7

SANITARY SEWER NO.23

LAT.24, MAIN 9

RENT·A·CENTER

PROJECT NO.

468·76·245·81636·000·000·001

CITY OF WICHITA, KANSAS
MICHAEL E. LINDEBAK, CITY ENGINEER
FEBRUARY ,1987

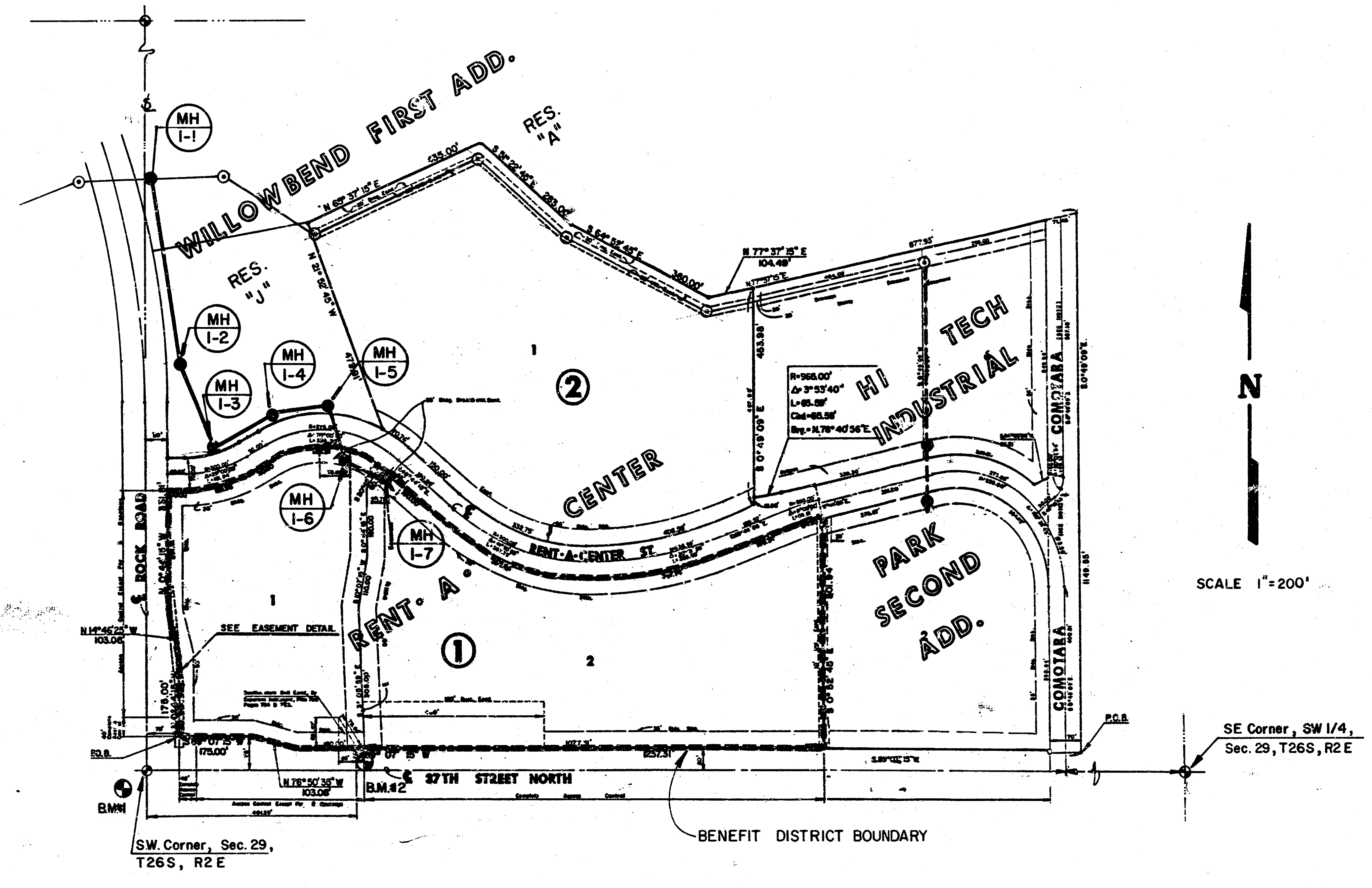
GENERAL NOTES

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 RESHAPING 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

