PRIVATE STORM WATER SEWER IMPROVEMENTS TO SERVE

REGENCY LAKES ADDITION

Project Number

1168 PPS (607861)

CITY OF WICHITA, KANSAS

Michael E. Lindebak, P.E. City Engineer

OCTOBER, 2001

GENERAL NOTES:

1. Contractor will be required to provide notice to utility companies a minimum of twenty-four (24) hours prior to any excavation, as follows:

   Kansas One-Call 687-2470

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

Cox Communications	262-0661
K.G.E.	383-8600
Kansas Gas Service	383-8600
Peoples Gas Company	1-800-303-0752
Southwestern Bell Telephone Company	1-800-344-7233
City of Wichita Water Dept.	268-4908
City of Wichita Traffic Engineering	269-4446

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. 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.

4. The Contractor shall give all property owners and/or tenants of developed property abutting the construction of this project a minimum of ten (10) days advance notice prior to start of construction.

5. 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 laws.

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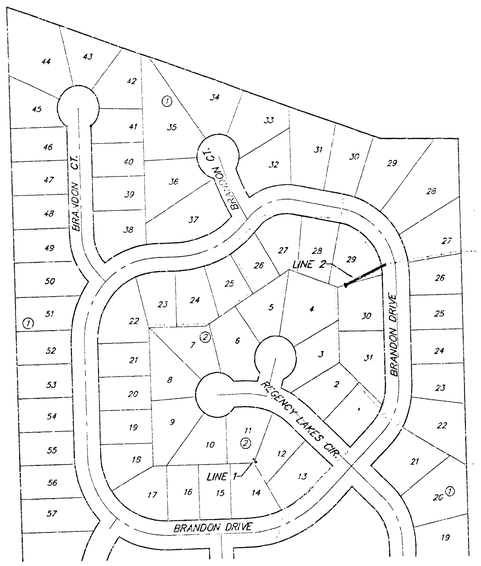

PROJECT AREA

Scale: 1" = 150'

BENCHMARKS:

V-Notch Set in Top of Curb at South Lot Line of Lot 20, Block 1, Regency Lakes Addition.

Elev. = 185.23 City Datum

V-Notch Set in Top of Curb at South Lot Line of Lot 14, Block 1, Regency Lakes Addition.

Elev. = 184.34 City Datum

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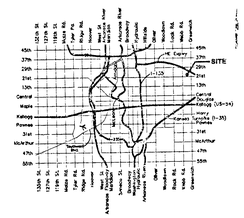
APPROVED AS NOTED
BY CITY ENGINEER OF WICHITA

Storm Sewers VRH 11/2/01

NOTE TO CONTRACTORS

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).



VICINITY MAP

11/01/01

As Built 2/02 KH

BAUGHMAN COMPANY
ENGINEERING, SURVEYING & PLANNING
316-262-7271 • 115 ELLIS • WICHITA, KANSAS

Benchmarks:

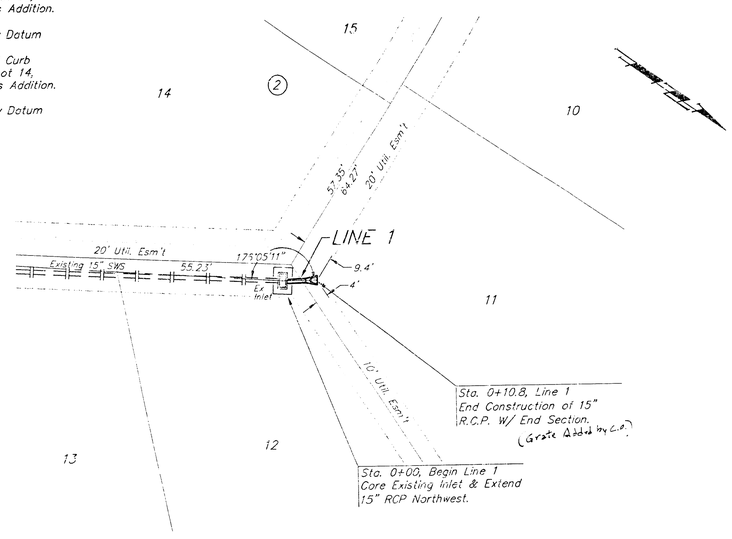
V-Notch Set in Top of Curb at South Lot Line of Lot 20, Block 1, Regency Lakes Addition.

