

STREET IMPROVEMENTS TO SERVE THE HAVENS CITY OF WICHITA, KANSAS

Michael E. Lindebak, P.E. City Engineer

Project Number

472-88015

Index Code:

765396

GENERAL NOTES:

- 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-Cali 687-2470

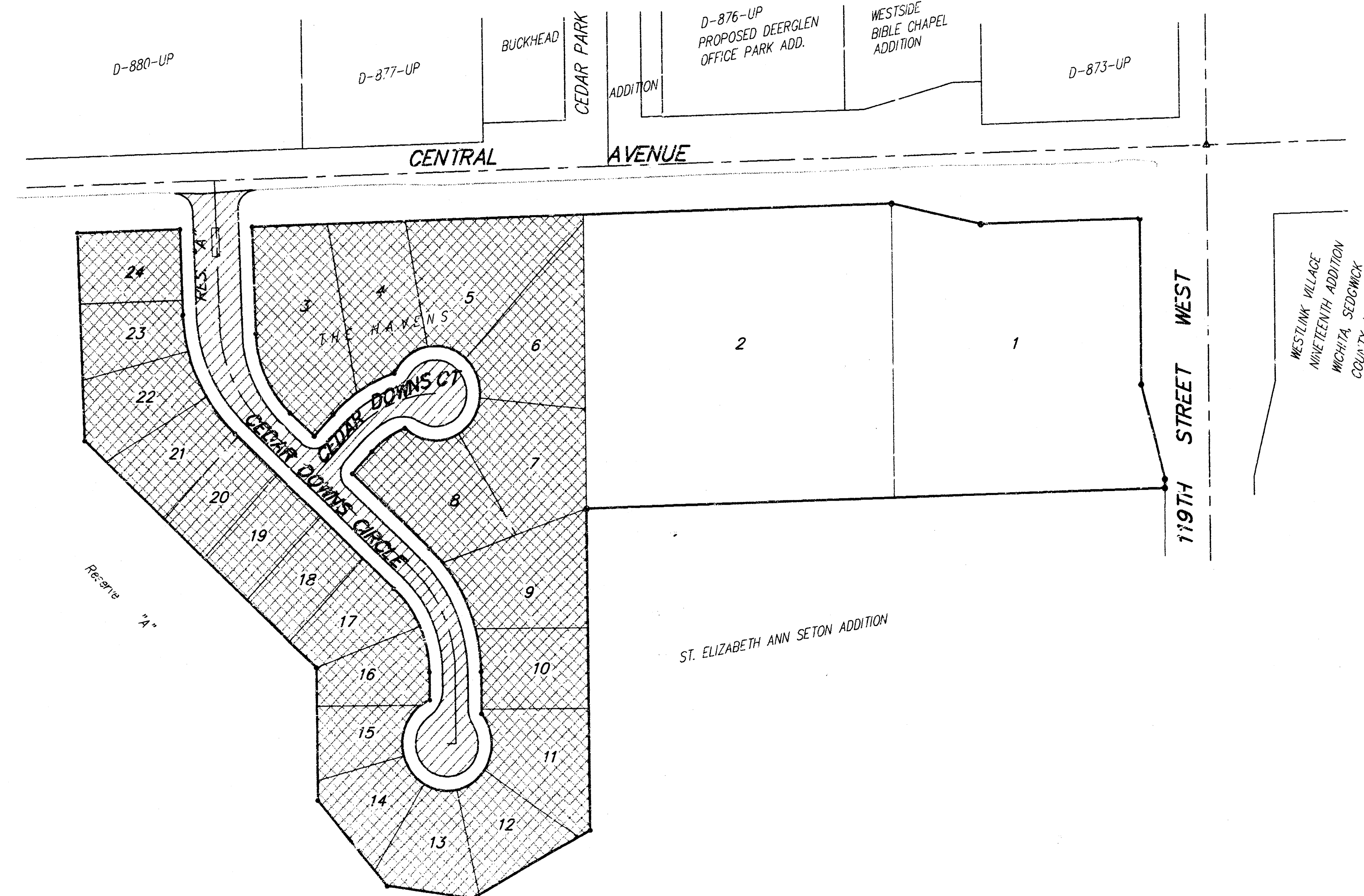
The Contractor must notify the following in case of an emergency:

Cablevision	262-4270
or	263-2061
K.G.E. Gas Service Company	383-8650
Kansas Gas & Electric Company	383-8600
Peoples Nat. Gas Company	942-7600
Southwestern Bell Telephone Company	1-571-2611
City of Wichita Water Department	263-4908
City of Wichita Sewer Maintenance	263-4071

- Utility service lines, poles, valve boxes, meters, and etcetera 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.
- 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. All disposal sites must be approved by the Kansas Department of Health and Environment. Material either stockpiled or disposed of in a flood plain is subject to U.S. Corps. of Engineers permitting regulations. Any material buried or stockpiled beyond approved construction limits would require additional archaeological investigations unless buried in a previously approved borrow location.
- Limits of earthwork shall match existing ground elevations at the right-of-way line unless otherwise noted on the plans with a new finished grade elevation. When a new finished grade elevation is shown, the earthwork shall extend one foot beyond the right-of-way line and then sloped up or down using permissible slopes to match the existing ground surface.
- The Contractor shall adjust water valve boxes and fire hydrants as directed by the Engineer at the price bid for said adjustments. The Water Department shall field located water valves one time during construction when requested by Contractor. It shall be the Contractor's responsibility to preserve such field locations during the construction process. Water valves, water valve boxes or fire hydrants damaged during construction shall be repaired by the Contractor at his own expense.
- 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.
- All areas disturbed by construction shall be seeded at 300 lbs./acre with Rye Grass immediately following construction in that area. Contractor shall prepare ground per City specifications.
- A saw cut of at least one-half the depth of existing surface courses of one-fourth the depth of the existing total pavement thickness shall be provided at locations where proposed construction abuts as existing surface course or pavement for which partial removal of that surface or pavement is required. Sawed joint to facilitate removal within three (3) feet of existing joints will not be permitted and for such instances the limits of removal shall extend to the existing joint. Such saw cuts will not be paid for directly and this cost shall be considered as subsidiary to the removal of the surface or pavement.

BENCHMARK:

City of Wichita Benchmark
Central & 119th St. West
SE Corner Intersection
40' East and 46' South of
Center Line Both. 58.82'
SE of Section Corner Iron
21.7 Feet West of Face Walk
N/S. 13.6' North of Walk E/W
Elevation = 156.93 City Datum



Scale: 1" = 100'

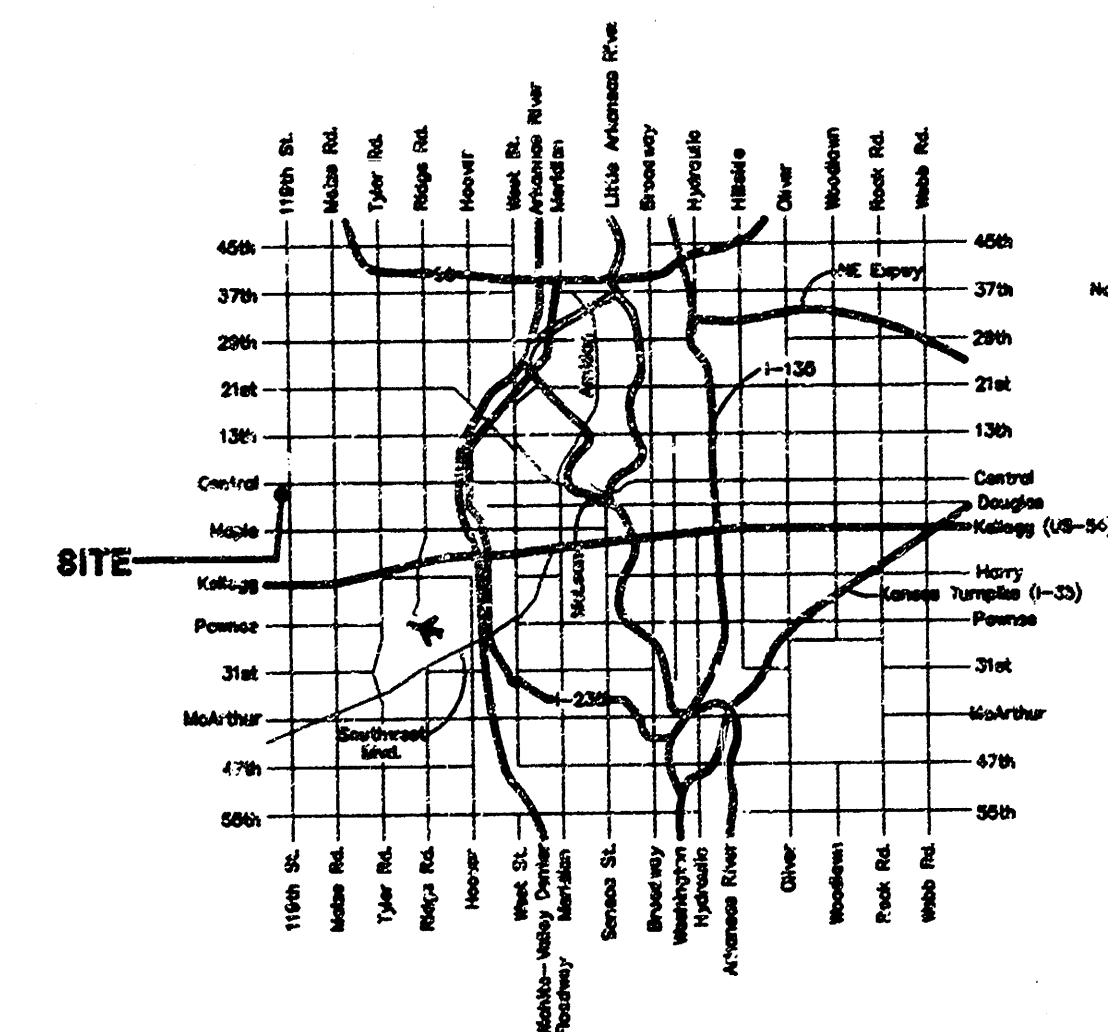
SHEET INDEX:

Title Sheet	1
28" Pavement Detail	2
Miscellaneous Pavement Detail	3
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Cedar Downs Circle	6-7
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Proposed Pavement



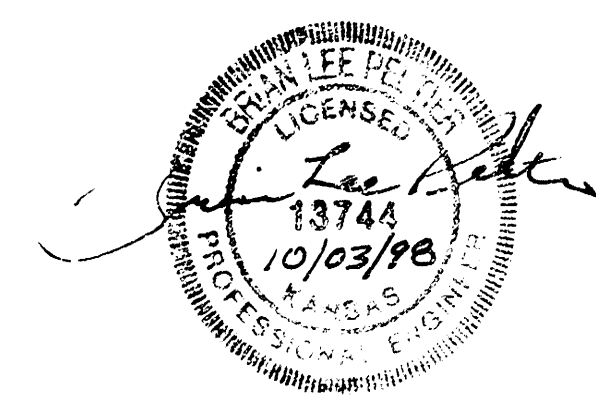
Benefit District



Vicinity Map

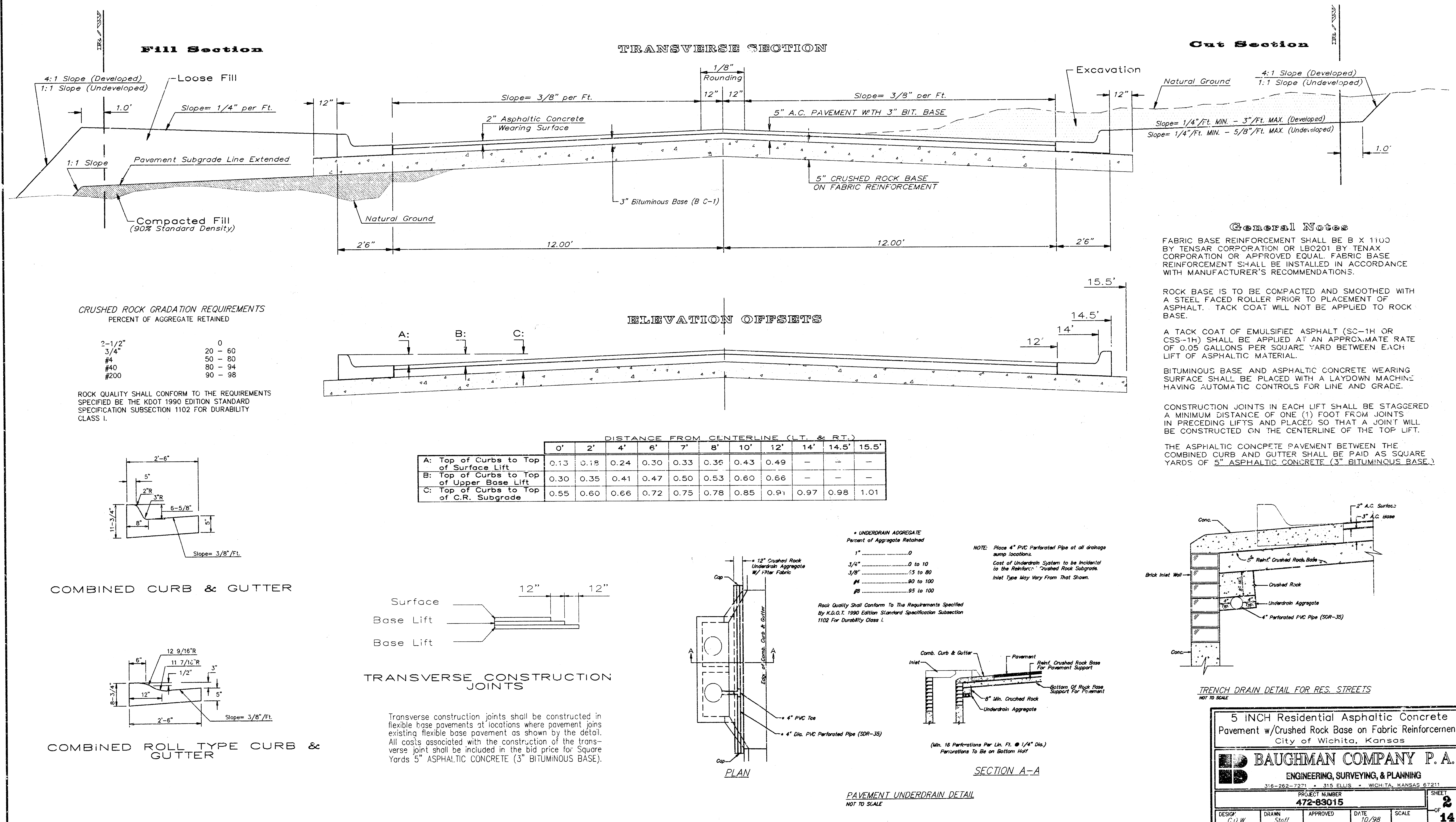
Project Earthwork Totals
Excavation = 0.0 C.Y.
Loose Fill = 171.7 C.Y.
Compacted Fill = 280.3 C.Y.

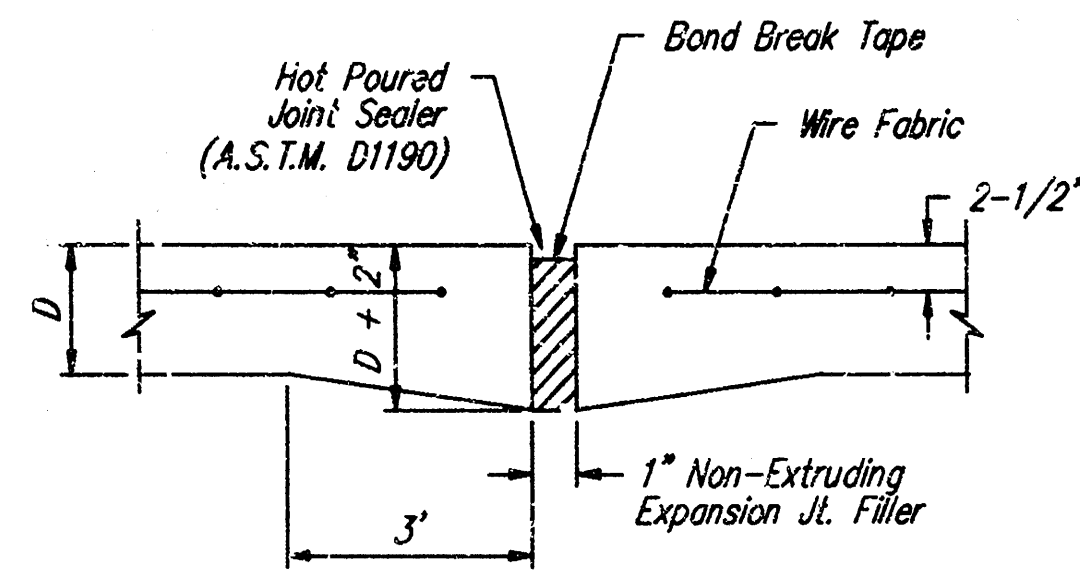
Total Project Length
895 L.F. = 0.02 Miles



