FINAL PLAT

TALLGRASS EAST 6TH ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON July 11, 1991 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED July 12, 1991

OFFICE COPY
DO NOT REMOVE

SCALE: 1"=100'

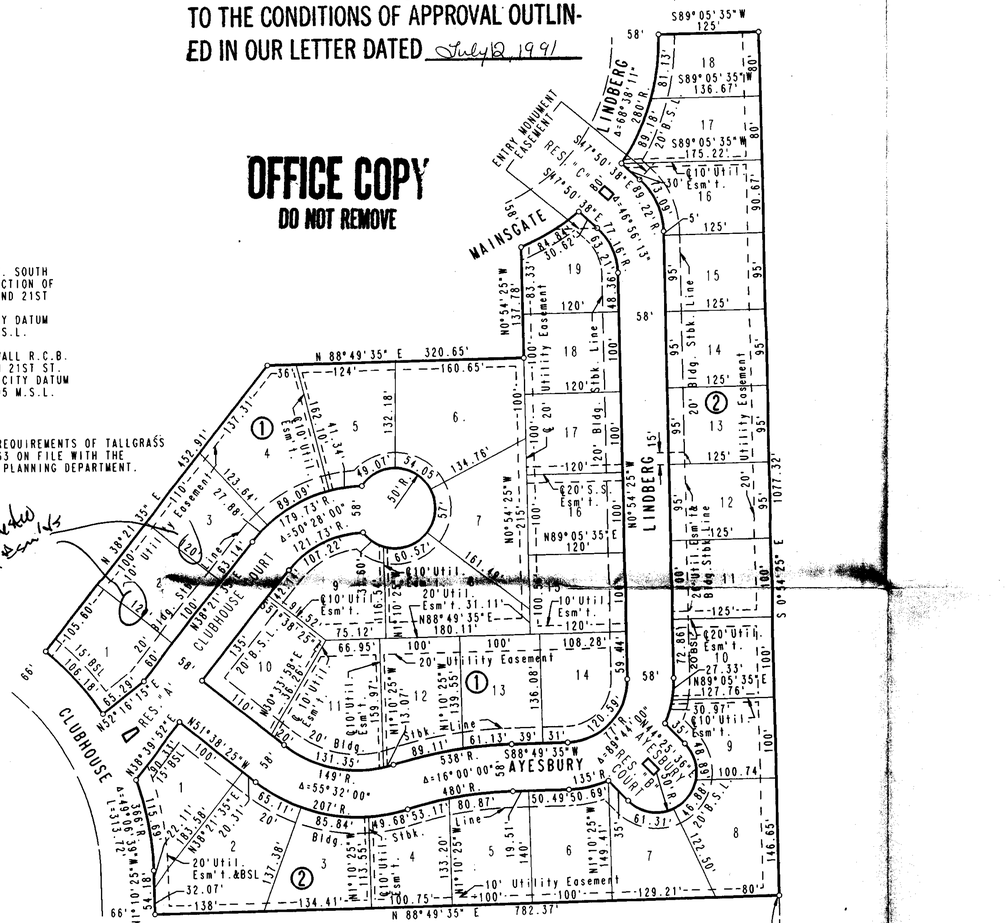
o = IRON SET

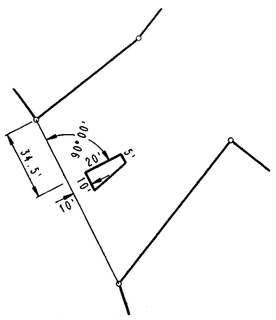
B.S.L = BUILDING SETBACK LINE
S.S. = SANITARY SEWER

B.M. - CITY OF WICHITA B.M. DISC 44FT. SOUTH AND 48 FT. EAST OF THE INTERSECTION OF THE CENTERLINES OF WEBB ROAD AND 21ST STREET NORTH.
ELEV.=205.238 CITY DATUM
ELEV.=1392.683 M.S.L.

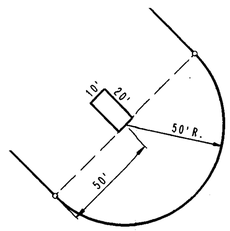
B.M. - CHISELED "O" N.E. CORNER HEADWALL R.C.B. 1050 FT.± EAST OF WEBB ROAD ON 21ST ST.
ELEV.=202.55 CITY DATUM
ELEV.=1389.995 M.S.L.

