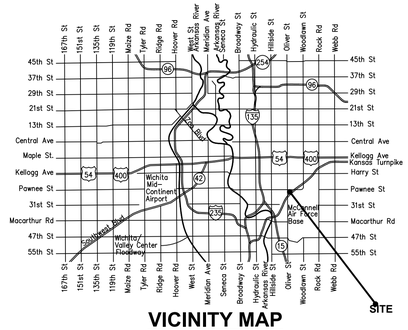
SANITARY SEWER
to serve
A PORTION OF LOT 2, CHILTON ADDITION

2600 S OLIVER AVENUE

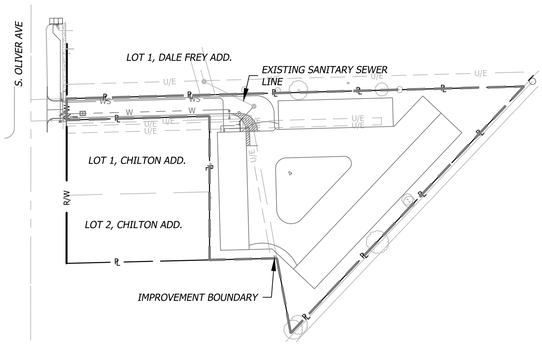
WICHITA, KS

5844D

Paul Gunzelman, P.E. City Engineer
Project Number
2023-033408 PPS (53030982)



VICINITY MAP



GENERAL NOTES:

1. The Contractor shall comply with all applicable safety regulations. All construction shall be completed following current City Standard Specifications and Special Provisions.

2. Contractor will be required to provide notice to utility companies a minimum of seventy-two (72) hours prior to any excavation, as follows:

   Kansas One-Call 687-2470

   The Contractor must notify the following in case of an emergency:

AT&T	1-800-246-8464
Black Hills Energy	1-800-694-8989
City of Wichita Water & Sewer	1-316-219-8921
City of Wichita Stormwater	1-316-268-4090
City of Wichita Traffic	1-316-268-4034
Cox Communications	1-888-249-3530
Kansas Gas Service	1-888-482-4950
Evergy	1-800-544-4857

3. Utility service lines, poles, etc. 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. The Contractor will be required to work around existing utilities within the right-of-way which do not conflict with proposed construction.

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, in the opinion of the Engineer, that 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 plan will 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 will require additional archaeological investigations unless buried in a previously approved borrow location.

5. The 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 City Engineer's approval. Trees and shrubs which are not in direct conflict with proposed new construction shall be saved and protected from damage

6. The Contractor shall give all property owners and/or tenants of developed property abutting the construction of this project a minimum of ten (10) days notice prior to the start of construction.

7. 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 their construction operations. Such irons shall be re-established by a licensed land surveyor in accordance with state laws.

8. The Engineering Division shall field locate water valves one time during construction when requested by the Contractor. It shall be the Contractor's responsibility to preserve such field locations during the construction process. Water valves, valve boxes or fire hydrants damaged during construction shall be repaired by Contractor at their own expense. Valve boxes and water meters within the project limits shall be adjusted to match final grades by the Contractor.

9. The Contractor shall notify the inspecting engineer and Dawnita Reinhardt at 316-268-4574 with the City of Wichita with the anticipated construction start date and notify them of project completion. Staking and inspection for this project will be the responsibility of the Contractor.

10. If traffic will be impacted by construction, a traffic control plan must be submitted and approved by the City Traffic Engineer, Mike Armour at traffic@wichita.gov before construction can begin. The Contractor shall be responsible for all traffic control measures to facilitate construction. All construction zone markings and signage shall conform to the latest version of the Manual on Uniform Traffic Control Devices (MUTCD) as published by the US Dept. of Transportation, Federal Highway Administration. All costs associated with construction markings and signage shall be the Contractors responsibility.

11. All elevations shown are NAVD 88.

12. All areas disturbed during construction that will not be under proposed pavement shall be restored to match existing conditions.

13. Any sidewalk, drive approach, or street pavement removed to construct project must have a pavement cut permit and be replaced by the City contractor. Permits can be obtained by calling 316-268-4501 or 316-268-4480.

14. All applicable fees (tap, equity, in lieu of & main benefit) must be paid before any connections can be made on this project. Quotes can be obtained on fees by calling 316-268-4555.

15. City maintenance of sanitary sewer mains ends at last structure within easement or right-of-way.

16. All stubs and capped pipes shall be located with green plastic tape in the same manner as risers.

17. Connecting to Existing Manholes:
    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 plans. Where the stub is unusable due to elevation grade or alignment, the Contractor shall remove the stub and plug the hole, and reshape the existing manhole invert to provide smooth flow. Where connecting to an existing manhole that does not have an existing stub, the Contractor shall core cut into existing manhole wall to make connection using approved water stop gasket, and reshape the existing manhole invert to provide smooth flow. The cost to connecting to existing manholes is incidental to the project.

18. Contractor shall limit the extent of trench open overnight and weekend to less than 50 feet.

19. Contractor shall provide positive drainage away from all manhole covers.

20. The Contractor shall prevent any construction debris from entering the existing sanitary sewer during construction.

21. The Contractor shall be responsible for maintaining continuous flow of sewage through construction. Contractors proposed method for maintaining sewage flow shall be submitted and approved by the Sewer Maintenance Division (316-268-4073) prior to starting and by-passing of sewage flows.