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

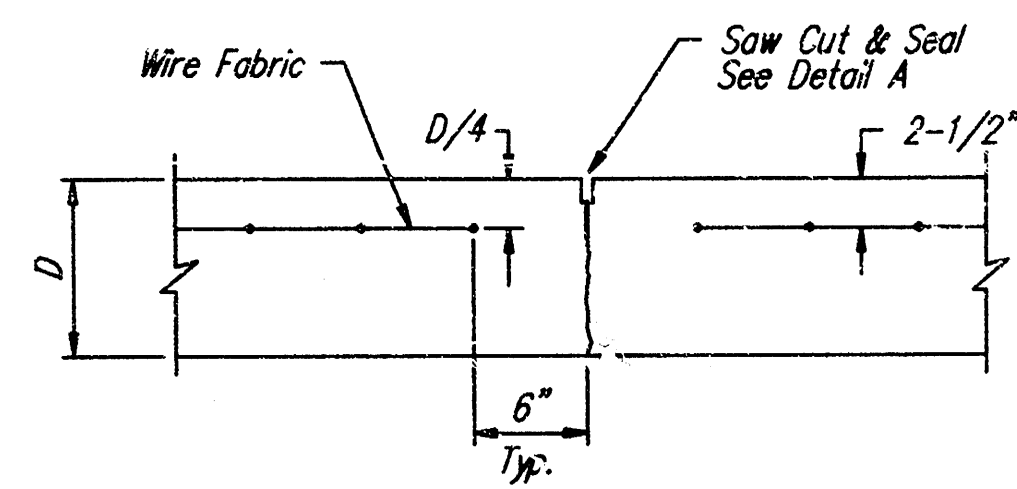
TYPICAL 29' B-B PAVEMENT DETAILS



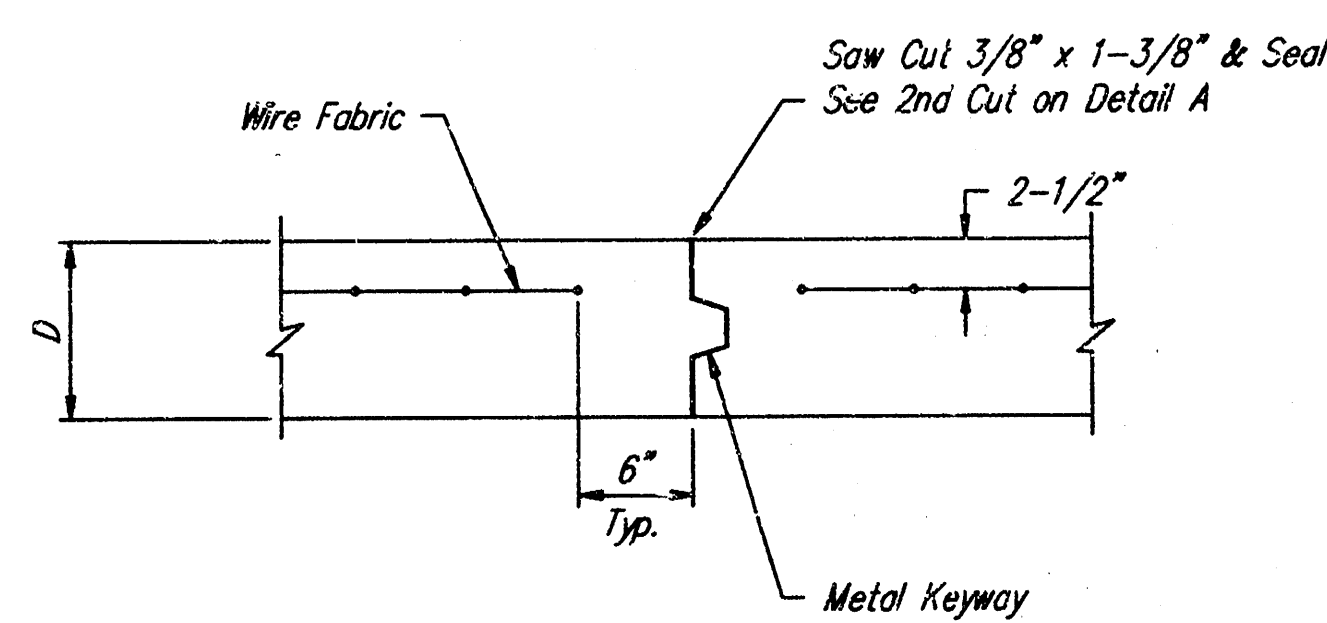


EXPANSION JOINT

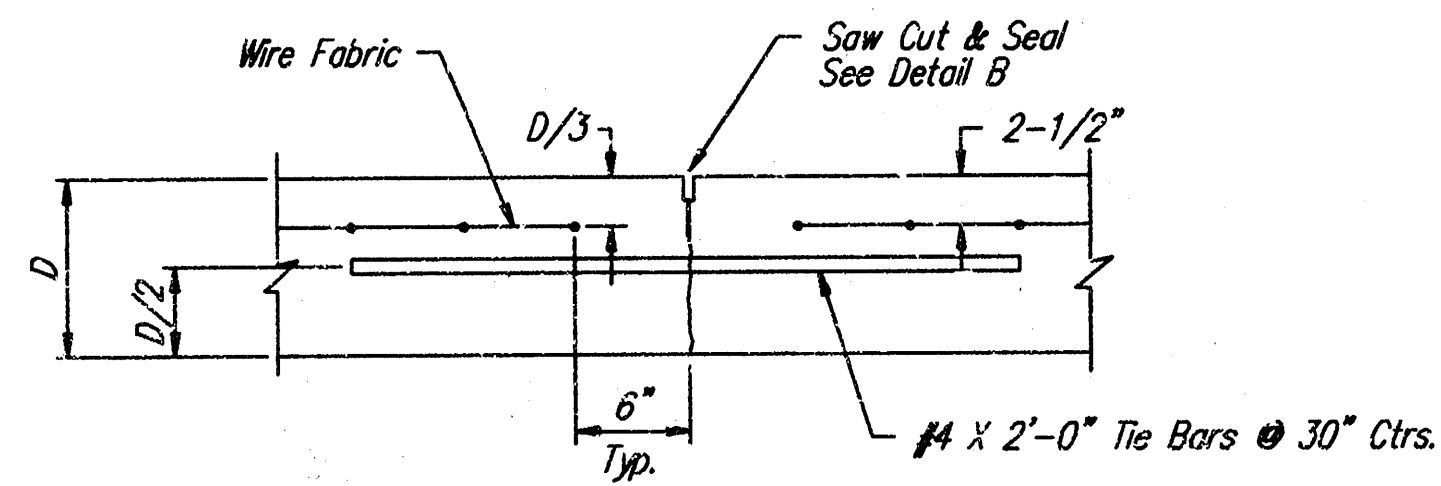
NOTE: Extra Thickness to be Subsidiary to Price of Square Yards Pavement



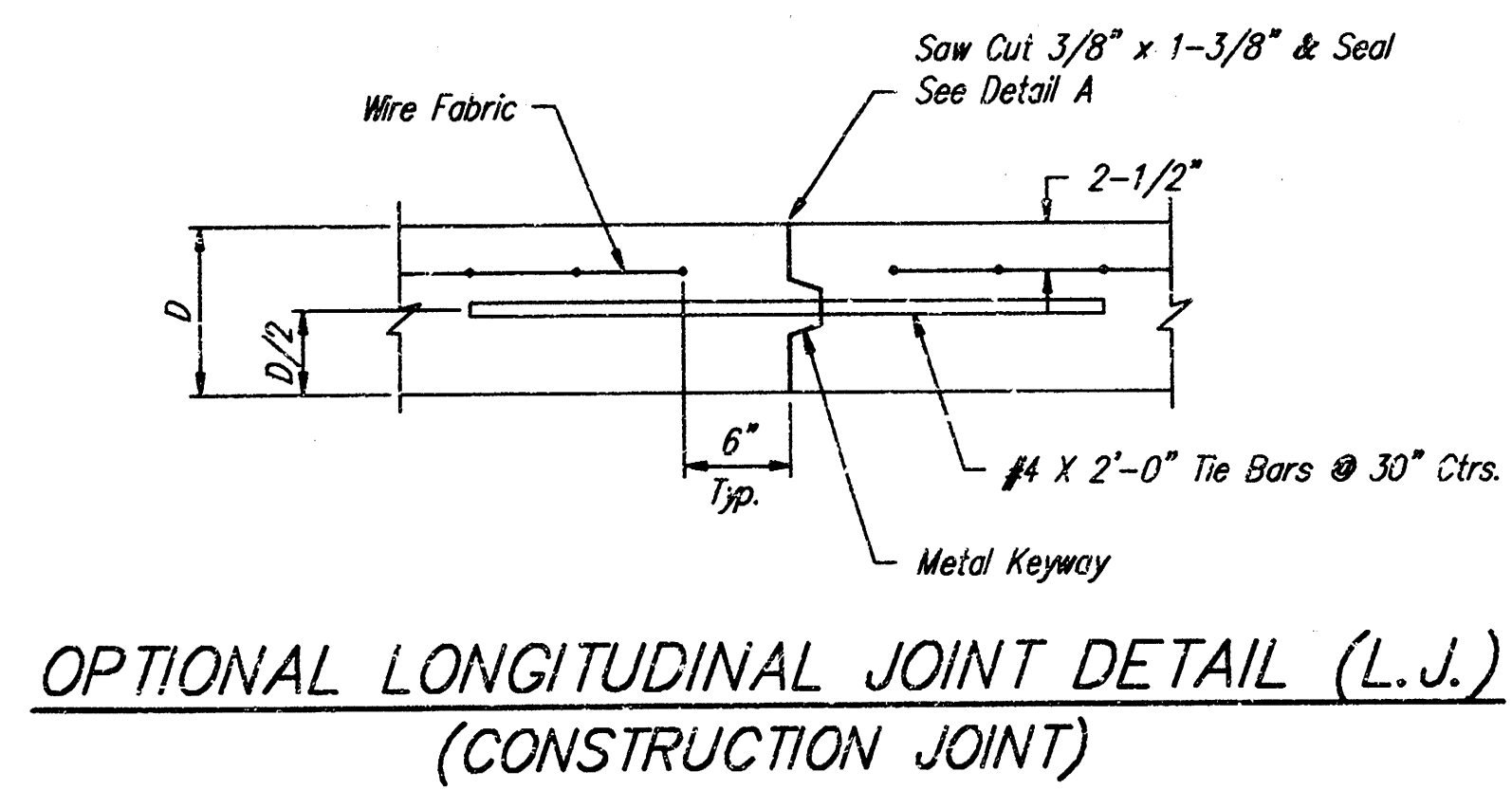
CONTRACTION JOINT DETAIL (C.J.)



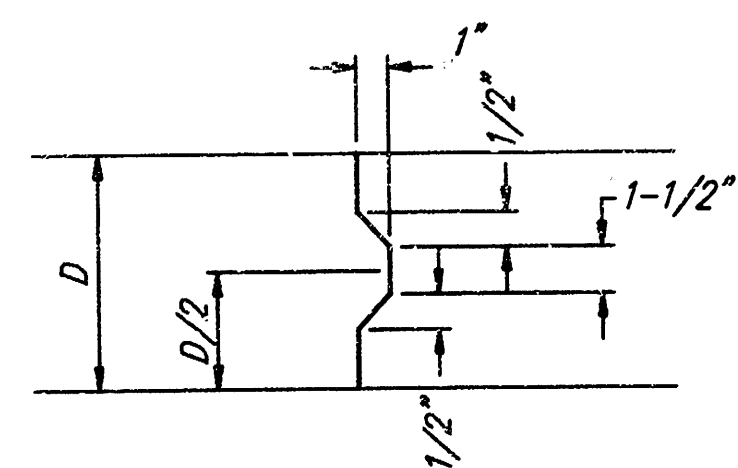
OPTIONAL CONTRACTION JOINT (CONSTRUCTION JOINT)



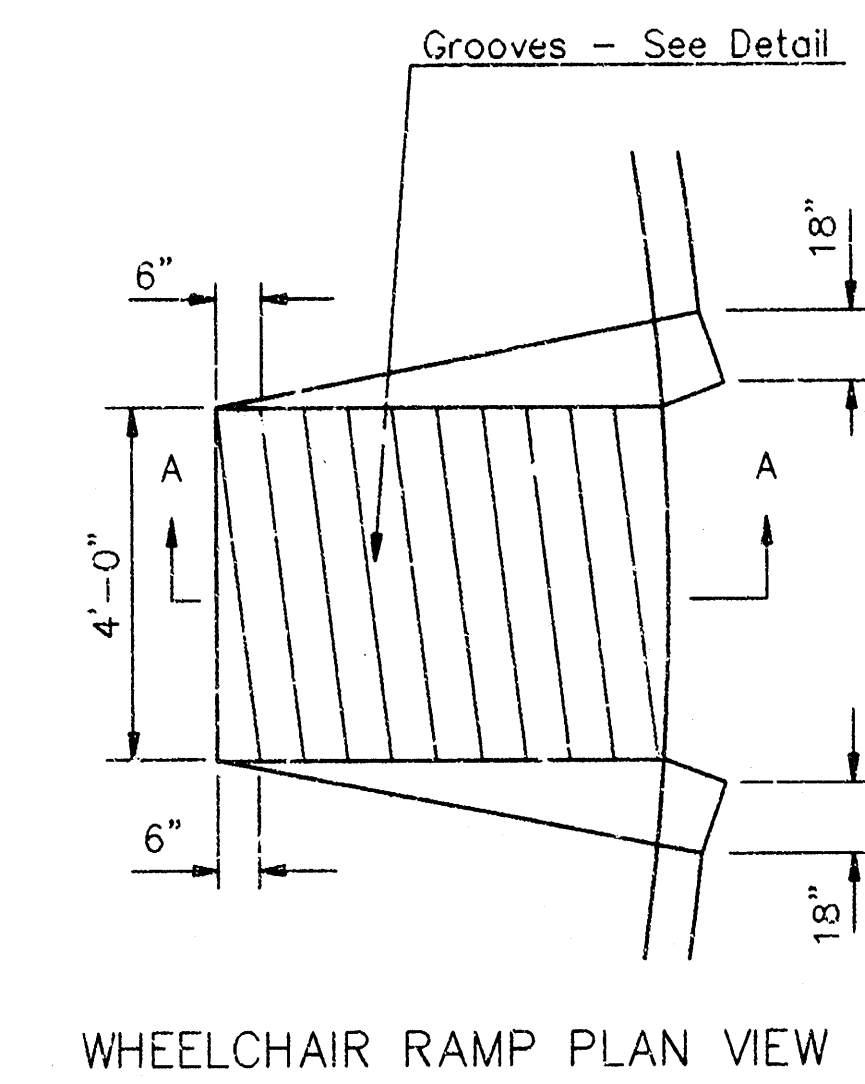
LONGITUDINAL JOINT DETAIL (L.J.)



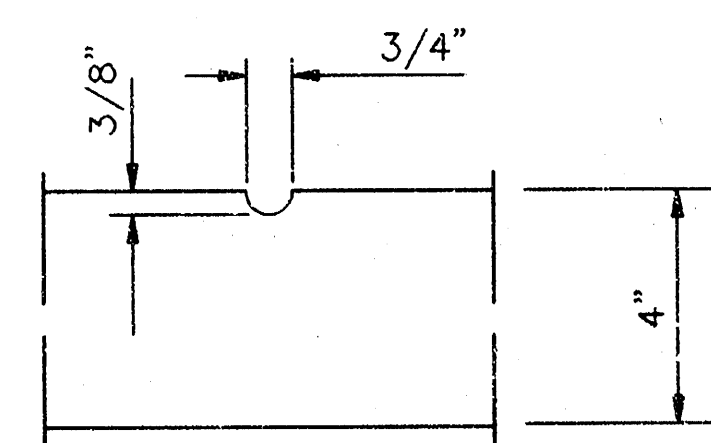
OPTIONAL LONGITUDINAL JOINT DETAIL (L.J.) (CONSTRUCTION JOINT)



