STORM WATER PLANS FOR

STORM WATER SEWER #375
CHANNEL & WEIR PROJECT
IN
FOX POINTE ADDITION

AN ADDITION TO THE CITY OF WICHITA
SEDGWICK COUNTY, KANSAS

PROJECT NO. 468-81893

MICHAEL E. LINDEBAK, CITY ENGINEER

INDEX CODE 750836

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 OF DESTROYED BY THE CONSTRUCTION OPERATION. SUCH IRONS SHALL BE RE-ESTABLISHED BY A LICENSED LAND SURVEYOR IN ACCORDANCE WITH STATE LAWS.

2. ALL ELEVATIONS SHOWN ON THESE PLANS ARE ON CITY OF WICHITA DATUM. WICHITA DATUM = N.G.V.D. – 1187.4

3. UNDERGROUND UTILITY SERVICE LINES AND OVERHEAD UTILITY LINES AND POLES ARE TO BE ADJUSTED AS NECESSARY BY OTHERS PRIOR TO CONSTRUCTION, UNLESS THE PLANS SPECIFICALLY IDENTIFY A UTILITY TO BE ADJUSTED BY ITS OWNER DURING CONSTRUCTION. EXISTING UTILITY LOCATIONS, AS SHOWN ON THESE PLANS, REPRESENT THE BEST INFORMATION OBTAINABLE FOR DESIGN. LOCATION INFORMATION HAS BEEN OBTAINED FROM THE VARIOUS UTILITY COMPANIES, AND IS EITHER FROM CITY PLANS, COMPANY RECORDS, DRAWINGS, OR COMPANY PROVIDED FIELD LOCATIONS. THE CONTRACTOR WILL BE REQUIRED TO WORK AROUND EXISTING UTILITIES WHICH DO NOT CONFLICT WITH PROPOSED CONSTRUCTION. IF ADDITIONAL UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION, THEIR OWNERS SHOULD BE IMMEDIATELY ADVISED, SO THAT NECESSARY ADJUSTMENTS OR RELOCATIONS CAN BE MADE. THE CONTRACTOR SHALL LOCATE ALL UTILITY LINES PRIOR TO EXCAVATION.

4. THE CONTRACTOR SHALL PROVIDE A MINIMUM ADVANCED NOTICE OF FORTY-EITGHT (48 HOURS) TO ALL THE FOLLOWING COMPANIES PRIOR TO EXCAVATION:

KANSAS ONE CALL	1-800-344-7233 OR 637-2470 (LOCAL WICHITA)
KG&E (ELECTRIC)	264-1411
KG&E (GAS DISTRIBUTION)	832-0012
MULTIMEDIA CABLEVISION	262-0661
SOUTHWESTERN BELL TELEPHONE COMPANY	1-800-734-7630
CITY OF WICHITA WATER AND SEWER MAINTENANCE	268-4908
CITY OF WICHITA STORM WATER UTILITY	268-4498
WILLIAMS NATURAL GAS	529-6600 OR 1-800-324-9696 AFTER 4 P.M.

5. ALL ADJACENT BUILDINGS, STRUCTURES, PARKING LOTS, DRIVES, STREET PAVEMENTS, AND APPURTENANCES OTHER THAN SHOWN ON THESE PLANS FOR REPLACEMENT SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. ITEMS DAMAGED BEYOND CONSTRUCTION LIMITS SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT NO COST TO THE PROJECT.

6. TREES AND SHRUBS IN THE CONSTRUCTION AREA WHICH ARE IN DIRECT CONFLICT WITH THE PROPOSED CONSTRUCTION SHALL BE REMOVED BY THE CONTRACTOR. TREES AND SHRUBS WHICH CAN BE SAVED, SHALL BE SAVED AND PROTECTED FROM DAMAGE.

7. 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 WOULD REQUIRE A KANSAS DEPARTMENT OF AGRICULTURE PERMIT. ANY MATERIAL DUMPED IN THE WATERS OF THE UNITED STATES OR WETLANDS IS SUBJECT TO U.S. ARMY, 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.

8. ALL DISTURBED AREAS ALONG CHANNELS AND ABOVE PERMANENT POOL SHALL BE FERTILIZED, SEEDED, AND MULCHED IN ACCORDANCE WITH C.O.W. SPECIFICATIONS.

BENCH MARKS

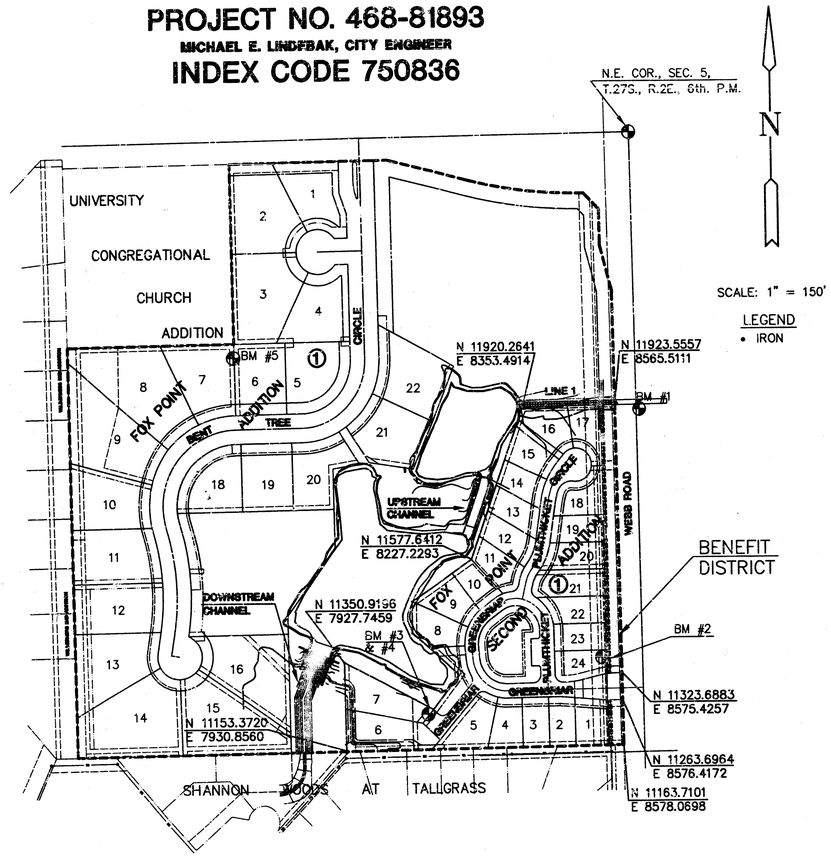
BM #1 "□" CUT ON S.E. CORNER OF RCB UNDER WEBB ST.
605' S. & 72' E. OF SEC. COR. NEAR 29TH AND WEBB.
ELEV. = 219.65

BM #2 RR SPIKE IN PP 54' N. OF MAIN ENTRANCE TO FOX POINTE SECOND ADDITION.
ELEV. = 223.55

BM #3 BURIED "T" POST 10' N. OF N.E. COR. OF LOT 7, FOX POINTE SECOND ADDITION.
ELEV. = 214.79

BM #4 BURIED "T" POST 10' N. OF N.E. COR. OF LOT 7, FOX POINTE SECOND ADDITION.
ELEV. 219.65

BM #5 SPIKE STEP IN S.E. FACE OF COR. FENCE POST 32' S. & 1' W. OF S.W. COR. LOT 3, BLK. 1, FOX POINTE ADDITION.
ELEV. = 223.04



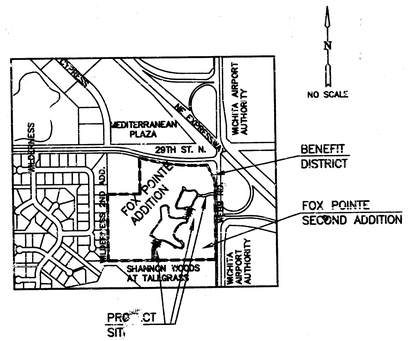
SCALE: 1" = 150'

LEGEND
• IRON

INDEX TO DRAWINGS

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	PLAN & PROFILE DOWNSTREAM CHANNEL
3	PLAN & PROFILE UPSTREAM CHANNEL
4	PLAN & PROFILE LINE 1
5	GRADING PLAN
6	DETAILS
7	TYPE "A" MANHOLE DETAILS
8-10	CROSS SECTIONS
11	FOX POINTE ADDITION PLAT
12	FOX POINTE 2ND. ADDITION PLAT

