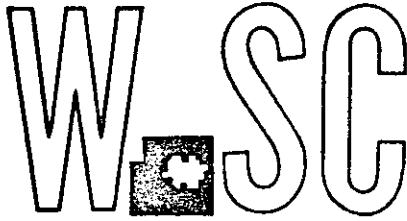
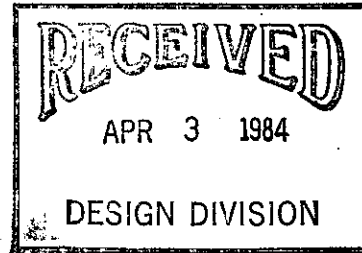


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



April 2, 1984

Bill G. Yung Design
8225 E 35th Street North
Wichita, Kansas 67226

Re: S/D 84-27 - Preliminary plat of Silverleaf Addition.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 29, 1984, the above-captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. The applicant shall guarantee the decel lane required on Rock Road adjacent to this property. (General Provision #9 of C.U.P.)
- B. The applicant shall guarantee the extension of sanitary sewer to serve this property.
- C. The applicant shall guarantee the paving of the private street within Reserve A to public street standards. Proposed street plans shall be submitted to the City Engineer for review prior to submission of the paving guarantees.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The final plat shall indicate on the face of the plat as well as in the platlor's text that building setbacks are per the Tallgrass Community Unit Plan (DP-96). The platting of building setbacks on the final plat shall be omitted.
- F. The final plat shall specify in the platlor's text who is to own and maintain the proposed Reserve.

- G. As required by the C.U.P., provisions shall be made for ownership and maintenance of the proposed reserve. The applicant shall either form a lot owner's association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the Reserve will be deeded to the association and who is to own and maintain the Reserve prior to the association taking over those responsibilities. Since this reserve will provide the only direct means of access to Parcels 9 and 10 (32.5 acres of multi-family development), the applicant should make certain that the covenant or association agreement provides for this.
- H. The applicant shall provide a copy of the KANEB Pipeline Company easement on this property to verify its location as well as to determine if utilities and buildings may be located adjacent to the easement without restriction of an established building setback from the easement. Any lowering, relocation or encasement of the pipeline within the easement shall not be at the expense of the City. The formal plat shall specify the recording information for the pipeline easement.
- I. The applicant shall obtain those off-site utility easements by separate instrument which are necessary to provide a 20-foot utility easement adjacent to the east line of this plat.
- J. Provision 15 of the Tallgrass Community Unit Plan requires that any crossing of the 50-foot-wide K.G. and E. easement on this property will require approval from that Company. A letter from K.G.& E. approving the crossing of their easement with the proposed private street is required. The recording information for the easement shall be indicated on the final plat.
- K. On the final plat, the proposed private street within Reserve A shall be named Oxford.
- L. The applicant shall submit the standard avigational easement and restrictive noise covenant for this property which is within the flight path of McConnell Air Force Base.
- M. 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.
- N. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

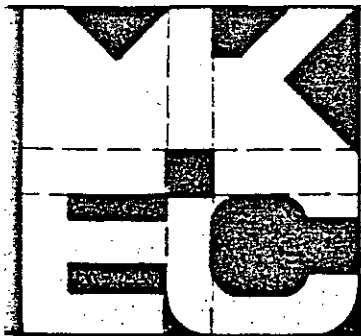
If you should have any questions concerning this matter, please call.

Sincerely,


Louise Olivarez
Senior Planner

LO:bh

cc: Tallgrass Company, P.O. Box 4048, 67204
Mike Lindebak, City Engineer



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

PROJECT Silverleaf - Utilites/Public Improvements/
Drainage Plan

PROJECT NO. _____ DATE 3-20-84

TO Mr. Mike Lindebak, P.E.

City Engineer

455 North Main - 7th Floor

Wichita, Kansas 67202

This proposed plat lies adjacent to Rock Road and is covered by a C.U.P. (D.P.-96). The developer plans to final the entire plat but initiate construction on the south half.

Public water is available in Rock Road. However, water will be petitioned for to bring it within the planned development.

Sanitary sewer must be extended from the south and east, though some limited extensions may be made from Penstemon on the north end of the development. Storm runoff is essentially all to the east and southeast.

