FINAL PLAT OF

AUTUMN CHASE

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

I, Kenneth H. Bengtson, a Civil Engineer in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "AUTUMN CHASE" an addition to Wichita, Sedgwick County, Kansas, into Lots, Blocks, Reserves and Streets, the same being accurately set forth in the accompanying plat and described herein:

A tract of unplatted land and a portion "WOODCREST ADDITION", an addition to Wichita, Sedgwick County, Kansas lying in the Northeast Quarter and the Southeast Quarter of Section 17, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, more particularly described as follows:

Beginning at the Northwest corner of "GATEWOOD", an addition to Wichita, Sedgwick County, Kansas, said point also being the Northeast corner of Reserve "D", Woodland Estates, an addition to Wichita, Sedgwick County, Kansas; thence N 46° 14' 30" W, 37.55 feet along the Northeasterly line of said Reserve "D", to the Southeast corner of Lot 20, Block 1, "WOODLAND ESTATES SECOND", an addition to Wichita, Sedgwick County, Kansas; thence Northerly along the Easterly boundary of said "WOODLAND ESTATES SECOND", N 44° 45' 30" E, 195.00 feet; thence N 19° 45' 30" E, 100.00 feet; thence N 10° 17' 01" W, 102.50 feet; thence N 38° 12' 11" E, 131.38 feet; thence N 08° 33' 24" W, 262.76 feet; thence N 89° 45' 30" E, 69.59 feet; thence N 00° 14' 30" W, 72.00 feet; thence S 89° 45' 30" W, 190.00 feet; thence N 00° 05' 11" W, 834.05 feet to the Southwest corner of Reserve "E", said WOODCREST ADDITION"; thence S 89° 49' 43" E, 95.92 feet along the South line of said Reserve "E" to the West right-of-way line of Gatewood Street; thence Northerly along the Westerly right-of-way line of Gatewood Street as platted in said "WOODCREST ADDITION", N 40° 02' 45" E, 198.09 feet to a point on a curve to the left; thence along said curve 348.52 feet, said curve having a central angle of 71° 30' 00", a radius of 278.00 feet, and a long chord of 324.84 feet, bearing N 04° 17' 45" E; thence N 31° 27' 15" W, 135.00 feet to the Northeast corner of said Reserve "E"; thence N 58° 32' 45" E, 64.00 feet to the Easterly right-of-way line of said Gatewood Street; thence S 50° 34' 26" E, 79.38 feet; thence S 31° 27' 15" E, 85.00 feet; thence S 02° 49' 18" E, 85.45 feet to the Easterly right-of-way line of said Gatewood Street; thence Southerly along said right-of-way and along a curve to the right 325.30 feet, said curve having a central angle of 54° 29' 54", a radius of 342.00 feet, and a long chord of 313.18 feet, bearing S 12° 47' 48" W; thence S 40° 02' 45" W, 198.09 feet to the Southeast corner of "WOODCREST ADDITION"; thence continuing S 40° 02' 45" W, 49.46 feet to a point on a curve to the left; thence along said curve 145.69 feet, said curve having a central angle of 40° 07' 56", a radius of 208.00 feet, and a long chord of 142.73 feet, bearing S 19° 58' 47" W; thence S 00° 05' 11" E, 177.61 feet to a point on a curve to the left; thence along said curve 211.34 feet, said curve having a central angle of 54° 30' 00", a radius of 222.18 feet, and a long chord of 203.46 feet, bearing S 27° 29' 11" E, to a point on a curve to the right; thence along said curve 160.74 feet, said curve having a central angle of 30° 00' 00", a radius of 307.00 feet, and a long chord of 158.91 feet, bearing S 39° 35' 11" E, to a point on a curve to the left; thence along said curve 141.01 feet, said curve having a central angle of 56° 30' 00", a radius of 143.00 feet, and a long chord of 135.37 feet, bearing S 52° 20' 11" E, to a point on a curve to the left; thence along said curve 212.44 feet, said curve having a central angle of 34° 00' 00", a radius of 358.00 feet, and a long chord of 209.34 feet, bearing N 81° 54' 49" E, to a point on a curve to the right; thence along said curve 208.35 feet, said curve having a central angle of 13° 12' 09", a radius of 904.21 feet, and a long chord of 207.89 feet, bearing N 71° 30' 54" E; thence N 78° 06' 58" E, 88.30 feet to a point on a curve to the left; thence along said curve 136.05 feet, said curve having a central angle of 46° 24' 00", a radius of 168.00 feet, and a long chord of 132.36 feet, bearing N 54° 54' 58" E; thence S 58° 17' 02" E, 64.00 feet to a point on a curve to the right; thence along said curve 14.14 feet, said curve having a central angle of 03° 29' 35", a radius of 232.00 feet, and a long chord of 14.14 feet, bearing S 33° 27' 45" W; thence S 27° 53' 02" E, 72.99 feet; thence S 06° 43' 18" W, 60.75 feet; thence S 27° 53' 02" E, 65.00 feet to a point on a curve to the right; thence along said curve 257.87 feet, said curve having a central angle of 50° 00' 00", a radius of 295.50 feet, and a long chord of 249.77 feet, bearing S 02° 53' 02" E; thence S 22° 06' 58" W, 110.00 feet to a point on a curve to the left; thence along said curve 177.26 feet, said curve having a central angle of 37° 00' 00", a radius of 274.50 feet, and a long chord of 174.20 feet, bearing S 03° 36' 58" W; thence S 14° 53' 02" E, 60.00 feet to a point on a curve to the right; thence along said curve 113.35 feet, said curve having a central angle of 21° 58' 42", a radius of 295.50 feet, and a long chord of 112.66 feet, bearing S 03° 53' 41" E, to the Northeast corner of "GATEWOOD ADDITION"; thence along the North boundary of said "GATEWOOD ADDITION" S 89° 45' 30" W, 282.84 feet; thence S 62° 45' 30" W, 430.00 feet; thence S 89° 45' 30" W, 345.00 feet to the Northwest corner of said "GATEWOOD ADDITION", said point being the point of beginning.

