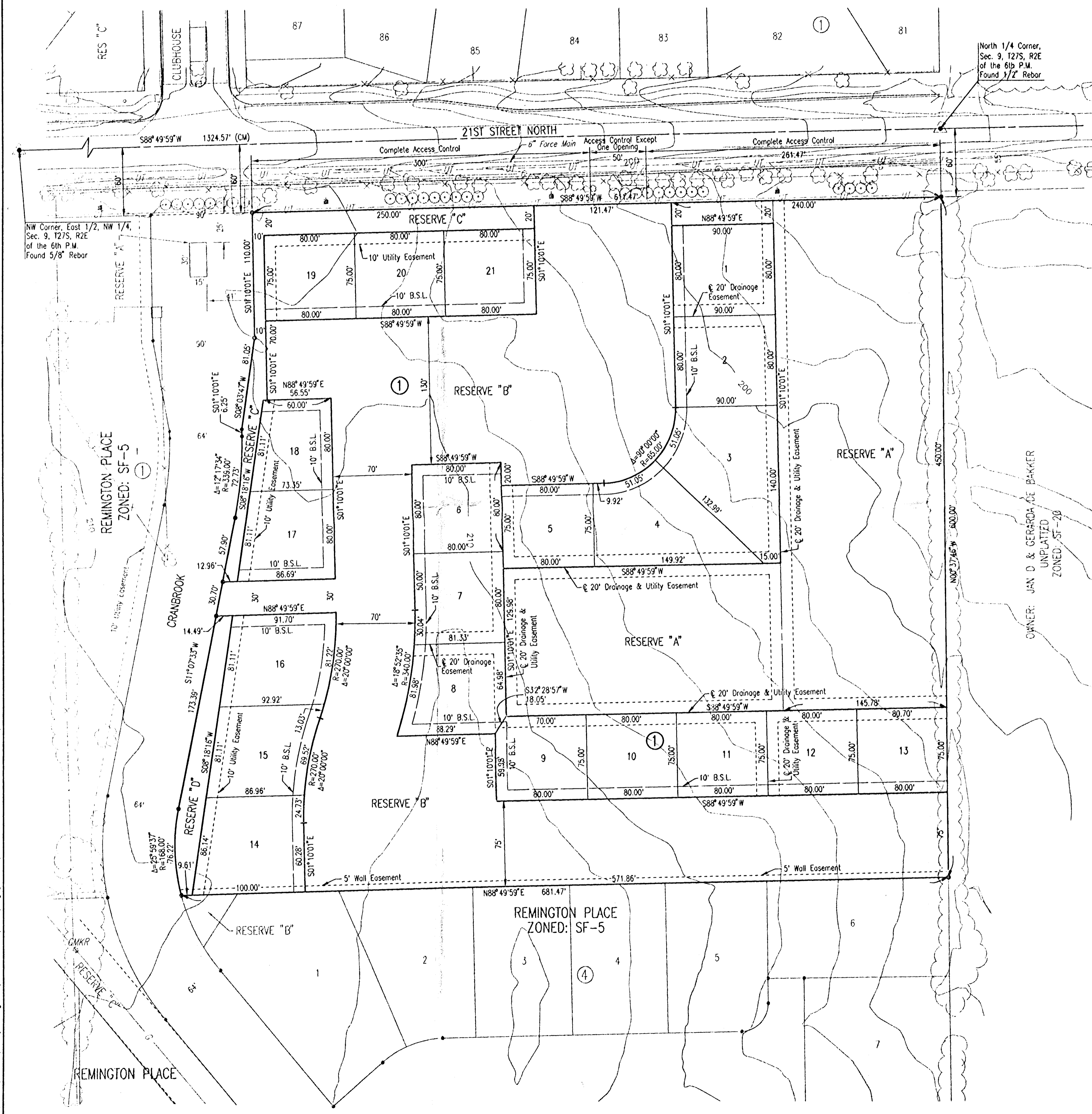


# REMINGTON PLACE OFFICE PARK

## AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

TALLGRASS EAST 3RD ADDITION



SCALE: 1" = 50'

● = 3/4" IRON PIPE W/PEC CAP UNLESS OTHERWISE NOTED  
B.S.L. = BUILDING SETBACK LINE

B.M. - CITY OF WICHITA TABLET 39 FEET NORTH OF NORTH 1/4 CORNER SECTION 9, T27S, R2E. ELEV. = 196.23 (City Datum)  
ELEV. = 1383.63 N.G.V.D.

STATE OF KANSAS } SS  
COUNTY OF SEDGWICK } SS

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND SURVEYORS IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT OF THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2001, WE HAVE SURVEYED AND PLATTED REMINGTON PLACE OFFICE PARK, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, A BLOCK AND RESERVES, THE SAME BEING DESCRIBED AS FOLLOWS:

THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 27 SOUTH, RANGE 2 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS; EXCEPT THAT PORTION NOW PLATTED AS REMINGTON PLACE, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

ALL PORTIONS OF A DRAINAGE EASEMENT AS PER FILM 2199, PAGE 243, AND A DRAINAGE AND UTILITY EASEMENT PER FILM 2199, PAGE 244 LYING WITHIN THE ABOVE DESCRIBED TRACT ARE HEREBY VACATED AND REPLIATED BY VIRTUE OF KSA 12-512(b) AMENDED.

JAMES R. BECKETT, R.L.S. NO. 832  
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 SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO 21 LOTS AND A BLOCK, THE SAME TO BE KNOWN AS REMINGTON PLACE OFFICE PARK, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED.

