

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

- 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.
- 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.
- 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:

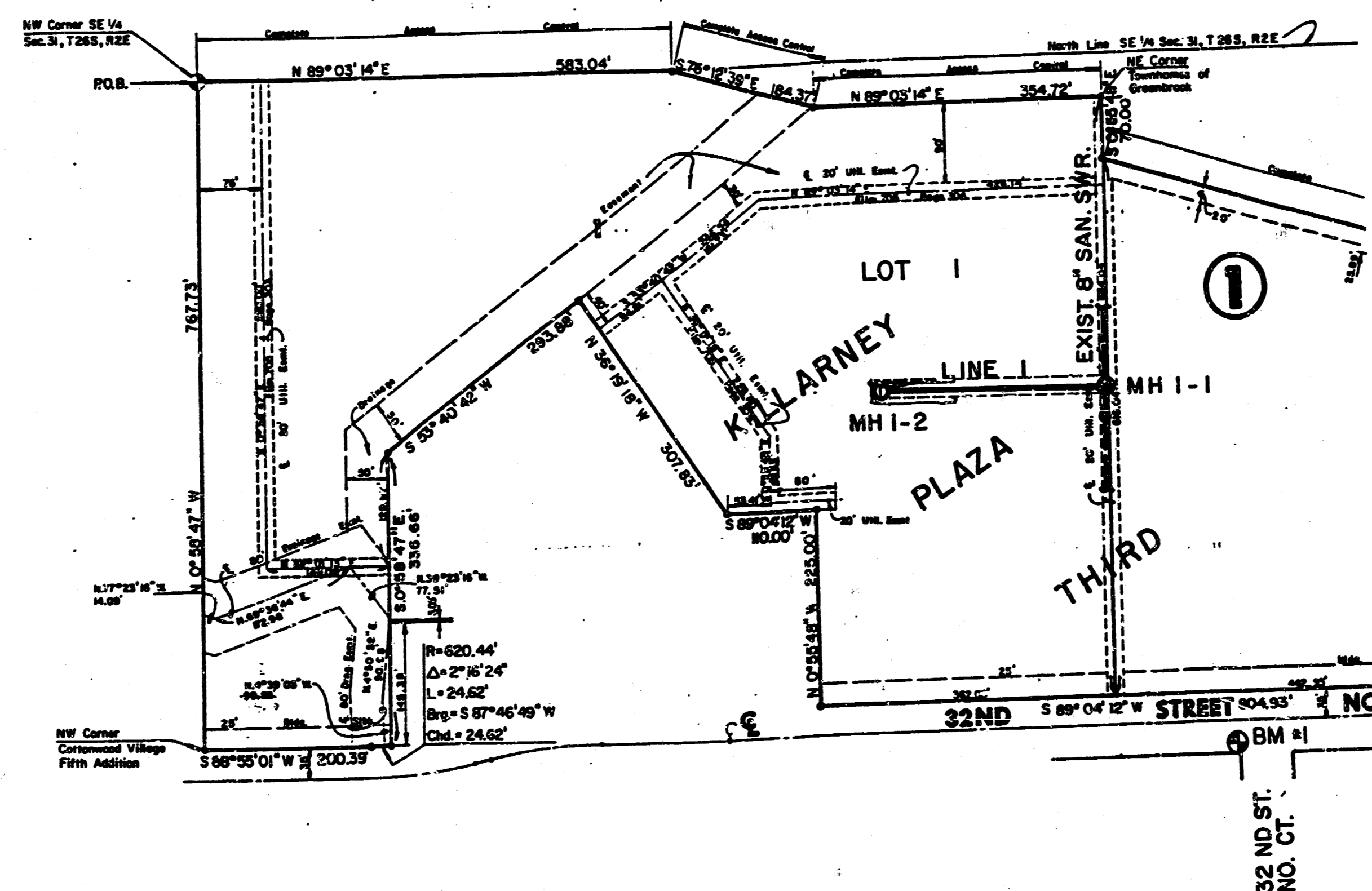
KANSAS ONE-CALL	1-800-344-7233
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THE CONTRACTOR MUST NOTIFY THE FOLLOWING IN CASE OF EMERGENCY:

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
- 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.
- ALL STUBS AND PLUGGED PIPES SHALL BE LOCATED WITH GREEN PLASTIC TAPE IN THE SAME MANNER AS RISERS.
- RUBBLE FROM THE REMOVAL OF MISCELLANEOUS STRUCTURES AND EXCESS EXCAVATION WHICH IS TO BE WASTED SHALL BE DISPOSED OF ON SITES TO BE PROVIDED BY THE CONTRACTOR. THESE SITES SHALL BE APPROVED BY THE ENGINEER AS TO SUITABILITY, APPEARANCE AND SITE LOCATION. LOCATIONS THAT, IN THE OPINION OF THE ENGINEER, WILL LEAVE AN UPGHLY APPEARANCE WILL NOT BE APPROVED.
- 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.
- TREES AND SHRUBS IN PUBLIC RIGHT-OF-WAY WHICH ARE IN DIRECT CONFLICT WITH PROPOSED NEW CONSTRUCTION SHALL BE REMOVED BY THE CONTRACTOR WITH THE ENGINEER'S APPROVAL. TREES AND SHRUBS WHICH ARE NOT IN DIRECT CONFLICT WITH PROPOSED NEW CONSTRUCTION SHALL BE SAVED AND PROTECTED FROM DAMAGE.

BENCH MARKS

BM 1 "□" CUT ON TOP OF CURB AT WEST END OF SW RETURN OF 32ND ST. NO. & 32ND ST. NO. COURT (1ST ST. WEST OF LONGFELLOW)
ELEV. = 198.18



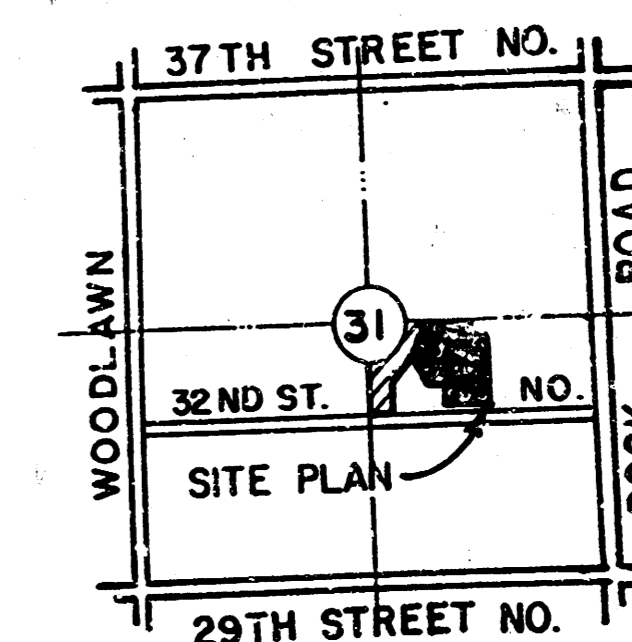
INDEX TO DRAWINGS

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

APPROVED AS NOTED
By CITY ENGINEER OF WICHITA

Sanitary Sewers VRH 10/8/90
Storm Sewers _____
Driveway Approaches _____
Water Mains _____
Paving _____