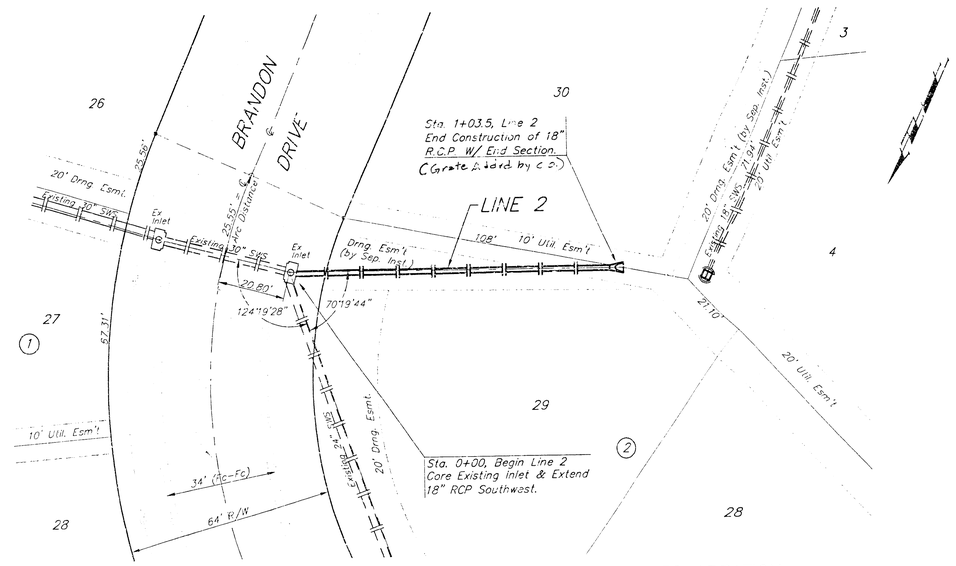
Elev. = 185.23 City Datum

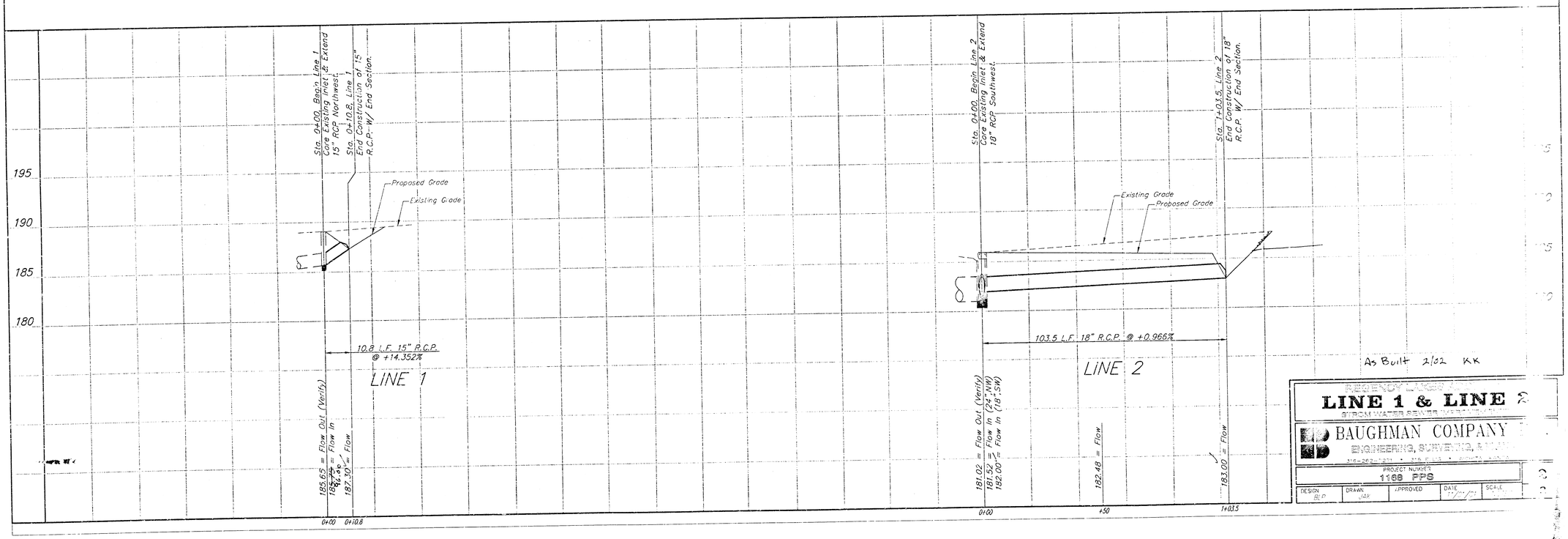
V-Notch Set in Top of Curb at South Lot Line of Lot 14, Block 1, Regency Lakes Addition.