BOOKED 12-11-97 MCG D-369



LOCATION MAP

REVISED: OCTOBER 29, 1996

NEIL JEDNORALSKI 1997 KANSAS PROFESSIONAL ENGINEER
30 Oct 1996

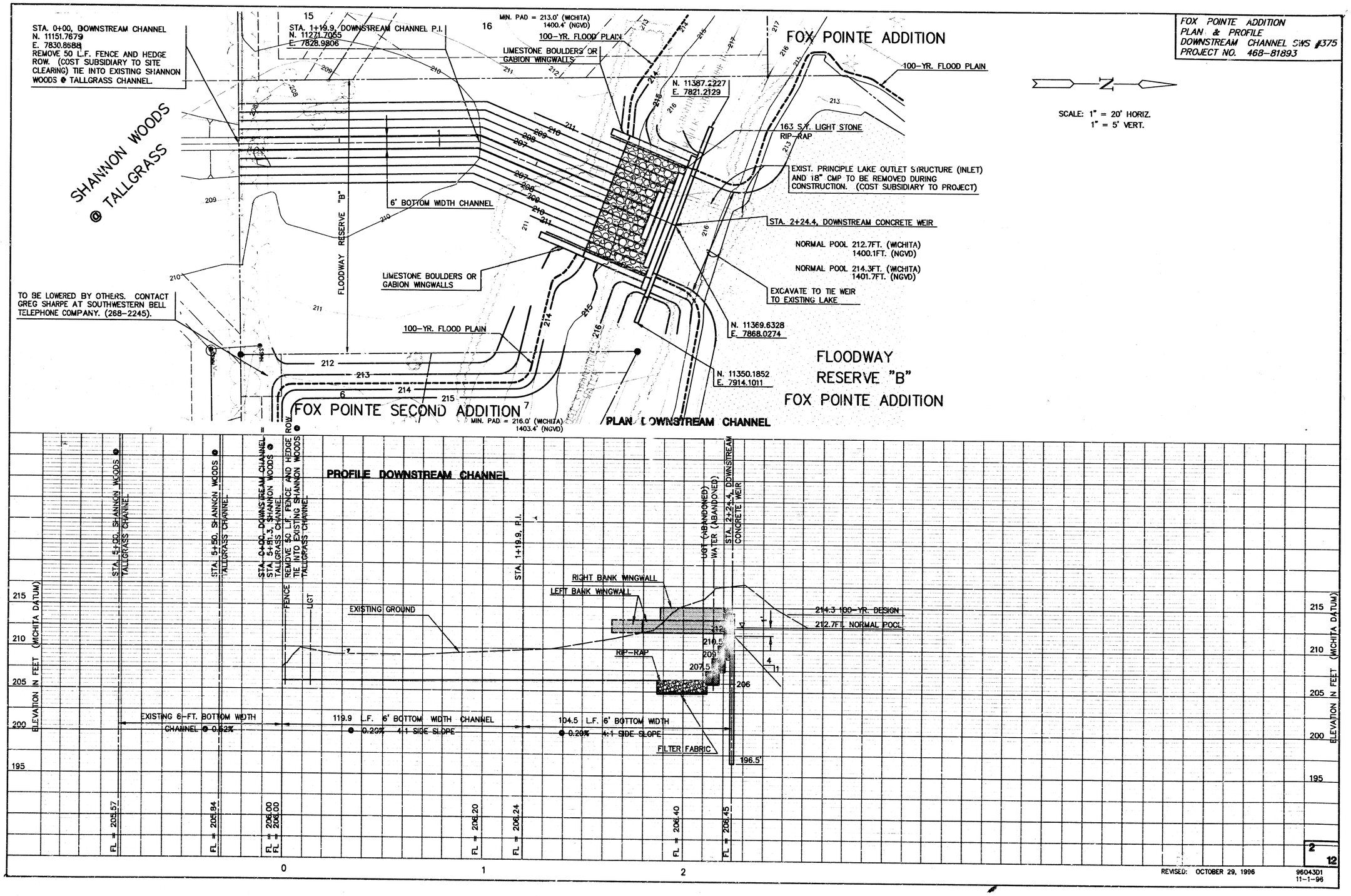
MID-KANSAS ENGINEERING CONSULTANTS, INC.
411 N. WEBB ROAD
WICHITA, KS. 67206
316-684-9600

FOX POINTE ADDITION
PROJECT NAME

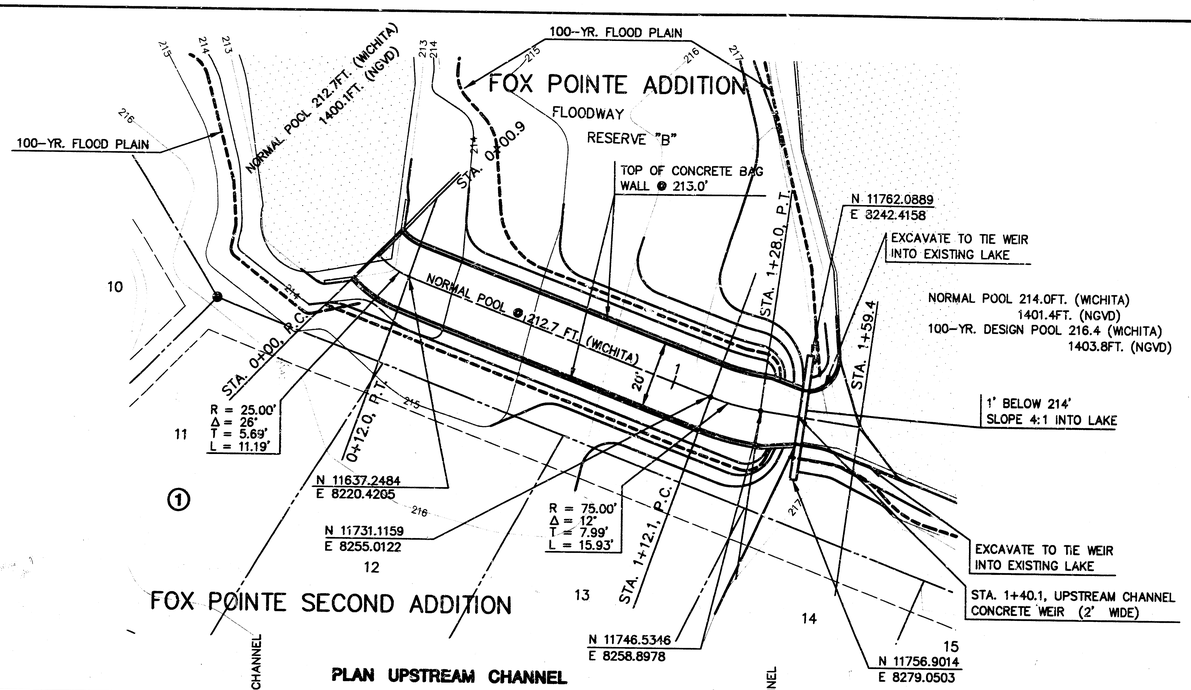
CHANNEL & WEIR PROJECT
SHEET TITLE

DESIGN BY:	DRAWN BY:	CHECKED BY:
JNJ	DLM	JNJ
DATE: OCT., 1996	JOB NO.: 96043CVP	SHEET/OF: 1 / 12

F:\CAD\FOX-2ND\SHEET1.DWG


FOX POINTE ADDITION
PLAN & PROFILE
DOWNSTREAM CHANNEL SWS #375
PROJECT NO. 468-81893
SCALE: 1" = 20' HORIZ.
1" = 5' VERT.
STA. 0+00, DOWNSTREAM CHANNEL
N. 11151.7679
E. 7830.8588
REMOVE 50 L.F. FENCE AND HEDGE ROW. (COST SUBSIDIARY TO SITE CLEARING) TIE INTO EXISTING SHANNON WOODS @ TALLGRASS CHANNEL.
STA. 1+19.9, DOWNSTREAM CHANNEL P.I.
N. 11271.7055
E. 7828.9806
MIN. PAD = 213.0' (WICHITA)
1400.4' (NGVD)
100-YR. FLOOD PLAIN
LIMESTONE BOULDERS OR GABION WINGWALLS
N. 11387.2227
E. 7821.2129
FOX POINTE ADDITION
100-YR. FLOOD PLAIN
163 S.Y. LIGHT STONE RIP-RAP
EXIST. PRINCIPLE LAKE OUTLET STRUCTURE (INLET) AND 18" CMP TO BE REMOVED DURING CONSTRUCTION. (COST SUBSIDIARY TO PROJECT)
STA. 2+24.4, DOWNSTREAM CONCRETE WEIR
NORMAL POOL 212.7FT. (WICHITA)
1400.1FT. (NGVD)
NORMAL POOL 214.3FT. (WICHITA)
1401.7FT. (NGVD)
EXCAVATE TO TIE WEIR TO EXISTING LAKE
N. 11369.6328
E. 7868.0274
N. 11350.1852
E. 7914.1011
SHANNON WOODS @ TALLGRASS
6' BOTTOM WIDTH CHANNEL
FLOODWAY RESERVE "B"
LIMESTONE BOULDERS OR GABION WINGWALLS
TO BE LOWERED BY OTHERS. CONTACT GREG SHARPE AT SOUTHWESTERN BELL TELEPHONE COMPANY. (268-2245).
100-YR. FLOOD PLAIN
FLOODWAY RESERVE "B"
FOX POINTE ADDITION
FOX POINTE SECOND ADDITION
MIN. PAD = 216.0' (WICHITA)
1403.4' (NGVD)
PLAN DOWNSTREAM CHANNEL
PROFILE DOWNSTREAM CHANNEL
STA. 5+00, SHANNON WOODS @ TALLGRASS CHANNEL
STA. 5+50, SHANNON WOODS @ TALLGRASS CHANNEL
STA. 0+00, DOWNSTREAM CHANNEL = STA. 5+81.3, SHANNON WOODS @ TALLGRASS CHANNEL
REMOVE 50 L.F. FENCE AND HEDGE ROW TIE INTO EXISTING SHANNON WOODS @ TALLGRASS CHANNEL
FENCE
LIGT
STA. 1+19.9, P.I.
UGT (ABANDONED)
WATER (ABANDONED)
STA. 2+24.4, DOWNSTREAM CONCRETE WEIR
RIGHT BANK WINGWALL
LEFT BANK WINGWALL
EXISTING GROUND
214.3 100-YR. DESIGN
212.7FT. NORMAL POOL
RIP-RAP
FILTER FABRIC
EXISTING 6-FT. BOTTOM WIDTH CHANNEL @ 0.52%
119.9 L.F. 6' BOTTOM WIDTH CHANNEL @ 0.20% 4:1 SIDE SLOPE
104.5 L.F. 6' BOTTOM WIDTH @ 0.20% 4:1 SIDE SLOPE
ELEVATION IN FEET (WICHITA DATUM)
FL = 205.57
FL = 205.84
FL = 206.00
FL = 206.00
FL = 206.20
FL = 206.24
FL = 206.40
FL = 206.45
196.5'
REVISED: OCTOBER 29, 1996
96043D1
11-1-96

