

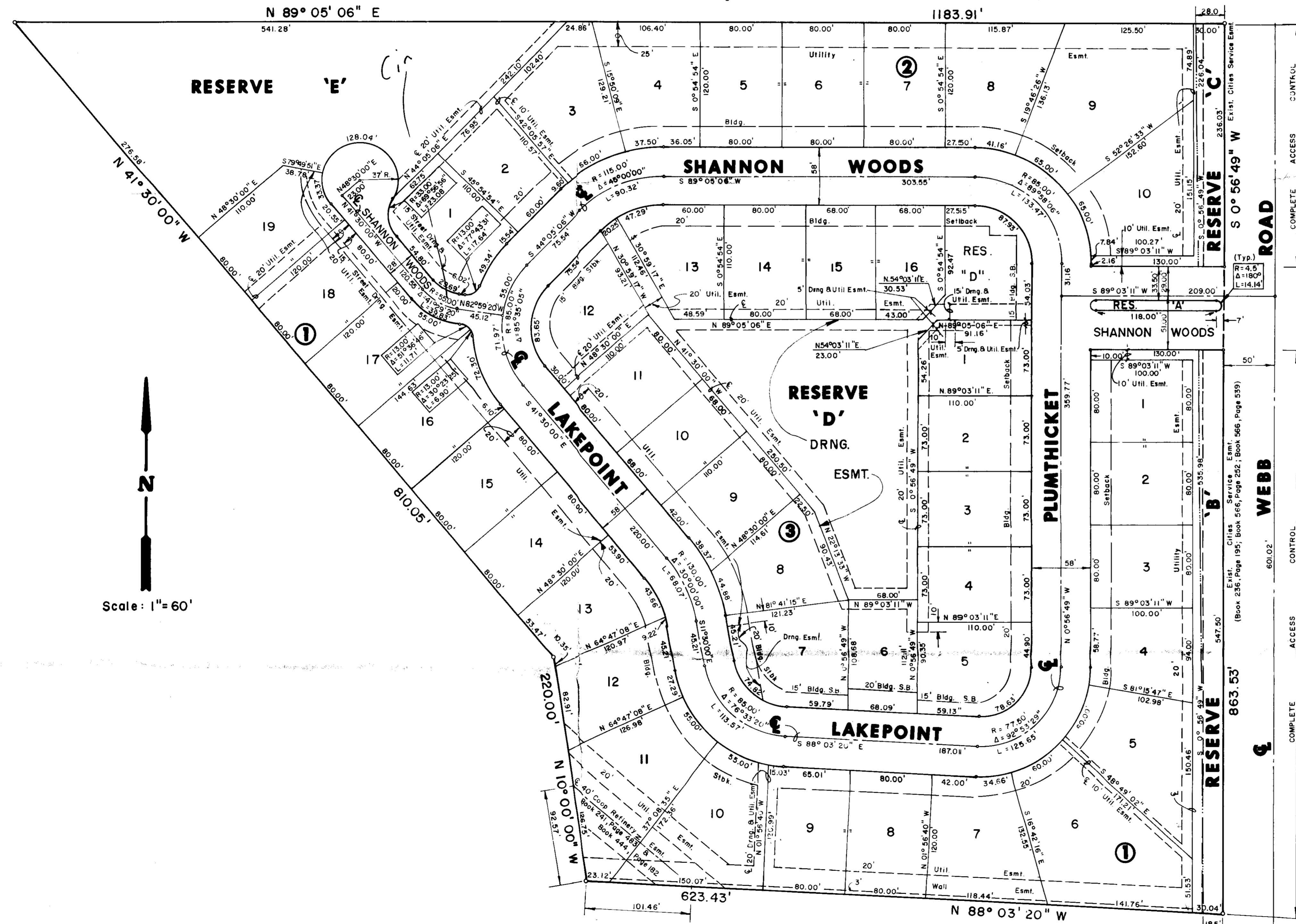
FINAL PLAT OF SHANNON WOODS AT TALLGRASS

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

REVISED COPY
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THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 6/29/89 SUBJECT
TO THE CONDITIONS OF APPROVAL OUT-
LINED IN OUR LETTER DATED 6/30/89

OFFICE COPY
DO NOT REMOVE



I, Kenneth H. Bengtson, a Civil Engineer and Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "Shannon Woods at Tallgrass" 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 herein:

A replat of DEER RUN, an addition to Wichita, Sedgwick County, Kansas.

