

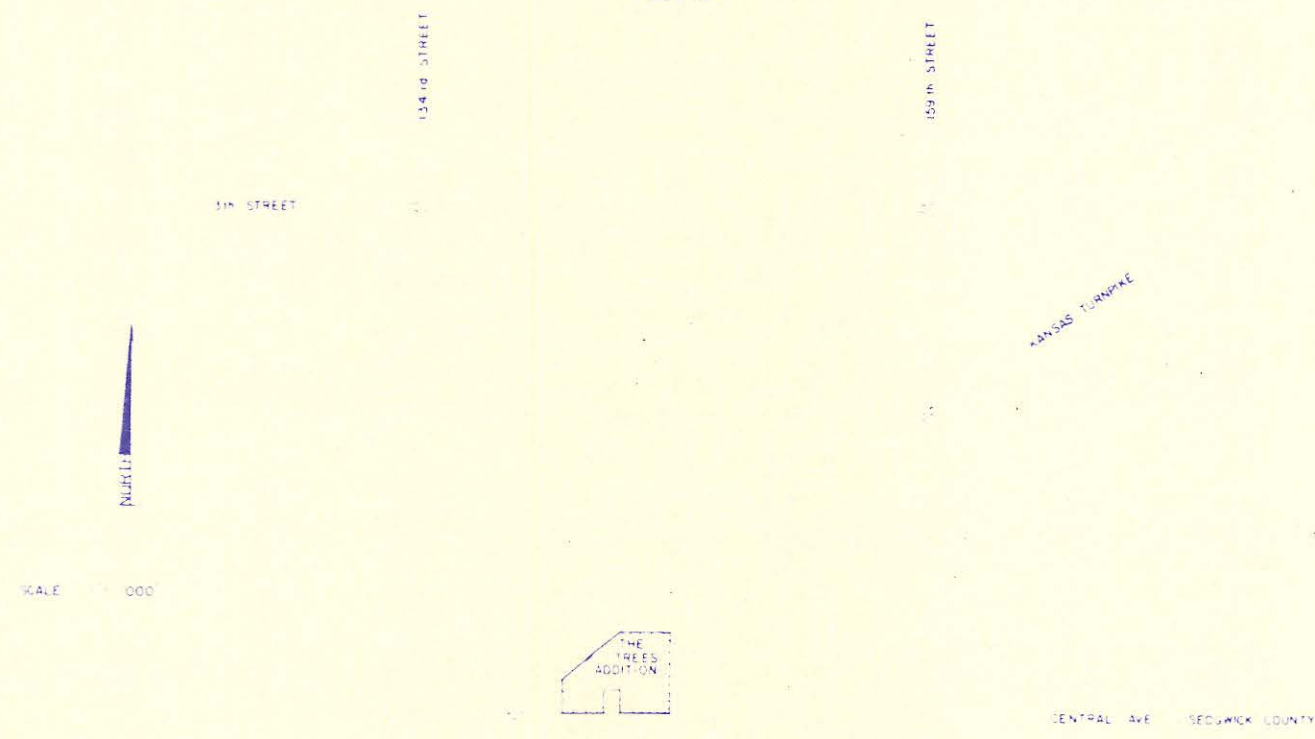
4MC-078

PLANS

SEWER EXTENSION

CRESTVIEW IMPROVEMENT DISTRICT

THE  
TREES ADDITION  
1979



RENSHAW ENGINEERS  
1001 WEST 10TH AVENUE  
DENVER, COLORADO 80202

SCALE: PROJECT NO.  
DATE: 3-19-79 SHEETS: OF 5

4MC-078

PRIVATE SEWER EASEMENT

WHEREAS, Thomas D. Jacob, Wendy L. Jacob, Jim L. Shadid and Joyce Shadid are the owners of the real estate legally described as follows, to-wit: Lot 23, Block 1, The Trees Second Addition to Sedgwick County, Kansas hereinafter referred to as Lot 23

WHEREAS, Landco Inc., a Nebraska Corporation is the owner of the real estate legally described as follows, to-wit: Lot 24, Block 1, The Trees Second Addition to Sedgwick County, Kansas hereinafter referred to as Lot 24

WHEREAS, it is necessary to grant a permanent, private sewer easement across that portion of Lot 23 as is hereinafter described in order to enable the owner of Lot 24 to lay a private sewer line from said lot to the sewer main.

Now Therefore, for and in consideration, the receipt and sufficiency hereof are acknowledged by the owners of Lot 23, Thomas D. Jacob, Wendy L. Jacob, Jim L. Shadid, and Joyce Shadid do hereby grant to Landco Inc. and all their successors in interest of Lot 24 a permanent easement for the purposes of installation, maintenance and repair of a private sewer line, which easement shall be limited to that portion of Lot 23, and described as follows, to-wit: Beginning at the southeast corner of Lot 23, Block 1, The Trees Second Addition to Sedgwick County, Kansas; thence westerly along the south line of said lot 23, 61 feet; thence northeasterly 86 feet to a point on the east line of said lot 23; thence southerly along said east line 61 feet to the point of beginning

PRIVATE SEWER EASEMENT

WHEREAS, Thomas D. Jacob, Wendy L. Jacob, Jim L. Shadid, and Joyce Shadid are the owners of the real estate legally described as follows, to-wit: Lot 2, Block 2, The Trees Second Addition to Sedgwick County, Kansas hereinafter referred to as Lot 2

WHEREAS, Thomas D. Jacob, Wendy L. Jacob, Jim L. Shadid, and Joyce Shadid are the owners of the real estate legally described as follows, to-wit: Lot 1, Block 2, The Trees Second Addition to Sedgwick County, Kansas hereinafter referred to as Lot 1

WHEREAS, it is necessary to grant a permanent, private sewer easement across that portion of Lot 2 as is hereinafter described in order to enable the owner of Lot 1 to lay a private sewer line from said lot to the sewer main.

