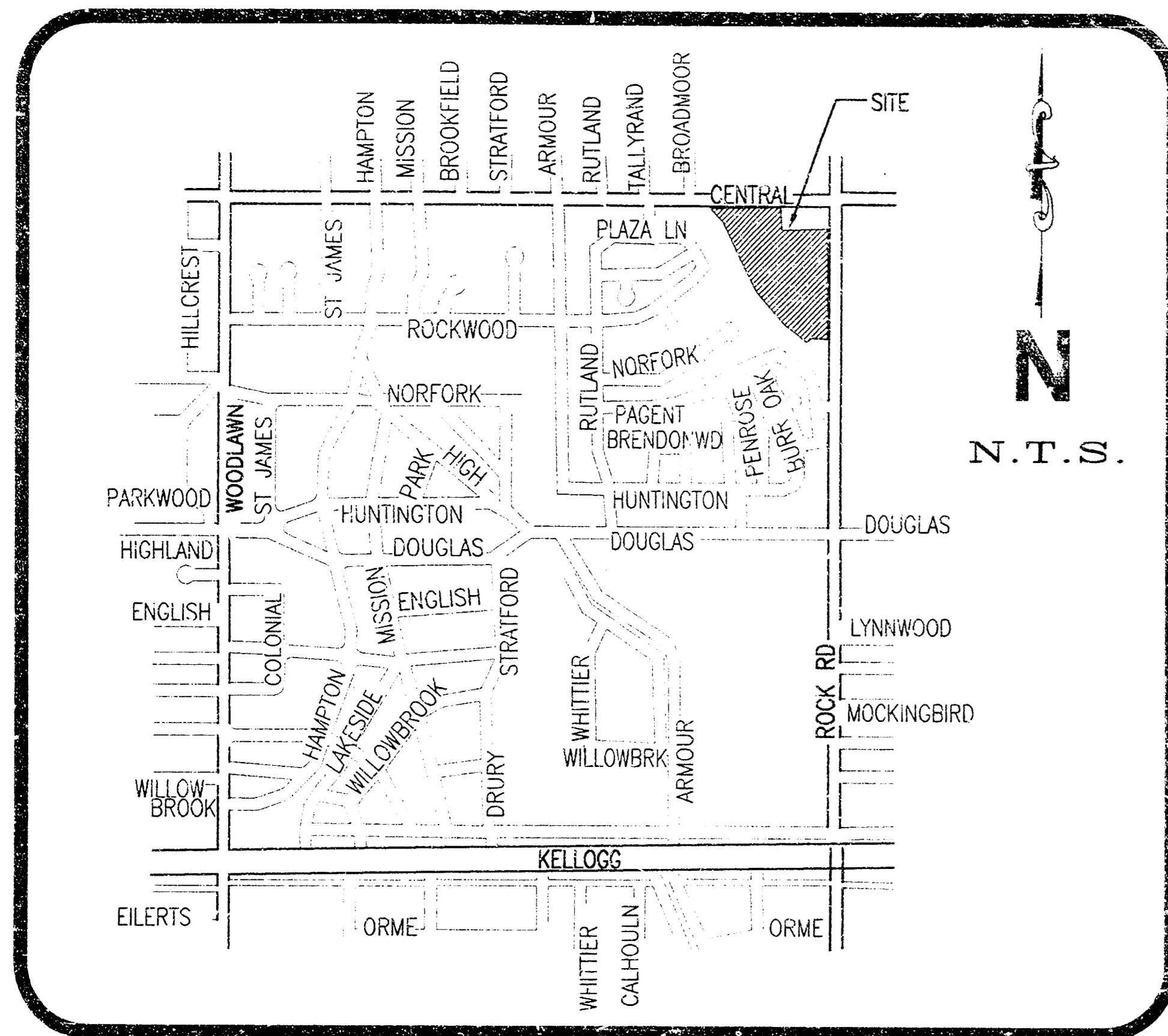


# INDEX OF DRAWINGS

## DILLON'S FOOD STORES BUILDING EXPANSION

- SHEET 1/6 COVER SHEET
- SHEET 2/6 PLAN & PROFILE OF SANITARY SEWER LINE
- SHEET 3/6 MANHOLE FRAME AND COVER
- SHEET 4/6 SHALLOW MANHOLES TYPE "P" & "C"
- SHEET 5/6 VARIOUS WATER DETAILS
- SHEET 6/6 RECORDED PLAT

### VICINITY MAP WICHITA, KS

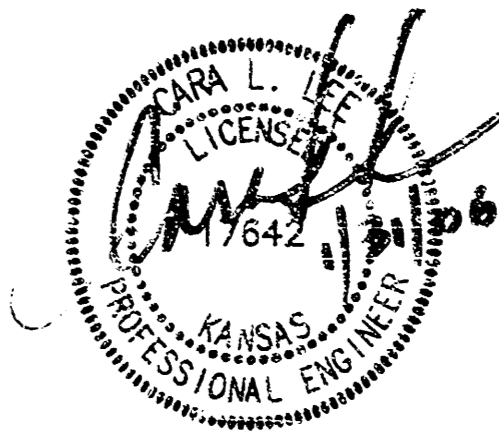


# SANITARY SEWER IMPROVEMENTS FOR DILLON'S FOOD STORE #20 BUILDING EXPANSION

PRIVATE PROJECT NUMBER: 1622PPS (607861)

## DP-41 ROCKWOOD CENTER CITY OF WICHITA, SEDGWICK COUNTY, KANSAS CITY ENGINEER: JIM ARMOUR, P.E.

PREPARED & SUBMITTED BY  
**PICKERING FIRM, INC.**  
6775 LENOX CENTER COURT, SUITE 300  
MEMPHIS, TN 38115



ENGINEER \_\_\_\_\_ DATE 1/31/06

APPROVED AS NOTED  
BY CITY ENGINEER OF WICHITA:

SANITARY SEWERS IRH 2/2/06

STORM SEWERS \_\_\_\_\_

DRIVEWAY APPROACHES \_\_\_\_\_

WATER MAINS \_\_\_\_\_

PAVING \_\_\_\_\_

**NOTE TO CONTRACTOR:**  
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 THE PUBLIC RIGHT-OF-WAY BY THE CONTRACTOR WITHOUT SUCH INSPECTION NOR SHALL ANY WORK BE COMMENCED IN DEDICATED EASEMENTS PUBLIC RIGHT-OF-WAY WITHOUT WRITTEN AUTHORIZATION BY THE CITY ENGINEER.

**DEVELOPER:**  
**DILLON STORES**  
2700 EAST 4TH STREET  
P.O. BOX 1608  
HUTCHINSON, KS 67501-1608

**UTILITY NOTE:**  
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES, CALL KANSAS ONE-CALL 1-800-344-7233. THE CONTRACTOR MUST NOTIFY THE FOLLOWING IN CASE OF EMERGENCY:

POWER: WESTAR 316-261-6512  
KANSAS GAS SERVICE 316-332-3101  
WATER & SEWER: CITY OF WICHITA 316-262-6000  
TELEPHONE: SOUTHWESTERN BELL TELE. CO. 800-870-8300  
CABLE: COX COMMUNICATIONS 316-262-0661

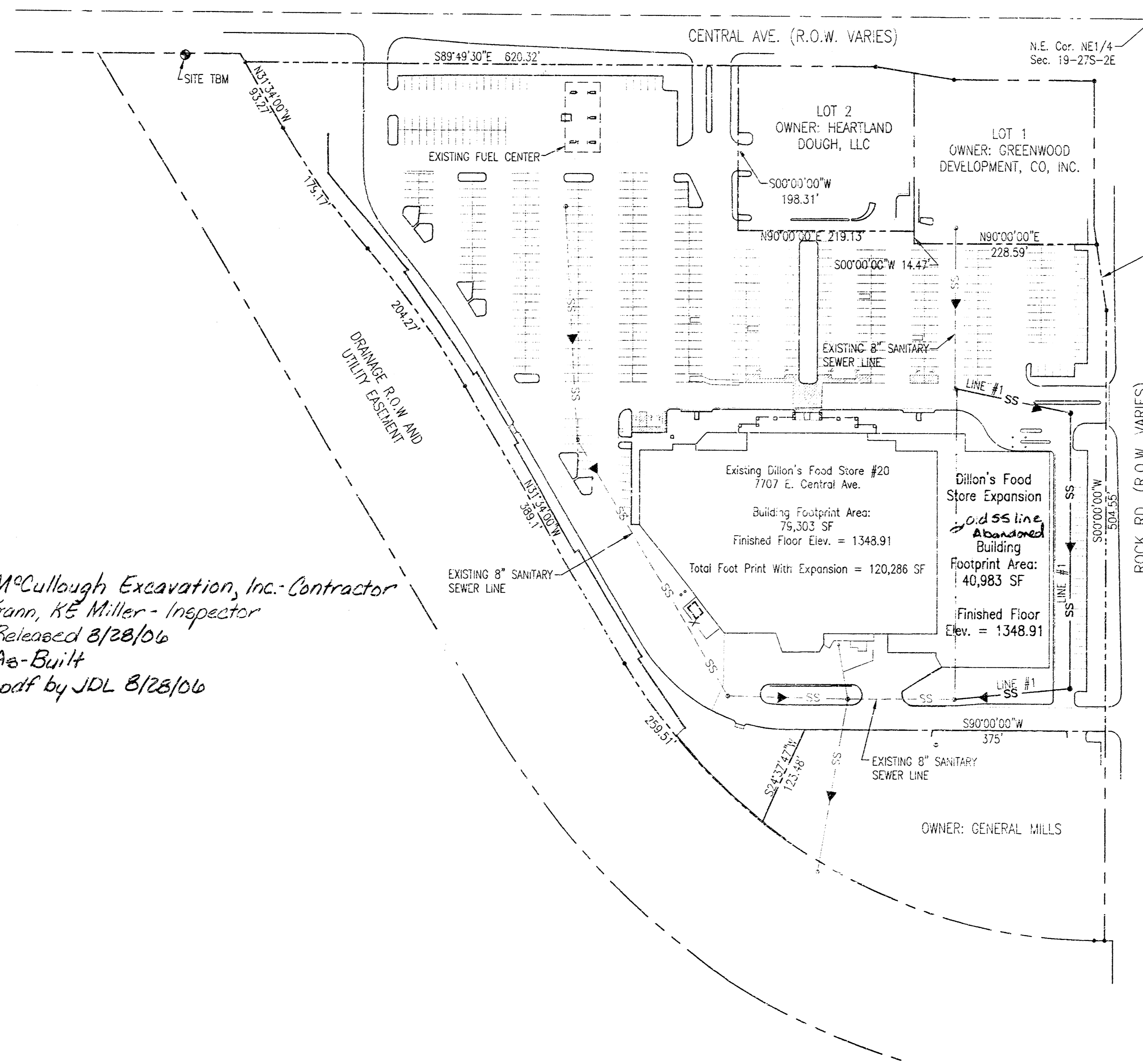
**BENCHMARK:**  
SITE TBM: CITY OF WICHITA STD. DISC IN S.E. CORNER OF S. HEADWALL OF ROCKWOOD BRANCH GYPSUM CREEK & CENTRAL AVE. E. OF BROADMOOR & W. OF ROCK RD.  
ELEVATION = 1347.24 NGVD

**PICKERING FIRM INCORPORATED UNDERGROUND UTILITIES DISCLAIMER**  
INFORMATION REGARDING THE REPORTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION, AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE ENGINEER IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION REGARDING THE UNDERGROUND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES SHOWN HEREON.

**LEGAL DESCRIPTION:**  
LOTS 3, 4, & 5, ROCKWOOD CENTER SECOND ADDITION, SEDGWICK COUNTY, KANSAS

**ZONING NOTE:**  
THE SUBJECT PROPERTY IS ZONED "LC - LIMITED COMMERCIAL" WITH DP-41 OVERLAY.

**SPECIAL FLOOD HAZARD STATEMENT:**  
BY CHAPIN'S DETERMINATION, THE SURFACE PROPERTY IS LOCATED WITHIN ZONE B, AN AREA BETWEEN THE LIMITS OF THE 100-YEAR FLOOD AND THE 500-YEAR FLOOD, AND IN ZONE C, AN AREA DESCRIBED AS HAVING MINIMAL FLOODING PER FEMA/FIRM MAP NUMBER 2003280030 B, CITY OF WICHITA, KANSAS, SEDGWICK COUNTY, EFFECTIVE DATE OF MAY 15, 1986.



