 26	2	"	✓ Dennis Kurt Buth Linda Lee Buth 8445 Stoneridge 67206
		<i>Recent: 7311 E. 17th, 67206</i>	X
Lot 27	2	"	✓ H. T. Ritchie Lisa F. Ritchie 8913 Boxthorn 67226
Lot 28	2	"	✓ James A. Greer, Jr. Denise Greer 7027 Rockwood 67206
Lot 29	2	"	✓ Tallgrass Company 2318 Greenleaf 67226
Lot 30	2	"	✓ J. D. Newman 8420 Lincoln Court 67207

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 31	2	Bluestem Village	✓ Alfred A. Caro Louise A. Caro 1559 Willow Road 67208
Lot 32	2	"	✓ James W. Liddell Suzanne C. Liddell 8936 Windwood 67226
Lot 33	2	"	Tallgrass Company D 2318 Greenleaf 67226
Lot 34	2	"	✓ Badr Idbeis Brigitte Idbeis 2461 Longwood Circle 67226
Lot 35	2	"	Same as above
Lot 36	2	"	✓ Thomas D. Jacob Wendy L. Jacob 2420 Bromfield Circle 67226
Lot 37	2	"	✓ Larry G. Knackstedt Sheryl A. Knackstedt 2125 N. Edgenora 67209
Lot 38	2	"	✓ Josiah E. Smith 4800 Reinhardt Shawnee Mission 66205
Lot 39	2	"	✓ Gary D. Wickham Leah R. Wickham 3714 E. Clark 67218
Lot 40	2	"	✓ Donald C. Slawson 200 Douglas Building 104 S. Broadway-67202

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 41	2	Bluestem Village	✓ Sherwood Glen Developers, 3535 West 13th Street 67203
Lot 42	2	"	Dr. Burtram Odenheimer Jane Odenheimer 6831 Trinity Circle 67226
		<i>Resent to: 9122 Windwood Ct 67226 (office: 3244 E. Douglas)</i>	✗
Lot 43	2	"	✓ Mark B. Hutton Susan D. Hutton 9126 Windwood Court 67226
Lot 44	2	"	✓ Gene S. D'Orazio Jane W. D'Orazio 9130 Windwood Court 67226
Lot 45	2	"	✓ David L. Haas JoAnn G.G. Haas 9134 Windwood 67226
Lot 46	2	"	✓ Brian K. Ulrich Judith K. Ulrich 2525 Greenleaf 67226
Lot 47	2	"	✓ Robert E. Muzzy Betsy G. Muzzy 734 Butler Valley Center 67147
Lot 48	2	"	✓ Clark Land Co. Inc. 2551 Greenleaf Ct. 67226
Lot 49	2	"	✓ Tallgrass Company 2318 Greenleaf 67226
Lot 50	2	"	Same as above
Lot 51	2	"	✓ Salvador Diaz Dolores M. Diaz 2579 Greenleaf 67226

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 52	2	Bluestem Village	D Sproul Construction Co. Inc. 6200 E. Central 67208
Lot 53	2	"	✓ Edwin D. Steffy Dianne L. Steffy 2580 Greenleaf 67226
Lot 54	2	"	D Tallgrass Company 2318 Greenleaf 67226
Lot 55	2	"	Same as above
Lot 56	2	"	✓ Arthur G. Johnson, Jr. Anna Belle Johnson 114 N. Belmont 67208
Lot 57	2	"	D Tallgrass Company 2318 Greenleaf 67226
Lot 58	2	"	✓ Hans C. Dirksen Wendy S. Dirksen 2560 Greenleaf Ct. 67226
Lot 59	2	"	D Tallgrass Company 2318 Greenleaf 67226
Lot 60	2	"	✓ John S. Crawford A. Nadine Crawford 3212 Clover Lane Rose Hill, Kansas 67133
Lot 61	2	"	✓ Warner J. Bullock Mary Ann Bullock 2546 Greenleaf 67226
Lot 62	2	"	✓ Elaine L. Baker C. F. Baker, Jr. 1528 Lawrence Ct. 67206

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 63	2	Bluestem Village	✓ Tallgrass Company 2318 Greenleaf 67226
Lot 64	2	"	Same as above
Lot 65	2	"	✓ Marcelle Gass 2526 Greenleaf 67226
Lot 66	2	"	✓ Paul E. Johnson Martha W. Johnson 2522 Greenleaf 67226
Lot 67	2	"	✓ Thomas H. Hays Charlotte A. Hays 2518 Greenleaf Ct. 67226
Lot 68	2	"	✓ James L. Clark Denise A. Clark 9818 E. Boston Circle 67207
Lot 69	2	"	✓ Robert L. Pearson Patricia L. Pearson 2510 Greenleaf 67226
Lot 70	2	"	✓ William S. Appelton, Jr. Nancy H. Appelton 2506 Greenleaf Ct. 67226
Lot 71	2	"	✓ Paul H. Brunson Linda A. Brunson 2476 Greenleaf 67226
Lot 72	2	"	✓ Wm. P. Veatch Co. Inc. 1046 N. Stratford 67206
Lot 73	2	"	✓ Marc A. Campbell Carol J. Campbell 2464 Greenleaf 67226

