SANITARY SEWER PLANS FOR
PHASE IV

WILLOW POINT AT EAGLE LAKE SECOND ADDITION

CITY OF BEL AIRE
SEDGWICK COUNTY, KANSAS
FEBRUARY 1995

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING PROPERTY IRONS. THE CONTRACTOR WILL 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 IN ACCORDANCE WITH STATE LAWS.
2. 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.
3. CONTRACTOR WILL BE REQUIRED TO PROVIDE A MINIMUM ADVANCE NOTICE OF FORTY-EIGHT (48) HOURS TO UTILITY COMPANIES PRIOR TO STARTING ANY EXCAVATION AS FOLLOWS:

KANSAS ONE-CALL	1-800-344-7233 or 687-2470 (LOCAL WICHITA)

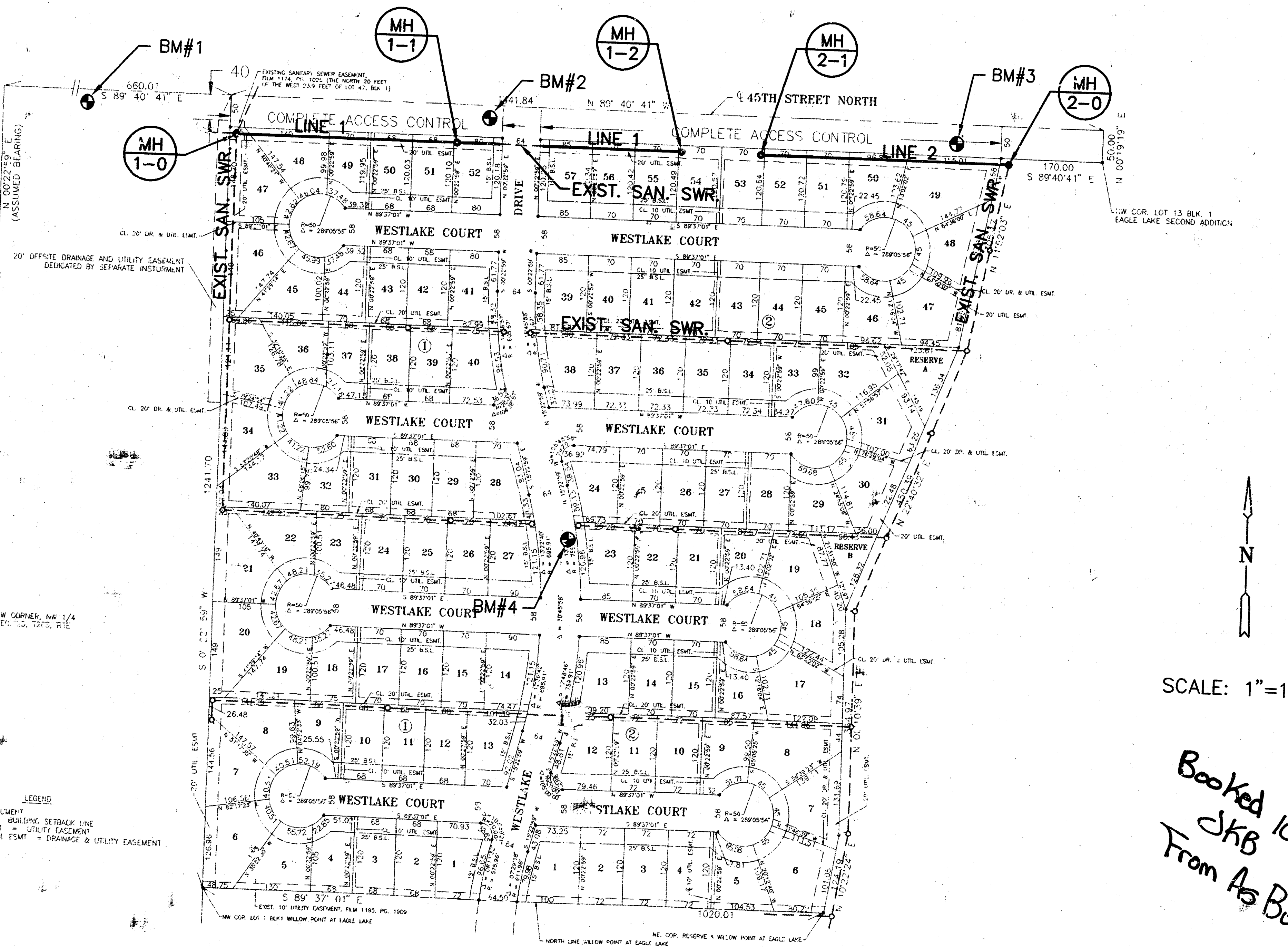
THE CONTRACTOR MUST NOTIFY THE FOLLOWING IN CASE OF AN EMERGENCY:

SOUTHWESTERN BELL TELEPHONE COMPANY	1-571-2115
MULTIMEDIA CABLEVISION	262-4270 OR 263-2061
K. G. & E. GAS	263-7511
K. G. & E. ELECTRIC	264-1141
CITY OF BEL AIRE	744-2451
ARKLA GAS COMPANY	942-8350 OR 263-8161

4. 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 LOCATIONS.
5. COST OF EXCAVATION, HAULING, AND DUMPING OF EXCESS EXCAVATION SHALL BE SUBSIDIARY TO THE PROJECT.
6. 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.
7. ALL STUBS AND PLUGGED PIPES SHALL BE LOCATED WITH GREEN PLASTIC TAPE IN THE SAME MANNER AS RISERS.
8. 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 CONNECTION 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.
9. 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. COST OF REMOVAL SHALL BE PAID AS SITE PREPARATION AND RESTORATION.
10. CONTRACTOR SHALL RESEED AND MULCH ALL DISTURBED AREAS. COST SHALL BE CONSIDERED SUBSIDIARY TO SITE RESTORATION.

BENCHMARKS

B.M.#1	BRASS DISC IN SOUTH HUBGUARD 1'± EAST OF WEST END OF RCB UNDER 45th ST. N. 250'E. & 17'S. OF ℄ 45th & OLIVER. ELEVATION = 1398.965
B.M.#2	RAILROAD SPIKE IN SE FACE OF POWER POLE ±35'W. OF THE SW CORNER OF WESTLAKE DR. & 45th ST. N. ELEVATION = 1412.215
B.M.#3	RAILROAD SPIKE IN S. FACE OF POWER POLE ±75'W. OF NE CORNER OF WILLOWPOINT AT EAGLE LAKE 2ND. ELEVATION = 1414.245
B.M.#4	"□" CUT IN TOP CURB ±11'S. & ±12'W. OF SW CORNER OF LOT 24 BLOCK 2. ELEVATION = 1412.78



SCALE: 1"=150'

Booked 10-12-95
JKB
From As Builts

INDEX TO DRAWINGS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	MANHOLE DETAILS
3	LINE 1 PLAN & PROFILE
4	LINE 2 PLAN & PROFILE
5	FINAL PLAT

