

# SANITARY SEWER PLANS OAK RIDGE SECOND ADDITION PHASE I

LATERAL 376 SOUTHWEST INTERCEPTOR SEWER  
PROJECT NO. 468-82722

CITY OF WICHITA, KANSAS

MICHAEL E. LINDEBAK, CITY ENGINEER

INDEX CODE-743195

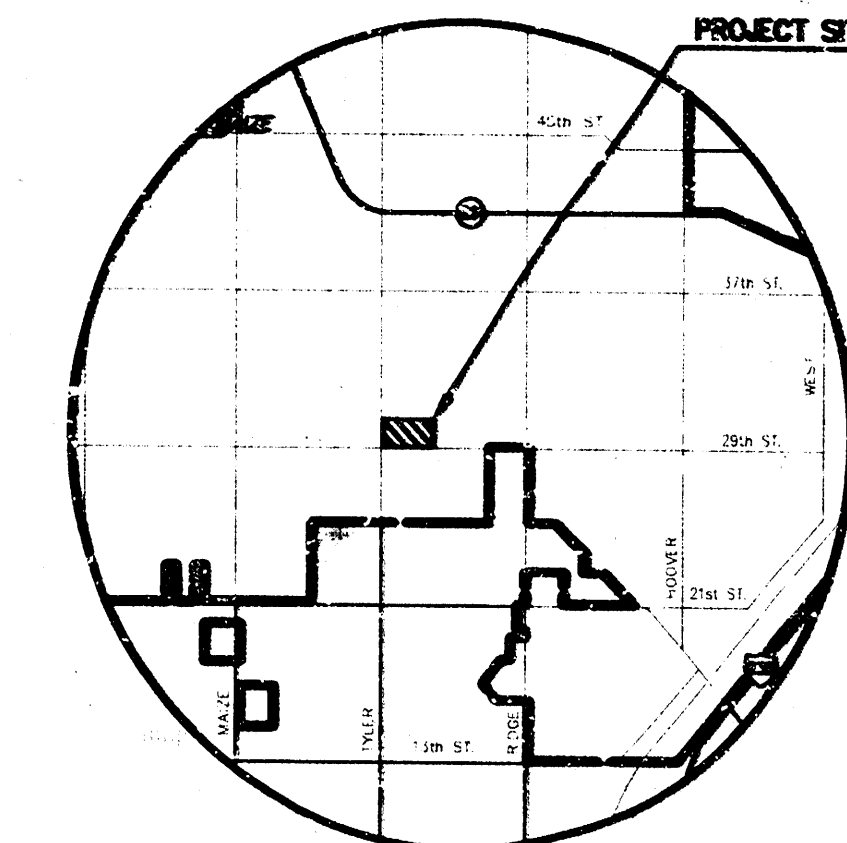
## GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING PROPERTY IRONS. THE CONTRACTOR WILL BE REQUIRED TO REESTABLISH ANY PROPERTY IRONS WHICH ARE DAMAGED OR DESTROYED BY HIS CONSTRUCTION OPERATIONS. SUCH IRONS SHALL BE REESTABLISHED 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 1-800-734-7630  
CABLEVISION 262-0661  
K.G.E. (GAS & ELECTRIC) 383-8600  
CITY OF WICHITA WATER & SEWER MAINTENANCE 268-4908

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 LOCATION.
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.
10. ALL DISTURBED AREAS TO BE SEED WITH RYE GRASS AT A RATE OF 200LBS./ ACRE WITHIN 10 DAYS OF CONSTRUCTION. COST SHALL BE SUBSIDIARY TO PROJECT.
11. CONTRACTOR SHALL CLEAR ALL CONFLICTS WITH THE PROPOSED WATERLINE CONSTRUCTION IN AN EXPEDITIOUS MANNER TO ALLOW THE WATERLINE CONTRACTOR TO BEGIN CONSTRUCTION IMMEDIATELY FOLLOWING. THE CONTRACTOR SHALL ALSO COORDINATE WITH THE WATERLINE CONTRACTOR, CITY PERSONNEL, THE OWNER, AND HIS REPRESENTATIVES TO MAINTAIN A PROMPT SCHEDULE. COST SHALL BE CONSIDERED SUBSIDIARY TO PROJECT.



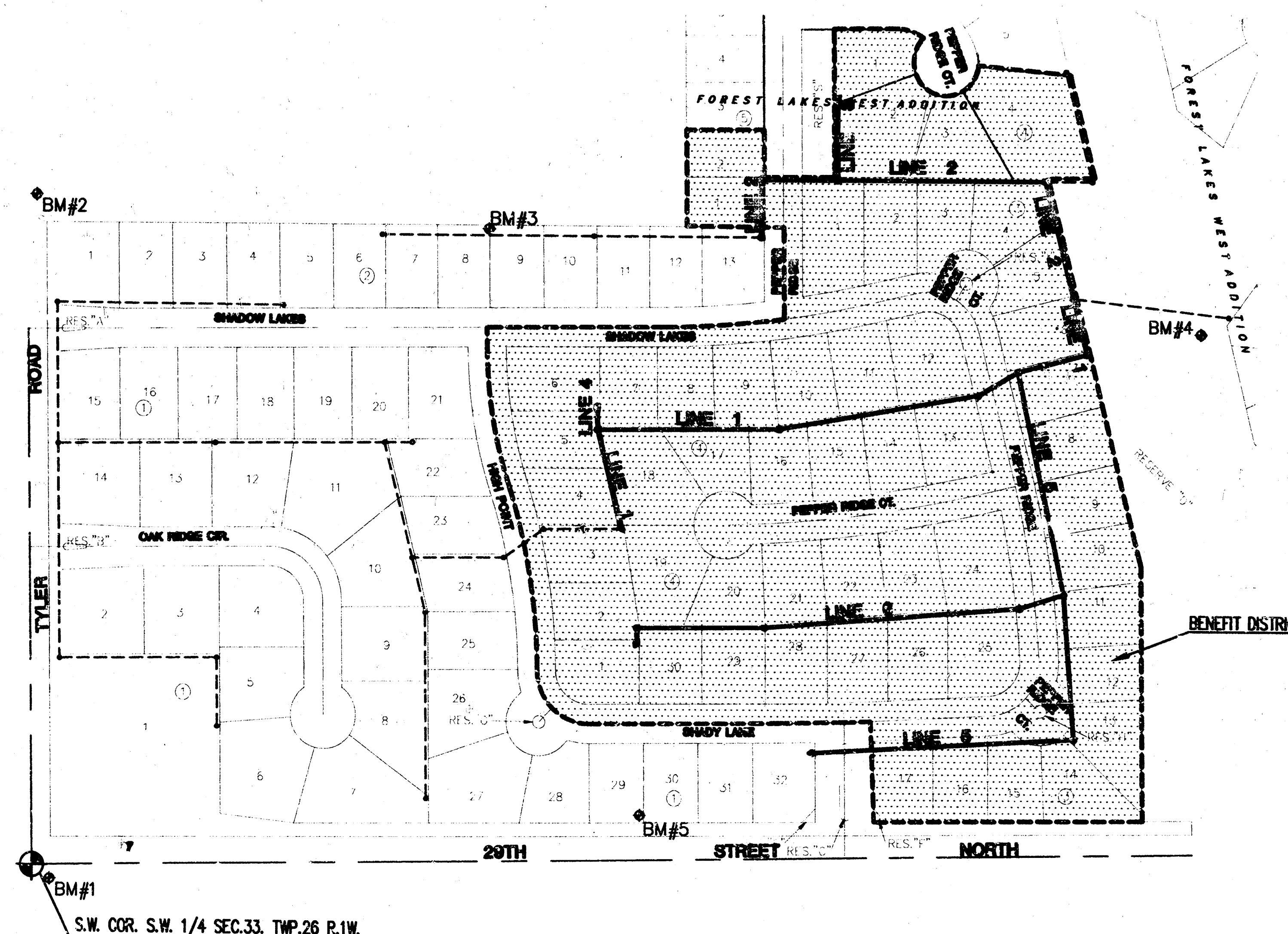
LOCATION MAP

## INDEX TO DRAWINGS

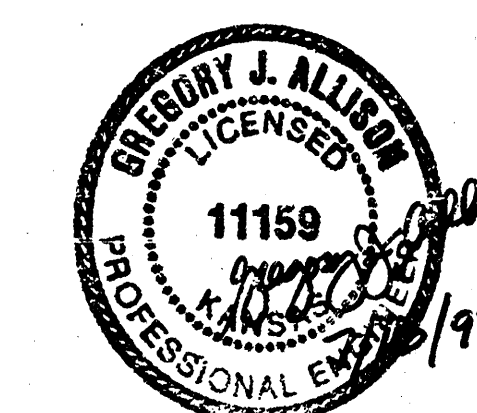
| SHEET NO. | DESCRIPTION     |
|-----------|-----------------|
| 1         | TITLE SHEET     |
| 2         | DETAILS         |
| 3         | LINE 1 & LINE 4 |
| 4         | LINE 2 & LINE 3 |
| 5         | LINE 5          |
| 6         | LINE 6          |
| 7         | FINAL PLAT      |