Elev. = 184.34 City Datum

SCALE:
1" = 20' HO
1" = 5' VER
• = IRON







As Built 2/02 KK

REGENCY LAKES ADDITION

LINE 1 & LINE 2

STORM WATER SEWER IMPROVEMENTS

BAUGHMAN COMPANY

ENGINEERING, SURVEYING, & MAP

PROJECT NUMBER 1168 PPS

DESIGN	DRAWN	APPROVED	DATE	SCALE
BLP	JAK			

REGENCY LAKES

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

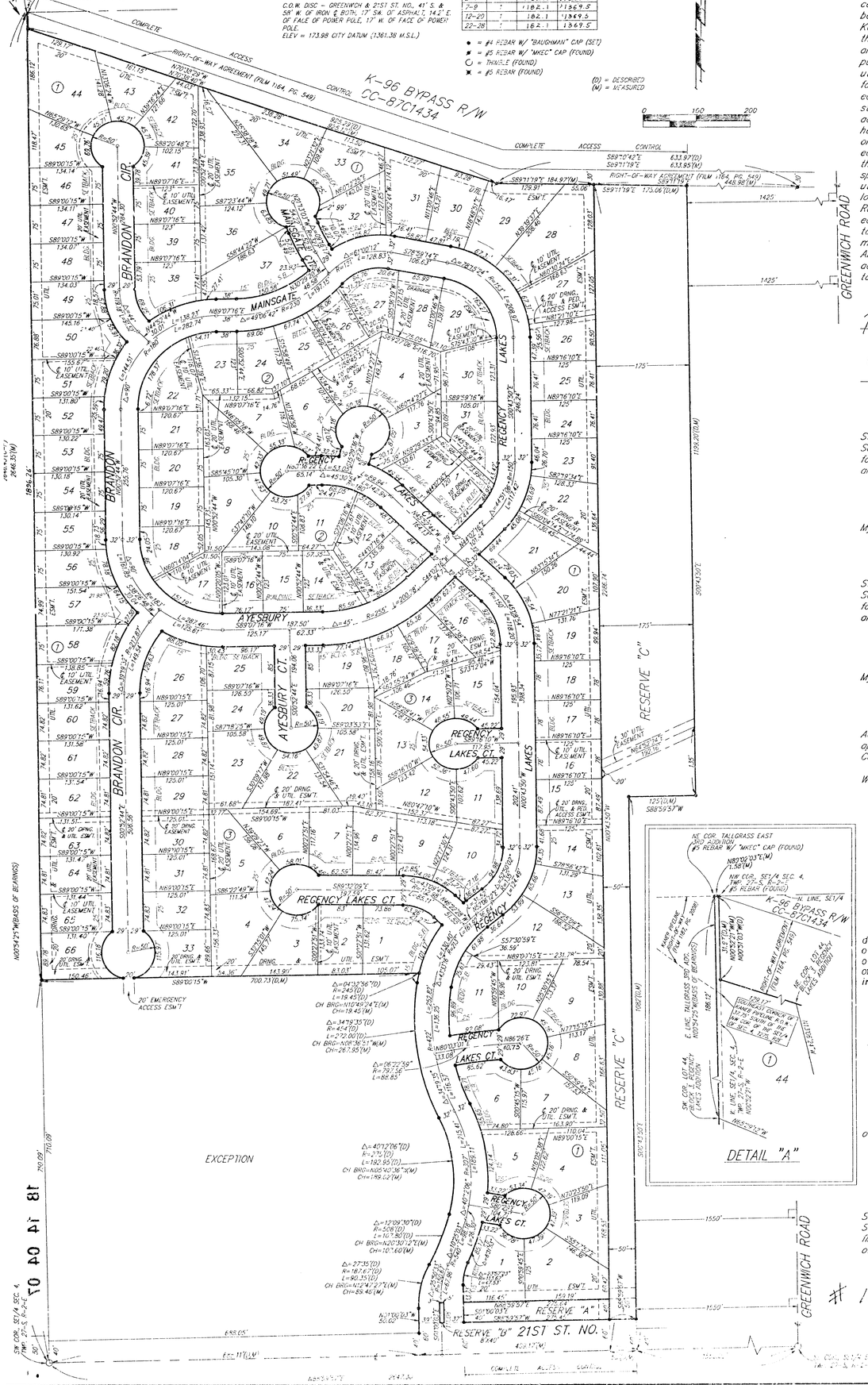
State of Kansas)
Sedgwick County) SS We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "REGENCY LAKES", an Addition to Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: A tract of land in the SW1/4 of Sec. 4, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas and further described as follows: Beginning at the SE Corner of said SW1/4; thence north along the east line of said SW1/4, 2646.35 feet to the NE Corner of said SW1/4; thence west, 1.58 feet, more or less, to the NE Corner of Tallgrass East 3rd Addition to Wichita, Sedgwick County, Kansas; thence south along the east line of said Tallgrass East 3rd Addition and the east line of Tallgrass East 4th Addition to Wichita, Sedgwick County, Kansas as extended south, 2646.43 feet, more or less, to the point of beginning, TOGETHER with the SE1/4 of said Sec. 4, EXCEPT the east 1600 feet thereof, and EXCEPT that part taken for Highway in Condemnation Case 87C1434, and EXCEPT that part taken for right-of-way in Film 1164 at Page 549, and EXCEPT that part of said SE1/4 and said SW1/4 described as follows: Beginning at the SW Corner of said SE1/4; thence N88°59'57"E along the south line of said SE1/4, 688.11 feet to a point 1954.19 feet west of the SE Corner of said SE1/4; thence N01°00'03"W, 90.02 feet to the P.C. of a curve to the right; thence northerly along said curve, having a central angle of 27°35' and a radius of 187.67 feet, an arc distance of 90.35 feet, (having a chord length of 89.48 feet bearing N12°47'27"E), to the P.R.C. of a curve to the left; thence northerly along said curve, having a central angle of 12°09'30" and a radius of 508 feet, an arc distance of 107.80 