PRIVATE
SANITARY SEWER PLANS FOR
CROSSCREEK IV APARTMENTS
INDEX NO. 607861
USER CODE 268 PPS

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 WILL BE REQUIRED TO PROVIDE A MINIMUM ADVANCE NOTICE OF TWENTY-FOUR (24) HOURS TO UTILITY COMPANIES PRIOR TO STARTING ANY EXCAVATION AS FOLLOWS:

   KANSAS ONE-CALL 1-800-344-7233

   THE CONTRACTOR MUST NOTIFY THE FOLLOWING IN CASE OF EMERGENCY:

ARKLA GAS COMPANY	942-8350 or 263-6161
BELL TELEPHONE	1-316-571-2115
CABLEVISION	262-4270 or 262-2061
GAS SERVICE COMPANY	263-7511
KANSAS GAS & ELECTRIC	264-1141
CITY OF WICHITA WATER DEPARTMENT	268-4908
CITY OF WICHITA SEWER MAINTENANCE	268-4071

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.

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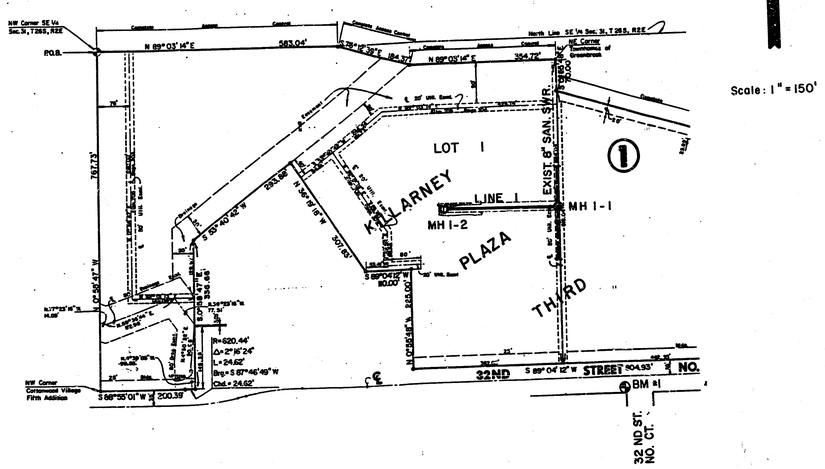
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BENCH MARKS

BM 1 - "□" CUT ON TOP OF CURB AT WEST END OF SW RETURN OF 32ND ST. NO. & 32 ND ST. NO. COURT (1ST ST. WEST OF LONGFELLOW

ELEV. = 198.18



INDEX TO DRAWINGS

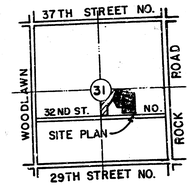
SHEET NO.	DESCRIPTION
1	Title Sheet
2	Plan & Profile - Line 1
3	Killarney Plaza Third Plat

