SANITARY SEWER NO. 23
LAT. 17 , MAIN 9
TEAL COVE
PROJECT NO.
468-76-245-81473-000-000-001

CITY OF WICHITA, KANSAS
MICHAEL E. LINDEBAK, CITY ENGINEER
OCTOBER, 1985

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. 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. COST TO BE SUBSIDIARY TO MANHOLE CONSTRUCTION.

3. CONTRACTOR SHALL NOTIFY THE FOLLOWING COMPANIES PRIOR TO ANY EXCAVATION:

ARKANSAS GAS COMPANY	942-8350
BELL TELEPHONE	268-2256
CABLEVISION	262-0661
GAS SERVICE COMPANY	263-7511
KANSAS GAS & ELECTRIC	261-6248
KANSAS ONE-CALL	1-800-344-7233

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.

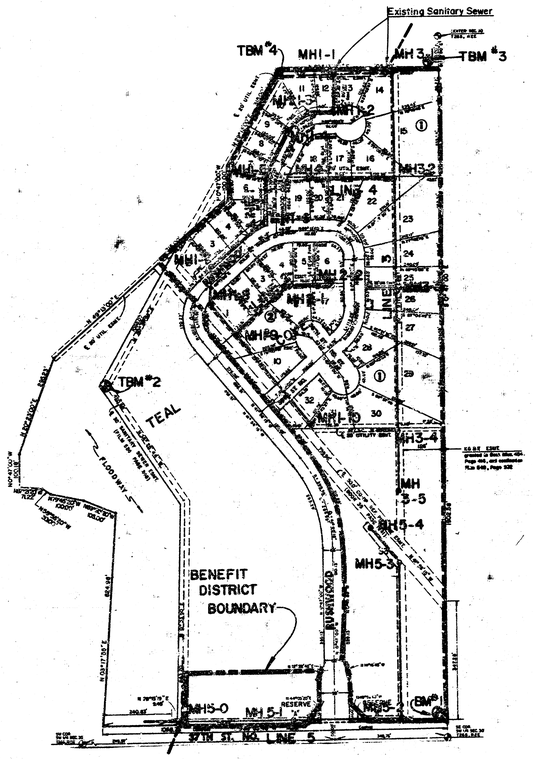
5. ALL STUBS AND PLUGGED PIPES SHALL BE LOCATED WITH GREEN PLASTIC TAPE IN THE SAME MANNER AS RISERS.