The internal road system will be constructed privately. A decel lane is planned with the construction of Rock Road.


Kenneth H. Bengtson

KHB/dg

cc: Louise Olivares
Bill Otten
Jack Ritchie

S/D No. 84-27 Name Silverleaf Addition
Date Application Rec'd. 3-16-84 Preliminary Approval _____
Scheduled S/D Meeting 3-29-84

DESCRIPTION

General Location East side of Rock Road in an area south of Greenbriar

Owner Tallgrass Company
Surveyor/Engineer Bill G. Yung Design
Address 8225 E 35th North, Wichita, Zip Code 67226 Phone 693-5567

1. Gross Acreage of Plat 19.0± acres
2. Number of Lots:
Residential 2
Commercial _____
Industrial _____
Other _____
Total Number of Lots 2
3. Minimum Lot Frontage 700'
4. Minimum Lot Area 9.27 acres
5. Existing Zoning AA w/CUP (DP-96)
6. Proposed Zoning AA w/CUP (DP-96)
7. Lineal Feet of New Street
a. N/A R/W N/A ft.
b. _____ R/W _____ ft.
c. _____ R/W _____ ft.
d. _____ R/W _____ ft.
e. _____ R/W _____ ft.
TOTAL N/A ft.
8. Sidewalk adjacent to all streets Yes X No
All new streets are to be private.
9. Is public water available X Yes _____ No, Name City of Wichita
10. Is sanitary sewer available X Yes _____ No, Name City of Wichita
11. Has Health Dept. approval been obtained (where applicable) N/A Yes _____ No
12. City of Wichita X 3-Mile Area _____ Outside of 3-Mile Area _____

STAFF COMMENTS:

NOTE: This property is subject to the provisions of the Tallgrass Community Unit Plan (DP-96). The applicant has filed an amendment to the C.U.P. which requests permission to use the masonry wall along Rock Road as the west wall of proposed garages. The amendment to the C.U.P. will be considered by the Planning Commission on April 5th.

- A. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage concept for this property.
- B. The applicant shall guarantee the decel lane required on Rock Road adjacent to this property. (General Provision #9 of C.U.P.)
- C. The applicant shall guarantee the extension of sanitary sewer to serve this property.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee the paving of the private street within Reserve A to public street standards. Proposed street plans shall be submitted to the City Engineer for review prior to submission of the paving guarantees.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The final plat shall indicate on the face of the plat as well as in the plat's text that building setbacks are per the Tallgrass Community Unit Plan (DP-96). The platting of building setbacks on the final plat shall be omitted.
- H. The final plat shall specify in the plat's text who is to own and maintain the proposed Reserve.

(Over)

- I. As required by the C.U.P., provisions shall be made for ownership and maintenance of the proposed reserve. The applicant shall either form a lot owner's association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the Reserve will be deeded to the association and who is to own and maintain the Reserve prior to the association taking over those responsibilities. Since this reserve will provide the only direct means of access to Parcels 9 and 10 (32.5 acres of multi-family development), the applicant should make certain that the covenant or association agreement provides for this.
- J. The applicant shall provide a copy of the KANEB Pipeline Company easement on this property to verify its location as well as to determine if utilities and buildings may be located adjacent to the easement without restriction of an established building setback from the easement. Any lowering, relocation or encasement of the pipeline within the easement shall not be at the expense of the City. The formal plat shall specify the recording information for the pipeline easement.
- K. The applicant shall obtain those off-site utility easements by separate instrument which are necessary to provide a 20-foot utility easement adjacent to the east line of this plat.
- L. Provision 15 of the Tallgrass Community Unit Plan requires that any crossing of the 50-foot-wide K.G. and E. easement on this property will require approval from that Company. A letter from K.G. & E. approving the crossing of their easement with the proposed private street is required. The recording information for the easement shall be indicated on the final plat.
- M. On the final plat, the proposed private street within Reserve A shall be named Oxford.
- N. Provision 18 of the Tallgrass Community Unit Plan specifies that "fire lane easements shall be constructed in areas to connect parcels..." The note on this preliminary plat indicates that an emergency access easement will be provided through this development for the benefit of Parcel 9 located to the east. Planning staff is of the opinion that the emergency access for Parcel 9 would be better provided out to Greenbriar as originally proposed rather than a circuitous route along private drives in Silverleaf. The applicant's agent shall be prepared to discuss this matter at the Subdivision Committee meeting.
- O. The Community Unit Plan indicates complete access control to Rock Road except for the private street connection. The preliminary plat indicates the platting of an emergency access opening to Rock Road within the south 300 feet of Lot 2. The applicant or his agent shall be prepared to state how this emergency access opening will be controlled in order to assure only use by emergency vehicles.
- P. The applicant shall submit the standard avigational easement and restrictive noise covenant for this property which is within the flight path of McConnell Air Force Base.
- Q. 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.
- R. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Name: Silverleaf Addition

