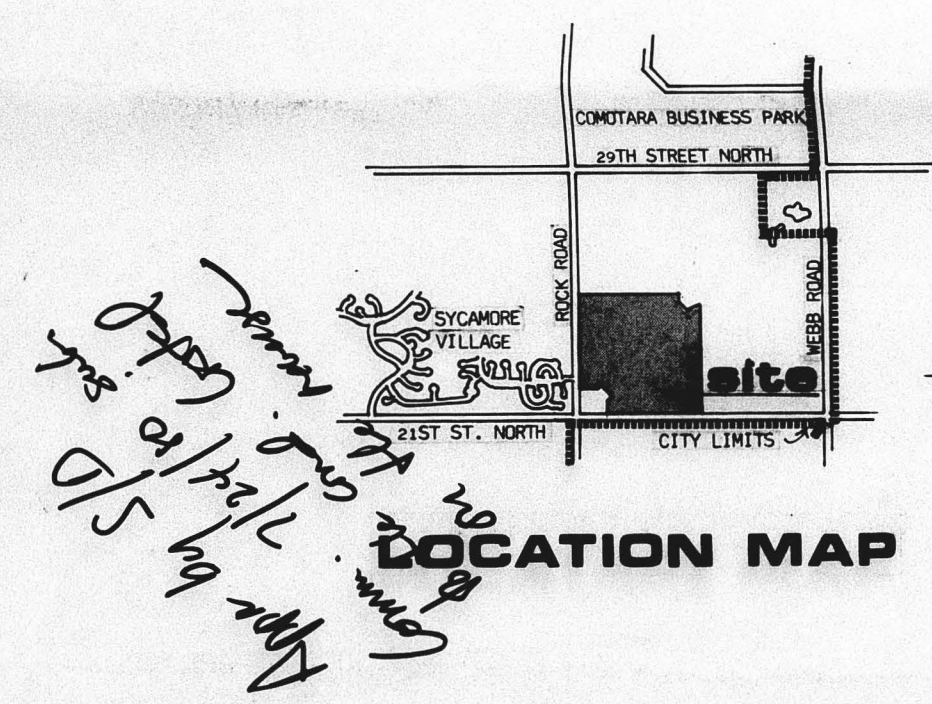
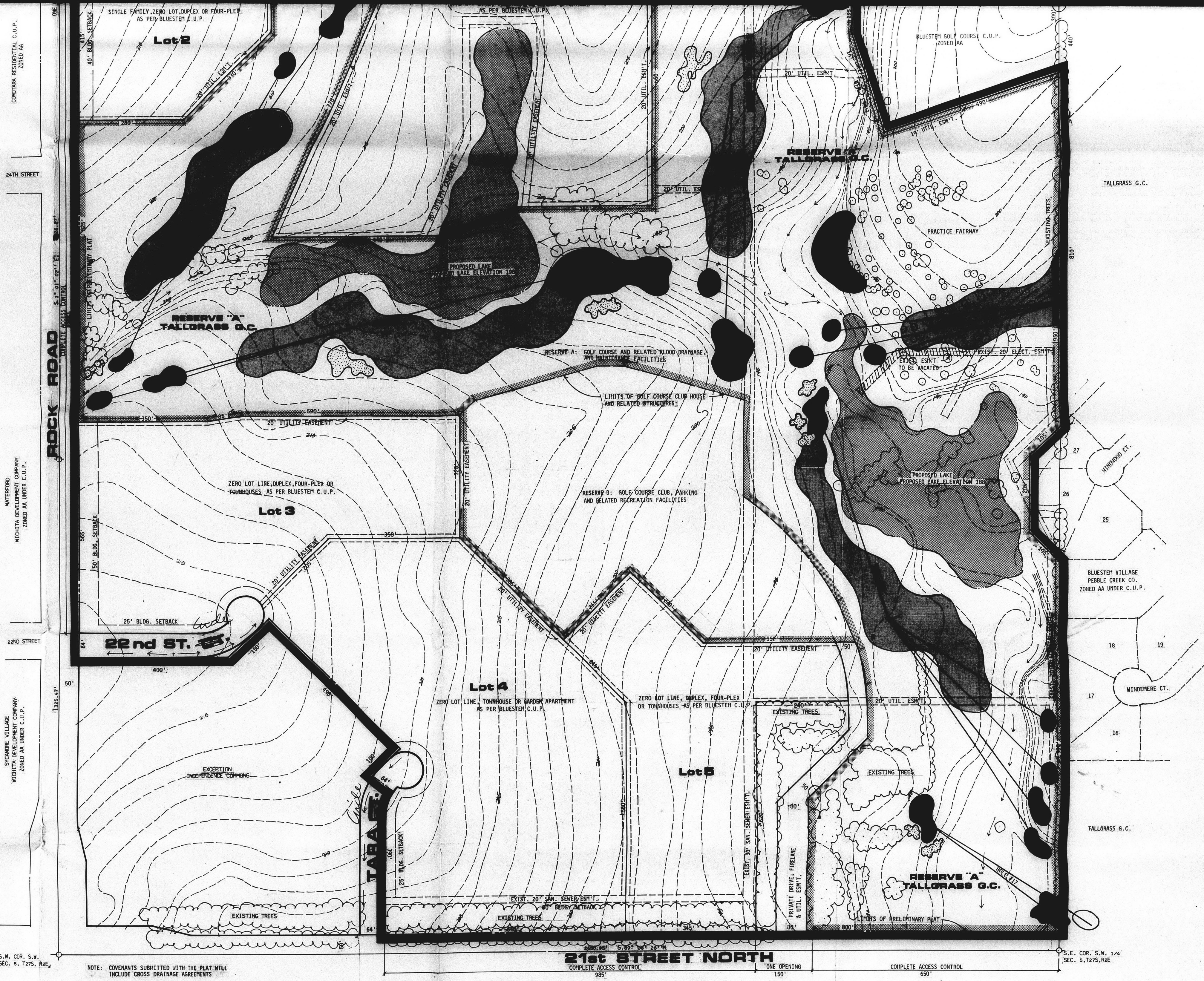
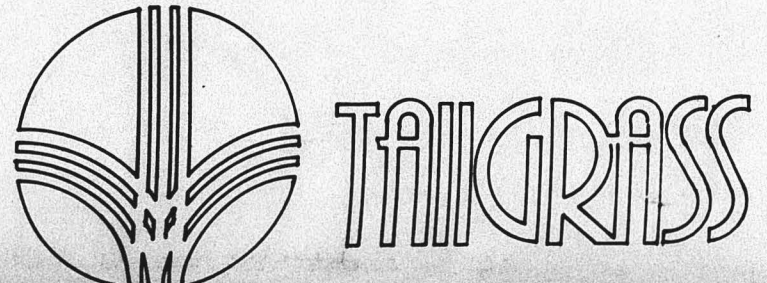


