

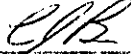
THE CITY OF WICHITA

OFFICE OF ENGINEERING DEPARTMENT
Design

DATE October 26, 1981

TO Paul Johnston, Flood Control & Landfill Director
FROM Chris J. Breitenstein, Drainage & Flood Control Engineer
SUBJECT Drainage Concept

Please find attached the drainage concept for North Point Industrial
Park 2nd Addition.


Chris J. Breitenstein
Drainage & Flood Control Engineer

CJB: gf

Attachment

Preliminary plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 81-115 Name North Point Industrial Park 2nd Addition
Date Application Rec'd. 10-26-81 Preliminary Approval _____
Scheduled S/D Meeting 11-12-81

DESCRIPTION

General Location N.E. corner 37th St. North and Rock

Owner Woodlawn Development Company
Surveyor/Engineer Bill G. Yung Design
Address 8225 E. 35th St North, Wichita Zip Code 67226 Phone 683-5567

- | | |
|---|--|
| 1. Gross Acreage of Plat <u>271.2 ac</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u>70'</u> R/W <u>3540</u> ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial <u>14</u> | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>14</u> | TOTAL <u>3540</u> ft. |
| 3. Minimum Lot Frontage <u>150</u> | 8. Sidewalk adjacent to all streets <u>yes</u> <u>X</u> no |
| 4. Minimum Lot Area <u>2.5 ac</u> | |
| 5. Existing Zoning <u>AA and LC</u> | |
| 6. Proposed Zoning <u>E (Z-2053)</u> | |
| 9. Is public water available <u>X</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 10. Is sanitary sewer available <u>X</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 11. Has Health Dept. approval been obtained (where applicable) <u>Yes</u> <u>No</u> | |
| 12. City of Wichita _____ 3-Mile Area <u>X</u> Outside of 3-Mile Area _____ | |

STAFF COMMENTS:

- A. The representative from the City Engineer's office should be prepared to comment on the applicant's drainage concept and state what drainage improvements need to be guaranteed with this plat. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. The applicant shall guarantee the improvement of the proposed interior streets.
- C. The applicant shall guarantee the extension of sanitary sewer to serve each of the lots being platted.
- D. The applicant shall guarantee the extension of City water to serve each of the lots being platted.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Since Lot 3, Block 2 and Lot 2, Block 1 are corner lots and have access to 41st Street North, the final plat shall indicate "complete access control" across these lots' west line to Rock Road. Since "complete access control" is being granted, the proposed accel/decel lane may be dropped and therefore, a guarantee for its construction is not required.
- G. The proposed cul-de-sac (Comotara Circle) exceeds the Subdivision Regulation's standard of a maximum cul-de-sac length of 600 feet. The proposed street, as shown on this preliminary plat, is over 1,000 feet long. The members of the Committee should come prepared to discuss this situation.
- H. The existing and proposed railroad track easements shall be indicated as reserves on the final plat. The platator's text shall specify who owns these reserves and who will be responsible for maintaining them.

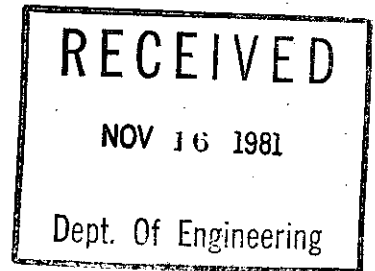
- I. On the final plat, the floodplain easement and lakes shall be shown as floodways. The standard floodway language shall be included in the plat's text.
- J. On the final plat, 41st Street North shall run from Rock Road to Comotara Circle. The remaining portion of the east/west street shall be labeled Comotara.
- K. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- L. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561



November 13, 1981

Bill G. Yung Design
8225 E. 35th St. North
Wichita, Ks. 67226

Re: S/D 81-115 - Preliminary plat of North Point Industrial Park
2nd Addition

Dear Mr. Yung:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, November 12, 1981, the above-captioned plat was considered. The action of the Committee was to approve the preliminary plat subject to the following conditions:

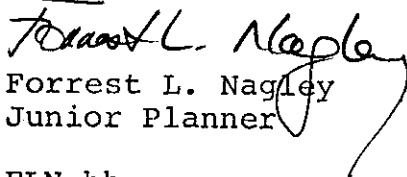
- A. Prior to or at the time of submitting a final plat, the applicant shall submit a drainage plan to City Engineering. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. The applicant shall guarantee the improvement of the proposed interior streets.
- C. The applicant shall guarantee the extension of sanitary sewer to serve each of the lots being platted.
- D. The applicant shall guarantee the extension of City water to serve each of the lots being platted.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Since Lot 3, Block 2 and Lot 2, Block 1 are corner lots and have access to 41st Street North, the final plat shall indicate "complete access control" across these lots' west line to Rock Road. Since "complete access control" is being granted, the proposed accel-decel lane may be dropped and therefore, a guarantee for its construction is not required.
- G. Due to site constraints, the Subdivision Committee acted to waive the length standard of 600 feet for a cul-de-sac street.

- H. The existing and proposed railroad tract easements shall be indicated as reserves on the final plat. The plat's text shall specify who owns these reserves and who will be responsible for maintaining them.
- I. Prior to filing a final plat, the applicant's engineer shall contact the Planning Department relative to appropriate labeling of the "floodplain easements."
- J. On the final plat, 41st Street North shall run from Rock Road to Comotara Circle. The remaining portion of the east-west street shall be labeled Comotara.
- K. The final plat shall indicate the easements requested by K.G. and E. and which are shown on the enclosed "marked" copy of the plat.
- L. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- M. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

If you have any questions concerning this matter, please call.

Sincerely,


Forrest L. Nagley
Junior Planner

FLN:bh

cc: Woodlawn Development Co., and Landmark Communities, 2471 Hathway Circle, 67226
XMike Lindebak, City Engineering

Final plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 81-115 Name North Point Industrial Park 2nd
Date Application Rec'd. 10-26-81 Preliminary Approval 5-26-83
Scheduled S/D Meeting 3-15-84

DESCRIPTION

General Location East of Rock Road and north of 37th St. North

Owner Woodlawn Development Company
Surveyor/Engineer Mid-Kansas Engineering Consultants, P.A.
Address 240 N. Rock Rd., Suite 130 Zip Code 67206 Phone 682-6562
Wichita, Ks.

- | | |
|---|---|
| 1. Gross Acreage of Plat <u>83.65</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u>70'</u> R/W <u>2338</u> ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial <u>6</u> | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>6</u> | TOTAL <u>2338</u> ft. |
| 3. Minimum Lot Frontage <u>450 ft.</u> | 8. Sidewalk adjacent to all streets <u>yes</u> <u>X</u> <u>no</u> |
| 4. Minimum Lot Area <u>4.9 acres</u> | |
| 5. Existing Zoning <u>AA and LC</u> | |
| 6. Proposed Zoning <u>E (Z-2053)</u> | |
| 9. Is public water available <u>X</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 10. Is sanitary sewer available <u>X</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 11. Has Health Dept. approval been obtained (where applicable) <u>Yes</u> <u>No</u> | |
| 12. City of Wichita <u>X</u> <u>3-Mile Area</u> _____ <u>Outside of 3-Mile Area</u> _____ | |

STAFF COMMENTS:

- A. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.
- ~~B. The applicant shall guarantee any drainage improvements required by the platting of this property.~~
- C. The applicant shall guarantee the paving of 40th Street North.
- D. The applicant shall guarantee the extension of sanitary sewer to serve each of the proposed lots.
- E. The applicant shall guarantee the extension of municipal water to serve each of the proposed lots.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. On the final plat tracing, the plattor's text shall be amended to reference who is to own and maintain Reserve A.
- H. Provisions shall be made for ownership and maintenance of the reserve. If several lot owners are to share this responsibility, the applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserve will be deeded to the association, and who is to own and maintain the reserve prior to the association taking over these responsibilities.
- I. On the final plat tracing, the face of the plat and plattor's text shall reference the platting of the following access controls:
1. "Complete access control" to Rock Road across the west line of Lot 3 and Reserve A.

