

TALLGRASS COMMERCIAL THIRD ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

I, Michael D. Harding, A Civil Engineer in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "TALLGRASS COMMERCIAL THIRD ADDITION", an addition to Wichita, Sedgwick County, Kansas, into Lots, a Block, and Streets, the same being accurately set forth in the accompanying plat and described as follows:

A tract of land in the southwest quarter of Section 5, Township 27 south, Range 2 east of the 6th P.M., which is a replat of Lot 2, Block 1, Tallgrass Commercial First Addition and all of Tallgrass Commercial Second Addition, both additions to Wichita, Sedgwick County, Kansas.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this _____ day of _____, 1985.

Michael D. Harding, P.E.
Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road, Bldg. #800
Wichita, KS 67226

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Civil Engineers Certificate, have caused the same to be surveyed and platted into lots, a block, and streets, the same to be known as "TALLGRASS COMMERCIAL THIRD ADDITION", an addition to Wichita, Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public. Easements for the construction and maintenance of public utilities and drainage are hereby granted as indicated. All abutters rights of access to or from 21st Street North and Rock Road across Block 1, "Tallgrass Commercial Third Addition", are hereby granted to the City of Wichita, Kansas. The building setbacks shall be in accordance with the Tallgrass Commercial and Office Park Community Unit Plan (D.P. - 92) on file in the City of Wichita, Sedgwick County Metropolitan Area Planning Department Office. A portion of the public street Executive and Popperree are being vacated by virtue of K.S.A. 12-512(B).

TALLGRASS COMPANY, a partnership *Independent Company*

By: Jack D. Ritchie, partner *F.D. Ritchie, Partner*

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

Be it remembered that on this _____ day of _____, 1985, before me a Notary Public in and for said State and County, came Tallgrass Company, a partnership, by Jack D. Ritchie, a partner, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

_____, Notary Public

My Appointment Expires: _____

The Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas, has received and approved this plat of "TALLGRASS COMMERCIAL THIRD ADDITION".

Dated this _____ day of _____, 1985.

WICHITA-SEGDWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Chairman

_____, Acting Director of Planning

This plat approved and all dedications shown hereon, if any, accepted by the City Commission of the City of Wichita, Kansas, this _____ day of _____, 1985.

_____, Mayor

_____, City Clerk

Entered on transfer record this _____ day of _____, 1985.

_____, County Clerk

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

This is to certify that this instrument was filed for record in the Register of Deeds Office at _____ this _____ day of _____, 1985.

_____, Register of Deeds

_____, Deputy

We, Central Bank and Trust, mortgagees on a portion of "Tallgrass Commercial Third Addition", an addition to Wichita, Sedgwick County, Kansas, do hereby consent to the plat of "Tallgrass Commercial Third Addition".

CENTRAL BANK AND TRUST

By: Robert Dool, President

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

Be it remembered that on this _____ day of _____, 1985, before me a Notary Public in and for said State and County, came Robert Dool, President, on behalf of Central Bank and Trust, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