## BENCHMARKS

- BM#1 C.O.W. BENCHMARK  
SE CORNER INTERSECTION, 32.3' S. AND 30' E.  
OF C/L BOTH, 55.5' E OF P.P. 9.2' SE OF  
P.P. 43.2' SE OF IRON AT SECTION CORNER.  
ELEV. = 178.04
- BM#2 RR SPIKE IN THE SOUTH FACE OF P.P. WEST  
SIDE OF TYLER RD. WEST OF THE N.W. CORNER  
OF OAK RIDGE 2ND.  
ELEV. = 174.94
- BM#3 TOP OF "T" POST 1/2-1.5' SOUTH OF THE NE  
CORNER LOT 8, BLOCK 2.  
ELEV. = 182.77
- BM#4 R.R. SPIKE IN S.W. FACE OF WEST H POLE  
IN THE N.E. CORNER OF OAK RIDGE 2ND.  
ELEV. = 158.55
- BM#5 TOP OF "T" POST 1/2-5' NORTH OF S.E.  
CORNER LOT 29, BLOCK 1  
ELEV. = 184.49



| EASEMENT GRADING<br>(FOR INFORMATION ONLY) |             |              |
|--------------------------------------------|-------------|--------------|
|                                            | CUT<br>C.Y. | FILL<br>C.Y. |
| LINE 1                                     | 119.5       | 30.6         |
| LINE 2                                     | 67.9        | 47.0         |
| LINE 3                                     | 0           | 350.2        |
| LINE 4                                     | 15.0        | 2.0          |
| LINE 5                                     | 0           | 0            |
| LINE 6                                     | 254.8       | 1.2          |



Booked  
N-279  
11/18/97  
ROL



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

**OAK RIDGE SECOND ADDITION  
PHASE I**  
PROJECT NAME

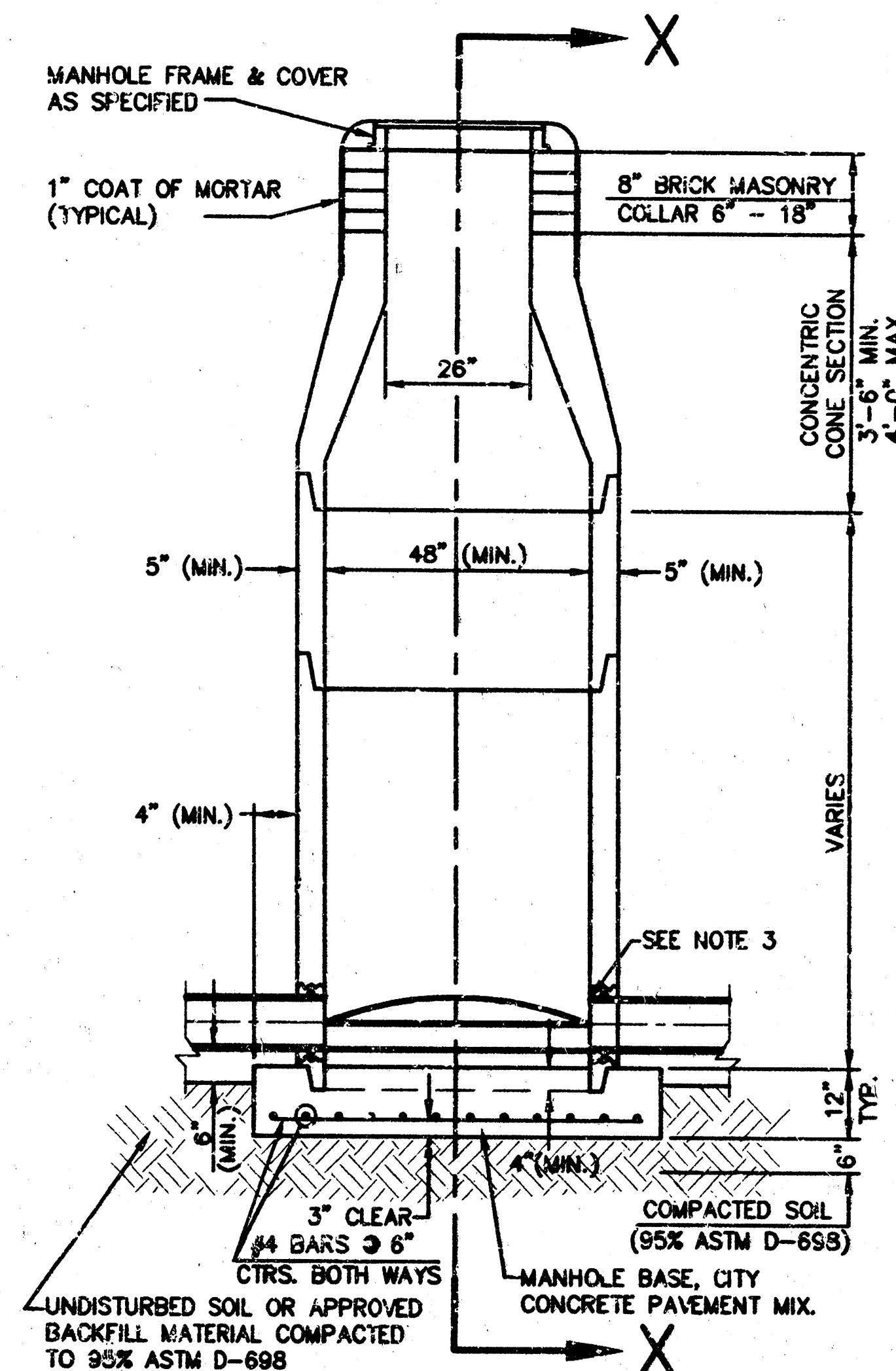
**TITLE SHEET**  
SHEET TITLE

|            |                 |             |
|------------|-----------------|-------------|
| G.J.A.     | B.D.L. / B.S.H. | G.J.A.      |
| DESIGN BY. | DRAWN BY.       | CHECKED BY. |
| JULY 1997  | 98167-BT        | 1 / 7       |
| DATE       | FIG. NO.        | SHEET OF    |

