

PHASE II
PAVING & INCIDENTAL DRAINAGE FOR
WOODLAND ESTATES

GATEWOOD : FROM THE NORTH LINE OF CENTRAL TO THE EAST LINE OF WOODLAND ESTATES

PROJECT NO.
472-76-245-81651-000-000-001

CITY OF WICHITA, KANSAS
MICHAEL E. LINDEBAK, CITY ENGINEER
FEBRUARY, 1987

GENERAL NOTES

1. CURB AND GUTTER WITH HIDDEN GUTTER TO BE PAID AS COMBINED CURB AND GUTTER.
2. ALL DRAINAGE STRUCTURES "BY OTHERS".
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING PROPERTY IRONS. THE CONTRACTOR SHALL 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 OR A LICENSED PROFESSIONAL ENGINEER IN ACCORDANCE WITH STATE LAWS.
4. 1-A INLET HOOKUPS TO BE BID EACH. SIZE VARIES.
5. TREES ARE AN IMPORTANT ASSET IN THIS DEVELOPMENT. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD TO DETERMINE WHICH TREES (IF ANY) BEYOND OR OUTSIDE OF CURB LINES SHALL BE REMOVED.

NOTE: NOTIFY THE FOLLOWING COMPANIES PRIOR TO ANY EXCAVATION:

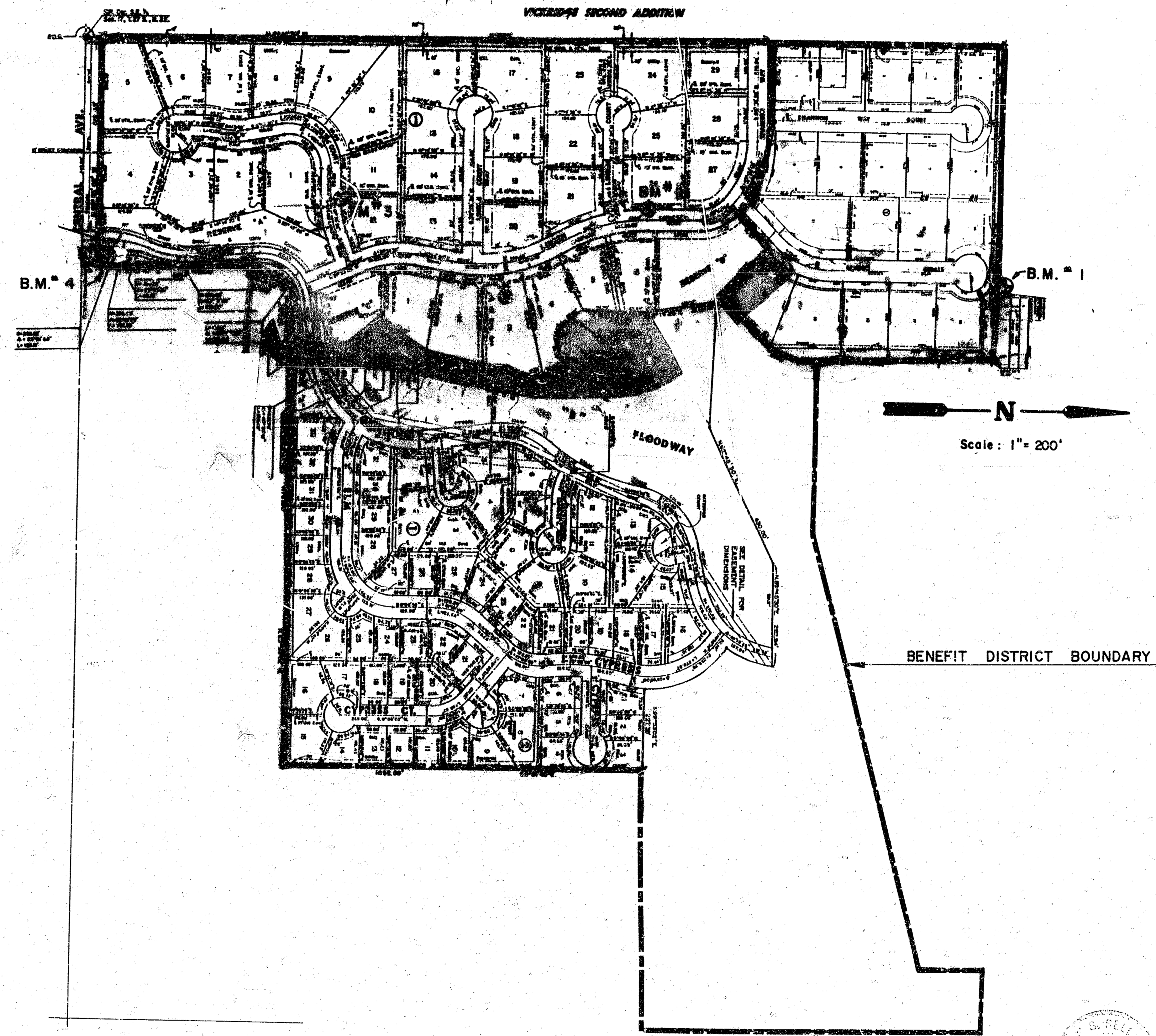
ARKLA GAS COMPANY	942-8350
BELL TELEPHONE COMPANY	1-316-571-2115
CABLEVISION	262-0661
KPL GAS SERVICE	263-7511
KANSAS GAS & ELECTRIC	261-6248
KANSAS ONE-CALL	1-800-344-7233
CITIES SERVICE	524-0491
KANSAS GAS SUPPLY	1-316-254-7243
CONTINENTAL PIPELINE COMPANY	1-316-681-2081
CO-OP REFINERY PIPELINE	1-316-221-2107

6. TREES SHOWN ON THIS PLAN WERE EXISTING AT THE TIME OF THE PRELIMINARY SURVEY. MANY TREES HAVE SINCE BEEN REMOVED, PERHAPS AS MANY AS 50%. BIDDERS SHOULD FAMILIARIZE THEMSELVES WITH THE SCOPE OF TREES REMAINING BEFORE CALCULATING RIGHT OF WAY CLEARING BID. TREES LOCATED EASTERLY OF LINDEN & GATEWOOD INTERSECTION WILL BE MOSTLY REMOVED BY THE RCBC CONSTRUCTION.
7. The stone wall shown on the plans shall be constructed of Winfield slabs varying in thickness from 8" to 20" and in size from 4' x 8' to 2' x 2'. The wall shall be 4' x in width and variable in height. The plan shows the maximum amount of rock wall that will be constructed. In some locations the rock wall may be omitted and in lieu thereof a section of sloped dirt fill will be used. The extent of the rock wall and the location of the wall will be determined at the time of construction by Bill Yung, Landscape Architect, and Mid-Kansas Engineering Consultants. One of the key factors in determining the extent of the wall will be the preservation of existing trees.

The stone is available from Pray Stone or Born Stone Quarries near Winfield. Acceptability of the stone is to be decided by the Engineer. The bid item for this work is sq. ft. of stone wall measured on the face of the wall.

BENCH MARKS

- B.M. #1 SPK STEP IN COR. FC POST
660' E. & 40' S. OF CTR.
SEC. 17, T27S, R2E
ELEV. = 176.09'
- B.M. #2 TOP OF 5/8" BAR & CAP AT
P.C. ON E. LINE OF LOT 26,
BLK 1, WOODLAND ESTATES
ELEV. = 167.32'
- B.M. #3 TOP OF 5/8" BAR & CAP AT
WEST P.C. IRON ON LINDEN
COURT ON LOT 12, BLK 1,
WOODLAND ESTATES
ELEV. = 162.82'
- B.M. #4 CITY OF WICHITA BENCH MARK
DISC. ON THE N.E. COR. OF
RCB AT CENTRAL & GYPSUM CREEK
ELEV. = 157.24'



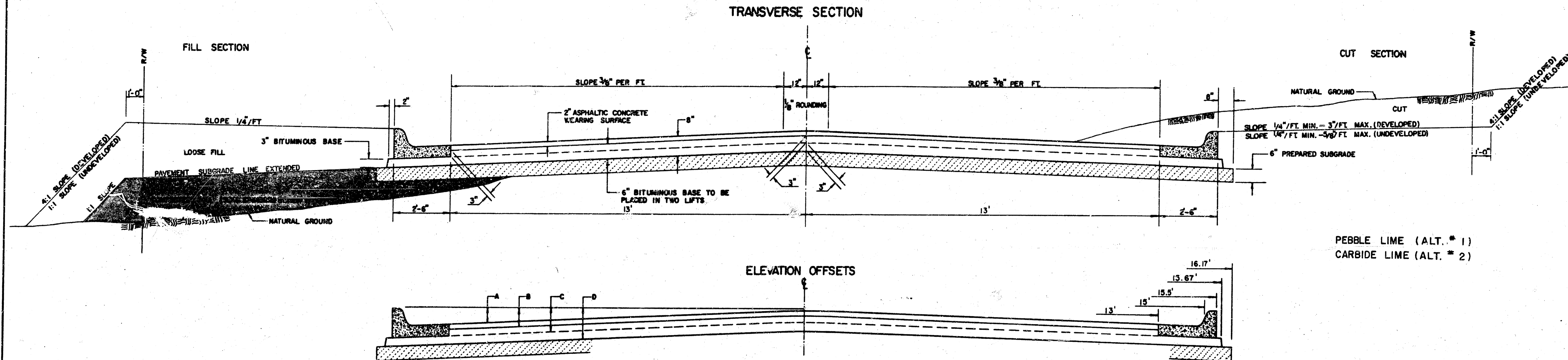
INDEX TO DRAWINGS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2-4	PAVING DETAILS
4A	HANDRAIL DETAIL
5-6	GATEWOOD
7-8	PAVING CROSS SECTIONS
9	FINAL PLAT

	WOODLAND ESTATES	Drawn by F.F.E.G. Checked by K.H.B. Date 2-16-87 Job no.
	PAVING & INCIDENTAL DRAINAGE	
MID-KANSAS ENGINEERING CONSULTANTS PA 3500 NORTH ROCK ROAD BUILDING #600 WICHITA, KANSAS 67226		682-6561 Sheet 1 of 9

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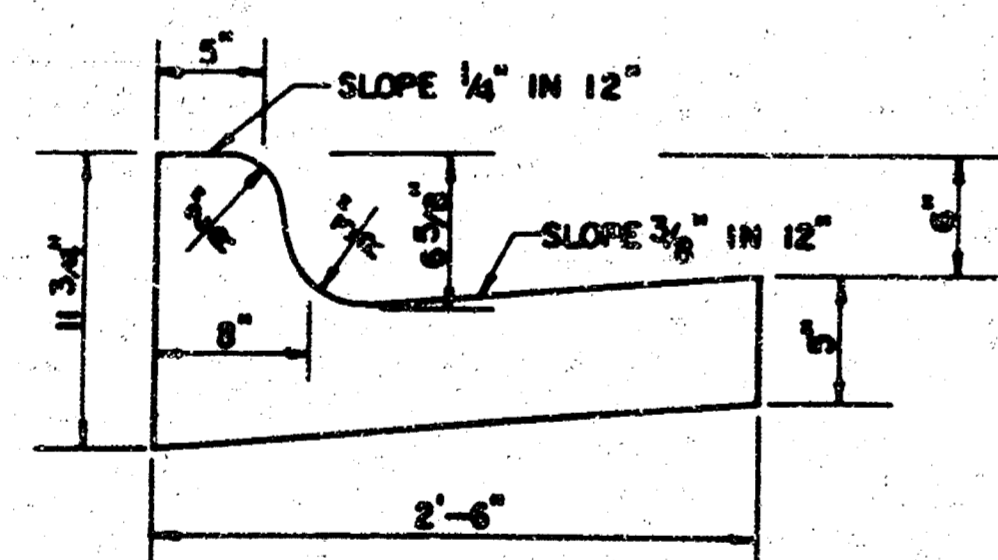
TYPICAL 31' PAVEMENT DETAILS