APPROVED AS NOTED
BY CITY ENGINEER OF WICHITA

SANITARY SEWERS__________

STORM SEWERS__________

DRIVEWAY APPROACH__________

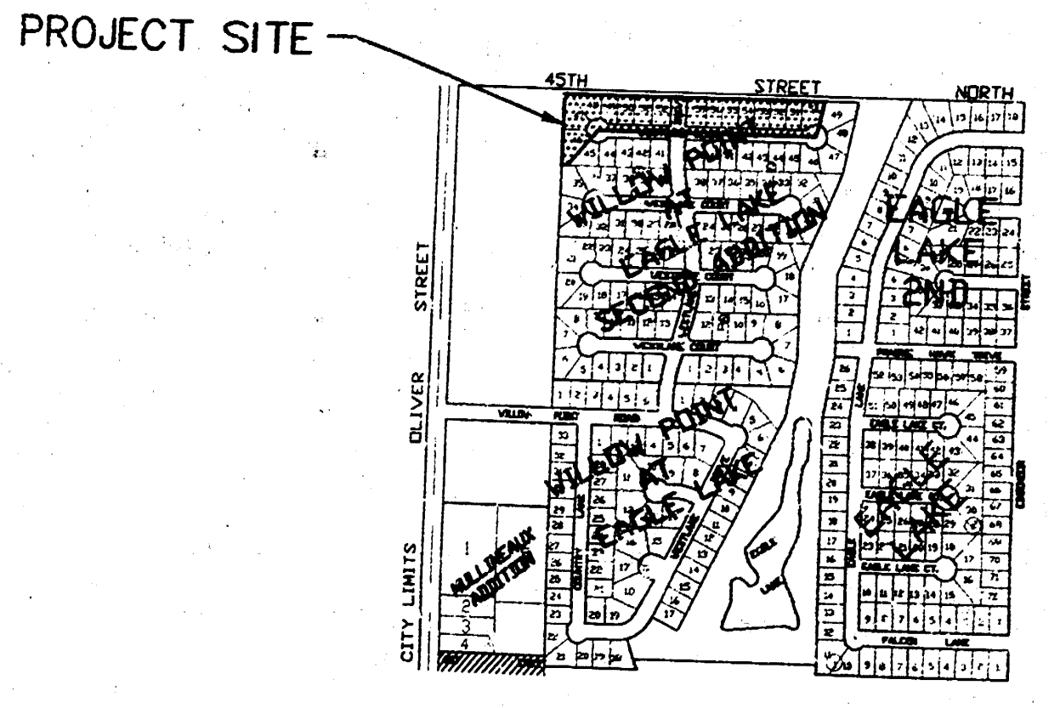
WATER MAINS__________

PAVING__________

NOTE TO CONTRACTOR

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 THE PUBLIC RIGHT-OF-WAY BY THE CONTRACTOR WITHOUT SUCH INSPECTION NOR SHALL ANY WORK BE COMMENCED IN DEDICATED EASEMENTS OR PUBLIC RIGHT-OF-WAY WITHOUT WRITTEN AUTHORIZATION BY THE CITY ENGINEER.

PROJECT SITE



LOCATION MAP
NO SCALE

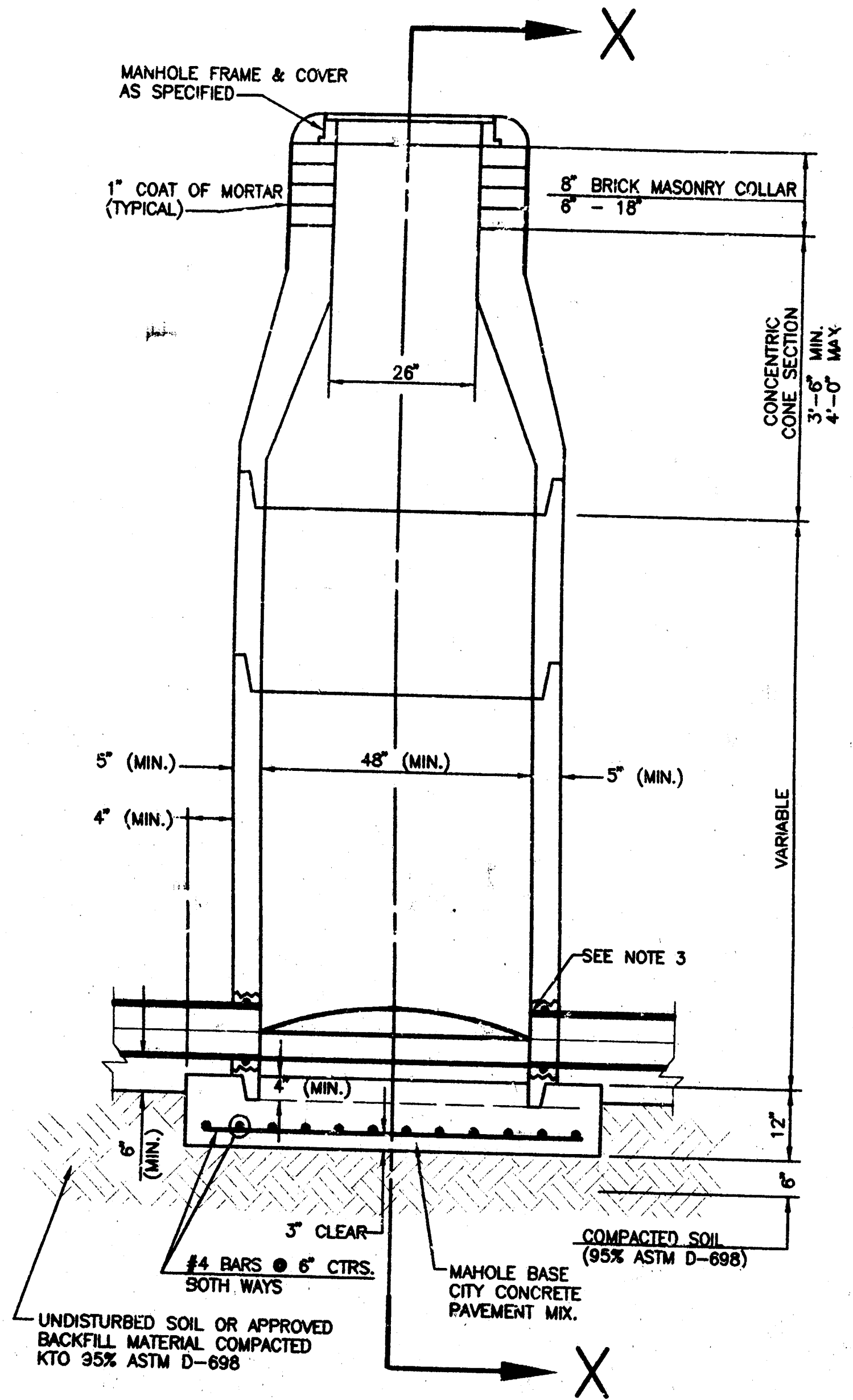
CITY OF WICHITA PRIVATE PROJECT NO. 561PPS

MID-KANSAS ENGINEERING
CONSULTANTS, INC.
411 N. WEBB ROAD
WICHITA, KS. 67206
316-684-9600

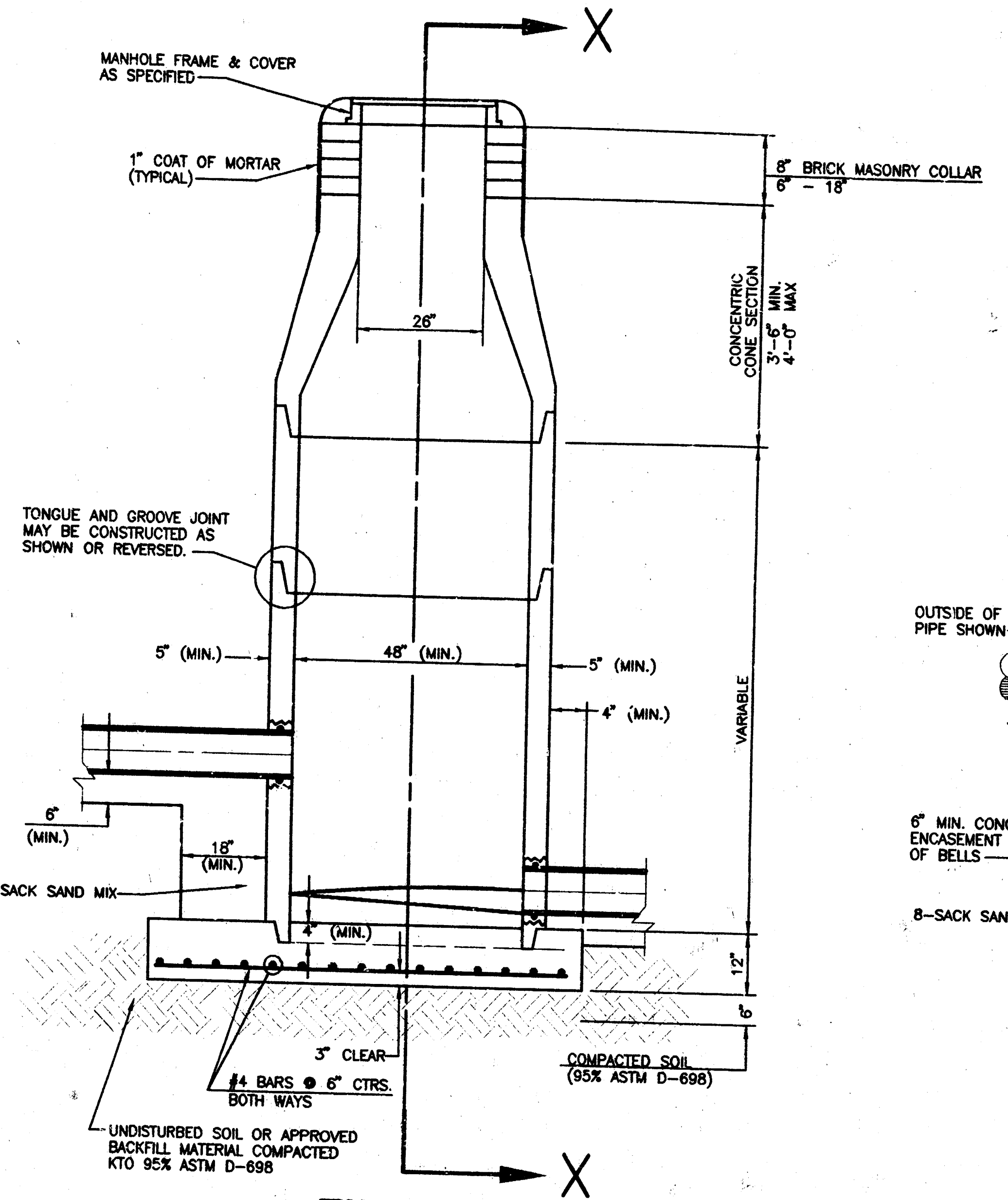
PROJECT NAME: WILLOW POINT AT EAGLE LAKE SECOND ADDITION - AS BUILTS 9/25/95		
SHEET TITLE: PHASE IV SANITARY SEWER PLANS		
DESIGN BY: B.F.G./G.J.A.	DRAWN BY: B.D.M./KKL	CHECKED BY: G.J.A./D.S.S.
DATE: APRIL 1995	JOB NO.: 94080BT	SHEET/OF: 1 / 5