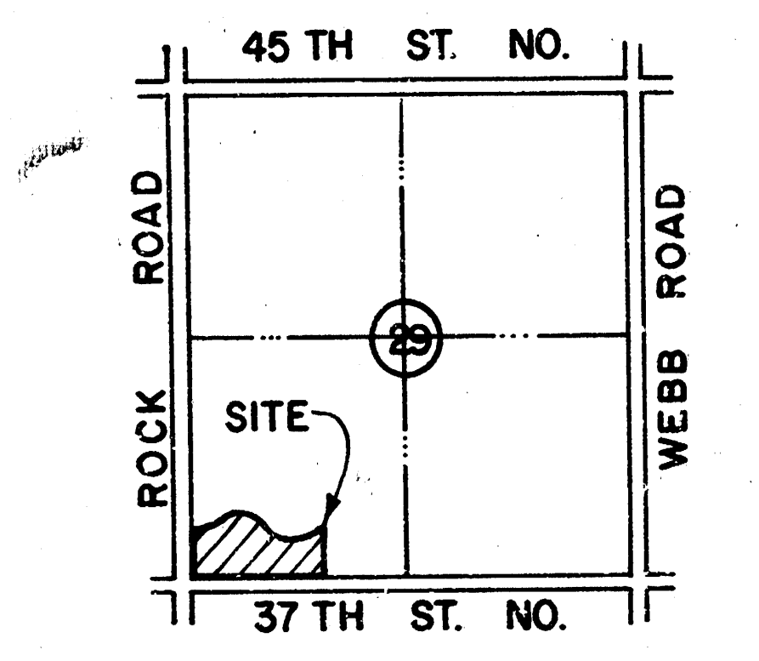
BENCH MARKS

BM.#1	City Standard, 44'S. & 48'W. of ℄ of 37th & Rock Road Elev.=204.11
B.M.#2	"+" Cut on NE corner Southwestern Bell equipment pad on N. side of 37th, 500' E. of Rock Road. Elev.=205.71


WILLOWBEND FIRST ADD.
RES. "A"
RES. "J"
MH I-1
MH I-2
MH I-3
MH I-4
MH I-5
MH I-6
MH I-7
②
①
1
2
RENT·A·CENTER
RENT·A·CENTER ST.
HI TECH INDUSTRIAL PARK SECOND ADD.
COMOTARA
℄ ROCK ROAD
℄ 37TH STREET NORTH
SEE EASEMENT DETAIL
N 77° 37' 15" E 104.49'
N 14°46'25" W 103.06'
N 76°50'35" W 103.06'
175.00'
1257.31'
R=968.00' Δ=3°53'40" L=65.88' Chd=65.58' Brg.=N.78°40'56"E
S 0°49'09" E
P.O.B.
P.C.B.
B.M.#1
B.M.#2
N
SCALE 1"=200'
SW. Corner, Sec. 29, T26S, R2E
SE Corner, SW 1/4, Sec. 29, T26S, R2E
BENEFIT DISTRICT BOUNDARY

INDEX TO DRAWINGS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2-3	PLAN & PROFILE-LINE 1
4	RENT·A·CENTER FINAL PLAT


