

BP-145 - TALLGRASS EAST RESIDENTIAL C.U.P.  
Generally located east of Webb Road,  
north of 21st Street.

ACTION

	DATE
COMMITTEE	_____
M.A.P.C.	_____
B.C.C./B. CO. C.	_____

~~11/10~~

DATA SHEET

Z- \_\_\_\_\_  
SCZ- \_\_\_\_\_  
CJ- \_\_\_\_\_  
DR- \_\_\_\_\_  
DP- 145

Amend  
Case Filed: 6-11-85  
Associated Case: \_\_\_\_\_

APPLICATION DATA: Map No. 6150 C & D

1. General Location: East of Webb Road, north of 21st Street

2. From \_\_\_\_\_ to \_\_\_\_\_

3. Proposed Use: \_\_\_\_\_

4. DP Name: Tallgrass East Residential Community Unit Plan

5. Applicant: Tallgrass Company

Address P. O. Box 4048, Wichita, Kansas 67204 Phone 685-4663

6. Agent: Bill C. Yung Design

Address 8225 East 35th Street North, Wichita, Kansas 67226 Phone 683-5567

AREA DATA:

1. Acres: 215.8 ( 2504' ft. by 3923' ft.)

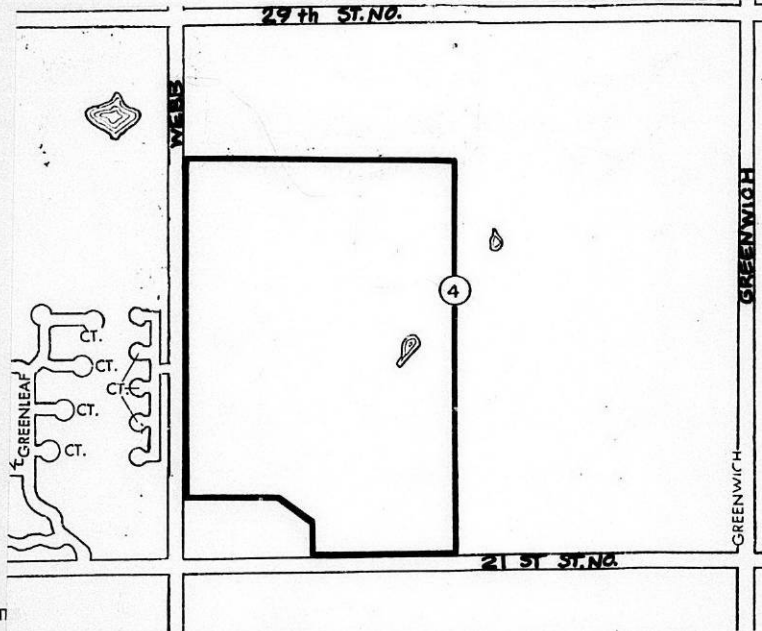
2. Adjoining Zoning: N "AA" S "R-1" E "R-1" W "AA"

3. Land Use: North \_\_\_\_\_ East \_\_\_\_\_  
South \_\_\_\_\_ West \_\_\_\_\_

PICTURE SHEET

PHOTO DATA:

Taken by \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_



NOT

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING COMMISSION  
CITY HALL, TENTH FLOOR, 455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688

June 27, 1985

NOTICE OF PUBLIC HEARING

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

NOTICE IS HEREBY GIVEN that on Thursday, July 11, 1985, the Wichita-Sedgwick County Metropolitan Area Planning Commission (MAPC) at a meeting beginning at 1:30 p.m., in the City Commission Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas, will consider an application for approval of the TALLGRASS EAST RESIDENTIAL COMMUNITY UNIT PLAN for property legally described as follows:

DP-145: All that part of the southwest quarter and the south half of the northwest quarter except the existing road right-of-way in Section 4, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, described as follows:

Beginning at a point on the east line of said southwest quarter 40.00 feet north of the southeast corner; thence S  $88^{\circ}49'35''$  W, 1428.30 feet; thence N  $1^{\circ}10'25''$  W, 429.17 feet; thence N  $45^{\circ}47'16''$  W, 450.00 feet; thence S  $89^{\circ}12'44''$  W, 870.00 feet to a point 30.00 feet east of the west line of said southwest quarter; thence N  $0^{\circ}47'16''$  W, 1860.84 feet to the north line of said southwest quarter; thence N  $0^{\circ}56'49''$  W, 1327.91 feet to the south line of Government Lot 4; thence N  $89^{\circ}03'05''$  E, 2614.87 feet to the southeast corner of Government Lot 3; thence S  $0^{\circ}54'25''$  E, 1327.41 feet to the northeast corner of said southwest quarter; thence S  $0^{\circ}54'25''$  E, 2606.43 feet to the point of beginning.  
Generally located east of Webb Road, north of 21st Street.

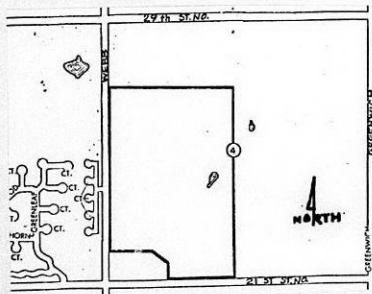
The Development Plan of this area has been submitted as required under the Community Unit Plan provisions of Section 28.04.190 of the Wichita Zoning Ordinance. The Development Plan is on file in the Planning Department Office, Tenth Floor, City Hall, 455 North Main, Wichita, Kansas, and is available for public information and review.

The Development Plan now on file is divided into eight parcels with a variety of housing types and densities ranging from single family dwellings to apartments. Overall density will not exceed 7.15 dwelling units per acre. A 9-hole golf course is planned within the development. Maximum numbers of units of each type, building setbacks, parking ratios, lot sizes and other information relating to the development are shown on the plan.

The hearing of the proposed Development Plan, is to be held and will there be discussed by said MAPC. Those persons interested in this matter will be heard at that time.

The Citizens Participation Organization (CPO) neighborhood council will consider this case in the immediate future for the purpose of making a formal recommendation to the MAPC and Board of City Commissioners. If you have an interest in this case, you are encouraged to express your opinions at you CPO Council meeting. The date, time and location of the CPO meeting may be obtained by calling 268-4516.

Additional information concerning this case be obtained from the Planning Department, 10th Floor, City Hall, or by calling 268-4421.



Robert A. Lakin  
Secretary

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING COMMISSION  
CITY HALL, TENTH FLOOR, 455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688

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Additional information concerning this case be obtained from the Planning Department, 10th Floor, City Hall, or by calling 268-4421.

Robert A. Lakin  
Secretary

February 14, 1985

Mr. Ron Pletcher  
Professional Engineering Consultants  
1440 East English  
Wichita, Kansas 67211

RE: N. E. Circumferential R.O.W.

Dear Ron:

Enclosed is a print of a community unit plan which the Planning Department has recently received for preliminary review. In the northeast corner of the site is an area labeled "proposed K-96 Highway R.O.W.". Would you please review this right-of-way as to location and width and let me know if it is acceptable. A phone call will be sufficient. My number is 268-4421.

Thanks for your assistance.

Sincerely,

Louise Olivarez  
Senior Planner

LO:blw

cc: Tallgrass East C.U.P. file

Enclosure

*Ron called 2-19-85 with info on a slight change needed.  
See attachment.*

*I called Bill Young's office and gave this info to  
Rob Hartman 2-19.*

WICHITA AIRPORT AUTHORITY  
ZONED AA

N. 89° 03' 06" E.  
2594.87'



1187.91'  
N. 078° 49' W.

140'  
N.W. COR. S.W. 1/4, SEC. 4, T27S, R2E  
ACCESS CONTROL EXCEPT 3 OPENINGS

1330.84'  
N 49° 27' 16" W

530'  
ACCESS CONTROL EXCEPT 3 OPENINGS

530'  
ACCESS CONTROL EXCEPT 3 OPENINGS

19.3 AC.  
PERMITTED USES: P.H., D.P., T.H.  
APT., OFFICE (SEE G. 2.1)  
MAX. UNITS: 150

37.4 AC.  
PERMITTED USES: R.F., Z.L.L., P.H., D.P.  
MAX. UNITS: 228

15.5 AC.  
PERMITTED USES: Z.L.L., P.H., D.P., T.H.  
MAX. UNITS: 193

17.8 AC.  
PERMITTED USES: Z.L.L., P.H., D.P., T.H.  
MAX. UNITS: 362

54.7 AC.  
PERMITTED USES: Z.L.L., P.H., D.P., T.H.  
MAX. UNITS: 123

KANAB PROLINES

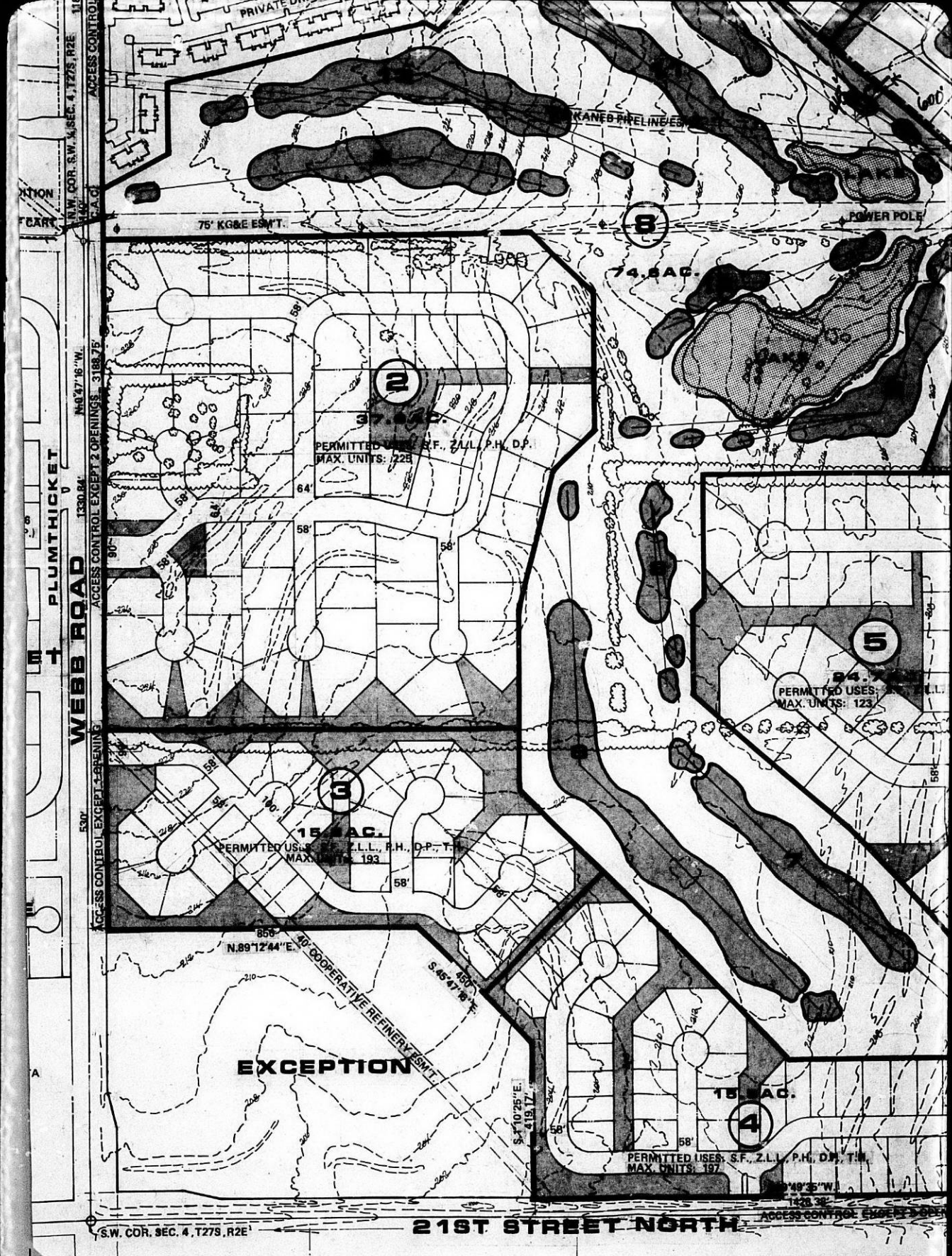
75' KG&E ESM.T.

POWER POLE

WEBB ROAD

PLUMTHICKET

858  
N 00° 42' 44" E



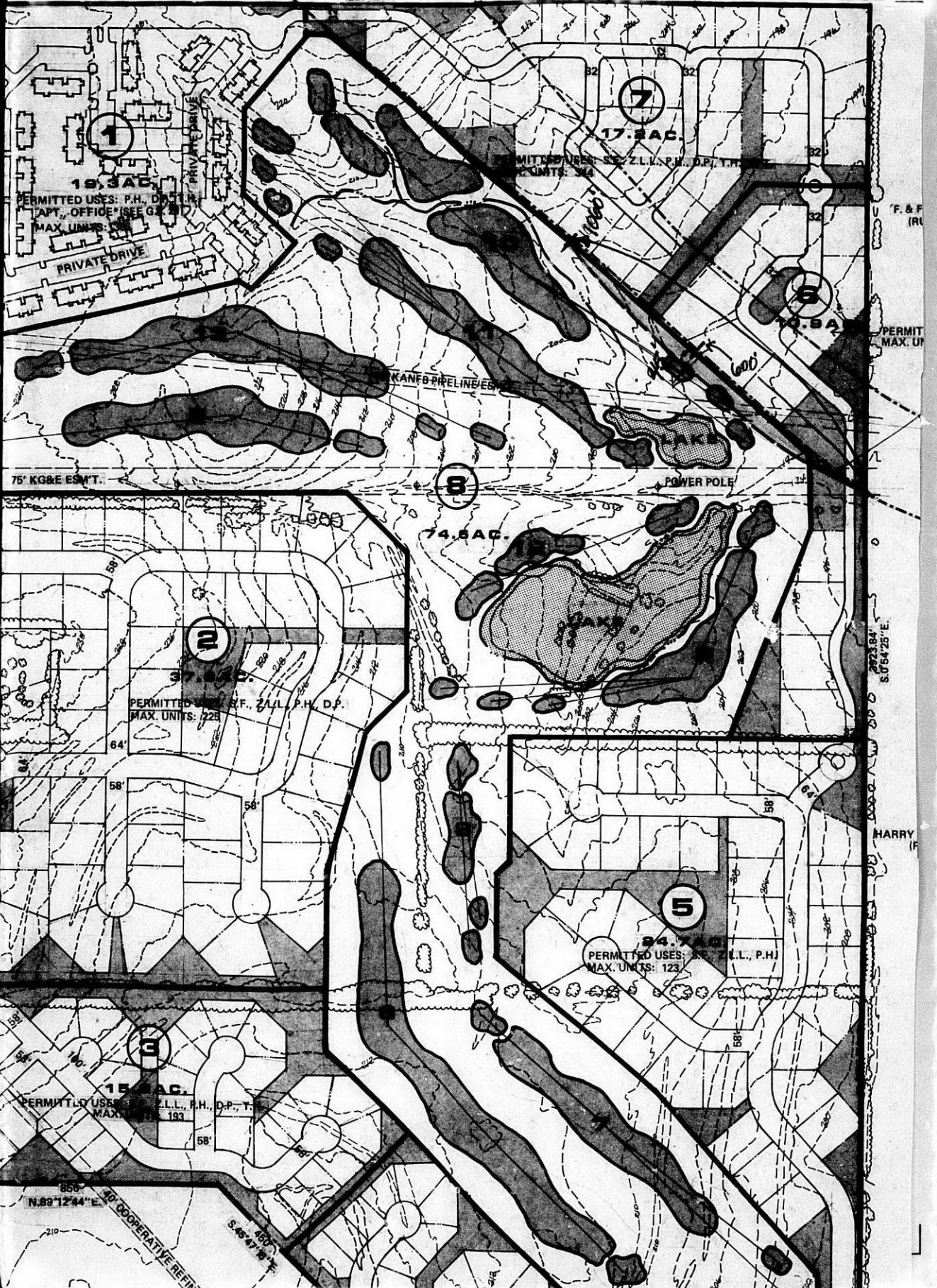
SECTION  
 F. CART  
 N.W. COR. S.W. 1/4, SEC. 4, T27S, R2E  
 ACCESS CONTROL  
 S.A.O.  
 75' KG&E ESMT.  
 1320.84' N40°47'18" W.  
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S.W. COR. SEC. 4, T27S, R2E

21ST STREET NORTH

ACCESS CONTROL EXCEPT 3 OPENINGS

GYANCHAND KHICHA  
 (RURAL RESIDENTIAL)



1  
19.3 AC

PERMITTED USES: P.H., D.P., T.H.  
APT., OFFICE (SEE G. 217)  
MAX. UNITS: 217

PRIVATE DRIVE

7  
17.5 AC

PERMITTED USES: SEE Z.L.L., P.H., D.P., T.H.  
MAX. UNITS: 214

6  
10.8 AC

F. & F  
(R)

PERMIT  
MAX. UN

KANFB PIPELINES

75' KG&E ESMT.

