LATERAL 440, S.W.I.

to serve

BAREFOOT BAY 2ND ADDITION

CITY OF WICHITA, KANSAS

Michael E. Lindebak, P.E. City Engineer

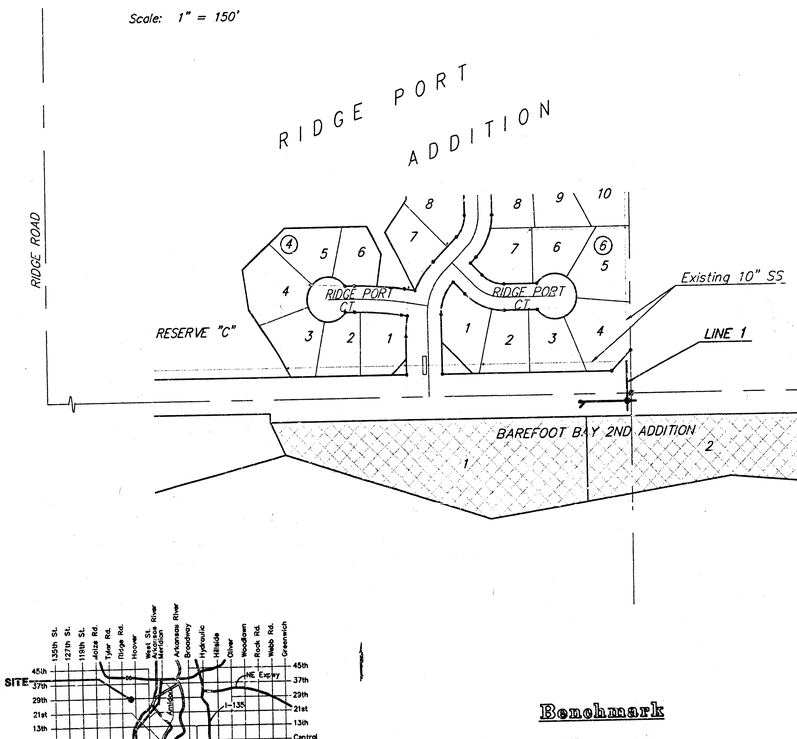
Project Number

468-83035

Index Code:

743810

Scale: 1" = 150'



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Standard Manhole Detail	3
Standard Riser Detail	4
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GENERAL NOTES:

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

   Kansas One-Call 687-2470

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

Multimedia Cablevision	262-0661
K.P.L. Gas Service Company	383-8650
Kansas Gas & Electric Company	383-8600
Peoples Gas Company	942-8350
Southwestern Bell Telephone Company	1-571-2611
City of Wichita Water Dept.	268-4908
City of Wichita Traffic Engineering	269-4446

2. Underground utility service lines and overhead utility pole lines are to be adjusted as necessary by others prior to construction unless the plans specifically call for their adjustment by the Contractor or unless the plans specifically identify a utility to be adjusted by its owner during construction. Existing utilities and their location, as shown on the plans, represent the best information obtainable for design. The Contractor will be required to work around existing utilities within the right-of-way which do not conflict with proposed construction.

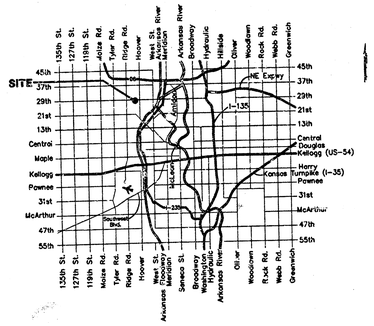
3. Trees and shrubs in public right-of-way which are in direct conflict with proposed new construction shall be removed by the Contractor with the Engineer's approval. Trees and shrubs which are not in direct conflict with proposed new construction shall be saved and protected from damage.

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

5. The Contractor shall be responsible for preserving property irons. The Contractor will be required to re-establish any property irons which are damaged or destroyed by his construction operations. Such irons shall be re-established by a licensed land surveyor in accordance with state laws.

6. All areas disturbed by construction operations shall by seeded with rye grass at a rate of 300 lbs/acre immediately following construction in that area. Prior to seeding, area shall be prepared per City specs.

7. All roadways shall be restored to original condition. Cost to be included in bid item "Site clearing and Restoration."



Vicinity Map

Benchmark

City Disc w/ North of 1/4 Corner, 1/2 Mile East of Ridge Road on 29th St. North.
Elev. = 141.07 City Datum

City Disc at S.W. Corner of R.C.B.C. for Big Slough at Ridge Road
Elev. = 144.22 City Datum

Benefit District

Booked
P-117
3/23/00
Per Plan
R. D. L

DENISE M. VAUGHAN
LICENSED
15176
4-8-99
KANSAS
PROFESSIONAL ENGINEER

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

BENCHMARK:

City Disc 45' North of 1/4 Corner, 1/2 Mile East of Ridge Road on 29th St. North.
Elev. = 141.07 City Datum