APPROVED AS NOTED
By CITY ENGINEER OF WICHITA

Sanitary Sewers VRH 10/5/90
Storm Sewers
Driveway Approaches
Water Mains
Paving

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LOCATION MAP

GREGORY J. ALLISON LICENSED 11159 KANSAS PROFESSIONAL ENGINEER

AS BUILT: NOV. 1990 KSM

CROSSCREEK IV APARTMENTS
PRIVATE SANITARY SEWER PLANS

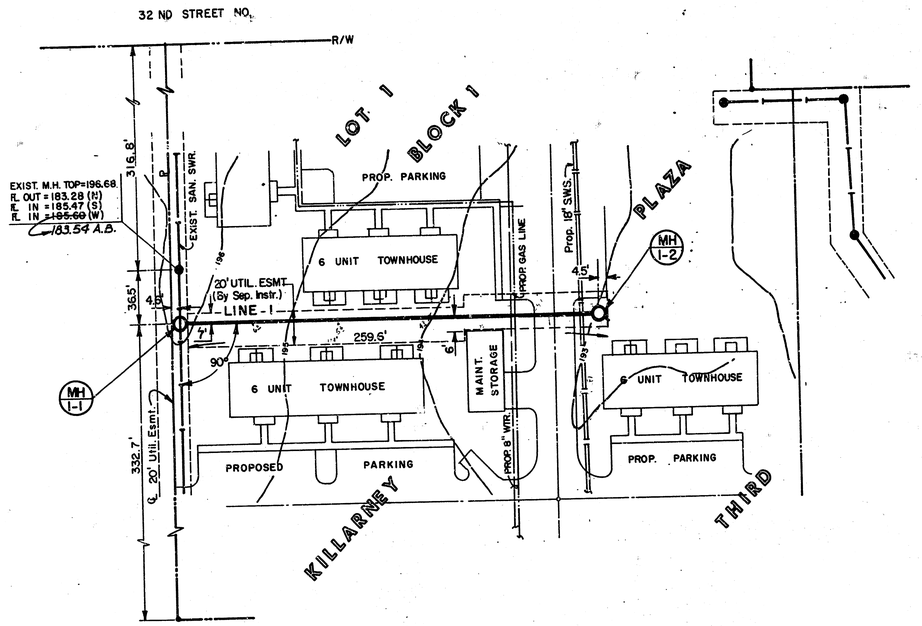
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Drawn by: DPR
Checked by: DS
Date: SEPT. 1990
Job no.
Sheet 1 of 3 1/5

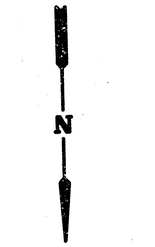
MID-KANSAS ENGINEERING CONSULTANTS PA
3500 NORTH ROCK ROAD
BUILDING #800
WICHITA, KANSAS 67226
636-5566

MKEC PROJ. NO. 90-76-184 B

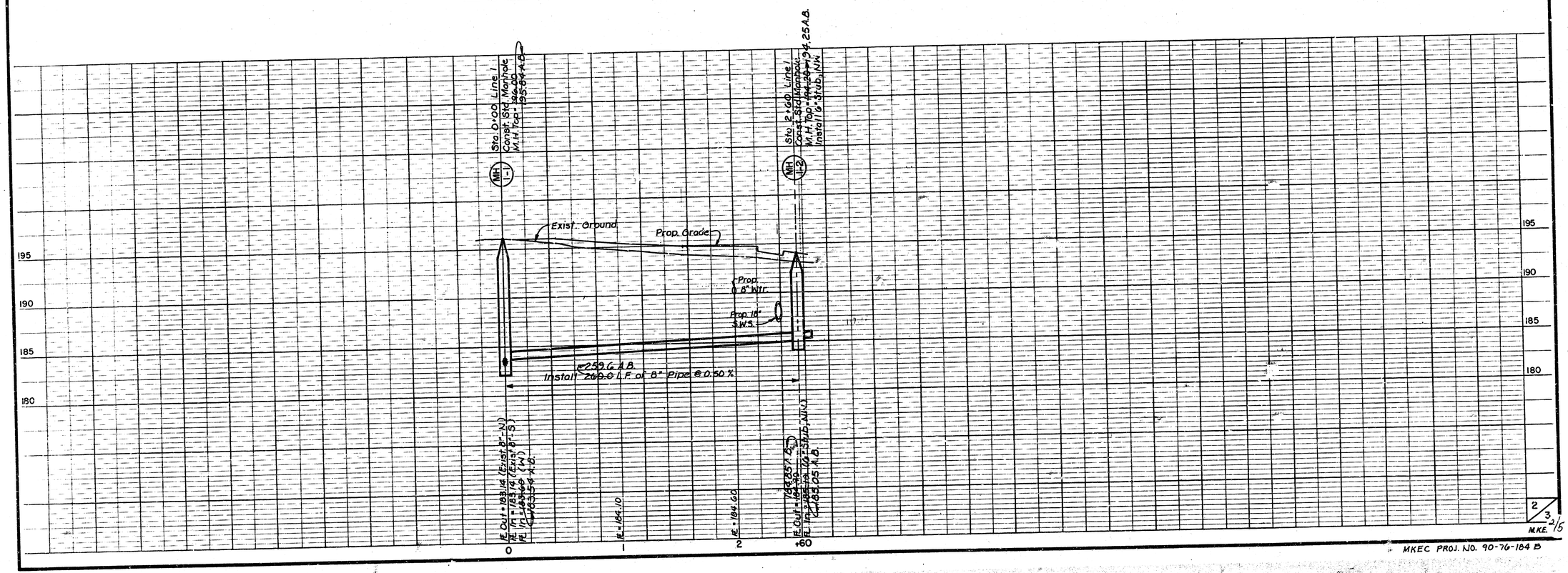
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CROSSCREEK IV APARTMENTS
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SCALE : 1" = 40' HORIZ.
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2/3 2/5
M.K.E.