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 74	2	Bluestem Village	✓ Kenneth G. Scheffel Marilyn L. Scheffel 2460 Greenleaf 67226
Lot 75	2	"	✓ Charles G. Bair Sue F. Bair 2456 Greenleaf 67226
Lot 76	2	"	✓ L. Scott Banks Kathleen Banks 2452 Greenleaf 67226
Lot 77	2	"	✓ Russell W. Kice Noomi Kice 2448 Greenleaf 67226
Lot 78	2	"	✓ Peake and Peake, Inc. 7603 E. Harry 67207
Lot 79	2	"	✓ Robert W. Frensley Betty Frensley 7333 Rockwood 67206
Lot 80	2	"	✓ Charles D. McCormick Janet L. McCormick 202 N. Rock Road 67206
Lot 81	2	"	✓ William H. Steffens Hedwig J. Steffens 2420 Greenleaf 67226
Lot 82	2	"	✓ Thomas D. Ellis Shirley Ellis 2416 Greenleaf 67226
Lot 83	2	"	✓ Richard E. Spears Betty Spears 2412 Greenleaf 67226

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 84	2	Bluestem Village	✓ Donald R. Mayer Frances L. Mayer 2408 Greenleaf 67226
Lot 85	2	"	✓ Prakash V. Raghaven Parula P. Raghaven 2404 Greenleaf 67226
Lot 86	2	"	✓ Max Michael Wells Gayle Kathryn Wells 2328 Greenleaf 67226
Lot 87	2	"	✓ Tallgrass Company 2318 Greenleaf 67226
Lot 88	2	"	Same as above
Lot 89, except that part now platted as Plumthicket Addition	2	"	Same as above
Reserve B		"	Same as above
Reserve C		"	Same as above
Reserve I		"	Same as above
Reserve O		"	Same as above
Reserves D E, F, G, H, J, K, L, M, N, P, Q, R,		"	✓ Greenleaf Homeowners Association Inc. % Ritchie Enterprises Box 4048 67204
Lot 1	Block 1	Peppertree Addition	✓ Jack P. DeBoer Marilyn S. DeBoer 9225 Peppertree Circle 67226

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 2	1	Peppertree Addition	✓ Eugene E. Rainville Margaret A. Rainville 9129 Peppertree Circle 67226
Lot 3	1	"	✓ Jack K. Lashley Royce J. Lashley 9105 Peppertree Circle 67226
Lot 4	1	"	✓ Patrick J. Michaud Marilyn K. Michaud 9021 Peppertree Circle 67226
Lot 5	1	"	✓ Lee R. Cox Norma A. Cox 9009 Peppertree Circle 67226
That part of 1 Lot 6, described as beginning at the Northwest corner , thence South 57°07'20" East, along the northerly line of said Lot 6, 117.24 feet; thence along a curve to the left with a radius of 50 feet, a central angle of 36°34'40", a length of 31.92 feet, a chord of 31.38 feet bearing South 14°35'20" West; thence North 74°55'00" West, 149.31 feet to a point on the NW line of said lot; thence along said NW line bearing North 44°10'54" East, 76.91 feet to the point of beginning. Block		"	✓ David G. Ropes M. Cassandra Ropes 8922 Peppertree 67226
Lot 6, except that part described immediately above	1	"	✓ Robert L. Darmon Beatrice F. Darmon 8920 Peppertree Circle 67226

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
That part of Lot 7 described as Beginning at the NE corner of Lot 7, thence South 21°19'19" East, along the east line of said Lot 7, 132.53 feet; thence along a curve to the left with a radius of 112.57 feet, a central angle of 20°24'45" a length of 40.10 feet, a chord of 39.89 feet bearing South 58°24'34" West; thence North 44°47'00" West, 114.35 feet to a point on the NW line of said Lot; thence along said NW line bearing North 44°10'54" East, 88.02 feet; thence North 89°10'54" East, 5 feet to the point of beginning.	1	Peppertree Addition	✓ Sheldon C. Coleman # 8 Hampton 67206
Lot 7 except that part described immediately above	Block 1	"	✓ William H. Fritzemeier E. Jayne Fritzemeier 8928 Peppertree 67226
Lot 8	1	"	✓ Peppertree Company 2318 Greenleaf 67226
The West 44.9 feet of Lot 9	1	"	✓ Robert M. Smith, Jr. Nancy R. Smith 9016 Peppertree 67226
Lot 9 except the West 44.9 feet	1	Returned - unknown	X Keeney S. Stevens Helen E. Stevens 9018 Peppertree Circle 67226
The West 59.9 feet of Lot 10	1	"	✓ George W. Butler dba Butler Products 6914 East 14th St. 67206