FOR ADDITIONAL BUILDING SETBACKS SEE THE REQUIREMENTS OF TALLGRASS EAST RESIDENTIAL COMMUNITY UNIT PLAN DP-163 ON FILE WITH THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING DEPARTMENT.

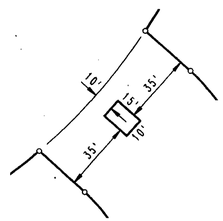




RESERVE "A"



RESERVE "B"



RESERVE "C"

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

I, CHARLES S. BROWN, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS_____DAY OF _____ 1991, I HAVE BEEN IN RESPONSIBLE CHARGE OF SURVEYING AND PLATTING OF TALLGRASS EAST 6TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCKS, STREETS, AND RESERVES, THE SAME BEING A REPLAT OF LOTS 44 THROUGH 64, BLOCK 1, AND LOTS 11 THROUGH 33, BLOCK 3, TOGETHER WITH RESERVES D AND E ALL IN TALLGRASS EAST 3RD ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

_____
CHARLES S. BROWN, P.E. LIC. NO. 7581 R.L.S. NO. 991
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND, AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS, STREETS AND RESERVES, THE SAME TO BE KNOWN AS TALLGRASS EAST 6TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS. EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES, ENTRY MONUMENT AND DRAINAGE ARE HEREBY GRANTED. STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

RESERVES "A", "B", AND "C" ARE HEREBY PLATTED FOR LANDSCAPING, IRRIGATION SYSTEMS AND ENTRY FEATURES.

RESERVES "A" THROUGH "C" INCLUSIVE SHALL BE SUBJECT TO THE RESTRICTIVE COVENANTS ESTABLISHED BY THE DECLARATION OF LANDOWNERS ASSOCIATION AGREEMENTS, AND SHALL BE OWNED AND MAINTAINED BY TALLGRASS EAST HOMEOWNERS' ASSOCIATION.

FOR ADDITIONAL BUILDING SETBACKS, SEE THE REQUIREMENTS OF TALLGRASS EAST RESIDENTIAL COMMUNITY UNIT PLAN DP-163 ON FILE WITH THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING DEPARTMENT.

ALL PORTIONS OF TALLGRASS EAST 3RD ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, WITHIN THE ABOVE DESCRIBED TRACT OF LAND ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512(b) AMENDED.

OWNERS: RITCHIE DEVELOPMENT CORPORATION

BY _____
JACK D. RITCHIE, C.E.O.

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1991, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME JACK D. RITCHIE, CHIEF EXECUTIVE OFFICER OF RITCHIE DEVELOPMENT COPORATION TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME AS THE VOLUNTARY ACT AND DEED OF SAID CORPORATION, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY APPOINTMENT EXPIRES _____

WE, BANK IV WICHITA, NATIONAL ASSOCIATION IN WICHITA, HOLDER OF A MORTGAGE ON A PORTION OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF TALLGRASS EAST 6TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

_____, SENIOR VICE PRESIDENT
GARY K. BROWN

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____ 1991, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME GARY K. BROWN, SENIOR VICE PRESIDENT, OF BANK IV WICHITA, NATIONAL ASSOCIATION, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME AS THE VOLUNTARY ACT AND DEED OF SAID BANK, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY APPOINTMENT EXPIRES _____

THIS PLAT OF HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1991.

_____, CHAIRMAN
GEORGE D. SHERMAN

_____, SECRETARY
MARVIN S. KROUT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1991.

_____, MAYOR
BOB KNIGHT

_____, DEPUTY CITY CLERK
PAT BURNETT

ENTERED ON TRANSFER RECORD, THIS _____ DAY OF _____ 1991.

_____, COUNTY CLERK
DON WRIGHT

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M., ON THIS _____ DAY OF _____, 1991.

_____, REGISTER OF DEEDS
PAT KETTLER

_____, DEPUTY
ED RESA

WICHITA – SEDGWICK COUNTY

W.SC

METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

July 22, 1991

Gary Wiley
Professional Engineering Consultants
303 South Topeka
Wichita, KS 67202

Re: S/D 91-28 (Final Plat) Tallgrass East 6th Addition

Dear Gary:

At the regular meeting of the Metropolitan Area Planning Commission on July 18, 1991, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of July 12, 1991.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council for consideration:

9-6-91 1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.

$26.00 ck 2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.

3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developers.

Please call if you have any questions.