All Lots, Blocks, Streets (except Webb Road right of way), Easements and Building setbacks are hereby vacated and replatted by virtue of K.S.A. 12-512(b).

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this ___ day of _____, 1989.

Kenneth H. Bengtson, P.E.
Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road, Building #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 Engineer's and Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into Lots, Blocks, Reserves, and Streets, the same to be known as Shannon Woods at Tallgrass, an addition to Wichita, Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public. Reserves A, B, C, and E are platted for the construction and maintenance of drainage. Reserves A, B, and C, are also platted for walls, entry monuments, irrigation systems, and landscaping. Reserve D is platted for drainage, landscaping, walks, gazebos, swimming pools and related structures, and irrigation systems. The Reserves shall be owned and maintained by the Homeowners Association. Easements for the construction and maintenance of public utilities, drainage and streets as indicated on the accompanying plat, are hereby granted. The 3.00 foot wall easements, as indicated on the accompanying plat, are granted for the purpose of construction and maintenance of a private wall. All abutters rights of access to and from Webb Road over and across the East lines of Reserves B and C are hereby granted to the City of Wichita, Kansas.

B.B.B.R. CORPORATION

By: Jay W. Russell

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

Be it remembered that on this ___ day of _____, 1989, before me a Notary Public in and for said State and County, came Jay W. Russell for B.B.B.R. Corporation 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: _____

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

Dated this ___ day of _____, 1989.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Chairman
Sue L. Crockett

_____, Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon, if any, accepted by the City Commission of the City of Wichita, Kansas, this ___ day of _____, 1989.

_____, Mayor
Robert G. Knight

_____, City Clerk
John Moir

Entered on transfer record this ___ day of _____, 1989.

_____, County Clerk
Don Wright

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

This is to certify that this instrument was filed for record in the Register of Deeds office this ___ day of _____, 1989.

_____, Register of Deeds
Pat Kettler

_____, Deputy
Ed Resa

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4581

July 7, 1989

Mid-Kansas Engineering Consultants
3500 North Rock Road, #800
Wichita, KS 67226

Re: S/D 89-34 - SHANNON WOODS AT TALLGRASS

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 6, 1989, 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 July 3, 1989.

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.
3. Certification that all real estate taxes for the second half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Timothy Bickhaus".

R. Timothy Bickhaus
Associate Planner

RTB:sm

cc: Jay W. Russell, 443 N. Maize Road, Wichita, KS 67212
Mike Lindebak, City Engineer

FILE COPY

- U. The final plat tracing shall indicate that the 20-foot easement along the plat's south line is exclusive of the 3-foot wall easement also indicated in this area.
- V. Additional dimensions, from lot corners, shall be indicated for the easement crossing the rear of Lots 10, 11 and 12 Block 1.
- W. On the final plat tracing the mayor's signature block shall be amended to indicate the "Council" instead of Commission and the Mayor's signature as "Bob Knight."
- X. 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.
- Y. 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.
- Z. 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.
- AA. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- BB. Recording of the plat within 30 days after approval by the City Council.

July 6, 1989

STAFF REPORT
(Revised Final Plat Approved 6/29/89;
Final Plat Approved 6/1/89)

CASE NUMBER: S/D 89-34 - SHANNON WOODS AT TALLGRASS
ADDITION

OWNER/APPLICANT: Jay W. Russell, 443 N. Maize Road, Wichita, KS
67212

SURVEYOR/ENGINEER: Mid Kansas Engineering Consultants, P.A.

LOCATION: West of Webb Road in an area south of 29th St.
N.

