SANITARY SEWER NO. 23

LAT. 48 , MAIN 5

BEACON HILL

PROJECT NO.

468·76·245·81567 ·000·000·001

CITY OF WICHITA, KANSAS

MICHAEL E. LINDEBAK, CITY ENGINEER

JUNE, 1986

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. 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.

3. 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

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.

BENCH MARKS

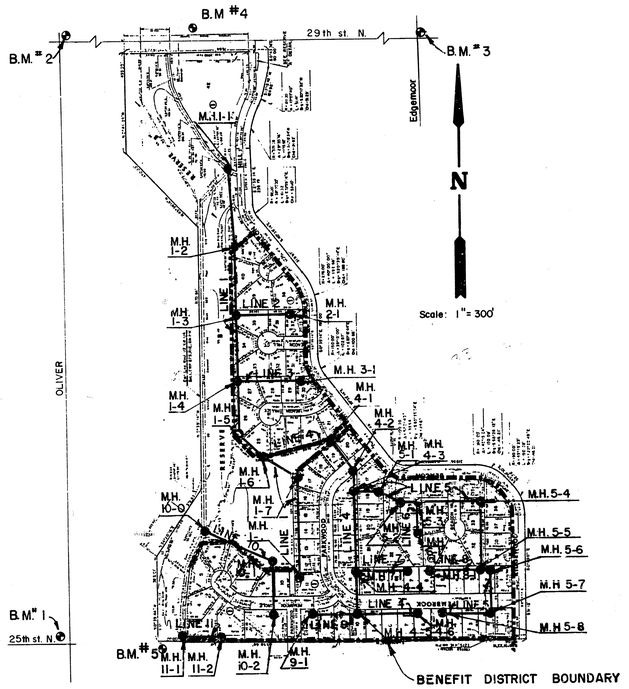
B.M. #1 OLIVER & 25TH STREET NORTH CITY OF WICHITA
BENCH MARK DISC, 44' WEST OF CENTERLINE OLIVER, AND 32' NORTH OF CENTER A.C. PAVEMENT WEST ON 25TH STREET
JFG EST. 1972
ELEV. 174.486

B.M. #2 OLIVER & 29TH STREET NORTH CITY OF WICHITA
BENCH MARK DISC, 29' NORTH AND 33' EAST OF CENTERLINE BOTH
JFG EST. 1972
ELEV. 159.684

B.M. #3 EDGEMOOR & 29TH STREET NORTH CITY OF WICHITA
BENCH MARK DISC, 5.5' EAST AND 37' NORTH OF QUARTER SECTION CORNER
JFG EST. 1972
ELEV. 172.384

B.M. #4 RAILROAD SPIKE IN S.W. FACE OF POWER POLE 26.5' N. OF 1/16 CORNER 1/4 MILE EAST OF 29TH & OLIVER.
ELEV. = 161.18

B.M. #5 "□" N.W. CORNER OF CURB INLET ON W. SIDE AT N. END OF EXISTING BOLT IN STREET.
ELEV. = 176.33



Note to Contractor:

The engineer will determine the order of construction on this project to expeiite the construction of other facilities including paving in this plat.

INDEX TO DRAWINGS

SHEET NO.	DESCRIPTION
1	Title sheet
2-3	Line 1
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6	Line 4-5
7	Line 5
8	Line 6,7,8 & 9
9	Line 10-11
10-11	FINAL PLAT

KENNETH R. HEATHCOTE LICENSED 7233 KANSAS PROFESSIONAL ENGINEER

AS BUILT
RDL
12-12-86

MKEC

SANITARY SEWER PLANS FOR BEACON HILL

Design	G.J.A.
Drawn by	D.L.M.
Checked by	K.H.B.
Date	
Job no.	

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

1/11

Sheet 1 of 11

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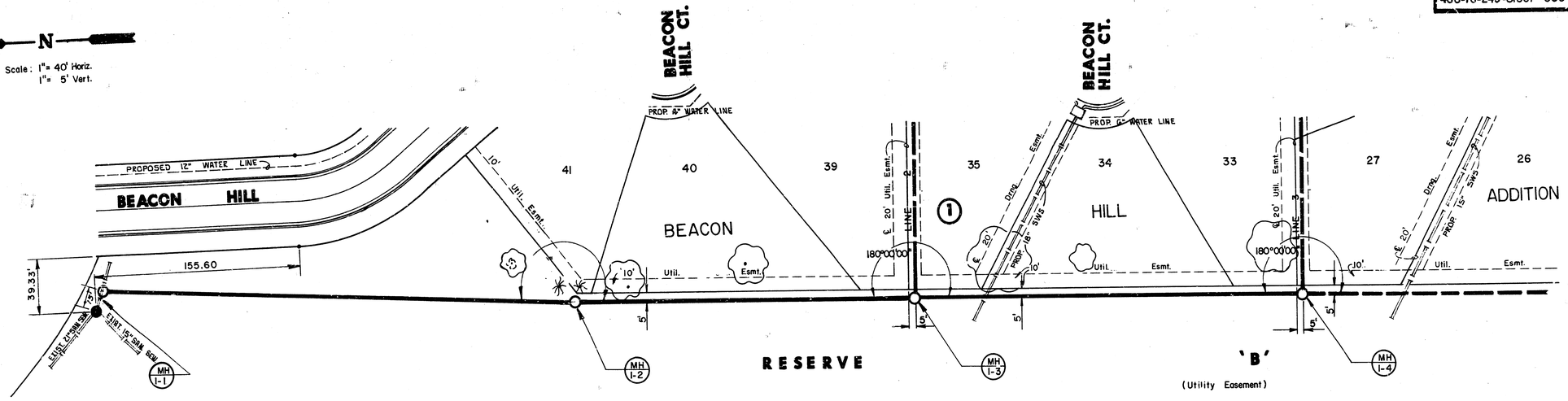
BEACON HILL
LAT. 48 MAIN 5 S.S. NO. 23
468-76-245-81567-000-000-001

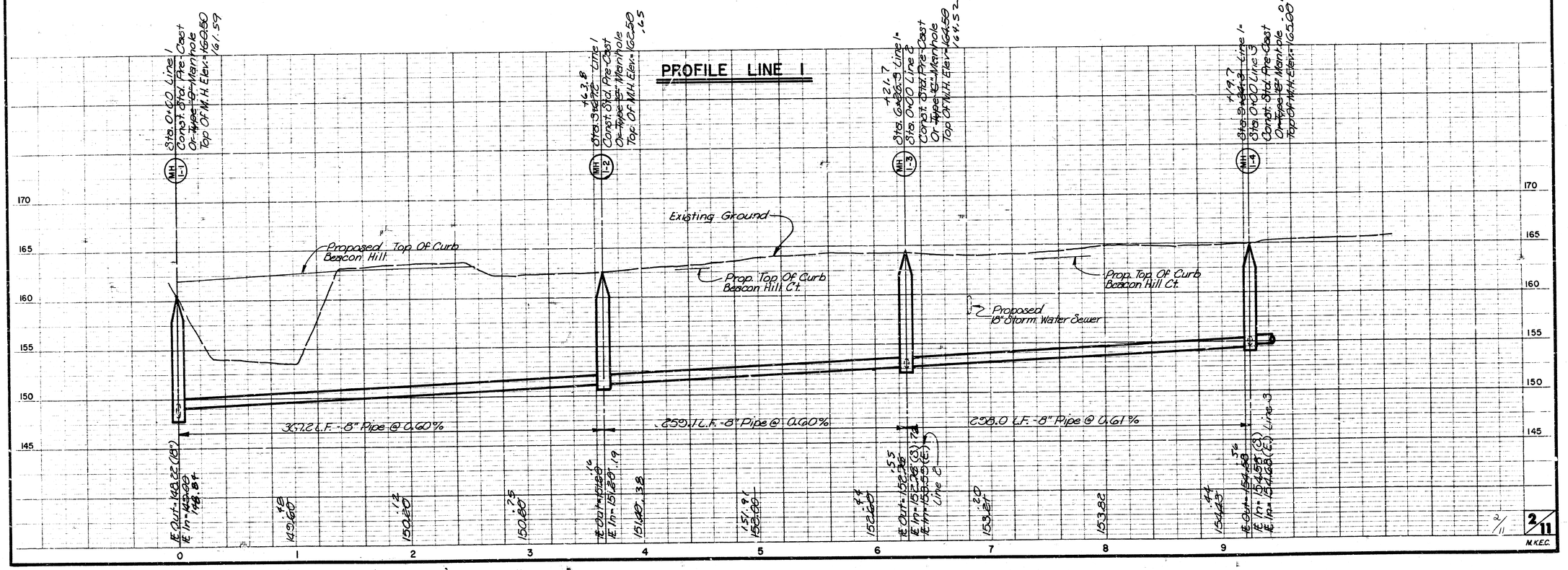
N

Scale: 1"= 40' Horiz.
1"= 5' Vert.