6. COST OF EXCAVATION, HAULING, AND DUMPING OF EXCESS EXCAVATION SHALL BE SUBSIDIARY TO THE PROJECT.

BENCH MARKS

BM #1 CITY STD. 30' NORTH AND 34' WEST OF QUARTER SECTION CORNER AT 37TH & GOVERNEOUR
ELEV. = 185.54

TBM #3 RAILROAD SPIKE IN WEST FACE OF WEST LEG OF "H" [illegible] THE NORTHEAST CORNER OF TEAL COVE.
ELEV. = 179.24



INDEX TO DRAWINGS

SHEET NO.	DISCRIPTION
1	TITLE SHEET
2	LINE 1
3	LINE 1 & LINE 2
4	LINE 3
5	LINE 3 & 4
6-7	LINE 5
8	FINAL PLAT

MICHAEL D. HARDING LICENSED 9393 KANSAS PROFESSIONAL ENGINEER

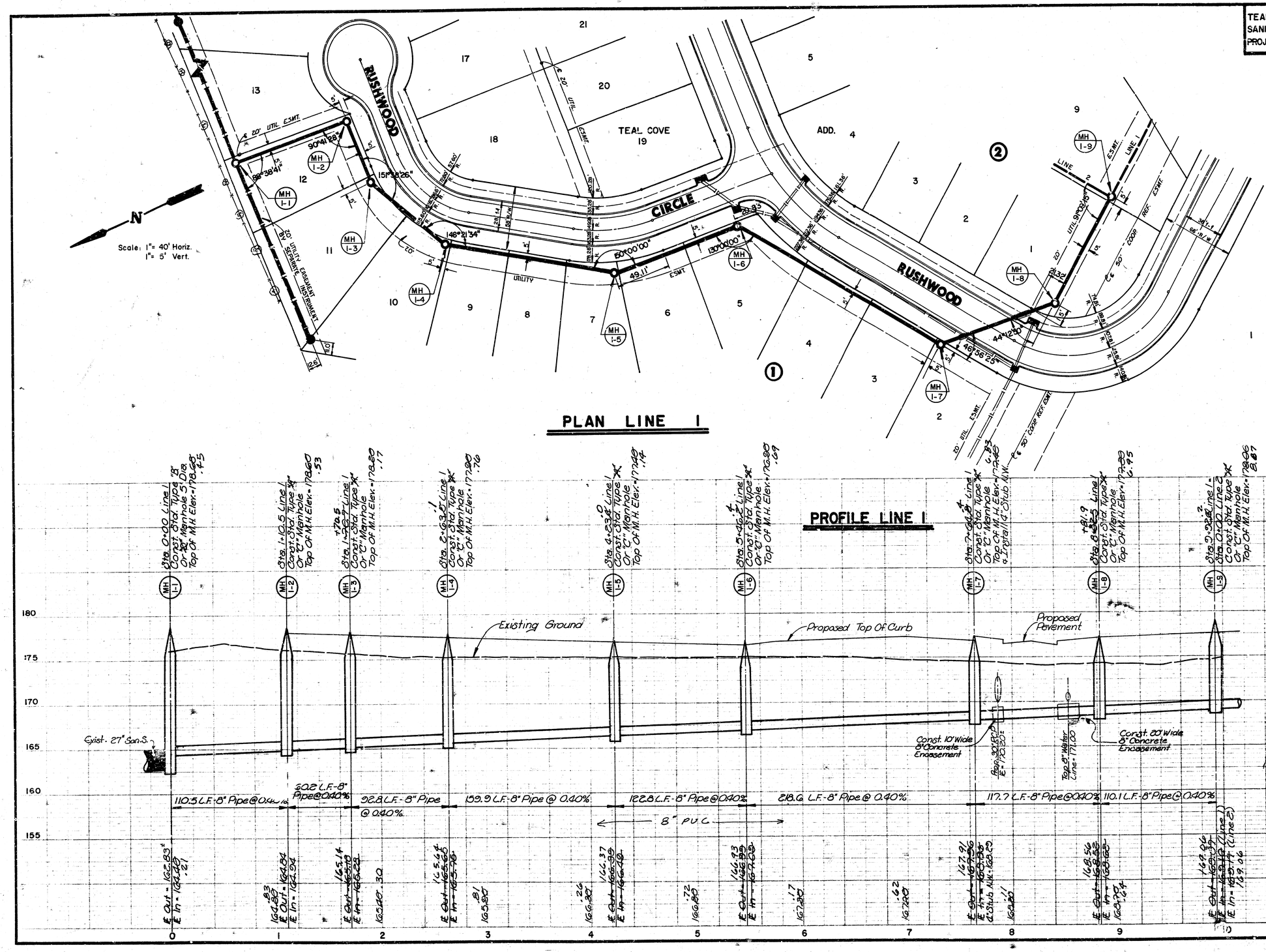
TEAL COVE SANITARY SEWER PLANS

Design AMS
Drawn by
Checked by KMS
Date June, 1985
Survey

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

Sheet 1 of 8

TEAL COVE LAT.17, MAIN 9
SANITARY SEWER NO. 23
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PLAN LINE 1

PROFILE LINE 1

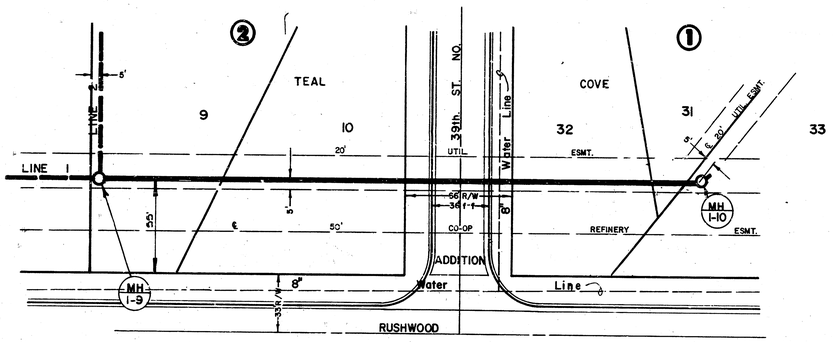
2/8

M.K.E.C.

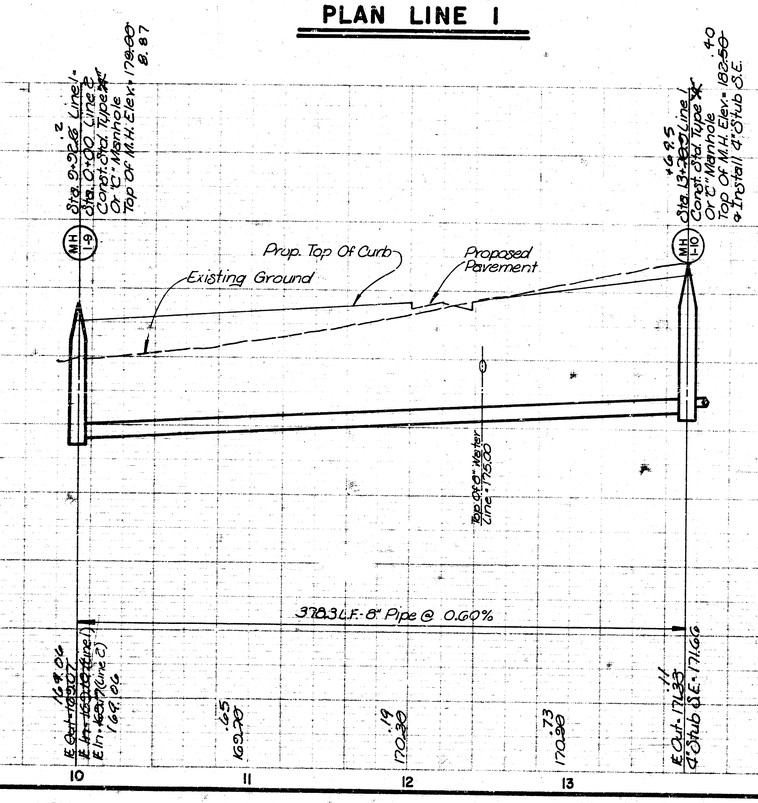
TEAL COVE LAT. 17, MAIN 9
SANITARY SEWER NO. 23
PROJ. NO. 468-76-245-81473 -000-000-001

N

Scale 1" = 40' Horiz.
1" = 5' Vert.