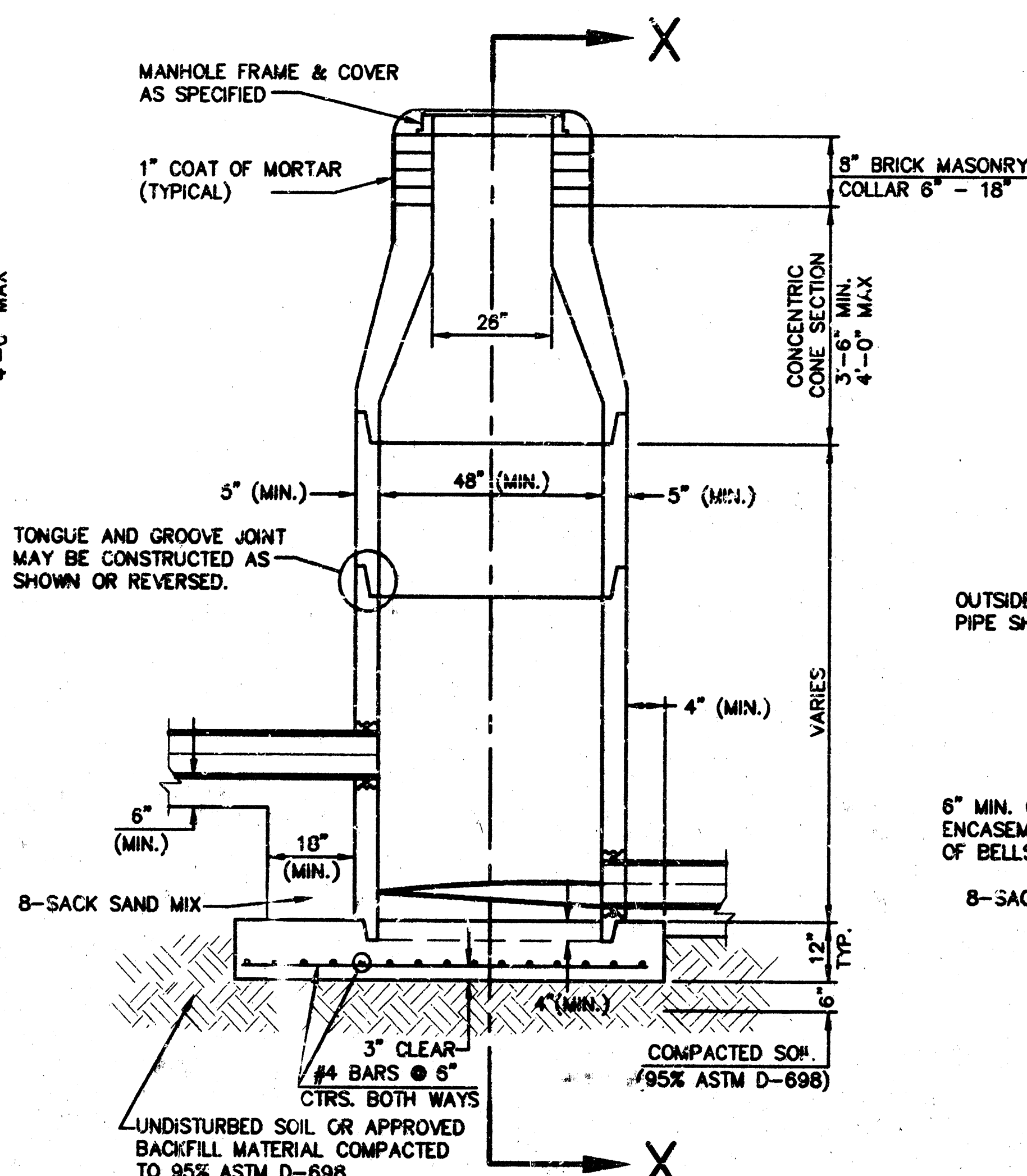


# SEWER APPURTENANCES DETAILS

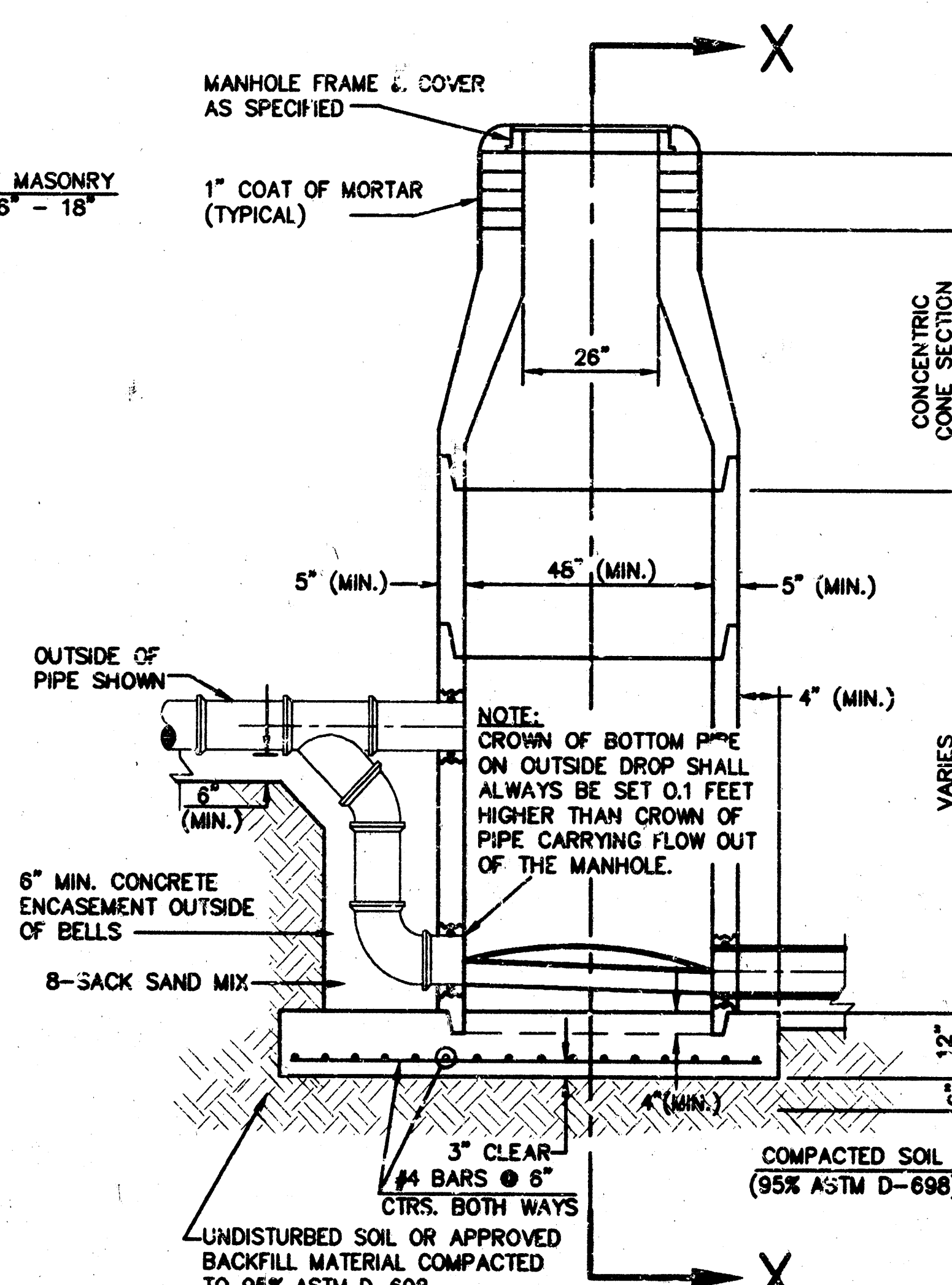
ADOPTED AS STANDARD DESIGN  
BY  
CITY OF WICHITA