45 TH ST. NO.
37 TH ST. NO.
ROCK ROAD
WEBB ROAD
SITE
29

LOCATION MAP

Built As Per Plan
12-88

KENNETH H. BENGTSON
LICENSED
7238
KANSAS
PROFESSIONAL ENGINEER

RENT·A·CENTER
SANITARY SEWER
PLANS

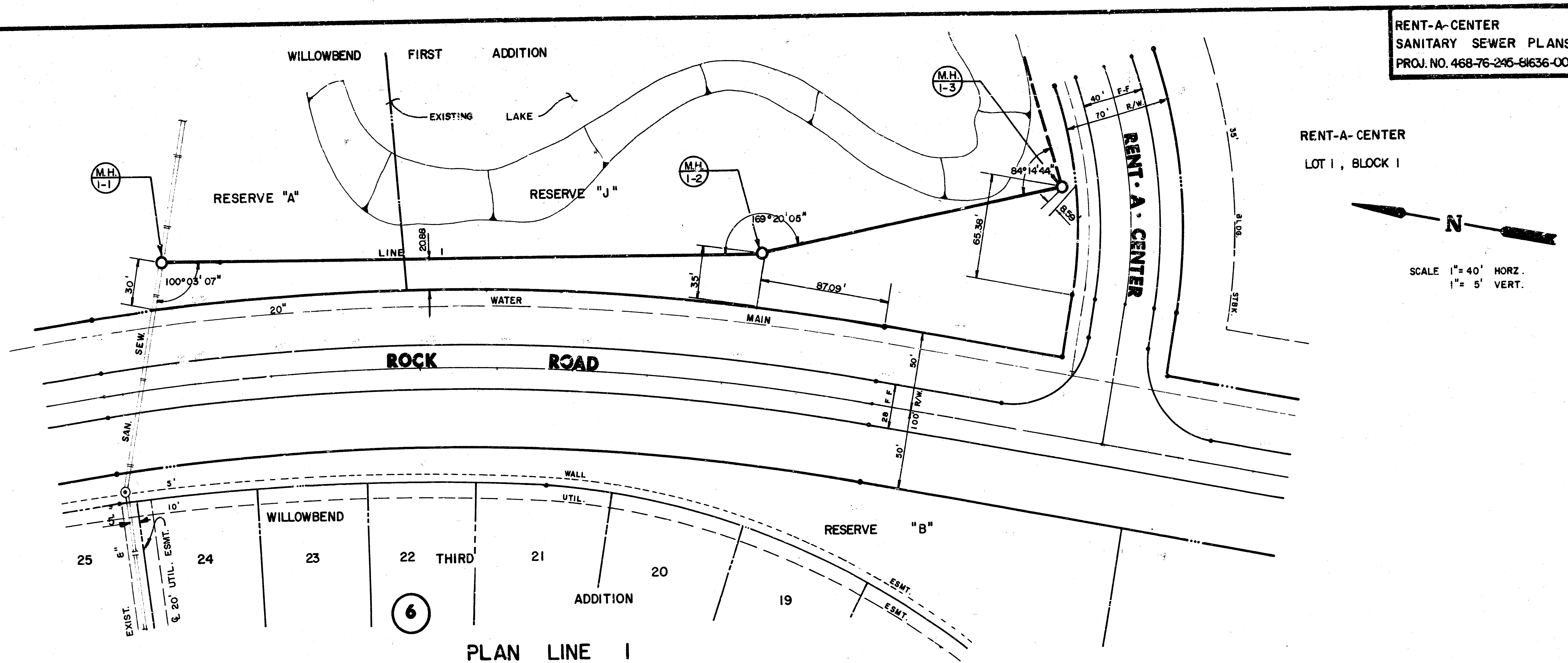
Design	KKL
Drawn by	DPR, EG
Checked by	K.H.B.
Date	FEB. 1987
Job no.	
Sheet	1 of 4

