

Lat. 67, Main 9, SS #23

SANITARY SEWER IMPROVEMENTS

to serve

WILLOWBEND NORTH ESTATES 2ND ADDITION

CITY OF WICHITA, KANSAS

Neil Cable, P.E. City Engineer

Project Number

468-83686

O.C.A. Number

744003

GENERAL NOTES:

- Contractor will be required to provide notice to utility companies a minimum of twenty-four (24) hours prior to any excavation, as follows:

Kansas One-Call 687-2470

The Contractor must notify the following in case of an emergency:

Cox Communications 262-4270
Kansas Gas Service 1-888-482-4950
Westar Energy 383-8650
Aquila Energy 1-800-303-0357
Southwestern Bell 268-2245
City of Wichita Water Dept. 268-4563
City of Wichita Sewer Maint. 268-4024
City of Wichita Storm Sewer Maint. 268-4090
City of Wichita Traffic Maint. 268-4034
Conoco Pipeline Co. 1-800-231-2551
Williams Pipeline Co. 529-6600
Phillips Pipeline Co. 1-800-766-8230
- Utility service lines, poles, valve boxes, meters, and etcetera are to be adjusted as necessary by others prior to construction unless the plans specifically call for their adjustment by the Contractor or unless the plans specifically identify a utility to be adjusted by its owner during construction. Existing utilities and their location, as shown on the plans, represent the best information obtainable for design. The Contractor will be required to work around existing utilities within the right-of-way which do not conflict with proposed construction.
- 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, in the opinion of the Engineer, will leave an unsightly appearance will not be approved. All disposal sites must be approved by the Kansas Department of Health and Environment. Material either stockpiled or disposed of in a flood plain would require a Kansas State Board of Agriculture permit. Any material dumped in waters of the United States or wetlands is subject to U.S. Corps of Engineers permitting regulations. Any material buried or stockpiled beyond approved construction limits would require additional archaeological investigations unless buried in a previously approved borrow location.
- 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.
- The Contractor shall give all property owners and/or tenants of developed property abutting the construction of this project a minimum of ten (10) days advance notice prior to start of construction.
- The Contractor shall be responsible for preserving property irons. The Contractor will 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 in accordance with state laws.
- The Contractor shall be responsible for maintaining continuous flow of sewage through construction. Contractor's proposed method for maintaining sewage flow shall be approved by the Engineer. Cost of maintaining flow of sewage through construction will not be paid for directly and this cost shall be considered as subsidiary to the other pay items of work.
- When connecting to existing manhole or stub, the contractor shall reshape manhole bottom or adjust the existing stub's alignment or elevation as necessary. Cost shall be subsidiary to project.
- All areas disturbed by construction shall be seeded at 300 lbs./acre with Ryegrass immediately following construction in that area. Contractor shall prepare ground per City specifications.
- Excess trench material shall be stockpiled on site at a location indicated by the Engineer. Contractor shall leave easements in original condition.

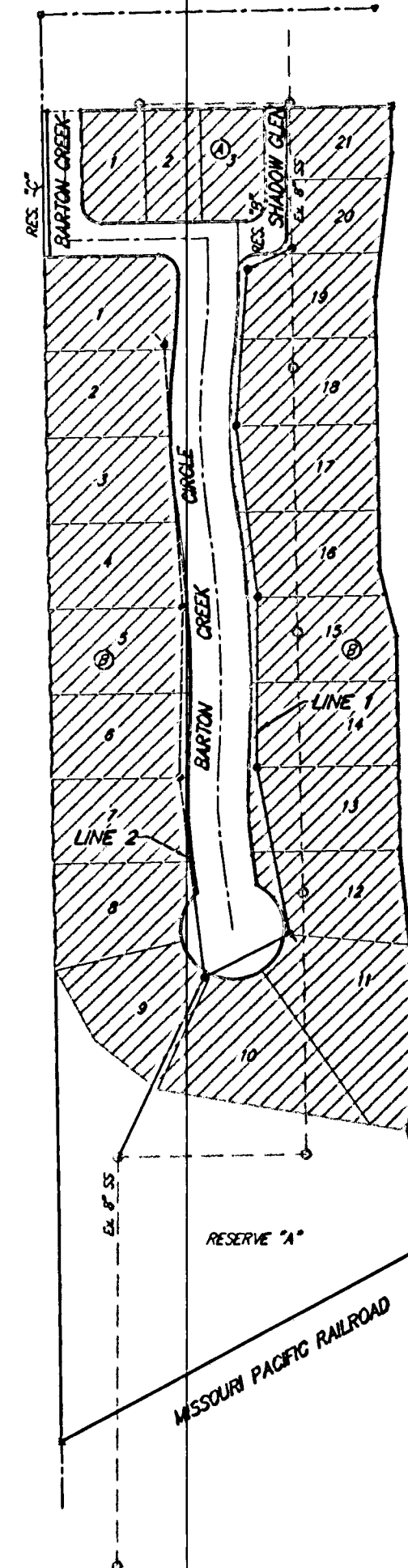
Benchmark

BM #1: "□" Cut on top of curb, 30'± N of the NE corner of Barton Creek, Willowbend North Estates 2nd Addition.
Elev. = 191.31 City Datum

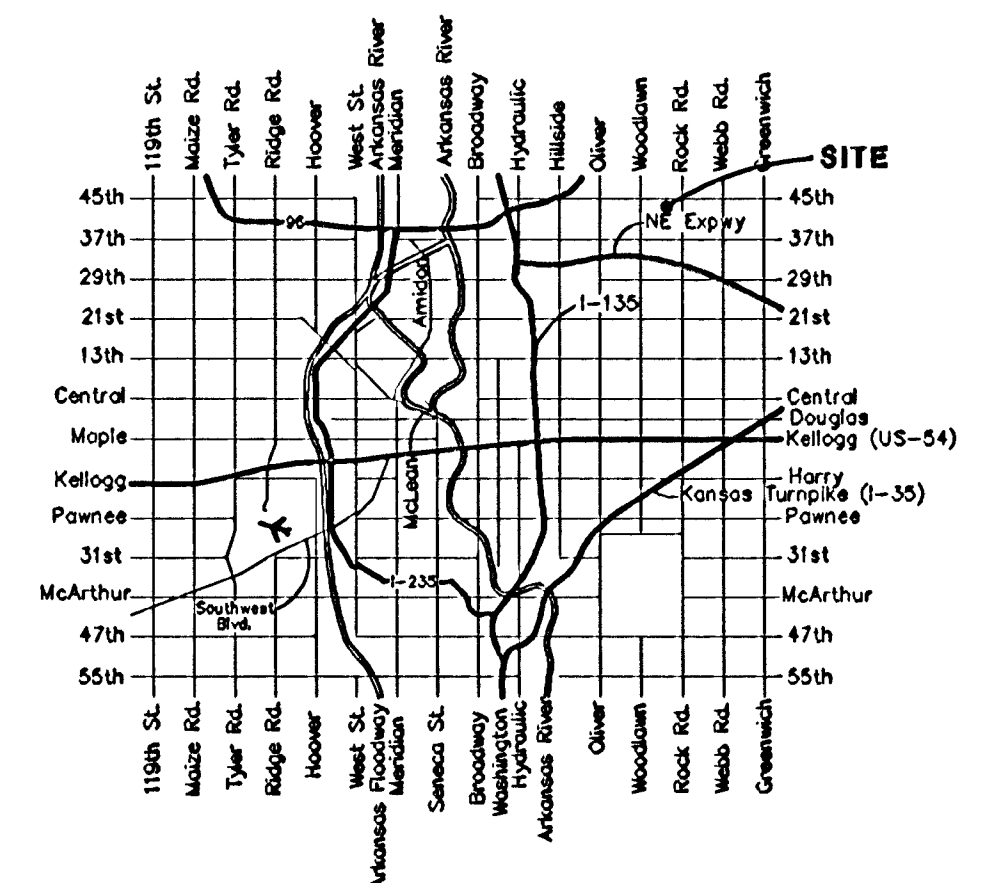
BM #1: "□" Cut on top of curb at the E end of the NE curb return, Castle Pines St. & Barton Creek.
Elev. = 196.79 City Datum

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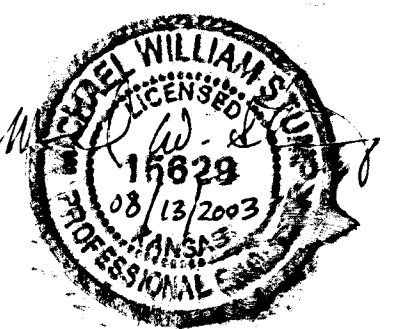


Scale: 1" = 150'



Vicinity Map

Per Plan
3/1/04
RAL
.PDF



Benefit District

July 2003

BENCHMARKS:
BM #1: "X" Cut on top of curb, 30'± N of the NE corner of Barton Creek, Willowbend North Estates 2nd Addition.
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BM #1: "X" Cut on top of curb at the E end of the NE curb return, Castle Pines St. & Barton Creek.
Elev. = 196.79 City Datum

Sta 0+00, Line 1
Core existing manhole and extend pipe NE. Seal & grout around pipe. Reshape invert if necessary. Sever & plug pipe to east. Cost of coring, sealing, grouting, reshaping, and plugging to be incidental to cost of pipe.

Proposed 15" SWS Crossing

WILLOWBEND NORTH ESTATES 2ND ADDITION

Proposed 8" Water Crossing

Riser #1

Sta 1+97.0, Line 1 = Sta 0+00, Line 2
Construct std. manhole.
Rim Elev. = 185.10

Proposed 18" SWS Crossing

Sta 2+19 to Sta 2+68
Install 49.0 L.F. flowable fill per City specs.

Remove sanitary sewer manhole per City of Wichita Standard Specifications.

Proposed 8" Water Crossing

Remove sanitary sewer manhole per City of Wichita Standard Specifications.

Sta 2+89.6, Line 1
Construct std. manhole.
1 - 4" Stub (SE)
Rim Elev. = 185.60

Sta 4+58.0, Line 1
Construct std. manhole.
Rim Elev. = 186.90

Sta 6+26.0, Line 1
Construct std. manhole.
Rim Elev. = 187.80

Remove sanitary sewer manhole per City of Wichita Standard Specifications.