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 10 except the west 59.9 feet	1	Peppertree Addition	George W. Butler dba Butler Products 6914 East 14th St. 67206
The West 60 feet of Lot 11	1	"	✓ Leroy C. Nold Betty J. Nold 9106 Peppertree Circle 67226
Lot 11 except the West 60 feet	1	"	✓ Richard A. Hatfield Helen B. Hatfield 9108 Peppertree 67226
The East 51.2 feet of Lot 12	1	"	✓ Georgia D. Northcutt 9118 Peppertree Circle 67226
Lot 12 except the East 51.2 feet	1	"	Peppertree Company 2318 Greenleaf 67226
The West 60.1 feet of Lot 13	1	"	✓ Robert E. Dalton Veronica A. Dalton 9128 Peppertree Circle 67226
The East 52.1 feet of Lot 13	1	"	✓ Phyllis L. McGinty 9130 Peppertree Circle 67226
The West 51.9 feet of Lot 14	1	"	✓ Donald E. Shaw Beulah M. Shaw 9206 Peppertree Circle 67226
Lot 14 except the West 51.9 feet	1	"	✓ Leslie J. Woehlke Lois Woehlke 9208 Peppertree Circle 67226
The West 51.8 feet of Lot 15	1	"	Peppertree Company 2318 Greenleaf 67226

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 15 except the West 51.8 feet	1	Peppertree Addition	✓ Milo M. Unruh Kansa H. Unruh 9218 Peppertree Circle 67226
Reserve A		"	Peppertree Company 2318 Greenleaf 67226
Lot 1	1	Plumthicket Second Addition <i>unknown</i>	✗ Richard H. Drew Maria L. Drew 2324 Plumthicket 67226
Lots 2, 3 and 4 and 5	1	"	Tallgrass Company 2318 Greenleaf 67226
Lot 6	1	"	Sproul Construction Company Inc. 6200 East Central 67208
Lot 7	1	"	Tallgrass Company 2318 Greenleaf 67226
Lot 8	1	"	Hartman Homes, Inc. 6200 E. Central 67208
Lot 9	1	"	Salvador F. Diaz Dolores M. Diaz 2579 Greenleaf 67226
Lot 10	1	"	Confederated Builders Inc. 503 N. Buckner Derby, 67037
Lots 11 through Lot 15 inclusive	1	"	Tallgrass Company 2318 Greenleaf 67226

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lots 16 through Lot 25 inclusive	1	Plumthicket Second Addition	Tallgrass Company 2318 Greenleaf 67226
Lot 1	1	Webb Road Booster Pumping Station Addition	City of Wichita 455 North Main 67202

Tract DescriptionProperty Owner

A tract beginning at the center of Section 5, Township 27 South Range 2 East of the 6th P.M., thence Easterly along the North line of the SE $\frac{1}{4}$ of said section bearing North 89°05'16" East, 300 feet; thence South 19°21'03" West 252.40 feet; thence South 70°04'53" West 224.80 feet to the West line of the SE $\frac{1}{4}$ of said section; thence Northerly along said West line bearing North 0°55'07" West, 310 feet to the point of beginning.

Tallgrass Company Inc.
2318 Greenleaf
67226

The Southwest Quarter of the Southwest Quarter of Section 4, Township 27 South, Range 2 East of the 6th P.M.

Stelbar Oil Corp. Inc.
Fourth Financial Center
100 North Broadway
67202

The North one half of the Southwest Quarter of Section 4, Township 27 South, Range 2 East of the 6th P.M., except beginning at a point on the West line and 333.35 feet South of the Northwest corner of the Southwest Quarter of Section 4; thence East 430 feet; thence South 300 feet; thence West 430 feet to the West line of said Southwest Quarter thence North 300 feet to beginning.

Clarence M. Mollett
Address Unknown

Tract Description

Part of the North half of the Southwest Quarter of Section 4, Township 27 South, Range 2 East of the 6th P.M., beginning at a point on the West line and 333.35 feet South of the Northwest corner of the SW $\frac{1}{4}$ of said section; thence East 430 feet; thence South 300 feet; thence West 430 feet to the West line of said SW $\frac{1}{4}$; thence North 300 feet to beginning.

The South half of the Northwest Quarter of Section 4, Township 27 South, Range 2 East of the 6th P.M.