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LOCATION MAP



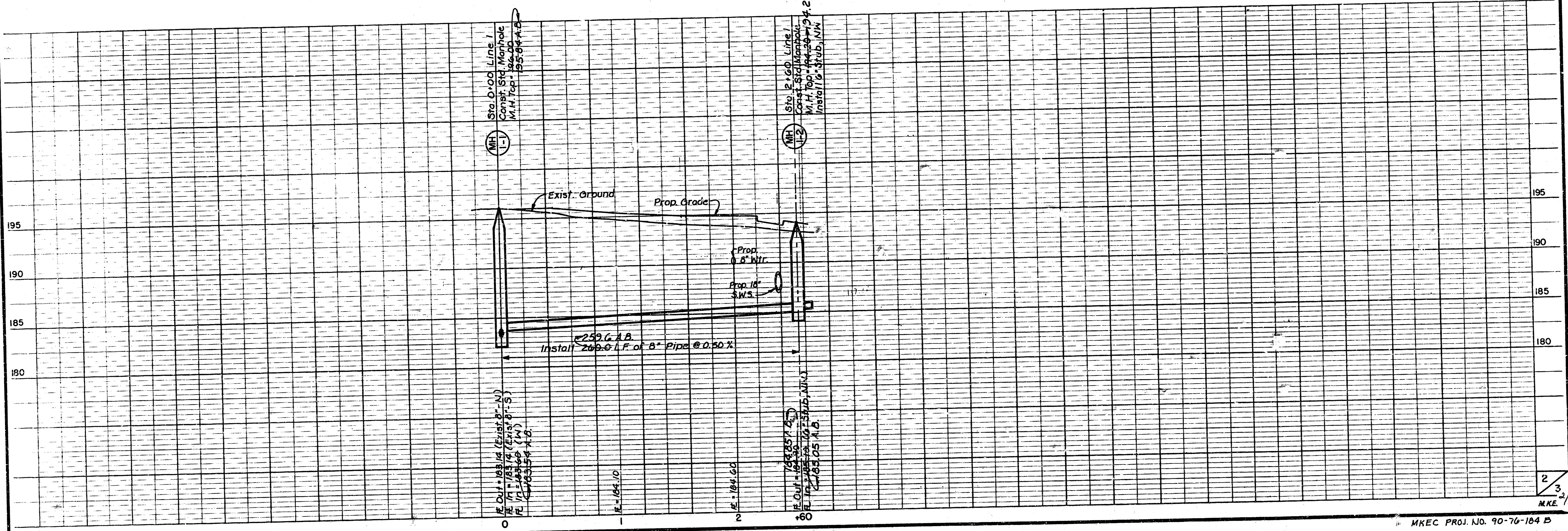
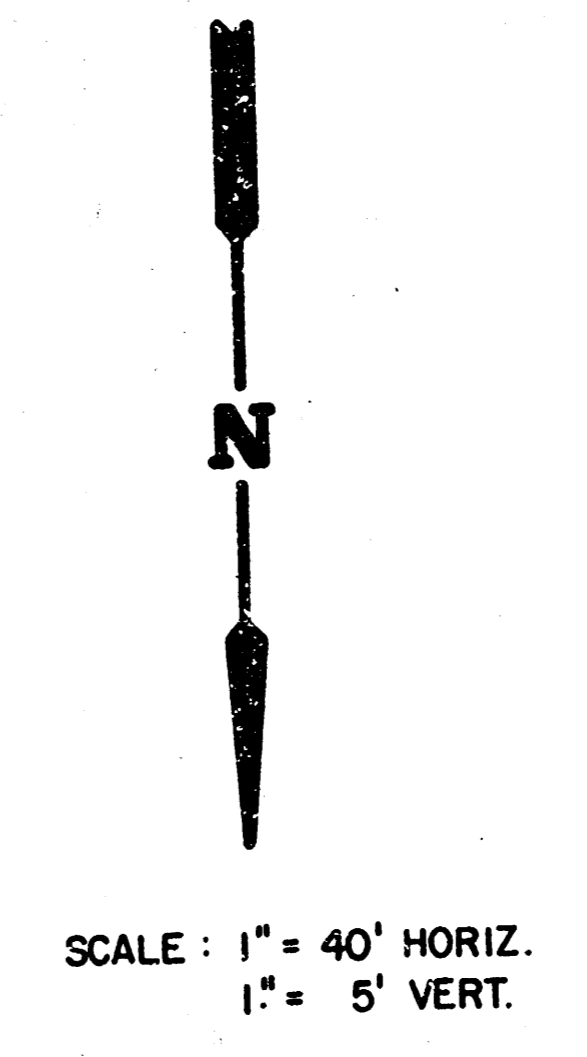
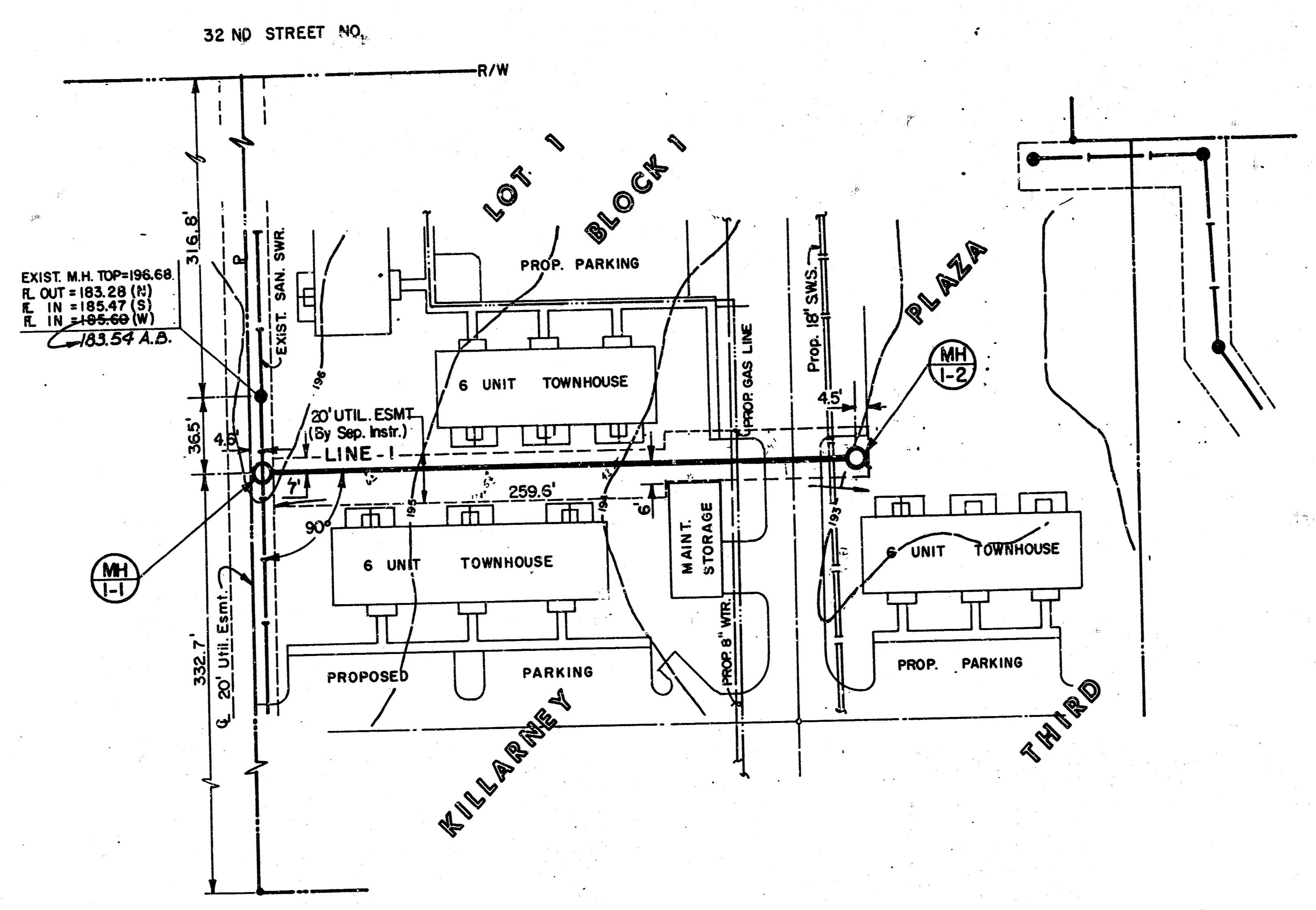
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	CROSSCREEK IV APARTMENTS	Drawn by DPR
PRIVATE SANITARY SEWER PLANS		Checked by DS
MID-KANSAS ENGINEERING CONSULTANTS PA 3500 NORTH ROCK ROAD BUILDING #800 WICHITA, KANSAS 67226		Date SEPT. 1990
636-5566		Job no.
		Sheet 1 of 3 1/5