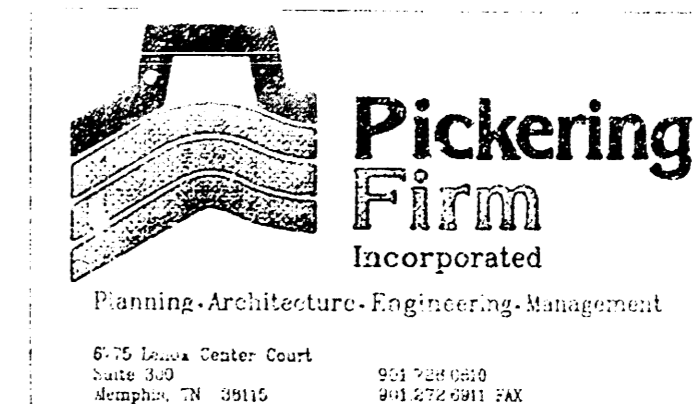
*McCullough Excavation, Inc. - Contractor  
Sean, KE Miller - Inspector  
Released 8/28/06  
As-Built  
.pdf by JDL 8/28/06*

**AS-BUILT**  
8/22/06  
By H.E. Miller  
KS

### GENERAL NOTES

1. UTILITY SERVICE LINES, POLES, VALVE BOXES, METERS, ET CETERA 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 AND SHALL BE FIELD VERIFIED. THE CONTRACTOR WILL BE REQUIRED TO WORK AROUND EXISTING UTILITIES WITHIN THE RIGHT-OF-WAY WHICH DO NOT CONFLICT WITH PROPOSED CONSTRUCTION.
2. CONTRACTOR SHALL NOT START WORK ON THE PROJECT UNTIL THE PROJECT INSPECTOR IS ASSIGNED TO THE PROJECT AND IS PRESENT ON SITE. CONTRACTOR SHALL NOT START ON THE PROJECT UNTIL ALL NECESSARY BONDS AND PERMITS HAVE BEEN OBTAINED. BONDS MAY INCLUDE BUT ARE NOT LIMITED TO STATUTORY PERFORMANCE & MAINTENANCE FOR AREAS IN THE PUBLIC RIGHT-OF-WAY AND EASEMENT. FOR PROJECTS WITHIN THE CITY OF WICHITA CONTACT TOM MASON (268-4574). ANY WORK DONE WITHOUT INSPECTION WILL BE REQUIRED TO BE UNCOVERED FOR INSPECTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING PROPERTY IRONS. THE CONTRACTOR SHALL BE REQUIRED TO REESTABLISH ANY PROPERTY IRONS WHICH ARE DAMAGED OR DESTROYED BY HIS CONSTRUCTION OPERATIONS. SUCH IRONS SHALL BE REESTABLISHED BY A LICENSED LAND SURVEYOR IN ACCORDANCE WITH STATE LAW.
4. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES OF CONSTRUCTION SCHEDULING.
5. RUBBLE FROM THE REMOVAL OF MISCELLANEOUS STRUCTURES AND EXCESS EXCAVATION WHICH IS TO 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 WOULD REQUIRE A KANSAS STATE BOARD OF AGRICULTURE PERMIT. ANY MATERIAL BURIED OR STOCKPILED BEYOND APPROVED CONSTRUCTION LIMITS WOULD REQUIRE ADDITIONAL ARCHAEOLOGICAL INVESTIGATIONS UNLESS BURIED IN A PREVIOUSLY APPROVED BURROW LOCATION.
6. 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.
7. WHEN CONNECTING TO EXISTING MANHOLE OR STUB, THE CONTRACTOR SHALL RESHAPE MANHOLE BOTTOM OR ADJUST THE EXISTING STUB'S ALIGNMENT OR ELEVATION AS NECESSARY. COST SHALL BE SUBSIDIARY TO THE PROJECT.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING CONTINUOUS FLOW OF SEWAGE THROUGH CONSTRUCTION. CONTRACTOR'S PROPOSED METHOD FOR MAINTAINING SEWAGE FLOW SHALL BE APPROVED BY THE ENGINEER. COST OF MAINTAINING FLOW OF SEWAGE THROUGH CONSTRUCTION WILL NOT BE PAID FOR DIRECTLY AND THE COST SHALL BE CONSIDERED AS SUBSIDIARY TO THE OTHER PAY ITEMS OF WORK.
9. ALL SANITARY SEWERS SHALL BE INSTALLED IN ACCORDANCE WITH THE MOST RECENT EDITION OF CITY OF WICHITA, KANSAS STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF CITY PROJECTS.
10. CONTRACTOR SHALL REPLACE EXISTING GRASS IN THIS AREA IN KIND AS NECESSARY TO RESTORE AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION. COST TO BE INCLUDED IN BID ITEM "SITE CLEARING & RESTORATION"
11. 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.

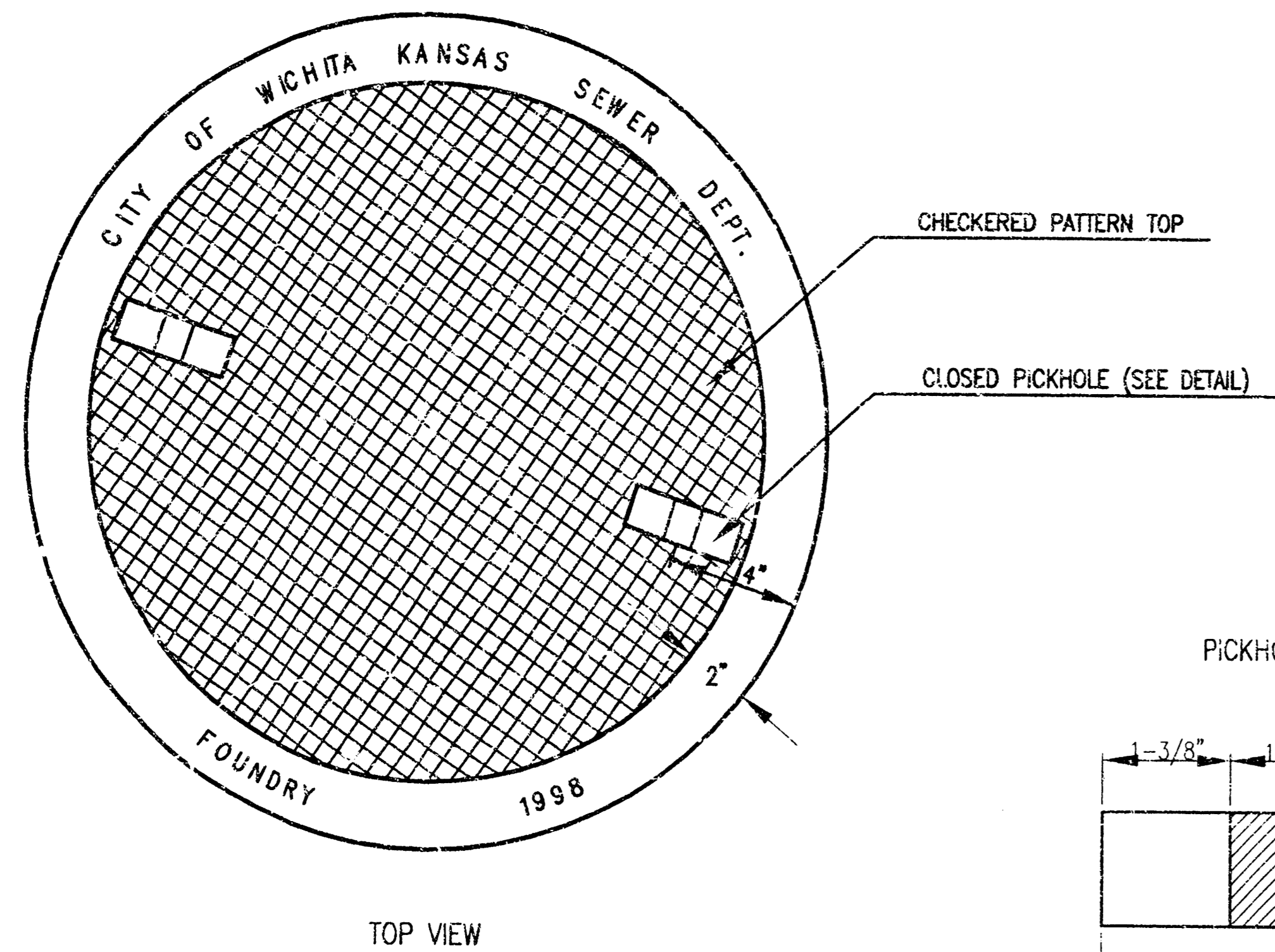
**GENERAL LAYOUT**  
SCALE: 1" = 100'



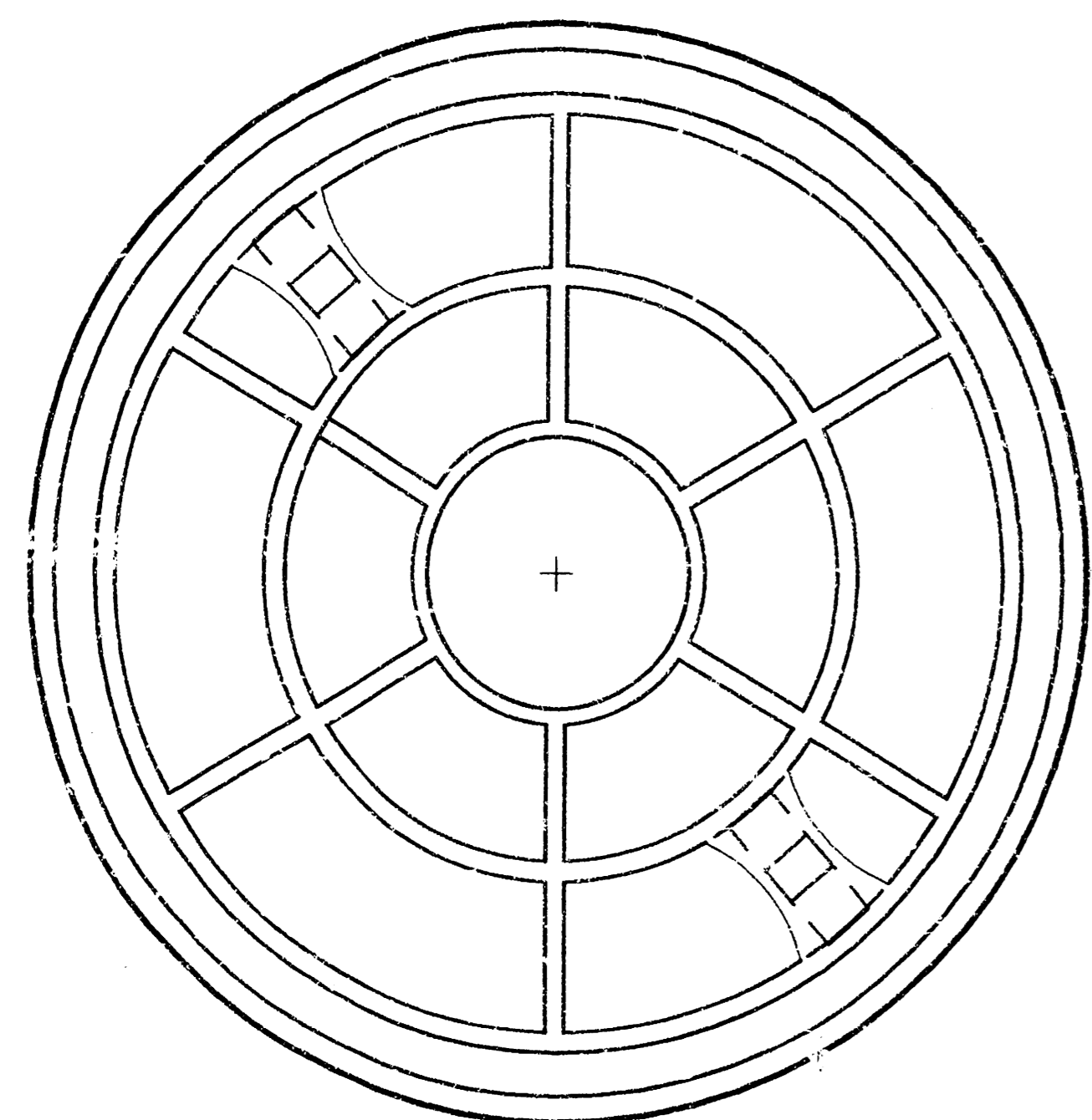
DILLON'S FOOD STORE #20 BUILDING EXPANSION			
PROJECT NAME	COVER SHEET	CLM	
DATE	DATE	DATE	DATE
01-31-06	2/04-01	1	6
DATE	AS NUMBER	DATE	DATE



