STORM SEWER PLANS FOR

FRANK & JOHNNY'S ADDITION

S.W.S. NO. 362

PROJECT NO.

468·76·245·81836·000·000·001

CITY OF WICHITA, KANSAS
MICHAEL E. LINDEBAK, CITY ENGINEER
MARCH, 1989
INDEX NO. 607481

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING PROPERTY IRONS. THE CONTRACTOR SHALL 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.

2. THE TOPS OF INLET AND MANHOLE AS NOTED ON THE PLANS MAY VARY SO AS TO MEET PROPOSED TOP OF CURB ELEVATIONS OR PAVEMENT ELEVATIONS. THE FIELD ENGINEER SHALL LOCATE INLETS AND MANHOLES WITH REFERENCE TO PROPOSED PAVING PLANS OF THE PERTINENT STREETS.

3. ALL CONCRETE SHALL BE STANDARD PAVING MIX UNLESS OTHERWISE NOTED.

4. 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. LOCATION INFORMATION HAS BEEN OBTAINED FROM THE VARIOUS UTILITY COMPANIES AND IS EITHER FROM COMPANY RECORD DRAWINGS OR COMPANY PROVIDED FIELD LOCATIONS. THE CONTRACTOR WILL BE REQUIRED TO WORK AROUND EXISTING UTILITIES WITHIN THE RIGHT OF WAY WHICH DO NOT CONFLICT WITH PROPOSED CONSTRUCTION.

NOTE: NOTIFY THE FOLLOWING COMPANIES PRIOR TO ANY EXCAVATION:

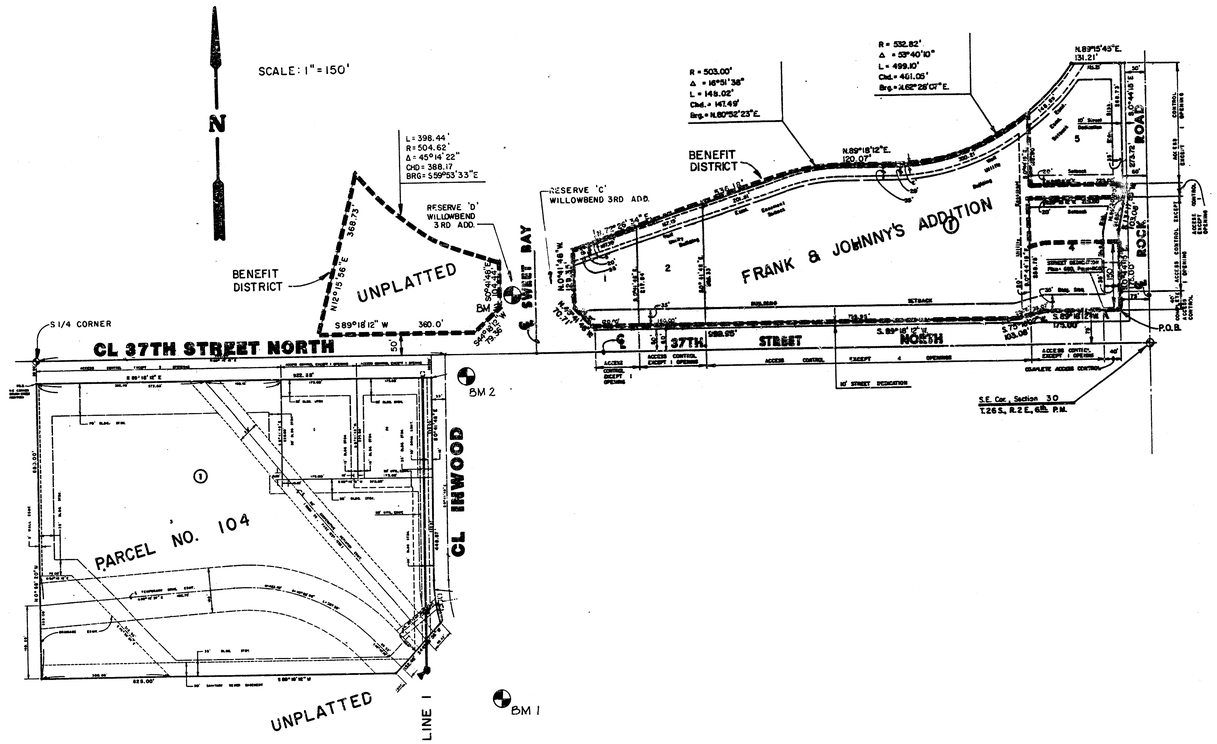
BELL TELEPHONE COMPANY	1-316-571-2115
CABLEVISION	262-4270 or 263-2061
KP&L COMPANY	263-7511
KANSAS GAS & ELECTRIC	264-1141
KANSAS ONE CALL	1-800-344-7233
CITY OF WICHITA WATER DEPT.	268-4908
CITY OF WICHITA SEWER DEPT.	268-4071

