SEDGWICK COUNTY

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

September 14, 1989

Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road, #800
Wichita, KS 67226

Re: S/D 89-49 - TALLGRASS COMMERCIAL 5TH ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 14, 1989, 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 September 8, 1989.

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.

3. Certification that all real estate taxes for the second half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

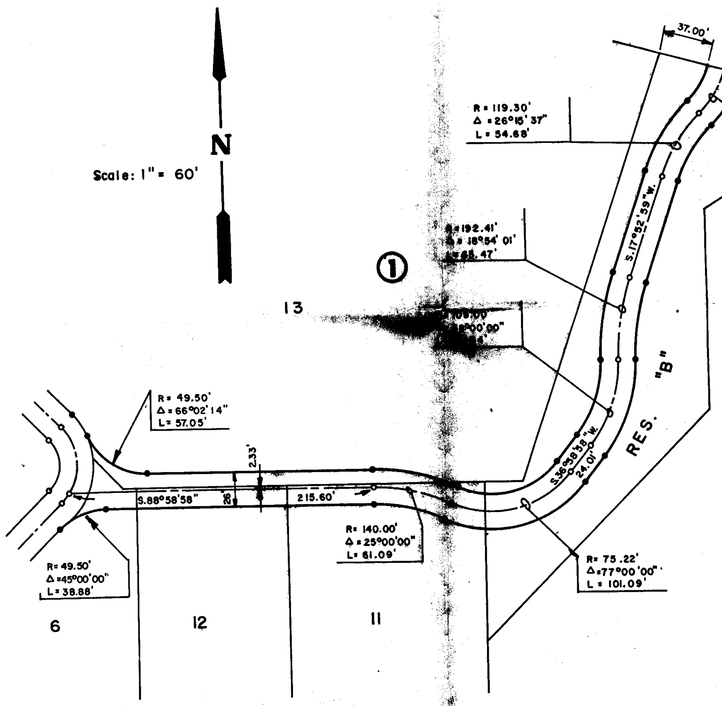
RTB:svm
cc: Bill Yung Design, 4912 E. 29th St. North, 67202
Slawson Commercial Development Co., 104 S. Broadway, 67202
Frank Sisson & Co., Frank E. Sisson III, P.O. Box 781282, 67278
Mike Lindebak, City Engineer
Bill McKinley, Traffic Engineer

FILE COPY

FINAL PLAT OF

TALLGRASS COMMERCIAL 5TH. ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



ACCESS EASEMENT DETAIL

I, Kenneth H. Bengtson, a Civil Engineer and Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of TALLGRASS COMMERCIAL 5TH ADDITION, an addition to Wichita, Sedgwick County, Kansas, into Lots, a Block, and Reserves, the same being accurately set forth in the accompanying plat and described herein:

A tract of platted land lying in TALLGRASS INN and a portion of TALLGRASS CLUBHOUSE, additions to Wichita, Sedgwick County, Kansas, and a tract of unplatted land lying in the Southwest Quarter, Section 5, Township 27 South, Range 2 East of the 6TH P.M., Sedgwick County, Kansas, more particularly described as follows:

Beginning at a point lying on the East line of Tara Circle, as platted in INDEPENDENCE COMMONS, an addition to Wichita, Sedgwick County, Kansas; thence N 01° 01' 02" W, 284.90 feet along said East line to a point on a curve to the right; thence continuing along said East line and said curve 100.38 feet, said curve having a central angle of 32° 40' 38", a radius of 176.00 feet, and a long chord of 99.02 feet, bearing N 15° 19' 17" E to a point on a curve to the left, said point lying on Tara Circle as platted in TALLGRASS COMMERCIAL THIRD ADDITION, an addition to Wichita, Sedgwick County, Kansas; thence along said Tara Circle and said curve 136.44 feet, said curve having a central angle of 156° 21' 11", a radius of 50.00 feet, and a long chord of 97.88 feet, bearing N 32° 09' 33" E; thence N 46° 01' 02" W, 410.16 feet along the Northeasterly line to the Northeast corner of said TALLGRASS COMMERCIAL THIRD ADDITION; thence S 88° 58' 58" W, 108.19 feet to a point on a curve to the left, said point lying on the Right-of-Way line of 22nd Street North; thence along said Right-of-Way and said curve 39.33 feet, said curve having a central angle of 45° 03' 51", a radius of 50.00 feet, and a long chord of 38.32 feet, bearing N 20° 52' 30" E, to the Southwest corner of Reserve "D", as platted in EXECUTIVE PARK AT TALLGRASS, an addition to Wichita, Sedgwick County, Kansas; thence N 88° 58' 58" E, 114.91 feet along the South line to the Southeast corner of said Reserve "D"; thence N 43° 58' 58" E, 407.13 feet along the Southeasterly line of said Reserve "D"; thence N 00° 53' 34" W, 316.00 feet along the East line to the Northeast corner of said EXECUTIVE PARK AT TALLGRASS; thence N 89° 06' 46" E, 187.31 feet; thence S 01° 01' 02" E, 168.92 feet; thence N 88° 58' 58" E, 90.00 feet; thence S 01° 01' 02" E, 183.00 feet; thence N 88° 58' 58" E, 178.88 feet; thence S 14° 08' 36" W, 90.26 feet; thence S 75° 11' 24" E, 248.60 feet to a point on said TALLGRASS CLUBHOUSE boundary; thence S 45° 53' 34" E, 36.15 feet along said boundary to a point lying on the Northwesterly line of SUMMERFIELD, an addition to Wichita, Sedgwick County, Kansas; thence S 57° 25' 42" W, 121.08 feet along said Northwesterly line; thence S 01° 01' 02" E, 152.03 feet along the West line of said SUMMERFIELD; thence S 43° 58' 58" W, 240.42 feet along a Northwesterly line of said SUMMERFIELD; thence S 01° 01' 02" E, 476.97 feet along the West line of said SUMMERFIELD to a point lying 50.00 feet North of the South line of said Southwest Quarter; thence S 89° 06' 26" W, 525.84 feet parallel with said South line to the point of beginning.

