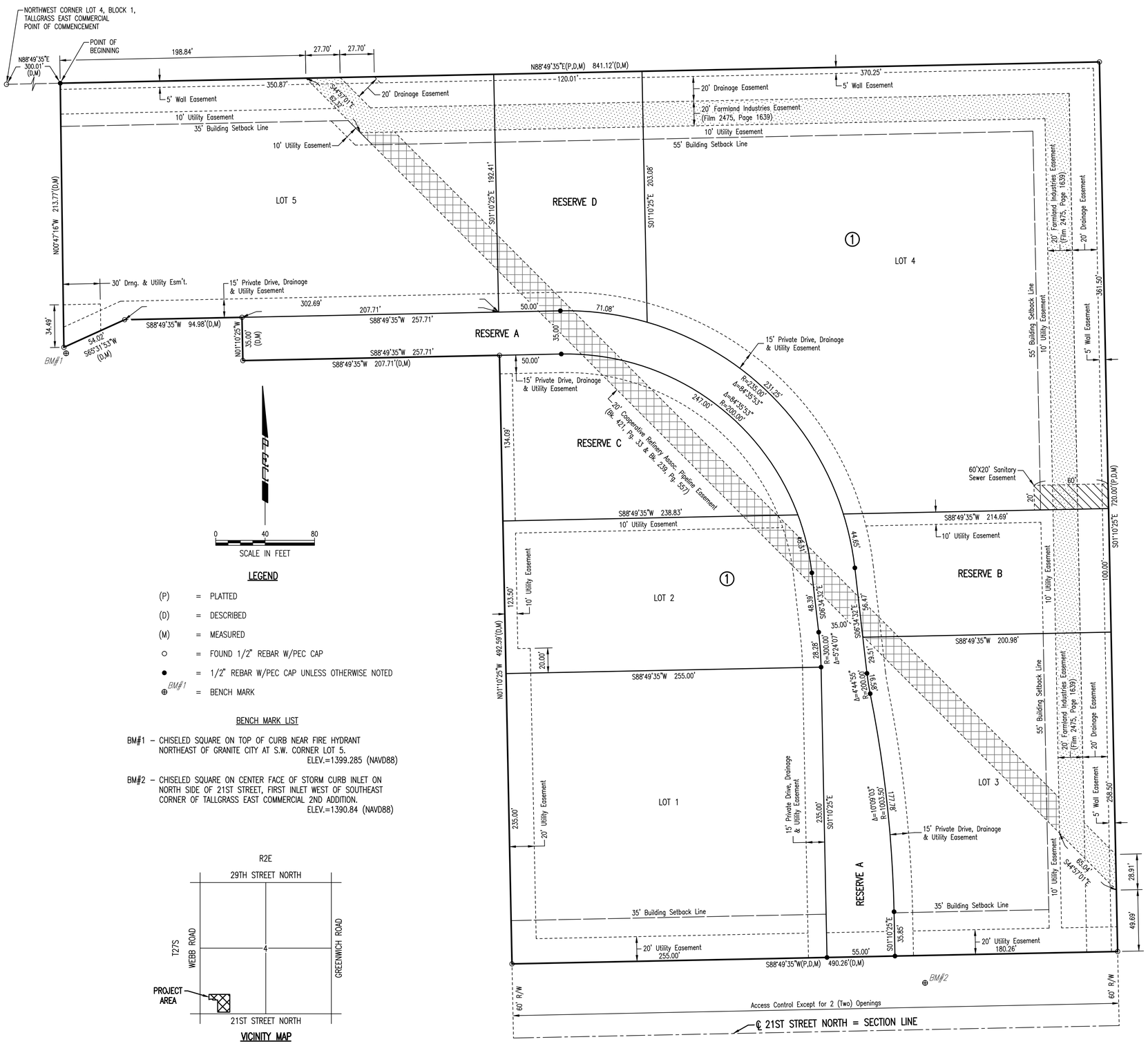
TALLGRASS EAST COMMERCIAL 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

FINAL PLAT



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)

VICINITY MAP

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND SURVEYORS IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY ON THIS _____ DAY OF_____, 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 SOUTHEAST 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.

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

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	
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 UNOBSTRUCTED 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, VICE PRESIDENT

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS_____DAY OF _____, 2016, BY JERRY D. JONES, VICE PRESIDENT OF SLAWSON INVESTMENT CORPORATION.

_____, NOTARY PUBLIC
SARAH E. HATTRUP

MY APPOINTMENT EXPIRES_____

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 _____ DAY OF_____, 2016.

_____, CHAIR
CAROL CHAPMAN NEUGENT

_____, SECRETARY
DALE MILLER

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

_____, MAYOR
JEFF LONGWELL

_____, CITY CLERK
KAREN SUBLETT

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 2016.

_____, COUNTY CLERK
KELLY ARNOLD

REVIEWED IN ACCORDANCE WITH K.S.A. 58–2005 ON THIS _____ DAY OF_____, 2016.

_____
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 _____ .M., ON THE _____ DAY OF_____, 2016.

_____, REGISTER OF DEEDS
TONYA BUCKINGHAM

PEC
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.
303 SOUTH TOPEKA WICHITA, KS 67202
316-262-2691 www.pec1.com

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