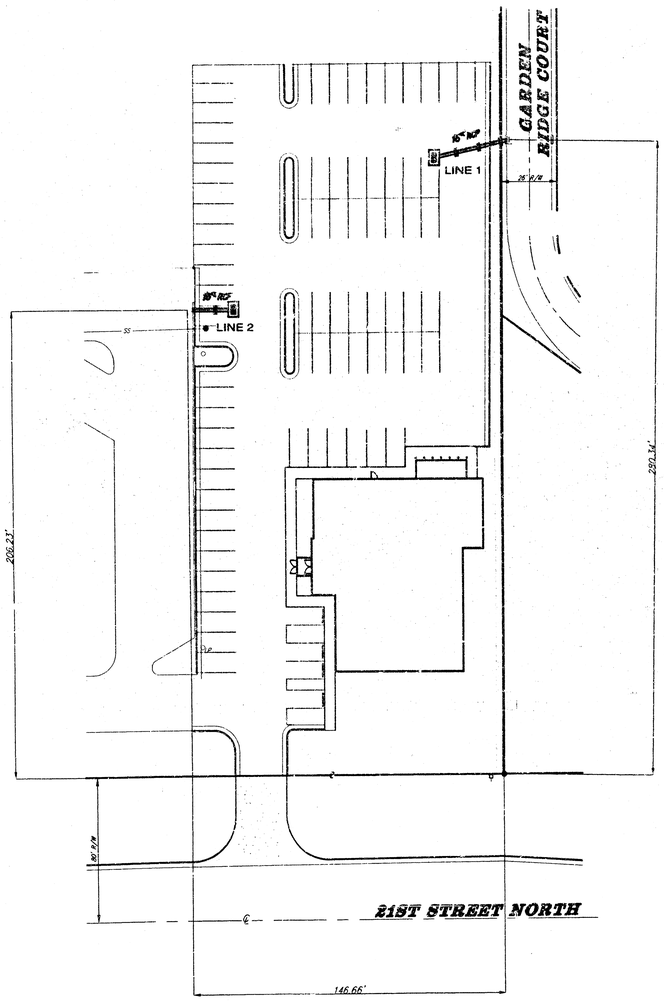

PRIVATE STORM WATER SEWER TO SERVE
LAKE RIDGE COMMERCIAL 2ND ADDITION, LOT 5
CITY OF WICHITA, KANSAS

Michael E. Lindebak, P.E. City Engineer

Private Project Number

887 PPS (607861)

FEBRUARY, 1999

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Inlet Detail	3
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GENERAL NOTES:

1. Contractor will be required to provide notice to utility companies a minimum of forty-eight (48) hours prior to any excavation, as follows:

Kansas One-Call	687-2470

The Contractor must notify the following in case of an emergency:

Cablevision	262-0631
or	263-2061
Kansas Gas Service	383-8650
KGE	383-8600
Peoples Gas Company	942-8811
Southwestern Bell Telephone Company	800-344-7233
City of Wichita Water Department	268-4908
City of Wichita Sewer Maintenance	268-4071

2. Underground utility service lines and overhead utility pole lines are to be adjusted as necessary by others prior to construction unless the plans specifically call for their adjustment by the Contractor or unless the plans specifically identify a utility to be adjusted by its owner during construction. Existing utilities and their location, as shown on the plans, represent the best information obtainable for design. The Contractor will be required to work around existing utilities within the right-of-way which do not conflict with proposed construction.

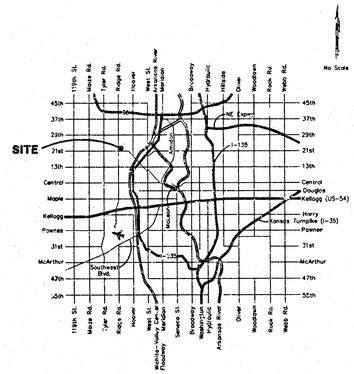
3. Contractor shall not start work on the project until the Project Inspector is assigned to the project and is present on the site. Any work done without inspection will be required to be uncovered for inspection.