_____, Notary Public

My Appointment Expires: _____

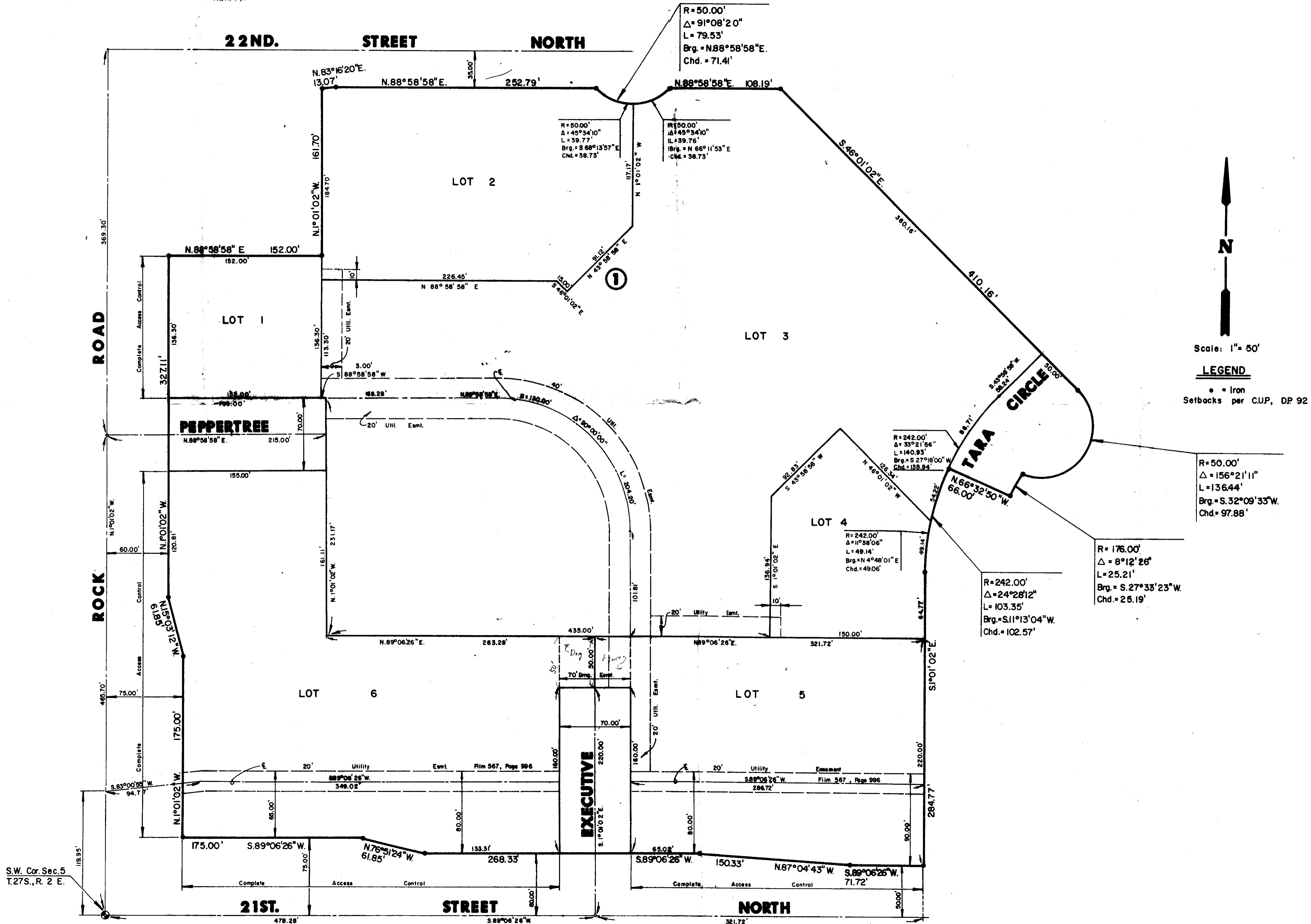
261e
Central Bank
13 A Center

TALLGRASS COMMERCIAL THIRD ADDITION

OFFICE COPY
DO NOT REMOVE

REVISED COPY

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



The plat of this property is desirous of having this plat scheduled for City Commission review on December 17, 1985. In order to accomplish this, all conditions of approval stated in our November 22, 1985 letter must now be completed. Have the above-stated requirements of the City Engineer's office been completed?

Forrest L. Nagley
Senior Planner

FLN:mlh

Attachments

cc: Mid-Kansas Engineering Consultants, P.A., 3500 N. Rock Road,
Bldg. #800, Wichita, KS 67226
Mike Lindebak, City Engineer/Interim Director of Planning

WICHITA - SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

CARL ADVISED 12/2/85
that all these conditions
of approval had been
met. FW 12/3/85

To: Carl Gipson, Civil Engineer III

Date: December 2, 1985

From: Forrest L. Nagley, Senior Planner

Subject: Review and approval of the Tallgrass Commercial Third Addition plat tracing, a proposed instrument establishing cross-lot drainage easements and the design concept submitted for two public/private street transitions. (S/D 85-66)

On November 21, 1985, the Subdivision Committee approved the final plat of the above-referenced addition subject to requirements of the City Engineer's Office for the following:

1. The applicant shall establish the cross-lot drainage easements required by the applicant's drainage plan. The wording and provisions of this easement shall be reviewed and approved by City Engineering prior to submitting this plat for scheduling before the City Commission.
2. The final plat tracing shall indicate utility easements to provide for the sanitary sewer layout plan for this property. The location of these easements shall be approved by City Engineering prior to submitting this plat for scheduling before the City Commission.
3. The applicant's agent shall submit a design concept for the public/private street transitions to City Engineering. This concept should provide approximate quantities and costs for the street transitions. The applicant shall guarantee the street improvements required by the design concept. This plat shall not be submitted for scheduling before the City Commission until the specifics of the public/private street transitions have been worked out with City Engineering. *Need Letter of Credit in the amount of \$37,800.00.*

These requirements were stated in our follow-up letter dated November 22, 1985.

Attached is a copy of the final plat tracing for your review. Also attached is a copy of an executed "Declaration of Drainage Easement," Does the final plat tracing reflect all utility easements needed for sanitary sewer service? Is the wording and are the provisions of the drainage easement agreement acceptable?

Mid-Kansas Engineering Consultants have advised that the required design concept, for the two public/private street transitions, has been submitted to City Engineering. Has the design concept been approved and what dollar figure should be referenced on the plat's associated Letter of Credit?

S/D No.: 85-66 Name: TALLGRASS COMMERCIAL THIRD ADDITION

Revised Prelim. Approved: 11/7/85
Scheduled S/D Meeting: 11/21/85

DESCRIPTION

General Location: North of 21st Street North and east of Rock Road.
Owner: Tallgrass Company, 8100 E. 22nd St. North, Bldg. #1900, Wichita,
KS 67226, Attn.: Jack Ritchie
Surveyor/Engineer: Mid-Kansas Engineering Consultants, P.A.

1. Gross Acreage of Plat: 12.80 Acres
2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 6
 - Industrial:
 - Total: 6
3. Minimum Lot Area: 59,480 Sq. Ft.
4. Existing Zoning: "LC" (DP-92)
5. Proposed Zoning: "LC" (DP-92)

STAFF COMMENTS:

NOTE: This plat represents a replat of Lot 1, Block 1 of Tallgrass Commercial First Addition and Blocks 1 and 2 of Tallgrass Commercial 2nd Addition. This property is subject to the provisions of the Tallgrass Community and Office Park Community Unit Plan (DP-92).

- A. The applicant shall guarantee the extension of sanitary sewer to serve those lots not already served.
- B. The applicant shall guarantee the street improvements required to delineate the public/private street transition at the end of each stub commercial street. The representative from the City Engineer's office should be prepared to advise of the details of the proposed transitions and state the dollar amount for the needed guarantee.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The City Engineer's office has advised that special assessments for the street proposed for vacation by this replat have been paid off.
- E. The final plat tracing shall correct the M.A.P.C signature block to reference WILLIAM J. GOEBEL as the M.A.P.C. Chairman.
- F. The final plat tracing shall correctly label adjacent Tara Street as "Tara Circle," not "Tara Court."
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- I. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.