PRIVATE SANITARY SEWER PLANS FOR LOT 1, BLOCK 1

MEDITERRANEAN PLAZA COMMERCIAL

PRIVATE PROJECT NO.

468-76-245-80001-000-000-112

CITY OF WICHITA, KANSAS

MICHAEL E. LINDEBAK, CITY ENGINEER

GENERAL NOTES

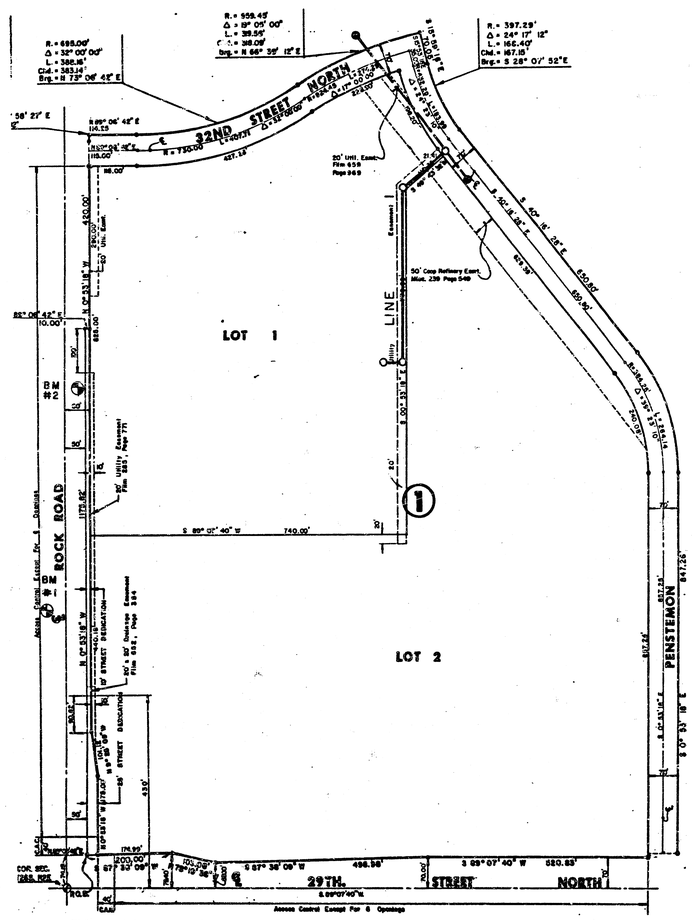
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING PROPERTY IRONS. THE CONTRACTOR SHALL BE REQUIRED TO RE-ESTABLISH ANY PROPERTY IRONS WHICH ARE DAMAGED OR DESTROYED BY HIS CONSTRUCTION OPERATIONS. SUCH IRONS SHALL BE RE-ESTABLISHED BY A LICENSED LAND SURVEYOR OR A LICENSED PROFESSIONAL ENGINEER IN ACCORDANCE WITH STATE LAWS.
2. 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 RE-SHAPING EXISTING MANHOLE INVERTS IS INCIDENTAL TO THE PROJECT.
8. CONTRACTOR SHALL NOTIFY THE FOLLOWING 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	1-316-254-7243
CONTINENTAL PIPELINE COMPANY	1-316-681-2081

BENCH MARKS

B.M. #1: "□" cut at the West end of the Northwest return of 30th and Rock Road. Elev. = 211.59'

B.M. #2: R.R. Spike at the 3rd high line pole North of 30th on the East side of Rock Road. Elev. = 211.49'



INDEX TO DRAWINGS

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APPROVED AS NOTED
By CITY ENGINEER OF WICHITA

Sanitary Sewers MB 4/13/87

Storm Sewers _____

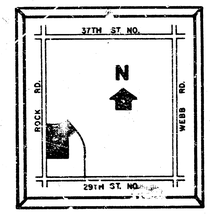
Driveway Approaches _____

Water Mains _____

Paving _____

NOTE TO CONTRACTOR

This project will be constructed under the supervision of the CITY ENGINEER and conforming to the SPECIFICATIONS of the CITY OF WICHITA. The CONTRACTOR will pay the City of Wichita for all costs of plan review, inspection and booking per contract.