A tract of land in the NE $\frac{1}{4}$ of Section 6, Township 27 South, Range 2 East of the 6th P.M. beginning at the intersection of the South right of way line of 29th Street North and the West right of way line of Rock Road, said point being 30 feet Southerly and 50 feet Westerly of the NE corner of Section 6, thence Southerly along said West right of way line of Rock Road bearing South 0°54'22" East, 709.98 feet; thence South 89°5'38" West 280 feet; thence North 43°22'20" West, 636.72 feet; thence South 89°04'12" West 950 feet; thence North 0°55'48" West, 240 feet to the South right of way line of 29th Street North; thence Easterly along said South right of way line of 29th Street north bearing North 89°04'12" East, 1659.98 feet to the point of beginning.

Property Owner

✓ Robert D. Lindsted
Sharon E. Lindsted
224 S. Crestway 67218

✓ James Michael Pulsifer
Marion C. Pulsifer
1312 Country Club Road
Indianola, Iowa 50125

✓ Boulevard Office Park
8400 Killarney 67206

Tract Description

A tract of land in the NE $\frac{1}{4}$ of Section 6, Township 27 South, Range 2 East of the 6th P.M., beginning at the NE corner of Waterford North, and said point of beginning being on the West right of way line of Rock Road; thence Westerly along the Northerly line of said addition bearing North 86°21'56" West, 81.77 feet; thence North 74°37'52" West, 700 feet; thence North 14°37'52" West, 1160.00 feet; thence North 75°22'08" East, 343.34 feet; thence South 43°22'20" East, 353.89 feet; thence North 89°05'38" East, 456.23 feet to the West right of way line of Rock Road; thence Southerly along said West right of way line bearing South 0°54'22" East, 1149.93 feet to the point of beginning.

The Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 6 Township 27 South, Range 2 East of the 6th P.M., except therefrom the two tracts described immediately preceding.

The North half of the Northwest Quarter of Section 4, Township 27 South, Range 2 East of the 6th P.M.

The South half of Section 32 Township 26 South, Range 2 East of the 6th P.M., except the North 417.42 feet of the east 417.42 feet thereof and except that part platted as Comotara Industrial Park Second Addition, and except that part platted as Comotara Industrial Park Fifth Addition, and except that part deeded to Tallgrass Company and described immediately following.

Property Owner

D Boulevard Office Park
8400 Killarney 67206

✓ Woodlawn Development
Inc.
P.O. Box 2236 67201

✓ Wichita Airport Authority
Mid Continent Airport
67276

D Boulevard Office Park
8400 Killarney 67206

Tract Description

A tract beginning at the intersection of the North right of way line of 29th Street North and the East right of way line of Rock Road, said point being 30 feet Northerly and 50 feet Easterly from the Southwest corner of Section 32, Township 26 South, Range 2 East of the 6th P.M., Sedgwick County, thence Northerly along the East right of way line of Rock Road, bearing North 0°53'18" West, 44.19 feet; thence North 87°37'51" East, 200 feet; thence South 78°19'56" East, 103.08 feet; thence North 87°37'51" East, 498.98 feet; thence North 89°07'22" East, 1807.73 feet to the East line of the SW $\frac{1}{4}$ of said Section; thence North 89°06'38" East, 2304.08 feet; thence North 75°04'28" East, 103.08 feet; thence North 89°06'38" East, 220 feet to the West line of Webb Road; thence South along the West line bearing South 1°05'53" East, 65 feet; thence along the North line of 29th Street North bearing South 89°06'38" West, 2624.22 feet; thence South 89°07'22" West, 2607.20 feet to the point of beginning.

Property Owner

D Tallgrass Company
2318 Greenleaf 67226

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lots 1 through Lot 6 inclusive	2	Waterford North Addition	✓ Wichita Development Co. 2471 Hathway 67226
Lot 7	2	"	✓ Stanley R. Holm Sheryl J. Holm 2622 Longfellow 67226
Lot 8	2	"	✓ Rebecca J. Wachter 2623 Winstead Circle 67226
Lot 9	2	"	✓ Warner Co. Inc. 601 N. Baltimore Derby, 67037

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 10	2	Waterford North Addition	✓ Leewood Homes Inc. 6130 Legion 67204
Lot 11	2	"	Same as above
Lot 12	2	"	▷ Sproul Construction Co. Inc. 6200 E. Central 67208
Lot 13	2	"	Same as above
Lot 14	2	"	✓ Gary D. Navarro Diana K. Navarro 2525 Winstead Circle 67226
Lot 15	2	"	▷ Robert E. Muzzy Betsy G. Muzzy 734 Butler Valley Center 67147
Lot 16	2	"	▷ Leewood Homes Inc. 6130 Legion 67204
Lot 17	2	"	✓ Timothy A. Durkin Jean M. Durkin 2542 Winstead Circle 67226
Lot 18	2	"	▷ Sherwood Glen Developers Inc. 3535 West 13th St. 67203
Lot 19	2	"	▷ Warner Co. Inc. 601 N. Baltimore Derby 67037
Lot 20	2	"	✓ Gregory A. Smith Cheryl A. Smith 2612 Winstead Circle 67226