8  
74.5 AC

POWER POLE

2  
97.2 AC

PERMITTED USES: R.F., Z.L.L., P.H., D.P.  
MAX. UNITS: 225

5  
84.7 AC

PERMITTED USES: SEE Z.L.L., P.H.  
MAX. UNITS: 123

2923.84'  
S. 0764.25' E.

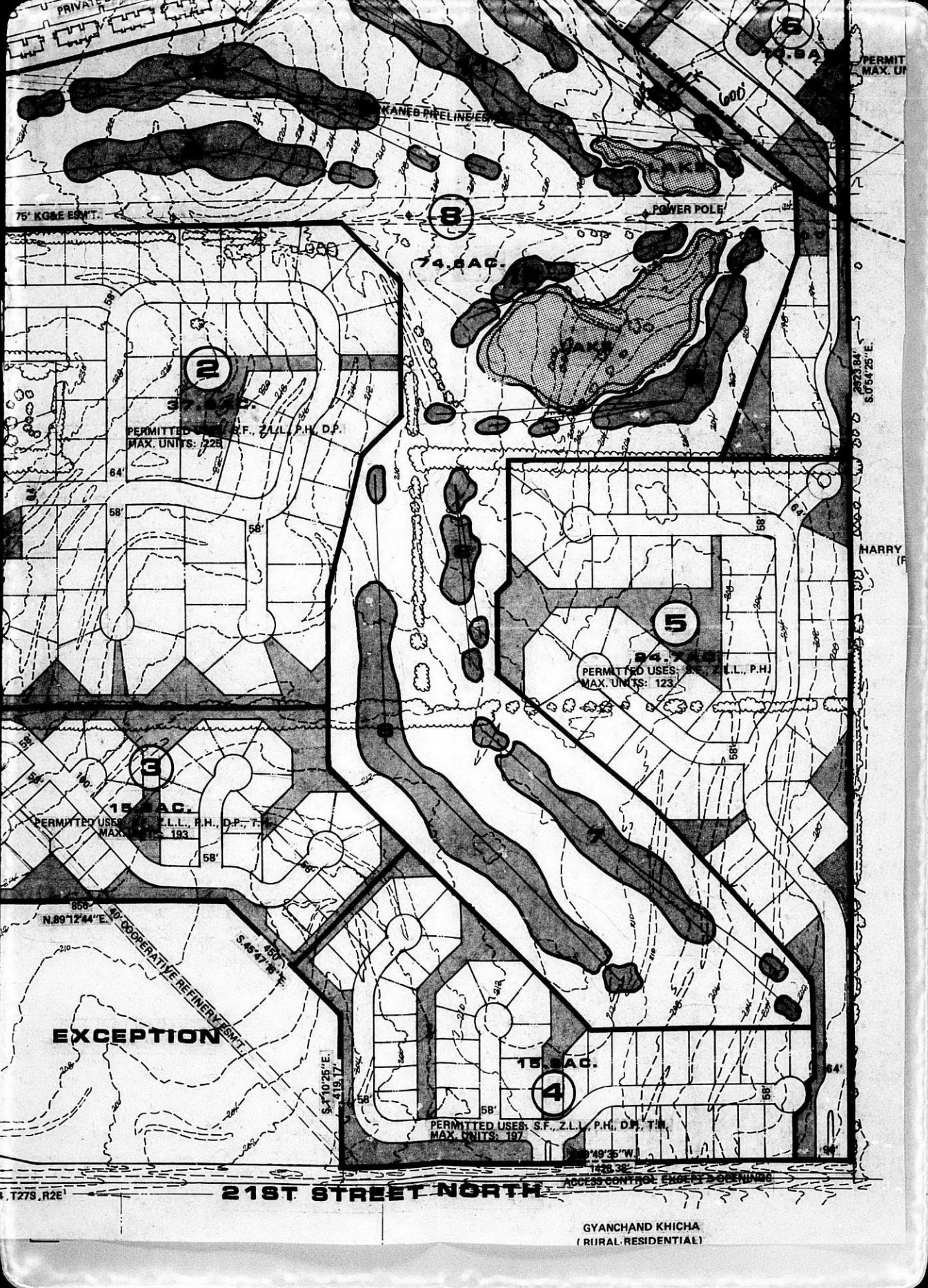
HARRY  
(P)

4  
15.3 AC

PERMITTED USES: SEE Z.L.L., P.H., D.P., T.H.  
MAX. UNITS: 193

N. 89° 12' 44" E.  
856'

40 COOPERATIVE REFIN.  
S. 45° 47' 19" E.  
489'



PRIVATE

PERMIT  
MAX. UP

CRANED PIPELINES

75' K&B ESMIT

POWER POLE

8

74.8 AC

2  
PERMITTED USES: S.F., Z.L.L., P.H., D.P.  
MAX. UNITS: 228

5  
24.7 AC  
PERMITTED USES: S.F., Z.L.L., P.H.  
MAX. UNITS: 123

3  
15.8 AC  
PERMITTED USES: S.F., Z.L.L., P.H., D.P., T.M.  
MAX. UNITS: 193

4  
15.8 AC  
PERMITTED USES: S.F., Z.L.L., P.H., D.P., T.M.  
MAX. UNITS: 197

HARRY (P)

EXCEPTION

COOPERATIVE REFINERY ESMIT  
N. 89° 12' 44" E. 180'  
S. 45° 47' 18" E. 180'

21ST STREET NORTH

ACCESS CONTROL ENGINE & OPENINGS

GYANCHAND KHICHA  
(RURAL RESIDENTIAL)

February 14, 1985

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

RE: Tallgrass East Residential C.U.P.

Dear Bill:

We have completed our review of the Tallgrass East Residential C.U.P. and have no requests for changes in any of the design or proposed land use and only a few requests for changes in the general provisions. I have enclosed a copy of your general provisions with our comments marked in red. Please call me if you have any questions or wish to discuss our remarks.

We will advertise this C.U.P. for public hearing as soon as the property has been annexed.

Sincerely,

Louise Olivarez  
Senior Planner

LO:blw

Enclosure

January 29, 1985

Mike Lindebak, City Engineer

Louise Olivarez, Senior Planner

Tallgrass East Residential C.U.P.

Attached is a proposed 200+ acre residential C.U.P. located east of Webb Road and north of 21st Street. It is our understanding that annexation has been requested but that the issue of sanitary sewer service must be resolved first. This C.U.P. will not be scheduled for MAPC review until after the property has been annexed but it has been submitted for preliminary review by staff.

Any comments you may have regarding this proposed development plan would be appreciated.

Louise Olivarez  
Senior Planner

Attachments  
LO:blw

*Victi Wong called for Mike 2-11-85 and said  
Mike's only comment had to do with the  
NE circumference. He didn't understand if  
they were reserving the r.o.w. or not.*

( ) Published in the Daily Record on June 20, 1985 (One Time)

OFFICIAL NOTICE

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

NOTICE IS HEREBY GIVEN that on Thursday, July 11, 1985, the Wichita-Sedgwick County Metropolitan Area Planning Commission, (MAPC), at a meeting beginning at 1:30 p.m. in the City Commission Meeting Room, First Floor of City Hall, 455 North Main, Wichita, Kansas, will consider an application for approval of the TALLGRASS EAST RESIDENTIAL COMMUNITY UNIT PLAN for property legally described as follows:

DP-145: All that part of the south quarter and the south half of the northwest quarter except 4, Township 27 South, F County, Kansas, descri

Beginning at a point or 40.00 feet north of the 1428.30 feet; thence N 16" W, 450.00 feet; thence S 30.00 feet east of the N 0°47'16" W, 1860.8 quarter; thence N of Government Lot 4; southeast corner of 1327.41 feet to the thence S 0°54'25" Generally located

*Notice was published but mail-out never occurred as the agent failed us to hold off til further notice*

The Development Plan of this area required under the Community Unit Plan provisions of Section 20.1 of the Wichita Zoning Ordinance. The Development Plan is on file in the Planning Department Office, Tenth Floor, City Hall, 455 North Main, Wichita, Kansas, and is available for public information and review.

The Development Plan now on file is divided into eight parcels with a variety of housing types and densities ranging from single family dwellings to apartments. Overall density will not exceed 7.15 dwelling units per acre. A 9-hole golf course is planned within the development. Maximum numbers of units of each type, building setbacks, parking ratios, lot sizes and other information relating to the development are shown on the plan.

The hearing of the proposed amendment to this Development Plan, is to be held and will there be discussed by said MAPC. Those persons interested in this matter will be heard at that time.

WITNESS MY HAND AND SEAL this 19th day of June, 1985.

Robert A. Lakin, Secretary  
Wichita-Sedgwick County  
Metropolitan Area Planning  
Commission

(SEAL)

*S  
enclosed*

*used  
tallgrass EF  
Pump station*

( ) Published in the Daily Record on June 20, 1985 (One Time)

OFFICIAL NOTICE

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

NOTICE IS HEREBY GIVEN that on Thursday, July 11, 1985, the Wichita-Sedgwick County Metropolitan Area Planning Commission, (MAPC), at a meeting beginning at 1:30 p.m. in the City Commission Meeting Room, First Floor of City Hall, 455 North Main, Wichita, Kansas, will consider an application for approval of the TALLGRASS EAST RESIDENTIAL COMMUNITY UNIT PLAN for property legally described as follows:

DP-145: All that part of the southwest quarter and the south half of the northwest quarter except the existing road right-of-way in Section 4, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, described as follows:

Beginning at a point on the east line of said southwest quarter 40.00 feet north of the southeast corner; thence S 88°49'35" W, 1428.30 feet; thence N 1°10'25" W, 429.17 feet; thence N 45°47'16" W, 450.00 feet; thence S 89°12'44" W, 870.00 feet to a point 30.00 feet east of the west line of said southwest quarter; thence N 0°47'16" W, 1860.84 feet to the north line of said southwest quarter; thence N 0°56'49" W, 1327.91 feet to the south line of Government Lot 4; thence N 89° 03' 05" E, 2614.87 feet to the southeast corner of Government Lot 3; thence S 0°54'25" E, 1327.41 feet to the northeast corner of said southwest quarter; thence S 0°54'25" E, 2606.43 feet to the point of beginning.  
Generally located east of Webb Road, north of 21st Street.

The Development Plan of this area has been submitted as required under the Community Unit Plan provisions of Section 28.04.190 of the Wichita Zoning Ordinance. The Development Plan is on file in the Planning Department Office, Tenth Floor, City Hall, 455 North Main, Wichita, Kansas, and is available for public information and review.

The Development Plan now on file is divided into eight parcels with a variety of housing types and densities ranging from single family dwellings to apartments. Overall density will not exceed 7.15 dwelling units per acre. A 9-hole golf course is planned within the development. Maximum numbers of units of each type, building setbacks, parking ratios, lot sizes and other information relating to the development are shown on the plan.

The hearing of the proposed amendment to this Development Plan, is to be held and will there be discussed by said MAPC. Those persons interested in this matter will be heard at that time.

WITNESS MY HAND AND SEAL this 19th day of June, 1985.

Robert A. Lakin, Secretary  
Wichita-Sedgwick County  
Metropolitan Area Planning  
Commission

(SEAL)

S

*enveloped*

*and  
Tallgrass SF  
Proposition*

APPLICATION FOR COMMUNITY UNIT PLAN  
(PLANNED RESIDENTIAL OR COMMERCIAL DEVELOPMENT)  
FOR PROPERTY LOCATED WITHIN THE LIMITS OF THE  
CITY OF WICHITA, KANSAS

This is an application for a Community Unit Plan - Planned Development. The form must be completed and filed at the Planning Department, Tenth Floor, City Hall, 455 North Main Street, Wichita, Kansas, in accordance with directions on the accompanying instruction sheet. AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED.

1. Name of applicant or applicants and/or their agent or agents.

a. Applicant Tallgrass Company

Address P.O. Box 4048, Wichita, KS 67204 Phone 685-4663

Agent Bill G. Yung Design

Address 8225 E. 35th North, Wichita, KS 67226 Phone 683-5567

b. Applicant \_\_\_\_\_

Address \_\_\_\_\_ Phone \_\_\_\_\_

Agent \_\_\_\_\_

Address \_\_\_\_\_ Phone \_\_\_\_\_

c. Applicant \_\_\_\_\_

Address \_\_\_\_\_ Phone \_\_\_\_\_

Agent \_\_\_\_\_

Address \_\_\_\_\_ Phone \_\_\_\_\_

(Use separate sheet if necessary for names of additional applicants).

2. a. The applicant hereby requests Community Unit Plan approval on property zoned ~~R-1~~ AA and legally described as Lot(s) See attached legal description Block(s) \_\_\_\_\_

\_\_\_\_\_ Addition.

(If appropriate, metes and bounds description may be provided in the space below or on an attached sheet.)

The attached legal description reflects property before additional right-of-way is dedicated for arterial streets. Therefore, acreage in this legal description and that shown in the general provisions differ by that amount.

*See attached legal*

2. b. There are 215.8 acres (round to nearest tenth) in the above described property.

T9-330-3

Revised 8/80

MAP No. 6150 C+D (N) AA (S) R-1 (E) R-1 (W) AA MARC 7-1-85

3. The general location is (use appropriate section)

a. at the Northeast corner of 21st Street North  
and Webb Road; or

b. on the East side of Webb Road (Avenue,  
North of ~~between~~ 21st Street North (Avenue, Street) and  
29th Street North (Avenue, Street).

4. I (we), the applicant(s), acknowledge receipt of the instruction sheet explaining the method of submitting this application. I (we) realize that this application cannot be processed unless it is completely filled in and accompanied by a current abstractor's certificate as required in the instruction sheet.

By [Signature] \_\_\_\_\_  
Authorized Agent (if any) By \_\_\_\_\_  
Authorized Agent (if any)

By \_\_\_\_\_  
Authorized Agent (if any) By \_\_\_\_\_  
Authorized Agent (if any)

5. OFFICE USE ONLY

This application was received at the Planning Department at \_\_\_\_\_  
(AM, PM) on 6-11-85 (Day, Month, Year). It has been  
checked and found to be complete and accompanied by required documents and  
the appropriate fee of \$ 1379<sup>00</sup>.

Louise Oliveira Name  
Senior Planner Title



MID-KANSAS ENGINEERING CONSULTANTS  
3500 N. ROCK ROAD #800  
WICHITA, KANSAS 67226

PROJECT Tallgrass East  
Single Family  
PROJECT NO. \_\_\_\_\_ DATE 1/23/85  
TO Mr. Bill Yung  
Bill Yung Design  
8225 E. 35th St. North  
Wichita, KS 67226

*OK for 1/23/85*  
All that part of the southwest quarter and the south half of the northwest quarter except the existing road right-of-way in Section 4, Township 27 south, Range 2 east of the 6th P.M., described as follows: *Sedgwick County, Kansas,*

Beginning at a point on the east line of said southwest quarter 40.00 feet north of the southeast corner; thence S 88° 49' 35" W, 1428.30 feet; thence N 1° 10' 25" W, 429.17 feet; thence N 45° 47' 16" W, 450.00 feet; thence S 89° 12' 44" W, 870.00 feet to a point 30.00 feet east of the west line of said southwest quarter; thence N 0° 47' 16" W, 1860.84 feet to the north line of said southwest quarter; thence N 0° 56' 49" W, 1327.91 feet to the south line of Government Lot 4; thence N 89° 03' 05" E, 2614.87 feet to the southeast corner of Government Lot 3; thence S 0° 54' 25" E, 1327.41 feet to the northeast corner of said southwest quarter; thence S 0° 54' 25" E, 2606.43 feet to the point of beginning, containing ~~217.198~~ acres, more or less.

MID-KANSAS ENGINEERING CONSULTANTS, P.A.

*Kenneth H. Bengtson*  
Kenneth H. Bengtson, P.E.

KHB/jlk

5-31-85

REVISED TALLGRASS EAST  
GENERAL PROVISIONS

1. This project is proposed to contain 215.8 gross acres, assuming that the K-96 Highway will not be constructed. If, however, the highway is constructed, parcels #6 and #7 (which represent 24.6 acres) will be eliminated from the C.U.P. The proposed project would then contain 191.2 gross acres.

During the review of this material, if a double figure is encountered (Example - 1543/1108), the top figure represents calculations assuming K-96 is not constructed. The lower figure assumes the highway is built and the land north of the proposed highway R.O.W. is eliminated from the C.U.P.

2. The proposed development, as illustrated, is to contain the following types of housing. The illustrated housing type for each parcel is enclosed in a box (Example - Single Family) in the parcel description, general provision #22. However, the illustrated view may not show the maximum number of dwelling units permitted.

<u>Illus. Units W/O K-96</u>		<u>Illus. Units W/K-96</u>	
395	Single Family Units	395	Single Family Units
146	2-Plex Units	0	2-Plex Units
<u>248</u>	Townhouse Units	<u>248</u>	Townhouse Units
789	Total Units Illustrated	643	Total Units Illustrated

Note: Optional building types as described under specific parcel information will increase this count but will not exceed the maximum overall gross density requested under general provision #3 below.

