SANITARY SEWER ABANDONMENT

Rainbow Lakes West Third Addition

BLOCK 4, LOT 5

Private Project #1246 PPS (607861)

CITY OF WICHITA, KANSAS

Michael E. Lindebak, P.E. City Engineer

May, 2002

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Legal Description:

Lots 5, Block 4, Rainbow Lakes West Third Addition, Sedgwick County, Kansas

Bench Mark:

"□" Top of Curb, Forestview Circle, Northeast of Southeast Corner of Lot 3, Block4, Rainbow Lakes West Third Addition, Sedgwick County, Kansas.

General Notes

1. Contractor will be required to provide notice to utility companies a minimum of forty-eight (48) hours prior to any excavation, as follows:

   Kansas One-Call 697-2470

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

Cox Communications	262-4270
Kansas Gas Service Company	1-888-482-4950
Westar Energy (Electric)	383-8650
Aquila Energy (Gas)	1-800-303-0357
Southwestern Bell Telephone Co.	1-800-286-8313
City of Wichita Water Dept. (Water)	268-4908
City of Wichita Sewer Maint. (SS)	268-4024
City of Wichita Storm Sewer Maint.	268-4090
City of Wichita Traffic Maint.	268-4034

2. 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.

3. Contractor shall not start work on the project until the project inspector is assigned to the project and is present on the site. Contractor shall not start on the project until all necessary bonds and permits have been obtained. Any work done without inspection will be required to be uncovered for inspection.

4. All R/W areas disturbed by construction operations shall be seeded with K-31 Fescue at a rate of 6 lbs. per 1000 sq. feet or as per city specs. Contractor to prepare ground to city specifications.

5. All sanitary sewer mains and appurtenances shall be abandoned in accordance with the most recent edition of City of Wichita, Kansas Standard Specifications for the Construction of City Projects.

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. 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 State Board of Agriculture permit. Any material dumped in waters of the United States or wetlands is subject to U.S. Corps. of Engineers permitting regulations. Any material buried or stockpiled beyond approved construction limits would require additional archaeological investigations unless buried in a previously approved borrow location.

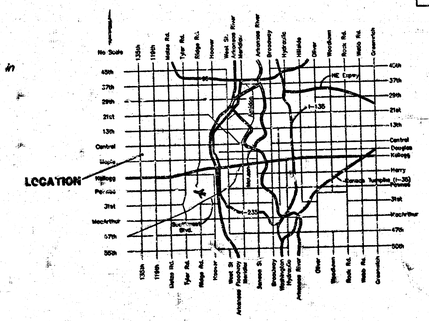
8. The Contractor shall be responsible for maintaining continuous flow of sewage through construction. Contractor's proposed method for maintaining sewage flow shall be approved by the Engineer. Cost of maintaining flow of sewage through construction will not be paid for directly and this cost shall be considered as subsidiary to the other pay items of work.