22. Any over excavation from manhole and pipe removal shall be backfilled with AB-3 compacted to 90-95% ASTM D698.

23. The Contractor shall protect from damage and support existing utilities through construction as approved by the utility owner and the Engineer at the contractors expense.

24. All existing topographic, survey, and utility information shown was provided to BHC in the form of a Topographic Survey prepared by ABBOTT and dated 05-16-2023. BHC makes no guarantees as to the accuracy of the existing information shown heron. Contractors shall satisfy themselves as to the existing conditions of the sire and have all utilities located prior to commencing construction.

25. The Contractor shall be required to obtain all Federal, State, and Local permits required for this project prior to commencing construction.

26. The Contractor shall be required to demolish, remove and dispose of all existing structures, pavements, and features necessary to construct the improvements shown heron. Any waste materials generated during construction shall be removed from the sire by the Contractor and disposed of in accordance with all Local, State, and Federal regulations governing such disposal.

27. The Contractor shall be solely responsible to protect adjacent property, structures, and other improvements from damage during construction. In the event of damage to adjacent property, structures, or improvements, the contractor shall repair or replace such damage to the Owners's satisfaction at the Contractor's expense.

28. Contractors at the site shall be solely responsible for jobsite safety for all aspects of work shown heron.

29. Any and all hazards shall be properly identified and barricaded from access during all non-construction periods.

Sheet List Table

Sheet Number	Sheet Title
01	COVER SHEET
02	KEY MAP NOTES
03	PLAN-PROFILE
04	EROSION CONTROL PLAN
05	PRECAST SANITARY SEWER MANHOLE DETAIL
06	MANHOLE FRAME AND COVER DETAIL
07	EROSION CONTROL DETAIL 501
08	EROSION CONTROL DETAIL 502
09	EROSION CONTROL DETAIL 503
10	EROSION CONTROL DETAIL 504
11	EROSION CONTROL DETAIL 505
12	CHILTON ADDITION PLAT
13	CHILTON ADDITION SURVEY 1
14	CHILTON ADDITION SURVEY 2

APPROVED AS NOTED
BY WICHITA PUBLIC WORKS
ENGINEERING DIVISION

Engineering	*approved by Shawn Mellies on 11.30.2023*
Utilities	*approved by Deb Ary on 11.30.2023*

NOTE TO CONTRACTORS

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 in the state of Kansas. No work shall be performed by the Contractor without such inspection nor shall any work be commenced without written authorization by City Engineering. All Construction and Materials shall comply with the current City of Wichita Specifications and Standards and Special Provisions. (on file and available at Wichita.gov).

An approved copy of these plans signed by City staff are required on-site.

OWNER/DEVELOPER

MAXSON CAPITAL ASSETS
1912 E 123 RD ST,
OLATHE, KS
P (913) 663-4111
CONTACT: JUSTIN MAXSON
EMAIL: J.MAXSON@NCRICAT.COM

SURVEYOR OF RECORD

ABBOTT LAND SURVEY
631 N KESSLER ST., WICHITA, KS 67203
P (316) 262-2262
CONTACT: CHAD ABBOTT
EMAIL: SURVEYORS@BENCHMARKLS.NET

CIVIL ENGINEER

BHC
433 S. HYDRAULIC AVE., WICHITA, KANSAS 67211
P (316) 265-0005
CONTACT: MATTHEW TUCKER
EMAIL: MATTHEW.TUCKER@IBHC.COM

BENCHMARKS

VERTICAL DATUM BENCHMARKS NAVD88

CP #1
BENCHMARK NUMBER: CP #1
ELEVATION= 1317.12
N: 1671181.49
E: 1665471.48

MAG NAIL FOUND 1.3' N OF NW PROPERTY CORNER, NEAR WEST EDGE OF ASPHALT DRIVE

CP #2
BENCHMARK NUMBER: CP #2
ELEVATION= 1326.71
N: 1671206.00
E:1666121.92

MAG NAIL ENE OF THE NE PROPERTY CORNER, 9.11 FT E OF LIGHT POLE

CP #3
BENCHMARK NUMBER: CP #3
ELEVATION: 1327.25
N: 1670980.90
E: 1665810.20

TEMPORARY MAG NAIL 20.25' N AND 48.85' E OF UTILITY POLE IN SOUTHWESTERN PORTION OF SITE

AS-BUILTS

Contractor:	Project Inspector:
Apex	Pablo Oden
Date: 7/29/2024	KEMILLER ENGINEERING PA 117 E. Lewis, Wichita, KS 67202 (316)264-0242

SUBMITTED BY:

BHC
WICHITA, KANSAS

2023-11-30
Date

MICHAEL MAKRIS, P.E.
KANSAS P.E. No. 28041

Rev.	Date	Description	By	App.

MICHAEL T. MAKRIS
LICENSED
28041
2023-11-30
KANSAS
PROFESSIONAL ENGINEER

BHC
CIVIL ENGINEERING / SURVEYING / UTILITIES
7101 College Blvd., Suite 480
Overland Park, Kansas 66210
p. (913) 663-1900
BHC is a trademark of Brungardt Honomichl & Company, P.A.