SEWER APPURTENANCES DETAILS

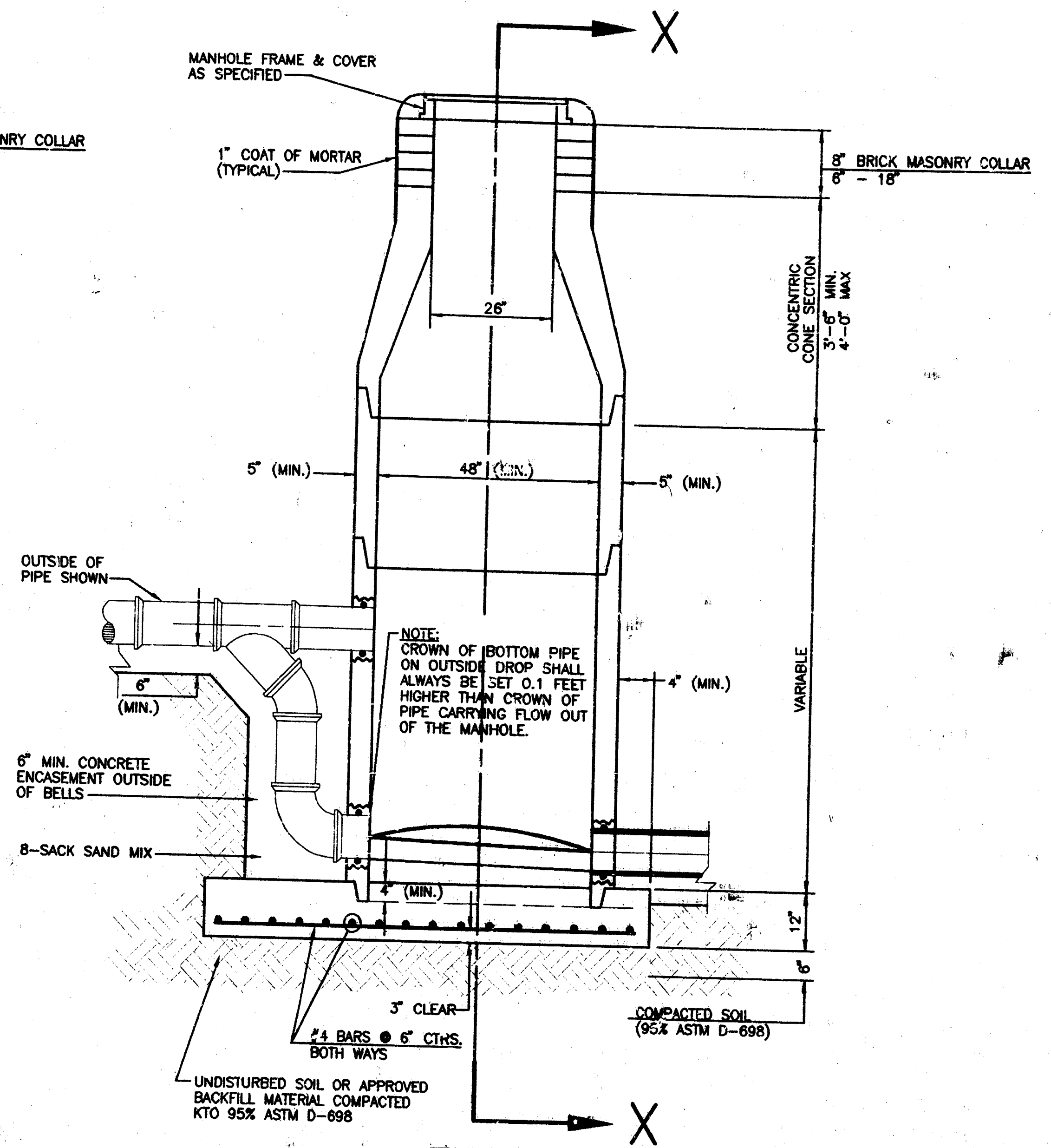
ADOPTED AS STANDARD DESIGN
BY
CITY OF WICHITA


X
MANHOLE FRAME & COVER AS SPECIFIED
1" COAT OF MORTAR (TYPICAL)
8" BRICK MASONRY COLLAR
6" - 18"
CONCENTRIC CONE SECTION
3'-6" MIN.
4'-0" MAX
26"
48" (MIN.)
5" (MIN.)
4" (MIN.)
5" (MIN.)
VARIABLE
SEE NOTE 3
4" (MIN.)
6" (MIN.)
12"
6"
3" CLEAR
#4 BARS @ 6" CTRS. BOTH WAYS
MAHOLE BASE CITY CONCRETE PAVEMENT MIX.
COMPACTED SOIL (95% ASTM D-698)
UNDISTURBED SOIL OR APPROVED BACKFILL MATERIAL COMPACTED KTO 95% ASTM D-698
X