Preliminary Approved: 3-29-84
Scheduled S/D Meeting: 4-26-84

DESCRIPTION

General Location: East side of Rock Road in an area south of Greenbriar.

Owner: Tallgrass Company

Surveyor/Engineer: Mid-Kansas Engineering Consultants, P. A.

1. Gross Acreage of Plat: 19.0±
 2. Number of Lots:
 - Residential: 2
 - Office:
 - Commercial:
 - Industrial:
 - Total: 2
 3. Minimum Lot Area: 9.27 acres
 4. Existing Zoning: AA w/CUP (DP-96)
 5. Proposed Zoning: AA w/CUP (DP-96)
-

STAFF COMMENTS:

- A. The applicant shall guarantee the decel lane required on Rock Road adjacent to this property
- B. The applicant shall guarantee the extension of sanitary sewer to serve this property.
- C. The applicant shall guarantee the paving of the private street, Oxford, within Reserve A to public street standards. Proposed street plans shall be submitted to the City Engineer for review prior to submission of the paving guarantees.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. As required by the C.U.P., provisions shall be made for ownership and maintenance of the proposed reserve. The applicant shall either form a lot owners's association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the Reserve will be deeded to the association and who is to own and maintain the Reserve prior to the association taking over those responsibilities. Since this reserve will provide the only direct means of access to Parcels 9 and 10 (32.5 acres of multi-family development), the applicant should make certain that the covenant or association agreement provides for this.
- F. The applicant shall provide a copy of the KANEB Pipeline Company easement on this property to verify its location as well as to determine if utilities and buildings may be located adjacent to the easement without restriction of any established building setback from the easement. Any lowering, relocation or encasement of the pipeline within the easement shall not be at the expense of the City.
- G. The applicant shall obtain those off-site utility easements by separate instrument which are necessary to provide a 20-foot utility easement adjacent to the east line of this plat. The 5-foot K.G. and E. easement on the east line of Block 1 shall be relabeled as a general utility easement.

(Over)

- H. Provision 15 of the Tallgrass Community Unit Plan states that any crossing of the 50-foot-wide K.G. and E. easement on this property will require approval from that Company. A letter from K.G. and E. approving the crossing of their easement with the proposed private street is required and shall be obtained prior to the plat being scheduled for City Commission review.
- I. The applicant shall submit the standard avigational easement and restrictive noise covenant for this property which is within the flight path of McConnell Air Force Base.
- J. The platting of access control from Lot 1, Block 1 to Greenbriar is not a requirement of this plat or the associated Community Unit Plan. This may be deleted from the final plat tracing.
- K. On the final plat tracing, reference shall be made to the platting of access controls to Rock Road from this property. This reference shall be made in the plattor's text.
- L. The references to the associated C.U.P. shall be corrected to read DP-96.
- M. Since additional right-of-way for a decel lane on Rock Road is being dedicated, the plattor's text shall reference that the property is being platted into lots, blocks, a street, and a reserve. This additional Rock Road right-of-way shall be dedicated to and for the use of the public. The City Engineer's representative shall be prepared to state whether the north line of this decel lane dedication should coincide with the south line, the center line, or the north line of Oxford.
- N. Bearings for the centerlines of the KANEB and K.G. and E. easements shall be shown on the final plat tracing.
- O. Closure computations shall be submitted with the final plat tracing.
- P. Recording of the plat within 30 days after approval by the Board of City Commissioners.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



April 27, 1984

Mid-Kansas Engineering Consultants, P.A.
240 N. Rock Road, #130
Wichita, Kansas 67206

