

# SANITARY SEWER ABANDONMENT

## Rainbow Lakes West Third Addition

BLOCK 4, LOT 5

Private Project #1246 PPS (607861)

CITY OF WICHITA, KANSAS  
Michael E. Lindebak, P.E. City Engineer  
May, 2002

### Index

Cover/Plan Sheet  
Copy Of Plat

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### Legal Description:

Lots 5, Block 4, Rainbow Lakes West Third Addition, Sedgwick County, Kansas

### Bench Marks:

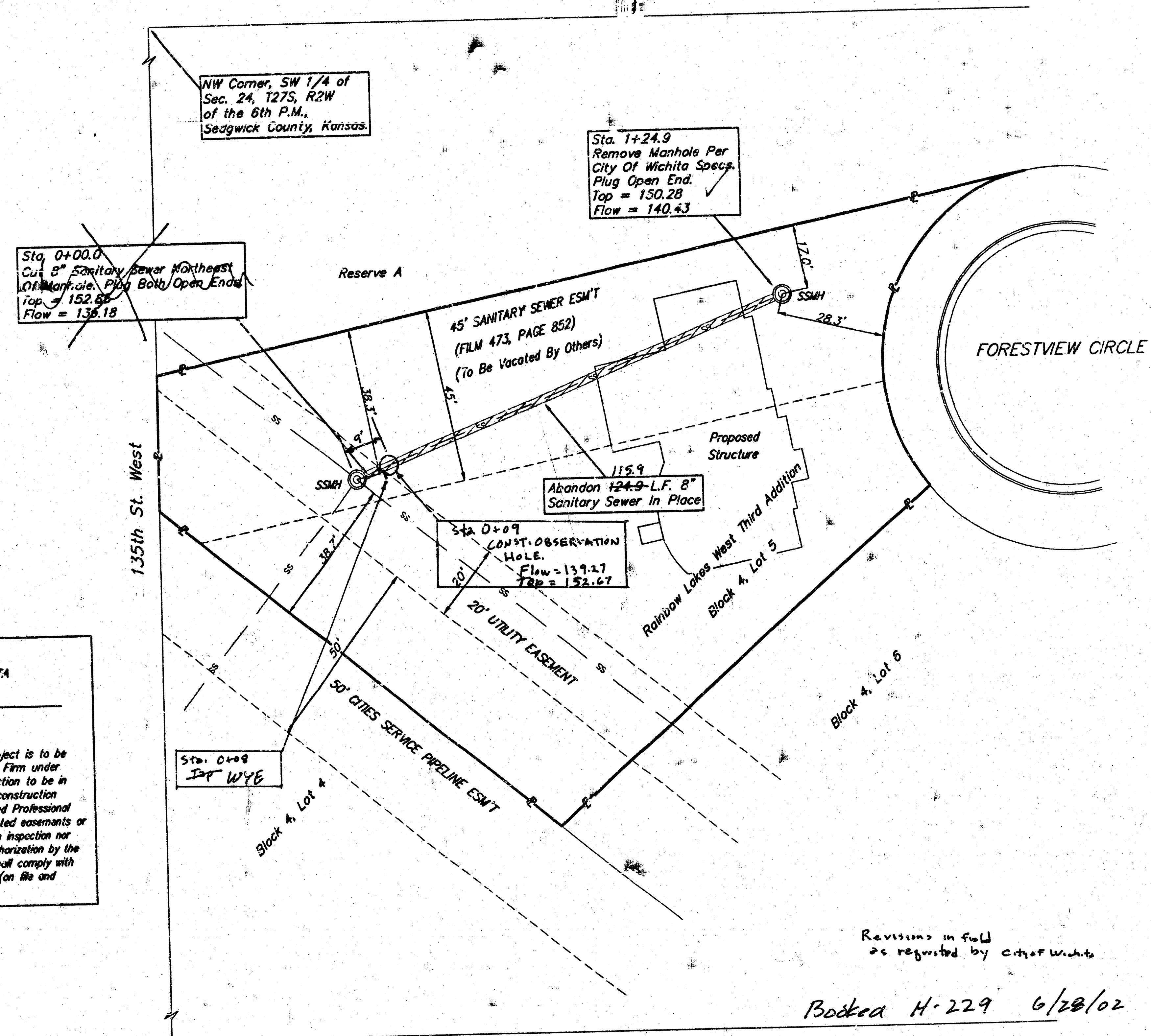
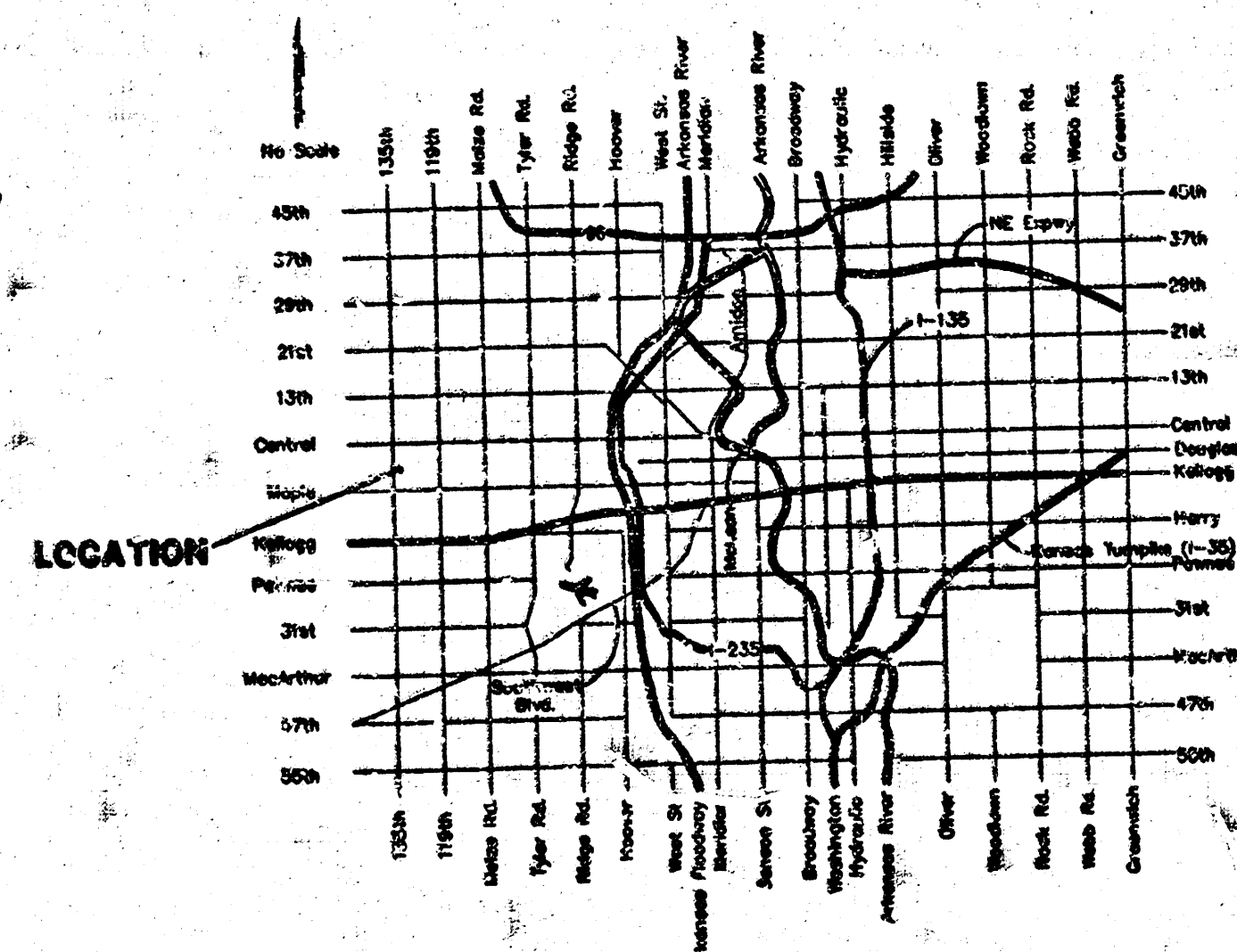
Top of Curb, Forestview Circle, Northeast of Southeast Corner of Lot 5, Block 4, Rainbow Lakes West Third Addition, Sedgwick County, Kansas.