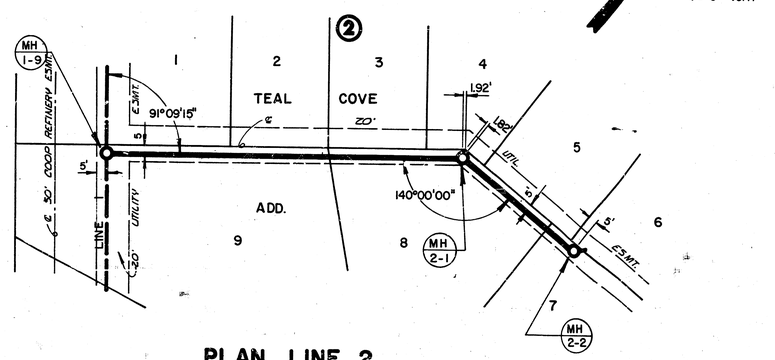


PLAN LINE 1

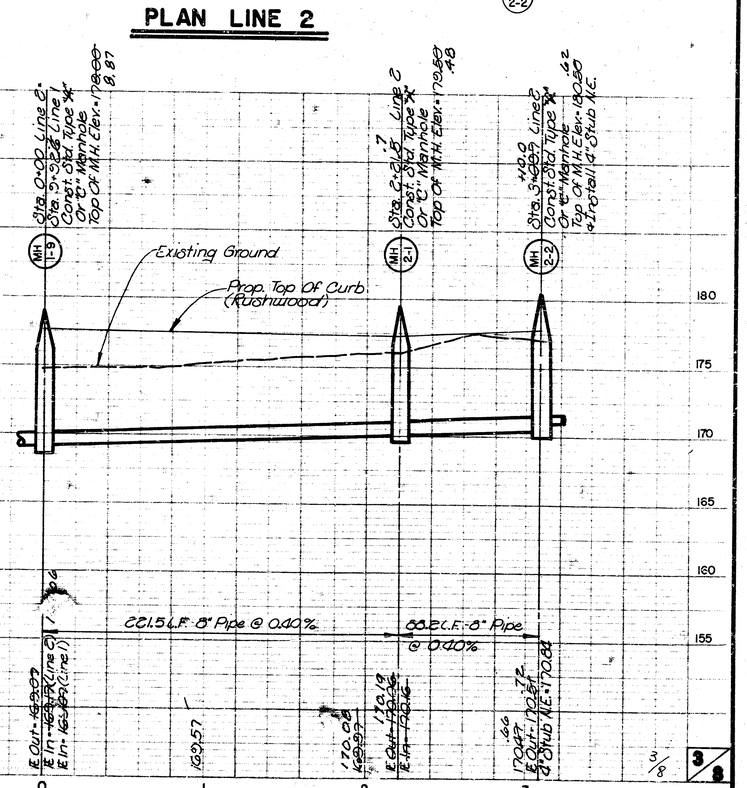


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1" = 5' Vert.



PLAN LINE 2



3/8

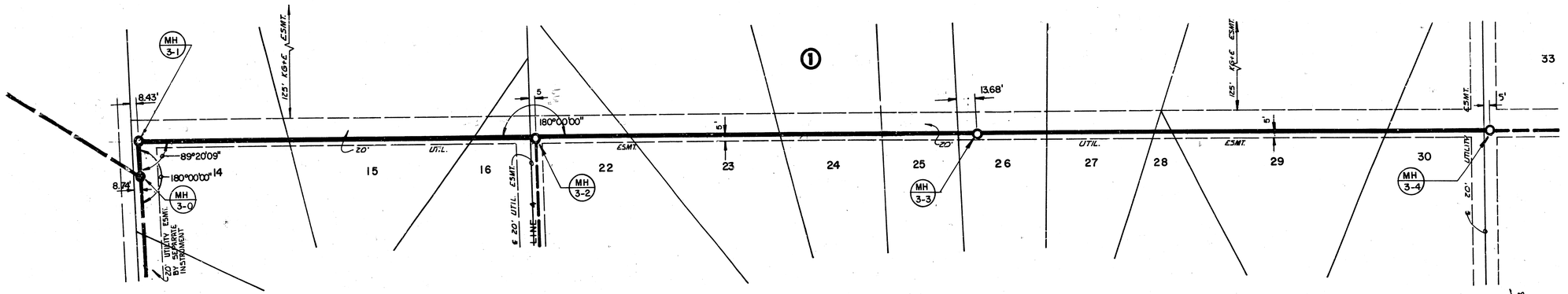
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TEAL COVE LAT. 17, MAIN 9
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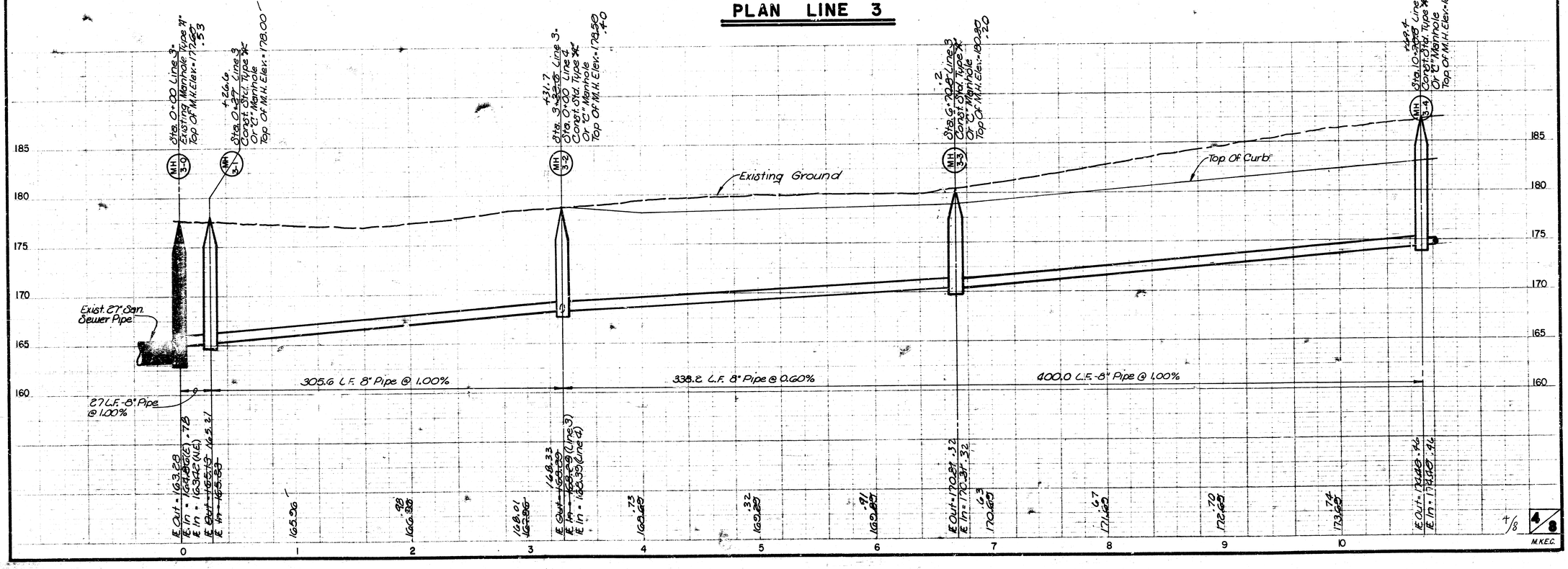
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Scale : 1"= 40' Horiz.
1"= 5' Vert.