4. All areas disturbed by construction operations shall be seeded with rye grass at a rate of 6 lbs. per 1000 sq. feet or as per city specs. Contractor to prepare ground to city specifications.

5. Trees and shrubs in public right-of-way which are in direct conflict with proposed new construction shall be removed by the Contractor with the Engineer's approval. Trees and shrubs which are not in direct conflict with proposed new construction shall be saved and protected from damage.

6. Rubble from the removal of miscellaneous structures and excess excavation which is to be wasted shall be disposed of on sites to be provided by the Contractor. These sites shall be approved by the Engineer as to suitability, appearance and site location. Locations that, in the opinion of the Engineer, will leave an unsightly appearance will not be approved.

7. The Contractor shall be responsible for preserving property irons. The Contractor will be required to re-establish any property irons which are damaged or destroyed by his construction operations. Such irons shall be re-established by a licensed land surveyor in accordance with state law.



LOCATION MAP

APPROVED AS NOTED
BY CITY ENGINEER OF WICHITA

Storm Sewers VRH 2/3/98

NOTE TO CONTRACTORS

Installation, inspection and testing for this project is to be provided by a Licensed Consulting Engineering Firm under contract with the Owner/Developer. Said inspection to be in accordance with the City of Wichita standard construction engineering practices and certified by a Licensed Professional Engineer. No work shall be performed in dedicated easements or public right-of-way by the Contractor without such inspection nor shall any work be commenced without written authorization by the City Engineer. All Construction and Materials shall comply with the City of Wichita Specifications and Standards (on file and available in the City Engineer's Office).

LEGAL DESCRIPTION:

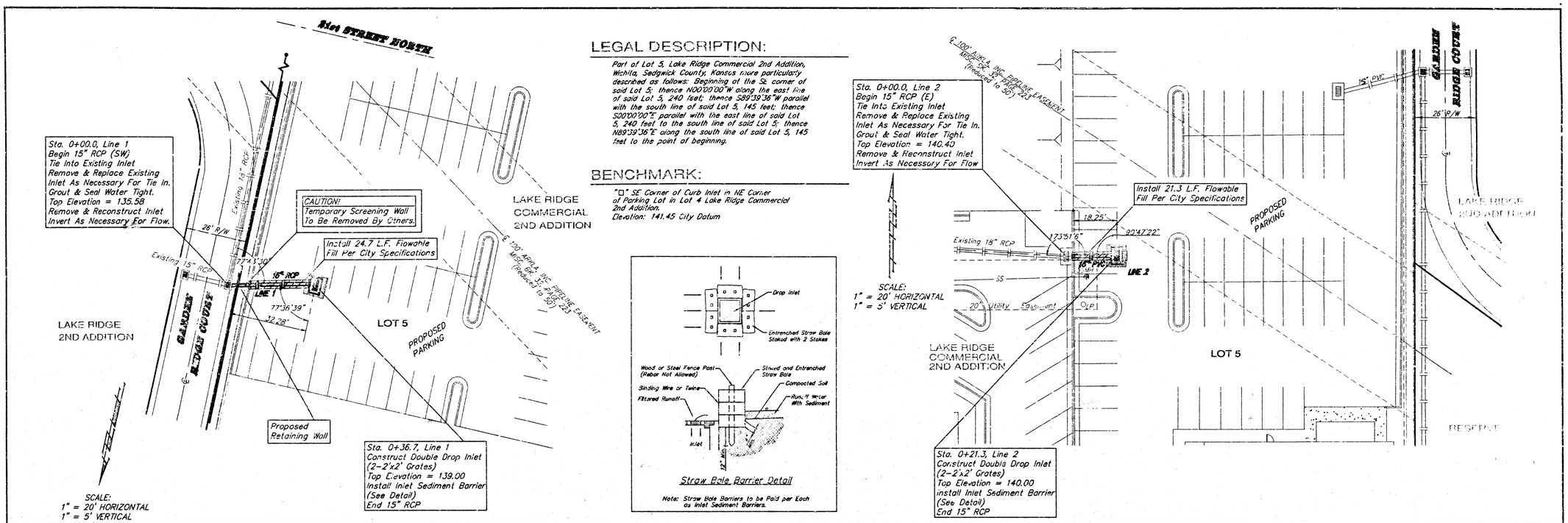
Part of Lot 5, Lake Ridge Commercial 2nd Addition, Wichita, Sedgwick County, Kansas more particularly described as follows: Beginning at the SE corner of said Lot 5; thence N00°00'00"W along the east line of said Lot 5, 240 feet; thence S89°39'36"W parallel with the south line of said Lot 5, 145 feet; thence S00°00'00"E parallel with the east line of said Lot 5, 240 feet to the south line of said Lot 5; thence N89°39'36"E along the south line of said Lot 5, 145 feet to the point of beginning.