LOCATION MAP

LEGEND

- BENCH MARK
- EXISTING SEWER LINE
- EXISTING MANHOLE
- PROPOSED SEWER LINE
- PROPOSED MANHOLE
- PROPOSED SERVICE LINE HOOK-UP

AS BUILT MAY, 1987

MEDITERRANEAN PLAZA COMMERCIAL
(LOT 1, BLK. 1)
SANITARY SEWER PLANS

Design	KKL
Drawn by	DDG
Checked by	KHB
Date	4-13-87
Job no.	
Sheet	1 of 3

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

9 HBS

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MEDITERRANEAN PLAZA COMM. (LOT 1 BLOCK 1)
PRIVATE SANITARY SEWER PLANS
PROJ. NO. 468-76-245-80001-000-000-112

SCALE: 1" = 40', Horiz.
1" = 5', Vert.

PENSTEMON

80' R.O.W.

50' COOP Refinery Easement

THE RENAISSANCE

MH 1-1

MH 1-2

MH 1-3

MH 1-4

89°52'27"

89°58'02"

129°23'10"

5'

20' Elec. & Water

LINE 1

Utility

LOT 1
BLK. 1

MEDITERRANEAN PLAZA COMMERCIAL

PROPOSED BOWLING ALLEY

Prop. 27" R.C.P.

30.36'

20.00'