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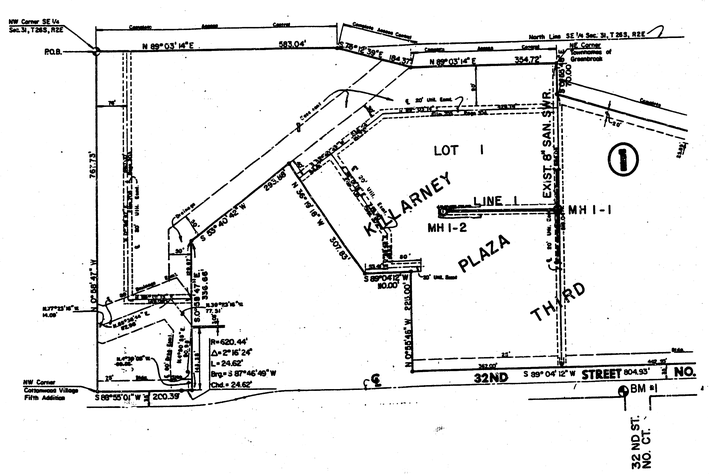
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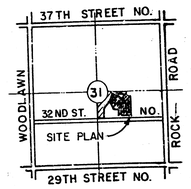
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LOCATION MAP

GREGORY J. ALLISON LICENSED 11159 KANSAS PROFESSIONAL ENGINEER

CROSSCREEK IV APARTMENTS
PRIVATE SANITARY SEWER PLANS

Design GJA
Drawn by DPR
Checked by DS
Date SEPT. 1990
Job no

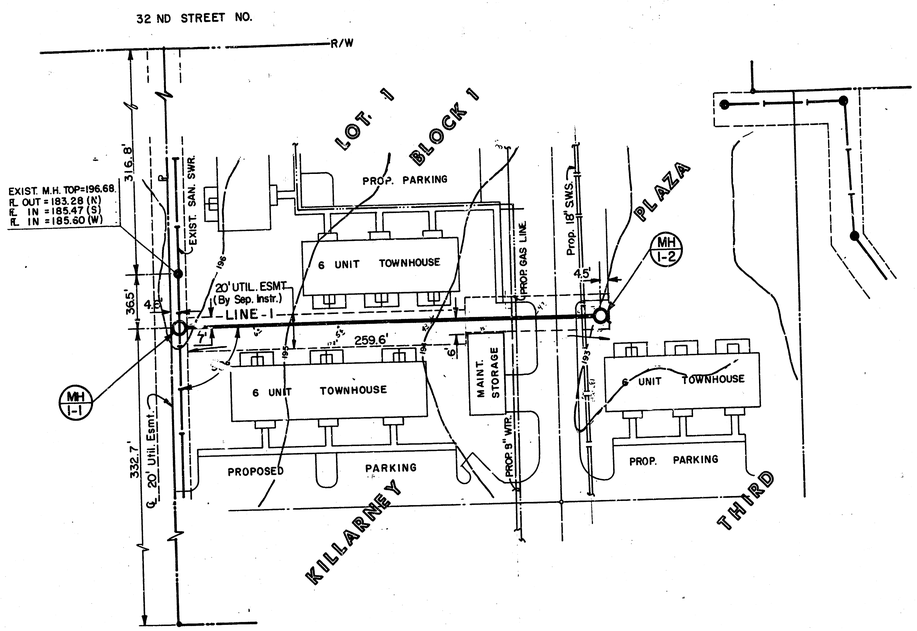
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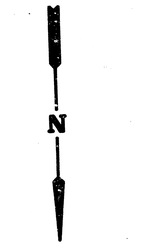
Sheet 1 of 3 3/5