feet, (having a chord length of 107.60 feet bearing N20°30'12"E), to the P.C.C. of a curve to the left; thence northerly along said curve, having a central angle of 40°12'06" and a radius of 275 feet, an arc distance of 192.95 feet, (having a chord length of 189.02 feet bearing N05°40'36"W), to the P.R.C. of a curve to the right; thence northerly along said curve, having a central angle of 34°19'35" and a radius of 454 feet, an arc distance of 272.00 feet, (having a chord length of 267.95 feet bearing N08°36'51"W), to the P.C.C. of a curve to the right; thence northerly along said curve, having a central angle of 04°32'56" and a radius of 245 feet, an arc distance of 19.45 feet, (having a chord length of 19.45 feet bearing N10°49'24"E); thence S89°00'15"W, 700.73 feet to a point on the east line of Tallgrass East 4th Addition to Wichita, Sedgwick County, Kansas; thence south along said east line, 750.09 feet to the point of beginning, TOGETHER with a tract in said SE1/4 further described as follows: Commencing at the SE Corner of said SE1/4; thence S88°59'57"W along the south line of said SE1/4, 1600.02 feet to a point 1600 feet normally distant from the east line of said SE1/4 and for a point of beginning; thence N00°43'50"W parallel with and 1600 feet normally distant from the east line of said SE1/4, 2286.74 feet to a point on the south line of the right-of-way taken in Film 1164, Page 549; thence S89°10'42"E along the south line of said right-of-way, 175.06 feet to a point 1425 feet normally distant from the east line of said SE1/4; thence S00°43'50"E parallel with and 1425 feet normally distant from the east line of said SE1/4, 1199.20 feet; thence S88°59'57"W parallel with the south line of said SE1/4, 125 feet to a point 1550 feet normally distant from the east line of said SE1/4; thence S00°43'50"E parallel with and 1550 feet normally distant from the east line of said SE1/4, 1082 feet to a point on the south line of said SE1/4; thence S88°59'57"W along the south line of said SE1/4, 50 feet to the point of beginning.

