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**Legal Description**

Part of Lot 3, Westwind 5th Addition, Wichita, Sedgwick County, Kansas described as follows: Beginning at the most westerly SW corner of said corner being on the east right-of-way line of Tyler Road; thence N01°28'06"E along a line of said Lot 3, 70.08 feet to a corner of said Lot 3; thence N89°59'59"E along a line of said Lot 3, 197.97 feet to a corner of said Lot 3; thence S89°59'44"E along a line of said Lot 3, 200.79 feet to a corner of said Lot 3; thence S01°28'50"W, 100.00 feet; thence S89°59'44"E, 35.00 feet; thence S00°42'30"W, 254.00 feet; thence S89°59'59"W, 239.14 feet to a point on a west line of said Lot 3; thence N01°28'07"E along said line, 86.03 feet to a corner of said Lot 3; thence S89°59'59"W along a line of said Lot 3, 200 feet to the point of beginning.

**Benchmark**

□ Top of Curb South End of Median  
 Located in Entrance from 21st St.  
 Elev. = 172.25 City Datum

**PRIVATE STORM WATER SEWER TO SERVE  
 Westwind 5th Addition, Lot 3**

Private Project Number 919 PPS (607861)

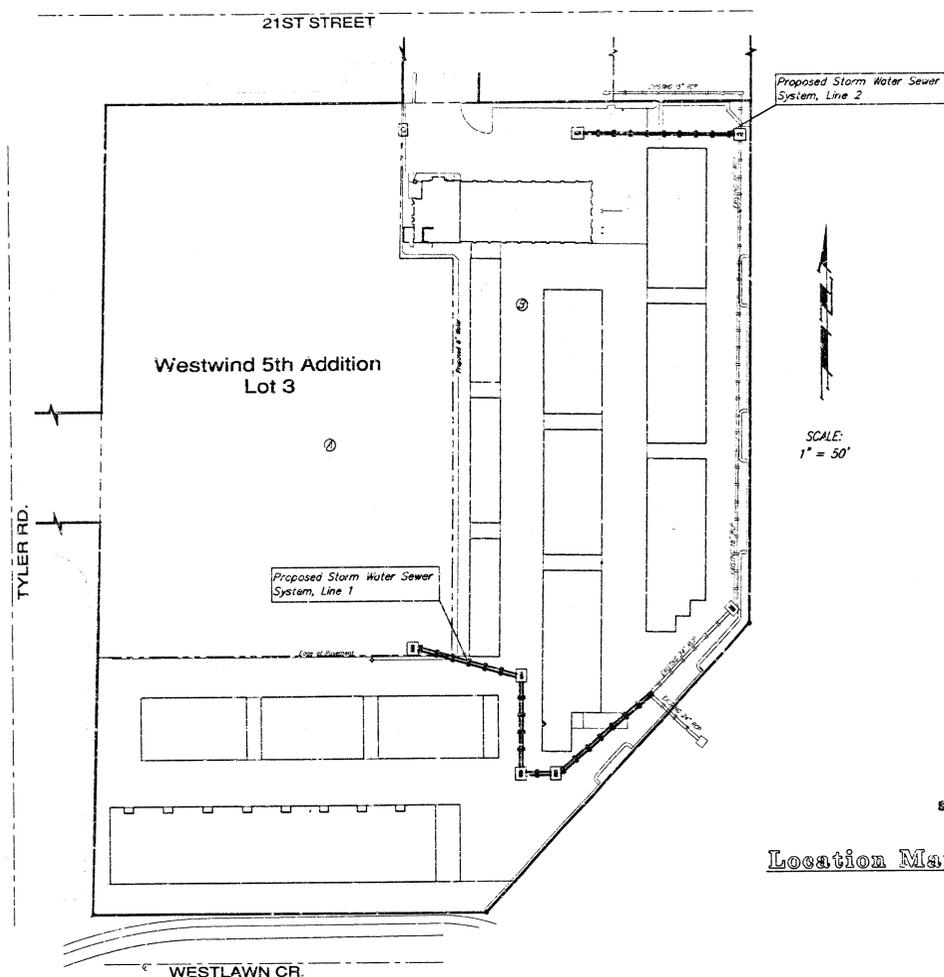
CITY OF WICHITA, KANSAS

Michael E. Lindebak, P.E. City Engineer

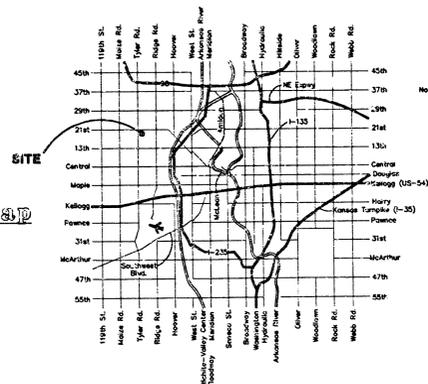
July, 1999

**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 232-0651  
 or 263-2061  
 Kansas Gas Service 333-8650  
 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.
8. The Contractor shall give all property owners and/or tenants of developed property directly abutting the construction of this project a minimum of ten (10) days advance notice prior to start of construction.



**Location Map**



APPROVED AS NOTED  
 BY CITY ENGINEER OF WICHITA

Storm Sewers: VRH 8/2/99

NOTE TO CONTRACTORS

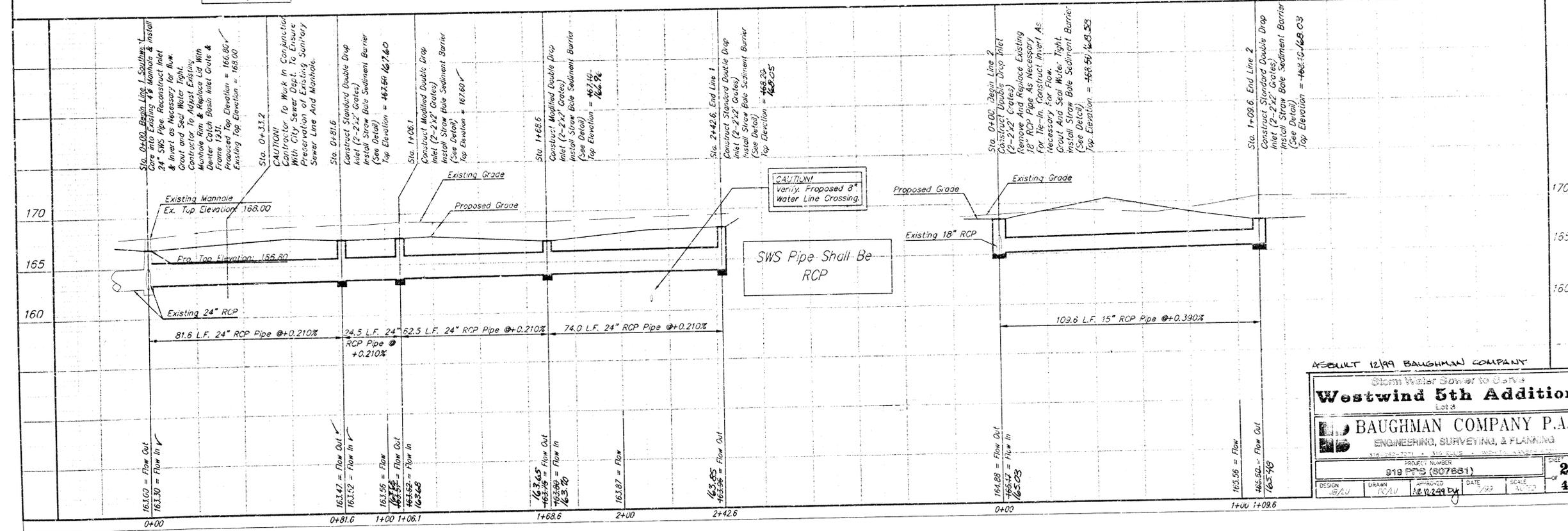
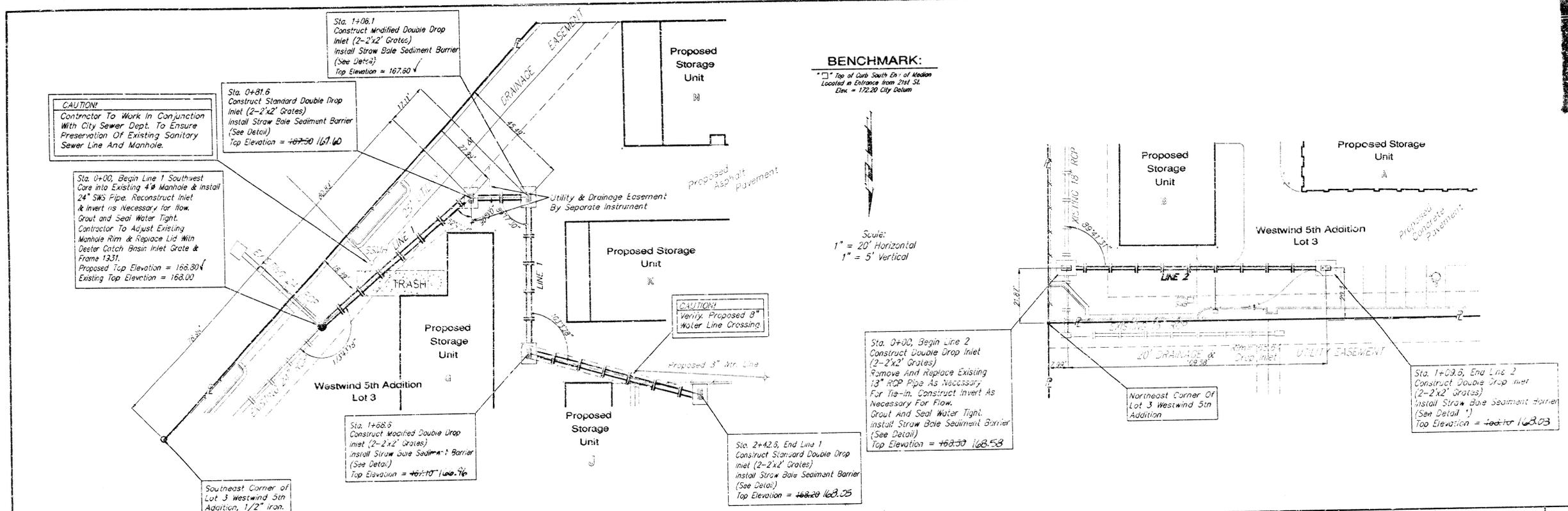
Installation, inspection and testing for this project is to be provided by a Licensed Consulting Engineering Firm under contract with the Owner/Developer. Said inspection to be in accordance with the City of Wichita standard construction engineering practices and certified by a Licensed Professional 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).