BENCH MARKS

BM 1 CHISELED SQUARE CUT AT WEST END OF NORTHWEST CURB RETURN, INWOOD AND 36TH STREET NORTH
ELEVATION = 183.53

BM 2 RAILROAD SPIKE IN SOUTH SIDE OF POWER POLE, SOUTHEAST OF INTERSECTION OF INWOOD AND 37TH STREET NORTH
ELEVATION = 187.17

BM 3 CHISELED SQUARE CUT ON SOUTHWEST CORNER OF INLET, 124 FEET NORTH AND 34 FEET WEST OF CL OF 37TH STREET NORTH AND SWEET BAY
ELEVATION = 189.04



INDEX TO DRAWINGS

SHEET. NO.	DESCRIPTION
1	TITLE SHEET
2-3	PLAN & PROFILE - LINE 1
4	SPECIAL REINF. CONC. MANHOLE
5	FRANK & JOHNNY'S ADDITION PLAT
6	PARCEL NO. 104 PLAT

Booked 7-89 MG

KANSAS REGISTERED 7497 PROFESSIONAL ENGINEER

FRANK & JOHNNY'S ADD.
STORM SEWER PLANS

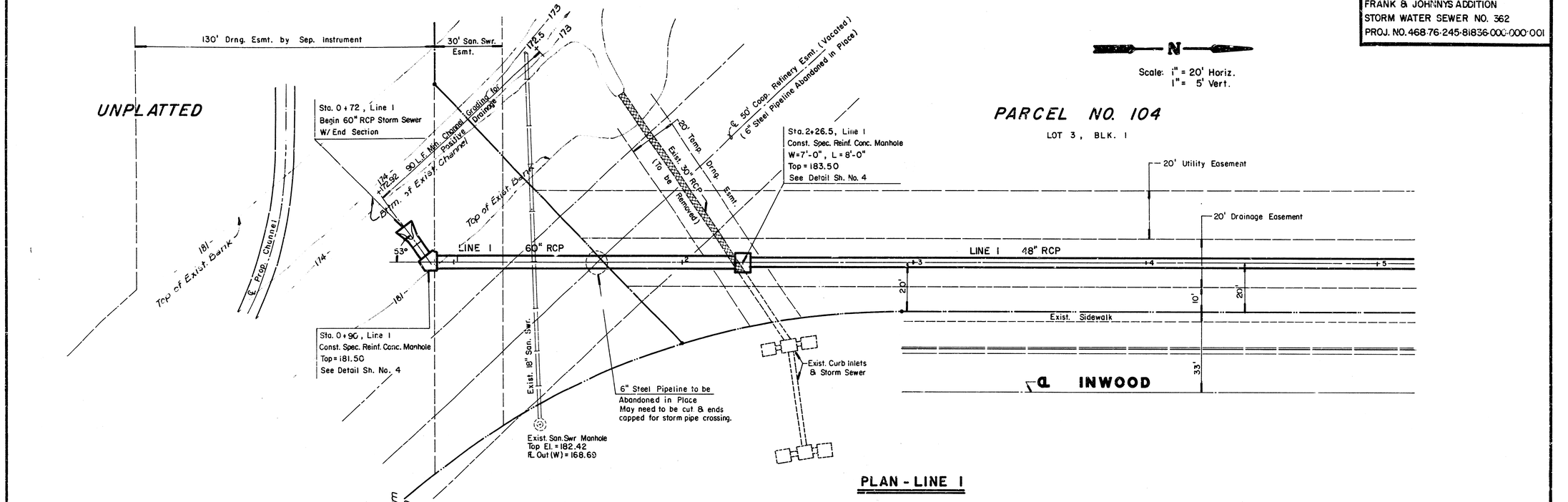
Design JNJ
Drawn by DPR
Checked by
Date 3-10-89
Job No

