SANITARY SEWER PLANS FOR
WILLOWBEND FOURTH ADDITION
PRIVATE PROJECT NO.
468-76-245-80001-000-000-108

CITY OF WICHITA, KANSAS

MICHAEL E. LINDEBAK, CITY ENGINEER

MARCH 1987

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 RESHAPING EXISTING MANHOLE INVERTS IS INCIDENTAL TO THE PROJECT.
8. CONTRACTOR SHALL NOTIFY THE FOLLOWING COMPANIES PRIOR TO ANY EXCAVATION:

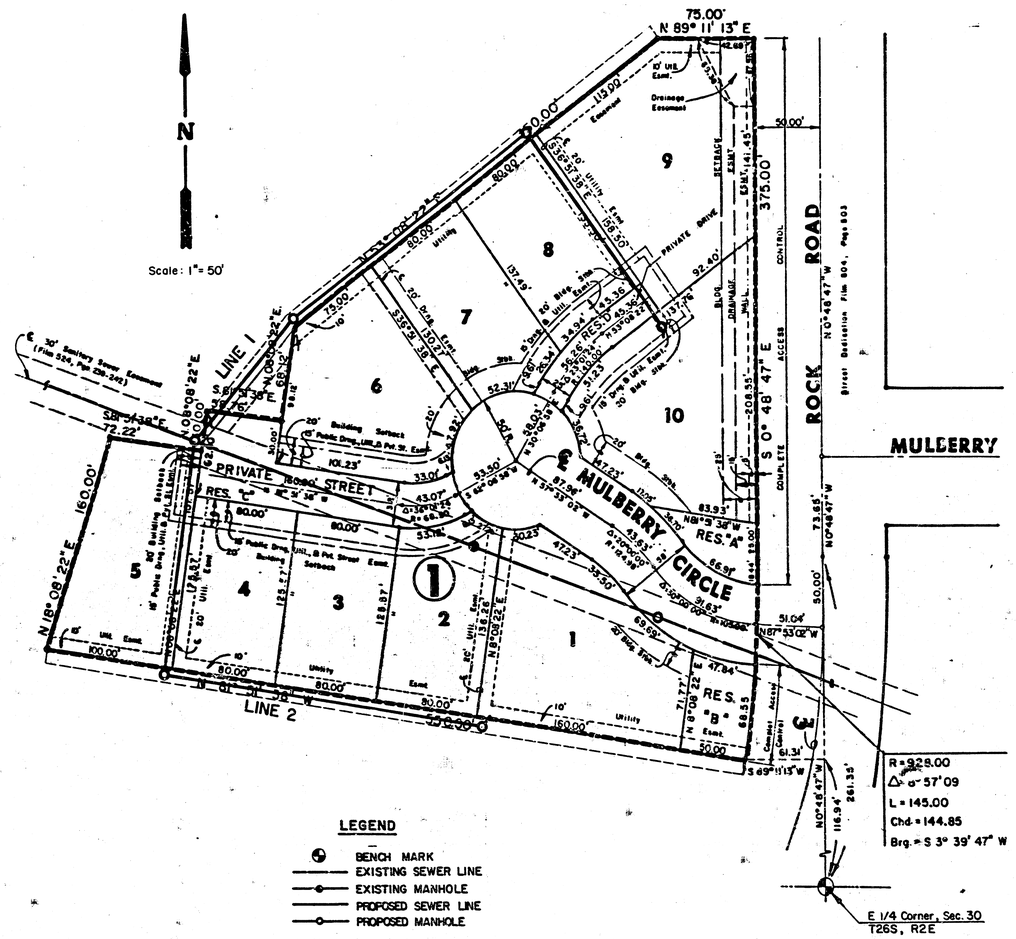
ARKLA GAS COMPANY	942-8350
BELL TELEPHONE	1-316-571-2115
CABLEVISION	262-0661
GAS SERVICE COMPANY	263-7511
KANSAS GAS & ELECTRIC	

BENCH MARKS

BM 1 City Standard, 44'S & 48'W of ℄ of 37th St. No. & Rock Road
Elev. = 204.11

BM 2 "O" Cut on NE corner of RCB ± 900' N. of E1/4 corner, Sec. 30, T26S, R2E
Elev. = 185.36

BM 3. "□" Cut on SW corner of W Hubguard of Underground Golf Cart Path



LEGEND

- BENCH MARK
- EXISTING SEWER LINE
- EXISTING MANHOLE
- PROPOSED SEWER LINE
- PROPOSED MANHOLE

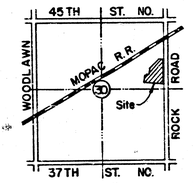
INDEX TO DRAWINGS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	PLAN & PROFILE-LINE 1 & LINE 2
3	WILLOWBEND FOURTH ADDITION FINAL PLAT