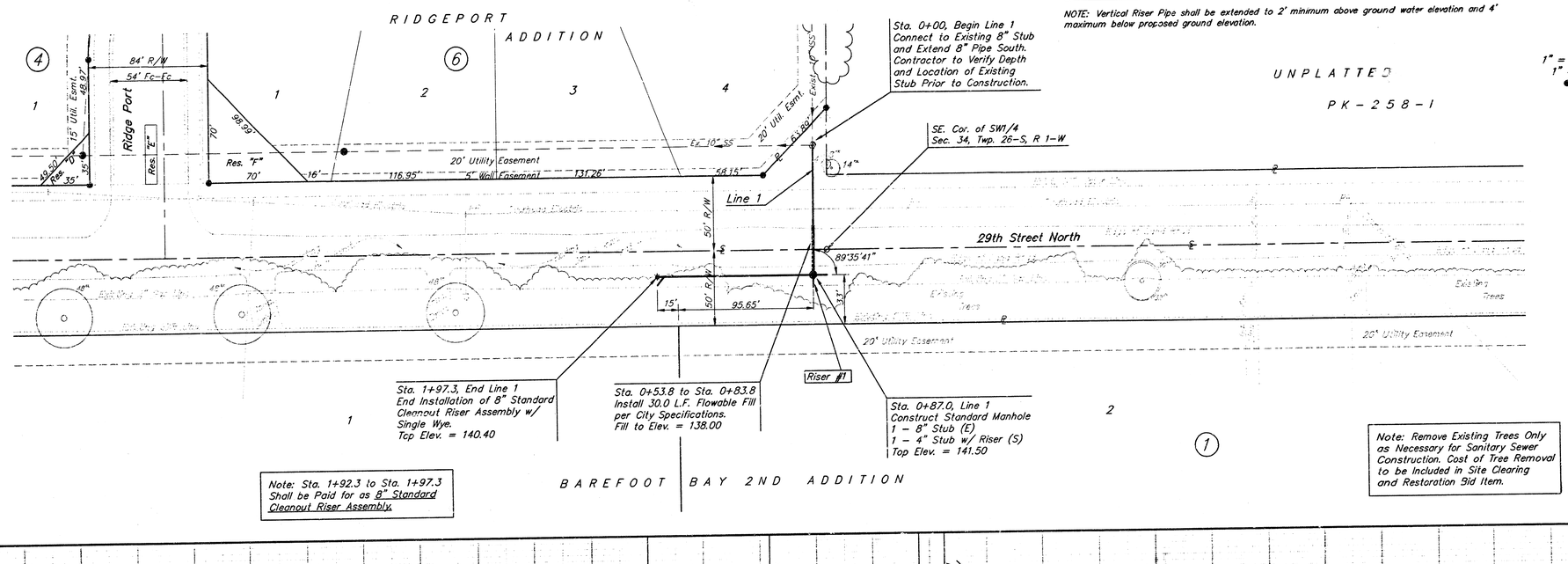
City Disc at S.W. Corner of R.C.B.C. for Big Slough at Ridge Road
Elev. = 144.22 City Datum

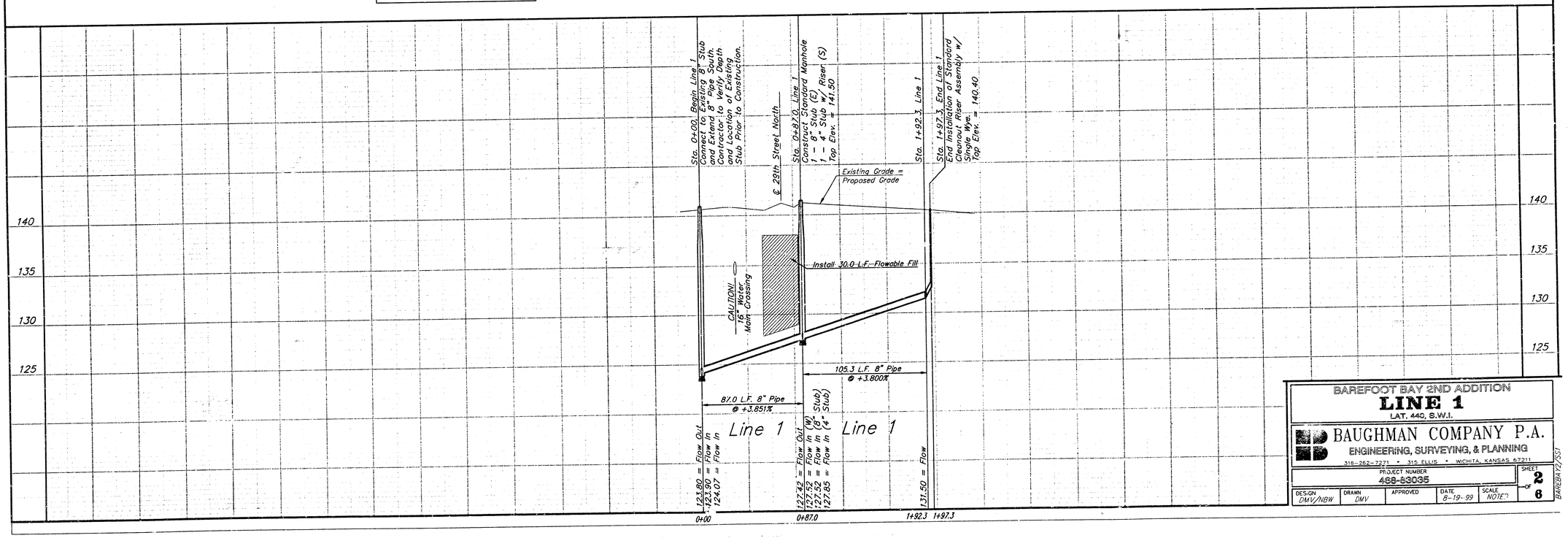
SEWER SERVICE TABLE

NUMBER	TYPE	LOCATION LOT NO.	LOCATION BLOCK NO.	LOCATION LINE NO.	STATION \ DIRECTION	FOR INFORMATION ONLY APPROXIMATE LENGTH 4" PIPE VERTICAL	FOR INFORMATION ONLY APPROXIMATE LENGTH 4" PIPE HORIZONTAL
1	4" Stub	2	1	1	0+87.0/Lt.	9.5'	10'

NOTE: Vertical Riser Pipe shall be extended to 2' minimum above ground water elevation and 4' maximum below proposed ground elevation.

Scale:
1" = 40' Horizontal
1" = 5' Vertical
● = Iron





BAREFOOT BAY 2ND ADDITION
LINE 1
LAT. 440, S.W.I.