Abandon 1,076 L.F. sewer pipe in place.

Sta 7+95.0, Line 1
Construct std. manhole.
Rim Elev. = 188.90

Remove sanitary sewer manhole per City of Wichita Standard Specifications.

Sta 9+96.1, Line 1
Construct std. manhole over existing 8" pipe. Sever & plug pipe to south. Cost of plugging to be incidental to cost of pipe.
Rim Elev. = 187.60

Proposed 30" SWS Crossing

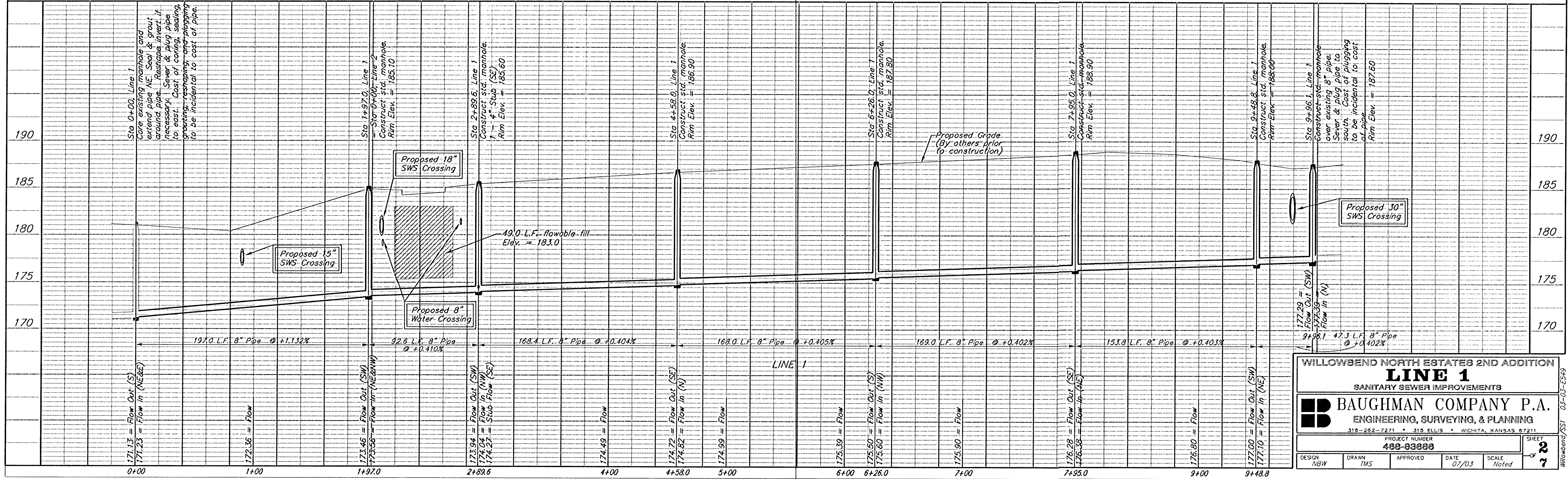
Scale: 1" = 40' Horizontal
1" = 5' Vertical
• = Iron

NOTE:

Existing sanitary sewer line and manholes to be abandon and removed shall only be abandoned and removed once the proposed sanitary sewer system is built and passed all necessary testing.

SEWER SERVICE TABLE							
NUMBER	TYPE	LOCATION			STATION\ DIRECTION	FOR INFORMATION ONLY	
		LOT NO.	BLOCK NO.	LINE NO.		APPROXIMATE LENGTH 4" PIPE	
1	8" X 4" Tee Saddle	10	B	1	1+55/Rt.	VERTICAL	HORIZONTAL
						6.5'	15.5'

NOTE: Vertical Riser Pipe shall be extended to 2' minimum above ground water elevation and 4' maximum below proposed ground elevation.



WILLOWBEND NORTH ESTATES 2ND ADDITION

LINE 1

SANITARY SEWER IMPROVEMENTS

BAUGHMAN COMPANY P.A.

ENGINEERING, SURVEYING, & PLANNING

318-282-7271 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER

488-83888

DESIGN

MBW

DRAWN

TMS

APPROVED

DATE

07/03

SCALE

Noted

SHEET

2

OF

2

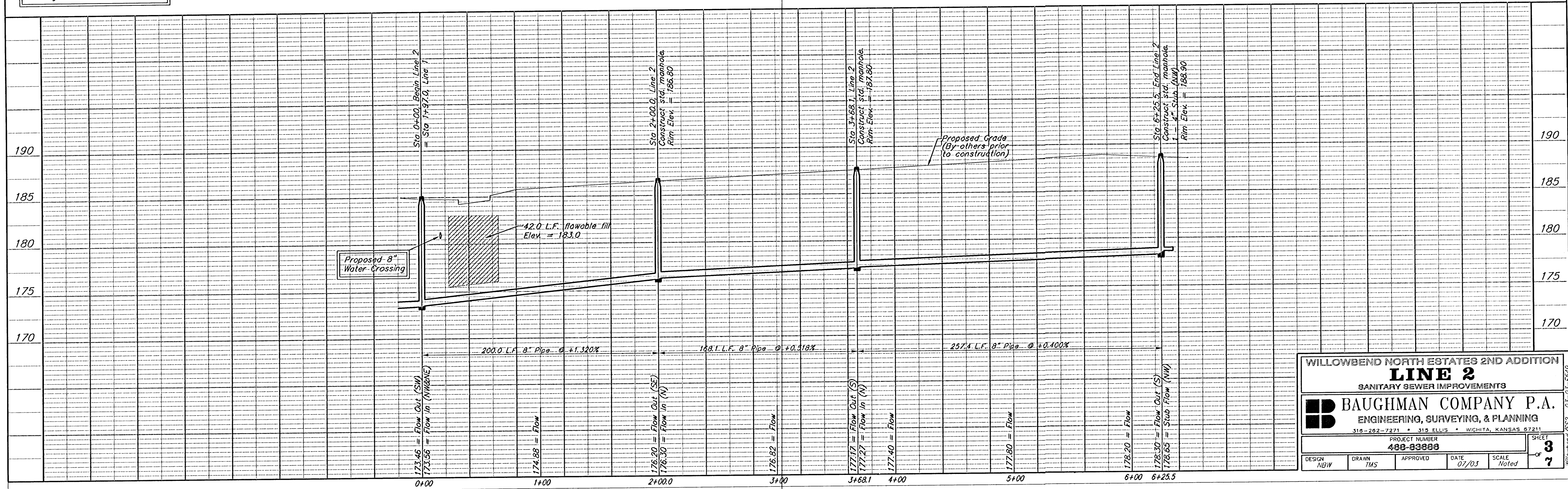
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Scale: 1" = 40' Horizontal
1" = 5' Vertical
• = Iron

NOTE:
Existing sanitary sewer line and manholes to be abandon and removed shall only be abandoned and removed once the proposed sanitary sewer system is built and passed all necessary testing.

Remove trees only as necessary for sanitary sewer construction. Cost of removal to be incidental to lump sum bid item "Site Clearing & Restoration".