PLAN LINE 1

PROFILE LINE 1



2/11

M.K.E.C.

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BEACON HILL
LAT 48 MAIN 5 S.S. NO. 23
468-76-245-81567-000-000-001

P.I.C. = PROPOSED TOP OF CURB

PROP. 8" WATER LINE

BEACON HILL CT.

PROP 12" WATER LINE

PARKWOOD ADDITION

BEACON HILL RESERVE

'B'
(Utility Easement)

Scale: 1"= 40' Horiz.
1"= 5' Vert.

PLAN LINE 1

PROFILE LINE 1

Existing Ground

Proposed Top Of Curb Parkwood

Proposed 36"SWS

Prop. 15" SWS

257.7 L.F.-8" Pipe @ 1.00 %

163.2 L.F.-8" Pipe @ 0.60%

173.1 L.F.-8" Pipe @ 0.40%

197.0 L.F.-8" Pipe @ 0.72%

230 L.F.-8" Pipe @ 1.00%

3/11

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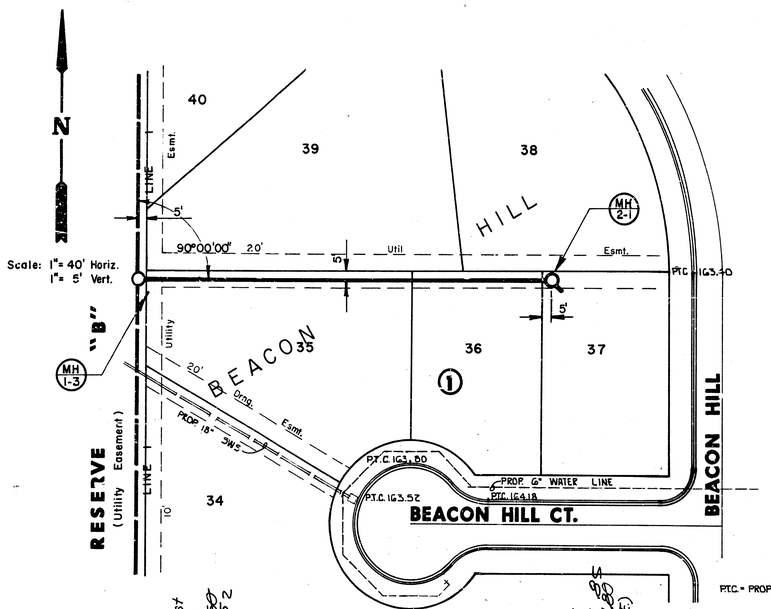
BEACON HILL
LAT. 48 MAIN 5 S.S. NO. 23
PROJ.NO.468-76-245-81567-000-000-001

N

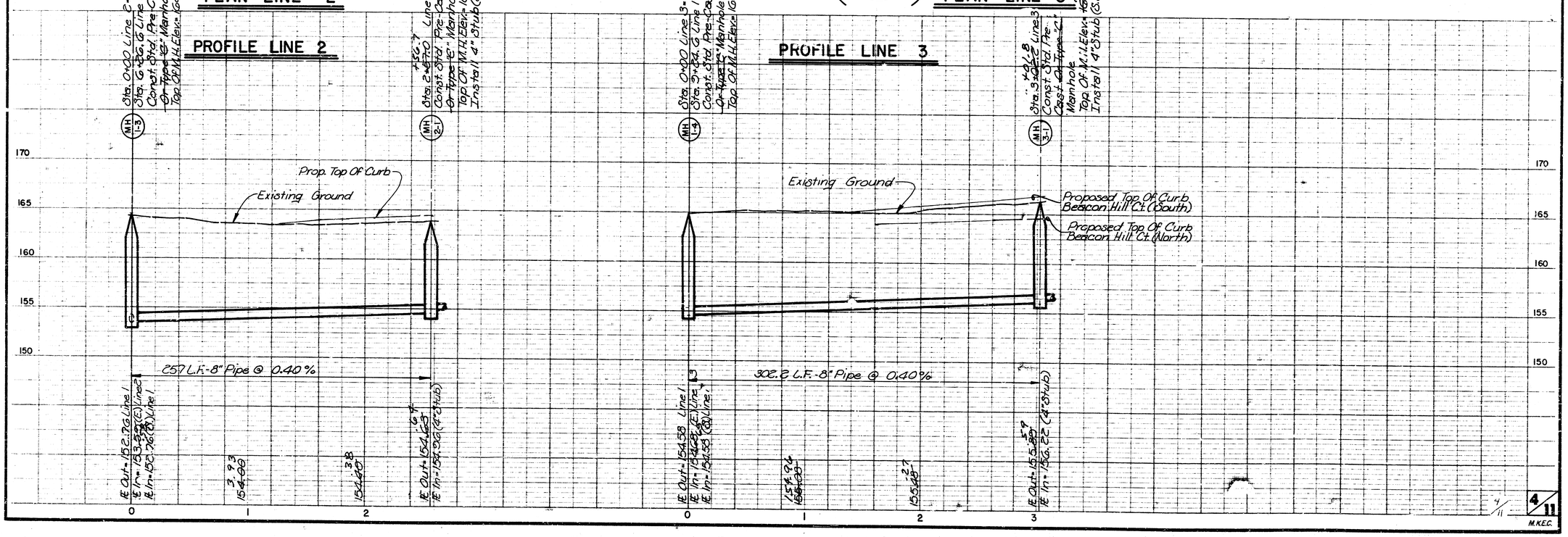
Scale: 1"= 40' Horiz.
1"= 5' Vert.

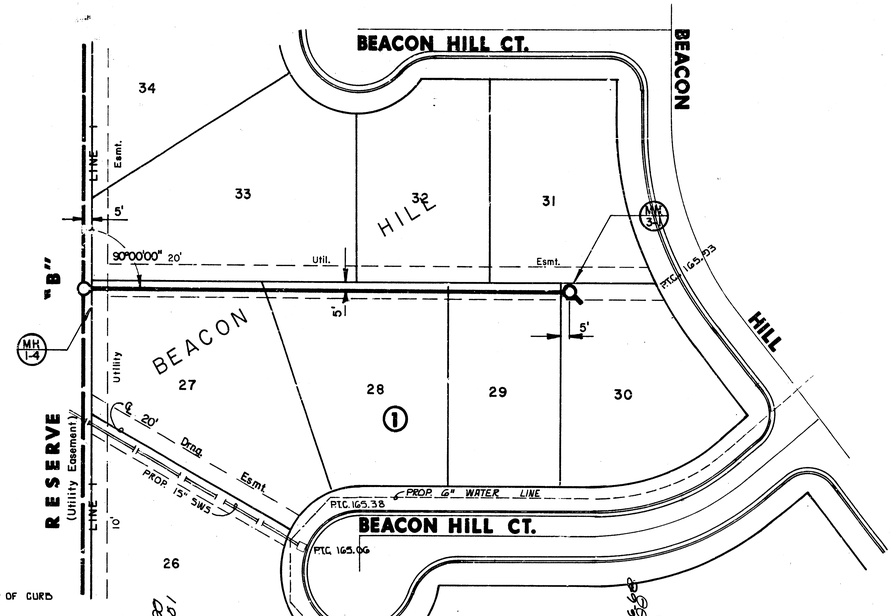


PTC.= PROPOSED TOP OF CURB

PLAN LINE 2

PROFILE LINE 2





PLAN LINE 3

PROFILE LINE 3

4/11

M.K.E.C.