AS BUILT - MAY, 1987

Proposed Surface Elev. on ℄ of Pipe

Existing Surface Elev. on ℄ of Pipe

Existing Ground Line

Existing 8" Water Line to be relocated

-10050 A.B.
1864' of 8" Pipe
@ +0.22%

-395.30 A.B.
2354' of 8" Pipe @ +0.22%

-14.00 A.B.
150.0' of 8" Pipe
@ 9.76%

220
215
210
205
200

0 1 2 3 4 5

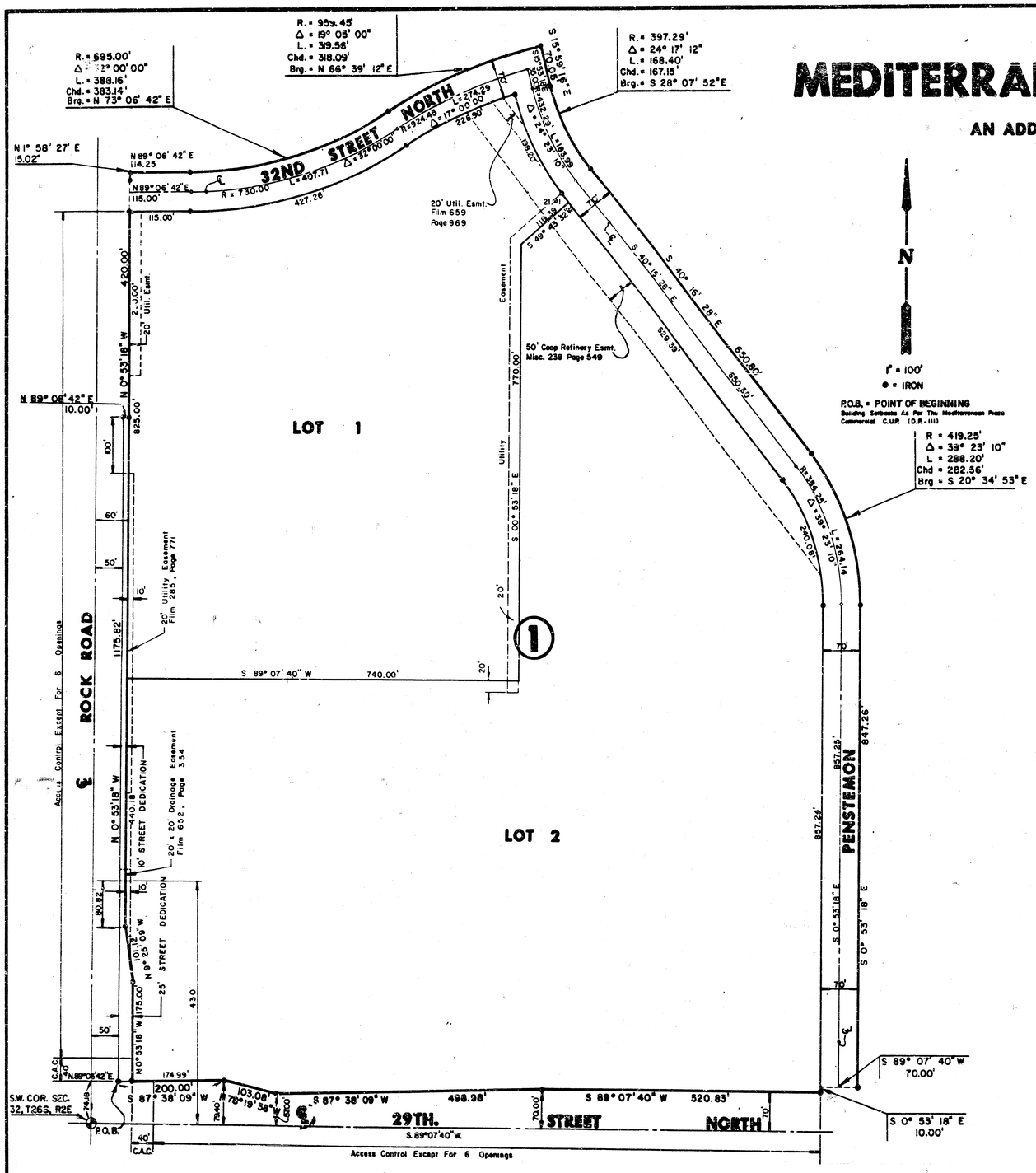
2/6

2/3

M.K.E.C.

FILMED FROM THE BEST AVAILABLE COPY.....

FINAL PLAT OF
MEDITERRANEAN PLAZA COMMERCIAL
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 "MEDITERRANEAN PLAZA COMMERCIAL", an addition to Wichita, Sedgwick County, Kansas, into Lots, a Block, and Streets, the same being accurately set forth in the accompanying plat and described herein:

A tract of unplatted land and a portion of platted land, said platted land lying in the "THE RENAISSANCE", an addition to Wichita, Sedgwick County, Kansas, all lying in the Southwest Quarter, Section 32, Township 26 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, more particularly described as follows:

Commencing at the Southwest corner of said Southwest Quarter; thence N 0° 53' 18" W, 74.18 feet along the West line of said Southwest Quarter; thence N 89° 06' 42" E, 50.00 feet to the point of beginning; thence N 0° 53' 18" W, 1175.82 feet; thence N 89° 06' 42" E, 10.00 feet to a point lying 60.00 feet East of the West line of said Southwest Quarter, said point being the Southwest corner of 31st Street North as platted in said "THE RENAISSANCE"; thence Northerly along the West line of said "THE RENAISSANCE", N 0° 53' 18" W, 420.00 feet; thence N 1° 58' 27" E, 15.02 feet; thence N 89° 08' 42" E, 114.25 feet to a point on a curve to the left; thence along said curve 388.16 feet, said curve having a central angle of 32° 00' 00", a radius of 695.00 feet, and a long chord of 383.14 feet, bearing N 73° 06' 42" E, to a point on a curve to the right; thence along said curve 319.56 feet, said curve having a central angle of 19° 05' 00", a radius of 959.45 feet, and a long chord of 318.09 feet, bearing N 66° 39' 12" E; thence S 15° 59' 16" E, 70.06 feet to a point on a curve to the left; thence along said curve 168.40 feet, said curve having a central angle of 24° 17' 12", a radius of 397.29 feet, and a long chord of 167.15 feet, bearing S 28° 07' 52" E; thence S 40° 16' 28" E, 650.80 feet to a point on a curve to the right, said point also lying on the East line of Penstemon Street as platted in said "THE RENAISSANCE"; thence along said curve and said Penstemon Street 288.20 feet, said curve having a central angle of 39° 23' 10", a radius of 419.25 feet, and a long chord of 282.56 feet, bearing S 20° 34' 53" E; thence continuing along said Penstemon Street S 0° 53' 18" E, 847.26 feet to a point lying 80.00 feet North of the South line of said Southwest Quarter; thence S 89° 07' 40" W, 70.00 feet parallel with said South line; thence S 0° 53' 18" E, 10.00 feet; thence S 89° 07' 40" W, 520.83 feet; thence S 87° 38' 09" W, 498.98 feet; thence N 78° 19' 38" W, 103.08 feet; thence S 87° 38' 09" W, 200.00 feet to the point of beginning.