MID-KANSAS ENGINEERING CONSULTANTS PA
3500 NORTH ROCK ROAD
BUILDING #800
WICHITA, KANSAS 67226
636-5566

Sheet 1 of 6

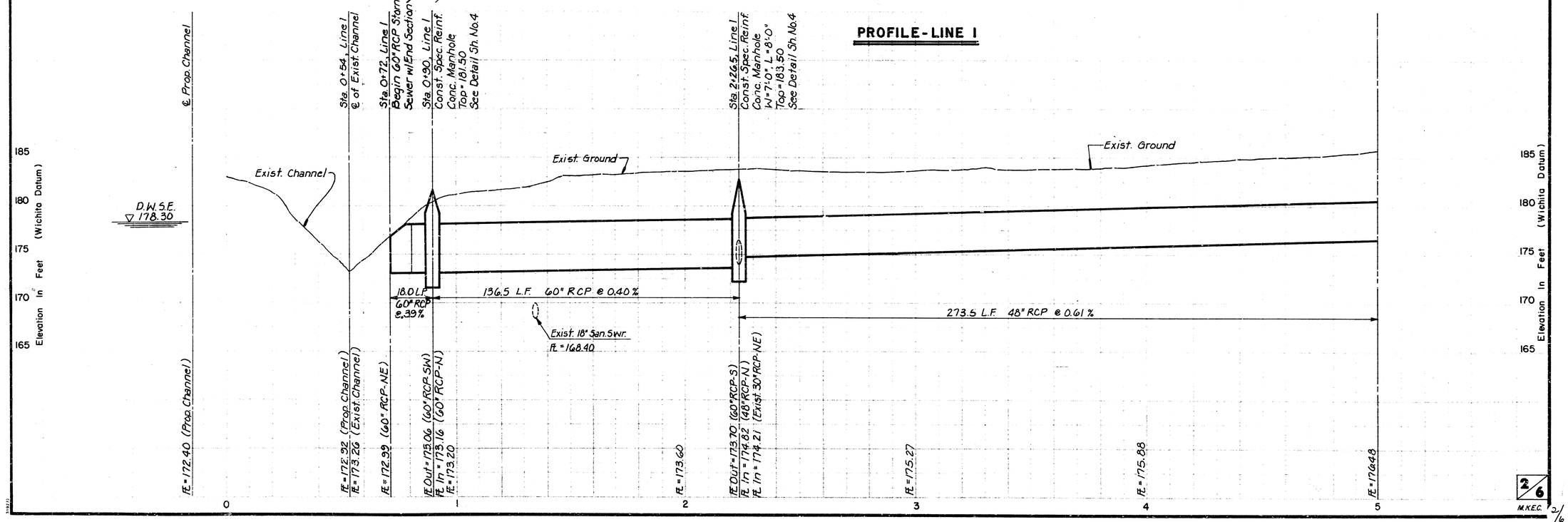
MKEC Proj. No. 87-54-145 D

FRANK & JOHNNYS ADDITION
STORM WATER SEWER NO. 362
PROJ. NO. 468-76-245-81836-000-000-001



PLAN - LINE 1

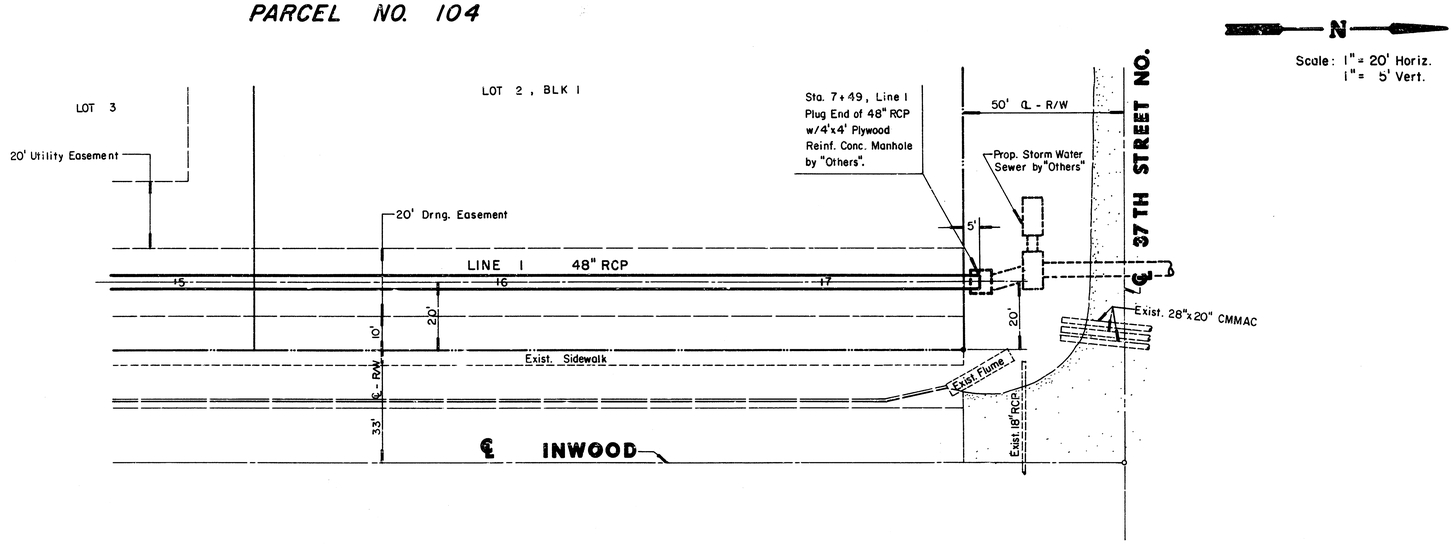