BOOKED  
 7-27-00  
 MCB  
 D-469



PROJECT INSPECTED BY  
 BAUGHMAN CO. ASSULT 12-29-99  
**BAUGHMAN COMPANY**  
 ENGINEERING, SURVEYING, & PLANNING  
 316-262-1271 • 316-262-1272 • 316-262-1273

14-08-01-07



**CAUTION**  
Contractor To Work In Conjunction With City Sewer Dept. To Ensure Preservation Of Existing Sanitary Sewer Line And Manhole.

Sta. 0+00, Begin Line 1 Southwest Core Into Existing 4\"/>

Sta. 0+81.6  
Construct Standard Double Drop Inlet (2-2'x2' Grates)  
Install Straw Bale Sediment Barrier (See Detail)  
Top Elevation = +167.50 167.60

Sta. 1+68.6  
Construct Modified Double Drop Inlet (2-2'x2' Grates)  
Install Straw Bale Sediment Barrier (See Detail)  
Top Elevation = +167.10 166.76

**CAUTION**  
Verify Proposed 8\"/>

**BENCHMARK:**  
Top of Curb South End of Median Located at Entrance from 21st St. Elev. = 172.20 City Datum

Scale:  
1" = 20' Horizontal  
1" = 5' Vertical

Sta. 0+00, Begin Line 2  
Construct Double Drop Inlet (2-2'x2' Grates)  
Remove And Replace Existing 18\"/>

Sta. 1+09.6, End Line 2  
Construct Double Drop Inlet (2-2'x2' Grates)  
Install Straw Bale Sediment Barrier (See Detail)  
Top Elevation = +168.10 168.03

Sta. 0+00, Begin Line 1 Southwest Core Into Existing 4\"/>

Sta. 0+33.2  
**CAUTION**  
Contractor To Work In Conjunction With City Sewer Dept. To Ensure Preservation Of Existing Sanitary Sewer Line And Manhole.