The streets within the above described property are being vacated and replatted by virtue of K.S.A. 12-512b.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 19th day of March, 1987.

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

20.00

Know all men by these presents that we the undersigned property owners of the land as above set fourth in the Civil Engineers Certificate, have caused the same to be known as "AUTUMN CHASE", an additime to Wichita, Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public. Easements for constructica and maintenance of drainage, public utilities, and streets as indicated on the accompanying plat are hereby granted. The temporary sewer easements for Reserve "F" and Reserve "H" are hereby granted, however, they shall automatically be vacated upon abandonment of the existing sanitary sewer laterals. The wall easements are for the purpose of construction and maintenance of a private wall. The parking easements are for the purpose of offstreet parking. Reserves "A" and "B" are platted for entry monuments, walks and landscaping, Reserve "C" is platted for entry monuments, landscaping, drainage, and utilities. Reserve "D" is platted for walks, landscaping, drainage, gazebos, and mailbox structures, Reserve "E" is platted for landscaping, drainage, and utilities. Reserve "F" is platted for walks, landscaping, drainage, lakes, gazebos, and related recreational facilities, pools, tennis courts, sport courts, lights, benches, and exercise trails. Reserve "F" is also platted as floodway, and shall be the responsibility of the owners until such time as a 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. Reserve "G" is platted for landscaping, entry monuments, fountains, and gazebos. Reserve "H" is platted for landscaping, drainage, earth berms, walks, and lighting. Reserve "I" is platted for landscaping, entry monuments, fountains, and lighting. Reserves "J" and "K" are platted for landscaping and mailbox structures. The reserves shall be owned and maintained by the Homeowners Association. All abutters right of access to or from Gatewood over and across Lots 12 through 21, inclusive, Block 1 and Reserves "A","B", "F", and "H", are hereby granted to the City of Wichita. All abutters right of access to or from Gatewood over and across the West line of "AUTUMN CHASE" are hereby granted to the City of Wichita, except for one opening as determined by the City Engineer. Minimum pad elevations for Lots 1 through 12, Block 1 shall be as indicated on the accompanying plat.

LAKEPOINT COMPANY, a Kansas general partnership
by Ritchie Development Corporation
managing partner of said partnership

By: Jack D. Ritchie

STATE OF KANSAS)
SEDGWICK COUNTY) ss:

Be it remembered that on this 9th day of March, 1987, before me a Notary Public in and for said State and County, came Jack D. Ritchie, on behalf of Ritchie Development Corporation, 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.

Joyce W. Kaufman, Notary Public
JOYCE W. KAUFMAN
My Appointment Expires: June 8, 1988

JOYCE W. KAUFMAN
STATE OF KANSAS
My Appt. Exp. 6-8-88

875254

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

Dated this 19th day of February, 1987.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

John Jerry Moore, Chairman

Marvin S. Krout, Secretary

This plat approved and all dedications shown hereon, if any, accepted by the City Commission of the City of Wichita, Kansas, this 31st day of March, 1987.

Tony Casado, Mayor

Dale E. Rea, Deputy City Clerk

Entered on transfer record this 15th day of April, 1987.