All Lots, Blocks, Streets, platted easements, building setbacks within the above described property are being vacated and replatted by virtue of K.S.A. 12-512b.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 18th day of March, 1987.

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

KENNETH H. BENGTSON LICENSED 7233 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 be known as "MEDITERRANEAN PLAZA COMMERCIAL", 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 drainage and public utilities as indicated on the accompanying plat are hereby granted. All abutters right of access to or from 29th Street North over and across the South line of Lot 2, Block 1, are hereby granted, provided, however, that Lot 2, Block 1 shall have access to 29th Street North at six (6) locations to be determined by the City Engineer. All abutters right of access to or from Rock Road over and across the West lines of Lot 1, Block 1 and Lot 2, Block 1, are hereby granted, provided, however, that Lot 1, Block 1 and Lot 2, Block 1 shall have access to Rock Road at six (6) locations to be determined by the City Engineer. Building setbacks shall be in accordance with the Mediterranean Plaza Commercial C.U.P. (DP-111) on file with the Wichita-Sedgwick County Metropolitan Area Planning Department.

WOODLAWN DEVELOPMENT COMPANY,
a partnership

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

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

Be it remembered that on this 18th day of March, 1987, 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.

_____, Notary Public
Joyce L. Kaufman
My Appointment Expires: June 8, 1988

JOYCE L. KAUFMAN NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 6-8-88

We, the Wichita State Bank, Mortgagee on the above described property, do hereby consent to the plat of "MEDITERRANEAN PLAZA COMMERCIAL".

WICHITA STATE BANK, WICHITA, KANSAS

By: _____
Larry G. Burns, Senior Vice-President

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) ss:
SEDGWICK COUNTY)

Be it remembered that on this ____ day of _____, 1987, before me a Notary Public in and for said State and County, came the Wichita State Bank, Wichita, Kansas, by Larry G. Burns, Senior Vice-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.

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

Dated this ____ day of _____, 1987.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Chairman
John Terry Moore

_____, Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon, if any, accepted by the City Commission of the City of Wichita, Kansas, this ____ day of _____, 1987.

_____, Mayor
Tony Casado

_____, Deputy City Clerk
Dale E. Rea

Entered on transfer record this ____ day of _____, 1987.

_____, 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 _____, 1987.

_____, Register of Deeds
Pat Kettler

_____, Deputy
Ed Rosa

3/6

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PRIVATE SANITARY SEWER PLANS FOR LOT 1, BLOCK 1

MEDITERRANEAN PLAZA COMMERCIAL

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468-76-245-80001-000-000-112

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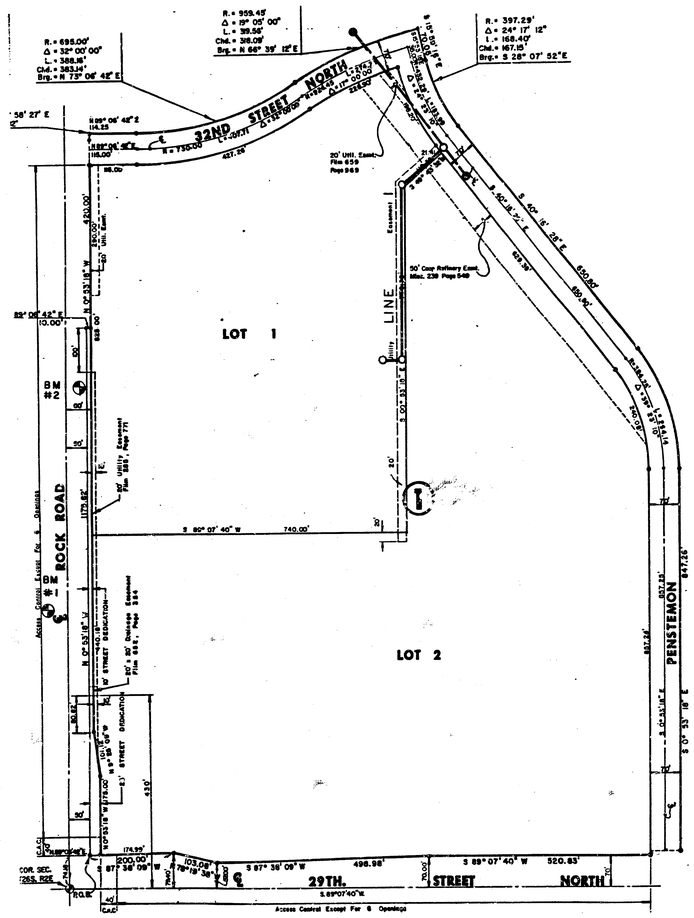

