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

August 5, 1988

Professional Engineering Consultants
1440 East English
Wichita, Kansas 67211

Re: S/D 88-48 TALLGRASS EAST COMMERCIAL

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 4, 1988, 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 29, 1988.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners 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.

3. Certification that all real estate taxes for the first half of 1986 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew

Donald Losew
Planner

DL/pb
cc: Slawson Investment Corporation, c/o Don Cozart, 200 Douglas Bldg., 67202
Mike Lindebak, City Engineer

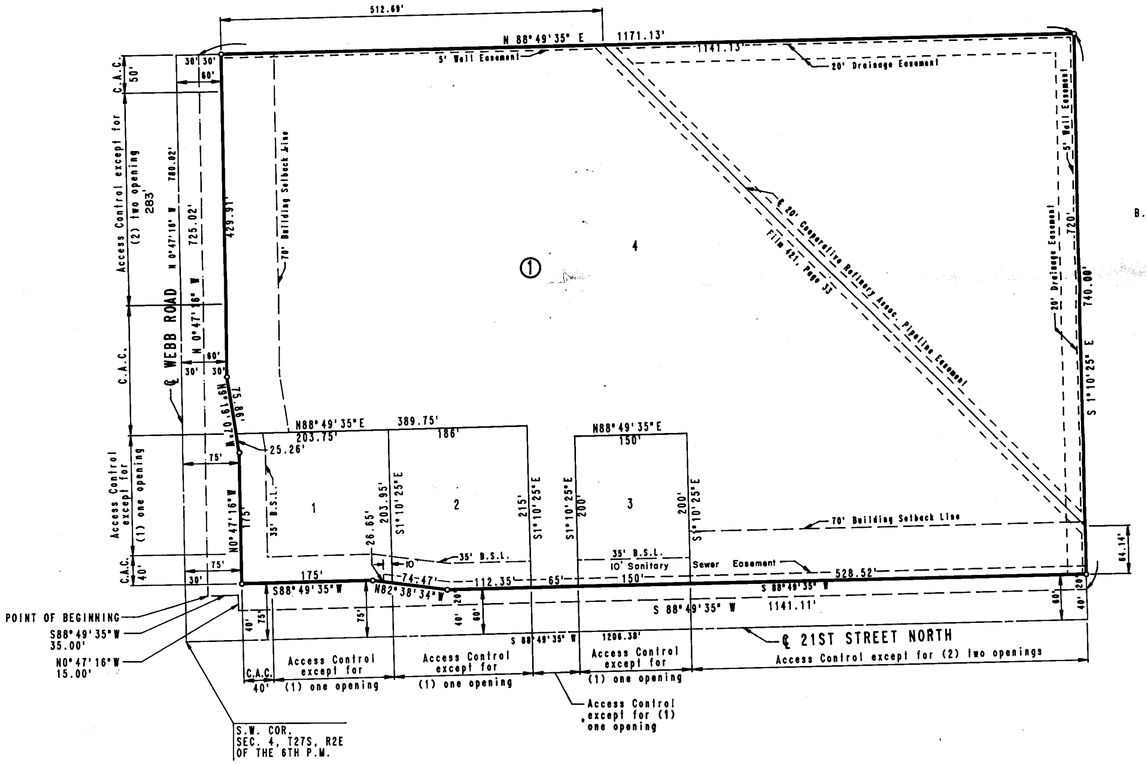
TALLGRASS EAST COMMERCIAL

TO WICHITA, SEDGWICK COUNTY, KANSAS

FINAL PLAT

OFFICE COPY
DO NOT REMOVE

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 7/28/88 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 7/29/88



BUILDING SETBACKS ARE PER THE REQUIREMENTS OF THE TALLGRASS EAST COMMERCIAL COMMUNITY PLAN (DP-168) ON FILE WITH THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING DEPARTMENT.

SCALE: 1" = 100'

o = IRON SET
B.S.L.=BUILDING SETBACK LINE
C.A.C.=COMPLETE ACCESS CONTROL

B.M. - CITY OF WICHITA B.M. DISC 44 FT. SOUTH AND 48 FT. EAST OF INTERSECTION OF CENTERLINES OF WEBB ROAD AND 21ST STREET NORTH.
ELEV. = 1206.238 CITY DATUM
[illegible] N.S.L.