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 15th day of April, 1987. 11:30 AM

Pat Kettler, Register of Deeds

Ed Resa, Deputy

7/7

C-2 3-27-B

SANITARY SEWER PLANS
LAT. 9, MAIN 24 W.I.S.
AUTUMN CHASE
PROJECT NO.
468-76-245-81684-000-000-001

CITY OF WICHITA, KANSAS

MICHAEL E. LINDEBAK, CITY ENGINEER

GENERAL NOTES

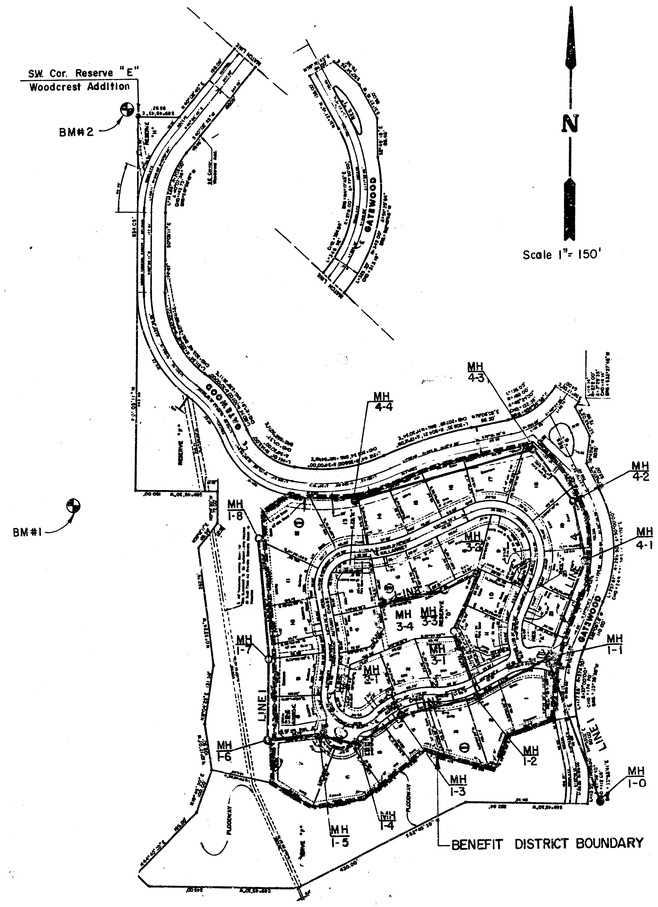
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING PROPERTY IRONS. THE CONTRACTOR SHALL BE REQUIRED TO RE-ESTABLISH ANY PROPERTY IRONS WHICH ARE DAMAGED OR DESTROYED BY HIS CONSTRUCTION OPERATIONS. SUCH IRONS SHALL BE RE-ESTABLISHED BY A LICENSED LAND SURVEYOR OR A LICENSED PROFESSIONAL ENGINEER IN ACCORDANCE WITH STATE LAWS.
2. TREES TO BE REMOVED ARE MARKED ⊗ ALL TREES WHICH IN THE OPINION OF THE FIELD ENGINEER CAN BE SAVED, SHALL BE SAVED.
3. A PORTION OF EXCESS EXCAVATED MATERIAL SHALL BE MOUNDED AROUND MANHOLES WHICH EXTEND MORE THAN ONE (1) FOOT ABOVE THE EXISTING GROUND. SUCH MOUNDS SHALL BE CONSTRUCTED WITH A SIX (6) FOOT DIAMETER FLAT TOP WITH 4 TO 1 SIDE SLOPES DOWN TO THE ORIGINAL GROUND. THE ELEVATION OF THE FLAT TOP OF THE MOUND SHALL BE 0.4 FOOT BELOW THE TOP OF THE MANHOLE.
4. EXISTING UTILITIES AND THEIR LOCATIONS, 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 PLAN LOCATIONS SHOWN ARE NOT GUARANTEED. ADDITIONAL EXISTING UTILITIES MAY ALSO BE ENCOUNTERED.
5. ALL STUBS AND PLUGGED PIPES SHALL BE LOCATED WITH GREEN PLASTIC TAPE IN THE SAME MANNER AS RISERS.
6. COST OF EXCAVATION, HAULING, AND DUMPING OF EXCESS EXCAVATION SHALL BE SUBSIDIARY TO THE PROJECT.
7. PRIOR TO LAYING SEWER LINES USING EXISTING STUBS IN EXISTING MANHOLES, THE CONTRACTOR SHALL EXPOSE AND VERIFY THE ELEVATION, GRADE AND ALIGNMENT OF EXISTING STUBS AND NOTIFY THE ENGINEER OF ANY DEVIATION FROM THE PLAN. WHERE CONNECTING TO AN EXISTING MANHOLE THAT DOES NOT HAVE AN EXISTING STUB OR THE STUB IS UNUSABLE DUE TO ELEVATION GRADE OR ALIGNMENT, THE CONTRACTOR SHALL RESHAPE THE EXISTING MANHOLE INVERT TO PROVIDE SMOOTH FLOW. THE COST OF RE-SHAPING EXISTING MANHOLE INVERTS IS INCIDENTAL TO THE PROJECT.
8. CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITY COMPANIES PRIOR TO ANY EXCAVATION:

ARKLA GAS COMPANY	942-8350
BELL TELEPHONE	1-316-571-2115
CABLEVISION	262-0661
GAS SERVICE COMPANY	263-7511
KANSAS GAS & ELECTRIC	
KANSAS ONE-CALL	1-800-344-7233
CITIES SERVICE	524-0491
KANSAS GAS SUPPLY	316-254-7243
CONTINENTAL PIPELINE COMPANY	316-681-2081

BENCH MARKS

B.M. #1 Spk. Step in Corner Fence Post 660.00 Feet E. & 40.00 Feet S. of Ctr. Section 17, T27S, R2E
Elev. 176.09

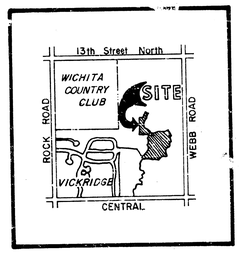
B.M. #2 Spk. Step in Corner Fence Post S.E. Corner Lot 4, Blk 1, Woodcrest Addition
Elev. = 179.74



INDEX TO DRAWINGS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	PLAN LINE 1
3	PLAN LINES 1,2,&3
4	PLAN LINE 4
5	MANHOLE DETAIL
6&7	FINAL PLAT

AS BUILT
RDL
1-88



LOCATION MAP

KENNETH H. GEORGSON LICENSED 7238 KANSAS PROFESSIONAL ENGINEER

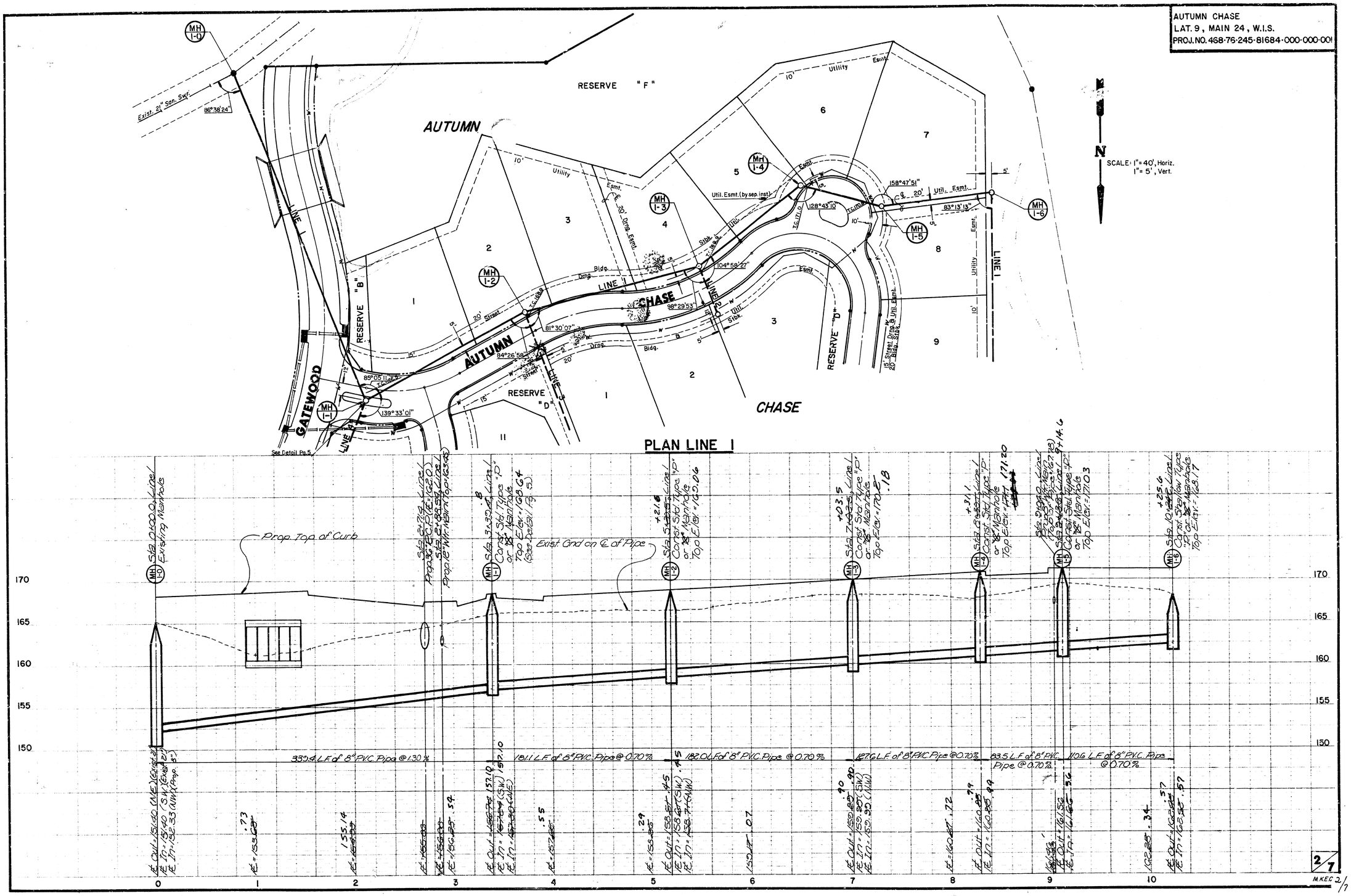
AUTUMN CHASE

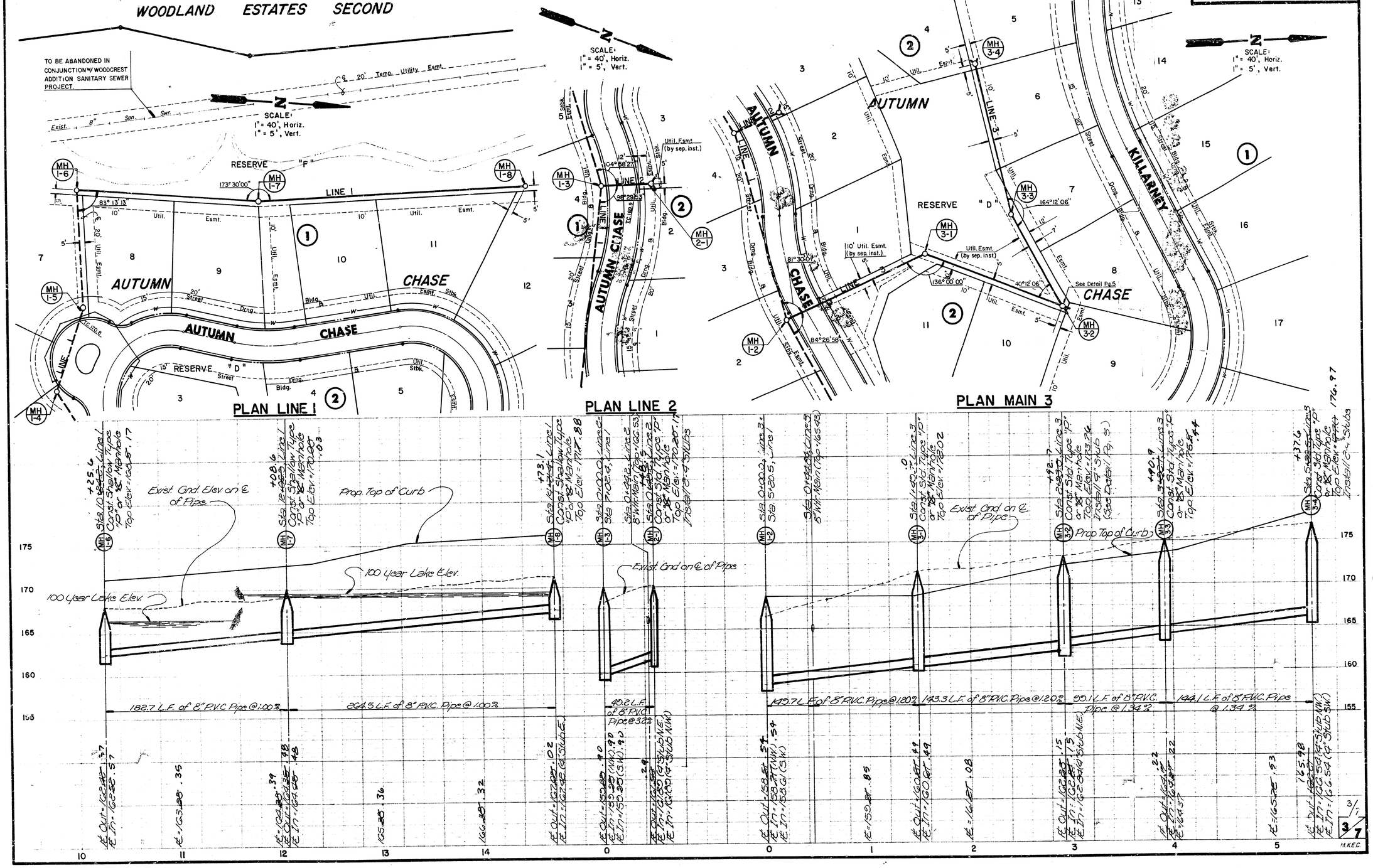
SANITARY SEWER PLANS

Design by G.J.A.
Drawn by D.D.G.
Checked by G.J.A.
Date MAY, 1987
Job no.