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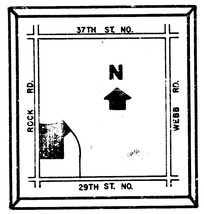

LOCATION MAP

LEGEND

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MEDITERRANEAN PLAZA COMMERCIAL (LOT 1, BLK. I) SANITARY SEWER PLANS

Design KKL
Drawn by DDG
Checked by KHB
Date 4-13-87
Job no

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

Sheet 1 of 3

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PROJ. NO. 468-76-245-80001-000-000-112

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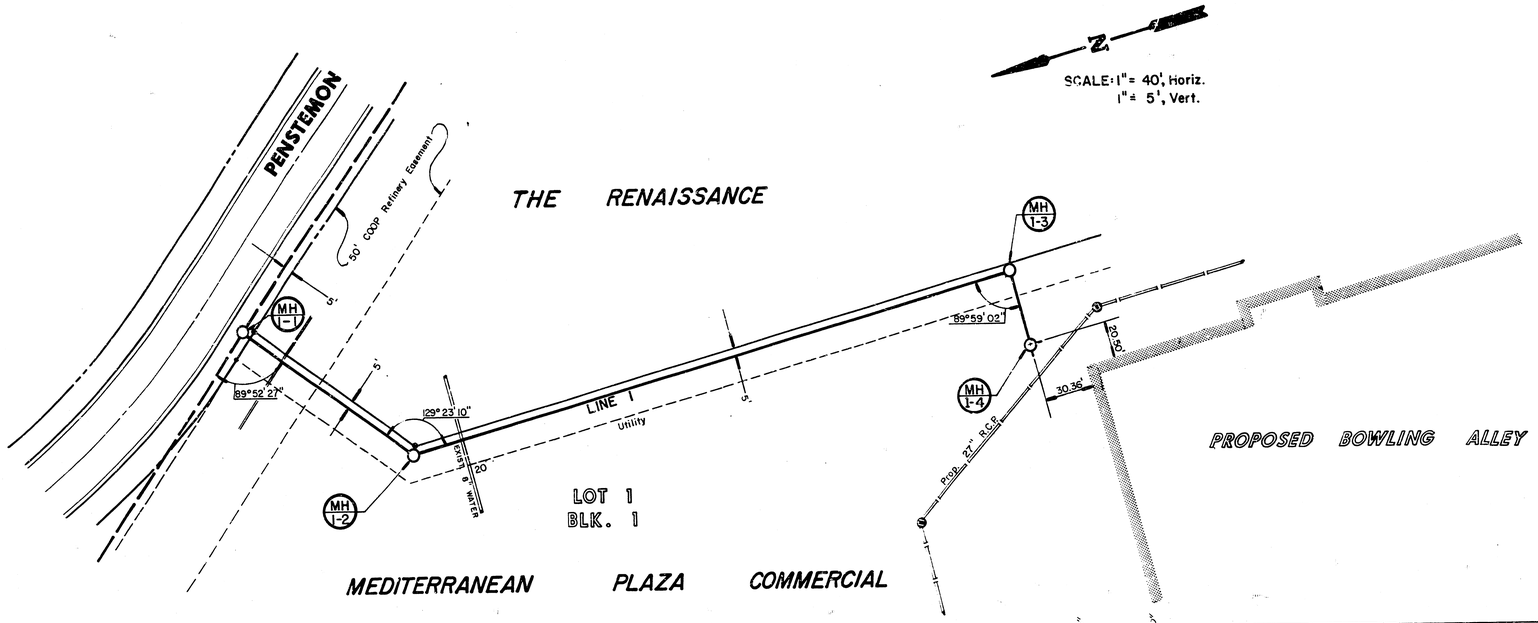