APPROVED AS NOTED
BY CITY ENGINEER OF WICHITA
Sanitary Sewers VRH 5/23/02

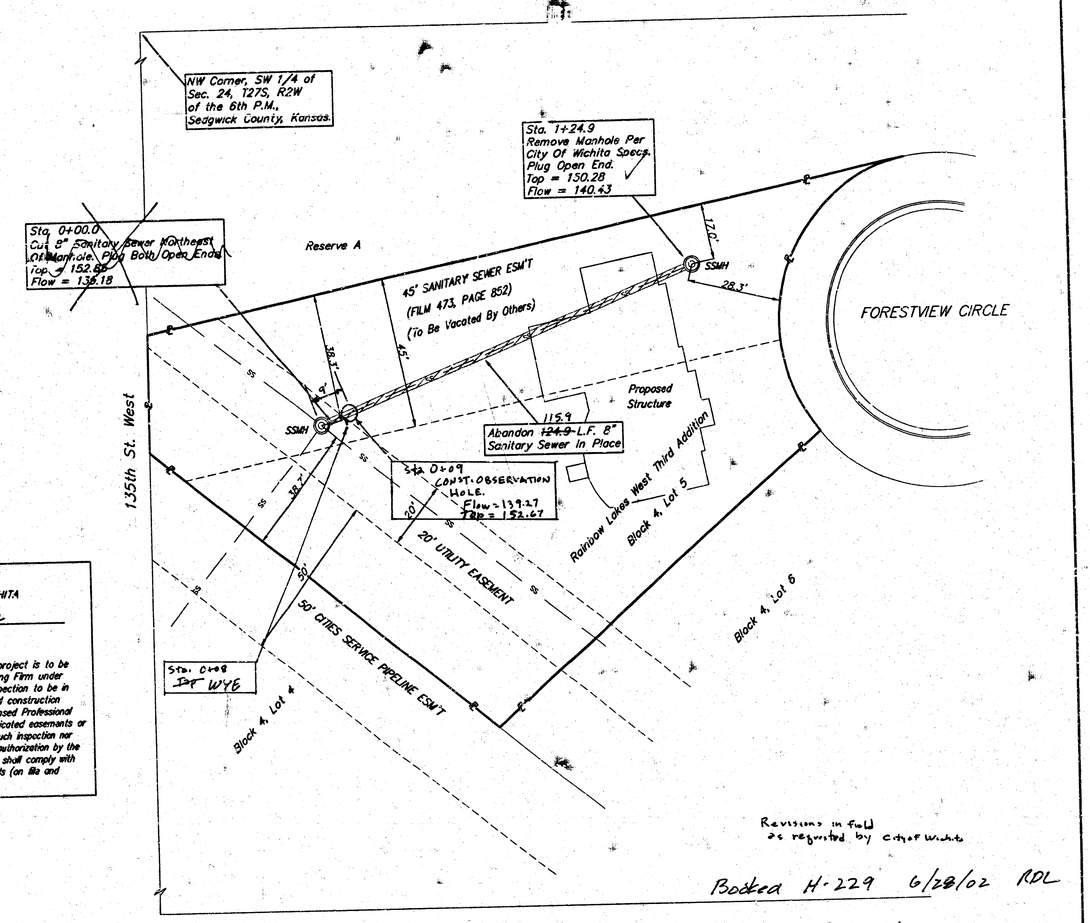
NOTE TO CONTRACTORS

Installation, 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 public right-of-way by the Contractor without such inspection nor shall any work be commenced without written authorization by the City Engineer. All Construction and Materials shall comply with the City of Wichita Specifications and Standards (on file and available in the City Engineer's Office).

LOCATION



SCALE: 1" = 20'