Now Therefore, for and in consideration, the receipt and sufficiency hereof are acknowledged by the owners of Lot 2, Thomas D. Jacob, Wendy L. Jacob, Jim L. Shadid and Joyce Shadid do hereby grant to themselves and all their successors in interest of Lot 1 a permanent easement for the purposes of installation, maintenance and repair of a private sewer line, which easement shall be limited to that portion of Lot 2, and described as follows, to-wit: Beginning at the southeast corner of Lot 2, Block 2, The Trees Second Addition to Sedgwick County, Kansas; thence westerly along the south line of said lot 2, 59 feet; thence northeasterly 83 feet to a point on the east line of said lot 2; thence southerly along said east line 59 feet to the point of beginning

PRIVATE SEWER EASEMENT

WHEREAS, Thomas D. Jacob, Wendy L. Jacob, Jim L. Shadid, and Joyce Shadid are the owners of the real estate legally described as follows, to-wit: Lot 2, Block 1, The Trees Second Addition to Sedgwick County, Kansas hereinafter referred to as Lot 2

WHEREAS, Thomas D. Jacob, Wendy L. Jacob, Jim L. Shadid, and Joyce Shadid are the owners of the real estate legally described as follows, to-wit: Lot 1, Block 1, The Trees Second Addition to Sedgwick County, Kansas hereinafter referred to as Lot 1

WHEREAS, it is necessary to grant a permanent, private sewer easement across that portion of Lot 2 as is hereinafter described in order to enable the owner of Lot 1 to lay a private sewer line from said lot to the sewer main.

Now Therefore, for and in consideration, the receipt and sufficiency hereof are acknowledged by the owners of Lot 2, Thomas D. Jacob, Wendy L. Jacob, Jim L. Shadid and Joyce Shadid do hereby grant to themselves and all their successors in interest of Lot 1 a permanent easement for the purposes of installation, maintenance and repair of a private sewer line, which easement shall be limited to that portion of Lot 2, and described as follows, to-wit:

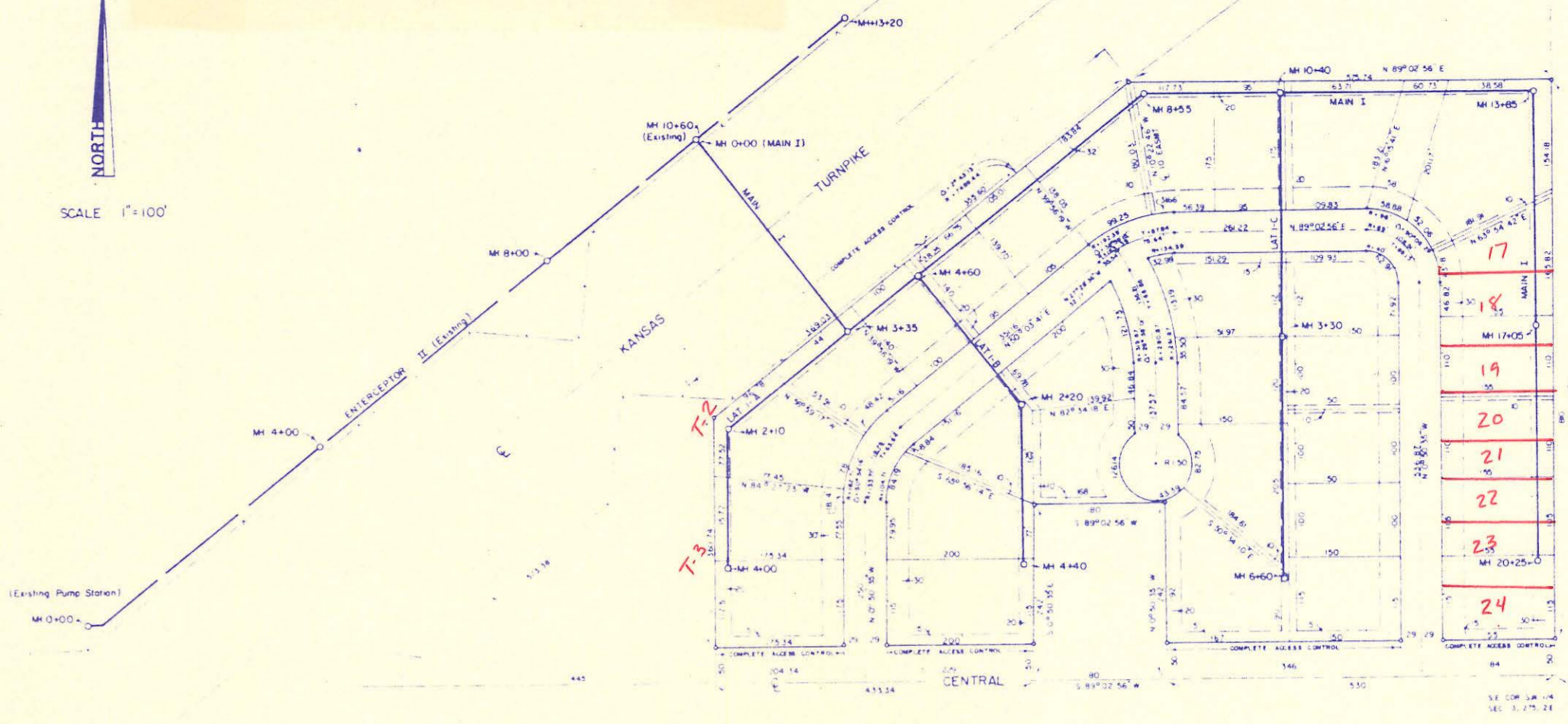
Beginning at the southwest corner of Lot 2, Block 1, The Trees Second Addition to Sedgwick County, Kansas; thence easterly along the south line of said lot 2, 59 feet; thence northwesterly 83 feet to a point on the west line of said lot 2; thence southerly along said west line 59 feet to the point of beginning

PRIVATE SEWER EASEMENT

WHEREAS, Thomas D. Jacob, Wendy L. Jacob, Jim L. Shadid, and Joyce Shadid are the owners of the real estate legally described as follows, to-wit: Lot 16, Block 2, The Trees Second Addition to Sedgwick County, Kansas hereinafter referred to as Lot 16

WHEREAS, it is necessary to grant a permanent, private sewer easement across that portion of Lot 16 as is hereinafter described in order to enable the owner of Lot 15 to lay a private sewer line from said lot to the sewer main.