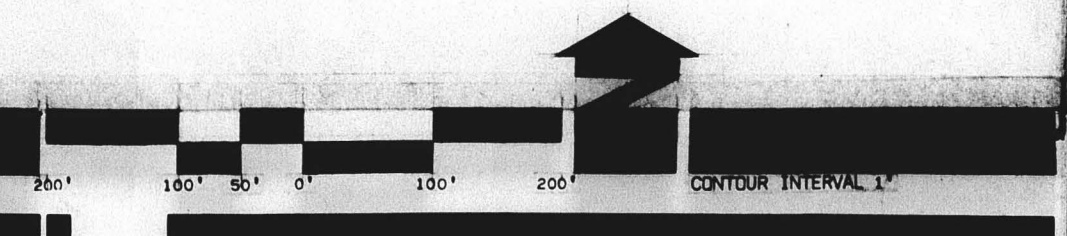
T




PRELIMINARY PLAT
WOODLANDS

OWNER: PEBBLE CREEK CO., 1900 ANTIQUAN, WICHITA, KS.

INDEX ELEVATIONS ARE BASED ON CITY OF WICHITA DATUM DATE: JULY 9, 1980

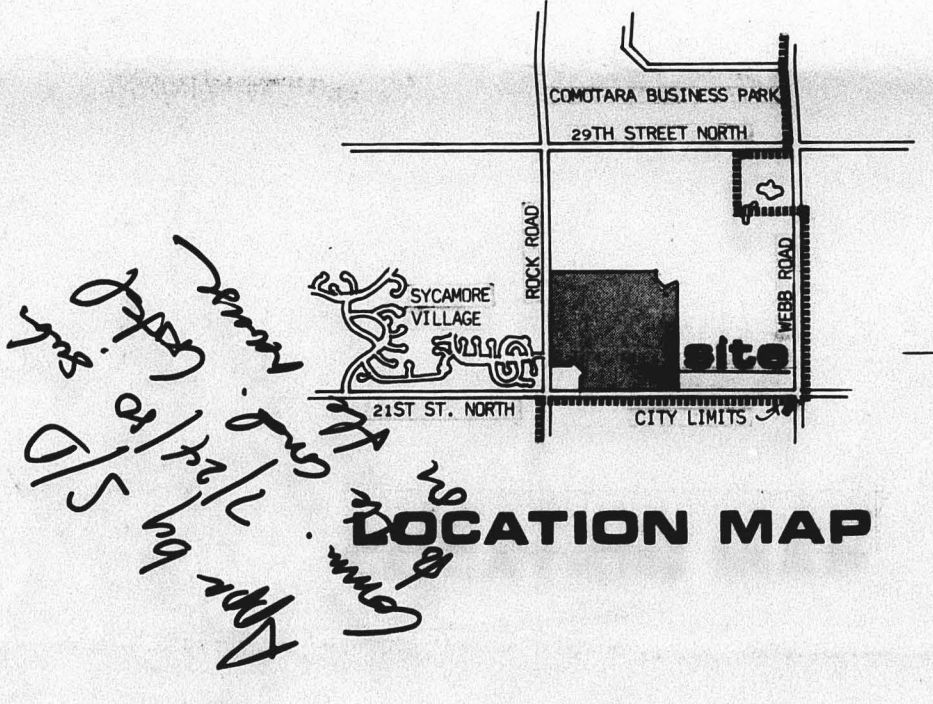


Van Doren - Hazard - Stallings

OFFICE COPY


BILL G. YUNG DESIGN
 1365 NORTH WACO WICHITA, KANSAS 67203 316-264-0676

15-08 019



S/D 80-57

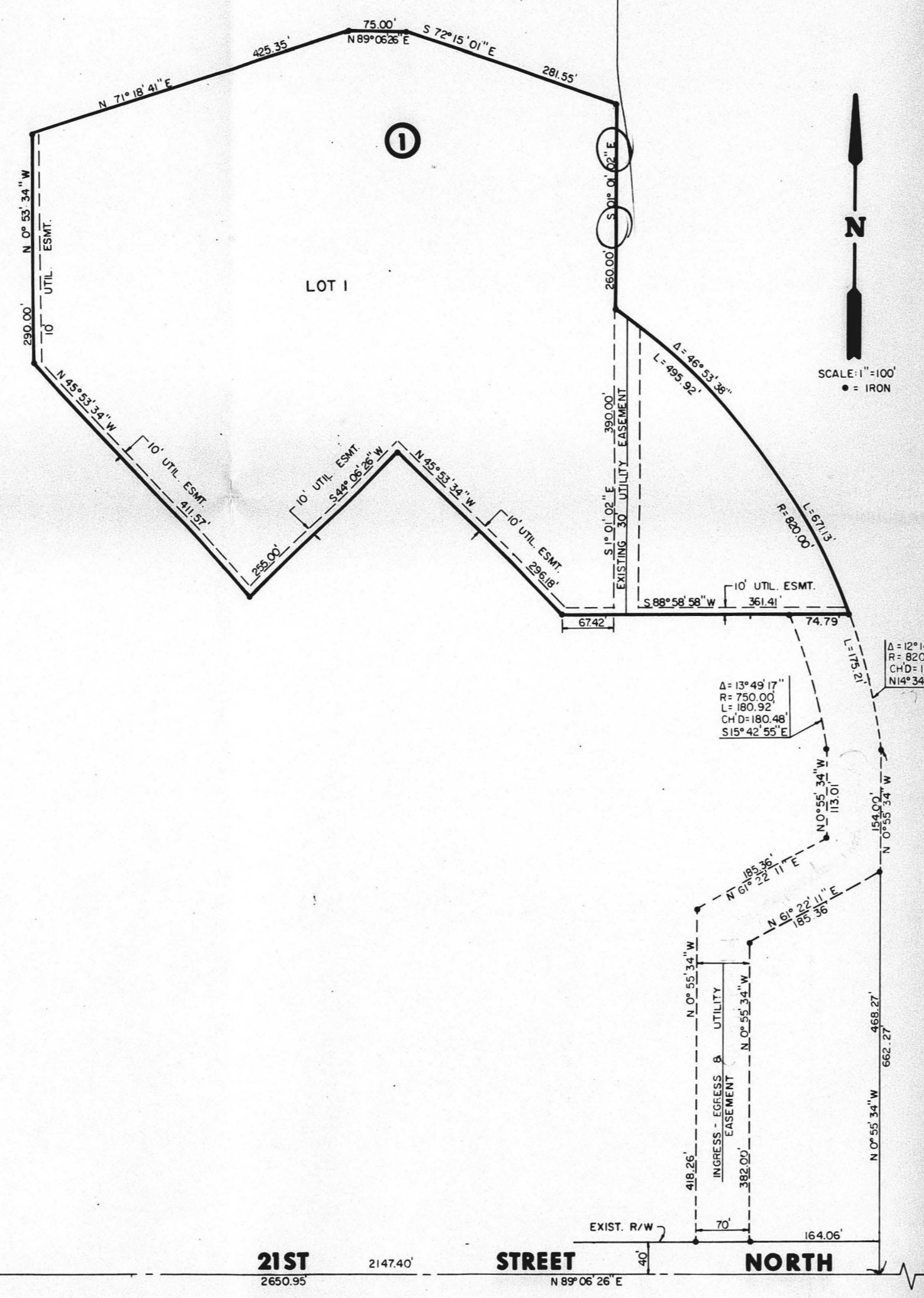
FINAL PLAT OF TALLGRASS CLUBHOUSE

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

FINAL PLAT

This plat was approved by the S/D Committee on 4/23/81 subject to the conditions outlined in the associated letter dated 4/23/81.

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I, Kenneth H. Bengtson, a Civil Engineer in Kansas do hereby certify that I have been in responsible charge of surveying and platting of Tallgrass Clubhouse, an addition to Wichita, Sedgwick County, Kansas into a lot and a block, the same being accurately set forth in the accompanying plat and described as follows:
A tract in the southwest quarter of Section 5, Township 27 south, Range 3 east of the 6th P.M., Sedgwick County, Kansas commencing at the southwest corner of said Section 5 thence along the south line of said southwest quarter bearing N 88° 00' 20" E, 2147.40 feet; thence N 0° 55' 50" W, 662.27 feet to a point on a curve to the left; thence along said curve having a central angle of 12° 14' 33" a radius of 820.00 feet, a long chord of 174.88 feet in length bearing N 14° 34' 48" W, a distance of 173.21 feet to the point of beginning; thence S 89° 58' 58" W, 361.41 feet; thence N 45° 53' 38" W, 296.18 feet; thence S 44° 00' 20" W, 253.00 feet; thence N 85° 53' 34" W, 411.57 feet; thence N 0° 51' 14" W, 296.00 