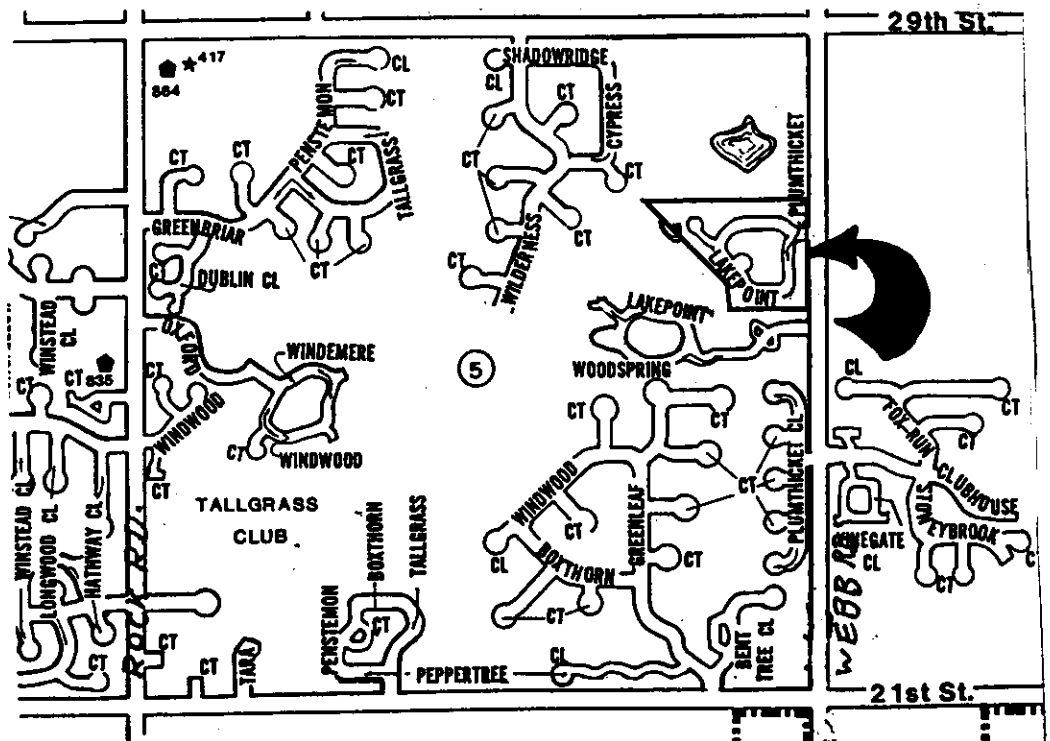
SITE SIZE: 16.42 Acres

NUMBER OF LOTS
Residential: 45
Office:
Commercial:
Industrial:
Total: 45

MINIMUM LOT AREA: 7,800 sq. ft.

CURRENT ZONING: "AA" (DP-96)

VICINITY MAP:



STAFF COMMENTS:

- A. This plat is attempting to be approved under regulations relating to permitting swimming pools in platted reserves that as of yet have not been adopted by the governing body. Therefore, this plat shall not be scheduled to City Council until said regulations are adopted. Revised site plans shall also be provided encompassing all of the area designated as Reserve D.
- B. The applicant shall either abandon or amend the existing petitions on file for this property. If projects are to be abandoned as a result of this replat, the applicant shall pay off the charges against the abandoned projects. Square footage figures shall be provided for the lots within this plat so existing special assessments and petitions may be amended.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. 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.
- F. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- G. Since this plat proposes the platting of narrow street rights-of-way with adjacent "15-foot public drainage, utility and private street easement," a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings. Any planting within this easement shall be reviewed by the City Forestry Division prior to installation.
- H. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot within this plat. 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.

- I. The applicant shall submit a copy of the instruments which establishes the Cities Service and Coop Refinery Pipeline Easements on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreements.
- J. The applicant shall provide proof, by letter from the pipeline companies or by providing a copy of the pipeline easement agreements, that utilities and buildings may be located adjacent to the easements without restriction of an established setback from the easements.
- K. Any relocation, lowering or encasement of the pipelines, made necessary by this development, will not be at the expense of the City.
- L. 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.
- M. The final plat tracing shall dimension the area between the right-of-way line and the utility easement at the common lot line of Lots 16 and 17, Block 1.
- N. The 15-foot street drainage, and utility easement shall be defined within Reserve "E" adjacent to the cul-de-sac on the final plat tracing.
- O. The cul-de-sac shall also be termed as a "circle" on the final plat tracing.
- P. If utilities are expected to cross any of the wall easements, the plattor's text shall be amended to indicate that "utilities may cross wall easements."
- Q. The Cities Service Easement along Webb Road overlaps the Reserves being platted, his area on the plat should be clearly indicated and dimensioned with arrows.
- R. Since the side yards of the corner lots of Lot 1, Block 1 and Lot 10, Block 2 are adjacent to 10-foot sections of Reserves, and such lots should plat 15-foot setbacks to adjacent streets, a 5-foot setback shall be shown for these lots adjacent to Deer Run (5-foot from the lot/reserve property line).
- S. A 20-foot building setback and utility easement shall be indicated to Shannon Woods Circle for Lots 14 thru 19, Block 1.
- T. The final plat tracing shall more clearly label and dimension the easements along Reserves C and B and the rear lot lines of Lots 9 and 10, Block 2 and Lots 1 thru 6, Block 1.