TEAL COVE ADDITION



PLAN LINE 3

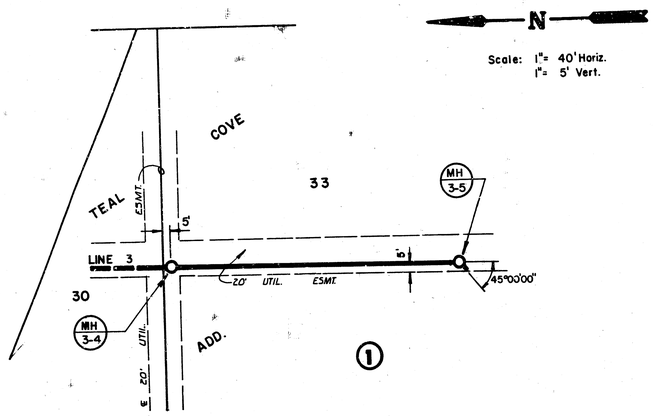


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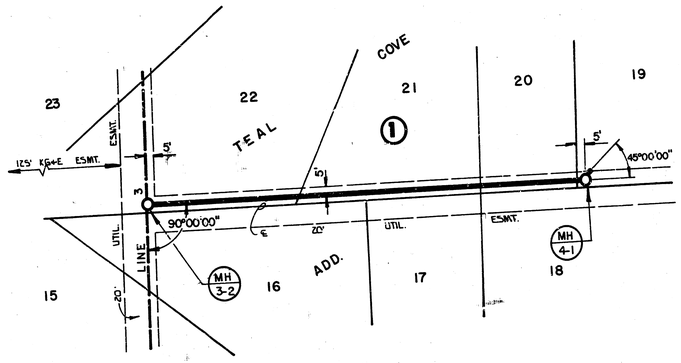
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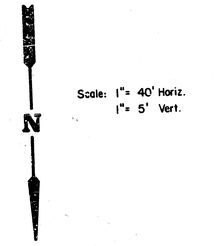
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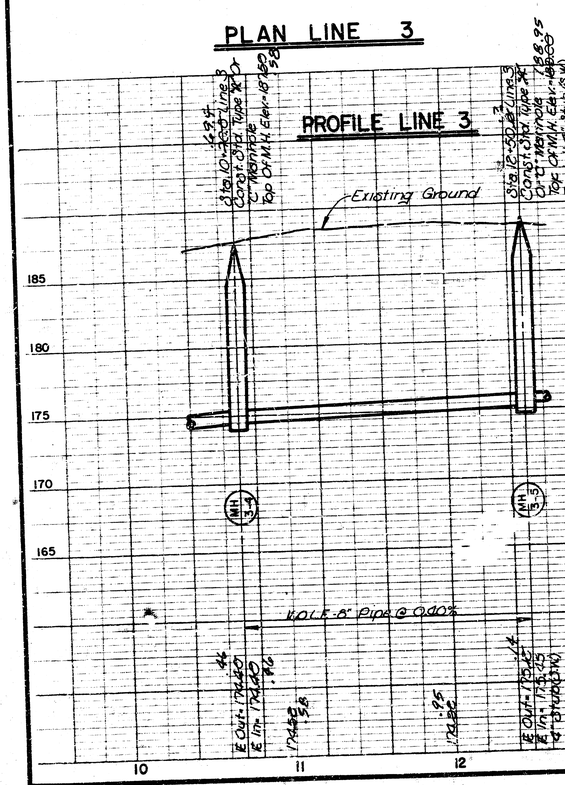
PLAN LINE 3