Sta. 0+81.6  
Construct Standard Double Drop Inlet (2-2'x2' Grates)  
Install Straw Bale Sediment Barrier (See Detail)  
Top Elevation = +167.50 167.60

Sta. 1+08.1  
Construct Modified Double Drop Inlet (2-2'x2' Grates)  
Install Straw Bale Sediment Barrier (See Detail)  
Top Elevation = +167.10 167.60

Sta. 1+68.6  
Construct Modified Double Drop Inlet (2-2'x2' Grates)  
Install Straw Bale Sediment Barrier (See Detail)  
Top Elevation = +167.10 166.76

Sta. 2+42.6, End Line 1  
Construct Standard Double Drop Inlet (2-2'x2' Grates)  
Install Straw Bale Sediment Barrier (See Detail)  
Top Elevation = +168.20 168.05

**CAUTION**  
Verify Proposed 8\"/>

Sta. 0+00, Begin Line 2  
Construct Double Drop Inlet (2-2'x2' Grates)  
Remove And Replace Existing 18\"/>

Sta. 1+09.6, End Line 2  
Construct Standard Double Drop Inlet (2-2'x2' Grates)  
Install Straw Bale Sediment Barrier (See Detail)  
Top Elevation = +168.10 168.03

ASBUILT 12/99 BAUGHMAN COMPANY

Storm Water Sewer to Garage

**Westwind 5th Addition**  
Lot 3

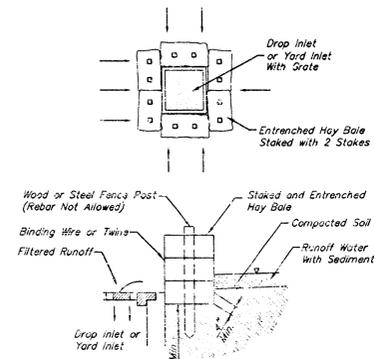
**BAUGHMAN COMPANY P.A.**  
ENGINEERING, SURVEYING, & PLANNING  
118-252-7271 • 319 E. 5th St. • WISCONSIN, U.S.A.

PROJECT NUMBER: 919 PPS (807651)

DESIGN: JBAU    DRAWN: RCU    APPROVED: AR 12/24/03    DATE: 7/99    SCALE: 1/2" = 1'

SHEET 2 OF 4

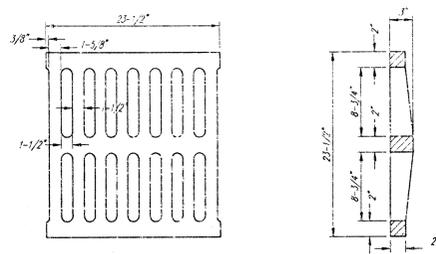
Detail 1



Hay Bale Barrier Detail

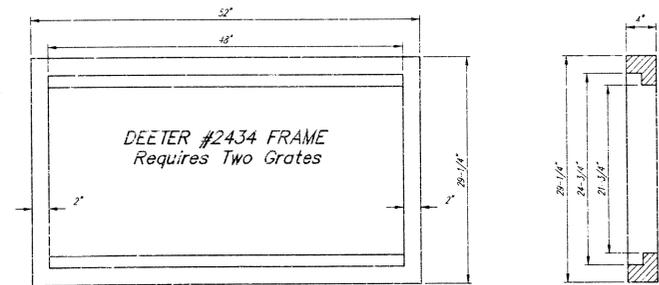
Note: "Dandy Bags" may be used as an alternative to Hay Bale Barriers. For more information on the "Dandy Bags" call Meriath Brothers, Inc., Suppliers of Dandy Products at 1-800-591-2264. Hay Bale Barriers or "Dandy Bags" to be paid per Ercn as Sediment Barriers.