All Lots, Blocks, Easements, and Buildings setbacks are hereby vacated and replatted by virtue of K.S.A. 12-512(b).

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this _____ day of _____, 1989.

Kenneth H. Bengtson, P.E., R.L.S. #722
Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road, Building #800
Wichita, KS 67226

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Civil Engineer's and Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into Lots, a Block, and Reserves, the same to be known as TALLGRASS COMMERCIAL 5TH ADDITION, an addition to Wichita, Sedgwick County, Kansas. Easements for the construction and maintenance of public utilities and drainage as indicated on the accompanying plat, are hereby granted. Reserve "A" is platted for a private street, construction and maintenance of drainage and public utilities, landscaping, irrigation, signage, and lighting. Reserve "B" is platted for landscaping irrigation, lighting, construction and maintenance of drainage and related drainage structures. The Reserves shall be owned and maintained by the Homeowners Association. All abutters rights of access to and from 29th Street North over and across the South line of TALLGRASS COMMERCIAL 5TH ADDITION, except for one major opening, as indicated on the accompanying plat, are hereby granted to the City of Wichita, Kansas.

SLAWSON INVESTMENT CORPORATION

Donald K. Cozart, Vice-President

STATE OF KANSAS)
) ss.
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this _____ day of _____, 1989, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Donald K. Cozart, Vice-President, for SLAWSON INVESTMENT CORPORATION, personally known to me to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

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

Notary Public

My Appointment Expires:_____

INNTEL CORPORATION OF AMERICA

Bruce Brown, President

STATE OF KANSAS)
) ss.
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this _____ day of _____, 1989, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Bruce Brown, President, INNTEL CORPORATION OF AMERICA personally known to me to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

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

Notary Public

My Appointment Expires:_____

to be determined by the City Engineer

KANSAS STATE BANK AND TRUST

STATE OF KANSAS)
) ss.
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this _____ day of _____, 1989, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came _____ for KANSAS STATE BANK AND TRUST personally known to me to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

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

Notary Public

My Appointment Expires:_____

This plat of TALLGRASS COMMERCIAL 5TH ADDITION has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 1989.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

- Δ 5/31

_____, Chairman
Sue L. Crockett

_____, Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon, if any, accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1989.

_____, Mayor
Bob Knight

_____, City Clerk
John Moir

Entered on transfer record this _____ day of _____, of 1989.

_____, County Clerk
Don Wright

STATE OF KANSAS)
) ss.
SEDGWICK COUNTY)

This is to certify that this instrument was filed for record in the Register of Deeds office this _____ day of _____, 1989.

_____, Register of Deeds
Pat Kettler

_____, Deputy
Ed Resa

FINAL PLAT

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 9/7/89 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 9/8/89