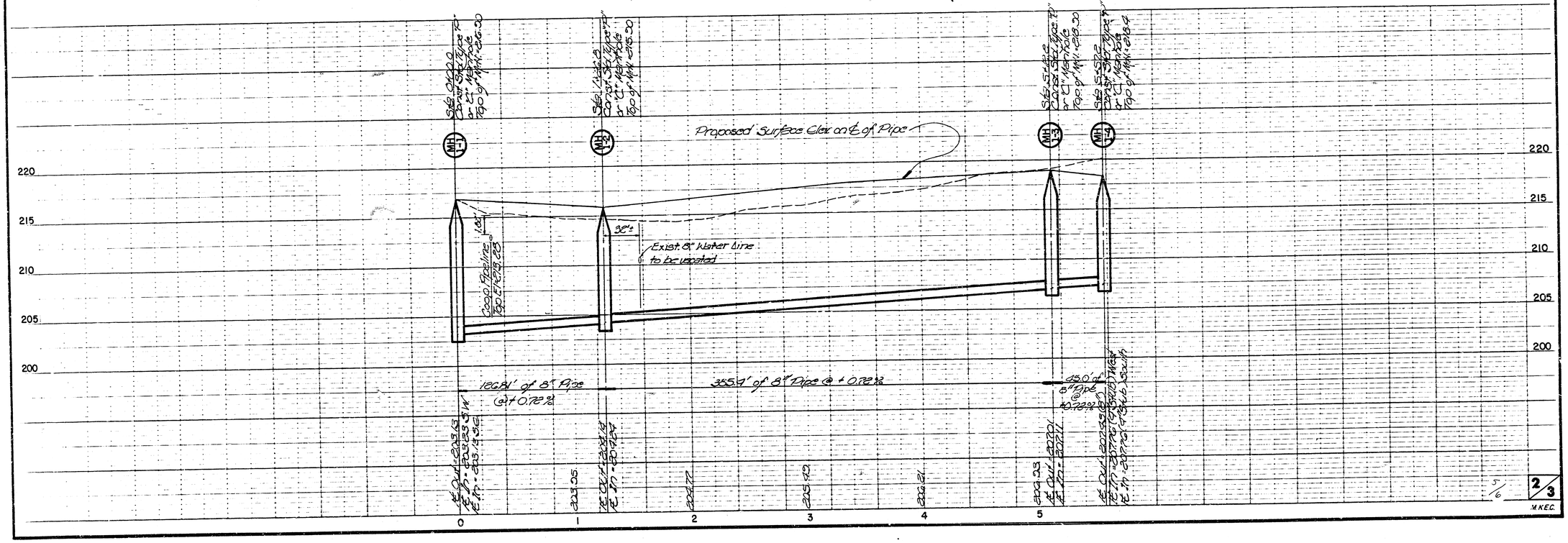

2/3

M.K.E.C.