feet; thence N 71° 18' 41" E, 425.35 feet; thence N 89° 09' 46" E, 73.90 feet; thence S 72° 15' 01" E, 281.55 feet; thence S 11° 01' 01" W, 1000.00 feet to a point on a curve to the right having a central angle of 102° 57' 38", a radius of 820.00 feet, a long chord of 488.40 feet bearing S 38° 01' 37" E, a distance of 495.95 feet to the point of beginning.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief as of the day of _____, 1981.

Kenneth H. Bengtson
203 WOODHURST STALLIONS
28 North Rock Road, Suite 150
Wichita, Kansas

Know all men by these presents that we the undersigned property owners of the land as more set forth in the Civil Engineer's Certificate have caused the same to be surveyed and platted into a lot and a block, the same to be known as "Tallgrass Clubhouse", an addition to Wichita, Sedgwick County, Kansas. Assentments for the construction and maintenance of public utilities as indicated on the accompanying plat are hereby granted.

Tallgrass Company
STATE OF KANSAS
COUNTY OF SEDGWICK

Be it remembered that on this _____ day of _____, 1981, before me, a Notary Public in and for said State and County, came the Tallgrass Company known to be the same persons 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: _____

This plat approved and all dedications shown hereon, if any accepted by the City Commission of the City of Wichita, Kansas this _____ day of _____, 1981.

_____, Mayor
_____, City Clerk

This plat of "Tallgrass Clubhouse" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 1981.
Wichita-Sedgwick County Metropolitan Area Planning Commission.

_____, Chairman
Alvin J. Hennessy, Jr., Secretary

This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas this _____ day of _____, 1981.