Prepared For:
MAXSON CAPITAL ASSETS
JUSTIN MAXSON
1912 E 123 RD ST,
OLATHE, KS
(913) 663-4111

CONSTRUCTION DOCUMENTS
CONTRACTOR STATION
WICHITA, KS

COVER SHEET

Design: CBS	Drawn: CBS
Checked:	MT
Issue Date:	11-29-2023
Project Number:	033408

01

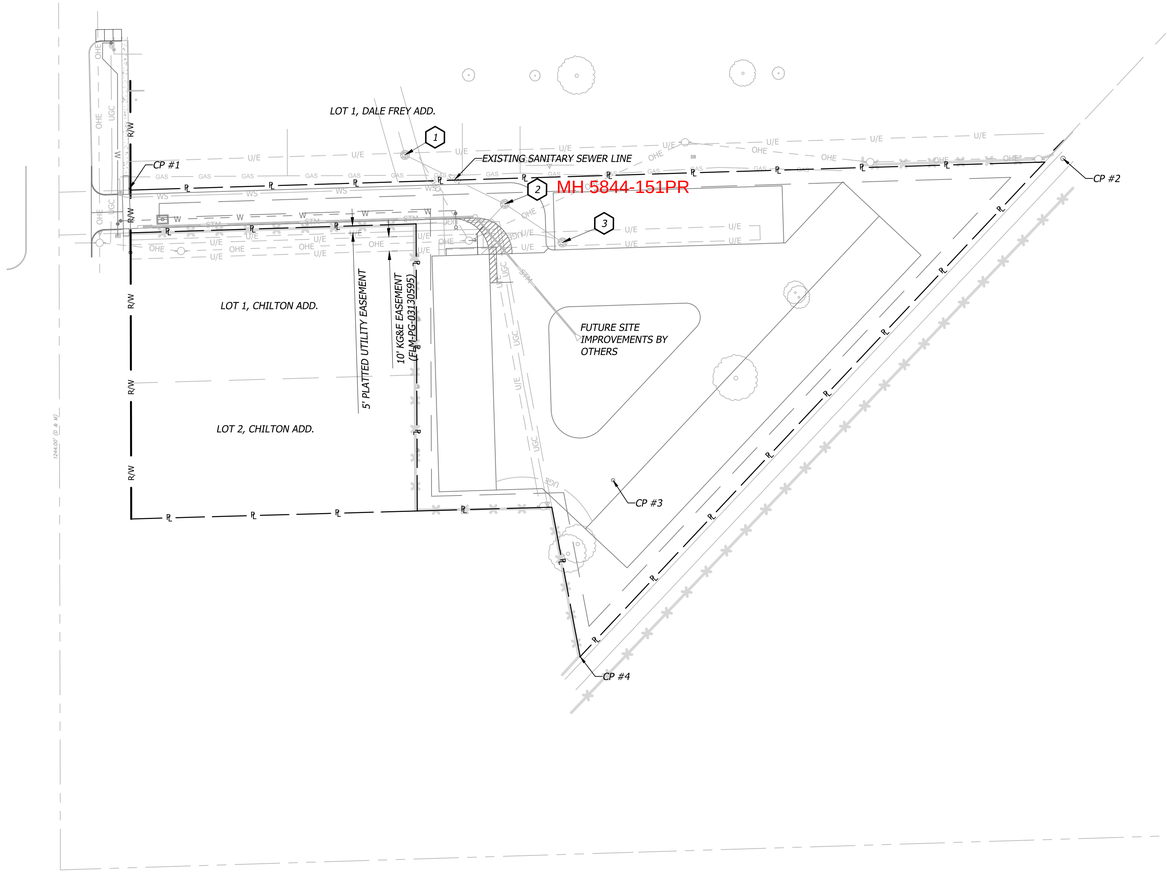
Nov 30, 2023 - 2:37pm Plotted By: catherine.small V:\033800 -S. Oliver\04-DWG\Eng\Private Projects\Sanitary Sewer\BHC-PPS-Cover.dwg Layout: Cover Sheet

LEGEND

(M) MEASURED
(RP3) RECORD PLAT (CHILTON ADD)
(RP2) RECORD PLAT (MCDERMOTT ADD)
(RP1) RECORD PLAT (DALE FREY ADD)
(R) RECORD GRID DISTANCE
(P) PLATTED
(D) DESCRIBED
FOUND 5/8" REBAR (ORIGIN UNKNOWN)
SET 1/2"X24" REBAR WITH #13408" REBAR
FOUND 1/2" REBAR ORIGIN UNKNOWN
FOUND 5/8" REBAR (ARMSTRONG)
FOUND 3/4" IRON PIPE WITH THIMBLE
FOUND 3/4" IRON PIPE
CALCULATED POINT
SET MAG NAIL
ELECTRIC BOX
POWER POLE
ELECTRIC TRANSFORMER
TELEPHONE RISER
CABLE RISER
GUY ANCHOR
SANITARY SEWER MANHOLE
WATER VALVE
BOLLARD
LIGHT POLE
DECIDUOUS TREE (SIZE NOTED)
GUARDRAIL
FENCE
OVERHEAD ELECTRIC
UNDERGROUND PHONE LINE
GAS LINE
UNDERGROUND ELECTRIC LINE
SANITARY SEWER LINE
SANITARY SEWER LINE
SANITARY SEWER SERVICE LINE
SANITARY SEWER MANHOLE