PROFILE - LINE 1



MKEC Proj. No. 67-54-145 D

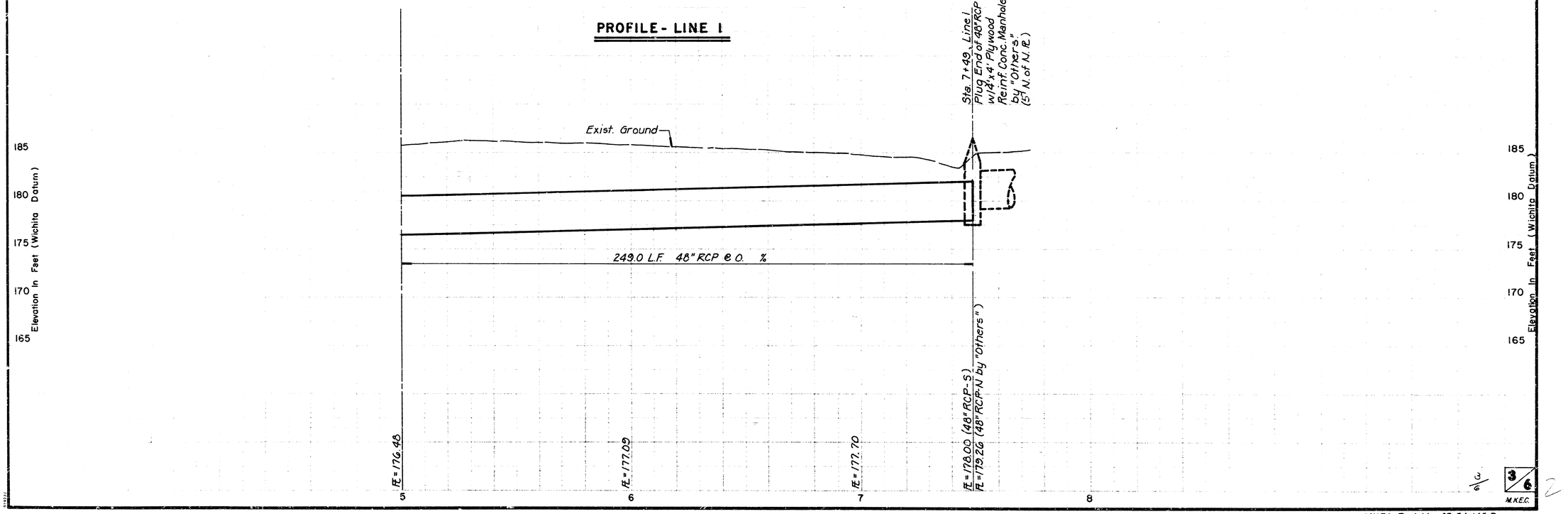
FRANK & JOHNNY'S ADDITION
STORM WATER SEWER NO. 362
PROJ. NO. 468-76-245-81836-000-000-001

PARCEL NO. 104



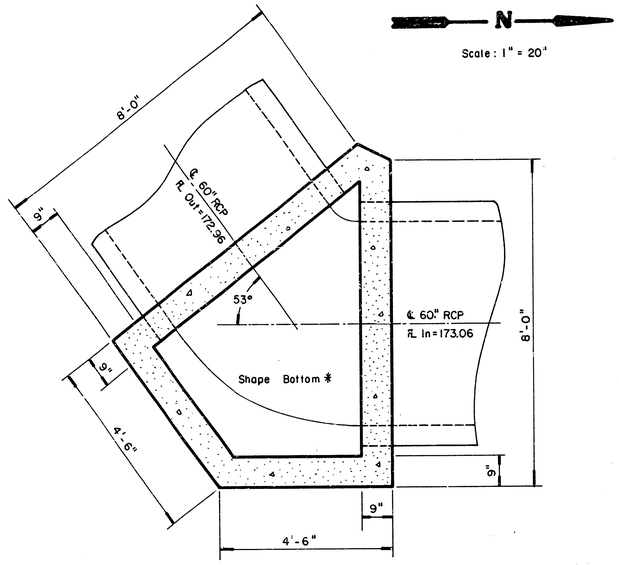
PLAN - LINE I

PROFILE - LINE I

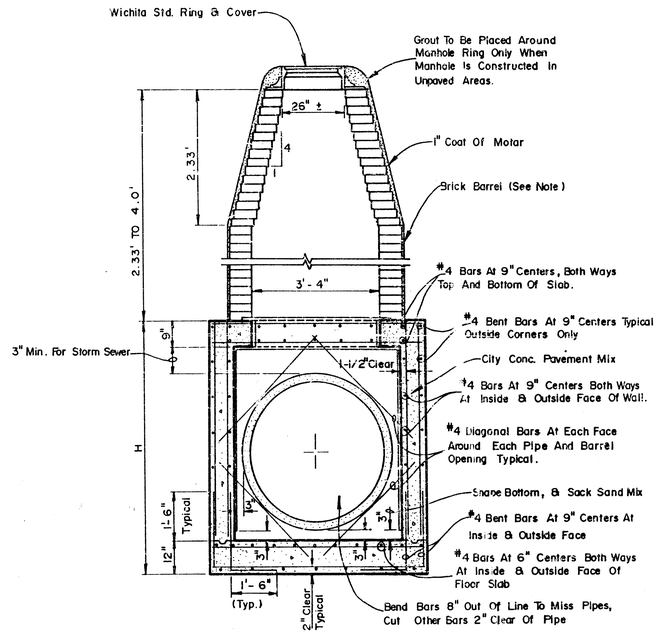


M.K.E.C.