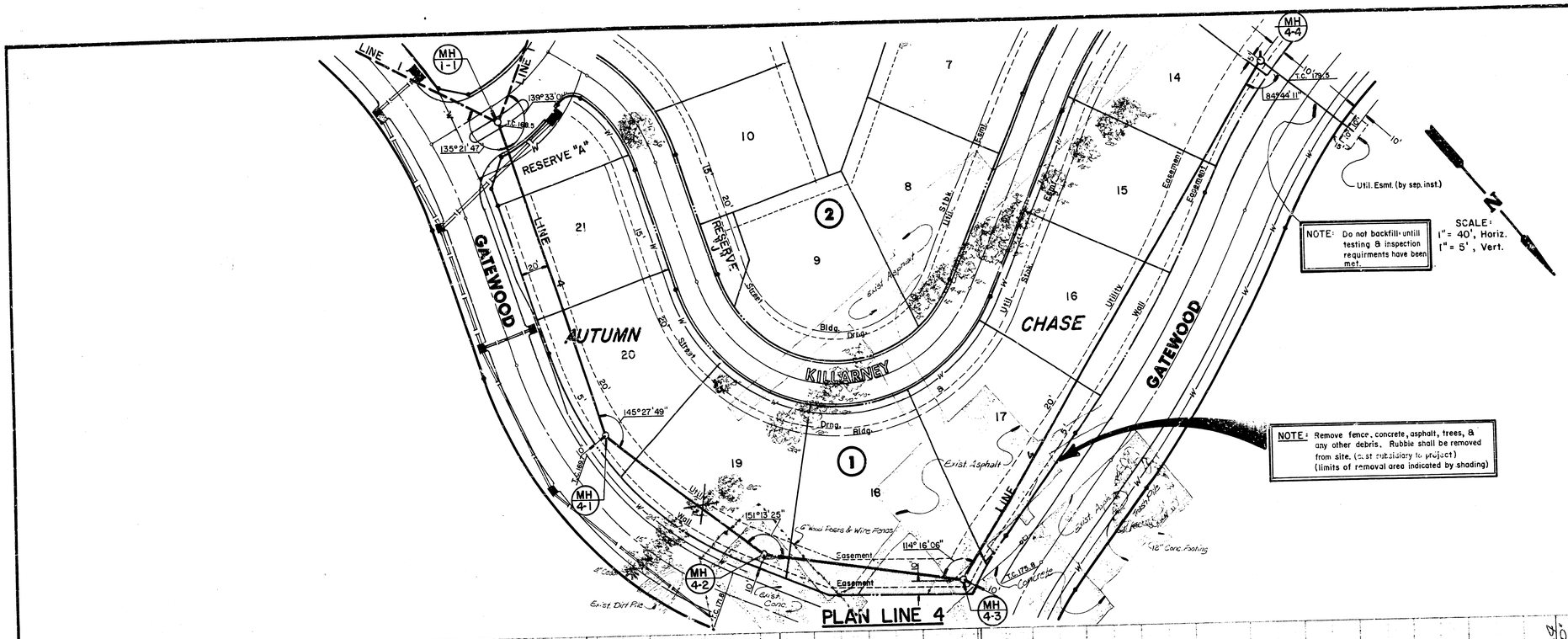
MID-KANSAS ENGINEERING CONSULTANTS PA
3500 NORTH ROCK ROAD
BUILDING #800
WICHITA, KANSAS 67226
682-6561

