

# WAR INDUSTRY SEWER LATERAL 43 , MAIN 22 BLUESTEM VILLAGE SECOND

**PROJECT NO.  
468-76-245-81547-000-000-001**

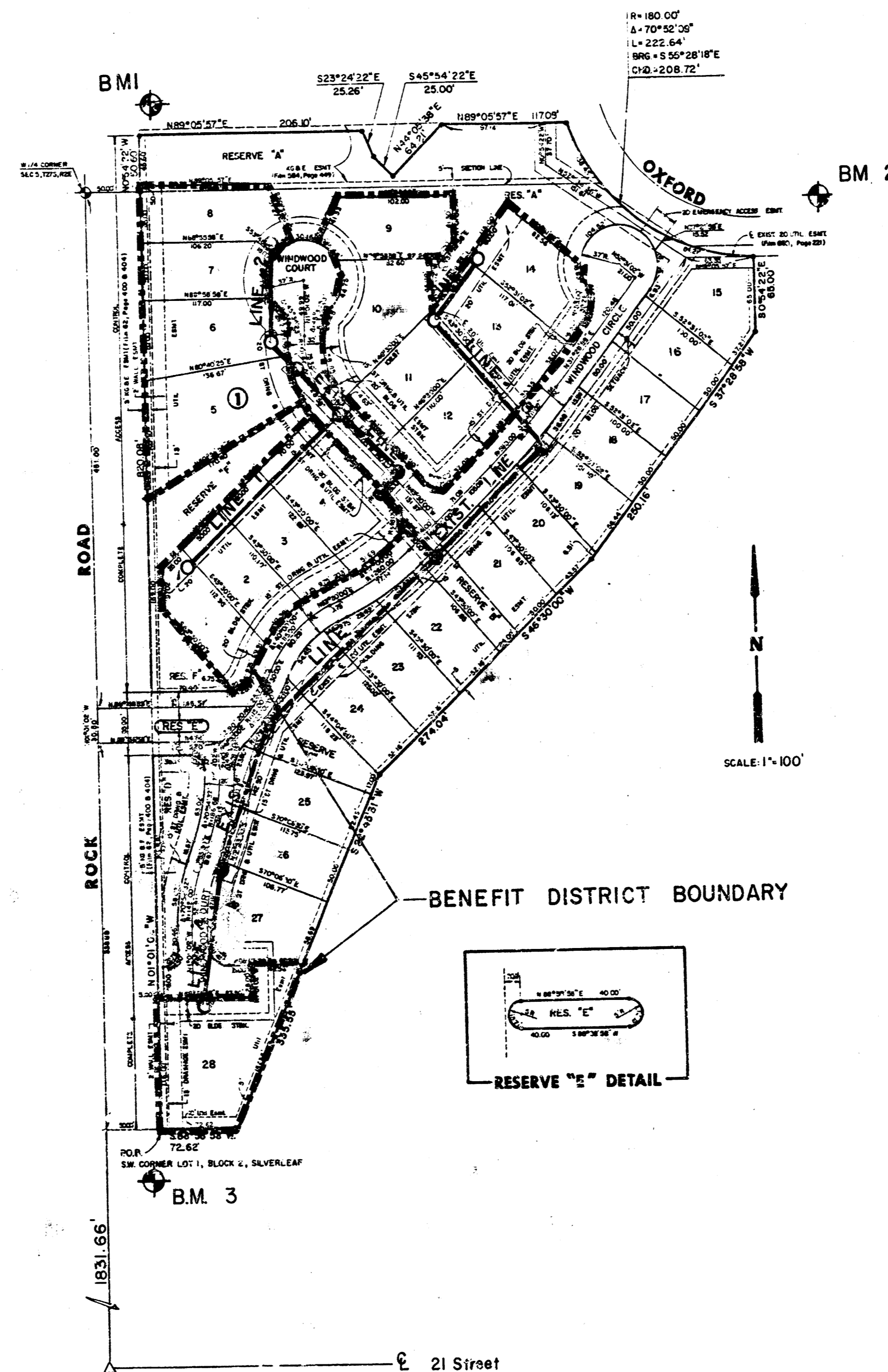
CITY OF WICHITA, KANSAS  
MICHAEL E. LINDEBAK, CITY ENGINEER

### GENERAL NOTES

1. 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.
2. 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 A TO 1 SIDE SLOPE 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.
3. CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES OF CONSTRUCTION SCHEDULING.
4. 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.
5. ALL STUBS AND PLUGGED PIPES SHALL BE LOCATED WITH GREEN PLASTIC TAPE IN THE SAME MANNER AS RISERS.
6. COST OF EXCAVATION, HAULING, AND DUMPING OF EXCESS EXCAVATION SHALL BE SUBSIDIARY TO THE PROJECT.
7. CONTRACTOR TO EXPOSE EXISTING STUB & VERIFY FLOWLINE AND GRADE OF STUB PRIOR TO LAYING ANY PIPE. CONTRACTOR IS TO NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN FIELD ELEVATIONS AND PLAN ELEVATIONS.