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 21	2	Waterford North Addition	✓ John Marquis House III Joan Marie House 2622 Winstead Circle 67226
Lots 22, 23 and 24	2	"	① Wichita Development 2471 Hathway 67226
Lot 37	3	"	① Leewood Homes Inc. 6130 Legion 67204
Lot 38	3	"	① Wichita Development Co. 2471 Hathway 67226
Lot 39	3	"	① Warner Co. Inc. 601 N. Baltimore Derby, 67037
Lot 40	3	"	✓ Harold L. Warner, Jr. 330 S. Colby Valley Center 67147 ✓ Thomas M. Warner 235 S. Dexter Valley Center 67147
Lot 41	3	"	① Sproul Construction Co. Inc. 6200 East Central 67208
Lot 42	3	"	① Leewood Homes Inc. 6130 Legion 67204
Lot 43	3	"	① Robert E. Muzzy Betsy G. Muzzy 734 Butler Valley Center 6147

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 44	3	Waterford North Addition	✓ Sherwood Glen Developers Inc. 3535 West 13th 67203
Lots 45, 46, 47, and 48	3	"	✓ Wichita Development Co. 2471 Hathway 67226
The Reserve		"	X Owned by the owners of all the lots within the Subdivision.
Lot 5	7	Sycamore Village Second Addition	✓ Terry E. Pufahl Molly M. Pufahl 2339 Winstead Circle 67226
Lot 6	7	"	✓ Sherrel W. Miller Virginia L. Miller 2343 Winstead Circle 67226
Lot 7	7	"	✓ Norman J. Razook Linda F. Razook 2349 Winstead Circle 67226
Lot 8	7	"	✓ Robert M. Adams Velda L. Adams 2353 Winstead Circle 67226
Lot 9	7	"	✓ James E. Kreissler Alice J. Kreissler 2348 Hathway Circle 67226
Lot 10	7	"	✓ Jack William Miller 2344 Hathway Circle 67226
Lot 11	7	"	✓ Carroll C. Van Buskirk Haldis Van Buskirk 2338 Hathway Circle 67226

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 12	7	Sycamore Village Second	✓ Donald F. Knoll Brenda A. Knoll 2334 Hathway 67226
Lot 13	7	"	✓ William Barry Davis Iris LaNattie Davis 2316 Hathway 67226
Lot 14	7	"	✓ Paul E. Monson Lynda S. Monson 2318 Hathway 67226 (Notice of Interest in Property filed by John E. Brosz 2318 Hathway) 67226
Lot 15	7	"	✓ William E. Estes Mary E. Estes 2306 Hathway 67226
Lot 3	8	"	✓ Travis W. Stembridge Elizabeth Jan Stembridge 2328 Winstead Circle 67226
Lot 4	8	"	✓ James J. Gruff Garnet L. Gruff 2342 Winstead Circle 67226
Lot 5	8	"	✓ Employee Transfer Corporation 20 North Wicker Drive Chicago, Illinois
Lot 6	8	"	✓ William E. Mathis Ann B. Mathis 2343 Hathway Circle 67226

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 7	8	Sycamore Village Second	✓ Harry M. Roberts Erika A. Roberts 2335 Hathway Circle 67226
Lot 8	8	"	✓ J. Lynn Bock Ann Bock 2315 Hathway 67226
Lot 9	8	"	✓ Terrel Edwin Marten Kathryn J. Martin 2307 Hathway 67226
Lot 10	8	"	✓ Oscar Kirk Dahlberg Joanne C. Dahlberg 2308 Longwood Circle 67226
Lot 11	8	"	✓ Jack N. Turner Marian J. Turner 2314 Longwood Circle 67226
Lot 12	8	"	✓ John Irvin Elliott Dorothy Lee Elliott 2325 Longwood Circle 67226
Lot 13	8	"	✓ Donald R. Bratton Edith T. Bratton 2319 Longwood Circle 67226
Lot 14	8	"	✓ Robert W. Page Joan E. Page 2301 Longwood Circle 67226
Lot 14	10	"	✓ Lynn H. McCoppin Janice L. McCoppin 2230 Longwood Court 67226
Lot 15	10	"	✓ Joseph B. Hoover Donna L. Hoover 2234 Longwood Court 67226