Now Therefore, for and in consideration, the receipt and sufficiency hereof are acknowledged by the owners of Lot 16, Thomas D. Jacob, Wendy L. Jacob, Jim L. Shadid, and Joyce Shadid do hereby grant to themselves and all their successors in interest of Lot 15 a permanent easement for the purposes of installation, maintenance and repair of a private sewer line, which easement shall be limited to that portion of Lot 16, and described as follows, to-wit: Beginning at the southwest corner of Lot 16, Block 2, The Trees Second Addition to Sedgwick County, Kansas; thence easterly along the south line of said lot 16, 32 feet; thence northwesterly 45 feet along said west line 32 feet to the point of beginning



REISS & GOODNESS ENGINEERS  
2100 WEST 21st STREET  
WICHITA, KANSAS 67204  
(316) 832-0333

THE TREES ADDITION, SANITARY SEWER EXTENTION

CRESTVIEW IMPROVEMENT DISTRICT

PRIVATE SEWER EASEMENT

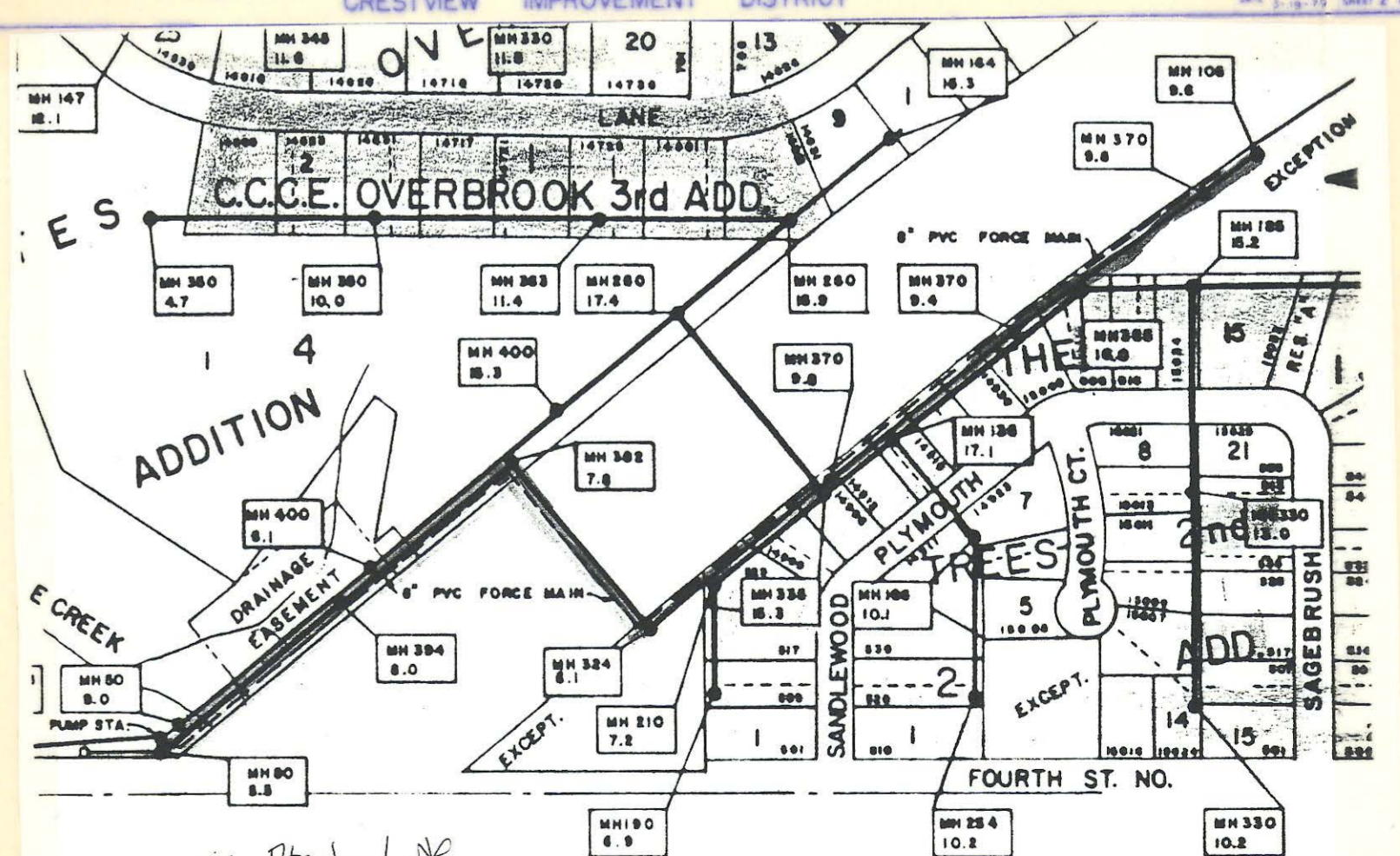
WHEREAS, Thomas D. Jacob, Wendy L. Jacob, Jim L. Shadid, and Joyce Shadid are the owners of the real estate legally described as follows, to-wit: Lot 16, Block 2, The Trees Second Addition to Sedgwick County, Kansas hereinafter referred to as Lot 16

WHEREAS, Thomas D. Jacob, Wendy L. Jacob, Jim L. Shadid, and Joyce Shadid are the owners of the real estate legally described as follows, to-wit: Lot 15, Block 2, The Trees Second Addition to Sedgwick County, Kansas hereinafter referred to as Lot 15

WHEREAS, it is necessary to grant a permanent, private sewer easement across that portion of Lot 16 as is hereinafter described in order to enable the owner of Lot 15 to lay a private sewer line from said lot to the sewer main.