3. Gross Density Calculation: If the parcels are developed with the number permitted and type of units illustrated, the overall density of the site, including the golf course, would be 3.66/3.36 DU/acre. If the site is developed with the maximum number of dwelling units permitted (1543/1108), the overall density would be 7.15/5.79 DU/acre.
4. Setbacks are to be determined at the time of platting depending on land use or generally the minimum setbacks shall be as shown on the chart below.
5. All utilities shall be installed underground.
6. Signs designating the name of the development shall be permitted at the entrances to the proposed parcels if they follow in accordance with the provisions of Section 28.04.139 of the City of Wichita provided that those parcels with garden apartments and townhouses may have signs as permitted in the R-6 zoning district.
7. A homeowners association shall be filed with the plat of each parcel to provide for the maintenance of non-public open space, parking areas, private streets or drives, buffer areas, drainage channels, swales, etc. Two or more of the homeowners associations may join together to form a master homeowners association.

Failure of the homeowners association(s) to properly maintain the private streets or open drainage systems, and after a joint determination by the Director of Planning and the Superintendent of Central Inspection, shall constitute a violation of the building permit authorizing the construction of the proposed development, and shall give the city the right to properly maintain the areas previously listed and to assess the cost of maintenance to the property owner.

4. SETBACK CHART

	MINIMUM FRONT YARD DIMENSION FROM ROW LINE					SECONDARY STREET SIDE OF CORNER LOT	MIN. REAR YARD <sup>3</sup>	MIN. INTERIOR SIDE YARD	MINIMUM SB GARAGE FACE ALL STREET ROW
	50' ROW 21' BB	32' ROW <sup>1</sup> 29' BB	58' ROW 29' BB	64-70' ROW 35-41' BB	24' PRIVATE DRIVE RESERVE				
SINGLE FAMILY	20'	20'	20'	25'	20'	15'	20'	6'	20'
PATIO HOMES	20'	20'	20'	25'	20'	15'	20'	5'	20'
ZERO LOT LINE	20'	20'	20'	25'	20'	15'	20'	0' & 12' <sup>2</sup>	20'
2-PLEX	20'	20'	20'	25'	20'	15'	20'	6'	20'
TOWNHOUSE	20'	20'	20'	25'	20'	15'	20'	6'	20'
GARDEN APT.	--	--	--	25'	--	20'	20'	10'	20'

FRONT, REAR AND SIDE YARD SETBACKS FROM ARTERIAL STREETS SHALL NOT BE LESS THAN 25'. FOR PARCELS 1, 2, 3 & 4, SEE GENERAL PROVISION #18.

<sup>1</sup> STREETS HAVING A 32' ROW WITH 29' BB PAVEMENT MAY BE CONSTRUCTED EITHER PUBLICLY OR PRIVATELY. IF CONSTRUCTED PRIVATELY, THEY WILL BE PLATTED AS A RESERVE. THERE SHALL ALSO BE PLATTED A 15' STREET, DRAINAGE AND UTILITY EASEMENT ON EITHER SIDE OF ROW LINE OR RESERVE WHERE PARKING SHALL BE PERMITTED BUT LANDSCAPING LIMITED TO TURF AND STREET TREES APPROVED BY CITY FORESTER.

<sup>2</sup> SIDE YARD SETBACKS MAY BE REDUCED TO 10' FOR GARAGES ONLY. THERE SHALL BE 12' SEPARATING THE HABITABLE PORTION OF THE DWELLING UNITS.

<sup>3</sup> REAR YARD SETBACKS MAY BE REDUCED TO 10' WHEN ADJACENT TO A PLATTED OPEN SPACE, RESERVE OR GOLF COURSE.

8. Parcel 8 represents the general open space/golf course development and shall be operated and maintained by the golf course ownership. This stipulation does not prohibit a master association of all homeowners from all parcels, from participating in the maintenance costs of part or all of parcel #8. The general open space/golf course development including the related recreational facilities represents 74.6 acres or 34% of the total site.
9. Minimum lot sizes for single family detached units shall be 6,000 sq. ft. except for zero lot line and patio home units which shall be 4,500 sq. ft. Minimum lot sizes for duplexes shall be 8,000 sq. ft.
10. The proposed drainage facilities, lakes, detention facilities, drainage ways, swales, etc. in parcel #8 shall be owned and maintained by the golf course and/or related maintenance association and shall be designed in conformance with the hydrology study as prepared independently from this document. Results of this study and proposed drainage facilities shall be submitted for approval at the time of platting.
11. Final determination of street right-of-way and pavement width will be resolved at the time of platting.
12. Should an alternate land use, permitted under parcel descriptions below (general provision #22), be developed instead of the parcel plan as illustrated, a conceptual site plan shall be submitted for approval to the Director of Planning. The approval of this conceptual plan shall be subject to the conditions of platting.
13. Building setback lines from all existing pipeline easements shall be established at the time of platting and all paving over the easement shall be with the approval of the affected pipeline company. Any change in elevation or relocation of the pipeline shall be without cost to the City of Wichita.
14. Any crossing of the 50' KG&E easement shall require approval of the utility company.
15. Fire hydrant installation and paved access to all building sites shall be provided for each phase of construction prior to the issuance of building permits. Turn arounds shall be provided on all dead end fire lanes which are longer than 100'.
16. Off-street parking: 1.5 spaces/dwelling unit for apartments; 2 spaces/dwelling unit for all other uses unless an on-street parking restriction requires 4 spaces/dwelling unit. If the street is designed with parking restrictions, a restrictive covenant requiring 4 spaces/dwelling unit will be submitted at the time of platting.

Note: Half of the required parking may occur in front of the setback line.
17. Within each parcel there are several land use options as indicated below under specific parcel information. Additionally, there is an option to mix the types of land use within each parcel. To determine the maximum number of dwelling units per land use, utilize the procedure described as follows:
  - A. Convert gross acreage of parcel to square feet.
  - B. Determine percent of land use within the mix.
  - C. Convert those percentage figures into square feet of the total parcel.
  - D. Divide by site allotment/DU from chart below to determine maximum number of units for each land use.

<u>Land Use</u>	<u>Site Allotment</u>	<u>DUs/Acre</u>
Single Family	10,890 sq. ft.	4
Patio Homes	8,712 sq. ft.	5
Zero Lot Line	8,712 sq. ft.	5
2-Plex	7,260 sq. ft.	6
Townhouse	2,475/3,111 sq. ft.	12.4/14
Garden Apartment	2,178 sq. ft.	20

Example of Land Use Mix:

A. Land Area      6.7 Acres  
     x 43,560 sq. ft./Acre  
     291,852 sq. ft. in parcel #1

Assuming the Criteria:

B. 20% Zero Lot Line; 20% 2-Plex; 60% Townhouse @ 14/acre

C. 291,852 X % (20, 20 & 60) = 58,370 sq. ft. Zero Lot Line  
     58,370 sq. ft. 2-Plex  
     175,111 sq. ft. Townhouse

D.  $\frac{58,370 \text{ sq. ft.}}{8,712 \text{ sq. ft./DU}} = 6$  Zero Lot Line Units

$\frac{58,370 \text{ sq. ft.}}{7,260 \text{ sq. ft./DU}} = 8$  2-Plex Units

$\frac{175,111 \text{ sq. ft.}}{3,111 \text{ sq. ft./DU}} = 56$  Townhouse Units  
     70 Total Units Permitted

18. Special Conditions for parcels 1, 3 & 4 only. (Townhouses & Apt. Uses Only)

- A. Front, rear and side yard setbacks illustrated on chart in general provision #4 above apply to only habitable space or actual dwelling units.
- B. Setback requirements for garages shall be as follows:
  1. Setback from Webb Road and 21st Street North shall be 5'.
  2. Setbacks on major entrances into each parcel shall be 5' if constructed as a public street or shall be 10' back of curb if constructed as a private street.
- C. Setbacks as written above are authorized only if the following additional conditions are met, otherwise setbacks as established in GP #4 shall apply.
  1. Garage structures shall be integral with a continuous masonry wall not less than 5' nor more than 8' in height for all street frontages affected.
  2. Masonry wall and garage placement shall be designed to provide a modulation of spaces allowing for landscaping to occur both inside and outside of wall.
  3. Garages built on the reduced setback line shall not be constructed for more than 35% of the total street frontage affected. On the balance of the frontage, only masonry wall will be allowed.
  4. No window or door openings shall be allowed to face onto Webb Road or 21st Street North or the major entries into each parcel.
  5. Garage roofs shall not exceed a 7 to 12 pitch on the main span for a maximum height of 15' from the ground line.
  6. Architectural detailing shall be provided in the form of gable end sections, rafter detail and roof overhang, however, roof overhang may not extend more than 12" beyond setback lines established.
  7. Masonry wall shall be either brick or brick textured concrete, painted to eliminate natural concrete appearance. Wrought iron panels can be used to provide views into project area if they do not exceed 10% of the total wall length.
  8. A more extensive landscape treatment shall be provided in front of the wall and garages and in spaces where wall modulation occurs. This treatment shall provide for trees (8-10' in height or taller) shrubs and grass areas. All landscaped areas outside of wall shall be maintained by the homeowners association and shall be constructed with an automatic irrigation system.
  9. All surfaces of proposed wall and garages shall be maintained by the homeowners association.
  10. Prior to the issuance of building permits for walls and garages, construction and landscape plans shall be submitted to the Director of Planning for review and approval to insure that all conditions herein contained are met.

19. The transfer of title on all or any portion of the land included in the C.U.P. does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for development and be binding upon the present owners, their successors and assigns and their lessees unless amended.
20. The applicant shall guarantee at the time of platting, the construction of deceleration lanes adjacent to 21st Street North and Webb Road.
21. In addition to the residential uses permitted on parcel #1 (general provision #22) it is the intent of this document to also provide for office uses to be constructed on this parcel providing the following conditions are met:
  1. The parcel would be rezoned to BB.
  2. The parcel thereby removed from this C.U.P. would not require an amendment to the C.U.P. or a public hearing for this removal.
  3. The parcel, once removed and rezoned, will then be required to meet the appropriate city codes and ordinances governing office uses.

PROPOSED USES AND MAX. DWELLING UNITS/PARCEL							GROSS ACRES	PARCEL DENSITIES						MAX. BLDG. HT.	
PARCEL	S.F.	Z.L.L.	P.H.	D.P.	T.H.	APT.		S.F.	Z.L.L.	P.H.	D.P.	T.H.	APT.		
1*			88	106	248	354	17.7			5	6	14	20	35'	
2	140	176	176	210			35.2	4	5	5	6			35'	
3	62	78	78	92	192		15.5	4	5	5	6	12.4		35'	
4	60	75	75	90	185		14.9	4	5	5	6	12.4		35'	
5	133	167	167				33.3	4	5	5				35'	
6	30/0	37/0	37/0	44/0	93/0		7.5/0	4	5	5	6	12.4		35'	
7	68/0	86/0	86/0	102/0	212/0	342/0	17.1/0	4	5	5	6	12.4	20	55'	
8	GOLF COURSE						74.6								
ILLUS. TOTALS	395			146/0	248		215.8/ 191.2								

TOTAL UNITS ILLUSTRATED - 789/643  
 ILLUSTRATED DENSITY - 3.66/3.36  
 MAXIMUM UNITS PERMITTED - 1543/1108  
 MAXIMUM DENSITY - 7.15/5.79

\*SEE GENERAL PROVISION #21.

IN THE EVENT THAT THE PROPOSED K-96 HIGHWAY IS CONSTRUCTED, PARCELS 6 AND 7 WILL BE ELIMINATED FROM THE C.U.P.

IF A DOUBLE FIGURE IS ENCOUNTERED (EXAMPLE - 789/690) THE TOP FIGURE REPRESENTS CALCULATIONS ASSUMING THE K-96 HIGHWAY IS NOT CONSTRUCTED. THE LOWER FIGURE REPRESENTS CALCULATIONS ASSUMING THE K-96 HIGHWAY IS CONSTRUCTED.

FIGURES ENCLOSED WITHIN A BOX REPRESENT THE LAND USES ILLUSTRATED.

OWNERSHIP LIST

Lot	Block	Addition	Property Owner
Lot 1	Block 2	Woodspring Addition	Tallgrass Company P.O.Box 4048 Wichita, KS 67204
		"	Burt C. Person Barbara Pearson 9230 Lakepoint Wichita, KS 67226
		"	Tallgrass Company P.O. Box 4048 Wichita, KS 67204
		"	Georgia Northcutt Draper Mont C. Draper 9220 Lakepoint Wichita, KS 67226
		"	Martha L. Gartung Oestreicher 9222 Lakepoint Wichita, KS 67226
Lot 1	Block 4	"	Tallgrass Company P.O. Box 4048 Wichita, KS 67204
Lot 1	Block 5	"	Same As Above
Lot 1	Block 5	"	Same As Above
		"	Same As Above
Lot 1	Block 1	Webb Road Booster Pumping Station	City of Wichita 455 N. Main Wichita, KS 67202
Lot 1	Block 1	Plumthicket Second Addition	Stephen P. Moore Sharree M. Stane 200 N. Battine Ave. Wichita, KS 67208
Lot 2	Block 1	"	Nancy J. Bachus 2316 Plumthicket Circle Wichita, KS 67226

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 3	Block 1	Plumthicket Second Addition	Robert E. Casper Arlene F. Casper #3 Plumthicket Wichita, KS 67226
Lot 4	Block 1	"	Wm. S. Shrophire Betty M. Shrophire 8409 Overbrook Wichita, KS 67226
Lot 5	Block 1	"	Tony B. Heatherly 2323 Plumthicket Wichita, KS 67226
Lot 6	Block 1	"	John B. Walsh Marie Leclerc Walsh 2405 Plumthicket Wichita, KS 67226

Lot	Block	Addition	Property Owner
Lot 7	Block 1	Plumthicket Second Addition	Oliver R. Anderson Marjorie L. Anderson 2411 Plumthicket Ct. Wichita, KS 67226
Lot 8	Block 1	"	Russell Alan Sather Martha R. Sather 2417 Plumthicket Wichita, KS 67226
Lot 9	Block 1	"	Paul L. Savage Paula J. Savage 2423 Plumthicket Wichita, KS 67226
Lot 10	Block 1	"	Monte L. Peterson Naomi G. Peterson 2427 Plumthicket Wichita, KS 67226
Lot 11	Block 1	"	Christopher F. Hotze Judy F. Hotze 2435 Plumthicket Wichita, KS 67226
Lot 12	Block 1	"	Charles D. Pence Sally M. Pence 2441 Plumthicket Wichita, KS 67226
Lot 13	Block 1	"	Scott A. Brooks Vicki A. Brooks 2842 Columbine Wichita, KS 67204
Lot 14	Block 1	"	Kevin LaFleur Judy LaFleur Address Unknown
Lot 15	Block 1	"	Jon L. Pickerell Barabra A. Pickerell 2459 Plumthicket Wichita, KS 67226
Lot 16	Block 1	"	Hugo Ribadeneira Henrietta Ribadeneira 2505 Plumthicket Wichita, KS 67226
Lot 17	Block 1	"	Frank W. Hoover Joan C. Hoover 215 Willo-Esque Wichita, KS 67209
Lot 18	Block 1	"	Paul Ray Williams Nancy Beth Williams c/o Paul Ray Williams Jr. KSB&T Bldg. #1505 125 N. Market Wichita, KS 67202
Lot 19	Block 1	"	Thomas B. Bowles Sharon L. Bowles 1127 N. Ridgewood Wichita, KS 67208

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 20	Block 1	Plumthicket Second Addition	Melvin L. Adams Diana S. Adams 2527 Plumthicket Wichita, KS 67226
Lot 21	Block 1	"	Paul B. Detmore Nancy R. Detmore 2535 Plumthicket Wichita, KS 67226
Lot 22	Block 1	"	Thomas E. Lehr Angelyn K. Lehr 2541 Plumthicket Wichita, KS 67226
Lot 23	Block 1	"	Jeffrey L. Krehbiel Betty L. Krehbiel 1300 E. Lewis Wichita, KS 67211
Lot 24	Block 1	"	Wm. P. Veatch Company, Inc. 1046 Stafford Wichita, KS 67206
Lot 25	Block 1	"	Baseer A. Sayeed Noor B. Sayeed 2534 Plumthicket Wichita, KS 67226
Reserve A, exc. that part platted as Bent Tree Addition and all Reserves B, C, D, E & F		"	Tallgrass Company P.O. Box 4048 Wichita, KS 67204
Lot 53	Block 2	Bluestem Village Addition	James D. Fisher Pamela J. Fisher 2580 Greenleaf Ct. Wichita, KS 67226
Lot 54	Block 2	"	Bruce W. Wilgers Karen A. Wilgers 2576 Greenleaf Ct. Wichita, KS 67226
Lot 55	Block 2	"	Shawky N.F. Habashy 7212 E. 17th Wichita, KS 67206
Lot 56	Block 2	"	Arthur G. Johnson Anna Belle Johnson 2568 Greenleaf Ct. Wichita, KS 67204
Lot 57	Block 2	"	David E. Sproul Sidney K. Sproul 2344 Bromfield Circle Wichita, KS 67226
Lot 58	Block 2	"	Hans C. Dirksen Wendy S. Dirksen 2660 Greenleaf Ct. Wichita, KS 67226

