# WAR INDUSTRIES SEWER
# LATERAL 30, MAIN 22

**SERVING EXECUTIVE PARK AT TALLGRASS & TALLGRASS INN**

## PROJECT NO.
## 468·76·245·81311·000·000·001

**CITY OF WICHITA, KANSAS**

**MIKE LINDEBAK , CITY ENGINEER**

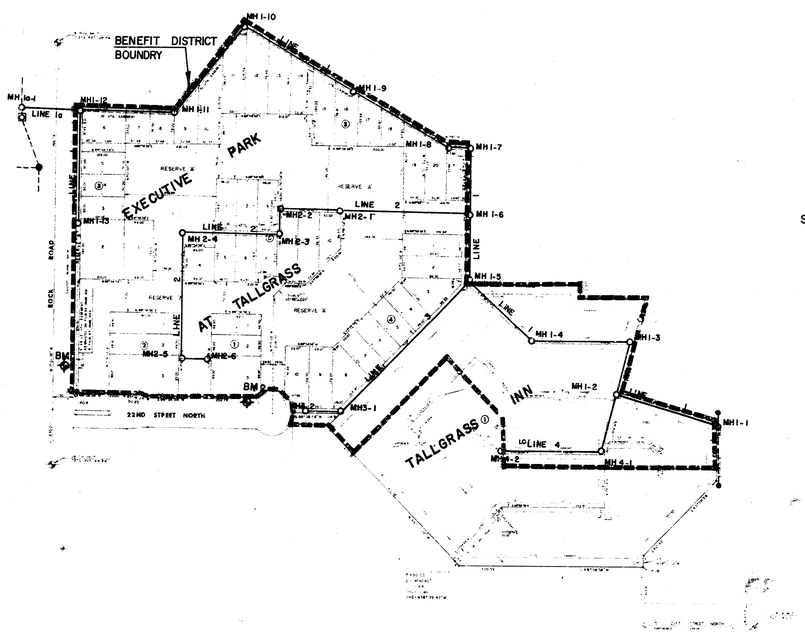
**JANUARY, 1984**

## GENERAL NOTES

1. RISER PIPE SHALL BE INSTALLED TO SERVE INDIVIDUAL LOTS OR TRACTS IN CONJUNCTION WITH NEW SANITARY SEWER CONSTRUCTION, UNLESS OTHERWISE ORDERED BY THE ENGINEER, BECAUSE OF GROUND WATER, UNSTABLE SOIL OR UNUSUALLY DEEP CONSTRUCTION. RISER LOCATIONS SHALL BE AS APPROVED BY THE PROPERTY OWNER WITH THE CONCURRENCE OF THE ENGINEER. INSTALLATION OF RISERS ON SEWERS BECAUSE OF UNUSUAL DEPTH WILL BE REQUIRED WHEN THE SEWER IS DEEPER THAN TWELVE FEET (12'). THE CONTRACTOR WILL BE REQUIRED TO FILE WRITTEN DOCUMENTATION WITH THE ENGINEER IN A FORM APPROVED BY THE ENGINEER INDICATING THE LOCATIONS WHERE RISERS ARE TO BE INSTALLED AS REQUESTED BY THE PROPERTY OWNER OR HIS AUTHORIZED REPRESENTATIVE. RISER PIPE CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS AS SHOWN ON THE STANDARD RISER DETAIL SHEET.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING PROPERTY IRONS. THE CONTRACTOR SHALL BE REQUIRED TO RE-ESTABLISH ANY PROPERTY IRONS WHICH ARE DAMAGED OR DESTROYED BY HIS CONSTRUCTION OPERATIONS. SUCH IRONS SHALL BE RE-ESTABLISHED BY A LICENSED LAND SURVEYOR OR A LICENSED PROFESSIONAL ENGINEER IN ACCORDANCE WITH STATE LAWS.

3. LIFT STATION AND WET WELL DESIGNATED FOR REMOVAL SHALL BE COMPLETELY REMOVED. ALL ABANDONED PIPES WHICH REMAIN AFTER LIFT STATION HAS BEEN REMOVED SHALL BE PLUGGED. THE EXCAVATION SHALL BE BACKFILLED IN ACCORDANCE WITH THE REQUIREMENTS AS SPECIFIED FOR SEWER TRENCH BACKFILL. THE CASTING AND LIFT STATION EQUIPMENT SHALL BE CLEANED AND SALVAGED AND DELIVERED TO THE CITY MAINTENANCE YARD. THE UNIT PRICE STATED IN THE PROPOSAL SHALL COVER ALL COSTS FOR COMPLETION OF THIS ITEM INCLUDING REMOVING THE LIFT STATION, CLEANING, SALVAGING LIFT STATION CASTINGS AND EQUIPMENT, BACKFILL COMPACTION, DELIVERING LIFT STATION AND CASTING EQUIPMENT TO THE CITY MAINTENANCE YARD.




Scale: 1" = 150'

## INDEX TO DRAWINGS


| SHEET NO. | DESCRIPTION |
|---|---|
| 1 | TITLE SHEET |
| 2 | LINE 1 |
| 3 | LINE 1 |
| 4 | LINE 1 & LINE 1A |
| 5 | LINE 2 |
| 6 | LINE 3 & LINE 4 |
| 7 | MANHOLE DETAILS |
| 8-9 | FINAL PLATS |


## BENCH MARKS

BM #1 Spk. Step in P.P. 50' ± N. of the N.E. Cor. 22nd St. N. & Rock Road
Elev. = 217.99

BM #2 " " Cut on N. Line of 22nd St. N. 15' ± W. of Prop. Iron on Cul-de-Sac
Elev. = 215.68

BM #3 City Std. 21st & Rock Road, 45' N. & 48' E. of C.L. Both
Elev. = 214.57

Michael K. Lindebak

EXECUTIVE PARK & TALLGRASS INN SANITARY SEWER EXTENSION

| | |
|---|---|
| Design | AMS |
| Drawn by | CLM |
| Checked by | KHB |
| Date | January, 1984 |
| Job no. | |


MID-KANSAS ENGINEERING CONSULTANTS PA
240 NORTH ROCK ROAD
SUITE 130
WICHITA, KANSAS 67206
682-6561


Sheet 1 of 9


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EXECUTIVE PARK & TALLGRASS INN
LAT. 30 , MAIN 22, W.I.S. PROJECT NO.
468-76-245-81311-000-000-001

TALLGRASS INN

LOT 1

SUMMERFIELD SECOND

EXISTING MAIN 20 WIS

FUTURE PARKING

TALLGRASS CLUBHOUSE SECOND

EXECUTIVE PARK AT TALLGRASS

RESERVE 'A'

Uhl. Esmt.

Scale: 1"=40' Horiz.
1"= 5' Vert.