MKEC PROJ. NO. 90-76-184 B

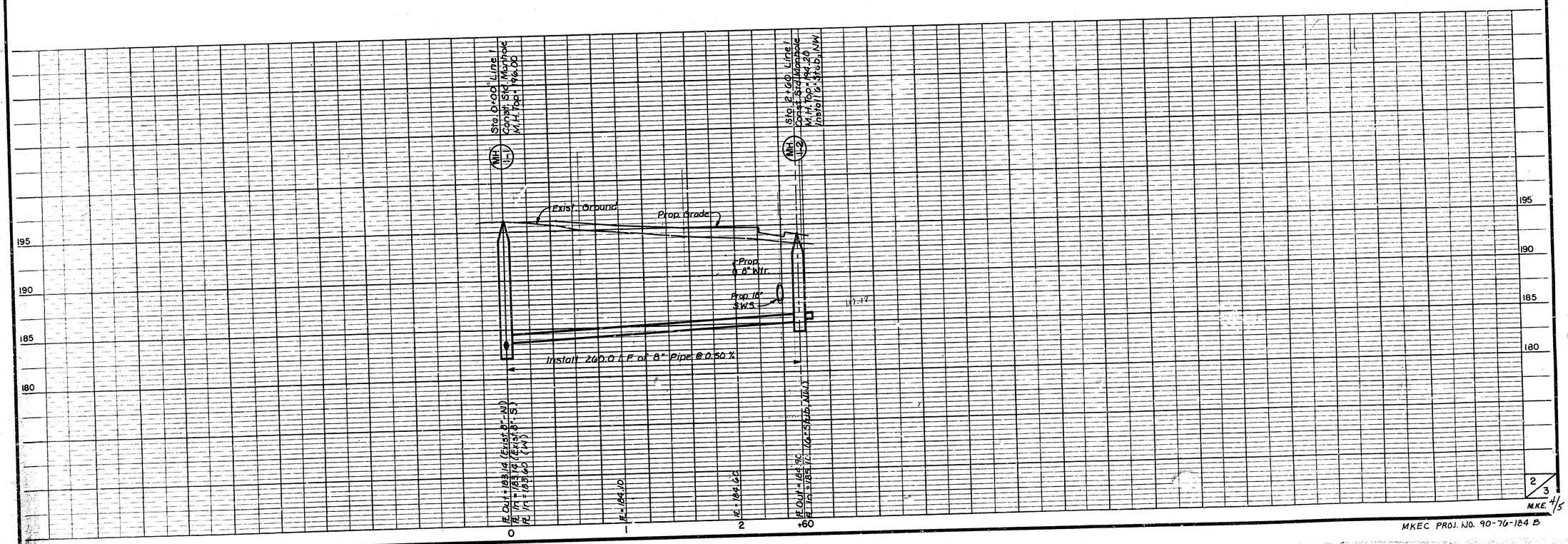
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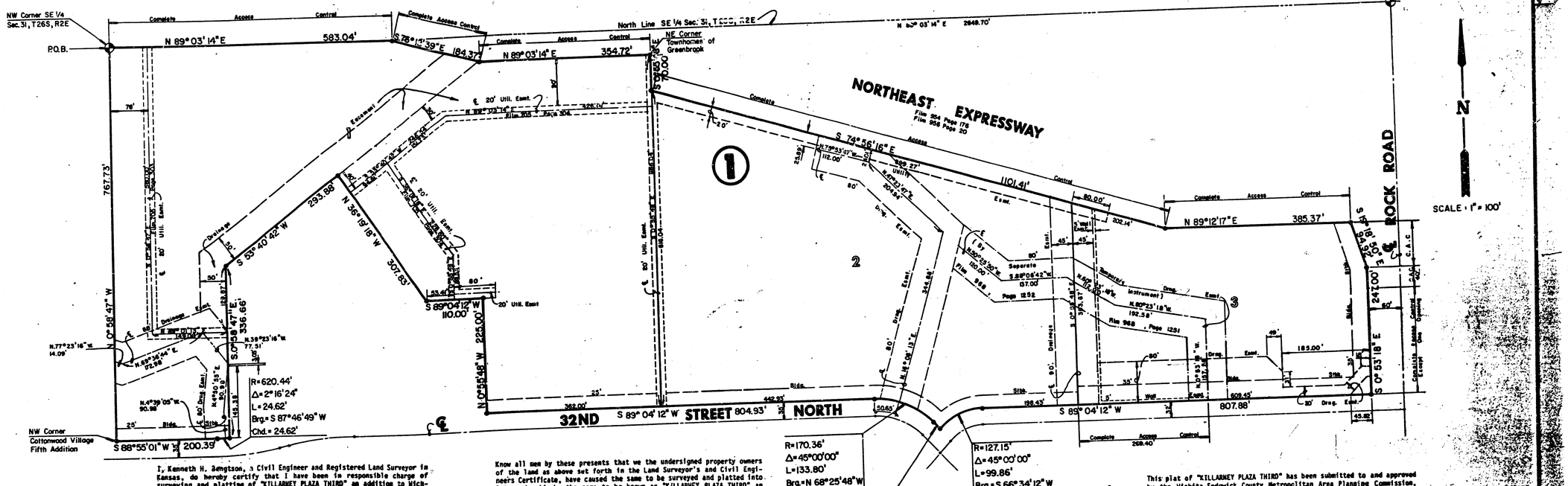
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FINAL PLAT OF