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

Baughman Company, P.A.

Michael G. Conrey — 10-02-96 — Surveyor
Michael G. Conrey

MICHAEL G. CONREY REGISTERED KANSAS LAND SURVEYOR



Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into Lots, Blocks, Reserves, and Streets to be known as "REGENCY LAKES", an Addition to 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 drainage easements are hereby granted as indicated for drainage purposes. The drainage, utility, and pedestrian access easements are hereby granted for drainage purposes, for the construction and maintenance of all public utilities, and for pedestrian access to or from Reserve "C". The emergency access easement is hereby granted as indicated for emergency access purposes and no fence or other obstructions shall be constructed or placed within this easement. The streets are hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for landscaping, open space, earthberms, screening walls, sidewalks, monument signs, and utilities as confined to easements. Reserve "B" is hereby reserved for landscaping, open space, streets, utilities, and monument signs. Reserve "C" is hereby reserved for drainage purposes, lakes, open space, earthberms, gazebos, sidewalks, landscaping, and utilities as confined to easements. Reserves "A", "B", and "C" shall be owned and maintained by the Homeowners Association for the Addition.
All abutters rights of access to or from 21st Street North over and across the south line of Reserves "A" and "C" are hereby granted to the City of Wichita, Kansas.

Harry B. Brown, Jr. — Ann L. Brown
Harry B. Brown, Jr. — Ann L. Brown

Diana L. Kitch — William R. Levine
Diana L. Kitch — William R. Levine

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 27th day of January, 1997, by Harry B. Brown, and Ann L. Brown, husband and wife.

Jennifer J. Kies — Notary Public
My App't. Exp. 4-24-2000

NOTARY PUBLIC - State of Kansas JENNIFER J. KIES My Appt. Exp. 4-24-2000

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 5th day of February, 1997, by Diana L. Kitch and William R. Levine, wife and husband.

SANDRA L. ADDIS NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. Aug. 30, 1998

Sandra L. Addis — Notary Public
SANDRA L. ADDIS
My App't. Exp. 08-30-99

This plat of "REGENCY LAKES", an Addition to Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this 25th day of July, 1996.
Wichita-Sedgwick County Metropolitan Area Planning Commission

Susan Osborne-Howes — Chair
Susan Osborne-Howes

Marvin S. Krout — Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon, accepted by the City Council of the City of Wichita, Kansas, and consent is hereby given for the formation of benefit districts within the boundary of this plat by the Board of County Commissioners as they deem necessary to make street improvements to serve this area, this 15 day of April 1997.

THE CITY OF WICHITA SEDGWICK COUNTY KANSAS

Bob Knight — Mayor
Bob Knight

Pat Burnett — City Clerk
Pat Burnett

Entered on transfer record this 19th day of June, 1997.

CLERK OF SEDGWICK COUNTY SEDGWICK COUNTY KANSAS

James Alford — County Clerk
JAMES ALFORD

State of Kansas)
Sedgwick County) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this 20th day of June, 1997, at 3:30 o'clock P.M. and is duly recorded

161299

Larry Consolver — Register of Deeds
LARRY CONSOLVER

REGISTER OF DEEDS SEDGWICK COUNTY KANSAS

Michael D. Hurtt — Deputy
MICHAEL D. HURTT