Re: S/D 84-27 - Final plat of Silverleaf

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 26, 1984, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee the decel lane required on Rock Road adjacent to this property
- B. The applicant shall guarantee the extension of sanitary sewer to serve this property.
- C. The applicant shall guarantee the paving of the private street, Oxford, within Reserve A to public street standards. Proposed street plans shall be submitted to the City Engineer for review prior to submission of the paving guarantees.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. As required by the C.U.P., provisions shall be made for ownership and maintenance of the proposed reserve. 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 Reserve will be deeded to the association and who is to own and maintain the Reserve prior to the association taking over those responsibilities. Since this reserve will provide the only direct means of access to Parcels 9 and 10 (32.5 acres of multi-family development), the applicant should make certain that the covenant or association agreement provides for this.
- F. The applicant shall provide a copy of the KANEB Pipeline Company easement on this property to verify its location as well as to determine if utilities and buildings may be located adjacent to the easement without restriction of any established building setback from the easement. Any lowering, relocation or encasement of the pipeline within the easement shall not be at the expense of the City.

- G. The applicant shall obtain those off-site utility easements by separate instrument which are necessary to provide a 20-foot utility easement adjacent to the east line of this plat. The 5-foot K.G. and E. easement on the east line of Block 1 shall be relabeled as a general utility easement.
 - H. Provision 15 of the Tallgrass Community Unit Plan states that any crossing of the 50-foot-wide K.G. and E. easement on this property will require approval from that Company. A letter from K.G. and E. approving the crossing of their easement with the proposed private street is required and shall be obtained prior to the plat being scheduled for City Commission review.
 - I. The applicant shall submit the standard avigational easement and restrictive noise covenant for this property which is within the flight path of McConnell Air Force Base.
 - J. The platting of access control from Lot 1, Block 1 to Greenbriar is not a requirement of this plat or the associated Community Unit Plan. This may be deleted from the final plat tracing.
 - K. On the final plat tracing, reference shall be made to the platting of access controls to Rock Road from this property. This reference shall be made in the plattor's text.
 - L. The references to the associated C.U.P. shall be corrected to read DP-96.
 - M. Since additional right-of-way for a decel lane on Rock Road is being dedicated, the plattor's text shall reference that the property is being platted into lots, blocks, a street, and a reserve. This additional Rock Road right-of-way shall be dedicated to and for the use of the public.
 - N. Bearings for the centerlines of the KANEB and K.G. and E. easements shall be shown on the final plat tracing.
 - O. Closure computations shall be submitted with the final plat tracing.
 - P. The applicant shall obtain the necessary off-site sanitary sewer and storm sewer easements necessary for extending sanitary sewer and storm sewer to serve this property.
 - Q. The applicant is advised that the construction of Oxford Street will require the removing of a K.G. & E. pole at the proposed Rock Road and Oxford intersection. The cost of this utility relocation will be at the sole expense of the applicant.
 - R. The final plat tracing shall indicate the platting of decel-lane right-of-way to the north line of Oxford.
 - S. Recording of the plat within 30 days after approval by the Board of City Commissioners.
-
-

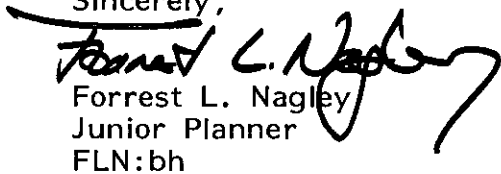
Mid-Kansas Engineering Consultants, P.A.
April 27, 1984
Page 3

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable letter of credit are available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, May 3, 1984, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,


Forrest L. Nagley
Junior Planner
FLN:bh

cc: Tallgrass Company, P.A. Box 4048, 67204
*Mike Lindebak, City Engineer



PROJECT Tallgrass Company - Silverleaf

Storm Sewer Petition

PROJECT NO. _____ DATE 5/21/84

TO Steve Palmer

City of Wichita

455 N. Main, 7th Floor

Wichita, KS 67202

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

All Lots and Blocks in Silverleaf, an addition to
Wichita, Sedgwick County, Kansas.