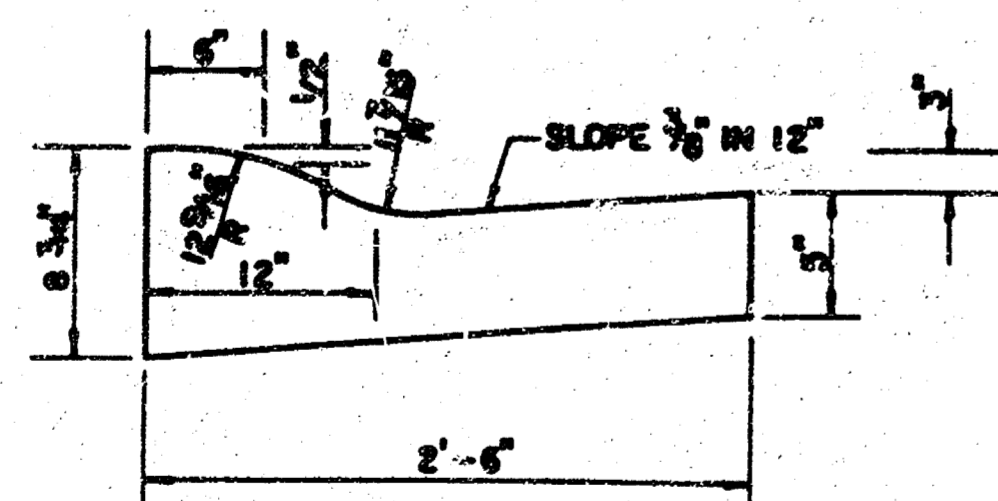
ELEVATION OFFSETS

	DISTANCE FROM CENTERLINE (LT. & RT.)											
	0'	2'	4'	6'	7.5'	10'	12'	13'	15'	15.5'	15.67'	16.17'
A: TOP OF CURBS TO TOP OF SURFACE LIFT	.10	.14	.21	.27	.32	.39	.46	.49	---	---	---	---
B: TOP OF CURBS TO TOP OF UPPER BASE LIFT	.27	.31	.37	.44	.48	.56	.62	.65	---	---	---	---
C: TOP OF CURBS TO TOP OF LOWER BASE LIFT	.32	.56	.62	.69	.73	.81	.87	.90	.97	.98	.99	---
D: TOP OF CURBS TO TOP OF SUBGRADE	.77	.81	.87	.94	.98	1.06	1.12	1.15	1.22	1.23	1.24	1.25

COMBINED CURB & GUTTER



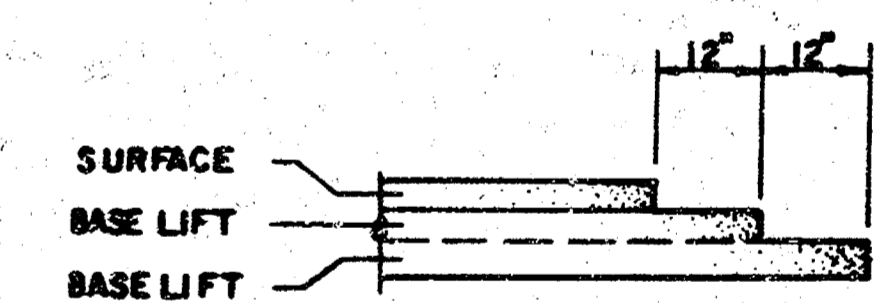
ROLL TYPE COMBINED CURB & GUTTER



GENERAL NOTES

- 1) THE ASPHALTIC CONCRETE PAVEMENT BETWEEN THE COMBINED CURB AND GUTTER SHALL BE PAID AS SQUARE YARDS OF 8" ASPHALTIC CONCRETE (6" BITUMINOUS BASE).
- 2) THE BITUMINOUS BASE UNDER AND BEHIND THE COMBINED CURB AND GUTTER SHALL BE PAID AS SQUARE YARDS OF 3" BITUMINOUS BASE.
- 3) A TACK COAT OF EMULSIFIED ASPHALT (SC-1H OR CSS-1H) SHALL BE APPLIED AT AN APPROXIMATE RATE OF 0.03 GALLONS PER SQUARE YARD BETWEEN EACH LIFT OF ASPHALTIC MATERIAL.
- 4) BITUMINOUS BASE AND ASPHALTIC CONCRETE WEARING SURFACE SHALL BE PLACED WITH A LAYDOWN MACHINE HAVING AUTOMATIC CONTROLS FOR LINE AND GRADE.
- 5) CONSTRUCTION JOINTS IN EACH LIFT SHALL BE STAGGERED A MINIMUM DISTANCE OF ONE (1) FOOT FROM JOINTS IN PRECEDING LIFTS AND PLACED SO THAT A JOINT WILL BE CONSTRUCTED ON THE CENTERLINE OF THE TOP LIFT.
- 6) CONTRACTOR TO BID ONLY ONE SUBGRADE TREATMENT ALTERNATE WHEN ALTERNATES ARE PROVIDED IN THE PROPOSAL AND CONTRACT. THE ALTERNATE CHOSEN BY THE SUCCESSFUL BIDDER SHALL BE USED IN CONSTRUCTING THIS PROJECT.

TRANSVERSE CONSTRUCTION JOINTS



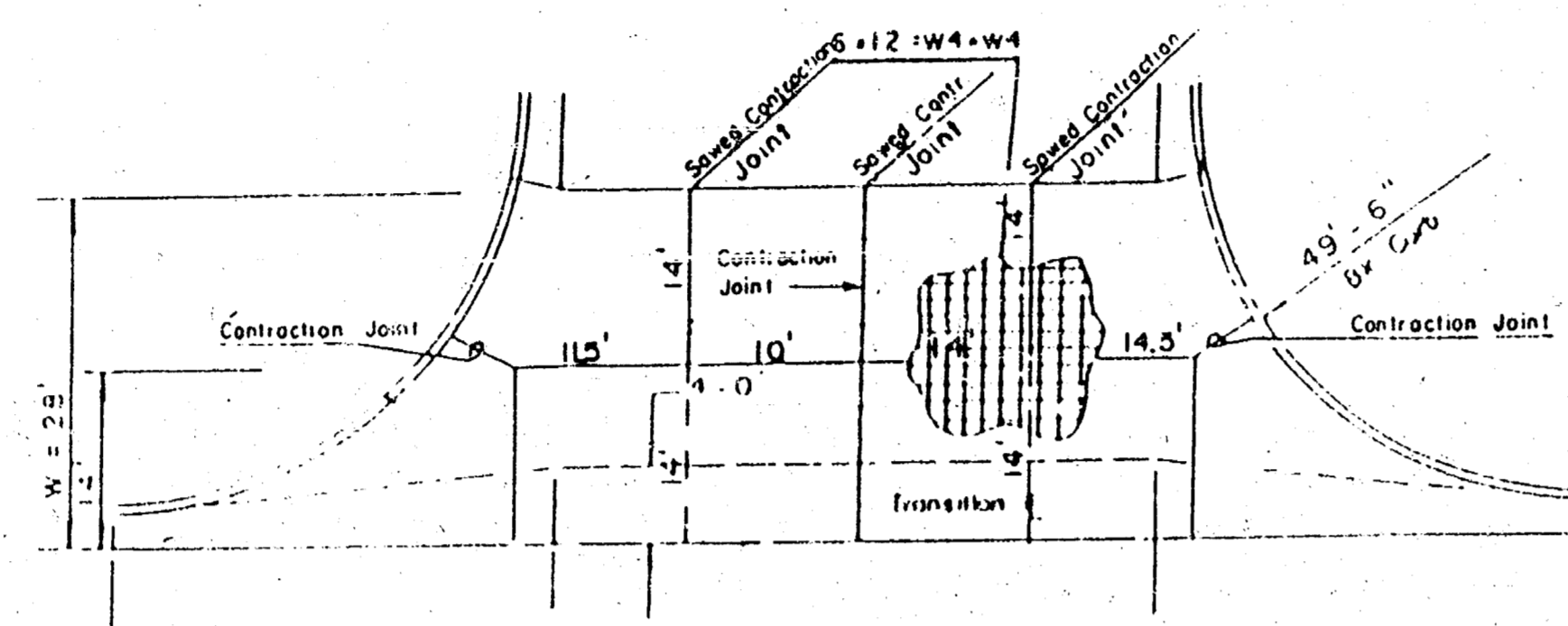
TRANSVERSE CONSTRUCTION JOINTS SHALL BE CONSTRUCTED IN FLEXIBLE BASE PAVEMENTS AT LOCATIONS WHERE PAVEMENT JOINS EXISTING FLEXIBLE BASE PAVEMENT AS SHOWN BY THE DETAIL. ALL COSTS ASSOCIATED WITH THE CONSTRUCTION OF THE TRANSVERSE JOINT SHALL BE INCLUDED IN THE BID PRICE FOR SQUARE YARDS 8" ASPHALTIC CONCRETE (6" BITUMINOUS BASE).

8 INCH RESIDENTIAL ASPHALTIC CONCRETE PAVEMENT WITH 6 INCH BITUMINOUS BASE
CITY OF WICHITA, KANSAS

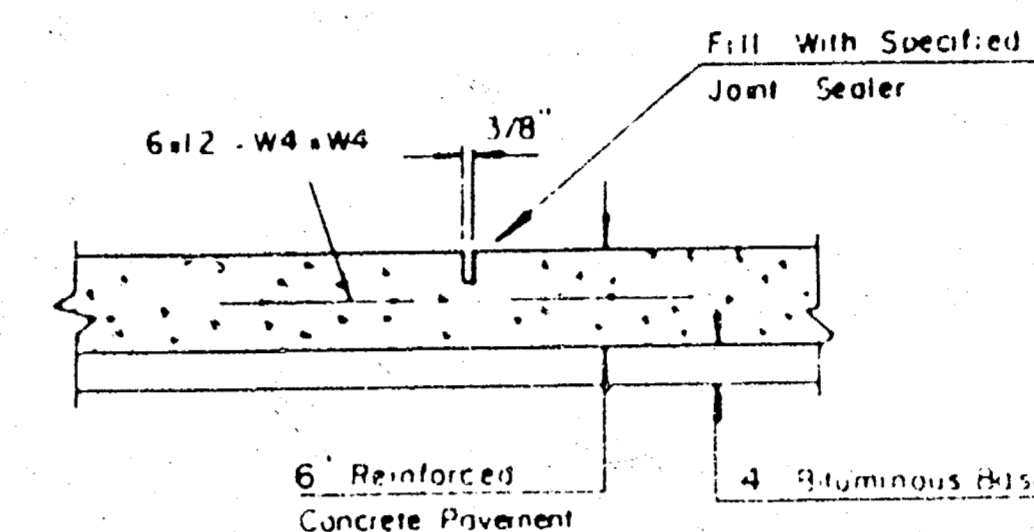
PROJECT NUMBER
472-76-245-81651-000-000-001