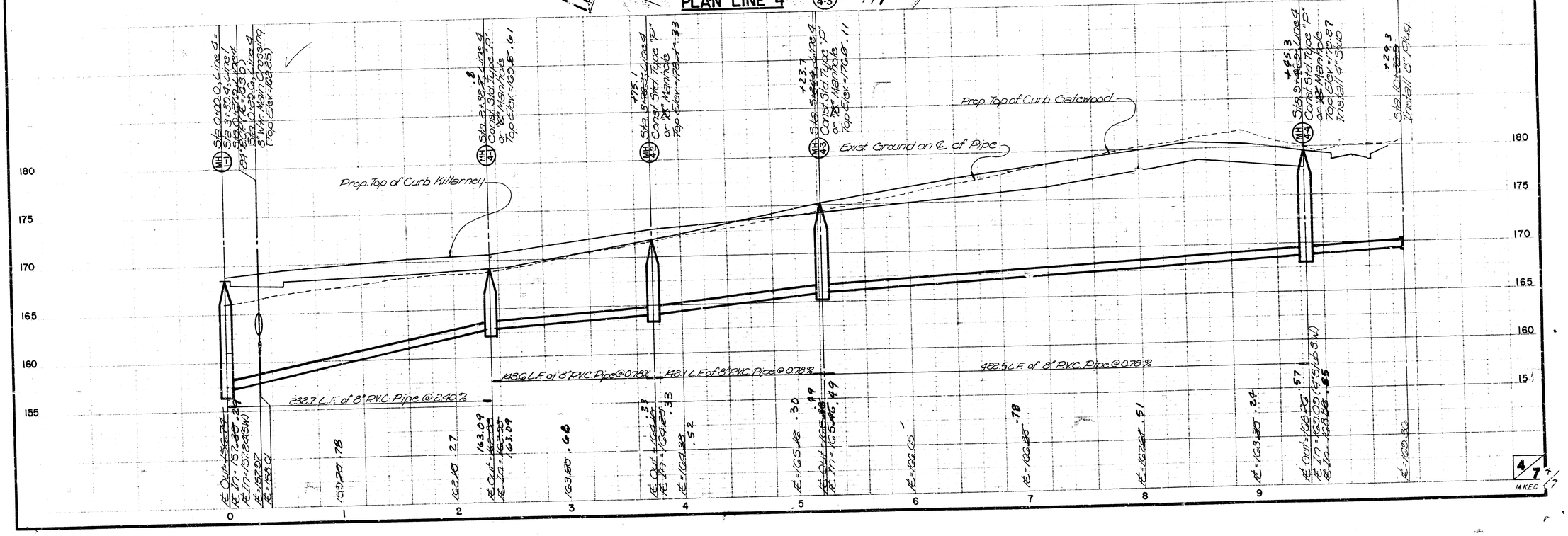
Sheet 1 of 7 1/7


AUTUMN CHASE
LAT. 9, MAIN 24, W.I.S.
PROJ. NO. 468-76-245-81684-000-000-001
SCALE: 1" = 40', Horiz.
1" = 5', Vert.
N
RESERVE "F"
AUTUMN
CHASE
GATEWOOD
RESERVE "B"
RESERVE "D"
LINE 1
LINE 2
LINE 3
LINE 4
Exist. 21" San. Swr.
86°38'24"
85°05'11"
139°33'01"
84°26'58"
81°30'07"
98°29'53"
104°58'27"
128°43'10"
158°47'51"
83°13'13"
Util. Esmt. (by sep. inst.)
See Detail Pg. 5
PLAN LINE 1
Prop. Top of Curb
Exist. Gnd on ℄ of Pipe
339.4 L.F. of 8" P.V.C. Pipe @ 1.30%
181.1 L.F. of 8" P.V.C. Pipe @ 0.70%
182.0 L.F. of 8" P.V.C. Pipe @ 0.70%
127.6 L.F. of 8" P.V.C. Pipe @ 0.70%
83.5 L.F. of 8" P.V.C. Pipe @ 0.70%
110.6 L.F. of 8" P.V.C. Pipe @ 0.70%
170
165
160
155
150
0
1
2
3
4
5
6
7
8
9
10
2/7
M.K.E.C. 2/7

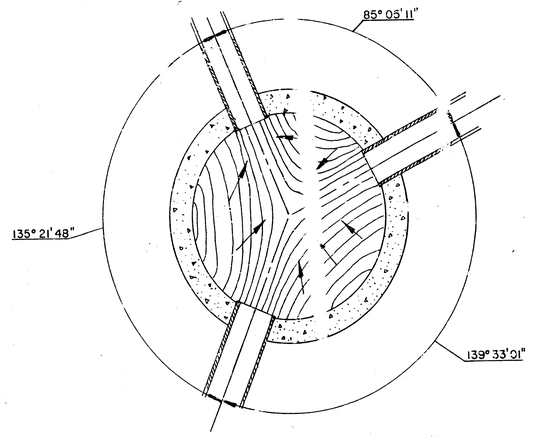

AUTUMN CHASE
LAT. 9, MAIN 24, W.I.S.
PROJ. NO. 468-76-245-81684-000-000-001
WOODLAND ESTATES SECOND
TO BE ABANDONED IN CONJUNCTION W/ WOODCREST ADDITION SANITARY SEWER PROJECT.
SCALE: 1" = 40', Horiz. 1" = 5', Vert.
RESERVE "F"
LINE 1
AUTUMN CHASE
RESERVE "D"
PLAN LINE 1
PLAN LINE 2
PLAN MAIN 3
KILLARNEY
LINE 3
Exist. Gnd. Elev. on ℄ of Pipe
Prop. Top of Curb
100 Year Lake Elev.
Exist. Gnd. on ℄ of Pipe
182.7 L.F. of 8" P.V.C. Pipe @ 1.00%
264.5 L.F. of 8" P.V.C. Pipe @ 1.00%
49.2 L.F. of 8" P.V.C. Pipe @ 3.2%
149.7 L.F. of 8" P.V.C. Pipe @ 1.20%
143.3 L.F. of 8" P.V.C. Pipe @ 1.20%
99.1 L.F. of 8" P.V.C. Pipe @ 1.34%
144.1 L.F. of 8" P.V.C. Pipe @ 1.34%
M.K.E.C.

AUTUMN CHASE
LAT. 9, MAIN 24, W.I.S.
PROJ. NO. 468-76245-81684-000-000-001

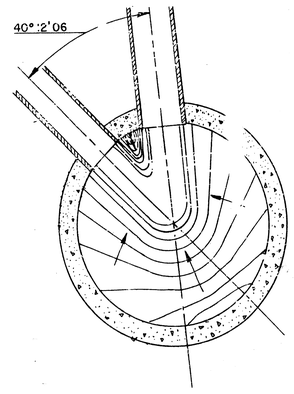




MKEG.