| <u>ITEM</u> | <u>QUANTITY</u> | <u>UNIT</u> | <u>UNIT PRICE</u> | <u>EXTENSION</u> |
|----------------------|-----------------|-------------|--|------------------|
| 1. 18" RCP | 15 | L.F. | \$ 26.00 | \$ 390.00 |
| 2. 24" RCP | 72 | L.F. | 30.00 | 2,160.00 |
| 3. 30" RCP | 72 | L.F. | 36.00 | 2,592.00 |
| 4. 36" RCP | 510 | L.F. | 44.00 | 22,440.00 |
| 5. 42" RCP | 520 | L.F. | 50.00 | 26,000.00 |
| 6. Inlets | 5 | EACH | 1,800.00 | 9,000.00 |
| 7. Manholes | 1 | EACH | 2,500.00 | 2,500.00 |
| 8. Temporary Channel | 400 | L.F. | 10.00 | 4,000.00 |
| 9. Rip Rap | S.Y. | | LS | <u>1,000.00</u> |
| | | | SUB-TOTAL: | \$70,082.00 |
| | | | 25% Engineering, Administrative & Contingency: | <u>17,520.50</u> |
| | | | TOTAL: | \$87,602.50 |

use \$90,000 for petition

Does not include lead pipes to parking area

VOID



MID-KANSAS ENGINEERING CONSULTANTS
2401 NORTH ROCK ROAD SUITE 130
WICHITA, KANSAS 67206

PROJECT Silverleaf
Sanitary Sewer DATE 5/21/84
PROJECT NO. _____
TO Steve Palmer
Engineering Department
455 N. Main, 7th Floor
Wichita, KS 67202

The following closure computations are for the sanitary sewer benefit district for Silverleaf.

N1=89,766.7197
E1=64,237.1288

N7=89,346.6299
E7=64,469.7505

N 89.8557 E
HD=300.0000

S 72.3218 W
HD=95.8500

N2=89,771.4363
E2=64,537.8917

N8=89,317.8684
E8=64,378.3175

S 17.2742 E
HD=485.5400

N 17.2742 W
HD=478.5300

N3=89,308.2710
E3=64,682.7866

N9=89,766.7154
E9=64,237.1267

N 89.8557 E
HD=234.6000

Σ HD=2,326.5200
AREA=196,662.3323

N4=89,311.9593
E4=64,917.3576

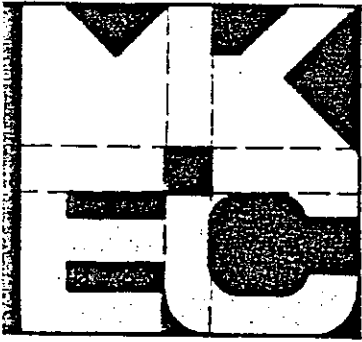
S 0.5403 E
HD=150.0000

N5=89,161.9778
E5=64,919.7159

S 89.8557 W
HD=390.0000

N6=89,155.8463
E6=64,529.7641

N 17.2742 W
HD=200.0000



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

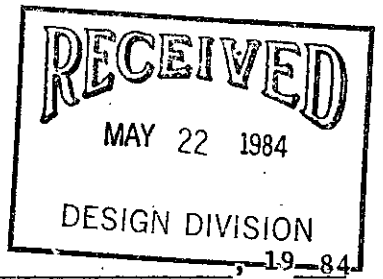
PROJECT Tallgrass Company - Silverleaf
Sanitary Sewer Petition
PROJECT NO. _____ DATE 5-21-84
TO Steve Palmer
Engineering Dept. - 7th Floor
455 North Main
Wichita, Kansas 67202

| <u>ITEM</u> | <u>QUANTITY</u> | <u>UNIT</u> | <u>UNIT PRICE</u> | <u>EXTENSION</u> |
|------------------|------------------|--|-------------------|-------------------------------|
| 1. 8" PVC or ABS | 4970 | L.F. | \$ 22.50 | <u>111,825</u> \$11,825.00 |
| 2. Manholes | 9 23? | Each | 2,500.00 | <u>57,500.00</u> |
| | | SUBTOTAL: | | \$159,325.00 <i>169,325?</i> |
| | | 25% Engineering, Administrative & Contingency: | | <u>39,831.25</u> |
| | | TOTAL | | \$199,156.25 |