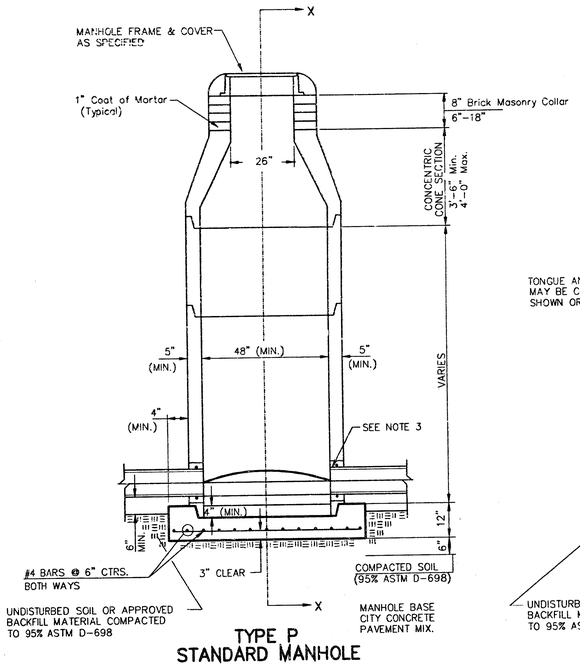
BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER	SHEET
458-99035	2 OF 6

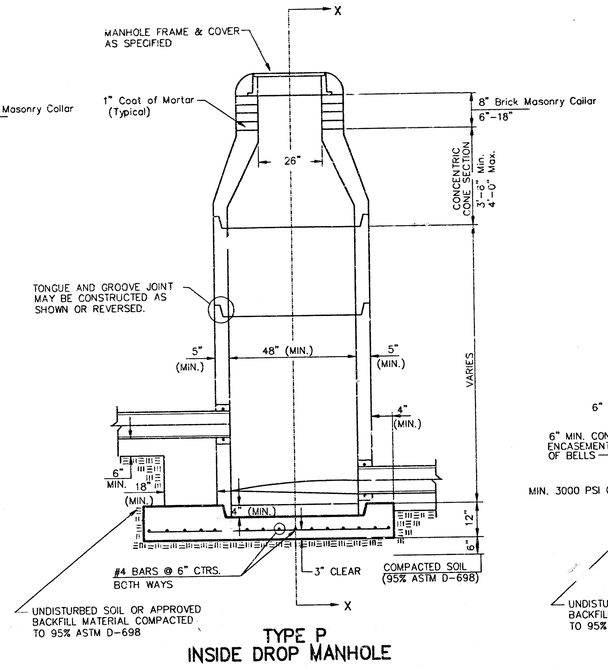
DESIGN	DRAWN	APPROVED	DATE	SCALE
DMV/NBW	DMV		5-19-99	NOTED

BAREBAY2/SS1

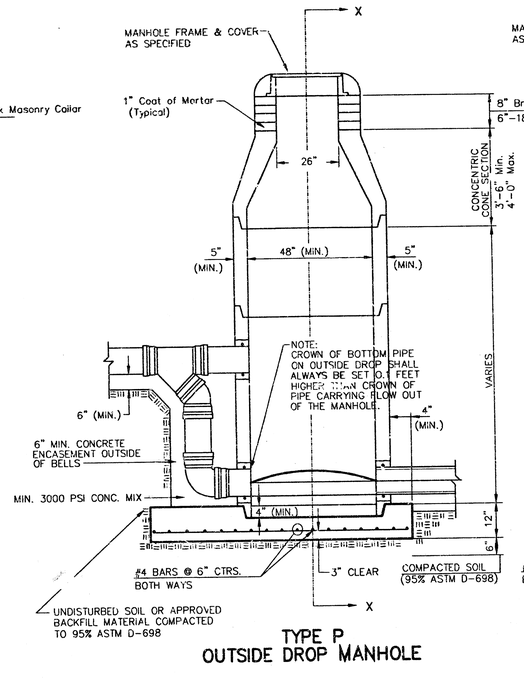
SEWER APPURTENANCES DETAILS



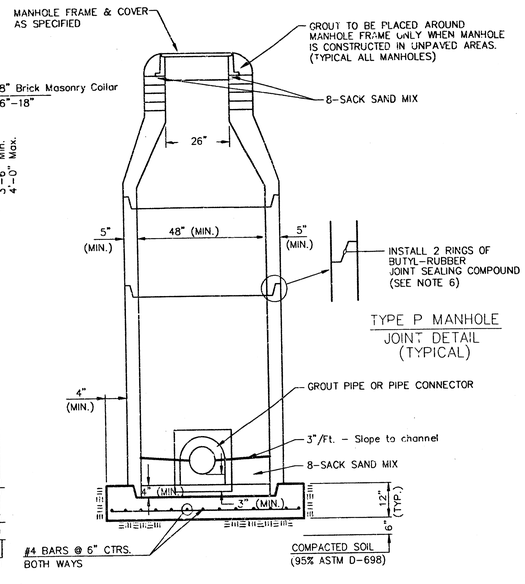
TYPE P
STANDARD MANHOLE



TYPE P
INSIDE DROP MANHOLE



TYPE P
OUTSIDE DROP MANHOLE

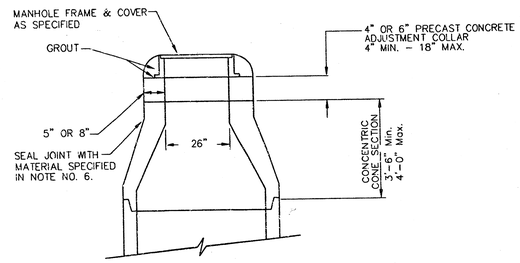


SECTION X
(TYPICAL)