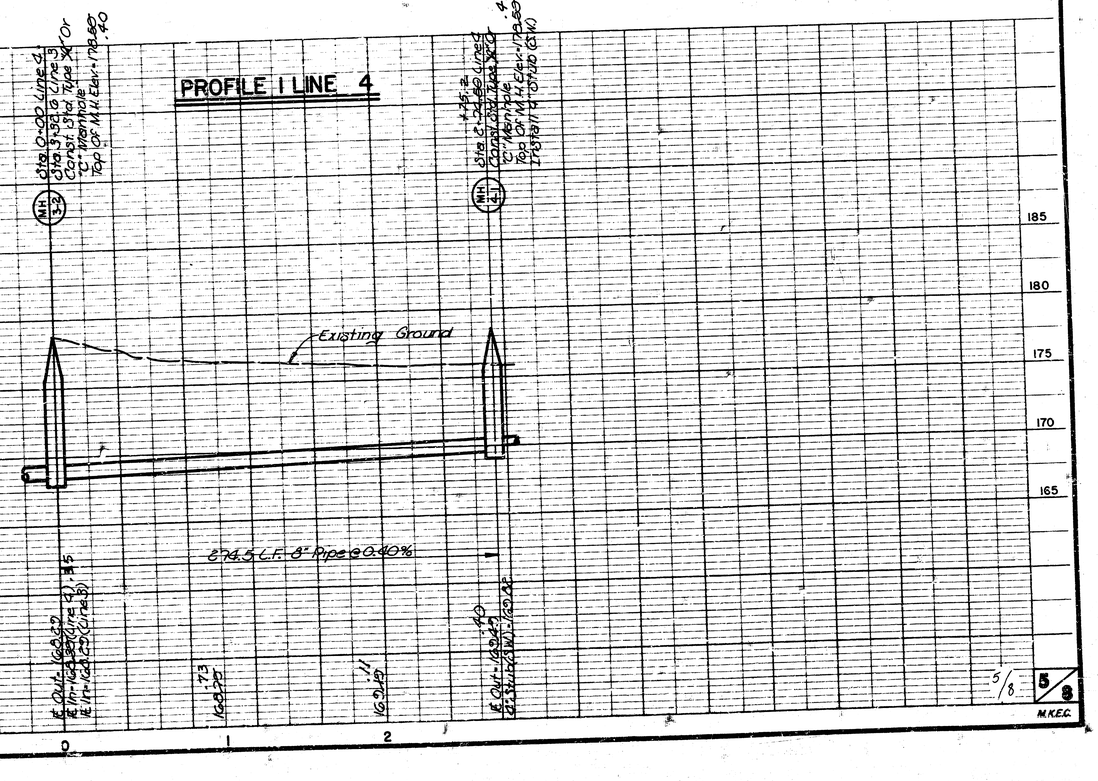
PLAN LINE 4



PROFILE LINE 3

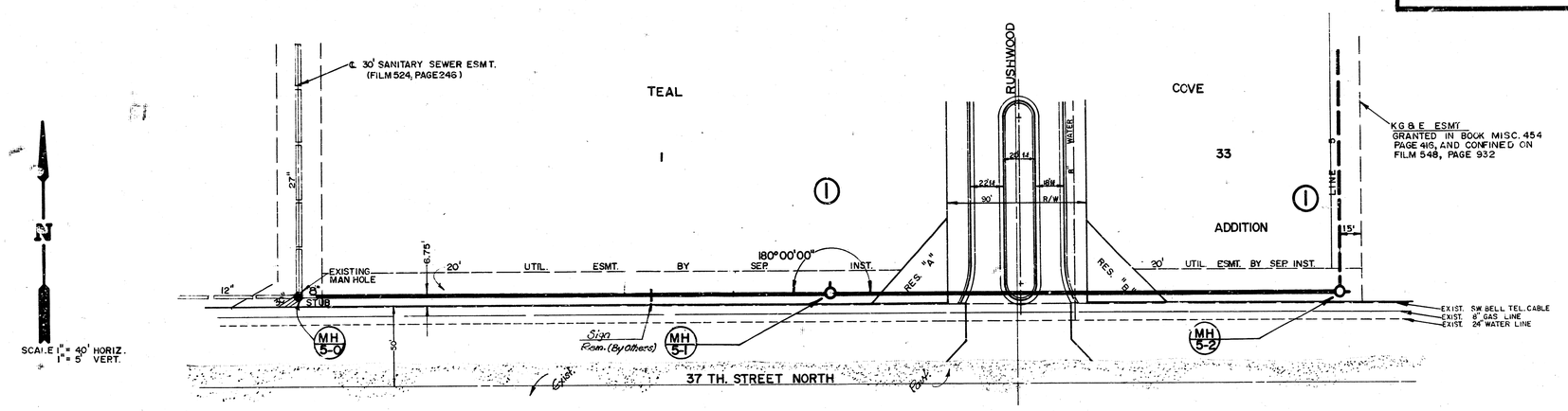


PROFILE I LINE 4



5/8
M.K.E.C.

