

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 for 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 68° 14' 30" W, 37.55 feet along the Northeastly 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 Northwesterly along the Easterly boundary of said "WOODLAND ESTATES SECOND" to the Southeast corner of Lot 20, Block 1, "WOODLAND ESTATES SECOND"; thence N 19° 45' 30" E, 100.00 feet; thence 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 08° 04' 25" E, 131.30 feet; thence N 08° 33' 24" W, 262.76 feet; thence S 89° 45' 30" E, 69.59 feet; thence N 00° 14' 50" W, 72.00 feet; thence S 89° 45' 30" E, 69.59 feet; thence N 00° 05' 11" W, 834.05 feet to the Southwest corner of Reserve "E", said "WOODCREST ADDITION"; thence S 89° 45' 30" E, 95.92 feet along the South line of said Reserve "E" to the West right-of-way line of Gatewood Street; thence Northwesterly along the West 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 346.52 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° 48' 18" E, 85.45 feet to the Easterly right-of-way line of said Gatewood Street; thence Southwesterly along said right-of-way line and said Gatewood Street; thence Southwesterly along said right-of-way line and said Gatewood Street, 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, 171.61 feet to a point on a curve to the left; 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 29° 35' 11" E, to a point on a curve to the left; thence along said curve 143.00 feet, and a long chord of 135.37 feet, bearing S 52° 31' 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' 48" 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' 00", 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, 84.00 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 177.25 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' 08" E, 60.00 feet to a point on a curve to the right; thence along said curve 113.25 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 82° 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



Know all men by these presents that we the undersigned property owners of the land as above set forth in the Civil Engineers Certificate, have caused the same to be known as "AUTUMN CHASE", an addition to Wichita, Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public. Assessments for construction and maintenance of drainage, public utilities, and streets as indicated on the accompanying plat are hereby granted. The temporary sewer easements for Reserve "A" and Reserve "B" are hereby granted, however, they shall automatically be vacated upon abandonment of the existing sanitary sewer laterals. The well easements are for the purpose of construction and maintenance of a private well. The parking easements are for the purpose of off-street parking. Reserves "A" and "B" are platted for entry monuments, walks and landscaping. Reserve "C" is platted for entry monuments, walks, scaping, drainage, and utilities. Reserve "D" is platted for walks, landscaping, drainage, gazebos, and utilities. Reserve "E" is platted for landscaping, drainage, and utilities. Reserve "F" is platted for landscaping, drainage, lakes, gazebos, and related recreational facilities, 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 lighting. Reserve "H" is 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", "C", "D", "E", "F", "G", "H", are hereby granted to the City of Wichita. 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.

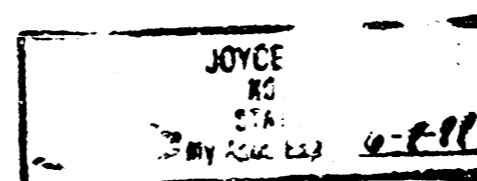
LAKEPOINT COMPANY, a Kansas general partnership
by Ritchie Development Corporation
managing partner of said partnership

By: Jack D. Ritchie
Jack D. Ritchie

STATE OF KANSAS
ss:
SEDGWICK COUNTY

Be it remembered that on this 19th 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 be 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 H. Kaufman, Notary Public
JOYCE H. KAUFMAN
My Appointment Expires: June 8, 1988



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 Perry 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)

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 Rea, Deputy



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

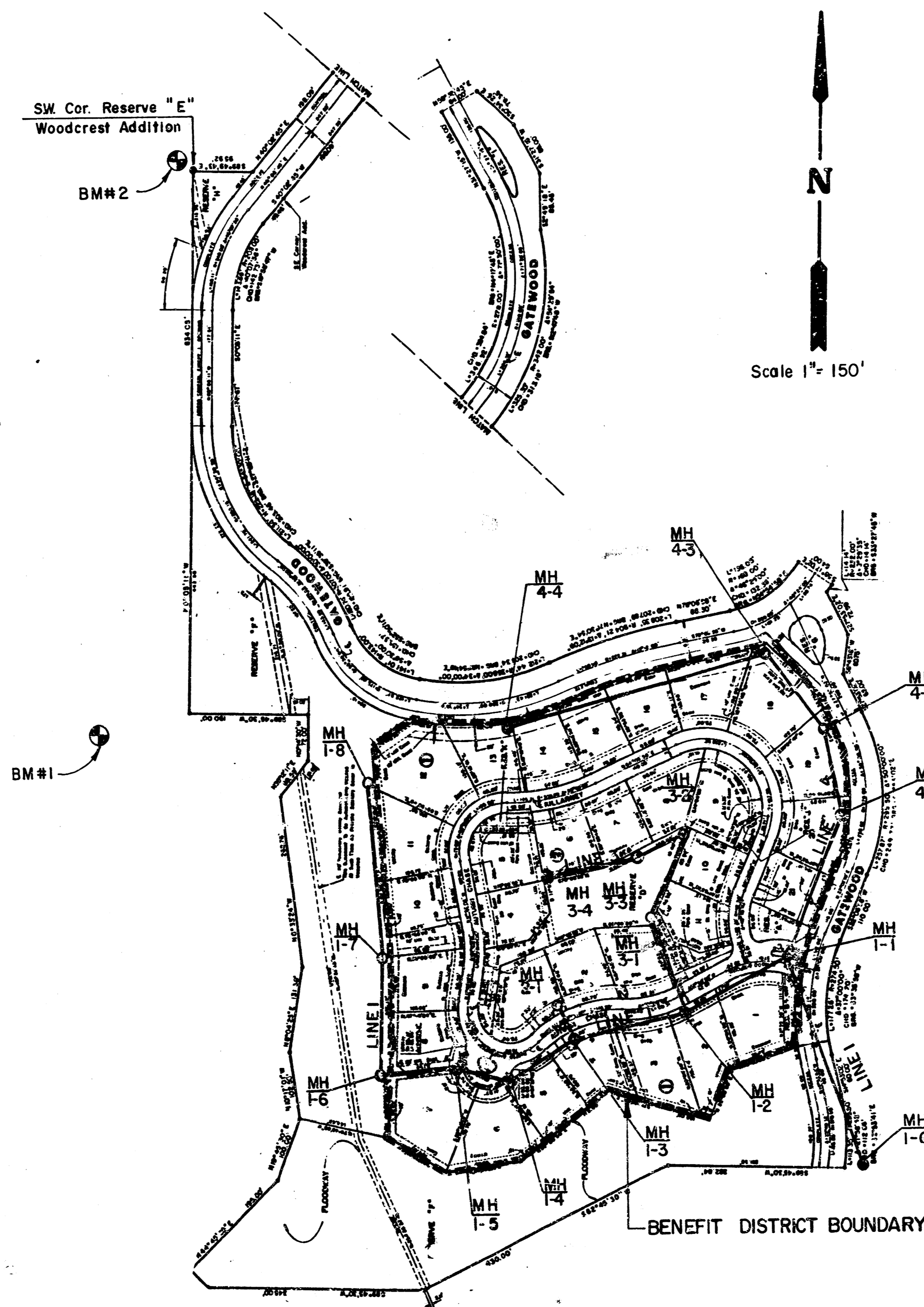
GENERAL NOTES

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 MOUNDING 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 UNSERVICEABLE DUE TO ELEVATION GRADE OR ALIGNMENT, THE CONTRACTOR SHALL RESHAPE THE EXISTING MANHOLE INVERT TO PROVIDE SMOOTH FLOW. THE COST OF RESHAPING EXISTING MANHOLE INVERTS IS INCIDENTAL TO THE PROJECT.
8. CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITY COMPANIES PRIOR TO ANY EXCAVATION:

ARKLA GAS COMPAL.	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

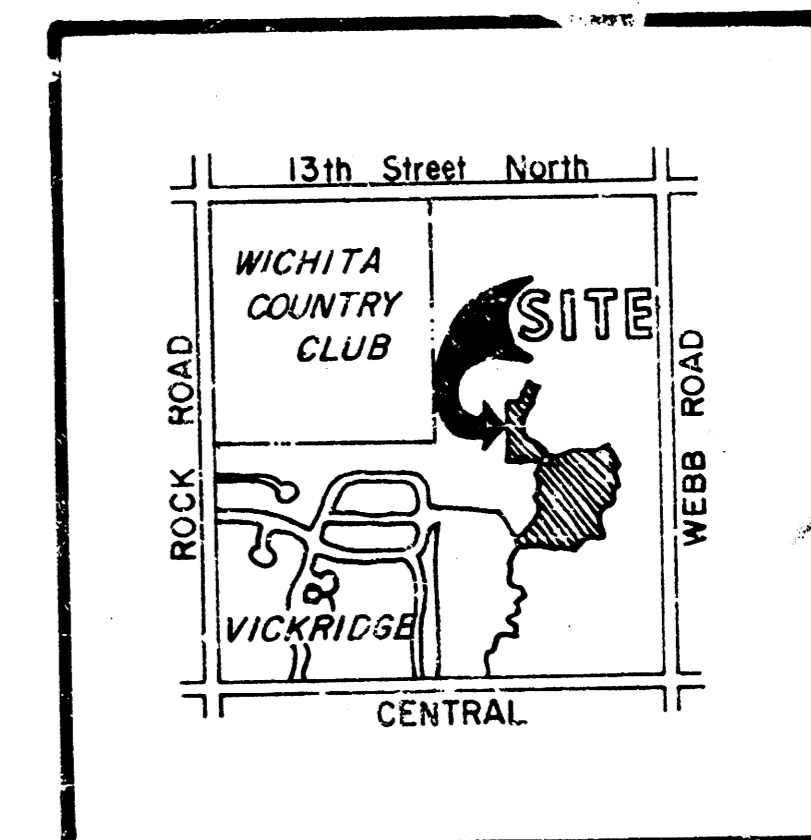
- B.M. #1 Spk. Step in Corner Fence Post 660.00 Feet E. & 40.00 Feet S. of Ctr. Section 17, T27S, R2E Elev. 176.09
- B.M. #2 Spk. Step in Corner Fence Post S.E. Corner Lot 4, Blk. 1, Woodcrest Addition Elev. = 179.74