GENERAL NOTES

PRECAST MANHOLE NOTES

1. ALL PRECAST CONCRETE MANHOLE SECTIONS SHALL CONFORM TO THE LATEST REVISIONS OF A.S.T.M. C478 AS MODIFIED BY THE SPECIFICATIONS.
2. NON-SHRINK GROUT SHALL BE NON-METALLIC TYPE.
3. APPROVED FLEXIBLE WATERSTOP GASKETS SHALL BE INSTALLED TO JOIN THE SEWER TO THE MANHOLE WALL WHEN A.B.S. COMPOSITE PIPE OR P.V.C. PIPE IS USED. FOR OTHER TYPES OF PIPE THE SEWER SHALL BE GROUTED IN PLACE WITH NON-SHRINK GROUT. THE SEWER PIPE SHALL BE SUPPORTED WITH CONCRETE ENCASEMENT A MINIMUM OF 3 FEET FROM THE MANHOLE WALL AND TO THE FIRST JOINT FOR V.C.P. SUCH THAT THE JOINT REMAINS FLEXIBLE.
4. ALL INSIDE SURFACES OF THE CONCRETE MANHOLE WHICH WOULD BE EXPOSED TO SEWER GAS SHALL BE COATED WITH 2 COATS TNEMEC SERIES 66 HI-BUILD EPOXOLINE, DRY THICKNESS OF 8 MILS (MIN.)
5. EXTERIOR MANHOLE WALLS SHALL BE COATED WITH 1 COAT MOBILARMA 633 BITUMINOUS COATING.
6. JOINT SEALING COMPOUND SHALL BE KENT SEAL NO. 2 OR APPROVED EQUAL.
7. PRECAST MANHOLES SHALL BE SET AT LEAST 4 INCHES INTO THE MANHOLE BASE.
8. TOP OF MANHOLE FLOOR SLAB SHALL BE AT LEAST 3 INCHES BELOW THE FLOW LINE OF THE OUTLET PIPE TO INSURE SUFFICIENT MINIMUM THICKNESS OF SHAPED INVERT.
9. LIFTING HOLES SHALL BE FILLED WITH NON-SHRINK GROUT AND THE INTERIOR SURFACE COATED AS SPECIFIED.
10. MORTAR USED IN MASONRY CONSTRUCTION SHALL CONTAIN 8 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 PAVEMENT 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.
11. 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 AT LEAST 3" 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.
12. OPENINGS SHALL BE CUT INTO THE MANHOLE WALL WHEN OUTSIDE DROPS ARE CONSTRUCTED ON EXISTING MANHOLES. SUCH OPENINGS CUT INTO EXISTING MANHOLES SHALL BE AS SMALL AS PRACTICAL TO FACILITATE INSTALLING AND GROUTING THE NEW PIPE IN PLACE. WATERSTOP GASKETS SHALL BE USED WITH P.V.C. AND A.B.S. COMPOSITE PIPE. THE NEW PIPE SHALL BE GROUTED INTO THE OPENING USING AN APPROVED NON-SHRINK GROUT FOR THE FULL MANHOLE WALL THICKNESS. THE EXTERIOR OF THE COMPLETED CONNECTION SHALL BE SEALED WITH AN APPROVED BITUMINOUS COATING SUCH THAT THE CONNECTION WILL BE WATER TIGHT. FLOOR OF MANHOLE SHALL BE MODIFIED TO FORM NEW FLOW CHANNEL FOR THE NEW CONNECTION AS INDICATED BY THE DRAWING. THIS WORK, INCLUDING MODIFICATION OF MANHOLE FLOOR, SHALL BE PAID FOR AT THE UNIT PRICE BID FOR OUTSIDE DROP STACK CONSTRUCTED ON EXISTING MANHOLE.
13. 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 AS SEWAGE 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 EXCEPT FOR INSIDE DROP MANHOLES. FLOW CHANNELS FOR INSIDE DROP MANHOLES SHALL BE CONSTRUCTED AS INDICATED BY THE DRAWING. 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 NEAT 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.
14. 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.
15. 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 DRAWING.
16. THE VERTICAL DROP IN INSIDE DROP MANHOLES SHALL NOT EXCEED 2' FOR INFLOWING PIPES SIZED 12" OR SMALLER AND 2' FOR INFLOWING PIPES LARGER THAN 12". THE CROWNS OF INFLOWING PIPES SHALL NEVER BE SET LOWER THAN THE CROWN OF THE OUTFLOWING PIPE.
17. STANDARD MANHOLES AND STANDARD INSIDE DROP MANHOLES SHALL BE BID AS STANDARD MANHOLES FOR THE TYPE AND DIAMETER INDICATED. OUTSIDE DROP MANHOLES SHALL BE BID AS STANDARD OUTSIDE DROP MANHOLES FOR THE TYPE AND DIAMETER INDICATED. ALL MANHOLE DIAMETERS WILL BE 4' UNLESS INDICATED OTHERWISE.
18. A BRICK MASONRY COLLAR SHALL BE INSTALLED BETWEEN THE CAST IRON FRAME AND THE CONCENTRIC CONE. THE COLLAR WILL HAVE 8" WALLS AND A VERTICAL HEIGHT OF 6" MINIMUM AND 18" MAXIMUM. A 1" COAT OF MORTAR WILL BE PLASTERED ON THE OUTSIDE OF THE COLLAR. THE USE OF PRE-CAST CONCRETE SPACERS FOR MANHOLE TOP ADJUSTMENT IS ALSO ALLOWED.



ALTERNATE CONSTRUCTION
IN UNPAVED AREAS

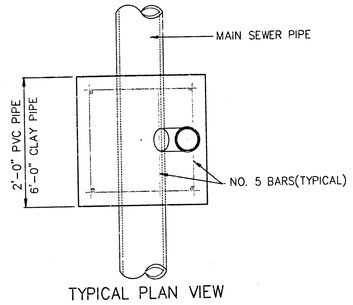
CITY OF WICHITA
STD. MANHOLE DETAILS
SEWER APPURTENANCES

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-2271 • 313 ELLIS • WICHITA, KANSAS 67211