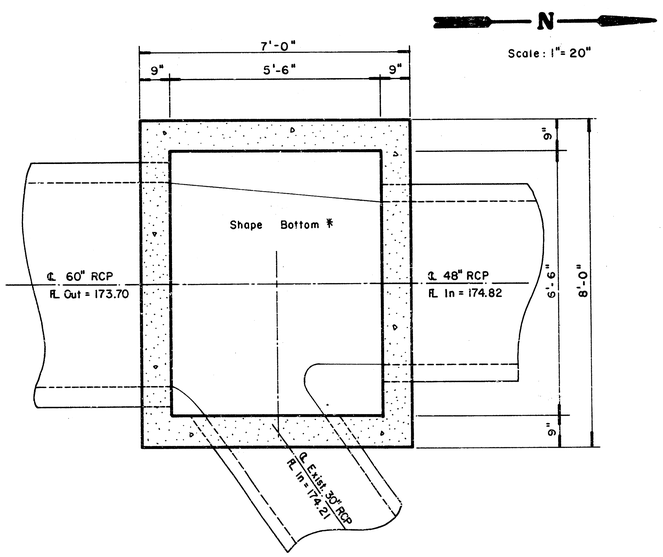
MKEC Proj. No. 87-54-145 D



PLAN - STA. 0+66, LINE 1



REINFORCED CONCRETE MANHOLE
DEPTH OF STACK : 2.33' TO 4.0'



PLAN - STA. 2+26.5, LINE 1

NOTE :

BRICK BARRELS LESS THAN 16' DEEP SHALL HAVE 8" WALLS E CEPT WHEN LOCATED WITHIN PUBLIC STREET OR ALLEY PAVEMENT THEN THE WALL SHALL BE 12". BRICK BARRELS MORE THAN 16' DEEP SHALL HAVE 12" WALLS. THE "L" AND "W" DIMENSIONS SHALL BE A MINIMUM OF 5'-6" FOR BRICK BARRELS WITH 8" WALLS AND 6'-2" FOR BRICK BARRELS WITH 12" WALLS WHEN THE BRICK BARRELS ARE OVER 4' IN HEIGHT. COMPLETED MANHOLE SHALL BE WITHOUT LEAKS AND WATERTIGHT.

* THE FLOORS OF ALL MANHOLES SHALL BE SHAPED WITH FLOW CHANNELS SUCH THAT THE MANHOLES WILL BE SELF CLEANING AND FREE OF AREAS WHERE SEDIMENT COULD BE DEPOSITED AS FLOWS MOVE THROUGH THE MANHOLE FROM THE INLET PIPES TO THE OUTLET PIPES. FLOW CHANNELS SHALL BE FORMED TO MATCH THE BOTTOM HALVES OF THE INFLOW AND OUTFLOW PIPES. MANHOLE FLOORS SHALL HAVE SLOPES OF 3 INCHES PER FOOT IN THE AREAS OUTSIDE OF THE FLOW CHANNELS - SLOPED TOWARD THE FLOW CHANNELS.

SPECIAL REINFORCED CONCRETE MANHOLE

Design	JNJ
Drawn by	DPR
Checked by	
Date	3-10-89
Job no.	

