

- I. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- K. Recording of the plat within 30 days after approval by the City Council.

May 24, 1990

STAFF REPORT  
(Final Plat Approved 5/24/90)

CASE NUMBER: S/D 90-30 - TALLGRASS EAST 4TH ADDITION

OWNER/APPLICANT: Ritchie Development Corp. c/o Jack Ritchie,  
8100 E. 22nd St. N., Bldg. 500, Wichita,  
KS 67226

SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A.

LOCATION: Northeast corner of 21st Street North and  
Clubhouse, approximately 1/2 mile east of Rock  
Road.

SITE SIZE: 14.26 Acres

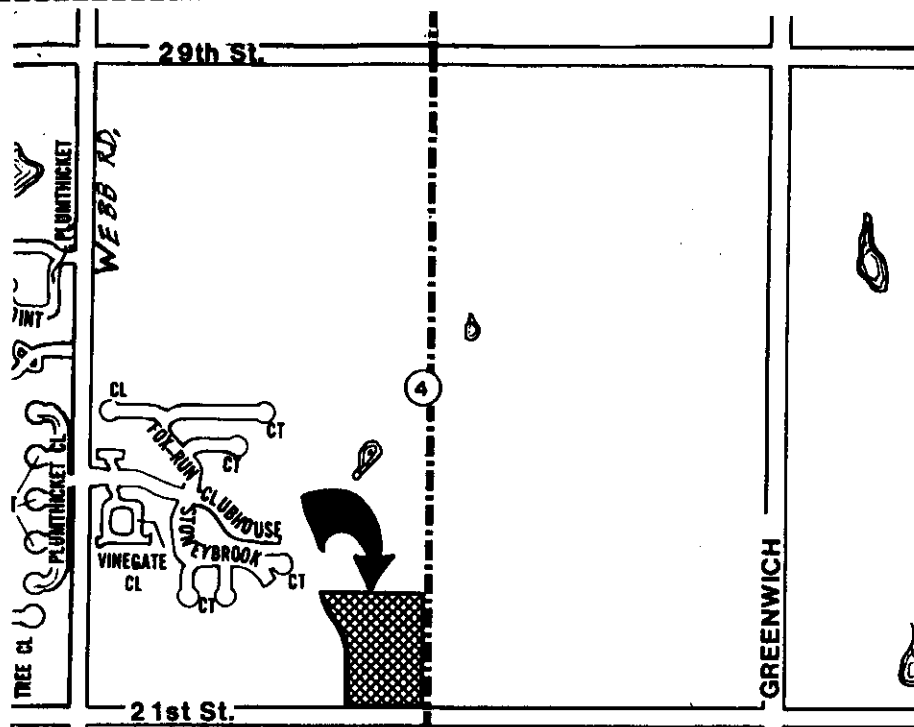
NUMBER OF LOTS

Residential:	36
Office:	
Commercial:	
Industrial:	
Total:	36

MINIMUM LOT AREA: 11,400 sq. ft.

CURRENT ZONING: "AA" One Family Dwelling (DP-163)

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall resubmit petitions to guarantee the provision of water, sanitary sewer, street paving and drainage improvements required for this replat. Any charges against abandoned projects shall also be paid off.
- B. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities. This covenant shall further indicate that this development is part of and responsible for ownership and maintenance of the reserves associated with the original plat for the overall area.
- C. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- D. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- E. On the final plat tracing, the MAPC's signature block shall indicate the appropriate chairman (a new chairman is to be appointed).
- F. The final plat shall indicate the utility easements requested by K.G.& E. and Southwestern Bell which are indicated on the enclosed "marked" copy of the plat.
- G. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- H. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4561

May 29, 1990

Ritchie Development Corp.  
c/o Jack Ritchie  
8100 E. 22nd St. N., Bldg. 500  
Wichita, KS 67226

Re: S/D 90-30 TALLGRASS EAST 4TH ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 24, 1990, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of May 18, 1990.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor; if the title report or attorney's opinion has not already been submitted.
3. Certification that all due real estate taxes have been paid.
4. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.

Please call if you have any questions.