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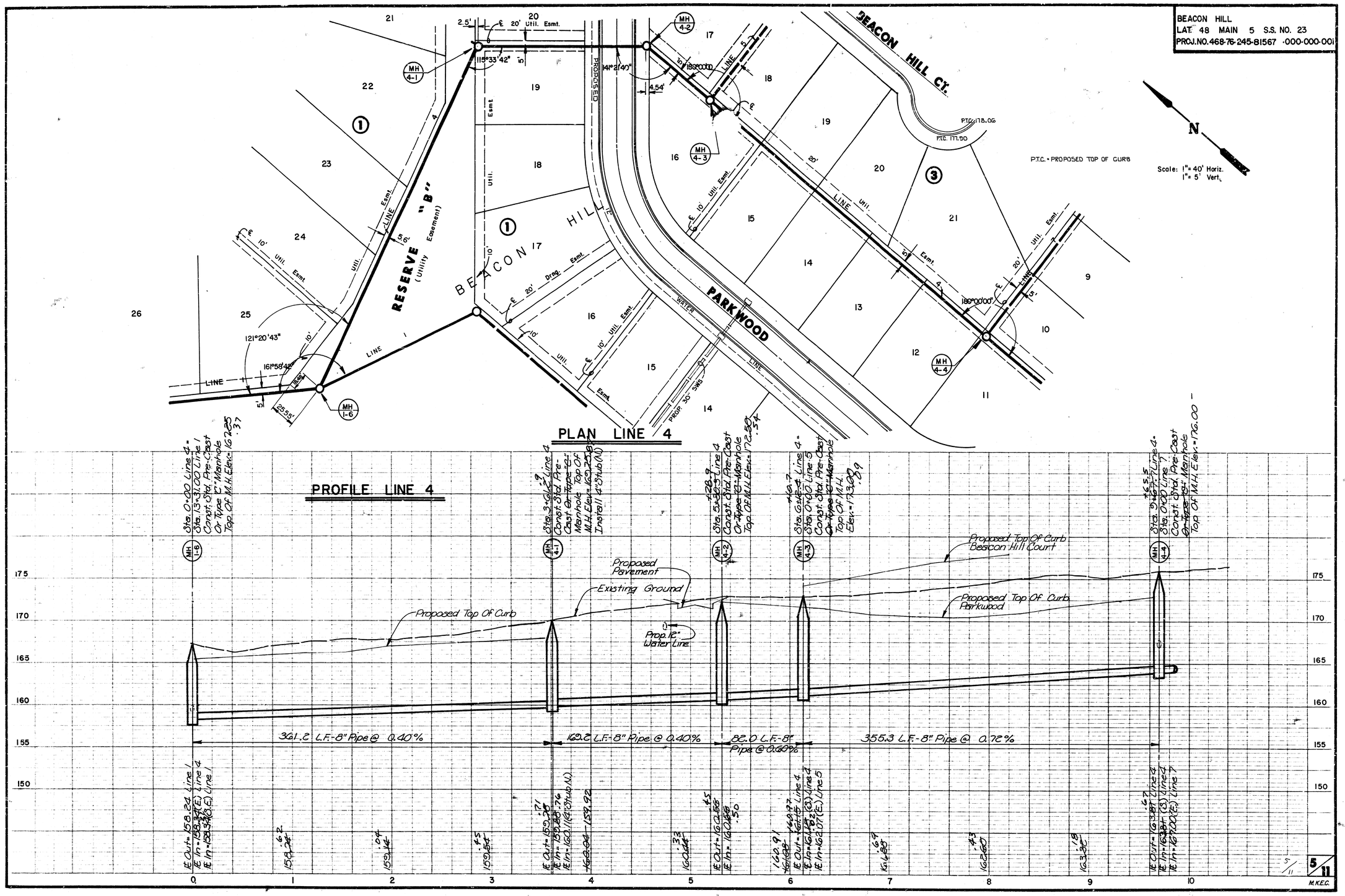