Sincerely,

Kandace A. Jones

Kandace A. Jones
Associate Planner

cc: Bill G. Yung Design, 4912 E. 29th St. N., Suite 1, Wichita, KS 67220
Ritchie Associates, 8100 E. 22nd St. N. Blvd. 1000, Wichita, KS 67226
Mike Lindebak, City Engineer

FILE COPY

G. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.

H. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.

I. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

K. Recording of the plat within 30 days after approval by the City Council.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

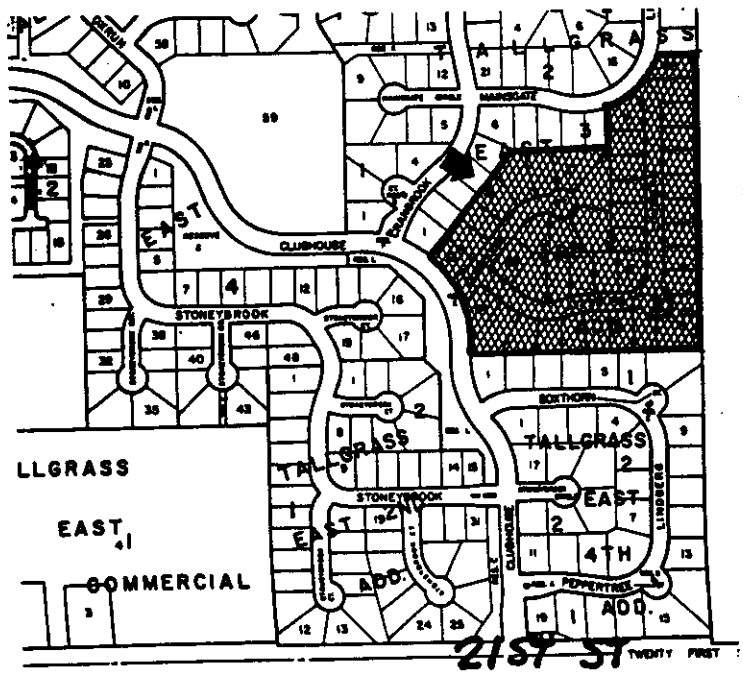
AGENDA ITEM NO. 2-6

July 18, 1991

STAFF REPORT
(Final Plat Approved 7/11/91,
Preliminary Plat Approved 6/13/91)

CASE NUMBER:	S/D 91-28 - TALLGRASS EAST 6TH ADDITION
OWNER/APPLICANT:	Ritchie Associates, 8100 E. 22nd St. N. Blvd. 1000, Wichita, KS 67226
SURVEYOR/ENGINEER:	Bill G. Yung Design, 4912 E. 29th St. N., Suite 1, Wichita, KS 67220; Professional Engineering Consultants, 303 South Topeka, Wichita, KS 67202
LOCATION:	North of 21st St. North and east of Webb
SITE SIZE:	14.4 Acres
NUMBER OF LOTS	
Residential:	37
Office:	
Commercial:	
Industrial:	
Total:	37
MINIMUM LOT AREA:	11,000 sq. ft.
CURRENT ZONING:	"AA" One Family Dwelling (DP-163)

VICINITY MAP:



STAFF COMMENTS:

A. The applicant shall either abandon or amend the existing petitions on file for this property. If projects are to be abandoned as a result of this replat, the applicant shall pay off the charges against the abandoned projects. Square footage figures shall be provided for the lots within this plat so existing special assessments and petitions may be amended.

B. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities. This covenant shall further indicate that this development is part of a homeowner's association responsible for ownership and maintenance of the reserves associated with the original plat for the overall area.

C. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58 foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.

D. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.

E. The applicant is advised that the entry monument easements shown on Lot 19, Block 1 and Lot 16, Block 2 are not for public purposes and should not be established by the plat. Any such easement should be created by separate instrument with conditions for ownership, maintenance, etc. specified in such a document. Also, in the case of Lot 16, such an easement should not be shown as overlapping the public utility easement. If the applicant desires to create these areas, on the plat, for entry monuments, the appropriate means to do so is by way of platting reserves. The use of easements, which places such monuments on an individual's private property is itself questionable. The use of a reserve typically places ownership, maintenance, etc. responsibilities with a homeowner's association. The final plat tracing shall therefore plat these areas as reserves or eliminate reference to "entry monument easements."

F. During review of the preliminary plat, K.G.& E. requested 10 foot utility easements between Lots 2 and 3 and Lots 1 and 2, Block 1, the final plat tracing shall indicate these easements.