No Scale



DEETER #2433 GRATE

24" x 24" Frame and Grate Detail

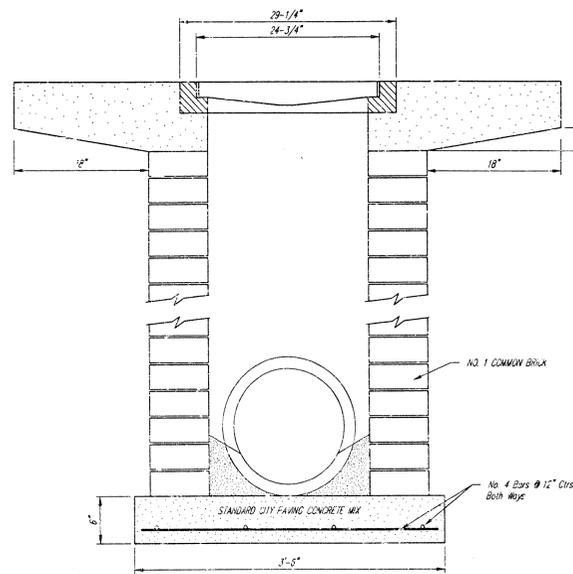


DEETER #2434 FRAME  
Requires Two Grates

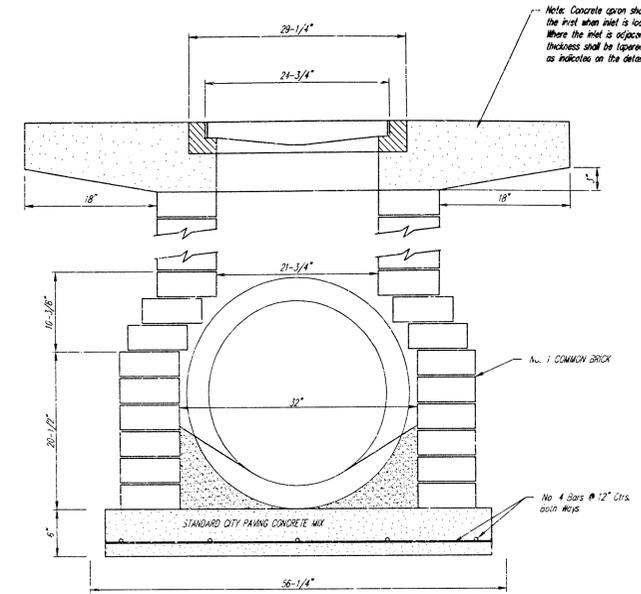
Double 24" x 24" Frame Detail

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.

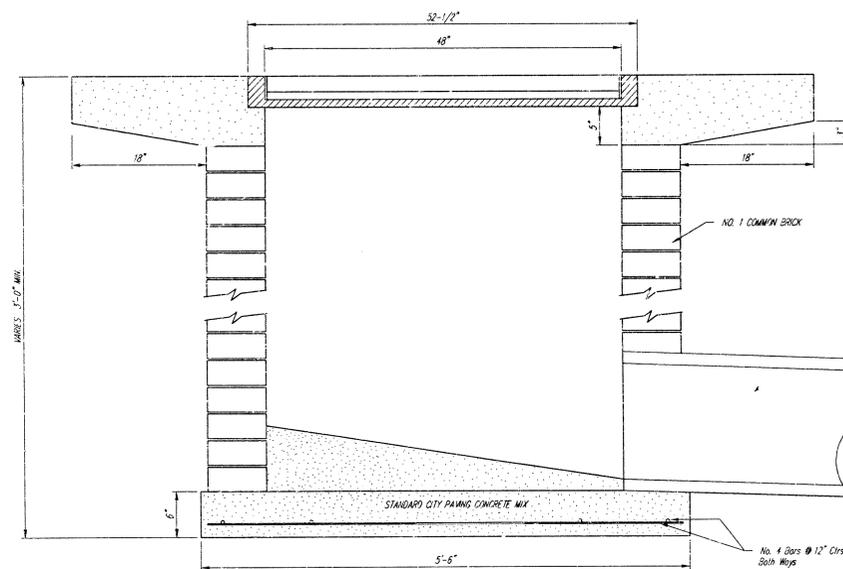
Standard Drop Inlet



Modified Drop Inlet



Note: Concrete apron shall be constructed around the inlet when inlet is located in an un-paved area. Where the inlet is adjacent to pavement, the concrete thickness shall be tapered to the inlet in 18 inches as indicated on the detail.