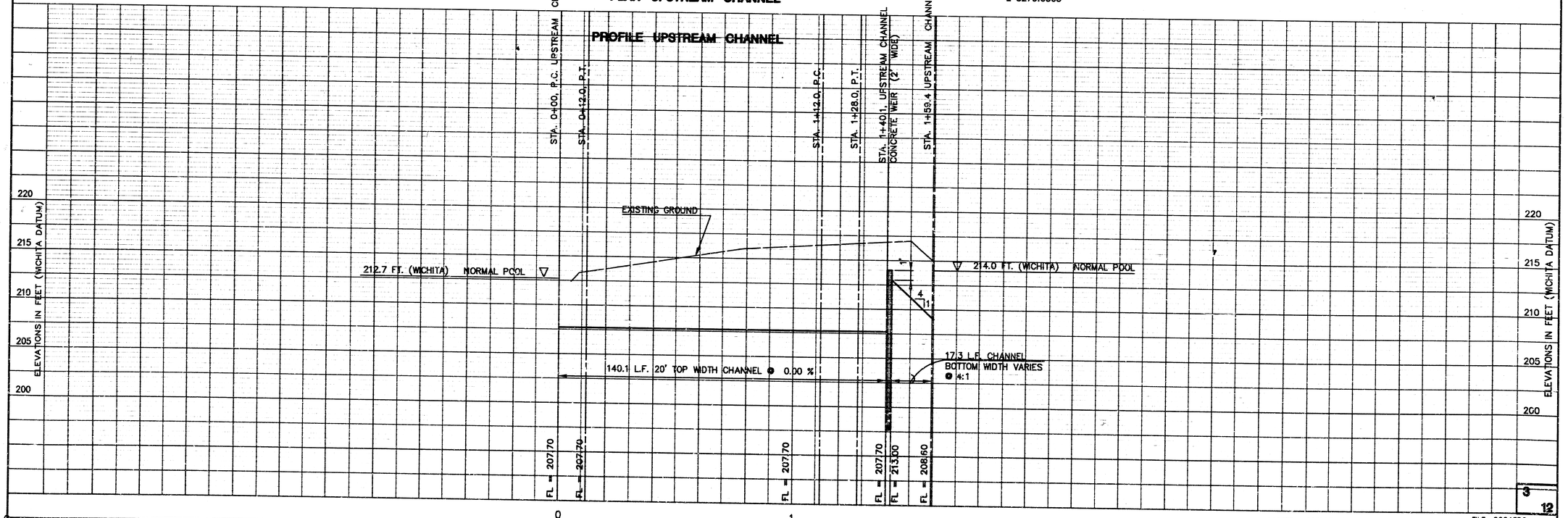
FOX POINTE ADDITION
PLAN & PROFILE
UPSTREAM CHANNEL SWS #375
PROJECT NO. 468-81893



SCALE: 1" = 20' HORIZ.
1" = 5' VERT.

PLAN UPSTREAM CHANNEL

PROFILE UPSTREAM CHANNEL



REVISED: OCTOBER 29, 1998

FILE: 96043D2
DATE: 11-1-98

3
12

FOX POINTE ADDITION
PLAN & PROFILE
LINE 1 SWS #375
PROJECT NO. 468-81893

STA. 2+15.3, LINE 1
CONST. TYPE "A" MANHOLE STACK
ON TOP OF 10'X3' RCB (PRECAST)
MANHOLE TOP = 222.50 (WICHITA)

EAST RCB (PRECAST) SECTION SHALL HAVE A MINIMUM OF 2-FT. OF RCB REINFORCING EXPOSED AT END TO CONNECT ONTO EXISTING RCB.

RESET IRON BY CONTRACTOR

STA. 0+00, LINE 1
BEGIN 10'X3' RCB
(PRECAST) WITH END SECTION
& WITH CONCRETE TOEWALL
(W=2', D=4', L=20')

100-YR. FLOOD PLAIN

NORMAL POOL 214.0FT. (WICHITA)
1401.4FT. (NGVD)
100-YR. DESIGN POOL 216.4 (WICHITA)
1403.8FT. (NGVD)

RESERVE "E"

FOX POINTE SECOND ADDITION

WEBB ROAD

STA. 2+24.3, LINE 1
REMOVE WINGWALLS & HANDRAIL OF EXIST. RCB
DOWEL # 5 BARS – 16" MINIMUM (32" MINIMUM
TOTAL LENGTH) INTO EXISTING RCB (3 EACH SIDE,
10 EACH ⊙ TOP & BOTTOM) CAST-IN-PLACE
CONNECTION BETWEEN PRECAST AND EXISTING RCB.
(COST SUBSIDIARY TO RCB)

5' WALL ESMT.

6' 66' CITIES SERVICE ESMT.
(WILLIAMS NATURAL GAS)
MISC. 236, PG. 195, & MISC. 629, PG. 25

PLAN LINE 1

N

SCALE: 1" = 20' HORIZ.
1" = 5' VERT.

PROFILE LINE 2

EXISTING GROUND
TOP OF RCB
PROPOSED GROUND
EXIST. RCB FL
224.3 L.F. 10'X3' RCB (PRECAST) @ 0.11%
TELEPHONE TV
EXISTING GROUND
℄ WEBB ROAD

FL OUT = 214.15
FL = 214.26
FL = 214.37
FL OUT = 214.40

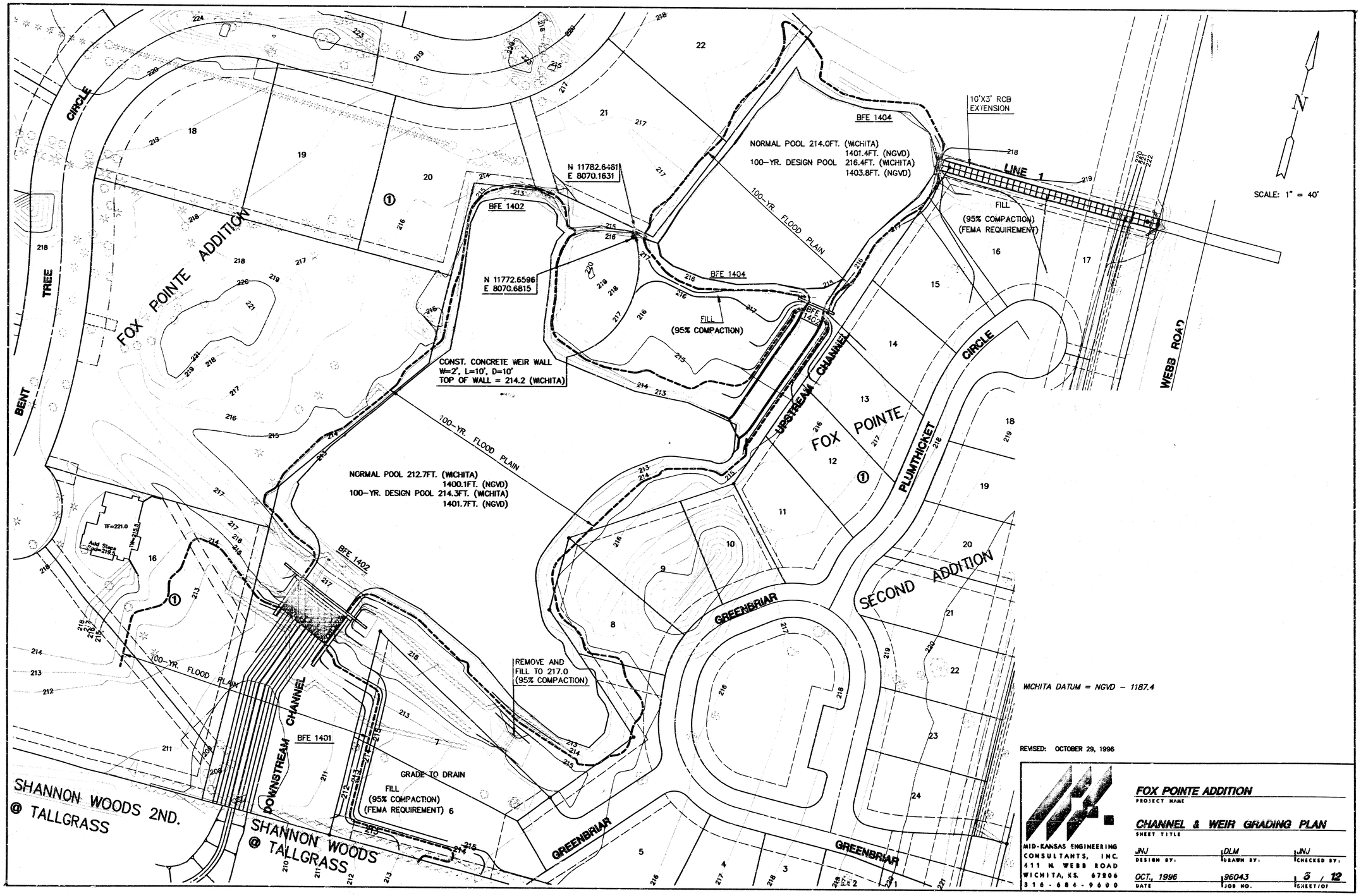
ELEVATION IN FEET (WICHITA DATUM)
220
215
210
205