As Built
J.H.
6-84

## PLAN LINE 1

## PROFILE LINE 1

Existing Ground

242.1 L.F.-8" ABS, PVC, Or VCP Pipe @ 1.0%

118.5 L.F.-8" ABS, PVC Or VCP Pipe @ 1.0%

234.4 L.F.-8" ABS, PVC, Or VCP Pipe @ 1.0%

204.0 L.F.-8" ABS, PVC, Or VCP Pipe @ 0.4%

166.6 L.F.-8" ABS, PVC, Or VCP Pipe @ 0.4%

140.0 L.F.-8" ABS, PVC, Or VCP Pipe @ 0.4%

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EXECUTIVE PARK & TALLGRASS INN
LAT. 30 ,MAIN 22, W.I.S. PROJECT NO.
468-76-245- 81311 -000-000-001

RESERVE 'A'

RESERVE 'C'

RESERVE 'B'

ROCK ROAD

20' UTIL. EASEMENT

Util. Esmt By Sep. Inst.

50'

LINE 1a

89°00'00"

127° 15' 14"

Util. Esmt. By Separate Instrument

Exist.

Remove Exist. Conf Oth. Don't Replace

TALLGRASS GOLF COURSE

TALLGRASS GOLF COURSE

C.L. 20' Drnge. Easement

10' UTIL. EASEMENT By Separate Instrument

99° 32' 18"

151° 22' 28"

Utility Easement

MH 1-7

MH 1-8

MH 1-9

MH 1-10

MH 1-11

MH 1-12

N

Scale: 1"= 40' Horiz.
1"= 5' Vert.

## PROFILE LINE 1

Existing Ground

253.4 L.F.-8" ABS, PVC, Or VCP Pipe @ 0.40%

298.6 L.F.-8" ABS, PVC, Or VCP Pipe @ 0.40%

251.9 L.F.-8" ABS, PVC, Or VCP Pipe @ 0.80%

222.4 L.F.-8" ABS, PVC, Or VCP Pipe @ 0.52%

Prop. Stub

Sta. 1+00.00 Line 1
Const. Std. Type 4020
1'-0" Manhole
Top Of Manhole Elev.- 208.00

Sta. 1+97.33 Line 1
Const. Std. Type 4020
1'-0" Manhole
Top Of Manhole Elev.- 208.00

Sta. 3+96.31 Line 1
Const. Std. Type 4020
1'-0" Manhole
Top Of Manhole Elev.- 206.88

Sta. 5+93.22 Line 1
Const. Std. Type 4020
1'-0" Manhole
Top Of Manhole Elev.- 202.72

Sta. 7+92.54 Line 1
Const. Std. Type 4020
1'-0" Manhole
Top Of Manhole Elev.- 214.32
(See Detail Sheet 7)

210
205
200
195
190

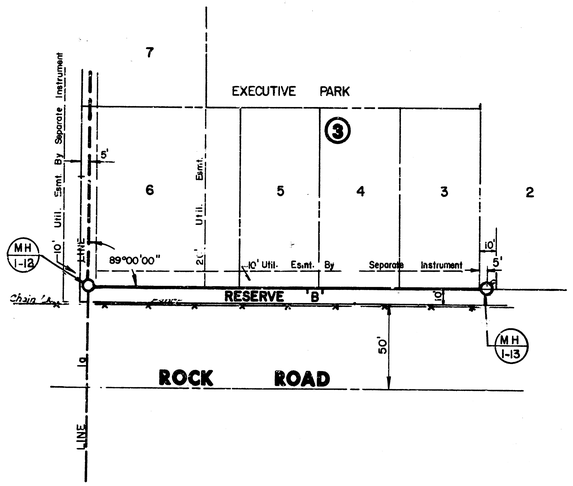
11 12 13 14 15 16 17 18 19 20 21

3/9

M.K.E.C.

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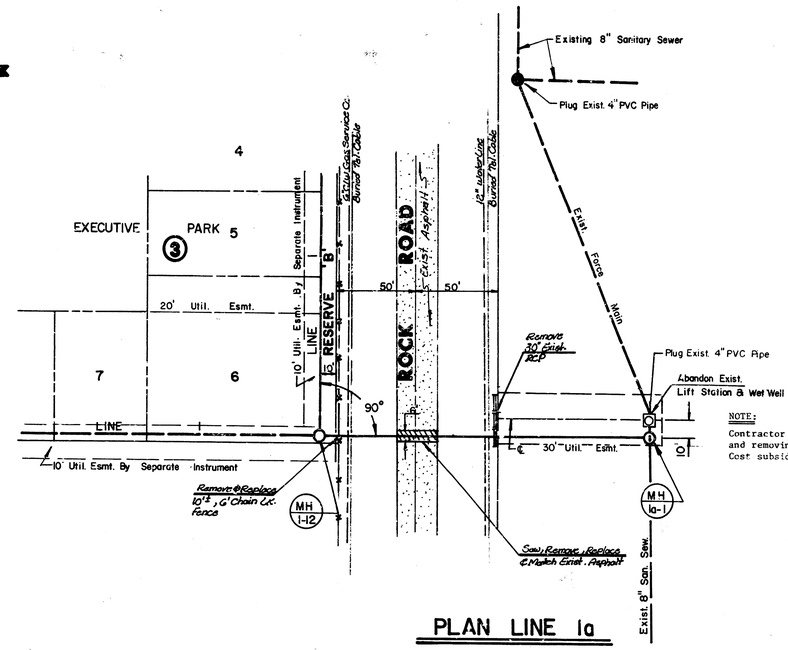
EXECUTIVE PARK & TALLGRASS INN
LAT. 30 , MAIN 22, W.I.S PROJECT NO.
468-76-245-81311 -000-000-00i




PLAN LINE 1

N

Scale: 1"= 40' Horiz.
1"= 5' Vert.




PLAN LINE 1a

N

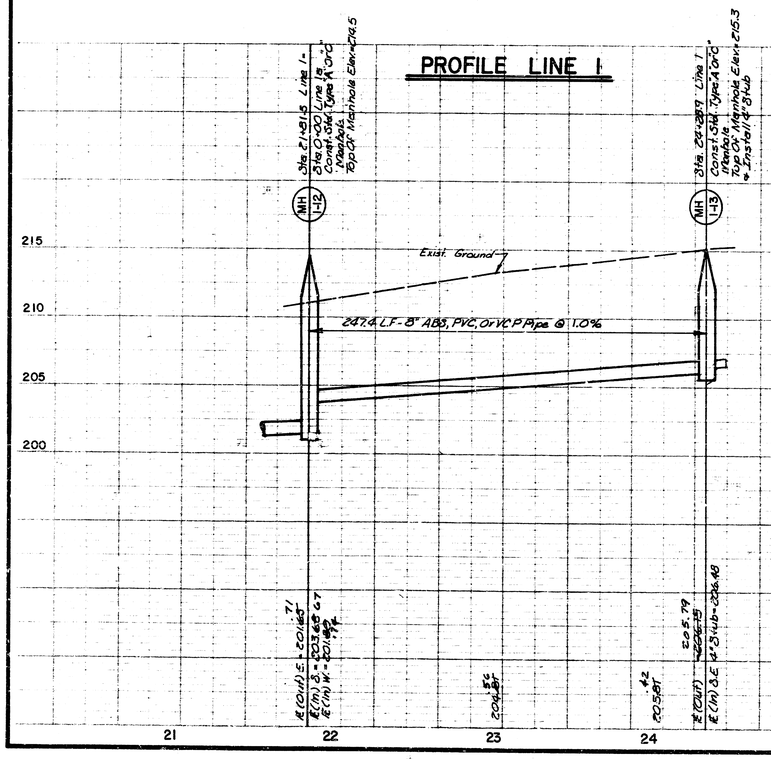
Scale: 1"= 40' Horiz.
1"= 5' Vert.