Revisions in field as requested by other Wichita

Booked H-229 6/28/02 RDL

H-229 As Built 6/02 KK

ROBERT WOOTEN NUMBER 9479 KANSAS PROFESSIONAL ENGINEER
5/21/02

Sanitary Sewer Abandonment
Rainbow Lakes West Third Addition
Block 4, Lot 5

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

PROJECT NUMBER	SHEET
1246 PPS (607861)	1 OF 2

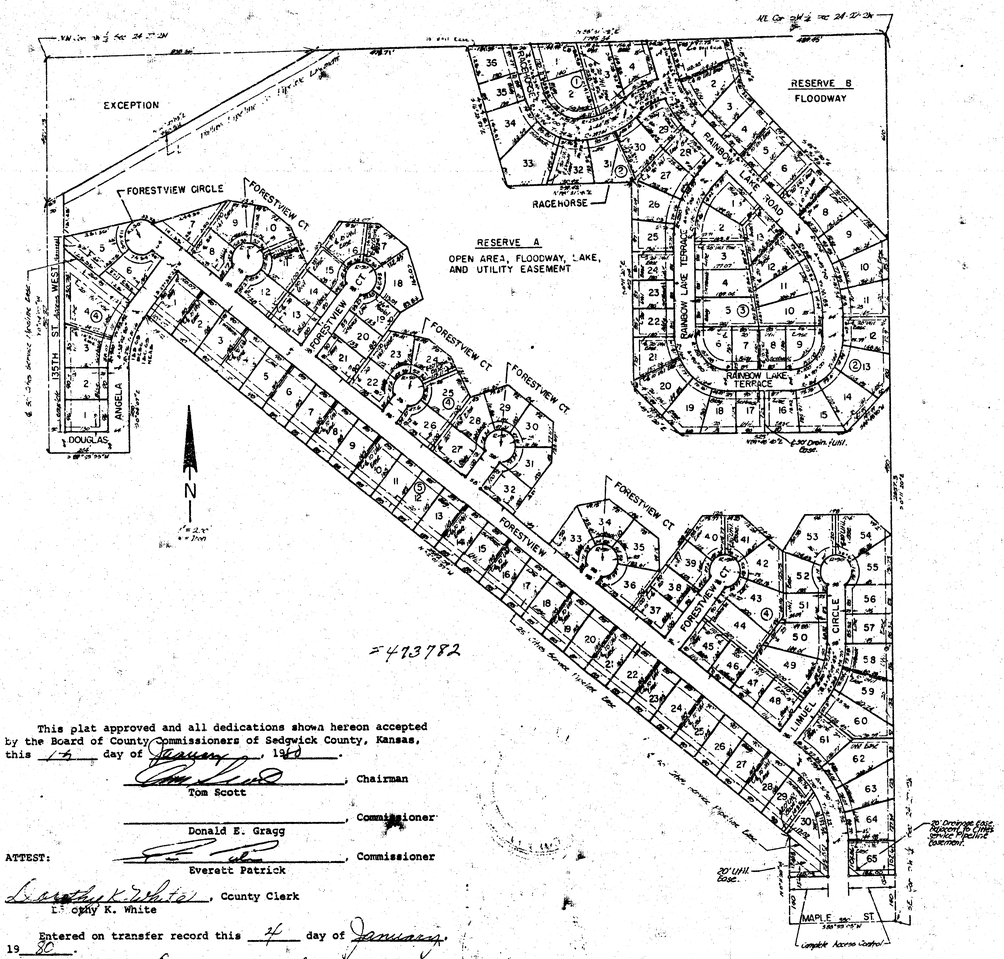
DESIGN	DRAWN	APPROVED	DATE	SCALE
LU	LU		05/02	Noted

Rain Lakes 3rd SS Abandonment\SS-1 02-05-1302

B-1 8-17

RAINBOW LAKES WEST THIRD ADDITION

SEDGWICK COUNTY, KANSAS



State of Kansas, County of Sedgwick, SS.

I, Kenneth O. Taylor, Civil Engineer in said State and County do hereby certify that I have surveyed and platted "RAINBOW LAKES WEST THIRD ADDITION", Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of said survey described as follows: A tract in the SW 1/4 of Section 24, T27S, R2W of the 6th P.M., Sedgwick County, Kansas, described as follows: Beginning at the SE corner of said SW 1/4; thence S89°55'03"W along the south line of said SW 1/4, 330 feet; thence N0°11'20"W parallel to the east line of said SW 1/4, 264.18 feet; thence N52°001' 37"W, 2542.09 feet; thence S37°58'22"W, 19.12 feet to the P.C. of a curve; thence southerly on a curve to the left having a radius of 236 feet and a deflection angle of 38°02'30", 159.69 feet to the P.T. of said curve; thence S0°04'07"E parallel to the west line of said SW 1/4, 250 feet; thence S89°55'53"W, 244 feet to the west line of said SW 1/4; thence N0°04'07"W along the west line of said SW 1/4, 750.27 feet to a point 427.73 feet south of the NW corner of said SW 1/4; thence N61°47'03"E, 950.52 feet to a point on the north line of said SW 1/4, 838.36 feet east of the NW corner of said SW 1/4; thence N88°31'08"E along the north line of said SW 1/4, 1795.34 feet to the NE corner of said SW 1/4; thence S0°11'20"E, 2657.3 feet to the point of beginning.

Kenneth O. Taylor, Civil Engineer
Kenneth O. Taylor

Know all men by these presents that Rainbow Lakes, Inc., by John W. Fry, President, has caused the land described in the Civil Engineer's certificate to be platted into lots, blocks, reserves and streets to be known as "RAINBOW LAKES WEST THIRD ADDITION", Sedgwick County, Kansas. Utility easements as indicated on the plat are hereby granted for the construction and maintenance of all public utilities. Drainage easements as indicated on the plat are hereby granted for drainage purposes. Reserve A is reserved for open area, a lake, utility easement and floodway. Reserve B is reserved for a floodway. The floodways shall be the responsibility of the owners of the property in the subdivision until such time as the governing body exercising jurisdiction elects to assume the responsibility for maintenance and improvements of the drainage, provided further that no building shall be constructed on or within such floodways, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the Wichita-Sedgwick County Flood Control Office or their successors of office. All abutter's rights of access to or from 135th St. West, over and across the west line of Lots 1 to 5 inclusive, Block 4, are hereby granted to the appropriate governing body. All abutter's rights of access to or from Maple St., over and across the south line of Lot 30, Block 5 and Lot 65, Block 4, are hereby granted to the appropriate governing body.