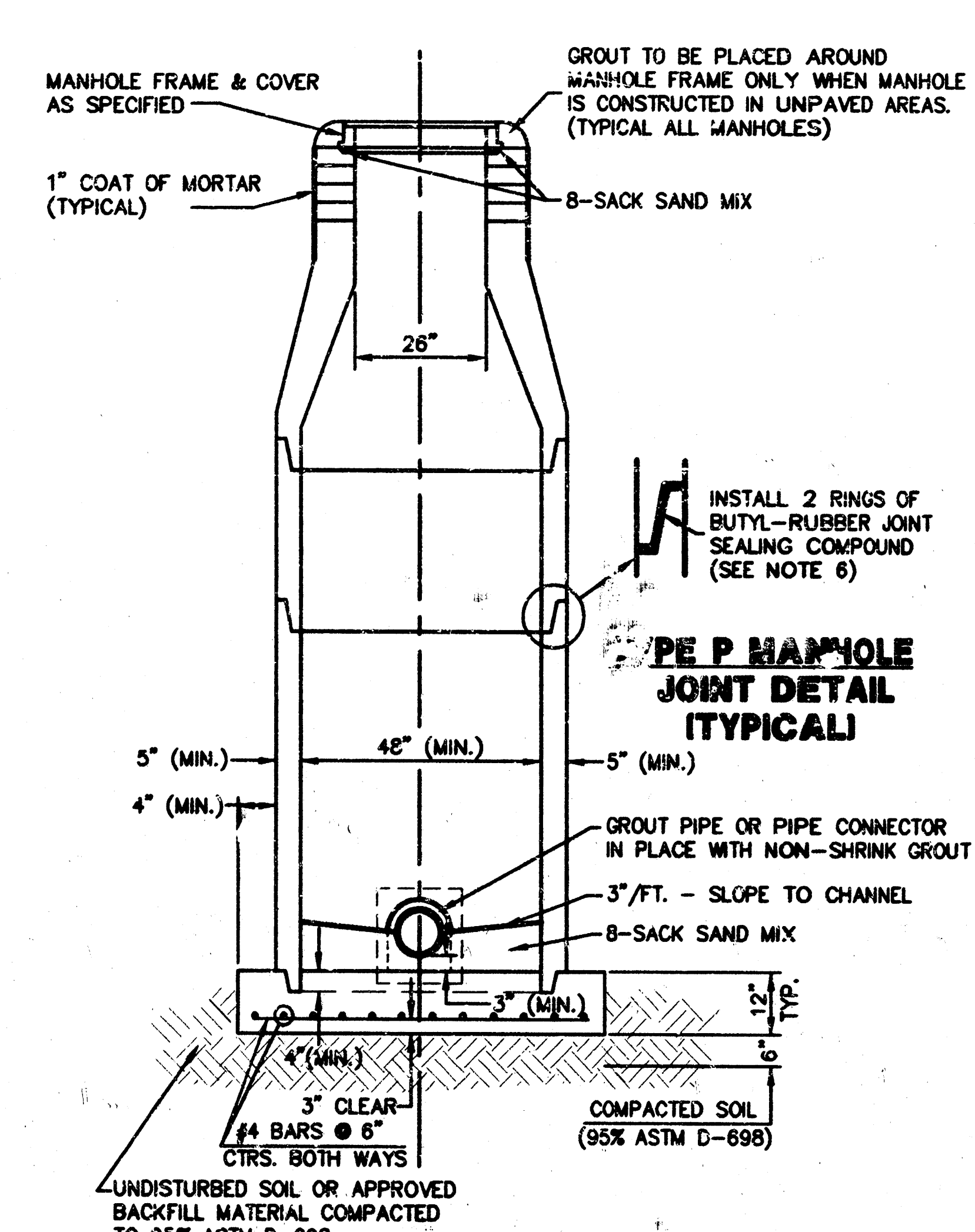
**TYPE P  
STANDARD MANHOLE**



**TYPE P  
INSIDE DROP MANHOLE**



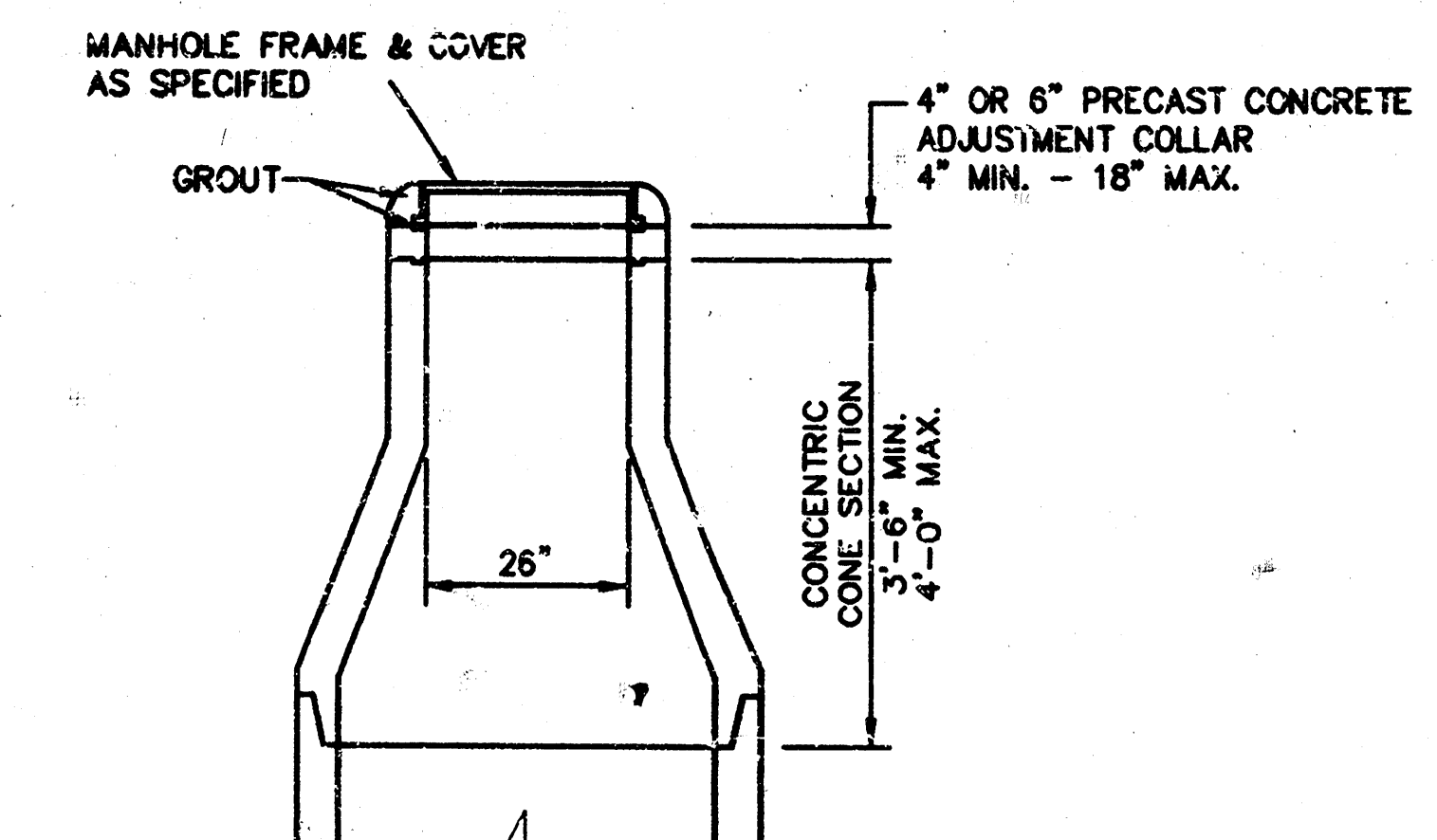
**TYPE P  
OUTSIDE DROP MANHOLE**



**SECTION X  
(TYPICAL)**

## GENERAL NOTES - PRECAST MANHOLE NOTES

- ALL PRECAST CONCRETE MANHOLE SECTIONS SHALL CONFORM TO THE LATEST REVISIONS OF A.S.T.M. C478 AS MODIFIED BY THE SPECIFICATIONS.
- NON-SHRINK GROUT SHALL BE NON-METALLIC TYPE.
- 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 ENCASUREMENT A MINIMUM OF 3 FEET FROM THE MANHOLE WALL AND TO THE FIRST JOINT FOR V.C.P. SUCH THAT THE JOINT REMAINS FLEXIBLE.
- ALL INSIDE SURFACES OF THE CONCRETE MANHOLE WHICH WOULD BE EXPOSED TO SEWER GAS SHALL BE COATED WITH 2 COATS TNEC SERIES 66 HI-BUILD EPOXOLINE, DRY THICKNESS OF 8 MILS (MIN.).
- EXTERIOR MANHOLE WALLS SHALL BE COATED WITH 1 COAT MOBILARMA 633 BITUMINUS COATING.
- JOINT SEALING COMPOUND SHALL BE KENT SEAL NO. 2 OR APPROVED EQUAL.
- PRECAST MANHOLES SHALL BE SET AT LEAST 4 INCHES INTO THE MANHOLE BASE.
- 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.
- LIFTING HOLES SHALL BE FILLED WITH NON-SHRINK GROUT AND THE INTERIOR SURFACE COATED AS SPECIFIED.
- 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 ENTRAINING 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.



**ALTERNATE CONSTRUCTION  
IN UNPAVED AREAS**

REVISED: 6-12-86

## MANHOLE DETAILS

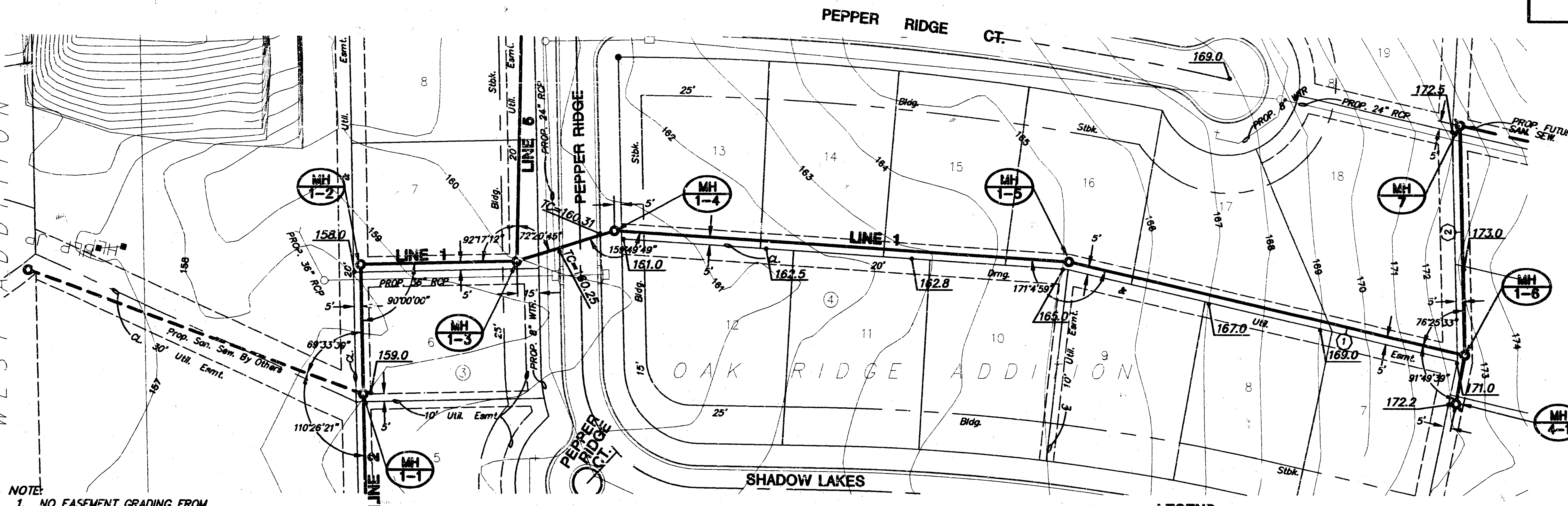
CITY OF WICHITA, KANSAS

|          |        |            |                  |
|----------|--------|------------|------------------|
| Design   | C.O.W. | Checked by | Checked by       |
| Drawn by | Date   | Date       | Job No. 96167-BD |



OAK RIDGE 2ND ADDITION  
SANITARY SEWER PLANS  
LINE 1 & LINE 4

(PROP.) FOREST LAKES  
WEST ADDITION



- NOTE
1. NO EASEMENT GRADING FROM MH 1-1 TO MH 1-3
  2. EASEMENT GRADING AS INDICATED FROM MH 1-3 TO 1-7 AND MH 1-8 TO 4-1 SEE SHEET 4 OF 7 FOR DETAIL

PLAN LINE 1 & LINE 4

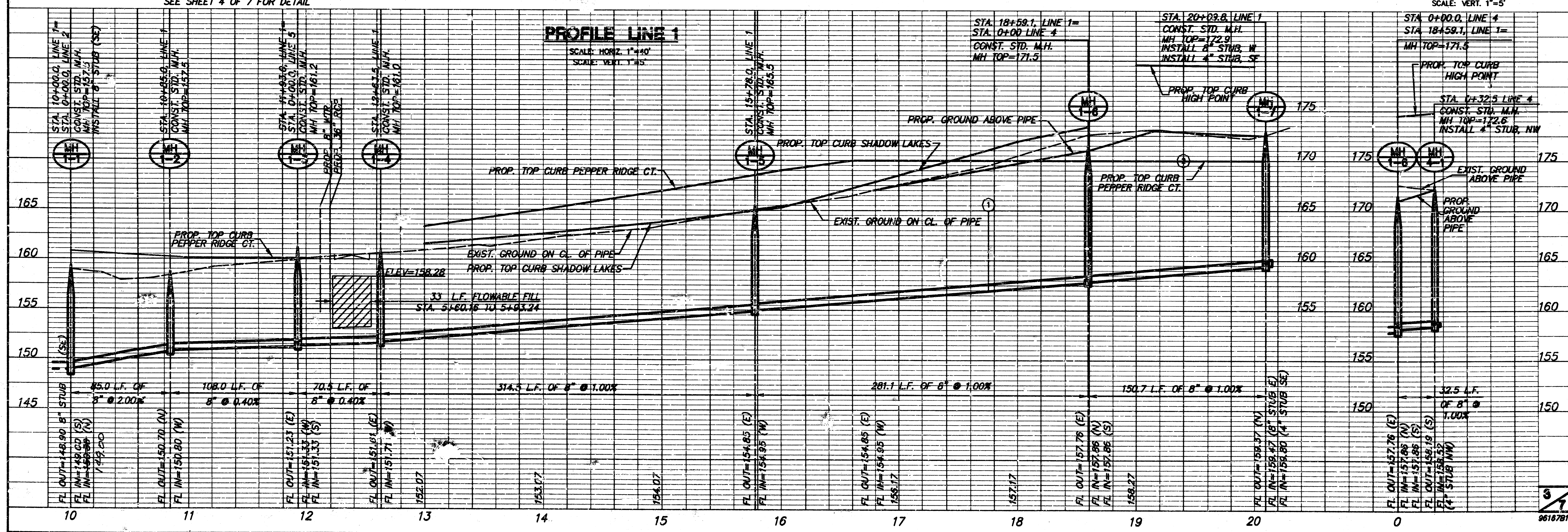
SCALE: 1"=40'