NOTE:
Contractor shall be responsible for seeding and removing of gravel drive and ditches. Cost subsidiary to project.

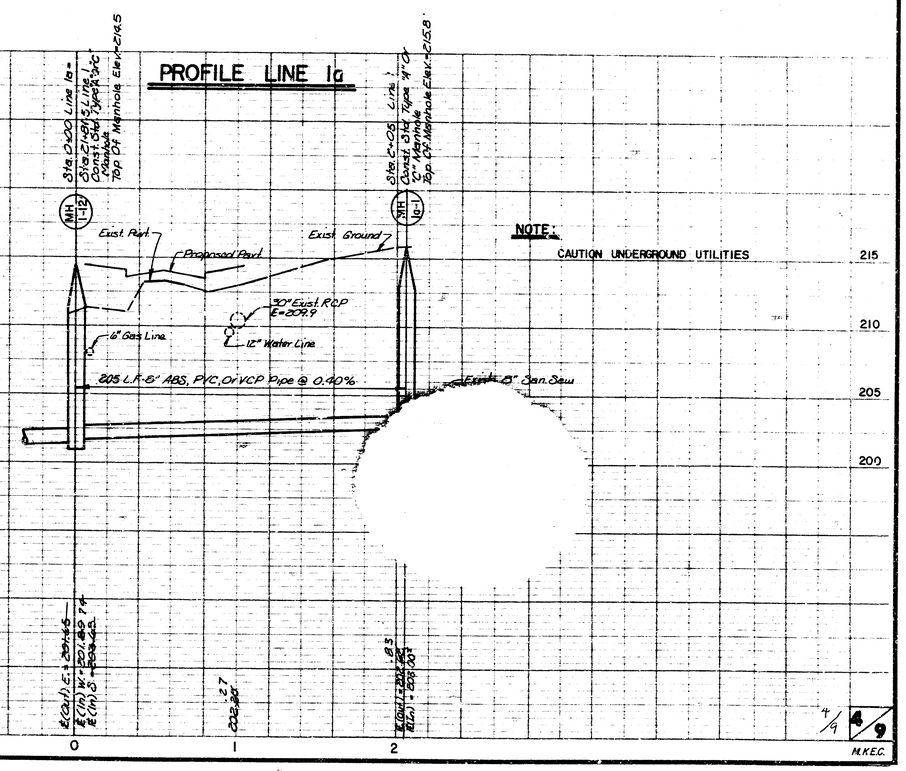
NOTE:
CAUTION UNDERGROUND UTILITIES

NOTE: House tap at 14.3' ± north of pump station shall be preserved. If damaged during construction it shall be the responsibility of the contractor to repair or replace at his expense.

PROFILE LINE 1




PROFILE LINE 1a




4/9

M.K.E.

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EXECUTIVE PARK & TALLGRASS INN
LAT. 30, MAIN 22, W.I.S. PROJECT NO.
468-76-245-8131! -000-000-001

EXECUTIVE PARK

RESERVE "A"

RESERVE "A"

MH 1-6

MH 2-1

MH 2-2

MH 2-3

MH 2-4

MH 2-5

MH 2-6

89°52'32"

94°40'51"

85°19'09"

90°00'00"

90°00'00"

180°

21'

15'

17'

35'

44'

84'

55'

20' Util. Esmt.

10' Util. Line Esmt. By Instrument

8" A.C. Water Pipe

Proposed

Proposed

8" A.C. Water Pipe

N

Scale: 1"=40' Horiz.
1"=5' Vert.

## PLAN LINE 2

## PROFILE LINE 2

Sta 0+00.0 Line 2 - 3 Sta 9+65.6 Line 1 - Const. 3'Id Type 'A' Or 'C' Manhole Top Of Manhole Elev= 210.90

Sta 2+62.5 Line 2 Const. 3'Id Type 'A' Or 'C' Manhole Top Of Manhole Elev= 209.92

Sta 4+23.5A Line 2 Const. 3'Id Type 'A' Or 'C' Manhole Top Of Manhole Elev= 208.26

Sta 4+92.2A Line 2 Const. 3'Id Type 'A' Or 'C' Manhole Top Of Manhole Elev= 207.00

Sta 7+33.2 Line 2 Const. 3'Id Type 'A' Or 'C' Manhole Top Of Manhole Elev= 202.20

Sta 10+45.6 Line 2 Const. 3'Id Type 'A' Or 'C' Manhole Top Of Manhole Elev= 215.58

Sta 10+89.6 Line 2 Const. 3'Id Type 'A' Or 'C' Manhole Top Of Manhole Elev= 216.06 Install 6"Stub 3' E. (L-101)