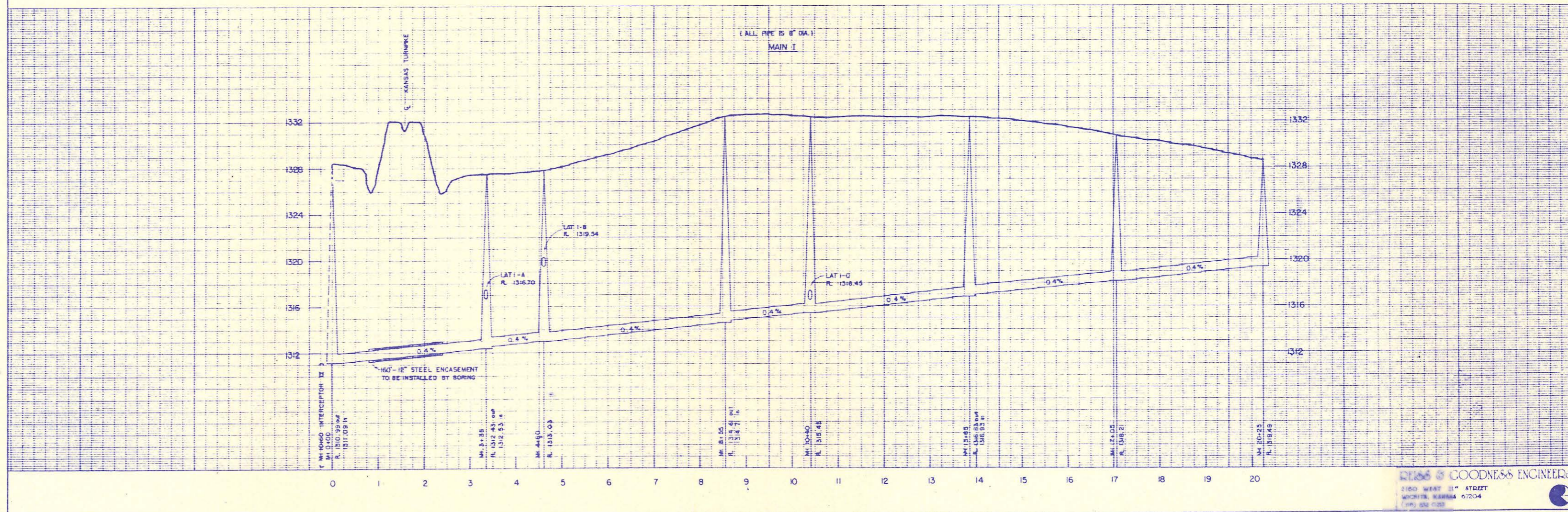
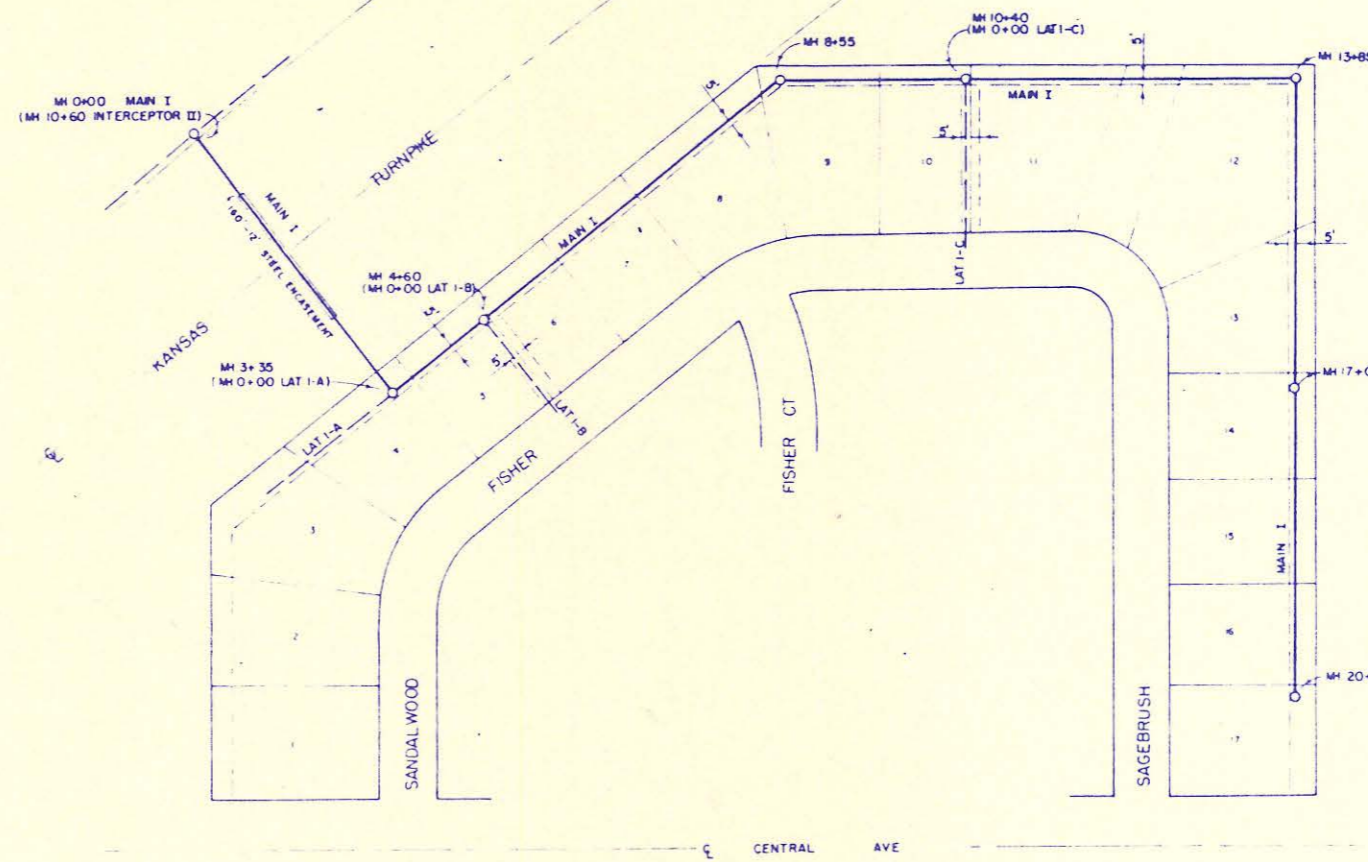
Now Therefore, for and in consideration, the receipt and sufficiency hereof are acknowledged by the owners of Lot 16, Thomas D. Jacob, Wendy L. Jacob, Jim L. Shadid, and Joyce Shadid do hereby grant to themselves and all their successors in interest of Lot 15 a permanent easement for the purposes of installation, maintenance and repair of a private sewer line, which easement shall be limited to that portion of Lot 16, and described as follows, to-wit:

Beginning at the southwest corner of Lot 16, Block 2, The Trees Second Addition to Sedgwick County, Kansas; thence easterly along the south line of said lot 16, 32 feet; thence northwesterly 45 feet to a point on the west line of said lot 16; thence southerly along said west line 32 feet to the point of beginning



\* Abandoned \*  
Force Main

CRESTVIEW IMPROVEMENT DISTRICT



REVISION \_\_\_\_\_ DRAWN BY \_\_\_\_\_ CHECKED BY \_\_\_\_\_ DESIGNED BY \_\_\_\_\_ PROJECT "THE TREES ADDITION" SANITARY SEWER SYSTEM CUSTOMER CRESTVIEW IMPROVEMENT DISTRICT

GOODNESS ENGINEERS  
2100 WEST 31<sup>ST</sup> STREET  
WICHITA, KANSAS 67204  
(316) 261-1100

250 Rockborough Building  
200 North Rock Road  
Wichita, Kansas 67206  
316/666-7300

October 14, 1980

Mr. Tom Jacob  
5920 E. Central  
Wichita, Kansas 67208

Re: Sewer Service for "The Trees Second Addition"

Dear Mr. Jacobs:

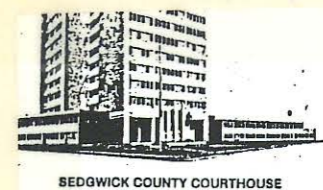
Please inform prospective buyers of Lots 2 and 23, Block 1, and Lots 2 and 16, Block 2 that private sewer easements cover a portion of each of said lots to allow for connection of adjoiners to the existing sewer lines. Also, please inform prospective buyers of Lots 1 and 24, Block 1 and Lots 1 and 15, Block 2 that it is questionable whether basements constructed on said lots can be provided with sewer service.

If you have questions regarding this matter, please call.

Sincerely,  
VAN DOREN-HAZARD-STALLINGS

By: *Steven E. Anderson*  
Steven E. Anderson

cc: Sedgwick County Dept. of Public Works  
Attn: Andy Harkness



COUNTY OF SEDGWICK  
DEPARTMENT OF PUBLIC WORKS

1015 STILLWELL  
WICHITA, KANSAS 67213  
JOE D. FREEMAN, P.E.  
ACTING COUNTY ENGINEER

October 13, 1980

Van Doren, Hazard, Stallings  
260 North Rock Road, Suite 250  
Wichita, Kansas 67203

ATTENTION: Steve Anderson

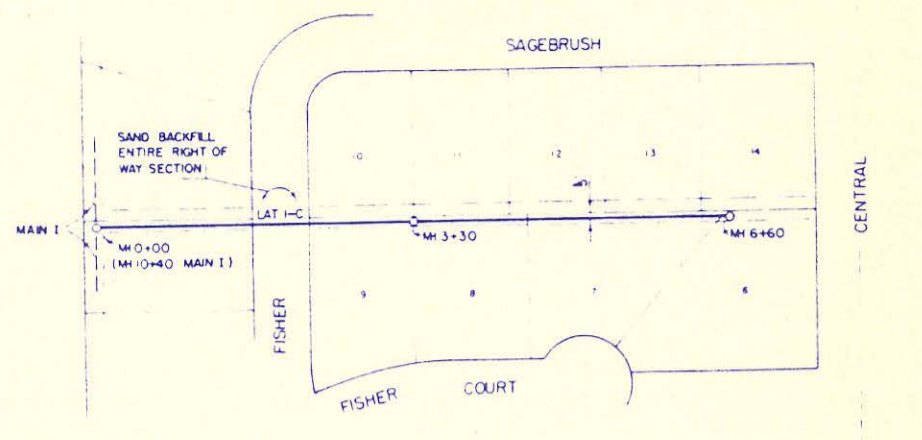
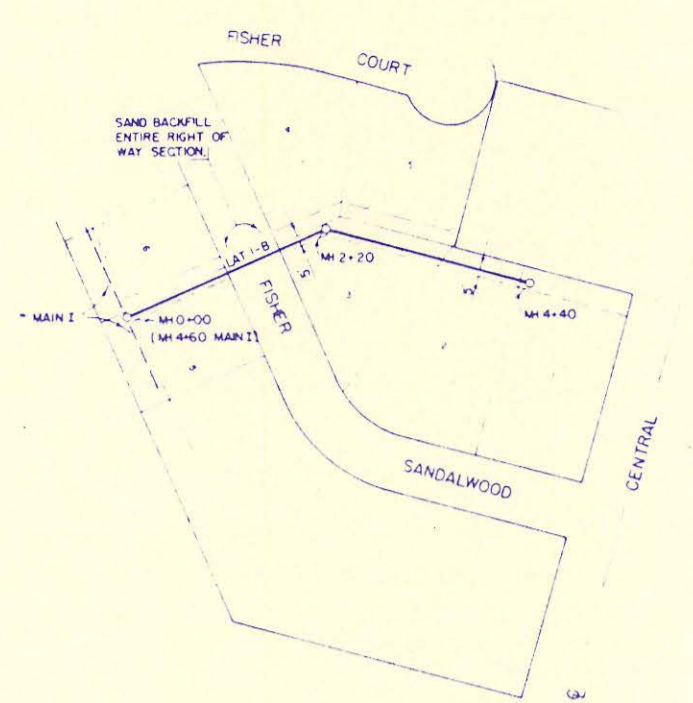
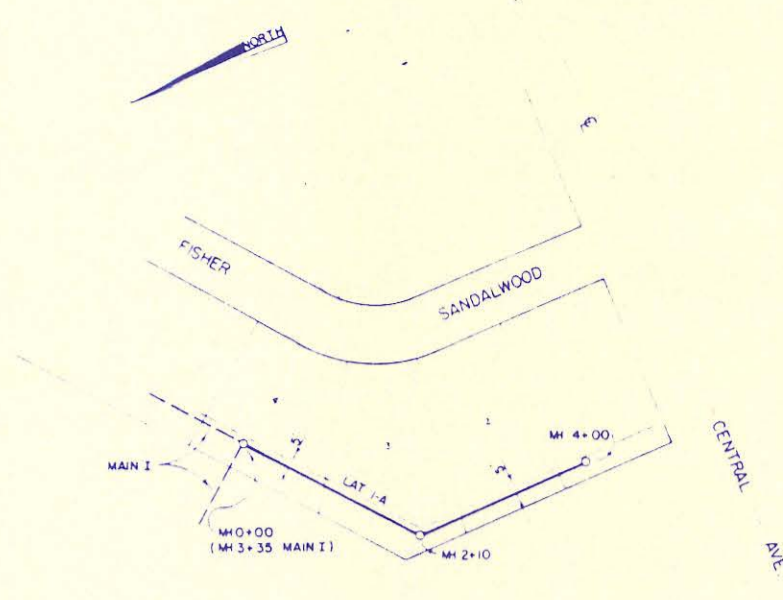
*Called Anderson 10/14/80*