### General Notes

- Contractor will be required to provide notice to utility companies a minimum of forty-eight (48) hours prior to any excavation, as follows:  
Kansas One-Call 687-2470  
The Contractor must notify the following in case of an emergency:  
Cox Communications 262-4270  
Kansas Gas Service Company 1-888-452-4950  
Westar Energy (Electric) 383-8650  
Aquila Energy (Gas) 1-800-303-0357  
Southwestern Bell Telephone Co. 1-800-286-8313  
City of Wichita Water Dept. (Water) 268-4908  
City of Wichita Sewer Maint. (SS) 268-4024  
City of Wichita Storm Sewer Maint. 268-4090  
City of Wichita Traffic Maint. 268-4034
- Utility service lines, poles, valve boxes, meters, et cetera are to be adjusted as necessary by others prior to construction unless the plans specifically call for their adjustment by the Contractor or unless the plans specifically identify a utility to be adjusted by its owner during construction. Existing utilities and their location, as shown on the plans represent the best information obtainable for design and shall be field verified. The contractor will be required to work around existing utilities within the right-of-way which do not conflict with proposed construction.
- Contractor shall not start work on the project until the project inspector is assigned to the project and is present on the site. Contractor shall not start on the project until all necessary bonds and permits have been obtained. Any work done without inspection will be required to be uncovered for inspection.
- All R/W areas disturbed by construction operations shall be seeded with K-31 Fescue at a rate of 8 lbs. per 1000 sq. feet or as per city specs. Contractor to prepare ground to city specifications.
- All sanitary sewer mains and appurtenances shall be abandoned in accordance with the most recent edition of City of Wichita, Kansas Standard Specifications for the Construction of City Projects.
- Trees and shrubs in public right-of-way which are in direct conflict with proposed new construction shall be removed by the Contractor with the Engineer's approval. Trees and shrubs which are not in direct conflict with proposed new construction shall be saved and protected from damage.

- Rubble from the removal of miscellaneous structures and excess excavation which is to be wasted shall be disposed of on sites to be provided by the Contractor. These sites shall be approved by the Engineer as to suitability, appearance and site location. Locations that, in the opinion of the Engineer, will leave an unsightly appearance will not be approved. All disposal sites must be approved by the Kansas Department of Health and Environment. Material either stockpiled or disposed of in a flood plain would require a Kansas State Board of Agriculture permit. Any material dumped in waters of the United States or wetlands is subject to U.S. Corps of Engineers permitting regulations. Any material buried or stockpiled beyond approved construction limits would require additional archaeological investigations unless buried in a previously approved borrow location.
- The Contractor shall be responsible for maintaining continuous flow of sewage through construction. Contractor's proposed method for maintaining sewage flow shall be approved by the Engineer. Cost of maintaining flow of sewage through construction will not be paid for directly and this cost shall be considered as subsidiary to the other pay items of work.

APPROVED AS NOTED  
BY CITY ENGINEER OF WICHITA  
Sanitary Sewers VRH 5/2/02  
NOTE TO CONTRACTORS  
Installation, inspection and testing for this project is 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 (as file and available in the City Engineer's Office).



Revisions in full  
as requested by City of Wichita

Booked H-229 6/28/02 RDL

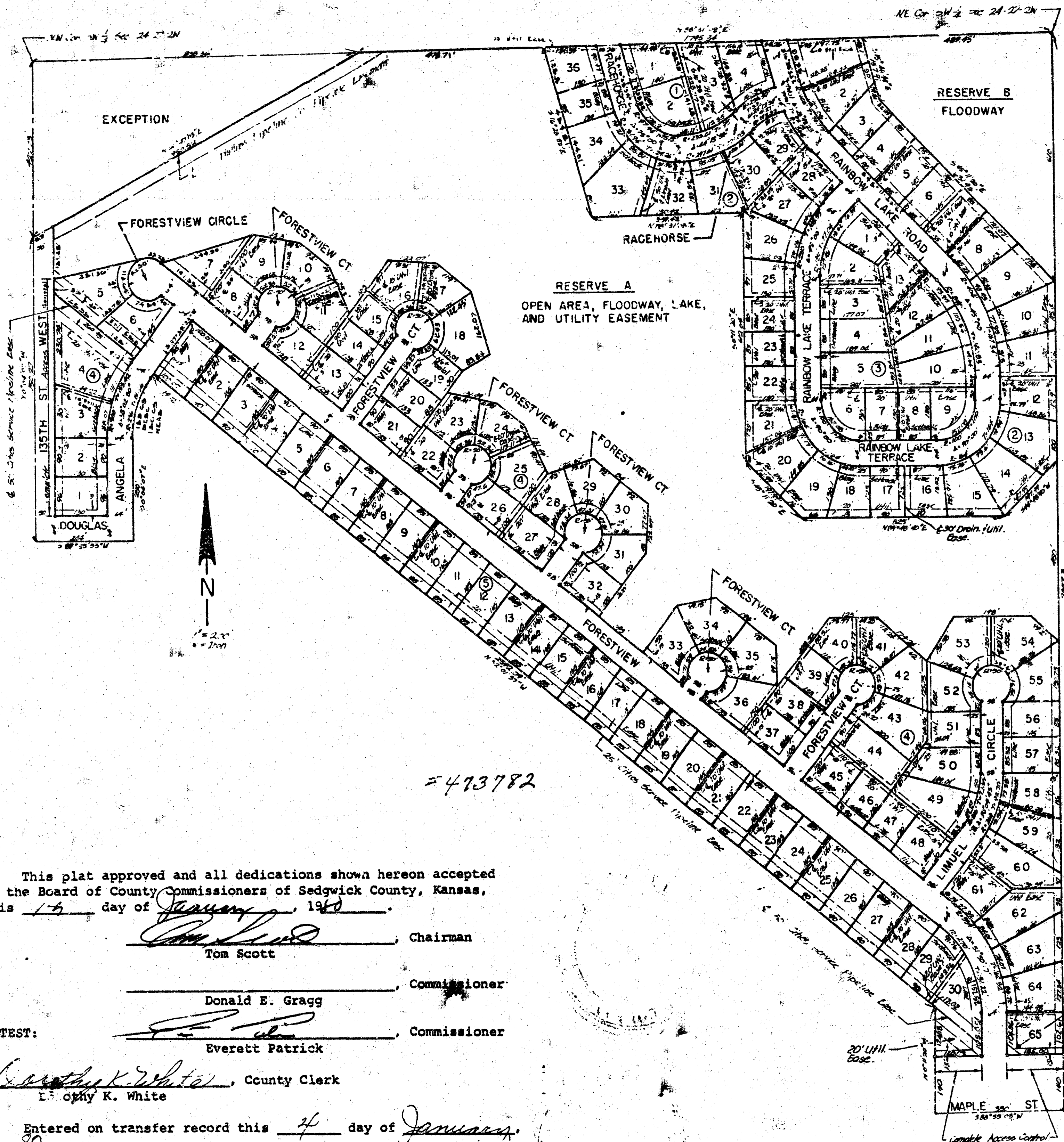
H-229 As Built 6/02 KK



|                                                  |       |          |       |
|--------------------------------------------------|-------|----------|-------|
| Sanitary Sewer Abandonment                       |       |          |       |
| Rainbow Lakes West Third Addition                |       |          |       |
| Block 4, Lot 5                                   |       |          |       |
| BAUGHMAN COMPANY P.A.                            |       |          |       |
| ENGINEERING, SURVEYING, & PLANNING               |       |          |       |
| 318-262-7271 • 315 ELLIS • WICHITA, KANSAS 67202 |       |          |       |
| PROJECT NUMBER                                   |       |          |       |
| 1246 PPS (607861)                                |       |          |       |
| DESIGN                                           | DRAWN | APPROVED | DATE  |
| LU                                               | LU    | LU       | 05/02 |
| SCALE                                            |       |          | SHEET |
| Noted                                            |       |          | 1     |
|                                                  |       |          | 2     |



# RAINBOW LAKES WEST THIRD ADDITION SEDGWICK COUNTY, KANSAS



This plat approved and all dedications shown hereon accepted by the Board of County Commissioners of Sedgwick County, Kansas, this 19 day of January, 1980.

ATTEST: Tom Scott, Chairman  
Donald E. Gragg, Commissioner  
Everett Patrick, Commissioner

Dorothy K. White, County Clerk  
Entered on transfer record this 4 day of January, 1980.  
Dorothy K. White, County Clerk

State of Kansas, County of Sedgwick, SS.  
This is to certify that this instrument was filed for record in the Register of Deeds Office, at 4:00 o'clock, P.M., on the 4th day of JANUARY, 1980.

Bette F. McCart, Register of Deeds  
Pat Pettler, Deputy

Table of Minimum Pad Elevations for Lots Specified

| Lot            | Block | Min. Pad Elevations | Lot            | Block | Min. Pad Elevations |
|----------------|-------|---------------------|----------------|-------|---------------------|
| 8 to 25 incl.  | 2     | 1329.0              | 59             | 4     | 1328.0              |
| 3 to 12 incl.  | 3     | 1329.0              | 60             | 4     | 1327.7              |
| 27 to 44 incl. | 4     | 1329.0              | 61             | 4     | 1326.7              |
| 45             | 4     | 1328.6              | 62             | 4     | 1326.3              |
| 46             | 4     | 1327.6              | 63             | 4     | 1326.0              |
| 47             | 4     | 1327.3              | 64             | 4     | 1325.6              |
| 48             | 4     | 1326.7              | 65             | 4     | 1325.3              |
| 49             | 4     | 1328.0              | 13 to 21 incl. | 5     | 1329.0              |
| 50             | 4     | 1328.6              | 22             | 5     | 1328.6              |
| 51             | 4     | 1329.0              | 23             | 5     | 1328.3              |
| 52             | 4     | 1329.0              | 24             | 5     | 1328.0              |
| 53             | 4     | 1329.0              | 25             | 5     | 1327.6              |
| 54             | 4     | 1329.0              | 26             | 5     | 1327.3              |
| 55             | 4     | 1329.0              | 27             | 5     | 1327.0              |
| 56             | 4     | 1329.0              | 28             | 5     | 1326.6              |
| 57             | 4     | 1328.6              | 29             | 5     | 1326.3              |
| 58             | 4     | 1328.2              | 30             | 5     | 1325.3              |