MKEC PROJ. NO. 90-76-184 B

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AVAILABLE COPY

CROSSCREEK IV APARTMENTS
PRIVATE SANITARY SEWER PLANS
INDEX NO.

25802



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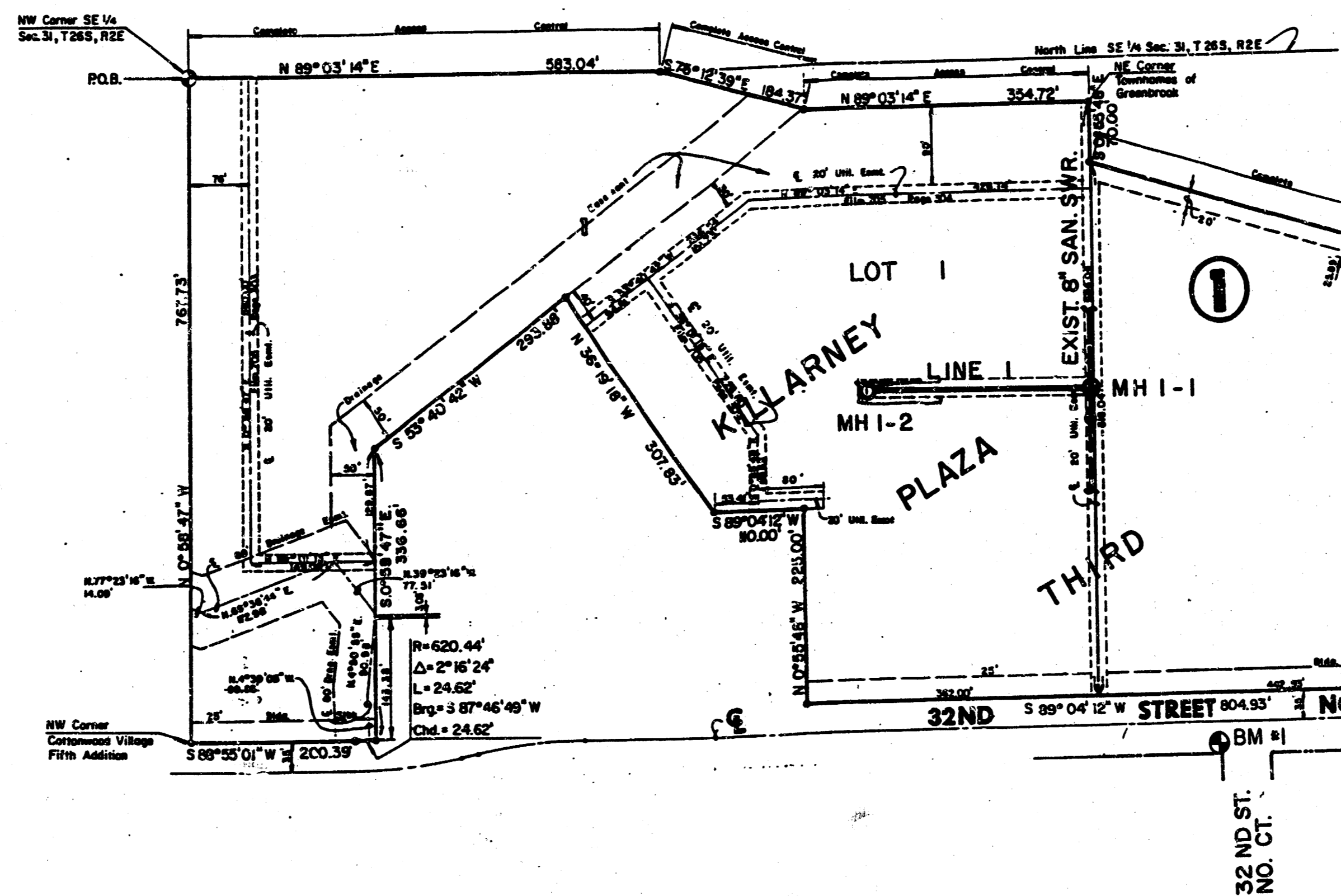