RE: Sewer Extensions  
The Trees Second Addition

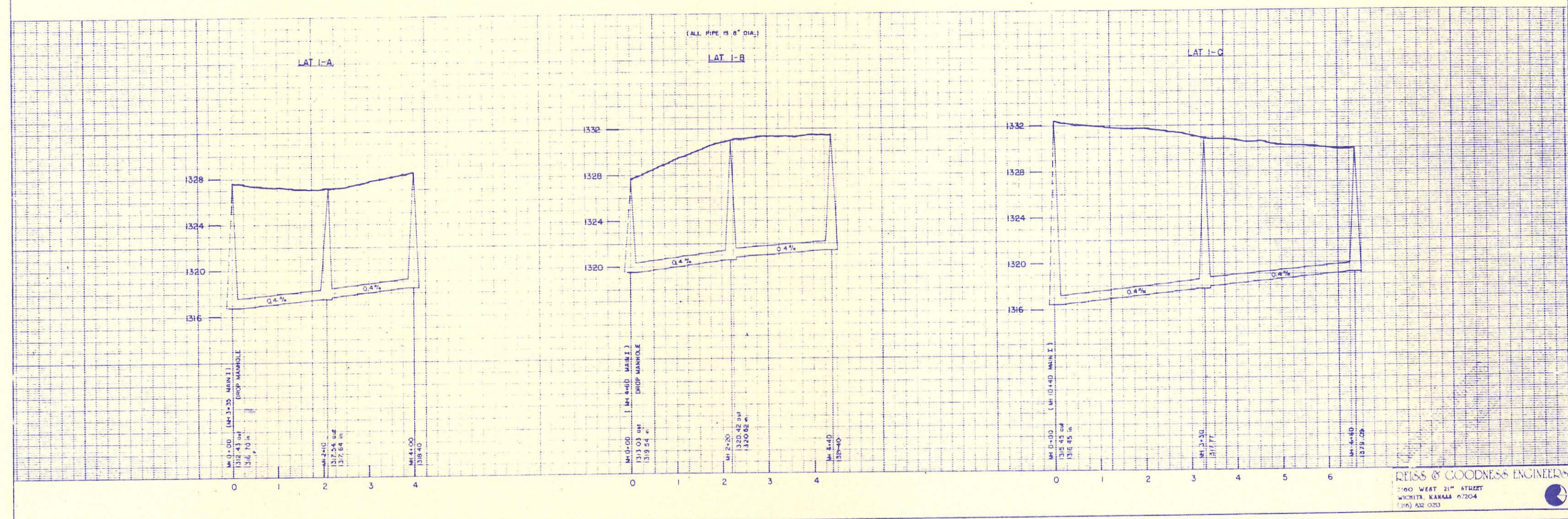
Dear Mr. Anderson:

The replatting of the Trees Addition has left four lots without sewer service. After reviewing proposals submitted by you, this department will require the following:

1. A private sewer service line will be allowed for Lots 1 and 24, Block 1, and Lot 1, Block 2, the connection of the same to be north of existing manholes. This will require a private sewer easement across the southeast portion of Lot 2, Block 1, the southeast portion of Lot 2, Block 2, and the southeast portion of Lot 23, Block 1. This easement shall be a minimum of 10 feet in width, and certified copies of the same shall be presented to this office prior to issuance of any building permits for the above mentioned lots. For your convience, we have submitted a marked private sewer easement to use as a guideline. We would suggest the final private easement be submitted to this office for review prior to filing.
2. Lot 13, Block 2, will require an approximate 80 lineal feet of sewer construction and two manholes. An irrevocable letter of credit, or acceptable guarantee in the amount of Five Thousand Six Hundred Twenty Five Dollars (\$5,625.00) will be required before the final plat is released for recording.

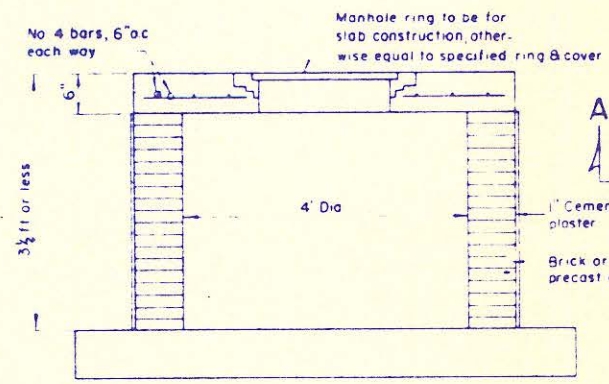


SCALE  
 PLAN 1" = 100'  
 PROFILE 1" = 100'  
 VERT. 1" = 4'



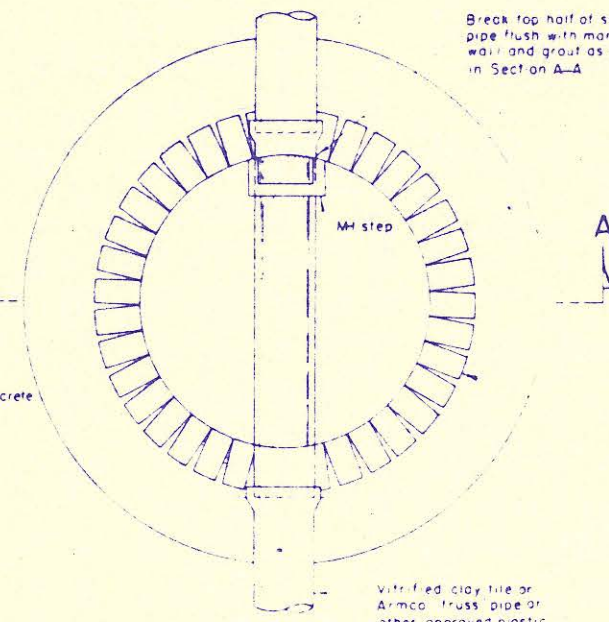
REISS & GOODNESS ENGINEERS  
 2140 WEST 21<sup>ST</sup> AVENUE  
 WICHITA, KANSAS 67204  
 (316) 432-0323

Note  
Manholes 3 1/2 ft deep or less shall be constructed without a cone section but with a 6" thick reinforced concrete slab top.