Use \$199,150.00 for Petition

VOID

EASEMENT



THIS EASEMENT made this 21st day of May, 1984

by and between Tallgrass Company of the first part and City of Wichita 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 Utility, over, along and under the following described real estate situated in Sedgwick County, Kansas, to wit:

A 20 foot strip of land lying within the southwest quarter of Section 5, T 27 S, R 2 E of the 6th P.M., the center line of which is more particularly described as follows:

Beginning at the intersection of the south line of Reserve "A" and the east line of Silverleaf, an addition to Wichita, Sedgwick County, Kansas; thence N 89° 05' 57" E, 403.63 feet; thence S 17° 27' 42" E, 573.18 feet; thence N 89° 05' 57" E, 400.00 feet to the point of termination.

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 Utility, 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.

[Signature]
Jack Ritchie

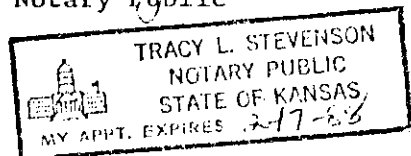
STATE OF KANSAS
ss:
SEDGWICK COUNTY

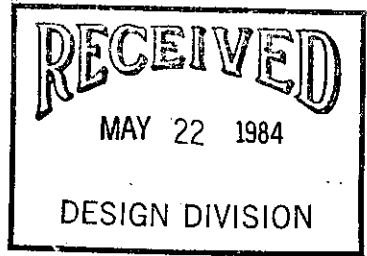
Personally appeared before me a notary public in and for the County and State aforesaid came Jack Ritchie to me personally known to be the same person who executed the foregoing instrument of writing and said person duly acknowledged the execution thereof.

Dated at Wichita this 21st day of May, 1984.

[Signature]
Notary Public

My Appointment Expires: 2-17-88





EASEMENT

THIS EASEMENT made this 21st day of May, 1984, by and between Tallgrass Company of the first part and City of Wichita 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 Storm Water Sewer, over, along and under the following described real estate situated in Sedgwick County, Kansas, to wit:

A 20 foot strip of land lying within the southwest quarter of Section 5, T 27 S, R 2 E of the 6th P.M., the center line of which is more particularly described as follows:

Commencing at the intersection of the north line of Reserve "A" and the east line of Silverleaf, an addition to Wichita, Sedgwick County, Kansas; then south along said East line bearing S 0° 54' 22" E, 10.00 feet to the point of beginning; thence N 89° 05' 57" E, 355.00 feet; thence S 17° 27' 42" E, 150.00 feet to the point of termination.

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 Storm Water Sewer, 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.

[Signature] Jack Ritchie

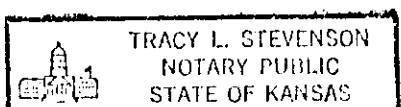
STATE OF KANSAS
SS:
SEDGWICK COUNTY

Personally appeared before me a notary public in and for the County and State aforesaid came Jack Ritchie 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 Wichita this 21st day of May, 1984.

[Signature] Tracy L. Stevenson
Notary Public

My Appointment Expires: 2-17-88



PAVING PETITION
FOR
DECELERATION LANE

To the Board of Commissioners
Wichita, Kansas

Dear Commissioners:

1. We, the undersigned owners of record as below designated of lots, parcels, and tracts of real property described as follows:

All of Lot 1, Block 1 and Lot 1, Block 2 Silverleaf, an addition to
Wichita, Sedgwick County, Kansas.

do hereby petition, pursuant to the provisions of K.S.A. 1974 Supp. 12-6a01 et seq., as follows:

- (a) That there be constructed a deceleration lane on Rock Road from a point 115.00 feet north of the north line of the southwest quarter of Section 5, Township 27 south, Range 2 east of the 6th P.M. thence northerly to the south line of Lot 1, Block 1 Silverleaf; combined curb and gutter shall be constructed on the east side of said pavement, said pavement shall consist of a thickness and material as determined by the City Engineer. Drainage to be installed where necessary.
- (b) That the estimated and probable cost of the foregoing improvement being \$15,200.00 payable by the improvement district. Said estimated cost as above set forth is hereby increased at the pro-rata rate of 1 1/2 percent per month from and after the date of approval of this petition.
- (c) That the land or area above described be constituted as an improvement district against which shall be assessed 100 percent of the total cost of the improvements for which the improvement district is liable.
- (d) That the method of assessment of all costs for the improvement for which the improvement district shall be liable shall be on a square foot basis.