LEGEND

- ② VERTICAL RISER LOCATION  
(SEE SHEET 6 FOR TABLE)

PROFILE LINE 4

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



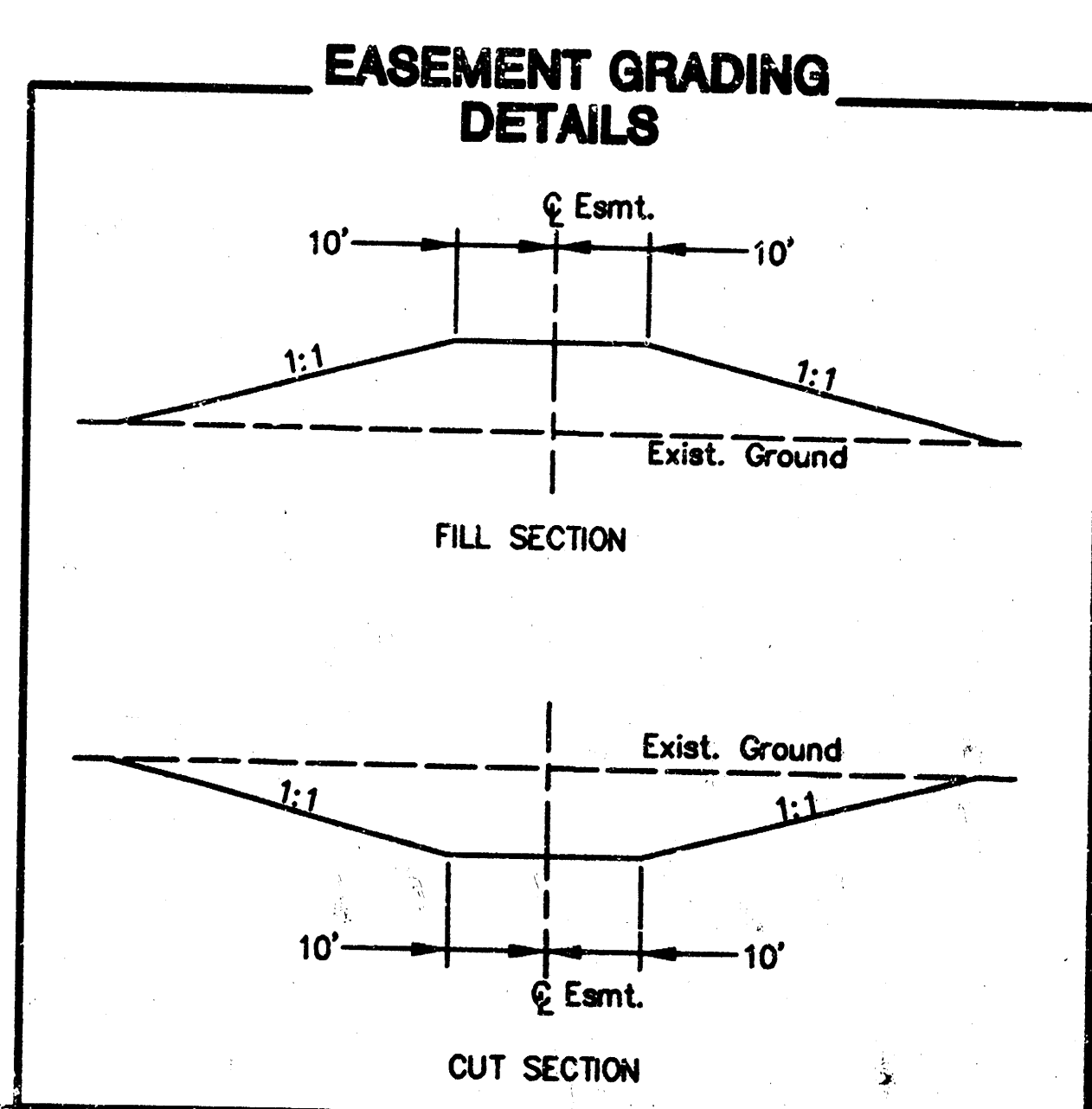


**OAK RIDGE 2ND ADDITION  
SANITARY SEWER PLANS  
LINE 2 & LINE 3**

(PROP.)  
FOREST LAKES  
WEST ADDITION

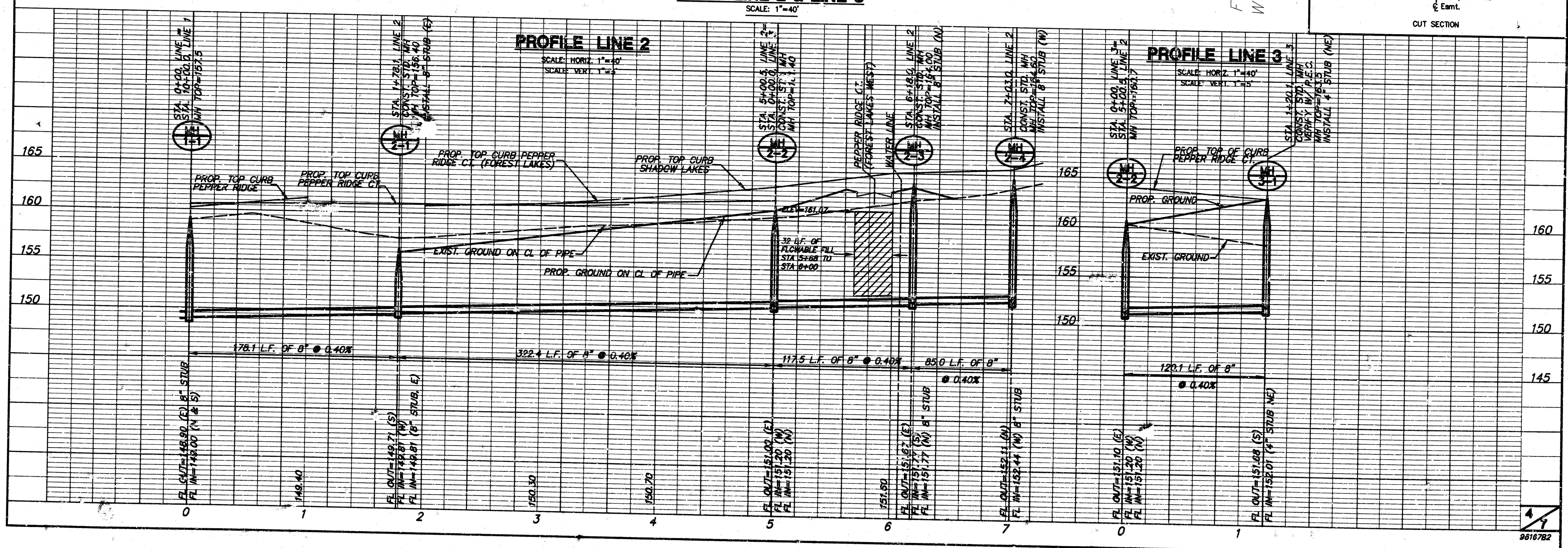
- NOTE:
1. NO EASEMENT GRADING  
MH 1-1 TO MH 2-1,  
MH 2-2 TO MH 2-4
  2. EASEMENT GRADING AS INDICATED  
MH 2-1 TO MH 2-2 AND  
MH 2-2 TO MH 3-1