Proposed Parking

Exist. Ground

Proposed Parking

Prop. Water Line

Prop. Water Line

262.5 L.F.-8" ABS, PVC, Or VCP Pipe @ 1.0%

180.0 L.F.-8" ABS, PVC, Or VCP Pipe @ 1.0%

55.2 L.F.-8" ABS, PVC, Or VCP @ 1.0%

236 L.F.-8" ABS, PVC, Or VCP Pipe @ 1.0%

281.9 L.F.-8" ABS, PVC, Or VCP Pipe @ 0.40%

44.0 L.F.-8" ABS, PVC Or VCP Pipe @ 0.40%

E(Out) S. = 194.91
E(In) W. = 190.32
E(In) N. = 185.01

E(Out) E. = 199.95
E(In) W. = 198.95

E(Out) N. = 222.75
E(In) S. = 220.38

E(Out) N. = 221.90
E(In) W. = 221.30

E(Out) E. = 223.66
E(In) S. = 224.18

E(Out) N. = 225.29
E(In) E. = 225.39
E(In) W. = 225.56

E(Out) W. = 225.67
E(In) S. = 225.74

197.32 198.32 199.32 220.33 222.52 223.52 224.43 224.88

215 210 205 200 195

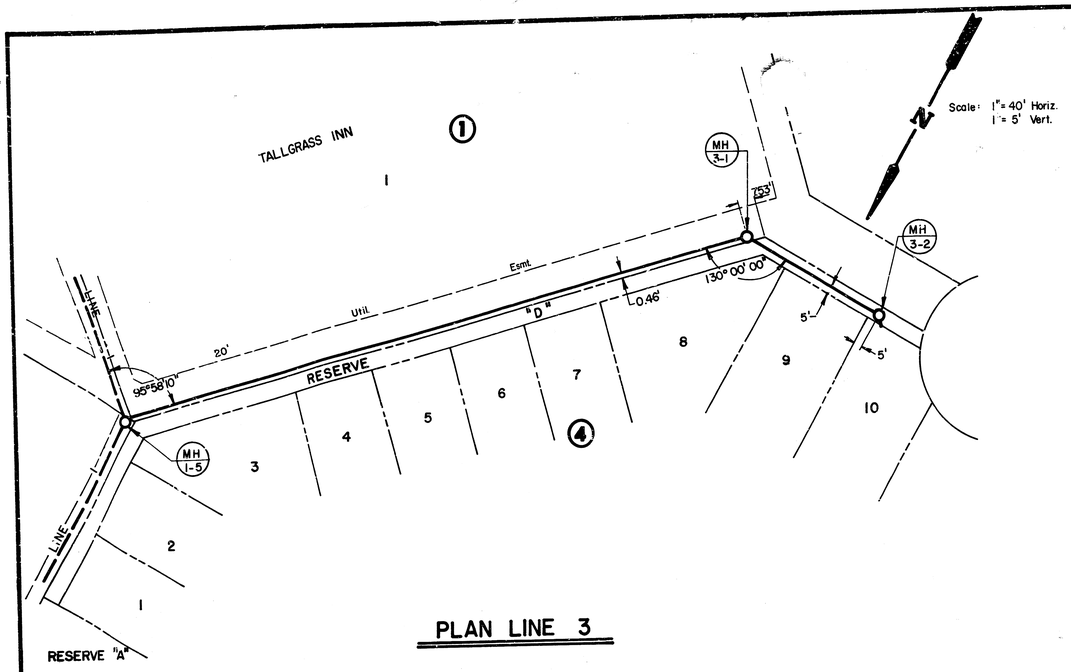
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5/9

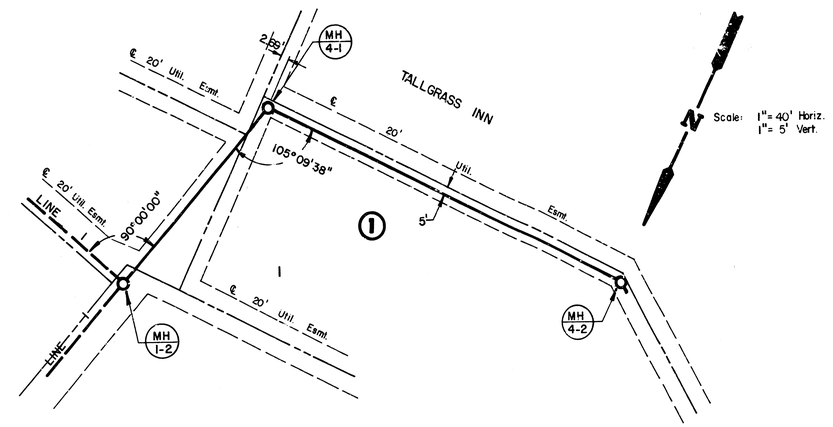
K.E.C.

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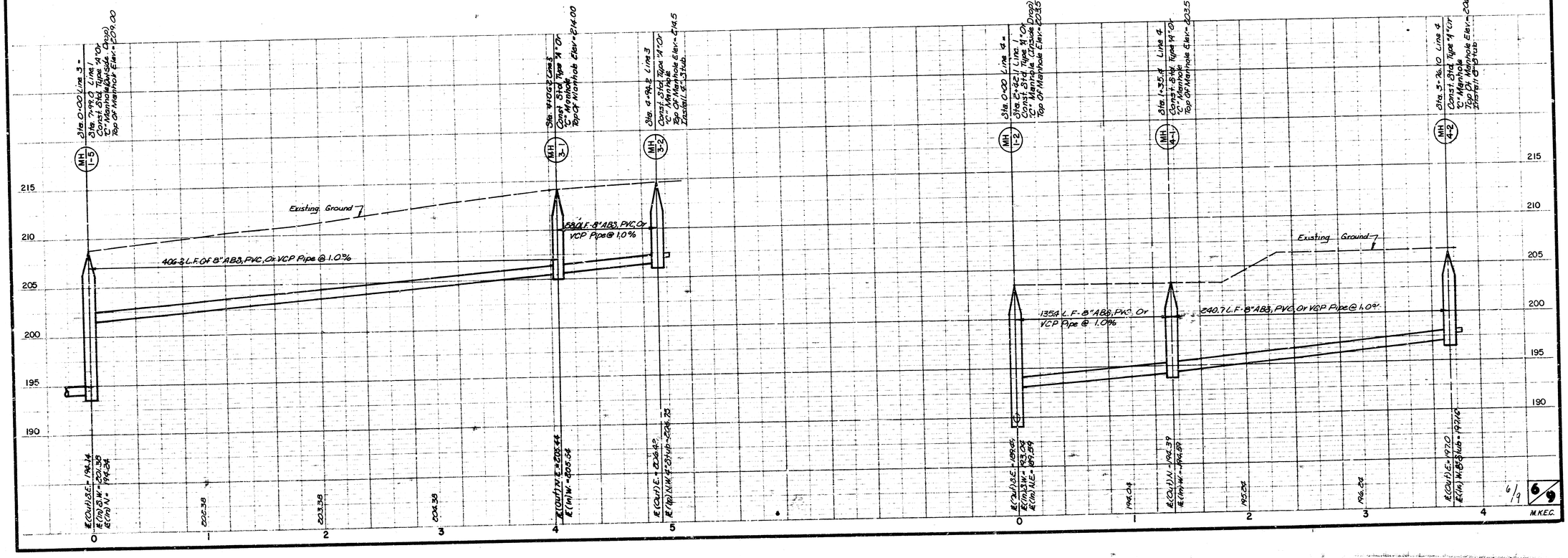
EXECUTIVE PARK & TALLGRASS INN
LAT. 30, MAIN 22, W.I.S. PROJECT NO.
468-76-245-81311-000-000-001




PLAN LINE 3




PLAN LINE 4




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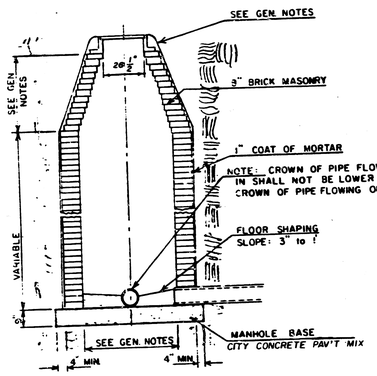
REVISED SEPTEMBER 1980
REVISED DECEMBER 1981