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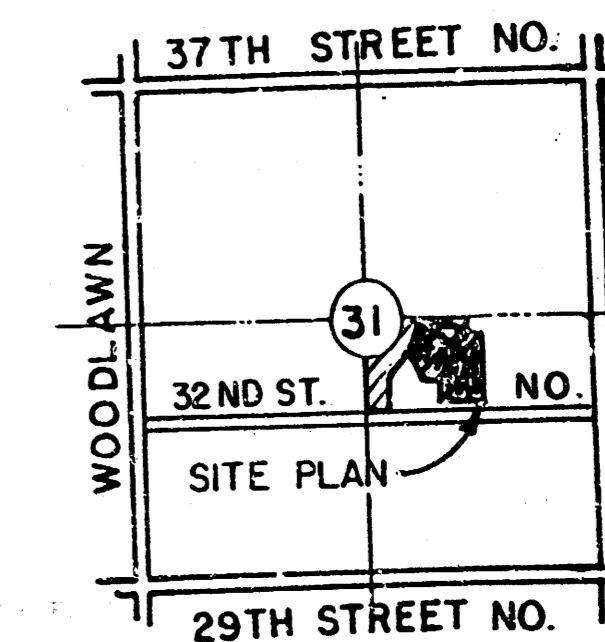
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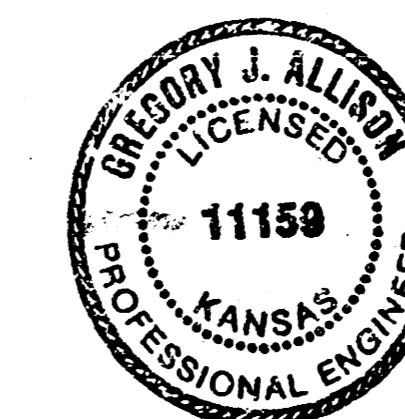
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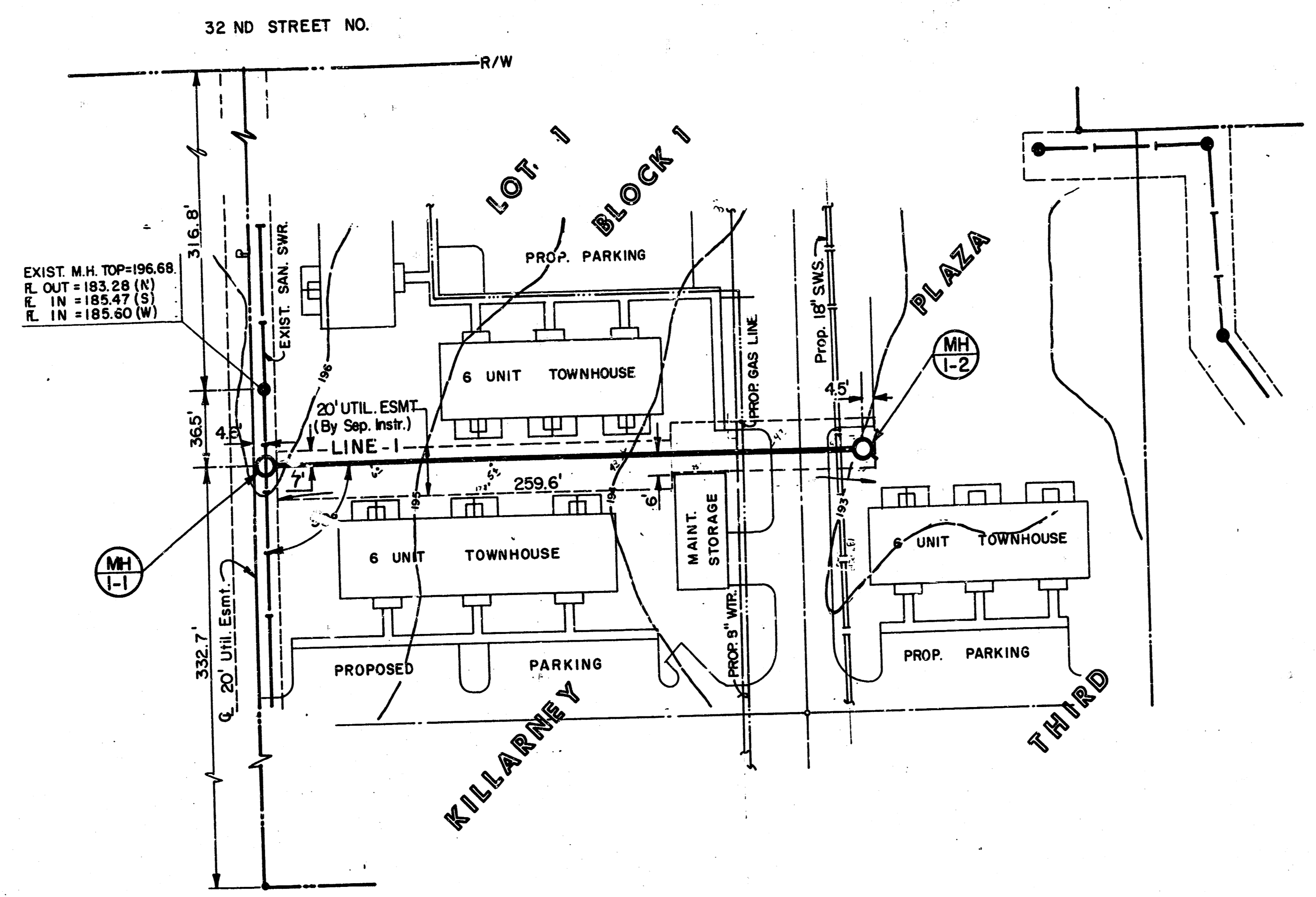