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

I, R.W. LINN, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 1988, I HAVE BEEN IN RESPONSIBLE CHARGE OF SURVEYING AND PLATTING TALLGRASS EAST COMMERCIAL TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, A BLOCK AND STREETS THE SAME BEING A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 27 SOUTH, RANGE 2 EAST OF THE 6TH P.M. DESCRIBED AS: COMMENCING AT THE SW CORNER OF THE SW 1/4 OF SAID SECTION 4; THENCE BEARING N0°47'16"W ALONG THE WEST LINE OF SAID SW 1/4 A DISTANCE OF 55.20 FEET; THENCE BEARING N89°12'44"E A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE BEARING N0°47'16"W PARALLEL TO AND 30.00 FEET EAST OF THE WEST LINE OF SAID SW 1/4 A DISTANCE OF 725.02 FEET; THENCE BEARING N88°49'35"E ALONG THE SOUTH LINE OF TALLGRASS EAST TO WICHITA, SEDGWICK COUNTY EXTENDED WEST A DISTANCE OF 1171.13 FEET TO THE NW CORNER OF LOT 1, BLOCK 1, TALLGRASS EAST 2ND ADDITION THENCE BEARING S1°10'25"E ALONG THE WEST LINE OF TALLGRASS EAST 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS; A DISTANCE OF 740.00 FEET; THENCE BEARING S88°49'35"W PARALLEL TO AND 40.00 FEET NORTH OF THE SOUTH LINE OF THE SW 1/4 OF SAID SECTION 4 A DISTANCE OF 1141.11 FEET; THENCE BEARING N0°47'17"W A DISTANCE OF 15.00 FEET; THENCE BEARING S88°49'35"W A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING. CONTAINING 19.93 ACRES MORE OR LESS.

R.W. LINN, P.E. LIC. NO. 3684 R.L.S. NO. 934
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 ENGINEER'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, A BLOCK AND STREETS THE SAME TO BE KNOWN AS TALLGRASS EAST COMMERCIAL TO WICHITA SEDGWICK COUNTY, KANSAS.

EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE ARE HEREBY GRANTED. STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

A FIVE-FOOT WALL EASEMENT ALONG THE NORTH AND EAST LINE OF BLOCK 1 IS HEREBY PLATTED FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE WALL. UTILITIES MAY CROSS THE WALL EASEMENT.

THAT PORTION OF THE DRAINAGE EASEMENT AS DESCRIBED IN FILM 866 PAGE 1007 WITHIN THE ABOVE DESCRIBED TRACT IS HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512(b) AMENDED.

ALL ABUTTERS' RIGHTS OF ACCESS TO AND FROM 21ST STREET NORTH AND WEBB ROAD OVER AND ACROSS THE SOUTH LINE OF LOTS 1, 2, 3, AND 4 AND THE WEST LINE OF LOTS 1 AND 4 IN BLOCK 1 ARE HEREBY GRANTED TO THE CITY OF WICHITA, PROVIDED HOWEVER THAT LOT 1 SHALL HAVE ACCESS TO 21ST STREET NORTH AND TO WEBB ROAD AT ONE (1) LOCATION EACH; THAT LOTS 2 AND 3 SHALL HAVE ACCESS TO 21ST STREET NORTH AT ONE (1) LOCATION EACH AND THAT LOT 4 SHALL HAVE ACCESS TO 21ST STREET NORTH AT THREE (3) LOCATIONS AND TO WEBB ROAD AT TWO (2) LOCATIONS; ALL LOCATIONS TO BE DETERMINED BY THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS.

BUILDING SETBACKS ARE PER THE REQUIREMENTS OF THE TALLGRASS EAST COMMERCIAL COMMUNITY PLAN (DP-168) ON FILE WITH THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING DEPARTMENT.

OWNER: SLAWSON INVESTMENT CORPORATION

BY _____ VICE PRESIDENT
DONALD K. COZART

STATE OF KANSAS)
)SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1988, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME DONALD K. COZART, VICE PRESIDENT OF SLAWSON INVESTMENT CORPORATION, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE 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, THE MELLON BANK, N.A., PITTSBURGH, PA., HOLDER OF MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF TALLGRASS EAST COMMERCIAL TO WICHITA, SEDGWICK COUNTY, KANSAS.

BY _____ VICE PRESIDENT

STATE OF PENNSYLVANIA)
) SS
COUNTY OF ALLEGHENY)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1988 BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME _____ OF THE MELLON BANK, N.A., PITTSBURGH, PA., TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE 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 HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1988.

_____ CHAIRMAN
ELTON PARSONS

_____ 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 _____, 1988.

_____ MAYOR
SHELDON KAMEN

_____ DEPUTY CITY CLERK
DALE E. REA

ENTERED ON TRANSFER RECORD, THIS _____ DAY OF _____, 1988.