OFFICE COPY
DO NOT REMOVE

S. 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.

T. 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.

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

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

W. 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.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

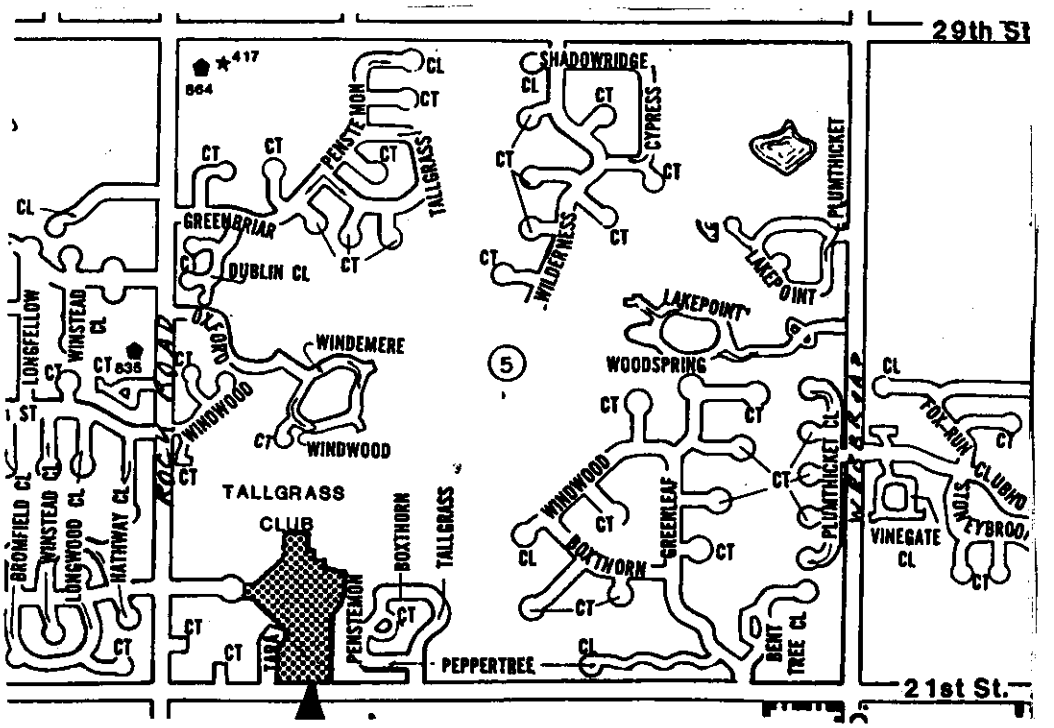
AGENDA ITEM NO. 4-5

September 14, 1989

STAFF REPORT
(Final Plat Approved 9/7/89;
Preliminary Plat Approved 7/27/89)

CASE NUMBER:	S/D 89-49 - TALLGRASS COMMERCIAL 5TH ADDITION
OWNER/APPLICANT:	Slawson Commercial Development Co., 104 S. Broadway, Wichita, KS 67202
SURVEYOR/ENGINEER:	Mid-Kansas Engineering Consultants
LOCATION:	In an area east of Rock Road and north of 21st Street North.
SITE SIZE:	15.55 acres
NUMBER OF LOTS	
Residential:	
Office:	13
Commercial:	
Industrial:	
Total:	13
MINIMUM LOT AREA:	25,300 sq. ft.
CURRENT ZONING:	"AA" One Family Dwelling and "BB" Office
PROPOSED ZONING:	"BB" Office (DP-92)(Z-2955)

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

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

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

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

F. The applicant shall guarantee the paving of the proposed private interior streets to the 26-foot public street standard.

G. The applicant shall guarantee a left turn bay and decel lane on 21st Street to Tara Circle. The applicant shall meet with Traffic Engineering to determine or resolve any right-of-way needs for these improvements.

H. The applicant shall guarantee the construction of the major openings for Lots 9 and 10, in the public right-of-way.

I. The applicant shall guarantee the abandonment, relocation and termination of the sanitary sewer lines (on lot 13 and Reserve B) not being covered by a utility easement.

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

K. 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.

L. As indicated by the sanitary sewer layout plan, sewer will be located along the east line of lots 7 and 8. Therefore, the final plat tracing shall indicate a 20-foot wide easement to cover this sanitary sewer line. The final plat tracing shall also indicate any other easements required by the sewer layout plan. In addition, the applicant shall meet with City Engineering to determine the size of easement being shown on Lots 4 and 5 for sanitary sewer. The final plat tracing shall indicate the width of easement required by City Engineering.

M. 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.

N. The applicant shall submit a joint access agreement for the major opening between Lot 9 and 10. Appropriate recording information shall be shown on the final plat. Since this one major opening is needed to serve both Lots 9 and 10 of this plat and only one opening is indicated on the C.U.P. TO 21st Street, the final plat tracing shall indicate complete access control either side of this joint opening.

O. The proposed joint access easement will need to be established by separate instrument with appropriate recording information indicated on the final plat tracing. Prior to recording the joint access easement, a draft shall be submitted to the planning department for review and approval. The instrument must clearly state the purpose of the easement as well as which properties benefit from the easement. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.

P. As indicated by the drainage plan for this site, off-site drainage easements shall be obtained. These easements shall be approved by City Engineering and submitted to the Planning Department for recording. Also, cross lot drainage agreements shall be provided and submitted to the Planning Department for recording.

Q. The plattor's text shall be amended to indicate that the reserves will be owned and maintained by a lot owners association (instead of homeowners).

R. The applicant is advised that according to the C.U.P. a maximum of 12 buildings can be established on parcel 6, or 1 building per lot being platted.