LAT. 37, MAIN 7, S.S. NO. 23

COTTONWOOD VILLAGE SIXTH

PROJECT NO.

468·76·245· 81523·000·000·001

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. 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

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.

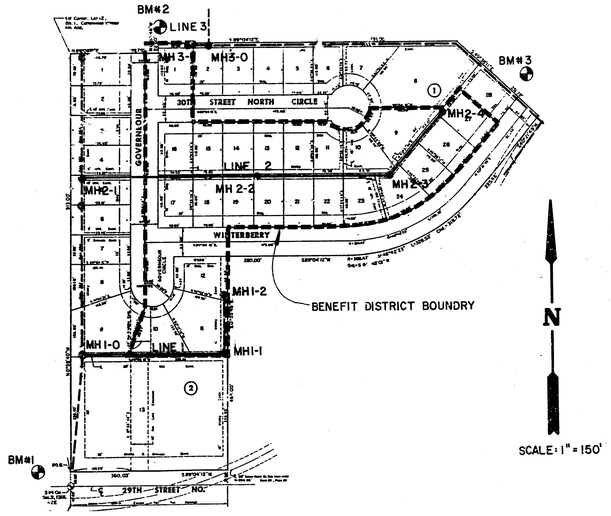
7. PRIOR TO LAYING SEWER LINES USING EXISTING STUBS IN EXISTING MANHOLES, THE CONTRACTOR SHALL EXPOSE AND VERIFY THE ELEVATION, GRADE AND ALIGNMENT OF EXISTING STUBS AND NOTIFY THE ENGINEER OF ANY DEVIATION FROM THE PLAN. WHERE CONNECTING TO AN EXISTING MANHOLE THAT DOES NOT HAVE AN EXISTING STUB OR 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 City of Wichita Bench Mark Disc, 75' West & 30.3' North of 1/4 Sec. Corner & 55' North & 85' West of Centerline of Pavement, Governeour & 29th Street North. Elev.= 182.56

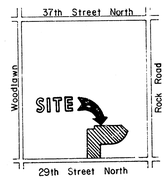
B.M. #2 "+" Cut on Curb at South End of Driveway Return, 3122 Governeour, Lot 1, Block 1, Cottonwood Village 5th Addition Elev.= 192.34

B.M. #3 "+" Cut on Curb at Centerline of Aproach Walk, 7500 Winterberry, Lot 32, Block 1, Cottonwood Village 5th Addition. Elev.= 196.93



INDEX TO DRAWINGS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	PLAN LINES 1 & 3
3	PLAN LINE 2
4	FINAL PLAT



LOCATION MAP

COTTONWOOD VILLAGE SIXTH

SANITARY SEWER PLANS

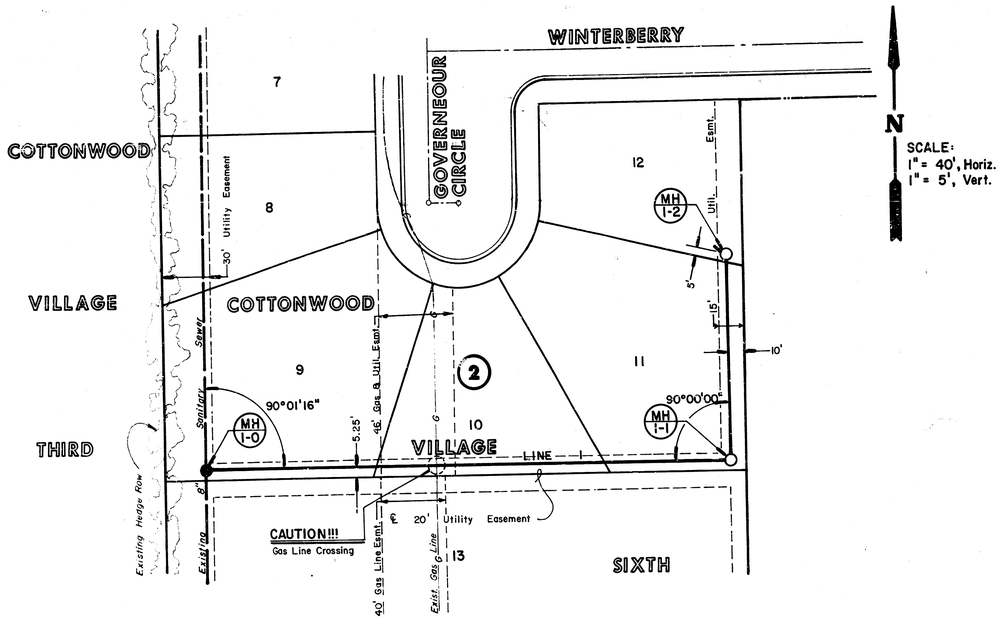
Design: R.C.E.
Drawn by: D.D.G.
Checked by: D.S.S.
Date: JAN. 1987
Job No.