COORDINATE LEGEND

000 POINT LOCATION INDICATOR



BENCHMARKS

VERTICAL DATUM BENCHMARKS NAVD88

SEDGWICK COUNTY VERTICAL CONTROL POINT BENCHMARK
BENCHMARK NUMBER: CP #1
ELEVATION= 1317.12
N: 1671181.49
E: 1665471.48

MAG NAIL FOUND 1.3' N OF NW PROPERTY CORNER, NEAR WEST EDGE OF ASPHALT DRIVE

SEDGWICK COUNTY VERTICAL CONTROL POINT BENCHMARK
BENCHMARK NUMBER: CP #2
ELEVATION= 1326.71
N: 1671206.00
E:1666121.92

MAG NAIL ENE OF THE NE PROPERTY CORNER, 9.11 FT E OF LIGHT POLE

CONTROL DATA

BASIS OF BEARING = STATE PLANE COORDINATES-SOUTH ZONE, NAD83

CP #1
N. 1671181.49
E. 1665471.48
EL. 1317.12
MAG NAIL FOUND 1.3' N OF NW PROPERTY CORNER, NEAR WEST EDGE OF ASPHALT DRIVE

CP #2
N. 1671206.00
E. 1666121.92
EL. 1326.71
MAG NAIL ENE OF THE NE PROPERTY CORNER, 9.11' E OF LIGHT POLE

CP #3
N. 1670980.90
E. 1665810.20
EL. 1327.25
TEMPORARY MAG NAIL 20.25' N AND 48.85' E OF UTILITY POLE IN SOUTHWESTERN PORTION OF SITE

CP #4
N. 1670857.67
N. 1665787.80
EL. 1326.5
1/2" REBAR IN SOUTHERN MOST PROPERTY CORNER, 0.34' NW OF LIGHT POLE

SANITARY SEWER LINE POINTS

PNT#	NORTHING	EASTING	DESCRIPTION
1	1671205.9506	1665663.1774	Existing Manhole to Remain
2	1671172.0725	1665733.1499	Existing Brick Manhole to be Replaced with Precast
3	1671145.3543	1665773.5804	Existing Manhole to be Removed

N

GRAPHIC SCALE
50 0 50

Rev.	Date	Description	By	App.

MICHAEL T MAKRIS
LICENSED
28041
2023-11-29
KANSAS
PROFESSIONAL ENGINEER

BHC
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p. (913) 663-1900
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Prepared For:
MAXSON CAPITAL ASSETS
JUSTIN MAXSON
1912 E 123 RD ST,
OLATHE, KS
(913) 663-4111

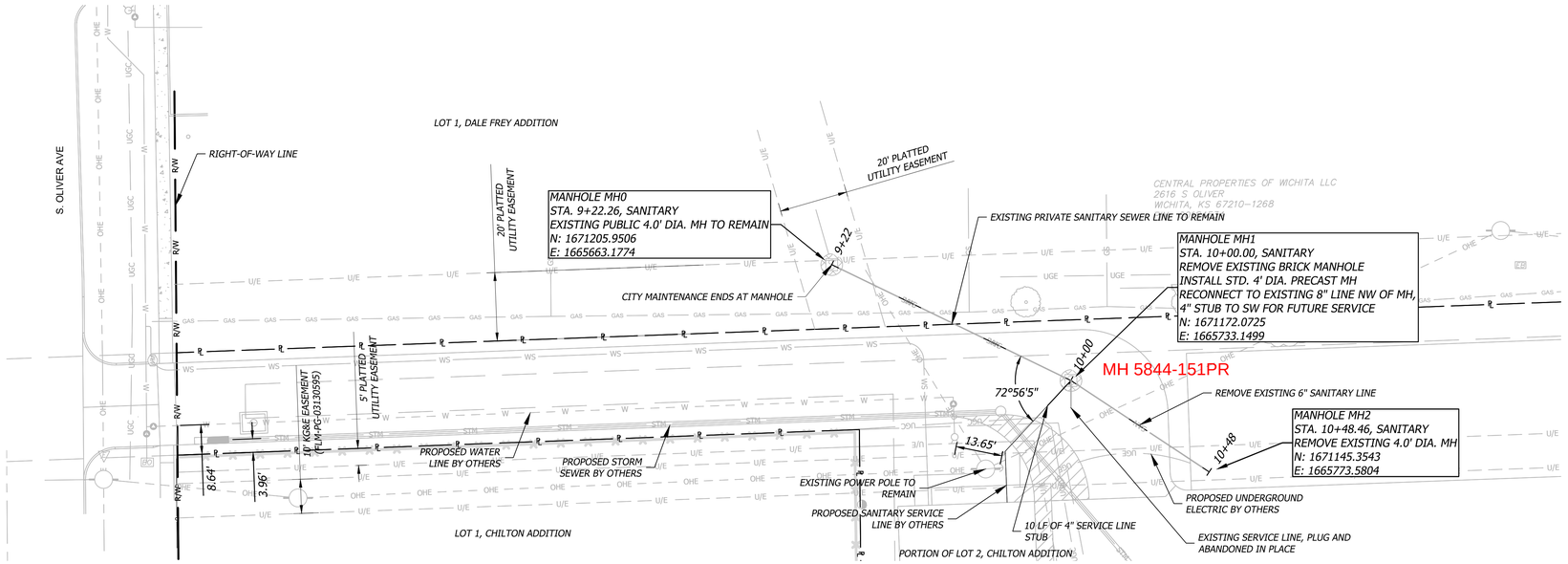
CONSTRUCTION DOCUMENTS
CONTRACTOR STATION
WICHITA, KS