APPROVED AS NOTED
By CITY ENGINEER OF WICHITA
Sanitary Sewers 4/8 3/25/87
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

AS BUILT, JULY 1987

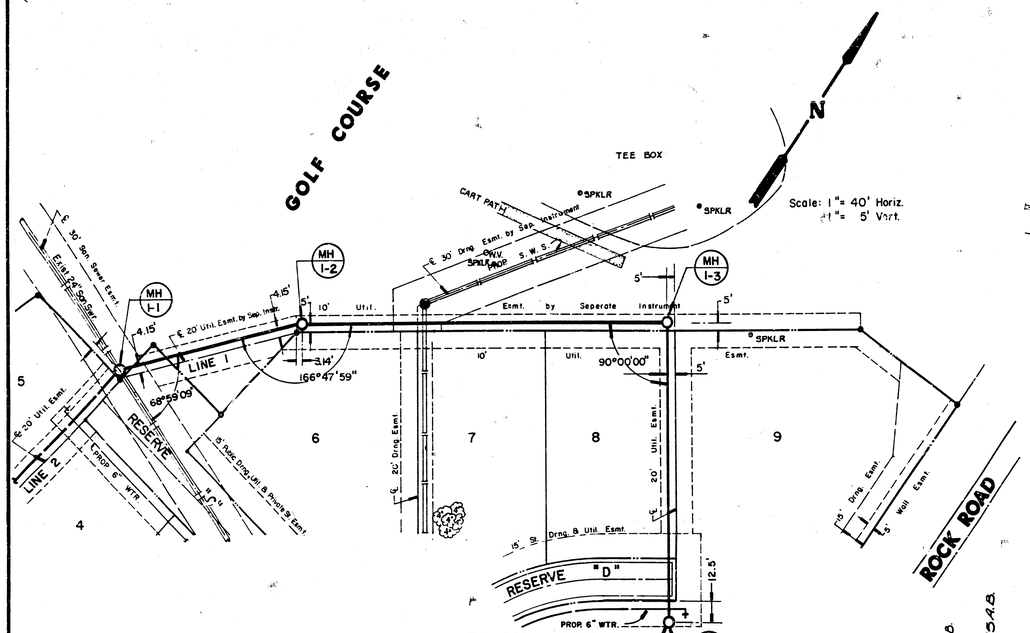
WILLOWBEND FOURTH ADDITION	Design KKL
SANITARY SEWER PLANS	Drawn by DPR
	Checked by
	Date
	Job no.