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 16	10	Sycamore Village Second Addition ✓	Terry R. Wright Catherine R. Wright 2236 Longwood Court 67226
Lot 17	10	"	✓ Bradford L. Stults Esther A. Stults 2242 Longwood Court 67226
Lot 20	10	"	✓ Floyd Johnson Zeola Johnson 2258 Longwood Circle 67226
Lot 21	10	"	✓ Shiang Yu Lee Agnes C. Lee 2262 Longwood Court 67226
Lot 1	11	"	✓ Richard C. Watson Stephanie S. Watson 2225 Hathway Circle 67226
Lot 2	11	"	✓ C. Robert Borresen Thelma J. Borresen 2215 Hathway 67226
Lot 3	11	"	✓ Owen B. Pierce Helen J. Pierce 2209 Hathway Circle 67226
Lot 4	11	"	✓ David R. Lineth Geneva Udit 2203 Hathway Circle 67226
Lot 5	11	"	✓ John C. Byers Anna Catherine Byers 2204 Hathway Circle 67226
Lot 6	11	"	✓ Randy D. Stephens Jane U. Stephens 2208 Hathway 67226

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
The North 9.73 feet of Lot 7, and all of Lot 8	11	Sycamore Village Second Addition	✓ William T. Hick, Jr. Joan E. Hick 2226 Hathway 67226
Lot 7 except the North 9.73 feet	11	"	✓ Greg R. Perkins Karen L. Perkins 2216 Hathway 67226
Lot 1	4	Sycamore Village Third Addition	✓ Pronab K. SenSarma Mithu SenSarma 2511 Longfellow 67226
Lot 2	4	"	✓ Gordon E. Lambert Judith Ann Lambert 2508 Longfellow 67226
Lot 3	4	"	✓ Eugene O. Klint Mary R. Klint 2504 Longfellow 67226
Lot 4	4	"	✓ Franklin E. Gertson Glenda B. Gertson 7714 E. 24th Ct. 67226
Lot 5	4	"	✓ John W. Hermsen Judith A. Hermsen 7720 East 24th St. 67226
Lot 6	4	"	✓ Michael J. Nemer Loretta Sue Nemer 7730 East 24th St. Ct. 67226
Lot 7	4	"	✓ Frederick Thomas Muck Mary Grace Muck 7740 East 24th St. Ct. 67226

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 8	4	Sycamore Village Third Addition	✓ Stanley Howard Kaplan Joanne Golden Kaplan 7750 East 24th St. Ct. 67226
Lot 9	4	"	✓ John K. Fitzgerald Janice K. Fitzgerald 7760 East 24th St. Ct. 67226
Lot 10	4	"	Wichita Development Co. 2471 Hathway 67226
Lot 11	4	" <i>Revert to: 3525 N. Rock Rd 67226</i>	✓ Calvary United Methodist Church of Wichita, Kansas, Inc. 201 Lulu 67211
Lot 41	5	"	✓ Carl R. Hamp Patricia J. Hamp 2471 Winstead 67226
Lot 42	5	"	✓ James A. Bender Karen L. Bender 2461 Winstead Circle 67226
Lot 43	5	"	✓ Shirley Christopher Johnson 2451 Winstead 67226
Lot 44	5	"	✓ Daniel R. Young Mary K. Young 2441 Winstead 67226
Lot 45	5	"	✓ Richard A. Wilson Marjorie A. Wilson 2431 Winstead 67226
Lot 46	5	"	✓ John E. Smith Sheryl L. Smith 2421 Winstead 67226

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 47	5	Sycamore Village Third Addition	✓ Adolf B. Byrnas Shirley J. Byrnas 2410 Winstead 67226
Lot 48	5	"	✓ Alfred Joseph Leiker Judy A. Leiker 2420 Winstead Circle 67226
Lot 49	5	"	✓ Beverly J. Olds 2430 Winstead Circle 67226
Lot 50	5	"	✓ Stephanie D. Gebert 2440 Winstead 67226
Lot 51	5	"	✓ P. A. Jackson Wanda E. Jackson 2450 Winstead 67226
Lot 52	5	"	✓ Kenneth R. Huber Patricia A. Huber 2460 Winstead 67226
Lot 53	5	"	✓ Daniel A. Burton Terri Burton 2470 Winstead Circle 67226
Lot 54	5	"	✓ Marc M. Morozzo Deborah J. Morozzo 2471 Longwood Circle 67226
Lot 55	5	"	D ✓ Badr Idbeis Brigitte Idbeis 2461 Longwood Circle 67226
Lot 56	5	"	✓ Ted O. Burke Ute F. Burke 2451 Longwood Circle 67226