KEY MAP NOTES

Design: CBS Drawn: CBS
Checked: MT
Issue Date: 11-29-2023
Project Number: 033408

02

Nov 29, 2023 - 12:04pm Plotted By: catherine.small V:\035800 -S. Oliver\04-DWG\Eng\Private Projects\Sanitary Sewer\BHC-PPS-Key Notes.dwg Layout: Dims Plan



SANITARY NOTE

ALL NORTHINGS, EASTINGS, AND ALIGNMENT STATIONING FOR SANITARY STRUCTURES ARE TO CENTER OF STRUCTURE UNLESS STATED OTHERWISE.

AS BUILTS

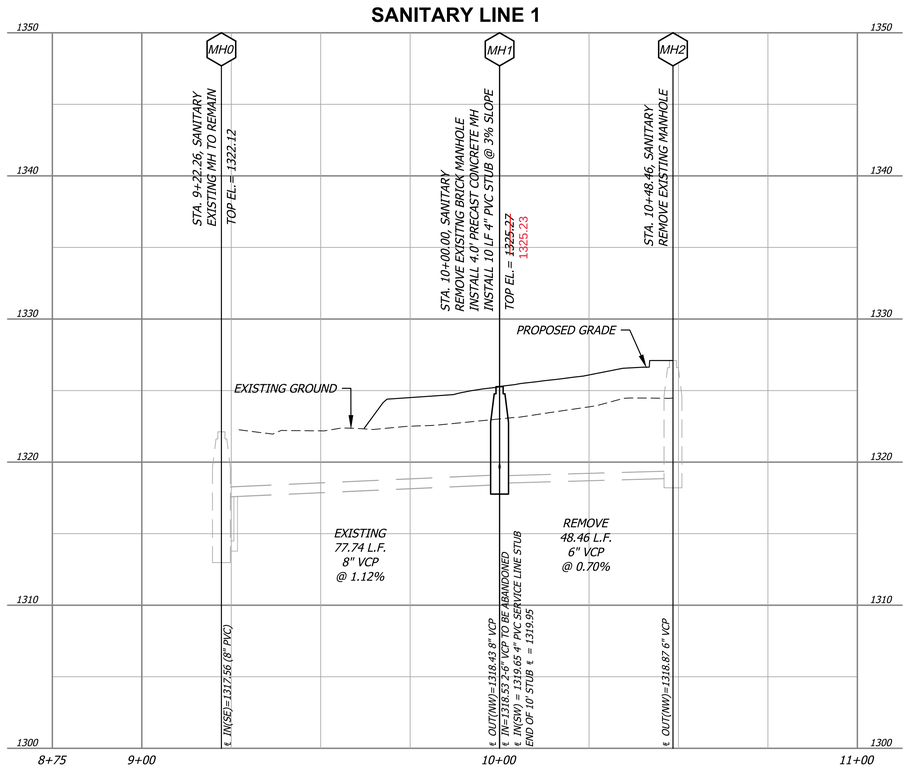
KEMILLER ENGINEERING PA
117 E. Lewis
Wichita, KS 67202
(316)264-0242

GRAPHIC SCALE
20 0 20

Rev.	Date	Description	By	App.

MICHAEL T MARKS
CERTIFICATE NUMBER
28041
2023-11-29
KANSAS
PROFESSIONAL ENGINEER

SANITARY LINE 1



PROFILE GRAPHIC SCALE
20 0 20
5
0

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Prepared For:
MAXSON CAPITAL ASSETS
JUSTIN MAXSON
1912 E 123 RD ST,
OLATHE, KS
(913) 663-4111

CONSTRUCTION DOCUMENTS
CONTRACTOR STATION
WICHITA, KS

PLAN-PROFILE

Design:	CBS	Drawn:	CBS
Checked:			MT
Issue Date:			11-29-2023
Project Number:			033408

03

Nov 29, 2023 - 12:02pm Plotted By: catherine.small V:\035800 -S. Oliver\04-DWG\Eng\Private Projects\Sanitary Sewer\BHC-PPS-PLANPROFILE.dwg Layout: Plan & Profile

MC 8-13

CHILTON ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

1" = 50'
• = IRON

FOR REFERENCE ONLY NOT TO SCALE

State of Kansas)
County of Sedgwick)

I, Kenneth O. Taylor, Civil Engineer in said State and County, do hereby certify that I have surveyed and platted "CHILTON ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of said survey described as follows: A tract beginning at a point in the west line of the NW 1/4 of Section 1, T28S, R1E of the 6th P.M., Sedgwick County, Kansas, and [illegible] feet north of the SW corner of the NW 1/4 of said Section 1; thence east at a included angle of [illegible], a distance of 307.8 feet; thence southeasterly [illegible] feet to a point 1014.0 feet north and 344.05 feet east of the SW corner of said NW 1/4; thence west 344.05 feet; thence north along the west line of said NW 1/4, 200.0 feet to the point of beginning.