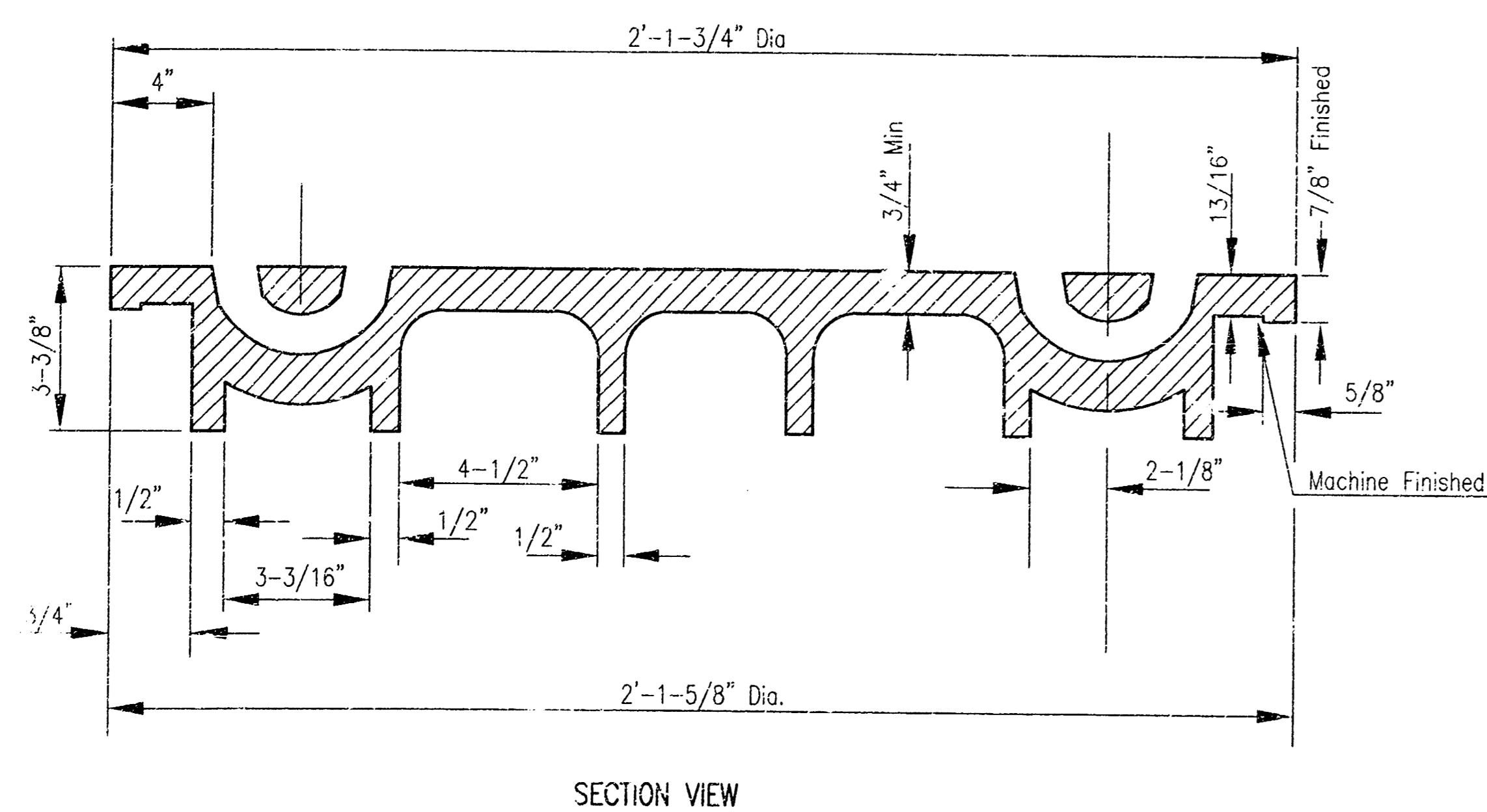
MANHOLE COVER  
Weight = 180 Lbs.



TOP VIEW

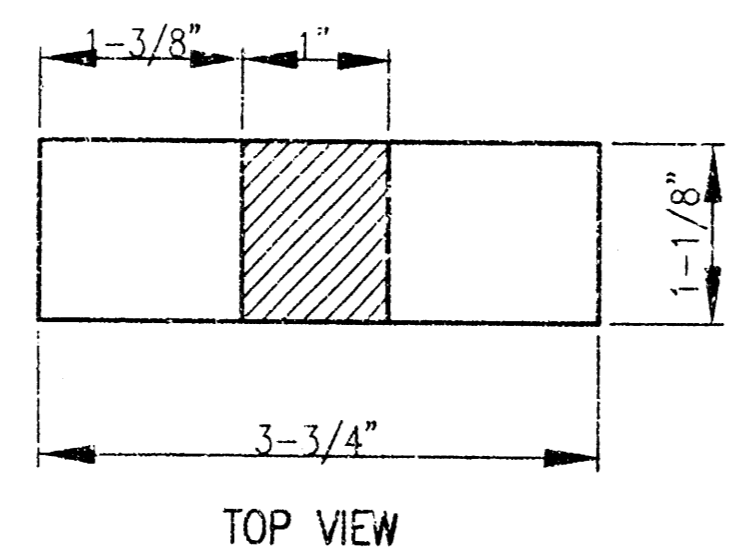


BOTTOM VIEW

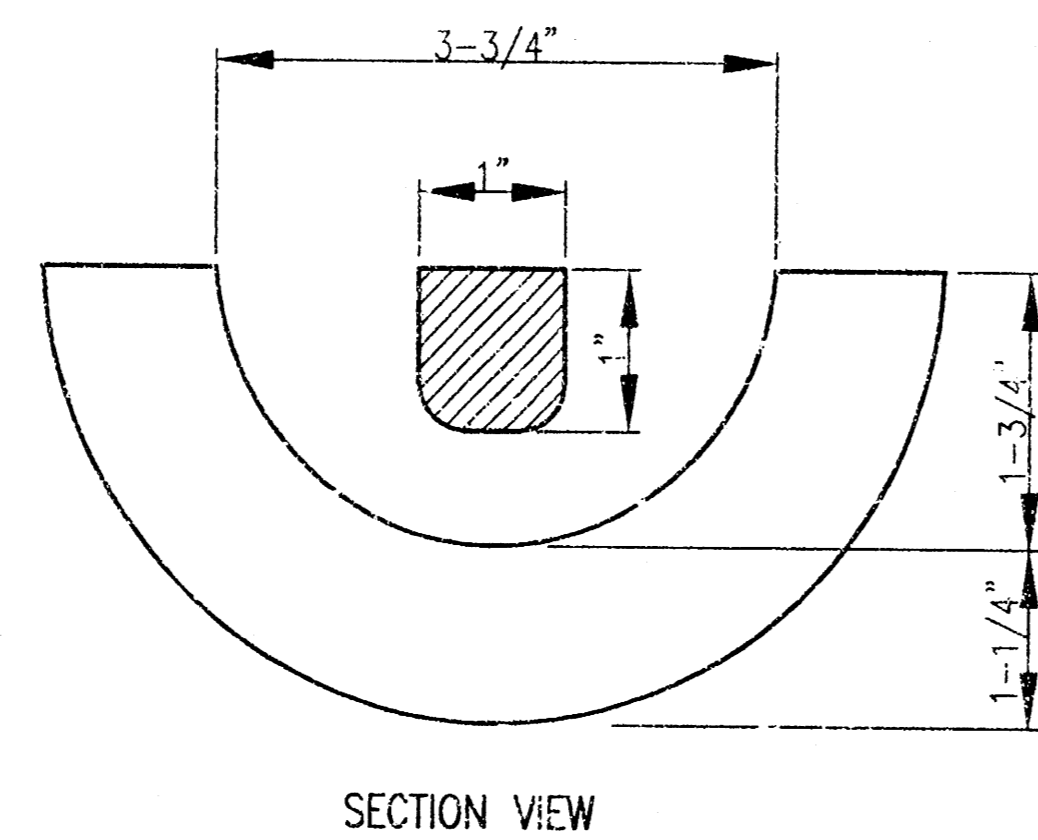


SECTION VIEW

PICKHOLE DETAIL



TOP VIEW

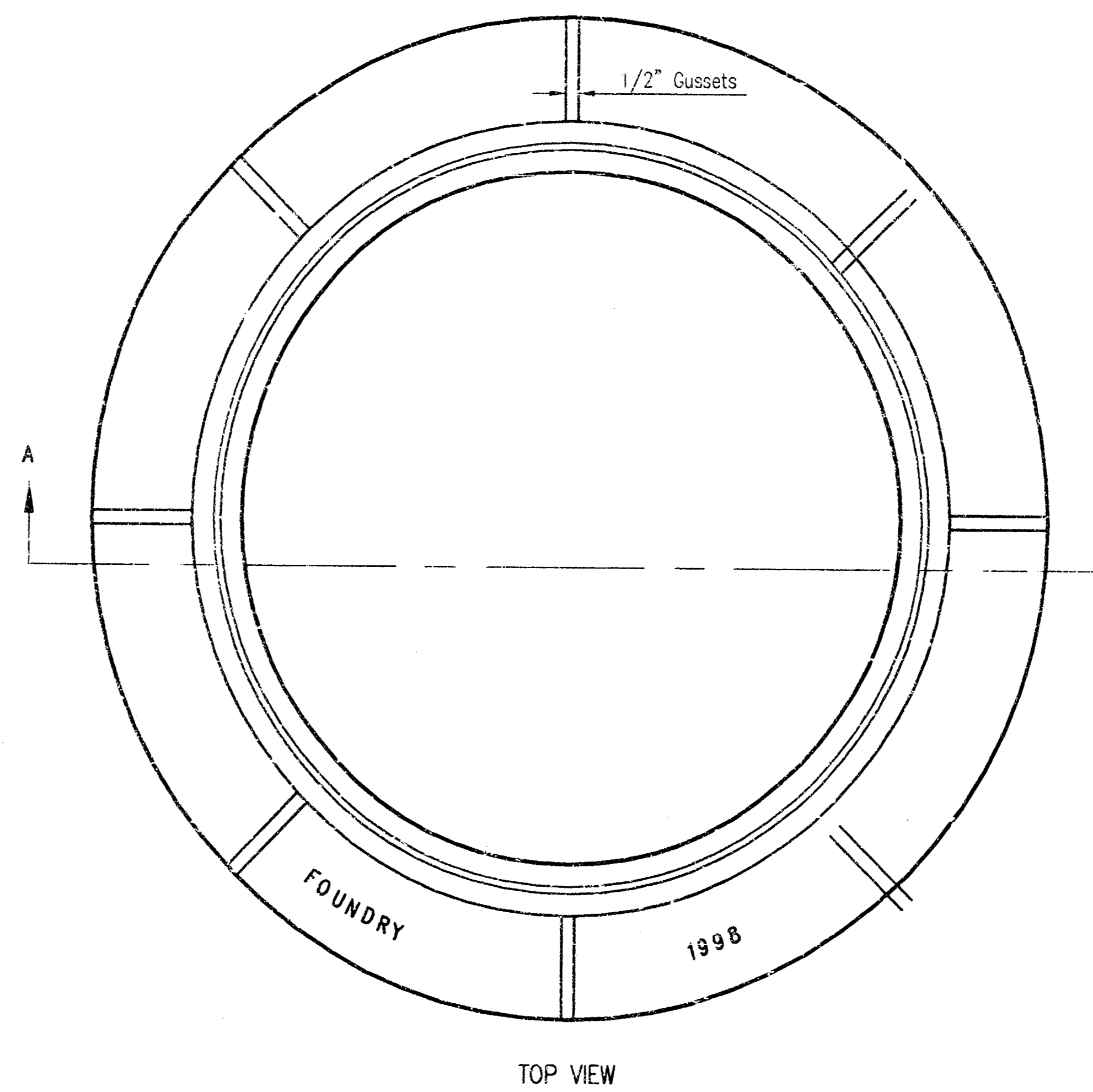


SECTION VIEW

## MANHOLE FRAME AND COVER DETAIL

ADOPTED AS STANDARD DESIGN BY  
CITY OF WICHITA, KANSAS

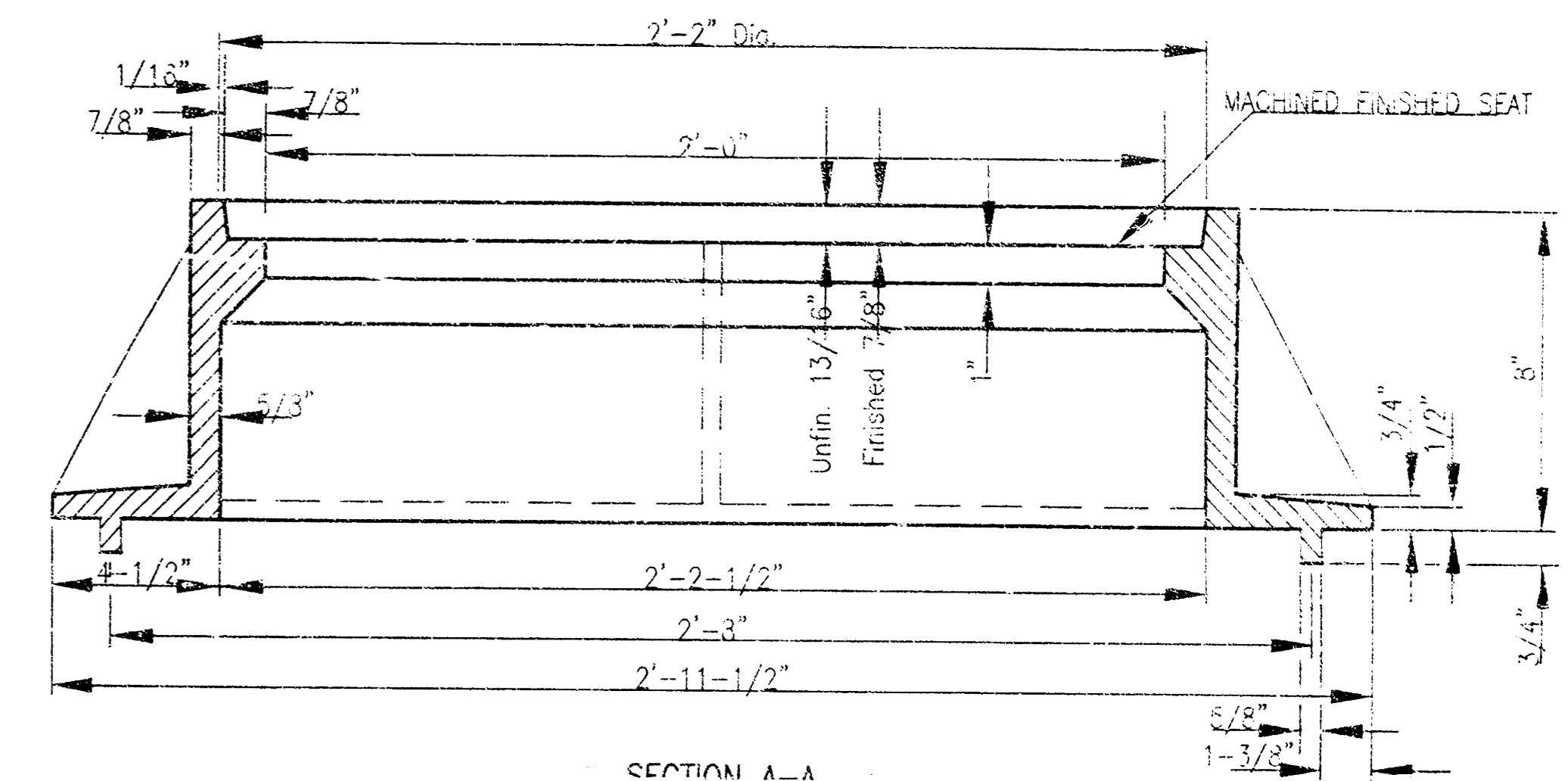
MANHOLE FRAME  
Weight = 240 Lbs.