KEYWAY DETAIL

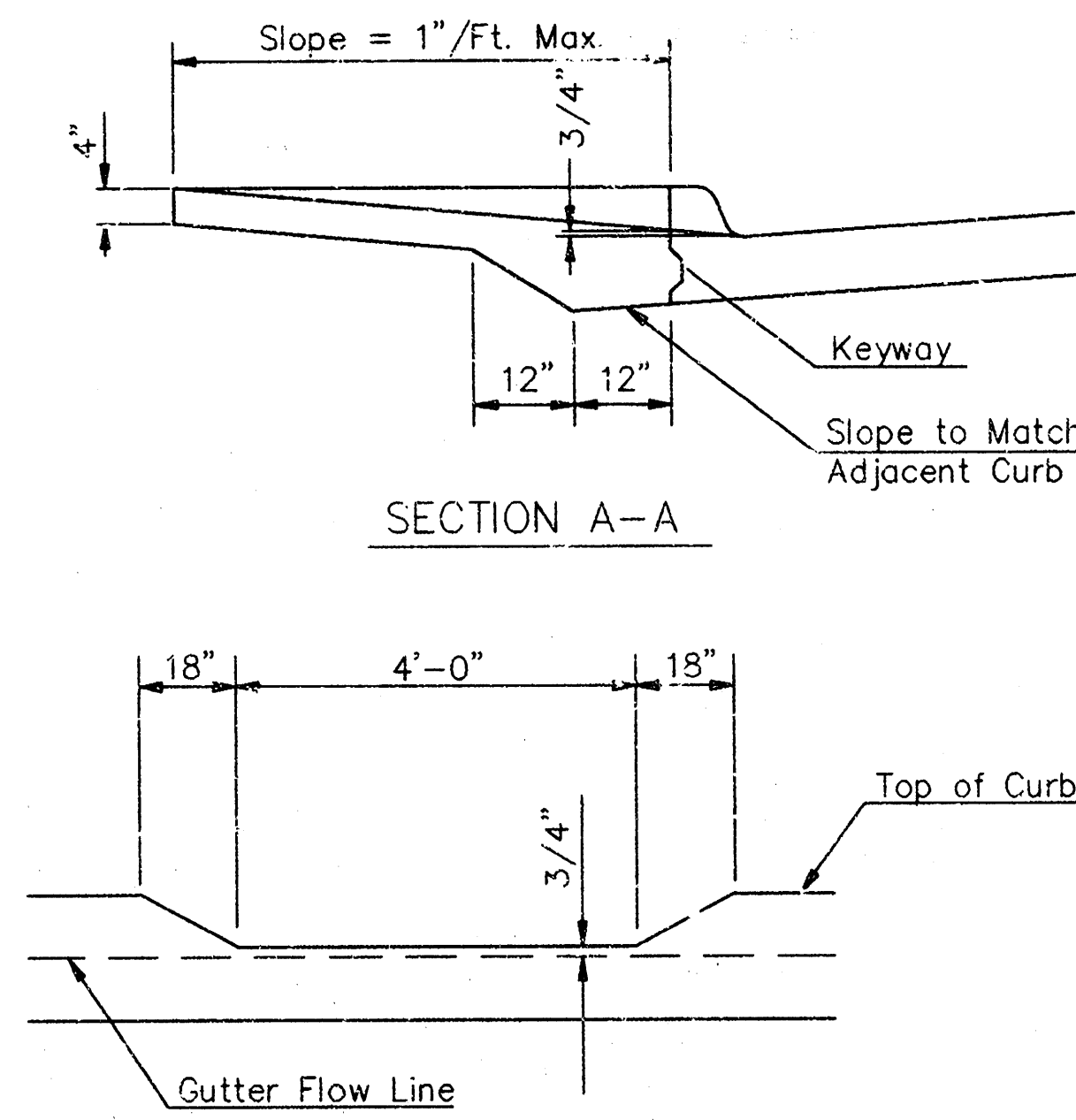


WHEELCHAIR RAMP PLAN VIEW

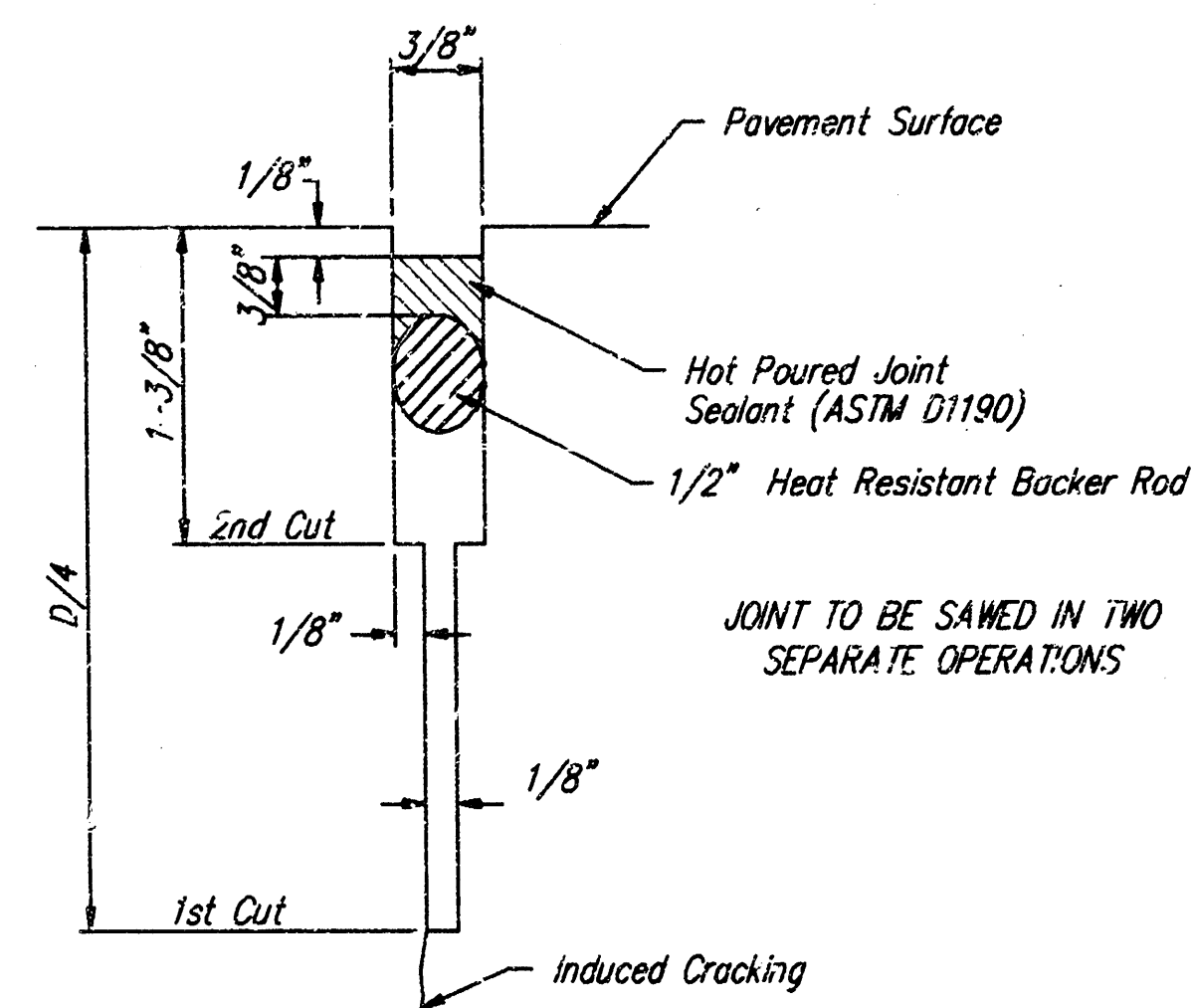


GROOVE DETAIL

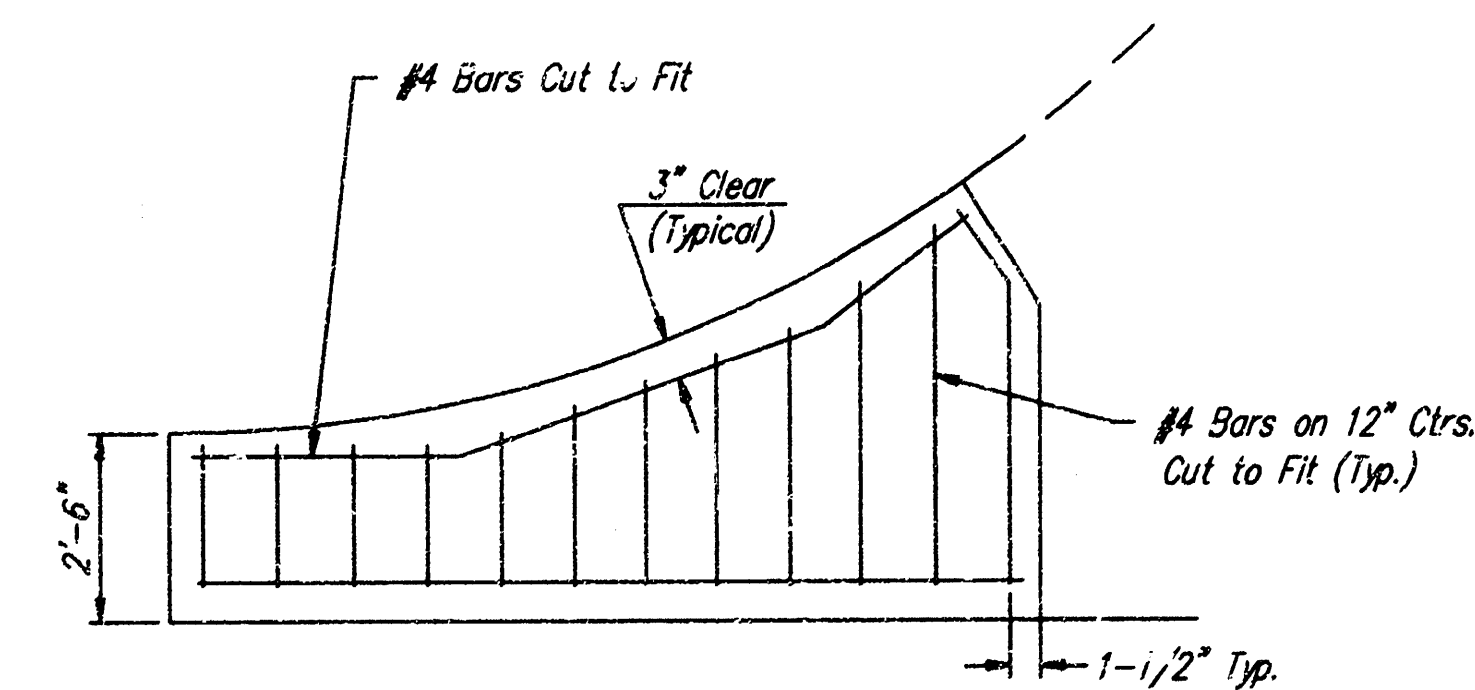
WHEELCHAIR RAMP DETAIL



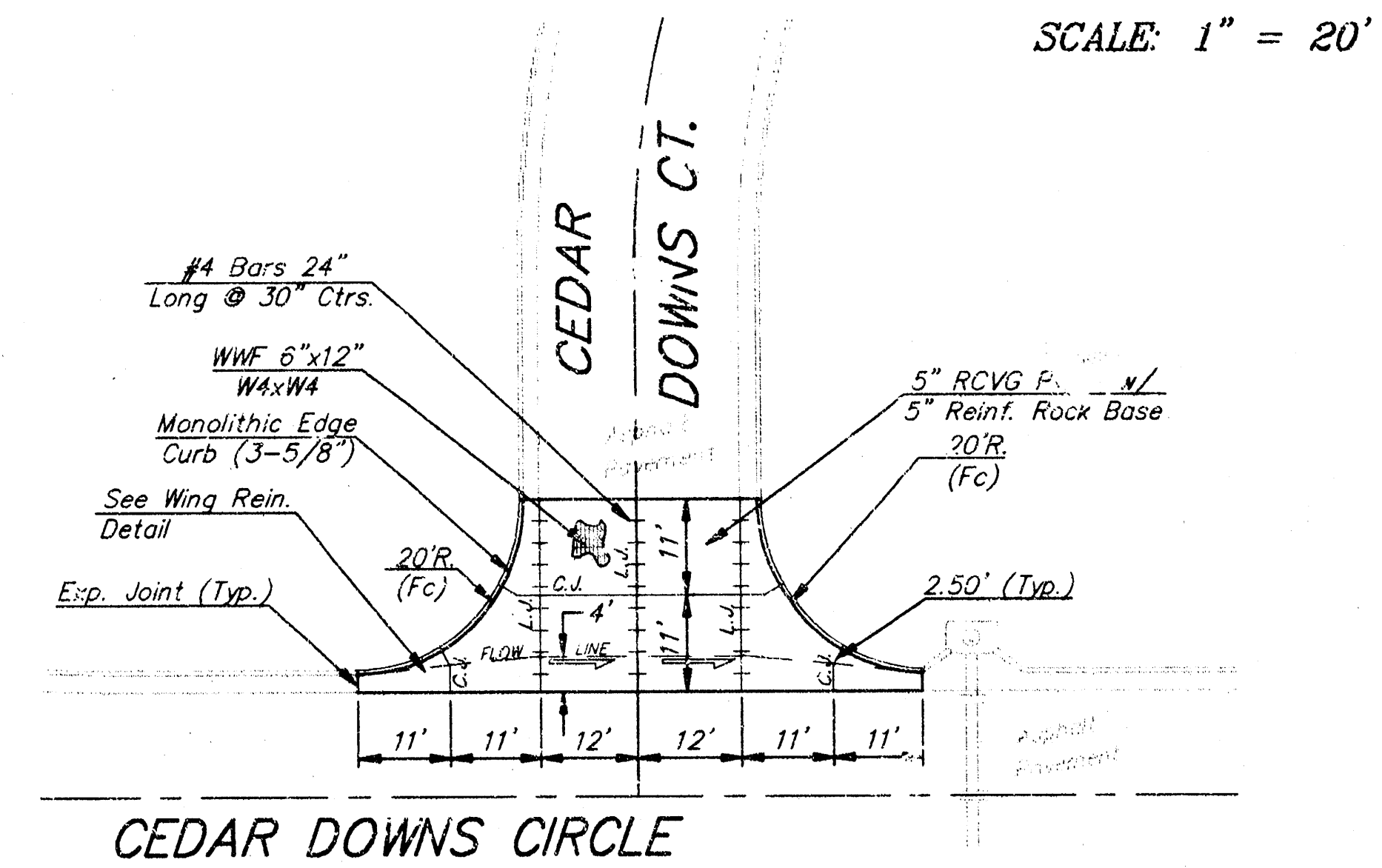
DEPRESSED CURB DETAIL



SAW JOINT DETAIL "A"



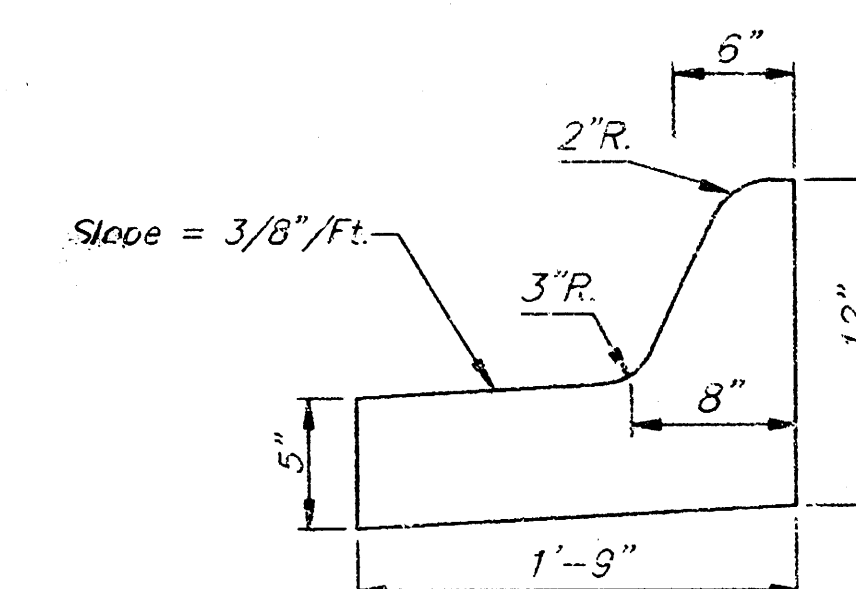
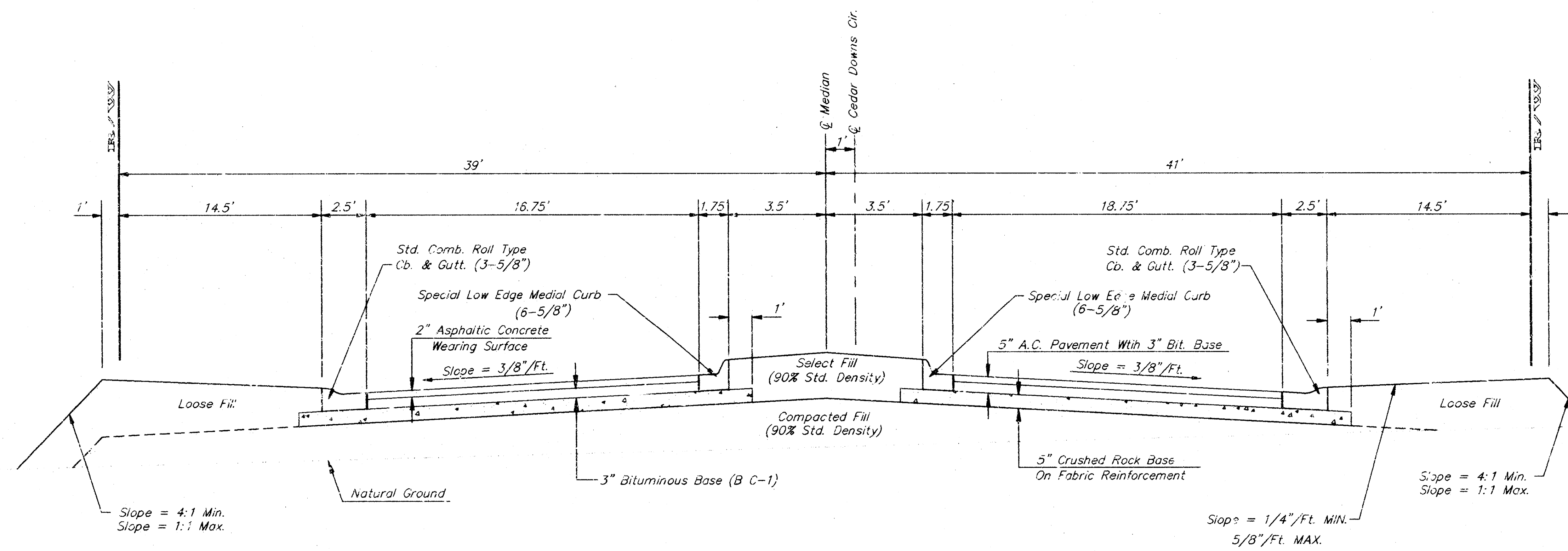
WING REINFORCING DETAIL



VALLEY GUTTER DETAIL

NOTE: 6"x12" W4xW4 Wire Fabric Reinforcing Shall Be Placed So That The Wires With The 6" Spacing Will Run Parallel With The Longitudinal Joints.

