



METROPOLITAN AREA PLANNING
DEPARTMENT

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

March 3, 1988

Professional Engineering Consultants, P.A.
1440 E. English
Wichita, KS 67211

Re: Final Plat S/D 88-7 - TALLGRASS COMMERCIAL 4TH ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 3, 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 February 25, 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 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 platator.
3. Certification that all real estate taxes for 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner

DL:dik

cc: Independence Commons Company, P.O. Box 8901, Wichita, KS 67208

FILE COPY

TALLGRASS COMMERCIAL 4TH ADDITION
FINAL PLAT
TO WICHITA, SEDGWICK COUNTY, KANSAS

OFFICE COPY
DO NOT REMOVE

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 2/25/88 SUBJECT
TO THE CORRECTIONS OF THE FINAL OUTLINE
ED IN OUR LETTER DATED 2/25/88

SCALE: 1" = 30'

B.M. - C.O.W. DISC 45' NORTH AND 48' EAST
OF INTERSECTION OF CENTERLINES OF
ROCK ROAD AND 21ST STREET NORTH
ELEV. = 214.568 CITY DATUM
ELEV. = 1401.965 M.S.L.

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

I, R.W. LINN, A PROFESSIONAL ENGINEER IN AFORESAID STATE AND COUNTY,
DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 1988,
I HAVE BEEN IN RESPONSIBLE CHARGE OF SURVEYING AND PLATTING OF
TALLGRASS COMMERCIAL 4TH ADDITION TO WICHITA, SEDGWICK COUNTY,
KANSAS, INTO LOTS, AND A BLOCK THE SAME BEING A REPLAT OF PART OF
LOT 6, BLOCK 1, IN TALLGRASS COMMERCIAL THIRD ADDITION AN ADDITION
TO WICHITA, SEDGWICK COUNTY, KANSAS AND MORE PARTICULARLY DESCRIBED
AS:

BEGINNING AT THE SE CORNER OF SAID LOT 6; THENCE BEARING
S89°06'26"W ALONG THE SOUTH LINE OF SAID LOT 6 A DISTANCE OF
133.31 FEET; THENCE BEARING N76°51'24"W A DISTANCE OF 61.85
FEET; THENCE BEARING S89°06'26"W A DISTANCE OF 35.00 FEET;
THENCE BEARING N1°01'02"W A DISTANCE OF 180.00 FEET; THENCE
BEARING S89°06'26"W A DISTANCE OF 141.25 FEET TO A POINT IN
THE WEST LINE OF SAID LOT 6; THENCE BEARING N15°03'12"W ALONG
SAID WEST LINE A DISTANCE OF 56.69 FEET; THENCE BEARING
N1°01'02"W A DISTANCE OF 120.81 FEET; TO THE NW CORNER OF SAID
LOT 6; THENCE BEARING N88°58'58"E A DISTANCE OF 155.00 FEET TO
THE NE CORNER OF SAID LOT 6; THENCE BEARING S1°01'02"E A
DISTANCE OF 161.11 FEET; THENCE BEARING N89°06'26"E A DISTANCE
OF 263.28 FEET; THENCE BEARING S1°01'02"E A DISTANCE OF 50.00
FEET; THENCE BEARING S89°06'26"W A DISTANCE OF 35.00 FEET;
THENCE BEARING S1°01'02"E A DISTANCE OF 160.00 FEET TO THE
POINT OF BEGINNING. CONTAINING 1.74 ACRES MORE OR LESS.

R.W. LINN
P.E. #3684, R.L.S. #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 AND A BLOCK. THE SAME TO BE KNOWN AS TALLGRASS COMMERCIAL 4TH
ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS. EASEMENTS, AS
INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES,
AND DRAINAGE ARE HEREBY GRANTED.

ALL ABUTTERS' RIGHT OF ACCESS TO AND FROM ROCK ROAD AND 21ST STREET
NORTH OVER AND ACROSS THE WEST LINE OF LOT 1 AND SOUTH LINE OF LOT
2, IN BLOCK 1 ARE HEREBY GRANTED TO CITY OF WICHITA; PROVIDED
HOWEVER THAT LOT 1, BLOCK 1, SHALL HAVE ACCESS TO ROCK ROAD AT ONE
LOCATION AND THAT LOT 2, BLOCK 1, SHALL HAVE ACCESS TO 21ST STREET
AT ONE LOCATION SAID LOCATIONS TO BE DESIGNATED BY THE CITY ENGINEER
OF WICHITA, KANSAS.

THOSE PORTIONS OF S.W.S. EASEMENT ON FILM 669 PAGE 223 AND 20 FOOT
UTILITY EASEMENT ON FILM 567 PAGE 996, TOGETHER WITH THAT PORTION OF
LOT 6, BLOCK 1 IN TALLGRASS COMMERCIAL THIRD ADDITION WITHIN THE
TRACT AS DESCRIBED IN THE ENGINEER'S CERTIFICATE ARE HEREBY VACATED
AND REPLATTED BY VIRTUE OF K.S.A. 12-512(B) AMENDED.

OWNER: INDEPENDENCE COMMONS COMPANY, A PARTNERSHIP
BY RITCHIE ENTERPRISES, MANAGING PARTNER

BY
H.D. RITCHIE

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1988,
BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME H.
D. RITCHIE, OF RITCHIE ENTERPRISES AND THE MANAGING PARTNER OF
INDEPENDENCE COMMONS COMPANY, A PARTNERSHIP, 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 PARTNERSHIP. IN
TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY
NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEGDWICK
COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.
DATED THIS _____ DAY OF _____, 1988.

_____, CHAIRMAN
ELTON PARSONS

_____, SECRETARY
WARVIN 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
ROBERT G. KNIGHT

_____, 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

S.W. COR. SEC. 5,
T27S, R2E OF THE 6TH P.M.

cut - opening for right turns
only - no changes in
medial to allow left turns

cut - opening for right turns
only - no changes in
medial to allow left turns

STAFF COMMENTS:

NOTE: This plat represents a replat of a portion of Lot 6, Block 1 of the Tallgrass Commercial Third Addition. The area indicated as an "exception" was approved as a building site by means of a lot split of Lot 6. This property is subject to the provisions of the Tallgrass Community and Office Park Community Unit Plan (DP-92).

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. 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.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.
- F. 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.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- I. Recording of the plat within 30 days after approval by the City Council.
- J. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

Note: This plat has been submitted in final form only.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING
COMMISSION

AGENDA ITEM # 1/2

MARCH 3, 1988

STAFF REPORT

CASE NUMBER: S/D 88-7 - TALLGRASS COMMERCIAL 4TH ADDITION

OWNER/APPLICANT: Independence Commons Company, 8100 E. 21st St. N.,
Bldg. 500, Wichita, KS 67226

SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A.

LOCATION: In an area near the northeast corner of 21st Street
North and Rock Road.

SITE SIZE: 1.74± Acres

NUMBER OF LOTS:
Residential:
Office:
Commercial: 2
Industrial:
Total: 2

MINIMUM LOT AREA: 26,860± Sq. Ft.

CURRENT ZONING: "LC" (DP-92)

PROPOSED ZONING: "LC" (DP-92)

VICINITY MAP:

