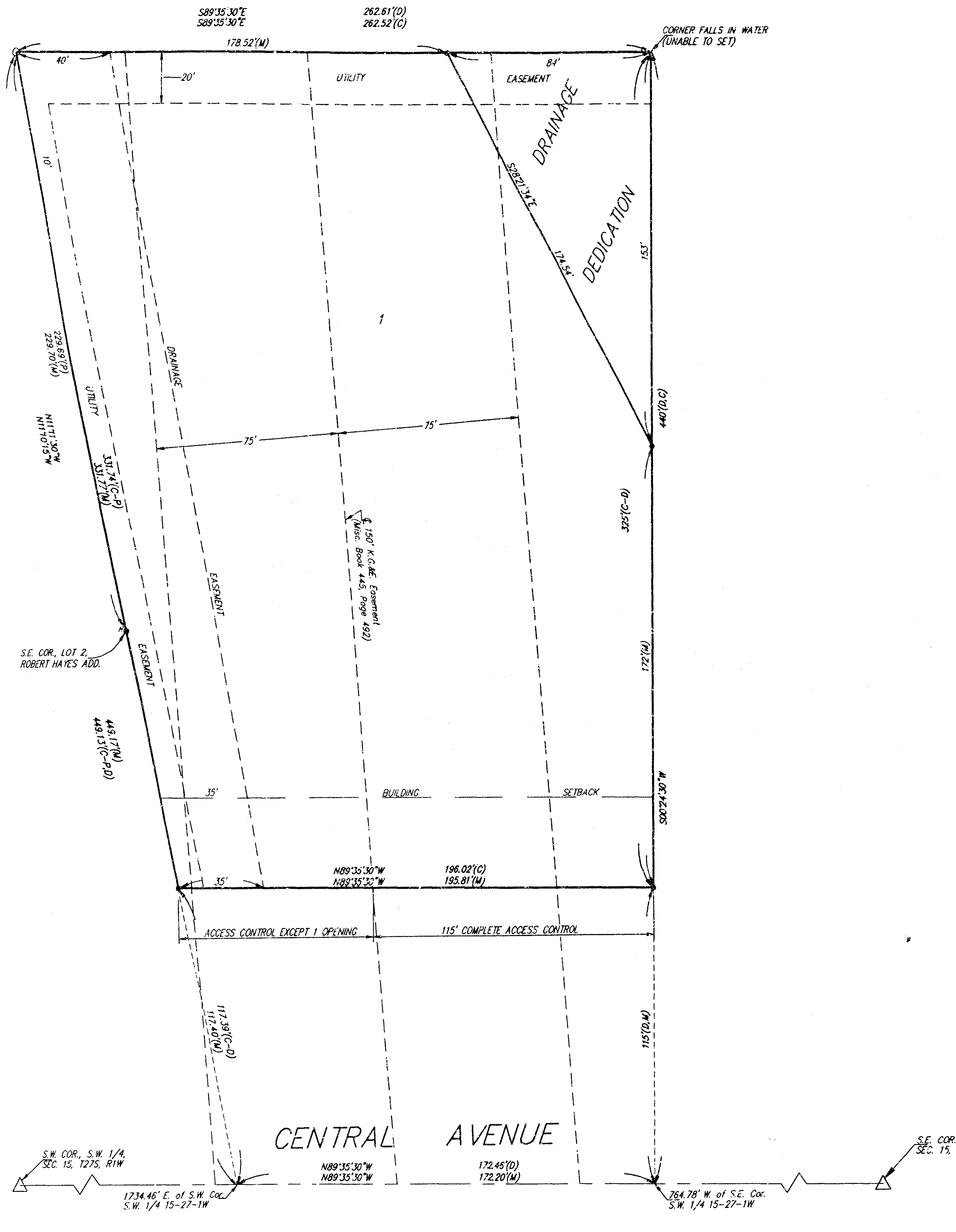
HOSKINSON ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS


S89°35'30"E
S89°35'30"E
262.61'(D)
262.52'(C)
178.52'(M)
CORNER FALLS IN WATER
(UNABLE TO SET)
40'
20'
UTILITY
84'
EASEMENT
DRAINAGE
DEDICATION
S28°21'34"E
174.54'
153'
10'
1
229.69'(P)
229.70'(M)
UTILITY
DRAINAGE
N11°11'30"W
N11°10'15"W
331.74'(C-P)
331.77'(M)
75'
75'
440'(D,C)
325'(C-D)
℄ 150' K.G.&E. Easement
(Misc. Book 445, Page 492)
EASEMENT
EASEMENT
S.E. COR., LOT 2,
ROBERT HAYES ADD.
172'(M)
449.17'(M)
449.13'(C-P,D)
35'
BUILDING
SETBACK
S00°24'30"W
35'
N89°35'30"W
N89°35'30"W
196.02'(C)
195.81'(M)
ACCESS CONTROL EXCEPT 1 OPENING
115' COMPLETE ACCESS CONTROL
117.39'(C-D)
117.40'(M)
115'(D,M)
CENTRAL AVENUE
S.W. COR., S.W. 1/4,
SEC. 15, T27S, R1W
N89°35'30"W
N89°35'30"W
172.45'(D)
172.20'(M)
S.E. COR., S.W. 1/4,
SEC. 15, T27S, R1W
1734.46' E. of S.W. Cor.
S.W. 1/4 15-27-1W
764.78' W. of S.E. Cor.
S.W. 1/4 15-27-1W

State of Kansas)
Sedgwick County) SS We, Baughman Company, P.A., Surveyors in aforesaid County and State do hereby certify that we have surveyed and platted "HOSKINSON ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: A tract in the S.W. 1/4 of Sec. 15, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas, described as beginning at a point 764.78 feet west of the S.E. Corner thereof; thence N89°35'30"W along the south line of S.W. 1/4, 172.46 feet to a point 1734.46 feet east of the S.W. Corner of said S.W. 1/4; thence N11°10'15"W, 449.13 feet; thence S89°35'30"E, 262.61 feet to a point north of beginning as measured at right angles to the south line of said S.W. 1/4; thence S00°24'30"W, 440 feet to beginning, except the south 115 feet deeded for street.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

____________________ Surveyor
Gregory F. Severns

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into a Lot to be known as "HOSKINSON ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage easement is hereby granted as indicated for drainage purposes. The drainage dedication is hereby dedicated for drainage purposes and other public uses. All abutters rights of access to or from Central Avenue over and across the south line of Lot 1 are hereby granted to the City of Wichita, Kansas provided, however, that Lot 1 shall have access to Central Avenue at one location over all except the east 115 feet thereof as shall be determined by the City Engineer of the City of Wichita, Kansas. The Minimum Building Pad Elevation for lowest floor shall be 126.0 City Datum (1313.4 M.S.L.).

Owner

____________________ ____________________
Richard D. Hoskinson Verda M. Hoskinson

Equitable Trust

____________________ ____________________
Salah Jamaleddine Wissam Jamaleddine

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this _____ day of _______________, 1994, by Richard D. Hoskinson and Verda M. Hoskinson, husband and wife.

____________________ Notary Public

My App't. Exp. ________

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this _____ day of _______________, 1994, by Salah Jamaleddine and Wissam Jamaleddine, husband and wife.

____________________ Notary Public

My App't. Exp. ________

Scale: 1" = 30'

MINIMUM BUILDING PAD ELEVATION = 126.0 CITY DATUM (1313.4 M.S.L.)

(C) = CALCULATED
(M) = MEASURED
(D) = DESCRIBED
(C-D) = CALCULATED PER DESCRIBED INFO.
(C-P) = CALCULATED PER PLATTED INFO.

BENCHMARK:
DISC ON N.E. END OF BRIDGE OVER BIG SLOUGH ON CENTRAL
ELEV. = 1317.50 M.S.L. (130.10 CITY DATUM)

● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
N● = NAIL IN CAP (FOUND)
○ = 1/2" IRON (FOUND)

This plat of "HOSKINSON ADDITION", an Addition to Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this _____ day of _______________, 1994.
Wichita-Sedgwick County Metropolitan Area Planning Commission

____________________ Chairman
James D. Miner

____________________ Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _______________, 1994.

____________________ Mayor
Elma Broadfoot

____________________ City Clerk
Pat Burnett

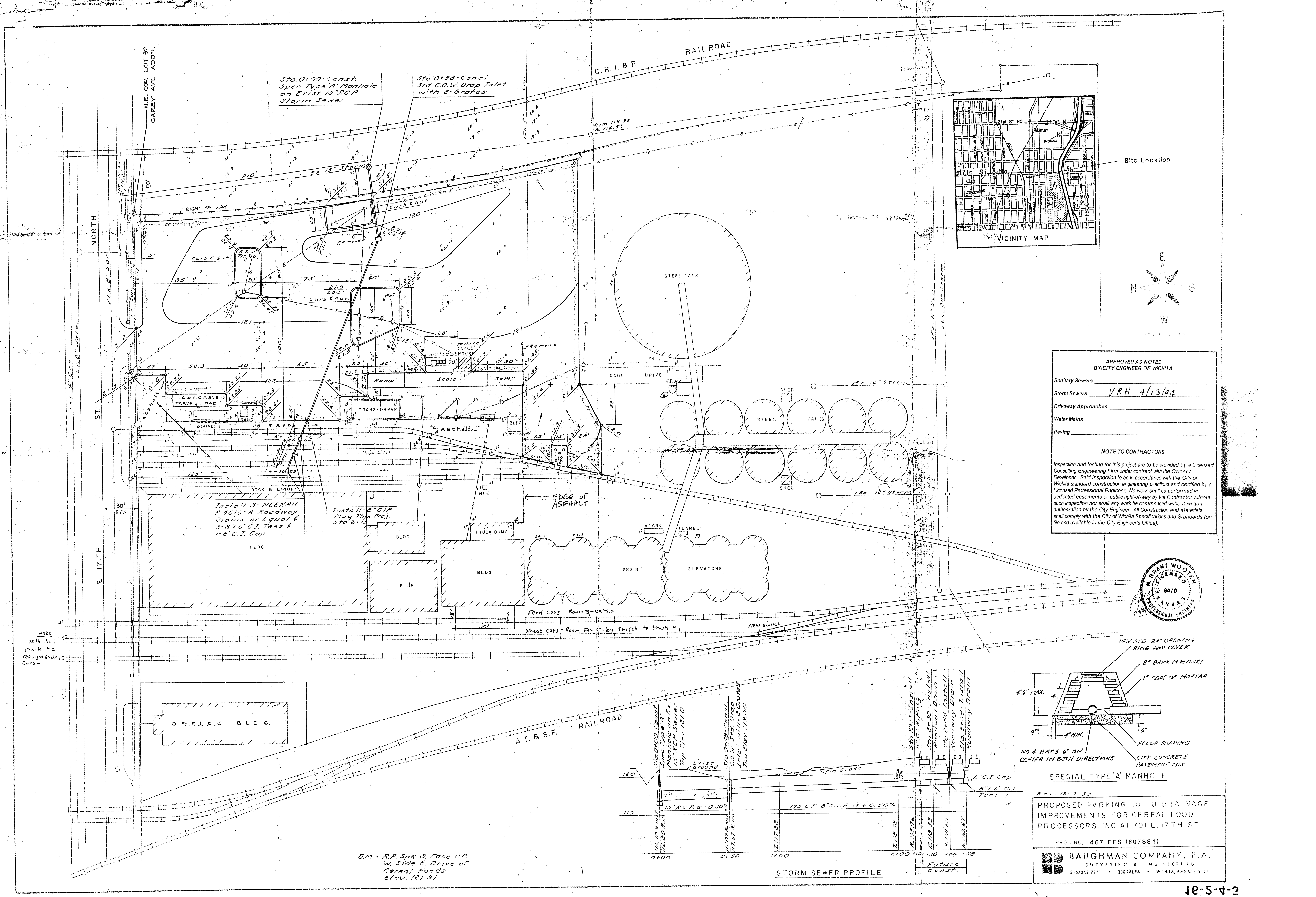
Entered on transfer record this ______ day of __________, 1994.

____________________ County Clerk
Susan E. Crockett-Spoon

State of Kansas)
Sedgwick County) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this ____ day of __________, 1994, at _____ o'clock ___ M; and is duly recorded.

____________________ Register of Deeds
Pat Kettler

____________________ Deputy
Ed Resa


C.R.I. & P. RAILROAD
A.T.& S.F. RAILROAD
N.E. COR. LOT 32 CAREY AVE ADD'L.
NORTH ST.
E. 17TH ST.
Sta. 0+00 Const. Spec Type "A" Manhole on Exist. 15" RCP Storm Sewer
Sta. 0+58 Const. Std. C.O.W. Drop Inlet with 2 Grates
Ex. 15" Storm
Rim 119.95 FL 116.55
RIGHT OF WAY
Curb & Gut.
Remove
SCALE HOUSE
Ramp
Scale
TRANSFORMER
concrete TRACK PAD
LOADER
Asphalt
DOCK & CANOPY
Install 3-NEENAH R-4016-A Roadway Drains or Equal & 3-8"x6" C.I. Tees & 1-8" C.I. Cap
Install 8" CIP Plug This Proj. sta. 2+15
INLET
EDGE OF ASPHALT
30' R/W
STEEL TANK
CONC DRIVE
SHED
STEEL TANKS
Ex. 12" Storm
TANK
TUNNEL
TRUCK DUMP
GRAIN ELEVATORS
BLDG.
OFFICE BLDG.
Feed cars - Room 3 - cars
Wheat cars - Room For 5 - by switch to track #1
New switch
45'
Note 75 lb Rail track #2 700 Light Grain #3 Cars -
Site Location
VICINITY MAP
17th St. No
21st St. No
E
N
S
W
STORM SEWER PROFILE
Sta. 0+00 Const. Spec. Type "A" Manhole on Ex. 15" RCP Sewer Top Elev. 121.0
Sta. 0+58 Const. C.O.W. Std. Drop Inlet with 2 Grates Top Elev. 119.50
Sta. 2+15 Install 8" C.I.P. Plug
Sta. 2+30 Install Roadway Drain
Sta. 2+44 Install Roadway Drain
Sta. 2+58 Install Roadway Drain
Exist. Ground
Fin. Grade
120
115
15" R.C.P. @ +0.50%
195 L.F. 8" C.I.P. @ +0.50%
8" C.I. Cap
8"x6" C.I. Tees
116.70 FL out
116.80 FL in
117.09 FL out
117.67 FL in
FL 117.88
FL 118.38
FL 118.46
FL 118.53
FL 118.60
FL 118.67
0+00
0+58
1+00
2+00
+15
+30
+44
+58
Future Const.
NEW STD. 24" OPENING RING AND COVER
8" BRICK MASONRY
1" COAT OF MORTAR
4'6" MAX.
9"
6"
4" MIN.
FLOOR SHAPING
NO. 4 BARS 6" ON CENTER IN BOTH DIRECTIONS
CITY CONCRETE PAVEMENT MIX
SPECIAL TYPE "A" MANHOLE
B.M. - R.R. Spk. S. Face P.P. W. Side E. Drive of Cereal Foods Elev. 121.91

APPROVED AS NOTED
BY CITY ENGINEER OF WICHITA

Sanitary Sewers ____

Storm Sewers VRH 4/13/94

Driveway Approaches ____

Water Mains ____

Paving ____

NOTE TO CONTRACTORS

Inspection and testing for this project are to be provided by a Licensed Consulting Engineering Firm under contract with the Owner / Developer. Said Inspection to be in accordance with the City of Wichita standard construction engineering practices and certified by a Licensed Professional Engineer. No work shall be performed in dedicated easements or public right-of-way by the Contractor without such inspection nor shall any work be commenced without written authorization by the City Engineer. All Construction and Materials shall comply with the City of Wichita Specifications and Standards (on file and available in the City Engineer's Office).