CROSSCREEK IV APARTMENTS	Design: GJA
	Drawn by: DPR
PRIVATE SANITARY SEWER PLANS	Checked by: DS
	Date: SEPT. 1990
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636-5566	
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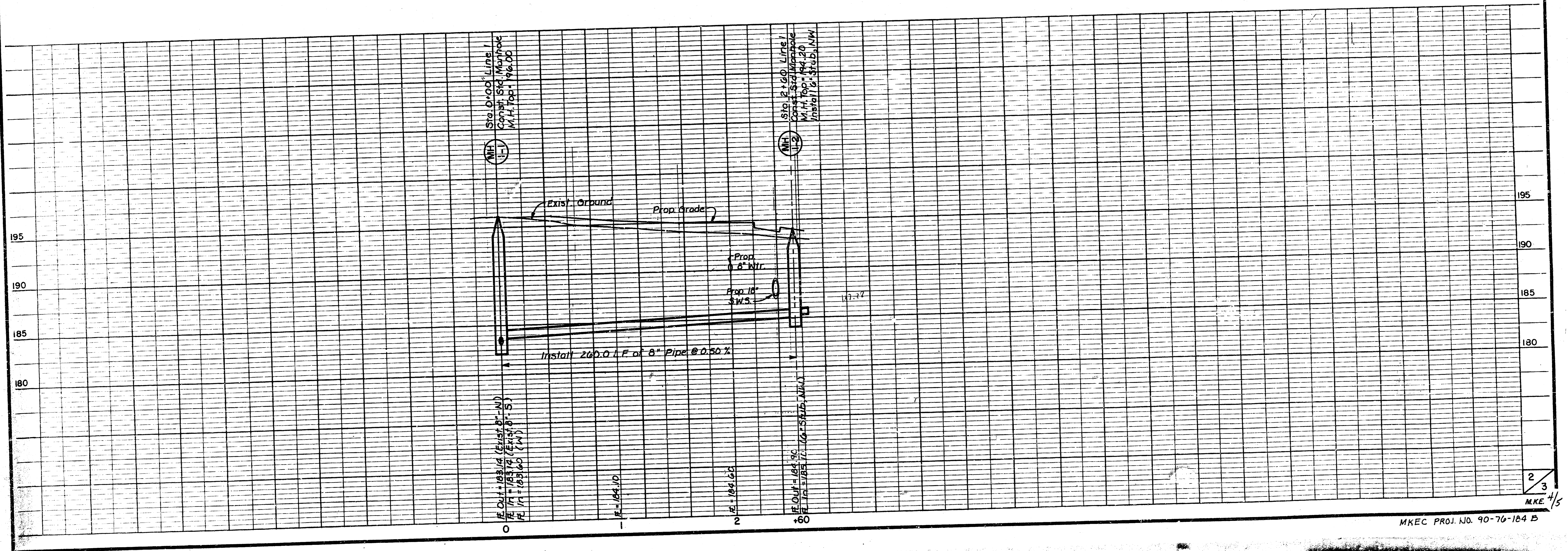
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CROSSCREEK IV APARTMENTS
PRIVATE SANITARY SEWER PLANS
INDEX NO.