Kenneth O. Taylor, Civil Engineer

Know all men by these presents that Music Service Co., Inc., by Stan Chilton, President, has caused the land described in the Civil Engineer's certificate to be platted into lots and a street to be known as "CHILTON ADDITION", Wichita, Sedgwick County, Kansas. Utility easements as indicated on the plat are hereby granted for the construction and maintenance of all public utilities. The street is hereby dedicated to and for the use of the public.

All abutter's rights of access to or from Oliver St., over and across the west line of Lots 1 and 2, are hereby granted to the City of Wichita, provided, however, that Lots 1 and 2 shall have access to Oliver St. at one location for each lot as may be established by the City of Wichita.

Music Service Co., Inc.

Stan Chilton, President

Attest: Ernest McKee, Secretary

State of Kansas) ss
County of Sedgwick)

Be it remembered, that on this 26th day of September, A.D., 1967, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Stan Chilton, President of Music Service Co., Inc., a Corporation, to me personally known to be the same person who executed the within instrument as President of said corporation, and such person duly acknowledged the execution of the same as President, for and on behalf of, and as the act and deed of said corporation.

In testimony whereof, I have hereunto set my hand and affixed my Official seal the day and year above written.

Betty M. [illegible], Notary Public

My commission expires September 17, 1970.

This plat of "CHILTON ADDITION", Wichita, Sedgwick County, Kansas, has been approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas, and is hereby transmitted to the Board of Commissioners of the City of Wichita, Kansas, with the recommendation that such plat be approved as proposed.

Dated this 12th day of [illegible], 1967.

Wichita-Sedgwick County Metropolitan Area Planning Commission

By [illegible], Chairman

[illegible], Secretary

Approved by the Board of City Commissioners this 28 day of November, 1967.

Clarence E. [illegible], Mayor

[illegible], City Clerk

Approved by the Board of County Commissioners this ___ day of ________, 19__.

[illegible], Chairman

[illegible], Commissioner

Earl E. Rush, Commissioner

[illegible], Marie Rymer

Subject to [illegible] this [illegible] day of [illegible], 19[illegible].

[illegible], County Clerk

State of Kansas) ss
County of Sedgwick)

This is to certify that this instrument was filed for record in the Register of Deeds office on the 12 day of [illegible], 1967, at 2 o'clock P.M., and is duly recorded.

[illegible], Register of Deeds

[illegible], Deputy

Rev.	Date	Description	By	App.

BHC
CIVIL ENGINEERING / SURVEYING / UTILITIES
7101 College Blvd., Suite 400
Overland Park, Kansas 66210
p. (913) 663-1900

Prepared For:
MAXSON CAPITAL ASSETS
JUSTIN MAXSON
1912 E 123 RD ST,
OLATHE, KS
(913) 663-4111

CONSTRUCTION DOCUMENTS
CONTRACTOR STATION
WICHITA, KS

CHILTON ADDITION PLAT

Design: CBS	Drawn: CBS
Checked:	MT
Issue Date:	11-29-2023
Project Number:	033408

Nov 29, 2023 - 1:34pm Plotted By: catherine.small V:\035800 -S. Oliver\04-DWG\Eng\Private Projects\Sanitary Sewer\CHILTON ADDITION SURVEY SHEET 1.dwg Layout: Cover Sheet

ALTA/NSPS Land Title Survey
2600 S. Oliver
Wichita, KS

FOR REFERENCE ONLY NOT TO SCALE

Items Corresponding to Schedule B

THE FOLLOWING ITEMS AFFECT PARCEL 1:

(9) An easement for right of way, recorded as Misc. Book 313, Page 595.
In favor of: Kansas Gas and Electric Company
Affects: a portion of subject property
Affects property, shown hereon.

(10) An easement for pipeline, recorded as Misc. Book 513, Page 166.
In favor of: The Gas Service Company
Affects: a portion of subject property
Affects property, subject parcel west of dashed line has been released, subject parcel east of dashed line has not been released. Shown hereon.

(11) An easement for pipeline, recorded as Misc. Book 513, Page 250.
In favor of: The Gas Service Company, as assigned to ONE Gas, Inc.
Affects: a portion of subject property
May affect a portion of subject property. Not shown hereon.

THE FOLLOWING ITEMS AFFECTS PARCEL 2:

(12) The following matters shown on or disclosed by the recorded plat referred to in the legal description:
easements.

(13) Access to and from Parcel 2 is afforded over Parcel 1 by virtue of common ownership. Shown hereon.

Significant Observations

A Asphalt crosses onto adjoiners as shown.