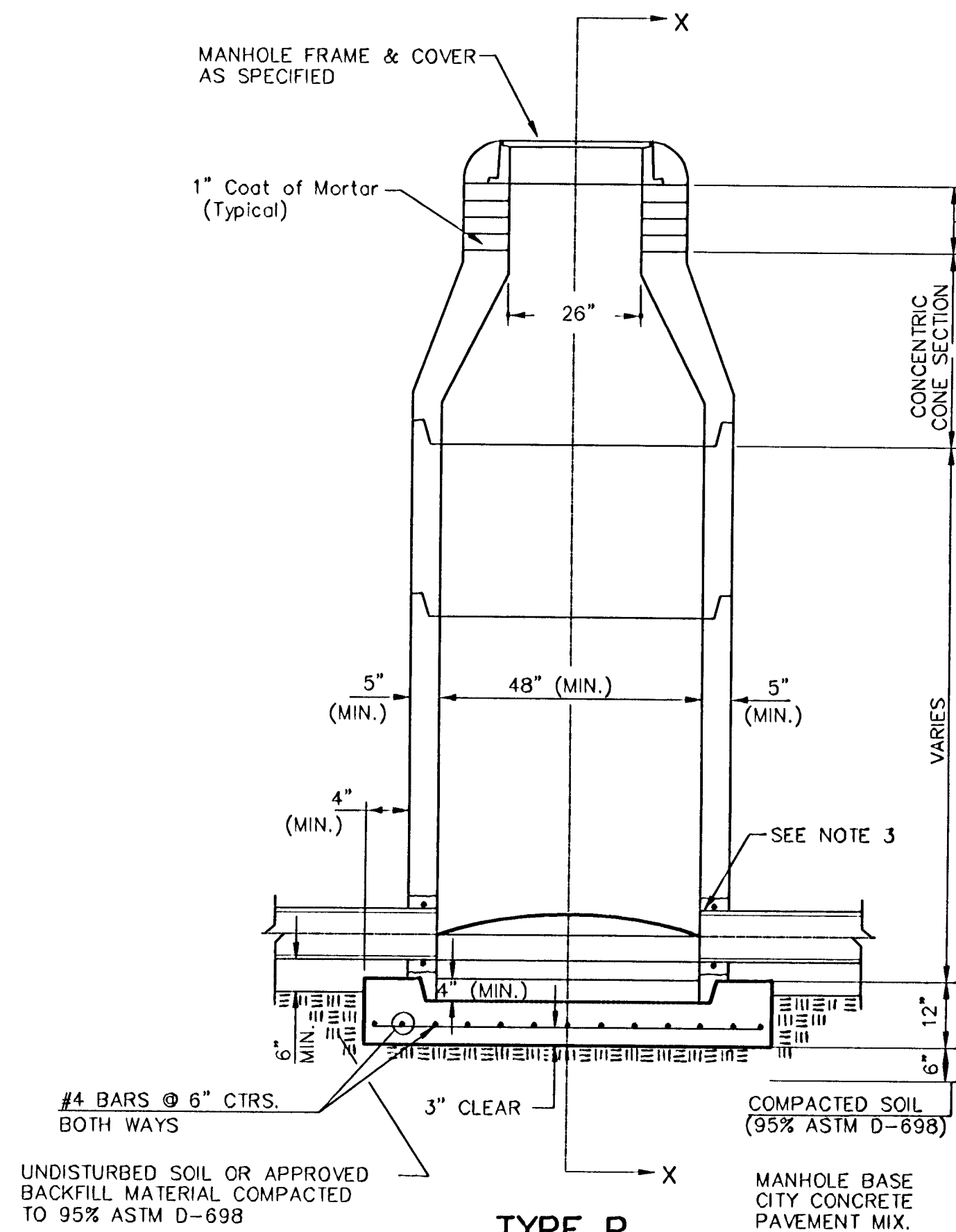
WILLOWBEND NORTH ESTATES 2ND ADDITION
LINE 2
SANITARY SEWER IMPROVEMENTS

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER
488-83883

DESIGN NBW DRAWN TMS APPROVED DATE 07/03 SCALE Noted SHEET 3 OF 7

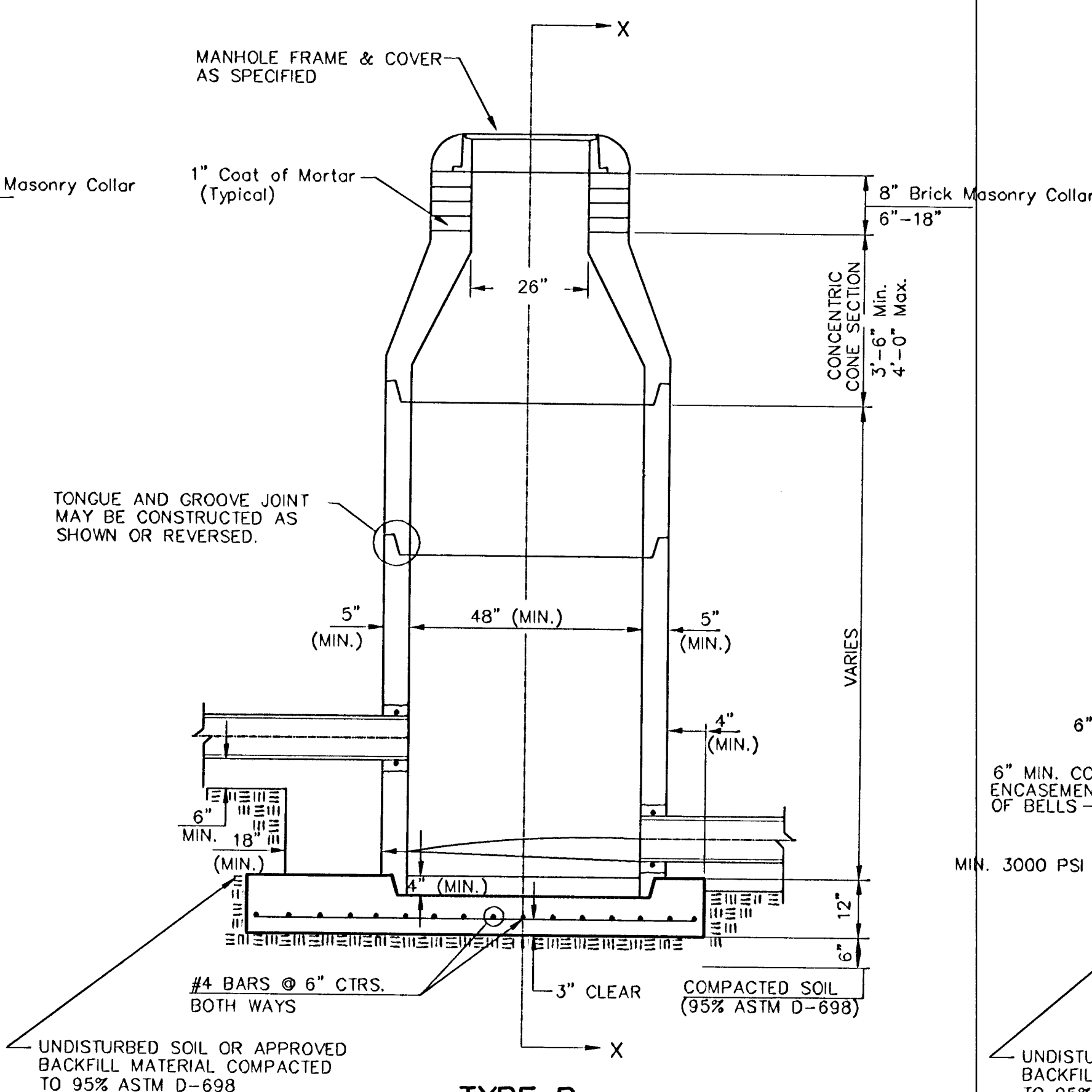
SEWER APPURTENANCES DETAILS



TYPE P
STANDARD MANHOLE

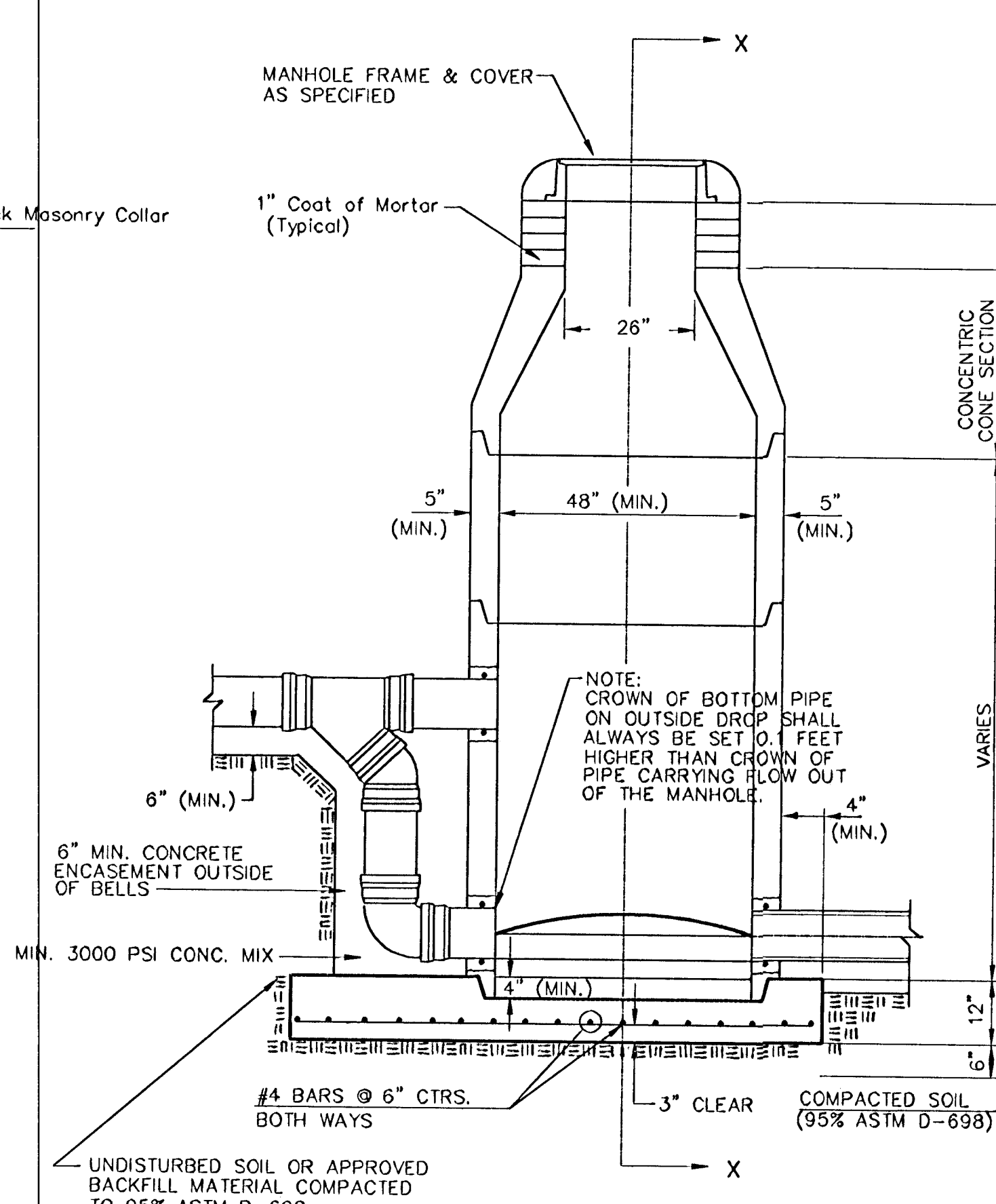
GENERAL NOTES PRECAST MANHOLE NOTES

- ALL PRECAST CONCRETE MANHOLE SECTIONS SHALL CONFORM TO THE LATEST REVISIONS OF A.S.T.M. C478 AS MODIFIED BY THE SPECIFICATIONS.
- NON-SHRINK GROUT SHALL BE NON-METALLIC TYPE.
- APPROVED FLEXIBLE WATERSTOP GASKETS SHALL BE INSTALLED TO JOIN THE SEWER TO THE MANHOLE WALL WHEN A.B.S. COMPOSITE PIPE OR P.V.C. PIPE IS USED. FOR OTHER TYPES OF PIPE THE SEWER SHALL BE GROUTED IN PLACE WITH NON-SHRINK GROUT. THE SEWER PIPE SHALL BE SUPPORTED WITH CONCRETE ENCASEMENT A MINIMUM OF 3 FEET FROM THE MANHOLE WALL AND TO THE FIRST JOINT FOR V.C.P. SUCH THAT THE JOINT REMAINS FLEXIBLE.
- ALL INSIDE SURFACES OF THE CONCRETE MANHOLE WHICH WOULD BE EXPOSED TO SEWER GAS SHALL BE COATED WITH 2 COATS TNEDEC SERIES 66 HI-BUILD EPOXYOLINE, DRY THICKNESS OF 8 MILS (MIN.)
- EXTERIOR MANHOLE WALLS SHALL BE COATED WITH 1 COAT MOBILARMA 633 BITUMINOUS COATING.
- JOINT SEALING COMPOUND SHALL BE KENT SEAL NO. 2 OR APPROVED EQUAL.
- PRECAST MANHOLES SHALL BE SET AT LEAST 4 INCHES INTO THE MANHOLE BASE.
- TOP OF MANHOLE FLOOR SLAB SHALL BE AT LEAST 3 INCHES BELOW THE FLOW LINE OF THE OUTLET PIPE TO INSURE SUFFICIENT MINIMUM THICKNESS OF SHAPED INVERT.
- LIFTING HOLES SHALL BE FILLED WITH NON-SHRINK GROUT AND THE INTERIOR SURFACE COATED AS SPECIFIED.
- MORTAR USED IN MASONRY CONSTRUCTION SHALL CONTAIN 8 SACKS OF CEMENT PER CUBIC YARD. CONCRETE USED IN MANHOLE BASES SHALL CONFORM TO THE REQUIREMENTS OF CONCRETE FOR CONCRETE PAVEMENT CONSTRUCTION AS SPECIFIED IN THE CITY STANDARD PAVING SPECIFICATIONS USING CITY CONCRETE PAVEMENT MIX WITHOUT AIR ENTRAINING ADMIXTURE. MORTAR SHALL BE PLACED AROUND THE MANHOLE RING AS SHOWN ON THE DRAWINGS WHEN MANHOLES ARE CONSTRUCTED IN UNPAVED AREAS. MANHOLES CONSTRUCTED WHERE PIPE SIZES ARE SMALLER THAN 24" SHALL HAVE AN INSIDE DIAMETER OF 4". MANHOLES CONSTRUCTED WHERE PIPE SIZES ARE 24" OR LARGER SHALL HAVE AN INSIDE DIAMETER OF 5". COMPLETED MANHOLE SHALL BE WITHOUT LEAKS AND WATER TIGHT.



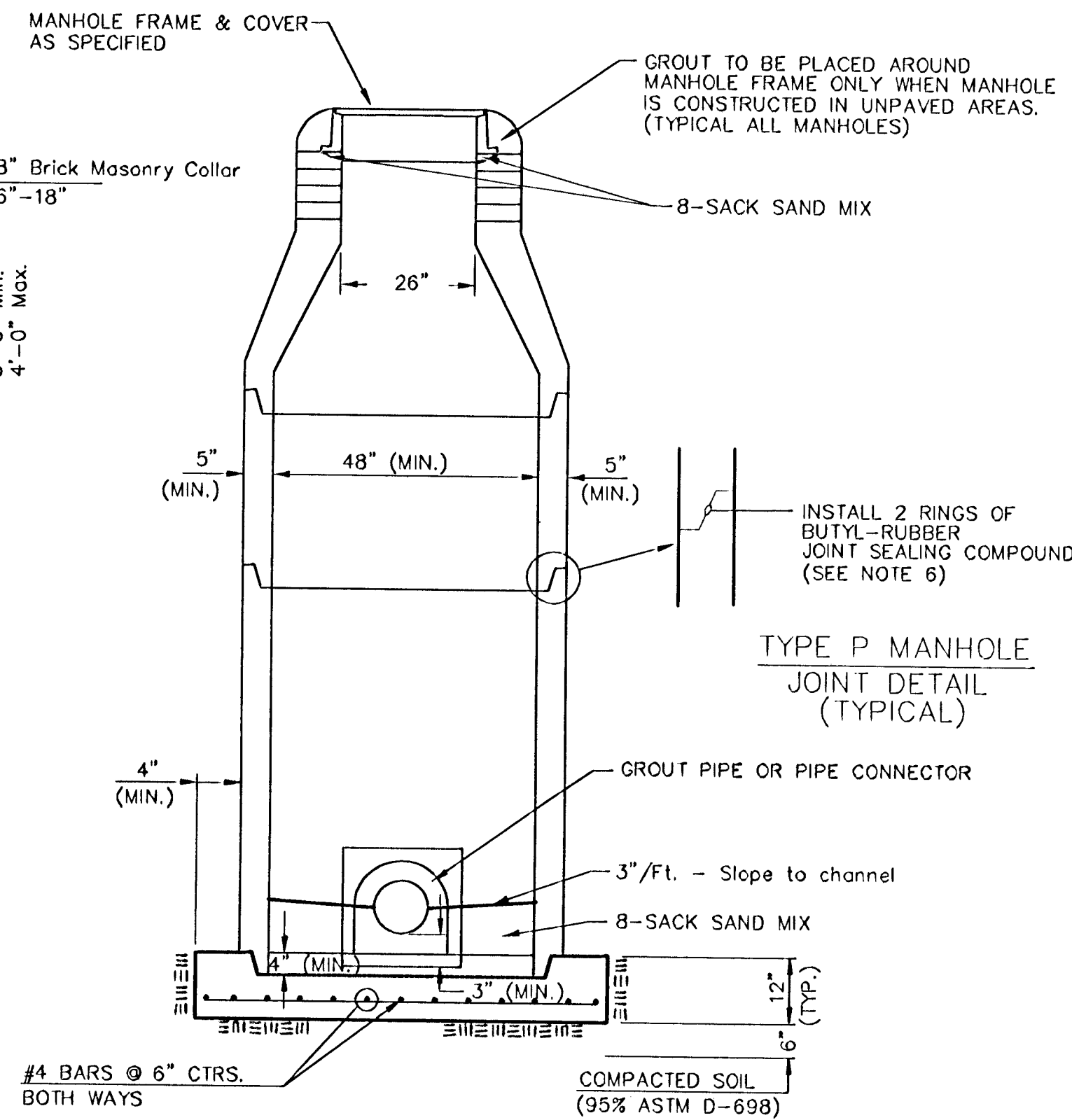
TYPE P
INSIDE DROP MANHOLE