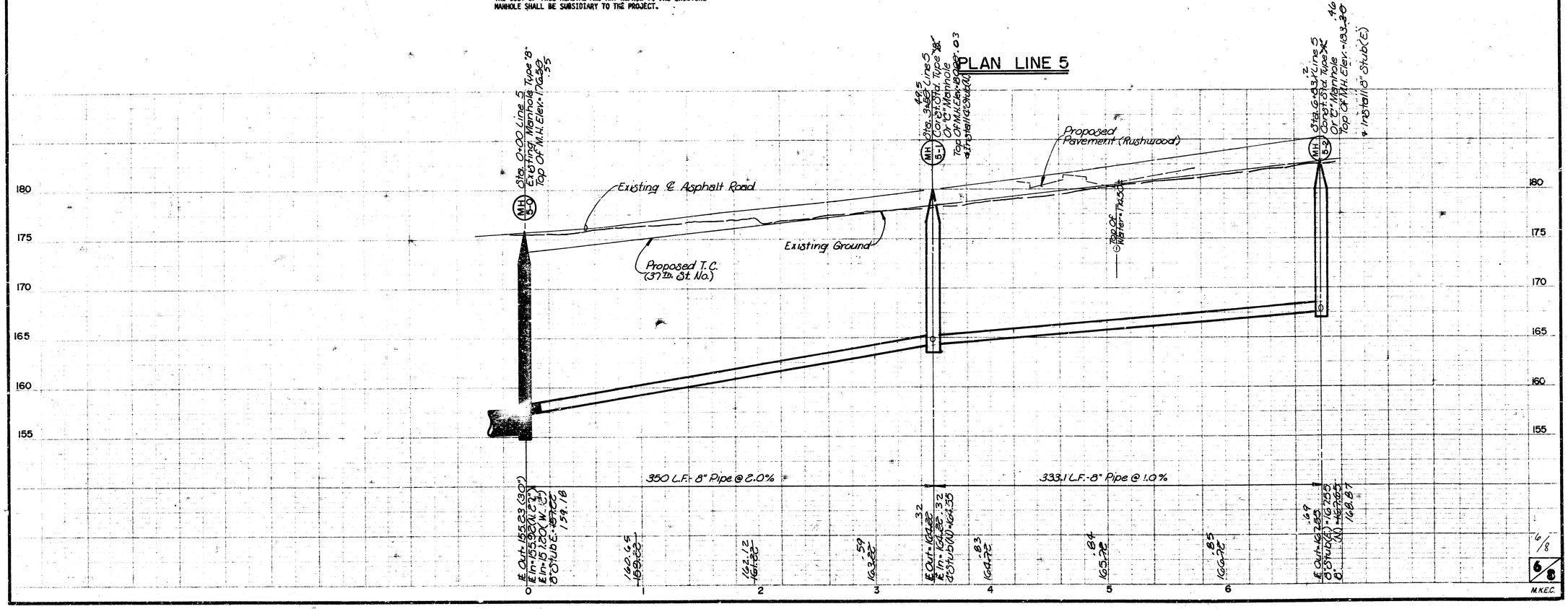
TEAL COVE LAT. 17, MAIN 9
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SCALE 1" = 40' HORIZ.
1" = 5' VERT.

THE CONTRACTOR SHALL UNCOVER AND VERIFY THE FLOWLINE AND GRADE OF THE 8" STUB AT STA. 0+00 LINE 5 PRIOR TO LAYING ANY PORTION OF LINE 5. IF THE EXISTING STUB DOES NOT MATCH THE PROPOSED GRADES, THE STUB SHALL BE REMOVED BY THE CONTRACTOR. THE COST OF THIS REMOVAL AND ANY REPAIR TO THE EXISTING MANHOLE SHALL BE SUBSIDIARY TO THE PROJECT.

