

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 OUTLIN-  
ED IN OUR LETTER DATED July 12, 1991

**OFFICE COPY  
DO NOT REMOVE**

SCALE: 1"=100'  
○ = IRON SET

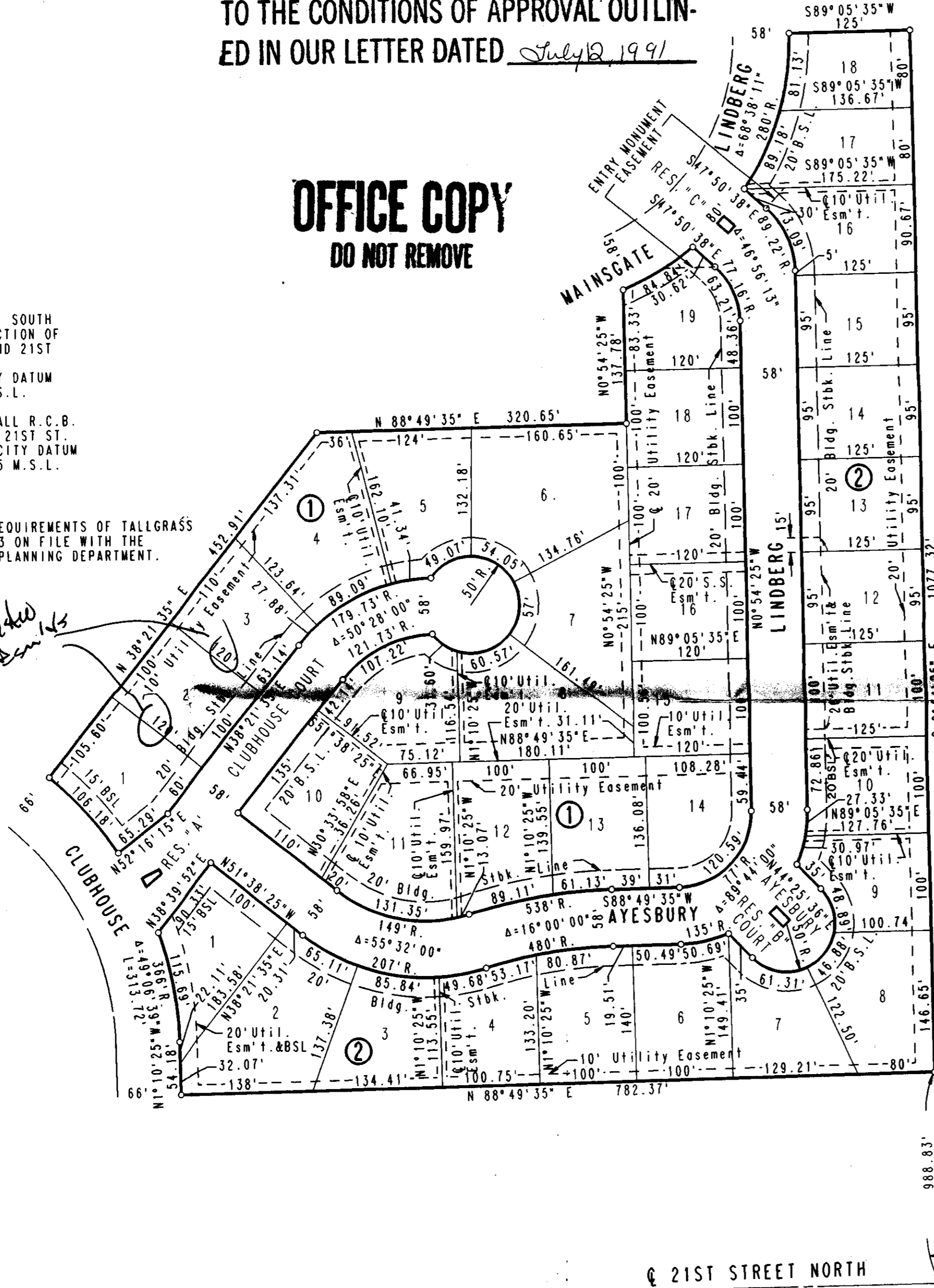
B.S.L. = BUILDING SETBACK LINE  
S.S. = SANITARY SEWER

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

B.M. - CHISELED "D" 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.

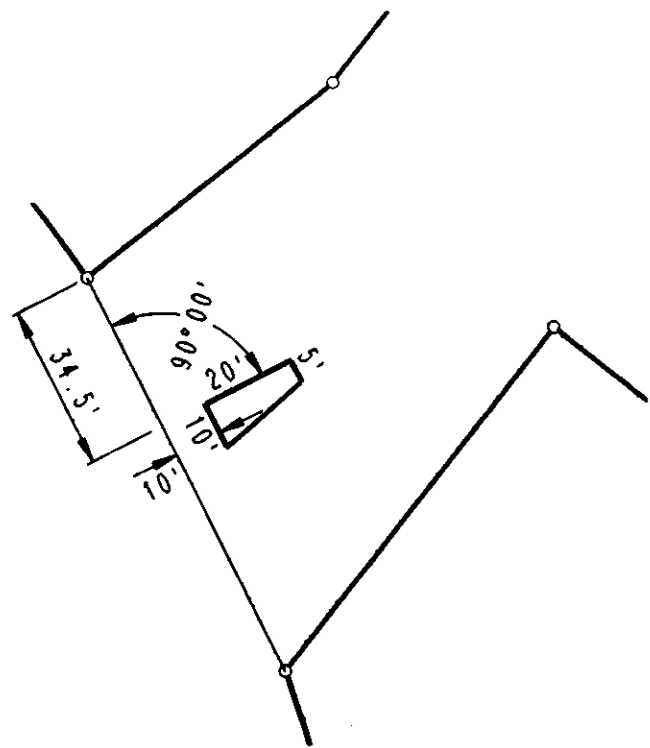
FOR ADDITIONAL BUILDING SETBACKS SEE THE REQUIREMENTS OF TALLGRASS  
EAST RESIDENTIAL COMMUNITY UNIT PLAN DP-163 ON FILE WITH THE  
WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING DEPARTMENT.