THE HAVENS ADDITION			
MISCELLANEOUS PAVEMENT DETAILS			
BAUGHMAN COMPANY P.A.			
ENGINEERING, SURVEYING, & PLANNING			
316-262-7271 • 316 ELLIS • WICHITA, KANSAS 67211			
PROJECT NUMBER		SHEET	
472-93015		3	
DESIGN	DRAWN	APPROVED	DATE
BLP	JAK		10/98
SCALE		14	

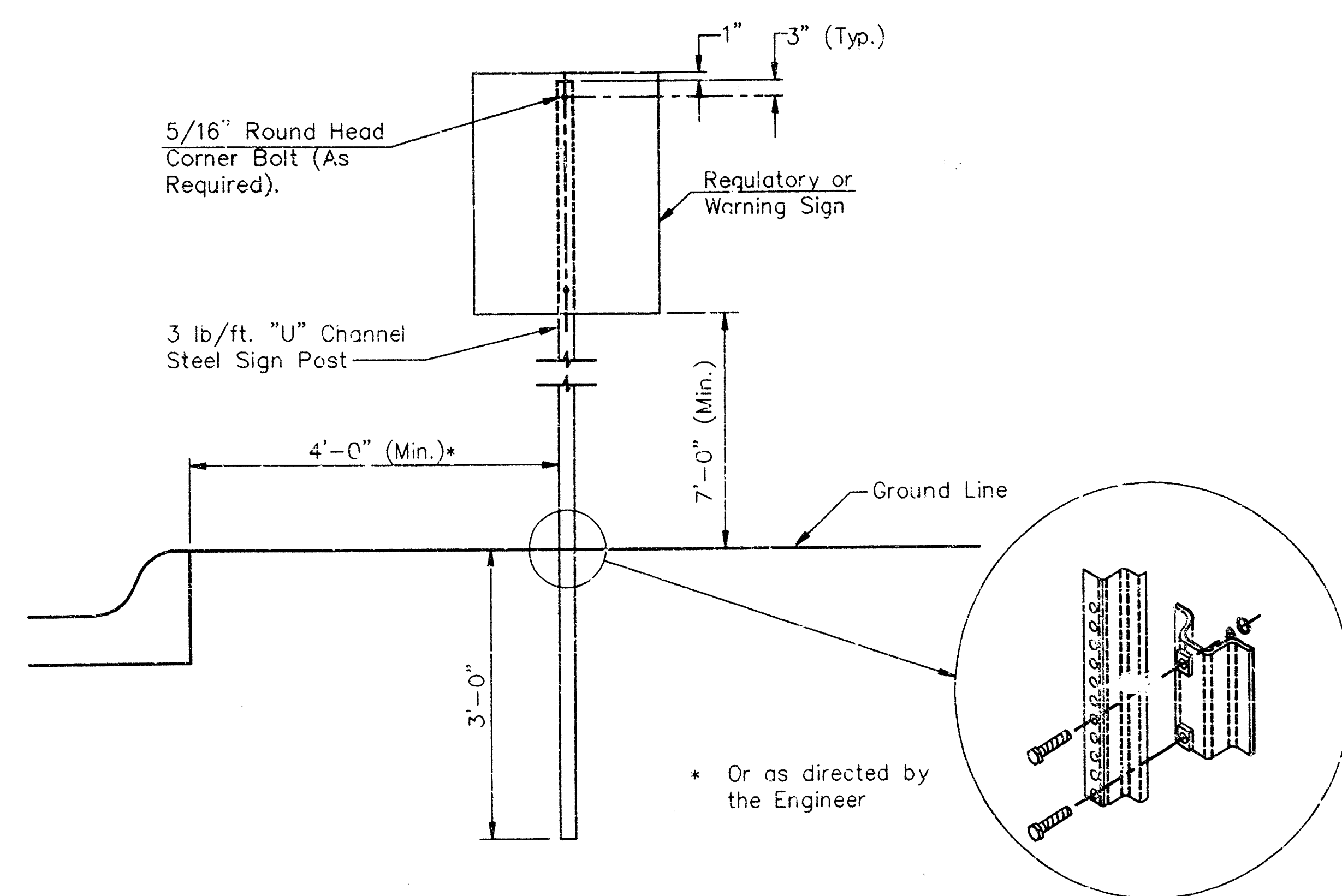


Medial Curb Detail
(Low Edge)
Not to Scale

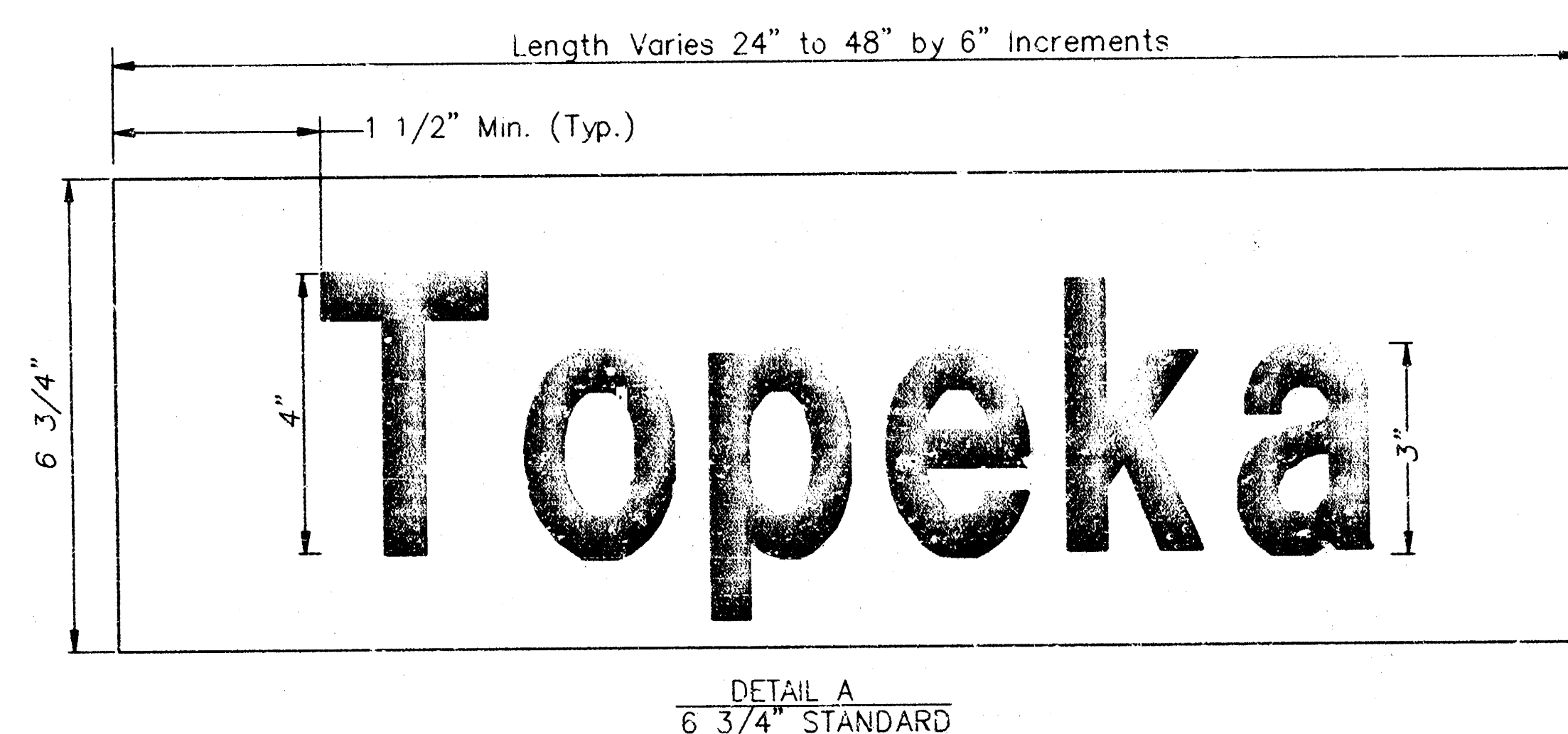
Note: To be paid as Medial Curb & Gutter (6 5/8")

THE HAVENS			
ENTRANCE DETAILS			
CEDAR DOWNS CIRCLE			
BAUGHMAN COMPANY P.A.			
ENGINEERING, SURVEYING, & PLANNING			
316-261-7211 • 316-261-7212 • WICHITA, KANSAS 67211			
PROJECT NUMBER			
472-83015			
DESIGN	DRAWN	APPROVED	DATE
BUP/JAK	JAK		10/98
SCALE			NOTED
			14

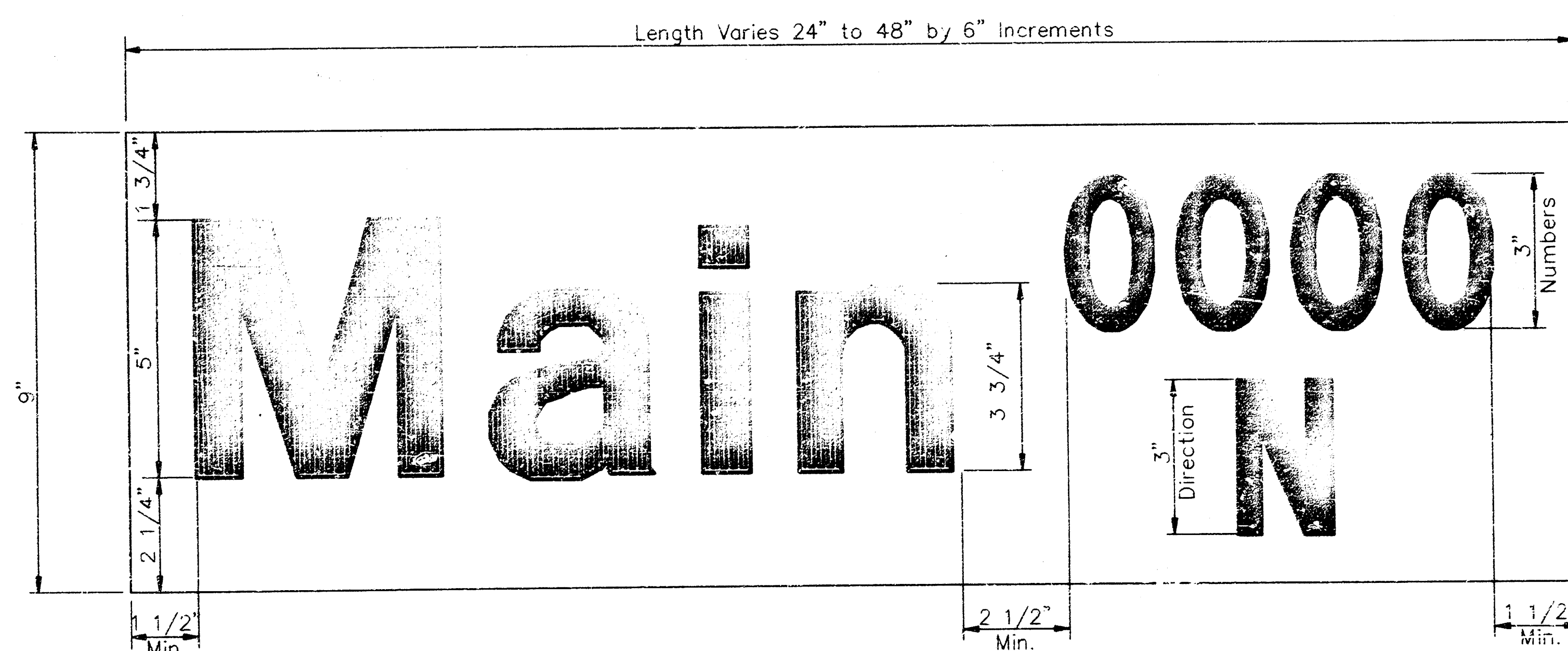
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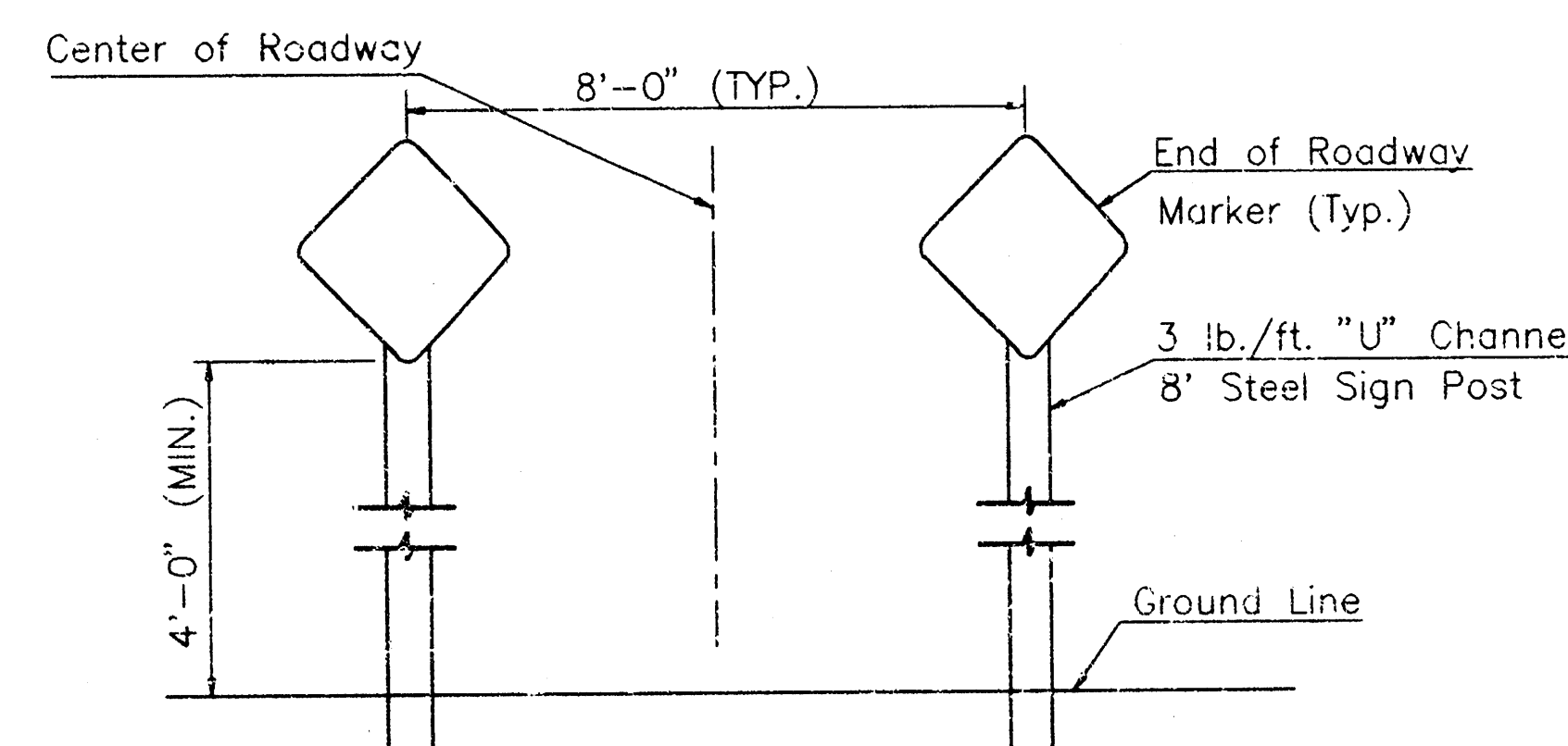
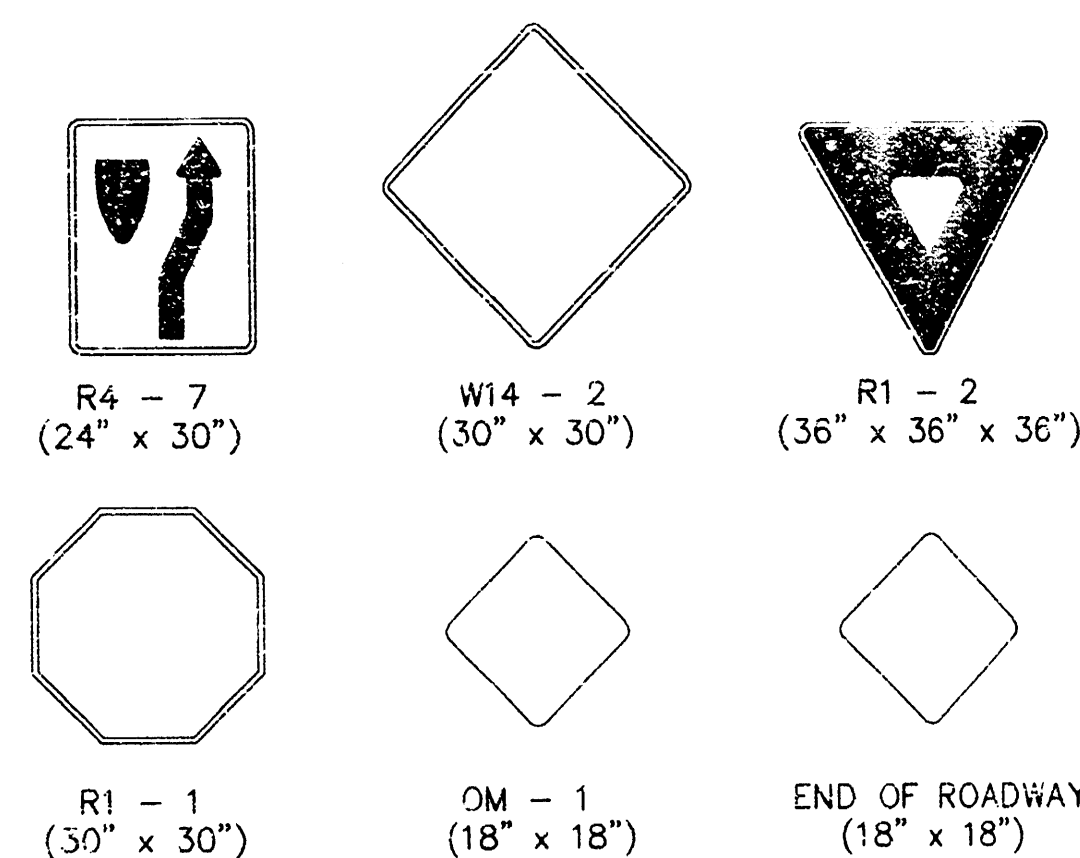
TYPICAL TRAFFIC CONTROL SIGN MOUNTING INSTALLATION
CURB AND GUTTER SECTION



