

CERTIFICATE OF SURVEY

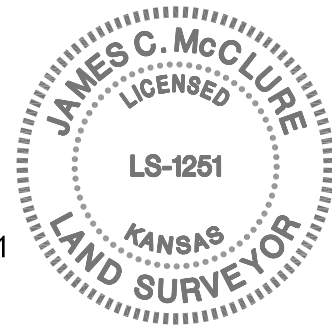
I, James C. McClure, a registered land surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "TALLGRASS VILLAS ADDITION" an addition to Wichita, Sedgwick County, Kansas, into a Lot and a Block, the same being accurately set forth in the accompanying plat and described herein:

A tract of 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:

Commencing at the Northeast corner of Reserve "E" as platted in Summerfield, an Addition to Wichita, Sedgwick County, Kansas; thence South 16°08'34" East, 199.25 feet along the East line of said Reserve "E" and Tallgrass (street) as platted in said Summerfield, to a point on a curve to the right; thence along said curve 5.00 feet, said curve having a central angle of 2°18'51", a radius of 123.80 feet, and a long chord of 5.00 feet, bearing South 14°59'9" East, to the point of beginning; thence North 73°51'26" East, 135.60 feet; thence South 6°08'34" East, 135.00 feet; thence South 14°50'09" West, 92.52 feet; thence North 89°22'00" West, 155 feet; thence North 29°08'34" West, 53.27 feet to a point on a curve to the left, said point lying on the Southeasterly line of said Tallgrass (street); thence along said line and curve 161.38 feet, said curve having a central angle of 74°41'9", a radius of 123.80 feet, and a long chord of 150.19 feet, bearing North 23°30'51" East, to the point of beginning.

All streets, easements, rights-of-way, building setbacks, access controls, together with a portion of a utility easement found on Film 476, Page 309, together with a drainage easement found on Film 1087, Page 488, together with all other public dedications within the above described property, are hereby vacated and replatted by virtue of K.S.A. 12-512b, as amended.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this ___ day of _____, 2014.



James C. McClure, R.L.S. #1251
MKEC Engineering, Inc.
411 North Webb Road
Wichita, Kansas 67206

OWNER'S CERTIFICATE

Know all men by these presents that we the undersigned property owners of the land above set forth in the Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into a Lot and a Block, the same to be known as "TALLGRASS VILLAS ADDITION," an addition to Wichita, Sedgwick County, Kansas.

Easements for the construction and maintenance of public utilities as indicated hereon, are hereby granted to and for the use of the public.

This plat shall conform to the recitals of CUP DP-96

Lot 1, Block 1 is required to adhere to the minimum pad elevation as shown on the "Minimum Pad Elevation" table.

A drainage plan has been developed for this plat. All drainage easements, rights-of-ways, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.

PERFECTION SIGNATURE PROPERTIES, LLC,
a Kansas limited liability company

Scott A. Lehner,
Chief Executive Manager / Member

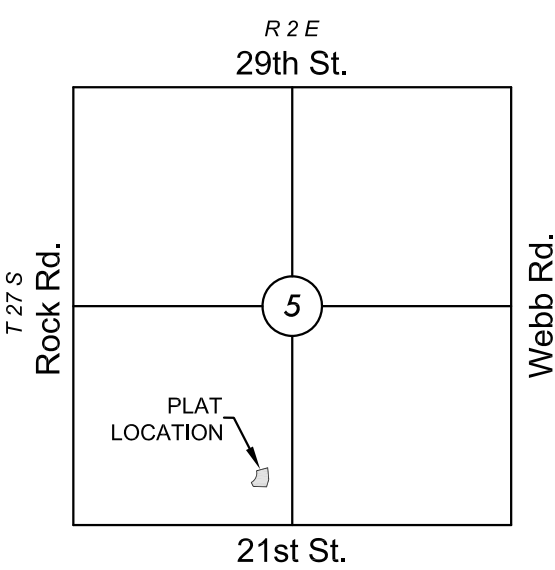
Jason R. Ronk,
Chief Operations Manager / Member

STATE OF KANSAS, SEDGWICK COUNTY) ss:

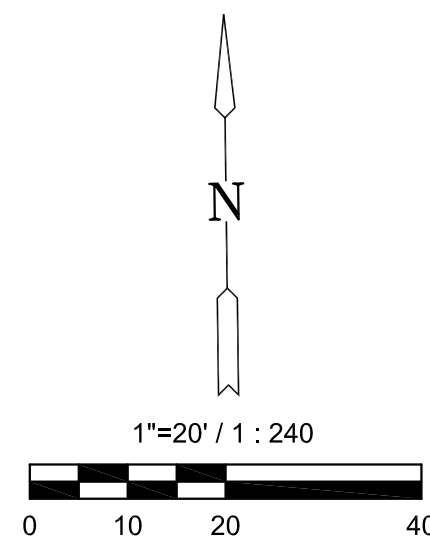
This instrument was acknowledged before me on ___ day of _____, 2014, by Scott A. Lehner, Chief Executive Manager, and Jason R. Ronk, Chief Operations Manager, and Members of, Perfection Signature Properties, LLC, a Kansas limited liability company.

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

_____, Notary Public
My Term Expires: _____



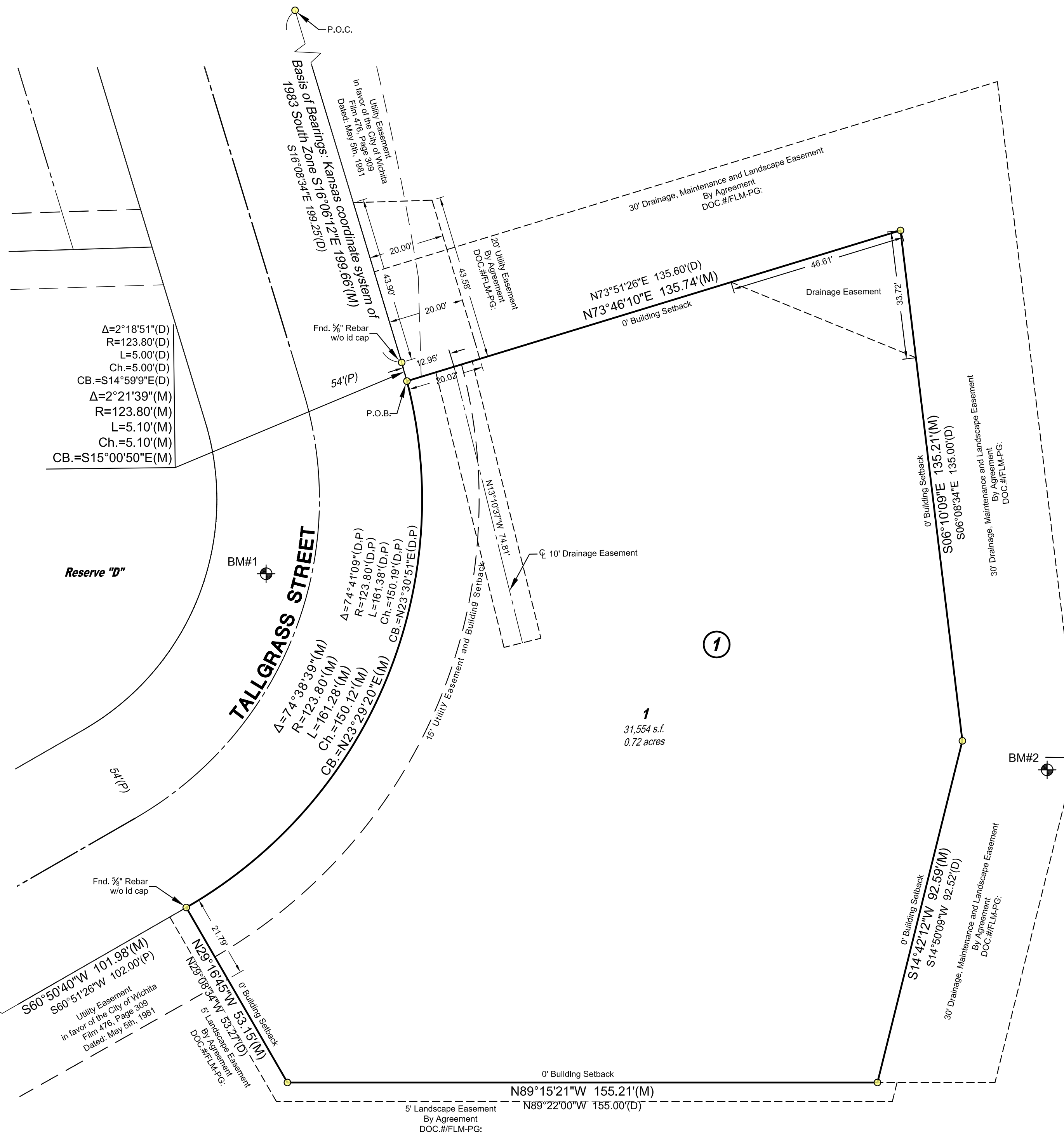
VICINITY MAP



Basis of Bearing: Kansas coordinate system of 1983 south zone grid bearing of S16°06'12"E along the East line of Reserve E and Tallgrass Street, Summerfield, an addition to Wichita, Sedgwick County, Kansas

This plat is surveyed and platted on NAD83 using Kansas state plane south zone coordinates, modified to the surface, having a combined adjustment scale factor of 1.000120014401728

FINAL PLAT
TALLGRASS VILLAS ADDITION
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



Δ=2°18'51"(D)
R=123.80'(D)
L=5.00'(D)
Ch.=5.00'(D)
CB.=S14°59'9"E(D)
Δ=2°21'39"(M)
R=123.80'(M)
L=5.10'(M)
Ch.=5.10'(M)
CB.=S15°00'50"E(M)

Δ=74°41'09"(D,P)
R=123.80'(D,P)
L=161.38'(D,P)
Ch.=150.12'(D,P)
CB.=N23°30'51"E(D,P)

Δ=74°38'39"(M)
R=123.80'(M)
L=161.28'(M)
Ch.=150.12'(M)
CB.=N23°29'20"E(M)

S60°50'40"W 101.98'(M)
S60°51'26"W 102.00'(P)
N29°16'54"W 53.15'(M)
N29°08'34"W 53.27'(D)

S06°10'09"E 135.21'(M)
S06°08'34"E 135.00'(D)

S14°42'12"W 92.59'(M)
S14°50'09"W 92.52'(D)

BENCHMARKS

- BM#1 Plus Cut set on top of west Curb of Tallgrass Street in middle of site 36.5' NE of a light pole. Elev.=1379.16 NAVD88.
- BM#2 Plus cut set on center south end of wing wall on the west end of a pedestrian bridge 200' east of the site. Elev. = 1374.66 NAVD88