_____, Chairman
_____, Commissioner
_____, Commissioner

_____, County Clerk

Entered on transfer record this _____ day of _____, 1981.
_____, County Clerk

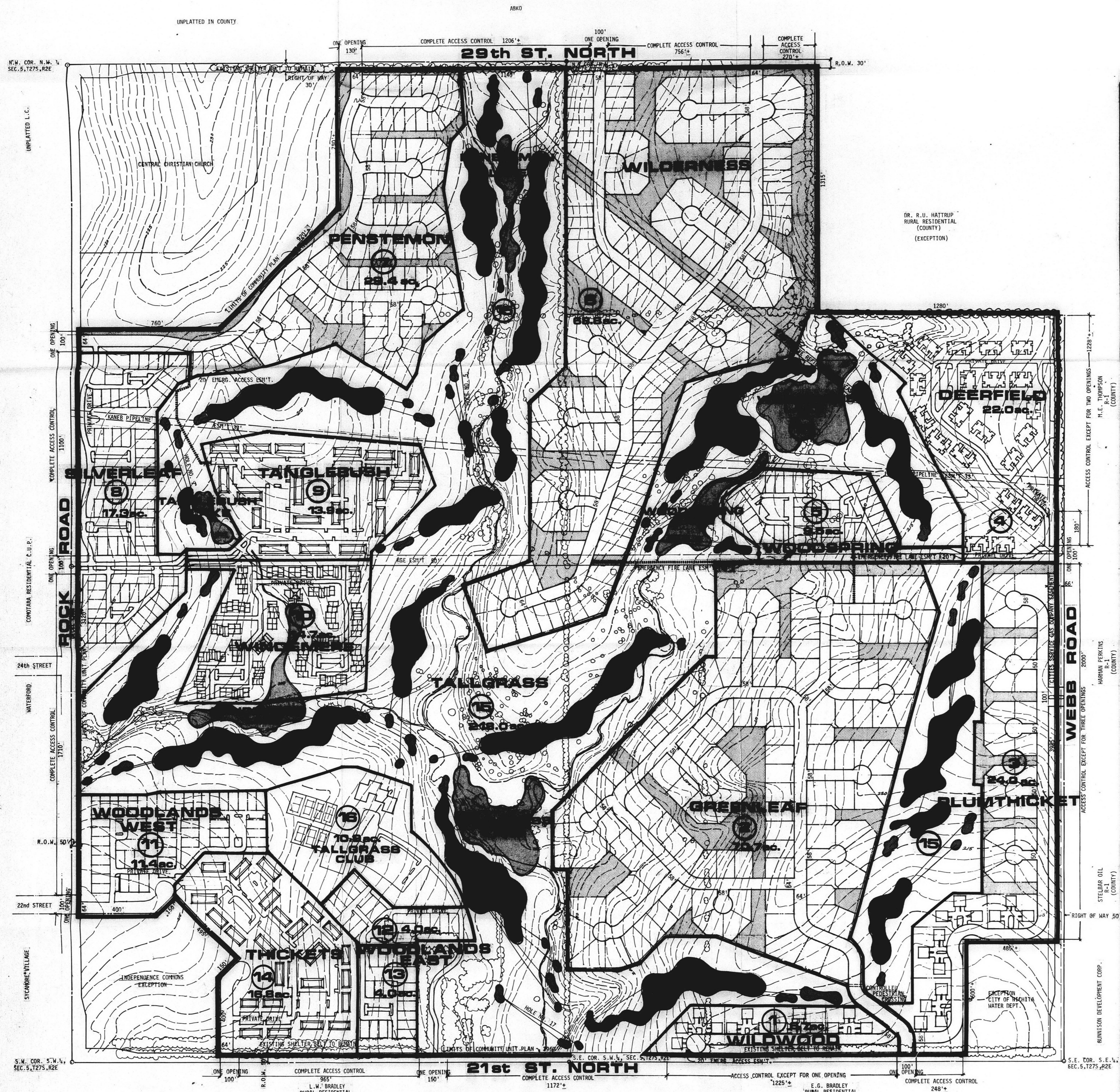
STATE OF KANSAS
COUNTY OF SEDGWICK

This is to certify that this instrument was filed for record in the Register of Deeds Office at _____, 1981.

_____, Register of Deeds
_____, Deputy

SW 1/4 Sec 5 1275, R2E
21ST STREET NORTH
2650.95 2147.40 164.06
N 89° 06' 26" E

477.90
64.30
712.20



SID 80-54

Community Unit Plan

TALLGRASS

LEGEND

- PARCEL BOUNDARY
- LIMITS OF C.U.P.
- 20' EMERGENCY FIRE LANE EASMT'
- ⑤ PARCEL NUMBER
- PRIVATE OPEN SPACE

FINAL PLANS
DATE 20 Nov 81

General Provisions

- This project is proposed to contain 542.1 gross acres. The area is to be used as follows:

Golf course, clubhouse and related recreational facilities	228.9
Building area	285.9
Net area	514.8
Public Streets	27.3
Total area	542.1
- 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 4-Plex) in the parcel description.

416 Single family units
226 Zero lot line units
92 2-Plex units
176 4-Plex units
176 Townhouse units
604 Garden apartments units
1690 Total dwelling units

NOTE: Optional building types as described under specific parcel information below will increase this count but will not exceed the maximum overall net density requested under paragraph 3 below. The maximum number of dwelling units permitted is 2822.

3. Net Density Calculation: If the parcels are developed with the number and type of units illustrated, the overall density of the site, including the golf course, less public streets, would be 3.28 DU/Net acre. If the site was developed with the maximum number of dwelling units permitted, the overall density would be 5.48 DU/Net acre. The overall density of the site, excluding the golf course and street right-of-way, using the number and type of dwelling units illustrated would be 5.91 DU/acre. If the site was developed with the maximum number of dwelling units permitted, the density would be 9.87 DU/acre. Net densities for the various types of dwelling units are shown in the parcel descriptions.

LAND USE	FRONT YARD		Corner	REAR	SIDE
	Dimension from Back 50' ROW	Dimension from Front 50' ROW			
single family	20	20	10	10	6
zero lot line	20	20	10	10	6
2-plex	20	20	10	10	6
4-plex	20	20	10	10	6
townhouse	20	20	10	10	6
garden apt.	20	20	10	10	6
mid-rise	20	20	10	10	6