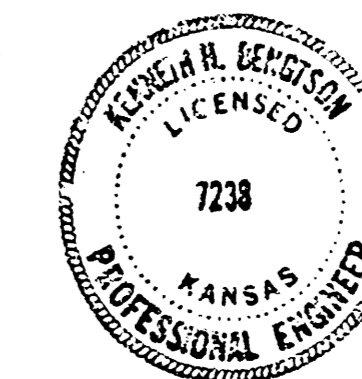
*AS BUILT
1-88*

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



LOCATION MAP



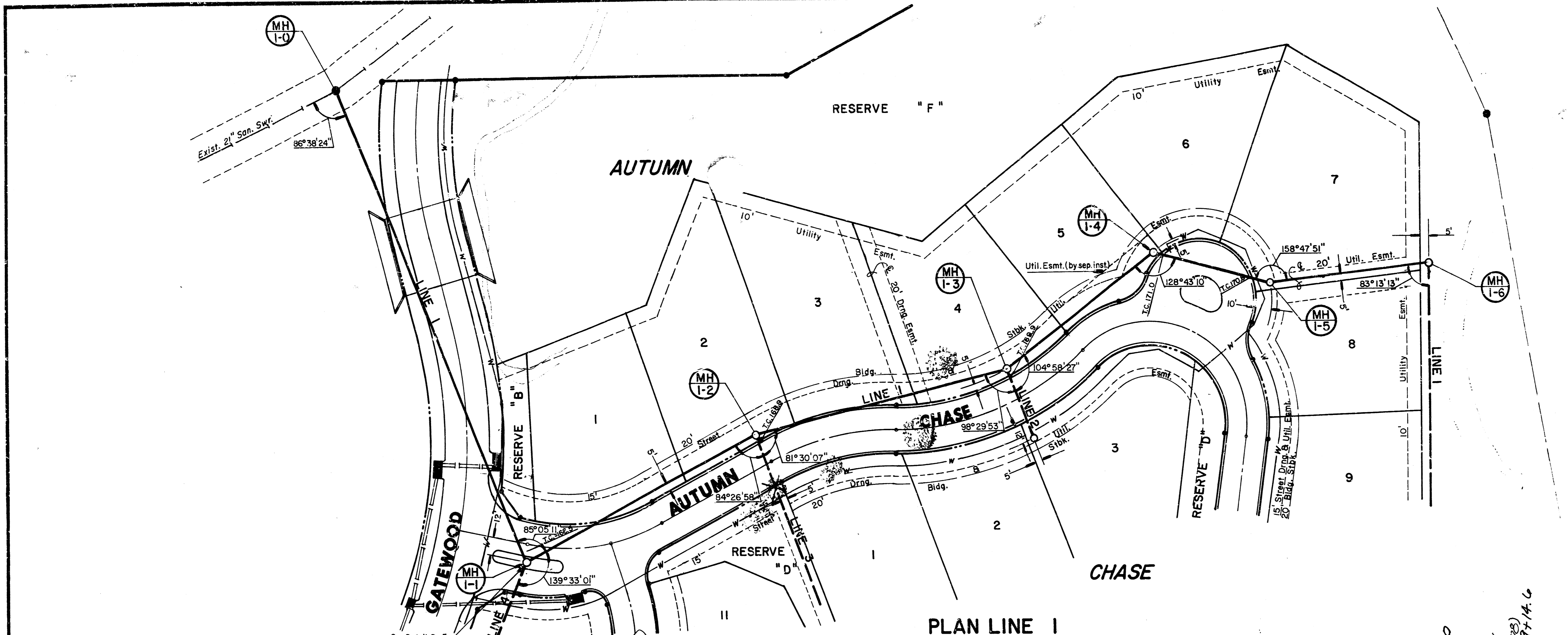
AUTUMN CHASE
SANITARY SEWER PLANS

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