MINIMUM PAD ELEVATION LOWEST OPENING		
LOT	BLOCK	ELEVATION NAVD88
1	1	1381.5

LEGEND

- Date of Survey: December 2, 2013
- = Found Monument 1/2" Bar w/ Mid Kansas id cap or see annotation for type
- ⊕ = Benchmark
- (M) = Measured
- (D) = Described
- (P) = Platted

PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS, SEDGWICK COUNTY) ss:
This plat of "TALLGRASS VILLAS ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this ___ day of _____, 2014.
WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Chair
Don Klausmeyer, Chair
Attest: _____, Secretary
John L. Schlegel, Secretary

GOVERNING BODY CERTIFICATE

STATE OF KANSAS, SEDGWICK COUNTY) ss:
The dedications shown on this plat are hereby accepted and this plat is hereby approved by the governing body of the City of Wichita, Kansas.
Dated this ___ day of _____, 2014.
At the direction of the City Council.

_____, Mayor
Carl Brewer, Mayor
Attest: _____, City Clerk
Karen Sublett, City Clerk

TRANSFER RECORD

STATE OF KANSAS, SEDGWICK COUNTY) ss:
Entered on transfer record this ___ day of _____, 2014.

_____, County Clerk
Kelly B. Arnold, County Clerk

REGISTER OF DEEDS' CERTIFICATE

STATE OF KANSAS, SEDGWICK COUNTY) ss:
This is to certify that this instrument was filed for record in the Register of Deeds office this day of _____, 2014, at _____ o'clock ___ M; and is duly recorded.

_____, Register of Deeds
Bill Meek, Register of Deeds
Attest: _____, Deputy
Tonya E. Buckingham, Deputy

COUNTY SURVEYOR

STATE OF KANSAS, SEDGWICK COUNTY) ss:
Reviewed in accordance with K.S.A. 58-2005 on this ___ day of _____, 2014.
1

_____, Deputy County Surveyor
Tricia L. Robello, LS #1246
Deputy County Surveyor
Sedgwick County, Kansas