- Setbacks are to be determined at time of platting depending on land use or generally the minimum setbacks shall be as follows:
- NOTE: On all corner lots, regardless of street paving width, the front yard setback shall be applied to the garage frontage. Where the garage side loads, the front yard setback shall be applied to the garage frontage and the corner lot setback to adjacent lot line on which the adjacent front of the house faces.
- Designated off street parking for lots on 50' & 54' ROW streets shall be permitted in the public ROW in front of garages. All other ROW widths shall require off street parking to occur behind property line in front of garages.
- All utilities shall be installed underground.
- 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.
- 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, signs, logos, buffer areas, drainage channels, swales, etc. Two or more of the homeowner associations may join together to form a master homeowners association.
- Failure of the homeowner associations to properly maintain the non public open space, parking areas, private streets or drives, signs, logos, buffer areas, drainage channels, swales, etc. 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 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 owners.
- Parcel 15 represents the general open space/golf course development and shall be operated and maintained by the golf course owner. This stipulation does not prohibit a master association of all homeowners from all parcels participating in the maintenance costs of any part or all of parcel 15. The general open space/golf course development shall be submitted for approval at the time of platting.
- The street access on parcels 8, 9, & 10 shall be a major opening. The construction of a major opening and on-center lane shall be guaranteed at the time of platting.
- Minimum lot sizes for single family detached units shall be 7,200 sq. ft. except for zero lot line detached which shall be 5,000 sq. ft. minimum lot sizes for duplex (single family attached) shall be 10,000 sq. ft.
- The proposed drainage facilities, lakes, detention facilities, drainage ways, swales, etc. shall be owned and maintained by the golf course and/or related maintenance association 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.
- Final determination of street right-of-way and pavement width will be resolved at the time of platting.
- Should an alternate land use, permitted under parcel descriptions below, be developed instead of the parcel plan as illustrated, a site plan shall be submitted for approval to the Director of Planning prior to issuance of a building permit indicating setbacks, open space, lot arrangements, streets, easements, etc.
- 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.
- Any crossing of the 50' KG&E easement shall require the approval of the utility company.
- At the time of platting the applicant shall guarantee ramps or roll back curbs where golf patrons are required to cross public streets, or private streets.
- 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 ft.
- Firelane easements shall be constructed in areas to connect parcels and shall be surfaced with turf stone, asphalt, compacted gravel, or other all weather surfaces.
- Parking Ratio: In accordance with Zoning Ordinance Section 28.04.140, the offstreet parking ratios shall be as follows:

LAND USE	SITE ALLOTMENT	DU/ACRE
Mid-Rise Apartments	1.5/DU	
4-Plex Garden Apartments	1.5/DU	
Townhouses on 50' to 58' ROW (includes 2 space inside garage)	4.0/DU	
Townhouses on Private Streets	2.0/DU	
Zero Lot Line (includes 2 spaces inside garage)	4.0/DU	
Single Family Detached/Duplex 58' ROW (includes 2 space inside garage)	4.0/DU	
Single Family Duplex 54' Row or greater	2.0/DU	

21. 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:

- Convert gross acreage of parcel to sq. ft.
- Determine percent of each land use within the mix.
- Convert those percentage figures into sq. ft. of the total parcel.
- Divide by site allotment/DU from chart below to determine max. number of units for each land use.

EXAMPLE OF LAND USE MIX

A. Land Area = 67 acres
x 43560 s.f./acre
= 291,852 s.f. in parcel #1

ASSUMING THE FOLLOWING CRITERIA

B. 20% zero lot line
20% 2-plex
60% townhouse

C. $291,852 \times 20\% (20.20 \times 80) = 58,370 \text{ s.f. zero lot line}$
 $58,370 \text{ s.f. } \div 2.0 \text{ DU} = 29,185 \text{ zero lot line units}$

D. $58,370 \text{ s.f.} \div 6 \text{ zero lot line units} = 9,728 \text{ s.f./du}$
 $58,370 \text{ s.f.} \div 8 \text{ duplex units} = 7,296 \text{ s.f./du}$
 $175,111 \text{ s.f.} \div 48 \text{ townhouse units} = 3,630 \text{ s.f./du}$

62 Total Units Permitted using this mix

SPECIFIC PARCEL INFORMATION

Parcel	Area	Lot	Area	Lot	Area	Lot	Area	Lot	Area	Lot	Area	Lot	Area	Lot	Area	Lot	Area	Lot	Area	Lot																													
1	33	53	80	102	120	140	160	180	200	220	240	260	280	300	320	340	360	380	400	420	440	460	480	500	520	540	560	580	600	620	640	660	680	700	720	740	760	780	800	820	840	860	880	900	920	940	960	980	1000

Total number of Dwelling Units Illustrated: 1690
Illustrated Density: 3.08
Max. number of Dwelling Units Permitted: 2822
Max. density: 5.20
Net Density is calculated by dividing total number of units by net area (514.8 acres)