MID-KANSAS ENGINEERING CONSULTANTS PA
3500 NORTH ROCK ROAD
BUILDING #800
WICHITA, KANSAS 67226
682-6561

Sheet 4 of 6

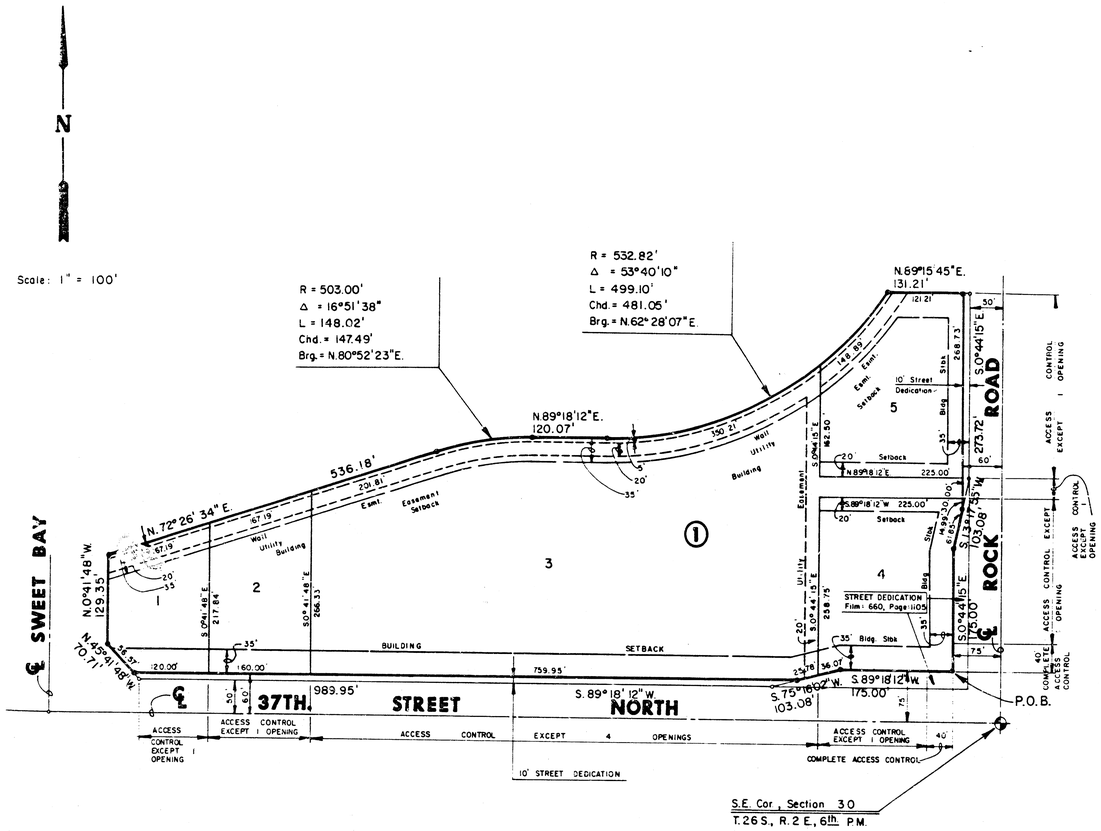
MKEC Proj. No. 87-54-145 D

D 6-27

FINAL PLAT OF

FRANK & JOHNNY'S ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



I, Kenneth H. Bengtson, a Civil Engineer and a Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "FRANK & JOHNNY'S ADDITION", an addition to Wichita, Sedgwick County, Kansas, into Lots, a Block and Streets the same being accurately set forth in the accompanying plat and described herein:

A tract of land located in the Southeast Quarter of Section 30, Township 26 South, and Range 2 East of the 6th P.M., more particularly described as follows:

Beginning at a point lying 75.00 feet North of the South line and 75.00 feet West of the East line of said Southeast Quarter; thence West parallel and 75.00 feet North of the South line of said Southeast Quarter bearing S 89° 18' 12" W, 175.00 feet; thence S 75° 16' 02" W, 103.08 feet; thence West parallel and 50.00 feet North of the South line of said Southeast Quarter bearing S 89° 18' 12" W, 998.95 feet; to the Southeast corner of Reserve C, Willowbend Third Addition, an addition to Wichita, Sedgwick County, Kansas; thence along the East line of said Reserve C, N 45° 41' 48" W, 70.71 feet; thence continuing along said East line N 0° 41' 48" W, 129.35 feet; thence along a Southerly line of said Willowbend Third Addition N 72° 26' 34" E, 536.18 feet to a point on the South line of Lot 7, Block 6 of said addition, said point also being on a curve to the right; thence 148.02 feet along said curve having a radius of 503.00 feet, a central angle of 16° 51' 38" and a long chord bearing N 80° 52' 23" E, 147.49 feet to the Southwest corner of Lot 10, Block 6 of said addition; thence N 89° 18' 12" E, 120.07 feet to the beginning of a curve to the left; thence 499.10 feet along said curve having a radius of 532.82 feet, a central angle of 53° 40' 10" and a long chord bearing N 62° 28' 07" E, 481.05 feet to the Southeasterly corner of Lot 17, Block 6 of said addition, said point also being the Southwest corner of Reserve B of said addition; thence N 89° 15' 45" E, 131.21 feet along the South line of said Reserve B; thence Southerly parallel and 50.00 feet West of the East line of said Southeast Quarter bearing S 0° 44' 15" E, 273.72 feet; thence S 13° 17' 55" W, 103.08 feet; thence Southerly parallel and 75.00 feet West of the East line of said Southeast Quarter bearing S 0° 44' 15" E, 175.00 feet to the point of beginning.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 17th day of FEBRUARY, 1988.

Kenneth H. Bengtson, P.E., R.L.S. #922
Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road, Building #800
Wichita, KS 67226

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Land Surveyor's Certificate, have caused the same to be surveyed and platted into lots, a block and streets the same to be known as "FRANK AND JOHNNY'S ADDITION", an addition to Wichita, Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public. Easements for the construction and maintenance of public utilities, as indicated on the accompanying plat are hereby granted. The 5' wall easement is dedicated for the construction and maintenance of a wall. Utilities may cross the wall easement. All abutters right of access to or from 37th Street North, over and across the south line of FRANK AND JOHNNY'S ADDITION, are hereby granted to the City of Wichita, provided however Lots 1, 2, and 4, Block 1, shall have access to 37th Street North at one location each and Lot 3, Block 1, shall have access to 37th Street North at four locations. All abutters right of access to or from Rock Road, over and across the East line of FRANK AND JOHNNY'S ADDITION are hereby granted to the City of Wichita, provided however that Lots 3, 4 and 5, Block 1 shall have access to Rock Road at one location each. All access locations shall be determined by the City Engineer.