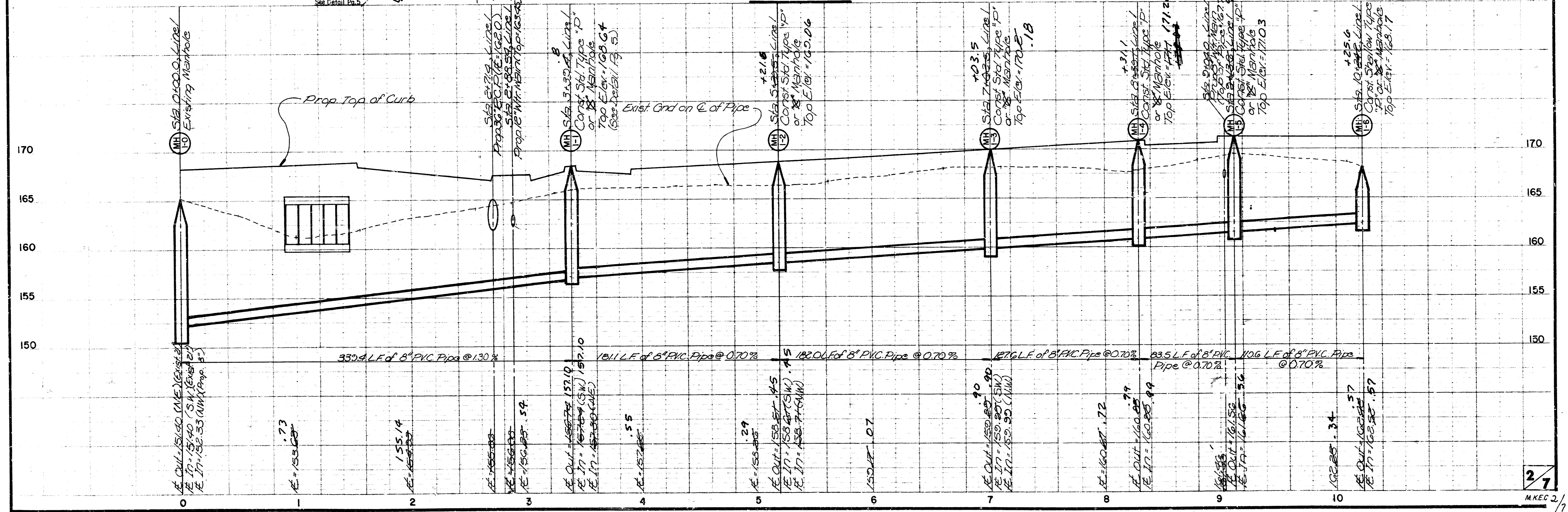
682-6561

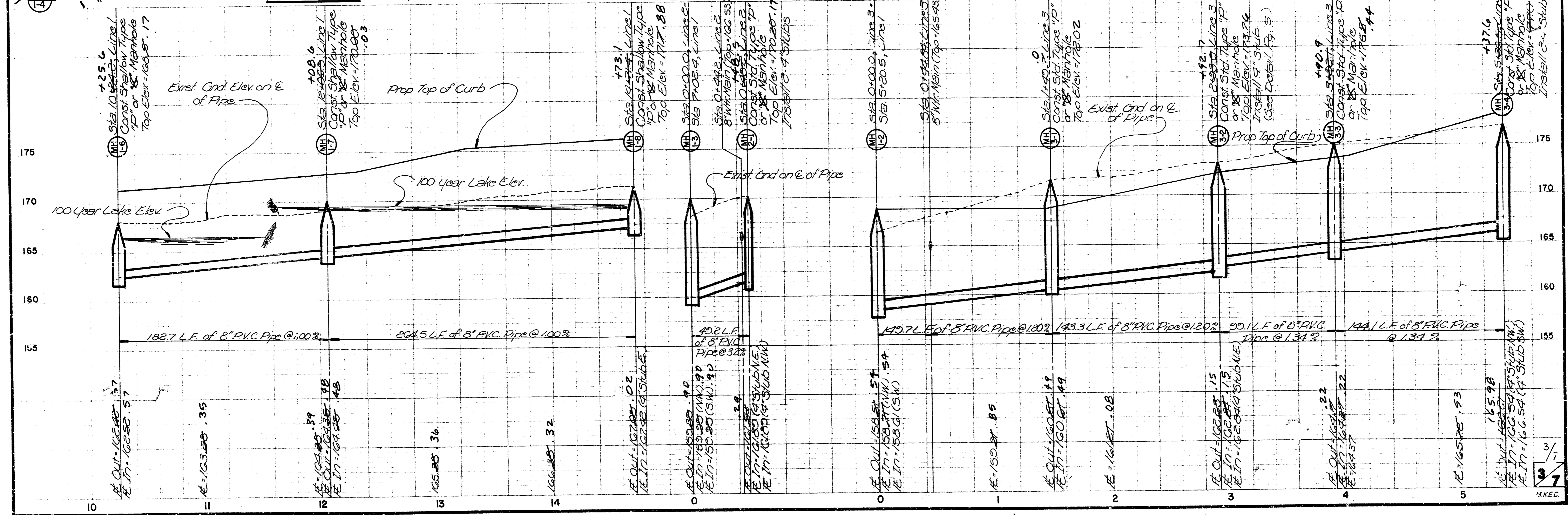
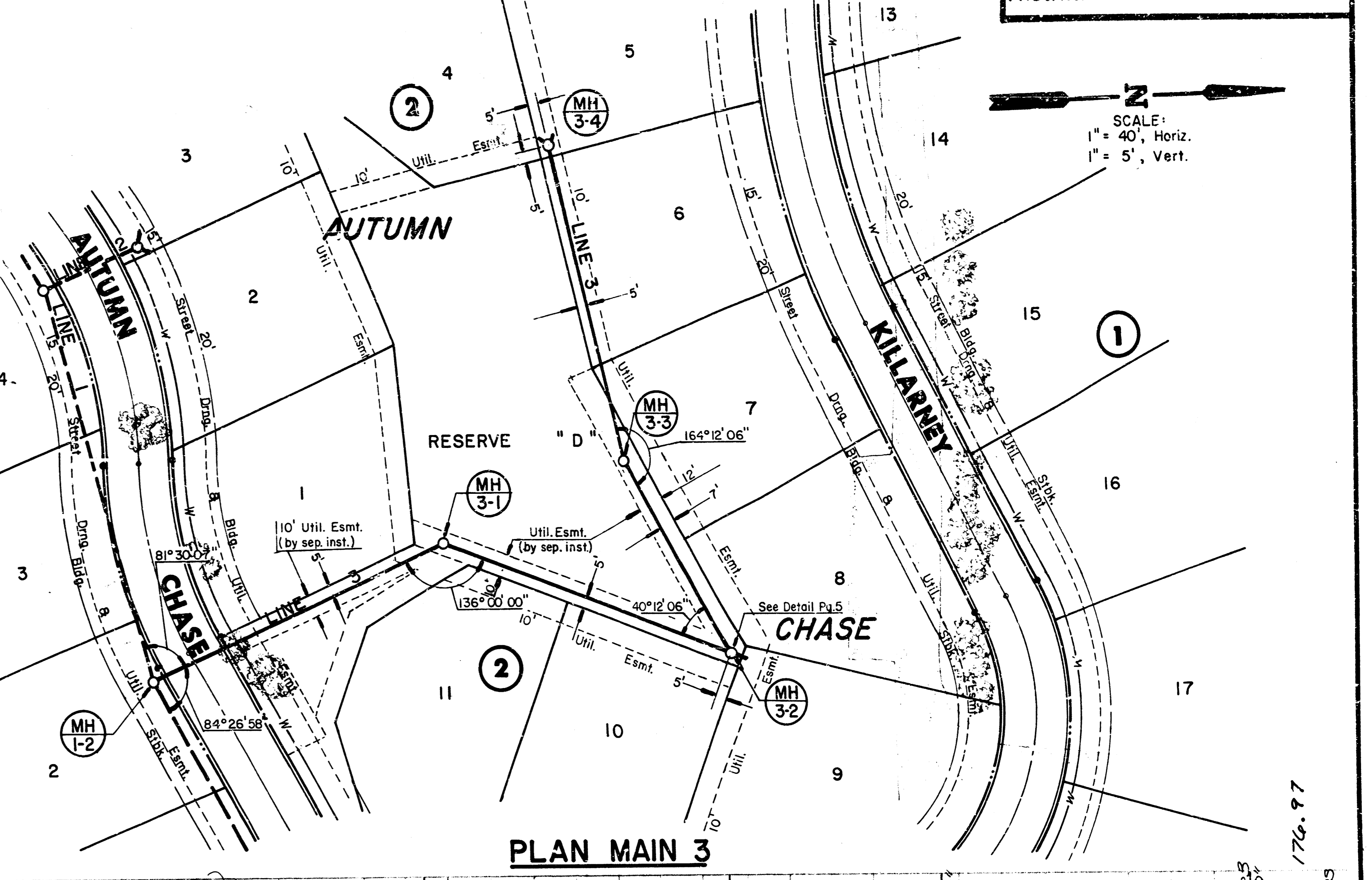
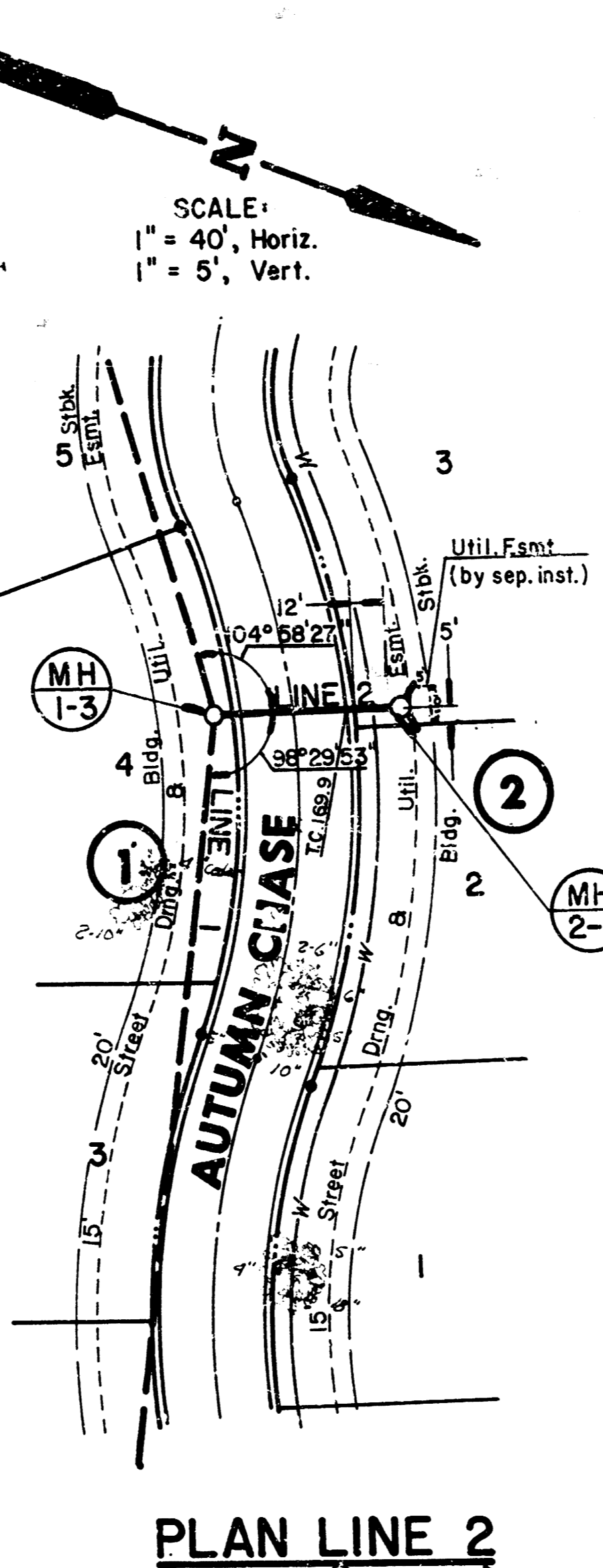
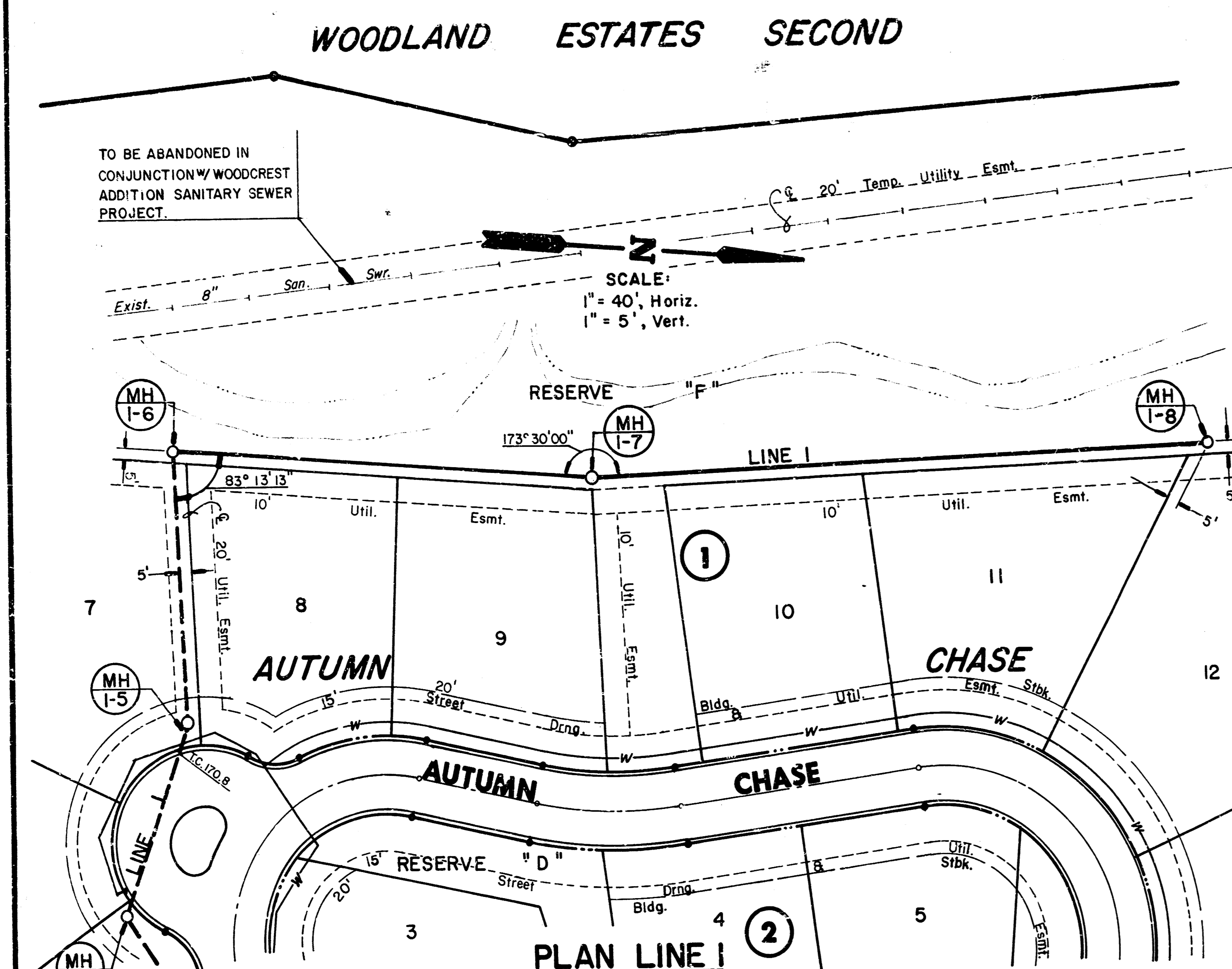
Design	G.J.A.
Drawn by	D.D.G.
Checked by	G.J.A.
Date	MAY, 1987
Sheet	1
of	7

