

# TALLGRASS EAST COMMERCIAL 2ND ADDITION

## WICHITA, SEDGWICK COUNTY, KANSAS

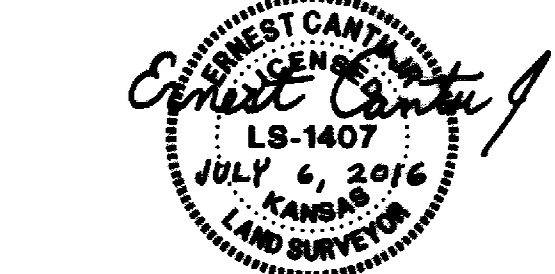
### FINAL PLAT

STATE OF KANSAS }  
 COUNTY OF SEDGWICK } SS

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND SURVEYORS IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY ON THIS SIXTH DAY OF JULY, 2016, THAT WE HAVE SURVEYED AND PLATTED TALLGRASS EAST COMMERCIAL 2ND ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, A BLOCK, AND RESERVES, THE SAME BEING DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:  
 PART OF LOT 4, BLOCK 1, TALLGRASS EAST COMMERCIAL ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 4, BLOCK 1, IN SAID TALLGRASS EAST COMMERCIAL ADDITION; THENCE BEARING N88°49'35"E, ALONG THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 300.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING BEARING N88°49'35"E, ALONG SAID NORTH LINE, A DISTANCE OF 841.12 FEET TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE BEARING S01°10'25"E, ALONG THE EAST LINE OF SAID LOT 4, A DISTANCE OF 720.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4; THENCE BEARING S88°49'35"W, ALONG THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 490.26 FEET; THENCE BEARING N01°10'25"W, A DISTANCE OF 492.59 FEET; THENCE BEARING S88°49'35"W, A DISTANCE OF 207.71 FEET; THENCE BEARING N01°10'25"W, A DISTANCE OF 35.00 FEET; THENCE BEARING S88°49'35"W, A DISTANCE OF 94.98 FEET; THENCE BEARING S65°31'53"W, A DISTANCE OF 54.02 FEET; THENCE BEARING N00°47'16"W, A DISTANCE OF 213.77 FEET TO THE POINT OF BEGINNING.  
 (SAID PARCEL CONTAINING 9.835 ACRES, MORE OR LESS)

ALL PUBLIC EASEMENTS AND DEDICATED STREETS LYING WITHIN THE ABOVE DESCRIBED TRACT OF LAND ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512b, AS AMENDED.



ERNEST CANTU JR., P.S. NO. 1407  
 PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

UTILITY EASEMENTS AS SHOWN FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED. NO SIGNS, LIGHT POLES, PRIVATE DRAINAGE SYSTEMS, MASONRY TRASH ENCLOSURES OR OTHER STRUCTURES SHALL BE LOCATED WITHIN PUBLIC UTILITY EASEMENTS.

DRAINAGE EASEMENTS AS SHOWN FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE IMPROVEMENTS ARE HEREBY GRANTED.

EASEMENTS FOR PRIVATE DRIVE AS SHOWN FOR THE CONSTRUCTION AND MAINTENANCE OF PRIVATE ROADWAY ARE HEREBY GRANTED.

WALL EASEMENTS AS SHOWN FOR THE CONSTRUCTION AND MAINTENANCE OF MASONRY WALL IMPROVEMENTS ARE HEREBY GRANTED.

THE SANITARY SEWER EASEMENT ON LOT 4, BLOCK 1 SHALL BE SUBJECT TO THE REQUIREMENTS OF THE COFFEYVILLE RESOURCES CRUDE TRANSPORTATION, LLC EASEMENT.

ACCESS CONTROLS AS INDICATED ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY. ACCESS CONTROLS MUST COMPLY WITH THE ACCESS MANAGEMENT GUIDELINES (1 FULL MOVEMENT IN 400' AND RIGHT IN/RIGHT OUT IN 200').

RESERVE "A" IS HEREBY PLATTED FOR UTILITIES CONFINED TO EASEMENTS, DRAINAGE, LANDSCAPING, PRIVATE DRIVES, ENTRY MONUMENTS, SIGNAGE, AND SIDEWALKS. RESERVES "B", "C", AND "D" ARE HEREBY PLATTED FOR UTILITIES CONFINED TO EASEMENTS, DRAINAGE, LAKES, LANDSCAPING, RECREATIONAL USES, SIDEWALKS, AND MASONRY SCREENING WALLS. RESERVES "A" THROUGH "D" SHALL BE OWNED AND MAINTAINED BY AN OWNERS ASSOCIATION TO BE FORMED WITHIN TALLGRASS EAST COMMERCIAL 2ND ADDITION.