Lot	Block	Addition	Property Owner
Lot 64	Block 2	Bluestem Village Addition	Charles L. Gebhardt Susan Cahill Gebhardt 2530 Greenleaf Ct. Wichita, KS 67226
Lot 65	Block 2	"	Marcelle Gass 2526 Greenleaf Ct. Wichita, KS 67226
Lot 66	Block 2	"	Edwin D. Richmond Angeline P. Richmond 2522 Greenleaf Wichita, KS 67226
Lot 67	Block 2	"	Thomas H. Hays Charlotte A. Hays 2518 Greenleaf Ct. Wichita, KS 67226
Lot 75	Block 2	"	Charles G. Bair Sue F. Bair 2456 Greerleaf Wichita, KS 67226
*			Wichita, KS 67226
Reserve C		"	Tallgrass Company P.O. Box 4048 Wichita, KS 67204
Reserves D, E, F, G & H		"	Greenleaf Homeowners Association, Inc. c/o Ritchies Enterprises Box 4048 Wichita, KS 67204
That part of Lot 1, Blk. 1, Bent Tree Addn., as follows: Beg. at the easternmost corner of Reserve "C", sd. point also being on the NW line of sd. Lot 1; th. N'ly bearing N0°47'16"W, 15.00'; th. N 89°12'44"E, 20.00'; th. S54°42'15"E, 116.67'; th. S35°48'06"W, 57.03' to the beg. of a curve to the right having a radius of 106.13'; said curve also having a central angle of 10°22'02" and a long chord bearing S40°59'07"W, 191.8'; th. alg. said curve an arc length of 19.20'; th. N38°43'00"W, 131.50' to a point on the North line of said Lot 1; th. N52°03'22"E, 16.70' to the p.o.b.		Harland W. Cardwell, III Virginia L. Cardwell 9306 Bent Tree Circle Wichita, KS 67226	
All of Lot 1, Blk. 1, Bent Tree Addn., exc. Beg. at the easternmost corner of Reserve "C", said point also being on the NW line of said Lot 1; th. N'ly bearing N0°47'16"W, 15.00'; th. N89°12'44"E, 20.00'; th. S54°42'15"E, 116.67'; th. S35°48'06"W, 57.03' to the beg. of a curve to the right having a radius of 106.13'; said curve also having (Cont'd on next page)		Joseph W. Kennedy 9304 Bent Tree Circle Wichita, KS 67226	
*Lot 76	Block 2	Bluestem Village Addition	Lester Scott Banks 2452 Greenleaf Ct. Wichita, KS 67226

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
<p>CONTINUED . . .            a central angle of            10°22'02" and a            long chord bearing            S 40°59'07" W, 19.18            feet; thence along            said curve an arc            length of 19.20 feet;            thence N 38°43'00" W,            131.50 feet to a point            on the north line of            said Lot 1; thence N            52°03'22" E, 16.70 feet            to the point of beginning            and EXCEPT that part of            Lot 1, described as            follows: Beginning at the            Southeast Corner of Lot 2,            in said Addition; thence            southwesterly along a curve            having a radius of 87.34            feet, a central angle of            7°50'45" and a long chord            bearing S 31°52'50" W,            11.95 feet; thence along            said curve an arc length            of 11.96 feet; thence N            54°42'15" W, 116.67 feet            to a point on the South            line of said Lot 2; thence            N 89°12'44" E, 13.48 feet;            thence S 56°52'45" E,            105.14 feet to the point            of beginning.</p>	Block 1	Bent Tree Addition	Joseph W. Kennedy
<p>All of Lot 2,            except that portion            described as follows:            Beginning at the            northwest corner of            said Lot 2 thence            easterly along the            north line of said            Lot bearing N 89°12'44"            E, 138.18 feet to the            beginning of a curve            to the left having a            radius of 244.86 feet, a            central angle of 11°49'18"            and a chord bearing S 6°            43'07" W, 50.42 feet;            thence along said curve            an arc length of 50.52 feet;            thence S 89°12'44" W, 131.59            feet to a point on the west            line of said Lot 2; thence            N 0°47'16" W, 50 feet to the            point of beginning, AND            (continued on Page 5)</p>	Block 1	Bent Tree Addition	Alan B. Stein 9310 Bent Tree Circle Wichita, KS 67226

Lot	Block	Addition	Property Owner
CONTINUED . . . That part of Lot 1, described as follows: Beginning at the south- east corner of Lot 2, thence southwesterly along a curve having a radius of 87.34 feet, a central angle of 7° 50'45" and a long chord bearing S 31°52'50" W, 11.95 feet; thence along said curve an arc length of 11.96 feet; thence N 54°42'15" W, 116.67 feet to a point on the south line of said Lot 2; thence N 89°12'44" E, 13.48 feet; thence S 56°52'45" E, 105.14 feet to the point of beginning.	Block 1	Bent Tree Addition	Alan B. Stein
That portion of Lot 2, described as follows: Beginning at the Northwest corner of said Lot 2 thence easterly along the north line of said lot bearing N 89°12'44" E, 138.18 feet to the beginning of a curve to the left having a radius of 244.86 feet, a central angle of 11°49'18" and a long chord bearing S 6°43'07" W, 50.42 feet; thence along said curve an arc length of 50.52 feet; thence S 89°12'44" W, 131.59 feet to a point on the west line of said Lot 2; thence N 0°47'16" W, 50.00 feet to the point of beginning.	Block 1	Bent Tree Addition	Beatrice A. Buehne 9312 Bent Tree Circle Wichita, KS 67226
That part of Lot 3, described as follows: Beginning at the Northeast corner of Lot 3, thence southerly along the East line of said Lot bearing S 0°47'16" E, 56.00 feet; thence S 89°12'44" W, 104.00 feet to a point on the West line of said Lot (continued on Page 6)	Block 1	Bent Tree Addition	William Randall Reed 9322 Bent Tree Circle Wichita, KS 67226

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
CONTINUED . . .	Block 1	Bent Tree Addition	William Randall Reed
3; thence N 0°47'16"W, 56.00 feet; thence N 89°12'44" E, 104.00 feet to the p.o.b.			
All of Lot 3,	Block 1	Bent Tree Addition	Bent Tree Company
Except: Beg. at the NE/c of Lot 3, th. S'ly alg. the East line of said lot bearing S0°47'16"E, 56.00'; th. S89°12'44"W, 104.00' to a point on the West line of said Lot 3; th. N0°47'16"W, 56.00'; th. N89°12'44"E, 104.00' to the p.o.b.			
Lot 4, Block 1,	desc. as Beg.	"	Phillip Mohler Brooks
at the SW/c of Lot 4; th. N'ly alg. the West line of said Lot, bearing N00°47'16"W, 61.50'; th. N89°12'44"E, 104.00'; to a point on the East line of said Lot 4; th. S00°47'16"E, 61.50'; th. S89°12'44"W, 104.00' to the p.o.b.			
Lot 4, Block 1,	exc. above	"	Bent Tree Company
described tract.			
c/o E. D. Ritchie 1900 Amidon P.O. Box 4048 Wichita, KS 67204			
All of Lot 5,	Block 1, exc.	"	Stanley W. Jervis
that portion desc. as follows: Beg. at the SW/c of said Lot 5; th. N'ly along the West line of said Lot 5 bearing N00°47'16"W, 46.00'; th. N 19°27'47"E, 32.33'; th. S68°06'30"E, 128.33' to a point on the East line of said Lot 5; th. 26.94' alg. a curve to the left, having a radius of 100.12', a central angle of 15°25'11" and a long chord bearing S02°54'53"E, 26.86'; th. S39°12'44"W, 130.60' to the p.o.b.; and also exc. commencing at the SW/c of Lot 5; th. N'ly alg. the West line of said Lot 5 bearing N00°47'16"W, 46.00' to the p.o.b.; th. continuing alg.sd. West line bearing N00°47'16"W, 41.00'; th. N 21°57'53"E, 46.47'; th. N44°12'44"E, 15.00'' th. S59°12'27"E, 6.00'; th. S19°27'47"W, 97.33' to the p.o.b.			
c/o E. D. Ritchie 9342 Bent Tree Circle Wichita, KS 67226			

Lot	Block	Addition	Property Owner
Commencing at the SW/c of Lot 5, Blk. 1, th. N'ly alg. the West line of sd. Lot 5 bearing N00°47'16"W, 46.00' to the p.o.b.; th. continuing alg. said West line bearing N00°47'16"W, 41.00'; th. N21°57'53"E, 46.47'; th. N44°12'44"E, 15.00'; th. S59°12'27"E, 6.00'; th. S19°27'47"W, 97.33' to p.o.b.		Bent Tree Addition	Tallgrass Company P.O. Bxo 4048 Wichita, KS 67204
That part of Lot 5, desc. as follows: Beg. at the SW/c of said Lot 5; th. N12°31'28"E, 75.75'; th. S68°06'30"E, 121.56' to a point on the East line of said Lot 5; th. 26.94' along a curve to the left, having a radius of 100.12', a central angle of 15°25'11" and a long chord bearing S02°54'53"E, 26.86'; th. S89°12'44"W, 130.60' to the p.o.b.		"	William I. Cummings 9340 Bent Tree Circle Wichita, KS 67226
That portion of Lot 5, Blk. 1, desc. as follows: Beg. at the SW/c of said Lot 5; th. N0°47'16"W, a distance of 46.00'; th. N19°27'47"E, a distance of 32.33'; th. S68°06'30"E, a distance of 6.77'; th. S12°31'28"W, a distance of 75.75' to the p.o.b.		"	Same As Above
That portion of Lot 5, Blk. 1 desc. as follows: Beg. at the SW/c of said Lot 5; th. N0°47'16"W, a distance of 46.00'; th. N19°27'47"E, a distance of 97.33'; th. S59°12'27"E, a distance of 12.00'; th. S24°00'00"W, a distance of 63.14'; th. S12°31'28"W, a distance of 75.75' to the p.o.b. exc. above description.		"	Bent Tree Company c/o E. D. Ritchie 1900 Amidon P.O. Box 4048 Wichita, KS 67204

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
That part of Lot 6 beginning at the Northeast corner of said Lot, thence southwesterly at a bearing of S 36°17'25" W, 127.03 feet; to a point on the common lot line with Lot 5, Block 1, of said addition; thence northwesterly along said line bearing N 59°12'27" W, 18.00 feet; thence N 44°12'44" E, 130.00 feet to the point of beginning, EXCEPT Beginning at the Northeast corner of said Lot 6; thence southwesterly at a bearing of S 36°17'25" W, 127.03 feet to a point on the common lot line with Lot 5, Block 1, of said addition; thence northwesterly along said line bearing N 59°12'27" W, 12 feet; thence N 41°36'50" E, 128.74 feet to the point of beginning.	Block 1	Bent Tree Addition	Tallgrass Company c/o E. D. Ritchie 1900 Amidon P.O. Box 4048 Wichita, KS 67204
All that part of Lot 6, described as follows: Beginning at the Northeast corner of said Lot 6; thence southwesterly at a bearing of S 36°17'25" W, 127.03 feet to a point on the common lot line with Lot 5, Block 1, of said addition; thence northwesterly along said line bearing N 59°12'27" W, 12 feet; thence N 41°36'50" E, 128.74 feet to the point of beginning.	Block 1	Bent Tree Addition	Robert A. Buckingham Mary F. Buckingham 8512 Peppertree Wichita, KS 67226

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
<p>All of Lot 6, EXCEPT: Beginning at the northernmost corner of said Lot 6, thence southeasterly along the northeast line of said Lot 6 bearing S 41°41'01" E, 129.62 feet; thence 8.06 feet along a curve to the left having a radius of 112.57 feet, a central angle of 04°06'09" and a long chord bearing S 46°15'52" W, 8.06 feet; thence S 44°12' 44" W, 32.79 feet; thence N 52°58'38" W, 127.00 feet; thence N 41°36'50" E, 66.09 feet to the point of beginning; and also EXCEPT: Beginning at the northernmost corner of said Lot 6, thence S 41°36'50" W, 128.74 feet to a point on the southwest line of said Lot 6; thence along said line bearing N 59°12'27" W, 6.00 feet; thence N 44°12'44" E, 130.00 feet to the point of beginning.</p>	Block 1	Bent Tree Addition	<p>Robert A. Buckingham Mary F. Buckingham 8512 Peppertree Wichita, KS 67226</p>
<p>All of Lot 7, EXCEPT: Beginning at the northwestern- most corner of said Lot 7, thence along the northern line of said lot bearing N 44°12'44" E, 70.00 feet; thence N 89° 12'44" E, 22.58 feet; thence S 20°53'07" E, 135.56 feet to a point on the southern line of said lot; thence 39.56 feet along a curve to the left having a radius of 112.57 feet a central angle of 20° 08'15" and a long chord bearing S 58°23'07" W, 39.36 feet; thence N 41° 41'01" W, 129.62 feet to the point of beginning.</p>	Block 1	Bent Tree Addition	<p>Daniel G. Stockemer Charlotte Wilson Stockemer 9412 Bent Tree Circle Wichita, KS 67226</p>

Lot	Block	Addition	Property Owner
That portion of Lot 7, Blk. 1, desc. as follows: Beg. at the Northwestern- most corner of said Lot 7; th. along the northern line of said lot bearing N44°12' 44"E, 70.00'; th. N99°12'44"E 22.58'; th. S20°53'07"E, 135.56' to a point on the southern line of said lot; th. 39.56' along a curve to the left having a radius of 112.57', a central angle of 20°08'15" and a long chord bearing S58°23'07"W, 39.36' th. N41°41'01"W, 129.62' to the p.o.b.		Bent Tree Addition	John A. See Jane K. See 9410 Bent Tree Circle Wichita, KS 67226
Beginning at the NW/c of Lot 8, Blk. 1; th. E'ly alg. the North line of said lot bearing N89°12'44"E, 49.10'; th. S00° 29'52"E, 120.00' to a point on the South line of said Lot 8; th. W'ly alg. the South line of said lot bearing S89°12'44"W, 44.43'; th. 4.06' alg. a curve to the left, having a radius of 112.57', a central angle of 2°03'59" and a long chord bearing S88°10'44"W, 4.06' to the SW/c of said lot; th. N'ly alg. the West line of said lot bearing N00°47'16"W, 120.07' to the p.o.b.	"	Bent Tree Company c/o E. D. Ritchie 1900 Amidon P.O. Box 4048 Wichita, KS 67204	
Lot 8, Blk. 1, exc. above described tract.	"		Stephen L. Zuendel Nancy Nease Zuendel 9422 Bent Tree Circle Wichita, KS 67226
Lots 9, 10, 11, 12, 13, 14 and 15, Block 1	"		Bent Tree Company c/o E. D. Ritchie 1900 Amidon P.O. Box 4048 Wichita, KS 67204
That portion of Lot 16, Blk. 1, beg. at the NE/c of said Lot 16; th. S'ly alg. the East line of said lot bearing S00°47'16"E, 104.72'; th. S89°10'54"W, 15.00'; th. S00°47'16"E, 21.48'; th. N 47°08'13"W, 124.14' to a point on the NW line of said lot; th. N44°12'44"E, 23.92' to the beginning of a curve to the right, th. 63.28' alg. said curve having a radius of 80.57', a central angle of 45°00'00" and a long chord bearing N66°42'44"E, 61.67'; th. N89°12'44"E, 30.94' to the p.o.b.		Beech Aircraft Corp. 9709 E. Central Wichita, KS 67206	

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
<p>Lot 16, EXCEPT beginning at the northeast corner of Lot 16; thence southerly along the east line of said lot bearing S 00° 47'16" E, 104.72 feet; thence S 89° 10'54" W, 15.00 feet; thence S 00° 47'16" E, 21.48 feet; thence N 47°08'13" W, 124.14 feet to a point on the northwest line of said lot; thence N 44°12'44" E, 23.92 feet to the beginning of a curve to the right, thence 63.28 feet along said curve having a radius of 80.57 feet, a central angle of 45° 00'00" and a long chord bearing N 66°42'44" E, 61.67 feet; thence N 89°12'44" E, 30.94 feet to the point of beginning.</p>	Block 1	Bent Tree Addition	Bent Tree Company c/o E. D. Ritchie 1900 Amidon P.O. Box 8048 Wichita, KS 67204
<p>All of Lot 17, EXCEPT beginning at the Southeast corner of said Lot 17, thence westerly along the south line of said lot bearing S 89° 12'44" W, 100.23 feet; thence 53.06 feet along a curve to the left having a radius of 210.37 feet, a central angle of 14°27'31" and a long chord bearing N 08°01'01" W, 52.92 feet; thence S 89° 12'44" E, 106.89 feet to a point on the east line of said lot; thence S 00°47'16" E, 52.50 feet to the point of beginning.</p>	Block 1	Bent Tree Addition	Mildred A. Early 9335 Bent Tree Circle Wichita, KS 67226