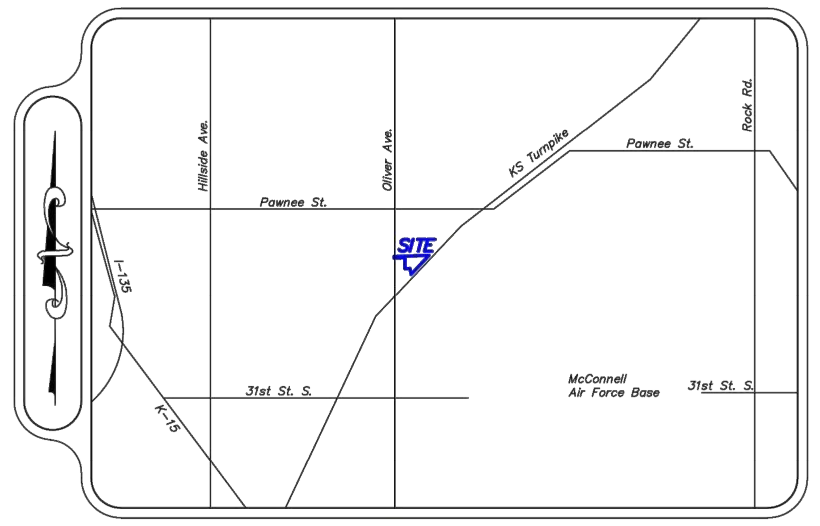
B Multiple overhead lines and gas lines cross onto property without benefit of easement.

Utility Information

1. All utility locations were determined by observation of above ground evidence and per KS One Call Ticket No. 23086340.

Zoning Information

Zoning Report not provided at time of survey



Vicinity Map

Record Description

Parcel 1:
Beginning at a point on the west line of the Northwest Quarter of Section 1, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, and 1244 feet north of the southwest corner of the Northwest Quarter of said Section 1; thence east parallel with the south line of said Northwest Quarter of Section 1 to the northwesterly right-of-way line of the Kansas Turnpike Authority; thence southwesterly along the northwesterly right-of-way line of the Kansas Turnpike Authority to the point where the easterly line of McDermott Addition intersects the northwesterly right-of-way line of the Kansas Turnpike Authority; thence northwesterly along the easterly line of McDermott Addition and the easterly line of Chilton Addition, a distance of 309.65 feet to the northeast corner of Chilton Addition; thence west along the north line of Chilton Addition and said north line extended west a distance of 307.8 feet to the west line of said Northwest Quarter of Section 1; thence north along the west line of said Northwest Quarter of Section 1, a distance of 30 feet to the point of beginning, EXCEPT the west 50 feet of the north 30 feet thereof for street purposes.

Parcel 2:
All of Lot 2, Chilton Addition, Wichita, Sedgwick County, Kansas, EXCEPT beginning at the southwest corner of said Lot 2; thence northerly on the west line of said Lot 2, 95.00 feet to the southwest corner of Lot 1; thence easterly on the line between Lots 1 and 2, 200.00 feet to the southeast corner of Lot 1; thence southerly parallel with the west line of Lot 2, 95.00 feet to the south line of said Lot 2; thence westerly 200.00 feet to the point of beginning.

This description describes all of the property described in the title commitment identified as First American Title Insurance Company, Commitment No. C-ES3008457-RB-4, dated December 2, 2022 at 7:00 A.M.

ALTA/NSPS Land Title Survey

SURVEYOR'S CERTIFICATE

To First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 7(b1), 7(c), 8, 9, 13, 16, 17 and 19 of Table A thereof. The fieldwork was completed on February 22, 2023.

Date of Plat or Map: March 16, 2023
Date of Last Revision:

____
Chad R. Abbott, P.S. #1340

Flood Information

By scaled map location and graphic plotting only, the subject property appears to lie in Zone "X" (Areas of minimal flood hazard) according to the Flood Insurance Rate Map for the County of Sedgwick, Community Panel No. 20173C0369G, Effective Date 12/22/2016.

Surveyor Notes

1. The Bearing S 00°00'17" W being the West line of the NW $\frac{1}{4}$ of Sec. 1-T28S-R1E was used as the Basis of Bearings for this Survey.
2. This property has an area of 87,937.99 square feet or 2.0 acres of land.
3. Subject property has direct access from publicly dedicated Oliver Avenue.
4. There is no visible evidence of cemeteries on subject property.
5. There is no observable evidence of earth moving work, building construction, or building additions within recent months.
6. There are no changes in street right of way lines either completed or proposed and there is no observable evidence of recent street or sidewalk construction or repairs.
7. There is no observable evidence of site use of a solid waste dump, sump or sanitary landfill.
8. No parking stripes on subject property at time of survey.

SCALE: 1" = 30'
-30 0 15 30 60 90

Abbott Land Survey
631 N. Kessler, Wichita, KS 67203
Ph. 316.262.2262 Fax 316.262.2268
surveyors@benchmarkls.net

Dwn By: AMF	Approved By: CRA
Dwg: No: A23-02-020	Scale: 1" = 30'

Sheet 1 of 2

Rev.	Date	Description	By	App.