WOODLAWN DEVELOPMENT COMPANY,
a partnership

By: Donald J. Ablah, Attorney-in-fact for
Woodlawn Development Company

STATE OF KANSAS
ss:
SEDGWICK COUNTY

Be it remembered that on this 17th day of February, 1988, before me a Notary Public in and for said State and County, came Donald J. Ablah, Attorney-in-fact for Woodlawn Development Company, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

Annette L Weakley, Notary Public
Annette L. Weakley
My Appointment Expires: Aug. 10, 1991

ANNETTE L. WEAKLEY
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 8-10-91

#. 935498

NORTHROCK REALTY PARTNERS,
a Kansas general partnership

By: Virginia R. Ablah, Pres.
Virginia R. Ablah
Killarney Investments, Inc.
managing partner

STATE OF KANSAS
ss:
SEDGWICK COUNTY

Be it remembered that on this 17th day of February, 1988, before me a Notary Public in and for said State and County, came Virginia R. Ablah on behalf of Killarney Investments, Inc., managing partner, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

Annette L Weakley, Notary Public
Annette L. Weakley
My Appointment Expires: Aug 10, 1991

ANNETTE L. WEAKLEY
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 8-10-91

This plat of "FRANK AND JOHNNY'S ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this 4th day of February, 1988.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

Elton Parsons, Chairman

Marvin S. Krout, Secretary

This plat approved and all dedications shown hereon, if any, accepted by the City Council of the City of Wichita, Kansas, this 1st day of March, 1988.

Robert G. Knight, Mayor

Dale E. Rea, Deputy City Clerk

Entered on transfer record this 9 day of March, 1988.

Don Wright, County Clerk

STATE OF KANSAS)
) SS:
SEDGWICK COUNTY)

This is to certify that this instrument was filed for record in the Register of Deeds office this 9TH day of MARCH, 1988. AT 2:30 P.M.

Pat Kettler, Register of Deeds

Ed Resa, Deputy

FIRST NATIONAL BANK, Liberal, Kansas

By: Richard D. Meyer, Asst
Richard D. Meyer, Assistant Vice-President

STATE OF KANSAS
ss:
SEDGWICK COUNTY

Be it remembered that on this 22 day of February, 1988, before me a Notary Public in and for said State and County, came Richard D. Meyer, on behalf of First National Bank, Liberal, Kansas, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

Gayle M. Montanez, Notary Public
Gayle M. Montanez
My Appointment Expires:

GAYLE M. MONTANEZ
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 11-25-91

20-30

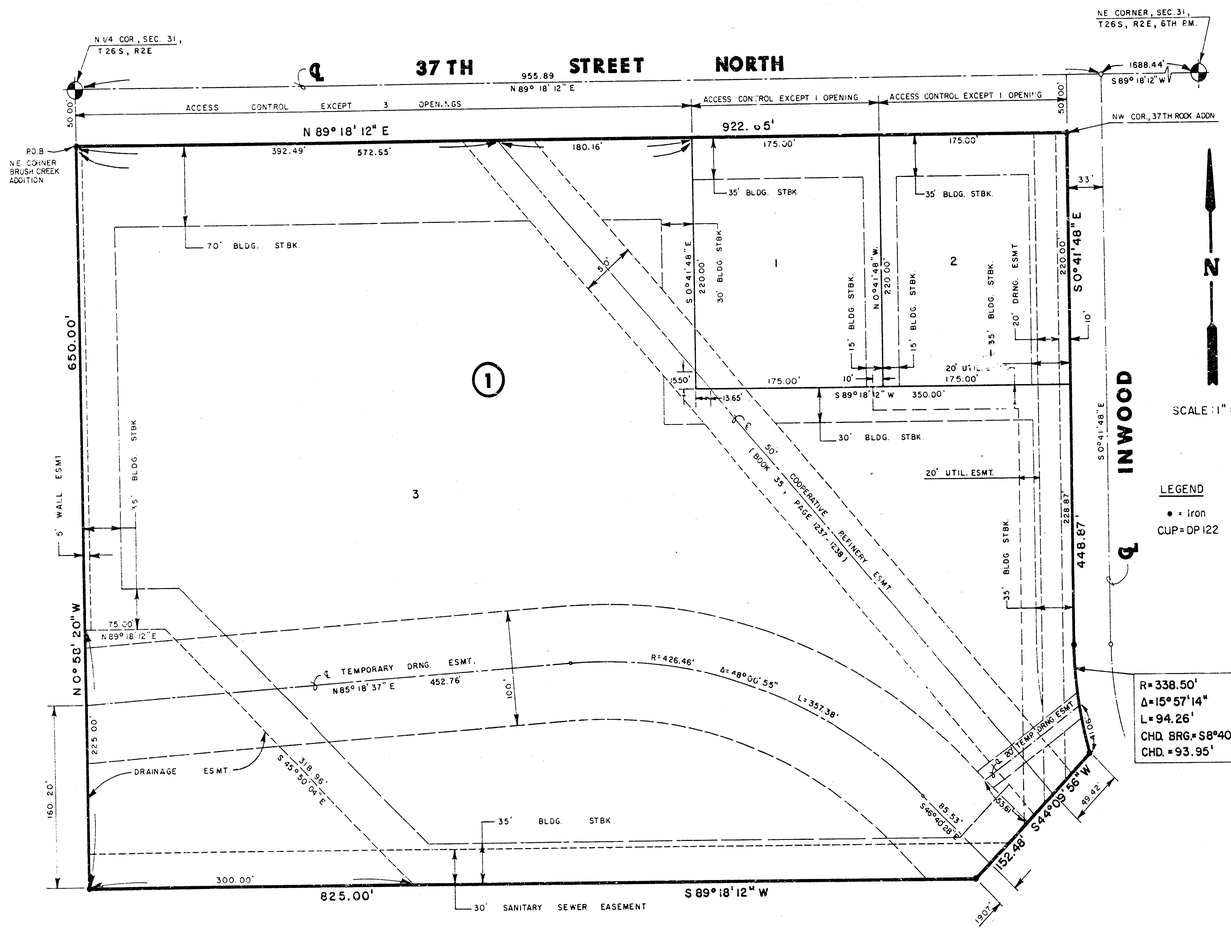
5/6

D 6-27

FINAL PLAT OF

PARCEL NO. 104

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



I, Kenneth H. Bengtson, a Civil Engineer and Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "PARCEL NO. 104", an addition to Wichita, Sedgwick County, Kansas, into Lots and a Block, the same being accurately set forth in the accompanying plat and described as follows:

A tract of land lying in the Northeast Quarter, Section 31, Township 26 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, more particularly described as follows:

Beginning at a point lying on the West line and 50.00 feet from the Northwest corner of said Northeast Quarter; thence N 89° 18' 12" E, 922.65 feet parallel with the North line of said Northeast Quarter to the Northwest corner of 37th ROCK ADDITION, an addition to Wichita, Sedgwick County, Kansas; thence Southerly along the West line of said 37TH ROCK ADDITION, S 00° 41' 48" E, 448.87 feet to a point on a curve to the left; thence along said curve 94.26 feet, said curve having a central angle of 15° 57' 14", a radius of 338.50 feet, and a long chord of 93.95 feet, bearing S 08° 40' 25" E; thence S 44° 09' 56" W, 152.48 feet; thence S 89° 18' 12" W, 825.00 feet to a point on the West line of said Northeast Quarter; thence N 00° 58' 20" W, 650.00 feet to the point of beginning.

All easements within the above described property are being vacated and replatted by virtue of K.S.A. 12-512(b).

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 17th day of February, 1988.

Kenneth H. Bengtson

Kenneth H. Bengtson, P.E. & RLS #922
Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road, Building #800
Wichita, KS 67226

KENNETH H. BENGTSON LICENSED 7233 KANSAS PROFESSIONAL ENGINEER

KENNETH H. BENGTSON REGISTERED LS-922 KANSAS LAND SURVEYOR

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Land Surveyors Certificate, have caused the same to be surveyed and platted into Lots, and a Block the same to be known as "PARCEL NO. 104" an addition to Wichita, Sedgwick County, Kansas. Easements for the construction and maintenance of public utilities and drainage as indicated on the accompanying plat, are hereby granted. The 5.00 foot wall easement is for the purpose of construction and maintenance of a private wall. The 100.00 foot and 20.00 foot temporary drainage easements shall be retained until such time as the drainage channel has been relocated and shall automatically be vacated herewith. All abutters rights of access to or from the South line of 37th Street North over and across the North line of PARCEL NO. 104 are hereby granted to the City of Wichita, provided however that Lot 3, Block 1, shall have access to 37th Street North at three locations and Lots 1 and 2, Block 1, shall have access to 37th Street North at one location each. All access locations shall be determined by the City Engineer.

NORTHROCK REALTY PARTNERS,
a Kansas general partnership

By: Virginia L. Abiok, Pres.
Virginia L. Abiok
Killarney Investments, Inc.
managing partner

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

Be it remembered that on this 17th day of February, 1988, before me a Notary Public in and for said State and County, came Virginia L. Abiok of Killarney Investments, Inc., to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

Annette L. Weakley, Notary Public
Annette L. Weakley

My Appointment Expires: Aug 10, 1991

ANNETTE L. WEAKLEY NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 8-10-91

This plat of "PARCEL NO. 104" has been submitted to and approved by the Wichita, Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 29th day of October, 1987.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

Elton Parsons, Chairman

Marvin S. Kroul, Secretary

This plat approved and all dedications shown hereon, if any, accepted by the City Council of the City of Wichita, Kansas, this 1st day of March, 1988.

Robert G. Knight, Mayor

Dale E. Rea, Deputy City Clerk

Entered on transfer record this 16th day of March, 1988.

Don Wright, County Clerk
RONALD G. MILLER

STATE OF KANSAS)
) SS:
SEDGWICK COUNTY)

This is to certify that this instrument was filed for record in the Register of Deeds office this 1st day of MARCH, 1988. AT 9:00 A.M.

Pat Kettler, Register of Deeds
Pat Kettler

Ed Resa, Deputy
Ed Resa

93624

20.00

6/6