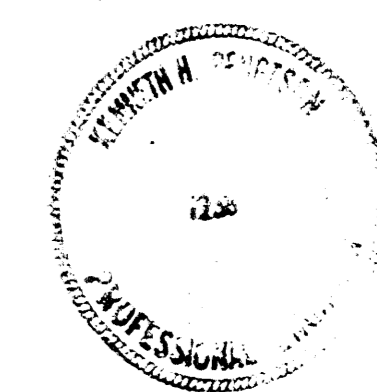
### BENCH MARKS

- B.M.#1 \* □ \* CUT ON BASE OF '1' POLE 30' NORTH AND 60' EAST OF QUARTER SECTION CORNER. ELEVATION = 218.63
- B.M.#2 SPIKE STEP IN SOUTHWEST CORNER OF '1' POLE 1ST EAST OF S.D. VERT. L.F. ELEVATION = 208.22
- B.M.#3 CHISELED " □ " @ NW COR. OF EAST HEADWALL OF RCB 42 EAST OF E. ROCK ROAD 8.5' WEST OF FENCE TO NORTH & 40' SOUTH OF SOUTH LINE OF BLUESTEM VILLAGE SECOND ELEVATION = 213.75



### INDEX TO DRAWINGS

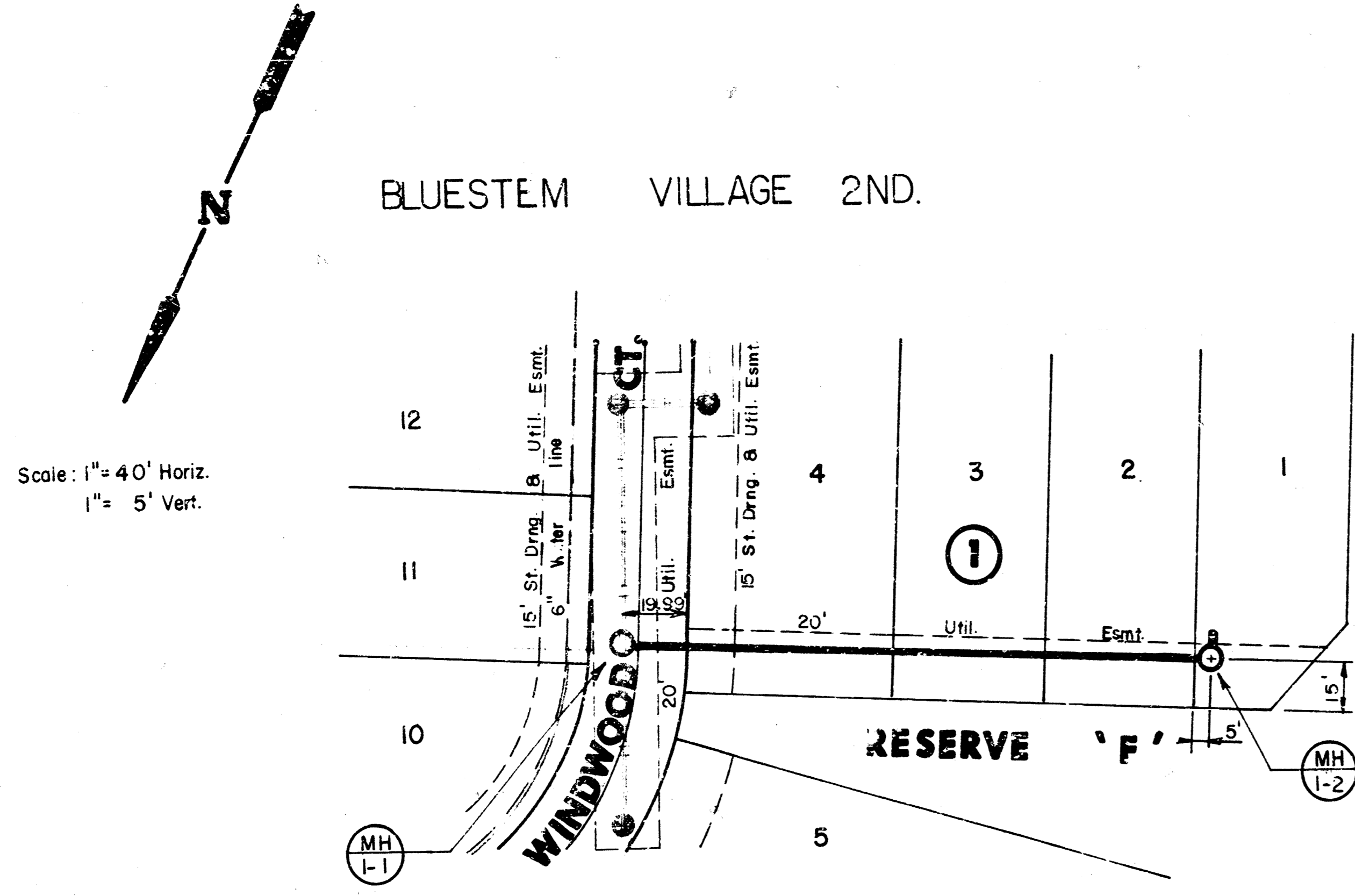
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	PLAN & PROFILE LINE 1 & 2
3	PLAN & PROFILE LINE 3 & 4
4	FINAL PLAT BLUESTEM VILLAGE SECOND