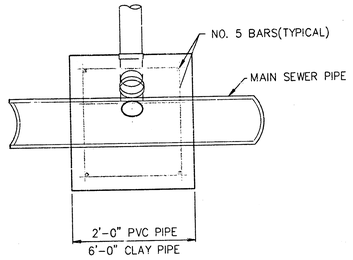
PROJECT NUMBER 468-23035 | SHEET 3 OF 6

DESIGN	DRAWN	APPROVED	DATE	SCALE
STAFF	STAFF			NONE

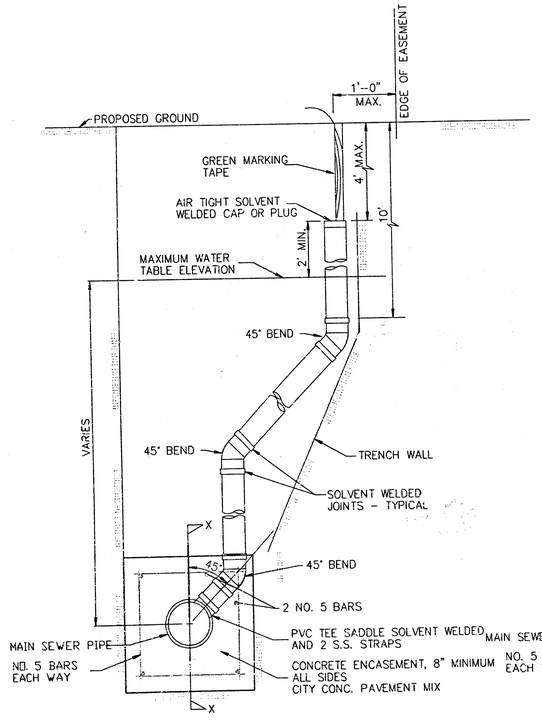
VERTICAL RISER DETAILS
ADOPTED AS STANDARD DESIGN
BY
CITY OF WICHITA, KANSAS
OCTOBER 1992



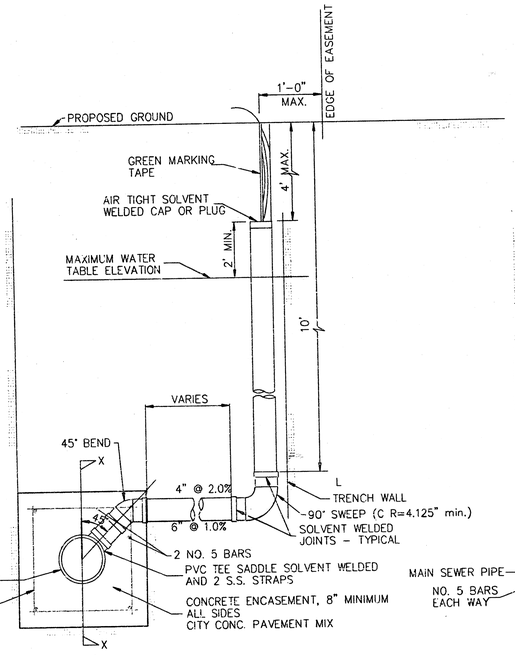
TYPICAL PLAN VIEW



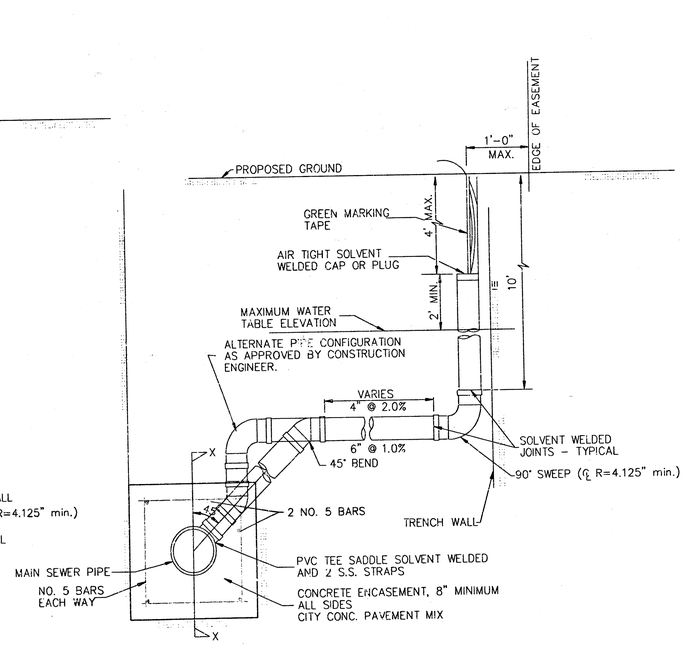
TYPICAL SECTION X–X



METHOD "A"



METHOD "B"



METHOD "C"

NOTE: RISER PIPE REQUIREMENTS AT MANHOLE STUBS SHALL BE SIMILAR TO THOSE SHOWN ABOVE.

GENERAL NOTES

1. RISERS. Risers shall be installed to serve all lots or tracts where the sanitary sewer main is below the water table. Risers shall also be installed to serve all lots and tracts where the sanitary sewer main depth is greater than 12 feet below the proposed ground elevation. Installation of risers because of field conditions shall be as approved by the Construction Engineer. The location of the risers to serve developed property shall be approved by the property owner and the Construction Engineer.

2. PIPE STUBS. Pipe stubs shall be installed in manholes where locations of manholes will provide satisfactory service connection as determined by the Construction Engineer. The vertical distance between the flowline of the manhole pipe stub and the flowline of the sanitary sewer main out of the manhole shall not exceed 2 feet. Risers shall be utilized at manhole pipe stubs as indicated in Note 1. Manhole pipe stubs shall be set such that the top of the stub is not lower than the top of the sanitary sewer main.

3. SIZING. Pipe stubs and risers shall be sized according to the plans and riser table where risers are indicated by the plans. Where risers or pipe stubs are required because of field conditions, the risers and stubs shall be six-inch diameter for commercial or industrial properties and 4" or 6" diameter for residential properties, based on lot size and sanitary sewer main depth. Sizing of risers and stubs shall be approved by the Construction Engineer prior to installation.

4. RISER OR STUB MATERIAL. Risers and stubs shall be constructed of Schedule 40 PVC Pipe, meeting the requirements of the latest revision of A.S.T.M. . All pipe joints shall be solvent welded.

5. REINFORCED CONCRETE ENCASEMENT. Riser connections to clay pipe sanitary sewers shall be reinforced concrete encased both ways from the riser centerline. The reinforced concrete encasement shall extend three feet from the riser centerline or stop at the first sanitary sewer pipe joint within three feet of the riser centerline. Riser connections to PVC Sanitary Sewer mains shall be reinforced concrete encased one foot each way from the riser centerline. The concrete encasement shall be reinforced using reinforcing steel as shown in the appropriate drawing. The concrete shall conform to the City Standard Specifications for concrete pavement.