BHC
CIVIL ENGINEERING / SURVEYING / UTILITIES
7101 College Blvd., Suite 400
Overland Park, Kansas 66210
p. (913) 663-1900
BHC is a trademark of Brungardt Honomichl & Company, P.A.

Prepared For:
MAXSON CAPITAL ASSETS
JUSTIN MAXSON
1912 E 123 RD ST,
OLATHE, KS
(913) 663-4111

CONSTRUCTION DOCUMENTS
CONTRACTOR STATION
WICHITA, KS

CHILTON ADDITION SURVEY 1

Design: CBS	Drawn: CBS
Checked:	MT
Issue Date:	11-29-2023
Project Number:	033408

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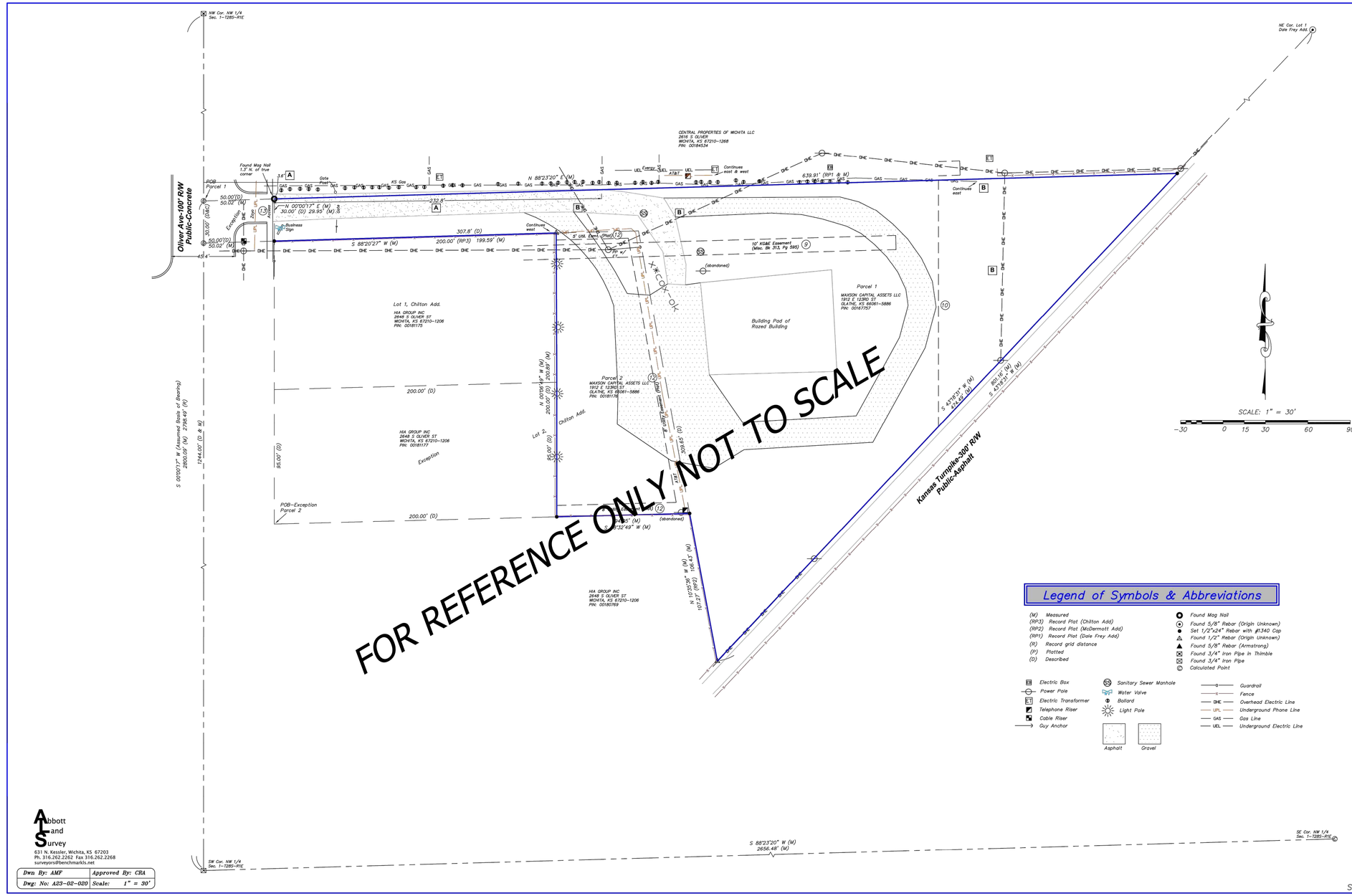

Nov 29, 2023 - 1:36pm Plotted By: catherine.small V:\035800 -S. Oliver\04-DWG\Eng\Private Projects\Sanitary Sewer\CHILTON ADDITION SURVEY SHEET 2.dwg Layout: Cover Sheet

Rev.	Date	Description	By	App.

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CONSTRUCTION DOCUMENTS CONTRACTOR STATION WICHITA, KS

CHILTON ADDITION SURVEY 2

Design: CBS	Drawn: CBS
Checked: MT	
Issue Date: 11-29-2023	
Project Number: 033408	

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