L/4

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

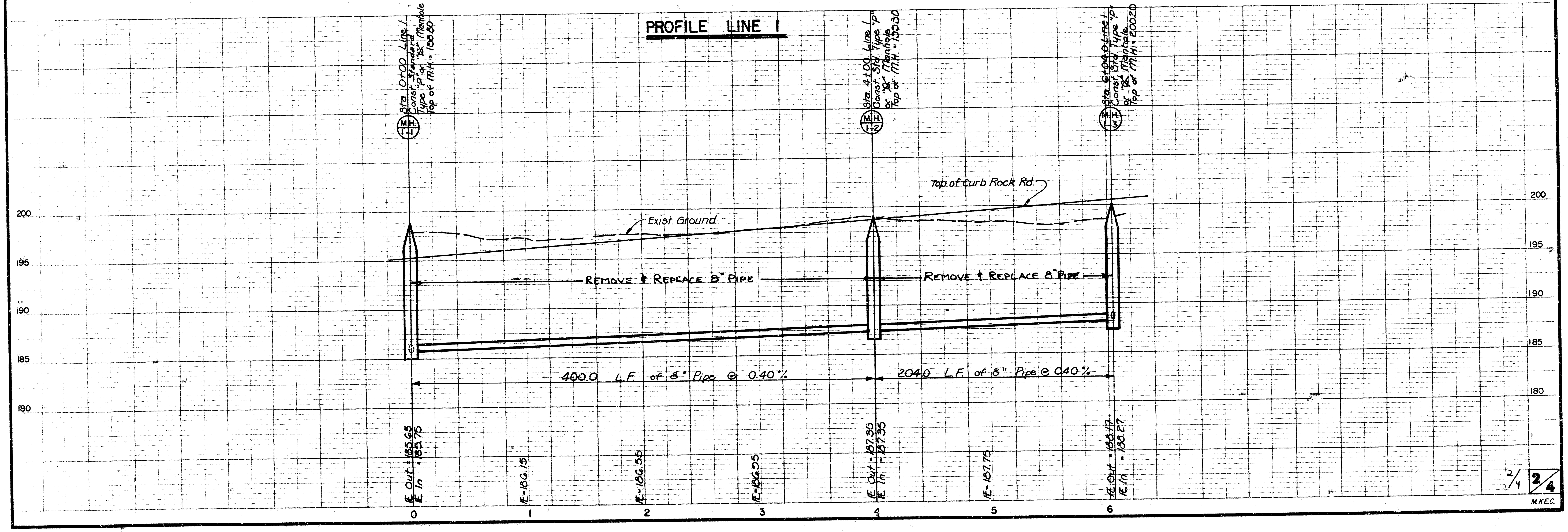
L

RENT-A-CENTER
SANITARY SEWER PLANS
PROJ. NO. 468-76-245-81636-000-000-001


WILLOWBEND FIRST ADDITION
EXISTING LAKE
RESERVE "A"
RESERVE "J"
M.H. 1-1
M.H. 1-2
M.H. 1-3
100°03' 07"
169°20'05"
84°14'44"
LINE 1
20.88
30'
35'
87.09'
65.36'
8.50'
20"
WATER MAIN
ROCK ROAD
SAN. SEW.
50'
28' F-F
100' R/W
WALL
UTIL.
5'
10'
EXIST. 6"
℄ 20' UTIL. ESMT.
WILLOWBEND THIRD ADDITION
25
24
23
22
21
20
19
6
RESERVE "B"
ESMT.
RENT-A-CENTER
40' F-F
70' R/W
35'
108.0'
STBK.
RENT-A-CENTER
LOT 1, BLOCK 1
N
SCALE 1"=40' HORZ.
1"= 5' VERT.