- REINFORCING STEEL SHALL BE INSTALLED IN THE MANHOLE BASES AND SHALL CONSIST OF NO. 4 BARS PLACED ON 6" CENTERS IN BOTH DIRECTIONS. THE MANHOLE BASE REINFORCEMENT SHALL BE PLACED AT LEAST 3" ABOVE THE BOTTOM OF THE MANHOLE BASE. ALL COSTS FOR FURNISHING AND INSTALLING REINFORCING STEEL SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE MANHOLE.
- OPENINGS SHALL BE CUT INTO THE MANHOLE WALL WHEN OUTSIDE DROPS ARE CONSTRUCTED ON EXISTING MANHOLES. SUCH OPENINGS CUT INTO EXISTING MANHOLES SHALL BE AS SMALL AS PRACTICAL TO FACILITATE INSTALLING AND GROUTING THE NEW PIPE IN PLACE. WATERSTOP GASKETS SHALL BE USED WITH P.V.C. AND A.B.S. COMPOSITE PIPE. THE NEW PIPE SHALL BE GROUTED INTO THE OPENING USING AN APPROVED NON-SHRINK GROUT FOR THE FULL MANHOLE WALL THICKNESS. THE EXTERIOR OF THE COMPLETED CONNECTION SHALL BE SEALED WITH AN APPROVED BITUMINOUS COATING SUCH THAT THE CONNECTION WILL BE WATER TIGHT. FLOOR OF MANHOLE SHALL BE MODIFIED TO FORM NEW FLOW CHANNEL FOR THE NEW CONNECTION AS INDICATED BY THE DRAWING. THIS WORK, INCLUDING MODIFICATION OF MANHOLE FLOOR, SHALL BE PAID FOR AT THE UNIT PRICE BID FOR OUTSIDE DROP STACK CONSTRUCTED ON EXISTING MANHOLE.
- THE FLOORS OF ALL MANHOLES SHALL BE SHAPED WITH FLOW CHANNELS SUCH THAT THE MANHOLES WILL BE SELF CLEANING AND FREE OF AREAS WHERE SOLIDS COULD BE DEPOSITED AS SEWAGE FLOWS THROUGH THE MANHOLE FROM ALL INLET PIPES TO THE OUTLET PIPE. FLOW CHANNELS SHALL BE FORMED TO MATCH THE BOTTOM HALVES OF THE INFLOWING PIPES AND THE OUTFLOWING PIPE AS SHOWN BY THE DRAWINGS EXCEPT FOR INSIDE DROP MANHOLES. FLOW CHANNELS FOR INSIDE DROP MANHOLES SHALL BE CONSTRUCTED AS INDICATED BY THE DRAWING. MANHOLE FLOORS SHALL HAVE SLOPES OF 3 INCHES PER FOOT IN THE AREAS OUTSIDE OF THE FLOW CHANNELS SLOPED TOWARD THE FLOW CHANNELS. PIPES LAID THROUGH MANHOLES SHALL HAVE THE TOP HALF REMOVED TO NEAT LINES FOR THE FULL INSIDE DIAMETER OF THE MANHOLE. MANHOLE FLOORS SHALL THEN BE SHAPED AROUND THE BOTTOM HALF OF THE PIPE WHICH FORMS THE FLOW CHANNEL.
- PIPES INSTALLED WITHIN THE EXCAVATION MADE FOR THE MANHOLE SHALL BE CRADLED WITH CONCRETE TO THE LIMITS OF THE MANHOLE EXCAVATION. WHEN CLAY PIPE IS USED, THE CRADLE SHALL EXTEND TO THE FIRST JOINT OUTSIDE THE MANHOLE. THE CRADLE SHALL BE TERMINATED AT THE CLAY PIPE JOINT IN A MANNER WHICH WILL MAINTAIN THE FLEXIBILITY OF THE JOINT. COST OF CRADLE WITHIN MANHOLE EXCAVATION OR TO CLAY PIPE JOINTS ADJACENT TO MANHOLE SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE MANHOLE.