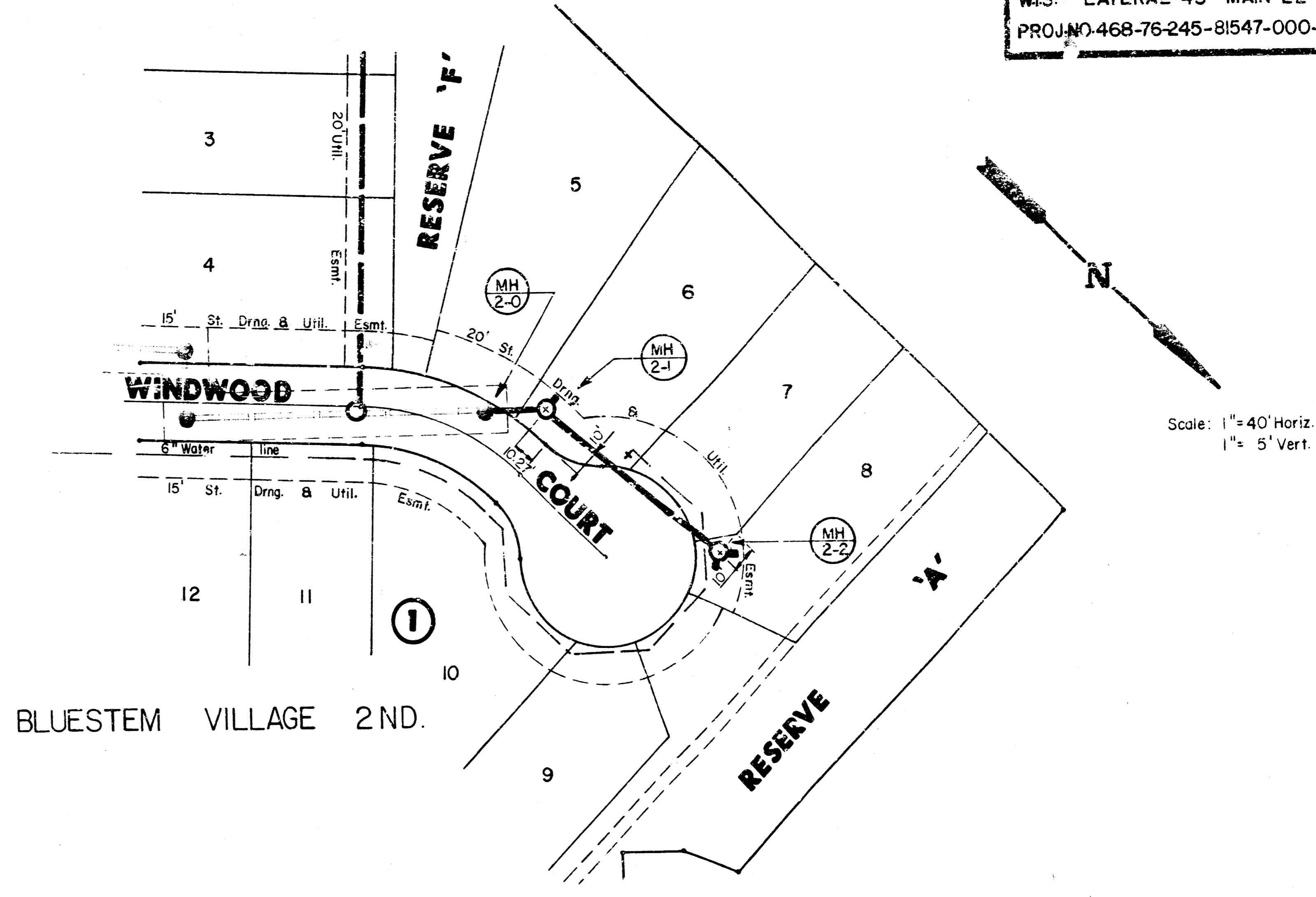
*AS BUILT  
7-28-86  
RDL*

<b>BLUESTEM VILLAGE SECOND ADDITION SANITARY SEWER PLANS</b>	Design: AMS
	Drawn by: E.F.
<b>MID-KANSAS ENGINEERING CONSULTANTS PA</b> 3500 NORTH