2. "Complete access control" to Rock Road and 37th Street North from Lot 1 within 350 feet of the center of the Rock Road/37th Street North intersection.
 3. "Access control except for one opening" to 37th Street North across the balance of the south line of Lot 1.
 4. "Access control except for two openings" to Rock Road across the balance of the west line of Lot 1.
 5. "Access control except for one opening" to 37th Street North across the south line of Lot 2.
 6. "Access control except for 2 openings" to 37th Street North across the south line of Lot 6.
 7. "Complete access control" to 37th Street North from Reserve A.
- J. On the final plat tracing, the plattor's text shall be amended to reference that the streets are being dedicated to and for the use of the public and that the railroad easement is being granted for a future railroad spur track.
- K. As this property is currently unplatted, any existing street dedications for 37th Street or for Rock Road would have been given by separate instrument. The recording data for these rights-of-way shall be shown on the final plat.
- L. Closure computations shall be submitted with the final plat tracing.
- M. Recording of the plat within 30 days after approval by the Board of City Commissioners.

S/D No. 81-115 Name North Point Industrial Park 2nd Addition
Date Application Rec'd. 3-13-83 Preliminary Approval
Scheduled S/D Meeting 5-26-83

DESCRIPTION

General Location East side of Rock Road between 37th St. North and the Missouri-Pacific Railroad

Owner Woodlawn Development Company
Surveyor/Engineer Bill G. Yung Design
Address 8225 E. 35th No., Wichita, Ks. Zip Code 67226 Phone 583-5567

- | | | | |
|--|--|--|-----------------------------------|
| 1. Gross Acreage of Plat | <u>255.1</u> | 7. Lineal Feet of New Street | |
| 2. Number of Lots : | | a. <u>70'</u> R/W <u>9,200</u> ft. | |
| Residential | <u> </u> | b. <u> </u> R/W <u> </u> ft. | |
| Commercial | <u> </u> | c. <u> </u> R/W <u> </u> ft. | |
| Industrial | <u>21</u> | d. <u> </u> R/W <u> </u> ft. | |
| Other | <u> </u> | e. <u> </u> R/W <u> </u> ft. | |
| Total Number of Lots | <u>21</u> | TOTAL <u>9,200</u> ft. | |
| 3. Minimum Lot Frontage | <u>435</u> | 8. Sidewalk adjacent to all streets | <u> </u> yes <u>X</u> no |
| 4. Minimum Lot Area | <u>472,000 sq. ft.</u> | | |
| 5. Existing Zoning | <u>AA and LC</u> | | |
| 6. Proposed Zoning | <u>E (Z-2053)</u> | | |
| 9. Is public water available | <u>X</u> Yes <u> </u> No, Name <u>City of Wichita</u> | | |
| 10. Is sanitary sewer available | <u>X</u> Yes <u> </u> No, Name <u>City of Wichita</u> | | |
| 11. Has Health Dept. approval been obtained (where applicable) | <u> </u> Yes <u> </u> No | | |
| 12. City of Wichita | <u>X</u> <u>3-Mile Area</u> <u> </u> Outside of 3-Mile Area <u> </u> | | |

STAFF COMMENTS:

Note: The original preliminary plat was reviewed by the Subdivision Committee on November 12, 1981. The interior street system has been changed, allowing more lots to be platted in the north portion of the site.

