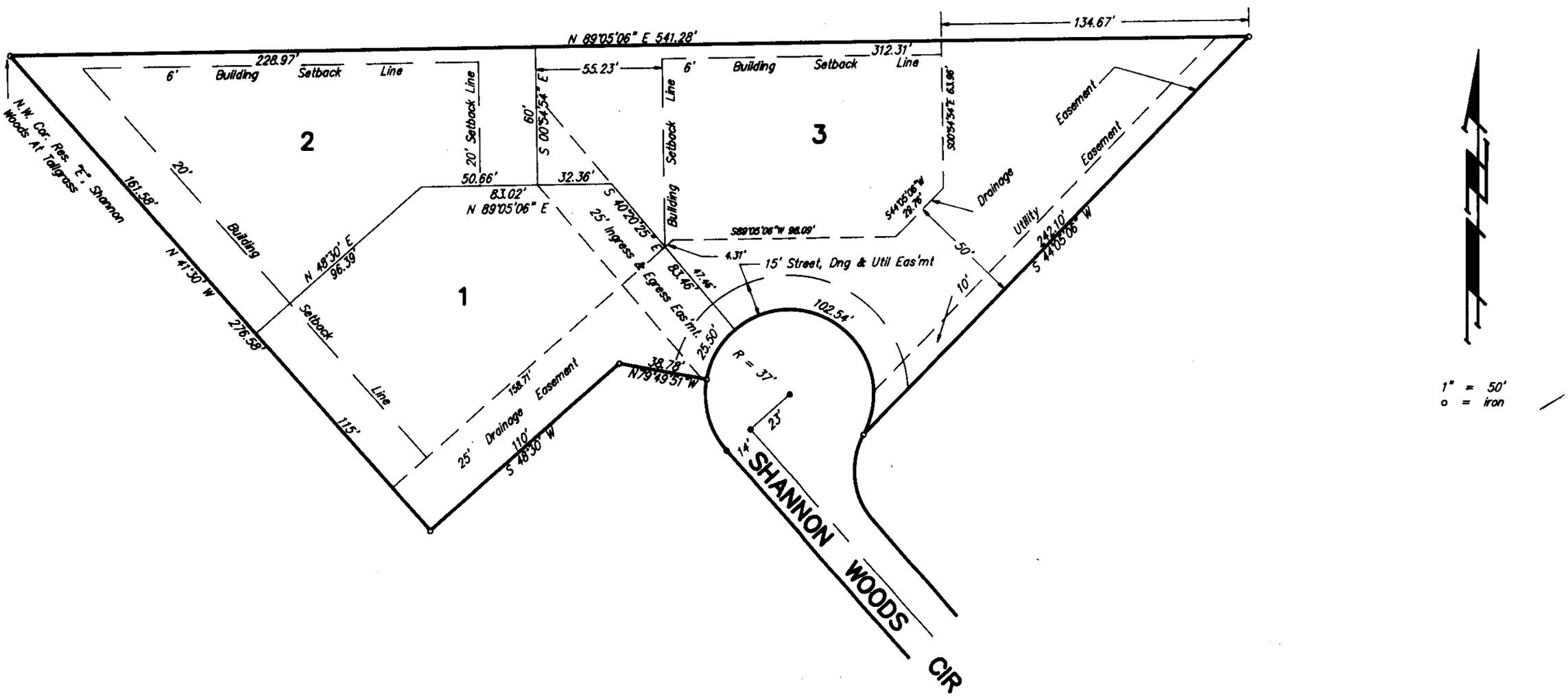
SHANNON WOODS SECOND AT TALLGRASS

WICHITA, SEDGWICK COUNTY, KANSAS.



State of Kansas)
Sedgwick County) SS

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "SHANNON WOODS SECOND AT TALLGRASS", Wichita, Sedgwick County, Kansas and the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of ~~Reserve "E", Shannon Woods At Tallgrass an Addition to Wichita,~~ Sedgwick County, Kansas.

Public easements and dedications, if any, being vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

_____
Date

_____ Surveyor
Mark A. Savoy

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into Lots to be known as "SHANNON WOODS AT TALLGRASS", Wichita, Sedgwick County, Kansas. Easements for the construction and maintenance of public utilities, drainage and streets are hereby granted as indicated on the accompanying plat.

Shannon Woods, Inc.

_____ President
Jay W. Russell

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this _____ day of _____ 1990, by Jay W. Russell, President of Shannon Woods, Inc., on behalf of the corporation.

My App't Exp _____ _____ Notary Public

We, the undersigned, holders of a mortgage on the above described property, do hereby consent to this plat of "SHANNON WOODS SECOND AT TALLGRASS", Wichita, Sedgwick County Kansas.

Bank IV, N.A.

_____ _____

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this _____ day of _____ 1990, by _____, _____ of Bank IV, N.A., on behalf of the corporation.

My App't Exp _____ _____ Notary Public

This plat of "SHANNON WOODS SECOND AT TALLGRASS", Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____ 1990.

~~Wichita-Sedgwick County Metropolitan Area Planning Commission.~~

_____ Chairman

_____ Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____ 1990.

_____ Mayor
Bob Knight

_____ City Clerk
John Moir

Entered on transfer record this _____ day of _____ 1990.

_____ County Clerk
Don Wright

State of Kansas)
Sedgwick County) SS

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____ 1990, at _____ o'clock __ M; and is duly recorded.