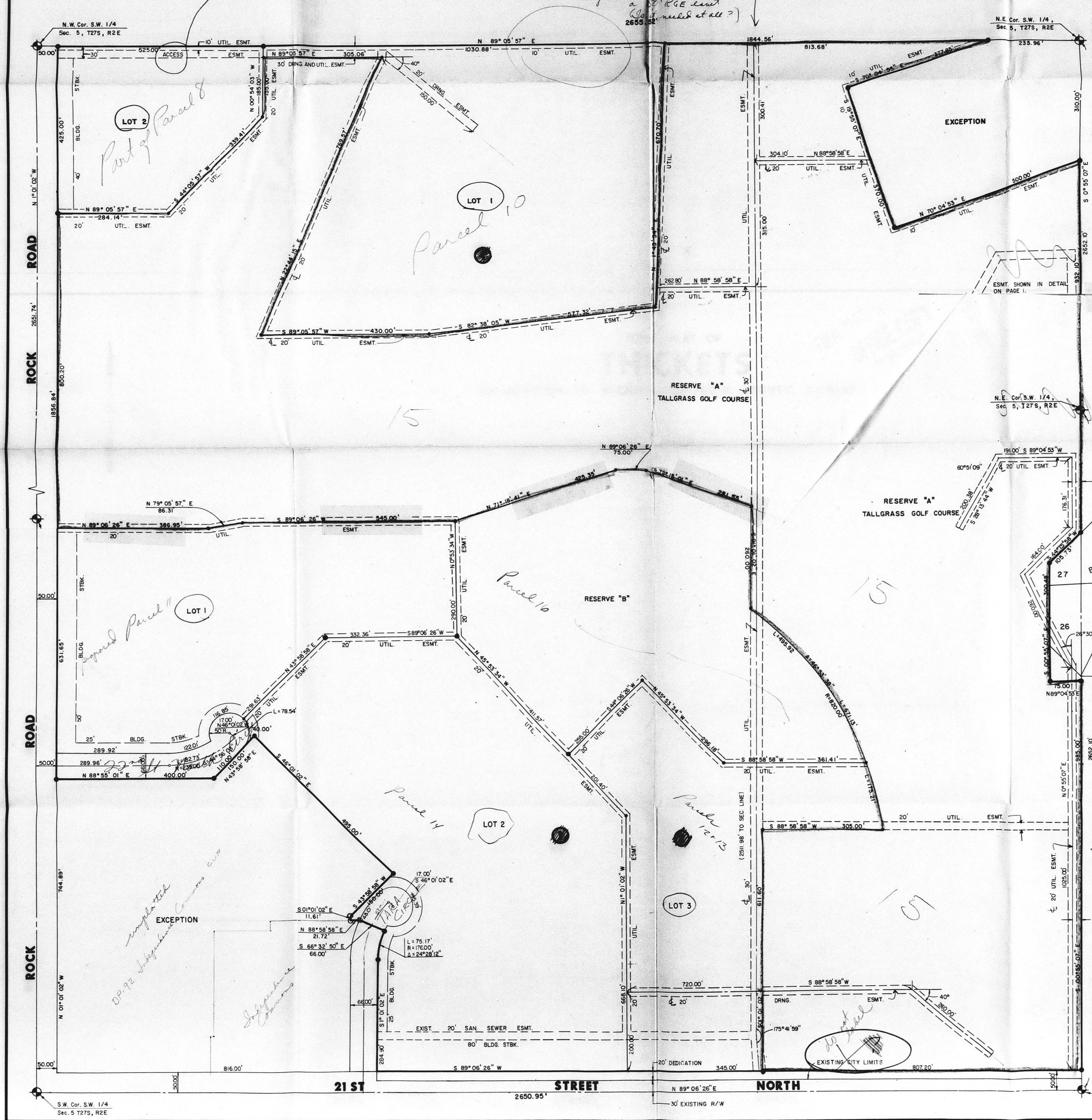
Submitted for S/D review 3-19-81
 but not scheduled. Engineer
 will submit one lot plat
 of clubhouse only, for meeting
 of 4-2-81

S/D 80-57

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FINAL PLAT OF
THICKETS
 AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

SCALE: 1"=100'
 ●=IRON
 ○=IRON



This plat of "Thickets" has been submitted to and approved by
 Wichita-Sedgwick County Metropolitan Area Planning Commission,
 Wichita, Kansas,
 Dated this _____ day of _____, 1981,
 Wichita-Sedgwick County Metropolitan Area Planning Commission

_____ Chairman
 _____ Secretary

This plat approved and all dedications shown hereon, if any
 accepted by the City Commission of the City of Wichita, Kansas
 this _____ day of _____, 1981,
 _____ Mayor
 _____ City Clerk

Donald C. Glick
 This plat approved and all dedications shown hereon, if any
 accepted by the Board of County Commissioners of Sedgwick
 County, Kansas this _____ day of _____, 1981,
 _____ Chairman
 _____ Commissioner
 _____ Commissioner
 _____ County Clerk
 _____ County Clerk

Entered on transfer record this _____ day of _____
 1981,
 _____ County Clerk

STATE OF KANSAS ss:
 COUNTY OF SEDGWICK

This is to certify that this instrument was filed for records
 in the Register of Deeds Office at _____ o'clock on the
 _____ day of _____, 1981,
 _____ Register of Deeds
 _____ Deputy

I, Kenneth H. Bengtson, a civil engineer in Kansas do hereby
 certify that I have been in responsible charge of surveying and
 platting of "Thickets", an addition to Wichita, Sedgwick County,
 Kansas into lots, blocks, streets and reserves, the same being
 accurately set forth in the accompanying plat and described as
 follows:

A tract in the southwest quarter of Section 5, Township 27 north
 Range 2 east of the 6th P.M., Sedgwick County, Kansas described as
 beginning at the intersection of the east right of way line of
 Rock Road and the north line of said southwest quarter; thence
 N 89° 05' 57" E, 1844.56 feet; thence S 70° 04' 53" E, 377.93 feet;
 thence S 19° 35' 07" E, 370.00 feet; thence S 70° 04' 53" E, 300.00
 feet to the east line of said southwest quarter; thence S 0° 25' 07"
 E, 332.10 feet; thence S 43° 15' 58" W, 105.73 feet; thence S 0° 55'
 07" E, 300.48 feet; thence S 89° 04' 52" E, 75.00 feet; thence S
 55° 07' E, 985.00 feet to the north right of way line of Twenty-
 first Street North; thence S 89° 04' 52" E, 127.20 feet to the
 east line of Tara Circle; thence northerly along said east line
 bearing S 0° 02' 22" W, 284.00 feet to a point on a curve to the
 right with a central angle of 24° 28' 12", a radius of 176.00 feet;
 a long chord 88.58 feet in length bearing S 11° 15' 10" E, a dis-
 tance of 100.15 feet; thence S 00° 32' 00" W, 160.00 feet; thence S
 88° 58' 58" W, 21.72 feet; thence N 1° 01' 02" W, 11.01 feet;
 thence S 43° 58' 58" E, 150.00 feet; thence S 44° 01' 02" W, 495.00
 feet; thence S 43° 58' 58" E, 150.00 feet; thence S 88° 55' 01" W,
 400.00 feet to the east line of Rock Road; thence northerly along
 said east line 1850.84 feet to the point of beginning.

I hereby certify that the details of this plat are correct to the
 best of my knowledge and belief this _____ day of _____, 1981.