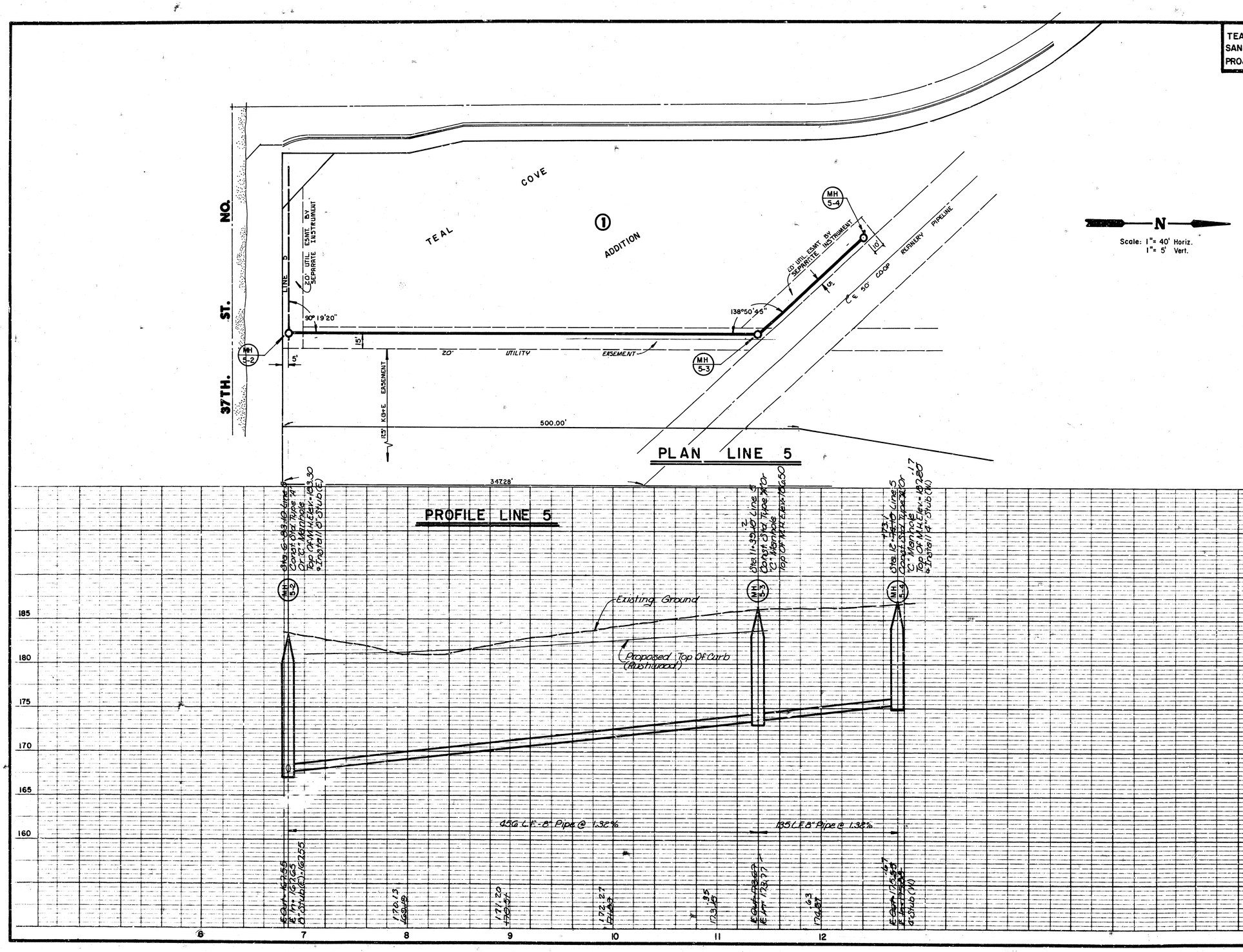
PLAN LINE 5



6/8

M.K.E.C.

TEAL COVE LAT. 17, MAIN 9
SANITARY SEWER NO. 23
PROJ. NO. 468-76-245-81473-000-000-001



7/8

M.K.E.C.

M-2 5-23

FINAL PLAT OF

TEAL COVE

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

I, Michael D. Harding, a Civil Engineer in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "TEAL COVE", an addition to Wichita, Sedgwick County, Kansas, into Lots, Blocks, Streets, Reserves and a Floodway, the same being accurately set forth in the accompanying plat and described herein:

A tract of land lying within the southwest quarter of Section 30, Township 26 South, Range 2 east of the 6th Principal Meridian, more particularly described as follows:

Beginning at the intersection of the east line of said southwest quarter and the north line of 37th Street North, said point being 50.00 feet north of the south line of said southwest quarter section; thence westerly along said north line bearing bearing S 88° 53' 40" W, 1068.76 feet; thence N 03° 17' 55" E, 624.98 feet; thence N 69° 30' 20" W, 105.00 feet; thence N 79° 45' 20" W, 100.00 feet; thence N 58° 56' 20" W, 30.00 feet; thence N 87° 21' 20" W, 71.22 feet to the southeast corner of reserve "E", "Northbrook", an addition to Wichita, Sedgwick County, Kansas; thence northerly along the east line of said addition bearing N 00° 47' 00" W, 100.18 feet; thence N 20° 23' 00" E, 295.23 feet; thence N 49° 13' 00" E, 715.00 feet; thence N 00° 47' 00" W, 100.00 feet; thence N 29° 13' 00" E, 315.00 feet; thence N 89° 13' 00" E, 505.00 feet to a point on the east line of said southwest quarter section; thence southerly along said east line bearing S 00° 47' 00" E, 1902.58 feet to the point of beginning containing 43.00 acres more or less.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 1st day of May, 1985.

Michael D. Harding
Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road, Bldg. 800
Wichita, KS 67226

MICHAEL D. HARDING LICENSED 9399 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, blocks, streets, reserves and a floodway, the same to be known as "TEAL COVE" an addition to Wichita, Sedgwick County, Kansas. Reserves "A" and "B" are being platted for construction and maintenance of public utilities, landscaping, irrigation, walls, entry signs, entrance structures, and drainage. The floodway shall be the responsibility of the owners of Lot 1, Block 1 until such time as the governing body exercising jurisdiction elects to assume the responsibility for maintainance and improvement of the drainage, provided further that no building shall be constructed on or within said floodway, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission from the City Engineers office. Minimum pad elevation on Lots 1 thru 14 inclusive, of Block 1 shall be as indicated on the face of the plat. Reserves "A" and "B" shall be owned and maintained by the owners of Lot 1, Block 1, and Lot 33, Block 1, respectively. Easements for the construction and maintenance of public utilities are hereby granted as indicated. All abutters rights of access to or from 37th Street North over and across the south line of "TEAL COVE", is hereby granted to the City of Wichita. Building setbacks shall be in accordance with the Northbrook Community Unit Plan (D.P. - 119) on file in the Wichita, Sedgwick County, Metropolitan Area Planning Department office. The dedication along the east line of the plat is contingent on the need for additional street right-of-way for the Northeast Circumferential project.

Mary Lynn Oliver
Mary Lynn Oliver

William L. Oliver Jr.
William L. Oliver Jr.

STATE OF KANSAS SS:
COUNTY OF SEDGWICK

Be it remembered that on this 7th day of May, 1985, before me, a Notary Public in and for said State and County, came William L. Oliver Jr. and Mary Lynn Oliver to me personally known to be the same persons 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.