# SEWER APPURTENANCES DETAILS

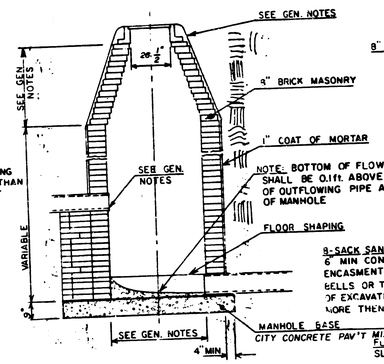
## ADOPTED AS STANDARD DESIGN
## BY

## CITY of WICHITA, KANSAS

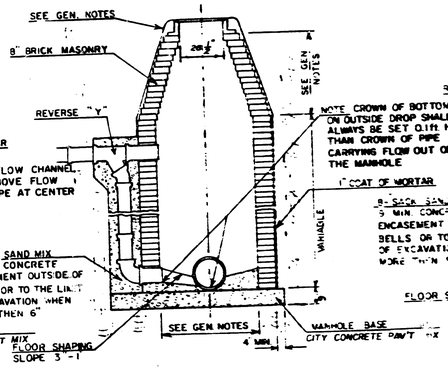
TYPE "A" MANHOLE



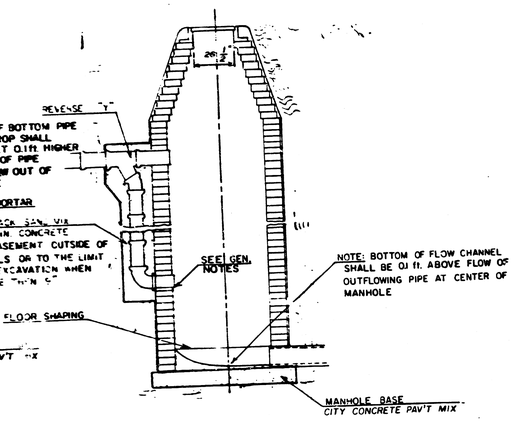

TYPE "A" INSIDE DROP MANHOLE

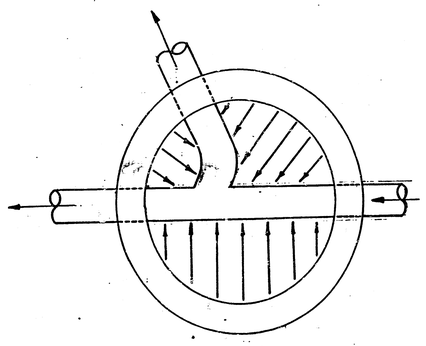



TYPE "A" OUTSIDE DROP MANHOLE




DETAIL OF OUTSIDE DROP CONSTRUCTED ON EXISTING MANHOLE



GROUT DETAIL
For M.H. 1-1
SCALE: 3/4" = 1'-0"

### GENERAL NOTES

1. MORTAR USED IN MASONRY CONSTRUCTION SHALL CONTAIN 8 SACKS OF CEMENT PER CUBIC YARD. CONCRETE USED IN MANHOLE BASES SHALL CONFORM TO THE REQUIREMENTS OF CONCRETE FOR CONCRETE PAVEMENT CONSTRUCTION AS SPECIFIED IN THE CITY STANDARD PAVING SPECIFICATIONS USING CITY CONCRETE PAVEMENT MIX WITHOUT AIR ENTRAINING ADMIXTURE. MORTAR SHALL BE PLACED AROUND THE MANHOLE RING AS SHOWN ON THE DRAWINGS WHEN MANHOLES ARE CONSTRUCTED IN UNPAVED AREAS. TYPE "A" MANHOLES CAN BE USED ON SEWERS UP TO 16' IN DEPTH WHEN THE MANHOLE IS NOT LOCATED WITHIN PUBLIC STREET PAVEMENT. MANHOLES CONSTRUCTED WHERE PIPE SIZES ARE SMALLER THAN 24" SHALL HAVE AN INSIDE DIAMETER OF 4'. MANHOLES CONSTRUCTED WHERE PIPE SIZES ARE 24" OR LARGER SHALL HAVE AN INSIDE DIAMETER OF 5'. THE HEIGHT OF THE CORBELS ON 4' DIAMETER MANHOLES SHALL BE 4'. MANHOLES HAVING A DIAMETER OF 5' SHALL HAVE CORBELS 6' IN HEIGHT. COMPLTED MANHOLE SHALL BE WITHOUT LEAKS AND WATER TIGHT.

2. REINFORCING STEEL SHALL BE INSTALLED IN THE MANHOLE BASES AND SHALL CONSIST OF NO.4 BARS PLACED 6" CENTERS IN BOTH DIRECTIONS. THE MANHOLE BASE REINFORCEMENT SHALL BE PLACED 6" ABOVE THE BOTTOM OF THE MANHOLE BASE. ALL COSTS FOR FURNISHING AND INSTALLING REINFORCING STEEL SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE MANHOLE.

3. OPENINGS SHALL BE CUT INTO THE MANHOLE WALL WHEN OUTSIDE DROPS ARE CONSTRUCTED ON EXISTING MANHOLES. SUCH OPENINGS CUT INTO EXISTING MANHOLES SHALL BE AS SMALL AS PRACTICAL TO FACILITATE INSTALLING AND GROUTING THE NEW PIPE IN PLACE. WATERSTOP GASKETS SHALL BE USED WITH P.V.C. AND A.B.S. COMPOSITE PIPE. THE NEW PIPE SHALL BE GROUTED INTO THE OPENING USING AN APPROVED NONSHRINK GROUT FOR THE FULL MANHOLE WALL THICKNESS. THE EXTERIOR OF THE COMPLETED CONNECTION SHALL BE SEALED WITH AN APPROVED BITUMINOUS COATING SUCH THAT THE CONNECTION WILL BE WATER TIGHT. FLOOR OF MANHOLE SHALL BE MODIFIED TO FORM NEW FLOW CHANNEL FOR THE NEW CONNECTION AS INDICATED BY THE DRAWING. THE VERTICAL DROP FROM THE LOWER PIPE ON SUCH OUTSIDE DROP CONNECTIONS SHALL NOT EXCEED 4' FOR INFLOWING PIPES SIZED 12" OR SMALLER AND 2' FOR INFLOWING PIPES SIZED LARGER THAN 12", EXCEPT THE CROWN OF THE LOWER PIPE SHALL NEVER BE SET BELOW THE CROWN OF ANY LARGER OUTFLOWING PIPE. THIS WORK, INCLUDING MODIFICATION OF MANHOLE FLOOR, SHALL BE PAID FOR AT THE UNIT PRICE BID FOR OUTSIDE DROP STACK CONSTRUCTED ON EXISTING MANHOLE.