Kenneth H. Bengtson
 VAN DORN-HALAD-STALLINS
 200 North Rock Road, Suite 250
 Wichita, Kansas 67206

BLUESTEN
 VILLAGE
 ADDITION

Know all men by these presents that the undersigned property owners
 of the land as above set forth in the civil engineer's Certificate of
 Survey and platting of "Thickets", an addition to Wichita, Sedgwick
 County, Kansas, into lots, blocks, streets and reserves, the same being
 dedicated to and for the use of the public, have caused the same to be
 carried on without the permission of the Wichita-Sedgwick
 County Board of Control or their successors in office, and inasmuch
 as the construction and maintenance of public utilities and drainage,
 as indicated on the accompanying plat are hereby granted. All shorter
 rights of access to and from Twenty-first Street North, over and across
 the north line of Twenty-first Street North are hereby granted to the
 City of Wichita, Kansas, provided, however, that the subdivision shall
 have access to Twenty-first Street North at the locations shown on the
 accompanying plat. All shorter rights of access to and from Rock Road
 over and across the east line of Rock Road, are hereby granted to the
 City of Wichita, Kansas, provided, however, that the subdivision may
 have access to Rock Road at the locations shown on the accompanying
 plat.

Tallgrass Company

STATE OF KANSAS
 COUNTY OF SEDGWICK

Be it remembered that on this _____ day of _____
 1981 before me, a Notary Public in and for said State and County, came
 the Tallgrass Company by _____

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 notary
 seal the day and year above written.

_____, Notary Public
 My Appointment Expires: _____

S.E. Cor. S.W. 1/4
 Sec. 5, T27S, R2E

PAGE 1

Final plat on west
of SW 1/4 submitted 3-6-81
for 3/6 meeting of 3-19-81.
After review of the plat,
a number of objections arose.
On 3-10-81 Bill Young
said he had talked to
Gene Ritchie who said it
was premature to be platting
anything in the SW 1/4 except
the Old house site.
10-11-81 will be instructed to
submit a final plat on only
that parcel for the 4-23
SP meeting

THICKETS

1. revise lot & block #s
2. have match lines for the two sheets; do not show easement on both sheets
3. indicate names of public streets
4. should the 2 1/2 lot line lots and the private streets be platted?
5. Access easements are referenced in platting test but are not shown on plat. They should be. (OR is the CUP sufficient?)
6. define the floodway within Reserve A as requested during previous plat hearing
7. CUP states setbacks are to be determined at platting. Prelim requested 25' setbacks on sides & rear of lots. Should these be shown on final?
8. CUP states sidewalk plan to be provided at time of platting. Why would we get sidewalks on private streets? Are any needed on 22nd or Tava?
- 9.

TALLGRASS CUP SW 1/4

1. KGE 50' limit is on S 50' of N 1/2 Sec. 5
Parcel 10 on CUP goes 25' into the KGE easmt
but the plat shows this parcel (lot)
stopping at the 1/2 section line

2. Why aren't parcels 12 & 13 all one parcel?
3. Should parcel 14 include the access road out to 21st?
4. Sidewalk plan to be submitted at platting (?)

Stems 4
7
10
13
15
16
17

to apply platting

? width of Tava + 22nd St.
amended CUP for M&C 4-23

- street names
- sheets do not match
- lot & block #s
- should access easements be delineated or just shown on CUP? Should platting's test but aren't shown.
- parcel boundaries on plan

CUP - setbacks to be determined at time of platting
Homeowner Assoc.
- Sidewalk plan to be provided at time of platting
Parcel 10 on CUP goes 25' into the KGE easmt
but the plat shows this parcel (lot)
stopping at the 1/2 section line

Parcel 7 86 (see lot line home on map)
Parcel 10 69' x 102' deep, 1st 1/2 sec.
Parcel 11 53' (see plat) on
Parcel 12 20' (see lot line) on
Parcel 13 20' (see lot line) on
Parcel 14 326' garden apt's on
Parcel 15 81' (see lot line) 195' on
Parcel 16 Half Acre
Cliffhanger - related to Sec. 5 facilities

At platting, guarantee ramps or roll back curbs for gas pipes
913 Page 2 of 53/4 N.

Shouldn't the lots (even zero lot line lots) be platted now with the private streets shown & named?

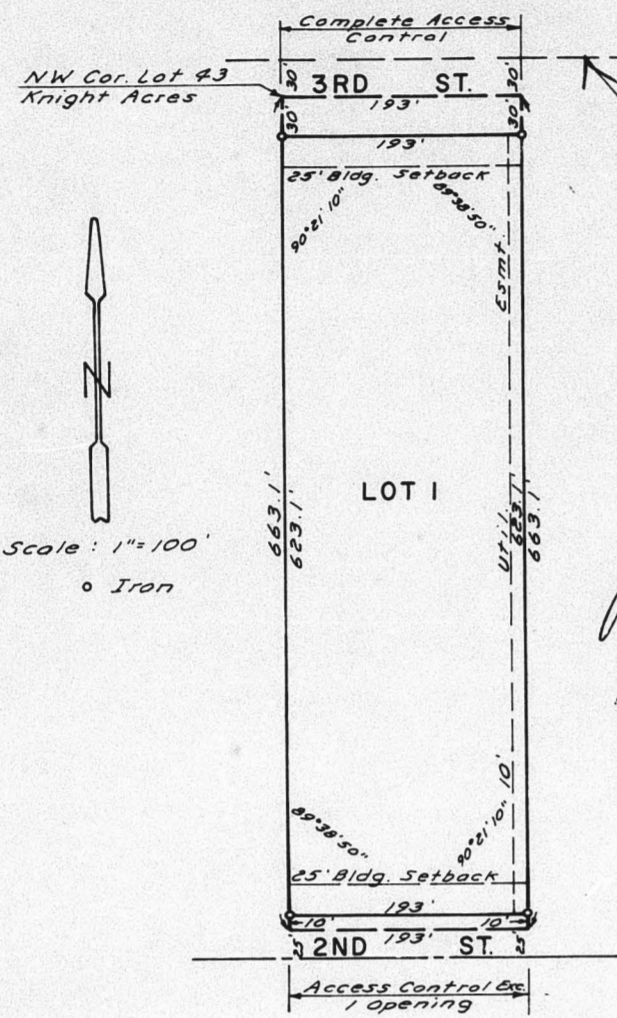
OFFICE COPY
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FINAL PLAT

TWIN OAKS ADDITION

WICHITA, KANSAS

S/D 81-43



This plat of "TWIN OAKS ADDITION", Wichita, Kansas, has been submitted to and approved by the Wichita Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas, dated this day of _____, 1981.