*EA E - reserved  
w/ utility easements*

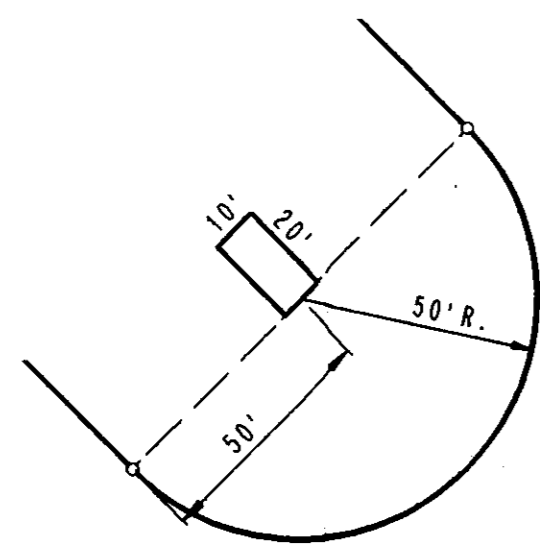


Q 21ST STREET NORTH

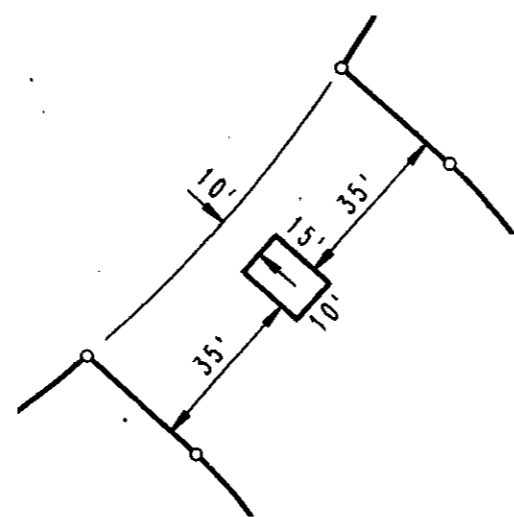
S.E. CORNER S.W. 1/4  
SEC. 4, T27S, R2E  
OF THE 6TH P.M.



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  
CORPORATION 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

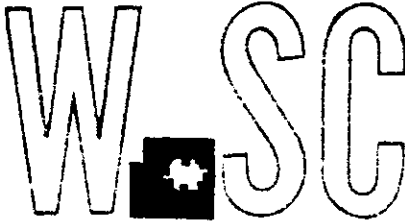
ENTERED ON TRANSFER RECORD, THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 1991.

\_\_\_\_\_, 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



METROPOLITAN AREA PLANNING DEPARTMENT

July 22, 1991

CITY HALL - TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1888  
(316) 268-4561

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.
- 7-26-91 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  
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.

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

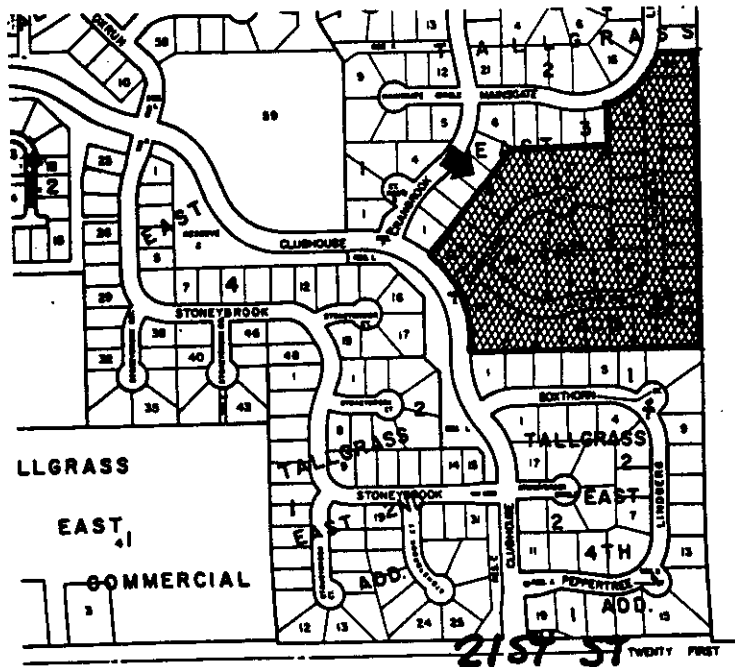
NUMBER OF LOTS

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.