City of Wichita  
**Drop Inlets**  
Standard and Modified

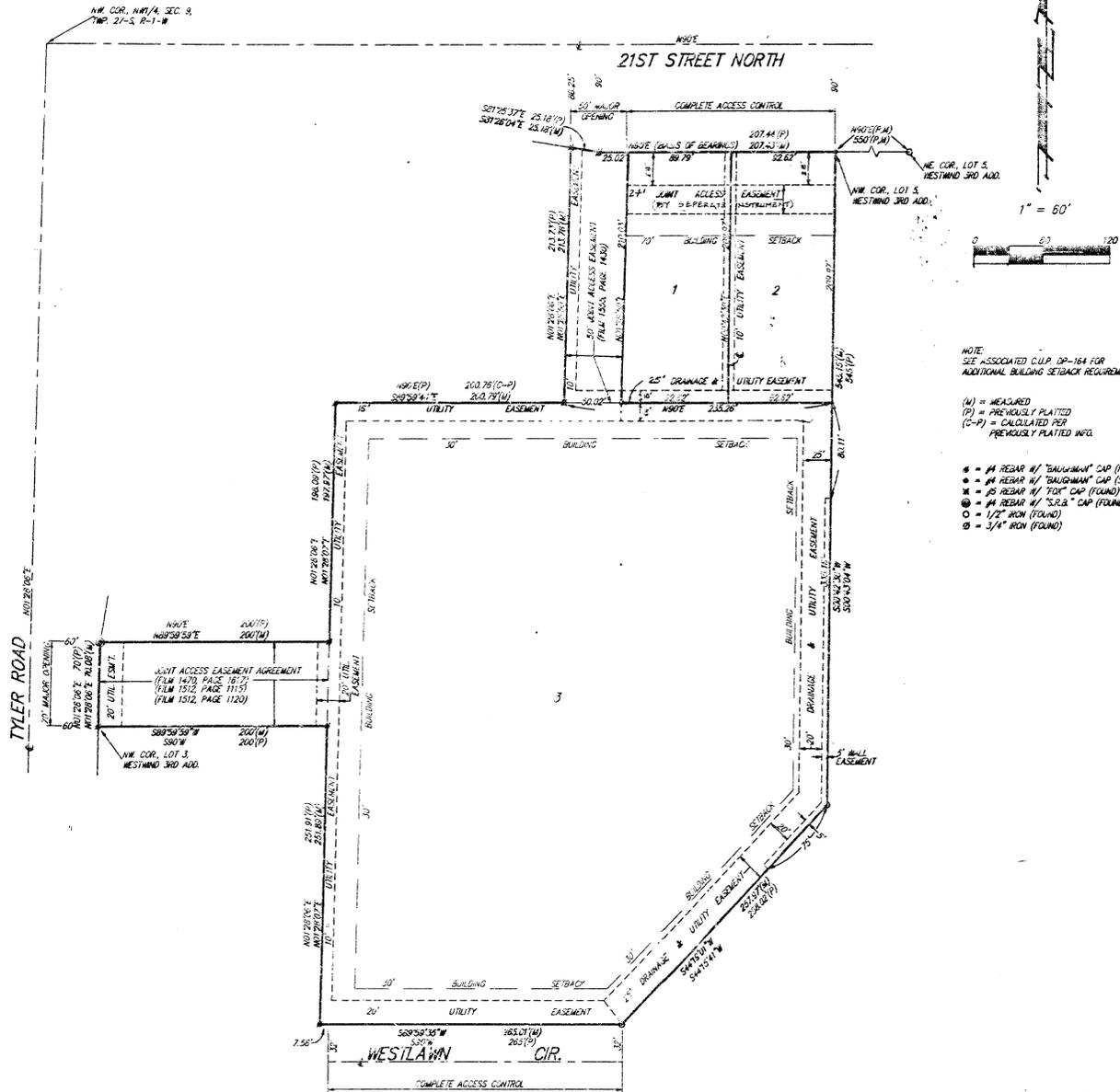
**BAUGHMAN COMPANY P.A.**  
ENGINEERING, SURVEYING, & PLANNING