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

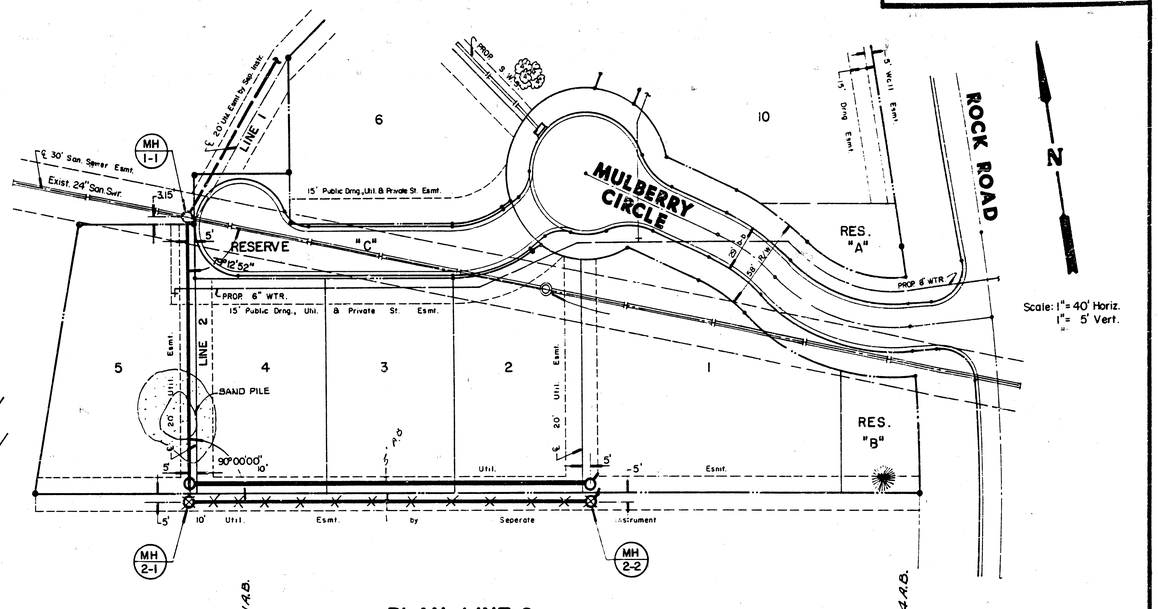
Sheet 1 of 3

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WILLOWBEND FOURTH ADDITION
SANITARY SEWER PLANS
PROJ.NO. 468-76-245-80001 -000-000-108