4. THE FLOORS OF ALL MANHOLES SHALL BE SHAPED WITH FLOW CHANNELS SUCH THAT THE MANHOLES WILL BE SELF CLEANING AND FREE OF AREAS WHERE SOLUTION COULD BE DEPOSITED AS SEWAGE FLOWS THROUGH THE MANHOLE FROM ALL INLET PIPES TO THE OUTLET PIPE. FLOW CHANNELS SHALL BE FORMED TO MATCH THE BOTTOM HALVES OF THE INFLOWING PIPES AND THE OUTFLOWING PIPE AS SHOWN BY THE DRAWINGS EXCEPT FOR INSIDE DROP MANHOLES. FLOW CHANNELS FOR INSIDE DROP MANHOLES SHALL BE CONSTRUCTED AS INDICATED BY THE DRAWING. MANHOLE FLOORS SHALL HAVE SLOPES OF 3 INCHES PER FOOT IN THE AREAS OUTSIDE OF THE FLOW CHANNELS SLOPED TOWARD THE FLOW CHANNELS. PIPES LAID THROUGH MANHOLES SHALL HAVE THE TOP HALF REMOVED TO NEAT LINES FOR THE FULL INSIDE DIAMETER OF THE MANHOLE. MANHOLE FLOORS SHALL THEN BE SHAPED AROUND THE BOTTOM HALF OF THE PIPE WHICH FORMS THE FLOW CHANNEL.

5. PIPES INSTALLED WITHIN THE EXCAVATION MADE FOR THE MANHOLE SHALL BE CRADLED WITH CONCRETE TO THE LIMITS OF THE MANHOLE EXCAVATION. WHEN CLAY PIPE IS USED, THE CRADLE SHALL EXTEND TO THE FIRST JOINT OUTSIDE THE MANHOLE. THE CRADLE SHALL BE TERMINATED AT THE CLAY PIPE JOINT IN A MANNER WHICH WILL MAINTAIN THE FLEXIBILITY OF THE JOINT. COST OF THE CRADLE WITHIN MANHOLE EXCAVATION OR TO CLAY PIPE JOINTS ADJACENT TO MANHOLE SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE MANHOLE.

6. MANHOLE COVER CASTINGS AND MANHOLE FRAME CASTINGS SHALL CONFORM TO THE REQUIREMENTS AS INDICATED IN THE STANDARD SPECIFICATIONS AND AS SHOWN IN THE STANDARD DETAIL DRAWING.

7. THE VERTICAL DROP IN INSIDE DROP MANHOLES SHALL NOT EXCEED 4' FOR INFLOWING PIPES SIZED 12" OR SMALLER AND 2' FOR INFLOWING PIPES LARGER THAN 12". THE CROWNS OF INFLOWING PIPES SHALL NEVER BE SET LOWER THAN THE CROWN OF THE OUTFLOWING PIPE.

8. STANDARD MANHOLES TYPE "A" AND STANDARD INSIDE DROP MANHOLES TYPE "A" SHALL BE BID AS STANDARD MANHOLES FOR THE TYPE AND DIAMETER INDICATED. OUTSIDE DROP MANHOLES TYPE "A" SHALL BE BID AS STANDARD OUTSIDE DROP MANHOLES FOR THE TYPE AND DIAMETER INDICATED. ALL MANHOLE DIAMETERS WILL BE 4' UNLESS INDICATED OTHERWISE.

REINF. CONCRETE MANHOLE DETAIL

EXECUTIVE PARK 9 TALLGRASS INN
LAT. 30, MAIN 22, W.I.S. PROJECT NO.
463-76-245+ 8131I -000-000-001

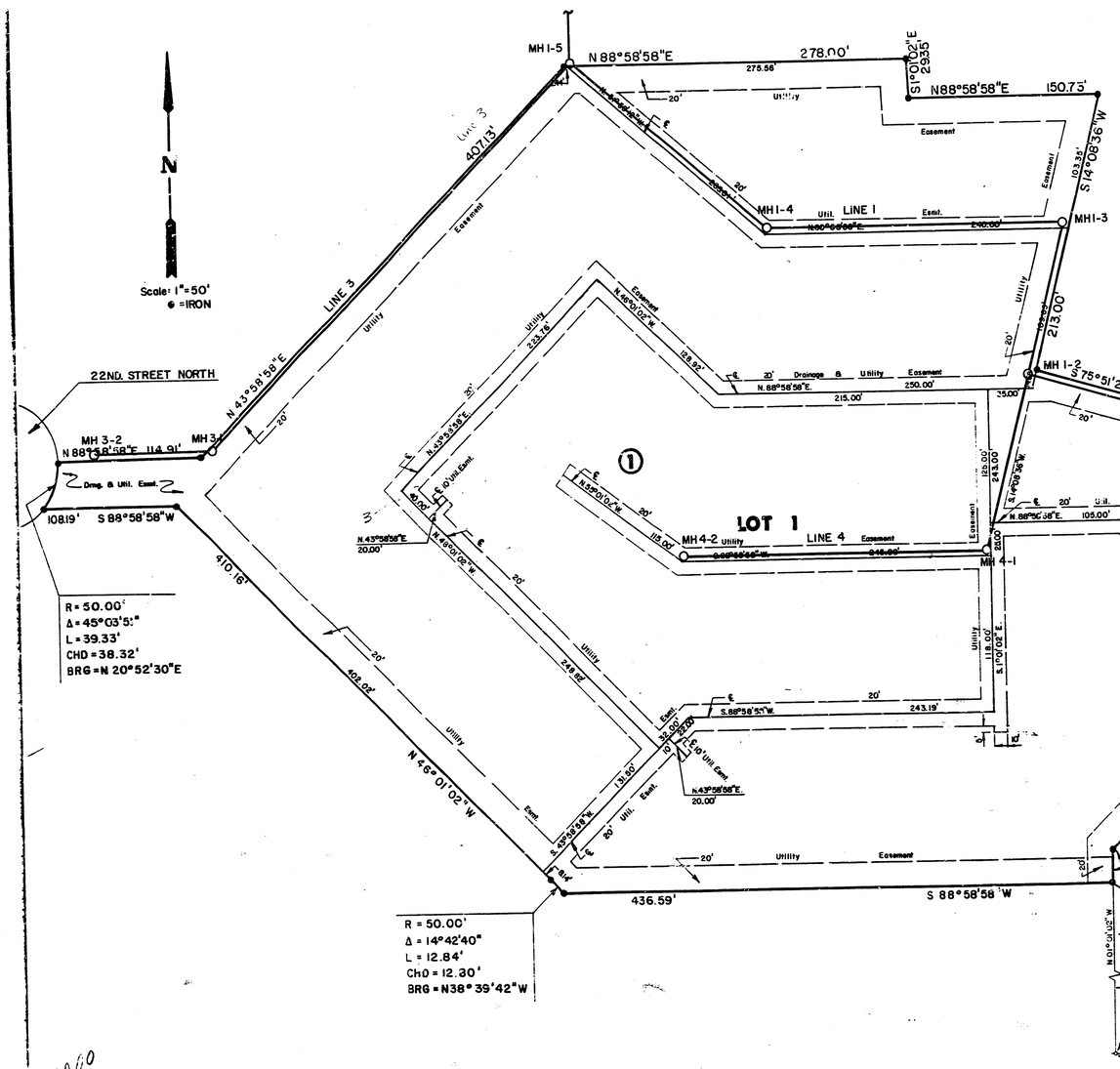
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X-6 T-5