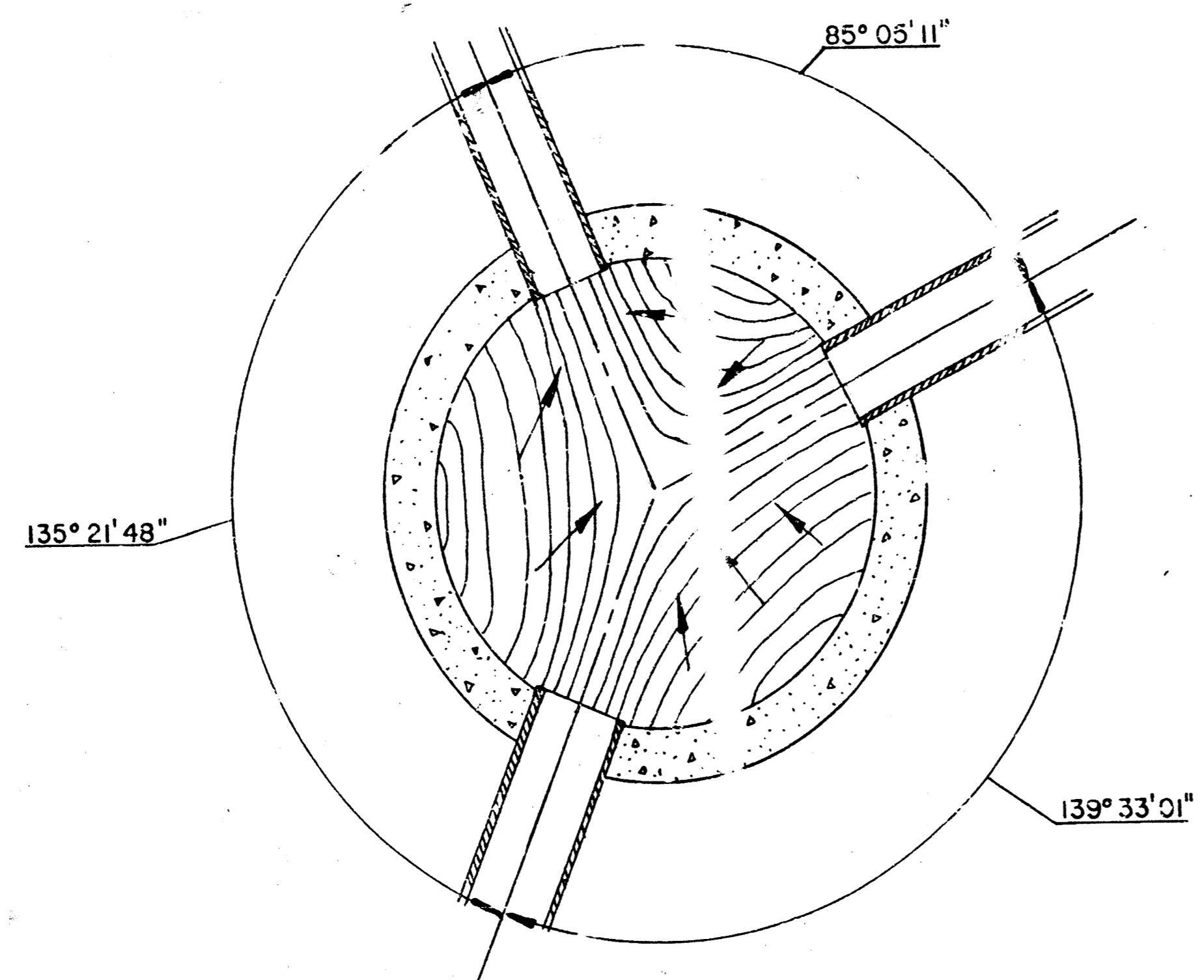
SCALE: 1" = 40', Horiz.
 1" = 5', Vert.



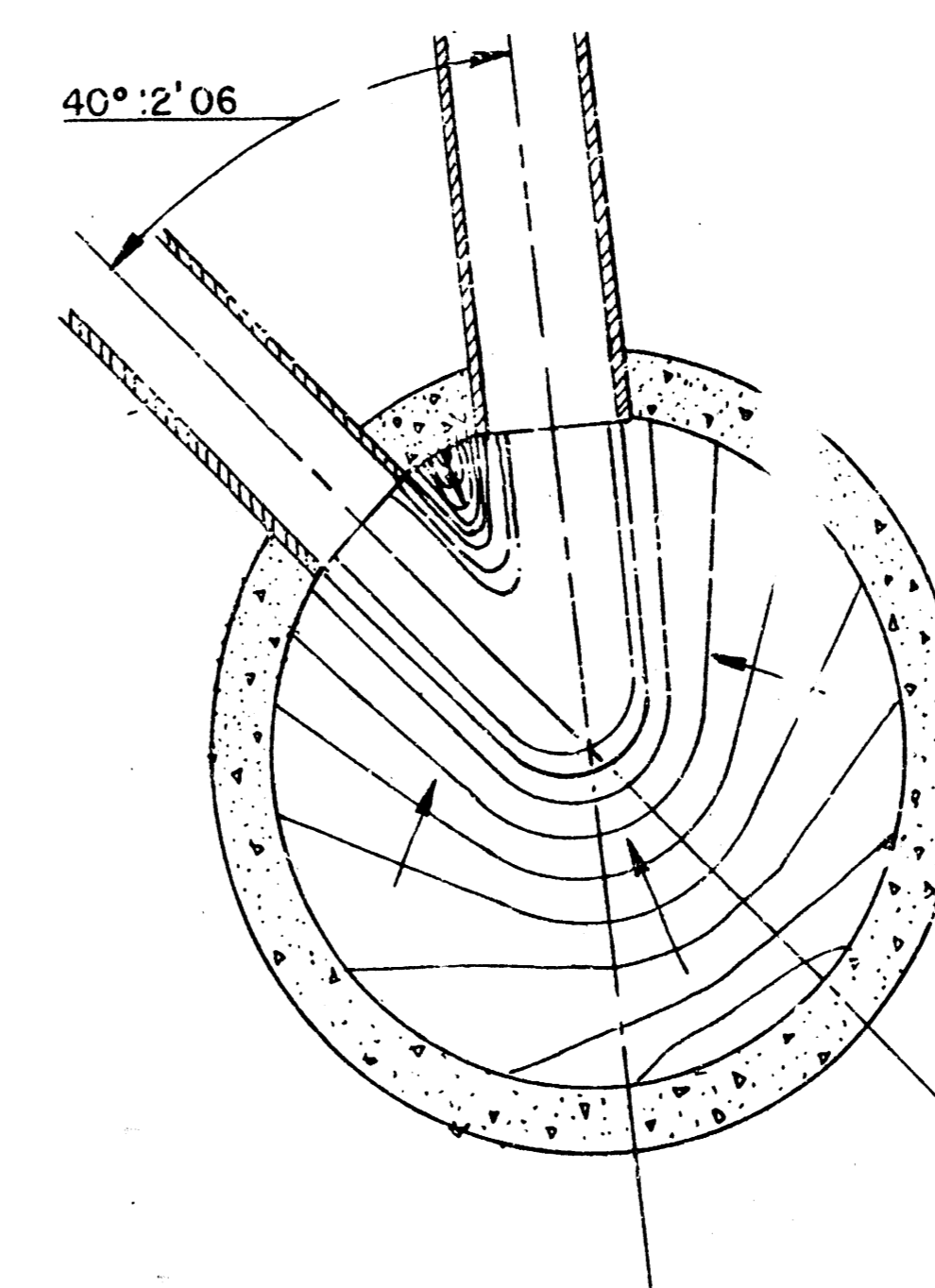
PLAN LINE I







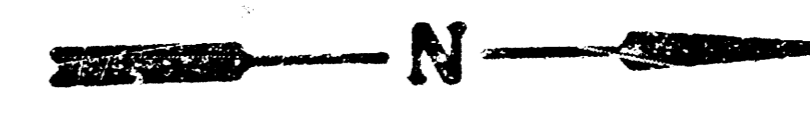
FLOOR SHAPING DETAIL FOR MANHOLE 1-1



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	Sheet 5 of 7 5/7 682-6561

FINAL PLAT OF AUTUMN CHASE AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