0 1 2 3 4

REVISED: OCTOBER 29, 1996

9604303
11-1-96

4
12



WICHITA DATUM = NGVD - 1187.4

REVISED: OCTOBER 29, 1996

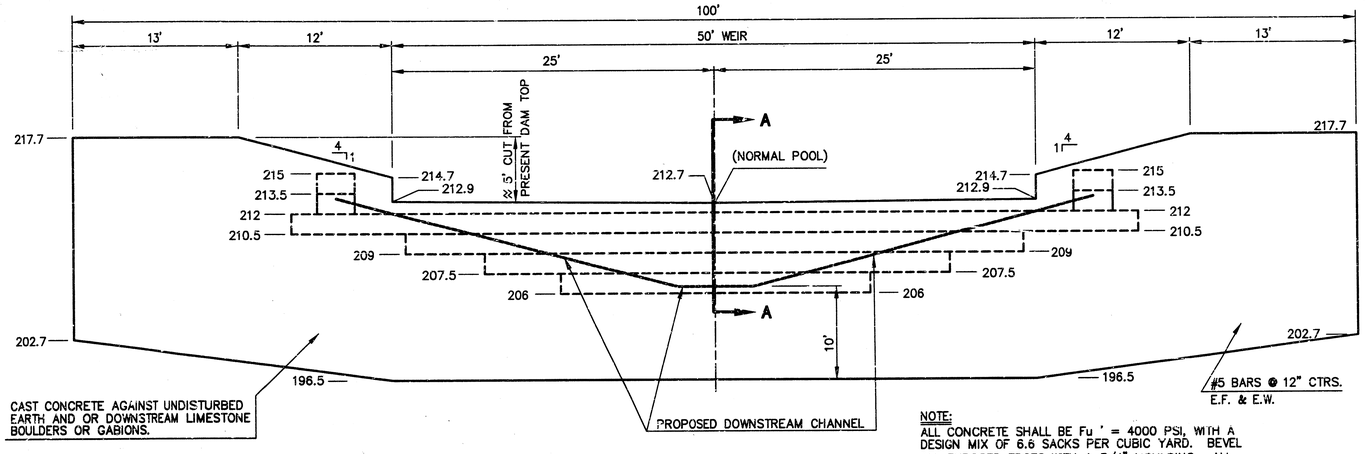
MID-KANSAS ENGINEERING CONSULTANTS, INC.
411 N. WEBB ROAD
WICHITA, KS. 67206
316-684-9600

FOX POINTE ADDITION
PROJECT NAME

CHANNEL & WEIR GRADING PLAN
SHEET TITLE

JNJ	DLM	JNJ
DESIGN BY:	DRAWN BY:	CHECKED BY:
OCT., 1996	96043	3 / 12
DATE	JOB NO.	SHEET/OF

F:\CIVIL\FOXPOINTE\FOX-2ND\DWG\96043GR

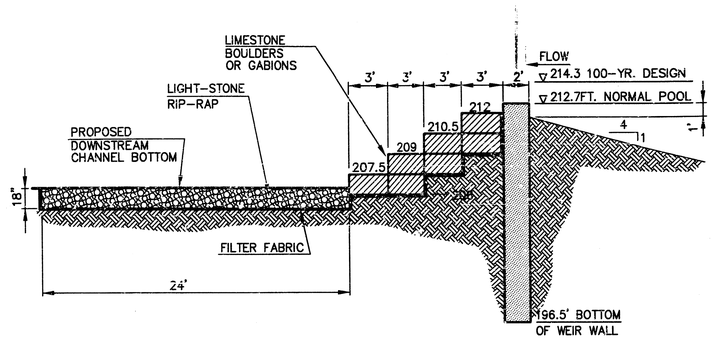


SECTION LOOKING DOWNSTREAM

DOWNSTREAM CONCRETE WEIR

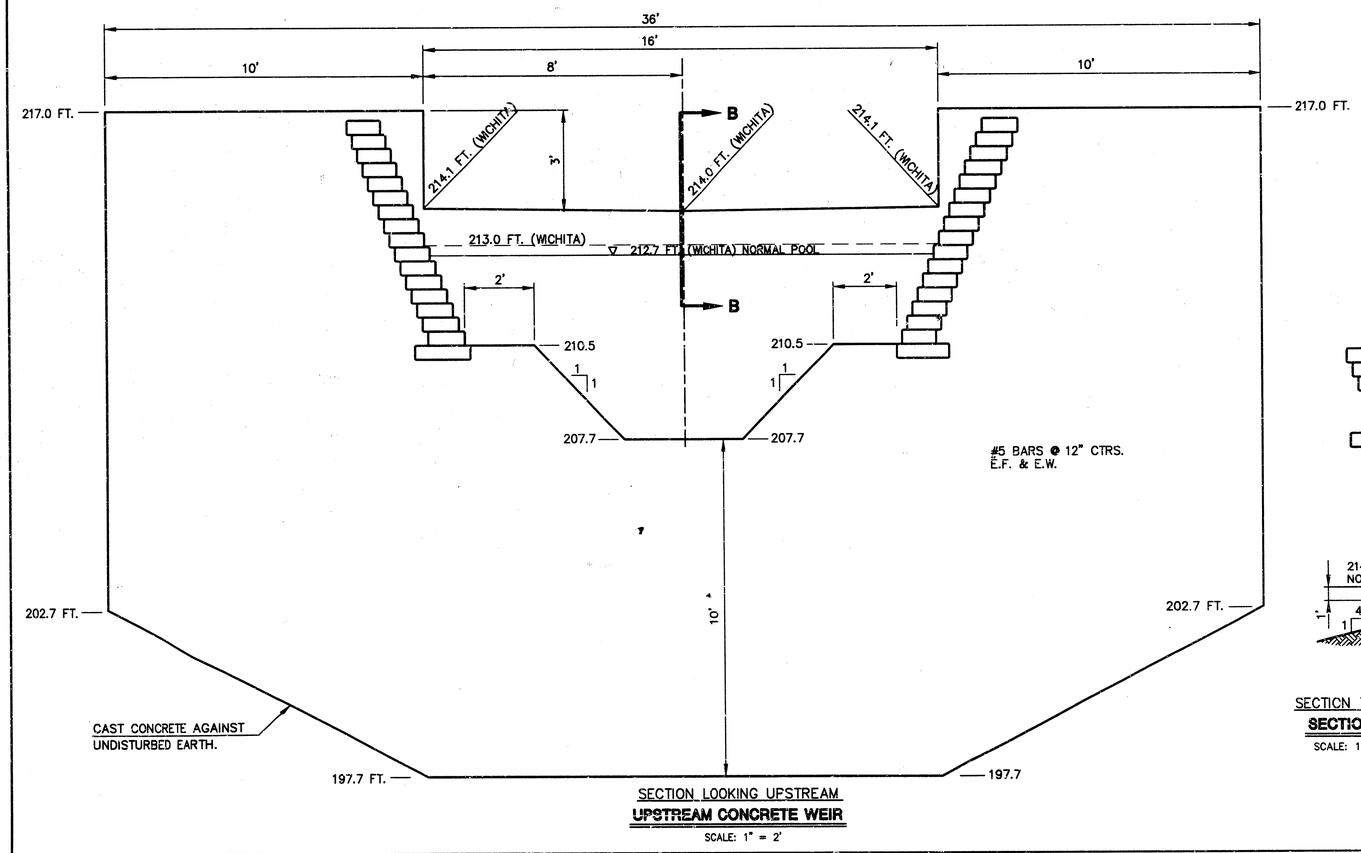
SCALE: 1" = 5'

NOTE:
ALL CONCRETE SHALL BE Fu ' = 4000 PSI, WITH A DESIGN MIX OF 6.6 SACKS PER CUBIC YARD. BEVEL ALL EXPOSED EDGES WITH A 3/4" MOULDING. ALL CLEARANCES TO REINFORCING SHALL BE 2", UNLESS OTHER WISE NOTED.



SECTION "A-A"

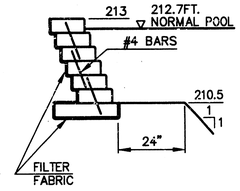
SCALE: 1" = 5'



SECTION LOOKING UPSTREAM

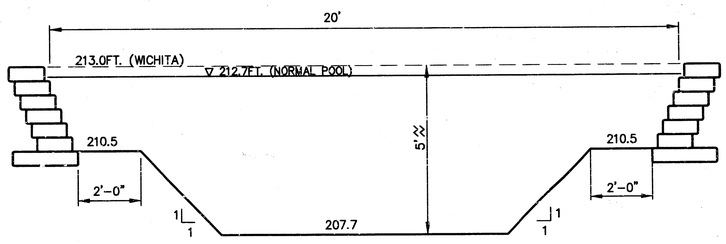
UPSTREAM CONCRETE WEIR

SCALE: 1" = 2'



TYPICAL X-SECTION

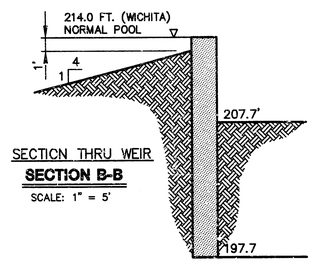
SCALE: 1" = 2'



TYPICAL CROSS SECTION

UPSTREAM CHANNEL

SCALE: 1" = 5'



SECTION THRU WEIR

SECTION B-B

SCALE: 1" = 5'