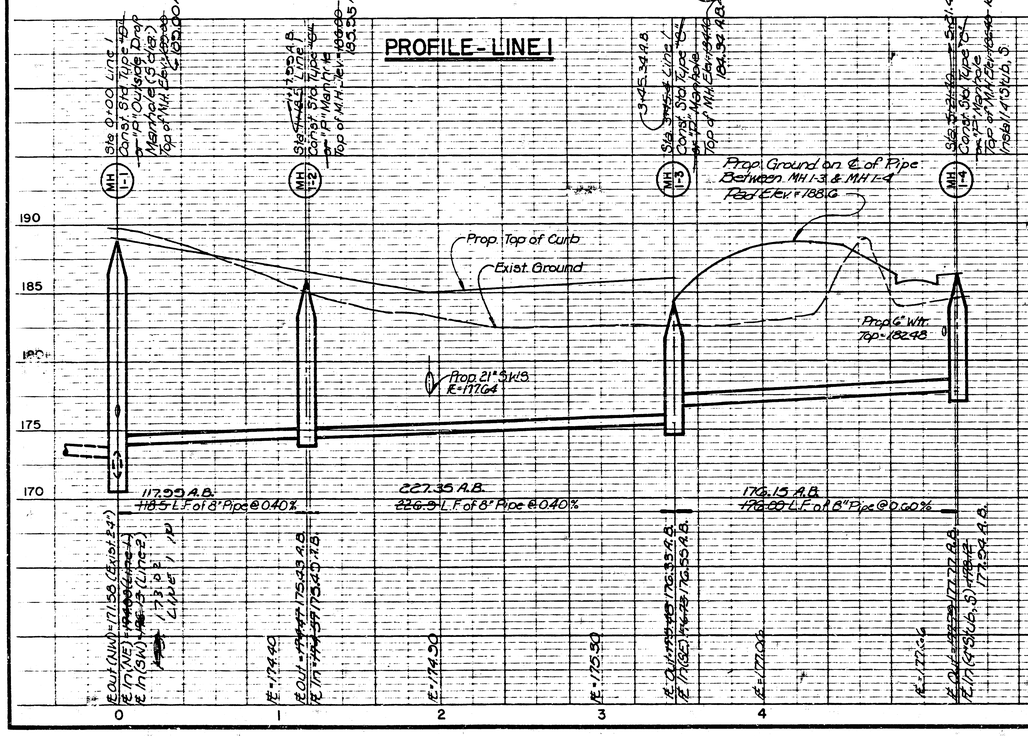
PLAN-LINE 1



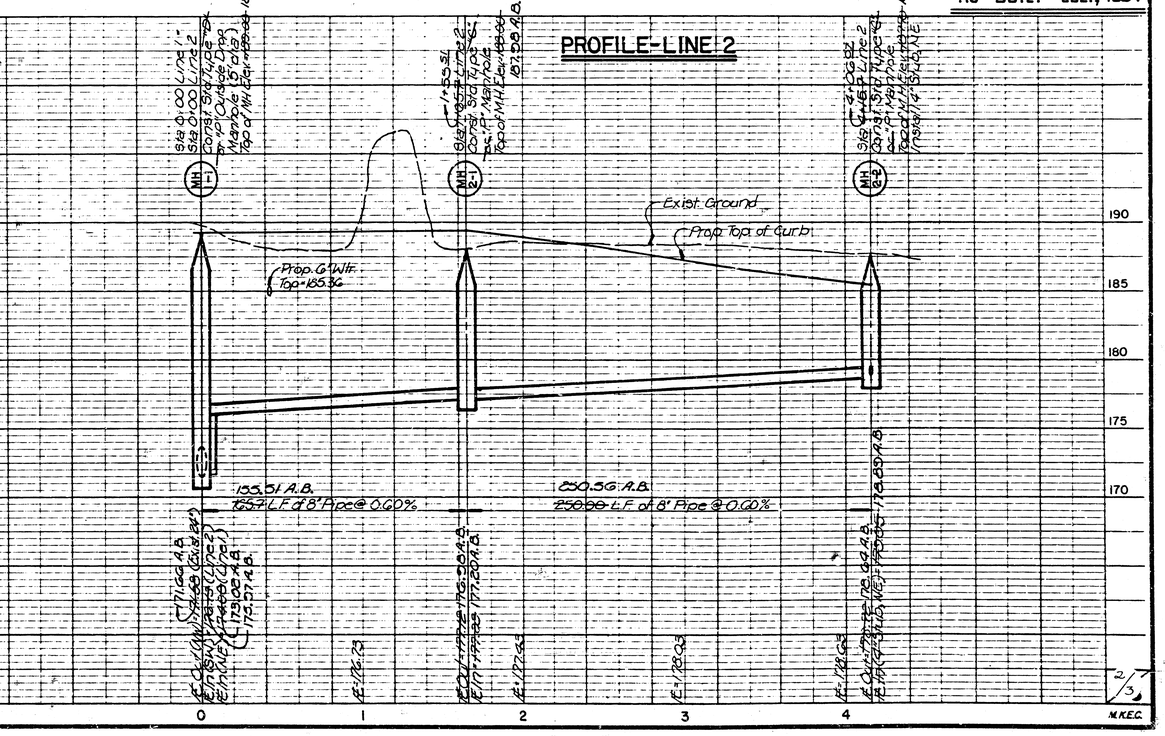
PLAN LINE 2

AS BUILT JULY, 1987

PROFILE-LINE 1



PROFILE-LINE 2



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C-1 6-34

FINAL PLAT OF
WILLOWBEND FOURTH ADDITION
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 "WILLOWBEND FOURTH ADDITION" an addition to Wichita, Sedgwick County, Kansas, into Lots, Blocks, Street, and Reserves, the same being accurately set forth in the accompanying plat and described as follows:

A tract of land lying in the Northeast Quarter, Section 30, Township 26 South, Range 2 East of the 6th P.M., more particularly described as follows:

Commencing from the Southeast corner of said Northeast Quarter; thence N 0° 48' 47" W, 116.94 feet; thence S 89° 11' 13" W, 61.31 feet to the point of beginning; thence N 81° 51' 38" W, 550.00 feet; thence N 18° 08' 22" E, 160.00 feet; thence S 81° 51' 38" E, 72.22 feet; thence N 08° 08' 22" E, 30.00 feet; thence S 81° 51' 38" E, 58.76 feet; thence N 08° 08' 22" E, 68.12 feet; thence N 53° 08' 22" E, 350.00 feet; thence N 89° 11' 13" E, 75.00 feet; thence S 00° 48' 47" E, 375.00 feet to a point on a curve to the right; thence 145.00 feet along said curve having a central angle of 08° 57' 09", a radius of 928.00 feet, and a long chord of 144.85 feet, bearing S 03° 39' 47" W to the point of beginning.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 25 day of November, 1986.

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 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 surveyed and platted into Lots, a Block, Reserves and a street, the same to be known as "WILLOWBEND FOURTH ADDITION", an addition to Wichita, Sedgwick County, Kansas. The street is hereby dedicated to and for the use of the public. Reserves are platted for the construction and maintenance of public utilities and drainage. Reserves "A" and "B" are also platted for entrance monuments, landscaping and open spaces. Reserve "C" is also platted for private street and emergency vehicle access. Reserve "D" is also platted as a private drive to serve Lots 7, 8, 9, and 10, Block 1. The Reserves shall be owned and maintained by the Homeowners Association. Easements for the construction and maintenance of private streets, public utilities and drainage, as indicated on the accompanying plat, are hereby granted. The wall easement is hereby platted for the purpose of construction and maintenance of a private wall. All abutters rights of access to and from Rock Road over and and across the East line of Lots 9 and 10 and Reserves "A" and "B" are hereby granted to the City of Wichita, Kansas.

GOLF COURSES OF AMERICA, INC.

By: Frank A. Mills
Frank A. Mills, President

STATE OF KANSAS)
SEDGWICK COUNTY) ss:

Be it remembered that on this 25th day of November, 1986, before me a Notary Public in and for said State and County, came Golf Courses of America, Inc. by Frank A. Mills, 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.

Joyce L. Kaufman, 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 Bank Audi (USA), mortgagees on the above described property, do hereby consent to the plat of "WILLOWBEND FOURTH ADDITION".