FLOOR SHAPING DETAIL FOR MANHOLE 1-1



FLOOR SHAPING DETAIL FOR MANHOLE 3-2

MANHOLE FLOOR SHAPING DETAIL

Design
Drawn by
Checked by
Date
Job no.

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

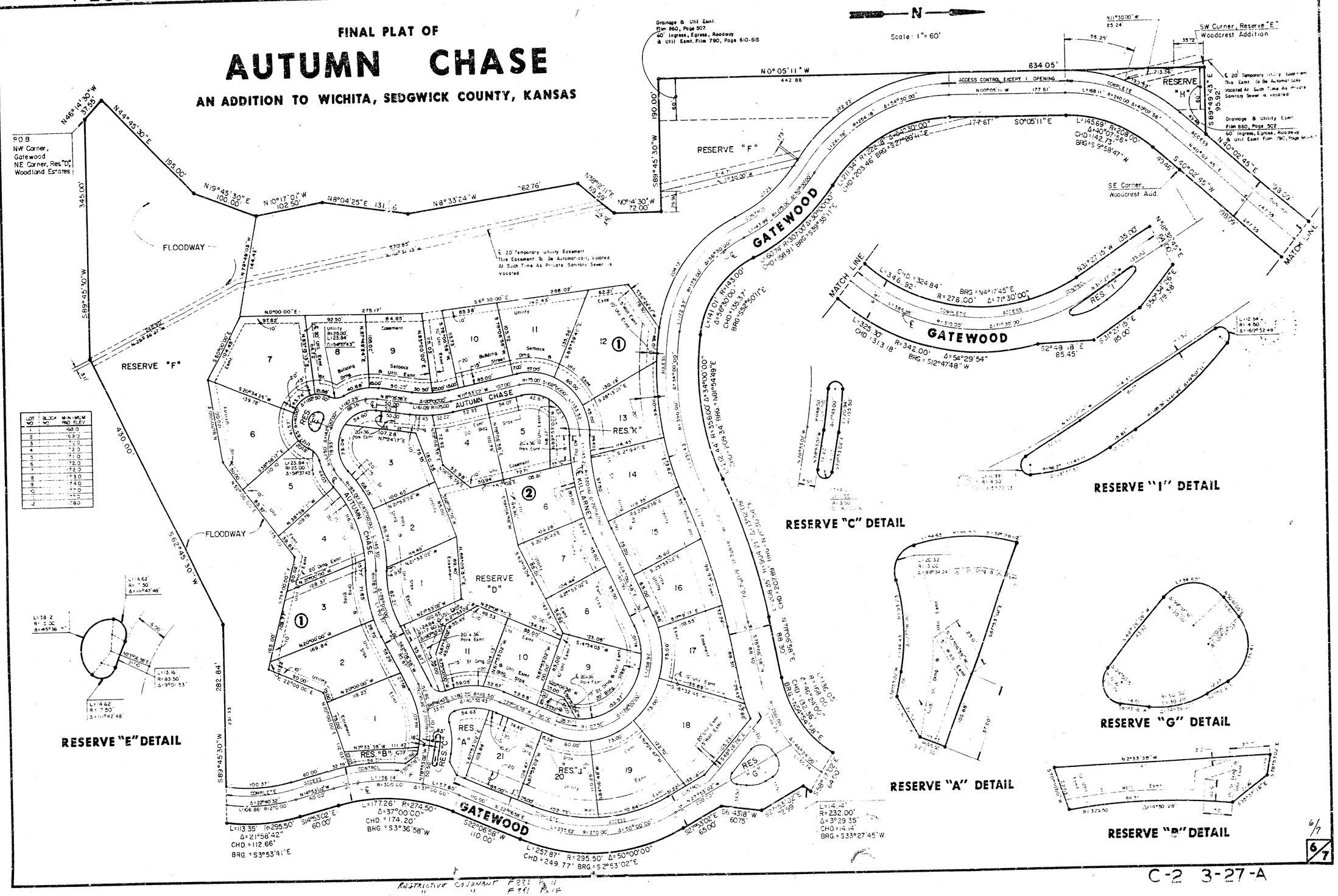
Sheet 5
of 7 5/1

C-2 3-27-A

FINAL PLAT OF

AUTUMN CHASE

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



LOT NO.	BLOCK NO.	MIN. MUM PAD ELEV.
1		168.0
2		169.0
3		170.0
4		172.0
5		171.0
6		172.0
7		172.0
8		173.0
9		174.0
10		177.0
11		177.0
12		178.0

RESERVE "E" DETAIL

RESERVE "C" DETAIL

RESERVE "I" DETAIL

RESERVE "A" DETAIL

RESERVE "G" DETAIL

RESERVE "B" DETAIL

RESTRICTIVE COVENANT F231 Pg 11
" " F291 Pg 14

6/7

C-2 3-27-A