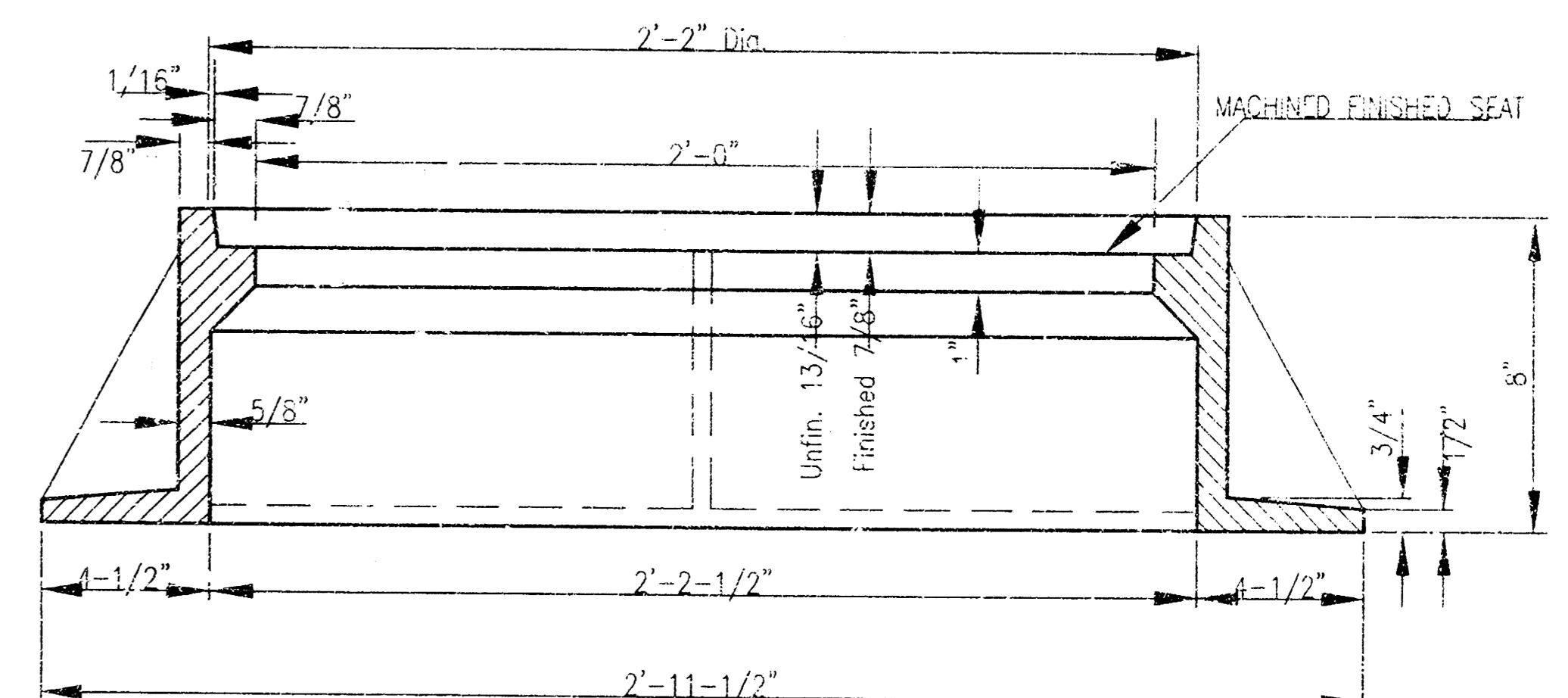
TOP VIEW

### GENERAL NOTES

1. MANHOLE CASTINGS SHALL BE MANUFACTURED USING GOOD QUALITY GRAY IRON CONFORMING TO CLASS 30 OF A.S.T.M. DESIGNATION A-48. DIMENSIONS AND WEIGHTS SHOWN ON THE DETAILED DRAWINGS SHALL BE CONSIDERED AS MINIMUM REQUIREMENTS AND ALL DEVIATIONS FROM THE DIMENSIONS SHOWN MUST BE SPECIFICALLY APPROVED. THE FINISHED CASTINGS SHALL BE OF UNIFORM QUALITY, FREE FROM BLOWHOLES, POROSITY, HARD SPOTS, SHRINKAGE, DISTORTIONS OR OTHER DEFECTS.
2. MANHOLE CASTINGS SHALL WEIGH A MINIMUM OF 180 POUNDS ON THE SOLID COVER AND 240 POUNDS ON THE MANHOLE RING. THIS IS A TOTAL OF 420 POUNDS ON A RING AND COVER SET. CASTINGS WEIGHING LESS THAN THE MINIMUM SPECIFICATIONS WILL NOT BE ACCEPTED.
3. MANHOLE CASTINGS SHALL BE MANUFACTURED SUCH THAT A COVER MANUFACTURED BY ANY ONE FOUNDRY WILL FIT INTERCHANGEABLY INTO A FRAME MANUFACTURED BY ANOTHER FOUNDRY AND STILL MEET ALLOWABLE CLEARANCES AND NON-ROCKING REQUIREMENTS. THIS WILL REQUIRE MANUFACTURING OF THE MATCHING FACES ON THE COVER AND THE FRAME TO CLOSE TOLERANCES.
4. THE OUTSIDE CIRCUMFERENCE OF THE VERTICAL FACE OF THE COVER AND THE INSIDE CIRCUMFERENCE OF THE VERTICAL FACE IN THE FRAME RECESS SHALL BE MANUFACTURED TO TOLERANCES SUCH THAT THE CLEARANCE BETWEEN THE COVER AND FRAME WILL NOT EXCEED 1/8" AT ANY POINT AROUND THE CIRCUMFERENCE OF THE COVER. THE SEATING SURFACES BETWEEN THE COVER AND FRAME SHALL BE MACHINED SUCH THAT THESE SEATING SURFACES SHALL MAKE FULL CONTACT FOR THEIR FULL CIRCUMFERENCE TO PRECLUDE THE COVER FROM ROCKING IN THE FRAME.
5. THE MANHOLE FRAME AND COVER SHALL BE MARKED WITH LETTERING INDICATING THE NAME OF THE MANUFACTURER AND THE YEAR WHEN THE COVER OR FRAME WAS CAST. THE COVER SHALL BE FURTHER IDENTIFIED WITH REGARDS TO OWNERSHIP USING LETTERS AT LEAST 1 INCH IN HEIGHT. THIS IDENTIFICATION SHALL BE "CITY OF WICHITA SEWER DEPARTMENT". THE WORD DEPARTMENT MAY BE ABBREVIATED. THE TEXTURE OF THE TOP SURFACE OF THE COVER SHALL BE MANUFACTURED IN A CHECKERED PATTERN DESIGN AS INDICATED ON THE DRAWINGS. SMOOTH BLOCKOUTS SHALL BE UTILIZED TO HIGHLIGHT THE LETTERING ON THE COVER SURFACE. THE TOTAL AREA OF SMOOTH SURFACE BLOCKOUT SHALL NOT EXCEED THE AREA AS INDICATED ON THE DRAWING. POSITIONING OF SMOOTH SURFACE BLOCKOUTS AND LETTERING MAY VARY FROM THAT SHOWN ON THE DETAILED DRAWING.