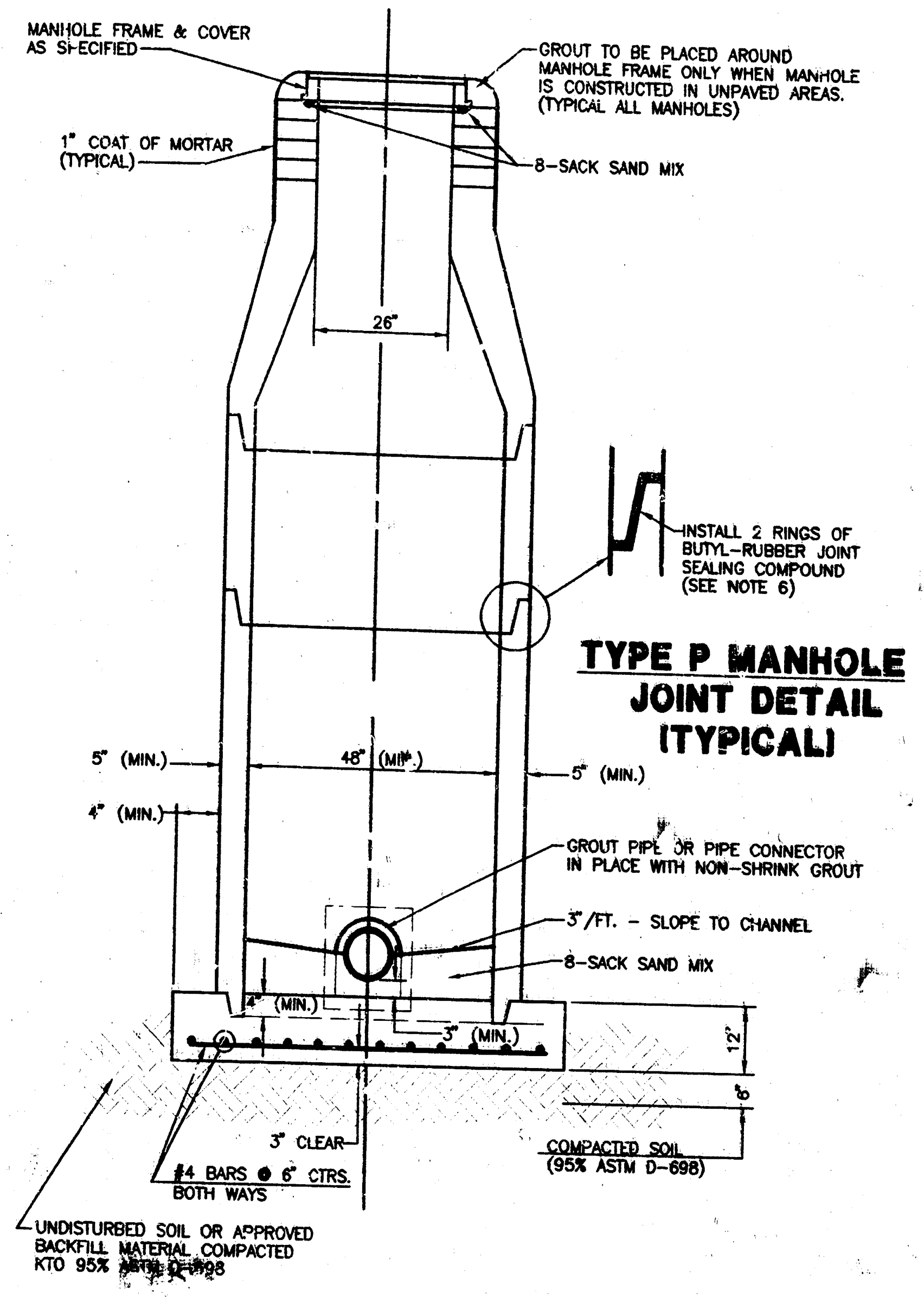
TYPE P
STANDARD MANHOLE


X
MANHOLE FRAME & COVER AS SPECIFIED
1" COAT OF MORTAR (TYPICAL)
8" BRICK MASONRY COLLAR
6" - 18"
CONCENTRIC CONE SECTION
3'-6" MIN.
4'-0" MAX
26"
TONGUE AND GROOVE JOINT MAY BE CONSTRUCTED AS SHOWN OR REVERSED.
48" (MIN.)
5" (MIN.)
5" (MIN.)
4" (MIN.)
VARIABLE
6" (MIN.)
18" (MIN.)
8-SACK SAND MIX
4" (MIN.)
12"
6"
3" CLEAR
#4 BARS @ 6" CTRS. BOTH WAYS
COMPACTED SOIL (95% ASTM D-698)
UNDISTURBED SOIL OR APPROVED BACKFILL MATERIAL COMPACTED KTO 95% ASTM D-698
X

TYPE P
INSIDE DROP MANHOLE


X
MANHOLE FRAME & COVER AS SPECIFIED
1" COAT OF MORTAR (TYPICAL)
8" BRICK MASONRY COLLAR
6" - 18"
CONCENTRIC CONE SECTION
3'-6" MIN.
4'-0" MAX
26"
48" (MIN.)
5" (MIN.)
5" (MIN.)
OUTSIDE OF PIPE SHOWN
6" (MIN.)
NOTE: CROWN OF BOTTOM PIPE ON OUTSIDE DROP SHALL ALWAYS BE SET 0.1 FEET HIGHER THAN CROWN OF PIPE CARRYING FLOW OUT OF THE MANHOLE.
4" (MIN.)
VARIABLE
6" MIN. CONCRETE ENCASEMENT OUTSIDE OF BELLS
8-SACK SAND MIX
4" (MIN.)
12"
6"
3" CLEAR
#4 BARS @ 6" CTRS. BOTH WAYS
COMPACTED SOIL (95% ASTM D-698)
UNDISTURBED SOIL OR APPROVED BACKFILL MATERIAL COMPACTED KTO 95% ASTM D-698
X

TYPE P
OUTSIDE DROP MANHOLE


MANHOLE FRAME & COVER AS SPECIFIED
GROUT TO BE PLACED AROUND MANHOLE FRAME ONLY WHEN MANHOLE IS CONSTRUCTED IN UNPAVED AREAS. (TYPICAL ALL MANHOLES)
1" COAT OF MORTAR (TYPICAL)
8-SACK SAND MIX
26"
INSTALL 2 RINGS OF BUTYL-RUBBER JOINT SEALING COMPOUND (SEE NOTE 6)
48" (MIN.)
5" (MIN.)
4" (MIN.)
5" (MIN.)
GROUT PIPE OR PIPE CONNECTOR IN PLACE WITH NON-SHRINK GROUT
3"/FT. - SLOPE TO CHANNEL
8-SACK SAND MIX
4" (MIN.)
3" (MIN.)
12"
6"
3" CLEAR
#4 BARS @ 6" CTRS. BOTH WAYS
COMPACTED SOIL (95% ASTM D-698)
UNDISTURBED SOIL OR APPROVED BACKFILL MATERIAL COMPACTED KTO 95% ASTM D-698

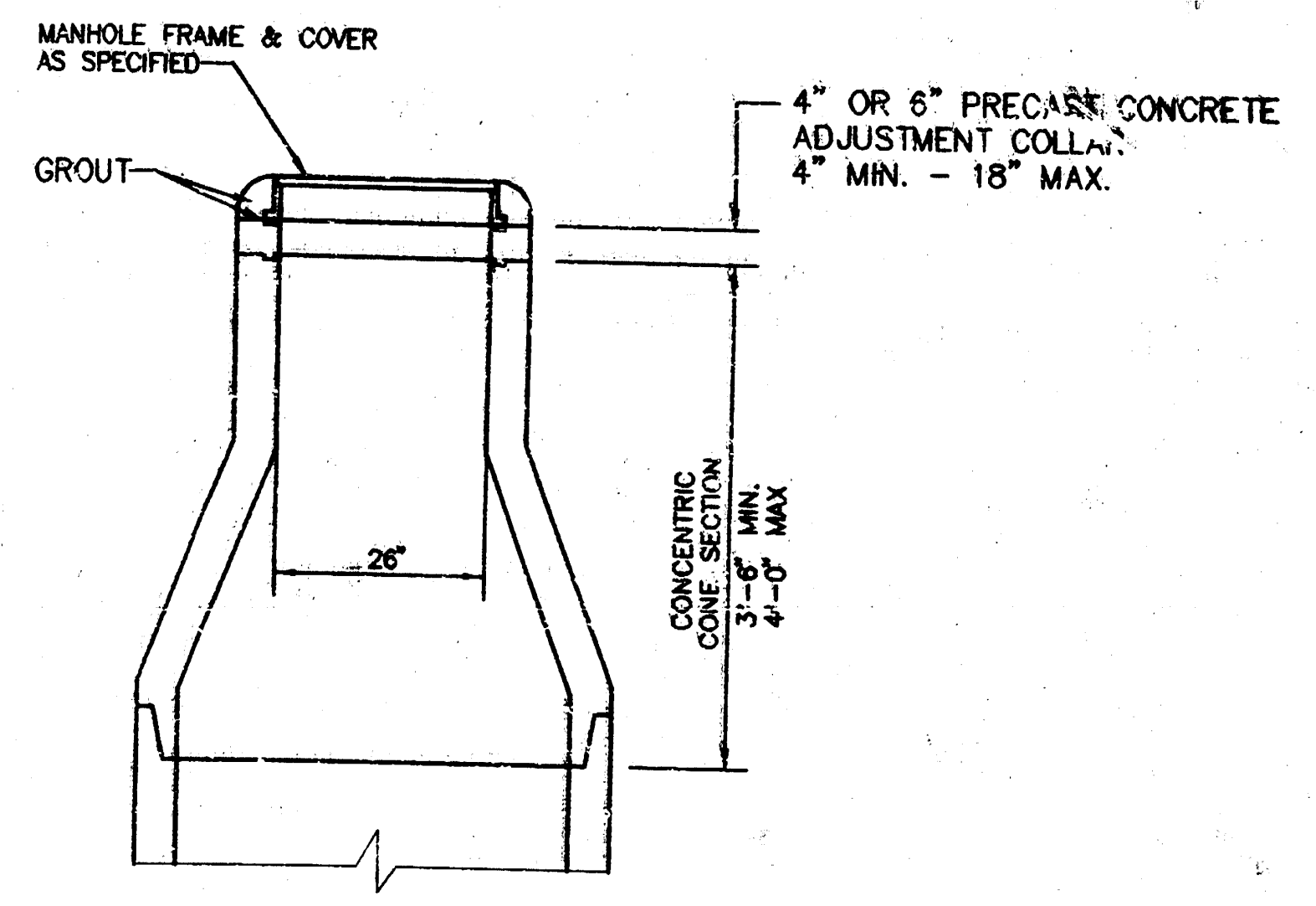
TYPE P MANHOLE
JOINT DETAIL
(TYPICAL)