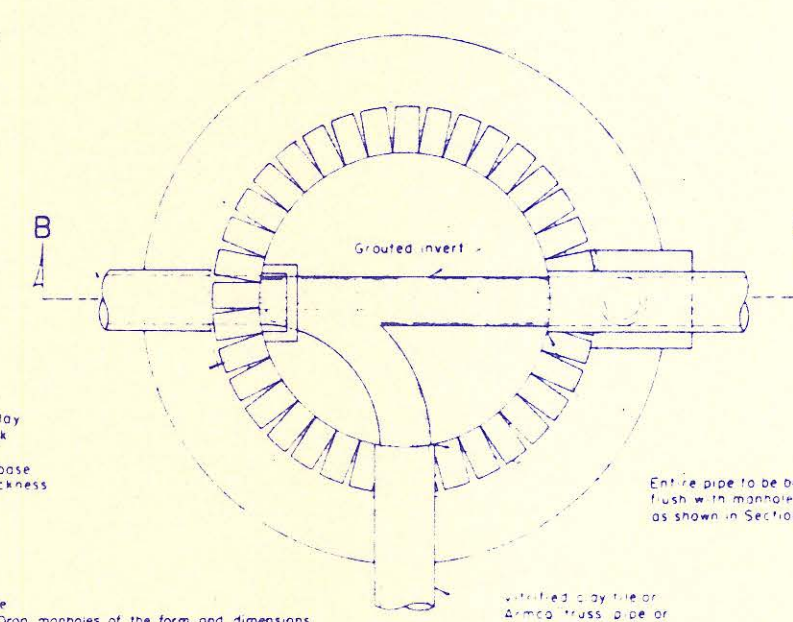


**Shallow Manhole**

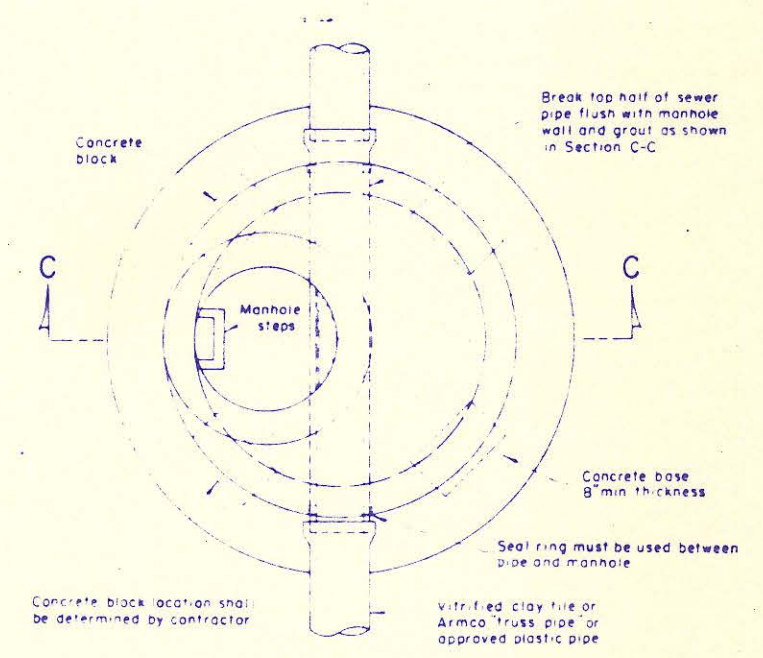
Scale 1/4" = 1'-0"