KILLARNEY PLAZA THIRD

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



I, Kenneth H. Bengtson, a Civil Engineer and Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "KILLARNEY PLAZA THIRD" an addition to Wichita, Sedgwick County, Kansas, into Lots and a Block, the same being accurately set forth in the accompanying plat and described herein:

A tract of platted land lying in a portion of TOWNEHOMES OF GREENBROOK, an addition to Wichita, Sedgwick County, Kansas, and a tract of unplatted land all lying in the Southeast Quarter, Section 31, Township 26 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, more particularly described as follows:

Beginning at the Northwest corner of said Southeast Quarter; thence N 89° 03' 14" E, 583.04 feet along the North line of said Southeast Quarter; thence S 75° 12' 39" E, 184.37 feet to the intersection of the Northwesterly line and the North line of said addition; thence N 89° 03' 14" E, 354.72 feet along the North line of said addition to the Northeast corner of said addition, said line being parallel and 50.00 feet South of the North line of said Southeast Quarter; thence S 00° 55' 48" E, 70.00 feet along the East line of said addition; thence S 74° 56' 16" E, 1101.41 feet; thence N 89° 12' 17" E, 385.37 feet; thence S 19° 18' 50" E, 94.92 feet to a point lying 60.00 feet West of the East line of said Southeast Quarter; thence S 00° 53' 18" E, 247.00 feet parallel with the East line of said Southeast Quarter to a point on the North line of 32nd Street North as platted in COTTONWOOD VILLAGE FIFTH ADDITION, an addition to Wichita, Sedgwick County, Kansas; thence following the North line of said 32nd Street North S 89° 04' 12" W, 807.88 feet to a point on a curve to the left; thence along said curve 99.86 feet, said curve having a central angle of 45° 00' 00", a radius of 127.15 feet, and a long chord of 97.32 feet, bearing S 66° 34' 12" W; thence N 45° 55' 48" W, 18.00 feet to a point on a curve to the left; thence along said curve 133.80 feet, said curve having a central angle of 45° 00' 00", a radius of 170.36 feet, and a long chord of 130.39 feet, bearing N 68° 25' 48" W; thence S 89° 04' 12" W, 804.93 feet; thence N 00° 55' 48" W, 225.00 feet; thence S 89° 04' 12" W, 110.00 feet; thence N 36° 19' 18" W, 307.83 feet to the Northwesterly boundary of said TOWNEHOMES OF GREENBROOK; thence S 53° 40' 42" W, 293.88 feet along said Northwesterly boundary; thence S 00° 58' 47" E, 336.66 feet along the West boundary of said TOWNEHOMES OF GREENBROOK to a point on a curve to the right; thence along said curve 24.62 feet, said curve having a central angle of 02° 16' 24", a radius of 620.44 feet, and a long chord of 24.62 feet bearing S 87° 46' 49" W; thence S 88° 55' 01" W, 200.39 feet to the Northwest corner of said COTTONWOOD VILLAGE FIFTH ADDITION, said point also being on the West line of said Southeast Quarter; thence N 00° 58' 47" W, 767.73 feet along the West line of said Southeast Quarter to the point of beginning.