Scale: 1" = 60'

Drainage & Utility Easement
Plan 850, Page 502
60' Ingress, Egress, Roadway
& Utility Easement, Plan 790, Page 610-615

POB
NW Corner,
Gatewood
NE Corner, Res "D",
Woodland Estates

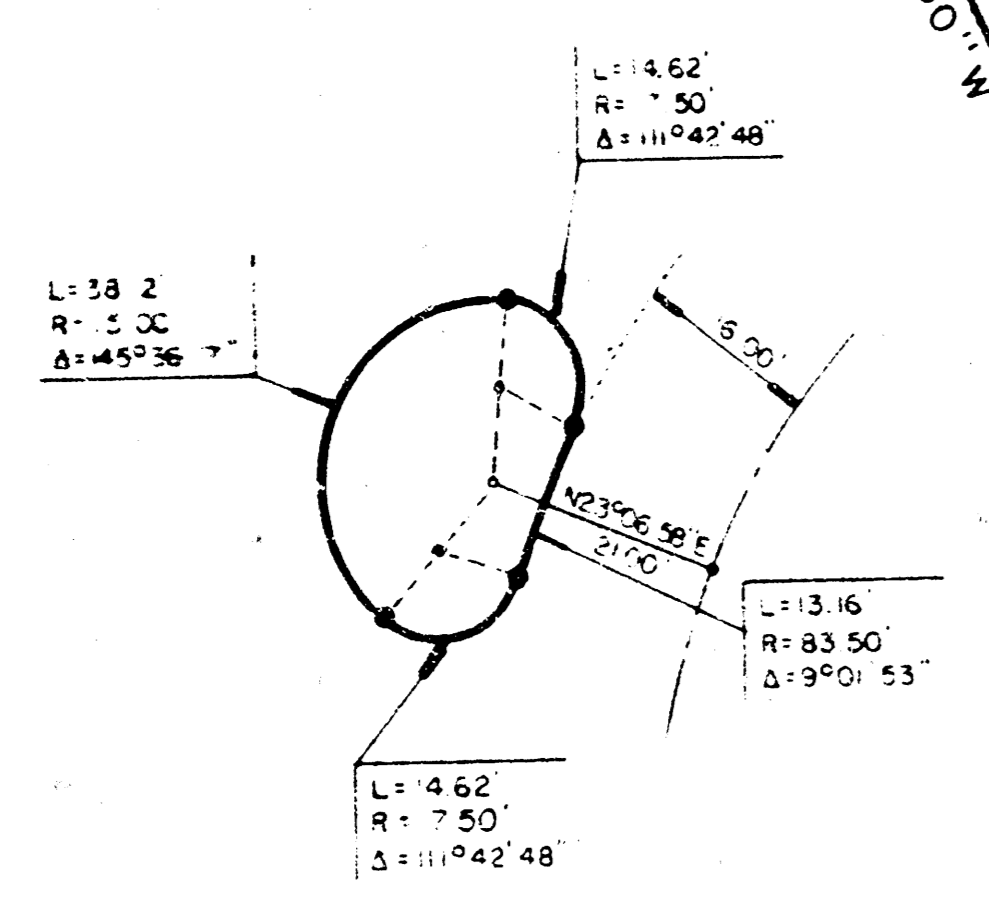
SW Corner, Reserve "E"
Woodcrest Addition

E 20' Temporary Utility Easement
This Easement to Be Automatically Vested
At Such Time As Private Sanitary Sewer is
Installed

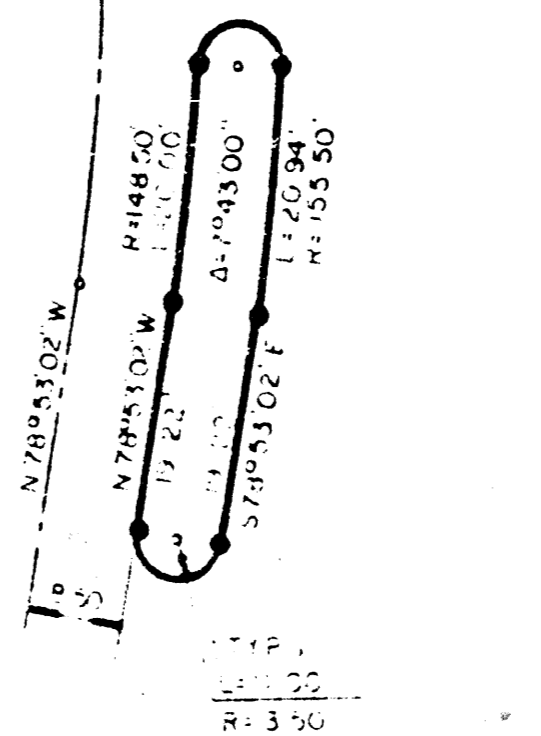
Drainage & Utility Easement
Plan 850, Page 502
60' Ingress, Egress, Roadway
& Utility Easement, Plan 790, Page 610-615

LOT	BLK	MIN. MIN. NO. FEET
1	1	63.0
2	1	63.0
3	1	63.0
4	1	63.0
5	1	63.0
6	1	63.0
7	1	63.0
8	1	63.0
9	1	63.0
10	1	63.0
11	1	63.0
12	1	63.0
13	1	63.0
14	1	63.0
15	1	63.0
16	1	63.0
17	1	63.0
18	1	63.0
19	1	63.0
20	1	63.0
21	1	63.0
22	1	63.0