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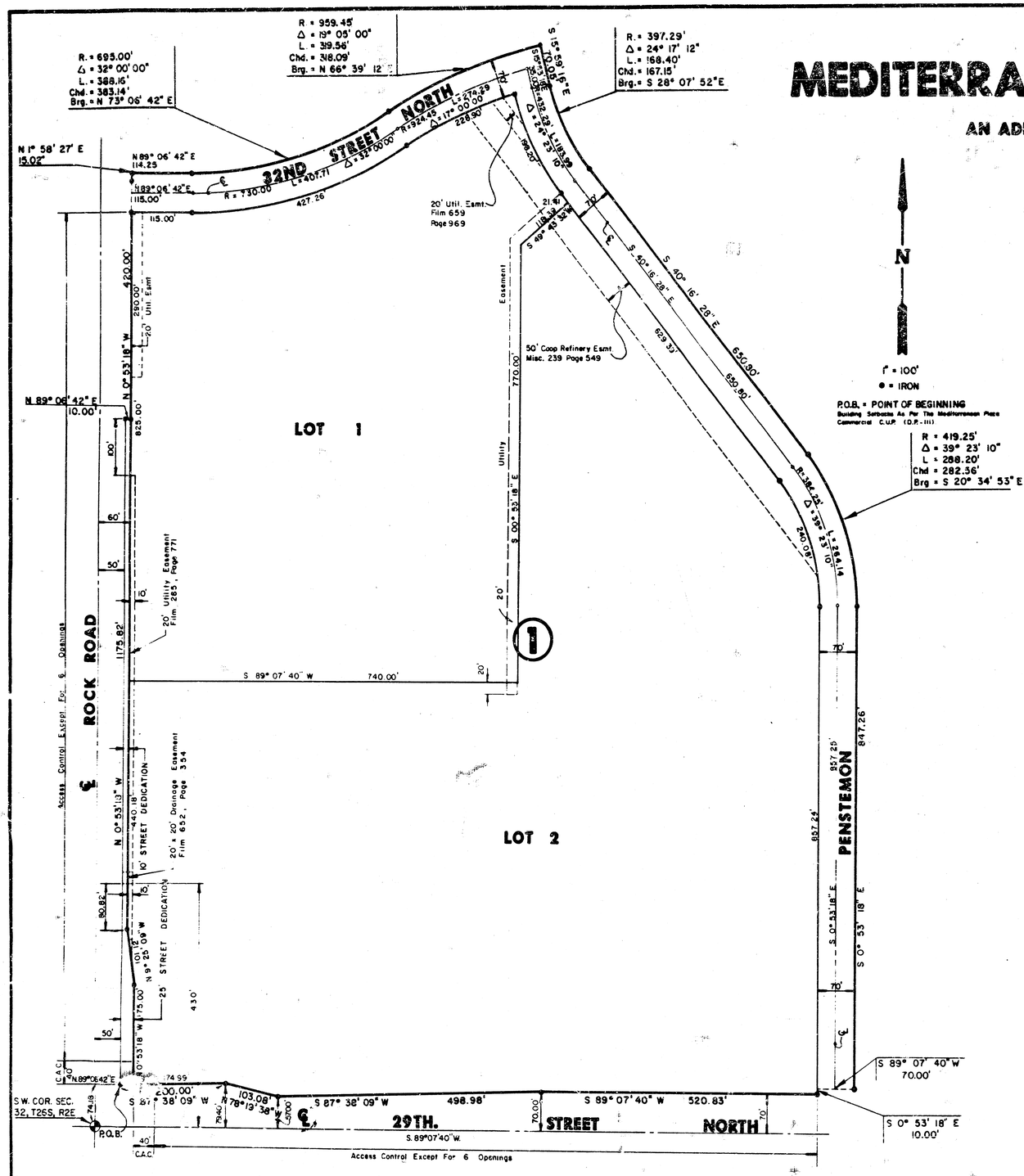
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



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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 LICENSED 7522 KANSAS PROFESSIONAL ENGINEER

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WOODLAWN DEVELOPMENT COMPANY,
a partnership

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

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

Be it remembered that on this 18th day of March, 1987, 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.

Joyce L. Kaufman, Notary Public
My Appointment Expires: June 8, 1988

JOYCE L. KAUFMAN STATE OF KANSAS My Appt. Exp. 6-8-88

We, the Wichita State Bank, Mortgagees on the above described property, do hereby consent to the plat of "MEDITERRANEAN PLAZA COMMERCIAL".

WICHITA STATE BANK, WICHITA, KANSAS

By: _____
Larry G. Burns, Senior Vice-President

STATE OF KANSAS)
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SEDGWICK COUNTY)

Be it remembered that on this ____ day of _____, 1987, before me a Notary Public in and for said State and County, came the Wichita State Bank, Wichita, Kansas, by Larry G. Burns, Senior Vice-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.

_____, Notary Public

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

Dated this ____ day of _____, 1987.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Chairman
John Terry Moore

_____, Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon, if any, accepted by the City Commission of the City of Wichita, Kansas, this ____ day of _____, 1987.

_____, Mayor
Tony Casado

_____, Deputy City Clerk
Dale E. Rea

Entered on transfer record this ____ day of _____, 1987.

_____, 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 _____, 1987.

_____, Register of Deeds
Pat Kettler

_____, Deputy
Ed Resa

6/6

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