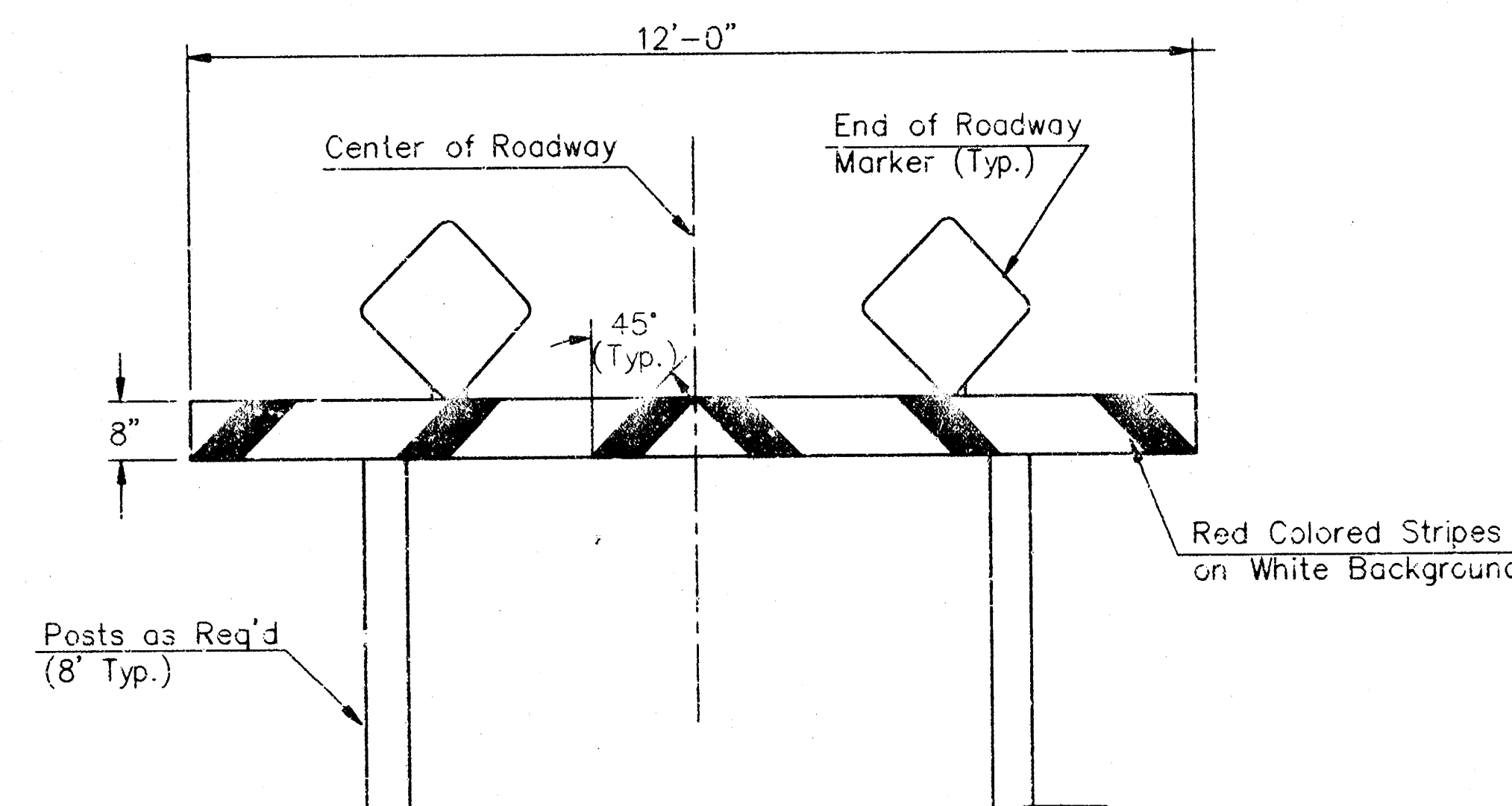
DETAIL A
6 3/4" STANDARD



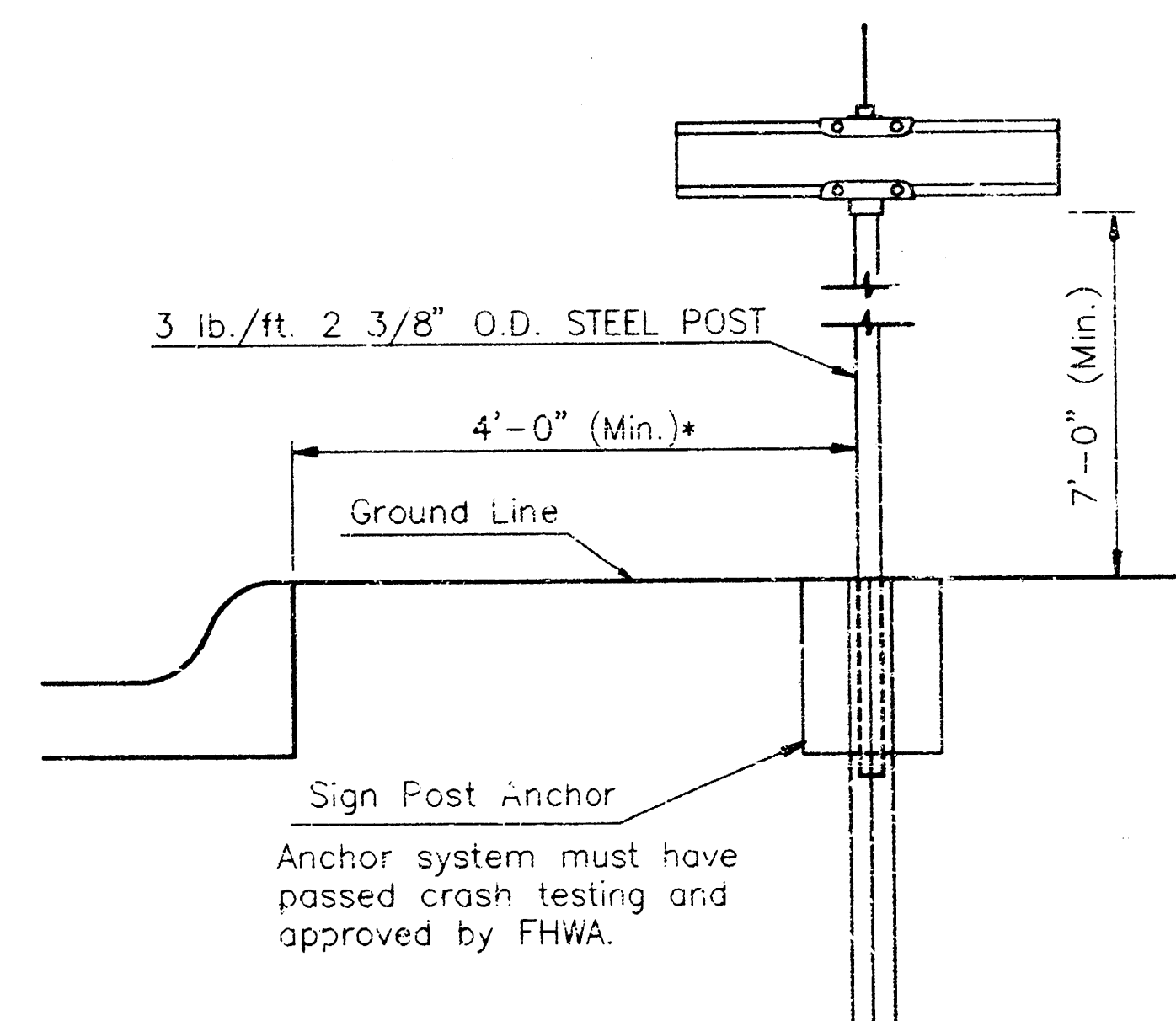
DETAIL B
9" METRO



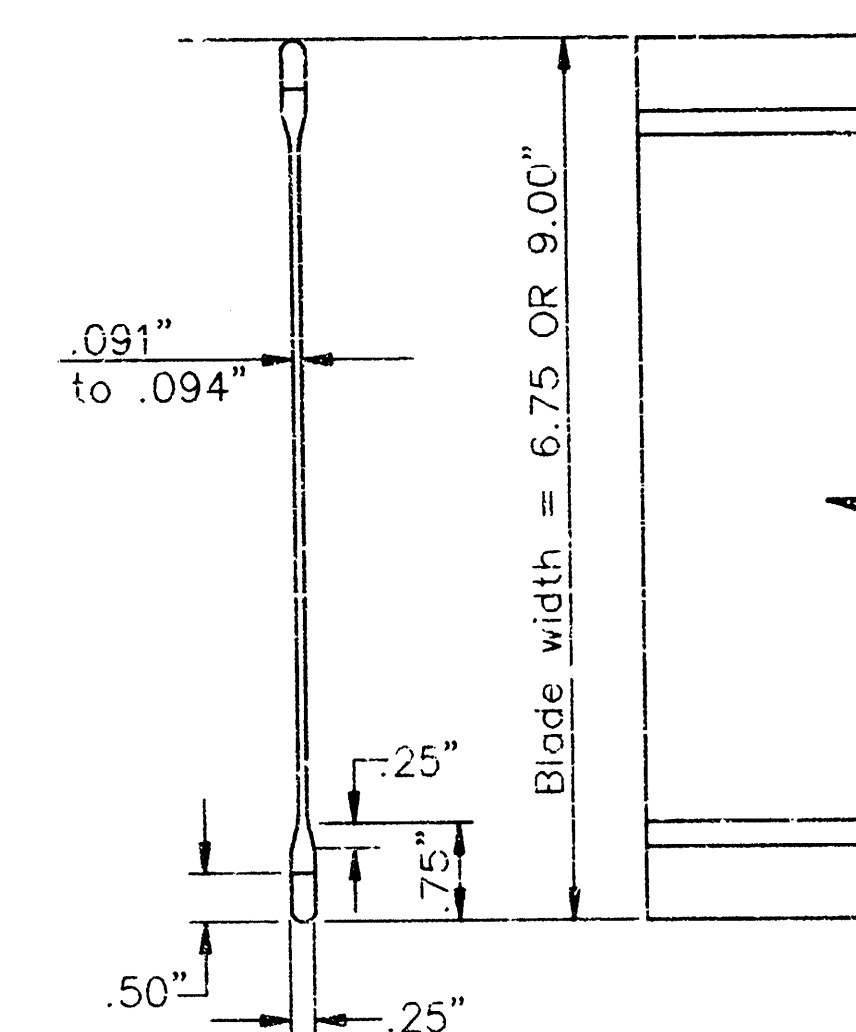
TYPICAL END OF ROADWAY SIGN MOUNTING INSTALLATION



TYPE I BARRICADE DETAIL W/ E.O.R. MARKER



TYPICAL STREET NAME SIGN MOUNTING INSTALLATION
CURB AND GUTTER SECTION



STREET NAME SIGN
BLADE DETAILS

STATION	OFFSET	SIGN	QUANTITY*
3+14	20' Rt.	D3 (SNS)	1
6+16	1' Lt.	R4-7, OM-1	1
6+37	1' Lt.	R4-7, OM-1	1
6+42.40	31' Rt.	R1-1 (Stop)	1
6+47	31' Lt.	D3 (SNS)	1
TOTAL			5

* For information Only

STREET NAME	NO. BLADES REQ'D
Cedar Downs Cir	1
Cedar Downs Ct	1
Cedar Downs Cir 600 N	1
Central 12300 W	1

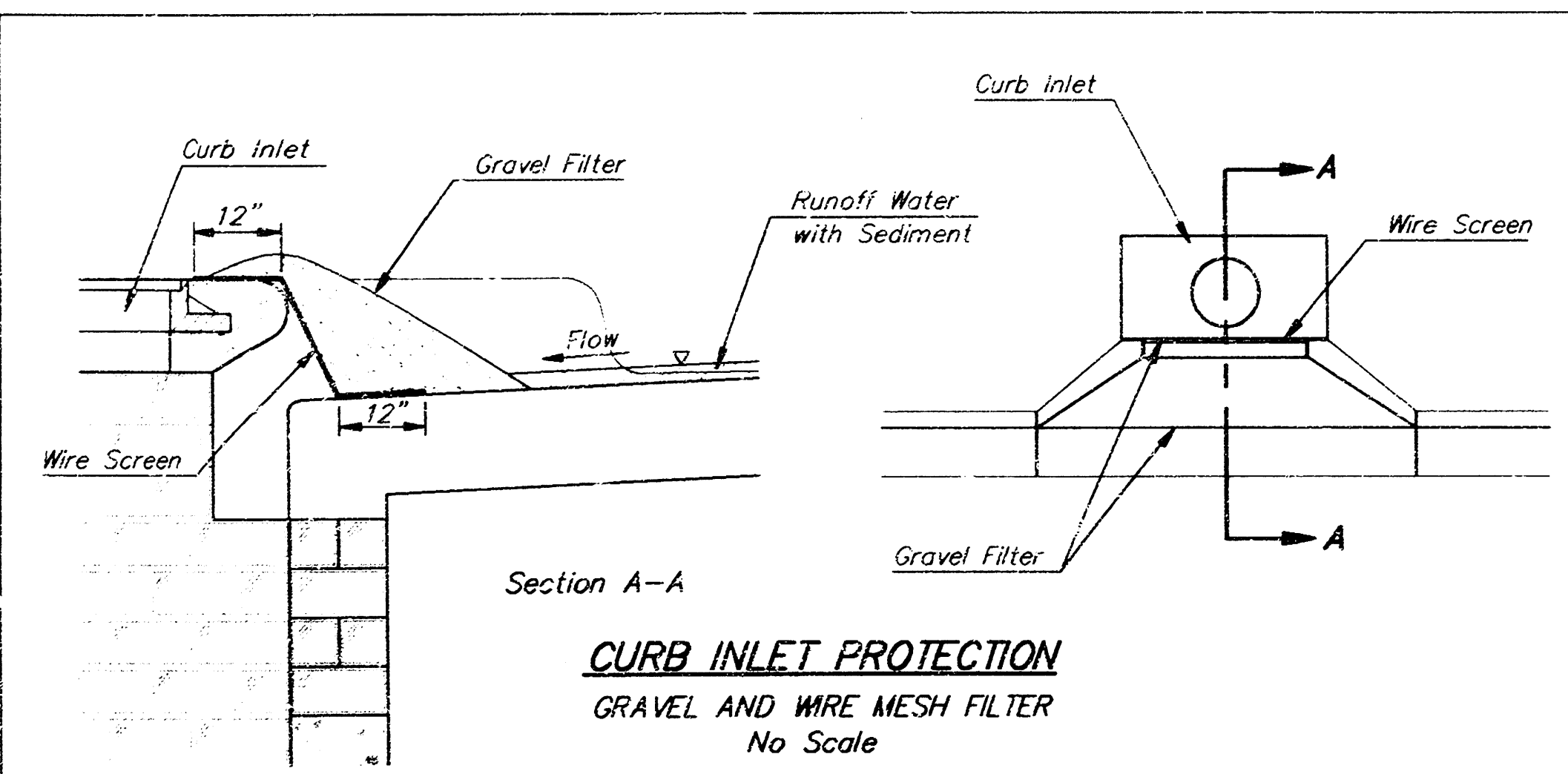
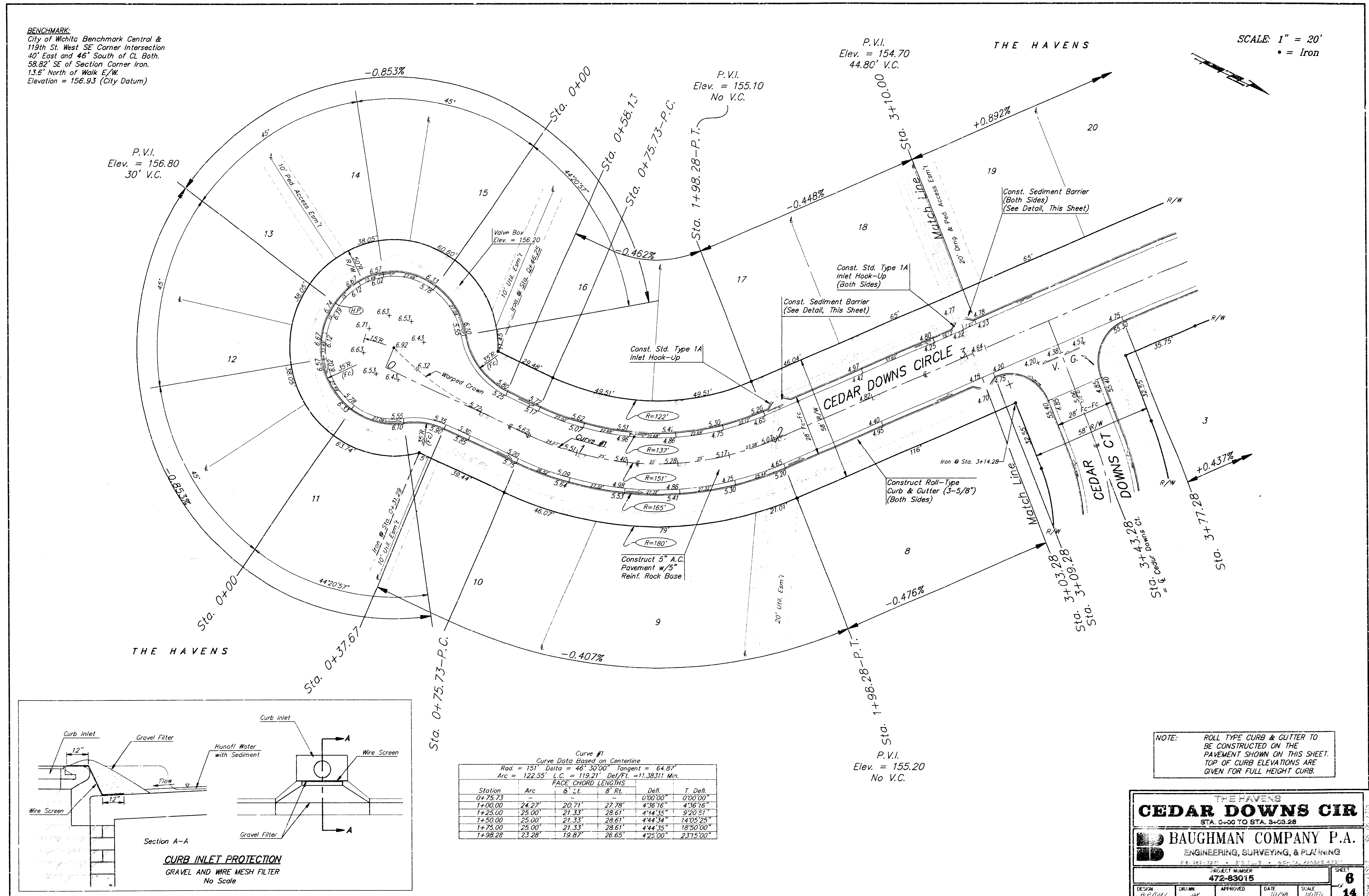
NOTE: REFERENCES BELOW TO "STANDARD SPECIFICATIONS" DENOTE "STANDARD SPECIFICATION FOR STATE ROAD AND BRIDGE CONSTRUCTION EDITION 1990" BY THE KANSAS DEPARTMENT OF TRANSPORTATION.