MINIMUM OPENINGS ELEVATION (NAVD88)

| BLOCK 1   | ELEVATION (NAVD88) |
|-----------|--------------------|
| LOTS 1, 3 | 1394.90            |
| LOT 2     | 1397.30            |
| LOTS 4, 5 | 1399.60            |

A DRAINAGE PLAN HAS BEEN APPROVED FOR THIS PLAT. ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY OR RESERVES SHALL REMAIN AT ESTABLISHED GRADES AND UNOBTSTRUCTED TO ALLOW FOR THE CONVEYANCE OF STORMWATER, UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER. A CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED FOR ANY DEVELOPMENT UNTIL SUCH TIME AS DRAINAGE IMPROVEMENTS AS REQUIRED BY THE APPROVED DRAINAGE PLAN ARE UNDER CONSTRUCTION OR COMPLETED.

FEMA FLOODPLAIN AND REGULATORY FLOODWAY BOUNDARIES ARE SUBJECT TO PERIODIC CHANGE, AND SUCH CHANGE MAY AFFECT THE INTENDED LAND USE WITHIN THE SUBDIVISION.

THIS ADDITION IS SUBJECT TO THE CONDITIONS OF THE TALLGRASS EAST COMMERCIAL COMMUNITY UNIT PLAN (CUP DP-168).

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, A BLOCK, AND RESERVES, THE SAME TO BE KNOWN AS TALLGRASS EAST COMMERCIAL 2ND ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS.

OWNER: SLAWSON INVESTMENT CORPORATION

*Jerry D. Jones*  
 JERRY D. JONES, VICE PRESIDENT

STATE OF KANSAS }  
 COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF July 2016, BY JERRY D. JONES, VICE PRESIDENT SLAWSON INVESTMENT CORPORATION.

*Stephen E. Hatrup*  
 STEPHEN E. HATRUP, NOTARY PUBLIC

MY APPOINTMENT EXPIRES 12/12/16

THIS PLAT OF TALLGRASS EAST COMMERCIAL 2ND ADDITION HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, APPROVED THIS 11th DAY OF March 2016.

*Carol Chapman*  
 CAROL CHAPMAN NEUGENT, CHAIR  
*Dale Miller*  
 DALE MILLER, SECRETARY

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS 2nd DAY OF August 2016.

*Jeff Longwell*  
 JEFF LONGWELL, MAYOR  
*Karen Sublett*  
 KAREN SUBLETT, CITY CLERK

ENTERED ON TRANSFER RECORD THIS 4th DAY OF August 2016.  
*Kelly Arnold*  
 KELLY ARNOLD, COUNTY CLERK



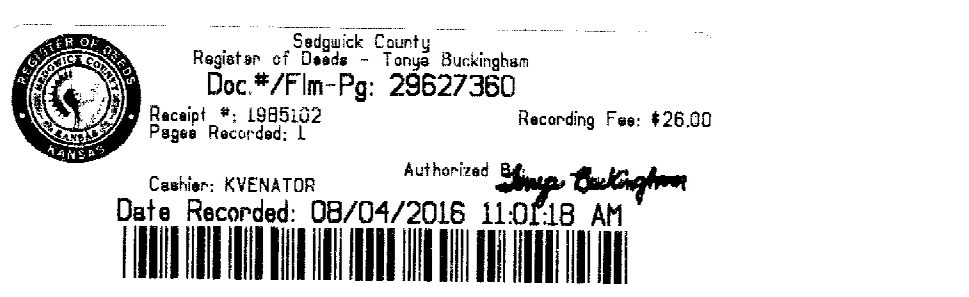
REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS 7th DAY OF July 2016.