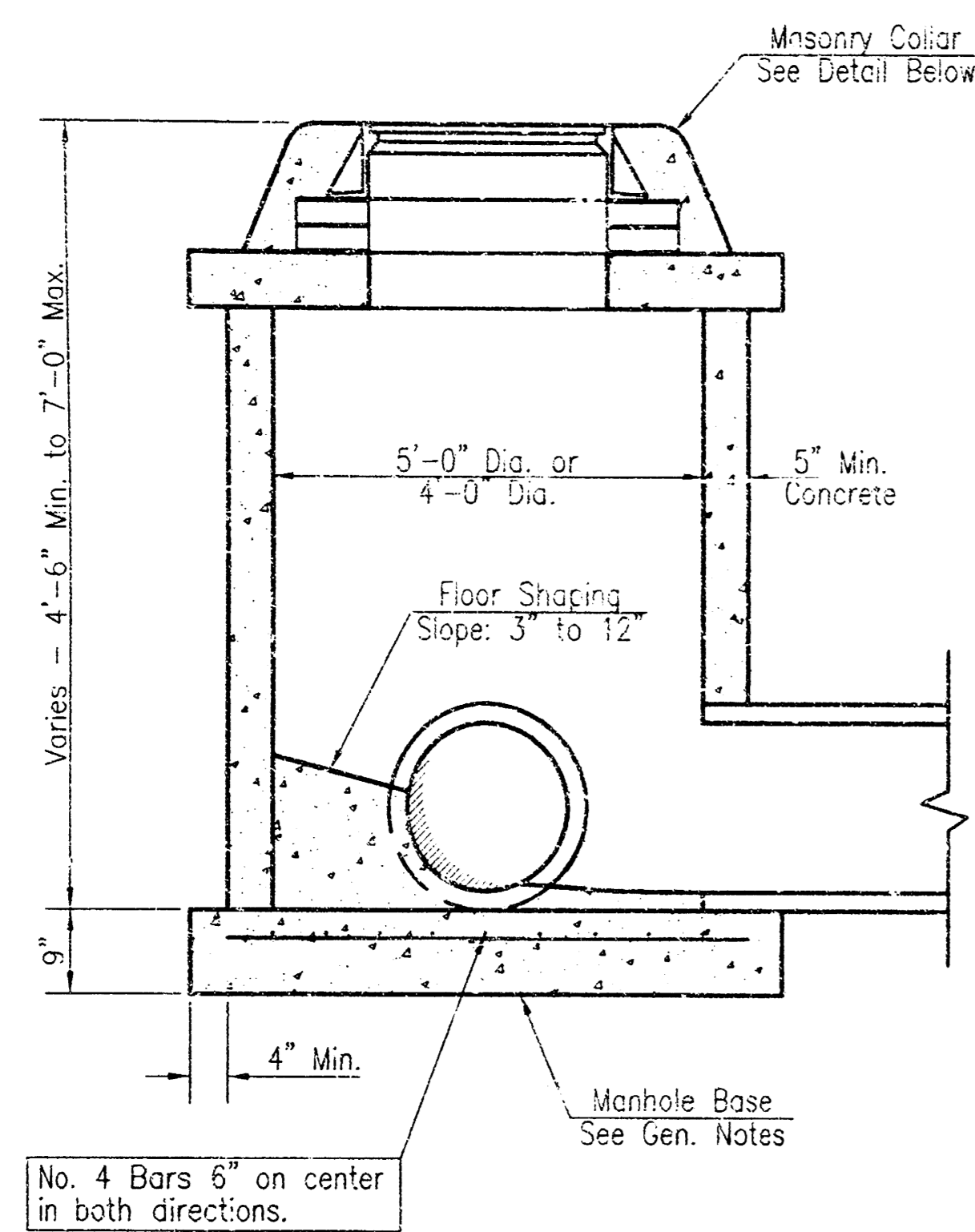


SECTION A-A  
MUD RING

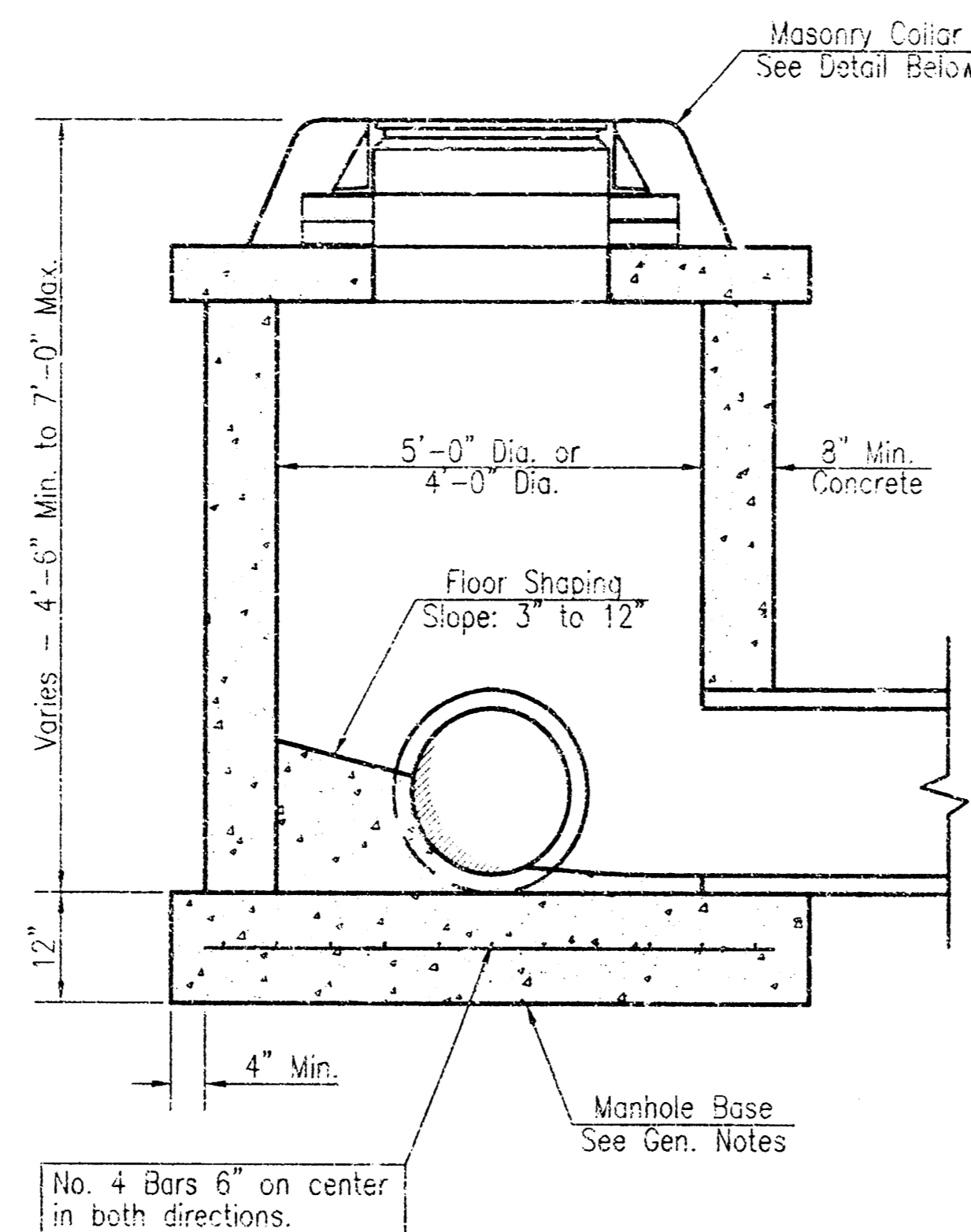


SECTION A-A

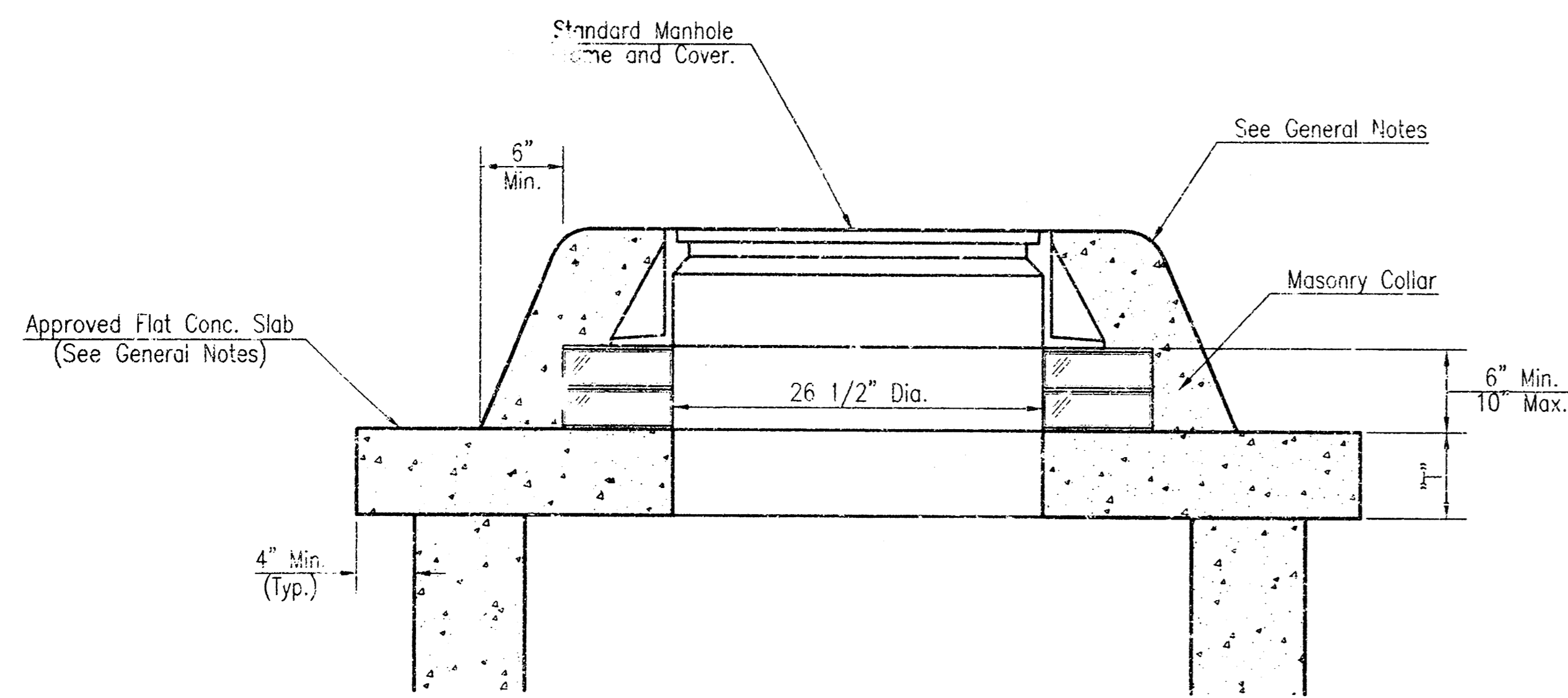
	<b>MANHOLE FRAME AND COVER</b>		
	CITY ENGINEER <b>JAMES L. ARMOUR, P.E., L.S.</b>		
	PROJECT NUMBER 21047-01	DATE 01/06	
	CITY ENGINEER'S OFFICE CITY HALL - SEVENTH FLOOR 455 NORTH MAIN STREET WICHITA, KANSAS 67202-1620 (316) 258-4401		