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9

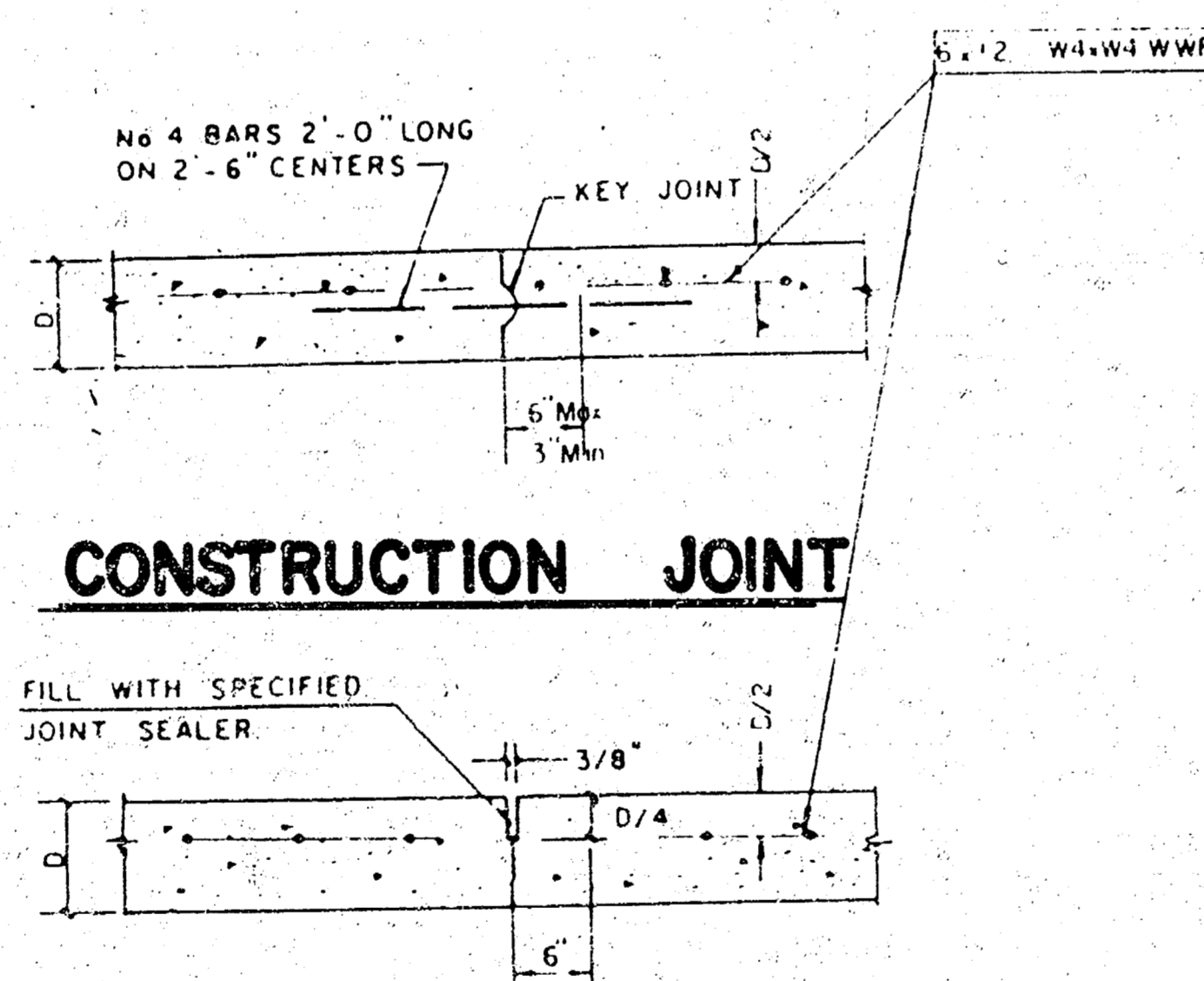
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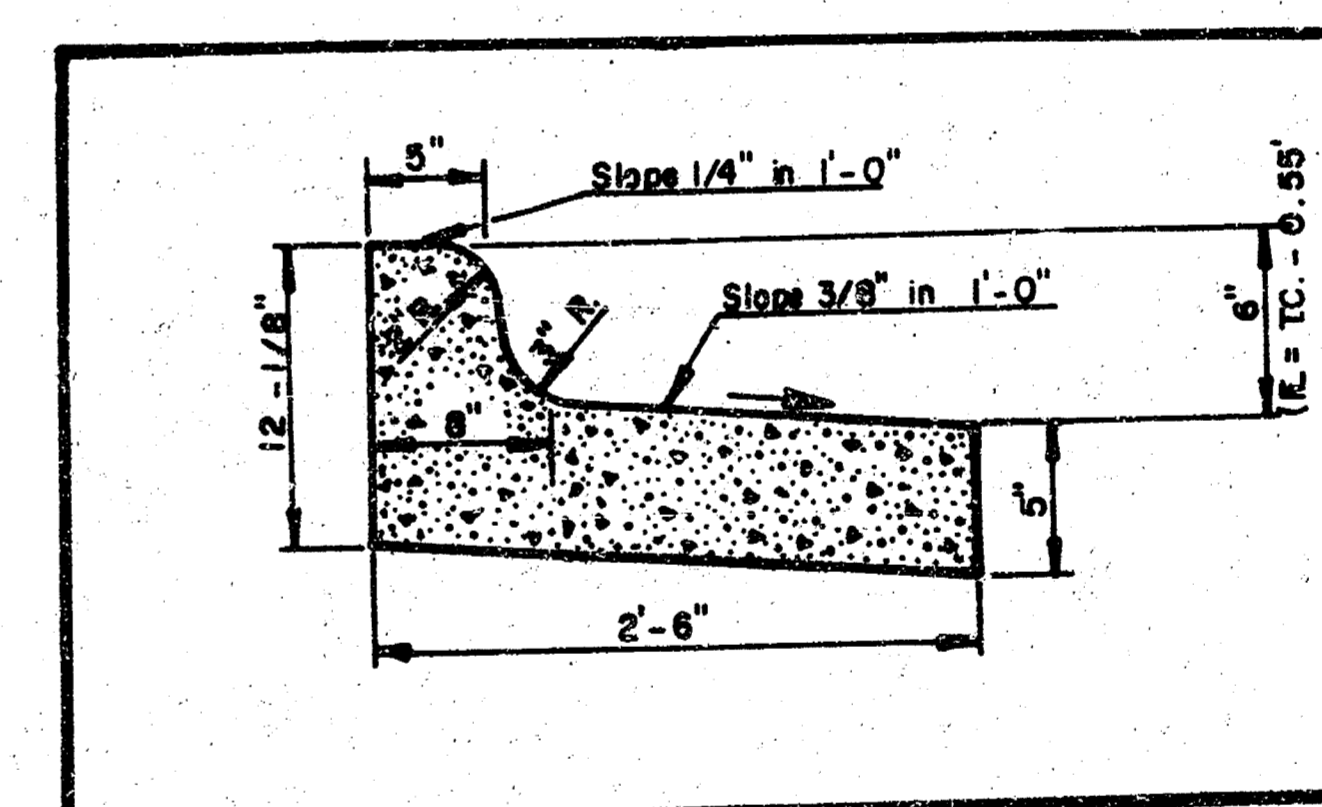
VALLEY GUTTER DETAIL



10" REINF. VALLEY GUTTER PAVEMENT



SAWED CONTRACTION JOINT



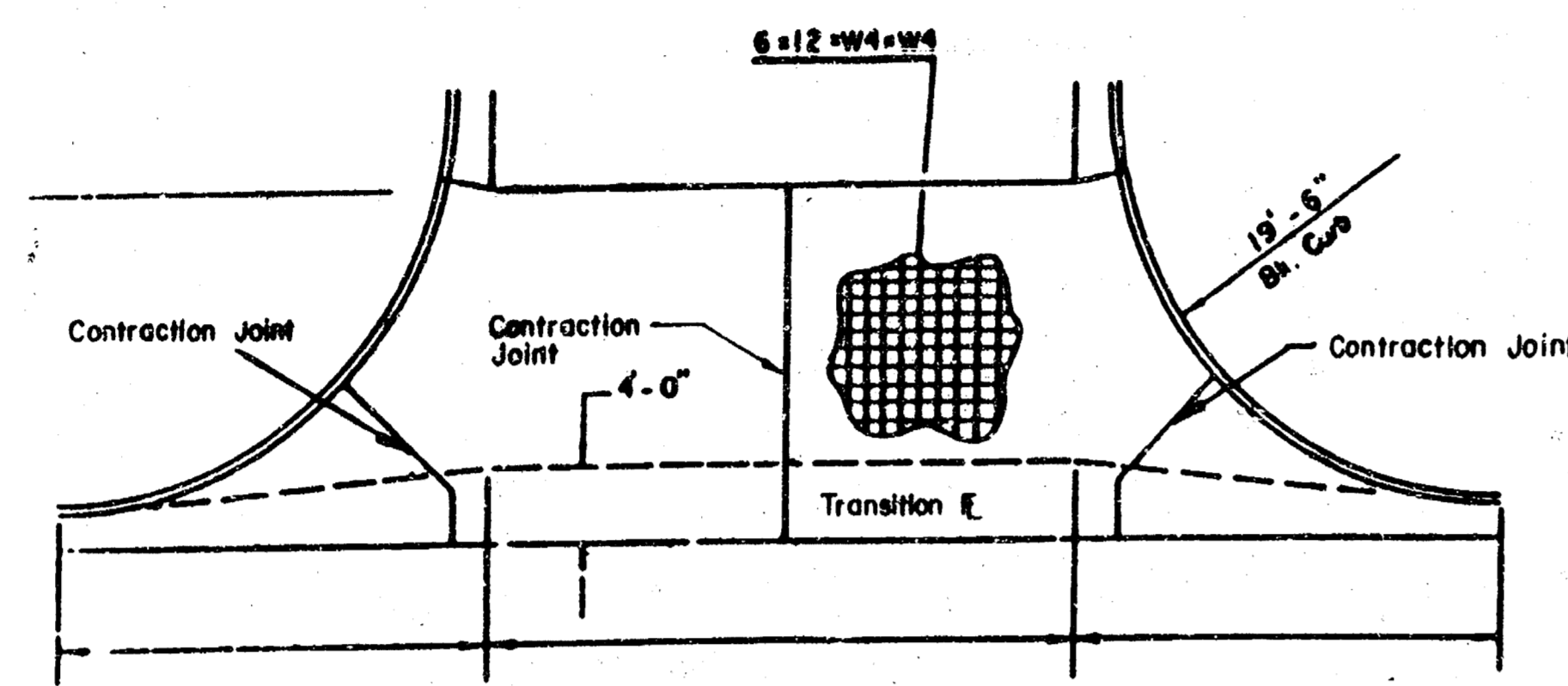
STANDARD CURB & GUTTER (MEDIAN)

NOTE: COMBINED CURB & GUTTER (MEDIAN)
PAID AS L.F. COMBINED CURB &
GUTTER 6 5/8"