6. BEDDING. Bedding around the sanitary sewer riser shall be compacted Pipe Bedding Type 1 or 2. The bedding shall be placed and compacted from the depth of the sanitary sewer main to the top of the sanitary sewer riser pipe. Compacted Pipe Bedding Type 1 or 2 shall be required for all risers whether constructed in vertical wall or sloped wall trenches. Bedding material and construction practices shall be approved by the Construction Engineer prior to installation.

7. SUPPORT OF RISERS. Sanitary sewer riser pipe shall be supported during trench backfill. The riser pipe shall be held in a vertical position at all times until trench backfill and compaction has been completed. Contractor's methods for supporting and backfilling the riser pipe shall be approved by the Construction Engineer.

8. PLUGGING. The ends of the riser pipes and manhole stubs shall be plugged using an airtight solvent welded cap or plug. Cap or plug fittings shall be approved by the Construction Engineer prior to installation. Caps or plugs which do not provide an airtight seal will not be accepted.

9. TOP OF THE RISER PIPE. The top elevation of the sanitary sewer riser pipe shall be built per plan elevations, unless otherwise directed by the Construction Engineer. Where riser elevations are not shown on the plans, the top of the risers shall be set at an elevation four feet below the proposed ground surface. If ground water is encountered, the top of the riser pipe shall be set at an elevation two feet (min.) above the maximum water table elevation, regardless of the riser elevation shown on the plans.

10. MARKING. Locations of the ends of the sanitary sewer riser pipe shall be marked by fastening green colored plastic tape to the end of the riser. The tape shall be supported by a length of wooden 2 x 4, extending from the top of the riser pipe to the proposed ground surface. The green tape shall be visible and extend one foot above the proposed ground surface. The green tape shall be 4 mil Polyethylene film with a minimum width of three inches, specifically manufactured for the purpose of identification of underground sewers.

11. LOCATION MEASURES. The project inspector shall record and document the location of all risers constructed as measured from the nearest manhole, indicating the direction from the manhole, the direction and distance from the main, riser size, and elevation of the top of the riser.

12. RISER LOCATION. The riser shall be located per plan if shown. If not shown on the plan, the riser shall be located at the center of the lot, within one foot of the property side of the easement for the lot being served. All riser locations shall be approved by the Construction Engineer prior to installation.

13. PAYMENT. "Sanitary sewer risers" shall be paid for at the contract unit price per each, which price shall be full compensation for all pipe, fittings, marking tape, length of wooden 2 x 4, reinforced concrete encasement, support during backfill, backfill, labor, site restoration, and any other items necessary to complete the work.

"Manhole stubs" shall be paid for at the contract unit price per each, which shall be full compensation for all labor, material, and incidentals necessary to complete the work including all pipe, fittings, reinforced concrete encasement, and all other items as required and listed for "Sanitary Sewer Risers".

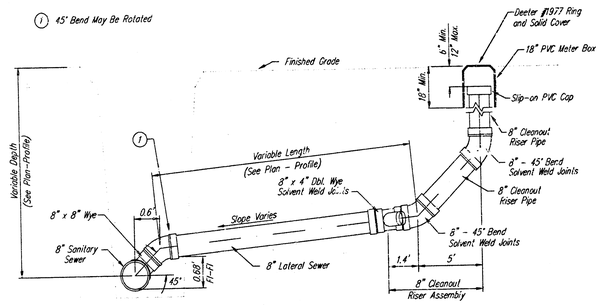
City of Wichita Standard
Riser Details

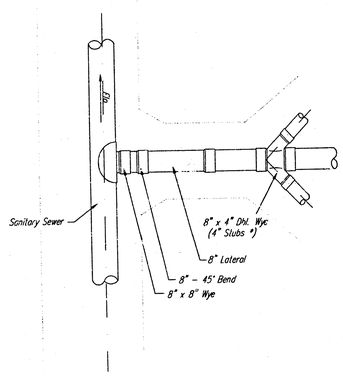
BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER	SHEET
468-83035	4 of 6

DESIGN	DRAWN	APPROVED	DATE	SCALE
				NONE

Details \ Riser2W

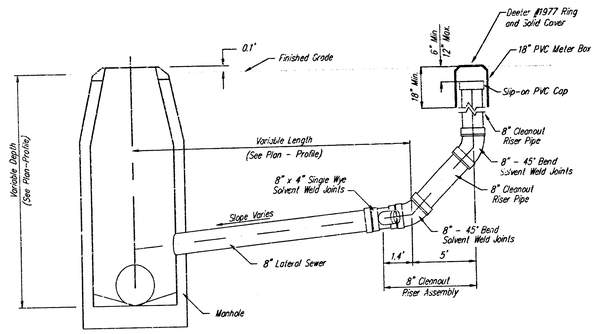


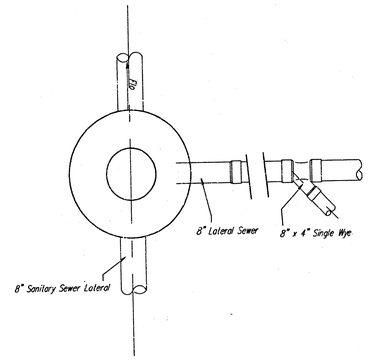


8" CLEANOUT RISER ASSEMBLY DETAIL
W/ WYE CONNECTION

* 4" Branch (each side) to Serve as 4" Stub. Temporary Plug Until Service Connection is Required. Singel Wye to be Used Where Indicated on Plan.