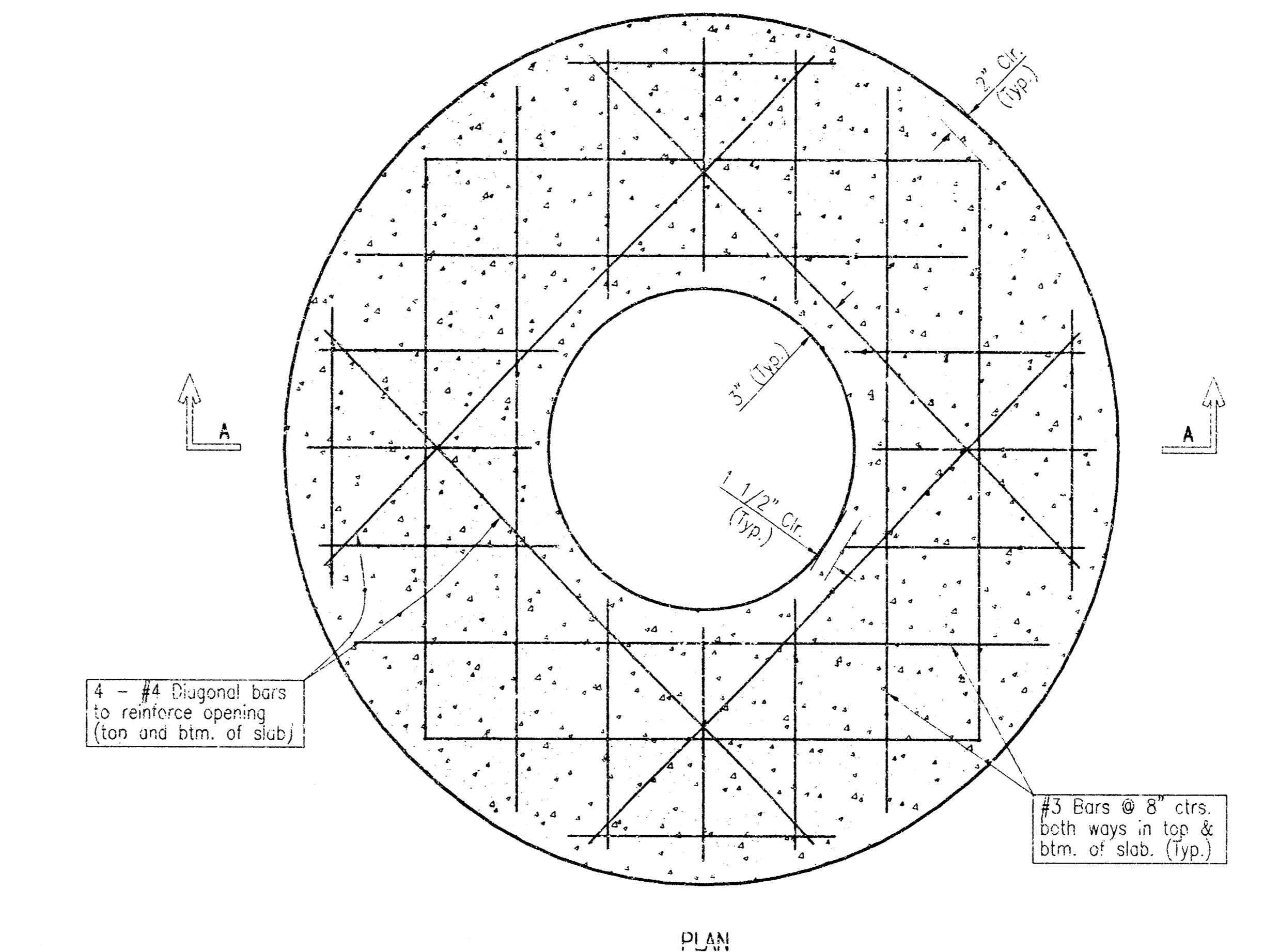
SHALLOW TYPE "P" MANHOLE



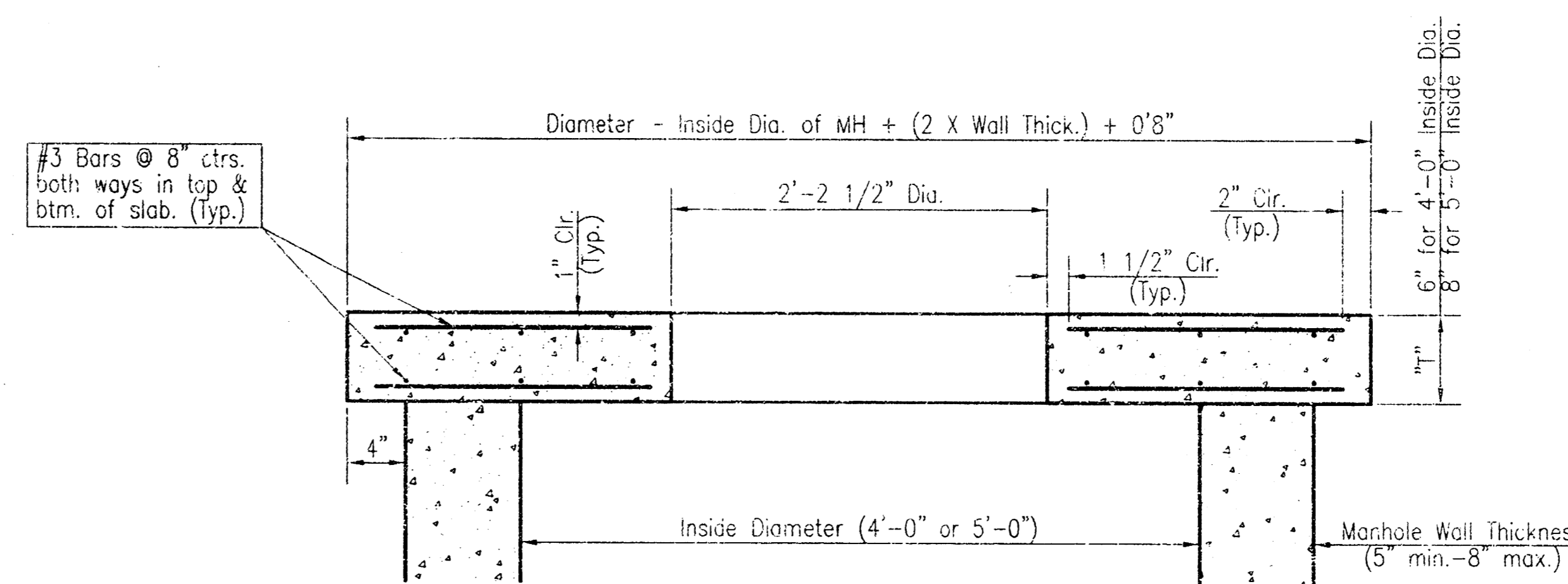
SHALLOW TYPE "C" MANHOLE



MASONRY COLLAR DETAIL



PLAN



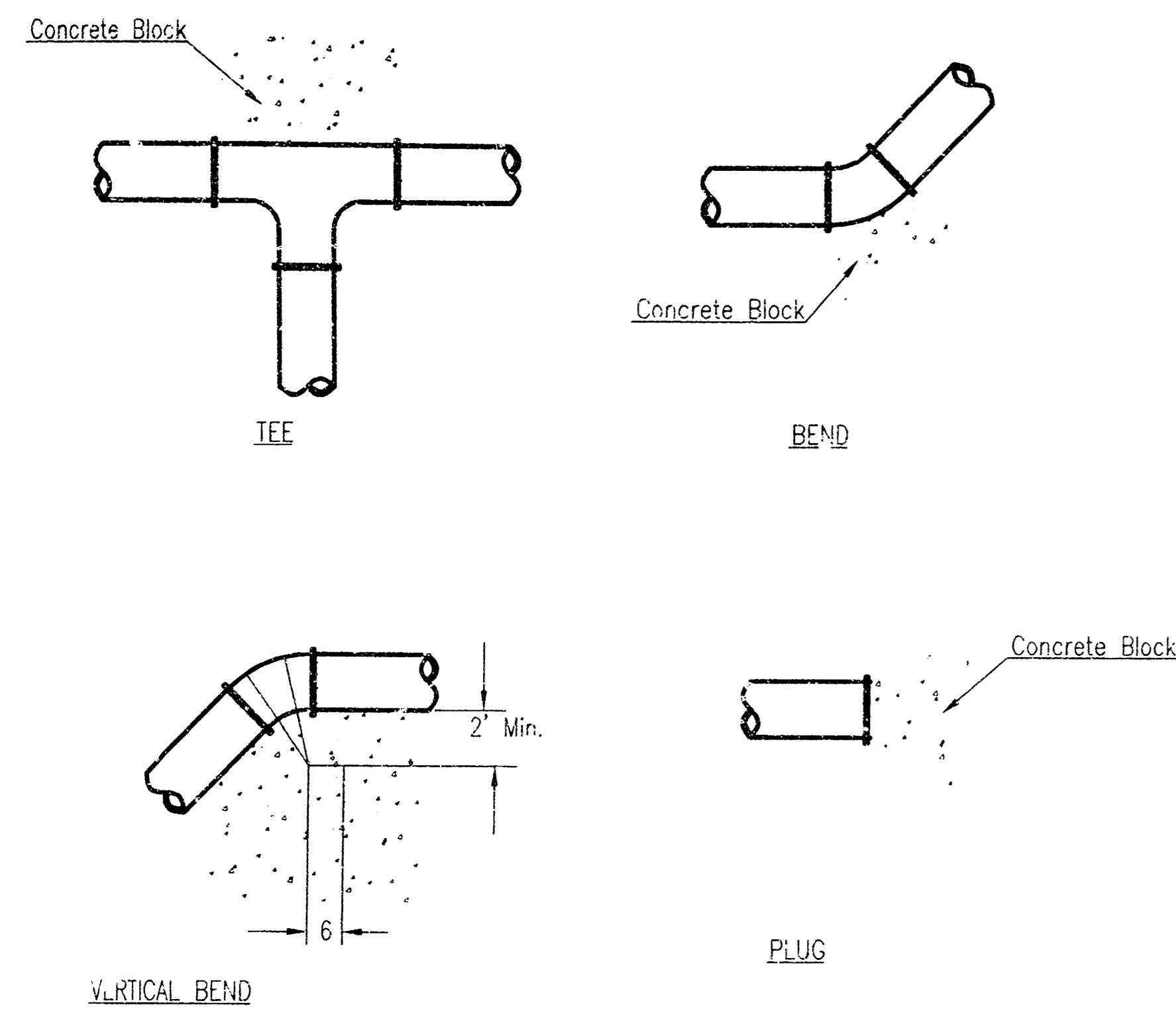
SECTION A-A

FLAT CONCRETE SLAB DETAILS

GENERAL NOTES

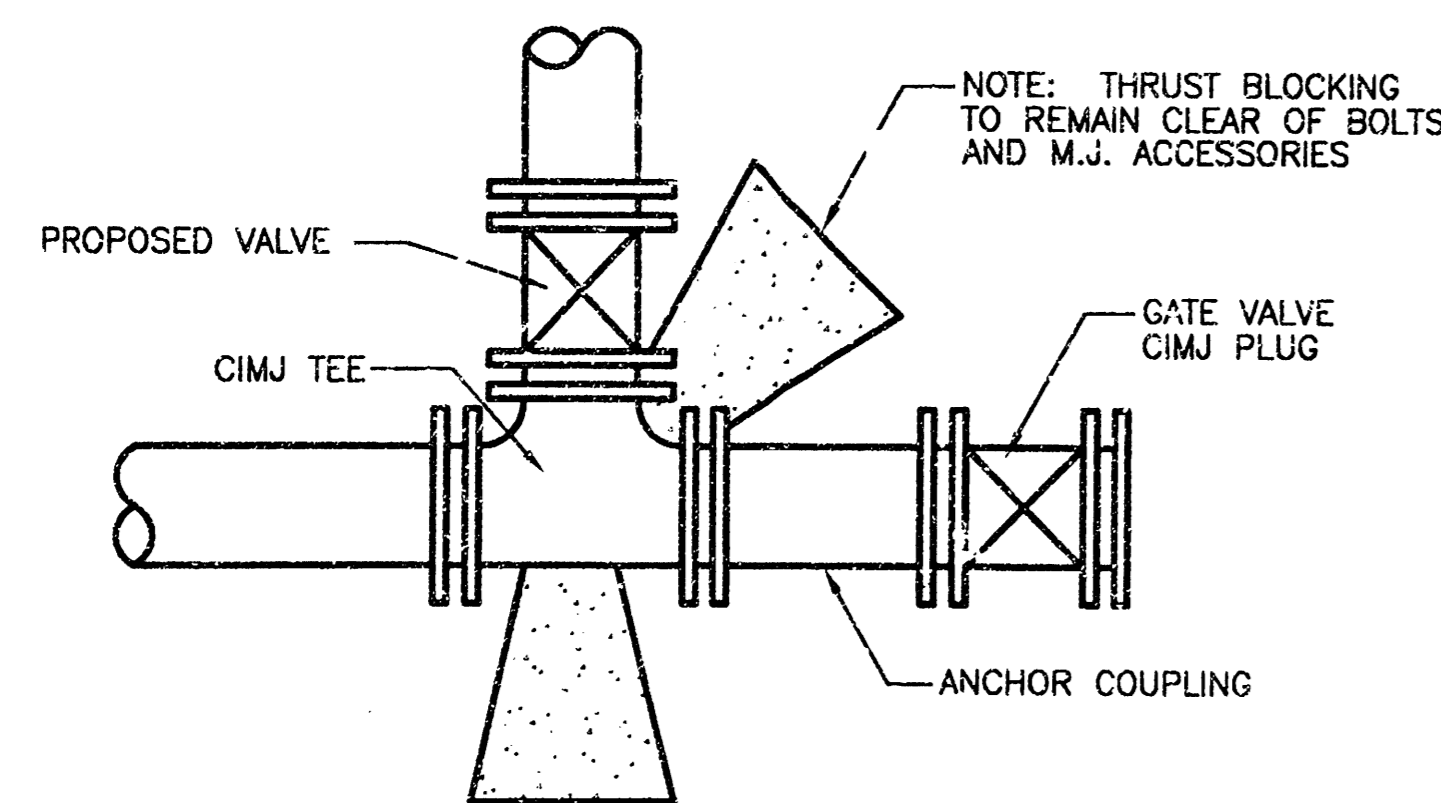
- Mortar used in masonry construction shall contain 3 sacks of cement per cubic yard. Concrete used in manhole bases shall conform to the requirements of concrete for concrete pavement construction as specified in the city standard paving specifications using city concrete cement mix without air entraining admixture. Mortar shall be placed around the manhole ring as shown on the drawings when manholes are constructed in unpaved areas. Manholes constructed where pipe sizes are smaller than 24" shall have an inside diameter of 4". Manholes constructed where pipe sizes are 24" or larger shall have an inside diameter of 5". Completed manhole shall be without leaks and water tight.
- Reinforcing steel shall be installed in the manhole bases and shall consist of no. 4 bars placed on 6" centers in both directions. The manhole base reinforcement shall be placed 6" above the bottom of the manhole base. All costs for furnishing and installing reinforcing steel shall be included in the unit price bid for the manhole.
- The floors of all manholes shall be shaped with flow channels such that the manholes will be self cleaning and free of areas where solids could be deposited or where flows through the manhole from all inlet pipes to the outlet pipe. Flow channels shall be formed to match the bottom halves of the inflowing pipes and the outflowing pipe as shown by the drawings. Manhole floors shall have slopes of 3 inches per foot in the areas outside of the flow channels sloped toward the flow channels. Pipes laid through manholes shall have the top half removed to meet lines for the full inside diameter of the manhole. Manhole floors shall then be shaped around the bottom half of the pipe which forms the flow channel.
- Pipes installed within the excavation made for the manhole shall be cradled with concrete to the limits of the manhole excavation. When clay pipe is used, the cradle shall extend to the first joint outside the manhole. The cradle shall be terminated at the clay pipe joint in a manner which will maintain the flexibility of the joint. Cost of cradle within manhole excavation or to clay pipe joints adjacent to manhole shall be included in the unit price bid for the manhole.
- Manhole cover castings and manhole frame castings shall conform to the requirements as indicated in the standard specifications and as shown in the standard detail drawings.
- The crowns of inflowing pipes shall never be set lower than the crown of the outflowing pipe.
- Standard shallow manholes type "P" and "C" shall be paid for at the unit price bid per each for the type and diameter indicated. All standard shallow manhole diameters will be 5' unless indicated otherwise.
- All brick used in manhole construction shall meet Grade SW of ASTM C652 or C62 87.

	<b>SHALLOW MANHOLES</b>	
	TYPE "P" & "C"	
	CITY ENGINEER	
	JAMES ARMOUR, P.E., L.S.	
PROJECT NUMBER	DATE	
21047-01	01/06	
CITY ENGINEER'S OFFICE	DESIGN	DRAWN
CITY HALL - SEVENTH FLOOR	C of W	C of W
455 NORTH MAIN STREET		
WICHITA, KANSAS 67202-1620		
(316) 268-4501		
(316) 268-4114 FAX		
	SHEET	
	4 of 6	