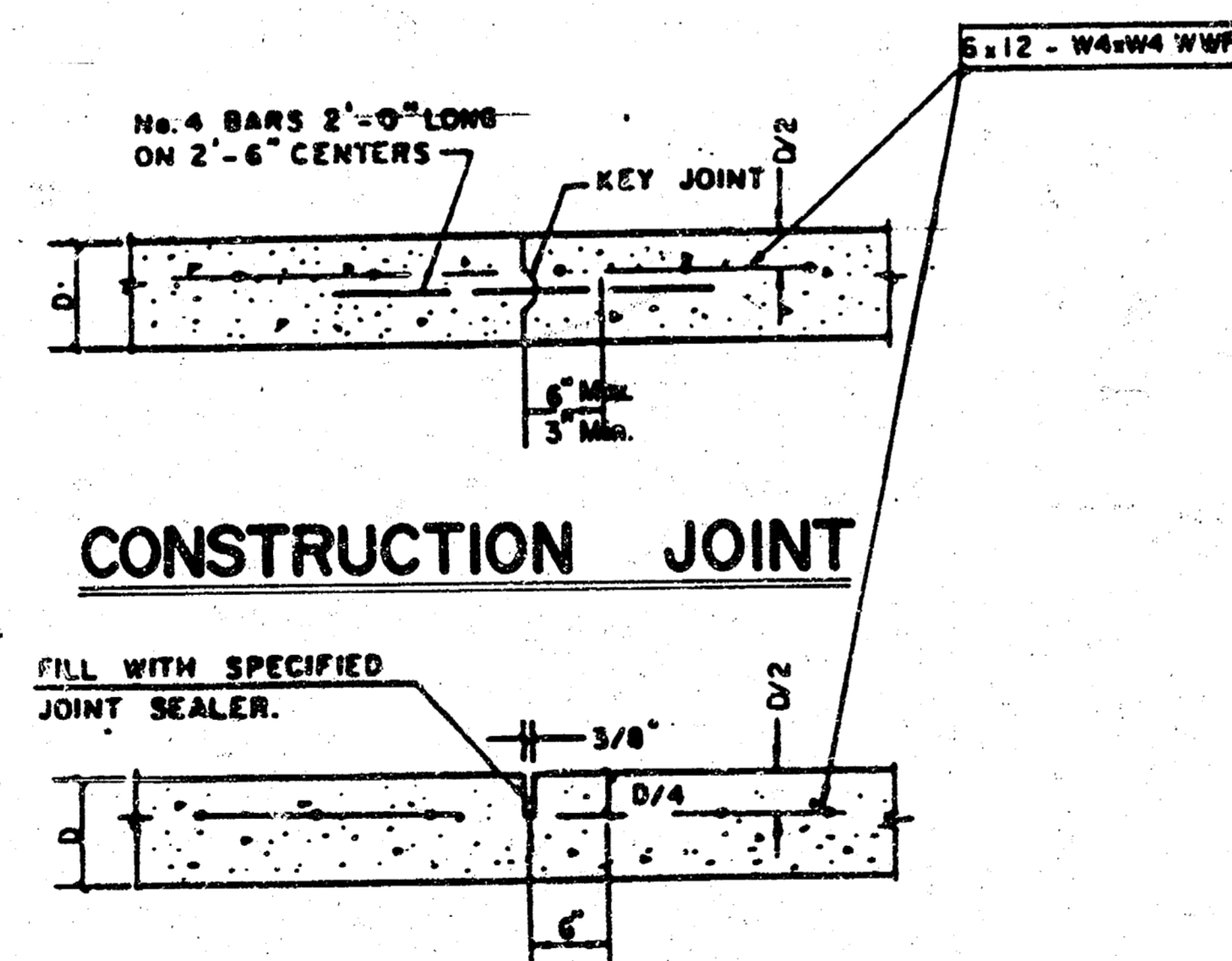
472-76-245-81651-000-000-001

	DETAILS	Desg FF
		Drawn by FF, E.G.
		Checked by K.H.B.
		Date 2-16-87
MID-KANSAS ENGINEERING CONSULTANTS PA 3500 NORTH ROCK ROAD BUILDING #800 WICHITA, KANSAS 67226	682-6561	Sheet 3
		of 9

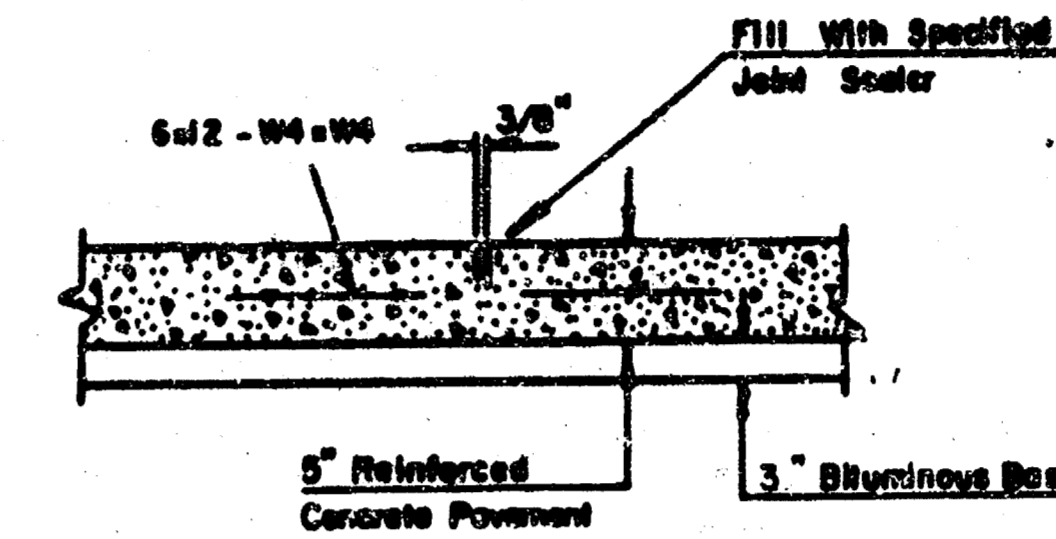
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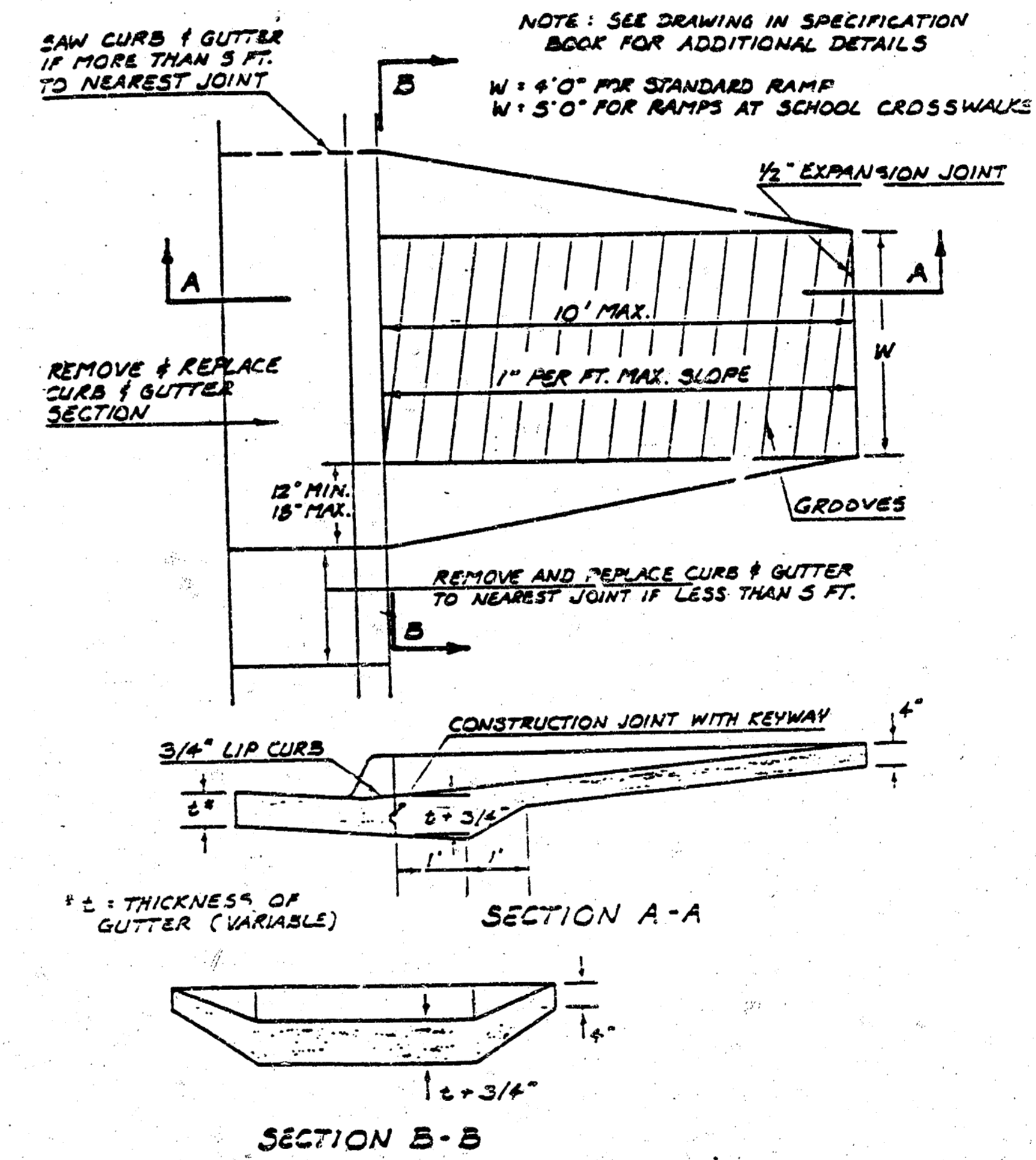
VALLEY GUTTER DETAIL