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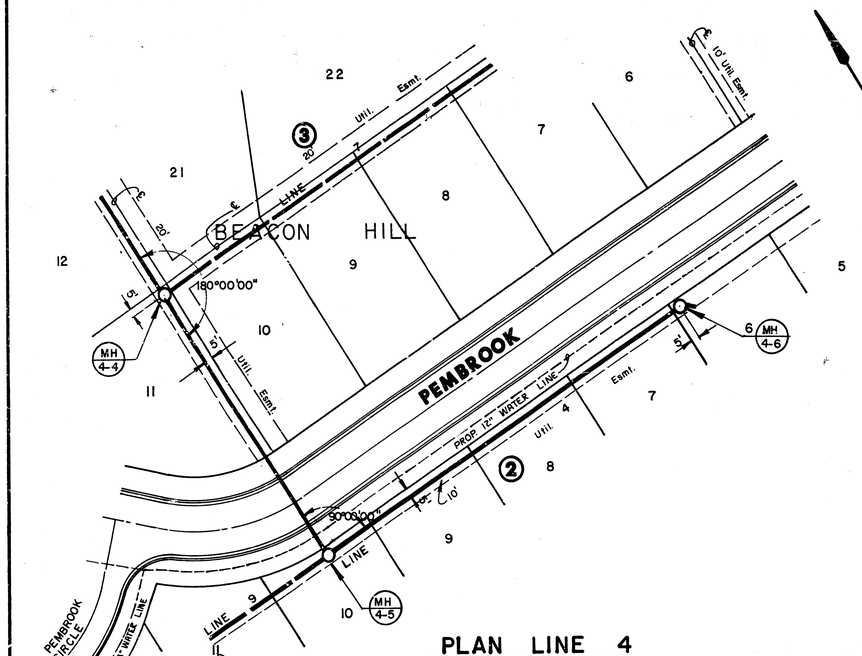
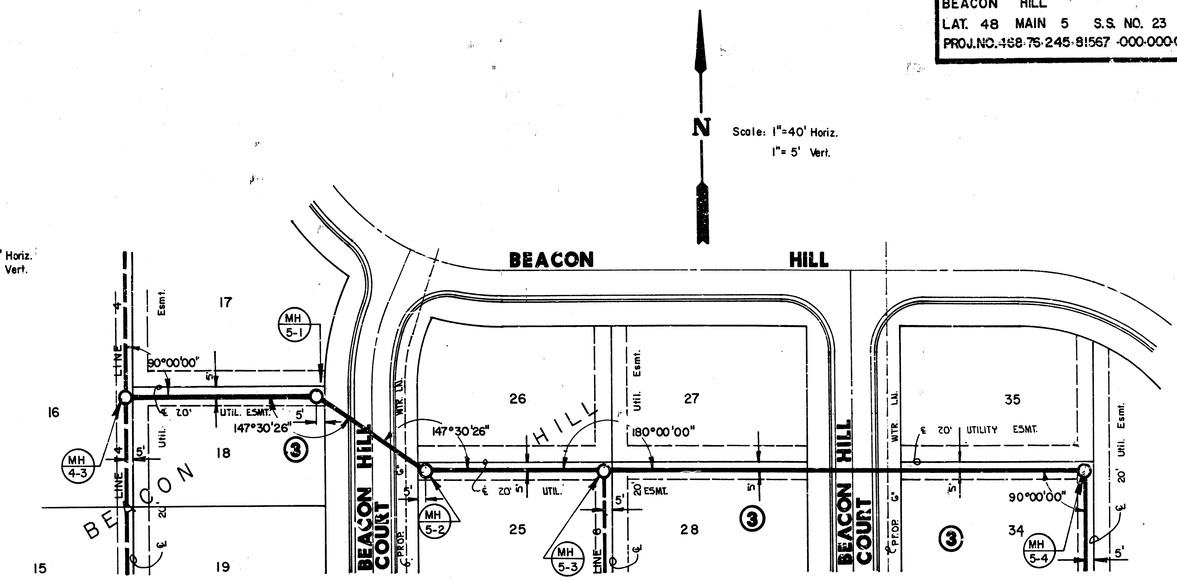
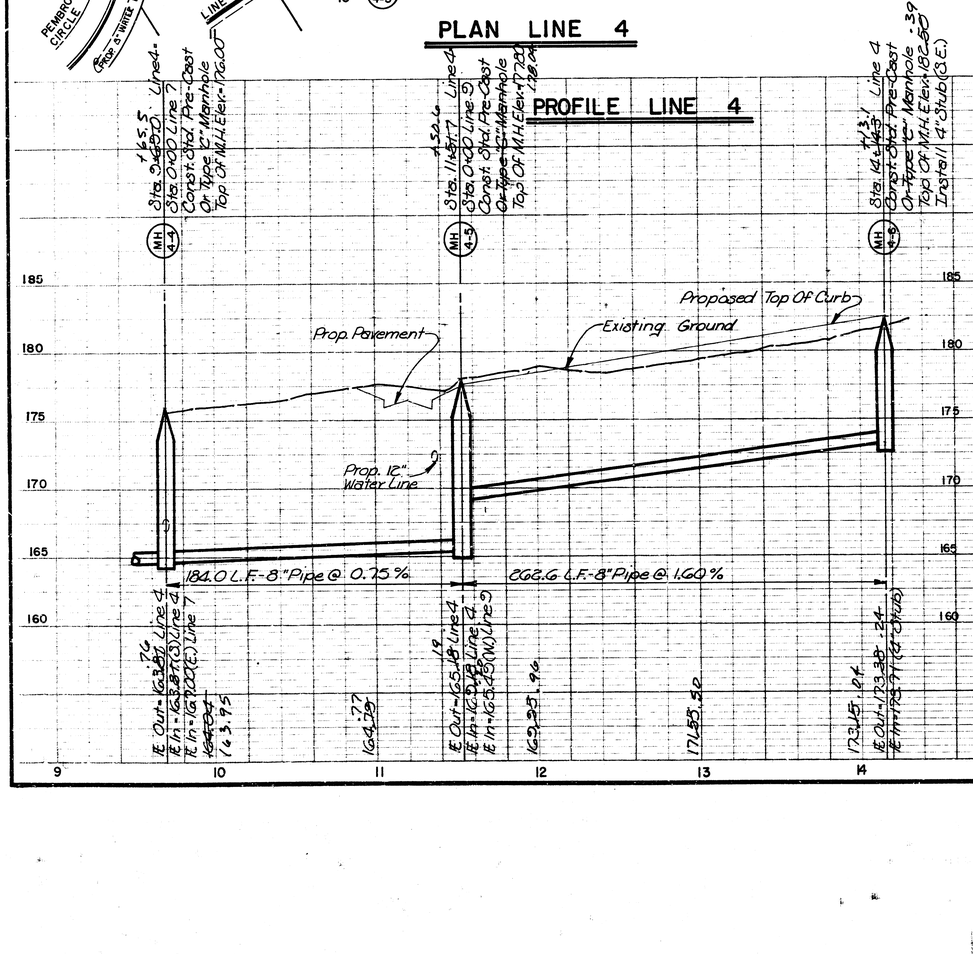
BEACON HILL
LAT. 48 MAIN 5 S.S. NO. 23
PROJ.NO.-168-75-245-81567 -000-000-001

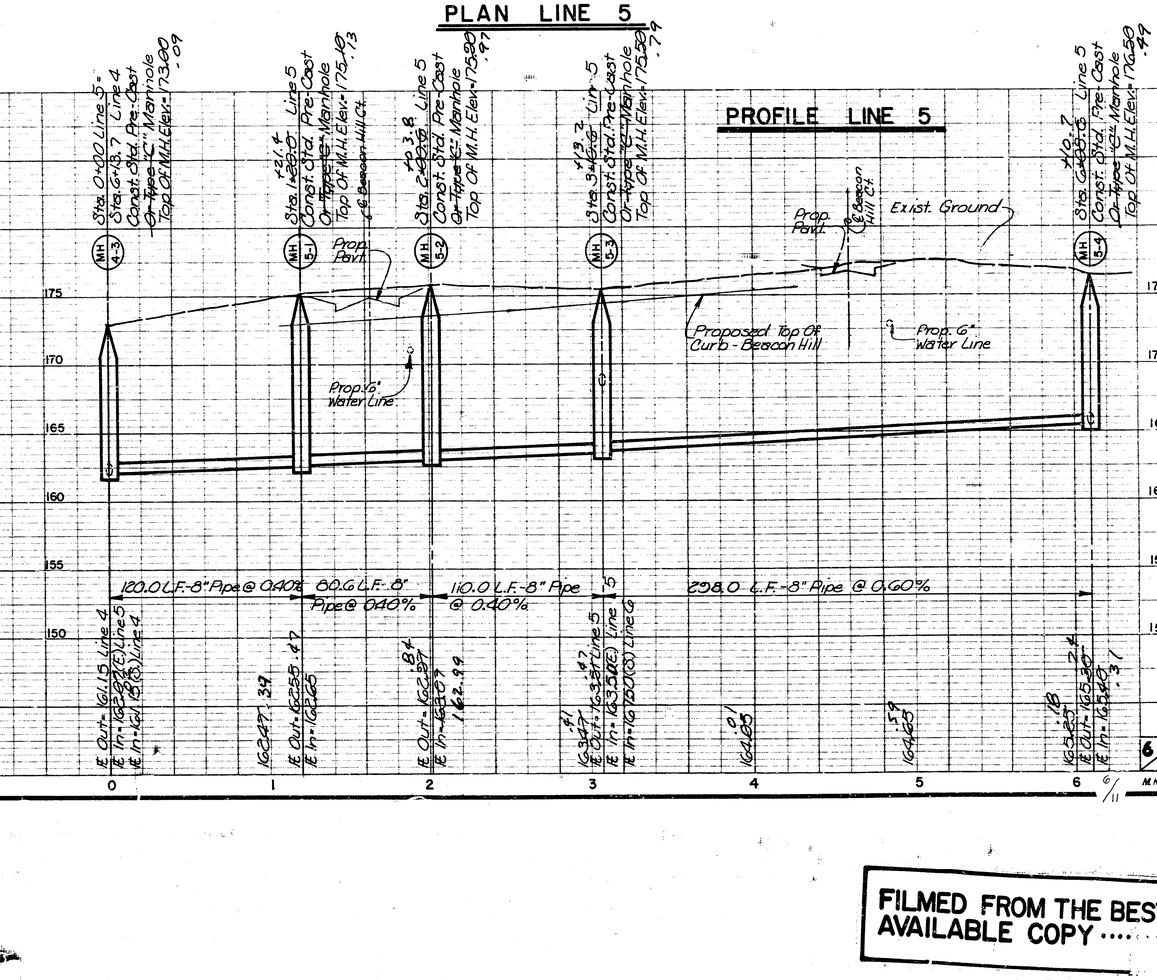




PLAN LINE 4



PLAN LINE 5



6/11

M.K.E.C.