Lot	Block	Addition	Property Owner
<p>That portion of Lot 17 described as follows: Beginning at the Southeast corner of said Lot 17, thence westerly along the south line of said lot bearing S 89°12'44" W, 100.23 feet; thence 53.06 feet along a curve to the left having a radius of 210.27 feet, a central angle of 14°27'31" and a long chord bearing N 08°01'01" W, 52.92 feet; thence S 89°12'44" E, 106.89 feet to a point on the east line of said lot; thence S 00°47'16" E, 52.50 feet; to the point of beginning.</p>	Block 1	Bent Tree Addition	Theresa M. Rusk 9333 Bent Tree Circle Wichita, KS 67226
<p>All of Lot 18, EXCEPT: Beginning at the Northeast corner of said Lot 18, thence southerly along the east line of said lot bearing S 00°47'16" E, 51.50 feet; thence S 89°12'44" W, 104.18 feet to a point on the west line of said lot; thence northerly 51.78 feet along a curve to the left having a radius of 210.27 feet; a central angle of 14°06'36" and a long chord bearing N 03°35'47" E, 51.65 feet; thence N 89°12'44" E, 100.23 feet to the point of beginning.</p>	Block 1	Bent Tree Addition	Loren E. Scott Margaret Scott (co-trustees of the L-M Trust) 9321 Bent Tree Circle Wichita, KS 67226

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
A portion of Lot 18 described as follows: Beginning at the Northeast corner of said Lot 18, thence southerly along the east line of said lot, bearing S 00°47'16" E, 51.50 feet; thence S 89°12'44" W, 104.18 feet to a point on the west line of said lot; thence northerly 51.78 feet along a curve to the left having a radius of 210.27 feet, a central angle of 14°06'36" and a long chord bearing N 03°35'47" E, 51.65 feet; thence N 89°12'44" E, 100.23 feet to the point of beginning.	Block 1	Bent Tree Addition	Billy J. Ownby Norma J. Ownby 9323 Bent Tree Circle Wichita, KS 67226
All of Lot 19, EXCEPT: Beginning at the northeast corner of said Lot 19, thence southerly along the east line of said lot bearing S 00°47'16" E, 52.93 feet; thence S 89°46'40" W, 131.08 feet to a point on the west line of said Lot 19; thence 52.68 feet along a curve to the right, having a radius of 212.86 feet, a central angle of 14°10'47" and a long chord bearing N 09°53'36" E, 52.57 feet; thence N 89°12'44" E, 121.33 feet to the point of beginning.	Block 1	Bent Tree Addition	William Reed Dillon Stacey Dillon 9315 Bent Tree Circle Wichita, KS 67226

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
That portion of Lot 19, Blk. 1, desc. as beg. at the NE/c of said Lot 19, th. S'yly along the East line of said Lot, bearing S00°47'16"E, 52.93'; th. S89°46'40"W, 131.08' to a point on the West line of said Lot 19; th. 52.68' along a curve to the right, having a radius of 212.86', a central angle of 14°10'47" and a long chord bearing N09°53'36"E, 52.57'; th. N89°12'44"E, 121.33' to the p.o.b.		Bent Tree Addition	Richard C. McGehee Alice Elizabeth McGehee 9317 Bent Tree Circle Wichita, KS 67226
Lots 20, 21 and 22, Block 1		Bent Tree Addition	Bent Tree Company c/o E. D. Ritchie 1900 Amidon P.O. Box 4048 Wichita, KS 67204
Reserves A, B, D and E		"	Bent Tree Homeowners Association c/o Tallgrass 8100 E. 22nd North Bldg. 1900 Wichita, KS 67226
<u>Tract Description</u>			
South Half of the Northwest Quarter of Sec. 4-27-2E			Ritchie Enterprises, a partnership 1900 Amidon Wichita, KS 67203
North Half of the Northwest Quarter of Sec. 4-27-2E			Wichita Airport Authority 2173 Aircargo Road Wichita, KS 67209
South Half of the Southwest Quarter of Sec. 4-27-2E			Tallgrass Company P.O. Box 4048 Wichita, KS 67204
Beginning 333.35' South of the Northwest Corner of the Southwest Quarter of Sec. 4-27-2E; th. East 430'; th. South 300'; th. West 430' to West line of SW"; th. North 300' to beginning.			Same As Above
North Half of the Southwest Quarter of Sec. 4-27-2E, exc. beginning at a point on the West line and 333.35' South of the Northwest Corner of the Southwest Quarter of Sec. 4; th. East 430'; th. South 300'; th. West 430' to West line of SW"; th. North 300' to p.o.b.			Clarence M. Mollett Address Unknown  Interest in Property: Ritchie Enterprises 1900 Amidon Wichita, KS 67203
All of the Southeast Quarter of Sec. 4-27-2E.			Harry B. Brown, Jr. Diana L. Kitch 800 Dublin Wichita, KS 67206

Tract Description	Property Owner
All of the Northeast Quarter of Sec. 4-27-2E	F & F Jansen Estates, Farm, Inc. 6500 E. 21st Wichita, KS 67206
Beginning at the Northeast Corner of the Southeast Quarter of the Northeast Quarter of Sec. 5-27-2E; th. S'ly along the East line of said Sec. 5 bearing S0°54'49"E, 975.37'; th. N48°00'46"W, 1432.77' to a point on North line of sd. SE¼ of sd. NE¼; th. E'ly along the North line bearing N89°05'05"E 1048.99' to p.o.b., exc. part platted as Woodspring Addn., in Sec. 5-27-2E	Tallgrass Company P.O. Box 4048 Wichita, KS 67204
South Half of the Northeast Quarter of Sec. 5-27-2E, exc. beginning at the NE/c of the S¼ of the NE¼; th. South 975.37'; th. NW'ly 1432.77' to the North line of the S¼ of the NE¼; th. East 1048.99' to beg., exc. part platted as Woodspring Addn. and Wilderness Addn. and exc. Woodspring 2nd Addn.	Same As Above
Lot 1, also described as the Northeast Quarter of the Northeast Quarter of Sec. 5-27-2E.	Richard J. Holtrup Juanita E. Hattrup 610 N. Tyler Wichita, KS 67212
Northeast Quarter of Sec. 8-27-2E	Wilson Estates 826 Union Center Bldg. Wichita, KS 67202
Beginning at the Northwest Corner of the Northwest Quarter of Sec. 9-27-2E; th. East along the North line of the NW¼ 725'; th. South parallel with line of said NW¼ 725'; th. West parallel to North line of NW¼ 725', to point on West line of NW¼; th. North along West line of NW¼ 125' to p.o.b., exc. the South 125' thereof.	Greer Gsell Trustee for Marian Page Hanley AND Greer Gsell Trustee for Charlotte Louise Hanley 100 S. Main Wichita, KS 67202
. tract in the West Half of the Northwest Quarter of Sec. 9-27-2E, beg. 725' East of the NW/c of said W¼; th. along the North line of sd. W¼ bearing N89°44'1"E 325'; th. S24°3'41"W 661.16'; th. S89°44'20"W 50'; th. N0°00'0"E 600' to beg.	Same As Above

Tract DescriptionProperty Owner

That part of the West Half of the Northwest Quarter of Sec. 9-27-2E, Beg. 600' South of the NW/c of said NW¼; th. East parallel to North line of NW¼ a distance of 725'; th. South parallel to West line of said NW¼ a distance of 125'; th. West parallel to North line of said NW¼ a distance of 725' to point on West line of said NW¼; th. North along West line of said NW¼, 125' to p.o.b.

Sandra June Hanley  
Fred L. Hanley  
439 N. Belmont  
Wichita, KS 67208

The West Half of the Northwest Quarter except the South 330 feet and except Beginning at the NW/c of the NW¼ of Sec. 9-27-2E; th. East along the North line of the NW¼ 725'; th. South parallel with line of said NW¼ 725'; th. West parallel to North line of NW¼ 725', to point on West line of NW¼; th. North along West line of NW¼ 125' to p.o.b., exc. the South 125' thereof, and except a tract in the W½ of the NW¼ of Sec. 9-27-2E, beg. 725' East of the NW/c of said W½; th. along the North line of sd. W½ bearing N89°44'2"E 325'; th. S 24°3'41W 661.16'; th. S89°44'20"W 50'; th. N0°00'0"E 600' to beg.

Fred L. Hanley  
439 N. Belmont  
Wichita, KS 67208

East Half of the Northwest Quarter of Sec. 9-27-2E.

Gyan J. Khicha M.D.  
Manorama Khicha  
8098 Crestwood  
Wichita, KS 67206

We hereby certify the foregoing to be a true and correct list of the property owners of the hereinbefore described lots and tracts within a 1000 foot radius of:

All that part of the Southwest Quarter and the South Half of the Northwest Quarter except the existing road right-of-way in Section 4, Township 27 South, Range 2 East of the 6th P.M., described as follows:

Beginning at a point on the east line of said southwest quarter 40.00 feet north of the southeast corner; thence S88°49'35"W 1428.30 feet; thence N1°10'25"W 429.17 feet; thence N45°47'16"W, 450.00 feet; thence S89°12'44"W, 870.00 feet to a point 30.00 feet east of the west line of said southwest quarter; thence N0°47'16"W, 1860.84 feet to the north line of said southwest quarter; thence N0°46'49"W, 1327.91 feet to the south line of Government Lot 4; thence N89°03'05"E, 2614.87 feet to the southeast corner of Government Lot 3; thence S0°54'15E, 1327.41 feet to the northeast corner of said southwest quarter; thence S0°54'25"E, 2606.43 feet to the point of beginning.

as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 14th day of June, 1985, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By *Mary Cable*  
Sr. Vice President

FORM 29-07

PAYMENT NOTICE  
City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Pibg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.
	Planning		

DESCRIPTION		AMOUNT
NAME		
ADDRESS		
FUND	DUE DATE	
COMMENTS		
DATE	BY	

*Need the same text changes as noted 2-13-85*

*5-31-85*

TALLGRASS EAST  
GENERAL PROVISIONS

DP-145

TALLGRASS  
EAST

RESIDENTIAL CUP

ain 215.8 gross acres, assuming that the K-96  
If, however, the highway is constructed, parcels  
acres) will be eliminated from the C.U.P. The  
ain 191.2 gross acres.

al, if a double figure is encountered (Example -  
ents calculations assuming K-96 is not constructed.  
way is built and the land north of the proposed  
the C.U.P.

- 2. strated, is to contain the following types of  
type for each parcel is enclosed in a box  
parcel description, general provision #22.  
However, the illustrated view may not show the maximum number of dwelling units  
permitted.

	<u>Illus. Units W/O K-96</u>		<u>Illus. Units W/K-96</u>
395	Single Family Units	395	Single Family Units
146	2-Plex Units	0	2-Plex Units
248	Townhouse Units	248	Townhouse Units
789	Total Units	643	Total Units Illustrated

Note: Optional build' will increase this requested under specific parcel information maximum overall gross density

- 3. Gross Dens: and type of golf course, number of dwel. 7.15/5.79 DU/acr  
N. 80 Acres is in Anderson School district
- 4. Setbacks are to be generally the minimu depending on land use or chart below.
- 5. All utilities shall be
- 6. Signs designating the nam. ment shall be permitted at the entrances to the proposed parcels in accordance with the provisions of Section 28.04.139 of the City of Wichita provided that those parcels with garden apartments and townhouses may have signs permitted in the R-6 zoning district.
- 7. A homeowners association shall be filed with the plat of each parcel to provide for the maintenance of non-public open space, parking areas, private streets or drives, buffer areas, drainage channels, swales, etc. Two or more of the homeowners associations may join together to form a master homeowners association.

Failure of the homeowners association(s) to properly maintain the private streets or open drainage systems, and after a joint determination by the Director of Planning and the Superintendent of Central Inspection, shall constitute a violation of the building permit authorizing the construction of the proposed development, and shall give the city the right to properly maintain the areas previously listed and to assess the cost of maintenance to the property owner.

*Need the same text changes as noted 2-13-85*

*changes since 1-28-85*

REVISED TALLGRASS EAST  
GENERAL PROVISIONS

*5-31-85*  
DP-145

1. This project is proposed to contain 215.8 gross acres, assuming that the K-96 Highway will not be constructed. If, however, the highway is constructed, parcels #6 and #7 (which represent 24.6 acres) will be eliminated from the C.U.P. The proposed project would then contain 191.2 gross acres.

During the review of this material, if a double figure is encountered (Example - 1543/1108), the top figure represents calculations assuming K-96 is not constructed. The lower figure assumes the highway is built and the land north of the proposed highway R.O.W. is eliminated from the C.U.P.

2. The proposed development, as illustrated, is to contain the following types of housing. The illustrated housing type for each parcel is enclosed in a box (Example - Single Family) in the parcel description, general provision #22. However, the illustrated view may not show the maximum number of dwelling units permitted.

<u>Illus. Units W/O K-96</u>		<u>Illus. Units W/K-96</u>	
395	Single Family Units	395	Single Family Units
146	2-Plex Units	0	2-Plex Units
248	Townhouse Units	248	Townhouse Units
789	Total Units Illustrated	643	Total Units Illustrated

Note: Optional building types as described under specific parcel information will increase this count but will not exceed the maximum overall gross density requested under general provision #3 below.

3. Gross Density Calculation: If the parcels are developed with the number permitted and type of units illustrated, the overall density of the site, including the golf course, would be 3.66/3.36 DU/acre. If the site is developed with the maximum number of dwelling units permitted (1543/1108), the overall density would be 7.15/5.79 DU/acre.
4. Setbacks are to be determined at the time of platting depending on land use or generally the minimum setbacks shall be as shown on the chart below.
5. All utilities shall be installed underground.
6. Signs designating the name of the development shall be permitted at the entrances to the proposed parcels if they follow in accordance with the provisions of Section 28.04.139 of the City of Wichita provided that those parcels with garden apartments and townhouses may have signs as permitted in the R-6 zoning district.
7. A homeowners association shall be filed with the plat of each parcel to provide for the maintenance of non-public open space, parking areas, private streets or drives, buffer areas, drainage channels, swales, etc. Two or more of the homeowners associations may join together to form a master homeowners association.

Failure of the homeowners association(s) to properly maintain the private streets or open drainage systems, and after a joint determination by the Director of Planning and the Superintendent of Central Inspection, shall constitute a violation of the building permit authorizing the construction of the proposed development, and shall give the city the right to properly maintain the areas previously listed and to assess the cost of maintenance to the property owner.

4.

## SETBACK CHART

	MINIMUM FRONT YARD DIMENSION FROM ROW LINE					SECONDARY STREET SIDE OF CORNER LOT	MIN. <sup>3</sup> REAR YARD	MIN. INTERIOR SIDE YARD	MINIMUM SB GARAGE FACE ALL STREET ROW
	50' ROW 21' BB	32' ROW <sup>1</sup> 29' BB	58' ROW 29' BB	64-70' ROW 35-41' BB	24' PRIVATE DRIVE RESERVE				
SINGLE FAMILY	20'	20'	20'	25'	20'	15'	20'	6'	20'
PATIO HOMES	20'	20'	20'	25'	20'	15'	20'	5'	20'
ZERO LOT LINE	20'	20'	20'	25'	20'	15'	20'	0' & 12' <sup>2</sup>	20'
2-PLEX	20'	20'	20'	25'	20'	15'	20'	6'	20'
TOWNHOUSE	20'	20'	20'	25'	20'	15'	20'	6'	20'
GARDEN APT.	--	--	--	25'	--	20'	20'	10'	20'

FRONT, REAR AND SIDE YARD SETBACKS FROM ARTERIAL STREETS SHALL NOT BE LESS THAN 25'.  
FOR PARCELS 1, 2, 3 & 4, SEE GENERAL PROVISION #18.

<sup>1</sup>STREETS HAVING A 32' ROW WITH 29' BB PAVEMENT MAY BE CONSTRUCTED EITHER PUBLICLY OR PRIVATELY. IF CONSTRUCTED PRIVATELY, THEY WILL BE PLATTED AS A RESERVE. THERE SHALL ALSO BE PLATTED A 15' STREET, DRAINAGE AND UTILITY EASEMENT ON EITHER SIDE OF ROW LINE OR RESERVE WHERE PARKING SHALL BE PERMITTED BUT LANDSCAPING LIMITED TO TURF AND STREET TREES APPROVED BY CITY FORESTER.

<sup>2</sup>SIDE YARD SETBACKS MAY BE REDUCED TO 10' FOR GARAGES ONLY. THERE SHALL BE 12' SEPARATING THE HABITABLE PORTION OF THE DWELLING UNITS.

<sup>3</sup>REAR YARD SETBACKS MAY BE REDUCED TO 10' WHEN ADJACENT TO A PLATTED OPEN SPACE, RESERVE OR GOLF COURSE.