_____, 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 _____, 1988.

_____, REGISTER OF DEEDS
PAT KETTLER

_____, DEPUTY
ED RESA

TALLGRASS EAST COMMERCIAL Addn. Pg. 3

K. 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.

L. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

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

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

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING
COMMISSION

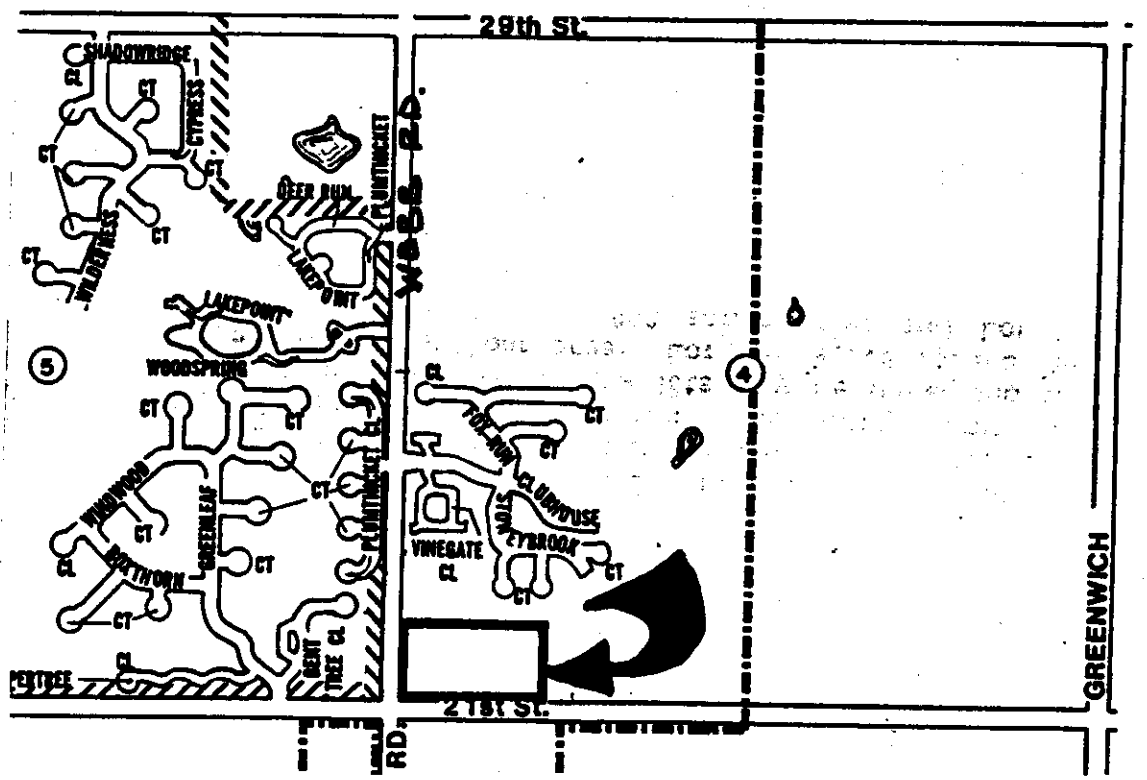
AGENDA ITEM # 2-6

AUGUST 4, 1988

STAFF REPORT
(Final Plat; Preliminary approved 6/30/88)

CASE NUMBER:	S/D 88-48 - TALLGRASS EAST COMMERCIAL
OWNER/APPLICANT:	Slawson Investment Corporation, c/o Don Cozart, 200 Douglas Building, Wichita, KS 67202
SURVEYOR/ENGINEER:	Professional Engineering Consultants, P.A.
LOCATION:	Northeast corner of 21st Street North and Webb Road.
SITE SIZE:	19.1± Acres
NUMBER OF LOTS:	
Residential:	
Office:	
Commercial:	4
Industrial:	
Total:	4
MINIMUM LOT AREA:	30,000 Sq. Ft.
CURRENT ZONING:	"AA" and "LC"
PROPOSED ZONING:	"LC" (Z-2834) with (DP-168)

VICINITY MAP:



SUBDIVISION COMMITTEE RECOMMENDATIONS:

A. In accordance with the requirements of the Community Unit Plan, the following perimeter street improvements shall be guaranteed:

   1. A continuous westbound decel lane on 21st Street, including that portion of the required major entrance that is within public street right-of-way.

   2. A continuous northbound decel lane on Webb Road, including that portion of the required major entrance that is within public street right-of-way.

   3. A southbound left turn lane on Webb Road.

   4. An eastbound left turn lane on 21st Street.

   5. A temporary westbound decel lane on 21st street. This guarantee will be activated if the commercial center is developed prior to improvements to 21st Street.

B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.

C. The applicant shall guarantee construction of the storm sewers required by this plat.

D. The applicant shall guarantee the extension of City water to serve the lots being platted.

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

F. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.

G. The applicant shall submit a copy of the instrument which establishes the Cooperative Refinery easement on this property.

H. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.

I. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setbact from the easement. It is the applicant's responsibility to determine any setback requirements form the pipeline by researching the text of the pipeline easement agreement.

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