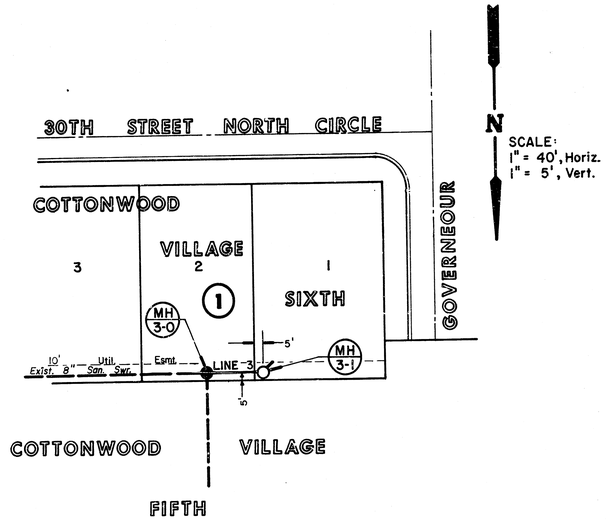
MID-KANSAS ENGINEERING CONSULTANTS PA
3500 NORTH ROCK ROAD
BUILDING #800
WICHITA, KANSAS 67226
682-6561

Sheet 1 of 4

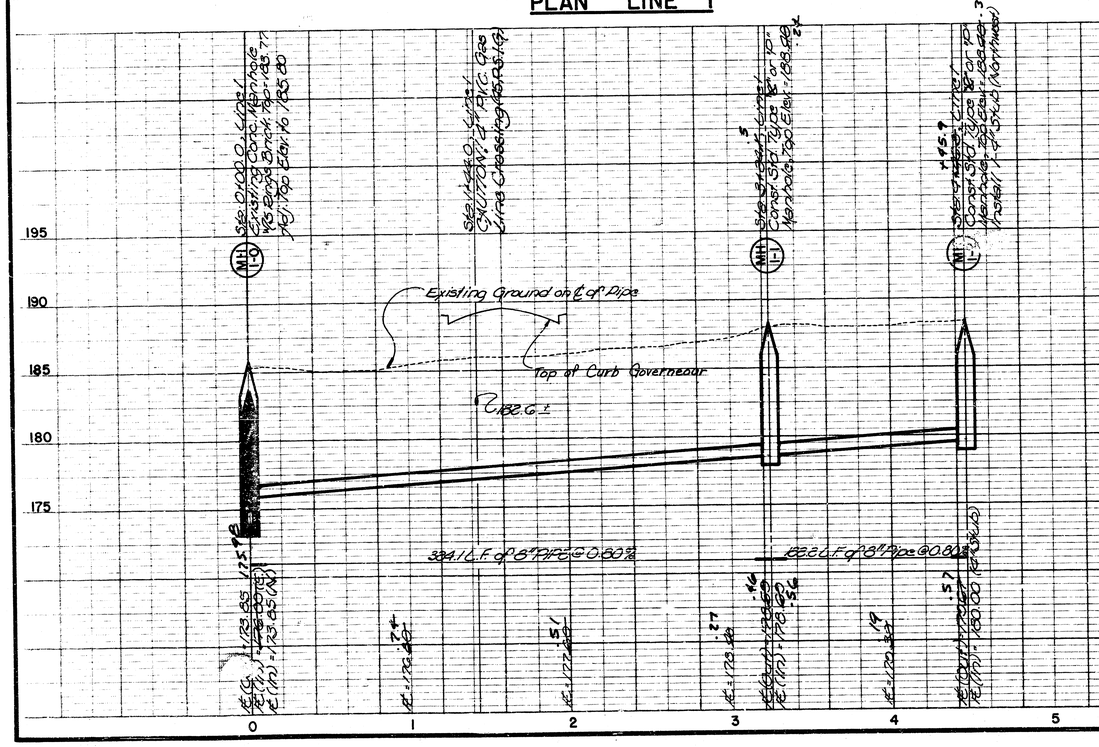
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COTTONWOOD VILLAGE SIXTH
LAT. 37, MAIN 7, SANITARY SEWER 23
PROJ. NO. 468-76-245-81523-000-000-00