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SCALE: 1" = 40' HORIZ.
1" = 5' VERT.



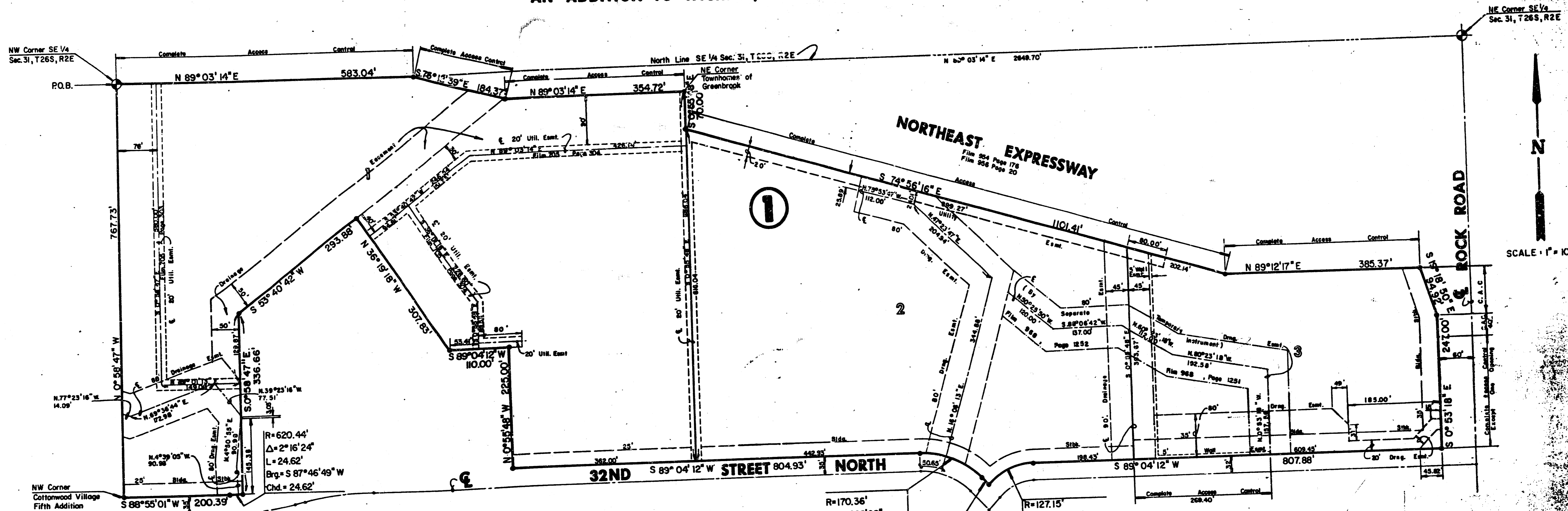
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FINAL PLAT OF KILLARNEY PLAZA THIRD