SECTION X
(TYPICAL)

GENERAL NOTES

PRECAST MANHOLE NOTES

1. ALL PRECAST CONCRETE MANHOLE SECTIONS SHALL CONFORM TO THE LATEST REVISIONS OF A.S.T.M. C478 AS MODIFIED BY THE SPECIFICATIONS.
2. NON-SHRINK GROUT SHALL BE NON-METALLIC TYPE.
3. APPROVED FLEXIBLE WATERSTOP GASKETS SHALL BE INSTALLED TO JOIN THE SEWER TO THE MANHOLE WALL WHEN A.B.S. COMPOSITE PIPE OR P.V.C. PIPE IS USED. FOR OTHER TYPES OF PIPE THE SEWER SHALL BE GROUTED IN PLACE WITH NON-SHRINK GROUT. THE SEWER PIPE SHALL BE SUPPORTED WITH CONCRETE ENCASEMENT A MINIMUM OF 3 FEET FROM THE MANHOLE WALL AND TO THE FIRST JOINT FOR V.C.P. SUCH THAT THE JOINT REMAINS FLEXIBLE.
4. ALL INSIDE SURFACES OF THE CONCRETE MANHOLE WHICH WOULD BE EXPOSED TO SEWER GAS SHALL BE COATED WITH 2 COATS TNEMEC SERIES 66 HI-BUILD EPOXOLINE, DRY THICKNESS OF 8 MILS (MIN.)
5. EXTERIOR MANHOLE WALLS SHALL BE COATED WITH 1 COAT MOBILARMA 633 BITUMINUS COATING.
6. JOINT SEALING COMPOUND SHALL BE KENT SEAL NO. 2 OR APPROVED EQUAL.
7. PRECAST MANHOLES SHALL BE SET AT LEAST 4 INCHES INTO THE MANHOLE BASE.
8. TOP OF MANHOLE FLOOR SLAB SHALL BE AT LEAST 3 INCHES BELOW THE FLOW LINE OF THE OUTLET PIPE TO INSURE SUFFICIENT MINIMUM THICKNESS OF SHAPED INVERT.
9. LIFTING HOLES SHALL BE FILLED WITH NON-SHRINK GROUT AND THE INTERIOR SURFACE COATED AS SPECIFIED.
10. MORTAR USED IN MASONRY CONSTRUCTION SHALL CONTAIN 8 SACKS OF CEMENT PER CUBIC YARD. CONCRETE USED IN MANHOLE BASES SHALL CONFORM TO THE REQUIREMENTS OF CONCRETE FOR CONCRETE PAVEMENT CONSTRUCTION AS SPECIFIED IN THE CITY STANDARD PAVING SPECIFICATIONS USING CITY CONCRETE PAVEMENT MIX WITHOUT AIR ENTERING ADMIXTURE. MORTAR SHALL BE PLACED AROUND THE MANHOLE RING AS SHOWN ON THE DRAWINGS WHEN MANHOLES ARE CONSTRUCTED IN UNPAVED AREAS. MANHOLES CONSTRUCTED WHERE PIPE SIZES ARE SMALLER THAN 24" SHALL HAVE AN INSIDE DIAMETER OF 4'. MANHOLES CONSTRUCTED WHERE PIPE SIZES ARE 24" OR LARGER SHALL HAVE AN INSIDE DIAMETER OF 5'. COMPLETED MANHOLE SHALL BE WITHOUT LEAKS AND WATER TIGHT.
11. REINFORCING STEEL SHALL BE INSTALLED IN THE MANHOLE BASES AND SHALL CONSIST OF NO. 4 BARS PLACED ON 6" CENTERS IN BOTH DIRECTIONS. THE MANHOLE BASE REINFORCEMENT SHALL BE PLACED AT LEAST 3" ABOVE THE BOTTOM OF THE MANHOLE BASE. ALL COSTS FOR FURNISHING AND INSTALLING REINFORCING STEEL SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE MANHOLE.
12. OPENINGS SHALL BE CUT INTO THE MANHOLE WALL WHEN OUTSIDE DROPS ARE CONSTRUCTED ON EXISTING MANHOLES. SUCH OPENINGS CUT INTO EXISTING MANHOLES SHALL BE AS SMALL AS PRACTICAL TO FACILITATE INSTALLING AND GROUTING THE NEW PIPE IN PLACE. WATERSTOP GASKETS SHALL BE USED WITH P.V.C. AND A.B.S. COMPOSITE PIPE. THE NEW PIPE SHALL BE GROUTED INTO THE OPENING USING AN APPROVED NONSHRINK GROUT FOR THE FULL MANHOLE WALL THICKNESS. THE EXTERIOR OF THE COMPLETED CONNECTION SHALL BE SEALED WITH AN APPROVED BITUMINOUS COATING SUCH THAT THE CONNECTION WILL BE WATER TIGHT. FLOOR OF MANHOLE SHALL BE MODIFIED TO FORM NEW FLOW CHANNEL FOR THE NEW CONNECTION AS INDICATED BY THE DRAWING. THIS WORK, INCLUDING MODIFICATION OF MANHOLE FLOOR, SHALL BE PAID FOR AT THE UNIT PRICE BID FOR OUTSIDE DROP STACK CONSTRUCTED ON EXISTING MANHOLE.
13. THE FLOORS OF ALL MANHOLES SHALL BE SHAPED WITH FLOW CHANNELS SUCH THAT THE MANHOLES WILL BE SELF CLEANING AND FREE OF AREAS WHERE SOLIDS COULD BE DEPOSITED AS SEWAGE FLOWS THROUGH THE MANHOLE FROM ALL INLET PIPES TO THE OUTLET PIPE. FLOW CHANNELS SHALL BE FORMED TO MATCH THE BOTTOM HALVES OF THE INFLOWING PIPES AND THE OUTFLOWING PIPE AS SHOWN BY THE DRAWINGS EXCEPT FOR INSIDE DROP MANHOLES. FLOW CHANNELS FOR INSIDE DROP MANHOLES SHALL BE CONSTRUCTED AS INDICATED BY THE DRAWING. MANHOLE FLOORS SHALL HAVE SLOPES OF 3 INCHES PER FOOT IN THE AREAS OUTSIDE OF THE FLOW CHANNELS SLOPED TOWARD THE FLOW CHANNELS. PIPES LAID THROUGH MANHOLES SHALL HAVE THE TOP HALF REMOVED TO NEAT LINES FOR THE FULL INSIDE DIAMETER OF THE MANHOLE. MANHOLE FLOORS SHALL THEN BE SHAPED AROUND THE BOTTOM HALF OF THE PIPE WHICH FORMS THE FLOW CHANNEL.
14. PIPES INSTALLED WITHIN THE EXCAVATION MADE FOR THE MANHOLE SHALL BE CRADLED WITH CONCRETE TO THE LIMITS OF THE MANHOLE EXCAVATION. WHEN CLAY PIPE IS USED, THE CRADLE SHALL EXTEND TO THE FIRST JOINT OUTSIDE THE MANHOLE. THE CRADLE SHALL BE TERMINATED AT THE CLAY PIPE JOINT IN A MANNER WHICH WILL MAINTAIN THE FLEXIBILITY OF THE JOINT. COST OF CRADLE WITHIN MANHOLE EXCAVATION OR TO CLAY PIPE JOINTS ADJACENT TO MANHOLE SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE MANHOLE.
15. MANHOLE COVER CASTINGS AND MANHOLE FRAME CASTINGS SHALL CONFORM TO THE REQUIREMENTS AS INDICATED IN THE STANDARD SPECIFICATIONS AND AS SHOWN IN THE STANDARD DETAIL DRAWING.
16. THE VERTICAL DROP IN INSIDE DROP MANHOLES SHALL NOT EXCEED 2' FOR INFLOWING PIPES. THE CROWNS OF INFLOWING PIPES SHALL NEVER BE SET LOWER THAN THE CROWN OF THE OUTFLOWING PIPE.
17. STANDARD MANHOLES AND STANDARD INSIDE DROP MANHOLES SHALL BE BID AS STANDARD MANHOLES FOR THE TYPE AND DIAMETER INDICATED. OUTSIDE DROP MANHOLES SHALL BE BID AS STANDARD OUTSIDE DROP MANHOLES FOR THE TYPE AND DIAMETER INDICATED. ALL MANHOLE DIAMETERS WILL BE 4' UNLESS INDICATED OTHERWISE.
18. A BRICK MASONRY COLLAR SHALL BE INSTALLED BETWEEN THE CAST IRON FRAME AND THE CONCENTRIC CONE. THE COLLAR WILL HAVE 8" WALLS AND A VERTICAL HEIGHT OF 6" MINIMUM AND 18" MAXIMUM. A 1" COAT OF MORTAR WILL BE PLASTERED ON THE OUTSIDE OF THE COLLAR.