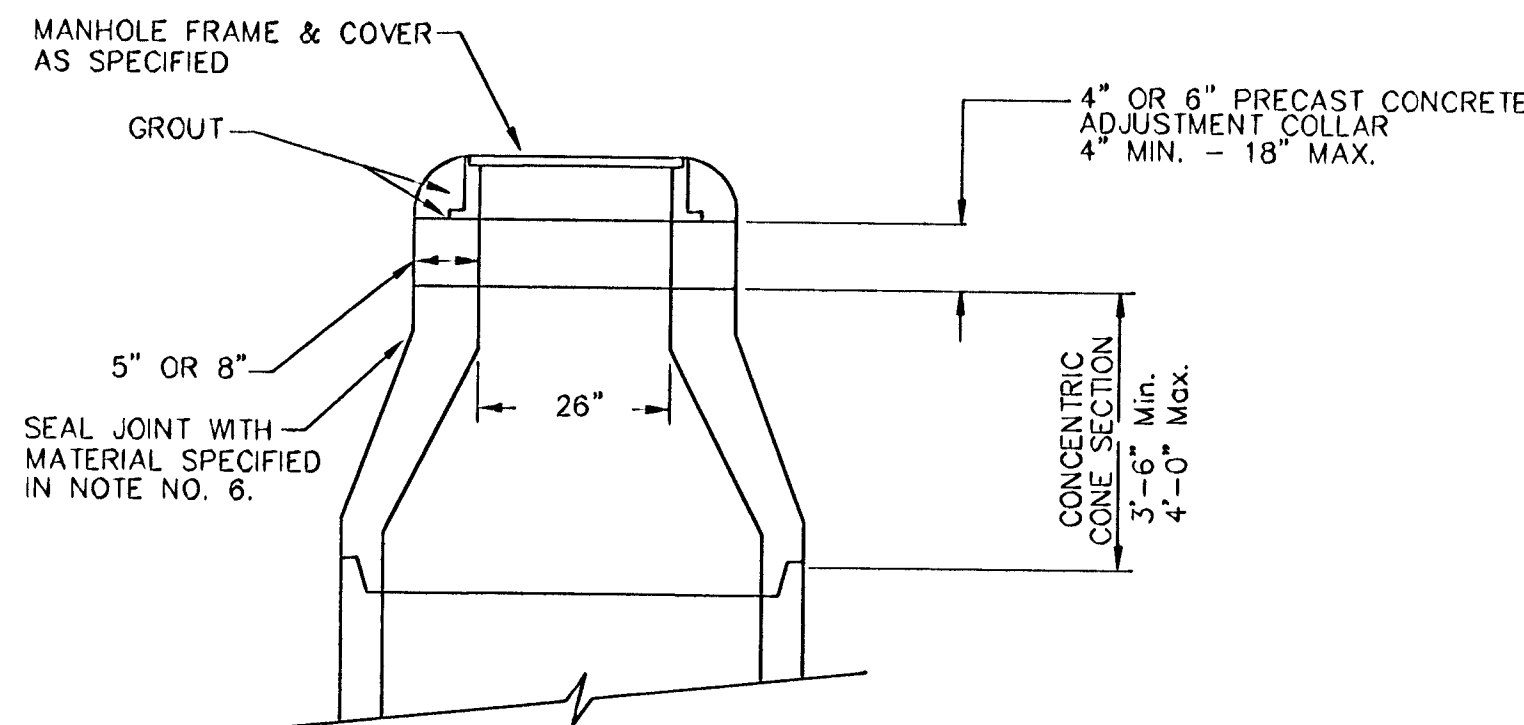


TYPE P
OUTSIDE DROP MANHOLE

- MANHOLE COVER CASTINGS AND MANHOLE FRAME CASTINGS SHALL CONFORM TO THE REQUIREMENTS AS INDICATED IN THE STANDARD SPECIFICATIONS AND AS SHOWN IN THE STANDARD DETAIL DRAWING.
- THE VERTICAL DROP IN INSIDE DROP MANHOLES SHALL NOT EXCEED 2' FOR INFLOWING PIPES SIZED 12" OR SMALLER AND 2' FOR INFLOWING PIPES LARGER THAN 12". THE CROWNS OF INFLOWING PIPES SHALL NEVER BE SET LOWER THAN THE CROWN OF THE OUTFLOWING PIPE.
- STANDARD MANHOLES AND STANDARD INSIDE DROP MANHOLES SHALL BE BID AS STANDARD MANHOLES FOR THE TYPE AND DIAMETER INDICATED. OUTSIDE DROP MANHOLES SHALL BE BID AS STANDARD OUTSIDE DROP MANHOLES FOR THE TYPE AND DIAMETER INDICATED. ALL MANHOLE DIAMETERS WILL BE 4' UNLESS INDICATED OTHERWISE.
- A BRICK MASONRY COLLAR SHALL BE INSTALLED BETWEEN THE CAST IRON FRAME AND THE CONCENTRIC CONE. THE COLLAR WILL HAVE 8" WALLS AND A VERTICAL HEIGHT OF 6" MINIMUM AND 18" MAXIMUM. A 1" COAT OF MORTAR WILL BE PLASTERED ON THE OUTSIDE OF THE COLLAR. THE USE OF PRE-CAST CONCRETE SPACERS FOR MANHOLE TOP ADJUSTMENT IS ALSO ALLOWED.



SECTION X
(TYPICAL)



ALTERNATE CONSTRUCTION
IN UNPAVED AREAS

STD. MANHOLE DETAILS
SEWER APPURTENANCES

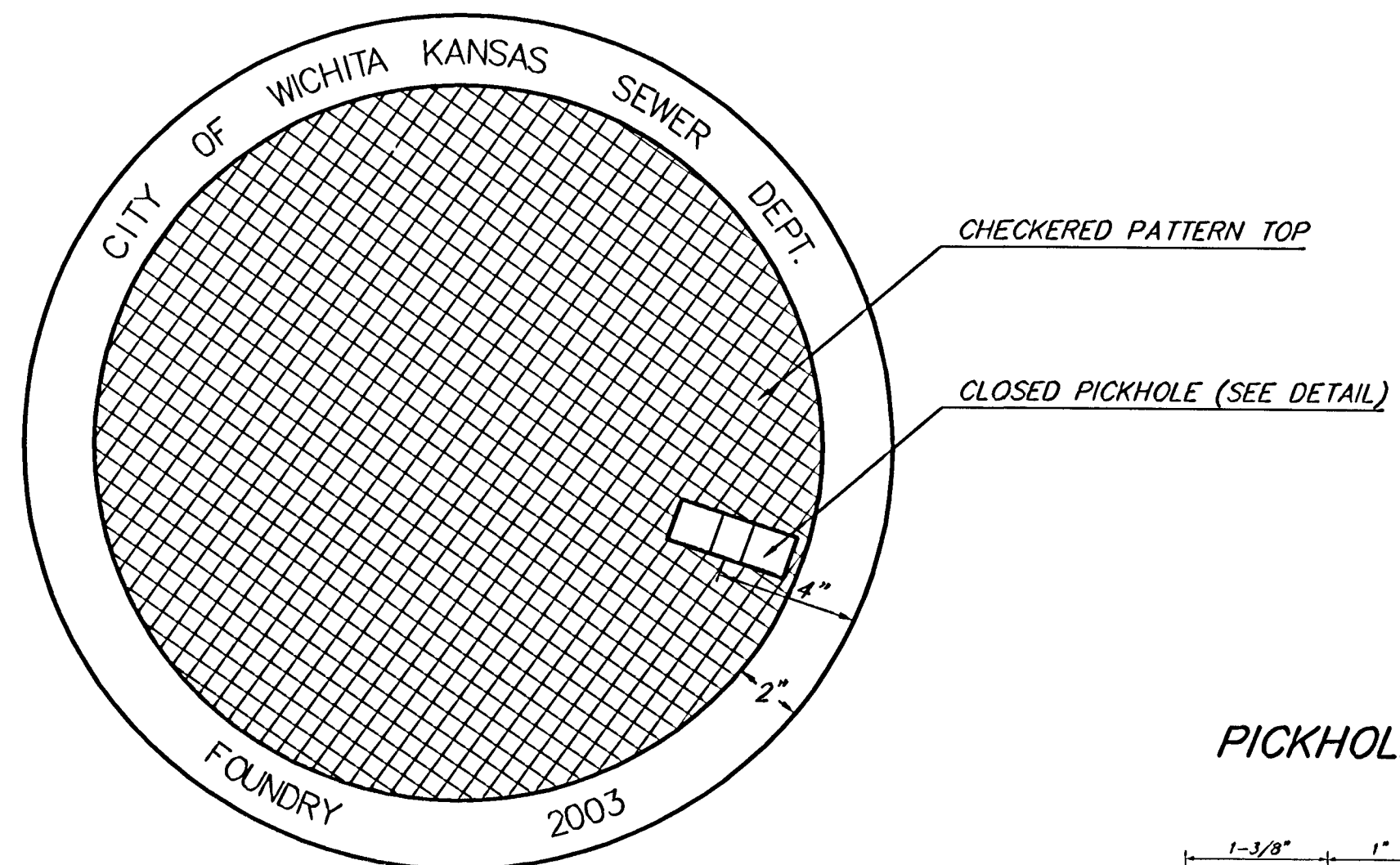
BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
315-282-7271 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER
488-93688