** 8" Lateral to be Air-Tested up to the Top of PVC Pipe, per Standard Specifications.





8" CLEANOUT RISER ASSEMBLY DETAIL
W/ MANHOLE CONNECTION

8" CLEANOUT RISER DETAIL

CITY OF WICHITA

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

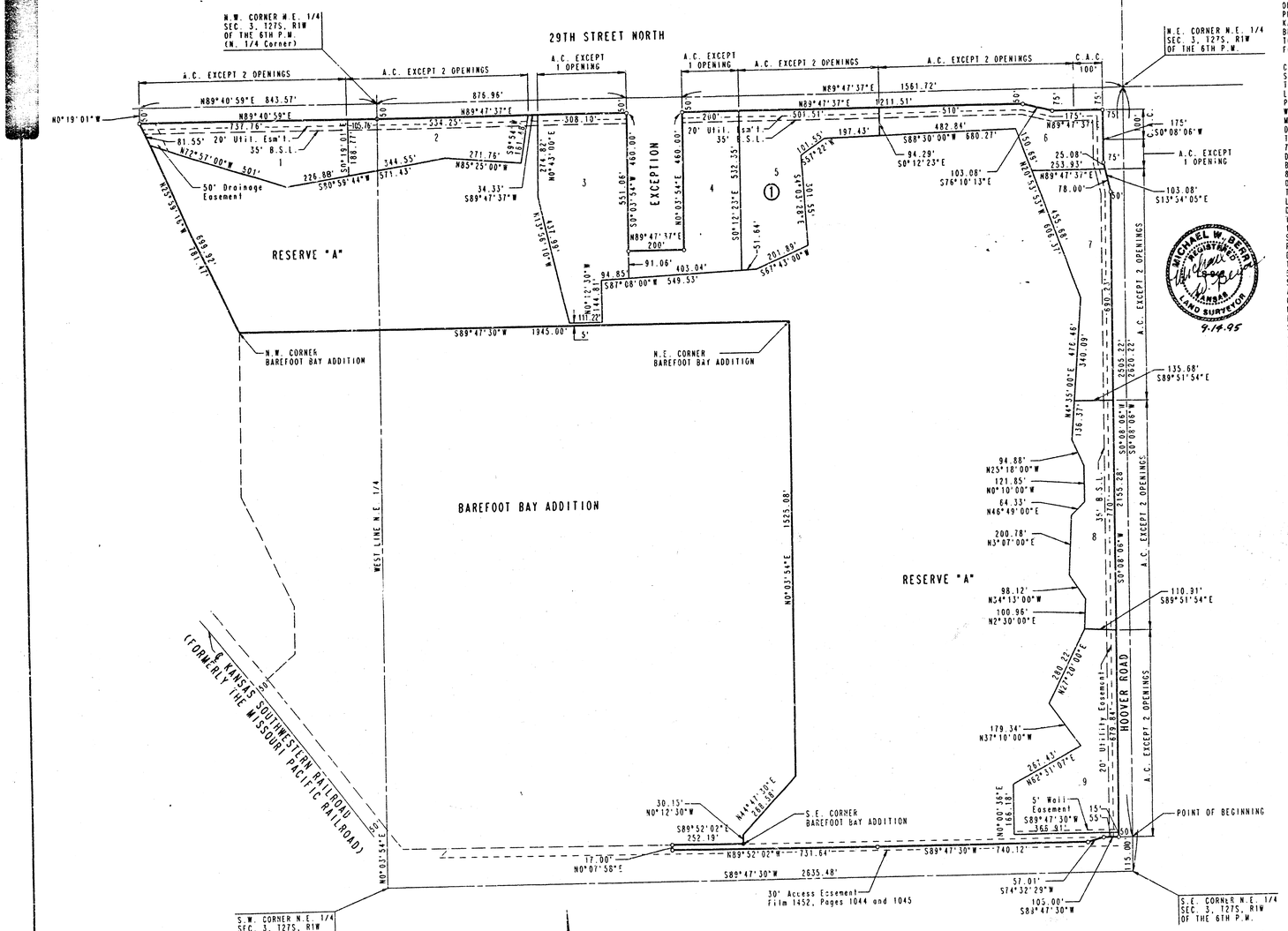
PROJECT NUMBER	SHEET
488-63035	5 of 6

DESIGN	DRAWN	APPROVED	DATE	SCALE
C.O.W.	STAFF			

161-29

PC64 - 9

BAREFOOT BAY 2ND ADDITION
TO WICHITA, SEDGWICK COUNTY, KANSAS



SCALE: 1"=200'
●= IRON FOUND
○= IRON SET

A.C. = ACCESS CONTROL
C.A.C. = COMPLETE ACCESS CONTROL
B.S.L. = BUILDING SETBACK LINE

BENCH MARK: CITY OF WICHITA BENCH MARK DISC, 30 FEET NORTH AND 37 FEET EAST OF THE INTERSECTION OF THE CENTERLINES OF HOOVER AND 21ST ST. N.
ELEV.=1339.991 CITY DATUM
ELEV.=1327.17 M.S.L.

LOWEST FLOOR ELEVATION FOR ALL LOTS SHALL BE 1326.0 M.S.L. OR 138.8 CITY DATUM.

NOTE: MONUMENTS FOR RESERVE BOUNDARIES NOT SET UNLESS OTHERWISE NOTED.