- A. The lake and surrounding floodways should be platted as reserves with a lot owners' association to own and maintain them. Or, they may be platted as floodway easements on the individual lots. Easements under multiple ownerships could create some maintenance problems, however.
- B. The City Engineer's representative shall be prepared to comment on the drainage concept for this property. Any drainage improvements required for development of this property shall be guaranteed by the applicant.
- C. The 75 feet of half-street right-of-way at the intersection of 37th and Rock Road shall extend 250 feet in each direction from the section corner. Within the next 100 feet, right-of-way can taper back to 50 feet.
- D. Since Lot 1, Block 3 has over 1100 feet of frontage on 43rd Street and since its Rock Road frontage is immediately south of the railroad crossing, it is recommended that no access to Rock Road from this lot be allowed.
- E. The applicant's agent shall be prepared to discuss the two railroad easements and how they are to be maintained. When the railroad track in North Point Industrial Park (1st) Addition was platted, it was platted as a reserve and it was stated that the spur track would be operated and maintained by the Comotara Industrial Owners Association. Is that association already obligated to maintain one or both of these tracks? The railroad easements may need to be platted as reserves with the ownership and maintenance responsibilities specified in the plattor's text.
- F. The applicant shall guarantee the paving of all interior streets to industrial standards.

- G. The applicant shall guarantee extension of sanitary sewer to serve all lots not already served.
- H. The applicant shall guarantee extension of City water to serve all lots not already served.
- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- J. It is recommended that the east 20 feet of this property be platted for construction and maintenance of utilities and as maintenance access for the railroad spur track. The east 20 feet of North Industrial Park (1st) Addition was platted for these purposes, although it was platted as two reserves to be owned and maintained by the Comotara Industrial Owners Association. The applicant's agent shall be prepared to discuss the possibility of the east 20 feet of this plat also being platted as reserves rather than easements.
- K. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- L. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Comments on Drainage Concepts

North Point Industrial Park 2nd Add'n.

1. Drainage for Lots 4 & 5, Blk. 1 not Addressed
2. Drainage Easement for Proposed SWS not shown
3. Outfall for Existing SWS in Comotara St. not provided for on Concept.
4. Drainage Easement between Lots 6 & 7, Blk. 3 will not work unless Channel Section is concrete lined.
5. Exist'g. 2-4'x7'6" across Rock Rd. immediately adjacent to 43rd St. R/W

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

May 27, 1983

Bill G. Yung Design
8225 E. 35th St. North
Wichita, Kansas 67226

Re: S/D 81-115 - Revised preliminary plat of North Point Industrial
Park 2nd Addition

Dear Mr. Yung:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, May 26, 1983, the above-captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. The lake and surrounding floodways should be platted as reserves with a lot owners' association to own and maintain them. Or, they may be platted as floodway easements on the individual lots. Easements under multiple ownerships could create some maintenance problems, however.
- B. Prior to filing a final plat, the applicant shall submit a drainage plan to City Engineering for review and approval. All easements required by the drainage plan shall be indicated on the final plat.
- C. The 75 feet of half-street right-of-way at the intersection of 37th and Rock Road shall extend 250 feet in each direction from the section corner. Within the next 100 feet, right-of-way can taper back to 50 feet.
- D. Since Lot 1, Block 3 has over 1100 feet of frontage on 43rd Street and since its Rock Road frontage is immediately south of the railroad crossing, it is recommended that no access to Rock Road from this lot be allowed.
- E. The applicant shall guarantee the paving of all interior streets to industrial standards.
- F. Prior to or at the time of submitting a final plat, the applicant shall submit a proposed sanitary sewer layout plan for this property.

- G. The applicant shall guarantee extension of sanitary sewer to serve all lots not already served.
- H. The applicant shall guarantee extension of City water to serve all lots not already served.
- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- J. The final plat shall indicate the east 20 feet of the plat as a utility easement.
- K. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- L. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

If you should have any questions concerning this matter, please call.