SAWED CONTRACTION JOINT



8" REINF VALLEY GUTTER PAVEMENT

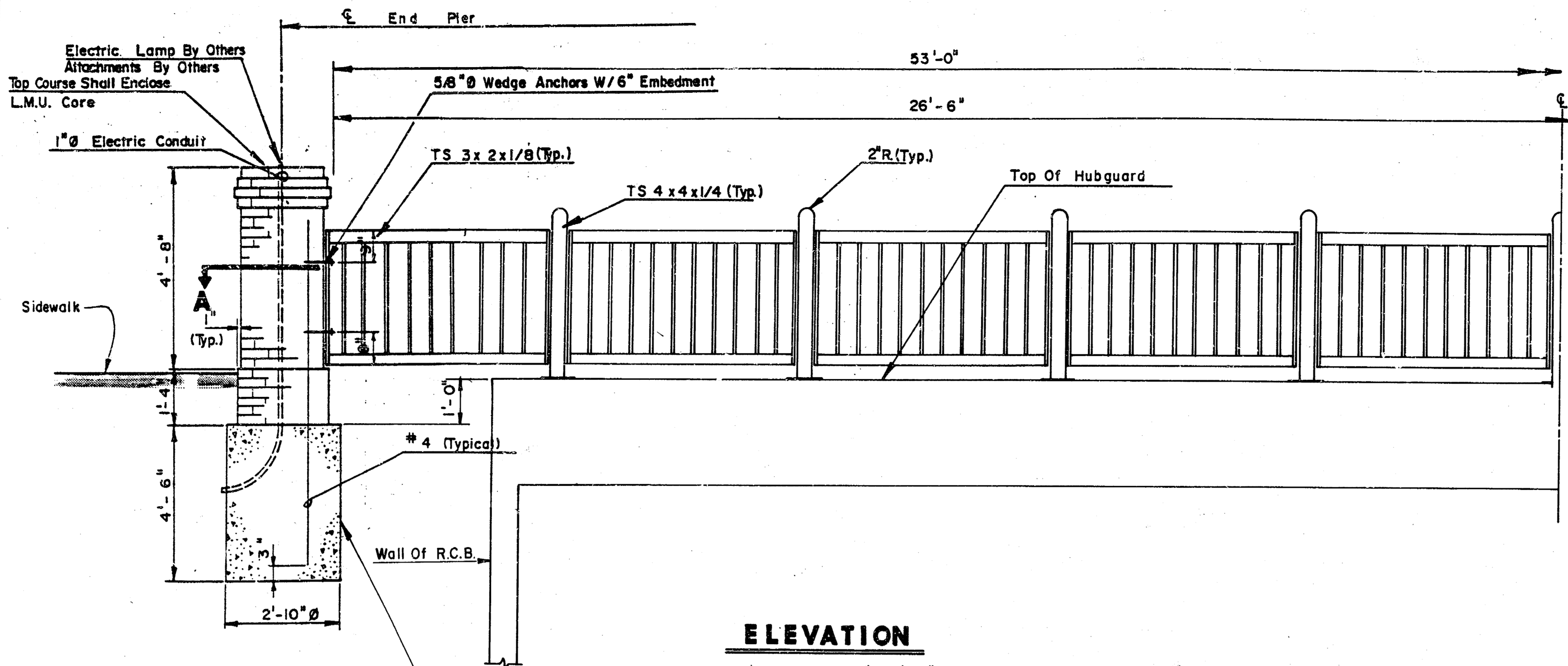


STANDARD WHEELCHAIR RAMP CONSTRUCTION DETAIL FOR STEETS WITH COMBINED CURB & GUTTER

472-76-245-81651-000-000-001

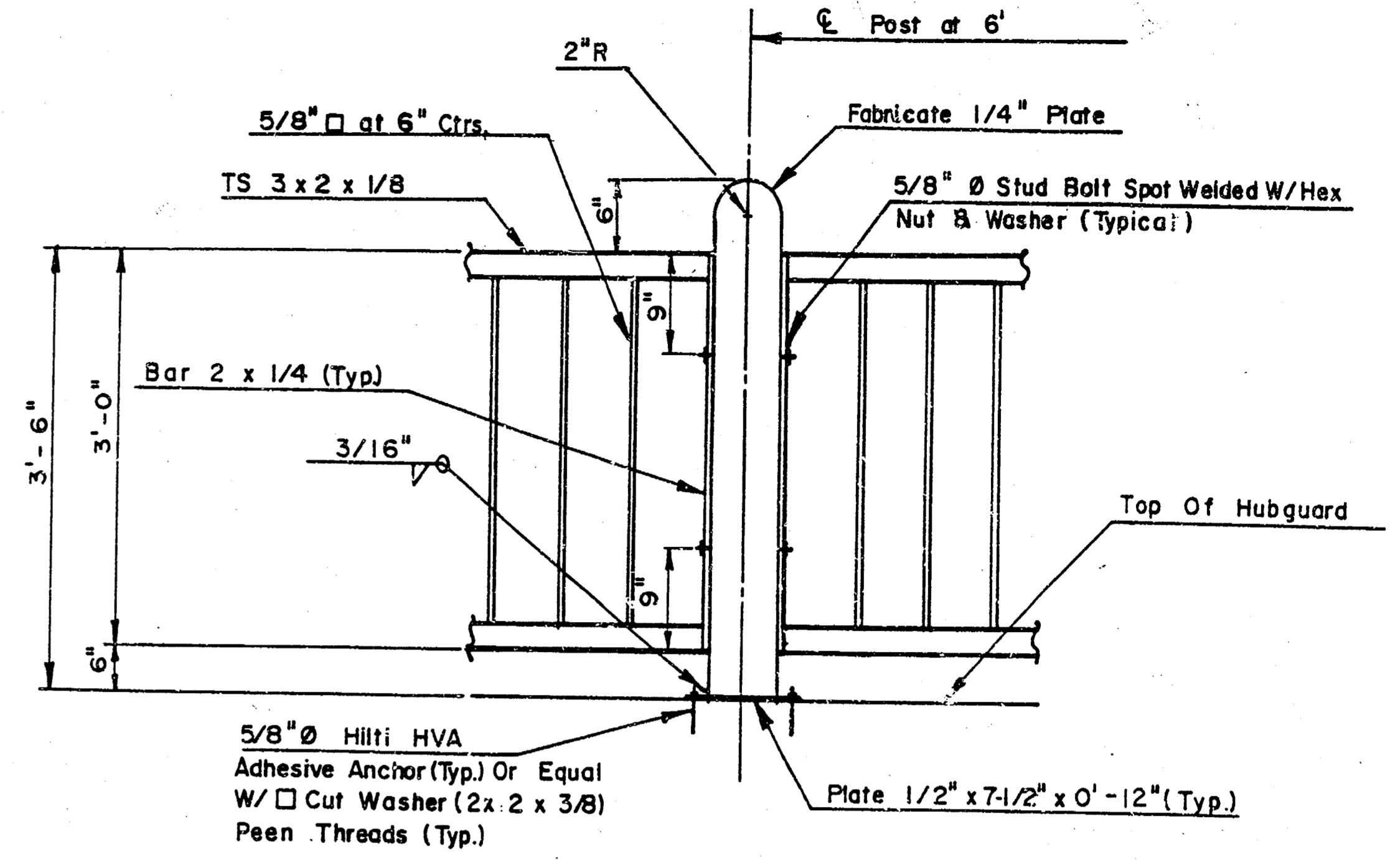
DETAILS	Design F.F.
	Drawn by F.F. E.G.
	Checked by K.H.B.
	Date 2-16-87
Sheet 4 of 9	
MID-KANSAS ENGINEERING CONSULTANTS PA 3500 NORTH ROCK ROAD BUILDING #800 WICHITA, KANSAS 67226	
682-6561	

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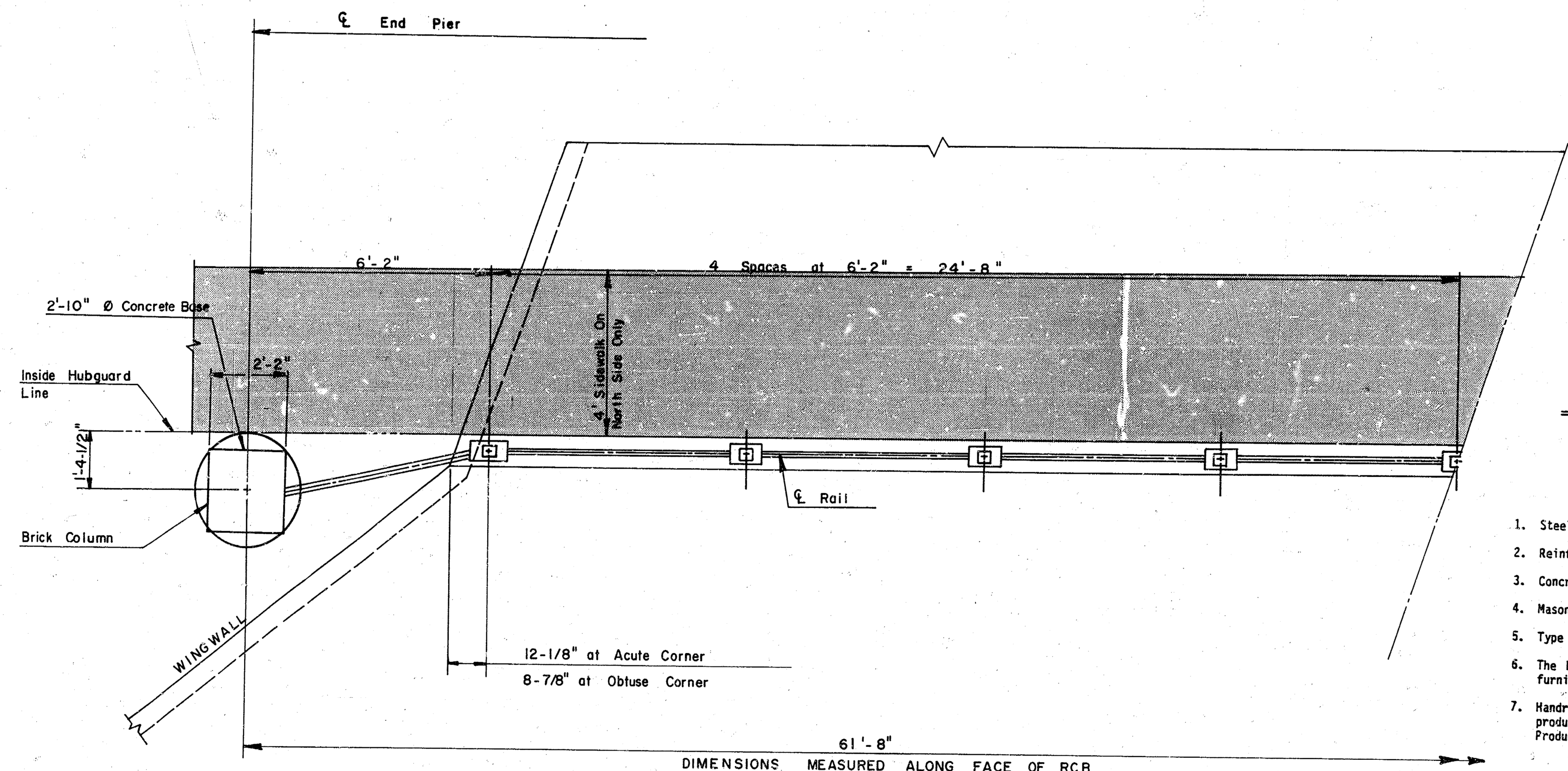
ELEVATION

Scale: 1/2" = 1'-0"



TYPICAL POST ELEVATION

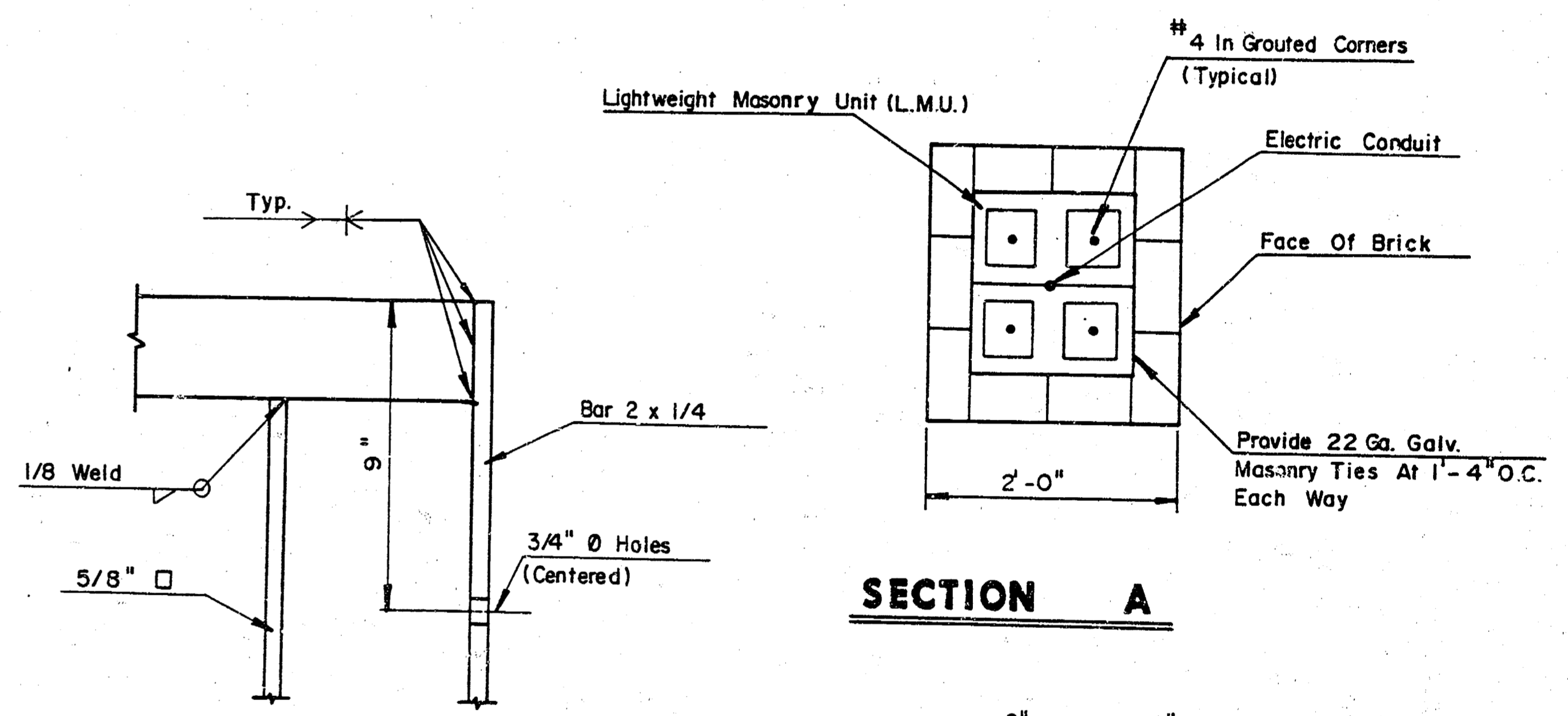
No Scale



PLAN

Scale: 1/2" = 1'-0"

NOTE: ONE QUARTER - ELEVATION & PLAN OF HANDRAIL



TYPICAL PANEL CONNECTIONS

NOTES

1. Steel shall conform to ASTM A36 or equivalent.
2. Reinforcing Steel shall conform to ASTM A615 Gr. 60.
3. Concrete design strength, $F'_c = 3000$ psi.
4. Masonry shall conform to ASTM C90.
5. Type S mortar shall be used.
6. The brick work is included in this project. The brick will be furnished by others.
7. Handrail to be painted with one coat of primer, use Porter U-prime product #282, and two finish coats of Porter MCR 43 Gloss Epoxy Product #4302 Black applied with spray or brush.