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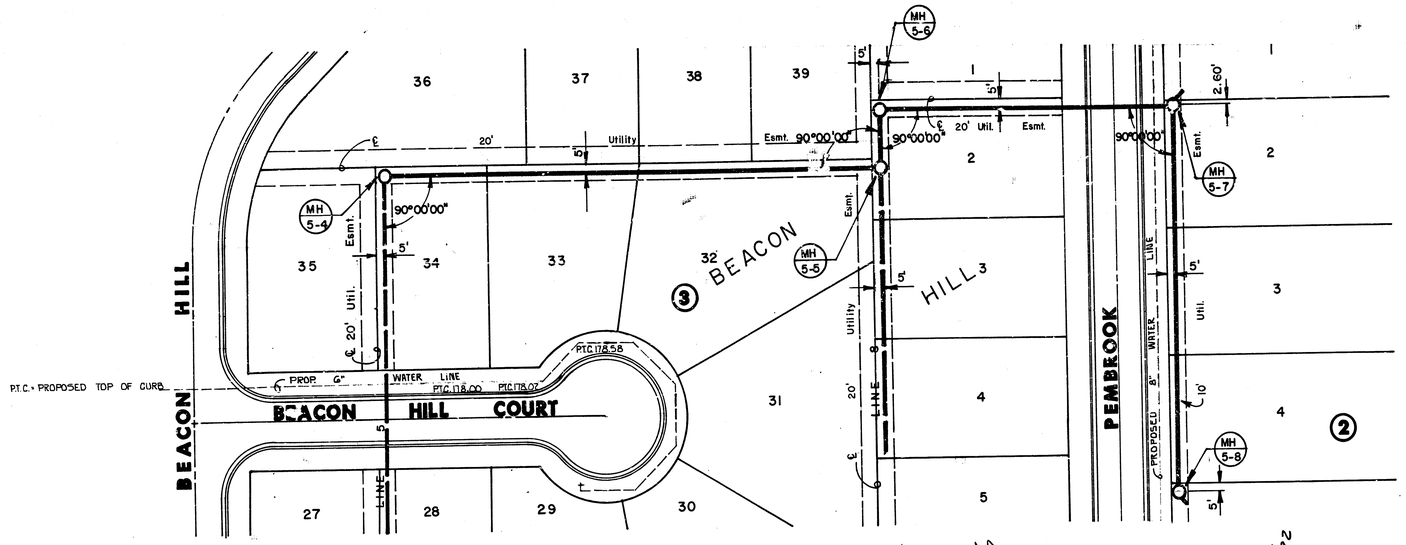
BEACON HILL
LAT. 48 MAIN 5 S.S. NO. 23
PROJ. NO. 468-76245-8567-000-000-001

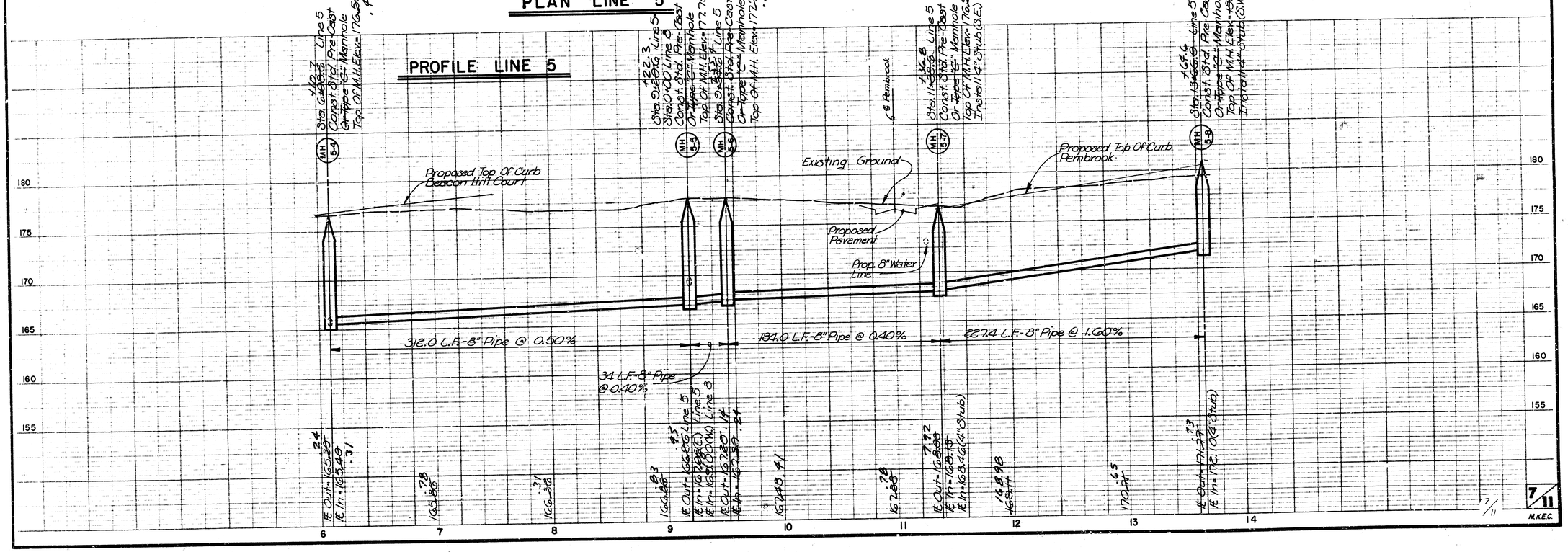


N

Scale: 1"= 40' Horiz.
1"= 5' Vert.

PLAN LINE 5

PROFILE LINE 5



7/11

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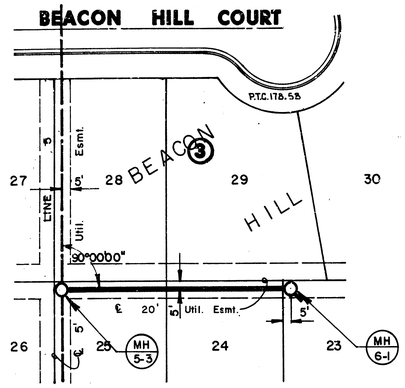
BEACON HILL
LAT 48 MAIN 5 S.S NO. 23
PROJ. NO. 468-76-245-81567000-000-001

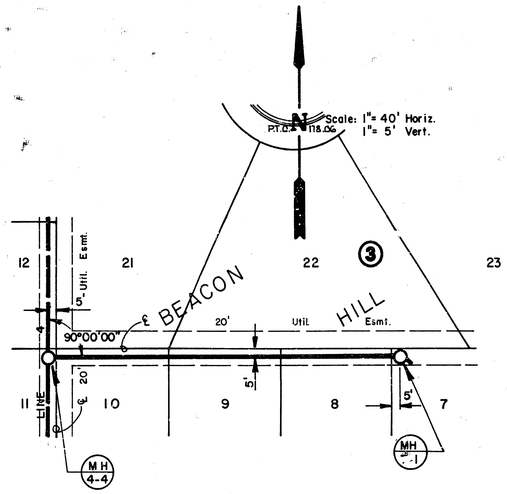
N

Scale : 1"= 40' Horiz.
1"= 5' Vert.