**PLAN LINE 2 & LINE 3**  
SCALE: 1"=40'



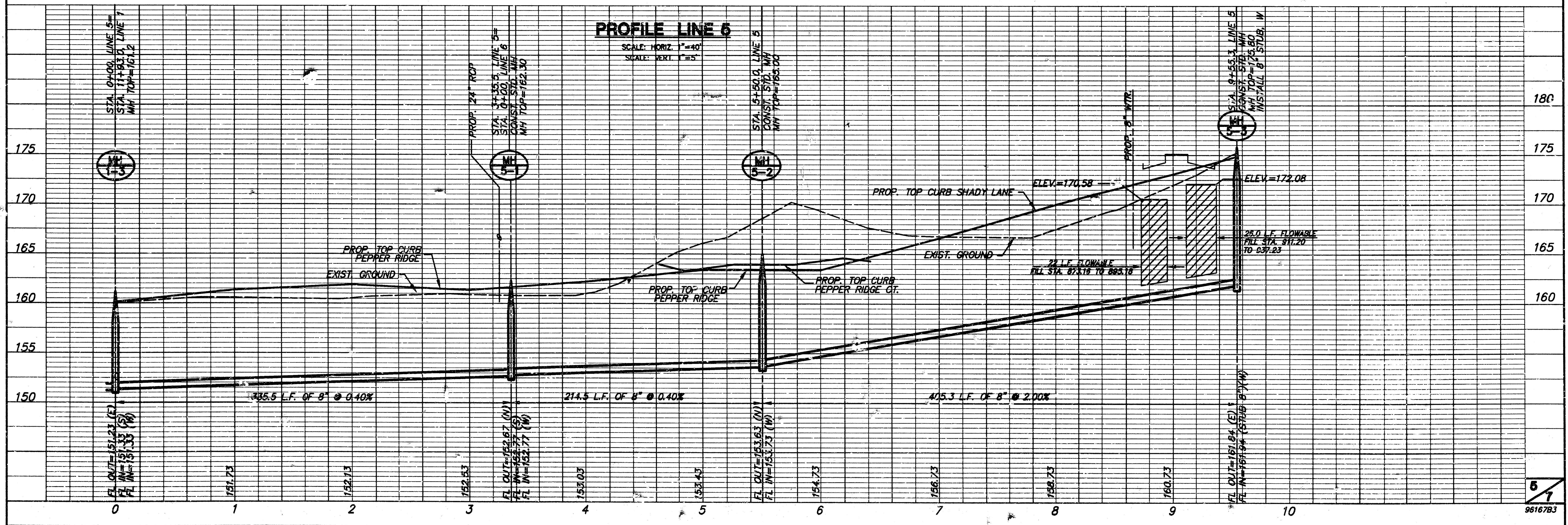
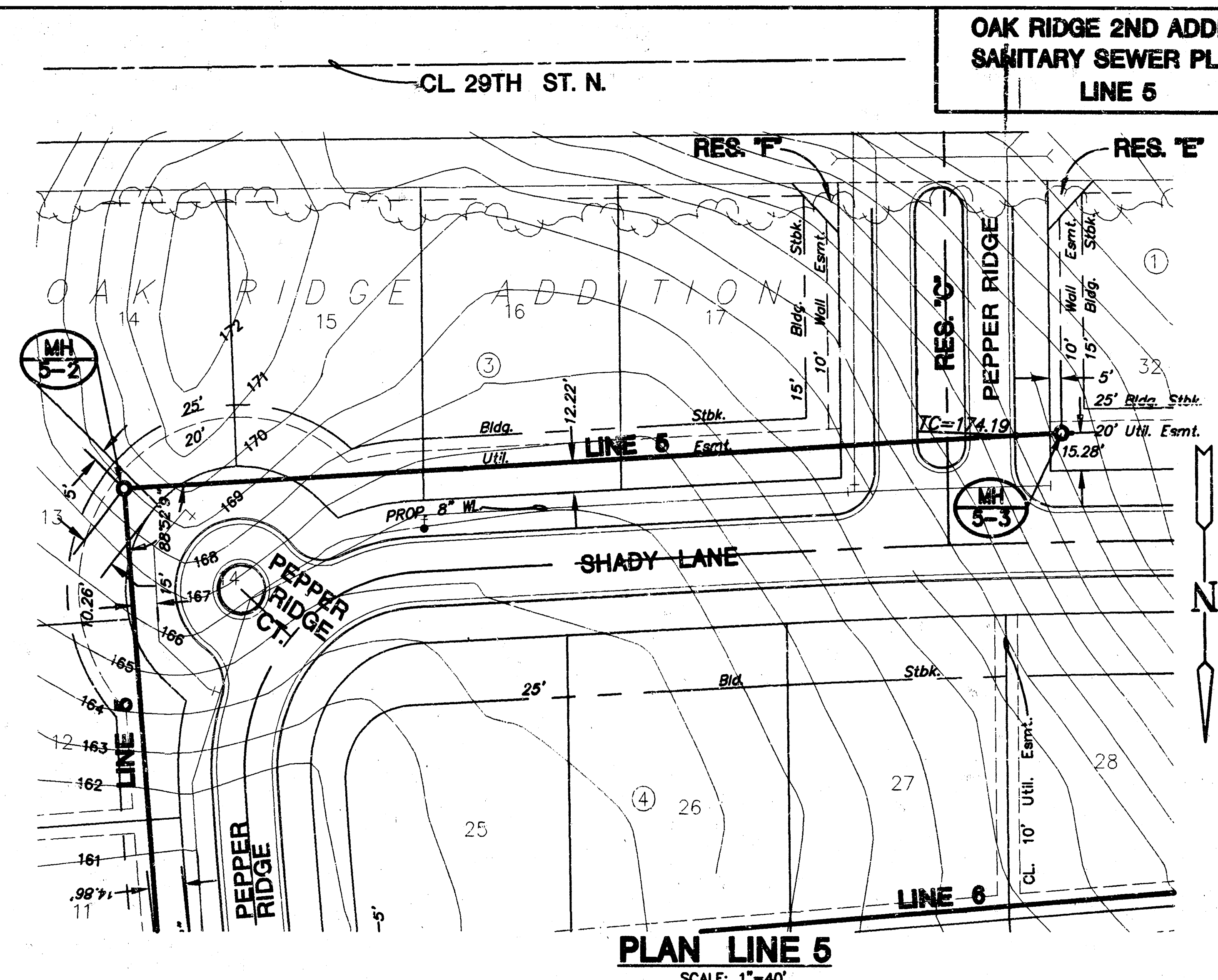
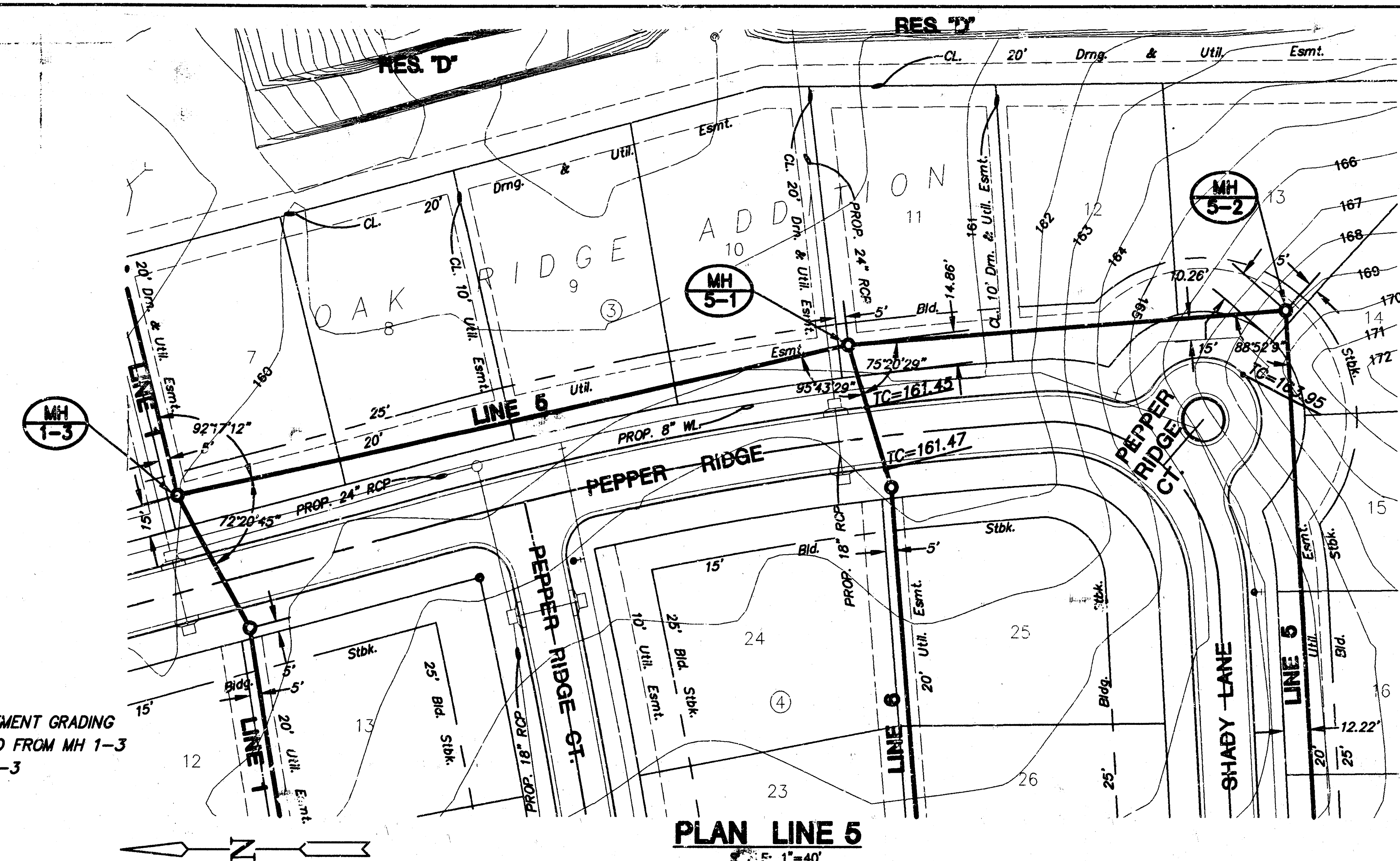
**PROFILE LINE 2**  
SCALE: HORIZ. 1"=40'  
SCALE: VERT. 1"=5'