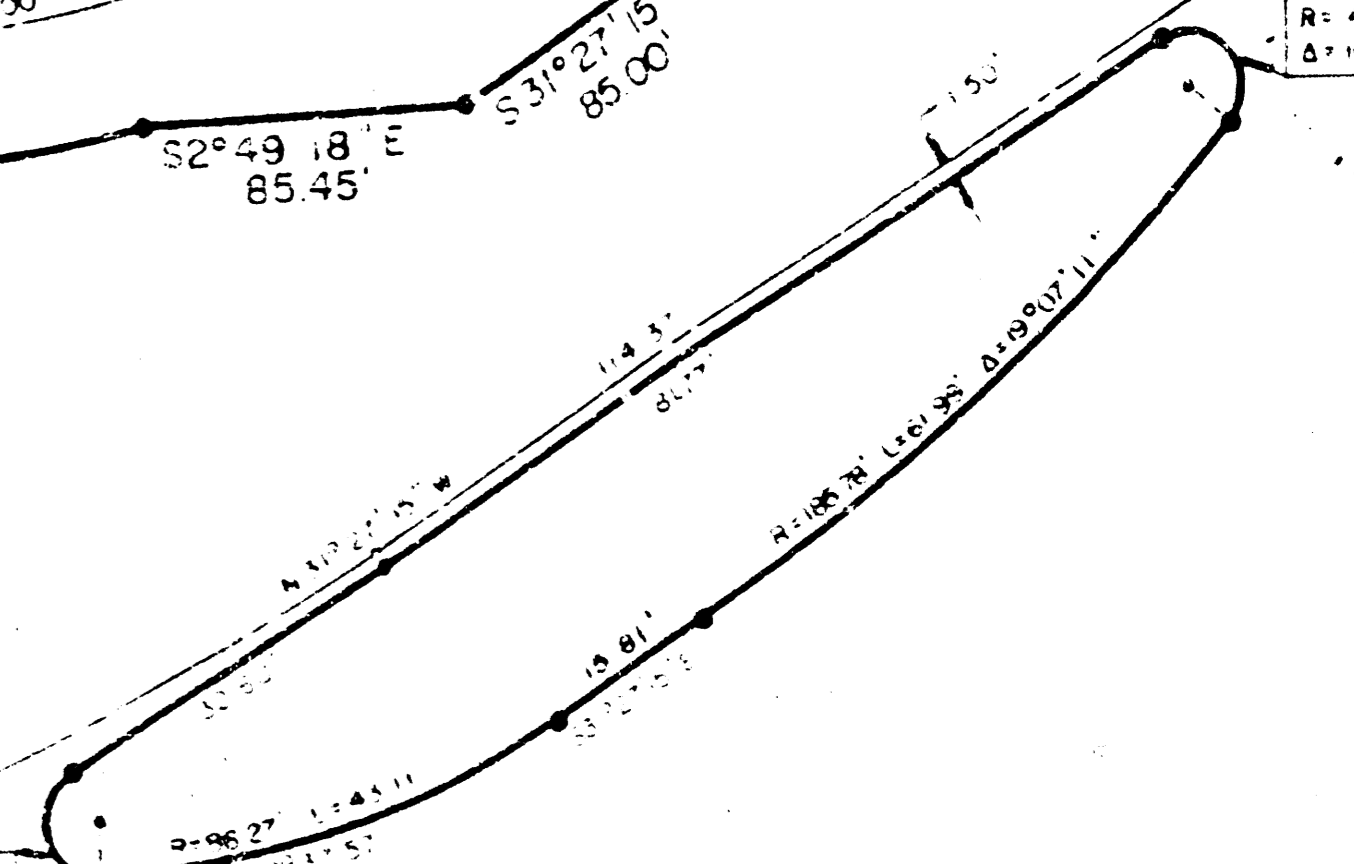
RESERVE "E" DETAIL



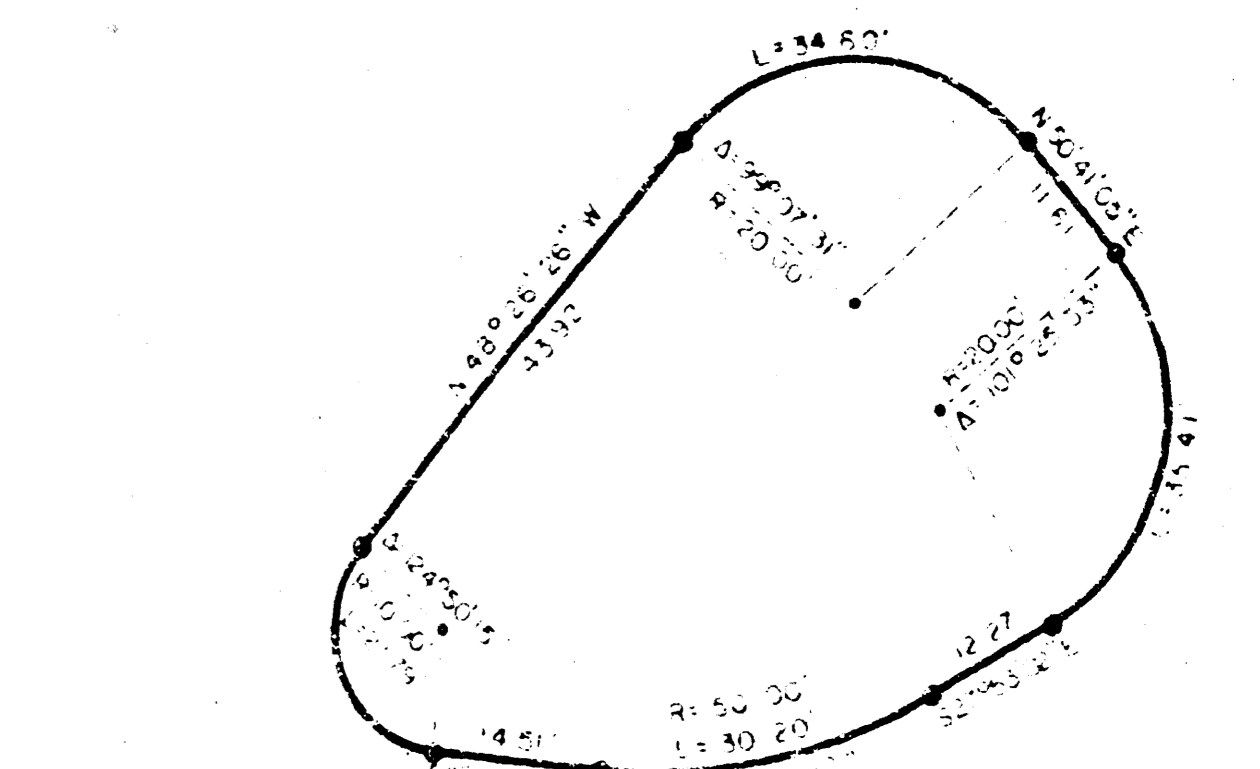
RESERVE "C" DETAIL



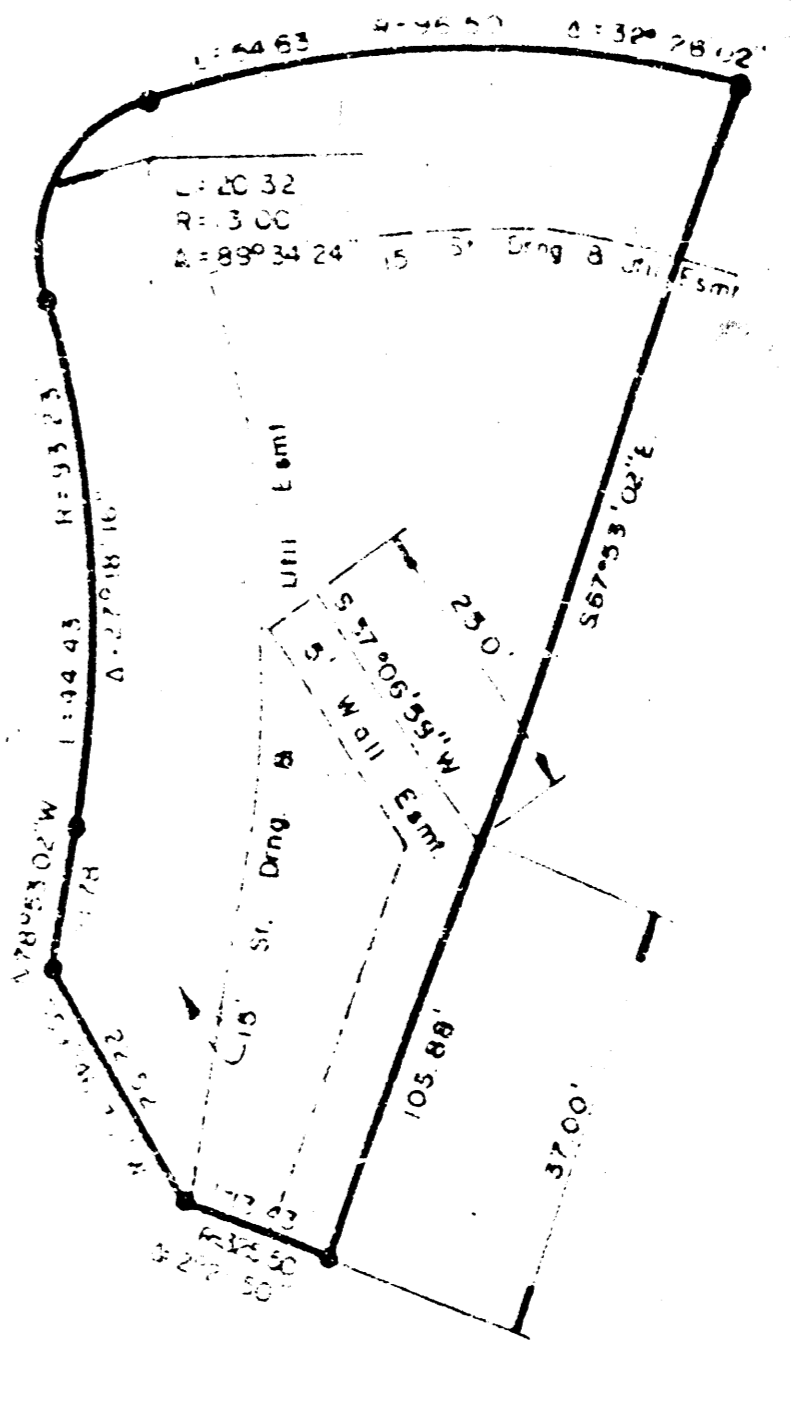
RESERVE "I" DETAIL