PLAN LINE 6

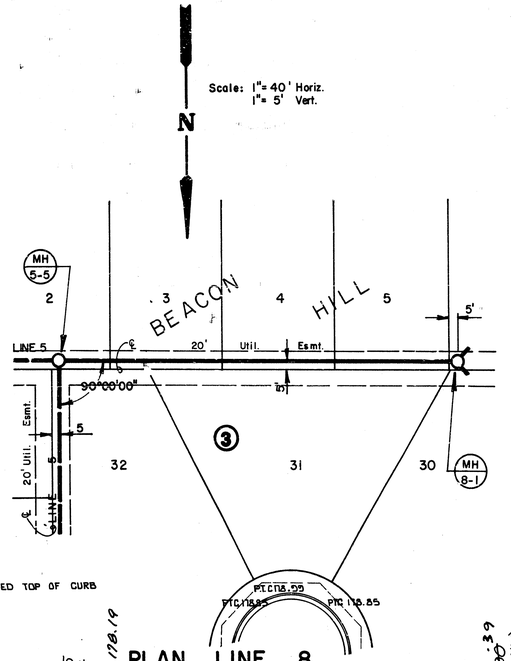


PLAN LINE 7

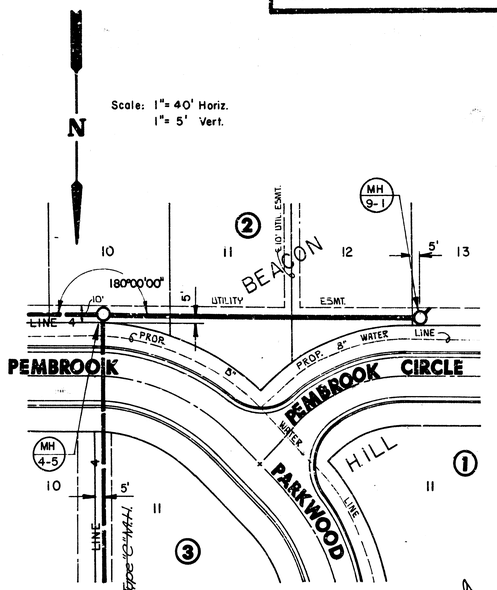


P.T.C.= PROPOSED TOP OF CURB

PLAN LINE 8



PLAN LINE 9



PROFILE LINE 6

Sta. 0+00 Line G-
Sta. 3+10.60 Line 5
Const. Std. Pre-Cast Octagon Manhole
Top Of M.H. Elev.= 172.58
Invt. = 163.51 Line 5
Invt. = 163.51 (E) Line 5

Sta. 1+42.66 Line G
Const. Std. Pre-Cast Manhole
Or Type "C" Manhole
Top Of M.H. Elev.= 172.66
Install 4" Stub (S.W.)

MH 5-3
MH 6-1

Proposed Top Of Curb Beacon Hill Ct. (S.)
Existing Ground
Proposed Top Of Curb Beacon Hill Ct. (N.)

142 L.F.-8" Pipe @ 1.06%

℄ Out = 163.51 Line 5
℄ In = 162.99 (S.) Line G
℄ In = 163.51 (E.) Line 5

4.3
168.56

8.8
169.33 (4" Stub)

℄ Out = 169.33 Line G
℄ In = 169.33 (4" Stub)

PROFILE LINE 7

Sta. 0+00 Line 7-
Sta. 3+95.1 Line 4
Const. Std. Pre-Cast Octagon Manhole
Or Type "C" Manhole
Top Of M.H. Elev.= 176.00

Sta. 2+20 Line 7
Const. Std. Pre-Cast Manhole
Or Type "C" Manhole
Top Of M.H. Elev.= 172.64
Install 4" Stub (S.E.)

MH 4-4
MH 7-1

Proposed Top Of Curb Pembrook
Existing Ground
Proposed Top Of Curb Beacon Hill Ct.

220 L.F.-8" Pipe @ 1.4%

℄ Out = 163.81 Line 4
℄ In = 162.99 (S.) Line 7
℄ In = 163.81 (S.) Line 4

3.8
168.00

7.4
165.80

℄ Out = 170.00
℄ In = 170.30 (4" Stub)

PROFILE LINE 8

Sta. 0+00 Line 5-
Sta. 5+30.60 Line 5
Const. Std. Pre-Cast Octagon Manhole
Or Type "C" Manhole
Top Of M.H. Elev.= 180.80

Sta. 2+42.5 Line 8
Const. Std. Pre-Cast Manhole
Or Type "C" Manhole
Top Of M.H. Elev.= 180.80
Install 4" Stubs (SW+NW)

MH 5-5
MH 8-1

Proposed Top Of Curb Pembrook
Existing Ground
Proposed Top Of Curb Beacon Hill Ct.

246 L.F.-8" Pipe @ 0.80%

℄ Out = 166.06 Line 5
℄ In = 163.98 (W.) Line 8
℄ In = 162.06 (E.) Line 5

7.3
169.80

5.4
170.60

℄ Out = 170.87
℄ In = 171.30 (4" Stubs)

PROFILE LINE 9

Sta. 0+00 Line 5-
Sta. 1+63.10 Line 4
Const. Std. Pre-Cast Octagon Manhole
Top Of M.H. Elev.= 177.86
Invt. = 168.04 Line 5

Sta. 1+07.4 Line 5
Const. Std. Pre-Cast Manhole
Or Type "C" Manhole
Top Of M.H. Elev.= 174.26
Install 4" Stub (S.W.)

MH 4-5
MH 9-1

Proposed Top Of Curb
Existing Ground

1974 L.F.-8" Pipe @ 0.40%

℄ Out = 165.18 Line 4
℄ In = 163.48 (W.) Line 5
℄ In = 163.18 (E.) Line 4

9.4
165.85

7.2
166.81 (8" Stub)

℄ Out = 166.81
℄ In = 166.81 (8" Stub)

PROFILE

0 1 2

180 175 170 165 160 155

8/11 M.K.E.C.

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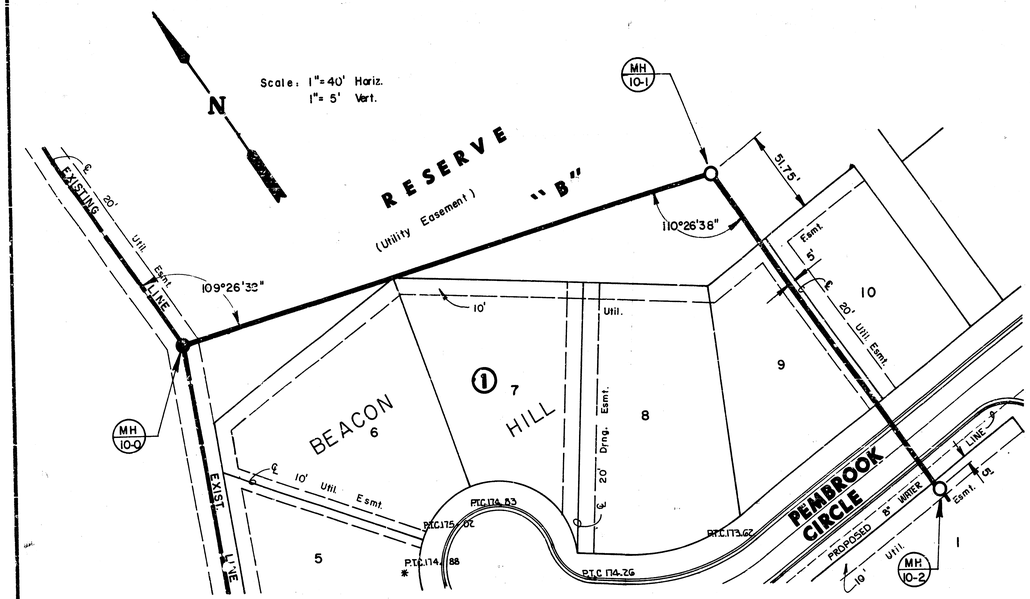
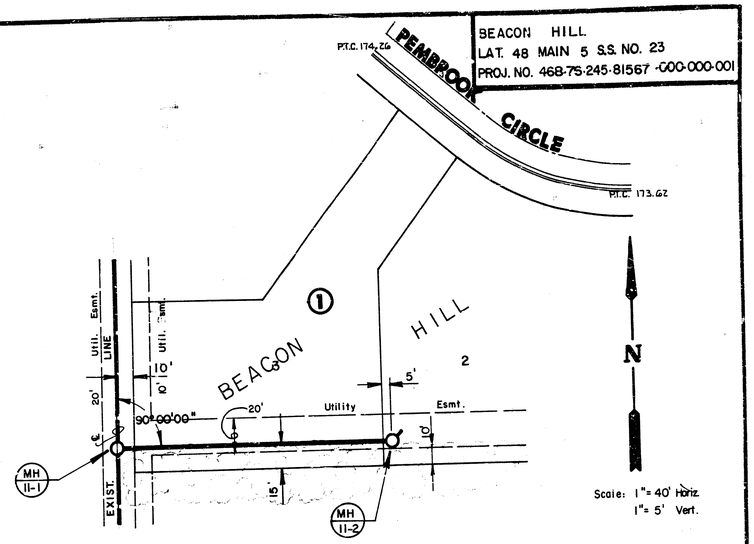
BEACON HILL
LAT. 48 MAIN 5 S.S. NO. 23
PROJ. NO. 468-75-245-81567 -000-000-001