All platted lots, blocks, reserves, easements, and setbacks within the above described property are hereby 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 27 day of April, 1988.

Kenneth H. Bengtson
Kenneth H. Bengtson, P.E., R.L.S.#922
Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road, Building #800

KENNETH H. BENGTSON LICENSED 7238 KANSAS PROFESSIONAL ENGINEER

KENNETH H. BENGTSON REGISTERED LS-922 KANSAS LAND SURVEYOR

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Land Surveyor's and Civil Engineers Certificate, have caused the same to be surveyed and platted into lots and a block, the same to be known as "KILLARNEY PLAZA THIRD" an addition to Wichita, Sedgwick County, Kansas. Easements for the construction and maintenance of public utilities, and drainage, as indicated on the accompanying plat are hereby granted. The 5.00 foot wall easement is for the purpose of construction and maintenance of a wall. All abutters rights of access to or from Rock Road over and across the east line of Killarney Plaza Third are hereby granted to the City of Wichita, provided however that Lot 3, Block 1 shall have access to Rock Road at one location as determined by the City Engineer. All abutters rights of access across the north line of Killarney Plaza Third to the Northeast Expressway are hereby granted to the City of Wichita. All abutters rights of access to or from 32nd Street North over and across the West 269.40 feet of Lot 3, Block 1, are hereby granted to the City of Wichita.

NORTHROCK REALTY PARTNERS
a Kansas general partnership

By: Virginia L. Ablah
Virginia L. Ablah, President
Killarney Investments, Inc.,
managing partner

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

Be it remembered that on this 27th day of April, 1988, before me a Notary Public in and for said State and County, came Killarney Investments Inc., by Virgina L. Ablah, 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.

Annette L. Weakley, Notary Public
Annette L. Weakley
My Appointment Expires: August 10, 1991

ANNETTE L. WEAKLEY NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 8-10-91

WOODLAWN DEVELOPMENT COMPANY
a Kansas general partnership

By: Donald J. Ablah
Donald J. Ablah, attorney-in-fact for
Woodlawn Development Company

\# 954968

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

Be it remembered that on this 27th day of April, 1988, before me a Notary Public in and for said State and County, came Donald J. Ablah, attorney-in-fact for Woodlawn Development Company, 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.

Katheryn S. Bauman, Notary Public
Katheryn S. Bauman
My Appointment Expires: 1-29-91

KATHERYN S. BAUMAN NOTARY PUBLIC STATE OF KANSAS MY APPT. EXPIRES 1-29-91

We, the Chemical Bank, mortgagees on the above described property, do hereby consent to the plat of "KILLARNEY PLAZA 3RD".

CHEMICAL BANK

By: Phillip S. Frick
Phillip S. Frick, Attorney-in-fact

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

Be it remembered that on this 27th day of April, 1988, before me a Notary Public in and for said State and County, came Phillip S. Frick, Attorney-in-fact, on behalf of Chemical Bank, 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.

Patti L. Wassinger, Notary Public
Patti L. Wassinger
My Appointment Expires:

PATTI L. WASSINGER NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 7-17-91

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

Dated this 14th day of April, 1988.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

Elton Parsons, Chairman

Marvin S. Krout, Secretary

This plat approved and all dedications shown hereon, if any, accepted by the City Council of the City of Wichita, Kansas, this 17th day of May, 1988.

Sheldon Kamen, Mayor

Dale E. Rea, Deputy City Clerk

Entered on transfer record this 27 day of June, 1988.

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 this 28TH day of JUNE, 1988, AT 8:30 AM

Pat Ketter, Register of Deeds

Ed Rees, Deputy

3/3 5/5

2000 k

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