MANHOLE FRAME & COVER AS SPECIFIED
GROUT
4" OR 6" PRECAST CONCRETE ADJUSTMENT COLLAR
4" MIN. - 18" MAX.
CONCENTRIC CONE SECTION
3'-6" MIN.
4'-0" MAX
26"

ALTERNATE CONSTRUCTION
IN UNPAVED AREAS

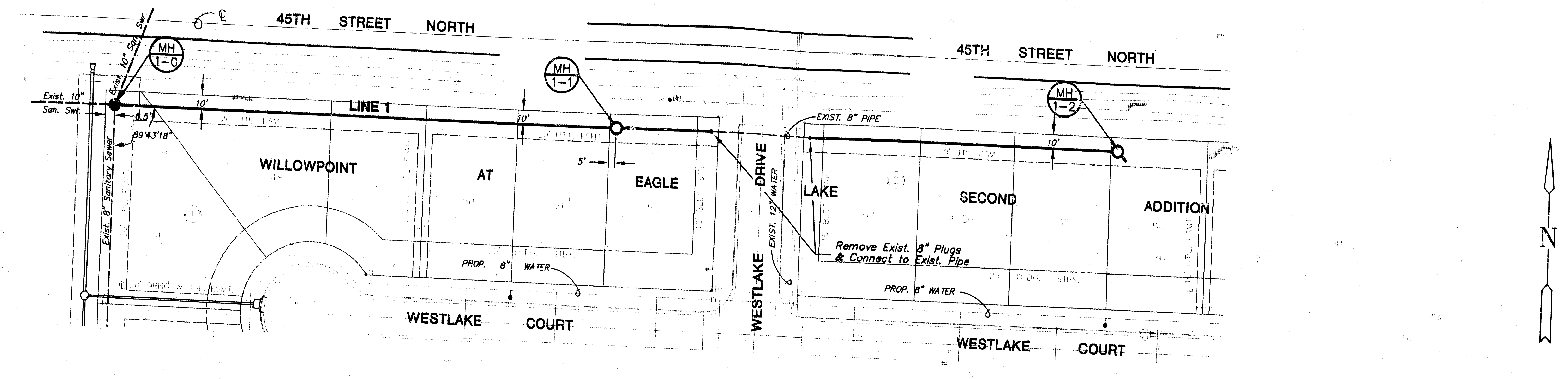
MID-KANSAS ENGINEERING
CONSULTANTS, INC.
411 N. WEBB ROAD
WICHITA, KS. 67206
316-684-9600

WILLOW POINT AT EAGLE LAKE
SECOND ADDITION, PHASE IV, PART 2
PROJECT NAME

MANHOLE DETAILS - AS BUILT
SHEET TITLE

C.O.W.	M.K.E.C.	K.H.B.
DESIGN BY:	DRAWN BY:	CHECKED BY:
APRIL 1995	94078BD	2 / 5
DATE	JOB NO.	SHEET/OF

WILLOW POINT AT EAGLE LAKE
2ND ADDITION / PHASE IV
SANITARY SEWER
PROJ. #561PPS



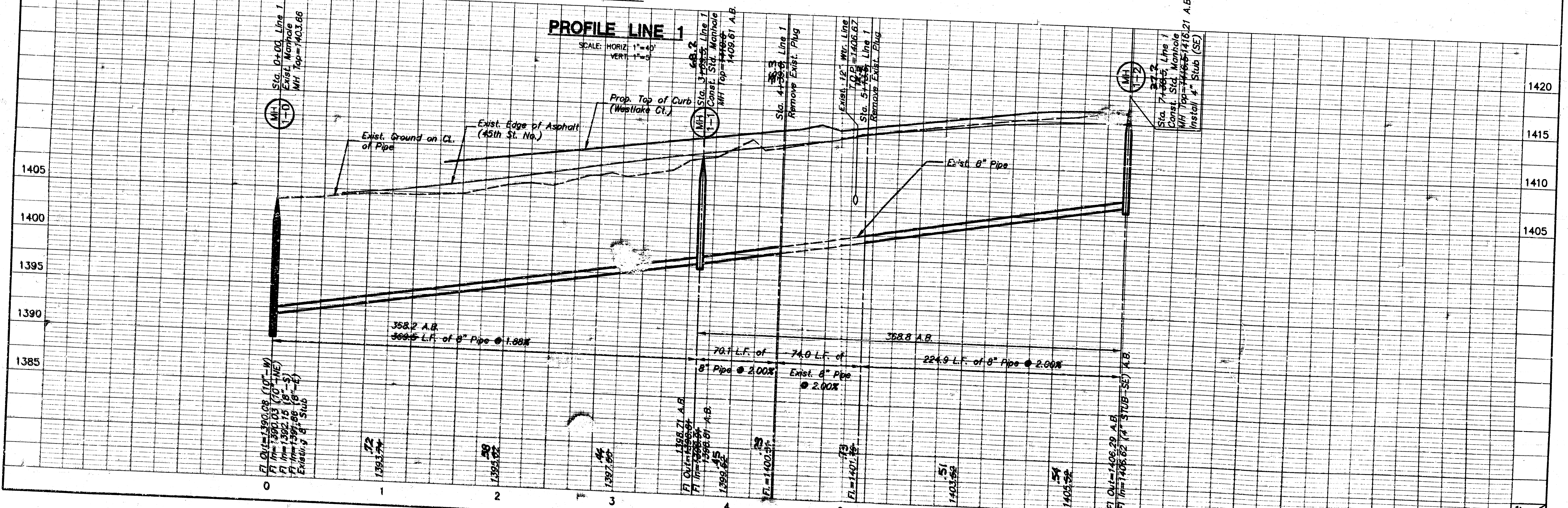
PLAN LINE 1

SCALE: 1"=40'

NOTE: EXCAVATE AND VERIFY ELEVATION OF EXISTING SEWER AT 4+36.1 AND 5+10.1 PRIOR TO LAYING PIPE ON LINE 1.