SECTION A

POST BASE & DETAIL

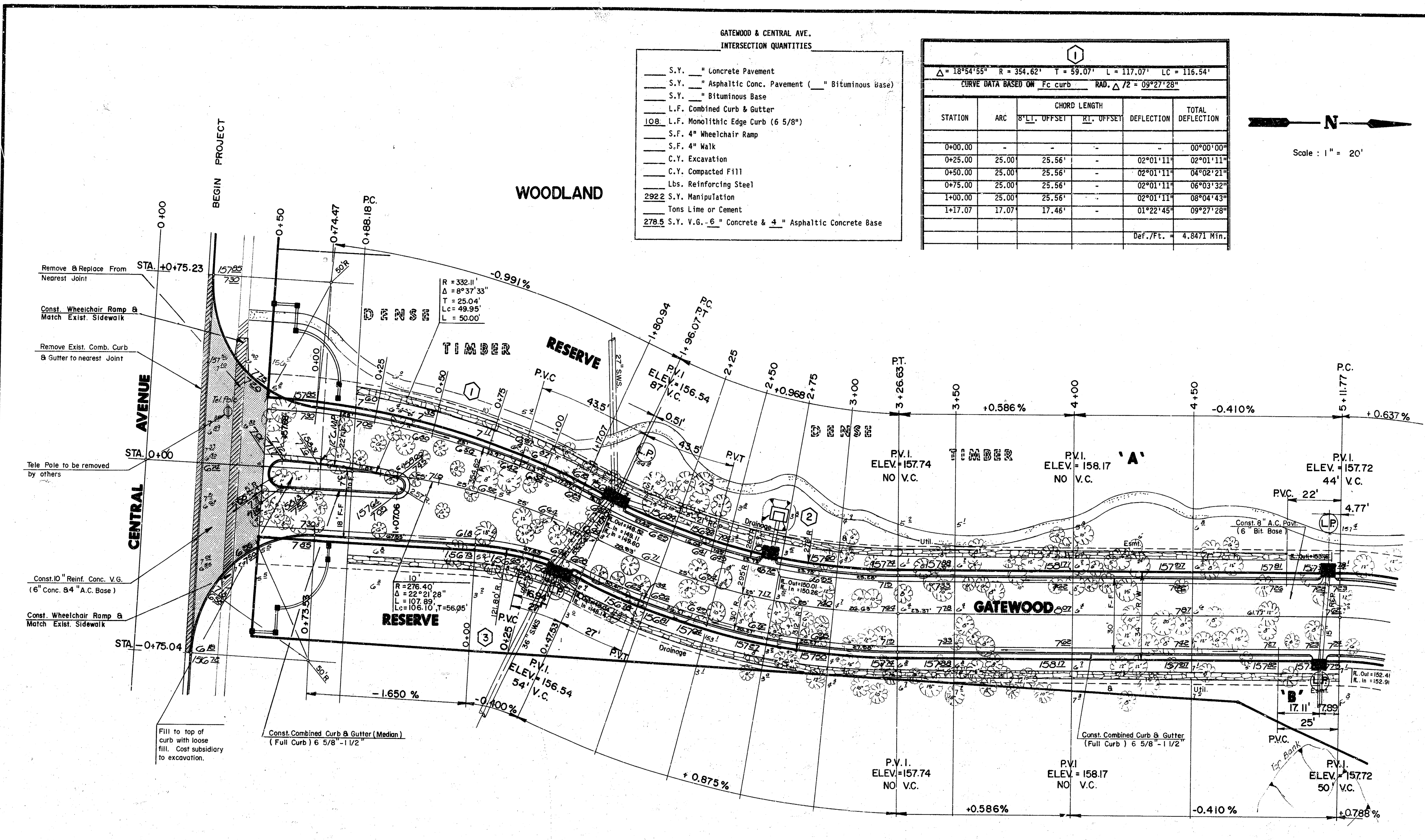
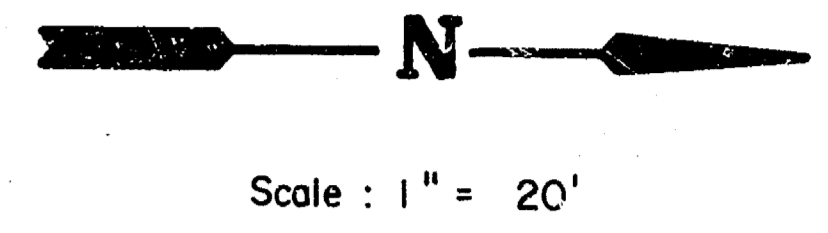
	WOODLAND ESTATES HANDRAIL DETAILS	Design: KJ S Drawn by: DLM Checked by: DSS Date: Aug., 1987 Job no.
	MID-KANSAS ENGINEERING CONSULTANTS PA 3500 NORTH ROCK ROAD BUILDING #800 WICHITA, KANSAS 67226	682-6561 4 B of 9

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GATEWOOD & CENTRAL AVE.
INTERSECTION QUANTITIES

- S.Y. — Concrete Pavement
- S.Y. — Asphaltic Conc. Pavement (— Bituminous Base)
- S.Y. — Bituminous Base
- L.F. Combined Curb & Gutter
- 108 L.F. Monolithic Edge Curb (6 5/8")
- S.F. 4" Wheelchair Ramp
- S.F. 4" Walk
- C.Y. Excavation
- C.Y. Compacted Fill
- Lbs. Reinforcing Steel
- 292.2 S.Y. Manipulation
- Tons Lime or Cement
- 278.5 S.Y. V.G. - 6" Concrete & 4" Asphaltic Concrete Base

STATION	ARC	CHORD LENGTH		DEFLECTION	TOTAL DEFLECTION
		LI. OFFSET	RI. OFFSET		
0+00.00	-	-	-	-	00°00'00"
0+25.00	25.00	25.56'	-	02°01'11"	02°01'11"
0+50.00	25.00	25.56'	-	02°01'11"	04°02'21"
0+75.00	25.00	25.56'	-	02°01'11"	06°03'32"
1+00.00	25.00	25.56'	-	02°01'11"	08°04'43"
1+17.07	17.07	17.46'	-	01°22'45"	09°27'28"
					Def./Ft. = 4.8471 Min.



- Remove & Replace From Nearest Joint STA. +0+75.23
- Const. Wheelchair Ramp & Match Exist. Sidewalk
- Remove Exist. Comb. Curb & Gutter to nearest Joint
- Tele. Pole to be removed by others STA. 0+00
- Const. 10" Reinf. Conc. V.G. (6" Conc. & 4" A.C. Base) STA. -0+75.04
- Const. Wheelchair Ramp & Match Exist. Sidewalk
- Fill to top of curb with loose fill. Cost subsidiary to excavation.
- Const. Combined Curb & Gutter (Median) (Full Curb) 6 5/8" - 1 1/2"

STATION	ARC	CHORD LENGTH		DEFLECTION	TOTAL DEFLECTION
		LI. OFFSET	RI. OFFSET		
1+96.07	-	-	-	-	00°00'00"
2+25.00	28.93'	26.66'	31.17'	02°48'34"	02°48'34"
2+50.00	25.00'	23.04'	26.94'	02°25'40"	05°14'14"
2+75.00	25.00'	23.04'	26.94'	02°25'40"	07°39'54"
3+00.00	25.00'	23.04'	26.94'	02°25'40"	10°05'34"
03+26.63	26.63'	24.55'	28.70'	02°35'10"	12°40'44"
					Def./Ft. = 5.8267 Min.

STATION	ARC	CHORD LENGTH		DEFLECTION	TOTAL DEFLECTION
		LI. OFFSET	RI. OFFSET		
0+00.00	-	-	-	-	00°00'00"
0+25.00	25.00	-	23.32'	05°52'48"	05°52'48"
0+47.53	22.53	-	21.02'	05°17'56"	11°10'44"
					Def./Ft. = 14.1123 Min.

SPECIAL NOTE
The owner along with their landscape architect have carefully selected the sidewalk alignment shown hereon to save trees. The contractor should use extra care to select equipment including a concrete pump and construction techniques so as to minimize the number of trees that would need to be trimmed or damaged during execution of this work. A pre-construction meeting between the owner and contractor is desired. Slight variance from the plan representation of the walk alignment may be permitted to accomplish the saving of trees. The alignment of the walk will be staked by the owner's agent.

	Excavation	Borrow Material	Compacted Fill
10%	821.30	1575.60	1205.30
	821.0	157.60	120.50
	903.40 c.y.	1733.20 c.y.	1325.80 c.y.
		Manipulation = 32543 s.y.	

CITY OF WICHITA
GATEWOOD
PROJECT NO.
472-76-245-81851-000-000-001

Design: F.F.
Drawn by: F.F. E.G.
Checked by: KHB
Date: 2-16-80
Job no.: 001
Sheet: 5
of: 9

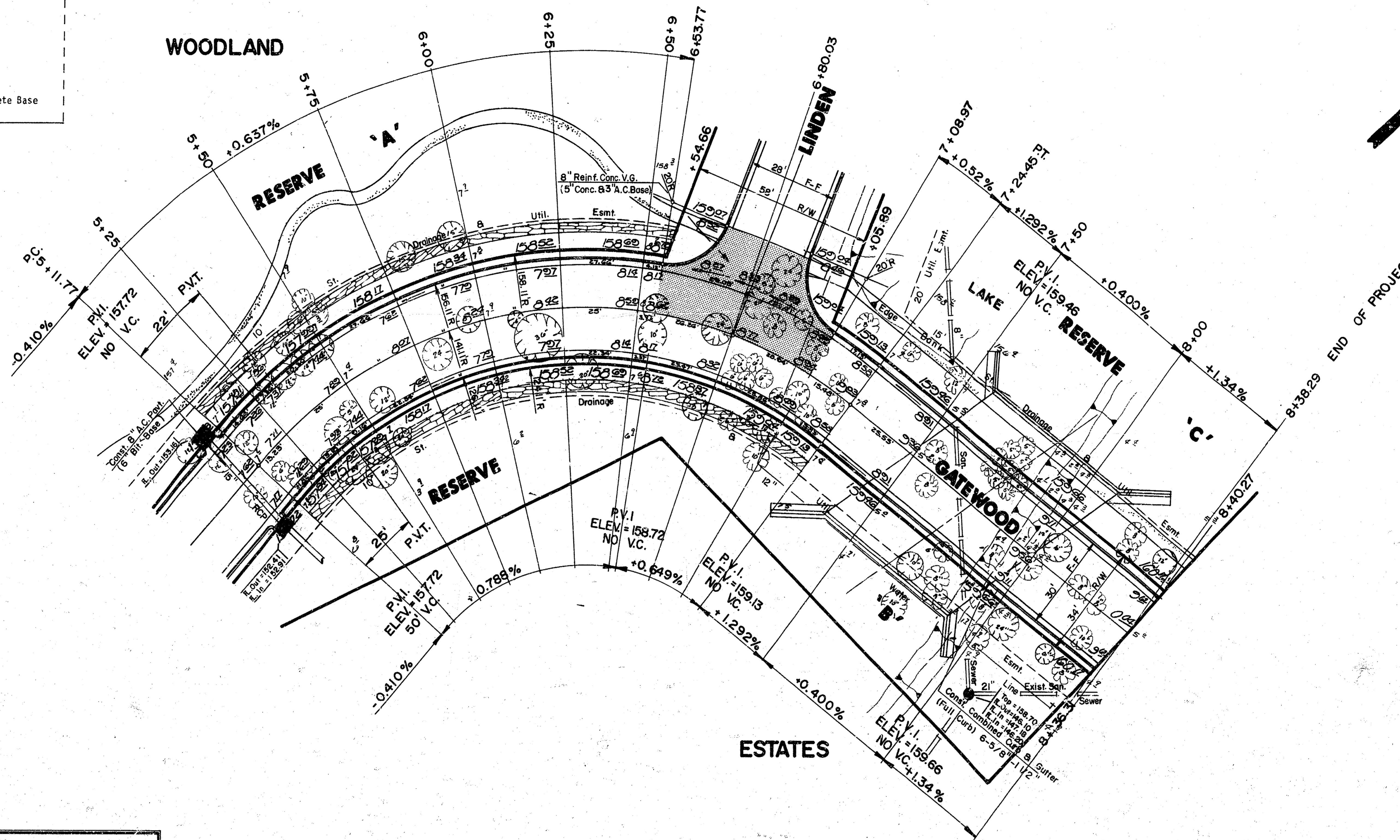
MID-KANSAS ENGINEERING CONSULTANTS PA
3500 NORTH ROCK ROAD
BUILDING #800
WICHITA, KANSAS 67226