8. Parcel 8 represents the general open space/golf course development and shall be operated and maintained by the golf course ownership. This stipulation does not prohibit a master association of all homeowners from all parcels, from participating in the maintenance costs of part or all of parcel #8. The general open space/golf course development including the related recreational facilities represents 74.6 acres or 34% of the total site.
9. Minimum lot sizes for single family detached units shall be 6,000 sq. ft. except for zero lot line and patio home units which shall be 4,500 sq. ft. Minimum lot sizes for duplexes shall be 8,000 sq. ft.
10. The proposed drainage facilities, lakes, detention facilities, drainage ways, swales, etc. in parcel #8 shall be owned and maintained by the golf course and/or related maintenance association and shall be designed in conformance with the hydrology study as prepared independently from this document. Results of this study and proposed drainage facilities shall be submitted for approval at the time of platting.
11. Final determination of street right-of-way and pavement width will be resolved at the time of platting.
12. Should an alternate land use, permitted under parcel descriptions below (general provision #22), be developed instead of the parcel plan as illustrated, a conceptual site plan shall be submitted for approval to the Director of Planning. The approval of this conceptual plan shall be subject to the conditions of platting.
13. Building setback lines from all existing pipeline easements shall be established at the time of platting and all paving over the easement shall be with the approval of the affected pipeline company. Any change in elevation or relocation of the pipeline shall be without cost to the City of Wichita.
14. Any crossing of the 50' KG&E easement shall require approval of the utility company.
15. Fire hydrant installation and paved access to all building sites shall be provided for each phase of construction prior to the issuance of building permits. Turn arounds shall be provided on all dead end fire lanes which are longer than 100'.
16. Off-street parking: 1.5 spaces/dwelling unit for apartments; 2 spaces/dwelling unit for all other uses unless an on-street parking restriction requires 4 spaces/dwelling unit. If the street is designed with parking restrictions, a restrictive covenant requiring 4 spaces/dwelling unit will be submitted at the time of platting.  

Note: Half of the required parking may occur in front of the setback line.
17. Within each parcel there are several land use options as indicated below under specific parcel information. Additionally, there is an option to mix the types of land use within each parcel. To determine the maximum number of dwelling units per land use, utilize the procedure described as follows:
  - A. Convert gross acreage of parcel to square feet.
  - B. Determine percent of land use within the mix.
  - C. Convert those percentage figures into square feet of the total parcel.
  - D. Divide by site allotment/DU from chart below to determine maximum number of units for each land use.

<u>Land Use</u>	<u>Site Allotment</u>	<u>DUs/Acre</u>
Single Family	10,890 sq. ft.	4
Patio Homes	8,712 sq. ft.	5
Zero Lot Line	8,712 sq. ft.	5
2-Plex	7,260 sq. ft.	6
Townhouse	2,475/3,111 sq. ft.	12.4/14
Garden Apartment	2,178 sq. ft.	20

Example of Land Use Mix:

A. Land Area 6.7 Acres  
 $\times 43,560$  sq. ft./Acre  
 291,852 sq. ft. in parcel #1

Assuming the Criteria:

B. 20% Zero Lot Line; 20% 2-Plex; 60% Townhouse @ 14/acre

C.  $291,852 \times \% (20, 20 \& 60) =$  58,370 sq. ft. Zero Lot Line  
 58,370 sq. ft. 2-Plex  
 175,111 sq. ft. Townhouse

D.  $\frac{58,370 \text{ sq. ft.}}{8,712 \text{ sq. ft./DU}} = 6$  Zero Lot Line Units

$\frac{58,370 \text{ sq. ft.}}{7,260 \text{ sq. ft./DU}} = 8$  2-Plex Units

$\frac{175,111 \text{ sq. ft.}}{3,111 \text{ sq. ft./DU}} = 56$  Townhouse Units  
 70 Total Units Permitted

18. Special Conditions for parcels 1, 3 & 4 only. (Townhouses & Apt. Uses Only)

- A. Front, rear and side yard setbacks illustrated on chart in general provision #4 above apply to only habitable space or actual dwelling units.
- B. Setback requirements for garages shall be as follows:
  1. Setback from Webb Road and 21st Street North shall be 5'.
  2. Setbacks on major entrances into each parcel shall be 5' if constructed as a public street or shall be 10' back of curb if constructed as a private street.
- C. Setbacks as written above are authorized only if the following additional conditions are met, otherwise setbacks as established in GP #4 shall apply.
  1. Garage structures shall be integral with a continuous masonry wall not less than 5' nor more than 8' in height for all street frontages affected.
  2. Masonry wall and garage placement shall be designed to provide a modulation of spaces allowing for landscaping to occur both inside and outside of wall.
  3. Garages built on the reduced setback line shall not be constructed for more than 35% of the total street frontage affected. On the balance of the frontage, only masonry wall will be allowed.
  4. No window or door openings shall be allowed to face onto Webb Road or 21st Street North or the major entries into each parcel.
  5. Garage roofs shall not exceed a 7 to 12 pitch on the main span for a maximum height of 15' from the ground line.
  6. Architectural detailing shall be provided in the form of gable end sections, rafter detail and roof overhang, however, roof overhang may not extend more than 12" beyond setback lines established.
  7. Masonry wall shall be either brick or brick textured concrete, painted to eliminate natural concrete appearance. Wrought iron panels can be used to provide views into project area if they do not exceed 10% of the total wall length.
  8. A more extensive landscape treatment shall be provided in front of the wall and garages and in spaces where wall modulation occurs. This treatment shall provide for trees (8-10' in height or taller) shrubs and grass areas. All landscaped areas outside of wall shall be maintained by the homeowners association and shall be constructed with an automatic irrigation system.
  9. All surfaces of proposed wall and garages shall be maintained by the homeowners association.
  10. Prior to the issuance of building permits for walls and garages, construction and landscape plans shall be submitted to the Director of Planning for review and approval to insure that all conditions herein contained are met.

19. The transfer of title on all or any portion of the land included in the C.U.P. does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for development and be binding upon the present owners, their successors and assigns and their lessees unless amended.
20. The applicant shall guarantee at the time of platting, the construction of deceleration lanes adjacent to 21st Street North and Webb Road.
21. In addition to the residential uses permitted on parcel #1 (general provision #22) it is the intent of this document to provide for office uses to be constructed on this parcel providing the following conditions are met:
  1. The parcel would be rezoned to BB.
  2. The parcel thereby removed from this C.U.P. would not require an amendment to the C.U.P. or a public hearing for this removal.
  3. The parcel, once removed and rezoned, will then be required to meet the appropriate city codes and ordinances governing office uses.

22.

PROPOSED USES AND MAX. DWELLING UNITS/PARCEL							GROSS ACRES	PARCEL DENSITIES						MAX. BLDG. HT.
PARCEL	S.F.	Z.L.L.	P.H.	D.P.	T.H.	APT.		S.F.	Z.L.L.	P.H.	D.P.	T.H.	APT.	
1*			88	106	[248]	354	17.7			5	6	14	20	35'
2	[140]	176	176	210			35.2	4	5	5	6			35'
3	[62]	78	78	92	192		15.5	4	5	5	6	12.4		35'
4	[60]	75	75	90	185		14.9	4	5	5	6	12.4		35'
5	[133]	167	167				33.3	4	5	5				35'
6	30/0	37/0	37/0	[44/0]	93/0		7.5/0	4	5	5	6	12.4		35'
7	6d/0	86/0	86/0	[102/0]	212/0	342/0	17.1/0	4	5	5	6	12.4	20	55'
8	GOLF COURSE						74.6							
ILLUS. TOTALS	[395]			[146/0]	[248]		215.8/ 191.2							

TOTAL UNITS ILLUSTRATED - 789/643  
 ILLUSTRATED DENSITY - 3.66/3.36  
 MAXIMUM UNITS PERMITTED - 1543/1108  
 MAXIMUM DENSITY - 7.15/5.79

\*SEE GENERAL PROVISION #21.

IN THE EVENT THAT THE PROPOSED K-96 HIGHWAY IS CONSTRUCTED, PARCELS 6 AND 7 WILL BE ELIMINATED FROM THE C.U.P.

IF A DOUBLE FIGURE IS ENCOUNTERED (EXAMPLE - 789/690) THE TOP FIGURE REPRESENTS CALCULATIONS ASSUMING THE K-96 HIGHWAY IS NOT CONSTRUCTED. THE LOWER FIGURE REPRESENTS CALCULATIONS ASSUMING THE K-96 HIGHWAY IS CONSTRUCTED.

FIGURES ENCLOSED WITHIN A BOX REPRESENT THE LAND USES ILLUSTRATED.

None of these ownership lists  
are correct for 1000' from  
the Tallgrass East residential  
CUP. I told Reb Hartman  
of Bill Young's office about this 6-11-85.  
He is to get us a correct list  
SOON.

Louise

IMPORTANT MESSAGE			
FOR <u>Louise</u>			
DATE <u>6-12</u>		TIME <u>3:25</u> <small>AM</small>	
WHILE YOU WERE AWAY			
<u>Norma</u>			
OF <u>Security Abstract</u>			
PHONE No. <u>267-58371</u>			
TELEPHONED	<input checked="" type="checkbox"/>	PLEASE CALL	<input checked="" type="checkbox"/>
CALLED TO SEE YOU		WILL CALL AGAIN	
WANTS TO SEE YOU		RETURNED YOUR CALL	
MESSAGE			
<u>I will have revised list by Monday (maybe). I told her to send it to Bob Young.</u>			
SIGNED <u>L</u>			

FORM 000-017

CORRECTED  
LIST  
SUBMITTED  
FILE SET UP



DELIVER TO: Metro Area  
Planning Dept.  
10th Floor - City

ATTN: Louise Olivarez

RE: Tallgrass East

*6-11-85 This certainly cannot be  
1000' radius as that would get  
all of Plumthicket, Bent Tree, some  
of Greenleaf, Woodspring, etc.*

SECURITY ABSTRACT AND TITLE CO. INC.

434 North Main • Wichita, Kansas 67202 • Telephone (316) 267-8371  
SECURITY IS KNOWING

## OWNERSHIP LIST

Tract Description	Property Owner
<i>part of application area</i> South Half of the Northwest Quarter of Sec. 4-27-2E	Ritchie Enterprises, a partnership 1900 Amidon Wichita, KS 67203
North Half of the Northwest Quarter of Sec. 4-27-2E	Wichita Airport Authority 2173 Aircargo Road Wichita, KS 67209
<i>part of application area</i> South Half of the Southwest Quarter of Sec. 4-27-2E	Tallgrass Company P.O. Box 4048 Wichita, KS 67204
<i>part of application area</i> Beginning 333.35' South of the Northwest Corner of the Southwest Quarter of Sec. 4-27-2E; th. East 430'; th. South 300'; th. West 430' to West line of SW $\frac{1}{4}$ ; th. North 300' to beg.	Same As Above
<i>part of application area</i> North Half of the Southwest Quarter of Sec. 4-27-2E, except beginning at a point on the West line and 333.35' South of the Northwest Corner of the Southwest Quarter of Sec. 4; th. East 430'; th. South 300'; th. West 430' to West line of SW $\frac{1}{4}$ ; th. North 300' to p.o.b.	Clarence M. Mollett Address Unknown
All of the Southeast Quarter of Sec. 4-27-2E	Harry B. Brown, Jr. Diana L. Kitch 800 Dublin Wichita, KS 67206
All of the Northeast Quarter of Sec. 4-27-2E	F & F Jansen Estates Farm, Inc. 6500 E. 21st Wichita, KS 67206
Beginning at the Northeast Corner of the Southeast Quarter of the Northeast Quarter of Sec. 5-27-2E; th. S'ly along the East line of said Sec. 5 bearing S0°54'49"E, 975.37'; th. N48°00'46"W, 1432.77' to a point on North line of sd. SE $\frac{1}{4}$ of sd. NE $\frac{1}{4}$ ; th. E'ly along the North line bearing N89°05'05"E 1048.99' to p.o.b., exc. part platted as Woodspring Addn., in Sec. 5-27-2E	Tallgrass Company P.O. Box 4048 Wichita, KS 67204
South Half of the Northeast Quarter of Sec. 5-27-2E, exc. beginning at the NE/c of the S $\frac{1}{4}$ of the NE $\frac{1}{4}$ ; th. South 975.37'; th. NW'ly 1432.77' to the North line of the S $\frac{1}{4}$ of the NE $\frac{1}{4}$ ; th. East 1048.99' to beg., exc. part platted as Woodspring Addn. and Wilderness Addn. and exc. Woodspring 2nd Addn.	Same As Above

<u>Tract Description</u>			<u>Property Owner</u>
Lot 1, also described as the Northeast Quarter of the Northeast Quarter of Sec. 5-27-2E			Richard J. Hatstrup Juanita E. Hatstrup 610 N. Tyler Wichita, KS 67212
<u>Lot</u>	<u>Block</u>	<u>Addition</u>	
Lot 1	Block 2	Woodspring Addn.	Tallgrass Company P.O. Box 4048 Wichita, KS 67204
Lot 2	Block 2	"	Same As Above
That part of Lot 3, Block 2, Woodspring, an addition to Wichita, Sedgwick Co., KS, described as follows: Beg. at the NE/c of said Lot 3; th. S26°54'44"E, 98.82'; th. S69°00'00"W, 116.77' to the W line of sd. Lot 3; th. N16°54'44"W, 36.09' to a curve; th. 39.83' alg. sd. curve to the left having a delta of 32°08'32", a radius of 71.00', and a long chord of 39.31' bearing N32°59'00"W; th. N57°00'00"E, 114.68' to the p.o.b.			Georgia Northcutt Draper Mont C. Draper 9220 Lakepoint Wichita, KS 67226
Lot 3, Block 2, Woodspring Addition, except above described tract			Martha L. Gartung Oestreicher 9222 Lakepoint Wichita, KS 67226
Lot 1	Block 4	Woodspring Addn.	Tallgrass Company P.O. Box 4048 Wichita, KS 67204
Lot 1	Block 5	"	Same As Above
Reserve B & Reserve F		"	Same As Above
<u>Tract Description</u>			
Northeast Quarter of Sec. 8-27-2E			Wilson Estates 826 Union Center Bldg. Wichita, KS 67202
Beginning at the Northwest Corner of the Northwest Quarter of Sec. 9-27-2E; th. East along the North line of the NW¼ 725'; th. South parallel with line of said NW¼ 725'; th. West parallel to N line of NW¼ 725' to point on W line of NW¼; th. N along W line NW¼ 725' to p.o.b., exc. the S 125' thereof.			Greer Gsell Trustee for Marian Page Hanley AND Greer Gsell Trustee for Charlotte Louise Hanley 100 S. Main Wichita, KS 67202
A tract in the West Half of the Northwest Quarter of Sec. 9-27-2E, beg. 725' E of the NW/c of said W¼; th. along the N line of sd. W¼ bearing N 89°44'2"E 325'; th. S 24°3'41"W 661.16'; th. S 89°44'20"W 50'; th. N0°00'0"E600' to beg.			Same As Above

Tract Description	Property Owner
<p>That part of the West Half of the Northwest Quarter of Sec. 9-27-2E, Beg. 600' S of the NW/c of sd. NW<math>\frac{1}{4}</math>; th. E parallel to N line of NW<math>\frac{1}{4}</math> a distance of 725'; th. S parallel to W line of said NW<math>\frac{1}{4}</math> a distance of 125'; th. W parallel to N line of sd. NW<math>\frac{1}{4}</math> a distance of 725' to point on W line of said NW<math>\frac{1}{4}</math>; th. N along W line of said NW<math>\frac{1}{4}</math>, 125' to p.o.b.</p>	<p>Sandra June Hanley Fred L. Hanley 439 N. Belmont Wichita, KS 67208</p>
<p>The West Half of the Northwest Quarter except the South 330 feet and except Beginning at the NW/c of the NW<math>\frac{1}{4}</math> of Sec. 9-27-2E; th. East along the North line of the NW<math>\frac{1}{4}</math> 725'; th. South parallel with line of said NW<math>\frac{1}{4}</math> 725'; th. West parallel to N line of NW<math>\frac{1}{4}</math> 725', to point on W line of NW<math>\frac{1}{4}</math>; th. N along W line NW<math>\frac{1}{4}</math> 725' to p.o.b., exc. the S 125' thereof, and except a tract in the W<math>\frac{1}{2}</math> of the NW<math>\frac{1}{4}</math> of Sec. 9-27-2E, beg. 725' E of the NW/c of said W<math>\frac{1}{2}</math>; th. along the N line of sd. W<math>\frac{1}{2}</math> bearing N89°44'2"E 325'; th. S 24°3'41"W 661.16'; th. S89°44'20"W 50'; th. N0°00'0"E 600' to beg.</p>	<p>Fred L. Hanley 439 N. Belmont Wichita, KS 67208</p>
<p>East Half of the Northwest Quarter of Sec. 9-27-2E</p>	<p>Gyan J. Khicha M.D. Manorama Khicha 8908 Crestwood Wichita, KS 67206</p>



SECURITY IS KNOWING

Title Insurance • Escrow Closings • Abstracts

Tallgrass East  
residential CVP

2-15-85

Page 4

We hereby certify the foregoing to be a true and correct list of the property owners of the hereinbefore described lots and tracts within a 1000 foot radius of:

All that part of the Southwest Quarter and the South Half of the Northwest Quarter except the existing road right-of-way in Section 4, Township 27 South, Range 2 East of the 6th P.M., described as follows:

Beginning at a point on the east line of said southwest quarter 40.00 feet north of the southeast corner; thence S88°49'35" W 1428.30 feet; thence N1°10'25"W 429.17 feet; thence N45°47'16"W, 450.00 feet; thence S89°12'44"W, 870.00 feet to a point 30.00 feet east of the west line of said southwest Quarter; thence N0°47'16"W, 1860.84 feet to the north line of said southwest quarter; thence N0°56'49"W, 1327.91 feet to the south line of Government, Lot 4; thence N89°03'05"E, 2614.87 feet to the southeast corner of Government, Lot 3; thence S0°54'15"E, 1327.41 feet to the northeast corner of said southwest quarter; thence S0°54'25"E, 2606.43 feet to the point of beginning; cont. 217.198 acres, more or less.

as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 14th day of February, 1985, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND  
TITLE COMPANY, INC.