ROCK ROAD BUILDING #800 WICHITA, KANSAS 67226	Checked by: KHB
	Date: MARCH, 1986
Sheet 1 of 4	682-6551

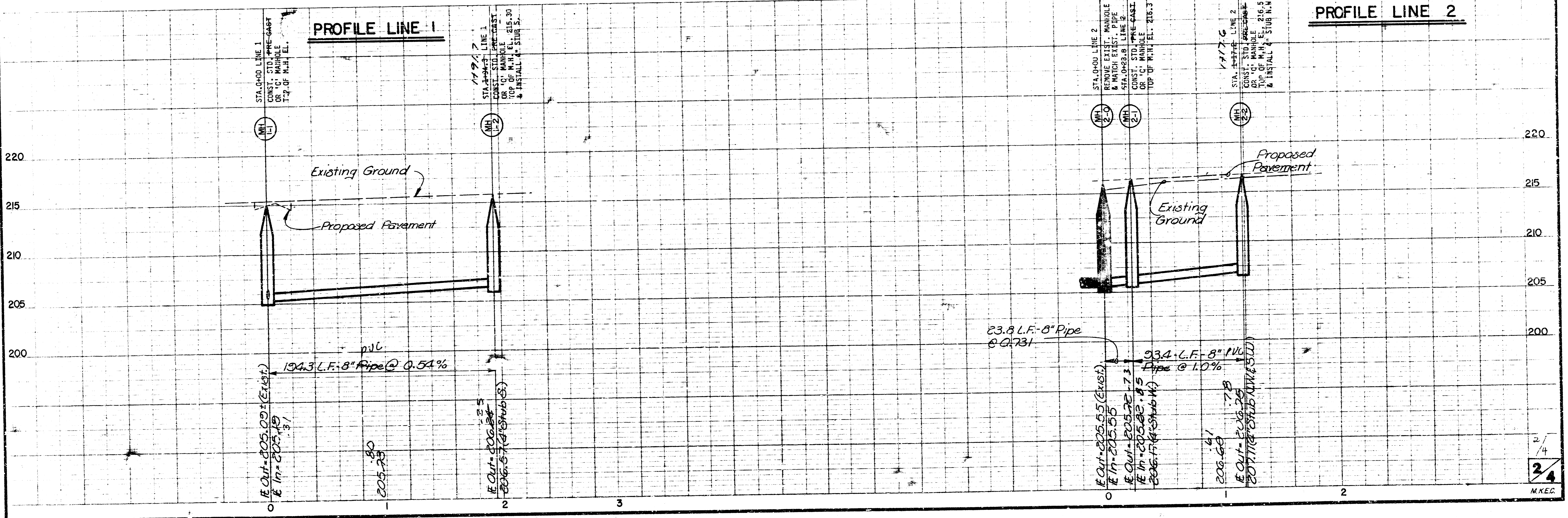
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**PLAN LINE 1**