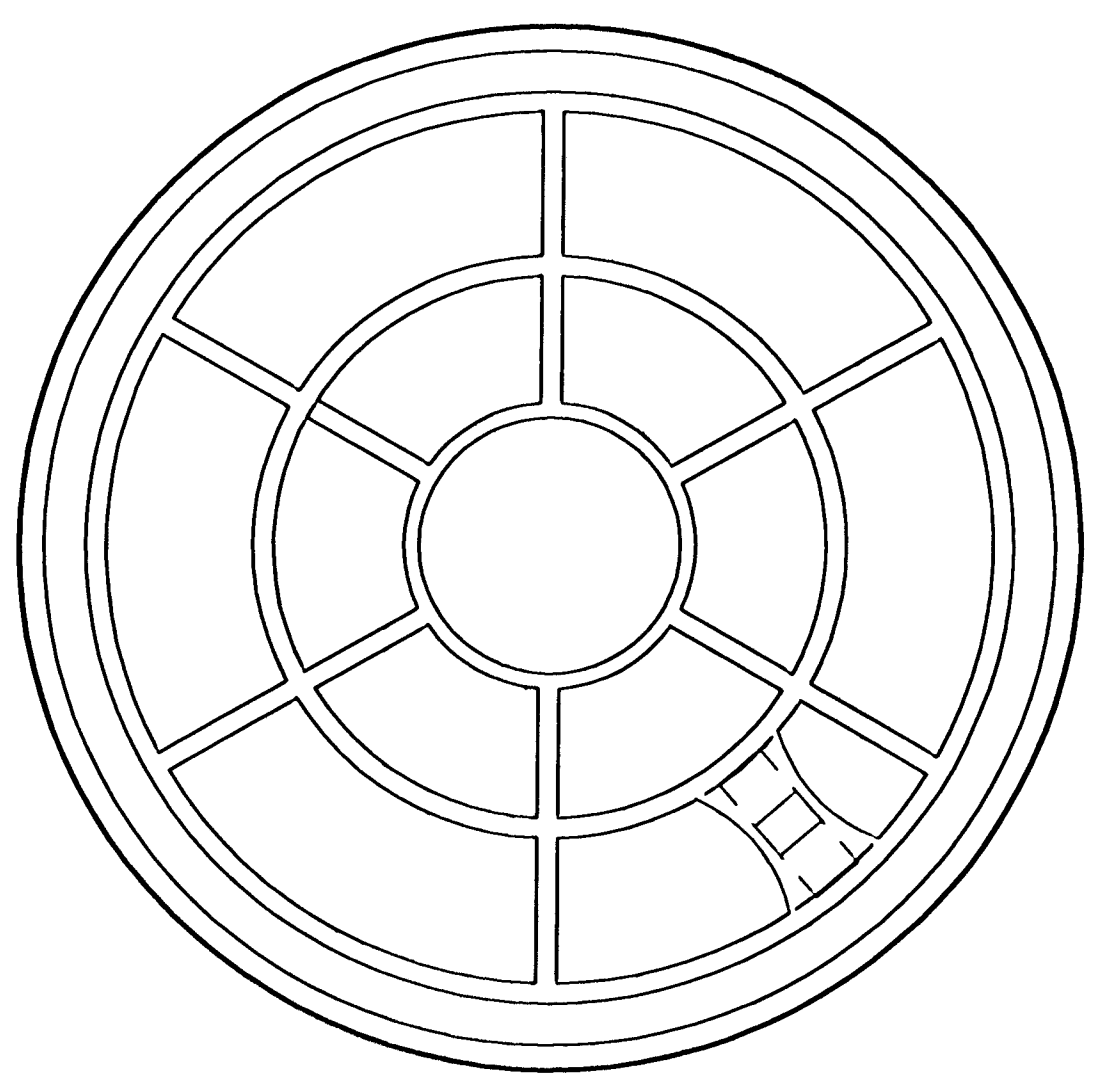
DESIGN STAFF	DRAWN STAFF	APPROVED	DATE	SCALE NONE	SHEET OF 4 7
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03-05-2549
Std Manhole

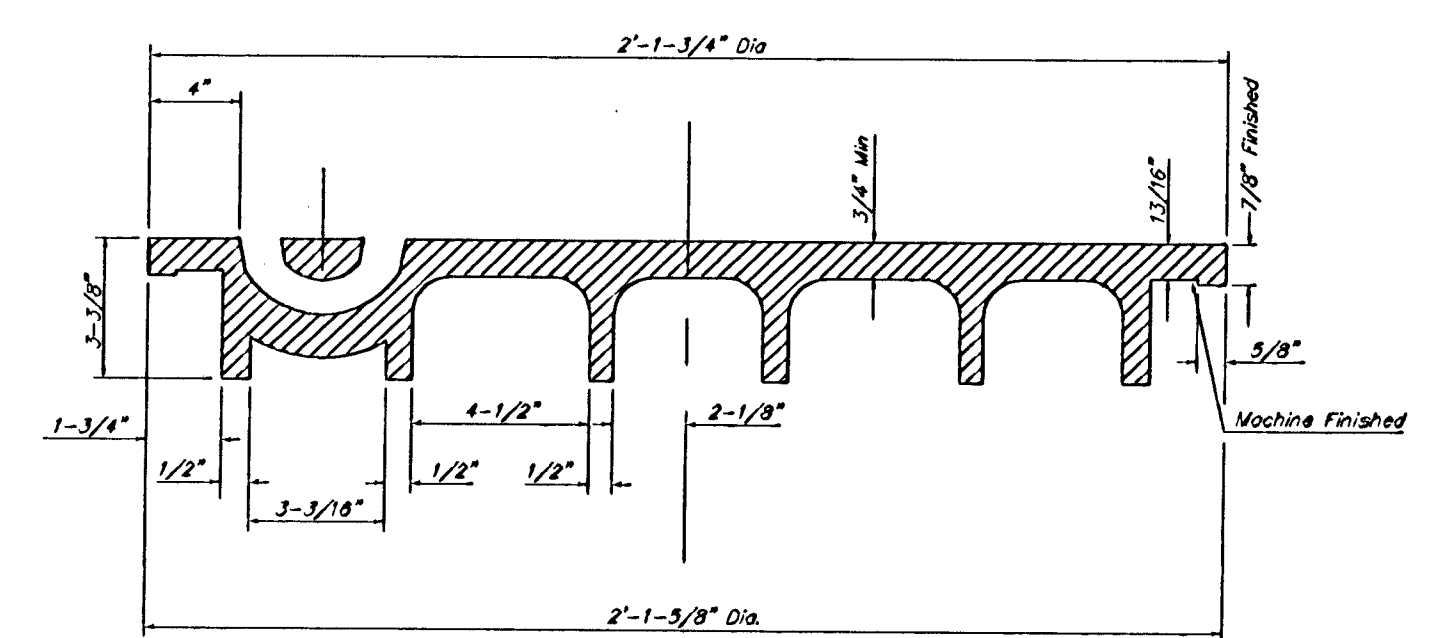
MANHOLE COVER
Weight = 180 Lbs.