**FILE COPY**

Sincerely,

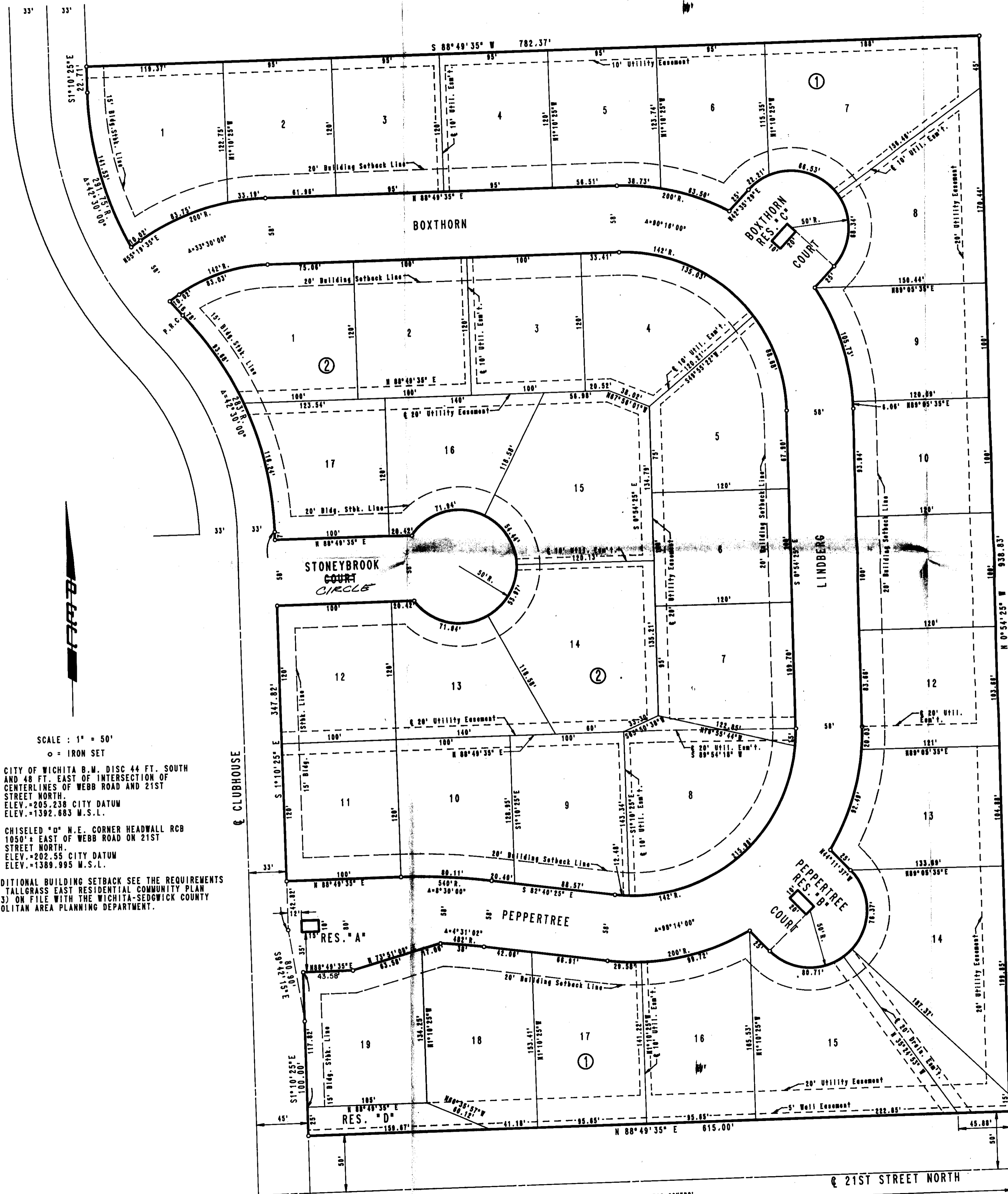
Don Losew  
Senior Planner

DL:sm

cc: Professional Engineering Consultants, c/o Gary Wiley, 303  
South Topeka, Wichita, KS 67202

# TALLGRASS EAST 4TH ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS



SCALE: 1" = 50'  
○ = IRON SET

B.M. - CITY OF WICHITA B.M. DISC 44 FT. SOUTH AND 48 FT. EAST OF INTERSECTION OF CENTERLINES OF WEBB ROAD AND 21ST STREET NORTH.  
ELEV. = 205.238 CITY DATUM  
ELEV. = 1392.683 M.S.L.

B.M. - CHISELED "0" N.E. CORNER HEADWALL RCB 1050' ± EAST OF WEBB ROAD ON 21ST STREET NORTH.  
ELEV. = 202.55 CITY DATUM  
ELEV. = 1389.995 M.S.L.

FOR ADDITIONAL BUILDING SETBACK SEE THE REQUIREMENTS OF THE TALLGRASS EAST RESIDENTIAL COMMUNITY PLAN (DP-163) ON FILE WITH THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING DEPARTMENT.