**PROFILE LINE 3**  
SCALE: HORIZ. 1"=40'  
SCALE: VERT. 1"=5'



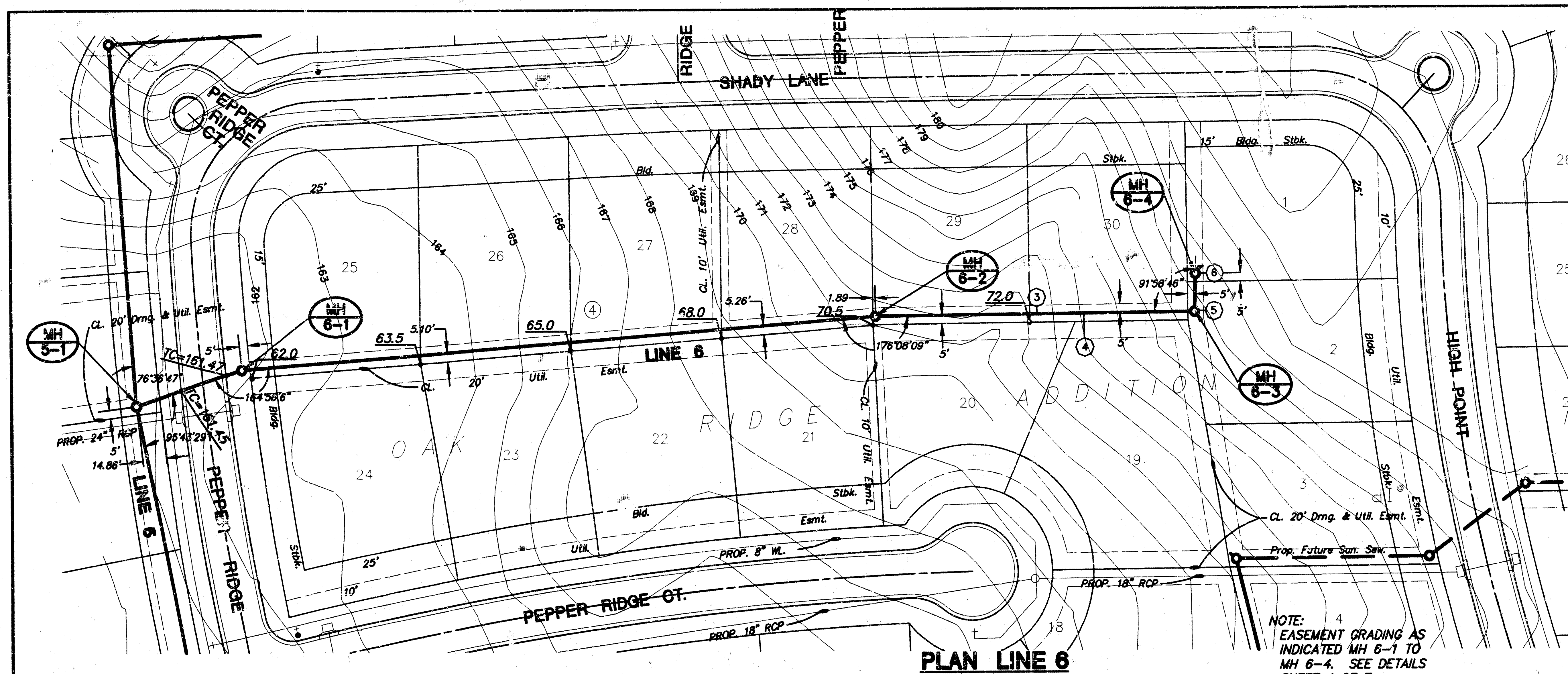


**OAK RIDGE 2ND ADDITION  
SANITARY SEWER PLANS  
LINE 5**





**OAK RIDGE 2ND ADDITION  
SANITARY SEWER PLANS  
LINE 6**



| SEWER SERVICE TABLE FOR OAD RIDGE 2ND ADDITION |                  |          |           |          |                   |                                                   |
|------------------------------------------------|------------------|----------|-----------|----------|-------------------|---------------------------------------------------|
| NO.                                            | TYPE             | LOCATION |           |          |                   | FOR INFORMATION ONLY                              |
|                                                |                  | LOT NO.  | BLOCK NO. | LINE NO. | STATION/DIRECTION |                                                   |
| 1                                              | 8"x4" Tee Saddle | 7        | 4         | 1        | 17+75/RL          | APPROXIMATE LENGTH 4" PIPE<br>VERTICAL HORIZONTAL |
| 2                                              | 8"x4" Tee Saddle | 18       | 4         | 1        | 19+40/LL          | 9' 14'                                            |
| 3                                              | 8"x4" Tee Saddle | 18       | 4         | 6        | 5+68/LL           | 11' 4'                                            |
| 4                                              | 8"x4" Tee Saddle | 19       | 4         | 6        | 5+96/RL           | 9' 14'                                            |
| 5                                              | AT MANHOLE       | 2        | 4         | 6        | 6+65/RL           | 11' 4'                                            |
| 6                                              | AT MANHOLE       | 1        | 4         | 6        | 6+87/RL           | 9' 4'                                             |

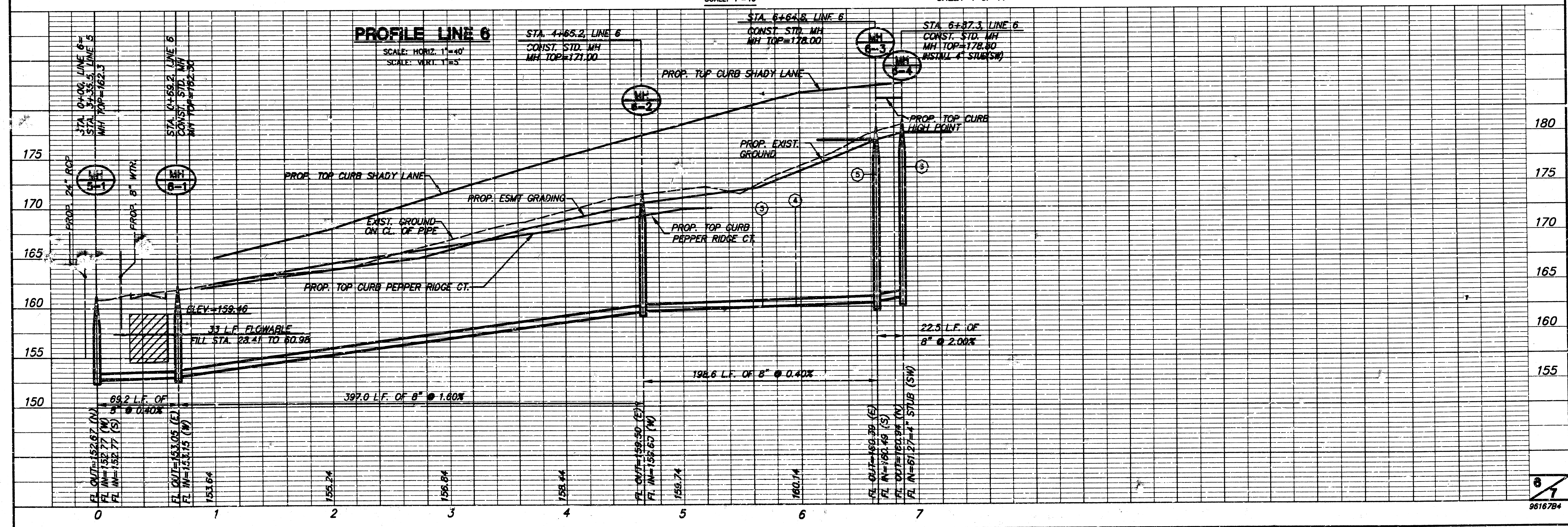
**NOTES:**

- Vertical Riser Pipe shall be extended to 2' minimum above ground water elevation and 4' maximum below proposed ground elevation.



**LEGEND**

- ② VERTICAL RISER LOCATION





# FINAL PLAT

## OAK RIDGE SECOND ADDITION

### AN ADDITION TO SEDGWICK COUNTY, KANSAS

**LEGEND**

• = I.R.