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 TOMENHOMES 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, 54.92 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; 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 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 89° 18' 18" W, 307.83 feet to the Northwesterly boundary of said TOMENHOMES 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 TOMENHOMES 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 lying 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 27th day of April, 1988.

Kenneth H. Bengtson
Kenneth H. Bengtson, P.E., 211-24-2922
Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road, Building #800

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 Engineer's 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 abutting rights of access to or from Rock Road over and across the east side of Killarney Plaza Third are hereby granted to the City of Wichita, Kansas. All abutting rights of access to or from 32nd Street North over and across the West 265.40 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, Pres.*
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 Virginia 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

WOODLAW DEVELOPMENT COMPANY
a Kansas general partnership
By: *Donald S. Ablah*
Donald S. Ablah, attorney-in-fact for
Woodlaw Development Company

R=170.36
Δ=45°00'00"
L=133.80'
Brg.=N 68°25'48"W
Chd.=130.39'

R=127.15
Δ=45°00'00"
L=99.86'
Brg.=S 66°34'12"W
Chd.=97.32'

* 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 Woodlaw 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.

Arthur S. Bouman, Notary Public
Arthur S. Bouman
My Appointment Expires: 1-24-91

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.

Patricia L. Wassinger
Patricia L. Wassinger
My Appointment Expires: 2-27-91

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

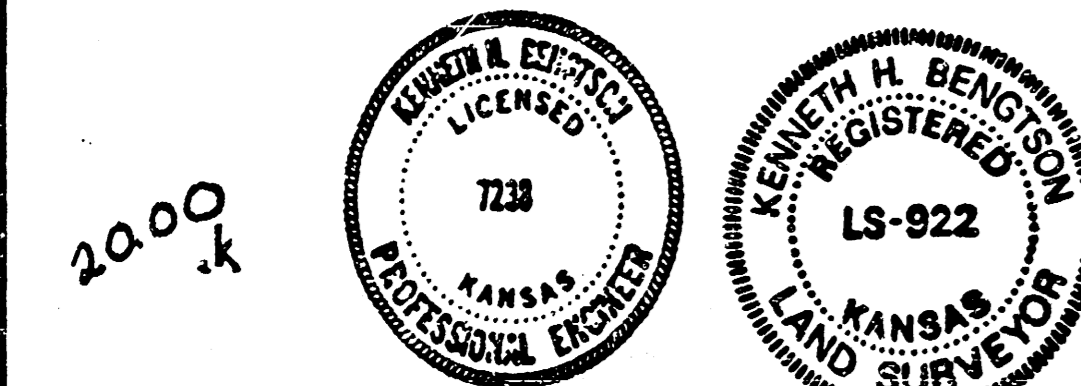
Dated this 14th day of April, 1988.
WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION
John Parsons, Chairman
Maria K. Kout, Secretary
MARTIN S. KROUT

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
Sheldon Kamen
Dele E. Rea, Deputy City Clerk
Dele E. Rea

Entered on transfer record this 27th day of June, 1988.
Don Wright, 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 28th day of JUNE, 1988.
AT 3:30 P.M.
Pat Kettler, Register of Deeds
Pat Kettler
Ed Reed, Deputy
Ed Reed



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