REVISED: OCTOBER 29, 1996

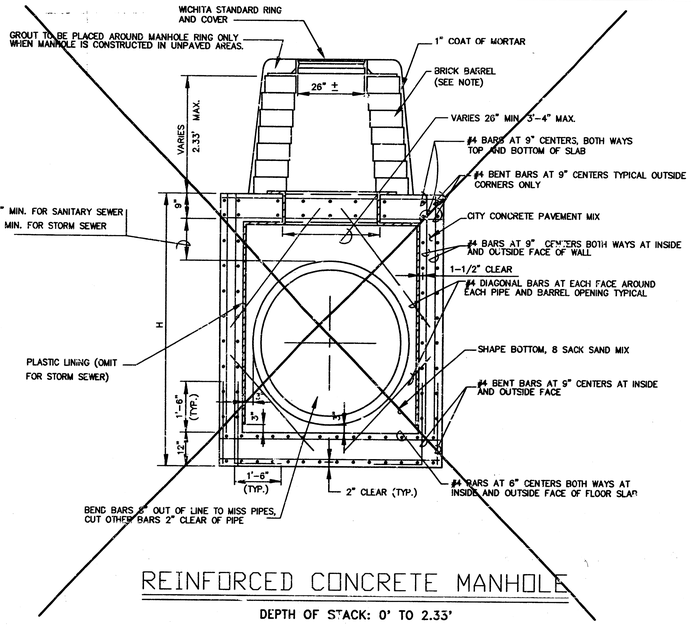
MID-KANSAS ENGINEERING CONSULTANTS, INC.
411 N. WEBB ROAD
WICHITA, KS. 67206
316-684-9600

FOX POINTE ADDITION
PROJECT NAME

CHANNEL DETAILS
SHEET TITLE

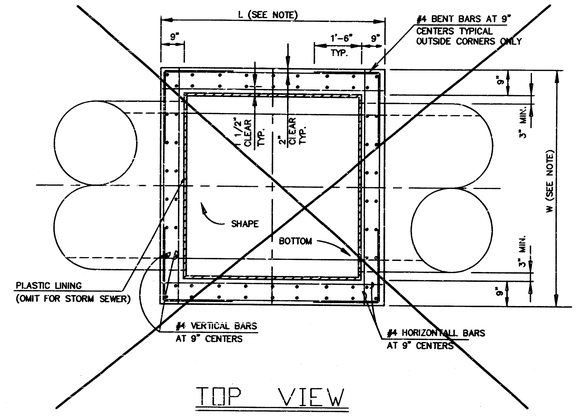
JNJ	DLM	JNJ
DESIGN BY:	DRAWN BY:	CHECKED BY:
OCTOBER, 1996	96043	6 / 12
DATE	JOB NO.	SHEET/OF

F:\CIVIL\FOX\DWG\FOX-2ND\DRNG\96043DTL

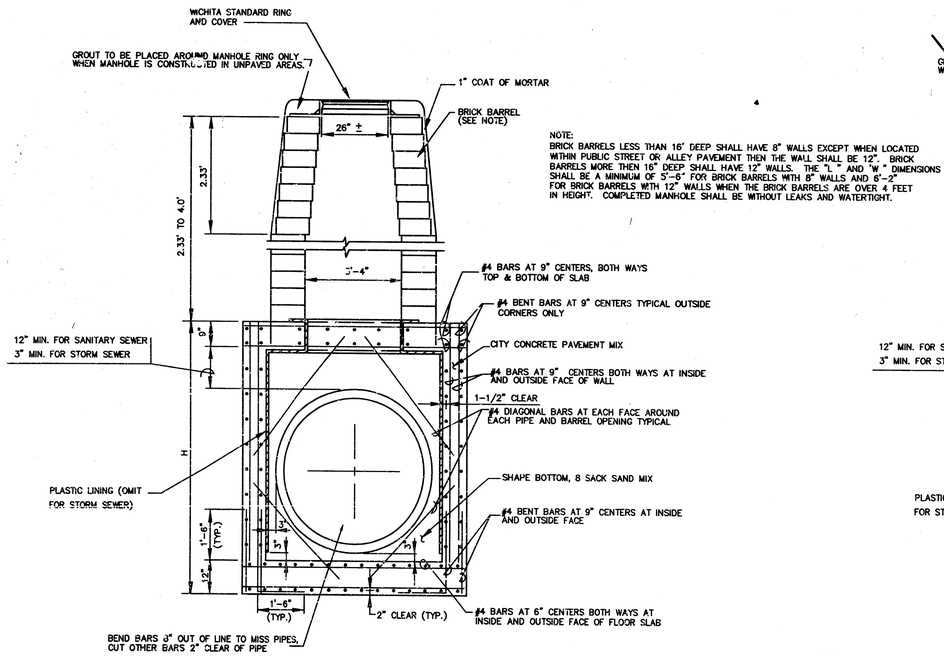


REINFORCED CONCRETE MANHOLE

DEPTH OF STACK: 0' TO 2.33'



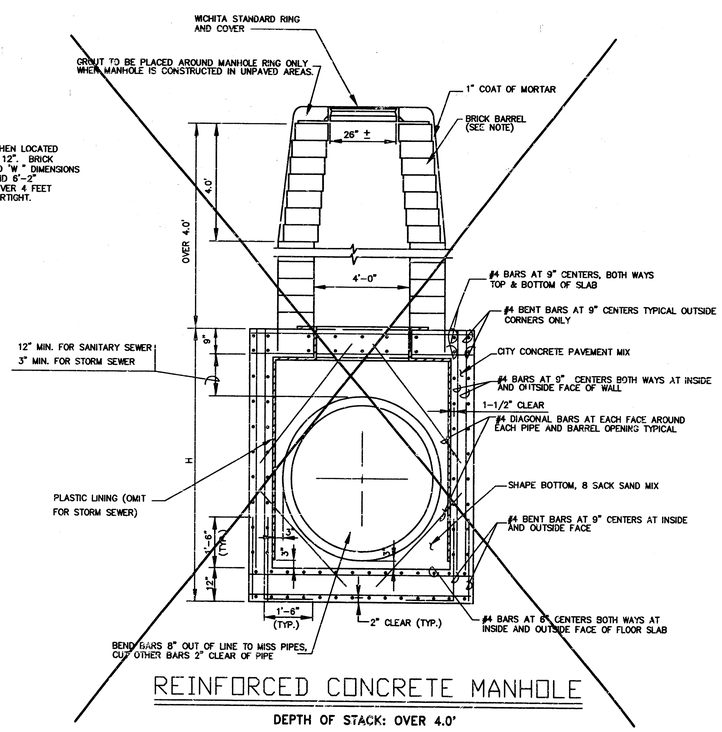
TOP VIEW



NOTE:
BRICK BARRELS LESS THAN 16' DEEP SHALL HAVE 8" WALLS EXCEPT WHEN LOCATED WITHIN PUBLIC STREET OR ALLEY PAVEMENT THEN THE WALL SHALL BE 12". BRICK BARRELS MORE THEN 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 FEET IN HEIGHT. COMPLETED MANHOLE SHALL BE WITHOUT LEAKS AND WATERTIGHT.

REINFORCED CONCRETE MANHOLE

DEPTH OF STACK: 2.33' TO 4.0'



REINFORCED CONCRETE MANHOLE

DEPTH OF STACK: OVER 4.0'

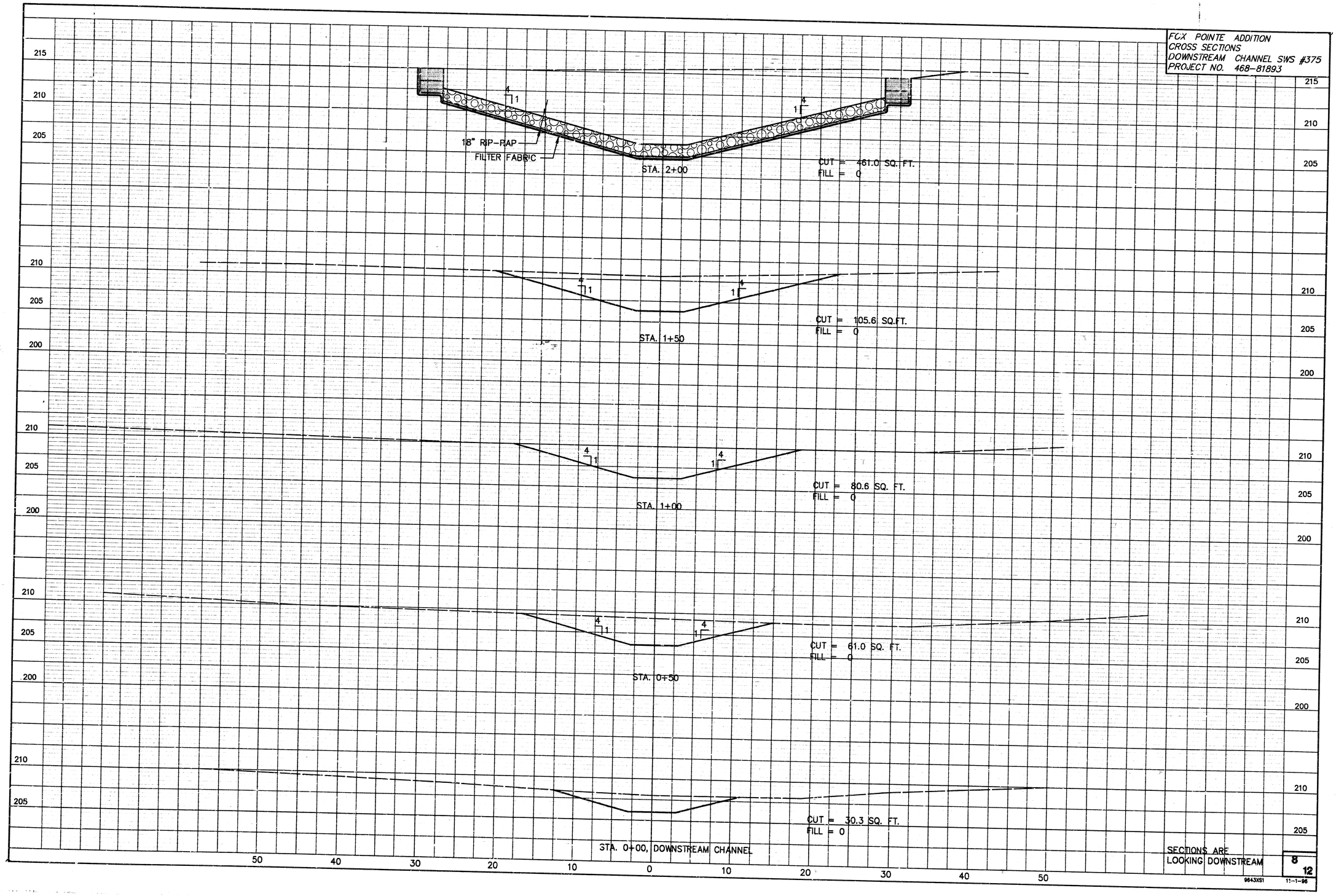
NO.	DATE	REVISIONS	BY	APP'D
3				
2				
1				