*Tricia L. Robello*  
 TRICIA L. ROBELLO, LS 1246  
 DEPUTY COUNTY SURVEYOR  
 SEDGWICK COUNTY KANSAS

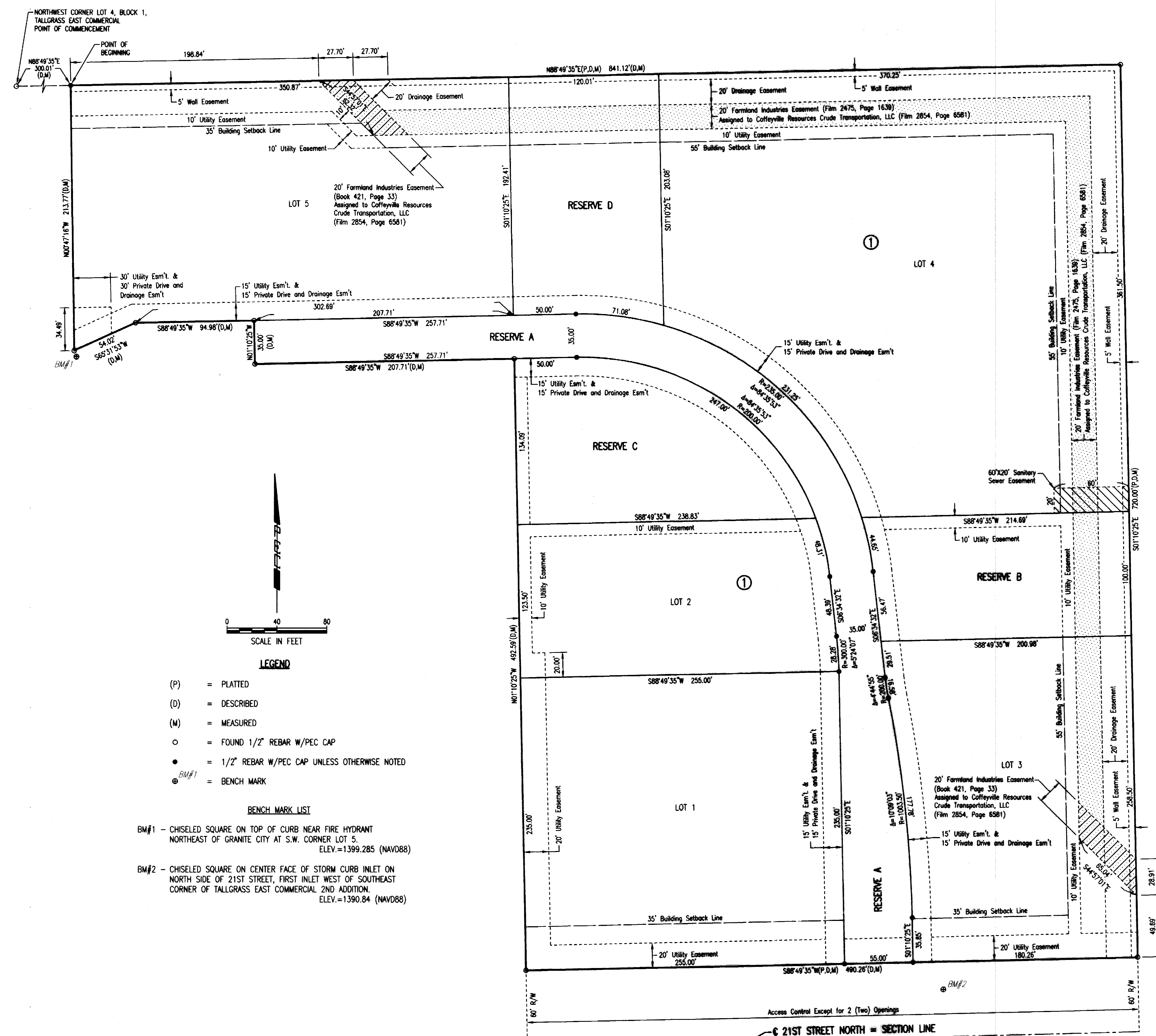
THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT 11:03 A.M. ON THE 4th DAY OF August 2016.

*Tonya Buckingham*  
 TONYA BUCKINGHAM, REGISTER OF DEEDS

*Judy J. Payer*  
 JUDY J. PAYER, DEPUTY



|  |          |         |                |
|--|----------|---------|----------------|
| No.  | Revision | By      | Date           |
| LATERAL 64, MAIN 24<br>OF THE WAR INDUSTRIES SEWER<br>COPY OF PLAT<br>GARY JANZEN, P.E. - CITY ENGINEER<br>CITY OF WICHITA PROJECT NO. 468-85132 |          |         |                |
| PROFESSIONAL ENGINEERING CONSULTANTS, P.A.<br>303 SOUTH TOPEKA WICHITA, KS 67202<br>316-262-2691 www.pec1.com                                    |          |         |                |
| Designed by  | JAG      | Job No. | 35-170367-0-42 |
| Drawn by   | CSL      | Date    | MAY 2017       |
|  |          | Sht.    | 7 of 7         |



- LEGEND**
- (P) = PLATTED
  - (D) = DESCRIBED
  - (M) = MEASURED
  - = FOUND 1/2" REBAR W/PEC CAP
  - = 1/2" REBAR W/PEC CAP UNLESS OTHERWISE NOTED
  - ⊕ BM#1 = BENCH MARK
- BENCH MARK LIST**
- BM#1 - CHISELED SQUARE ON TOP OF CURB NEAR FIRE HYDRANT NORTHEAST OF GRANITE CITY AT S.W. CORNER LOT 5. ELEV.=1399.285 (NAVD88)
  - BM#2 - CHISELED SQUARE ON CENTER FACE OF STORM CURB INLET ON NORTH SIDE OF 21ST STREET, FIRST INLET WEST OF SOUTHEAST CORNER OF TALLGRASS EAST COMMERCIAL 2ND ADDITION. ELEV.=1390.84 (NAVD88)

Sowed 05-23-2017 4:55:23 PM by CSI  
 Plot Scale 1:1 06-21-2017 2:18:48 PM by CSI  
 U:\Wichita-Civil\2017\170367\000\Main\Drawings\170367-000-COPY OF PLAT