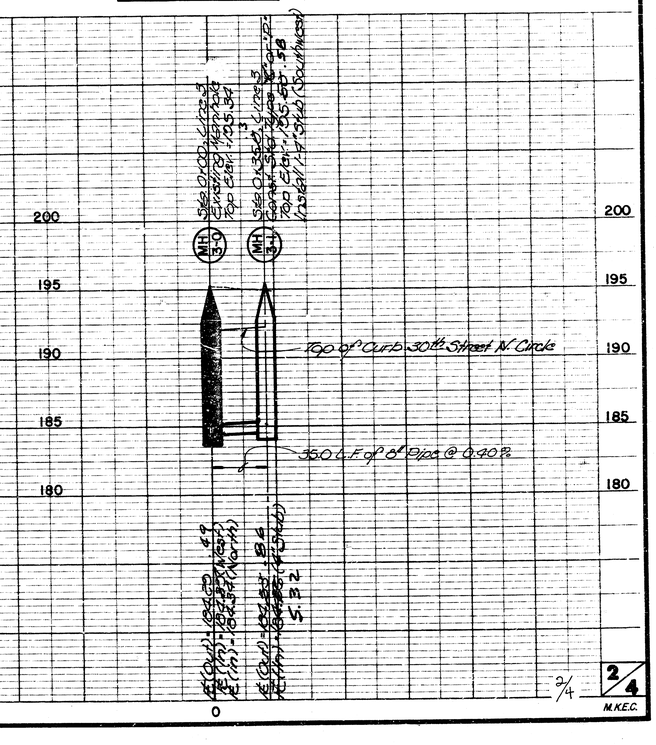




PLAN LINE 1



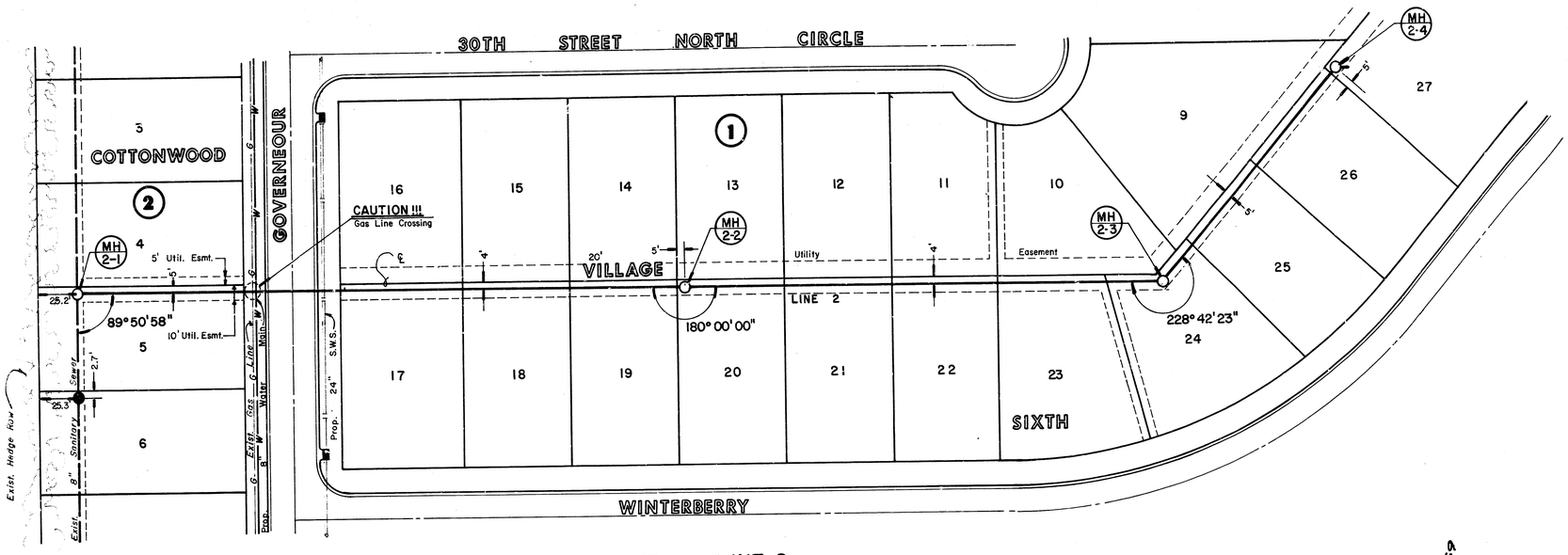
PLAN LINE 3



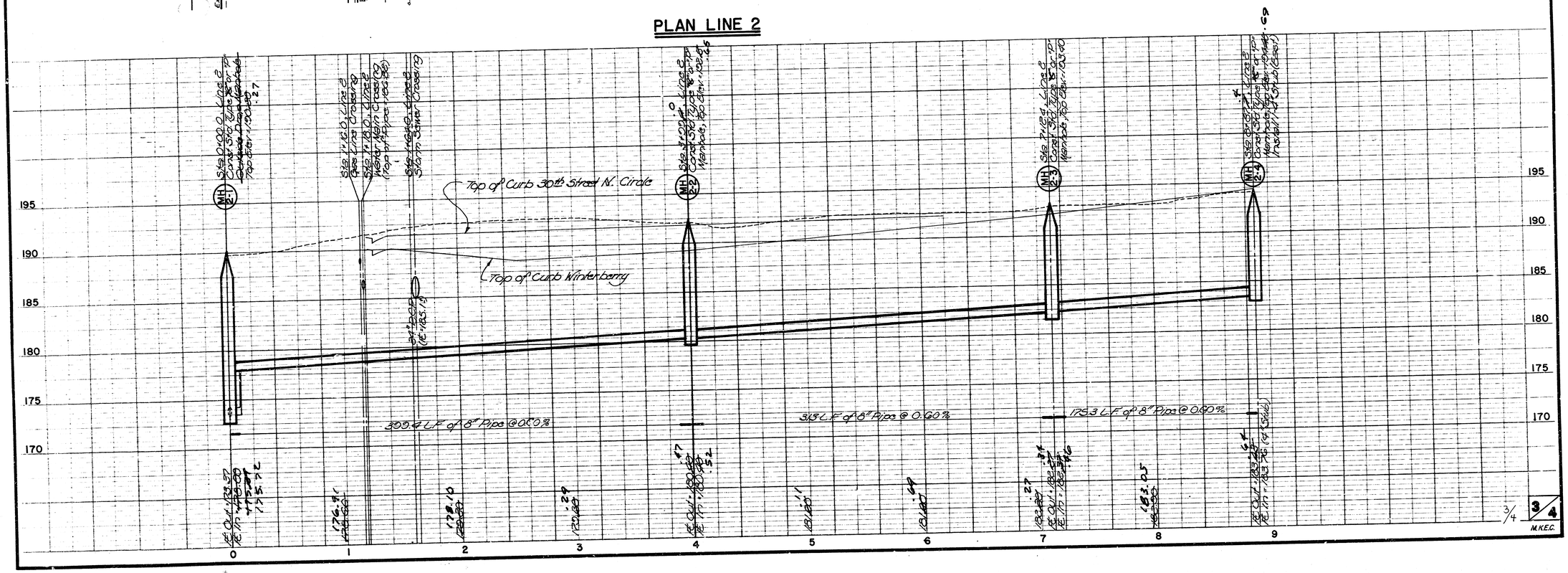
2/4

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COTTONWOOD VILLAGE SIXTH
LAT. 37, MAIN 7, SANITARY SEWER 23
PROJ. NO. 468-76-245-81523-000-000-001