- POST ANCHORS: POSTS SHALL BE ANCHORED WITH A YIELDING BASE POST SUPPORT AS DETAILED.
- POSTS FOR TRAFFIC CONTROL SIGNS: POSTS SHALL CONFORM TO THE REQUIREMENTS OF SUBSECTION 1620 OF THE STANDARD SPECIFICATIONS EXCEPT THAT ALL POSTS SHALL WEIGH 3 LBS./FOOT MINIMUM.
- POSTS FOR STREET NAME SIGNS (SNS): POSTS SHALL BE 9 FEET LONG, CONSTRUCTED FROM 2 3/8" O.D. GALVANIZED STEEL PIPE WEIGHING A MINIMUM OF 3 LBS./FOOT. POSTS SHALL BE POSITIONED SO THAT THE BOTTOM BLADE IS 7 FEET ABOVE GRADE.
- POSTS FOR END OF ROADWAY SIGN TO BE 8' LONG AND INSTALLED A MINIMUM OF 4' FROM ROADWAY TO SIGN.
- SIGN BLANKS FOR TRAFFIC CONTROL SIGNS: SIGN BLANKS SHALL BE FABRICATED FROM 0.080" ALUMINUM ALLOY 6063-T6 CONFORMING TO THE REQUIREMENTS OF SUBSECTION 1626 OF THE STANDARD SPECIFICATIONS.
- SIGN BLADES FOR STREET NAME SIGNS: EXTRUDED ALUMINUM BLADES SHALL BE ALUMINUM ALLOY CONFORMING TO 6063-T6 OR 5052-H38 (ASTM SPECIFICATION B221, LATEST ISSUE). BLADES SHALL HAVE AN ALUMINE OR PHOSPHATE ETCHED FINISH. BLADES SHALL HAVE SQUARE CORNERS AND NO HOLES.
- MINIMUM BLADE LENGTH SHALL BE 24" MAXIMUM BLADE LENGTH SHALL BE 48". LENGTH VARIES BY INCREMENTS OF 6".
- BLADES BEARING THE STREET NAMES SHALL BE FIRMLY ATTACHED TO THE MOUNTING BRACKETS USING ALLEN-TYPE SET SCREWS. THE BLADES SHALL BE ORIENTED PARALLEL TO THE STREET.
- MOUNTING BRACKETS FOR SIGNS: DIE-CAST ALUMINUM BRACKETS SHALL BE ALUMINUM ALLOY 360 HAVING A TENSILE STRENGTH OF 44,000 PSI. THE BRACKETS SHALL BE SMOOTHLY FINISHED FREE OF PITS, BURRS, AND FLAWS. EACH BRACKET SHALL BE TAPPED AND DRILLED FOR 5/16" ZINC-PLATED ALLEN-TYPE SET SCREWS HAVING SELF-LOCKING SAW-TOOTH ENDS.
- FASTENERS: ALL STEEL FASTENERS FOR TRAFFIC CONTROL SIGNS SHALL BE GALVANIZED AND SHALL CONFORM TO THE REQUIREMENTS OF SUBSECTION 1614 OF THE STANDARD SPECIFICATIONS.
- REFLECTIVE SHEETING: REFLECTIVE SHEETING SHALL BE TYPE II - HIGH PERFORMANCE CLASS HA IN ACCORDANCE WITH SUBSECTION 2201 OF THE STANDARD SPECIFICATIONS.
- PROCESS INK: ALL PROCESS INK SHALL CONFORM TO THE REQUIREMENTS OF SUBSECTION 2202 OF THE STANDARD SPECIFICATIONS.
- DETAILS: REGULATORY AND WARNING SIGNS SHALL CONFORM TO THE DETAILS IN "STANDARD HIGHWAY SIGNS", FHWA, 1979.
- DETAILS - SNS: THE REFLECTIVE SHEETING FOR THE 6 3/4" STANDARD SIZE SNS IS TO BE THE HIGHWAY GREEN BACKGROUND WITH SILVER-WHITE #2 COPY WITH 4" UPPER CASE AND LOWER CASE PRIMARY COPY AND SUFFIX COPY, BOTH SERIES "C". THE CARDINAL DIRECTION CENTERED DIRECTLY BELOW THE BLOCK NUMBER SHALL BE AN UPPER CASE, "S" SERIES "C" LETTER. FACES TO TRIM TO A 6 1/4" (SEE DETAIL A).
- THE REFLECTIVE SHEETING FOR THE 9" METRO SIZE SNS IS TO BE THE HIGHWAY GREEN BACKGROUND WITH SILVER-WHITE #2 COPY WITH 5" UPPER CASE AND LOWER CASE PRIMARY COPY AND SUFFIX COPY, BOTH SERIES "C". THE CARDINAL DIRECTION CENTERED DIRECTLY BELOW THE BLOCK NUMBER SHALL BE AN UPPER CASE, "S" SERIES "C" LETTER. FACES TO TRIM TO A 8 1/2" WIDTH. (SEE DETAIL B).
- FOR CUL-DE-SAC STREETS, A 9" METRO SIZE BLADE SHALL BE USED WITH THE HOUSE NUMBERS DISPLAYED BENEATH THE STREET NAME. LETTERING TO BE THE SAME AS FOR THE 6 3/4" SIZE BLADE, EXCEPT THAT THE HOUSE NUMBER INFORMATION SHALL BE 4" SERIES "C".
- SHOP DRAWINGS OF LAYOUT FOR SNS SHALL BE SUBMITTED TO THE TRAFFIC ENGINEERING DIVISION OF THE CITY OF WICHITA FOR APPROVAL PRIOR TO FABRICATION. THE FINISHED SIGNS AS SUPPLIED SHALL BE OF GOOD APPEARANCE, FREE FROM RAGGED EDGES, CRACKS, SCALES OR BUSTERS AND SHALL BE CLEAN-CUT. SIGNS SHALL BE PACKED IN SUCH MANNER AS TO PREVENT DAMAGE OR DEFACEMENT DURING SHIPMENT OR STORAGE.
- PERMANENT TRAFFIC CONTROL AND SNS: PERMANENT TRAFFIC CONTROL AND SNS SHALL BE MEASURED AND PAID FOR AT THE LUMP SUM PRICE FOR SIGNING. THE PAYMENT AS SET FORTH ABOVE SHALL BE CONSIDERED FULL COMPENSATION FOR ALL EXCAVATION, BACKFILLING, POSTS, ANCHORS, FASTENERS, MATERIALS, LABOR, TOOLS AND INCIDENTALS NECESSARY TO COMPLETE THIS WORK.

City of Wichita Public Works Signing Detail			
BAUGHMAN COMPANY P. A. ENGINEERING, SURVEYING & PLANNING			
316-262-7271 • 316-262-7272 • WICHITA, KANSAS 67211			
PROJECT NUMBER 472-83015		SHEET 5	
DESIGN C.O.W.	DRAWN Staff	APPROVED 10/98	SCALE NONE
		14	

BENCHMARK:
City of Wichita Benchmark Central &
119th St. West SE Corner Intersection
40' East and 46' South of CL Both.
58.82' SE of Section Corner Iron.
13.6' North of Walk E/W.
Elevation = 156.93 (City Datum)

SCALE: 1" = 20'
• = Iron



Curve #1
Curve Data Based on Centerline
Rad. = 151' Delta = 46° 30' 00" Tangent = 64.87'
Arc = 122.55' L.C. = 119.21' Def/FL = 11.38311 Min.

Station	Arc	FACE CHORD LENGTHS		Defl.	T. Defl.
		6" Lt.	8" Rt.		
0+75.73				0°00'00"	0°00'00"
1+00.00	24.27'	20.71'	27.78'	4°36'16"	4°36'16"
1+25.00	25.00'	21.33'	28.61'	4°14'35"	9°20'51"
1+50.00	25.00'	21.33'	28.61'	4°14'34"	14°05'25"
1+75.00	25.00'	21.33'	28.61'	4°14'35"	18°50'00"
1+98.28	23.28'	19.87'	26.65'	4°25'00"	23°15'00"

NOTE: ROLL TYPE CURB & GUTTER TO BE CONSTRUCTED ON THE PAVEMENT SHOWN ON THIS SHEET. TOP OF CURB ELEVATIONS ARE GIVEN FOR FULL HEIGHT CURB.

THE HAVENS
CEDAR DOWNS CIR
STA. 0+00 TO STA. 3+03.28

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

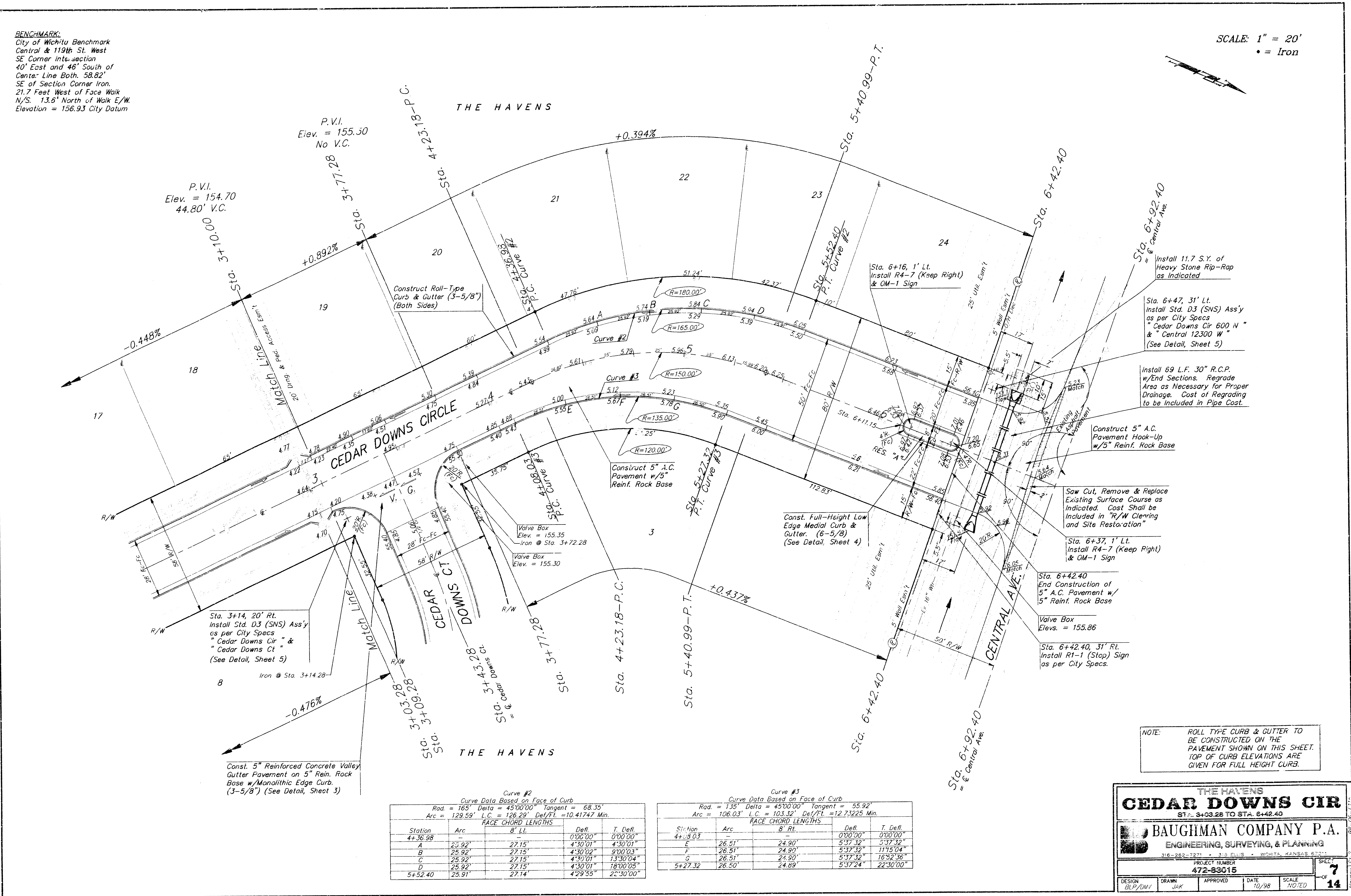
PROJECT NUMBER: 472-83015

DESIGN: [] DRAWN: [] APPROVED: [] DATE: 11/14/98 SCALE: 1"=20'

SHEET 6 OF 14

BENCHMARK:
City of Wichita Benchmark
Central & 119th St. West
SE Corner Intersection
40' East and 46' South of
Center Line Both. 58.82'
SE of Section Corner Iron.
21.7 Feet West of Face Walk
N/S. 13.6' North of Walk E/W.
Elevation = 156.93 City Datum

SCALE: 1" = 20'
• = Iron



Sta. 3+14.20' RL
Install Std. D3 (SNS) Ass'y
as per City Specs
" Cedar Downs Cir " &
" Cedar Downs Ct " &
(See Detail, Sheet 5)

Curve #2
Curve Data Based on Face of Curb
Rad. = 165' Delta = 45°00'00" Tangent = 68.35'
Arc = 129.59' L.C. = 126.29' Del/Ft. = 10.41747 Min.

Station	Arc	8' LL	Defl.	T. Defl.
4+36.98	25.92'	27.15'	4°30'01"	4°30'01"
A	25.92'	27.15'	4°30'02"	9°00'03"
B	25.92'	27.15'	4°30'01"	13°30'04"
C	25.92'	27.15'	4°30'01"	18°00'05"
D	25.92'	27.15'	4°30'01"	22°30'00"
5+52.40	25.91'	27.14'	4°29'55"	27°00'00"

Curve #3
Curve Data Based on Face of Curb
Rad. = 135' Delta = 45°00'00" Tangent = 55.92'
Arc = 106.03' L.C. = 103.32' Del/Ft. = 12.73225 Min.

Station	Arc	8' RL	Defl.	T. Defl.
4+38.03	26.51'	24.90'	5°37'32"	5°37'32"
E	26.51'	24.90'	5°37'32"	11°15'04"
F	26.51'	24.90'	5°37'32"	16°52'36"
G	26.51'	24.90'	5°37'32"	22°30'00"
5+27.32	26.50'	24.89'	5°37'24"	27°00'00"

NOTE: ROLL TYPE CURB & GUTTER TO BE CONSTRUCTED ON THE PAVEMENT SHOWN ON THIS SHEET. TOP OF CURB ELEVATIONS ARE GIVEN FOR FULL HEIGHT CURBS.