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 57	5	Sycamore Village Third Addition	✓ Stephen A. Wolf 2441 Longwood 67226
Lot 58	5	"	✓ Thomas J. Overton Linda L. Overton 2431 Longwood Circle 67226
Lot 59	5	"	✓ Gerald C. Snyder, Jr. Victoria D. Snyder 2421 Longwood Circle 67226
Lot 60	5	"	✓ William J. Roh Peggy L. Roh 2420 Longwood Circle 67226
Lot 61	5	"	✓ John R. Roeder Cynthia S. Roeder 2430 Longwood Circle 67226
Lot 62	5	"	✓ Robert Siu Cheung Wong Kelly Liu Wong 2440 Longwood Circle 67226
Lot 63	5	"	✓ Gary L. Wood Carol A. Park 2450 Longwood Circle 67226
Lot 64	5	"	✓ Thomas Jones Alice M. Jones 2460 Longwood Circle 67226
Lot 65	5	"	Wichita Development Co. 2471 Hathway 67226
Lot 66	5	"	✓ Fourth National Bank and Trust Co. 100 North Broadway 67202

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 67	5	Sycamore Village Third Addition	✓ Robin L. Ringler 2461 Hathway Circle 67226
Lot 68	5	"	✓ Joseph F. Layman, Jr. Lois Ann Layman Box 470 El Dorado, 67042
Lot 69	5	"	✓ Donald J. Weber Sandra L. Weber 2441 Hathway Circle 67226
Lot 70	5	"	✓ Alan B. Gabbard Joyce M. Gabbard 2431 Hathway 67226
Lot 71	5	"	✓ Wichita Development 2471 Hathway 67226
Lot 72	5	"	✓ Kristen D. Kennedy Jamie L. Kennedy 2411 Hathway Ct. 67226
Lot 73	5	"	✓ David W. Munro Dilla J. Munro 2408 Hathway Circle 67226
Lot 74	5	"	✓ Edwin W. Parker II Ann Parker 2412 Hathway Circle 67226
Lot 75	5	"	✓ Charles B. Wilson Nancy C. Wilson 2422 Hathway 67226
Lot 76	5	"	✓ Elzie D. Odom, Jr. Janet Bell Odom 2432 Hathway Circle 67226

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 77	5	Sycamore Village Third Addition	✓ James M. Daley Marsha K. Daley 2442 Hathway 67226
Lot 78	5	"	✓ Dennis D. Bartel Judith C. Bartel 2452 Hathway 67226
Lot 79	5	"	✓ Billy Mac Jones Doris Jane Jones 2462 Hathway Circle 67226
Lot 80	5	"	✓ Scott A. Oatsdean Joetta W. Oatsdean 2472 Hathway 67226
Reserves and Floodway		"	✓ Sycamore Village Homeowners Association 2344 Bromfield Circle 67226

Tract Description

The Northwest Quarter of
Section 8, Township 27 South
Range 2 East of the 6th P.M.

Property Owner

✓ Wilson Estates
Century Plaza Building
111 W. Douglas 67202
Louise W. Bradley
(life estate reserved
on a 5 acre tract)
X - Address Unknown

The Northeast Quarter of
Section 8, Township 27 South
Range 2 East of the 6th P.M.

Same as above

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 1	1	E. E. Jabes Addition	✓ Great Plains Slawson Ventures 453 S. Webb Road 67207
Lot 2	1	"	Same as above

Tract Description

A tract in the Northwest Quarter of Section 9, Township 27 South, Range 2 East of the 6th P.M., described as beginning at the Northwest corner of said NW $\frac{1}{4}$; thence East along the North line of said NW $\frac{1}{4}$ a distance of 725 feet; thence South parallel to the West line of said NW $\frac{1}{4}$, a distance of 725 feet; thence West parallel to the North line of said NW $\frac{1}{4}$, a distance of 725 feet to a point on the West line of said NW $\frac{1}{4}$; thence North along the West line of said NW $\frac{1}{4}$ a distance of 725 feet to the point of beginning.

Property Owner

✓ Greeg Gsell, Trustee
for Marian Paige Hanley
Trust
Suite 600 Hardage Center
100 S. Main
67202

✓ Greer Gsell, Trustee
for Charlotte Louise
Hanley Trust
Suite 600 Hardage Center
100 S. Main
67202

The West half of the Northwest $\frac{1}{4}$ of Section 9, Township 27 South Range 2 East of the 6th P.M., except a tract described immediately above, and except a tract beginning at the intersection of the West line of said NW $\frac{1}{4}$ with the North right of way line of Frisco R.R. right of way, thence East 1320 feet, thence North 330 feet, thence West 1320 feet, thence South 330 feet to the point of beginning, and except the Railroad.