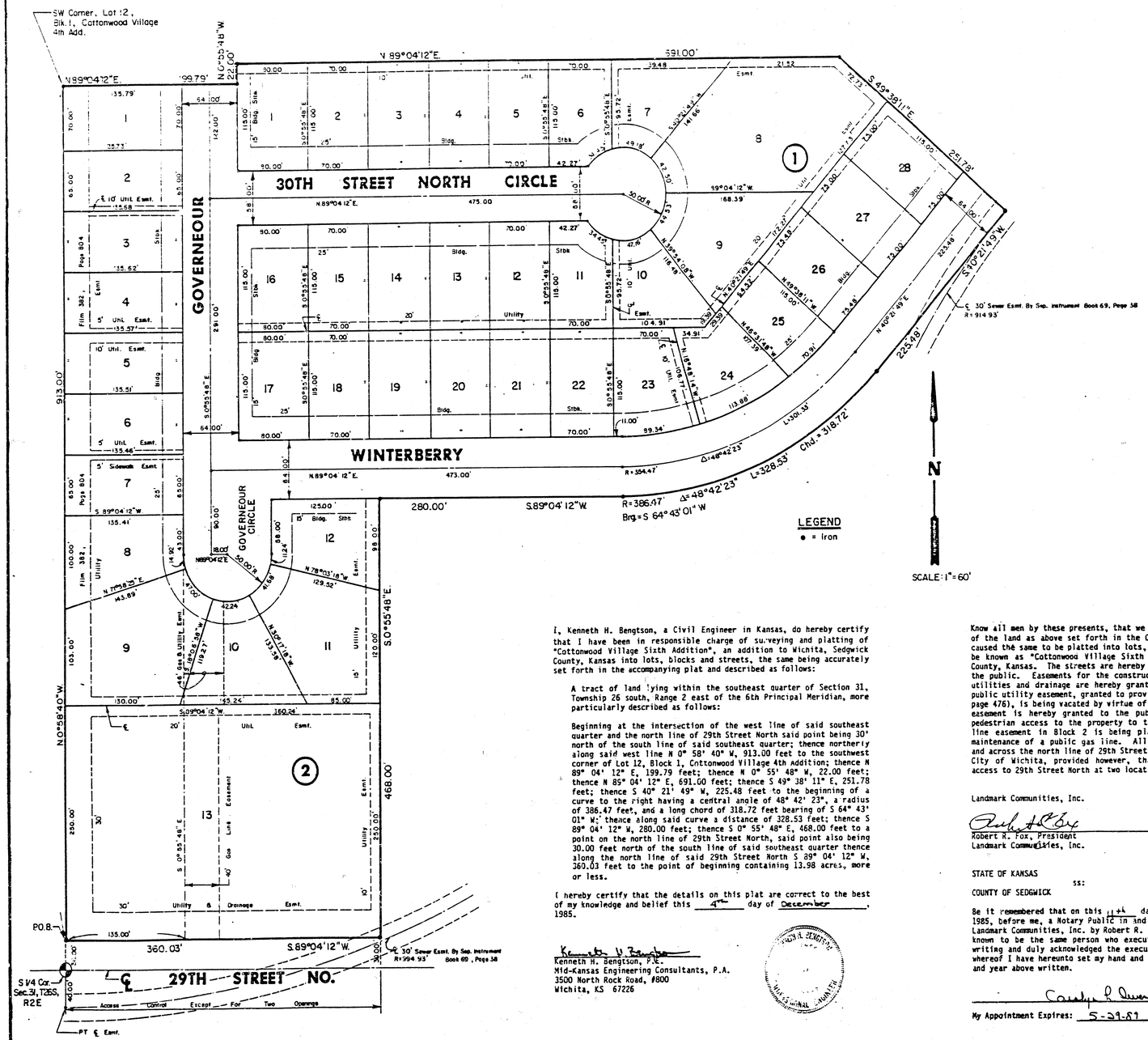
PLAN LINE 2



3/4 3/4 M.K.E.C.