682-6561

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**LINDEN & GATEWOOD
INTERSECTION QUANTITIES**

—	S.Y.	—	Concrete Pavement
79.7	S.Y.	8"	Asphaltic Conc. Pavement (6" Bituminous Base)
—	S.Y.	—	Bituminous Base
—	L.F.	—	Combined Curb & Gutter
58.6	L.F.	—	Monolithic Edge Curb (6 5/8")
—	S.F.	—	4" Wheelchair Ramp
—	S.F.	—	4" Walk
—	C.Y.	—	Excavation
—	C.Y.	—	Compacted Fill
—	Lbs.	—	Reinforcing Steel
96.1	S.Y.	—	Manipulation
—	—	—	Four Lime or Cement
86.4	S.Y.	V.G.	5" Concrete & 3" Asphaltic Concrete Base



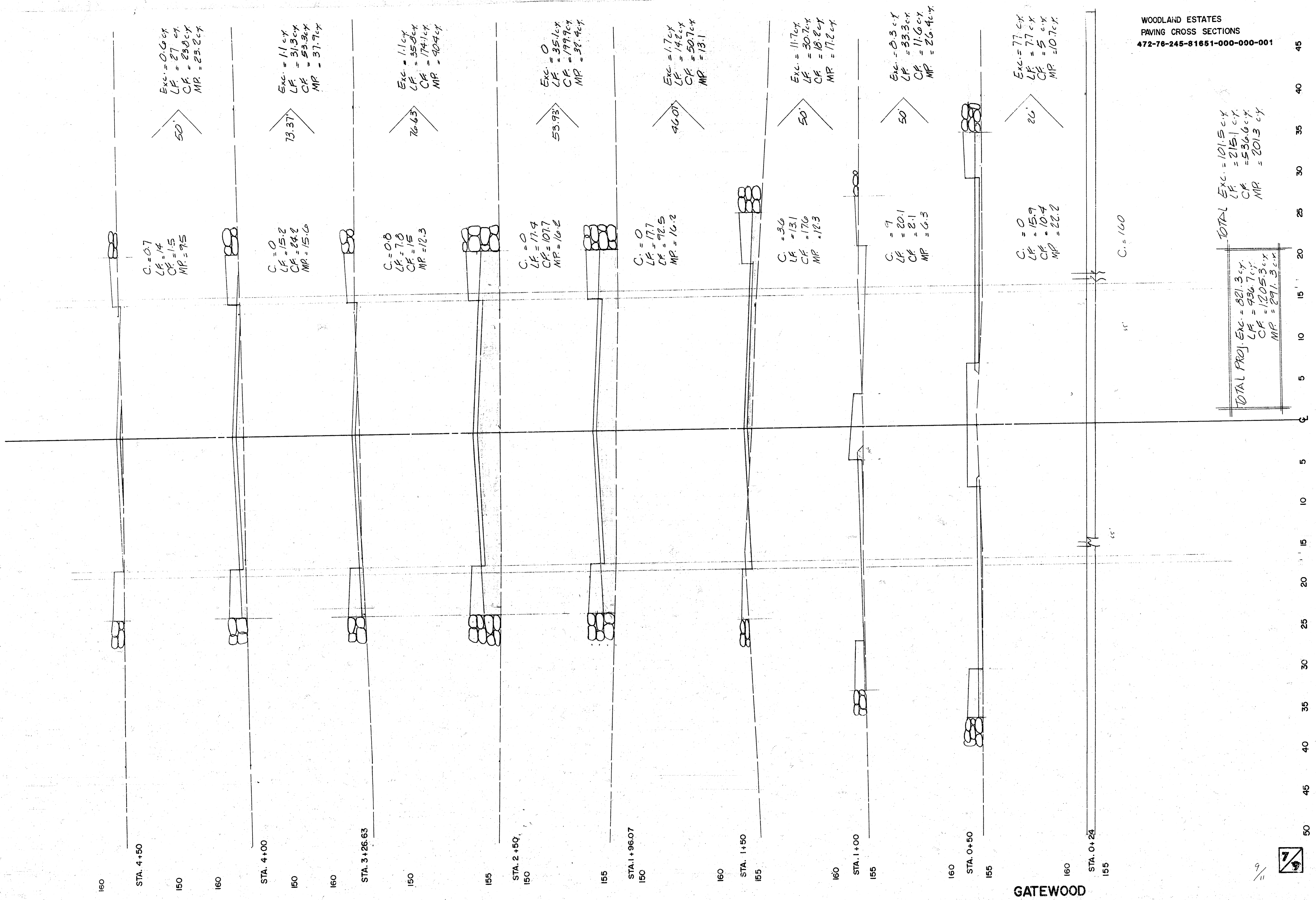
$\Delta = 86^{\circ}21'88''$ $R = 141.11'$ $T = 132.41'$ $L = 212.69'$ $LC = 193.12'$					
CURVE DATA BASED ON <u>Centerline</u> $RAD.\Delta / 2 = 43^{\circ}10'44''$					
STATION	ARC	CHORD LENGTH		DEFLECTION	TOTAL DEFLECTION
		BLI. OFFSET	8" RT. OFFSET		
5+11.77	-	-	-	-	00°00'00"
5+25.00	13.23'	15.38'	11.07'	02°41'09"	02°41'09"
5+50.00	25.00'	29.04'	20.90'	05°04'32"	07°45'41"
5+75.00	25.00'	29.04'	20.90'	05°04'32"	12°50'13"
6+00.00	25.00'	29.04'	20.90'	05°04'32"	17°54'44"
6+25.00	25.00'	29.04'	20.90'	05°04'32"	22°59'16"
6+50.00	25.00'	29.04'	20.90'	05°04'32"	28°03'48"
6+53.77	3.77'	4.39'	3.17'	00°45'56"	28°49'44"
6+80.03	26.26'	-	21.95'	05°19'54"	34°09'38"
7+08.97	28.94'	33.60'	24.18'	05°52'32"	40°02'10"
7+24.45	15.48'	17.99'	12.95'	03°08'34"	43°10'44"
				Def./Ft. = 12.1811 Min.	

SPECIAL NOTE

The owner along with their landscape architect have carefully selected the sidewalk alignment shown hereon to save trees. The contractor should use extra care to select equipment including a concrete pump and construction techniques so as to minimize the number of trees that would need to be trimmed or damaged during execution of this work. A pre-construction meeting between the owner and contractor is desired. Slight variance from the plan representation of the walk alignment may be permitted to accomplish the saving of trees. The alignment of the walk will be staked by the owner's agent.

	CITY OF WICHITA	Design F.F.
	GATEWOOD	Drawn by FF.E.G.
	PROJECT NO. 472-78-245-81851-000-000-000	Checked by KHB
		Date 2-16-87
MID-KANSAS ENGINEERING CONSULTANTS PA 3500 NORTH ROCK ROAD BUILDING #800 WICHITA, KANSAS 67226		Sheet 6 of 9
582-6561		

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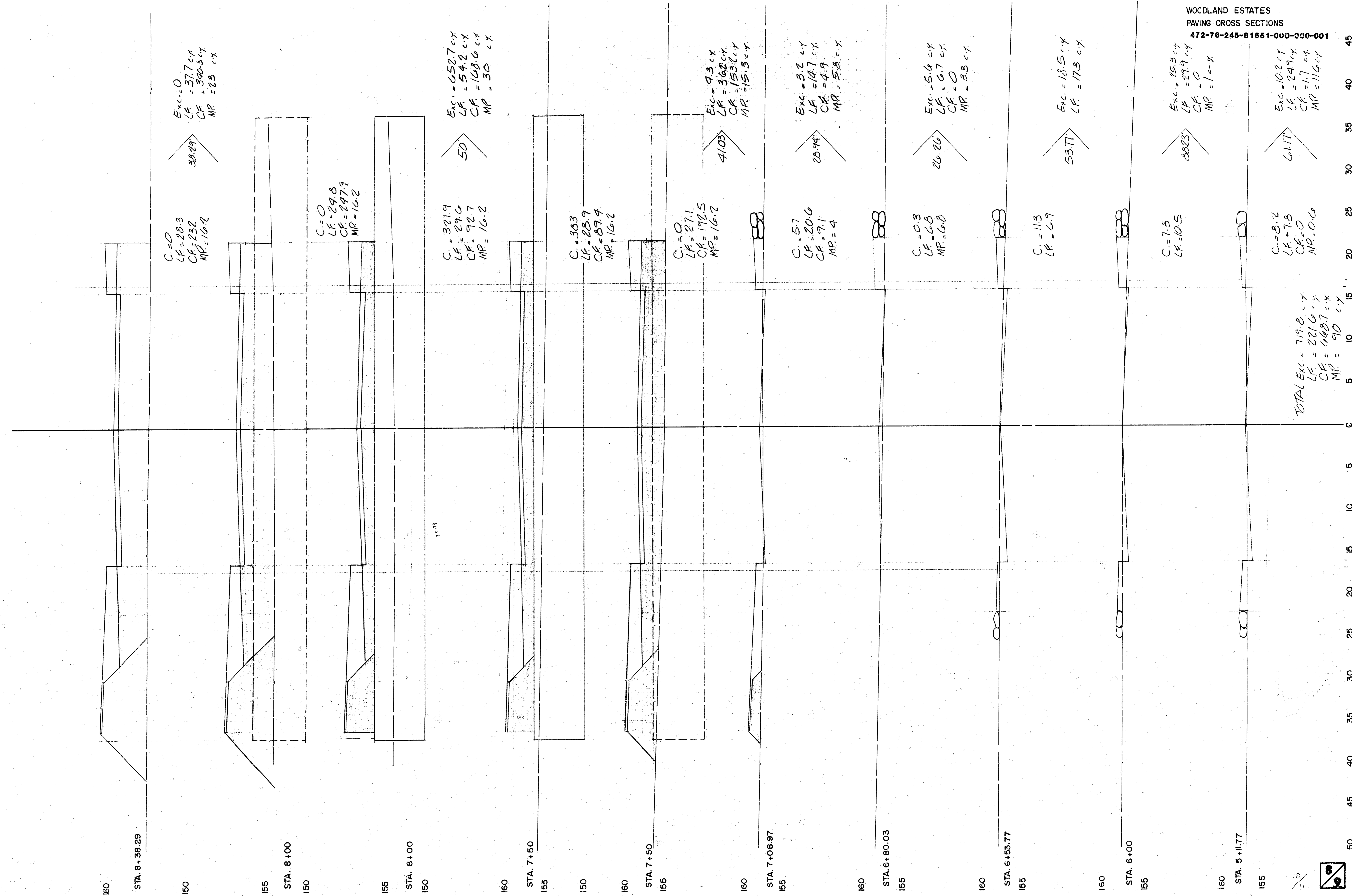
TOTAL PROJ. Exc. = 821.3 cy
 LF = 936.7 cy
 CF = 1205.3 cy
 MP = 291.3 cy