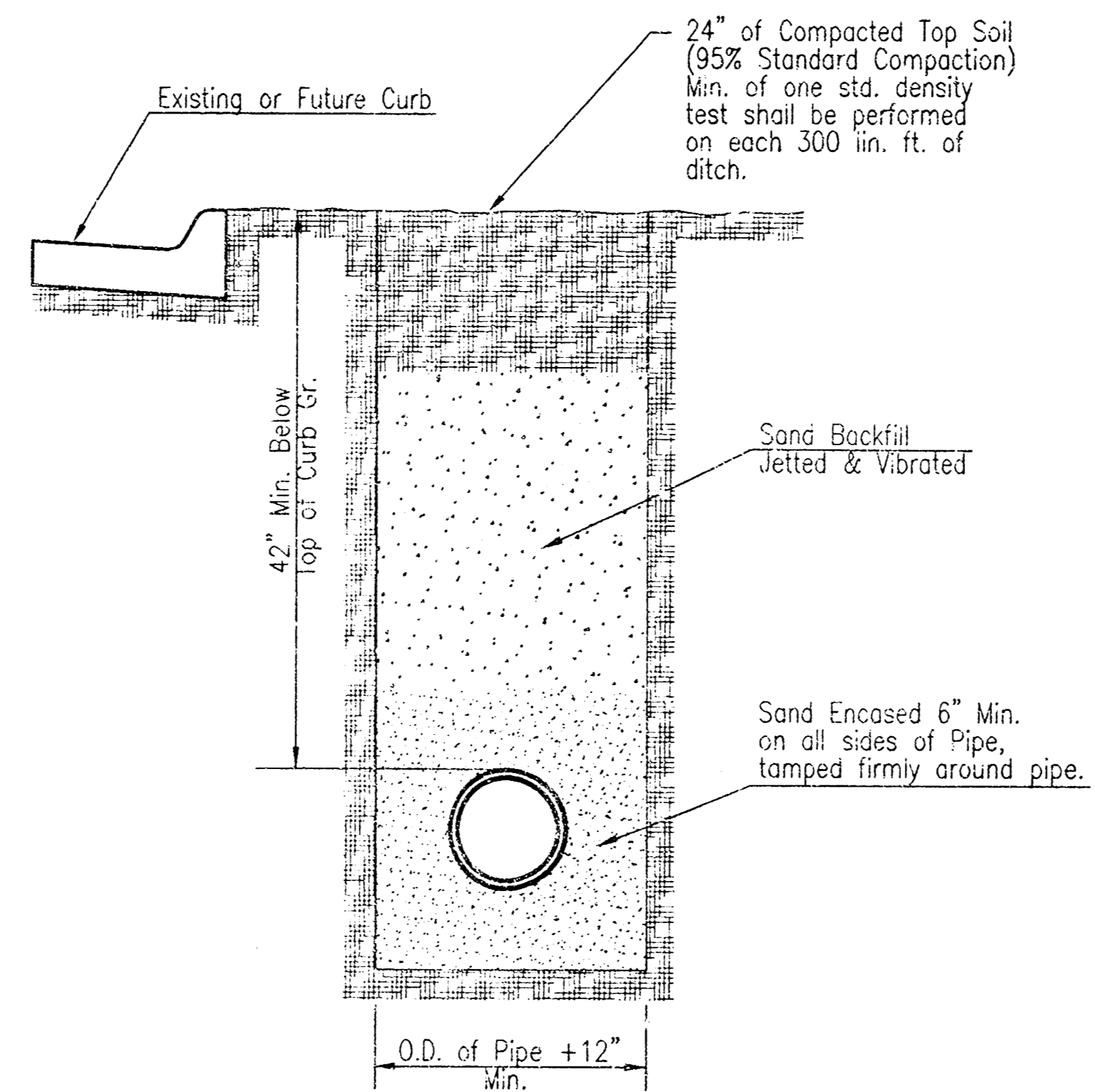


PIPE SIZE	THRUST AT FITTINGS IN TONS--AT 150#/IN <sup>2</sup> P					
	PLUG	90°	45°	22 1/2°	11 1/4°	TEE
6"	2.8	3.95	2.15	1.09	.55	2.8
8"	4.9	6.95	3.75	1.90	.96	4.9
12"	11.4	16.1	8.75	4.45	2.25	11.4
16"	20.15	28.5	15.4	7.85	3.95	20.15
20"	31.15	44.0	23.85	12.15	6.10	31.15
24"	44.55	63.0	34.1	17.4	8.75	44.55

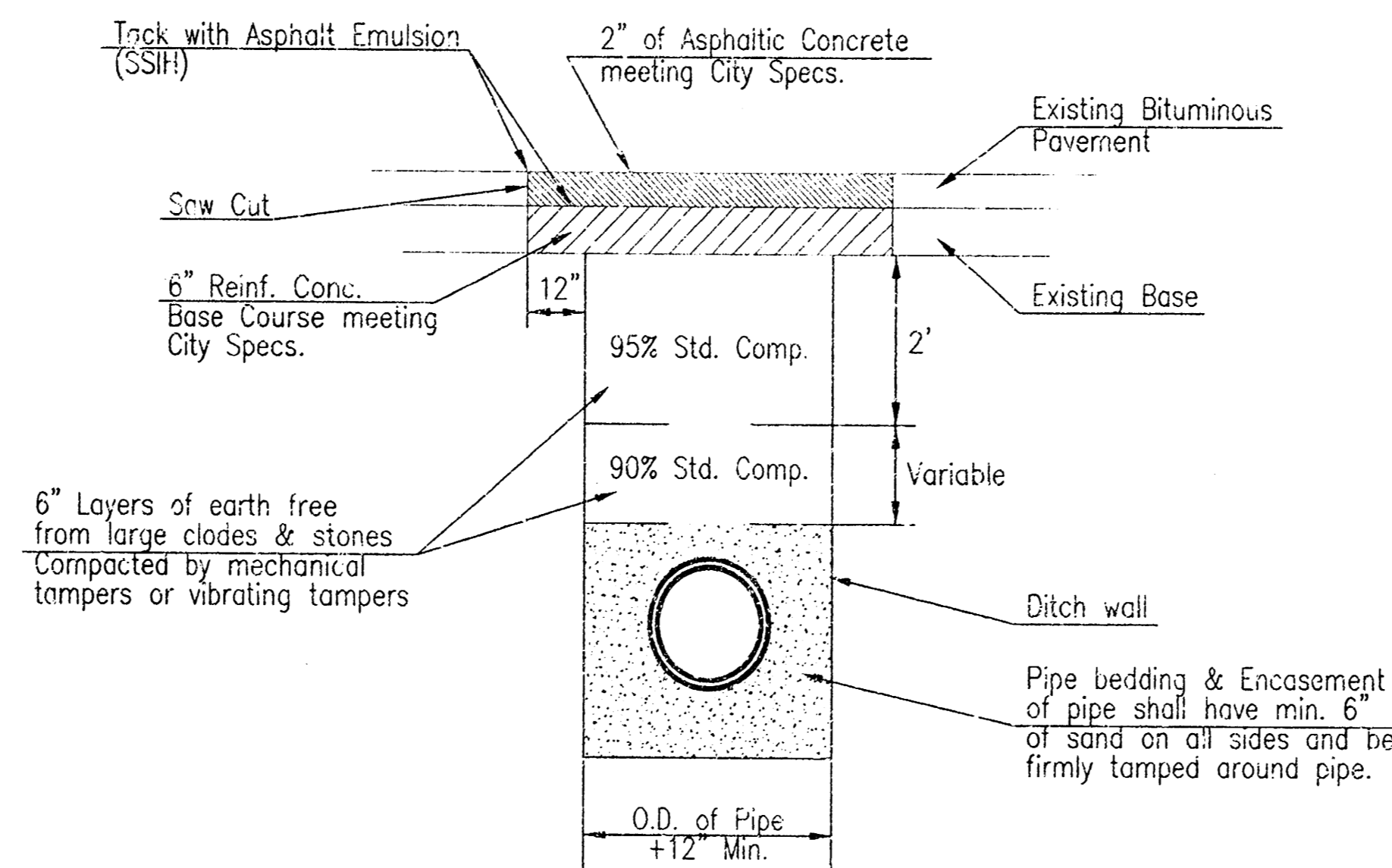
TYPICAL THRUST BLOCKS



KEY BLOCK DETAIL



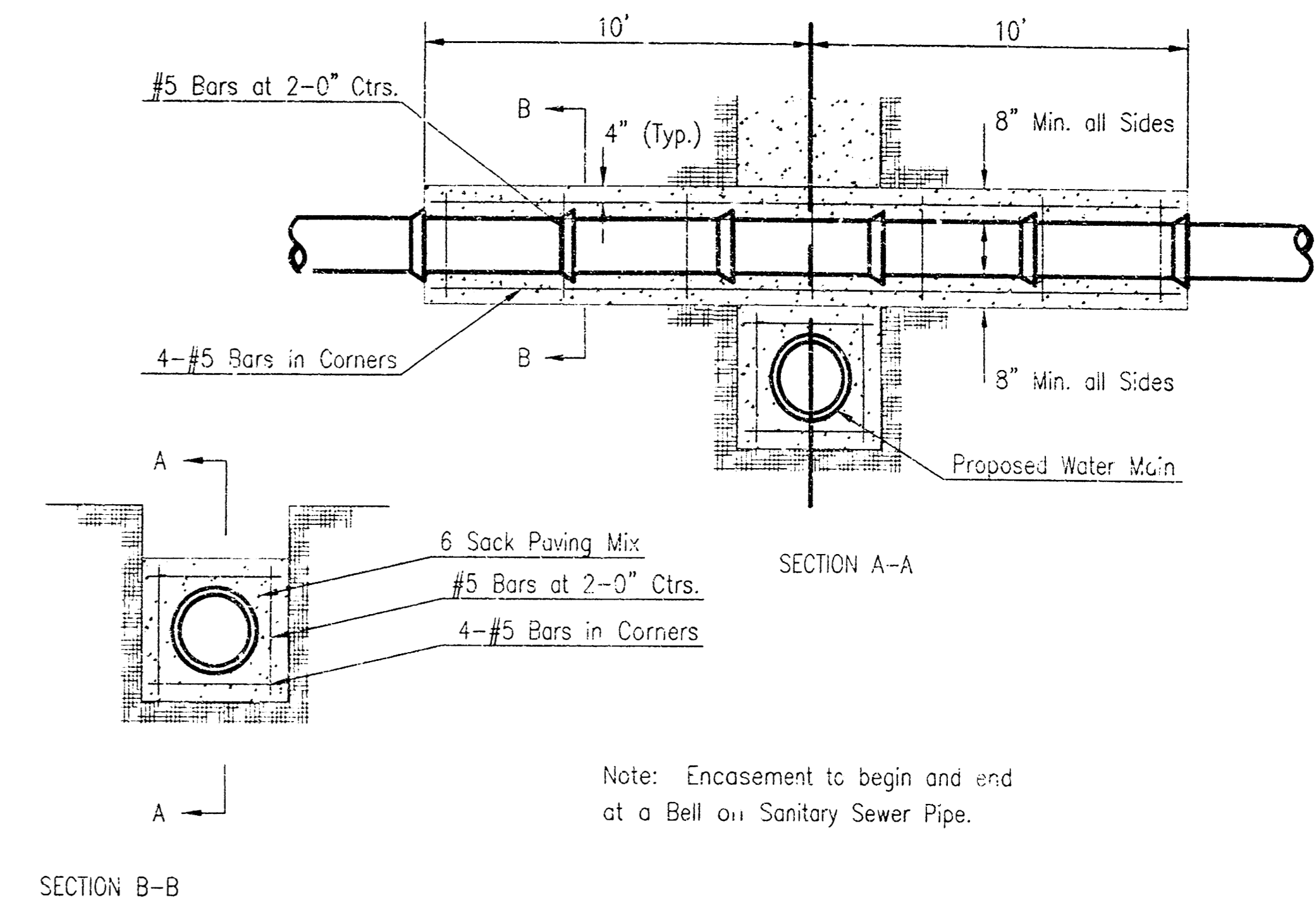
SETTLEMENT & COMPACTION ON CITY AND COUNTY ROAD RIGHT-OF-WAY EXCEPT UNDER PAVEMENT



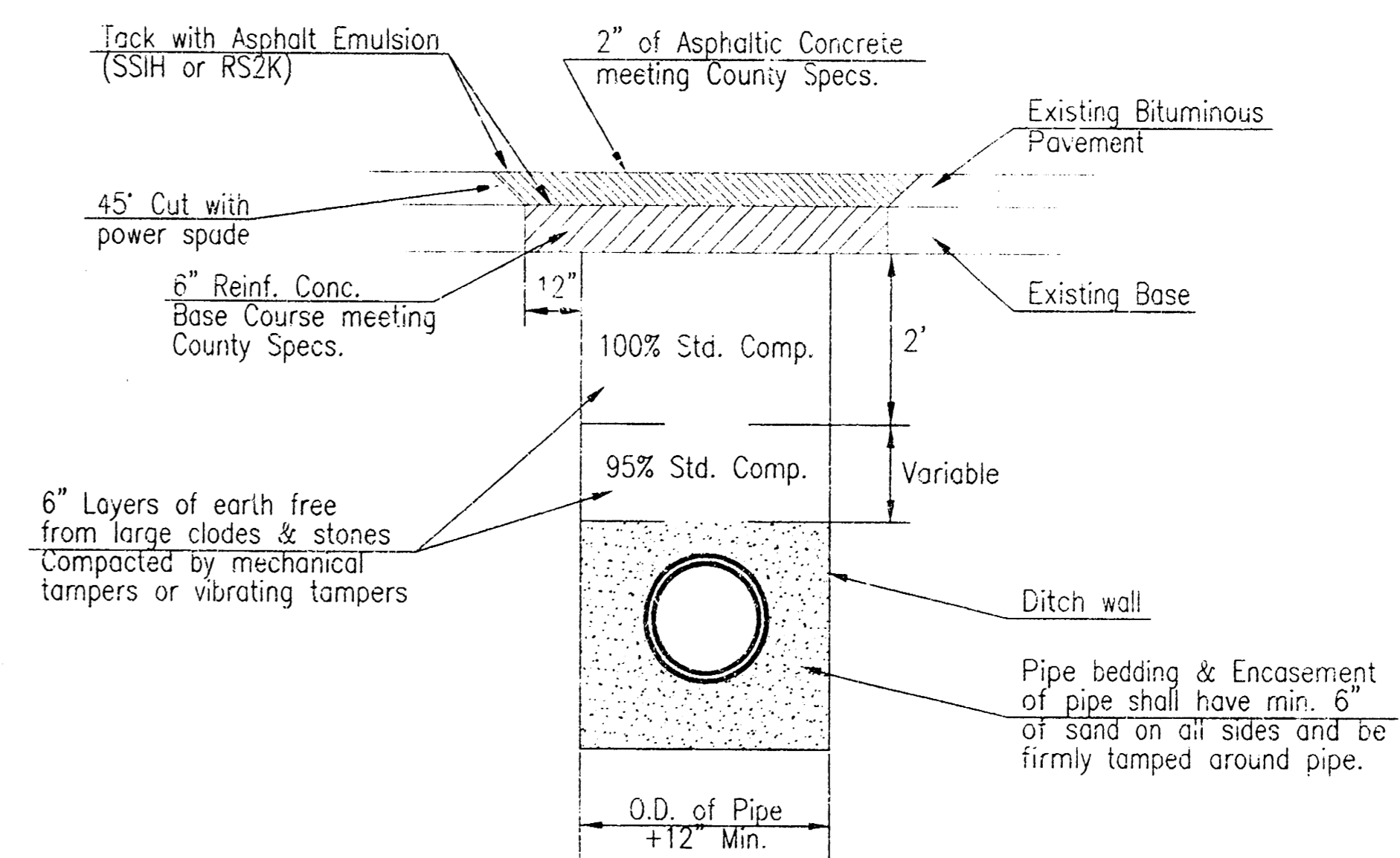
Standard Density Test, as described in the latest addition of ASTM D698, shall be performed to verify the above requirements to the Satisfaction of the Sedgwick County Director of Public Works. All testing cost shall be included in the unit price bid for the pipe in place.