TOP VIEW

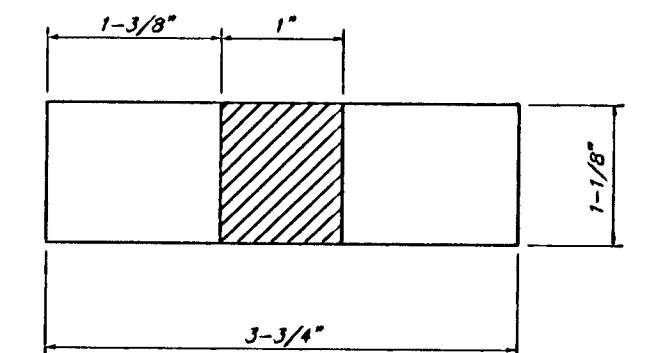


BOTTOM VIEW

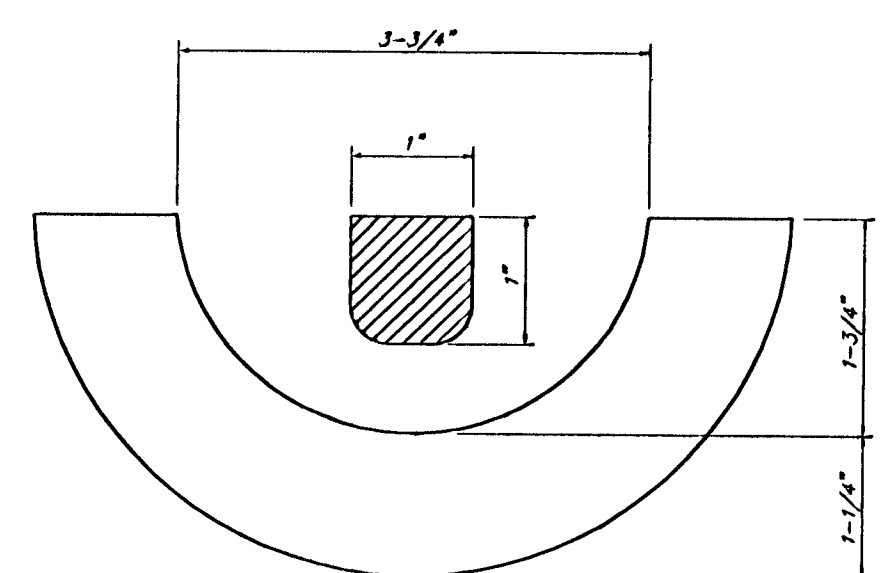


SECTION VIEW

PICKHOLE DETAIL



TOP VIEW

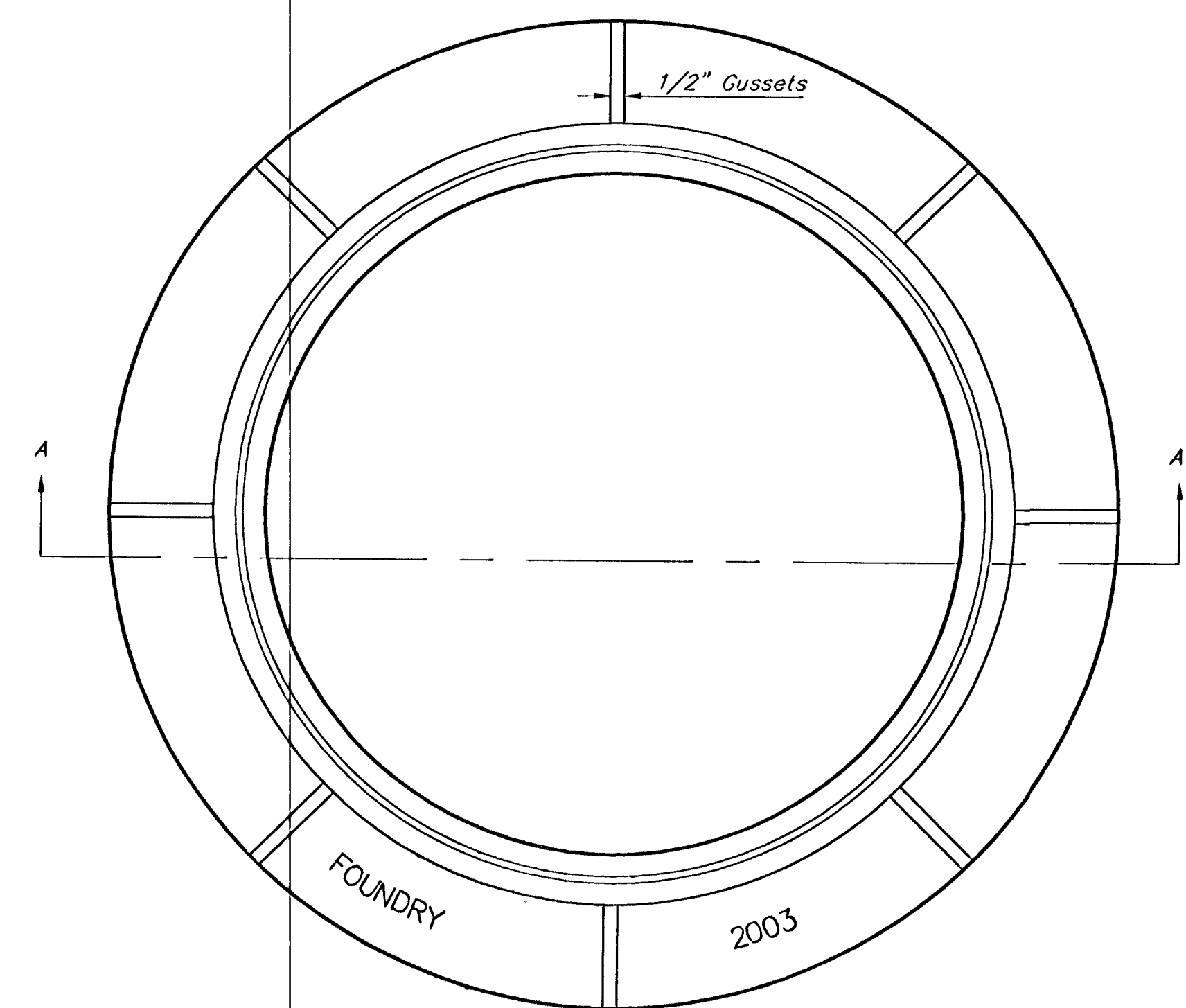


SECTION VIEW

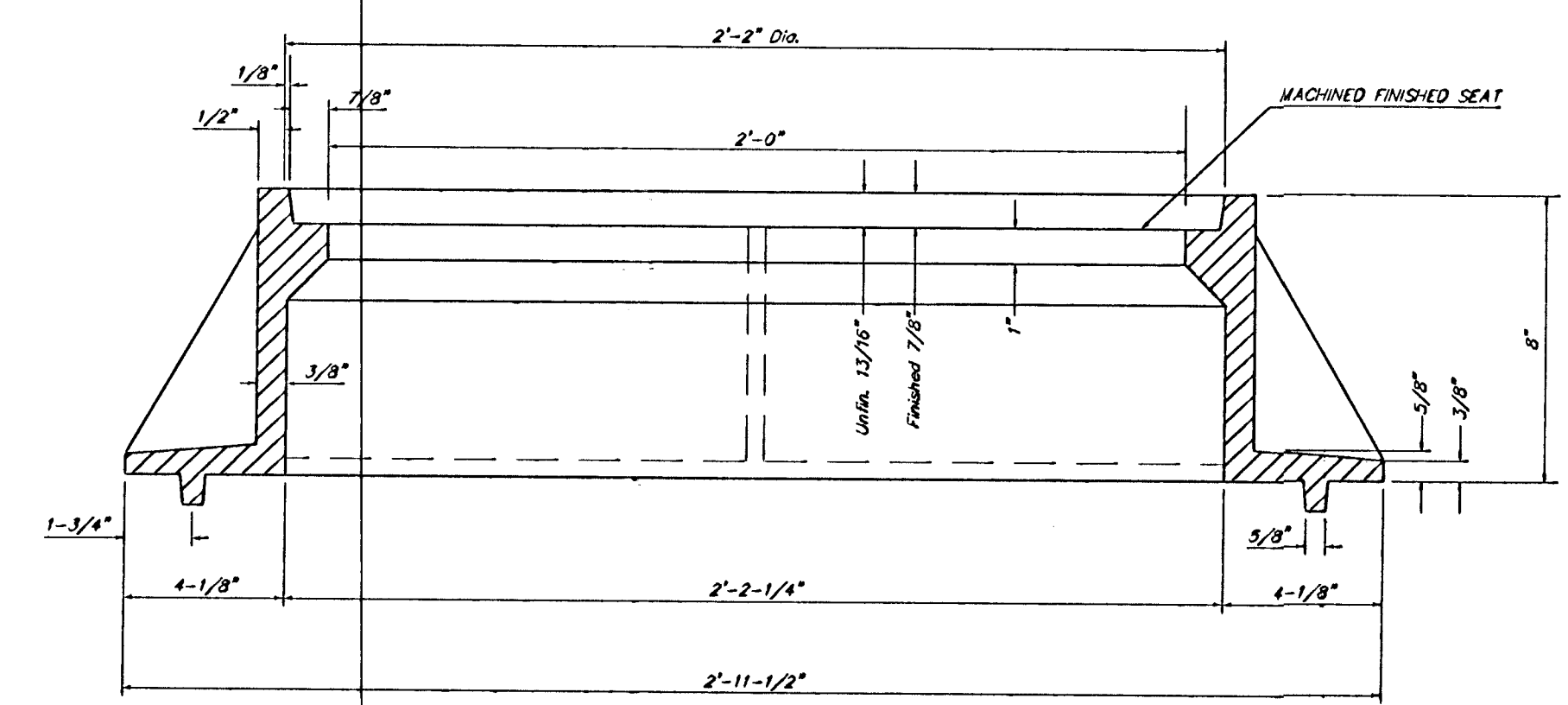
MANHOLE FRAME AND COVER DETAIL

ADOPTED AS STANDARD DESIGN BY
CITY OF WICHITA, KANSAS

MANHOLE FRAME
Weight = 145 Lbs.



TOP VIEW



SECTION A-A

GENERAL NOTES

MANHOLE CASTINGS SHALL BE MANUFACTURED USING GOOD QUALITY GRAY IRON CONFORMING TO CLASS 30 OF A.S.T.M. DESIGNATION A-48. DIMENSIONS AND WEIGHTS SHOWN ON THE DETAILED DRAWINGS SHALL BE CONSIDERED AS MINIMUM REQUIREMENTS AND ANY DEVIATIONS FROM THE DIMENSIONS SHOWN MUST BE SPECIFICALLY APPROVED. THE FINISHED CASTINGS SHALL BE OF UNIFORM QUALITY, FREE FROM BLOWHOLES, POROSITY, HARD SPOTS, SHRINKAGE DISTORTIONS OR OTHER DEFECTS.

MANHOLE CASTINGS SHALL BE COATED WITH AN ASPHALT PAINT RESULTING IN A SMOOTH, TOUGH AND TENACIOUS COATING WHICH IS NOT BRITTLE OR TACKY.

MANHOLE CASTINGS SHALL BE MANUFACTURED SUCH THAT A COVER MANUFACTURED BY ANY ONE FOUNDRY WILL FIT INTERCHANGEABLY INTO A FRAME MANUFACTURED BY ANOTHER FOUNDRY AND STILL MEET ALLOWABLE CLEARANCES AND NON-ROCKING REQUIREMENTS. THIS WILL REQUIRE MANUFACTURING OF THE MATCHING FACES ON THE COVER AND THE FRAME TO CLOSE TOLERANCES.

THE OUTSIDE CIRCUMFERENCE OF THE VERTICAL FACE OF THE COVER AND THE INSIDE CIRCUMFERENCE OF THE VERTICAL FACE IN THE FRAME RECESS SHALL BE MANUFACTURED TO TOLERANCES SUCH THAT THE CLEARANCE BETWEEN THE COVER AND FRAME WILL NOT EXCEED 1/8" AT ANY POINT AROUND THE CIRCUMFERENCE OF THE COVER. THE SEATING SURFACES BETWEEN THE COVER AND FRAME SHALL BE MACHINED SUCH AS THESE SURFACES SHALL MAKE FULL CONTACT FOR THEIR FULL CIRCUMFERENCE TO PRECLUDE THE COVER FROM ROCKING IN THE FRAME.