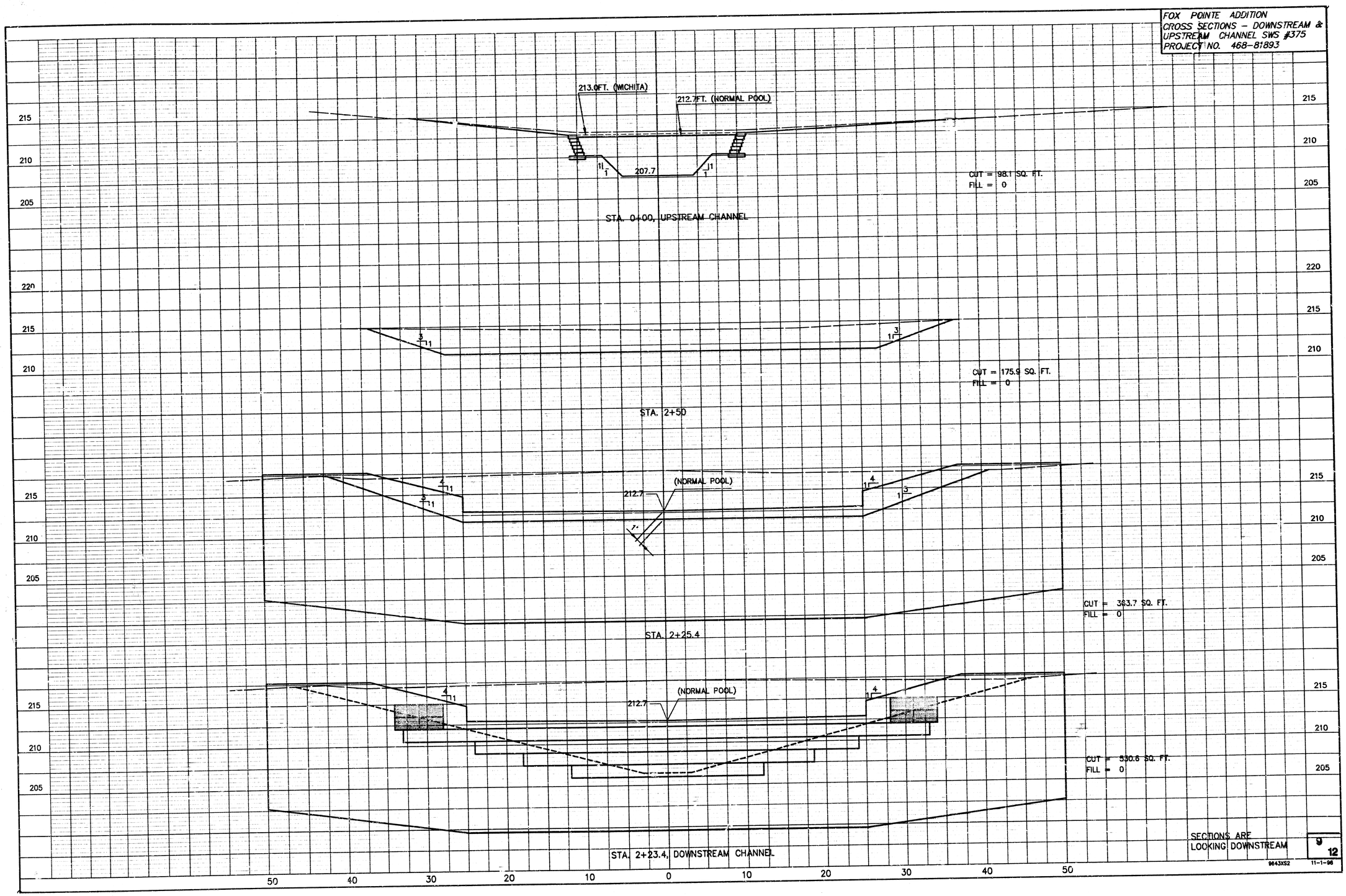
CITY OF WICHITA

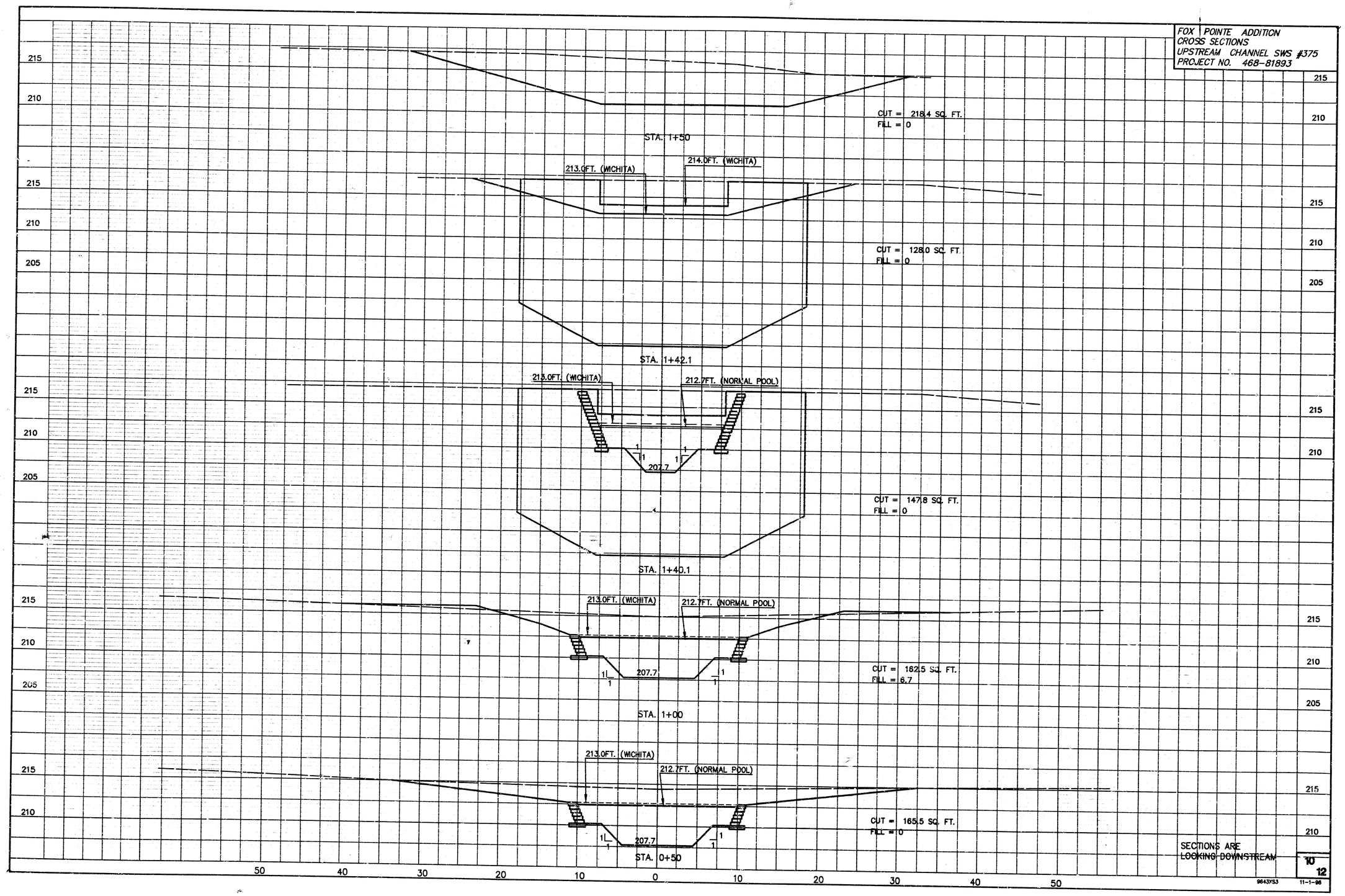
STANDARD DETAILS REINFORCED CONCRETE MANHOLES

SHEET NO.	OF	SCALE		APP'D			7
DESIGNED	CDW	DETAILED	CDW	QUANTITIES	CDW	TRACED	CDW	12
DESIGN CK.	CDW	DETAIL CK.	CDW	QUAN.CK.	CDW	TRACE CK.	CDW	

F:\CIVIL\FOXPOINT\FOX-2NDUNKNOWNE.DWF\MH


FOX POINTE ADDITION
CROSS SECTIONS
DOWNSTREAM CHANNEL SWS #375
PROJECT NO. 468-81893
18" RIP-RAP
FILTER FABRIC
STA. 2+00
CUT = 461.0 SQ. FT.
FILL = 0
STA. 1+50
CUT = 105.6 SQ.FT.
FILL = 0
STA. 1+00
CUT = 80.6 SQ. FT.
FILL = 0
STA. 0+50
CUT = 61.0 SQ. FT.
FILL = 0
STA. 0+00, DOWNSTREAM CHANNEL
CUT = 30.3 SQ. FT.
FILL = 0
SECTIONS ARE
LOOKING DOWNSTREAM
8
12
9643XS1
11-1-96