# FINAL PLAT OF
# TALLGRASS INN

## AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS




#658219

I, Kenneth H. Bengtson, a Civil Engineer in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "Tallgrass Inn", an addition to Wichita, Sedgwick County, Kansas, into a Lot and a Block, the same being accurately set forth in the accompanying plat and described as follows:

A tract of land in the southwest quarter of Section 5, Township 27 south, Range 2 east of the 6th P.M., more particularly described as follows:

Beginning at a point on the west line of Summerfield, an addition to Wichita, Sedgwick County, Kansas, said point being 452.86 feet north of the southwest corner of Reserve B of said addition; said point also being 1259.06 feet westerly bearing S 89° 06' 26" W, and 526.95 feet northerly bearing N 1° 01' 02" W, from the south quarter corner of said Section 5; thence S 88° 58' 58" W, 436.59 feet; thence along a curve to the left having a radius of 50.00 feet, a central angle of 14° 42' 40", an arc length of 12.84 feet and a long chord of 12.80 feet, bearing N 38° 39' 42" W; thence N 46° 01' 02" W, 410.16 feet; thence S 88° 58' 58" W, 108.19 feet to a point on the east right of way line of 22nd Street North; said point being on a curve to the left having a radius of 50.00 feet, a central angle of 45° 03' 51", a long chord of 38.32 feet bearing N 20° 52' 30" E; thence along said curve 39.33 feet; thence N 88° 58' 58" E, 114.91 feet; thence N 43° 58' 58" E, 407.13 feet; thence N 88° 58' 58" E, 278.00 feet; thence S 1° 01' 02" E, 29.35 feet; thence N 88° 58' 58" E, 150.73 feet; thence S 14° 08' 36" W, 213.00 feet; thence S 75° 51' 24" E, 230.55 feet; thence S 1° 01' 02" E, 134.26 feet; thence S 43° 58' 58" W, 240.42 feet; thence S 1° 01' 02" E, 24.11 feet to the point of beginning. Containing 10.04 acres, more or less. Portions of Tallgrass Clubhouse, an addition to Wichita, Sedgwick County, Kansas, and a utility easement recorded on film 606, page 877, is being vacated and replatted by virtue of K.S.A. 12-532(b).

I hereby certify that the details on this plat are correct to the best of my knowledge and belief this 22 day of September, 1983.

Kenneth H. Bengtson, P.E.
Mid-Kansas Engineering Consultants, P.A.
240 North Rock Road, Suite 130
Wichita, Kansas 67206

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Engineers Certificate have caused the same to be surveyed and platted into a Lot and a Block, the same to be known as "Tallgrass Inn", an addition to Wichita, Sedgwick County, Kansas. Easements for construction and maintenance of public utilities and drainage as indicated on the accompanying plat are hereby granted. The building setbacks shall be in accordance with the Tallgrass Community Unit Plan (D.P.-92) on file in the Wichita-Sedgwick County Metropolitan Area Planning Department Office.

Tallgrass Company, a partnership — Independence Commons Company

By: C. D. Ritchie
E.D. RITCHIE, PARTNER

By: C. D. Ritchie
E. D. RITCHIE

Tallgrass Club, a partnership

By: C. D. Ritchie
E.D. RITCHIE, PARTNER

STATE OF KANSAS
ss:
COUNTY OF SEDGWICK

Be it remembered that on this 22nd day of September, 1983, before me, a Notary Public in and for said State and County, came Tallgrass Company, a partnership; Independence Commons Company; and Tallgrass Club, a partnership, by E. D. Ritchie, partner, to me personally known to be the same person who executed the foregoing instrument of writing on behalf of the partnership and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

LINDA S GRAHAM Notary Public

STATE OF KANSAS
ss:
COUNTY OF SEDGWICK

This is to certify that this instrument was filed for record in the Registrar of Deeds Office at 11:00 AM. on the 20TH day of OCTOBER, 1983.

Bette F. McCart, Register of Deeds
Bette F. McCart

Pat Kettler, Deputy
Pat Kettler

This plat of "Tallgrass Inn" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 8TH day of SEPTEMBER, 1983.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Robert K. Chisholm, Chairman
Robert K. Chisholm

Robert A. Lapin, Secretary
Robert A. Lapin

This plat approved and all dedications shown hereon, if any accepted by the City Commission of the City of Wichita, Kansas, this 4TH day of OCT, 1983.

Margalee Wright, Mayor
Margalee Wright

Donald C. Gisick, City Clerk
Donald C. Gisick

This plat approved and all dedications shown hereon, if any accepted by the Board of County Commissioners of Sedgwick County Kansas, is 11TH day of October, 1983.

Jack Spratt, Chairman
Jack Spratt

Donald E. Gragg, Commissioner
Donald E. Gragg

Tom Scott, Commissioner
Tom Scott

Attest: Dorothy K. White, County Clerk
Dorothy K. White

Entered on transfer record this 20th day of October, 1983.