BENCHMARK:

"□" SE Corner of Curb Inlet in NE Corner of Parking Lot in Lot 4 Lake Ridge Commercial 2nd Addition.
Elevation: 1411.45 City Datum

DAVID L. YARBROUGH LICENSED 14709 2/1/99 KANSAS PROFESSIONAL ENGINEER

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211



PRIVATE STORM WATER SEWER TO SERVE
Lake Ridge Commercial
2nd Addition, Lot 5

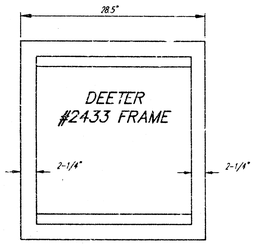
BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA KANSAS 67211

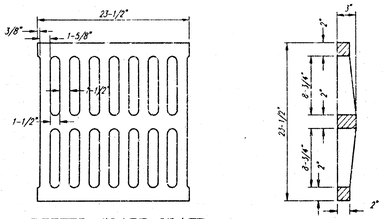
PROJECT NUMBER	SHEET
887 PPS (607861)	2 of 4

DESIGN	DRAWN	APPROVED	DATE	SCALE
JAB/LU	LU		8/08	NOTED

GARDEN RIDGE CIRCLE

2/01/1999 16:22:36 DROPINLT.DWG

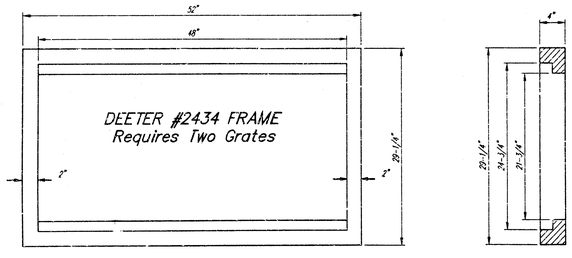




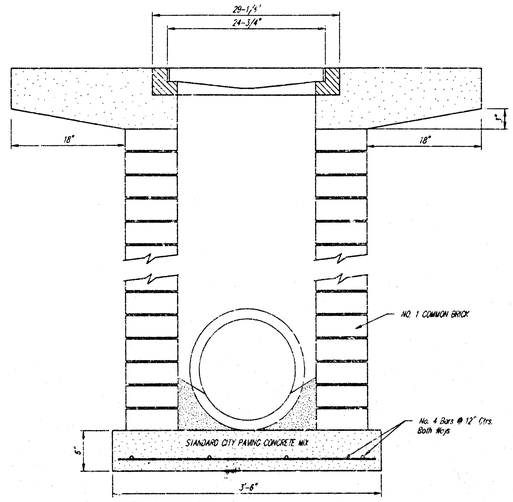
DEETER #2433 GRATE