PROFILE LINE 1

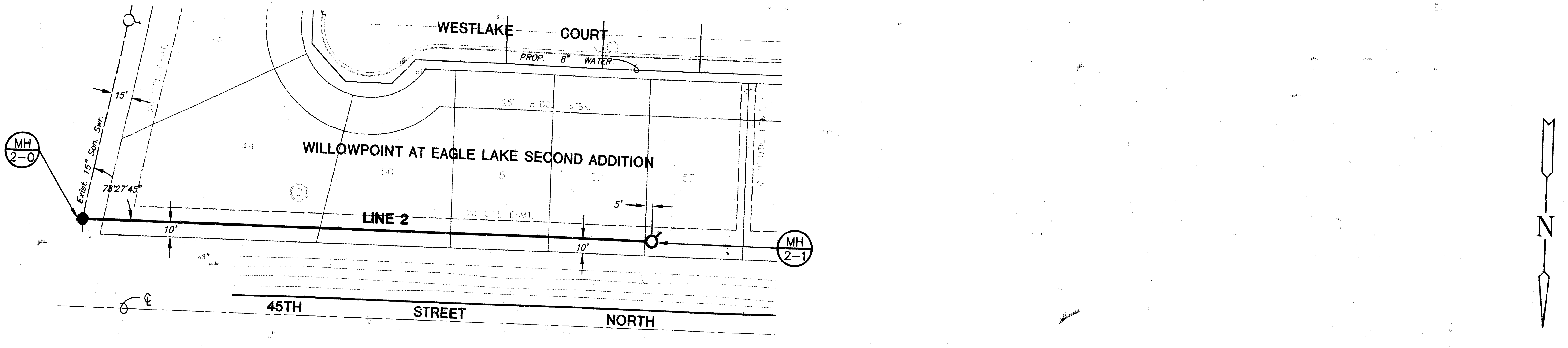
SCALE: HORIZ. 1"=40' VERT. 1"=5'



1401.78

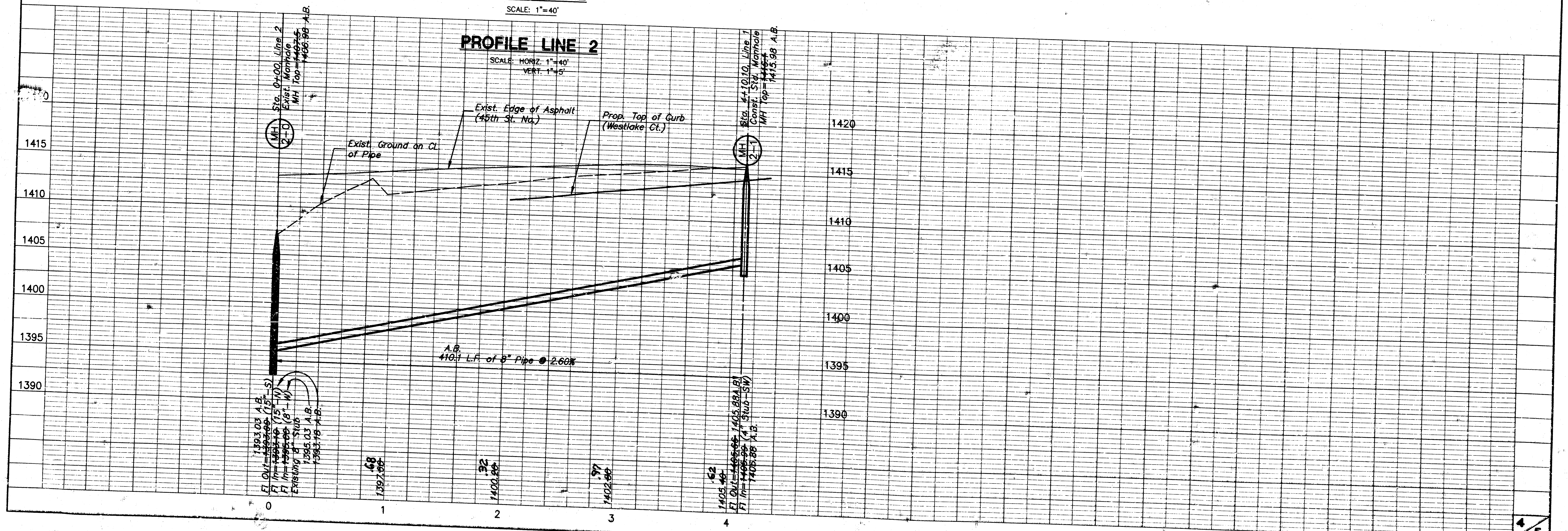
AS BUILT REVISED: 7/7/95

WILLOW POINT AT EAGLE LAKE
2ND ADDITION / PHASE IV
SANITARY SEWER
PROJ. 561PPS



PLAN LINE 2

SCALE: 1"=40'



PROFILE LINE 2

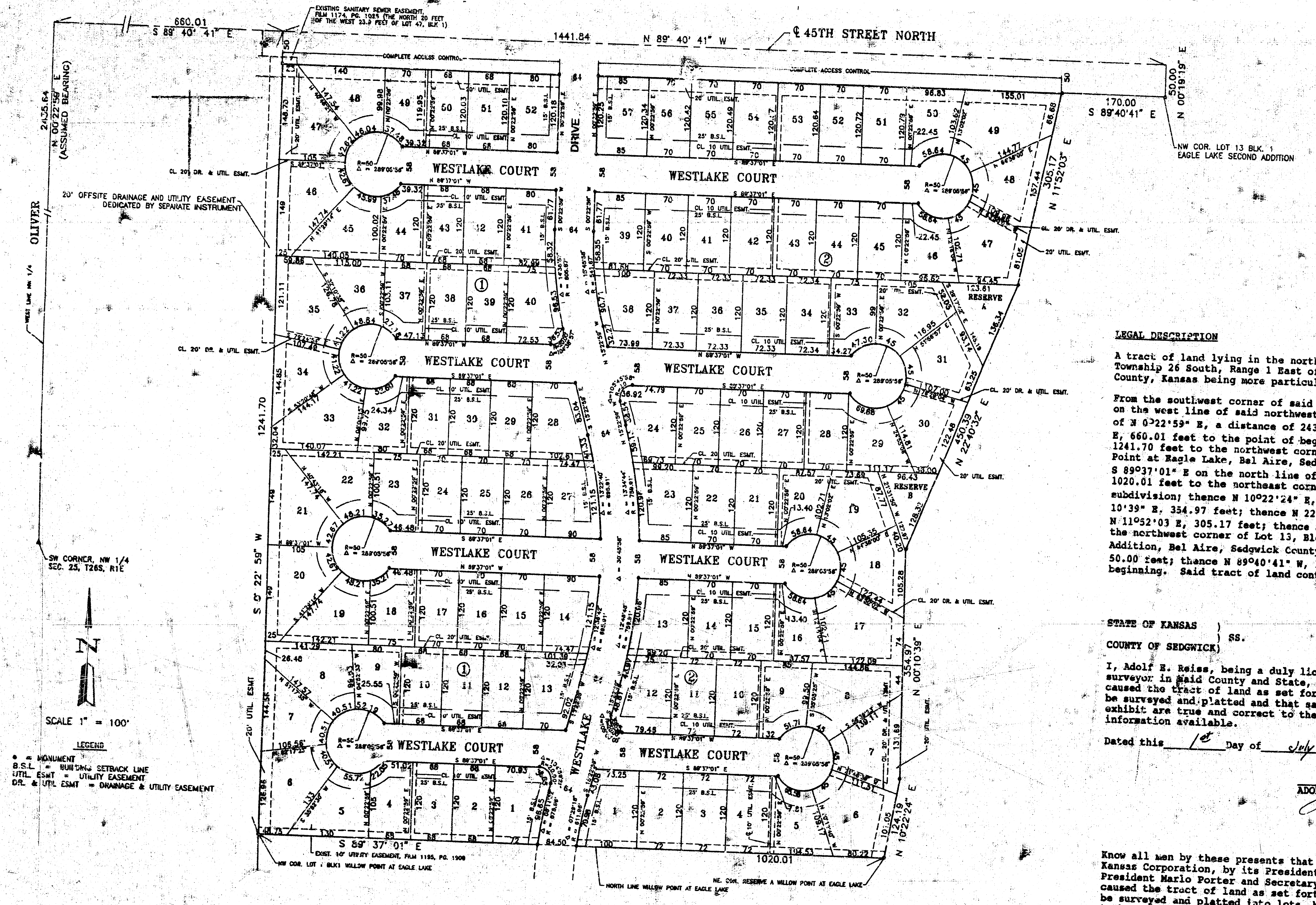
SCALE: HORIZ. 1"=40'
VERT. 1"=5'