2. It is requested that the improvements hereby petitioned be made without notice and hearing, which, but for this request, would be required by K.S.A. 12-6a04.

3. That names may not be withdrawn from this petition by the signers thereof after the Governing Body commences consideration of the petition or later than seven (7) days after filing, whichever occurs first.

4. That when this petition has been filed with the City Clerk and it has been certified that the signatures thereon are according to the records of the Register of Deeds of Sedgwick County, Kansas, the petition may be found sufficient if signed by either (1) a majority of the resident owners of record of property liable for assessment under the proposal, or (2) the resident owners of record of more than one-half of the area liable for assessment under the proposal, or (3) the owners of record (whether resident or not) of more than one-half of the area liable for assessment under the proposal. The Governing Body is requested to proceed in the manner provided by statute to the end that the petitioned improvements may be expeditiously completed and placed in use.

WITNESS our signatures attached with respect to each of which is indicated the property owned and the date of signing.

| LEGAL DESCRIPTION | SIGNATURE | DATE |
|--|-----------|------|
| All of Lot 1, Block 1 and Lot 1, Block 2 Silverleaf, an addition to Wichita, Sedgwick County, Kansas. | | |

Phase I

PETITION

SANITARY SEWER LATERAL

To the Board of Commissioners
Wichita, Kansas

Dear Commissioners:

1. We, the undersigned owners of record as below designated of lots, parcels, and tracts of real property lying within the area described generally as follows:

Lot 1. Block 2. Silverleaf, an addition to Wichita, Sedgwick

1115-2469

977.5294

126,0070'

Does not close!

S 11° 01' 59" E
117.42'

Southwest quarter of Section 5, T 27 S, R 2 E of the
fully described as follows:

the north line of said southwest quarter, said
east of the west quarter corner of said Section
along said North line bearing N 89° 05' 57" E, 300
42" E, 485.54 feet; thence N 39° 05' 57" E, 234.60
3" E, 150.00 feet; thence S 89° 05' 57" W, 390.00
42" W, 200.00 feet; thence S 16° 32' 18" W, 95.85
42" W, 470.53 feet to the point of beginning.

to the provisions of K.S.A. 1979 Supp. 12-6a01 et

- (a) That there be constructed a lateral sanitary sewer to serve the area described above, according to plans and specifications to be furnished by the City Engineer of the City of Wichita, Kansas.
- (b) That the estimated and probable cost of the foregoing improvements being ^{133,300} \$199,150.00 payable by the improvement district. Said estimated cost as above set forth is hereby increased at the pro-rata rate of 1½% per month from and after the date of approval of this petition.
- (c) That the land or area above described be constituted as an improvement district against which shall be assessed 100% of the total actual cost of the improvement.
- (d) That the method of assessment of all costs of the improvements for which the improvement district shall be liable shall be on a square foot basis.

Where the ownership of a single lot is or may be divided into two or more parcels, the assessment to the lot so divided shall be assessed to each ownership or parcel on a square foot basis.

2. It is requested that the improvement hereby petitioned be made without notice and hearing, which, but for this request, would be required by K.S.A. 12-6a06.

3. That names may not be withdrawn from this petition by the signers thereof after the Governing Body commences consideration of the petition or later than seven (7) days after filing, whichever occurs first.

4. That when this petition has been filed with the City Clerk and it has been certified that the signatures thereon are according to the records of the Register of Deeds of Sedgwick County, Kansas, the petition may be found sufficient if signed by either (1) a majority of the resident owners of record of property liable for assessment under the proposal, or (2) the resident owners of record of more than one-half of the area liable for assessment under the proposal, or (3) the owners of record (whether resident or not) of more than one-half of the area liable for assessment under the proposal. The Governing Body is requested to proceed in the manner provided by statute to the end that the petitioned improvement may be expeditiously completed and placed in use.