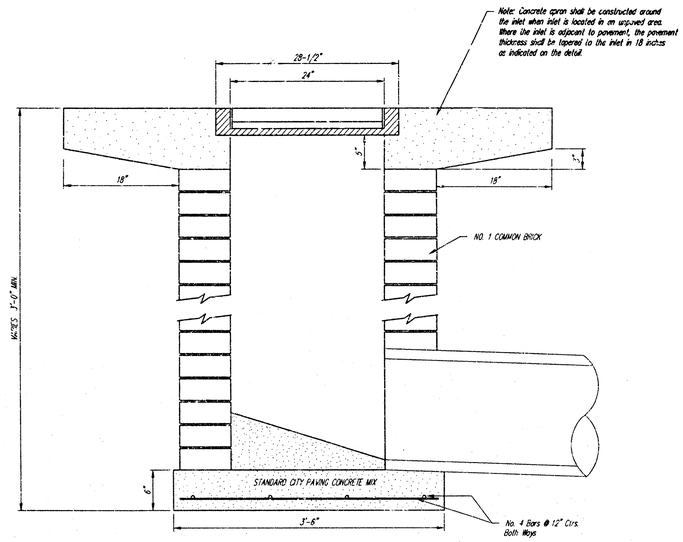
NOTE: Grates shall be imprinted on the top surface with "CITY OF WICHITA" using letters at least 1" in height. Other marking methods may be approved by the engineer.

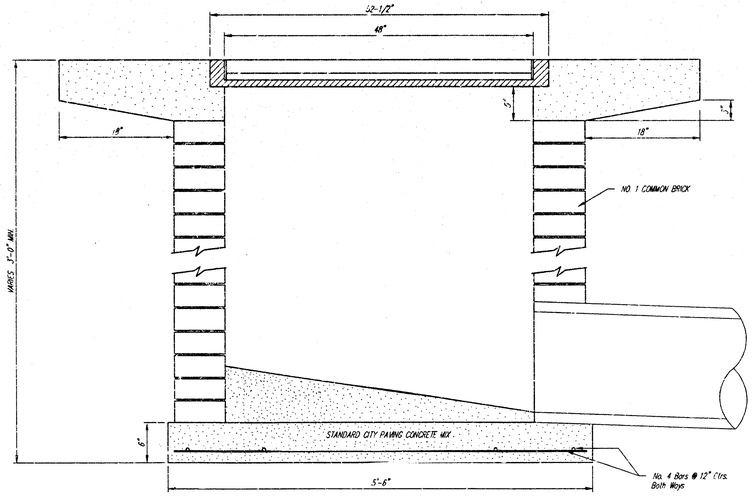
24" x 24" Frame and Grate Detail



Double 24" x 24" Frame Detail







City of Wichita Standard
Drop Inlet

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

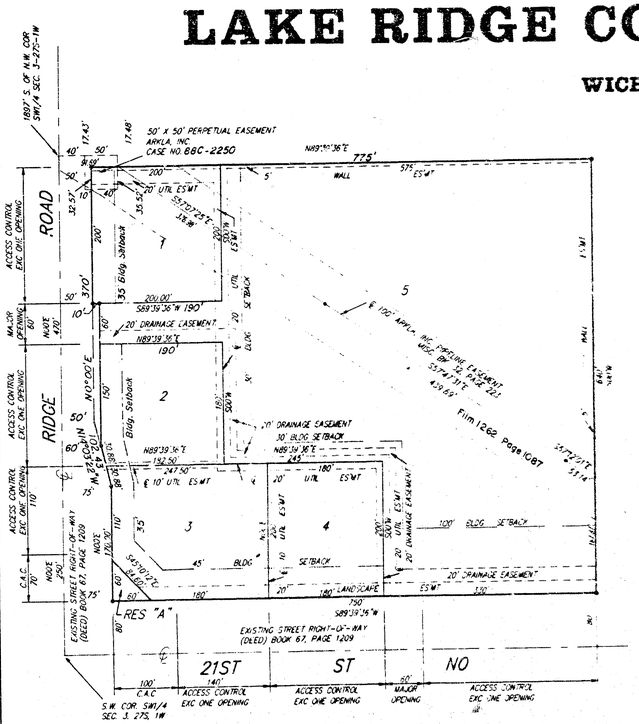
PROJECT NUMBER					SHEET
887 PPS (607861)					3 OF 4
DESIGN	DRAWN	APPROVED	DATE	SCALE	
Staff	Staff		2/99	NONE	

CAMDEN\ORIGINAL\ 98-11-E102

PC 51-3

LAKE RIDGE COMMERCIAL 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



NOTE: THERE ARE ADDITIONAL SETBACK REQUIREMENTS PER THE APPROVED ASSOCIATED C.U.P. (DP-705) ON FILE WITH MAPD.