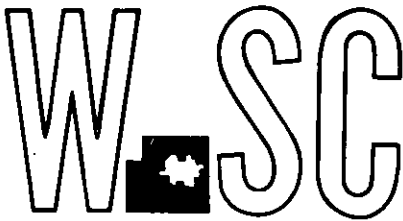
Sincerely,


Forrest L. Nagley
Junior Planner

FLN:bh

cc: Woodlawn Development Co., P.O. Box 8128, 67208
Mid-Kansas Engineering Consultants, 240 N. Rock Rd., Suite 130,
67206
Mike Lindebak, City Engineering

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561



March 16, 1984

Mid-Kansas Engineering Consultants, P.A.
240 N. Rock Rd., Suite 130
Wichita, Ks. 67206

Re: S/D 81-115 - Final plat of North Point Industrial
Park 2nd Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, March 15, 1984, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall obtain the necessary off-site public drainage easement to enable this property to drain to the existing lake located north of this site.
- B. A 20-foot private drainage easement shall be granted across Lot 6 to provide for draining the rear of Lot 5 to 37th Street. This easement shall be granted by separate instrument, recorded (after review and approval by the Planning Department), and the recording data shown on the final plat tracing.
- C. The applicant shall guarantee the paving of 40th Street North, including the necessary drainage improvements.
- D. The applicant shall guarantee the extension of sanitary sewer to serve each of the proposed lots.
- E. The applicant shall guarantee the extension of municipal water to serve each of the proposed lots.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

- G. On the final plat tracing, the plattor's text shall be amended to reference who is to own and maintain Reserve A.
- H. Provisions shall be made for ownership and maintenance of the reserve. If several lot owners are to share this responsibility, the applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserve will be deeded to the association, and who is to own and maintain the reserve prior to the association taking over these responsibilities.
- I. On the final plat tracing, the face of the plat and plattor's text shall reference the platting of the following access controls:
1. "Complete access control" to Rock Road across the west line of Lot 3 and Reserve A.
 2. "Complete access control" to Rock Road and 37th Street North from Lot 1 within 350 feet of the center of the Rock Road/37th Street North intersection.
 3. "Access control except for one opening" to 37th Street North across the balance of the south line of Lot 1.
 4. "Access control except for two openings" to Rock Road across the balance of the west line of Lot 1.
 5. "Access control except for one opening" to 37th Street North across the south line of Lot 2.
 6. "Access control except for 2 openings" to 37th Street North across the south line of Lot 6.
 7. "Complete access control" to 37th Street North from Reserve A.
- J. On the final plat tracing, the plattor's text shall be amended to reference that the streets are being dedicated to and for the use of the public and that the railroad easement is being granted for a future railroad spur track.
- K. As this property is currently unplatted, any existing street dedications for 37th Street or for Rock Road
-
-

Mid-Kansas Engineering Consultants, P.A.

March 16, 1984

Page 3

would have been given by separate instrument. The recording data for these rights-of-way shall be shown on the final plat.


- L. Closure computations shall be submitted with the final plat tracing.
- M. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable letter of credit are available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on March 22, 1984, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,


Louise Olivarez
Senior Planner

LO:bh

cc: Woodlawn Development Co., P.O. Box 8128, 67208
Landmark Communities, c/o Elton Parsons, 3500 N. Rock
Road, #100, 67226
*Mike Lindebak, City Engineer

DRAINAGE CONCEPT SUMMARY

FOR

NORTH POINT INDUSTRIAL PARK SECOND
PRELIMINARY PLAT

The North Point Industrial Park Second Addition has four main off site drainage areas which must be accounted for in establishing drainage easements, sizing culverts and preparing petitions. These contributing areas are to the east and south of the proposed plat and are indicated on the concept plan submitted herewith.

The existing lake will remain though improvements are necessary to meet state and local requirements for embankments. The system is planned to perform as a detention reservoir with the weir, outfall structure and necessary embankment to be petitioned for.