When laying under paving, parallel with the centerline of the street, a minimum of one (1) Standard Density Test shall be performed on each 300 lineal feet of ditch.

PAVEMENT REPLACEMENT & DITCH COMPACTION UNDER EXISTING AND PROPOSED CITY ROADS



REINFORCED CONCRETE ENCASEMENT OF SANITARY SEWER



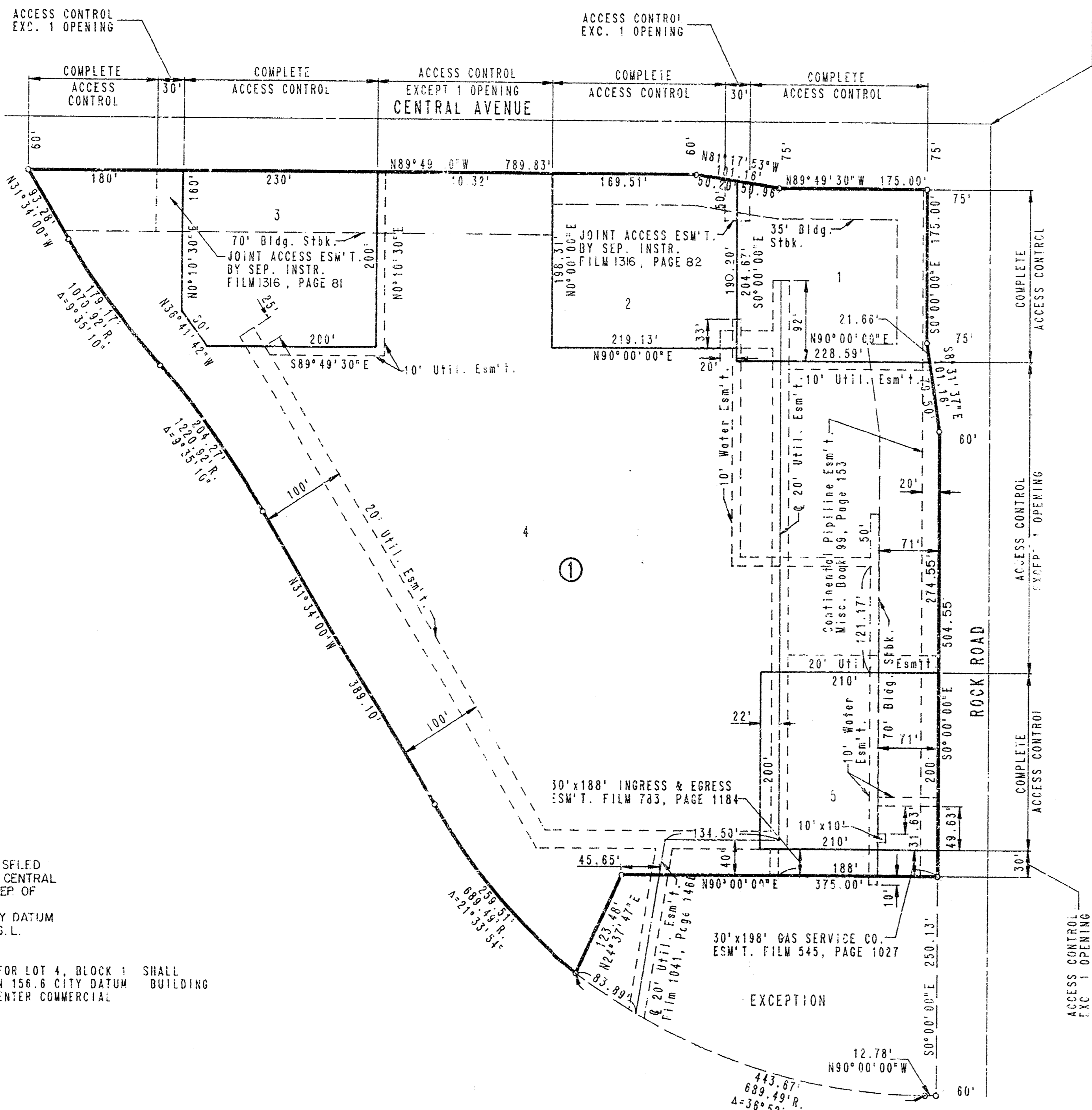
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When laying under paving, parallel with the centerline of the street, a minimum of one (1) Standard Density Test shall be performed on each 300 lineal feet of ditch.

PAVEMENT REPLACEMENT & DITCH COMPACTION UNDER EXISTING AND PROPOSED COUNTY ROADS

	VARIOUS WATER DETAILS CITY ENGINEER <b>JAMES L. ARMOUR, P.E., L.S.</b>		
	PROJECT NUMBER 21047-01	GCP NUMBER -	DATE 01/06
	CITY ENGINEER'S OFFICE CITY HALL SEVENTH FLOOR 455 N. MAIN STREET WICHITA, KS 67202-1620 (316) 268-4501 (316) 268-4114 FAX	DESIGN C of WC of W	DRAWN SHEET 5 OF 6
	REVISED APR 97		

# ROCKWOOD CENTER 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



SCALE: 1"=100'  
 ○ = 3/4" IRON SET  
 ● = IRON FOUND

B.M. - CITY STANDARD B.M. SQUARE CHISELED  
 ON NW CORNER INTERSECTION OF CENTRAL  
 AND ROCK ROAD AT THE SE CORNER OF  
 CONCRETE VALVE BOX.  
 ELEV. = 167.692, CITY DATUM  
 ELEV. = 1355.09 M.S.L.

MINIMUM PAD ELEVATION (LOWEST OPENING) FOR LOT 4, BLOCK 1 SHALL  
 BE ELEVATION 1344.00 M.S.L. OR ELEVATION 156.6 CITY DATUM. BUILDING  
 SETBACK REQUIREMENTS ARE PER ROCKWOOD CENTER COMMERCIAL  
 C.U.P. DP-41 (AMENDMENT #1).

STATE OF KANSAS )  
 COUNTY OF SEDGWICK ) SS

I, MICHAEL W. BERRY, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS 12th DAY OF February, 1993, I HAVE CAUSED TO BE SURVEYED AND PLATTED ROCKWOOD CENTER 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS AND A BLOCK THE SAME BEING A REPEAT OF AND DESCRIBED AS LOT 1 AND LOT 2 IN ROCKWOOD CENTER ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS, EXCEPT BEGINNING AT THE S. E. CORNER OF SAID LOT 1 THENCE BEARING N80°00'00"W ALONG THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 12.78 FEET TO THE P.C. OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 689.49 FEET; THENCE NORTHWESTERLY ALONG THE SOUTH LINE OF SAID LOT AND ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 38°52'06", AN ARC DISTANCE OF 44.67 FEET; THENCE BEARING N24°31'41"E, A DISTANCE OF 123.40 FEET; THENCE BEARING N90°00'00"E A DISTANCE OF 375 FEET TO THE EAST LINE OF SAID LOT 1; THENCE BEARING S0°00'00"W ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 250.13 FEET TO THE POINT OF BEGINNING.



Michael W. Berry  
 MICHAEL W. BERRY, R.L.S. NO. 546  
 PROFESSIONAL ENGINEERING CONSULTANT, P.A.

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 AND A BLOCK, THE SAME TO BE KNOWN AS ROCKWOOD CENTER 2ND ADDITION, TO WICHITA, SEDGWICK COUNTY, KANSAS.

EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE ARE HEREBY GRANTED.

ALL ADJUTERS' RIGHT OF ACCESS TO AND FROM CENTRAL AVENUE AND ROCK ROAD OVER AND ACROSS THE NORTH AND EAST LINES OF BLOCK 1, ARE HEREBY GRANTED TO THE CITY OF WICHITA, KANSAS; PROVIDED HOWEVER THAT LOTS 1 AND 2 SHALL HAVE ONE (1) JOINT ACCESS TO CENTRAL AVENUE AND LOTS 3 AND 4 SHALL ALSO HAVE ONE (1) JOINT ACCESS TO CENTRAL AVENUE; AS SHOWN THAT LOT 4 SHALL HAVE ACCESS TO ROCK ROAD AT TWO (2) LOCATIONS AS SHOWN; SAID LOCATIONS TO BE DETERMINED BY THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS.

THAT PORTION OF LOT 1, AND ALL OF LOT 2, ROCKWOOD CENTER ADDITION, WICHITA, KANSAS, TOGETHER WITH THE FOLLOWING EASEMENTS WITHIN THE ABOVE DESCRIBED TRACT:

- WATER LINE EASEMENT - FILM 542, PAGE 1415
- UTILITY EASEMENT - FILM 783, PAGE 1194
- UTILITY EASEMENT - FILM 1015, PAGE 1468
- UTILITY EASEMENT - FILM 1190, PAGE 707

ARE HEREBY VACATED AND REPLATED BY VIRTUE OF K.S.A. 12-512(b) AMENDED.

MINIMUM PAD ELEVATION (LOWEST OPENINGS) FOR LOT 4, BLOCK 1, SHALL BE ELEVATION 1344.00 M.S.L. OR ELEVATION 156.6 CITY DATUM. BUILDING SETBACK REQUIREMENTS ARE PER ROCKWOOD CENTER COMMERCIAL C.U.P. DP-41 (AMENDMENT #1).

OWNERS:  
 ROCKWOOD CENTER, A KANSAS GENERAL PARTNERSHIP  
 BY: W. W. Taylor, GENERAL PARTNER  
 W. W. TAYLOR

GENWOOD DEVELOPMENT CO., INC.  
 BY: W. W. Taylor, PRESIDENT  
 W. W. TAYLOR

STATE OF KANSAS )  
 COUNTY OF SEDGWICK ) SS

BE IT REMEMBERED ON THIS 16th DAY OF February, 1993, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, DAWN A. TRUMAN, GENERAL PARTNER OF ROCKWOOD CENTER, A KANSAS GENERAL PARTNERSHIP AND PRESIDENT OF GENWOOD DEVELOPMENT CO., INC. TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE ACT AND DEED OF SAID PARTNERSHIP AND CORPORATION, IN TESTIMONY WHEREOF I HAVE HERETO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

Dawn A. Truman  
 DAWN A. TRUMAN  
 MY COMMISSION EXPIRES July 15, 1996

WE, THE LINCOLN NATIONAL LIFE INSURANCE COMPANY, AN INDIANA CORPORATION, AS HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF ROCKWOOD CENTER 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

BY: Lawrence T. Kissko  
 LAWRENCE T. KISSKO VICE-PRESIDENT

NOTE: THE LINCOLN NATIONAL LIFE INSURANCE COMPANY IS SUCCESSOR BY MERGER WITH THE LINCOLN NATIONAL PENSION INSURANCE COMPANY

STATE OF INDIANA )  
 COUNTY OF ALLEN ) SS

BE IT REMEMBERED ON THIS 14th DAY OF February, 1993, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, LAWRENCE T. KISSKO, VICE-PRESIDENT OF THE LINCOLN NATIONAL LIFE INSURANCE COMPANY, AN INDIANA CORPORATION TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE ACT AND DEED OF SAID CORPORATION, IN TESTIMONY WHEREOF I HAVE HERETO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

Julie A. Romine  
 JULIE A. ROMINE  
 MY COMMISSION EXPIRES February 15, 1994

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION WICHITA, KANSAS, DATE THIS 11th DAY OF February, 1993.

W. W. Taylor, CHAIRMAN  
 W. W. BRECKENRIDGE, JR.  
William J. Kroul, SECRETARY  
 HARVIN S. KROUT

THIS PLAT APPROVED AND ALL CONDITIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, DATED THIS 10th DAY OF March, 1993.

Frank W. Oille, MAYOR  
Fat Burnett, DEPUTY CITY CLERK  
 FAT BURNETT

ENTERED ON TRANSFER RECORD THIS 29 DAY OF April, 1993.  
Susan E. Crockett-Spoon, COUNTY CLERK  
 SUSAN E. CROCKETT-SPOON

THIS IS TO CERTIFY THAT THIS INSTRUMENT HAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT Wichita, Kan., ON THIS 30th DAY OF April, 1993.

Pat Kettler, REGISTER OF DEEDS  
 PAT KETTLER  
Phyllis Ann Harkins, DEPUTY  
 PHYLIS ANN HARKINS