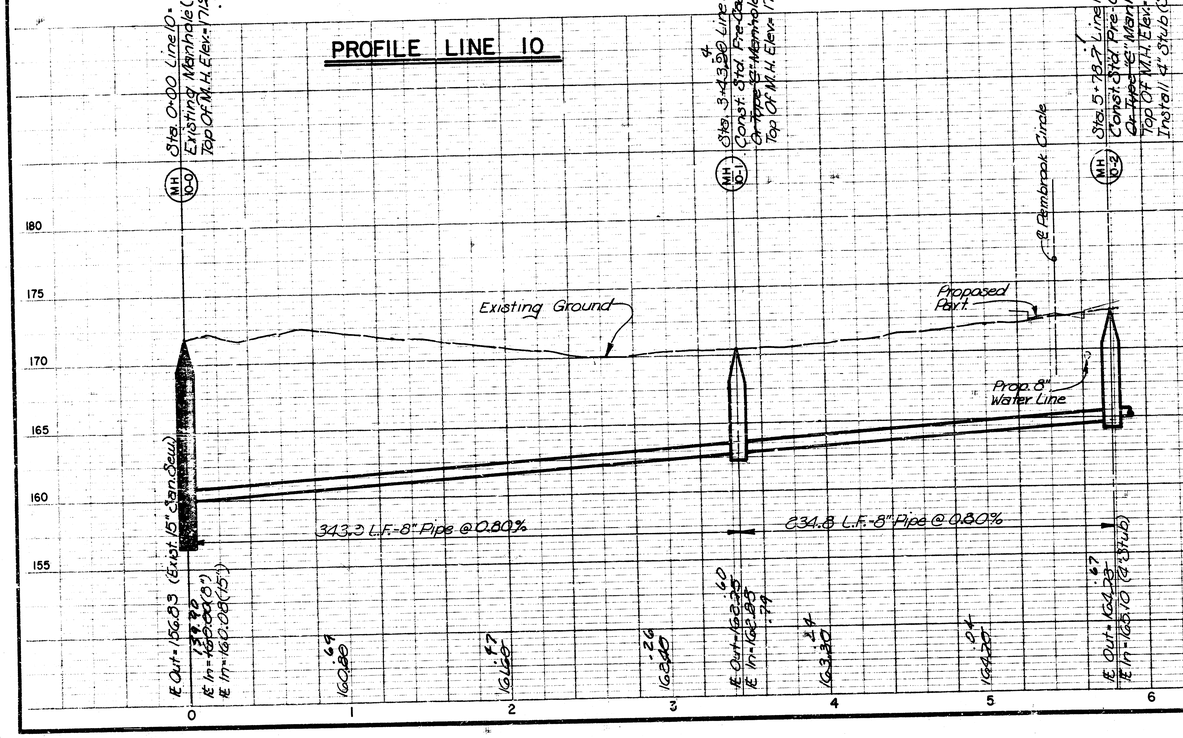
PLAN LINE 10

*P.T.C.: PROPOSED TOP OF CURB

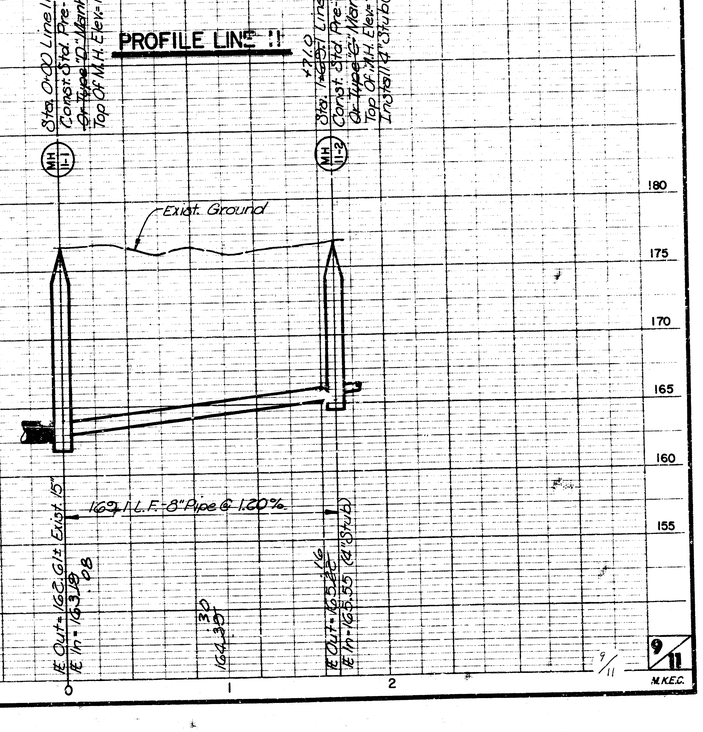


PLAN LINE 11

PROFILE LINE 10



PROFILE LINE 11



9/11

M.K.E.C.

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FINAL PLAT OF

BEACON HILL

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

N.W. Cor., N.W.1/4 Sec.1, T.27 S., R1 E. 6th. P.M.

P.O.B.

N

Scale: 1"= 100'

LEGEND

• = Iron

N.0°43'38"W. 455.00'

470.00'

N.45°39'14"W.

N.89°16'22"E. 676.64' 29TH. STREET NORTH

N.0°39'14"W. 210.00'

S.8°35'59"E 100.91'

S.0°39'14"E 59.01'

S.24°29'29"E 100.91'

S.32°26'14"E 210.34'

10' Street Dedication

Sewer Easement Book Misc.594, Pg.421

RESERVE "B"

50' Drainage Esmt Film 165, Page 1352

℄ 20' Util Esmt Misc Bk 607 Pg. 191

S.45°58'07"E 155.69'

N.0°09'14"W 182.44

S.73°01'54"E 42.40'

R = 364.71' Δ = 33°29'32" L=213.19

HILL

R = 404.08' Δ = 29°55'36" L = 211.06'

S.2°39'14"E. 256.19'

R = 178.00' Δ = 28°00'00" L = 86.99'

S.0°43'38"E 80.00'

SEE RESERVE "A" DETAIL

S.13°18'42"W. 124.92'

S.2°39'14"E. 256.19'

R = 92.00' Δ = 38°00'00" L = 61.02 Brg = S.21°39'14"E. Chd. = 59.90'

R = 371.08 Δ = 29°55'36" L = 193.82 Brg. = S12°18'34"W Chd = 191.63'

R = 211.00 Δ = 13°57'40" L = 51.41' Brg. = S.20°17'32"W. Chd = 51.28'

S.40°39'14"E. 319.97'

S.0°39'14"E. 190.00'

R = 150.00' Δ = 39°13'00" L = 102.67' Brg. = S.20°15'44"E. Chd. = 100.67'

R = 276.00' Δ = 40°00'00" L = 192.68' Brg = S20°39'14"E. Chd. = 188.80'

S.39°52'14"E. 471.48'

R = 100.00' Δ = 51°21'40" L = 89.64' Brg. = S.65°33'04"E. Chd. = 86.67'

S.23°46'06"W. 33.00'

N.88°46'06"E. 319.56'

R = 190.00' Δ = 45°15'24" L = 150.08' Brg. = S.68°36'12"E. Chd. = 146.21'

R = 190.00' Δ = 45°15'23" L = 150.08' Brg. = S.23°20'49"E. Chd. = 146.21'

S.45°58'30"E 52.78'

N.0°43'07"W. 551.12'

S.0°43'07"E.