The developer also desires to create a smaller lake in the southwest corner of the plat to serve as a retention - detention reservoir handling the runoff from off site drainage from N.C.R. and Comotara Industrial Park Second in addition to site drainage from North Point Industrial Park lots adjacent to the draw. This is consistent with the overall practice of striving for zero increased runoff throughout Comotara. The plat is designed so that each lot will drain to a drainage easement, street right of way or railroad easement with parallel ditches. Therefore, no cross drainage agreements would be needed. Location of proposed storm drains are indicated on the face of the drainage concept plan.



**Van Doren
Hazard
Stallings**

Architects - Engineers - Planners

250 Rockborough Building
260 North Rock Road
Wichita, Kansas 67206
316/686-7303

DATE _____ JOB NO. _____

PROJECT _____

TO _____

FROM _____

REFERENCE _____

COPIES TO _____

$$Q = \frac{1.486}{N} R^{2/3} S^{1/2} A$$

$$N = 0.035$$

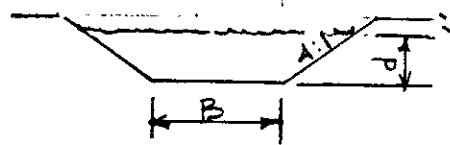
$$S = 0.2\%$$

$$A = (B + d 4) d$$

$$P = B + 2 d 4.1231$$

$$R = A/P$$

$$V = Q/A$$



B	D	A	P	R ^{2/3}	Vft/sec	Q cfs.
4	1.0	8	12.246	0.753	1.43	11.44
4	1.5	15	16.369	0.943	1.79	26.87
4	1.25	11.25	14.308	0.8519	1.62	18.20
4	2.5	35	24.616	1.264	2.40	84.0
4	3.0	48	28.739	1.408	2.67	128.16
4	3.5	63	32.862	1.543	2.93	184.59
4	4.0	80	36.985	1.673	3.18	254.4
6	1.5	18	18.369	0.987	1.87	33.66
6	2.0	28	22.42	1.157	2.20	61.52
6	2.5	40	26.616	1.312	2.49	99.60
6	3.0	54	30.739	1.456	2.77	149.31
6	3.5	70	34.862	1.592	3.02	211.61
6	4.0	88	38.985	1.721	3.27	287.50
8	4.0	96	40.985	1.764	3.35	321.60
10	4.0	104	42.985	1.802	3.42	355.68
12	4.0	112	44.985	1.8370	3.49	390.88

EASEMENT

THIS EASEMENT made this 26th day of October, 1984

by and between Woodlawn Development Company of the first part and City of Wichita, Kansas of the second part.

WITNESSETH; that the said first party, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey unto the said second party a perpetual right of way and easement for the purpose of constructing, maintaining and repairing their Sanitary Sewer, over, along and under the following described real estate situated in Sedgwick County, Kansas, to wit:

The east 20.00 feet of the west 70.00 feet of the northwest quarter, Section 29, Township 26 south, Range 2 east of the 6th P.M., except the area north of the southeasterly right-of-way line of the Missouri Pacific Railroad.

And said second party is hereby granted the right to enter upon said premises at any time for the purpose of constructing, operating, maintaining and repairing their Sanitary Sewer.

IN WITNESS WHEREOF: The said first party has signed these presents the day and year first written.

WOODLAWN DEVELOPMENT COMPANY

By: [Signature]
Donald J. Ablah, Partner

STATE OF KANSAS

ss:

SEDGWICK COUNTY

Personally appeared before me a notary public in and for the County and State aforesaid came Donald J. Ablah to me personally known to be the same person who executed the foregoing instrument of writing and said person duly acknowledged the execution thereof.

Dated at Wichita this 26th day of October, 1984.

[Signature]
Notary Public

My Appointment Expires: June 8, 1988

JOYCE L. KAUFMAN
NOTARY PUBLIC
STATE OF KANSAS