THE HAVENS
CEDAR DOWNS CIR
ST. 3+03.28 TO STA. 6+42.40

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 318 ELLIS • WICHITA, KANSAS 67201

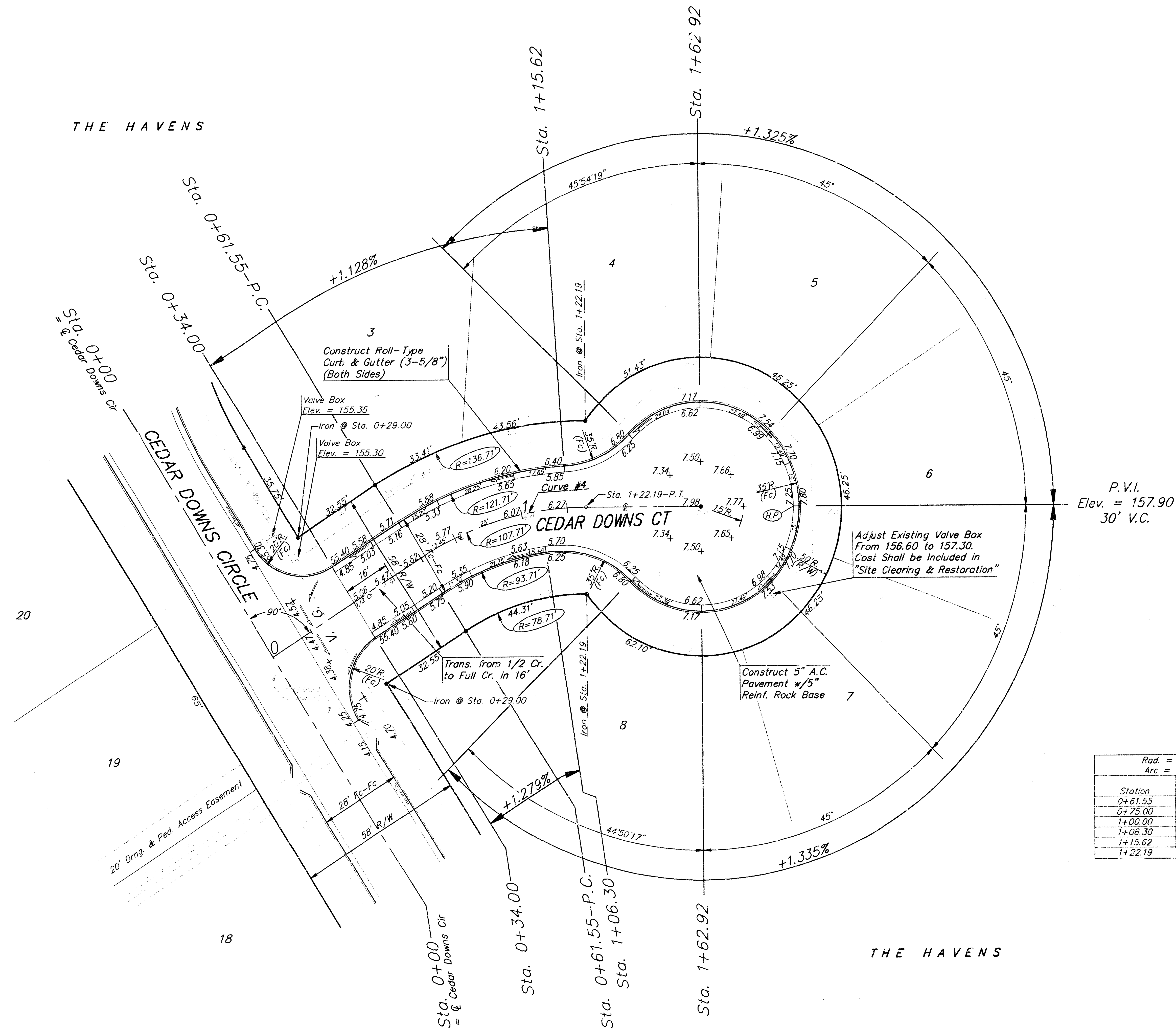
PROJECT NUMBER
472-83015

DESIGN BLP/DMV	DRAWN JAK	APPROVED	DATE 10/98	SCALE NOTED
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SHEET
7
OF
14

BENCHMARK:
 City of Wichita Benchmark Central &
 119th St. West SE Corner Intersection
 40' East and 46' South of CL Both
 58.82' SE of Section Corner Iron.
 13.6' North of Walk E/W.
 Elevation = 156.93 (City Datum)

SCALE: 1" = 20'
 • = Iron



NOTE: ROLL TYPE CURB & GUTTER TO BE CONSTRUCTED ON THE PAVEMENT SHOWN ON THIS SHEET. TOP OF CURB ELEVATIONS ARE GIVEN FOR FULL HEIGHT CURB.

THE HAVENS
CEDAR DOWNS CT
 LOTS 3-8

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

PROJECT NUMBER
472-33015

DESIGN: BLP/JAN APPROVED: DATE: 10/98 SCALE: NOTED

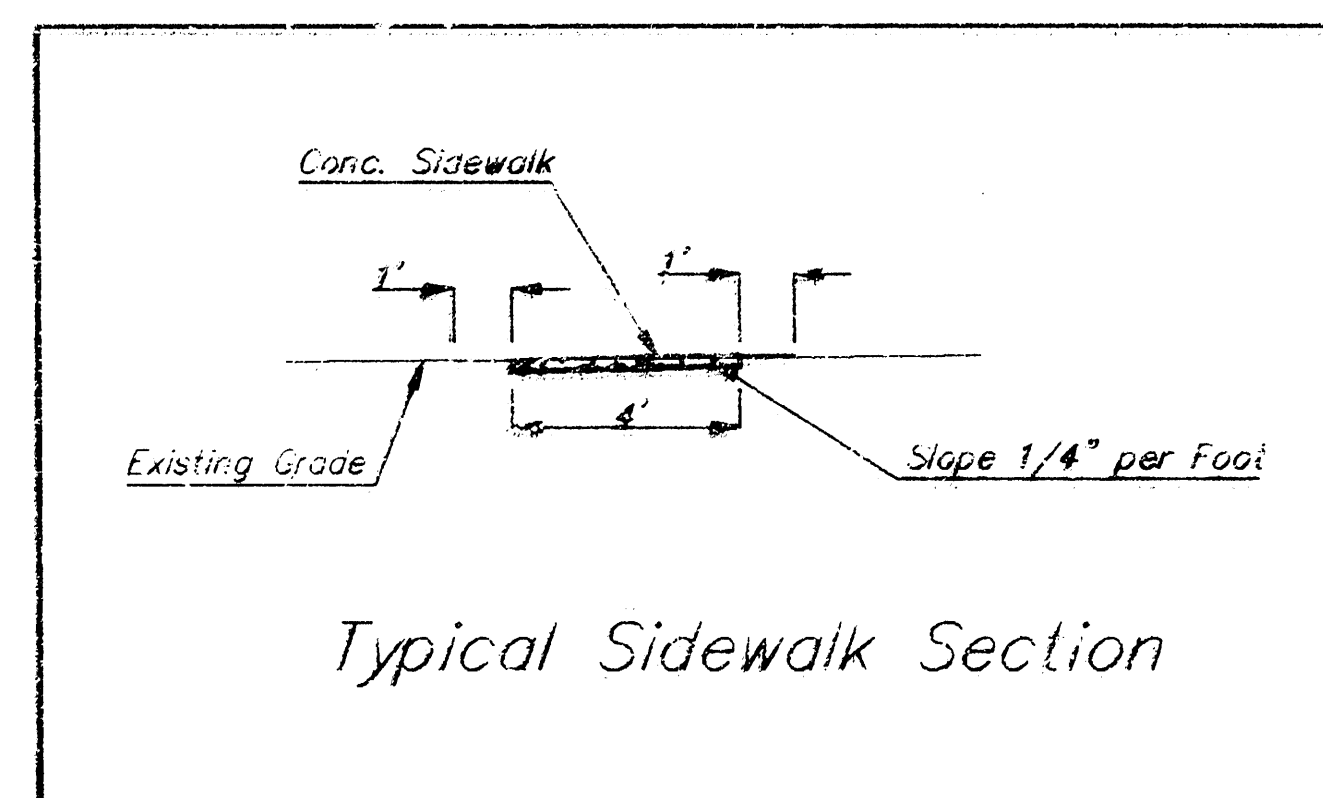
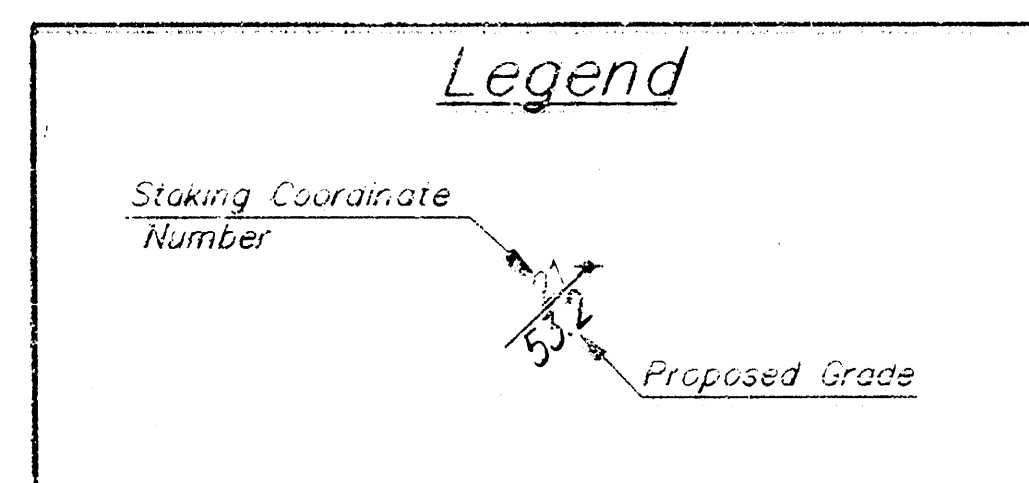
SHEET
8
 OF
14

BENCHMARK:
City of Wichita Benchmark
Central & 119th St. West
SE Corner Intersection
40' East and 46' South of
Center Line Both 58.82'
SE of Section Corner Iron.
21.7 Feet West of Face Walk
N/S. 13.8' North of Walk E/W.
Elevation = 156.93 City Datum

Sta. 8+02.31, End
Construction of 4' Wide
Concrete Sidewalk (4')

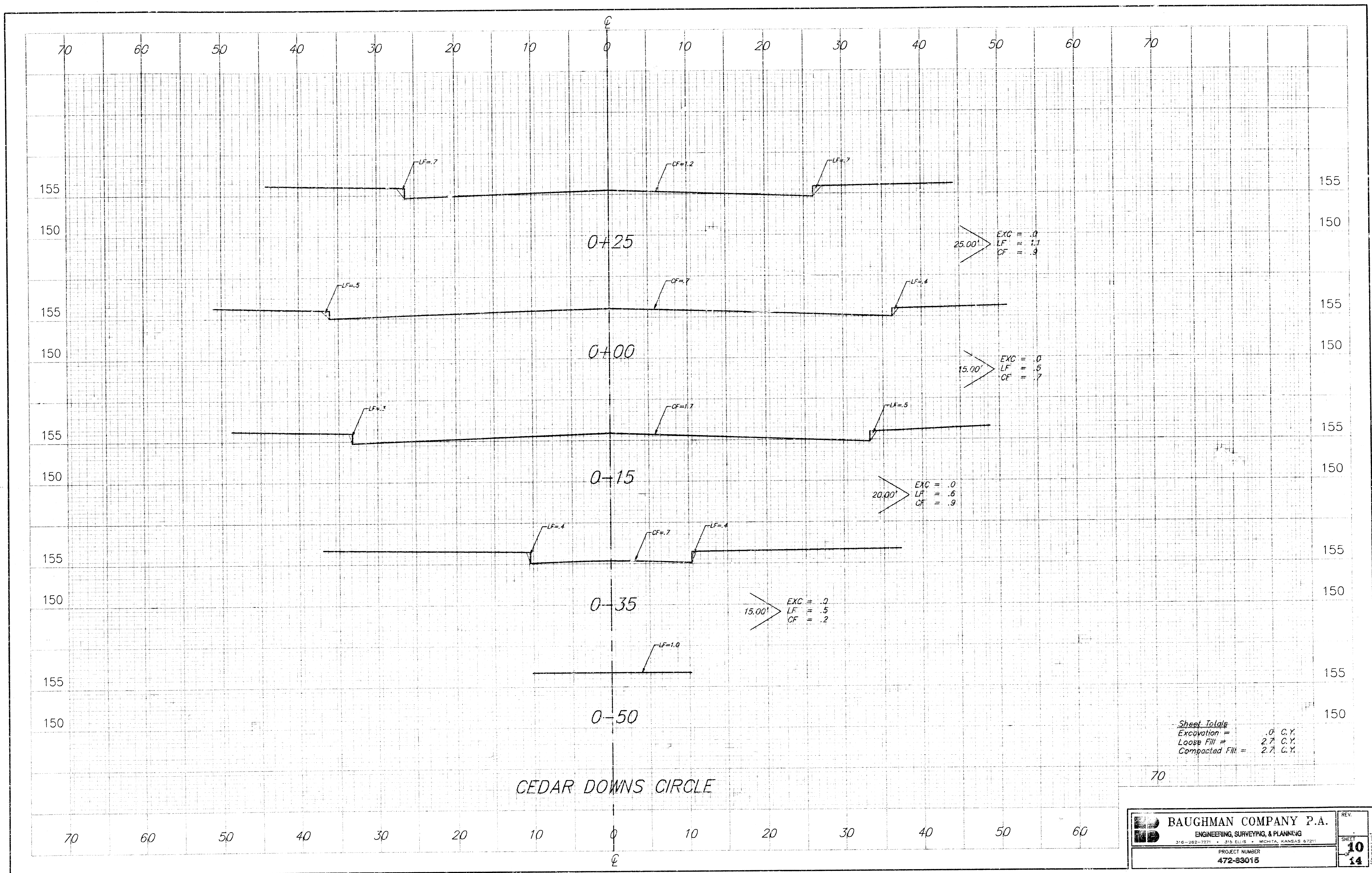
SCALE: 1" = 40'
• = IRON

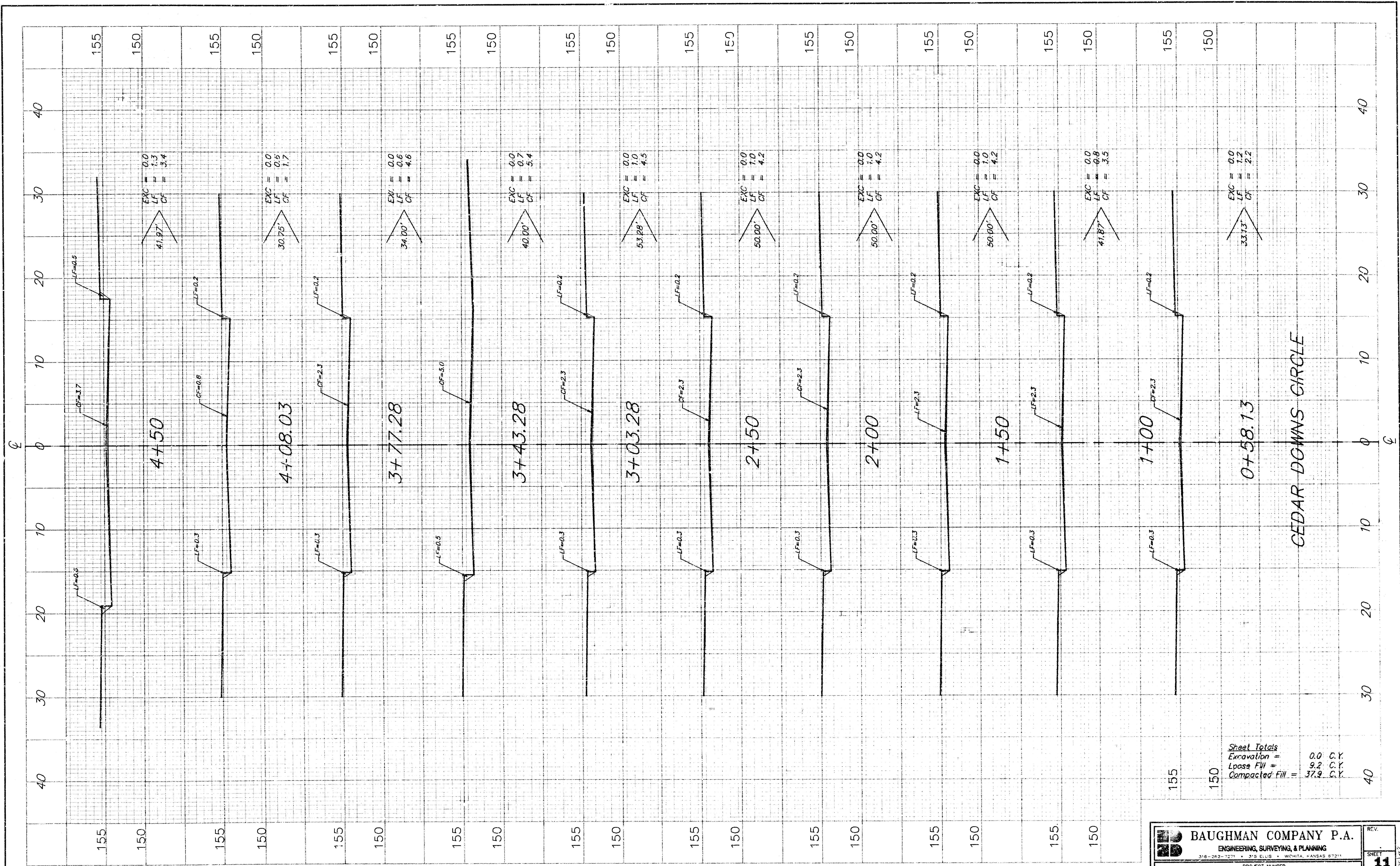
Sidewalk Staking Coordinates					
No.	Northing	Easting	No.	Northing	Easting
1*	1623.55	9773.33	22	1915.06	9625.91
2	1620.33	9769.50	23	1949.47	9589.64
3	1658.63	9737.36	24	1983.89	9553.38
4 - P.C.	1671.32	9726.71	25	2018.31	9517.11
5	1672.98	9725.25	26 - P.C.	2050.38	9483.32
6 - P.T.	1674.57	9723.71	27	2051.76	9481.80
7 - P.C.	1693.98	9703.95	28 - P.T.	2053.06	9480.23
8*	1714.40	9697.09	29 - P.C.	2075.22	9452.28
9	1716.40	9690.77	30	2085.05	9442.86
10 - P.T.	1734.45	9685.21	31*	2096.15	9442.35
11	1741.21	9689.87	32	2108.05	9433.75
12 - P.C.	1762.02	9691.68	33 - P.T.	2117.93	9433.44
13	1764.23	9692.04	34	2133.00	9434.42
14 - P.T.	1766.44	9692.09	35 - P.C.	2153.12	9435.68
15	1791.10	9692.09	36	2155.17	9435.76
16 - P.C.	1830.77	9692.09	37 - P.T.	2157.21	9435.76
17	1841.03	9691.03	38	2182.95	9435.08
18*	1854.40	9697.09	39	2232.93	9433.77
19	1863.23	9680.12	40	2285.22	9432.41
20 - P.T.	1867.04	9676.51	41*	2315.34	9436.62
21	1880.64	9662.18			