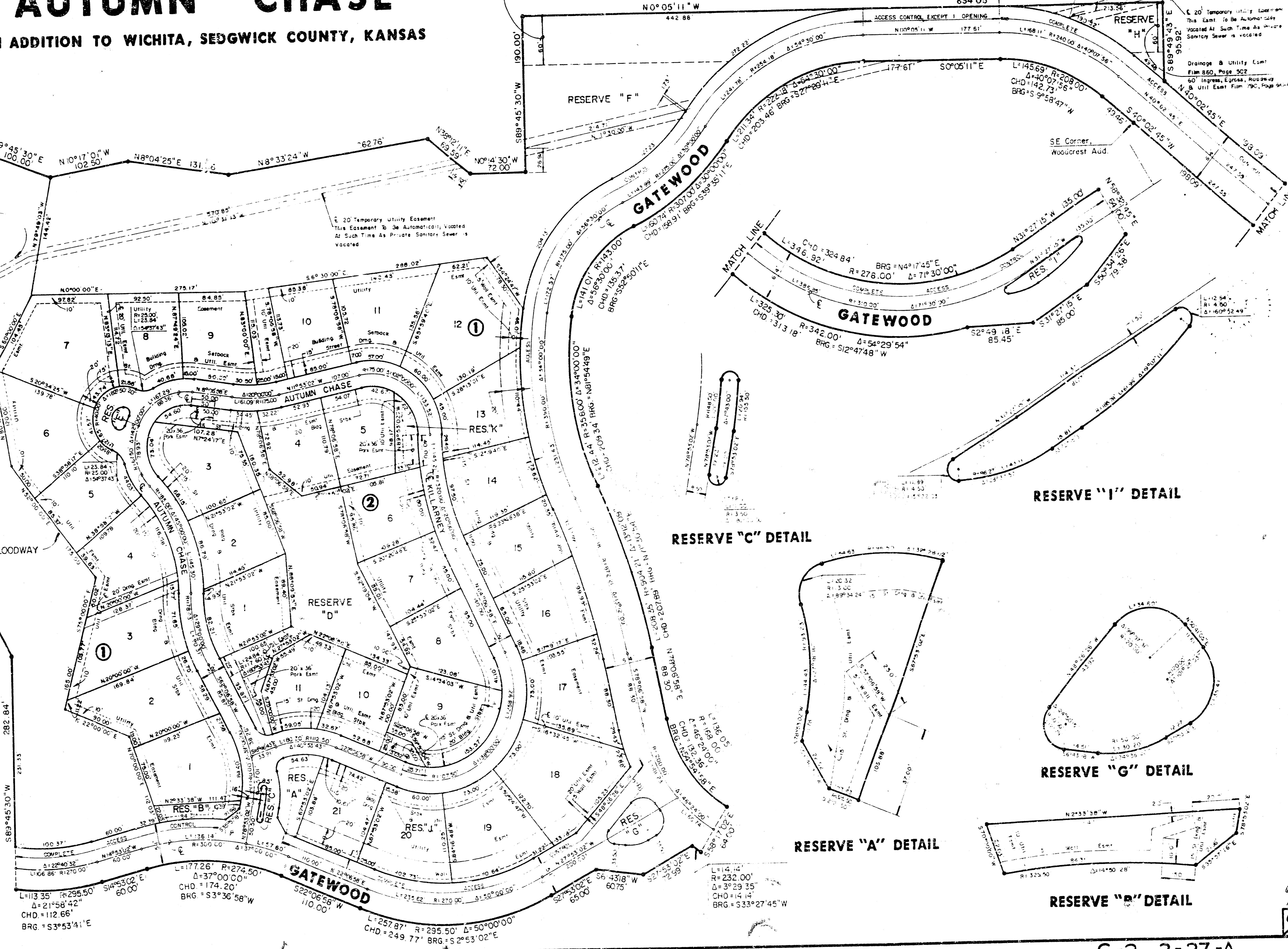
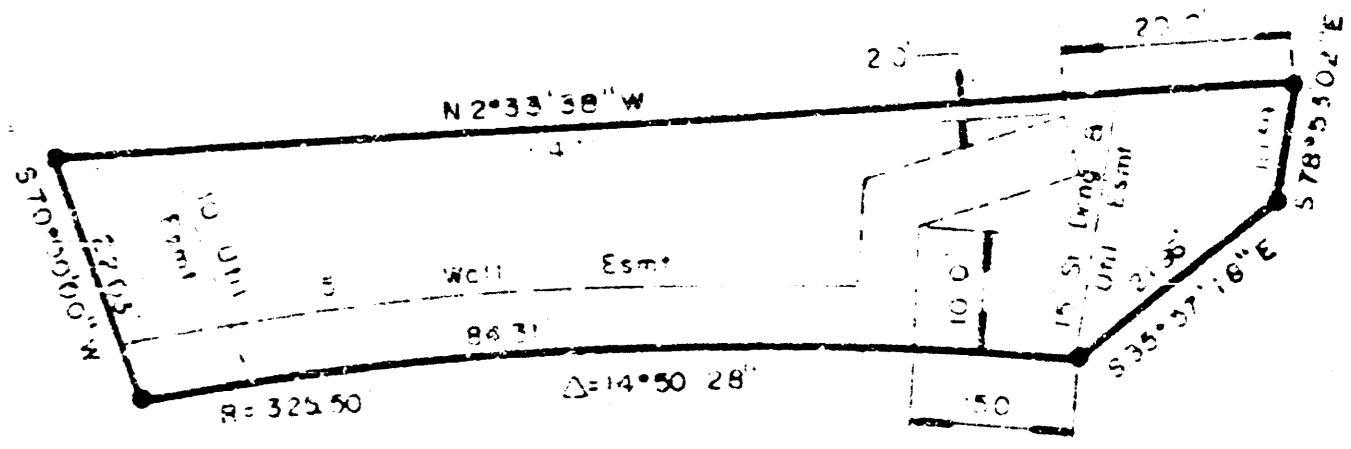
RESERVE "G" DETAIL



RESERVE "A" DETAIL



RESERVE "B" DETAIL



RESTRICTIVE COVENANT P. 231 P. 14