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

I, MICHAEL W. BERRY, A REGISTERED LAND SURVEYOR IN AFOLESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS 14th DAY OF SEPTEMBER, 1995, I HAVE CAUSED TO BE SURVEYED AND PLATTED BAREFOOT BAY 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, A BLOCK, STREETS, AND A RESERVE; THE SAME BEING A TRACT OF LAND IN THE NORTH ONE-HALF OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 1 WEST OF THE 6TH P.M. DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 1 WEST OF THE 6TH P.M.; THENCE NORTH 00 DEGREES 08 MINUTES 06 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 115.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 47 MINUTES 30 SECONDS WEST A DISTANCE OF 105.00 FEET; THENCE SOUTH 74 DEGREES 32 MINUTES 29 SECONDS WEST A DISTANCE OF 57.01 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 30 SECONDS WEST A DISTANCE OF 740.12 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 02 SECONDS WEST A DISTANCE OF 731.64 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 58 SECONDS EAST A DISTANCE OF 17.00 FEET TO A POINT ON THE SOUTH LINE OF BAREFOOT BAY AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS; THENCE SOUTH 89 DEGREES 52 MINUTES 02 SECONDS EAST ALONG SAID SOUTH LINE A DISTANCE OF 252.19 FEET TO THE SOUTHEAST CORNER OF SAID ADDITION; THENCE NORTH 00 DEGREES 12 MINUTES 30 SECONDS WEST ALONG THE EAST LINE OF SAID ADDITION A DISTANCE OF 30.15 FEET; THENCE NORTH 44 DEGREES 47 MINUTES 30 SECONDS EAST A DISTANCE OF 268.56 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 54 SECONDS EAST A DISTANCE OF 1525.08 FEET TO THE NORTHEAST CORNER OF SAID ADDITION; THENCE SOUTH 89 DEGREES 47 MINUTES 30 SECONDS WEST A DISTANCE OF 1945.00 FEET TO THE NORTHWEST CORNER OF SAID ADDITION; THENCE NORTH 25 DEGREES 59 MINUTES 16 SECONDS WEST A DISTANCE OF 781.47 FEET; THENCE NORTH 00 DEGREES 19 MINUTES 01 SECONDS WEST A DISTANCE OF 50.00 TO A POINT ON NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE NORTH 89 DEGREES 40 MINUTES 59 SECONDS EAST ALONG SAID NORTH LINE A DISTANCE OF 843.57 FEET TO THE NORTH ONE QUARTER CORNER OF SAID SECTION 3; THENCE NORTH 89 DEGREES 47 MINUTES 37 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 876.96 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 54 SECONDS WEST A DISTANCE OF 510.00 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 37 SECONDS EAST A DISTANCE OF 200.00 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 54 SECONDS EAST A DISTANCE OF 510.00 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 3; THENCE NORTH 89 DEGREES 47 MINUTES 37 SECONDS EAST A DISTANCE OF 1561.72 FEET TO THE NORTHEAST CORNER OF SAID SECTION 3; THENCE SOUTH 00 DEGREES 08 MINUTES 06 SECONDS WEST ALONG THE EAST LINE OF SAID SECTION 3, A DISTANCE OF 2505.22 FEET TO THE POINT OF BEGINNING. EXCEPT THE NORTH 30 FEET AND THE EAST 30 FEET OF ABOVE DESCRIBED TRACT FOR EXISTING RIGHT-OF-WAY.
THAT PART OF RIGHT OF WAY AGREEMENT AS PER FILM 1100 PAGE 621 AND TEMPORARY CONSTRUCTION EASEMENT AS PER FILM 1100, PAGE 623, WITHIN THE ABOVE DESCRIBED TRACT OF LAND ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512(b) AMENDED.

Michael W. Berry
MICHAEL W. BERRY, R.L.S. NO. 946
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

#1521277

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, A BLOCK, STREETS, AND A RESERVE, THE SAME TO BE KNOWN AS BAREFOOT BAY 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

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

THE 5 FOOT WALL EASEMENT ALONG THE SOUTH LINE OF LOT 9, BLOCK 1, IS HEREBY PLATTED FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE WALL. UTILITIES MAY CROSS THE WALL EASEMENT.

LOWEST FLOOR ELEVATION FOR ALL LOTS SHALL BE 1326.0 M.S.L. OR 138.8 CITY DATUM.

RESERVE "A" IS HEREBY PLATTED FOR FLOODWAY, LAKE, OPEN SPACE, ACCESS EASEMENT, RECREATIONAL FACILITIES, AND LANDSCAPING. RESERVE "A" SHALL BE SUBJECT TO THE RESTRICTIVE COVENANTS ESTABLISHED BY THE DECLARATION OF LANDOWNERS' ASSOCIATION AGREEMENTS AND SHALL BE OWNED AND MAINTAINED BY A LANDOWNERS' ASSOCIATION TO BE FORMED WITHIN BAREFOOT BAY 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

THE FLOODWAY WITHIN RESERVE "A" SHALL BE THE RESPONSIBILITY OF THE LANDOWNERS' ASSOCIATION UNTIL SUCH TIME AS THE GOVERNING BODY EXERCISING JURISDICTION ELECTS TO ASSUME THE RESPONSIBILITY FOR THE MAINTENANCE AND IMPROVEMENT OF THE FLOODWAY; PROVIDED FURTHER THAT NO STRUCTURE SHALL BE CONSTRUCTED ON OR WITHIN SAID FLOODWAY, NOR SHALL ANY FILL, CHANGE OF GRADE, CREATION OF CHANNEL OR ANY OTHER WORK BE CARRIED ON WITHOUT THE PERMISSION OF THE CITY ENGINEER.

ALL ABUTTERS' RIGHTS OF ACCESS TO AND FROM 29TH STREET NORTH AND HOOVER, AS SHOWN, ARE HEREBY GRANTED TO THE CITY OF WICHITA.

OWNER: BAREFOOT BAY DEVELOPMENT, INC.,

BY: _____
JACK D. RITCHIE, VICE-PRESIDENT

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED ON THIS 14th DAY OF September, 1995, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME JACK D. RITCHIE, VICE-PRESIDENT OF BAREFOOT BAY DEVELOPMENT, 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 CORPORATION. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

Gary L. Wiley, NOTARY PUBLIC
GARY L. WILEY

GARY L WILEY
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp.

MY COMMISSION EXPIRES Jan 15, 1997

THIS PLAT WAS SUBMITTED TO AND APPROVED BY THE WICHITA SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED THIS 27th DAY OF April, 1995.

John W. McKay, CHAIRMAN
JOHN W. MCKAY, JR.

Marvin S. Krout, SECRETARY
MARVIN S. KROUT

SEAL

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS 31st DAY OF October, 1995.

Bob Knight, MAYOR
BOB KNIGHT

Pat Burnett, DEPUTY CITY CLERK
PAT BURNETT

ENTERED ON TRANSFER RECORD THIS 18th DAY OF April, 1996

Susan E. Crockett-Spoon, COUNTY CLERK
SUSAN E. CROCKETT-SPOON

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT 11:00 A.M., ON THIS 22nd DAY OF April, 1996.

Pat Kettler, REGISTER OF DEEDS
PAT KETTLER

Phyllis Hernandez, DEPUTY
~~CO. CLK~~ PHYLLIS HERNANDEZ

REGISTER OF DEEDS SEDGWICK COUNTY KANSAS

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