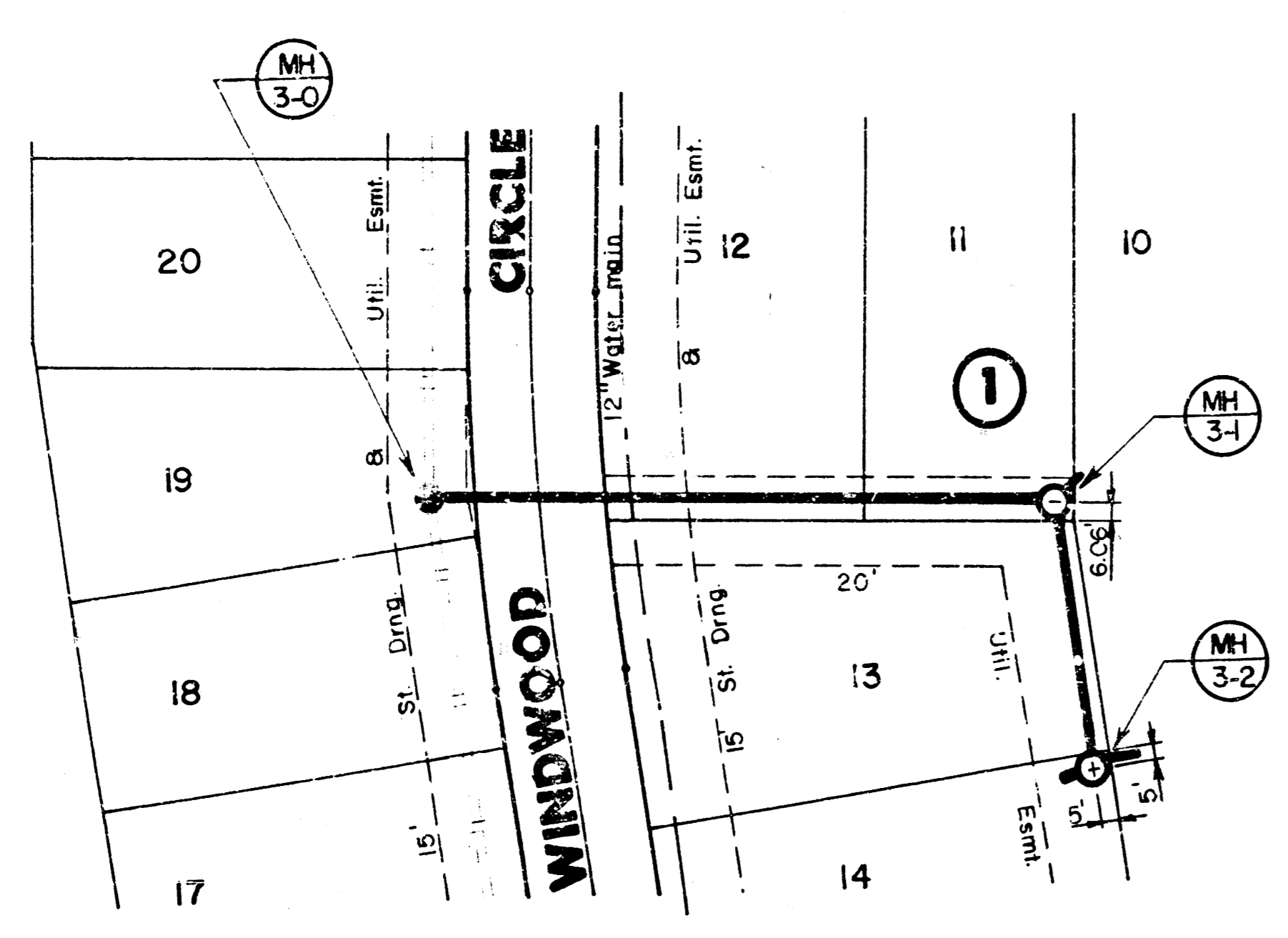
**PLAN LINE 2**



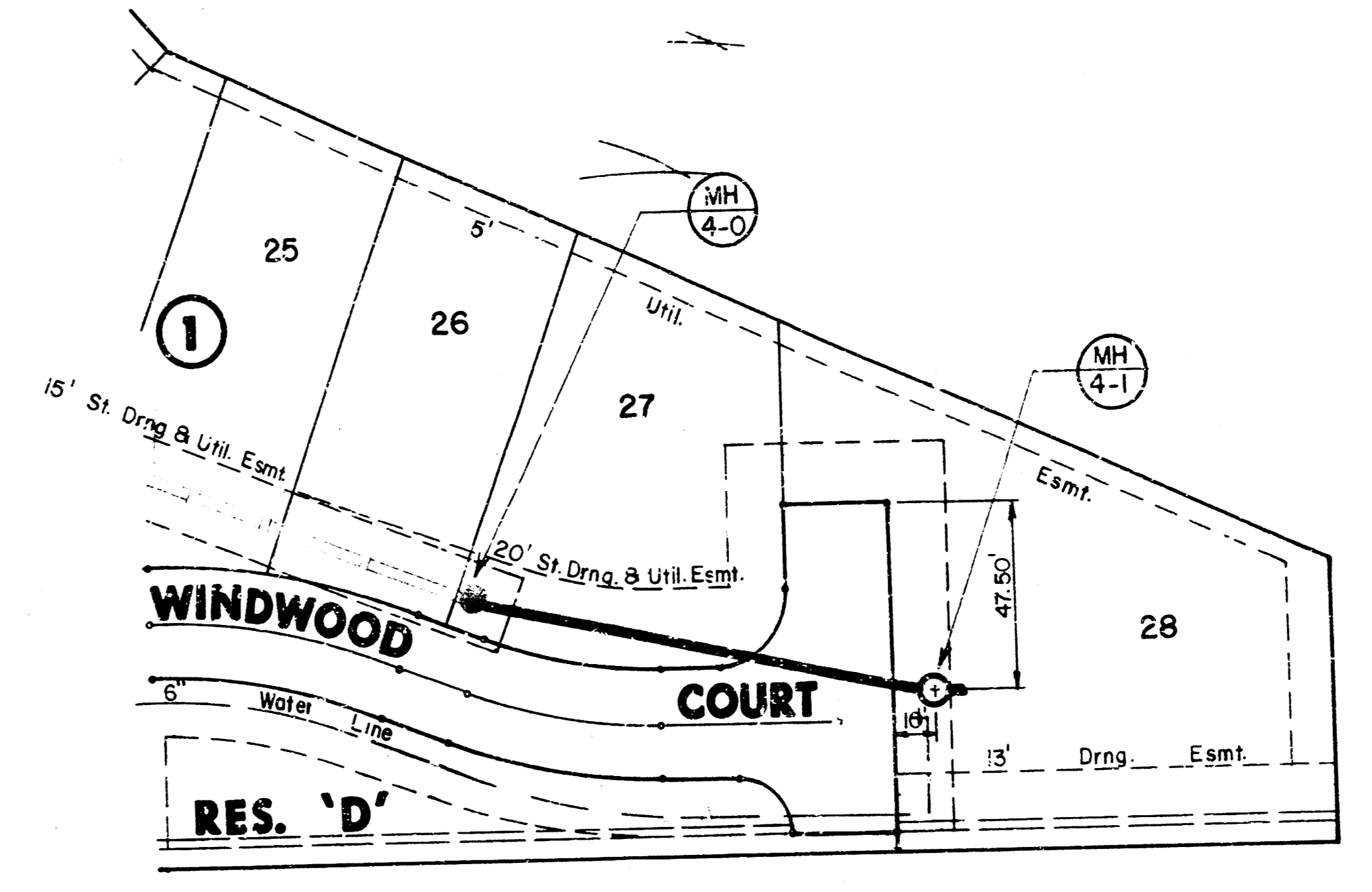
**PROFILE LINE 1**

**PROFILE LINE 2**

BLUESTEM VILLAGE SECOND  
 W.S. LATERAL 43 MAIN 22  
 PROJ. NO. 468-76-245-81547-000-01



Scale: 1" = 40' Horiz.  
 1" = 5' Vert.