B.S. = BUILDING SETBACK

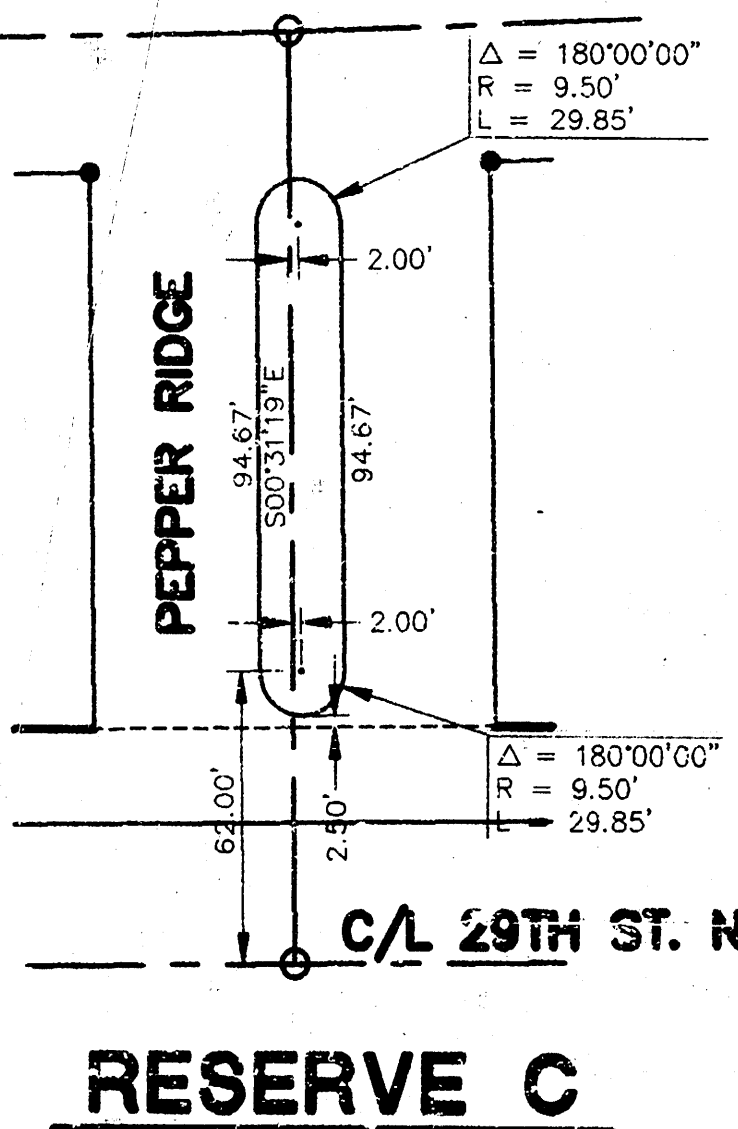
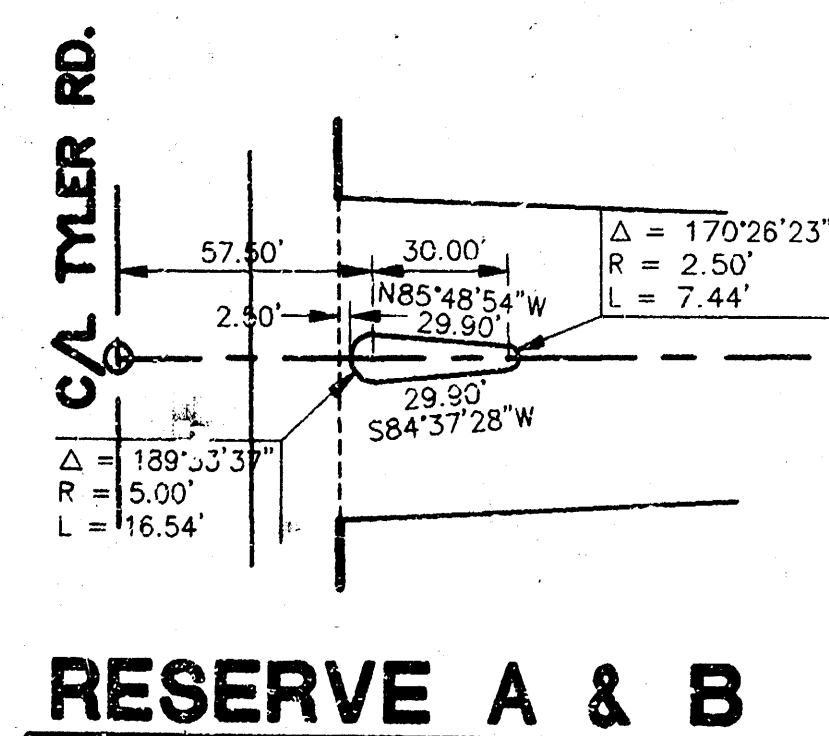
U.E. = UTILITY EASEMENT

D.&U.E. = DRAINAGE & UTILITY EASEMENT

SCALE: 1" = 100'

100 0 100 200

N.W. COR. S.W. 1/4 SEC.33 TWP.26S R1W



| Lot | Block | Min. Pad Elev. (City Datum) | Min. Pad Elev. (USGS Datum) |
|-----|-------|-----------------------------|-----------------------------|
| 1   | 3     |                             |                             |
| 2   | 3     |                             |                             |
| 3   | 3     |                             |                             |
| 4   | 3     |                             |                             |
| 5   | 3     |                             |                             |
| 6   | 3     |                             |                             |
| 7   | 3     |                             |                             |
| 8   | 3     |                             |                             |
| 9   | 3     |                             |                             |
| 10  | 3     |                             |                             |
| 11  | 3     |                             |                             |
| 12  | 3     |                             |                             |
| 13  | 3     |                             |                             |
| 14  | 3     |                             |                             |

#### BENCHMARKS

BM#1 SE COR. INTERSECTION, 32.3' SOUTH & 30' EAST OF CTR. LINE BOTH, 55.5' EAST OF PP, 9.2' SE OF PP 43.2' SE OF IRON 3/4 SECTION CORNER. ELEV. = 178.04

I, Kenneth H. Bengtson, a Civil Engineer and Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of OAK RIDGE SECOND ADDITION, an addition to Sedgwick County, Kansas, into lots, blocks, streets, and reserves the same being accurately set forth in the accompanying plat and described herein:

A tract of land lying in the Southwest Quarter, Section 33, Township 26 South, Range 1 West of the 6TH P.M., Sedgwick County, Kansas, is more particularly described as follows:

Beginning at a point lying 30 feet East of the West line and 30 feet North of the South line of said Southwest Quarter; thence N 00° 31' 19" W, 910.21 feet parallel with said West line to a point on the North line of General Warranty Deed found on Film 1645, Page 1703; thence N 89° 57' 30" E, 1171.00 feet along said North line of General Warranty Deed; thence N 00° 31' 19" W, 75.00 feet; thence N 89° 57' 30" E, 530.41 feet to a point on the centerline of a 150 foot K. G. & E. Easement; thence S 14° 18' 52" E, 821.51 feet along said centerline to a point on the North line of NORTHWEST SUBSTATION ADDITION, an addition to Sedgwick County, Kansas; thence S 89° 24' 17" W, 76.95 feet along the North line to the Northwest corner of said addition; thence S 00° 35' 43" E, 365.00 feet along the West line of said addition to a point lying 30 feet North of said South line of said Southwest Quarter; thence S 89° 24' 17" W, 1773.04 feet parallel with said South line to the point of beginning.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this \_\_\_\_\_ day of \_\_\_\_\_, 1997.

Kenneth H. Bengtson, P.E., R.L.S. #922  
Mid-Kansas Engineering Consultants, Inc.  
411 North Webb Road  
Wichita, KS 67208

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Civil Engineer's and Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into lots, blocks, streets and reserves the same to be known as "OAK RIDGE SECOND ADDITION", an addition to Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public. Easements for the construction and maintenance of public utilities and drainage, are hereby granted to the public.

Reserves A, B, C, E, and F are platted for open space, landscaping, lighting, irrigation, median, and entry monuments. Reserve D is platted for construction and maintenance of public drainage and lakes. Reserve G is also platted for open space, landscaping, lighting, irrigation, and recreation. Reserves H, I, and J are platted for open space, landscaping, lighting, irrigation, and monuments. The reserves shall be owned and maintained by the homeowners association.

All abutters right of access to or from 29th Street North over and across the South line of OAK RIDGE SECOND ADDITION, is hereby granted to the governing body, provided however, Lot 1, Block 1 shall have access to 29th Street North at one location as determined by the City Engineer. All abutters right of access to or from Tyler Road over and across the West line of OAK RIDGE SECOND ADDITION are hereby granted to the governing body, provided however, Lot 1, Block 1 shall have access to Tyler Road at one location as determined by the City Engineer.

The 10' Access Easement located in Lots 6 and 7, Block 3 is hereby granted to and for the use of the public, and shall not be obstructed.

The wall easement is platted for the construction and maintenance of a private wall, utilities may cross the wall easement.

Minimum pad elevations (Lowest opening) are as indicated on the accompanying plat.

FREEDOM DEVELOPMENT, INC.

J.V. VanAllen, President

We, Woodard Children College Trust, aka Woodard Grandchildren College Trust, an irrevocable Trust under Trust Indenture, holders of a mortgage on the above described property, do hereby consent to the plat of "OAK RIDGE SECOND ADDITION"

Woodard Children College Trust, aka Woodard Grandchildren College Trust, an irrevocable Trust under Trust Indenture.

STATE OF KANSAS)

SEDGWICK COUNTY)

BE IT REMEMBERED, that on this \_\_\_\_\_ day of \_\_\_\_\_, 1997, before me the undersigned, a Notary Public in and for the County and State aforesaid, came \_\_\_\_\_, Trust Indenture, 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 WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Notary Public

My appointment expires: \_\_\_\_\_

This plat of "OAK RIDGE SECOND ADDITION", has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 1997.

WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION

Susan Osborne-Howes, Chairman

Marvin S. Kraut, Secretary

This plat approved and all dedications shown thereon, if any, accepted by the City Council of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 1997.

Bob Knight, Mayor

Pat Burnett, City Clerk

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 1997.

James Alford, County Clerk

STATE OF KANSAS)

SEDGWICK COUNTY)

This is to certify that this instrument was filed for record in the Register of Deeds office this \_\_\_\_\_ day of \_\_\_\_\_, 1997.

Larry Consover, Register of Deeds

Michael D. Hurtt, Deputy

14-08-01-08