WITNESS our signatures attached with respect to each of which is indicated the property owned and the date of signing.

| LEGAL DESCRIPTION | SIGNATURE | DATE |
|-------------------|-----------|------|
|-------------------|-----------|------|

Lot 1, Block 2, Silverleaf, an addition to Wichita, Sedgwick County, Kansas.

TALLGRASS COMPANY

By: _____
Jack Ritchie

And also:

All that part of the southwest quarter of Section 5, T 27 S, R 2 E of the 6th P.M. more particularly described as follows:

Beginning at a point on the north line of said southwest quarter, said point being 900.00 feet east of the west quarter corner of said Section 5; thence continuing along said North line bearing N 89° 05' 57" E, 300 feet; thence S 17° 27' 42" E, 485.54 feet; thence N 39° 05' 57" E, 234.60 feet; thence S 0° 54' 03" E, 150.00 feet; thence S 89° 05' 57" W, 390.00 feet; thence N 17° 27' 42" W, 200.00 feet; thence S 16° 32' 18" W, 95.85 feet; thence N 17° 27' 42" W, 470.53 feet to the point of beginning.

TALLGRASS COMPANY

By: _____
Jack Ritchie

STORM WATER
PETITION

To the Board of Commissioners
Wichita, Kansas

Dear Commissioners:

1. We, the undersigned owners of record as below designated of lots, parcels and tracts of real property described as follows:

All Lots and Blocks in Silverleaf, an addition to Wichita,
Sedgwick County, Kansas.

do hereby petition, pursuant to the provisions of K.S.A. 1974 Supp. 12-6a01 et seq., as follows:

- (a) That there be constructed a storm water sewer to serve the area described above, according to plans and specifications to be furnished by the City Engineer of the City of Wichita, Kansas.
- (b) That the estimated and probable cost of the foregoing improvements being ^{142,600}\$90,000.00 payable by the improvement district. Said estimated cost as above set forth is hereby increased at the pro-rata rate of 1 1/2 percent per month from and after the date of approval of this petition.
- (c) That the land or area above described be constituted as an improvement district against which shall be assessed 100 percent of the total actual cost of the improvement.
- (d) That the method of assessment of all costs of the improvement for which the improvement district shall be liable shall be on a square foot basis.

Where the ownership of a single lot is or may be divided into two or more parcels, the assessment to the lot so divided shall be assessed to each ownership on a square foot basis.

2. It is requested that the improvements hereby petitioned be made without notice and hearing, which, but for this request, would be required by K.S.A. 12-6a04.

3. That names may not be withdrawn from this petition by the signers thereof after the Governing Body commences consideration of the petition or later than seven (7) days after filing, whichever occurs first.

4. That when this petition has been filed with the City Clerk and it has been certified that the signatures thereon are according to the records of the Register of Deeds of Sedgwick County, Kansas, the petition may be found sufficient if signed by either (1) a majority of the resident owners of record of property liable for assessment under the proposal, or (2) the resident owners of record of more than one-half of the area liable for assessment under the proposal, or (3) the owners of record (whether resident or not) of more than one-half of the area liable for assessment under the proposal. The Governing Body is requested to proceed in the manner provided by statute to the end that the petitioned improvements may be expeditiously completed and placed in use.

WITNESS our signatures attached with respect to each of which is indicated the property owned and the date of signing.

| LEGAL DESCRIPTION | SIGNATURES | DATE |
|---|---|------|
| All Lots and Blocks in Silverleaf, an addition to Wichita, Sedgwick County, Kansas. | TALLGRASS COMPANY, a partnership By: _____ William F. Binter, a partner | |



CONFIRMATION MEMO

PROJECT: Silverleaf DATE: 11/8/84

PROJ. NO.:

TO: Mr. Michael E. Lindebak

City Engineer

455 N. Main, 7th Floor

Wichita, KS 67202

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

Per your phone conversation of November 6, 1984, to this office, it is our understanding that no special assessments will be directed to the Silverleaf Addition in regards to the construction of Rock Road.

We do understand that the decel lane that was built with the Rock Road project will be assessed per the petition submitted with the plat.

MID-KANSAS ENGINEERING CONSULTANTS, P.A.

Kenneth H. Bengtson

Kenneth H. Bengtson, P.E.

KHB/jlk

cc: Dave Ritchie
Jack Ritchie
Kevin Mullen

ZFR

WEL