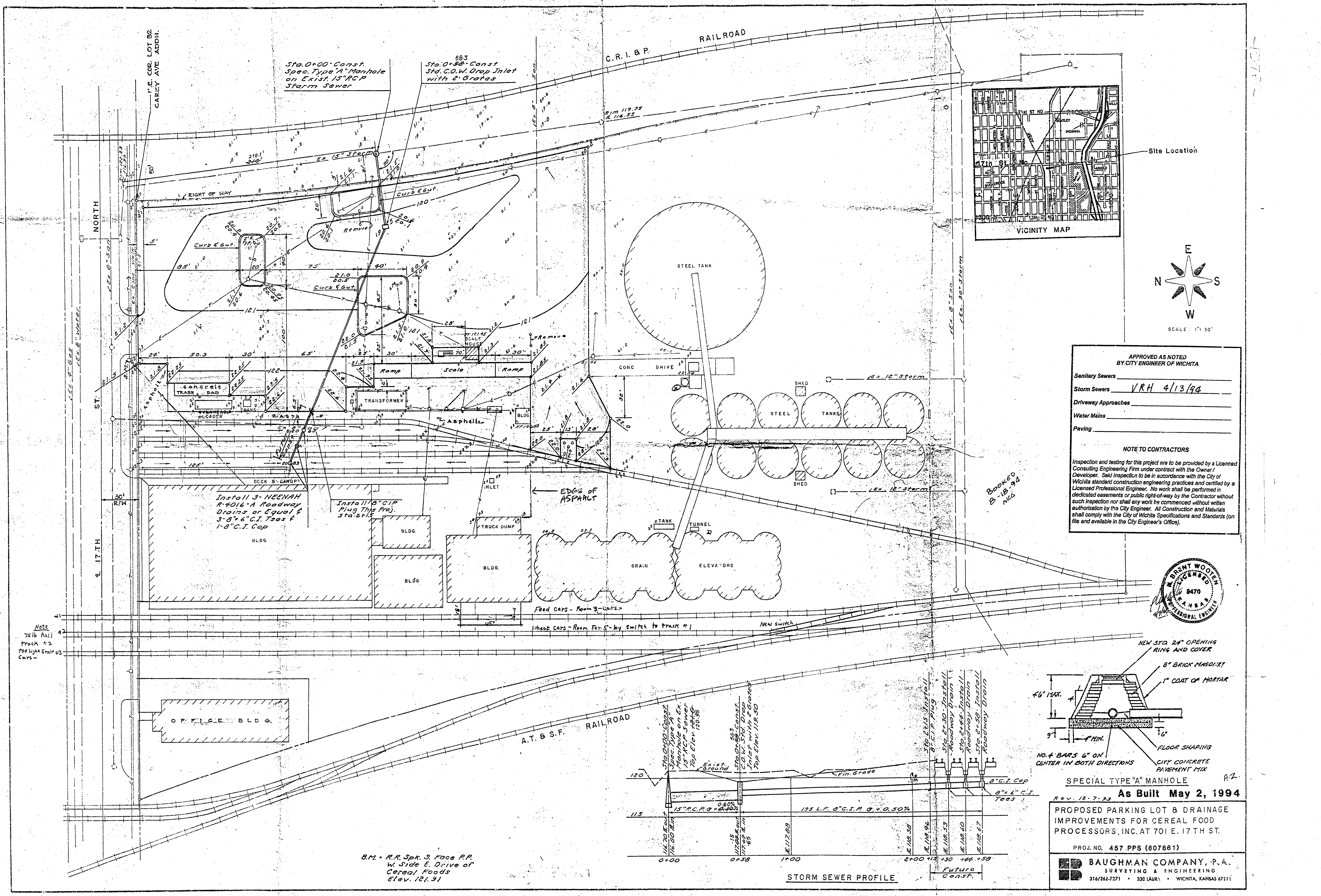
R. BRENT WOOTEN 9470

Rev. 12-7-93

PROPOSED PARKING LOT & DRAINAGE
IMPROVEMENTS FOR CEREAL FOOD
PROCESSORS, INC. AT 701 E. 17TH ST.