BANK AUDI (USA)

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

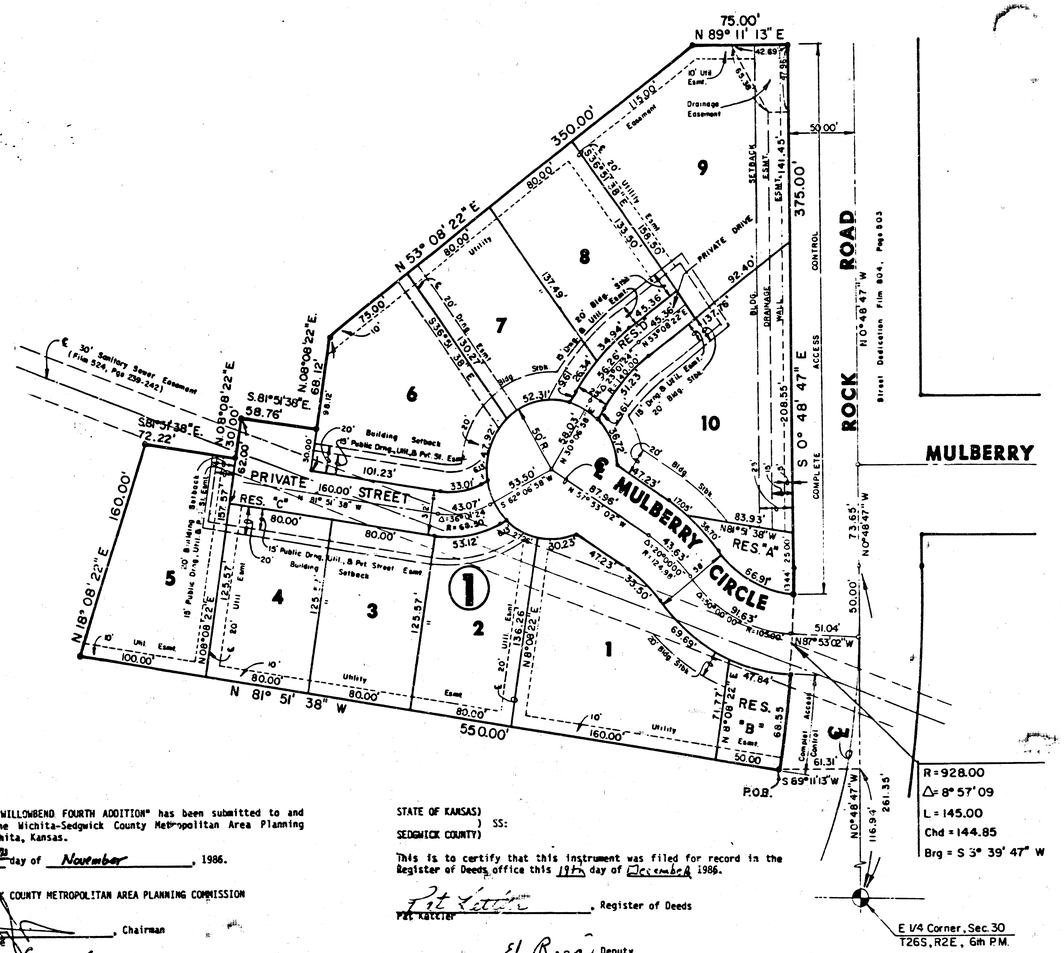
STATE OF KANSAS)
SEDGWICK COUNTY) ss:

Be it remembered that on this 24th day of November, 1986, before me a Notary Public in and for said State and County, came Phillip S. Frick, Attorney-in-fact on behalf of Bank Audi (USA), 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 STATE OF KANSAS My Appt. Exp. 11-1-88

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

20.00



This plat of "WILLOWBEND FOURTH ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 13th day of November, 1986.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

John Jerry Moore, Chairman

Michael L. Lindeman, Secretary

This plat approved and all dedications shown hereon, if any, accepted by the City Commission of the City of Wichita, Kansas, this 9th day of Dec., 1986.

Tony Casado, Mayor

Gale E. Dawson, City Clerk

Entered on transfer record this 19th day of December, 1986.

Pat Patter, County Clerk
FOR Don Wright Pat Patter

STATE OF KANSAS)
) SS:
SEDGWICK COUNTY)

This is to certify that this instrument was filed for record in the Register of Deeds office this 19th day of December 1986.

Pat Kattler, Register of Deeds

Ed Rose, Deputy

252770

Restrictive Covenant F. 854 P. 343

C-1 6-34

Sheet 3/3

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