By

*Mary Hable*  
Sr. Vice-President

Order No: 342911  
ns



*Recd: 5-30-85 2:53 p.m.*

DELIVER TO: Metro Area Planning  
City Bldg.  
10th Floor

ATTN: Louise

RE: Ownership List - Tract of  
land in SW $\frac{1}{4}$  Sec. 4-27-2E

*TALLGRASS EAST  
COMMERCIAL  
C.O.P.  
(MAY 1985)*

SECURITY ABSTRACT AND TITLE CO., INC.  
434 North Main • Wichita, Kansas 67202 • Telephone (316) 267-6371  
SECURITY IS KNOWING

OWNERSHIP LIST

<u>Property Description</u>	<u>Property Owner</u>
<p>The North One Half of the Southwest Quarter of Section 4, Township 27 South, Range 2 East of the 6th P.M., except beginning at a point on the West line and 333.35 feet south of the Northwest corner of the Southwest Quarter of Section 4; thence east 430 feet; thence south 300 feet; thence west 430 feet to the West line of said Southwest Quarter; thence north 300 feet to beginning, Sedgwick County, Kansas</p>	<p>Clarence M. Mollett Address Unknown</p> <p>Interest in property:</p> <p>Ritchie Enterprises c/o E. D. Ritchie 1900 Amidon P.O. Box 4048 Wichita, KS 67204</p>
<p>The South Half of the Southwest Quarter of Section 4, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas.</p>	<p>Tallgrass Company c/o E. D. Ritchie 1900 Amidon P.O. Box 4048 Wichita, KS 67204</p>
<p>The East Half of the Northwest Quarter of Section 9, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas.</p>	<p>Gyan J. Khicha, M.D. Manorama Khicha 8908 Crestwood Wichita, KS 67206</p>
<p>A tract in the West Half of the Northwest Quarter of Section 9, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, described as beginning at the Northwest corner of said Northwest Quarter; thence east along the North line of said Northwest Quarter, a distance of 725 feet; thence south parallel to the West line of said Northwest Quarter a distance of 725 feet; thence west parallel to the North line of said Northwest Quarter a distance of 725 feet to a point on the West line of said Northwest Quarter thence north along the west line of said Northwest Quarter a distance of 725 feet to the point of beginning EXCEPT that portion of the West Half of the Northwest Quarter of Section 9, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, described as: Beginning at a point 600 feet south of the Northwest corner of said Northwest Quarter; thence, east parallel to the North line of said Northwest Quarter, a distance of 725 feet; thence, south parallel to the West line of said Northwest Quarter, a distance of 125 feet; thence, west parallel to the North line of said Northwest Quarter, a distance of 725 feet to a point on the West line of said Northwest Quarter; thence north along the West line of said Northwest Quarter, a distance of 125 feet to the point of beginning.</p>	<p>Greer Gsell, as Trustee for the Marian Paige Hanley Trust c/o Greer Gsell Suite 600, Hardage Center 100 S. Main Wichita, KS 67202 and</p> <p>Greer Gsell, as Trustee for the Charlotte Louise Hanley Trust c/o Greer Gsell Suite 600, Hardage Center 100 S. Main Wichita, KS 67202</p>

<u>Property Description</u>	<u>Property Owner</u>
That portion of the West Half of the Northwest Quarter of Section 9, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, described as: Beginning at a point 600 feet south of the Northwest Corner of said Northwest Quarter; thence east parallel to the North line of said Northwest Quarter, a distance of 725 feet; thence south parallel to the West line of said Northwest Quarter, a distance of 125 feet; thence west parallel to the North line of said Northwest Quarter, a distance of 725 feet to a point on the West line of said Northwest Quarter; thence north along the West line of said Northwest Quarter, a distance of 125 feet to the point of beginning.	Sandra June Hanley Fred L. Hanley 439 N. Belmont Wichita, KS 67208
A tract of land in the West Half of the Northwest Quarter of Section 9, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, described as follows: Beginning at a point 725 feet east of the Northwest Corner of said West Half; thence along the North line of said West Half bearing N 89°44'20" E, 325 feet; thence South 24°34'41" W, 661.16 feet; thence South 89°44'20" W, 50 feet; thence North 0°0'0"E, 600 feet to the point of beginning.	Greer Gsell, Trustee for the Marian Page Hanley Trust c/o Greer Gsell Suite 600 Hardage Center 100 S. Main Wichita, KS 67202
	Greer Gsell, Trustee for the Charlotte Louise Hanley Trust c/o Greer Gsell Suite 600 Hardage Center 100 S. Main Wichita, KS 67202
The West Half of the Northwest Quarter of Section 9, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, EXCEPT the south 330 feet thereof, and EXCEPT that portion of the West Half of the Northwest Quarter of Section 9, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, described as beginning at the Northwest corner of said Northwest Quarter; thence east along the North line of said Northwest Quarter a distance of 725 feet; thence south parallel to the West line of said Northwest Quarter a distance of 725 feet; thence west parallel to the North line of said Northwest Quarter a distance of 725 feet to a point on the West line of said Northwest Quarter; thence north along the West line of said Northwest Quarter a distance of 725 feet to the point of beginning, and EXCEPT a tract of land in the West Half of the Northwest Quarter of Section 9, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, described as follows: Beginning at a point 725 feet east of the Northwest Corner of said West Half; thence along the North line of said West Half bearing North 89°44'20" E, 325 feet; thence South 24°34'41" W, 661.16 feet; thence South 89°44'20" W, 50 feet; thence North 0°0'0" E, 600 feet to the point of beginning.	Fred L. Hanley 439 N. Belmont Wichita, KS 67208

<u>Property Description</u>	<u>Property Owner</u>
The Northeast Quarter of Section 8, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas	Wilson Estates c/o Robert G. Wilson 826 Union Center Bldg. Wichita, KS 67202

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
That part of Lot 1, described as follows: Beginning at the easternmost corner of Reserve "C", said point also being on the northwest line of said Lot 1; thence northerly bearing N 0°47'16" W, 15.00 feet; thence N 89°12'44" E, 20.00 feet; thence S 54°42'15" E, 116.67 feet; thence S 35°48'06" W, 57.03 feet to the beginning of a curve to the right having a radius of 106.13 feet; said curve also having a central angle of 10°22'02" and a long chord bearing S 40°59'07" W, 19.18 feet; thence along said curve an arc length of 19.20 feet; thence N 38°43'00" W, 131.50 feet to a point on the north line of said Lot 1; thence N 52°03'22" E, 16.70 feet to the point of beginning.	Block 1	Bent Tree Addition	Harland W. Cardwell, III Virginia L. Cardwell 9306 Bent Tree Circle Wichita, KS 67226
All of Lot 1, except that part described as follows: Beginning at the easternmost corner of Reserve "C", said point also being on the northwest line of said Lot 1; thence northerly bearing N 0°47'16" W, 15.00 feet; thence N 89°12'44" E, 20.00 feet; thence S 54°42'15" E, 116.67 feet; thence S 35°48'06" W, 57.03 feet to the beginning of a curve to the right having a radius of 106.13 feet; said curve also having	Block 1	Bent Tree Addition	Joseph W. Kennedy 9304 Bent Tree Circle Wichita, KS 67226
(continued on Page 4)			

Lot	Block	Addition	Property Owner
<p>CONTINUED . . .            a central angle of            10°22'02" and a            long chord bearing            S 40°59'07" W, 19.18            feet; thence along            said curve an arc            length of 19.20 feet;            thence N 38°43'00" W,            131.50 feet to a point            on the north line of            said Lot 1; thence N            52°03'22" E, 16.70 feet            to the point of beginning            and EXCEPT that part of            Lot 1, described as            follows: Beginning at the            Southeast Corner of Lot 2,            in said Addition; thence            southwesterly along a curve            having a radius of 87.34            feet, a central angle of            7°50'45" and a long chord            bearing S 31°52'50" W,            11.95 feet; thence along            said curve an arc length            of 11.96 feet; thence N            54°42'15" W, 116.67 feet            to a point on the South            line of said Lot 2; thence            N 89°12'44" E, 13.48 feet;            thence S 56°52'45" E,            105.14 feet to the point            of beginning.</p>	Block 1	Bent Tree Addition	Joseph W. Kennedy
<p>All of Lot 2,            except that portion            described as follows:            Beginning at the            northwest corner of            said Lot 2 thence            easterly along the            north line of said            Lot bearing N 89°12'44"            E, 138.18 feet to the            beginning of a curve            to the left having a            radius of 244.86 feet, a            central angle of 11°49'18"            and a chord bearing S 6°            43'07" W, 50.42 feet;            thence along said curve            an arc length of 50.52 feet;            thence S 89°12'44" W, 131.59            feet to a point on the west            line of said Lot 2; thence            N 0°47'16" W, 50 feet to the            point of beginning, AND            (continued on Page 5)</p>	Block 1	Bent Tree Addition	Alan B. Stein 9310 Bent Tree Circle Wichita, KS 67226

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
CONTINUED . . . That part of Lot 1, described as follows: Beginning at the south- east corner of Lot 2, thence southwesterly along a curve having a radius of 87.34 feet, a central angle of 7° 50'45" and a long chord bearing S 31°52'50" W, 11.95 feet; thence along said curve an arc length of 11.96 feet; thence N 54°42'15" W, 116.67 feet to a point on the south line of said Lot 2; thence N 89°12'44" E, 13.48 feet; thence S 56°52'45" E, 105.14 feet to the point of beginning.	Block 1	Bent Tree Addition	Alan B. Stein
That portion of Lot 2, described as follows: Beginning at the Northwest corner of said Lot 2 thence easterly along the north line of said lot bearing N 89°12'44" E, 138.18 feet to the beginning of a curve to the left having a radius of 244.86 feet, a central angle of 11°49'18" and a long chord bearing S 6°43'07" W, 50.42 feet; thence along said curve an arc length of 50.52 feet; thence S 89°12'44" W, 131.59 feet to a point on the west line of said Lot 2; thence N 0°47'16" W, 50.00 feet to the point of beginning.	Block 1	Bent Tree Addition	Beatrice A. Buehne 9312 Bent Tree Circle Wichita, KS 67226
That part of Lot 3, described as follows: Beginning at the Northeast corner of Lot 3, thence southerly along the East line of said Lot bearing S 0°47'16" E, 56.00 feet; thence S 89°12'44" W, 104.00 feet to a point on the West line of said Lot (continued on Page 6)	Block 1	Bent Tree Addition	William Randall Reed 9322 Bent Tree Circle Wichita, KS 67226

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
CONTINUED. . . 3; thence N 0°47' 16" W, 56.00 feet; thence N 89°12'44" E, 104.00 feet to the point of beginning.	Block 1	Bent Tree Addition	William Randall Reed
All of Lot 3, EXCEPT: Beginning at the Northeast corner of Lot 3, thence southerly along the East line of said lot bearing S 0°47'16" E, 56.00 feet; thence S 89°12'44" W, 104.00 feet to a point on the west line of said Lot 3; thence N 0°47'16" W, 56.00 feet; thence N 89°12'44" E, 104.00 feet to the point of beginning.	Block 1	Bent Tree Addition	Bent Tree Company c/o E. D. Ritchie 1900 Amidon P.O. Box 4048 Wichita, KS 67204
Lot 4	Block 1	Bent Tree Addition	Bent Tree Company c/o E. D. Ritchie 1900 Amidon P.O. Box 4048 Wichita, KS 67204
All that part of Lot 5, described as follows: Beginning at the southwest corner of said Lot 5; thence N 0°47'16" W, 87.00 feet; thence N 21° 57'53" E, 46.47 feet; thence N 44°12'44" E, 15.00 feet; thence S 59°12'27" E, 18.00 feet; thence S 24° 00'00" W, 63.14 feet to the point of beginning.	Block 1	Bent Tree Addition	Tallgrass Company c/o E. D. Ritchie 1900 Amidon P.O. Box 4048 Wichita, KS 67204

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
That part of Lot 5, described as follows: Beginning at the southwest corner of said Lot 5; thence N 12°31'28" E, 75.75 feet; thence S 68°06'30" E, 121.56 feet to a point on the east line of said Lot 5; thence 26.94 feet along a curve to the left, having a radius of 100.12 feet, a central angle of 15°25'11" and a long chord bearing S 02° 54'53" E, 26.86 feet; thence S 89°12'44" W, 130.60 feet to the point of beginning.	Block 1	Bent Tree Addition	William L. Cummings 9340 Bent Tree Circle Wichita, KS 67226
All of Lot 5, EXCEPT Beginning at the southwest corner of said Lot 5; thence N 0°47'16" W, 87.00 feet; thence N 21°57'53" E, 46.47 feet; thence N 44°12'44" E, 15.00 feet; thence S 59°12'27" E, 18.00 feet; thence S 24°00'00" W, 63.14 feet; thence S 12°31'28" W, 75.75 feet to the point of beginning and EXCEPT Beginning at the southwest corner of said Lot 5; thence N 12°31'28" E, 75.75 feet; thence S 68°06'30" E, 121.56 feet to a point on the east line of said Lot 5; thence 26.94 feet along a curve to the left, having a radius of 100.12 feet, a central angle of 15°25'11" and a long chord bearing S 02°54'53" E, 26.86 feet; thence S 89°12'44" W, 130.60 feet to the point of beginning.	Block 1	Bent Tree Addition	Bent Tree Company c/o E. D. Ritchie 1900 Amidon P.O. Box 4048 Wichita, KS 67204

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
That part of Lot 6 beginning at the Northeast corner of said Lot, thence southwesterly at a bearing of S 36°17'25" W, 127.03 feet; to a point on the common lot line with Lot 5, Block 1, of said addition; thence northwesterly along said line bearing N 59°12'27" W, 18.00 feet; thence N 44°12'44" E, 130.00 feet to the point of beginning, EXCEPT Beginning at the Northeast corner of said Lot 6; thence southwesterly at a bearing of S 36°17'25" W, 127.03 feet to a point on the common lot line with Lot 5, Block 1, of said addition; thence northwesterly along said line bearing N 59°12'27" W, 12 feet; thence N 41°36'50" E, 128.74 feet to the point of beginning.	Block 1	Bent Tree Addition	Tallgrass Company c/o E. D. Ritchie 1900 Amidon P.O. Box 4048 Wichita, KS 67204
All that part of Lot 6, described as follows: Beginning at the Northeast corner of said Lot 6; thence southwesterly at a bearing of S 36°17'25" W, 127.03 feet to a point on the common lot line with Lot 5, Block 1, of said addition; thence northwesterly along said line bearing N 59°12'27" W, 12 feet; thence N 41°36'50" E, 128.74 feet to the point of beginning.	Block 1	Bent Tree Addition	Robert A. Buckingham Mary F. Buckingham 8512 Peppertree Wichita, KS 67226

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
<p>All of Lot 6, EXCEPT: Beginning at the northernmost corner of said Lot 6, thence southeasterly along the northeast line of said Lot 6 bearing S 41°41'01" E, 129.62 feet; thence 8.06 feet along a curve to the left having a radius of 112.57 feet, a central angle of 04°06'09" and a long chord bearing S 46°15'52" W, 8.06 feet; thence S 44°12' 44" W, 32.79 feet; thence N 52°58'38" W, 127.00 feet; thence N 41°36'50" E, 66.09 feet to the point of beginning; and also EXCEPT: Beginning at the northernmost corner of said Lot 6, thence S 41°36'50" W, 128.74 feet to a point on the southwest line of said Lot 6; thence along said line bearing N 59°12'27" W, 6.00 feet; thence N 44°12'44" E, 130.00 feet to the point of beginning.</p>	Block 1	Bent Tree Addition	<p>Robert A. Buckingham Mary F. Buckingham 8512 Peppertree Wichita, KS 67226</p>
<p>All of Lot 7, EXCEPT: Beginning at the northwestern- most corner of said Lot 7, thence along the northern line of said lot bearing N 44°12'44" E, 70.00 feet; thence N 89° 12'44" E, 22.58 feet; thence S 20°53'07" E, 135.56 feet to a point on the southern line of said lot; thence 39.56 feet along a curve to the left having a radius of 112.57 feet a central angle of 20° 08'15" and a long chord bearing S 58°23'07" W, 39.36 feet; thence N 41° 41'01" W, 129.62 feet to the point of beginning.</p>	Block 1	Bent Tree Addition	<p>Daniel G. Stockemer Charlotte Wilson Stockemer 9412 Bent Tree Circle Wichita, KS 67226</p>