FOX POINTE ADDITION
CROSS SECTIONS – DOWNSTREAM & UPSTREAM CHANNEL SWS #375
PROJECT NO. 468-81893
213.0FT. (WICHITA)
212.7FT. (NORMAL POOL)
207.7
CUT = 98.1 SQ. FT.
FILL = 0
STA. 0+00, UPSTREAM CHANNEL
CUT = 175.9 SQ. FT.
FILL = 0
STA. 2+50
(NORMAL POOL)
212.7
CUT = 363.7 SQ. FT.
FILL = 0
STA. 2+25.4
(NORMAL POOL)
212.7
CUT = 530.6 SQ. FT.
FILL = 0
STA. 2+23.4, DOWNSTREAM CHANNEL
SECTIONS ARE LOOKING DOWNSTREAM
9
12
9643XS2
11-1-96

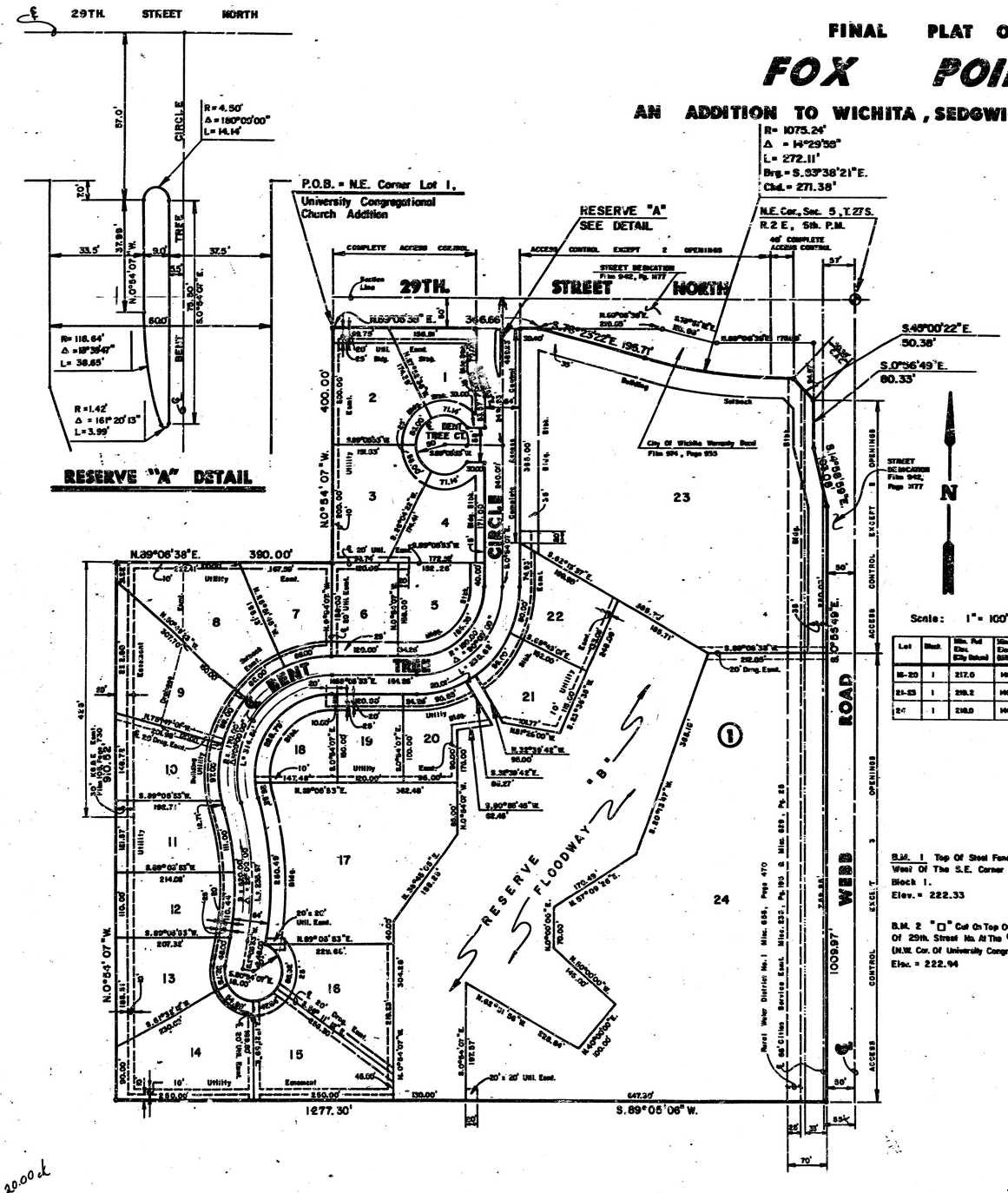

FOX POINTE ADDITION
CROSS SECTIONS
UPSTREAM CHANNEL SWS #375
PROJECT NO. 468-81893
CUT = 218.4 SQ. FT.
FILL = 0
STA. 1+50
213.0FT. (WICHITA)
214.0FT. (WICHITA)
CUT = 128.0 SQ. FT.
FILL = 0
STA. 1+42.1
213.0FT. (WICHITA)
212.7FT. (NORMAL POOL)
207.7
CUT = 147.8 SQ. FT.
FILL = 0
STA. 1+40.1
213.0FT. (WICHITA)
212.7FT. (NORMAL POOL)
207.7
CUT = 162.5 SQ. FT.
FILL = 6.7
STA. 1+00
213.0FT. (WICHITA)
212.7FT. (NORMAL POOL)
207.7
CUT = 165.5 SQ. FT.
FILL = 0
STA. 0+50
215
210
205
50
40
30
20
10
0
10
20
30
40
50
SECTIONS ARE
LOOKING DOWNSTREAM
10
12
9643YS3
11-1-96

E 7-30

FINAL PLAT OF

FOX POINTE

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



Lot	Block	Min. Bsmt Elev. (City Datum)	Min. Unit Elev. (USGS Datum)
16-20	1	217.0	1426.4
21-25	1	218.2	1426.6
26	1	218.0	1426.4

B.M. 1 Top Of Steel Fence Post 4.5' West Of The S.E. Corner Of Lot 24 Block 1.
Elev. = 222.33

B.M. 2 "□" Cut On Top Of South Curb Of 29th. Street No. At The ℄ Of Cypress (N.W. Cor. Of University Congregational Church Add.
Elev. = 222.94

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 "FOX POINTE" an addition to Wichita, Sedgwick County, Kansas, into Lots, Block, Streets, and Reserves the same being accurately set forth in the accompanying plat and described herein:

A tract of land lying in Government Lot 1, Section 5, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, more particularly described as follows:

Beginning at the Northeast corner of Lot 1, University Congregational Church Addition, an addition to Wichita, Sedgwick County, Kansas; thence N 89° 06' 36" E, 366.66 feet, parallel and 50' South of the North line of said Government Lot 1; thence S 76° 23' 22" E, 196.71 feet to a point on a curve to the left; thence along said curve 272.11 feet, said curve having a central angle of 14° 29' 58", a radius of 1075.24 feet and a long chord of 271.38 feet, bearing S 83° 38' 21" E; thence S 45° 00' 22" E, 50.38 feet; to a point lying 75.00 feet West of the East line of said Government Lot 1; thence S 00° 56' 49" E, 80.33 feet, parallel with the East line of said Government Lot 1; thence S 14° 58' 59" E, 103.08 feet to a point lying 53.00' West of the East line of said Government Lot 1; thence S 03° 35' 49" E, 1089.97 feet to the North line of Deer Run Addition, an addition to Wichita, Sedgwick County, Kansas; thence S 89° 05' 06" W, 1277.30 feet along the North line of said Deer Run Addition, to the East line of Wilderness 2nd Addition, an addition to Wichita, Sedgwick County, Kansas; thence N 00° 54' 07" W, 910.52 feet along the East line of said Wilderness 2nd Addition to the South line of said University Congregational Church Addition; thence N 89° 06' 36" E, 390.00 feet along the said South line of University Congregational Church Addition to the East line of said University Congregational Church Addition; thence N 00° 54' 07" W, 400.00 feet along said East line of University Congregational Church Addition 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 30 day of August, 1988.

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

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 Surveyor's and Civil Engineers Certificates, have caused the same to be surveyed and platted into Lots, a Block, Streets and reserves the same to be known as "FOX POINTE" an addition to Wichita, Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public. The Reserves shall be owned and maintained by the Homeowners Association. Reserve A is platted for landscaping and entry monuments. Reserve B is platted for drainage and related structures, floodway, walks, gazebos, landscaping, recreation facilities and picnic shelters. Easements for the construction and maintenance of public utilities and drainage as indicated on the accompanying plat are hereby granted. The floodway shall be the responsibility of the owners until such time as the governing body exercising jurisdiction elects to assume the responsibility for the maintenance and improvement of the drainage, provided further, that no structure shall be constructed on or within said floodway, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the City Engineer. All abutters right of access to or from 29th Street North over and across the North lines of Lots 1, 2 and 23, Block 1, are hereby granted to the City of Wichita, provided, however, Lot 23, Block 1 shall have access to 29th Street North at two (2) locations, all locations to be determined by the City Engineer. All abutters right of access to or from Webb Road over and across the East lines of Lots 23 and 24, Block 1, are hereby granted to the City of Wichita, provided, however that Lot 23, Block 1 shall have access to Webb Road at two (2) locations and Lot 24, Block 1 shall have access to Webb Road at three (3) locations, all locations to be determined by the City Engineer. Minimum pad elevations shall be as indicated on the face of the plat.

By: Richard J. Hattrup #97371?

STATE OF KANSAS)
SEDGWICK COUNTY) SS:

Be it remembered that on this 29 day of August, 1988, before me a Notary Public in and for said State and County, came Richard J. Hattrup 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.