Wichita Sedgwick County Metropolitan Area Planning Commission

Attest: _____ Chairman
 _____ Secretary

This plat approved and all dedications shown hereon accepted by the Board of City Commissioners, Wichita, Kansas, this day of _____, 1981.

Attest: _____ Mayor
 _____ City Clerk

This plat approved and all dedications shown hereon accepted by the Board of County Commissioners, Sedgwick County, Kansas, this day of _____, 1981.

Attest: _____ Chairman
 _____ Commissioner
 _____ County Clerk

Entered on transfer record this day of _____, 1981.

Attest: _____ County Clerk

State of Kansas } S.S. We, Baughman Company, P.A., Sedgwick County } Surveyors in aforesaid county and state, do hereby certify that we have surveyed and plotted "TWIN OAKS ADDITION", Wichita, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as a replat of Lot 43, Knight Acres, Sedgwick County, Kansas, located in the NW 1/4 of Section 04-27-1W.

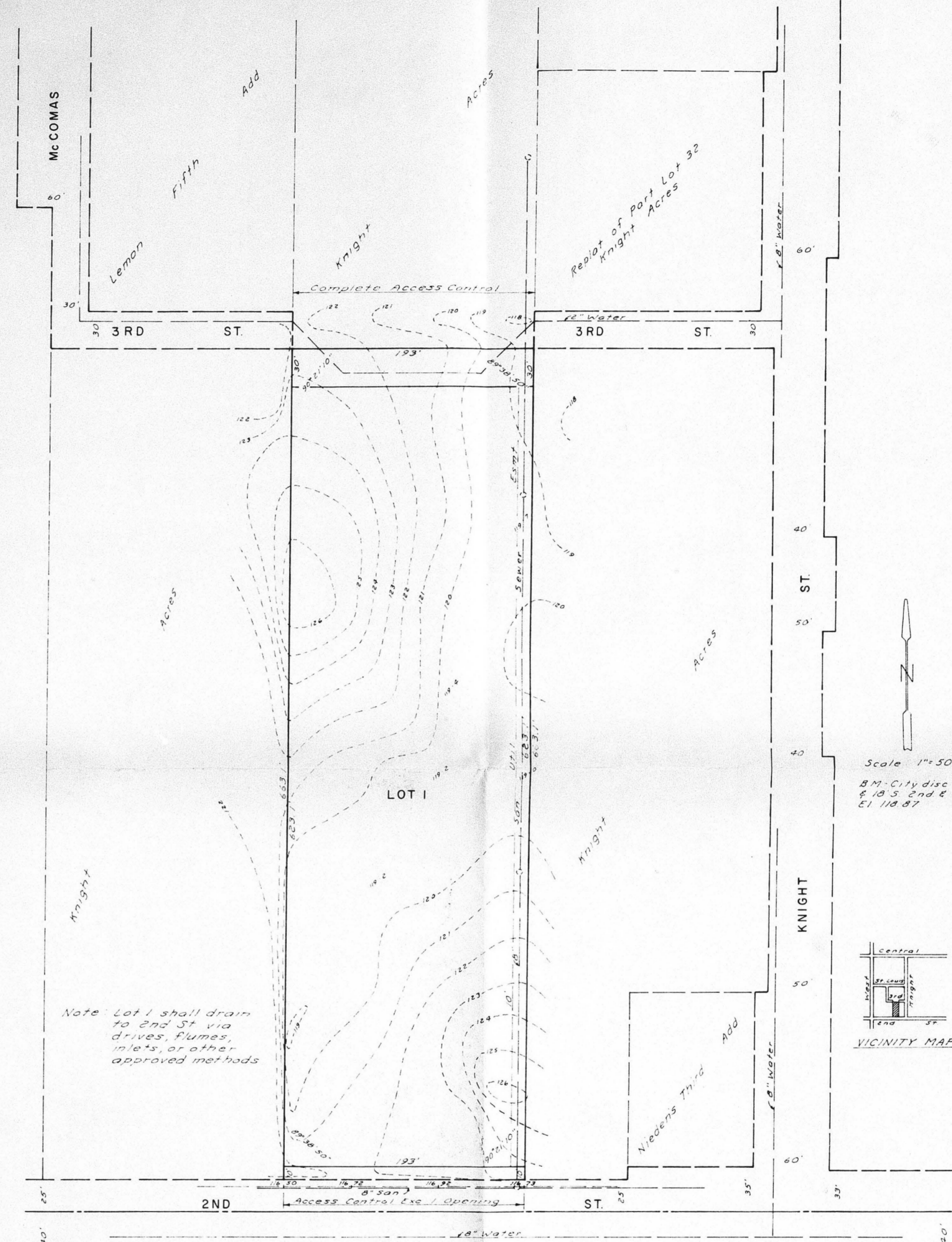
Date _____ Baughman Company, P.A.
 _____ Surveyor

Know all men by these presents, that we, the undersigned, have caused the land described in the surveyors certificate to be plotted into a lot and streets to be known as "TWIN OAKS ADDITION", Wichita, Kansas. The easement is hereby granted as indicated for the construction and maintenance of public utilities. The streets are hereby dedicated to and for the use of the public. All obstructions rights of access to 2nd St. and 3rd St. over and across the north and south lines of Lot 1, are hereby granted to the City of Wichita, Kansas, except, however, that Lot 1 shall have access to 2nd St. at one location, said location to be determined by the City Engineer.

Attest: _____ Notary Public

State of Kansas } S.S. The foregoing instrument was acknowledged before me this _____ day of _____, 1981, by Peter G. Pankratz and ElFriede H. Pankratz, his wife.

My Commission Expires _____ Notary Public



Note: Lot 1 shall drain to 2nd St. via drives, flumes, mlets, or other approved methods.

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SKETCH PLAT

S/D 81-43

SKETCH PLAT TWIN OAKS ADDITION

A REPLAT OF LOT 43, KNIGHT ACRES

BAUGHMAN COMPANY, P.A.
SURVEYING & ENGINEERING
316/262-7271 • 330 LAURA • WICHITA, KANSAS 67211