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
That portion of Lot 7, described as follows: Beginning at the northwesternmost corner of said Lot 7, thence along the northern line of said lot bearing N 44°12'44" E, 70.00 feet; thence N 89° 12'44" E, 22.58 feet; thence S 20°53'07" E, 135.56 feet to a point on the southern line of said lot; thence 39.56 feet along a curve to the left having a radius of 112.57 feet, a central angle of 20°08'15" and a long chord bearing S 58° 23'07" W, 39.36 feet; thence N 41°41'01" W, 129.62 feet to the point of beginning.	Block 1	Bent Tree Addition	John A. See Jane K. See 9410 Bent Tree Circle Wichita, KS 67226
Lots 8, 9, 10, 11, 12, 13, 14, and 15	Block 1	Bent Tree Addition	Bent Tree Company c/o E. D. Ritchie 1900 Amidon P.O. Box 4048 Wichita, KS 67204
That portion of Lot 16, beginning at the Northeast corner of said Lot 16; thence southerly along the east line of said lot bearing S 00°47'16" E, 104.72 feet; thence S 89°10'54" W, 15.00 feet; thence S 00°47'16" E, 21.48 feet; thence N 47° 08'13" W, 124.14 feet to a point on the northwest line of said lot; thence N 44°12'44" E, 23.92 feet to the beginning of a curve to the right, thence 63.28 feet along said curve having a radius of 80.57 feet, a central angle of 45° 00'00" and a long chord bearing N 66°42'44" E, 61.67 feet; thence N 89°12'44" E, 30.94 feet to the point of beginning.	Block 1	Bent Tree Addition	Beech Aircraft Corporation 9709 E. Central Wichita, KS 67206

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
<p>Lot 16, EXCEPT beginning at the northeast corner of Lot 16; thence southerly along the east line of said lot bearing S 00° 47'16" E, 104.72 feet; thence S 89° 10'54" W, 15.00 feet; thence S 00° 47'16" E, 21.48 feet; thence N 47°08'13" W, 124.14 feet to a point on the northwest line of said lot; thence N 44°12'44" E, 23.92 feet to the beginning of a curve to the right, thence 63.28 feet along said curve having a radius of 80.57 feet, a central angle of 45° 00'00" and a long chord bearing N 66°42'44" E, 61.67 feet; thence N 89°12'44" E, 30.94 feet to the point of beginning.</p>	Block 1	Bent Tree Addition	<p>Bent Tree Company c/o E. D. Ritchie 1900 Amidon P.O. Box 8048 Wichita, KS 67204</p>
<p>All of Lot 17, EXCEPT beginning at the Southeast corner of said Lot 17, thence westerly along the south line of said lot bearing S 89° 12'44" W, 100.23 feet; thence 53.06 feet along a curve to the left having a radius of 210.37 feet, a central angle of 14°27'31" and a long chord bearing N 08°01'01" W, 52.92 feet; thence S 89° 12'44" E, 106.89 feet to a point on the east line of said lot; thence S 00°47'16" E, 52.50 feet to the point of beginning.</p>	Block 1	Bent Tree Addition	<p>Mildred A. Early 9335 Bent Tree Circle Wichita, KS 67226</p>

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
That portion of Lot 17 described as follows: Beginning at the Southeast corner of said Lot 17, thence westerly along the south line of said lot bearing S 89°12'44" W, 100.23 feet; thence 53.06 feet along a curve to the left having a radius of 210.27 feet, a central angle of 14°27'31" and a long chord bearing N 08°01'01" W, 52.92 feet; thence S 89°12'44" E, 106.89 feet to a point on the east line of said lot; thence S 00°47'16" E, 52.50 feet; to the point of beginning.	Block 1	Bent Tree Addition	Theresa M. Rusk 9333 Bent Tree Circle Wichita, KS 67226
All of Lot 18, EXCEPT: Beginning at the Northeast corner of said Lot 18, thence southerly along the east line of said lot bearing S 00°47'16" E, 51.50 feet; thence S 89°12'44" W, 104.18 feet to a point on the west line of said lot; thence northerly 51.78 feet along a curve to the left having a radius of 210.27 feet; a central angle of 14°06'36" and a long chord bearing N 03°35'47" E, 51.65 feet; thence N 89°12'44" E, 100.23 feet to the point of beginning.	Block 1	Bent Tree Addition	Loren E. Scott Margaret Scott (co-trustees of the L-M Trust) 9321 Bent Tree Circle Wichita, KS 67226

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
<p>A portion of Lot 18 described as follows:            Beginning at the Northeast corner of said Lot 18, thence southerly along the east line of said lot, bearing S 00°47'16" E, 51.50 feet; thence S 89°12'44" W, 104.18 feet to a point on the west line of said lot; thence northerly 51.78 feet along a curve to the left having a radius of 210.27 feet, a central angle of 14°06'36" and a long chord bearing N 03°35'47" E, 51.65 feet; thence N 89°12'44" E, 100.23 feet to the point of beginning.</p>	Block 1	Bent Tree Addition	Billy J. Ownby Norma J. Ownby 9323 Bent Tree Circle Wichita, KS 67226
<p>All of Lot 19, EXCEPT: Beginning at the northeast corner of said Lot 19, thence southerly along the east line of said lot bearing S 00°47'16" E, 52.93 feet; thence S 89°46'40" W, 131.08 feet to a point on the west line of said Lot 19; thence 52.68 feet along a curve to the right, having a radius of 212.86 feet, a central angle of 14°10'47" and a long chord bearing N 09°53'36" E, 52.57 feet; thence N 89°12'44" E, 121.33 feet to the point of beginning.</p>	Block 1	Bent Tree Addition	William Reed Dillon Stacey Dillon 9315 Bent Tree Circle Wichita, KS 67226

Lot	Block	Addition	Property Owner
That portion of Lot 19 described as beginning at the Northeast corner of said Lot 19, thence southerly along the East line of said Lot, bearing S 00°47'16" E, 52.93 feet; thence S 89°46'40" W, 131.08 feet to a point on the West line of said Lot 19; thence 52.68 feet along a curve to the right, having a radius of 212.86 feet, a central angle of 14°10'47" and a long chord bearing N 09° 53'36" E, 52.57 feet; thence N 89°12'44" E, 121.33 feet to the point of beginning.	Block 1	Bent Tree Addition	Richard C. McGehee Alice Elizabeth McGehee 9317 Bent Tree Circle Wichita, KS 67226
Lots 20, 21 and 22	Block 1	Bent Tree Addition	Bent Tree Company c/o E. D. Ritchie 1900 Amidon P.O. Box 4048 Wichita, KS 67204
Reserves A, B, D and E	Block 1	Bent Tree Addition	Bent Tree Homeowners Association c/o Tallgrass 8100 E. 22nd North Bldg. 1900 Wichita, KS 67226
Lot 1	Block 1	Plumthicket Second Addition	Stephen P. Moore Sharee M. Stane-Moore 200 N. Battin Ave. Wichita, KS 67208
Lot 2	Block 1	Plumthicket Second Addition	Nancy J. Bachus 2316 Plumthicket Circle Wichita, KS 67226
Lot 3	Block 1	Plumthicket Second Addition	Frank J. Fetchet Mary Ann Fetchet #3 Plumthicket Wichita, KS 67226
Lot 4	Block 1	Plumthicket Second Addition	William S. Shropshire Betty M. Shropshire 8409 Overbrook Wichita, KS 67226
Lot 5	Block 1	Plumthicket Second Addition	Tony B. Heatherly 2323 Plumthicket Wichita, KS 67226

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 6	Block 1	Plumthicket Second Addition	John B. Walsh Marie Leclerc Walsh 2405 Plumthicket Wichita, KS 67226
Lot 7	Block 1	Plumthicket Second Addition	Oliver R. Anderson Marjorie L. Anderson 2411 Plumthicket Ct. Wichita, KS 67226
Lot 8	Block 1	Plumthicket Second Addition	Russell Alan Sather Martha R. Sather 2417 Plumthicket Wichita, KS 67226
Lot 10	Block 1	Plumthicket Second Addition	Monte L. Peterson Naomi G. Peterson 2427 Plumthicket Wichita, KS 67226
Reserves A & B	Block 1	Plumthicket Second Addition	Plumthicket Second Homeowners Association c/o E. D. Ritchie 1900 Amidon P.O. Box 4048 Wichita, KS 67204
Reserve C		Bluestem Village Addition	Tallgrass Company c/o E. D. Ritchie 1900 Amidon P.O. Box 4048 Wichita, KS 67204
Lot 1	Block 1	Webb Road Booster Pumping Station Addition	City of Wichita 455 N. Main Wichita, KS 67202

We hereby certify the foregoing to be a true and correct list of the property owners of the hereinbefore described lots and tracts within a 750 foot radius of:

5-30-85



SECURITY IS KNOWING  
Title Insurance • Escrow Closings • Abstracts

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A tract of land in the southwest quarter in Section 4, Township 27 South, Range 2 East of the 6th P.M., described as follows:

Commencing at the southwest corner of Section 4, Township 27 South, Range 2 East of the 6th P.M.; thence N 0°47'16" W, 55.00 feet along the west line of said Section; thence N 88°49'35" E, 30.00 feet to the point of beginning; thence N 0°47'16" W, 740.33 feet parallel with the west line of said Section; thence N 89°12'44" E, 870.00 feet; thence S 45°47'16" E, 450.00 feet; thence S 1°10'25" E, 429.17 feet to a point 40.00 feet north of the south line of said Section; thence S 88°49'35" W, 1156.12 feet parallel with the south line of said Section; thence N 0°47'16" W, 15.00 feet; thence S 88°49'35" W, 35.00 feet to the point of beginning

as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 29th day of May, 1985, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By *Mary Gable*  
Sr. Vice-President

Order No.: 346268  
dk

O W N E R S H I P L I S T

<u>Tract Description</u>	<u>Property Owner</u>
South Half of the Southwest Quarter of Sec. 4-27-2E	Tallgrass Company P.O. Box 4048 Wichita, KS 67204
North Half of the Southwest Quarter of Sec. 4-27-2E, except beginning at a point on the West line and 333.35' South of the Northwest Corner of the Southwest Quarter of Sec. 4; th. East 430'; th. South 300'; th. West 430' to West line of SW $\frac{1}{4}$ ; th. North 300' to p.o.b.	Clarence M. Mollett Address Unknown  Interest in Property: Ritchie Enterprises 1900 Amidon Wichita, KS 67203
Beginning at the Northeast Corner of the Southeast Quarter of the Northeast Quarter of Sec. 5-27-2E; th. S'ly along the East line of said Sec. 5 bearing S0°54'49"E, 975.37'; th. N48°00'46"W, 1432.77' to a point on North line of sd. SE $\frac{1}{4}$ of sd. NE $\frac{1}{4}$ ; th. E'ly along the North line bearing N89°05'05"E 1048.99' to p.o.b., exc. part platted as Woodspring Addn., in Sec. 5-27-2E	Tallgrass Company P.O. Box 4048 Wichita, KS 67204
South Half of the Northeast Quarter of Sec. 5-27-2E, exc. Beginning at the NE/c of the S $\frac{1}{2}$ of the NE $\frac{1}{4}$ ; th. South 975.37'; th. NW'ly 1432.77' to the North line of the S $\frac{1}{2}$ of the NE $\frac{1}{4}$ ; th. East 1048.99' to beg., exc. part platted as Woodspring Addn. and Wilderness Addn. and exc. Woodspring 2nd Addn.	Same As Above
Lot 1, also described as the Northeast Quarter of the Northeast Quarter of Sec. 5-27-2E	Richard J. Hattrup Juanita E. Hattrup 610 N. Tyler Wichita, KS 67212
<u>Lot</u> <u>Block</u> <u>Addition</u>	
Lot 1            Block 4            Woodspring Addn.	Tallgrass Company P.O. Box 4048 Wichita, KS 67204
Lot 2            Block 5            "	Same As Above
Reserve B & Reserve F            "	Same As Above
<u>Tract Description</u>	
Northeast Quarter of Section 8-27-2E	Wilson Estates 826 Union Center Bldg. Wichita, KS 67202

Tract DescriptionProperty Owner

Beginning at the Northwest Corner of the Northwest Quarter of Sec. 9-27-2E; th. East along the North line of the NW $\frac{1}{4}$  725'; th. South parallel with line of said NW $\frac{1}{4}$  725'; th. West parallel to N line of NW $\frac{1}{4}$  725', to point on W line of NW $\frac{1}{4}$ ; th. N along W line NW $\frac{1}{4}$  725' to p.o.b., exc. the S 125' thereof.

Greer Gsell Trustee  
for Marion Page Hanley  
AND  
Greer Gsell Trustee  
for Charlotte Louise  
Hanley  
100 S. Main  
Wichita, KS 67202

A tract in the West Half of the Northwest Quarter of Sec. 9-27-2E, beg. 725' E of the NW/c of said W $\frac{1}{2}$ ; th. along the N line of sd. W $\frac{1}{2}$  bearing N89°44'2"E 325'; th. S 24°3'41"W 661.16'; th. S 89°44'20"W 50'; th. N0°00'0"E 600' to beg.

Same As Above

That part of the West Half of the Northwest Quarter of Sec. 9-27-2E, Beg. 600' S of the NW/c of sd. NW $\frac{1}{4}$ ; th. E parallel to N line of NW $\frac{1}{4}$  a distance of 725'; th. S parallel to W line of said NW $\frac{1}{4}$  a distance of 125'; th. W parallel to N line of sd. NW $\frac{1}{4}$  a distance of 725' to point on W line of said NW $\frac{1}{4}$ ; th. N along W line of said NW $\frac{1}{4}$ , 125' to p.o.b.

Sandra June Hanley  
Fred L. Hanley  
439 N. Belmont  
Wichita, KS 67208

The West Half of the Northwest Quarter except the South 330 feet and except Beginning at the NW/c of the NW $\frac{1}{4}$  of Sec. 9-27-2E; th. East along the North line of the NW $\frac{1}{4}$  725'; th. South parallel with line of said NW $\frac{1}{4}$  725'; th. West parallel to N line of NW $\frac{1}{4}$  725', to point on W line of NW $\frac{1}{4}$ ; th. N along W line of NW $\frac{1}{4}$  725' to p.o.b., exc. the S 125' thereof, and except a tract in the W $\frac{1}{2}$  of the NW $\frac{1}{4}$  of Sec. 9-27-2E, beg. 725' E of the NW/c of said W $\frac{1}{2}$ ; th. along the N line of sd. W $\frac{1}{2}$  bearing N89°44'2"E 325'; th. S 24°3'41"W 661.16'; th. S89°44'20"W 50'; th. N0°00'0"E 600' to beg.

Fred L. Hanley  
439 N. Belmont  
Wichita, KS 67208

East Half of the Northwest Quarter of Sec. 9-27-2E

Gyan J. Khicha M.D.  
Manoram Khicha  
8908 Crestwood  
Wichita, KS 67206

2-15-85

*Tollman East  
Company  
CUP*



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*SUPERSEDED. See list received 5-30-85*

Page 3

We hereby certify the foregoing to be a true and correct list of the property owners of the hereinbefore described lots and tracts within a 750 foot radius of:

A tract of land in the southwest quarter in Section 4, Township 27 south, Range 2 east of the 6th P.M., described as follows:

Commencing at the southwest corner of Section 4, Township 27 south, Range 2 east of the 6th P.M.; thence N0°47'16"W, 55.00 feet along the west line of said Section; thence N88°49'35"E, 30.00 feet to the point of beginning; thence N0°47'16"W, 740.38 feet parallel with the west line of said Section; thence N89°11'44"E, 870.00 feet; thence S45°47'16"E, 450.00 feet; thence S1°10'25"E, 429.17 feet to a point 40.00 feet north of the south line of said Section; thence S88°49'35"W, 1156.12 feet parallel with the south line of said Section; thence N0°47'16"W, 15.00 feet; thence S88°49'35"W, 35.00 feet to the point of beginning; containing 19.336 acres, more or less

as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 14th day of February, 1985, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND  
TITLE COMPANY, INC.

By *Mary Isable*  
Sr. Vice-President

Order No: 342910  
ns

\*

This DP File  
Has a Large Drawing  
On 35mm Microfilm.  
Roll #1

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