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Reserve and street to be known as "LAKE RIDGE COMMERCIAL 2ND ADDITION", Wichita, Sedgwick County, Kansas. Reserve "A" is hereby reserved for earthberms, landscaping, lighting, irrigation, drainage, signage, entry monuments, sidewalks, bike paths and utilities confined to easements. The landscaping easement is hereby granted as indicated for the construction and maintenance of private landscaping, allowing for earthberms, landscaping, lighting, irrigation, drainage, signage, sidewalks, bike paths, utilities confined to easements and utilities and driveways are allowed to cross these easements. Reserve "A" shall be owned by the lot owners association for the addition and Reserve "A" and the landscaping easements shall be maintained by the lot owners association for the addition. The 5 foot wall easements are hereby granted as indicated for the construction and maintenance of a private wall and utilities are allowed to cross these easements. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage easement is hereby granted for the use of drainage purposes. The street is hereby dedicated to and for the use of the public. Access controls are hereby granted to the appropriate governing body as indicated on the face of the plat and shall be determined by the engineer of the appropriate governing body.

Lake Ridge Investors, L.C.

Jerry Hoggatt — Managing Member

Prairie Capitol, Inc.

W. Newton Male — President

Quiktrip Corporation

Alvin Howerton — Executive Vice-President

State of Kansas) SS
Sedgwick County)

We, Baughman Company, P.A., Surveyors in aforesaid County and State do hereby certify that we have surveyed and platted "LAKE RIDGE COMMERCIAL 2ND ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of Lots 1-2-3-4-5 and Reserve A, Lake Ridge Commercial Addition, Wichita, Sedgwick County, Kansas.

All being situated in the SW1/4 of Sec. 3, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

10-17-94 — Gregory F. Severns — Surveyor

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 6th day of April 1994, by Jerry Hoggatt, President of Lake Ridge Investors, L.C., a Kansas Limited Liability Company, on behalf of the company

Mildred E. Franz — Notary Public

My App't. Exp. 2-3-95

State of Kansas) SS
Butler County)

The foregoing instrument was acknowledged before me this 1 day of April 1994, by W. Newton Male, President of Prairie Capitol, Inc. on behalf of the corporation.

Janie Wetta — Notary Public

My App't Exp. 7-27-97

JANIE WETTA
Notary Public - State of Kansas
My Appt. Expires 7-27-97

State of Oklahoma) SS
Tulsa County)

The foregoing instrument was acknowledged before me this 25 day of October 1994, by Alvin Howerton, Executive Vice-President of Quiktrip Corporation, on behalf of the Corporation.

Susan D. Bailey — Notary Public

My App't Exp. 2-14-97

This plat of "LAKE RIDGE COMMERCIAL 2ND ADDITION", Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission Wichita, Kansas.

Dated this 10th day of February 1994.

Wichita-Sedgwick County Metropolitan Area Planning Commission

James D. Miner — Chairman

Marvin S. Krout — Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 1st day of November 1994.

Elma Broadfoot — Mayor

Pat Burnett — Deputy City Clerk

#1424401

State of Kansas) SS
Sedgwick County)

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this 5TH day of DECEMBER 1994, at 11:00 o'clock A M; and is duly recorded.

Pat Kettler — Register of Deeds

Ed Resa — Deputy

Entered on transfer record this 5th day of December 1994.

Susan E. Crockett-Spoon — County Clerk

We, the undersigned, holders of a mortgage above described property, do hereby consent to this plat of "LAKE RIDGE COMMERCIAL 2ND ADDITION", Wichita, Sedgwick County, Kansas.

Prairie State Bank of Maize

Chris A. Anderson — Vice-President

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 8 day of April 1994, by Chris A. Anderson, Vice-President of Prairie State Bank of Maize, on behalf of the Bank.

Dorothy R. Wood — Notary Public

My App't. Exp. 4-12-95

DOROTHY R. WOOD
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 4-12-95

20.00

PC 51-3