PROJ. NO. 457 PPS (607861)

BAUGHMAN COMPANY, P.A.
SURVEYING & ENGINEERING
316/262-7271 • 330 LAURA • WICHITA, KANSAS 67211


RAILROAD
C.R.I. & P.
Sta. 0+00 - Const.
Spec. Type "A" Manhole
on Exist. 15" RCP
Storm Sewer
58.3
Sta. 0+58 - Const
Std. C.O.W. Drop Inlet
with 2 - Grates
N.E. COR. LOT 82
CAREY AVE ADDN.
Ex. 15" Storm
Rim 117.25
FL 116.55
RIGHT OF WAY
Curb & Gut.
Remove
NORTH
ST.
17TH
Ex. 8" Water
Ex. 6" San.
Ex. 8" San.
Ex. 30" Storm
Ex. 12" Storm
Concrete
TRASH PAD
OVERHEAD LOADER
TRANS
TRANSFORMER
Ramp
Scale
SCALE HOUSE
BLDG.
Asphalt
CONC DRIVE
STEEL TANK
STEEL TANKS
SHED
DOCK & CANOPY
125'
Install 3 - NEENAH
R-4016-A Roadway
Drains or Equal &
3 - 8"x6" C.I. Tees &
1 - 8" C.I. Cap
Install 8" CIP
Plug This Proj.
Sta. 2+15
INLET
EDGE OF ASPHALT
TRUCK DUMP
TANK
TUNNEL
GRAIN
ELEVATORS
Feed Cars - Room 3 - Cars
Wheat Cars - Room For 5 - by switch to track #1
New switch
Note
75 lb Rail
track #2
700 light Grain #3
Cars -
OFFICE BLDG.
A.T. & S.F.
RAILROAD
30' R/W
VICINITY MAP
Site Location
E
N
S
W
SCALE: 1" = 30'
Booked
8-18-94
NEG
NEW STD. 24" OPENING
RING AND COVER
8" BRICK MASONRY
1" COAT OF MORTAR
4'6" MAX.
9"
4" MIN.
6"
FLOOR SHAPING
NO. 4 BARS 6" ON
CENTER IN BOTH DIRECTIONS
CITY CONCRETE
PAVEMENT MIX
SPECIAL TYPE "A" MANHOLE
A.Z.
Sta. 0+00 - Const.
Spec. Type "A"
Manhole on Ex.
15" RCP Sewer
Top Elev. ~~121.0~~ 120.95
58.3
Sta. 0+~~58~~ - Const.
C.O.W. Std. Drop
Inlet with 2 Grates
Top Elev. 119.50
Exist. Ground
Fin. Grade
Sta. 2+15 - Install
8" C.I.P. Plug
Sta. 2+30 - Install
Roadway Drain
Sta. 2+44 - Install
Roadway Drain
Sta. 2+58 - Install
Roadway Drain
120
115
0.60%
15" R.C.P. @ + ~~0.50%~~
195 L.F. 8" C.I.P. @ + 0.50%
8" C.I. Cap
8" x 6" C.I.
Tees
116.70 FL out
116.80 FL in
.15
117.~~03~~ FL out
117.~~67~~ FL in
.65
FL 117.88
FL 118.38
FL 118.46
FL 118.53
FL 118.60
FL 118.67
0+00
0+58
1+00
2+00
+15
+30
+44
+58
Future
Const.
STORM SEWER PROFILE
B.M. = R.R. Spk. S. Face P.P.
W. Side E. Drive of
Cereal Foods
Elev. 121.91
R. BRENT WOOTEN
LICENSED
8470
KANSAS
PROFESSIONAL ENGINEER

APPROVED AS NOTED
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Rev. 12-7-93

As Built May 2, 1994

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IMPROVEMENTS FOR CEREAL FOOD
PROCESSORS, INC. AT 701 E. 17TH ST.

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