Sta. 0+00, Line 2
Exist. Manhole
MH Top=~~1407.5~~ 1406.98 A.B.
MH 2-0
Exist. Ground on CL of Pipe
Exist. Edge of Asphalt (45th St. No.)
Prop. Top of Curb (Westlake Ct.)
Sta. 4+10.10, Line 1
Const. Std. Manhole
MH Top=~~1416.4~~ 1415.98 A.B.
MH 2-1
A.B.
410.1 L.F. of 8" Pipe @ 2.60%
Fl Out=~~1393.00~~ 1393.03 A.B. (15"–S)
Fl In=~~1393.10~~ (15"–N)
Fl In=~~1395.00~~ (8"–W)
Existing 8" Stub
1395.03 A.B.
1393.18 A.B.
1397.~~90~~ .68
1400.~~20~~ .32
1402.~~80~~ .97
1405.~~40~~ .62
Fl Out=~~1405.66~~ 1405.88A.B.
Fl In=~~1405.96~~ (4" Stub–SW)
1405.88 A.B.
1390
1395
1400
1405
1410
1415
1420
0
1
2
3
4

4/5

AS BUILT

94080B2


45TH STREET NORTH
EXISTING SANITARY SEWER EASEMENT, FILM 1174, PG. 1025 (THE NORTH 20 FEET OF THE WEST 23.9 FEET OF LOT 47, BLK 1)
660.01
S 89° 40' 41" E
1441.84
N 89° 40' 41" W
COMPLETE ACCESS CONTROL
170.00
S 89°40'41" E
50.00
N 00°19'19" E
NW COR. LOT 13 BLK. 1 EAGLE LAKE SECOND ADDITION
2435.64
N 00°22'59" E (ASSUMED BEARING)
OLIVER
WEST LINE NW 1/4
20' OFFSITE DRAINAGE AND UTILITY EASEMENT DEDICATED BY SEPARATE INSTRUMENT
CL. 20' DR. & UTIL. ESMT.
WESTLAKE COURT
WESTLAKE DRIVE
RESERVE A
RESERVE B
305.17
N 11°52'03" E
450.39
N 22°40'32" E
354.97
N 00°10'39" E
124.19
N 10°22'24" E
1241.70
S 0° 22' 59" W
SW CORNER, NW 1/4 SEC. 25, T26S, R1E
20' UTIL. ESMT
S 89° 37' 01" E
1020.01
EXIST. 10' UTILITY EASEMENT, FILM 1195, PG. 1909
NW COR. LOT 1 BLK1 WILLOW POINT AT EAGLE LAKE
NORTH LINE WILLOW POINT AT EAGLE LAKE
NE. COR. RESERVE A WILLOW POINT AT EAGLE LAKE
N
SCALE 1" = 100'
LEGEND
● = MONUMENT
B.S.L. = BUILDING SETBACK LINE
UTIL. ESMT = UTILITY EASEMENT
DR. & UTIL ESMT = DRAINAGE & UTILITY EASEMENT

WILLOW POINT AT EAGLE LAKE SECOND ADDITION

BEL AIRE, SEDGWICK COUNTY, KANSAS

1993

REISS AND GOODNESS ENGINEERS

2000

LEGAL DESCRIPTION

A tract of land lying in the northwest quarter of Section 25, Township 26 South, Range 1 East of the 6th P. M., Sedgwick County, Kansas being more particularly described as follows:

From the southwest corner of said northwest quarter; thence north on the west line of said northwest quarter on an assumed bearing of N 0°22'59" E, a distance of 2435.64 feet; thence S 89°40'41" E, 660.01 feet to the point of beginning; thence S 0°22'59" W, 1241.70 feet to the northwest corner of Lot 1, Block 1, Willow Point at Eagle Lake, Bel Aire, Sedgwick County, Kansas; thence S 89°37'01" E on the north line of said subdivision a distance of 1020.01 feet to the northeast corner of Reserve A in said subdivision; thence N 10°22'24" E, 124.19 feet; thence N 0° 10'39" E, 354.97 feet; thence N 22°40'32" E, 450.39 feet; thence N 11°52'03 E, 305.17 feet; thence S 89°40'41 E, 170.00 feet to the northwest corner of Lot 13, Block 1, Eagle Lake Second Addition, Bel Aire, Sedgwick County, Kansas; thence N 0°19'19" E, 50.00 feet; thence N 89°40'41" W, 1441.84 feet to the point of beginning. Said tract of land containing 32.30 acres.

STATE OF KANSAS)
) SS.
COUNTY OF SEDGWICK)

I, Adolf E. Reiss, being a duly licensed professional land surveyor in said County and State, do hereby certify that I have caused the tract of land as set forth in the Legal Description to be surveyed and platted and that said survey and the accompanying exhibit are true and correct to the best of my knowledge and information available.

Dated this 1st Day of July, 1993.

ADOLF E. REISS L.S. #77

ADOLF E. REISS
L.S. 77

Know all men by these presents that Bel Aire Development, Inc., a Kansas Corporation, by its President William D. Cox, Vice-President Marlo Porter and Secretary K.C. "Buck" Alley have caused the tract of land as set forth in the Legal Description to be surveyed and platted into lots, blocks, streets and Reserves to be known as Willow Point at Eagle Lake Second Addition, Bel Aire, Sedgwick County, Kansas. Easements for the construction and maintenance of public utilities and drainage as indicated on the face of the plat are hereby granted. Streets are hereby dedicated to and for the use of the public. Reserve A and Reserve B are hereby dedicated to the City of Bel Aire for public park purposes, open space, and utility and drainage construction and maintenance. All abutters rights of access to 45th Street North are hereby granted to the City of Bel Aire.

BEL AIRE DEVELOPMENT, INC.

William D. Cox
WILLIAM D. COX, PRESIDENT

Marlo Porter
MARLO PORTER, VICE-PRESIDENT

K.C. "Buck" Alley
K.C. "BUCK" ALLEY, SECRETARY

#1313190

STATE OF KANSAS)
) SS.
COUNTY OF SEDGWICK)

The foregoing instrument was acknowledged before this 1st day of July, 1993 by William D. Cox, President, Marlo Porter, Vice-President and K.C. "Buck" Alley, Secretary of Bel Aire Development, Inc., a Kansas Corporation, on behalf of the corporation.

Robert J. Sabolik, Notary Public

My Appointment Expires: 10-15-95.

ROBERT J. SABOLIK
NOTARY PUBLIC
STATE OF KANSAS
MY APPT. EXPIRES 10-15-95

We, Chisholm Trail State Bank, holders of a mortgage on the above described property, do hereby consent to the plat of Willow Point at Eagle Lake Second Addition, Bel Aire, Sedgwick County, Kansas.

Elmer S. Peters, Jr., Executive Vice President
Elmer S. Peters, Jr.

STATE OF KANSAS)
) ss.
COUNTY OF SEDGWICK)

The foregoing instrument was acknowledged before me this 1st day of July, 1993 by Elmer S. Peters, Jr., Executive Vice-President, on behalf of Chisholm Trail State Bank.

NELDA R. KEGLE
Notary Public • State of Kansas
My Appt. Expires 1-13-97

Nelda R. Kegle, Notary Public
Nelda R. Kegle

My Appointment Expires: 1-13-97.

This plat of Willow Point at Eagle Lake Second Addition, Bel Aire, Sedgwick County, Kansas has been submitted to and approved by the Bel Aire Planning Commission, Bel Aire, Kansas.

Dated this 14th day of June, 1993.

BEL AIRE PLANNING COMMISSION

Beverly K. Dunning, Chairman
BEVERLY K. DUNNING

Betty L. Martine Secretary
BETTY L. MARTINE

This plat approved and all dedications shown hereon accepted by the Board of City Commissioners of the City of Bel Aire, Kansas, this 3rd day of August, 1993.

Harold A. Smith Mayor
HAROLD A. SMITH

Sherryl L. Cutter, City Clerk
SHERRYL L. CUTTER

Entered on transfer record this 12th day of August 1993.

Brent W. Shelton, County Clerk
SUSANE CROCKETT-SPOON
Brent W. Shelton

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 3:15 ~~A.M.~~/P.M., this 13TH day of AUGUST, 1993.

Pat Kettler, Register of Deeds
PAT KETTLER

Ed Resa Deputy
ED RESA