Mary Ann Tate, Notary Public
Mary Ann Tate
My Appointment Expires: 8-9-92

By: Juanita E. Hattrup

STATE OF KANSAS)
SEDGWICK COUNTY) SS:

Be it remembered that on this 29 day of August, 1988, before me a Notary Public in and for said State and County, came Juanita E. Hattrup, 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.

Mary Ann Tate, Notary Public
Mary Ann Tate
My Appointment Expires: 8-9-92

We, the Mid Kansas Federal Savings & Loan Association, Mortgagees on the above described property, do hereby consent to the plat of "FOX POINTE."

MID KANSAS FEDERAL SAVINGS & LOAN ASSOCIATION

By: Max L. Herzer, Senior Vice-President

STATE OF KANSAS)
SEDGWICK COUNTY) SS:

Be it remembered that on this 30th day of August, 1988, before me a Notary Public in and for said State and County, came the Mid Kansas Federal Savings & Loan Association, Wichita, Kansas, by Max L. Herzer, Senior Vice-President 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.

Karen L. Meyer, Notary Public
Karen L. Meyer
My Appointment Expires: 7/2/90

This plat of "FOX POINTE" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 18th day of August, 1988.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

Elton Parsons, Chairman
Marvin S. Kriest, Secretary

This plat approved and all dedications shown hereon, if any, accepted by the City Council of the City of Wichita, Kansas, this 27th day of SEPT, 1988.

Sheldon Kaiser, Mayor
Shirley E. Rice, Deputy City Clerk

Entered on transfer record this 6 day of October, 1988.

Don Wright, County Clerk

STATE OF KANSAS)
SEDGWICK COUNTY) SS:

This is to certify that this instrument was filed for record in the Register of Deeds office this 6TH day of OCTOBER, 1988, AT 2:30 P.M.

Pat Ketcher, Register of Deeds
Ed Rand, Deputy

11
12

2000d

affidavit Film 1539 Page 349

affidavit Film 1427 Page 1719

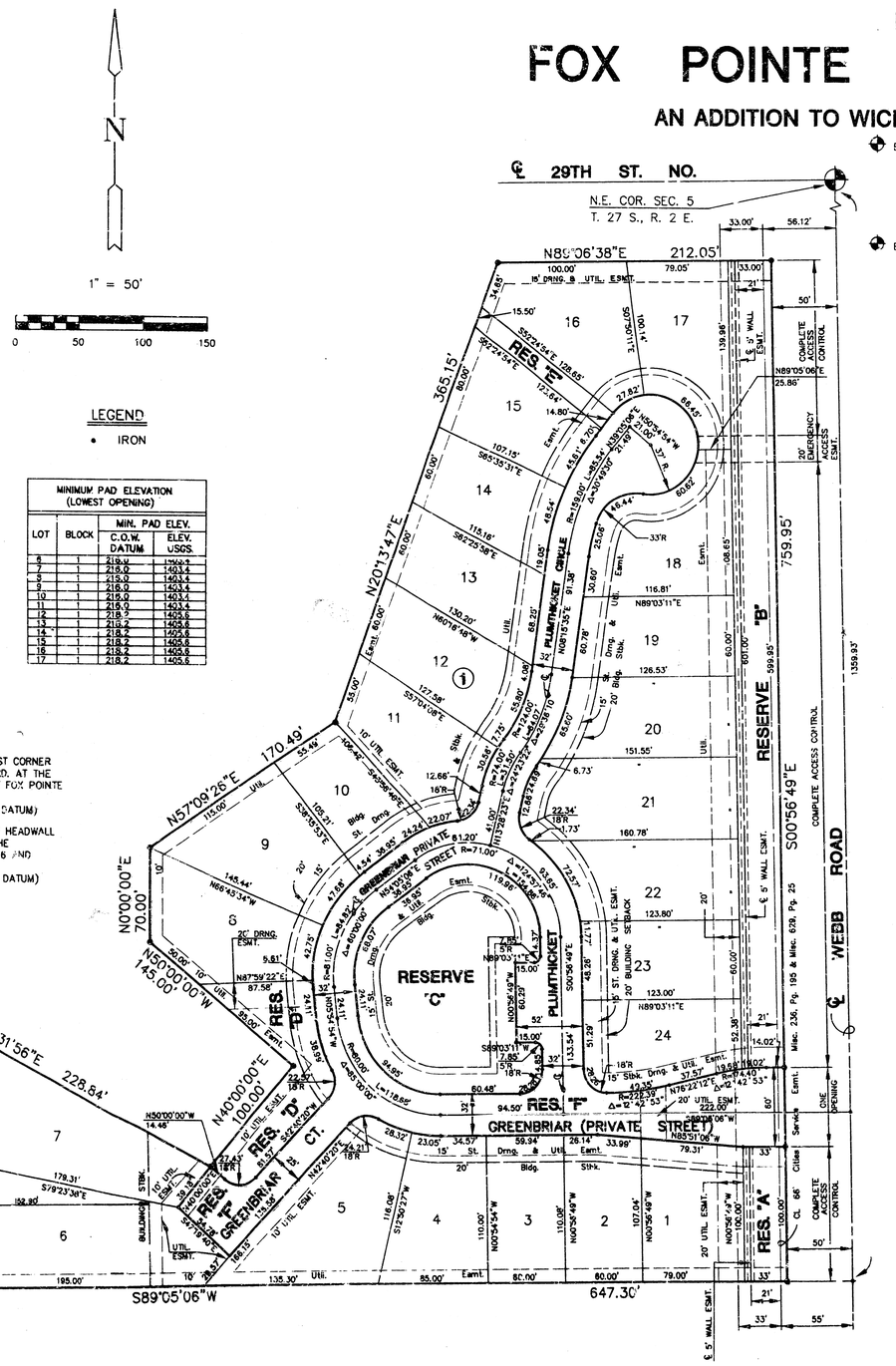
E 7-30

PC64 - 6

FINAL PLAT

FOX POINTE SECOND ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



LEGEND

• IRON

MINIMUM PAD ELEVATION (LOWEST OPENING)			
LOT	BLOCK	MIN. PAD ELEV. C.O.W. DATUM	MIN. PAD ELEV. USGS.
6	1	219.0	1403.3
7	1	216.0	1403.4
8	1	215.0	1403.4
9	1	216.0	1403.4
10	1	215.0	1403.1
11	1	215.0	1403.4
12	1	218.5	1405.6
13	1	215.0	1405.6
14	1	218.2	1405.6
15	1	218.2	1405.6
16	1	218.2	1405.6
17	1	218.2	1405.6

BENCH MARKS

BM #1 "□" CUT ON SOUTHEAST CORNER OF RCB UNDER WEBB RD. AT THE NORTHEAST CORNER OF FOX POINTE SECOND
ELEV. = 219.65 (CITY DATUM)

BM #2 "□" CUT WEST END OF HEADWALL OF RCB LOCATED AT THE NORTHEAST CORNER K96 AND WEBB RD.
ELEV. = 222.08 (CITY DATUM)

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 "FOX POINTE SECOND ADDITION", an addition to Wichita, Sedgwick County, Kansas, into lots, a block, and reserves the same being acurately set forth in the accompanying plat and described herein:

A replat of Lot 24, Block 1, FOX POINTE, an addition to Wichita, Sedgwick County, Kansas.

All lots, blocks, easements, building setbacks including the Drainage Easement on Film 1131, Page 292 within the above described property are hereby vacated and replated 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 21st day of February, 1996.

Kenneth H. Bengtson

Kenneth H. Bengtson, P.E., R.L.S. #922
Mid-Kansas Engineering Consultants, Inc.
411 North Webb Road
Wichita, KS 67206

KENNETH H. BENGTSON LICENSED 7238 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 lands as above set forth in the Civil Engineer's and Registered Land Surveyor's Certificate, have caused the same surveyed and platted into lots, a block, and reserves the same to be known as "FOX POINTE SECOND ADDITION" 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 wall easement is granted for the construction and maintenance of a privacy wall, public utilities are allowed to cross the wall easement. Reserves A, B, C, D, E, and F shall be platted for landscaping irrigation, lighting, and sidewalks. Reserve F is also platted for entry monuments and entry gate, streets, and parking. The Reserves shall be owned and maintained by the homeowners association. All abutters right of access to or from Webb Road over and across the East lines Reserve A and B of FOX POINTE SECOND ADDITION, are hereby granted to the City of Wichita. Minimum pad elevations are as indicated on the face of the plat. The 20' Emergency Access Easement is granted for emergency vehicles.

LEEWOOD HOMES, INC.

Joe H. Lee, President

STATE OF KANSAS)
) ss.
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 21st day of February, 1996, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Joe H. Lee, President of Leewood Homes, Inc., to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledgedthe execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Katheryn S. Bauman
Notary Public
My appointment expires: 1-24-99

KATHERYN S. BAUMAN NOTARY PUBLIC STATE OF KANSAS APPT. EXPIRES

This plat of "FOX POINT SECOND ADDITION", has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 25th day of January, 1996.

WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION

Susan Osborne-Howes, Chairman

Marvin S. Krout, Secretary

WICHITA COUNTY METROPOLITAN PLANNING COMMISSION SEAL KANSAS

This plat approved and all dedications shown thereon, if any, accepted by the City Council of the City of Wichita, Kansas, this 26th day of MARCH, 1996.

Bob Knight, Mayor

THE CITY OF WICHITA SEDGWICK COUNTY, KANSAS

Pat Burnett, Deputy City Clerk

Entered on transfer record this 9th day of April, 1996.

Susan E. Crockett-Spoon, 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 10th day of April, 1996.

Pat Kettler, Register of Deeds

~~Ed Rose~~ Phyllis Hernandez, Deputy
PHYLLIS HERNANDEZ

#15187/16

REGISTER OF DEEDS SEDGWICK COUNTY KANSAS

12
12