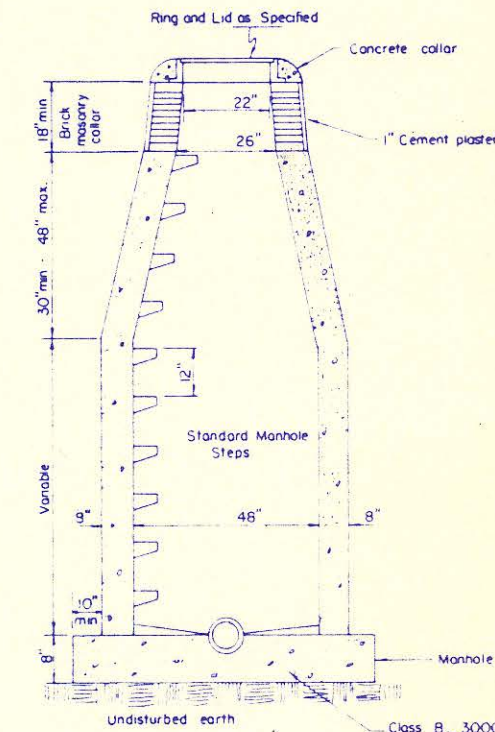
**Plan**



**Plan**

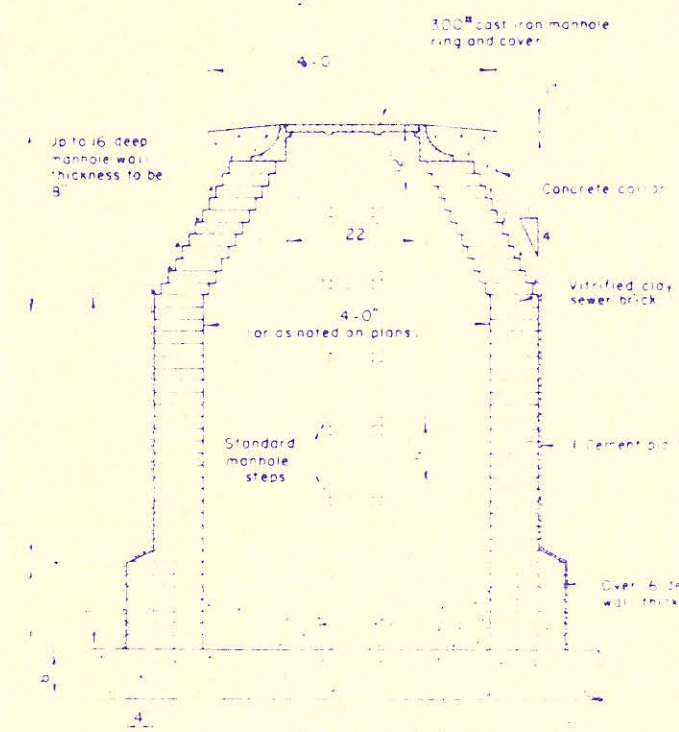


**Plan**



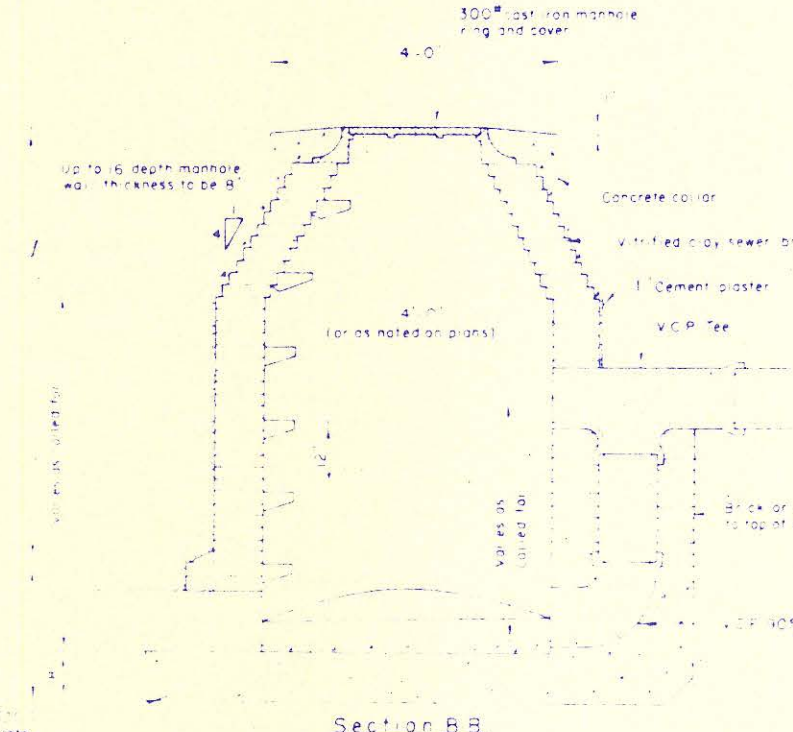
**Standard Poured in Base Manhole**

No Scale



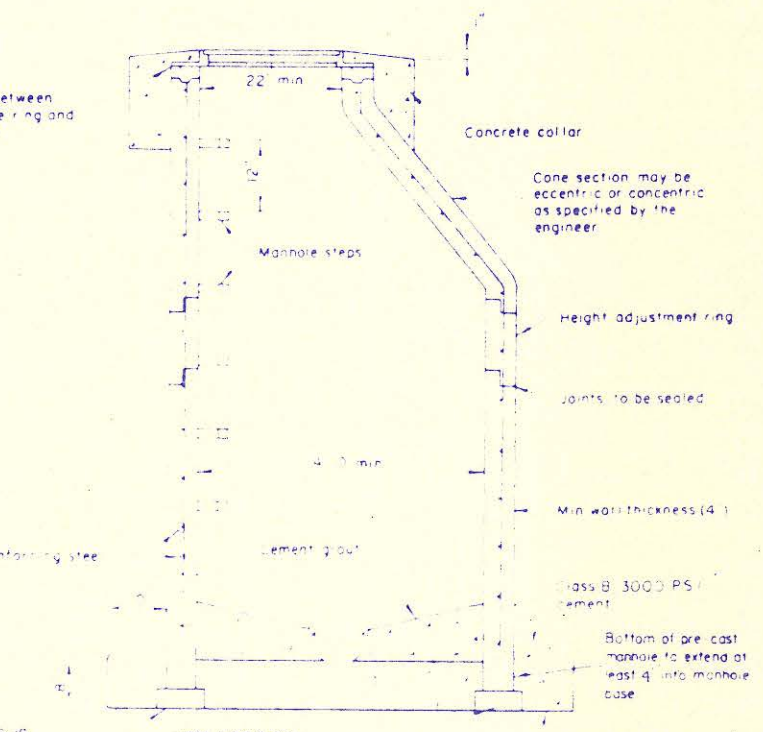
**Section A-A Brick Manhole**

No Scale



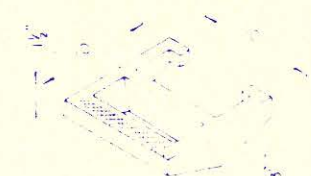
**Section B-B Brick Drop Manhole**

No Scale



**Section C-C Precast Reinforced Concrete Manhole**

No Scale



**Manhole Step**

Scale 1/2" = 1'-0"



**Service Connection Details**

No Scale



**Service Cleanout**

No Scale

NOTE:  
Precast manholes shall have plastic liners. The plastic liner may be Ameri-Plate T-Lock Liner, Plate, B.F. Goodrich LOK-RIB Koroseal, or an approved equal. The plastic liner manufacturer's recommendations for installing, sealing, joints, testing and inspection of the plastic liner shall be considered as incorporated in and forming a part of these specifications. The manhole supplier shall furnish to the engineer three copies of the plastic liner manufacturer's recommendation prior to the fabrication of any manhole.

Note:  
This standard sheet shows the types of construction for the items shown which will normally be encountered on a sewerage project. Special conditions or types of construction are shown on other drawings and specifications.