Joan Wallace, Notary Public

My Appointment Expires:

JOAN WALLACE
NOTARY PUBLIC
STATE OF KANSAS

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

Dated this 15th day of November, 1984.

Wichita-Sedgwick County Metropolitan Area Planning Commission

William J. Froebel, Vice Chairman

Robert A. Lakin, Secretary

This plat approved and all dedications shown hereon, if any, accepted by the City Commission of the City of Wichita, Kansas, this 26th day of May, 1985.

Robert G. Brown, Mayor

Donald C. Gisick, City Clerk

Entered on transfer record this 11 day of June, 1985.

Don Wright, County Clerk

#751236

STATE OF KANSAS SS:
COUNTY OF SEDGWICK

This is to certify that this instrument was filed for record in the Register of Deeds Office at 4:30PM, on the 12th day of JUNE, 1985.

Pat Kettler, Register of Deeds

Ed Resa, Deputy

We, the Mid-Kansas Federal Savings and Loan Association, Wichita, Kansas, mortgagees on the above described property do hereby consent to the plat of "TEAL COVE".

Mid-Kansas Federal Savings and Loan Association

By: Max L. Herzet, Senior Vice-president

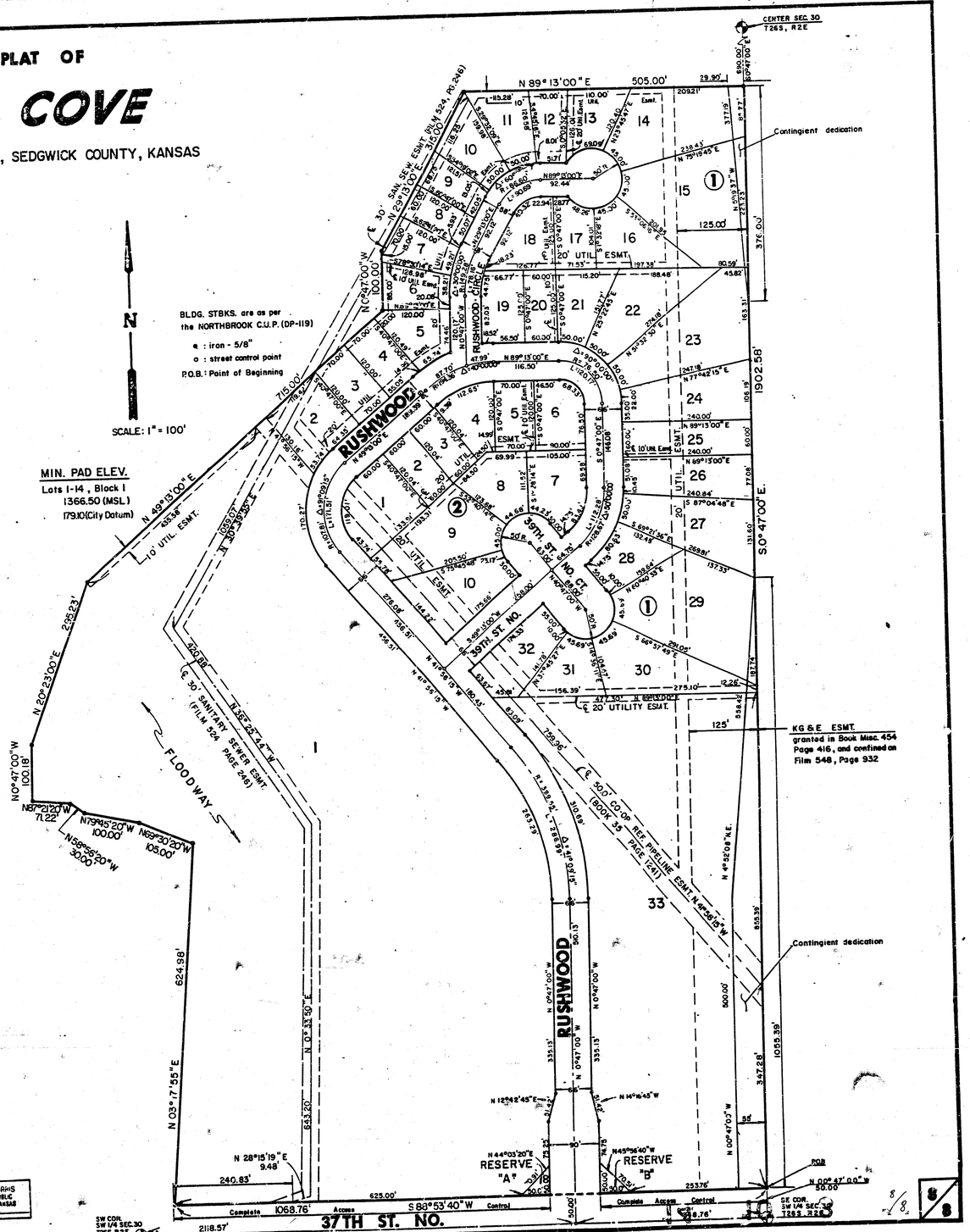
STATE OF KANSAS SS:
COUNTY OF SEDGWICK

Be it remembered that on this 7th day of May, 1985, before me, a Notary Public in and for said State and County, came Max L. Herzet, Senior Vice-president, on behalf of Mid-Kansas Federal Savings and Loan Association, 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.

JoAnn Norris, Notary Public

My Appointment Expires: 4-14-87

JoANN NORRIS NOTARY PUBLIC STATE OF KANSAS



20.00

M-2 5-23