PLAN LINE 1

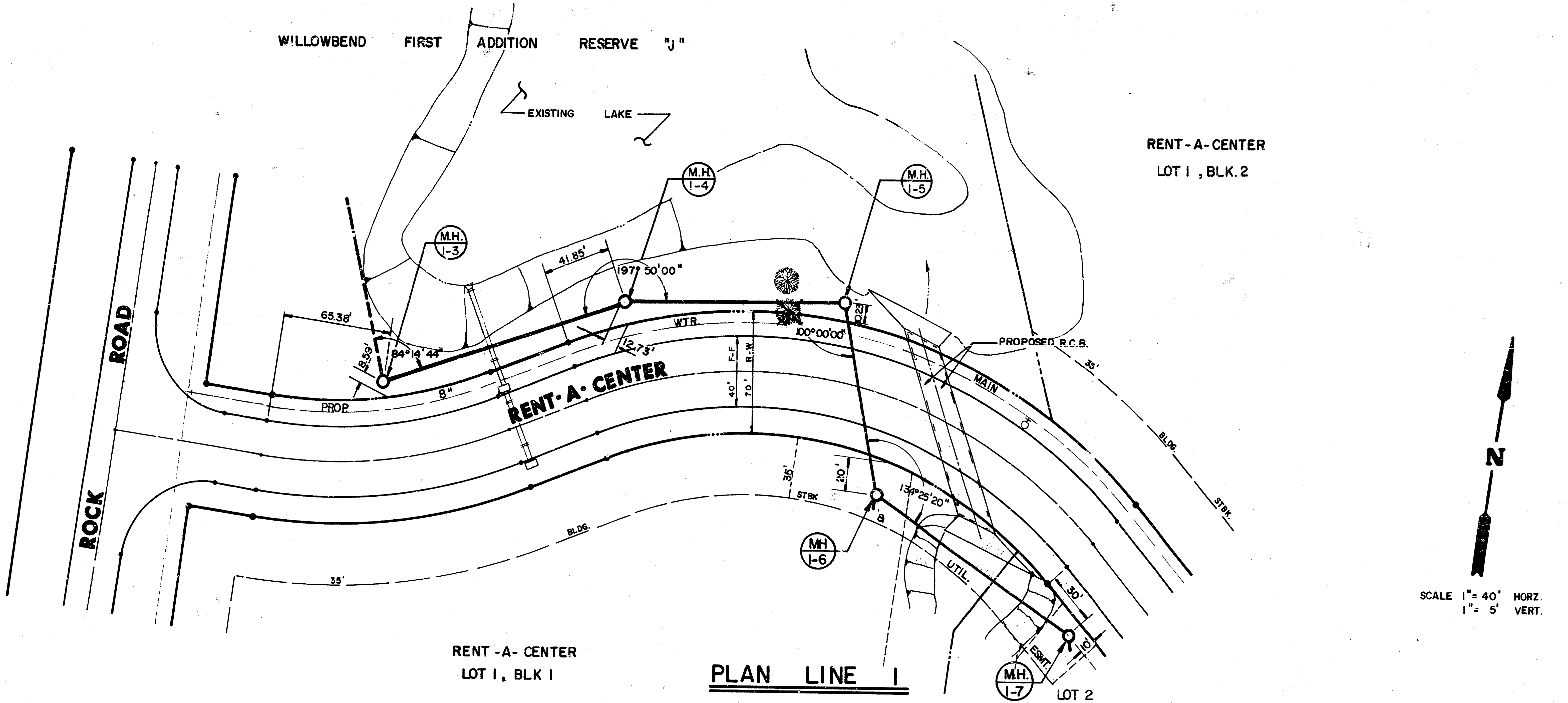
PROFILE LINE 1


M.H. 1-1
Sta. 0+00 Line 1
Const. Standard Type "P" or "X" Manhole
Top of M.H. = 198.80
M.H. 1-2
Sta. 4+00 Line 1
Const. Std. Type "P" or "X" Manhole
Top of M.H. = 199.30
M.H. 1-3
Sta. 6+04.0 Line 1
Const. Std. Type "P" or "X" Manhole
Top of M.H. = 200.20
Top of Curb Rock Rd.
Exist. Ground
REMOVE & REPLACE 8" PIPE
REMOVE & REPLACE 8" PIPE
400.0 L.F. of 8" Pipe @ 0.40%
204.0 L.F. of 8" Pipe @ 0.40%
200
195
190
185
180
IE Out = 185.65
IE In = 185.75
IE = 186.15
IE = 186.55
IE = 186.95
IE Out = 187.35
IE In = 187.35
IE = 187.75
IE Out = 188.17
IE In = 188.27
0
1
2
3
4
5
6

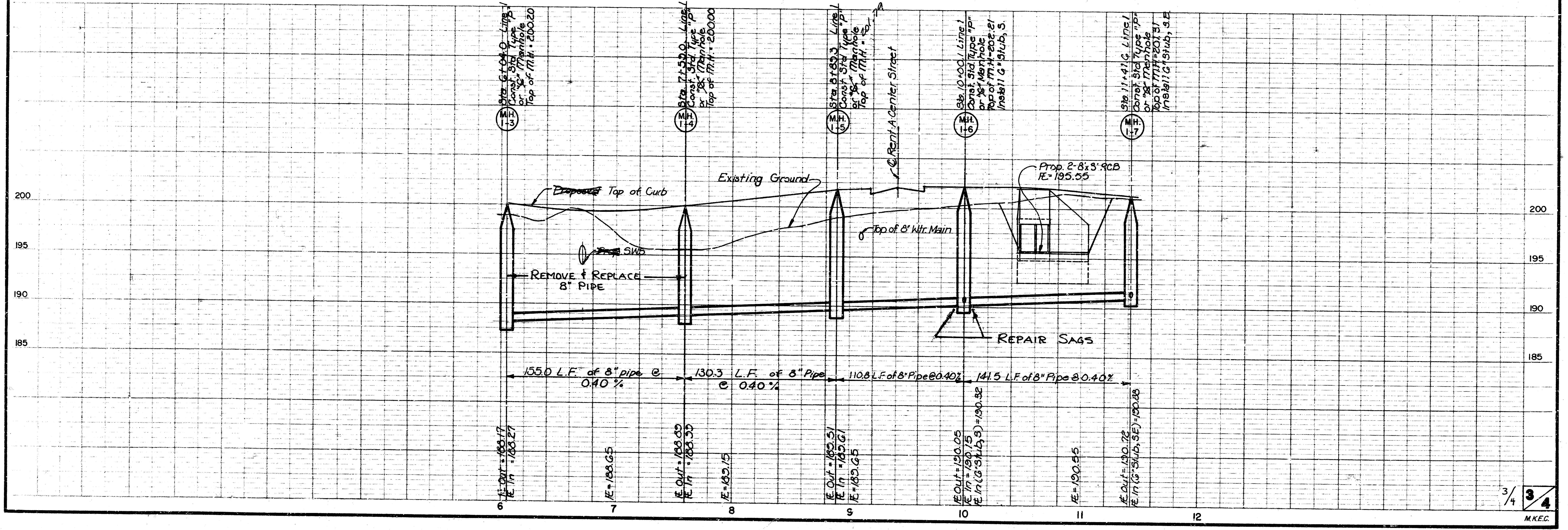
2/4

M.K.E.C.