Dorothy K. White, County Clerk
Dorothy K. White

EXECUTIVE PARK & TALLGRASS INN
LAT. 30, MAIN 22, W.I.S. PROJECT NO.
468-76-245, 81311 -000-000-001

6/9

2000

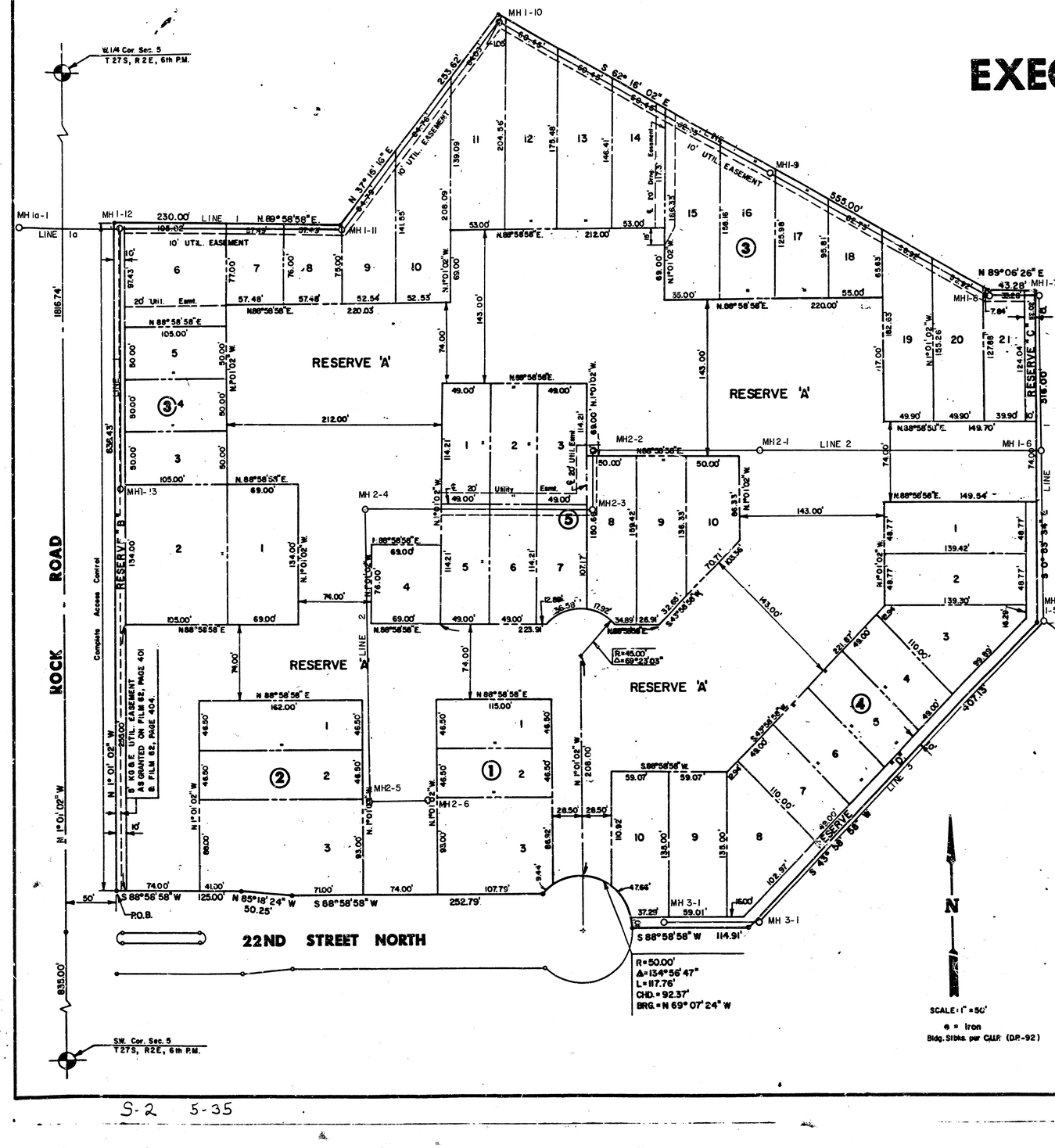
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# FINAL PLAT OF
# EXECUTIVE PARK AT TALLGRASS
## AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

#651563




I, Michael D. Harding, a Civil Engineer in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "Executive Park at Tallgrass", an addition to Wichita, Sedgwick County, Kansas, into lots, blocks and reserves, the same being accurately set forth in the accompanying plat and described as follows:

A tract of land in the southwest quarter of Section 5, Township 27 south, Range 2 east of the 6th P.M., more particularly described as follows:

Beginning at the intersection of the north right-of-way line of 22nd Street North and the east right-of-way line of Rock Road, said point being 875.00 feet north and 50.00 feet east of the southwest corner of said Section 5; thence northerly along the east right-of-way line of Rock Road bearing N 1° 01' 02" W, 836.43 feet; thence N 89° 58' 58" E, 230.00 feet; thence N 37° 16' 16" E, 233.62 feet; thence S 62° 16' 02" E, 555.00 feet; thence N 89° 06' 26" E, 43.28 feet; thence s 0° 53' 34" E, 316.00 feet; thence S 43° 58' 58" W, 407.33 feet; thence S 88° 58' 58" W, 114.91 feet to a point on a curve to the left having a radius of 50.00 feet and a central angle of 134° 56' 47" and a long chord bearing N 69° 07' 24" W, 92.37 feet; thence along said curve 117.76 feet to a point on the north right-of-way line of 22nd Street North; thence westerly along said right-of-way bearing N 88° 58' 58" W, 252.79 feet; thence N 85° 18' 24" W, 50.25 feet; thence S 88° 58' 58" W, 125.00 feet to the point of beginning, containing 13.8 acres, more or less. The drainage easement recorded on film 567, page 995, is being vacated and replaced by virtue of K.S.A. 12-512(b). I hereby certify that the details on this plat are correct to the best of my knowledge and belief this 27 day of July, 1983.

Michael D. Harding
Michael D. Harding, P.E.
Mid-Kansas Engineering Consultants, P.A.
240 North Rock Road, Suite 130
Wichita, Kansas 67206

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Engineers Certificate have caused the same to be surveyed and platted into lots, blocks and reserves, the same to be known as "Executive Park at Tallgrass", an addition to Wichita, Sedgwick County, Kansas. Easements for construction and maintenance of public utilities and drainage as located on the accompanying plat are hereby granted. Reserves are platted for construction and maintenance of public utilities, landscaping and irrigation. Reserve A is also platted for drainage, parking and private drives. Reserve B is also platted for a well. Reserves C and D are also platted for a wooden fence. The building setbacks shall be in accordance with the Tallgrass Community Unit Plan (D.P.-92) on file in the City of Wichita, Sedgwick County Metropolitan Area Planning Department Offices.

Tallgrass Company, a partnership — Independence Commons Company

By: William F. Binter — By: E.D. Ritchie

William F. Binter — E.D. Ritchie

STATE OF KANSAS ss:
COUNTY OF SEDGWICK

Be it remembered that on this 27th day of July, 1983, before me, a Notary Public in and for said State and County, came Tallgrass Company, a partnership by William F. Binter and Independence Commons Company by E.D. Ritchie, to me personally known to be the same person(s) who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

Linda S. Graham, Notary Public
Linda S. Graham
My Appointment Expires: 2-9-86

LINDA S. GRAHAM NOTARY PUBLIC STATE OF KANSAS

STATE OF KANSAS ss:
COUNTY OF SEDGWICK

This is to certify that this instrument was filed for record in the Register of Deeds Office at 10:00 AM on the 9TH day of SEPTEMBER, 1983.

Bette F. McCart, Register of Deeds
Bette F. McCart

Pat Kettler, Deputy
Pat Kettler

This plat of "Executive Park at Tallgrass" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 30TH day of June, 1983.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Ralph Wyatt, Chairman

Robert A. Lakin, Secretary

This plat approved and all dedications shown hereon, if any, accepted by the City Commission of the City of Wichita, Kansas this 23rd day of AUGUST, 1983.

Margalee Wright, Mayor
Margalee Wright

Ronald C. Clifton, City Clerk

This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas, this 9th day of September, 1983.

Jack Spratt, Chairman

Donald E. Gragg, Commissioner

Tom Scott, Commissioner

Attest: Dorothy K. White
Dorothy K. White

Entered on transfer record this _____ day of _____, 1983.

Dorothy K. White
Dorothy K. White

EXECUTIVE PARK & TALLGRASS INN
LAT. 30, MAIN 22, W.I.S. PROJECT NO.
460-76-245+ 81311 -000-000-001

9/9

20.00

S-2 5-35

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