_____ Register of Deeds
Pat Kettler

_____ Deputy
Ed Resa

SEDGWICK COUNTY

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

May 29, 1990

J.W. Russell Construction Inc.
P.O. Box 9077
Wichita, KS 67277

Re: S/D 90-31 Plat of Shannon Wood Second At Tallgrass Addition

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 24, 1990, 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 May 18, 1990.

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:

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

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

3. Certification that all due real estate taxes have been paid.

4. 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.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:sm
cc: Baughman Company, 315 Ellis, Wichita, KS 67211
Mike Lindebak, City Engineer

FILE COPY

I. If City Engineering determines that the drainage plan for this plat will require off-site easements such easements shall be provided by separate instrument. These easements shall be approved by Engineering and submitted for recording with the final plat tracing.

J. 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.

K. 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.

L. 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.

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

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

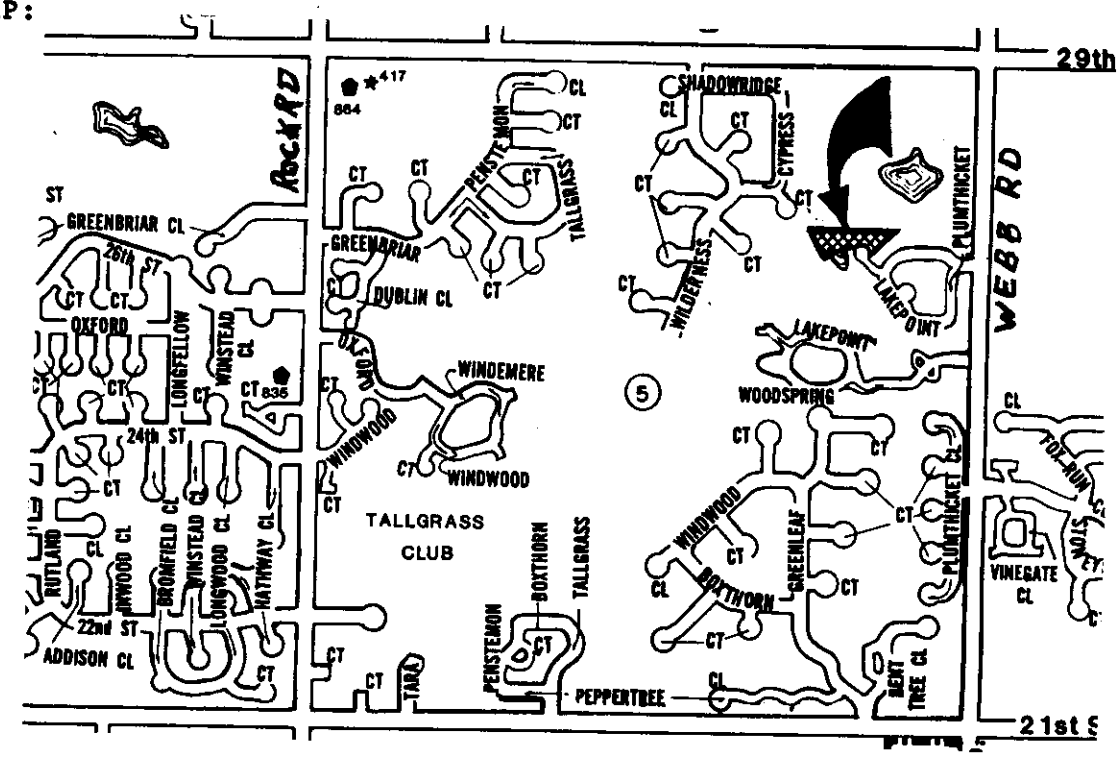
AGENDA ITEM NO. 2-S

May 24, 1990

STAFF REPORT
(Final Plat Approved 5/17/90)

CASE NUMBER:	**S/D 90-31 - SHANNON WOODS SECOND AT TALLGRASS**
OWNER/APPLICANT:	J.W. Russell Construction, Inc.
SURVEYOR/ENGINEER:	Baughman Company, P.A.
LOCATION:	West of Webb Rd. approximately 1/4-mile south of 29th St. No.
SITE SIZE:	1.4 Acres
NUMBER OF LOTS	
Residential:	3
Office:	
Commercial:	
Industrial:	
Total:	3
MINIMUM LOT AREA:	16,176.2 sq. ft.
CURRENT ZONING:	"AA" One Family Dwelling (DP-96)

VICINITY MAP:



STAFF COMMENTS:

A. The applicant shall guarantee any drainage improvements required by the platting of this property.

B. If improvements are guaranteed by petition a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

C. The applicant shall submit for review a copy of the ingress and egress easement; upon approval, this easement shall be recorded by the applicant and the recording information indicated on the face of the plat. A recorded copy shall be provided to Planning for the plat file. At a minimum, this easement shall indicate the properties involved, that a 20 foot (minimum) hard surfaced drive is to be installed and which property or properties will be responsible for the construction and maintenance of the improvements within the easement. The easement should further indicate that this easement is binding on future owners and assigns.

D. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street, drainage and utility easements," a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings. Any plantings within the easement shall be reviewed by the City Forestry Division prior to installation.

E. The applicant shall submit a covenant which provides for four (4) Off-street parking spaces per dwelling unit for each lot of this plat. The covenant shall indicate the affected lots by lot number and shall state that the covenant runs with the land and is binding on future owners and assigns.

F. On the final plat tracing a note shall be added to the face of the plat in the vicinity of the north line of Lots 2 and 3, indicating that the 6-foot building setback line is a "side yard setback."

G. The final plat tracing shall indicate a utility easement to serve Lot 2, this may be included within the ingress-egress easement in order to cover water service to this lot.

H. 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.