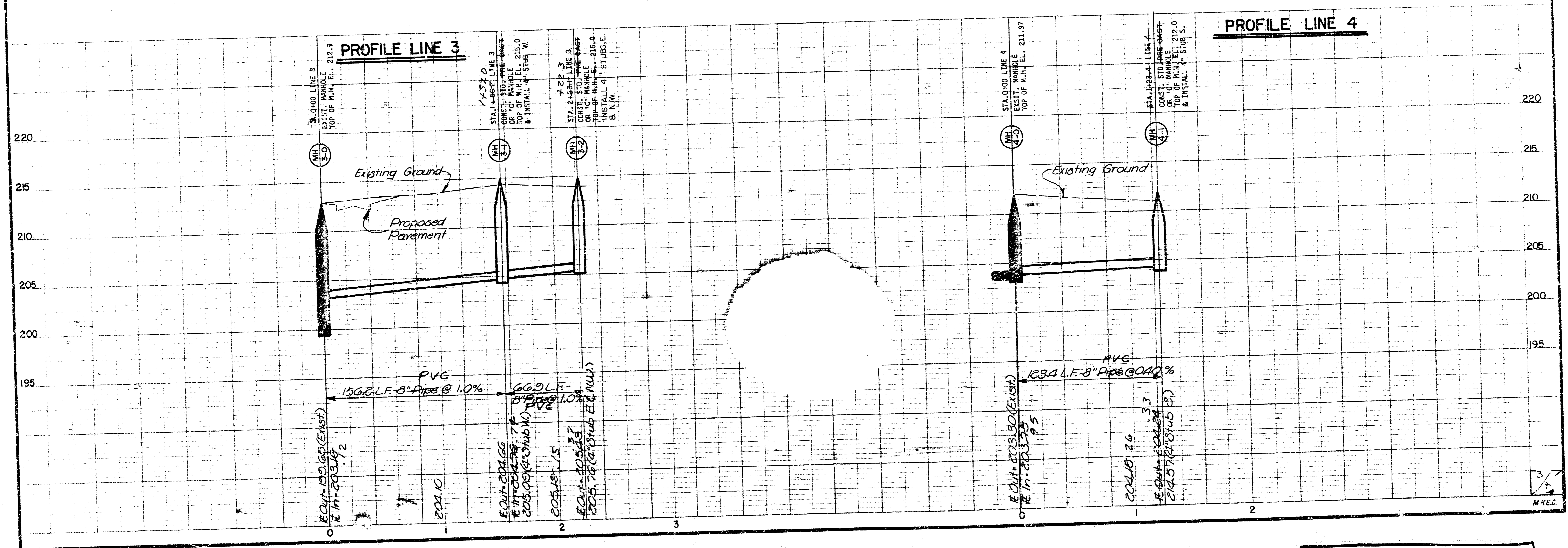
Scale: 1" = 40' Horiz.  
 1" = 5' Vert.

BLUESTEM VILLAGE 2nd

BLUESTEM VILLAGE 2nd

PLAN LINE 3

PLAN LINE 4



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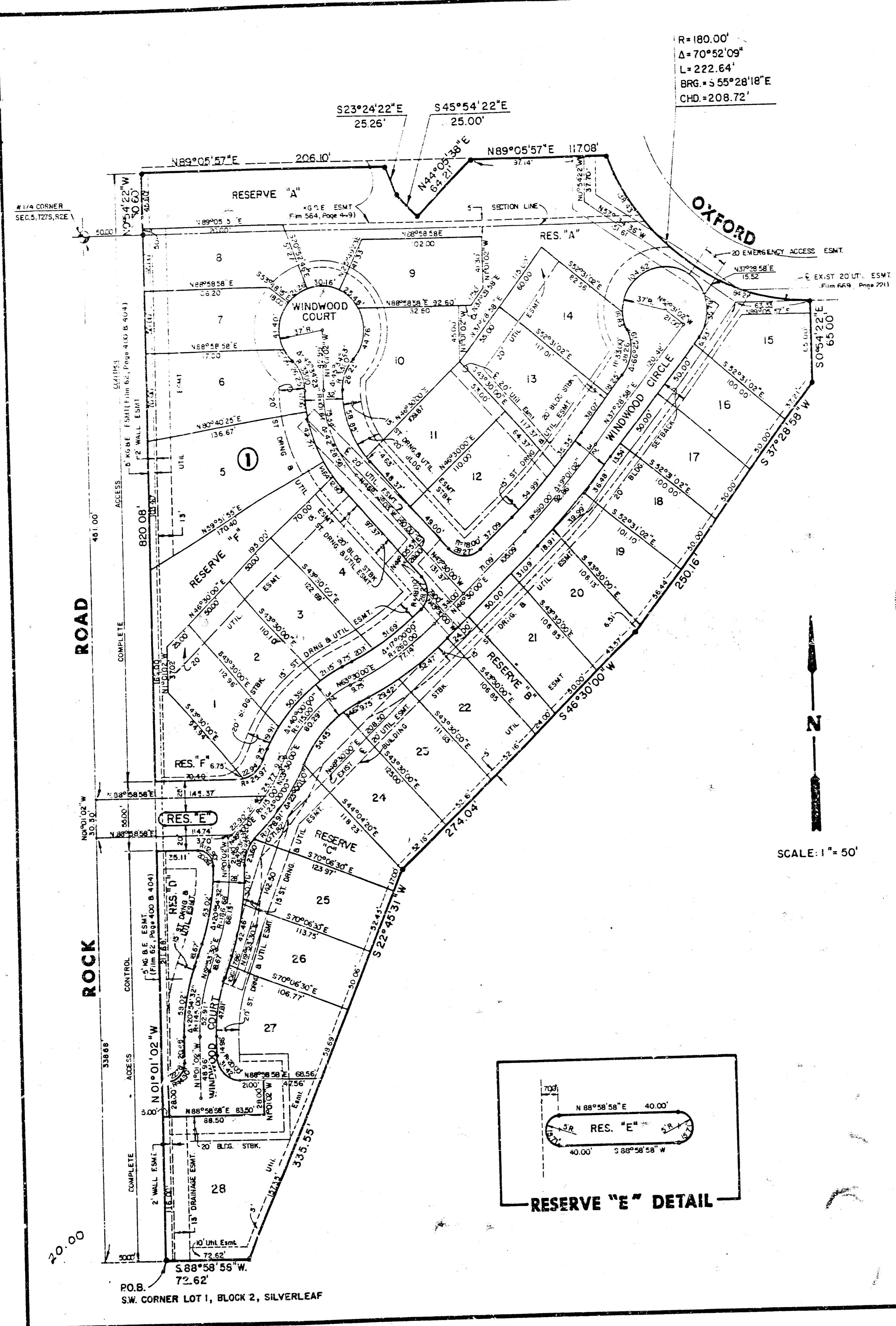
45-37