STATE OF KANSAS )  
COUNTY OF SEDGWICK ) SS

I, CHARLES S. BROWN, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1990, I HAVE CAUSED TO BE SURVEYED AND PLATTED TALLGRASS EAST 4TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCKS, STREETS, AND RESERVES, THE SAME BEING A REPLAT OF LOTS 85 THROUGH 87, INCLUSIVE, BLOCK 1, AND LOTS 1 THROUGH 21, INCLUSIVE, BLOCK 4, TALLGRASS EAST 3RD ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, TOGETHER WITH PEPPERTREE, PEPPERTREE COURT, LINDBERG, BOXTHORN, BOXTHORN COURT, AND STONEYBROOK CIRCLE ADJACENT TO THE ABOVE REFERENCED LOTS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE AND 50.00 FEET NORTH OF THE SE CORNER, SW 1/4, SECTION 4, T27S, R2E OF THE 6TH P.M. SAID POINT ALSO BEING THE SE CORNER OF BLOCK 1 IN ABOVE MENTIONED TALLGRASS EAST 3RD ADDITION; THENCE BEARING N0°54'25"W ALONG THE EAST LINE OF SAID SW 1/4 AND EAST LINE ALSO OF SAID BLOCK 1 A DISTANCE OF 938.83 FEET TO THE SE CORNER OF LOT 56 IN SAID BLOCK 1; THENCE BEARING S88°49'35"W ALONG THE SOUTH LINE OF LOTS 56 THROUGH 63 IN SAID BLOCK 1, A DISTANCE OF 782.37 FEET TO THE SW CORNER OF SAID LOT 63; THENCE BEARING S1°10'25"E ALONG THE EAST LINE OF CLUBHOUSE STREET A DISTANCE OF 22.71 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 291.75 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 42°30'00" AN ARC DISTANCE OF 218.41 TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 283.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 42°30'00" AN ARC DISTANCE OF 209.92 FEET; THENCE CONTINUING ALONG THE EAST LINE OF CLUBHOUSE BEARING S1°10'25"E A DISTANCE OF 347.82 FEET; THENCE BEARING S8°42'15"E A DISTANCE OF 80.90 FEET; THENCE BEARING S1°10'25"E A DISTANCE OF 100.00 FEET TO A POINT IN THE NORTH LINE OF 21ST STREET NORTH; THENCE BEARING N88°49'35"E PARALLEL TO AND 50.00 FEET NORTH OF THE SOUTH LINE OF THE SW 1/4 OF SAID SECTION 4 A DISTANCE OF 615.00 FEET TO THE POINT OF BEGINNING.

CHARLES S. BROWN, P.E. LIC. NO. 7581 R.L.S. NO. 991  
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS, STREETS AND RESERVES, THE SAME TO BE KNOWN AS TALLGRASS EAST 4TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE ARE HEREBY GRANTED. STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

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

RESERVES A, B, AND C ARE HEREBY PLATTED FOR LANDSCAPING, IRRIGATION SYSTEMS AND ENTRY FEATURES.

RESERVE D IS HEREBY PLATTED FOR ENTRY FEATURES, PEDESTRIAN IMPROVEMENTS, LANDSCAPING, IRRIGATION SYSTEMS, UTILITIES AND WALL CONFINED TO EASEMENTS. PLAN REVIEW AND APPROVAL BY SEWER MAINTENANCE DIVISION, CITY OF WICHITA, WILL BE REQUIRED PRIOR TO THE ISSUANCE OF BLDG. PERMIT(S) FOR IMPROVEMENTS WITHIN RESERVE "D".

RESERVES A THROUGH D INCLUSIVE SHALL BE SUBJECT TO THE RESTRICTIVE COVENANTS ESTABLISHED BY THE DECLARATION OF LANDOWNERS ASSOCIATION AGREEMENTS, AND SHALL BE OWNED AND MAINTAINED BY ONE OR MORE HOMEOWNERS' ASSOCIATIONS TO BE FORMED WITHIN TALLGRASS EAST 4TH ADDITION. ALL ADJUTERS' RIGHTS OF ACCESS TO AND FROM 21ST STREET NORTH OVER AND ACROSS THE SOUTH LINE OF BLOCK 1, ARE HEREBY GRANTED TO THE CITY OF WICHITA.

THOSE PORTIONS OF TALLGRASS EAST 3RD ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, AS SET FORTH IN THE SURVEYOR'S CERTIFICATE ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512(b) AMENDED.

OWNER: RITCHIE DEVELOPMENT CORPORATION

BY: JACK D. RITCHIE, C.E.O.

STATE OF KANSAS )  
COUNTY OF SEDGWICK ) SS

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1990, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME JACK D. RITCHIE, CHIEF EXECUTIVE OFFICER OF RITCHIE DEVELOPMENT CORPORATION, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME AS THE VOLUNTARY ACT AND DEED OF SAID CORPORATION, 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 \_\_\_\_\_

WE, BANK IV WICHITA, NATIONAL ASSOCIATION IN WICHITA, HOLDER OF A MORTGAGE ON A PORTION OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF TALLGRASS EAST 4TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

\_\_\_\_\_, VICE PRESIDENT

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1990, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME GARY K. BROWN, VICE PRESIDENT, BANK IV WICHITA, NATIONAL ASSOCIATION, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME AS THE VOLUNTARY ACT AND DEED OF SAID BANK, 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 OF HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1990.

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

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

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1990.

\_\_\_\_\_, MAYOR

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

ENTERED ON TRANSFER RECORD, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1990.

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

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

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT \_\_\_\_\_ M., ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1990.

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

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