S.88°51'23"W. 180.01'

S.88°46'06"W. 740.61'

CENTER SECTION 1 T.27S., R.1E. 6th. P.M.

East Line West 1/2 N.W. 1/4 Sec.1, T.WP 27S., R.1E., 6th. P.M.

N.0°39'14"W. 1170.66'

1471.53' ℄ 20' Utility Easement Misc. Book 608 Page 316

N.0°39'44"W. 385.01'

N.34°20'16"E. 372.63'

R=510.39' Δ=16°47'46" L=178.94'

45.41' To Esmt P.T

R=740.39' L=452.28'

Exist. Drng. Esmt. Film 165, Page 1352

Exist Drng Esmt Film 445, Pg.1126

N.0°39'14"W. 810.41'

N.86°38'28"W. 37.10'

Exist Drng Esmt

Film 165, Page 1352

Utility Easement

N.0°39'14"W. 1538.68'

PARKWOOD

PEMBROOK CIRCLE

PEMBROOK

BEACON HILL CT.

BEACON HILL COURT

BEACON HILL

BEACON

RIDGEWOOD

RESERVE "A" DETAIL

BEACON HILL

N.0°43'38"W. 80.33'

R=4.50' Δ=161°04'30" L=12.65'

R=183.50' L=62.59'

R=5.5' Δ=180°00'00" L=29.85'

33.5' 7.5' 10' 40' 50' 57' 56.5' 51.5' 29TH. STREET NORTH

NW Cor., NE.1/4 Sec.1, T.27S., R.1E. 6th. P.M.

10/11

10/11

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FINAL PLAT OF

BEACON HILL

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 "BEACON HILL", an addition to Wichita, Sedgwick County, Kansas, into Lots, Blocks, Streets, and Reserves, the same being accurately set forth in the accompanying plat and described as follows:

A tract of land lying within the northwest quarter and the northeast quarter of Section 1, Township 27 south, Range 1 east of the 6th P.M., more particularly described as follows:

Commencing at the northwest corner of said northwest quarter; thence along the north line of said northwest quarter, bearing N 89° 16' 22" E, 991.14 feet; thence S 0° 43' 38" E, 40.00 feet to the point of beginning; thence N 89° 16' 22" E, 676.64 feet parallel and 40.00 feet south of the north line of said northwest quarter; thence S 0° 43' 38" E, 80.00 feet; thence S 13° 18' 42" W, 124.92 feet to a point on a curve to the right having a central angle of 13° 57' 40", a radius of 211.00 feet, a long chord of 51.28 feet bearing S 20° 17' 32" W; thence along said curve a distance of 51.41 feet to a point on a curve to the left having a central angle of 29° 55' 36", a radius of 371.08 feet, a long chord of 191.63 feet bearing S 12° 18' 34" W; thence along said curve a distance of 193.82 feet; thence S 2° 39' 14" E, 256.19 feet to a point on a curve to the left having a central angle of 38° 00' 00", a radius of 92.00 feet, a long chord of 59.90 feet bearing S 21° 39' 14" E; thence along said curve a distance of 61.02 feet; thence S 40° 39' 14" E, 319.97 feet to a point on a curve to the right having a central angle of 40° 00' 00", a radius of 276.00 feet, a long chord of 188.80 feet bearing S 20° 39' 14" E; thence along said curve 192.68 feet; thence S 0° 39' 14" E, 190.00 feet parallel with the east line of the west half of said northwest quarter to a point on a curve to the left having a central angle of 39° 13' 00", a radius of 150.00 feet, a long chord of 100.67 feet bearing S 20° 15' 44" E; thence along said curve a distance of 102.67 feet; thence S 39° 52' 14" E, 471.48 feet to a point on a curve to the left having a central angle of 51° 21' 40", a radius of 100.00 feet, a long chord of 86.67 feet bearing S 65° 33' 04" E; thence along said curve a distance of 89.64 feet; thence N 88° 46' 06" E, 319.56 feet parallel with the south line of the northwest quarter to a point on a curve to the right having a central angle of 45° 15' 24", a radius of 190.00 feet, a long chord of 146.21 feet bearing S 68° 36' 12" E; thence along said curve a distance of 150.08 feet; thence S 45° 58' 30" E, 52.78 feet to a point on a curve to the right having a central angle of 45° 15' 23", a radius of 190.00 feet, a long chord of 146.21 feet bearing S 23° 20' 49" E; thence along said curve a distance of 150.08 feet; thence S 0° 43' 07" E, 551.12 feet to a point on the south line of the northeast quarter of said Section 1; thence S 88° 51' 23" W along said south line 188.01 feet to the center of said Section 1; thence along the south line of said northwest quarter bearing S 88° 46' 06" W, 1538.68 feet; thence N 0° 39' 44" W, 385.01 feet; thence N 34° 20' 16" E, 372.63 feet to a point on the east line of the west half of said northwest quarter; thence N 0° 39' 14" W, 1170.66 feet along the east line of the west half of said northwest quarter; thence N 45° 39' 14" W, 470.00 feet; thence N 0° 43' 38" W, 455.00 feet 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 2 day of April, 1986.

Kenneth H. Bengtson

Kenneth H. Bengtson, P.E.
Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road, Building #600
Wichita, KS 67226

KENNETH H. BENGTSON LICENSED 2236 KANSAS PROFESSIONAL ENGINEER

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 surveyed and platted into Lots, Blocks, Streets, and Reserves, the same to be known as "BEACON HILL", an addition to Wichita, Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public. Easements for the construction and maintenance of public utilities and drainage, as indicated on the accompanying plat are hereby granted. Reserve "B" is platted for construction and maintenance of public utilities and drainage. Reserve "A" is platted for entrance monument and landscaping. All reserves shall be owned and maintained by the Homeowners Association. The 5.00 foot wall easement is granted for the purposes of construction and maintenance of a private wall. All abutters' rights of access to or from 29th St. North over and across the north line of Lot 42, Block 1, and the north line of Reserve "B" of "BEACON HILL" are hereby granted to the City of Wichita, Kansas. Reserve "B" is also platted for construction and maintenance of pedestrian ways.

CRITCHFIELD REAL ESTATE LIMITED PARTNERSHIP 1985,
Critchfield, Inc., general partner

By: Stephen N. Critchfield
Stephen N. Critchfield, President

We, Stelbar Oil Corporation, mortgagees on the above described property, do hereby consent to the plat of "BEACON HILL".

STELBAR OIL CORPORATION

By: Maurice L. Hollar Vice Pres

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

Be it remembered that on this ____ day of _____, 1986, before me a Notary Public in and for said State and County, came _____, on behalf of Stelbar Oil 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.

_____, Notary Public.

My Appointment Expires: _____

SUSAN MARIA THOMAS
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. _____

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

Dated this 7th day of March, 1986.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Chairman
William J. Goebel

_____, Secretary
Michael E. Lindebak

This plat approved and all dedications shown hereon, if any, accepted by the City Commission of the City of Wichita, Kansas, this ____ day of _____, 1986.

_____, Mayor
Jim Gabor

_____, City Clerk
Donald C. Bisick

Entered on transfer record this ____ day of _____, 1986.

_____, County Clerk
Don Wright

STATE OF KANSAS)
) SS:
SEDGWICK COUNTY)

This is to certify that this instrument was filed for record in the Register of Deeds office this ____ day of _____, 1986.

_____, Register of Deeds
Pat Kettler

_____, Deputy
Ed Resa

11/11

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