RENT-A-CENTER
SANITARY SEWER PLANS
PROJ. NO. 468-76-245-81636-000-000-001


WILLOWBEND FIRST ADDITION RESERVE "J"
EXISTING LAKE
RENT-A-CENTER
LOT 1, BLK. 2
M.H. 1-3
M.H. 1-4
M.H. 1-5
M.H. 1-6
M.H. 1-7
41.85'
197° 50' 00"
65.38'
84° 14' 44"
12.73'
100° 00' 00"
139° 25' 20"
WTR.
PROP. 8"
RENT·A·CENTER
ROAD
ROCK
PROPOSED R.C.B.
MAIN
BLDG.
STBK.
UTIL.
ESMT.
35'
40'
70'
20'
30'
10'
F.F.
R.W.
N
SCALE 1"= 40' HORZ.
1"= 5' VERT.
RENT-A- CENTER
LOT 1, BLK 1
LOT 2

PLAN LINE 1


Sta. 6+04.0 Line 1 Const. Std. Type "P" or "X" Manhole Top of M.H. = 200.20
Sta. 7+59.0 Line 1 Const. Std. Type "P" or "X" Manhole Top of M.H. = 200.00
Sta. 8+89.3 Line 1 Const. Std. Type "P" or "X" Manhole Top of M.H. = 201.7
℄ Rent-A-Center Street
Sta. 10+00.1 Line 1 Const. Std. Type "P" or "X" Manhole Top of M.H. = 202.21 Install 6" Stub, S.
Sta. 11+41.6 Line 1 Const. Std. Type "P" or "X" Manhole Top of M.H. = 201.31 Install 6" Stub, S.E.
M.H. 1-3
M.H. 1-4
M.H. 1-5
M.H. 1-6
M.H. 1-7
~~Proposed~~ Top of Curb
Existing Ground
Prop. 2-8'x3' RCB
FE = 195.55
Top of 8" Wtr. Main
Prop. SWB
Remove & Replace 8" Pipe
Repair Sags
200
195
190
185
155.0 L.F. of 8" pipe @ 0.40 %
130.3 L.F. of 8" Pipe @ 0.40 %
110.8 L.F. of 8" Pipe @ 0.40%
141.5 L.F. of 8" Pipe @ 0.40%
FE Out = 188.17
FE In = 188.27
FE = 188.65
FE Out = 188.89
FE In = 188.99
FE = 189.15
FE Out = 189.51
FE In = 189.61
FE = 189.65
FE Out = 190.05
FE In = 190.15
FE In (6" Stub, S) = 190.32
FE = 190.55
FE Out = 190.72
FE In (6" Stub, SE) = 190.88
6
7
8
9
10
11
12

3/4 **3/4**

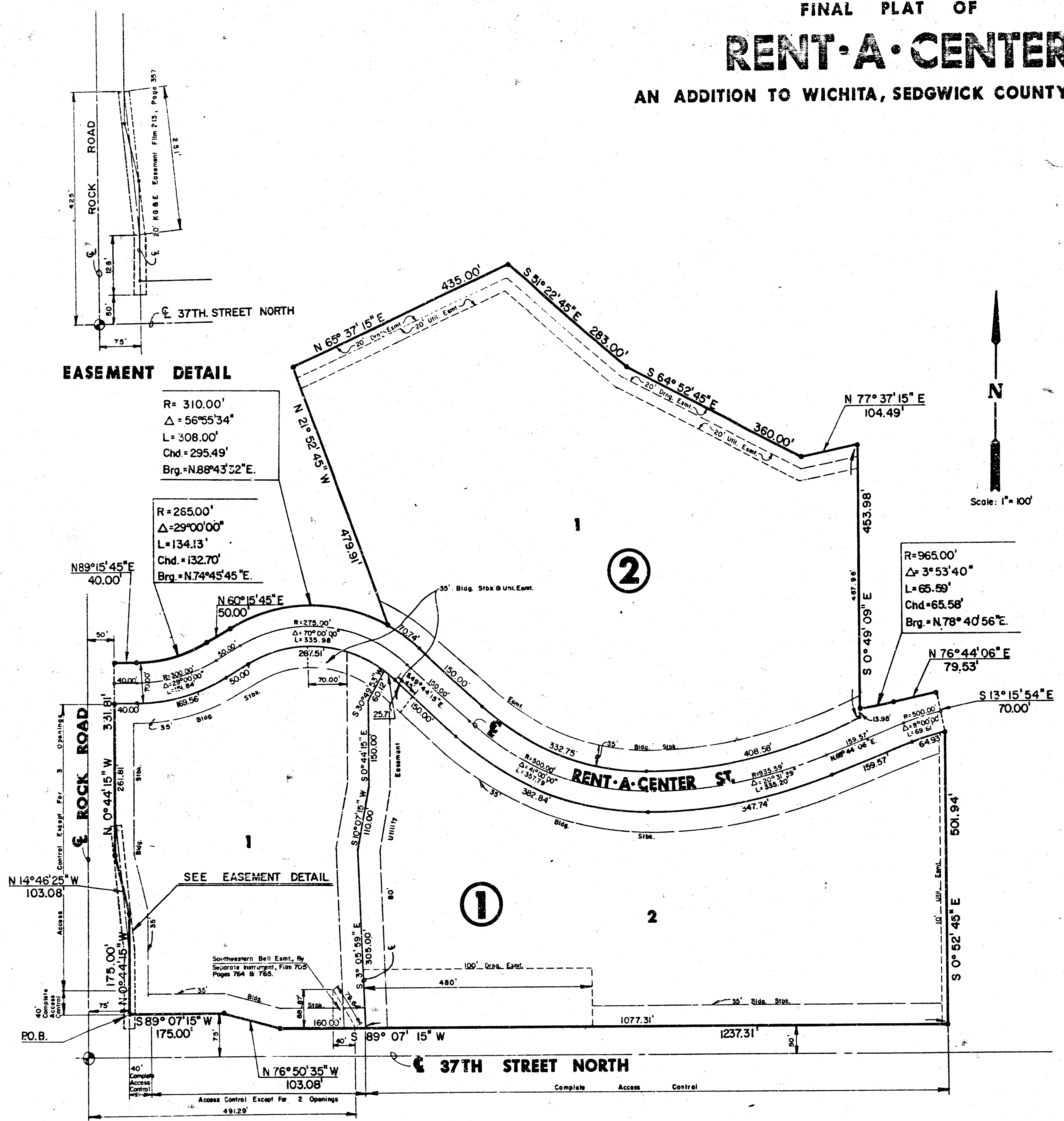
M.K.E.C.