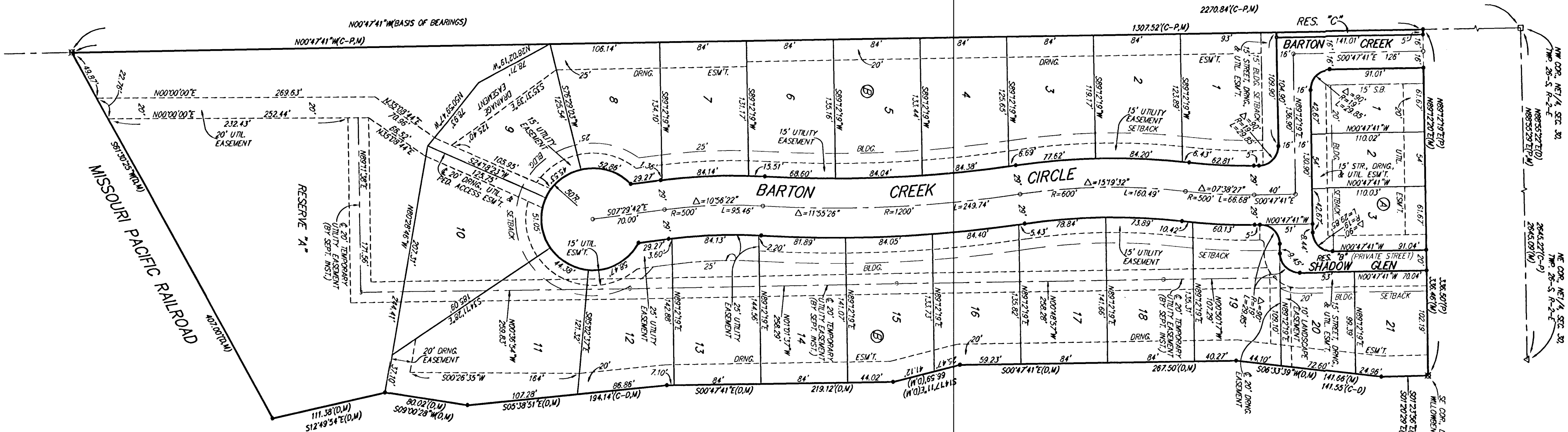
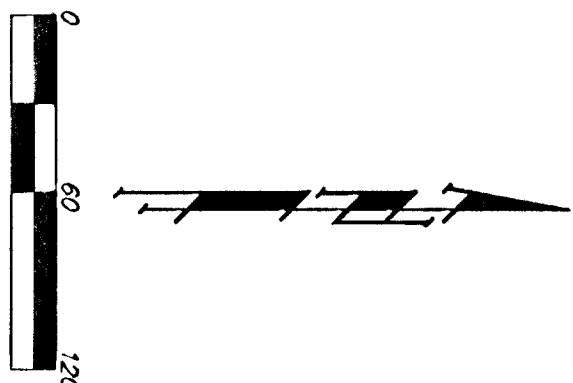
THE MANHOLE FRAME AND COVER SHALL BE MARKED WITH LETTERING INDICATING THE NAME OF THE MANUFACTURER AND THE YEAR WHEN THE COVER OR FRAME WAS CAST. THE COVER SHALL BE FURTHER IDENTIFIED WITH REGARDS TO OWNERSHIP USING LETTERS AT LEAST 1 INCH IN HEIGHT. THIS IDENTIFICATION SHALL BE "CITY OF WICHITA SEWER DEPARTMENT". THE WORD DEPARTMENT MAY BE ABBREVIATED. THE TEXTURE OF THE TOP SURFACE OF THE COVER SHALL BE MANUFACTURED IN A CHECKERED PATTERN DESIGN AS INDICATED ON THE DRAWINGS. SMOOTH BLOCKOUTS SHALL BE UTILIZED TO HIGHLIGHT THE LETTERING ON THE COVER SURFACE. THE TOTAL AREA OF SMOOTH SURFACE BLOCKOUT SHALL NOT EXCEED THE AREA AS INDICATED ON THE DRAWING. POSITIONING OF SMOOTH BLOCKOUTS AND LETTERING MAY VARY FROM THAT SHOWN ON THE DETAILED DRAWING.

MANHOLE FRAME AND COVER DETAIL					
ADOPTED AS STANDARD DESIGN BY CITY OF WICHITA, KANSAS					
BAUGHMAN COMPANY P.A. ENGINEERING, SURVEYING, & PLANNING 315-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211					
PROJECT NUMBER 488-83888				SHEET 5	
DESIGN STAFF	DRAWN STAFF	APPROVED	DATE	SCALE NONE	OF 7

WILLOWBEND NORTH ESTATES 2ND ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS

- = #4 REBAR W/ "BUSHMAN" CAP (SET)
- ⊗ = #5 REBAR W/ "MEC" CAP (FOUND)
- = #4 REBAR W/ YELLOW CAP (FOUND)
- (I.D. NOT LEGIBLE)
- ▽ = 3/4" IRON W/ "SECTION CORNER"
- METAL CAP (FOUND)

(N) = MEASURED
(P) = PLATED
(D) = DESCRIBED
(C-P) = CALCULATED PER
PLATED INFO.
(C-D) = CALCULATED PER
DESCRIBED INFO.



NOTE: A master grading plan for drainage has been developed for this subdivision and is on file with the City of Wichita, Kansas. All drainage assessments, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the City Engineer of the City of Wichita, Kansas. No obstructions which impede the flow of this drainage system shall be allowed.

MINIMUM BUILDING FLD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION
		CITY DATUM
8, 9, 10, 11	B	183.00

BENCHMARK:
"□" CUT, TOP OF CURB,
30± N. OF THE NE COR.,
BARTON CREEK, WILLOWBEND
NORTH ESTATES 2ND ADD.
ELEV. = 191.31 CITY DATUM

"□" CUT, TOP OF CURB,
EAST END OF NE CURB RETURN,
CASTLE PINES ST. & BARTON
CREEK
ELEV. = 196.79 CITY DATUM

(State of Kansas)
Sequoyia County)
SS
We, Burroughs Company, P.A., Surveyors in
forested county, and state do hereby certify that we have surveyed and
platted "MILWOBEND NORTH ESTATES AND ADDITION", Wichita, Sedgewick
County, Kansas and that the accompanying plat is a true and correct
exhibit of the property surveyed, described as a tract of land in the
Northwest Quarter of Section 30, Township 26 South, Range 2 East of the
Sixth Principal Meridian, Sedgewick County, Kansas described as follows:
Beginning at the Northwest corner of the Northwest Quarter of said
Section 30, thence east along the North line of said Northwest Quarter
bearing N88°55'22"E, 1296.59 feet, thence S00°42'54"E, 1596.61 feet to
the North right-of-way line of the Missouri Pacific Railroad; thence
southeast along said North line bearing S61°30'24"W, 1465.07 feet to the
West line of said Northwest Quarter, thence north along said West line,
2271.16 feet to the point of beginning, EXCEPT the north 35 feet thereof,
and EXCEPT a tract commencing at the Southwest corner of said
Northwest Quarter, thence N00°46'40"W, 400.39 feet along the West line
of said Northwest Quarter to a point on the North right-of-way line of
the Missouri Pacific Railroad company, thence N61°30'25"E, 402.00 feet
along said North right-of-way line to the point of beginning; thence
N12°49'54"W, 111.38 feet, thence N08°30'26"E, 289.02 feet, thence
N05°38'51"W, 600.82 feet, thence N06°33'39"E, 289.02 feet, thence
N01°20'29"W, 391.69 feet, thence N2°50'59"E, 271.55 feet, thence
N4°35'14"E, 84.77 feet, thence N1°35'51"E, 94.51 feet, thence
S4°20'19"E, 162.17 feet, thence N81°14'39"E, 156.88 feet, thence
S4°28'04"E, 76.63 feet, thence S12°39'47"E, 88.63 feet, thence
S01°20'19"W, 51.62 feet, thence S02°25'44"W, 441.59 feet, thence
S10°25'15"W, 349.29 feet to a point on said North right-of-way line,
thence S61°30'25"W, 574.42 feet along said North right-of-way line to
the point of beginning, and EXCEPT that part platted as Milwobend North
Addition, on addition to Wichita, Sedgewick County, Kansas, and EXCEPT
that part platted as Milwobend North Estates, on addition to Wichita,
Sedgewick County, Kansas, TOGETHER with a tract of land lying in the
Northwest Quarter of Section 30, Township 26 South, Range 2 East of the
Sixth Principal Meridian, Sedgewick County, Kansas, more particularly
described as follows: Commencing at the Northwest corner of said
Northwest Quarter, thence N88°55'29"E, 316.80 feet along the North line
of said Northwest Quarter, thence S00°42'41"E, 1150.63 feet parallel to
the West line of said Northwest Quarter to the point of beginning, thence
S02°47'41"E, 261.50 feet parallel to the West line of said Northwest
Quarter, thence S14°17'11"E, 66.59 feet, thence S00°47'41"E, 219.12 feet
parallel to the West line of said Northwest Quarter, thence N05°38'57"W,
406.67 feet, thence N06°33'39"E, 144.47 feet to the point of beginning,
Existing public easements and dedications
being vacated by virtue of K.S.A.12-512(0).

Baughman Company, P.A.

_____, Surrey

Michael G. Conrey

Know all men by these presents that we, the undersigned, have caused the land in the surveys certificate to be

construction and maintenance of all public utilities. The drainage easements are hereby granted as indicated for drainage purposes. The street, drainage, and utility easements are hereby granted as indicated for street related purposes, for drainage purposes, and for the construction and maintenance of all public utilities. The drainage, utility, and pedestrian access easement is hereby granted as indicated for drainage purposes, for the construction and maintenance of all public utilities, and for pedestrian access to or from Reserve "A", and no fences or other obstructions shall be constructed or placed on or within this easement. The landscape easement is hereby granted as indicated for landscaping purposes and screening walls. The streets are hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for open space, lakes, landscaping, barriers, sidewalks, drainage purposes, and utilities as confirmed to easements. Reserve "B" is hereby reserved for private streets, driveway, emergency vehicle access, utilities, drainage purposes, open space, landscaping, irrigation, and sidewalks. Reserve "C" shall provide access for Lots 20 and 21, Block B. Reserve "C" is hereby reserved for streets, open space, landscaping, irrigation, and entry monuments. Reserves "A", "B", and "C" shall be owned and maintained by the Homeowners Association for the common. The Minimum Building Foot Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

Legacy Bank

_____, President
Brad E. Yeager.

*State of Kansas) SS The foregoing instrument acknowledged before
Sedgewick County) me, this _____ day of _____, 2003, by Brad E. Yeager, President
of Legacy Bank, on behalf of the bank.*

_____, Notary Public

This plot of "WILLOWBEND NORTH ESTATES 2ND ADDITION", Wichita, Sedgewick County, Kansas has been submitted to and approved by the Wichita-Sedgewick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this ____ day of _____, 2003.

Dated this _____ day of _____

Dated this _____ day of _____, 2003.

Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, *Choir*
Bernard A. Hentzen

_____, Secretary
John L. Schlegel

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2003.

_____, Mayor
Carlos Mayans

_____, *City Clerk*

Pat Graves

Reviewed in accordance with K.S.A. 58-2005
on this day of _____, 2003.

*Tricia L. Robello, L.S. #1246
Deputy County Surveyor
Sedgewick County, Kansas*

Entered on transfer record this _____ day
of _____, 2003.

_____, County Clerk

Don Brace

State of Kansas) SS *This is to certify that this plat has been*
Sedgewick County) *filed for record in the office of the Register of Deeds, this ____ day*
of _____, 2003 at ____ o'clock ____ M., and is duly recorded.

_____, *Register of Deeds*
Bill Meek

_____, Deputy
Linda Kizzire