

EASEMENT

THIS EASEMENT made this 30th day of April, 1981 by and between Tallgrass Company, a partnership of the first part and The City of Wichita, Kansas of the second part.

WITNESSETH: That the said first party, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey unto the said second party a perpetual right of way and easement for the purpose of constructing, maintaining, and repairing their utilities, over, along and under the following described real estate situated in Sedgwick County, Kansas, do wit:

Commencing at the southwest corner of the southwest quarter, Section 5, Township 27 south, Range 2 east of the 6th P.M.; thence easterly along the south line of said southwest quarter bearing N 89° 06' 26" E, 1983.34 feet; thence N 0° 53' 34" W, 40.00 feet to the point of beginning, said point being on the north right of way line of 21st Street North; thence N 0° 53' 34" W, 382.00 feet; thence N 61° 22' 11" E, 185.36 feet; thence N 0° 53' 34" W, 154.00 feet; thence along a curve to the left having a central angle of 12° 14' 33", a radius of 820.00 feet, a length of 175.21 feet, and a chord 174.88 feet long bearing N 14° 34' 48" W; thence S 88° 58' 58" W, 121.27 feet; thence along a curve to the right having a central angle of 14° 20' 11", a radius of 707.00 feet, a length of 176.90 feet and a chord 176.44 feet long bearing S 16° 50' 43" E; thence S 0° 53' 34" E, 140.95 feet; thence S 61° 22' 11" W, 135.49 feet; thence S 0° 53' 34" E, 418.26 feet to the north right of way line of 21st Street North; thence easterly along said north right of way line bearing N 89° 06' 26" E, 70.00 feet to the point of beginning.

And said second party is hereby granted the right to enter upon said premises at any time for the purpose of constructing, operating, maintaining, and repairing their utilities, including the right to open and excavate in any streets or ways that may be constructed on the surface of said easements, provided that upon completion of the necessities of grantee's operations the surface of such easements shall be restored as nearly as possible to its original condition.

IN WITNESS WHEREOF: The said first party has signed these presents the day and year first written.

William J Binter

Tallgrass Company, a partnership

STATE OF KANSAS

ss:

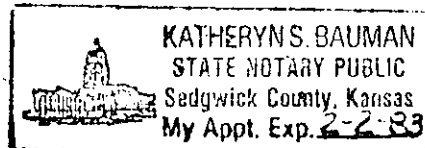
SEDGWICK COUNTY

Personally appeared before me a notary public in and for the County and State aforesaid William E. Binter to me personally known to be the same person who executed the foregoing instrument of writing and said person duly acknowledged the execution thereof.

Dated at 2:05 pm this 30th day of April, 1981.

Katheryn S Bauman
(Notary Public)

My Appointment Expires: 2:2:83



GRANT OF EASEMENT

THIS GRANT OF EASEMENT made this 4th day of May, 1981, by TALLGRASS COMPANY, a Partnership, ("Grantor").

WHEREAS, Grantor is the owner of that certain real property situated in Wichita, Sedgwick County, Kansas, legally described as the Southwest Quarter of Section 5, Township 27 South, Range 2 East, Sedgwick County, Kansas; and

WHEREAS, there has been platted within said quarter section an addition known as Tallgrass Clubhouse, an addition to Wichita, Sedgwick County, Kansas; and

WHEREAS, said addition does not have direct access to a public right-of-way; and

WHEREAS, Grantor desires to provide for such access by creating and granting a permanent easement for ingress and egress.

NOW, THEREFORE, the undersigned does hereby declare as follows:

1. Grantor does hereby grant and convey for the benefit of Tallgrass Clubhouse, an addition to Wichita, Sedgwick County, Kansas, a non-exclusive easement and right-of-way for the purpose of ingress and egress of pedestrian and vehicular traffic over, upon and across that portion of the Southwest Quarter of Section 5, Township 27 South, Range 2 East, Sedgwick County, Kansas, as more particularly described on Exhibit A attached hereto and made a part hereof as if fully set forth at this place.

2. The said easement shall be perpetual and shall be deemed appurtenant to and for the benefit of said addition and all owners thereof, their heirs, successors and assigns.

3. The easement herein created is superior and paramount to the rights of the owner of the servient estate and shall be deemed a covenant that shall run with the land and inure to the benefit of and be binding upon Grantor and its respective successors and assigns.

IN WITNESS WHEREOF, this Grant of Easement is executed the date first above written.

TALLGRASS COMPANY, a Partnership,
BY: RITCHIE ENTERPRISES, a Partnership,
Managing Partner

By *[Signature]*
a Partner,

"Grantor"

STATE OF KANSAS)
COUNTY OF SEDGWICK) ss:

The foregoing instrument was acknowledged before me this 4th day of May, 1981, by H. D. Ritchie, a partner on behalf of RITCHIE ENTERPRISES, a Partnership and Managing Partner of TALLGRASS COMPANY, a Partnership.

William J. Burt
Notary Public

My Appointment Expires:

April 17, 1984

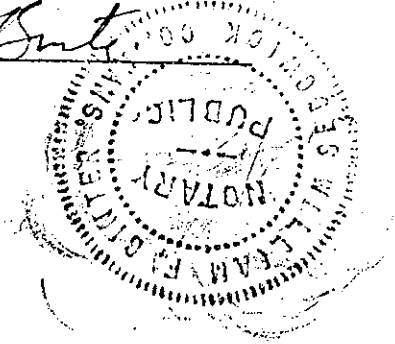


EXHIBIT A

Commencing at the southwest corner of the southwest quarter, Section 5, Township 27 south, Range 2 east of the 6th P.M.; thence easterly along the south line of said southwest quarter bearing N 89° 06' 26" E, 1983.34 feet; thence N 0° 53' 34" W, 40.00 feet to the point of beginning, said point being on the north right of way line of 21st Street North; thence N 0° 53' 34" W, 382.00 feet; thence N 61° 22' 11" E, 185.36 feet; thence N 0° 53' 34" W, 154.00 feet, thence along a curve to the left having a central angle of 12° 14' 33", a radius of 820.00 feet, a length of 175.21 feet, and a chord 174.88 feet long bearing N 14° 34' 48" W; thence S 88° 58' 58" W, 121.27 feet; thence along a curve to the right having a central angle of 14° 20' 11", a radius of 707.00 feet, a length of 176.90 feet and a chord 176.44 feet long bearing S 16° 50' 43" E; thence S 0° 53' 34" E, 140.95 feet; thence S 61° 22' 11" W, 135.49 feet; thence S 0° 53' 34" E, 418.26 feet to the north right of way line of 21st Street North; thence easterly along said north right of way line bearing N 89° 06' 26" E, 70.00 feet to the point of beginning, Sedgwick County, KS.