✓ Fred L. Hanley
439 N. Belmont
67208

FORM 2-721

PAYMENT NOTICE
City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Plbg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.
	Planning		

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

NAME

ADDRESS

FUND

DUE DATE

COMMENTS

DATE

BY



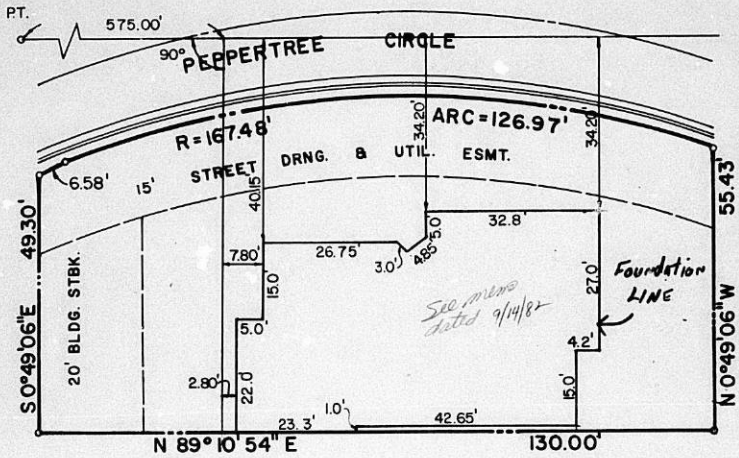
OWNERSHIP LIST

Att: ART CHAMBERS

Ordered by Bill Yung
Tallgrass

Ardy

SECURITY ABSTRACT AND TITLE CO., INC.
434 North Main • Wichita, Kansas 67202 • Telephone (316) 267-8371
SECURITY IS KNOWING



9129 PEPPERTREE CIRCLE

Lot 2, Block 1, "Peppertree", an addition to Wichita, Sedgwick County, Kansas.

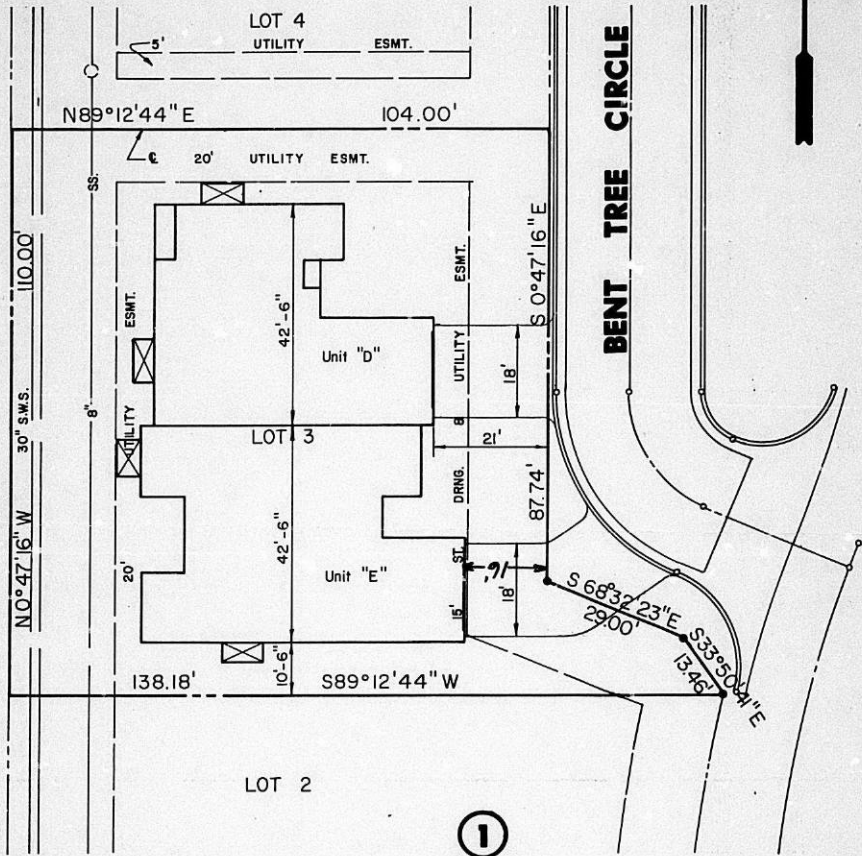
I, Steven E. Anderson, a Land Surveyor in Kansas do hereby certify that I have surveyed the above described property and that the accompanying plat is a true and correct exhibit of the survey.

 Steven E. Anderson
 K.S. L.S. #688

DATE:



Scale: 1" = 20'



site plan
PARCEL 1A - DP-96
SEE MEMO DATED 1/20/84



PLOT PLAN
LOT 3 BLK. 1
BENT TREE

Drawn by
D.P.R.
Checked by
Date
1-12-84
Scale

MID-KANSAS ENGINEERING CONSULTANTS PA
240 NORTH ROCK ROAD
SUITE 130
WICHITA, KANSAS 67206 682-6561

Sheet
1
of
1

*

This DP File
Has a Large Drawing
On 35mm Microfilm.

Roll # 1

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