THE 5 FOOT WALL EASEMENT ALONG THE SOUTH LINE OF BLOCK 1 IS HEREBY PLATTED FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE WALL. UTILITIES AND DRAINAGE MAY CROSS THE WALL EASEMENT.

ALL ABUTTERS RIGHT OF ACCESS TO AND FROM 21ST STREET NORTH OVER AND ACROSS THE NORTH LINE OF BLOCK 1 IS HEREBY GRANTED TO THE CITY OF WICHITA, PROVIDED HOWEVER THAT BLOCK 1 SHALL HAVE ACCESS TO 21ST STREET NORTH AT ONE LOCATION AS SHOWN.

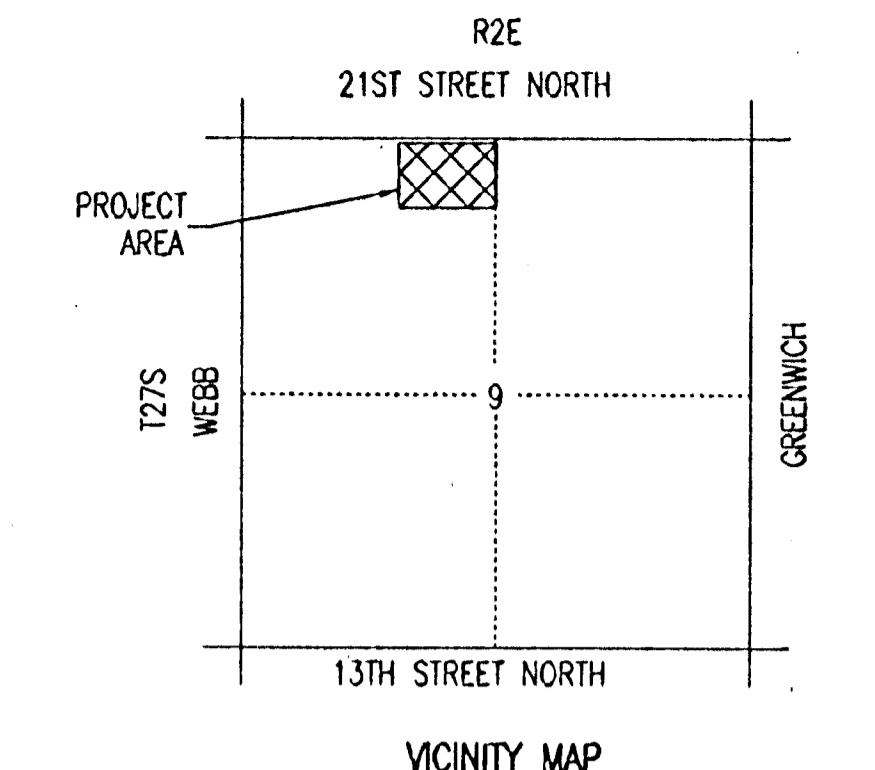
RESERVE "A" IS HEREBY PLATTED FOR DRAINAGE, LANDSCAPING, PEDESTRIAN IMPROVEMENTS, SIGNS AND UTILITIES CONFINED TO EASEMENTS. RESERVE "B" IS HEREBY PLATTED FOR INGRESS AND EGRESS TO CRANBROOK AND 21ST STREET NORTH FOR LOTS 1 THRU 21, BLOCK 1, LANDSCAPING, DRAINAGE, UTILITIES, SIGNS, PARKING, LIGHTING, AND PEDESTRIAN IMPROVEMENTS. RESERVES "C" AND "D" ARE HEREBY PLATTED FOR LANDSCAPING, SIGNS, DRAINAGE, UTILITIES, AND PEDESTRIAN IMPROVEMENTS.

RESERVES "A", "B", "C", AND "D" SHALL BE OWNED AND MAINTAINED BY AN OWNERS ASSOCIATION TO BE FORMED WITHIN REMINGTON PLACE OFFICE PARK.

A DRAINAGE PLAN HAS BEEN APPROVED FOR THIS PLAT. ALL DRAINAGE EASEMENTS AND RIGHTS-OF-WAY SHALL REMAIN AT ESTABLISHED GRADES AND UNOBSTRUCTED TO ALLOW FOR THE CONVEYANCE OF STORM WATER, UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER.

OWNER:  
COVENANT DEVELOPMENT CORPORATION

BY:  
STEPHEN R. DAWSON, PRESIDENT



STATE OF ILLINOIS } SS  
COUNTY OF COOK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2001, BY STEPHEN R. DAWSON, PRESIDENT OF COVENANT DEVELOPMENT CORPORATION.

\_\_\_\_\_, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: \_\_\_\_\_

THIS PLAT OF REMINGTON PLACE OFFICE PARK HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2001.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

\_\_\_\_\_, CHAIRMAN

\_\_\_\_\_, SECRETARY

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2001.

TRICIA L. ROBELLO, LS #1246  
DEPUTY COUNTY SURVEYOR  
SEDGWICK COUNTY KANSAS

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2001.

AT THE DIRECTION OF THE CITY COUNCIL

\_\_\_\_\_, CITY MANAGER

\_\_\_\_\_, CITY CLERK

ENTERED ON TRANSFER RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2001.

\_\_\_\_\_, COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT \_\_\_\_\_, M., ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2001.

\_\_\_\_\_, REGISTER OF DEEDS

\_\_\_\_\_, DEPUTY

DSNR: JTS OPER: JTS SCALE: 1"=50.00  
C: 2001\01371\001\Remington place office park [aw] [prelim] plot 10-22-2001 03:58:20 pm