State of Kansas, County of Sedgwick, SS.  
I, Kenneth O. Taylor, Civil Engineer in said State and County do hereby certify that I have surveyed and platted "RAINBOW LAKES WEST THIRD ADDITION", Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of said survey described as follows: A tract in the SW 1/4 of Section 24, T27S, R2W of the 6th P.M., Sedgwick County, Kansas, described as follows: Beginning at the SE corner of said SW 1/4; thence S88°55'03"W along the south line of said SW 1/4, 330 feet; thence N0°11'20"W parallel to the east line of said SW 1/4, 264.18 feet; thence N52°01'37"W, 2542.09 feet; thence S37°58'22"W, 19.12 feet to the P.C. of a curve; thence southerly on a curve to the left having a radius of 236 feet and a deflection angle of 36°02'30", 159.69 feet to the P.T. of said curve; thence S0°04'07"E parallel to the west line of said SW 1/4, 250 feet; thence S89°55'53"W, 244 feet to the west line of said SW 1/4; thence N0°04'07"W along the west line of said SW 1/4, 750.27 feet to a point 427.73 feet south of the NW corner of said SW 1/4; thence N61°47'03"E, 950.52 feet to a point on the north line of said SW 1/4, 838.36 feet east of the NW corner of said SW 1/4; thence N88°31'08"E along the north line of said SW 1/4, 1795.34 feet to the NE corner of said SW 1/4; thence S0°11'20"E, 2657.3 feet to the point of beginning.

Kenneth O. Taylor, Civil Engineer  
Kenneth O. Taylor

Know all men by these presents that Rainbow Lakes, Inc., by John W. Fry, President, has caused the land described in the Civil Engineer's certificate to be platted into lots, blocks, reserves and streets to be known as "RAINBOW LAKES WEST THIRD ADDITION", Sedgwick County, Kansas. Utility easements as indicated on the plat are hereby granted for the construction and maintenance of all public utilities. Drainage easements as indicated on the plat are hereby granted for drainage purposes. Reserve A is reserved for open area, a lake, utility easement and floodway. Reserve B is reserved for a floodway. The floodways shall be the responsibility of the owners of the property in the subdivision until such time as the governing body exercising jurisdiction elects to assume the responsibility for maintenance and improvements of the drainage, provided further that no building shall be constructed on or within such floodways, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the Wichita-Sedgwick County Flood Control Office or their successors in office. All abutter's rights of access to or from 135th St. West, over and across the west line of Lots 1 to 5 inclusive, Block 4, are hereby granted to the appropriate governing body. All abutter's rights of access to or from Maple St., over and across the south line of Lot 30, Block 5 and Lot 65, Block 4, are hereby granted to the appropriate governing body.

The streets are hereby dedicated to and for the use of the public. No structure shall be constructed below a minimum pad elevation designated in the accompanying table for the lots shown, such elevations refer to mean sea level datum.

ATTEST: Boyd Mills, Secretary  
John W. Fry, President  
Rainbow Lakes, Inc.

State of Kansas, County of Sedgwick, SS.  
The foregoing instrument was acknowledged before me this 19 day of January, 1980, by John W. Fry, President of Rainbow Lakes, Inc., a Kansas corporation, on behalf of the corporation.

My Commission expires: 1-21-82  
First State Bank and Trust Co., Salina, Kansas, by R. H. Zimmerman, mortgagee of part of the land described in the Civil Engineer's certificate, does hereby consent to the platting of "RAINBOW LAKES WEST THIRD ADDITION", Sedgwick County, Kansas.

ATTEST: R. H. Zimmerman, Notary Public  
First State Bank and Trust Co., Salina, Kansas

State of Kansas, County of Sedgwick, SS.  
The foregoing instrument was acknowledged before me this 19 day of May, 1979, by F. H. Zimmerman, of First State Bank and Trust Co., Salina, Kansas, a Kansas corporation, on behalf of the corporation.

My Commission expires: 21 January 1980  
James F. Jackson, Notary Public

This plat of "RAINBOW LAKES WEST THIRD ADDITION", Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this 30th day of August, 1979.

William J. Goebel, Chairman  
Robert A. Lakin, Secretary  
Wichita-Sedgwick County Metropolitan Area Planning Commission

This plat approved and all dedications shown hereon accepted by the Board of City Commissioners of the City of Wichita, Kansas, this 20th day of September, 1979.  
Tony Casado, Mayor  
Donald C. Giesick, City Clerk

25.00  
Restriction Covenants F-3: 25.777

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