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FINAL PLAT OF
COTTONWOOD VILLAGE SIXTH
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 "Cottonwood Village Sixth Addition", an addition to Wichita, Sedgwick County, Kansas into lots, blocks and streets, the same being accurately set forth in the accompanying plat and described as follows:

A tract of land lying within the southeast quarter of Section 31, Township 26 south, Range 2 east of the 6th Principal Meridian, more particularly described as follows:

Beginning at the intersection of the west line of said southeast quarter and the north line of 29th Street North said point being 30' north of the south line of said southeast quarter; thence northerly along said west line N 0° 58' 40" W, 913.00 feet to the southwest corner of Lot 12, Block 1, Cottonwood Village 4th Addition; thence N 89° 04' 12" E, 199.79 feet; thence N 0° 55' 48" W, 22.00 feet; thence N 89° 04' 12" E, 691.00 feet; thence S 49° 38' 11" E, 251.78 feet; thence S 40° 21' 49" W, 225.48 feet to the beginning of a curve to the right having a central angle of 48° 42' 23", a radius of 386.47 feet, and a long chord of 318.72 feet bearing of S 64° 43' 01" W; thence along said curve a distance of 328.53 feet; thence S 89° 04' 12" W, 280.00 feet; thence S 0° 55' 48" E, 468.00 feet to a point on the north line of 29th Street North, said point also being 30.00 feet north of the south line of said southeast quarter thence along the north line of said 29th Street North S 89° 04' 12" W, 360.03 feet to the point of beginning containing 13.98 acres, more or less.

I hereby certify that the details on this plat are correct to the best of my knowledge and belief this 4th day of December, 1985.

Kenneth H. Bengtson, P.E.
Mid-Kansas Engineering Consultants, P.A.
3500 North Rock Road, #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 platted into lots, blocks and streets, the same to be known as "Cottonwood Village Sixth 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 are hereby granted. The existing 40-foot wide public utility easement, granted to provide for a gas line (on film 484, page 476), is being vacated by virtue of K.S.A. 12-512(b). The sidewalk easement is hereby granted to the public for purposes of providing pedestrian access to the property to the west. The 40-foot wide gas line easement in Block 2 is being platted for the construction and maintenance of a public gas line. All abutters rights of access over and across the north line of 29th Street North are hereby granted to the City of Wichita, provided however, that Lot 13, Block 2 shall have access to 29th Street North at two locations.

Landmark Communities, Inc.

Robert R. Fox, President
Landmark Communities, Inc.

781759

STATE OF KANSAS
ss:
COUNTY OF SEDGWICK

Be it remembered that on this 11th day of December, 1985, before me, a Notary Public in and for said State and County, came Landmark Communities, Inc. by Robert R. Fox, President, 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.

Carolyn R. Owen Notary Public

My Appointment Expires: 5-29-87

CAROLYN R. OWEN
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 5-29-87

...we, the Fourth National Bank & Trust, Wichita, Kansas, mortgagees on the above described property do hereby consent to the plat of "Cottonwood Village Sixth Addition".

The Fourth National Bank & Trust, Wichita, Kansas

By: J.D. Newman

STATE OF KANSAS
ss:
COUNTY OF SEDGWICK

Be it remembered that on this 4th day of December, 1985 before me, a Notary Public in and for said State and County, came Fourth National Bank & Trust, Wichita, Kansas, by J.D. Newman, 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.

Lonneta L. Decker Notary Public

My appointment Expires:

LONNETA L. DECKER
STATE NOTARY PUBLIC
Sedgwick County, Kansas
My Appt. Exp. 4/5/87

This plat of "Cottonwood Village Sixth Addition" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 14th day of NOVEMBER, 1985

Wichita-Sedgwick County Metropolitan Area Planning Commission

William J. Goebel, Chairman

Michael E. Lindeman, Secretary

This plat approved and all dedications shown hereon, if any, accepted by the City Commission of the City of Wichita, Kansas this 17th day of Dec, 1985.

Robert C. Brown, Mayor

Donald C. Gisick, City Clerk

Entered on transfer record this 18 day of December 1985.

Don Wright, County Clerk

STATE OF KANSAS
ss:
SEDGWICK COUNTY

This is to certify that this instrument was filed for record in the Register of Deeds Office at 11:30 AM on the 18th day of December, 1985.

Pat Kettler, Register of Deeds

Ed Resa, Deputy

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