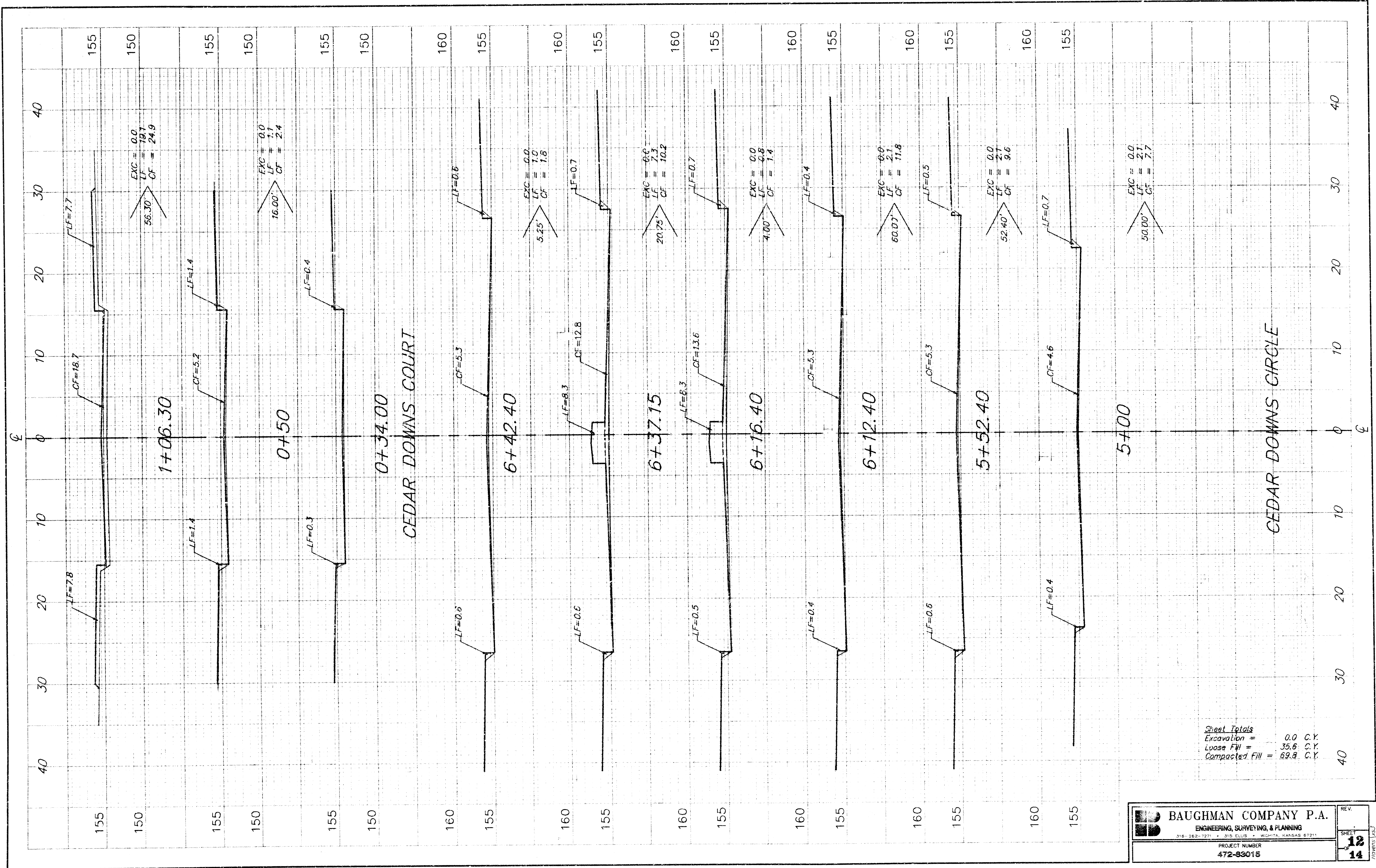
Sta. 0+00, Begin
Construction of 4' Wide
Concrete Sidewalk (4')

THE HAVENS ADDITION SIDEWALK PLAN			
BAUGHMAN COMPANY P.A. ENGINEERING, SURVEYING, & PLANNING			
PROJECT NUMBER 472-89015		SHEET 9	
DESIGN B.L.P.	DRAWN J.A.K.	APPROVED DATE 10/98	SCALE NOTED 14

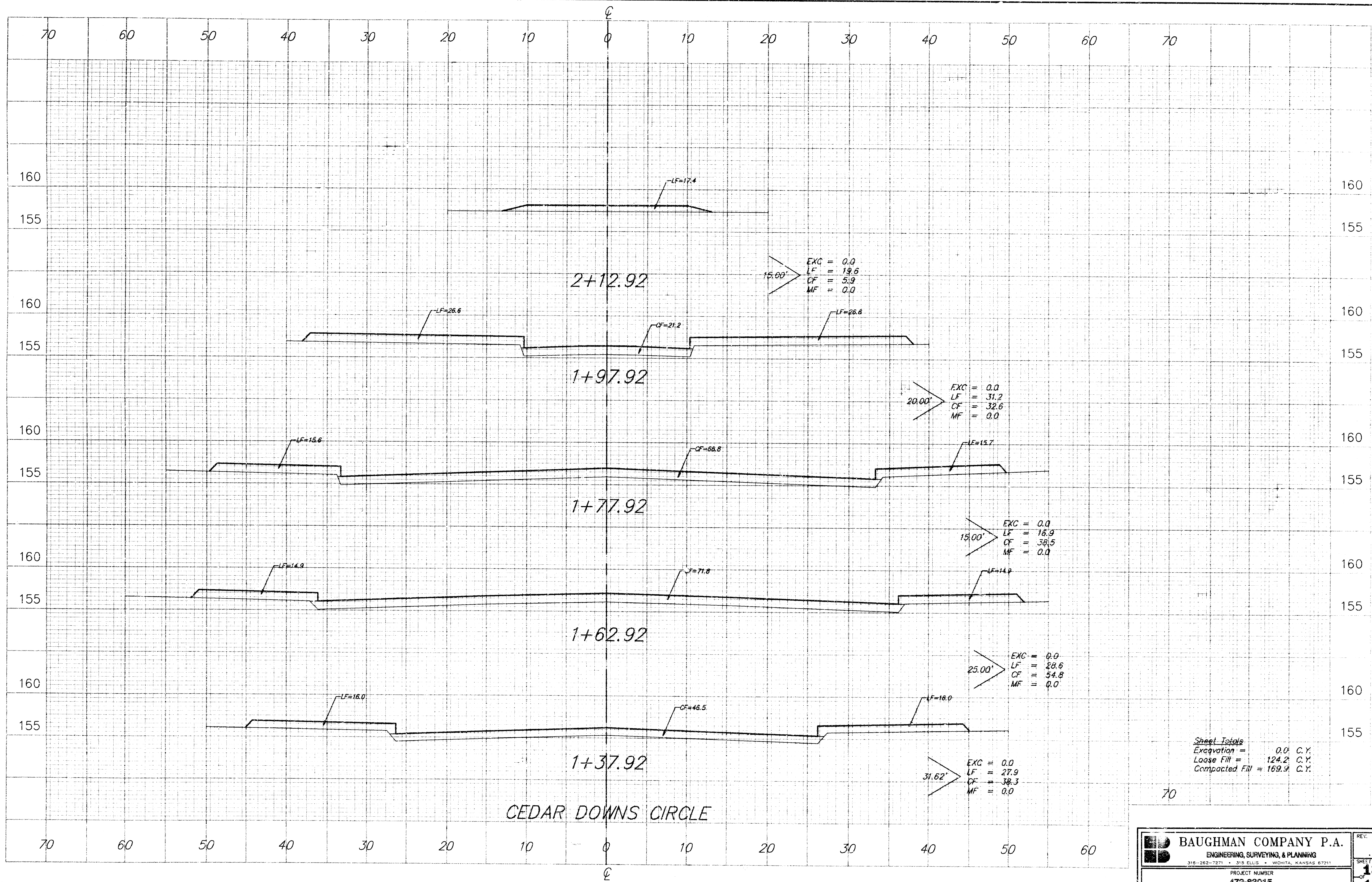




Sheet Totals
 Excavation = 0.0 C.Y.
 Loose Fill = 9.2 C.Y.
 Compacted Fill = 37.9 C.Y.



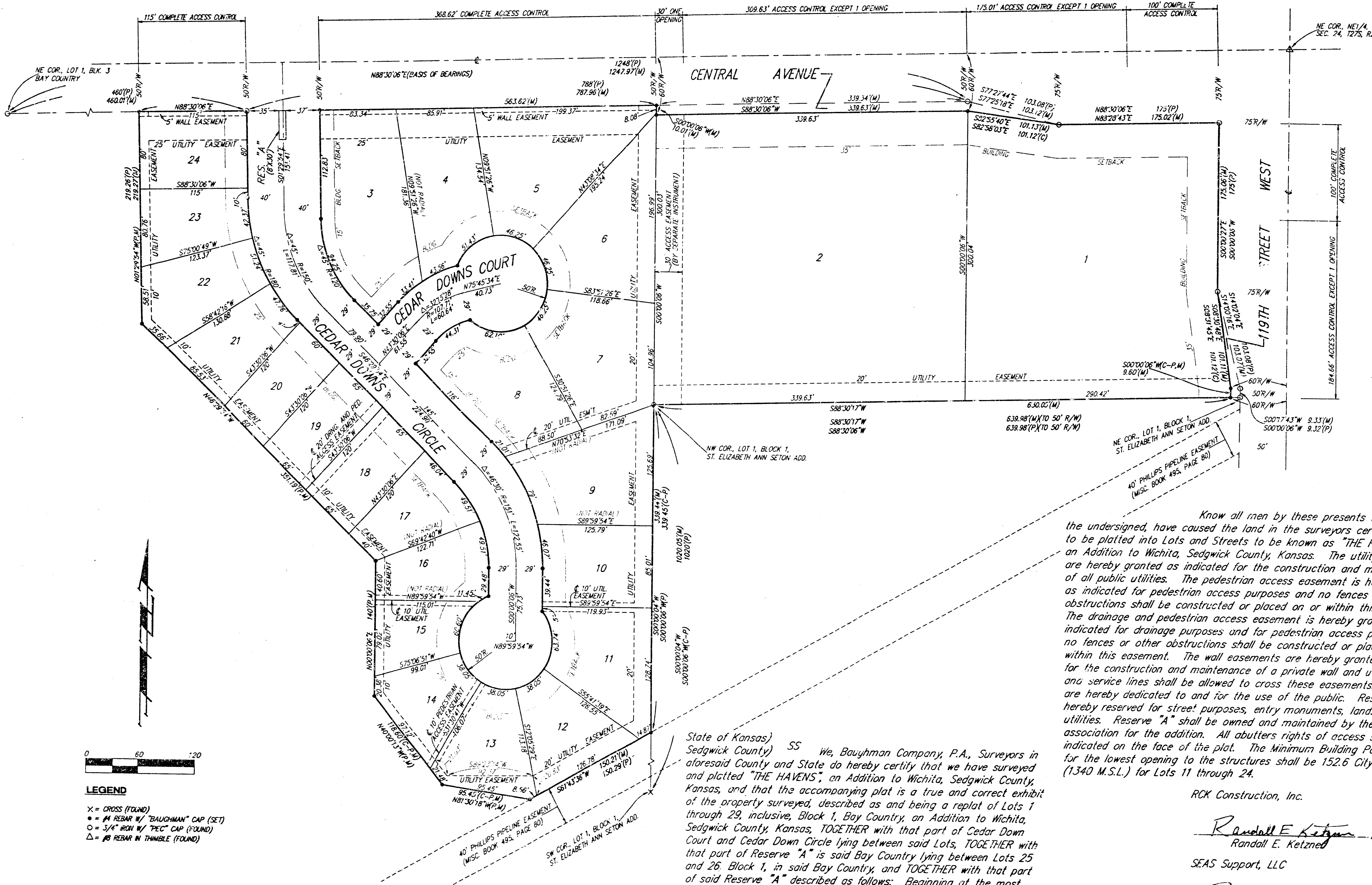
Sheet Totals
 Excavation = 0.0 C.Y.
 Loose Fill = 35.6 C.Y.
 Compacted Fill = 69.9 C.Y.



THE HAVENS

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

This plat of "THE HAVENS", 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 _____ day of _____, 1998.
Wichita-Sedgwick County Metropolitan Area Planning Commission



LEGEND

- x = CROSS (FOUND)
- = 1/4 REBAR W/ "BAUGHMAN" CAP (SET)
- = 3/4" IRON W/ "PEC" CAP (FOUND)
- △ = 1/8 REBAR IN THIMBLE (FOUND)

MINIMUM BUILDING PAD ELEVATION FOR LOWEST OPENING TO THE STRUCTURES		
LOT	CITY DATUM	M.S.L.
11 - 24	152.6	1340.0

BENCHMARK

CITY OF WICHITA BENCHMARK
CENTRAL & 11TH ST. WEST
SE CORNER INTERSECTION
40' EAST AND 45' SOUTH OF
CENTER LINE 10TH. 58.82'
SE OF SECTION CORNER FROM
21.7 FEET WEST OF FACE WALK
N/2. 13.6 NORTH OF WALK E/W
ELEVATION = 156.53 CITY DATUM
ELEVATION = 1344.33 M.S.L.

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) aforesaid County and State do hereby certify that we have surveyed
and platted "THE HAVENS", an Addition to 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
through 29, inclusive, Block 1, Bay Country, an Addition to Wichita,
Sedgwick County, Kansas, TOGETHER with that part of Cedar Down
Court and Cedar Down Circle lying between said Lots, TOGETHER with
that part of Reserve "A" is said Bay Country lying between Lots 25
and 26, Block 1, in said Bay Country, and TOGETHER with that part
of said Reserve "A" described as follows: Beginning at the most
southerly front corner of Lot 22 in said Block 1; thence southeasterly
along the southerly right-of-way of Cedar Down Circle as dedicated in
said Bay Country; an arc distance of 20 feet to the NW corner of
Lot 21 in said Block 1; thence southerly along the west line of said
Lot 21 to the SW corner of said Lot 21; thence westerly along the
south line of said Lot 21 as extended west to an intersection with
the southwest rear line of said Lot 22 as extended southeasterly;
thence northwesterly along the extended southwest rear line of said
Lot 22 to the most southerly corner of said Lot 22; thence north-
easterly along the southeast line of said Lot 22 to the point of
beginning.

All being situated in the NE1/4 of Sec. 24, Twp. 27-S, R-2-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 Co., P.A.

Michael G. Conrey, Surveyor
LS-01 9998

Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate
to be platted into Lots and Streets to be known as "THE HAVENS",
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 pedestrian access easement is hereby granted
as indicated for pedestrian access purposes and no fences or other
obstructions shall be constructed or placed on or within this easement.
The drainage and pedestrian access easement is hereby granted as
indicated for drainage purposes and for pedestrian access purposes and
no fences or other obstructions shall be constructed or placed on or
within this easement. The wall easements are hereby granted as indicated
for the construction and maintenance of a private wall and utility main lines
and service lines shall be allowed to cross these easements. The streets
are hereby dedicated to and for the use of the public. Reserve "A" is
hereby reserved for street purposes, entry monuments, landscaping, and
utilities. Reserve "A" shall be owned and maintained by the homeowners
association for the addition. All abutters rights of access shall be as
indicated on the face of the plat. The Minimum Building Pad Elevations
for the lowest opening to the structures shall be 152.6 City Datum
(1340 M.S.L.) for Lots 11 through 24.

RCK Construction, Inc.

Randall E. Ketzner, President
Randall E. Ketzner

SEAS Support, LLC

Randall E. Ketzner, Member
Randall E. Ketzner

Kevin P. Lewis, Member
Kevin P. Lewis

Todd Rhodes, Member
Todd Rhodes

Randall E. Ketzner, Christine M. Ketzner
Randall E. Ketzner Christine M. Ketzner

State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this 10TH day of SEPTEMBER, 1998, by Randall E.
Ketzner, President of RCK Construction, Inc., on behalf of the corporation.

Judith M. Terhune, Notary Public
My App'l. Exp. 11-7-2001

Richard E. Lopez, 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 _____ day of _____, 1998.

Bob Knight, Mayor
Pat Burnett, City Clerk

Entered on transfer record this _____ day
of _____, 1998.
James Alford, 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 _____ day
of _____, 1998, at _____ o'clock _____ M.; and is duly
recorded.

Bill Meek, Register of Deeds
Linda Kizzire, Deputy

We the undersigned, holders of a mortgage
on the above described property, do hereby consent to this plat of
"THE HAVENS", an Addition to Wichita, Sedgwick County, Kansas.
Garden Plain State Bank
Patrick F. Walden, President

State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this 10TH day of SEPTEMBER, 1998, by Patrick F. Walden,
President of Garden Plain State Bank, on behalf of the bank.

Judith M. Terhune, Notary Public
My App'l. Exp. 11-7-2001

State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this 10TH day of SEPTEMBER, 1998, by Randall E.
Ketzner, Member of SEAS Support, LLC, on behalf of the company.

Judith M. Terhune, Notary Public
My App'l. Exp. 11-7-2001

State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this 10TH day of SEPTEMBER, 1998, by Kevin P.
Lewis, Member of SEAS Support, LLC, on behalf of the company.

Judith M. Terhune, Notary Public
My App'l. Exp. 11-7-2001

State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this 10TH day of SEPTEMBER, 1998, by Todd
Rhodes, Member of SEAS Support, LLC, on behalf of the company.

Judith M. Terhune, Notary Public
My App'l. Exp. 11-7-2001

State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this 10TH day of SEPTEMBER, 1998, by Randall E.
Ketzner and Christine M. Ketzner, husband and wife.

Judith M. Terhune, Notary Public
My App'l. Exp. 11-7-2001