PROJECT NUMBER  
**919 PFS (807881)**

DESIGN: STAFF/LU    DRAWN: DC    APPROVED:    DATE: 7/99    SCALE: None    SHEET: **3** OF **4**

# WESTWIND 5TH ADDITION

## WICHITA, SEDGWICK COUNTY, KANSAS



NOTE:  
SEE ASSOCIATED C.U.P. DP-164 FOR  
ADDITIONAL BUILDING SETBACK REQUIREMENTS

(M) = MEASURED  
(P) = PREVIOUSLY PLATED  
(C-P) = CALCULATED PER  
PREVIOUSLY PLATED INFO

- = #4 REBAR W/ "BALL-BEARING" CAP (FOUND)
- = #4 REBAR W/ "BALL-BEARING" CAP (SET)
- ✱ = #5 REBAR W/ "TOD" CAP (FOUND)
- ⊙ = #4 REBAR W/ "S.R.R." CAP (FOUND)
- = 1/2" IRON (FOUND)
- ⊖ = 3/4" IRON (FOUND)

State of Kansas) SS We, Baughman Company, P.A., Surveyors in  
Sedgwick County) do hereby certify that we have surveyed  
and plotted "WESTWIND 5TH 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 Lot 4, Westwind 3rd  
Addition, Wichita, Kansas.

Existing public easements and dedications being vacated by virtue  
of K.S.A. 12-512(b).  
All being situated in the NW1/4 of Sec. 9, Twp. 27-S, R-1-W of  
the 6th P.M., Sedgwick County, Kansas.  
Baughman Co., P.A.

Gregory F. Severns, 10-4-95 Surveyor

Know all men by these presents that we,  
the undersigned, have caused the land in the surveyors certificate to  
be platted into lots to be known as "WESTWIND 5TH ADDITION", Wichita,  
Sedgwick County, Kansas. The utility easements are hereby granted as  
indicated for the construction and maintenance of all public utilities. The  
drainage and utility easements are hereby granted as indicated for drainage  
purposes and for the construction and maintenance of all public utilities.  
The wall easements are hereby granted as indicated for the construction  
and maintenance of a private wall and utilities shall be allowed to cross  
these easements. All abutters rights of access to or from 21st Street  
North over and across the north line of Lots 1 and 2 are hereby granted  
to the City of Wichita, Kansas. All abutters rights of access to or from  
Westlawn Cir. over and across the south line of Lot 3 EXCEPT the West  
7.56 feet thereof are hereby granted to the City of Wichita, Kansas.

Jerry D. Newman  
Kenneth L. Reichenberger, Mary Ellen Reichenberger

State of Kansas) SS The foregoing instrument acknowledged be-  
fore me, this 4th day of OCTOBER, 1995, by Jerry D.  
Newman, a single person.

My App't. Exp. 5/31/97  
Philip J. Meyer, Notary Public

State of Kansas) SS The foregoing instrument acknowledged be-  
fore me, this 4th day of OCTOBER, 1995, by Kenneth L.  
Reichenberger and Mary Ellen Reichenberger, husband and wife.

My App't. Exp. 5/31/97  
Philip J. Meyer, Notary Public

We, the undersigned, holders of a mortgage  
on the above described property, do hereby consent to this plat of  
"WESTWIND 5TH ADDITION", Wichita, Sedgwick County, Kansas.

The Mission Bank  
By: Glen W. Porter, Senior Vice President

State of Kansas) SS The foregoing instrument acknowledged be-  
fore me, this 10th day of OCTOBER, 1995, by  
Glen W. Porter, Sr. V.P., of The Mission Bank, on behalf  
of the bank.

My App't. Exp. 6-18-94  
Carol Ann Burtis, Notary Public

This plat of "WESTWIND 5TH ADDITION", Wichita,  
Sedgwick County, Kansas has been submitted to and approved by  
the Wichita-Sedgwick County Metropolitan Area Planning Comm-  
ission, Wichita, Kansas.  
Dated this 31st day of August, 1995.  
Wichita-Sedgwick County Metropolitan Area Planning Commission



John W. McKay, Jr., Chairman  
Marvin S. Kraut, Secretary



This plat approved and all dedications  
shown hereon accepted by the City Council of the City of Wichita,  
Kansas, this 24th day of OCTOBER, 1995.

Bob Knight, Mayor  
Pat Burnett, Deputy City Clerk

Entered on transfer record this 25th day  
of June, 1995

Susan E. Crockett-Spohn, County Clerk

State of Kansas) SS This is to certify that this plat has been  
filed for record in the office of the Register of Deeds, this 25th day  
of June, 1995, at 9:00 o'clock P.M. and is duly  
recorded.

Pat Kettler, Register of Deeds

Dee Ross Pylus Hermonowicz, Deputy