TOTAL Exc. = 101.5 cy
 LF = 2151 cy
 CF = 5366 cy
 MP = 2013 cy

45
40
35
30
25
20
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10
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0
5
10
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30
35
40
45
50

GATEWOOD

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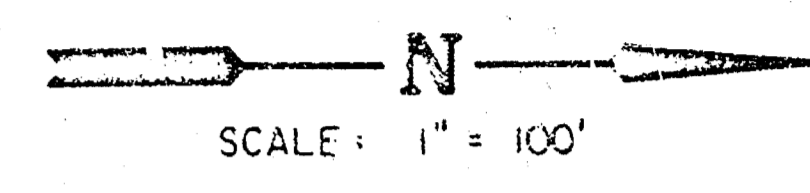
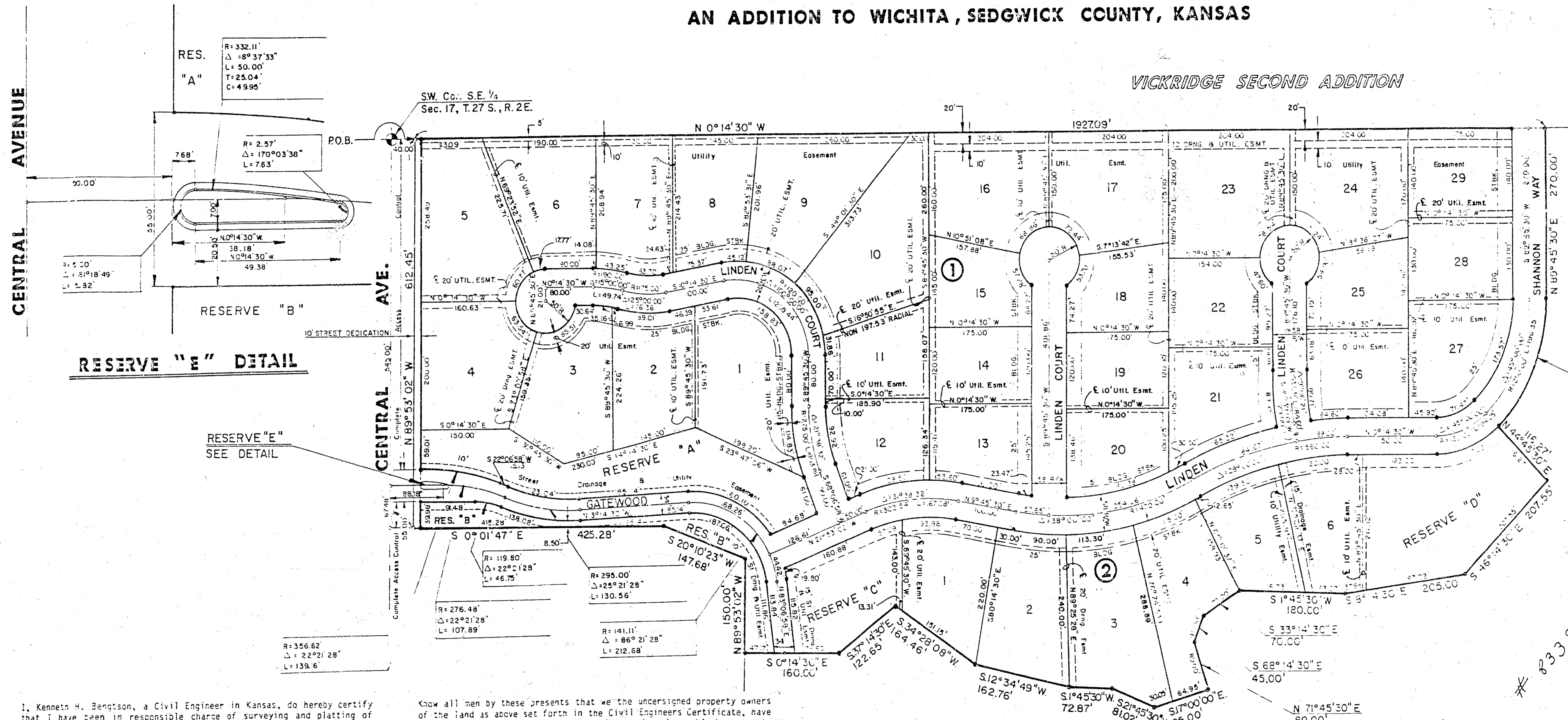
GATEWOOD

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FINAL PLAT OF WOODLAND ESTATES

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

VICKRIDGE SECOND ADDITION



Min. Pad For:
 Lot 1-3 = 160.00 (City Datum)
 Lot 2 = 1347.40 (USGS)
 Lot 4-6 = 163.00 (City Datum)
 Lot 2 = 1350.4 (USGS)

R=279.00'
 $\Delta = 45^\circ 00' 00''$
 L=219.13'
 Chd. = 213.54'
 Brg. = S 67° 44' 30" E

I, Kenneth H. Bengtson, a Civil Engineer in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "WOODLAND ESTATES" an addition to Wichita, Sedgewick County, Kansas, into Lots, Blocks, Reserves, and Streets, the same being accurately set forth in the accompanying plat and described herein:

A tract of land lying in the Southeast Quarter of Section 17, Township 27 South, Range 2 East of the 6th P.M., more particularly described as follows:

Beginning at a point 40.00 feet North and on the West line of said Southeast Quarter; thence N 0° 14' 30" W, 1927.09 feet; thence N 89° 45' 30" E, 270.00 feet to a point on a curve to the right having a central angle of 55° 00' 00", a radius of 279.00 feet, and a long chord of 213.54 feet bearing S 67° 44' 30" E; thence along said curve a distance of 219.13 feet; thence S 44° 45' 30" E, 116.27 feet; thence S 46° 14' 30" E, 207.55 feet; thence S 8° 14' 30" E, 205.00 feet; thence S 1° 45' 30" W, 130.00 feet; thence S 33° 14' 30" E, 70.00 feet; thence S 63° 14' 30" E, 45.00 feet; thence N 71° 45' 30" E, 80.00 feet; thence S 77° 00' 00" E, 95.00 feet; thence S 21° 45' 30" W, 81.00 feet; thence S 1° 45' 30" W, 164.46 feet; thence S 37° 14' 30" E, 122.65 feet; thence S 0° 14' 30" W, 160.00 feet; thence N 89° 53' 02" W, 150.00 feet; thence S 20° 10' 23" W, 147.68 feet; thence S 0° 01' 47" E, 425.28 feet to a point 40.00 feet North of the South line of said Southeast Quarter; thence N 89° 53' 02" W, 612.45 feet, parallel with the South line of said Southeast Quarter 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 26th day of August, 1926.

Kenneth H. Bengtson
 Kenneth H. Bengtson, P.E.
 Mid-Kansas Engineering Consultants, P.A.
 3500 N. Rock Road, Building #600



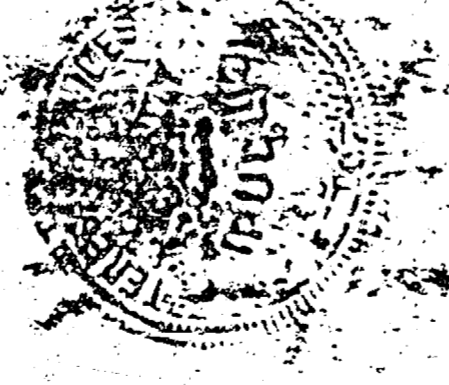
Know all men by these presents that we the undersigned property owners of the land as above set forth in the Civil Engineers Certificate, have caused the same to be surveyed and platted into lots, blocks, streets and reserves, the same to be known as "WOODLAND ESTATES" an addition to Wichita, Sedgewick County, Kansas. The streets are hereby dedicated to and for the use of the public. Easements for the construction and maintenance of street, drainage and public utilities as indicated on the accompanying plat are hereby granted. Reserves "A", "B" & "C" are being platted for construction and maintenance of public utilities, drainage, landscaping, walks, open space and entry monuments. Reserve "E" is platted for landscaping. Reserve "D" is being platted for construction and maintenance of public utilities, drainage, landscaping and irrigation. The Reserves shall be owned and maintained by the Homeowners Association. Minimum pad elevation on lots 1 through 6 inclusive, Block 2 shall be as indicated on the face of the plat. All abutters right of access to or from the North line of Central Avenue over and across the South lines of Lots 4 and 6 Block 1, Reserve A and Reserve B of "Woodland Estates" are hereby granted to the City of Wichita.

ITCHIE ASSOCIATES, INC., a Kansas Corporation
Jack D. Ritchie
 Jack D. Ritchie, President

STATE OF KANSAS)
 SEDGWICK COUNTY)

Be it remembered that on this 26th day of August, 1926, before me a Notary Public in and for said State and County, came Ritchie Associates, Inc., by Jack D. Ritchie, President, 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 testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

Teresa A. Niles
 Teresa A. Niles
 My Appointment Expires: _____
 Notary Public



This plat of "WOODLAND ESTATES" has been submitted to and approved by the Wichita-Sedgewick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 27th day of August, 1926.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION
Frank Banay Vice-Chairman
Michael C. Lindbeck Secretary
 Michael C. Lindbeck

This plat approved and all dedications shown hereon, if any, accepted by the City Commission of the City of Wichita, Kansas, this 2nd day of September, 1926.

Rony Casado Mayor
Uchard C. Gistick City Clerk

Entered on transfer record this 22 day of September, 1926.

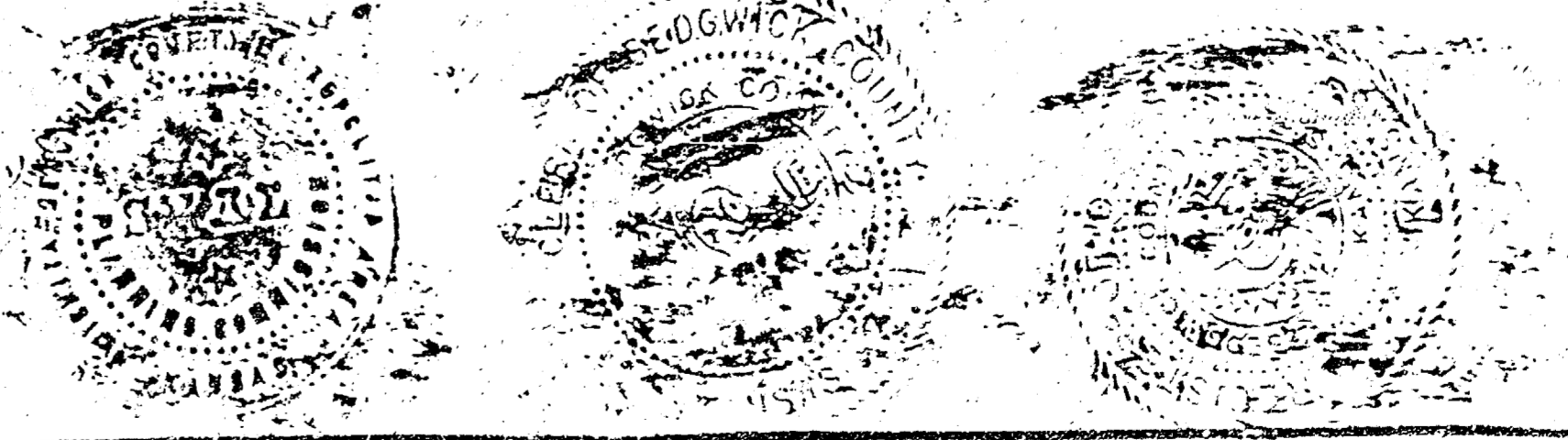
Don Wright County Clerk

STATE OF KANSAS)
 SEDGWICK COUNTY)

This is to certify that this instrument was filed for record in the Register of Deeds office this 22nd day of September, 1926.

Pat Koller Register of Deeds

Ed Reed Deputy



472-76-245-81651-000-001

10 4 1 0/9

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