The streets are hereby dedicated to and for the use of the public. No structure shall be constructed below a minimum pad elevation designated in the accompanying table for the lots shown, such elevations refer to mean sea level datum.

Rainbow Lakes, Inc.

ATTEST:

_____, Secretary
Boyd Mills

_____, President
John W. Fry

State of Kansas, County of Sedgwick, SS.

The foregoing instrument was acknowledged before me this 22nd day of _____, 19 79 by John W. Fry, President of Rainbow Lakes, Inc., a Kansas corporation, on behalf of the corporation.

_____, Notary Public

My Commission expires: 1-23-82

First State Bank and Trust Co., Salina, Kansas, by R. H. Zimmerman, Executive Vice President, mortgagee of part of the land described in the Civil Engineer's certificate, does hereby consent to the platting of "RAINBOW LAKES WEST THIRD ADDITION", Sedgwick County, Kansas.

First State Bank and Trust Co.
Salina, Kansas

ATTEST:

_____, _____

_____, _____
R. H. Zimmerman

State of Kansas, County of Saline, SS.

The foregoing instrument was acknowledged before me this 9th day of May, 19 79, by R. H. Zimmerman, Executive Vice President of First State Bank and Trust Co., Salina, Kansas, a Kansas corporation, on behalf of the corporation.

_____, Notary Public
JAMES T. TAWSON

My Commission expires: 21 January 1982

This plat of "RAINBOW LAKES WEST THIRD ADDITION", Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this 30TH day of August, 19 79.

Wichita-Sedgwick County Metropolitan
Area Planning Commission

By _____, Chairman
WILLIAM J. GOEBEL

_____, Secretary
Robert A. Lakin

This plat approved and all dedications shown hereon accepted by the Board of City Commissioners of the City of Wichita, Kansas, this 23rd day of October, 19 79.

_____, Mayor
Tony Casado

_____, City Clerk
Donald C. Gisick

This plat approved and all dedications shown hereon accepted by the Board of County Commissioners of Sedgwick County, Kansas, this 15 day of January, 1980.

_____, Chairman
Tom Scott

_____, Commissioner
Donald E. Gragg

ATTEST: _____, Commissioner
Everett Patrick

_____, County Clerk
Dorothy K. White

Entered on transfer record this 24 day of January, 19 80.

_____, County Clerk
Dorothy K. White

State of Kansas, County of Sedgwick, SS.

This is to certify that this instrument was filed for record in the Register of Deeds Office, at 4:00 o'clock, P.m., on the 4TH day of JANUARY, 19 80.

_____, Register of Deeds
Bette F. McCart

_____, Deputy
Pat Pettler

Table of Minimum Pad Elevations for Lots Specified

Lot	Block	Min. Pad Elevations	Lot	Block	Min. Pad Elevations
8 to 25 incl.	2	1329.0	59	4	1328.0
3 to 12 incl.	3	1329.0	60	4	1327.7
27 to 44 incl.	4	1329.0	61	4	1326.7
45	4	1328.6	62	4	1326.3
46	4	1327.6	63	4	1326.0
47	4	1327.3	64	4	1325.6
46	4	1326.7	65	4	1325.3
49	4	1328.0	13 to 21 incl.	5	1329.0
50	4	1328.6	22	5	1328.6
51	4	1329.0	23	5	1328.3
52	4	1329.0	24	5	1328.0
53	4	1329.0	25	5	1327.6
54	4	1329.0	26	5	1327.3
55	4	1329.0	27	5	1327.0
56	4	1329.0	28	5	1326.6
57	4	1328.6	29	5	1326.3
58	4	1328.2	30	5	1325.3

25.00

Restrictive Covenants F3: Pg. 797