7

FINAL PLAT OF

RENT·A·CENTER

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS


EASEMENT DETAIL
ROCK ROAD
20' K.G.&E. Easement Film 213, Page 357
℄ 37TH. STREET NORTH
R= 310.00'
Δ=56°55'34"
L=308.00'
Chd.=295.49'
Brg.=N.88°43'32"E.
R=265.00'
Δ=29°00'00"
L=134.13'
Chd.=132.70'
Brg.=N.74°45'45"E.
N89°15'45"E 40.00'
N 60°15'45"E 50.00'
N 65°37'15"E 435.00'
S 51°22'45"E 283.00'
S 64°52'45"E 360.00'
N 77°37'15"E 104.49'
N 21°52'45" W 479.91'
S 0°49'09" E 453.98'
R=965.00'
Δ=3°53'40"
L=65.59'
Chd=65.58'
Brg.=N.78°40'56"E.
N 76°44'06"E 79.53'
S 13°15'54"E 70.00'
N
Scale: 1"=100'
②
1
①
2
RENT-A-CENTER ST.
35' Bldg. Stbk.& Util. Esmt.
20' Util. Esmt.
20' Drng. Esmt.
℄ ROCK ROAD
Access Control Except For 3 Openings
N 0°44'15" W 331.81
N 14°46'25" W 103.08
SEE EASEMENT DETAIL
N 0°44'15" W 175.00'
S 0°52'45" E 501.94
Southwestern Bell Esmt. By Separate Instrument, Film 705 Pages 764 & 765.
100' Drng. Esmt.
480'
1077.31'
1237.31'
P.O.B.
S 89°07'15" W 175.00'
S 89°07'15" W
N 76°50'35" W 103.08'
℄ 37TH STREET NORTH
Complete Access Control
Access Control Except For 2 Openings
491.29'

20.00

I, Kenneth H. Bengtson, a Civil Engineer in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "RENT-A-CENTER", an addition to Wichita, Sedgwick County, Kansas, into Lots, Blocks, and a Street, the same being accurately set forth in the accompanying plat and described as follows:

A replat of Lots 1 through 4 inclusive, Block 1. Lot 1, Block 2, and a portion of Rent-A-Center street right-of-way as platted in Hi-Tech Industrial Park Second Addition, an addition to Wichita, Sedgwick County, Kansas, and a portion of Reserve J, as platted in Willowbend First Addition, an addition to Wichita, Sedgwick County, Kansas, more particularly described as follows:

Beginning at the Southwest corner of said Lot 1, Block 1, Hi-Tech Industrial Park Second Addition; thence N 00° 44' 15" W, 175.00 feet; thence N 14° 46' 25" W, 103.08 feet; thence N 00° 44' 15" W, 331.81 feet; thence N 89° 15' 45" E, 40.00 feet to a point on a curve to the left; thence along said curve 134.13 feet, said curve having a central angle of 29° 00' 00", a radius of 265.00 feet, and a long chord, 132.70 feet, bearing N 74° 45' 45" E; thence N 60° 15' 45" E, 50.00 feet to a point on a curve to the right; thence along said curve 308.00 feet, said curve having a central angle of 56° 55' 34", a radius of 310.00 feet, and a long chord, 295.49 feet, bearing N 88° 43' 32" E; thence N 21° 52' 45" W, 479.91 feet; thence N 65° 37' 15" E, 435.00 feet; thence S 51° 22' 45" E, 283.00 feet; thence S 64° 52' 45" E, 360.00 feet; thence N 77° 37' 15" E, 104.49 feet; thence S 00° 49' 09" E, 453.98 feet; to a point on a curve to the left; thence along said curve 65.59 feet, said curve having a central angle of 3° 53' 40", a radius of 965.00 feet, and a long chord, 65.58 feet, bearing N 78° 40' 56" E; thence N 76° 44' 06" E, 79.53 feet; thence S 13° 15' 54" E, 70.00 feet; thence S 00° 52' 45" E, 501.94 feet; thence S 89° 07' 15" W, 1237.31 feet; thence N 76° 50' 35" W, 103.08 feet; thence S 89° 07' 15" W, 175.00 feet to the point of beginning.

All lots, blocks, platted easements, building setbacks and streets within the above described property are being vacated and replatted by virtue of K.S.A. 12-512(b).

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 15 day of October, 1986.

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

KENNETH H. BENGTSON 7238

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 surveyed and platted into Lots, Blocks, and streets, the same to be known as "RENT-A-CENTER", 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. All abutters rights of access to and from the East line of Rock Road over and across the West line of Lot 1, Block 1, "RENT-A-CENTER", and to and from the North line of 37th Street North over and across the South line of Lots 1 and 2, Block 1, "RENT-A-CENTER", are hereby granted to the City of Wichita, provided however, that Lot 1, Block 1 shall have access to 37th Street North at two locations and to Rock Road at three locations to be determined by the Engineer of the City of Wichita.

RENT-A-CENTER OF AMERICA, INC.

By: Stanley G Gegen
Stanley G. Gegen, Vice-President Controller

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

Be it remembered that on this 15 day of October, 1986, before me a Notary Public in and for said State and County, came Stanley G. Gegen, Vice-President Controller, on behalf of Rent-A-Center of America Inc., 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.

Karen S Kliewer, Notary Public
Karen S. Kliewer
My Appointment Expires: 11-23-87

Karen S. Kliewer
NOTARY PUBLIC
State of Kansas
My Appt. Expires 11-23-87

#849032

Bank IV Wichita, N.A.

By:
Co-Trustee
T. H. Schupp, Vice President & Trust Officer

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

Be it remembered that on this [illegible] day of [illegible], 1986, before me a Notary Public in and for said State and County, came Bank IV Wichita, N.A., Co-Trustee, on behalf of the Thomas R. Devlin Jr. Living Trust and the Timothy J. Devlin Living Trust, 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
Lorrayne Bitting
My Appointment Expires:

LORRAYNE BITTING
STATE OF KANSAS
MY APPT. EXP.

Phillip David Egan

By: Phillip David Egan
Co-Trustee

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

Be it remembered that on this 16 day of [illegible], 1986, before me a Notary Public in and for said State and County, came Phillip David Egan, Co-Trustee, on behalf of the Thomas R. Devlin Jr. Living Trust and the Timothy J. Devlin Living Trust, 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.

Mary L. Schlogeck, Notary Public
Mary L. Schlogeck
My Appointment Expires: 4-21-91

MARY L. SCHLAGECK

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

Dated this 2nd day of October, 1986.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

, Chairman
John Terry Moore

, 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 12TH day of Nov, 1986.

Tony Casado, Mayor
Tony Casado

, City Clerk
Donald C. Sisick

Entered on transfer record this 2nd day of December, 1986.

Don Wright, County Clerk
Don Wright By Pat Rector

STATE OF KANSAS)
) SS:
SEDGWICK COUNTY)

This is to certify that this instrument was filed for record in the Register of Deeds office this 2ND day of DECEMBER, 1986.
AT 4:00 P.M.

Pat Kettler, Register of Deeds
Pat Kettler

, Deputy
~~Ed Rese~~

16 3 1

4/4

C-1 5-32