45-37

FINAL PLAT OF

# BLUESTEM VILLAGE SECOND

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



R=180.00'  
 Δ=70°52'09"  
 L=222.64'  
 BRG.=S 55°28'18"E  
 CHD.=208.72'

I, Kenneth H. Bengtson, a Civil Engineer in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "BLUESTEM VILLAGE SECOND", an addition to Wichita, Sedgwick County, Kansas into Lots, a Block, Streets, and Reserves, the same being accurately set forth in the accompanying plat and described as follows:

A replat of a portion of Lot 1, Block 2 of said Silverleaf, an addition to Wichita, Sedgwick County, Kansas, and also an unplatted tract of land all within the west half of Section 5, Township 27 South, Range 2 East of the 6th Principal Meridian more particularly described as follows:

Beginning at the southwest corner of Lot 1, Block 2 of said Silverleaf; thence northerly parallel and 50.00 feet east of the west line of the southwest quarter of said Section 5, bearing N 1° 01' 02" W, 820.08 feet to a point on the north line of said southwest quarter; thence N 0° 54' 22" W, 50.60 feet; thence N 89° 05' 57" E, 206.10 feet; thence S 23° 24' 22" E, 25.26 feet; thence S 45° 54' 22" E, 25.00 feet; thence N 44° 05' 38" E, 64.21 feet to a point on the north line of the 50 foot K&G&E easement recorded on film 584, page 449; thence easterly along said north line parallel and 55.00 feet north of the north line of said southwest quarter bearing N 89° 05' 57" E, 117.08 feet, to a point on the west line of Reserve "A" as platted in said Silverleaf; thence 222.64 feet along a curve to the left, having a radius of 180.00 feet, a central angle of 70° 52' 09", and a long chord bearing S 55° 28' 18" E, 208.72 feet; thence S 0° 54' 22" E, 65.00 feet; thence S 37° 28' 58" W, 250.16 feet; thence S 46° 30' 00" W, 274.64 feet; thence S 22° 45' 31" W, 335.55 feet; thence S 88° 58' 58" W, 72.62 feet to the point of beginning.

Easements and plat for that portion of Silverleaf described above are hereby vacated by virtue of K.S.A. 12-512(b).

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 31 day of January, 1986.



Kenneth H. Bengtson  
 Kenneth H. Bengtson, P.E.  
 Mid-Kansas Engineering Consultants, P.A.  
 1500 N. Rock Road, Building #800  
 Wichita, KS 67226

And, 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, a Block, Streets, and Reserves, the same to be known as "BLUESTEM VILLAGE SECOND", an addition to Wichita, Sedgwick County, Kansas.

The streets are hereby dedicated to and for the use of the public. Reserves are platted for construction and maintenance of public utilities, drainage, landscaping, and irrigation. Reserve A is also platted with a 20.00 foot emergency access easement. Reserves D and E are also platted for an entry easement. Reserves shall be owned and maintained by the Bluestem Village Homeowners Association. Easements for the construction and maintenance of streets, public utilities and drainage, as indicated on the accompanying plat, are hereby granted. The 2.0' wall easement is granted for the purposes of construction and maintenance of a private wall. All abutters rights of access to or from Rock Road over and across the west line of "BLUESTEM VILLAGE SECOND", except for one opening as shown on the face of the plat, are hereby granted to the City of Wichita, Kansas.

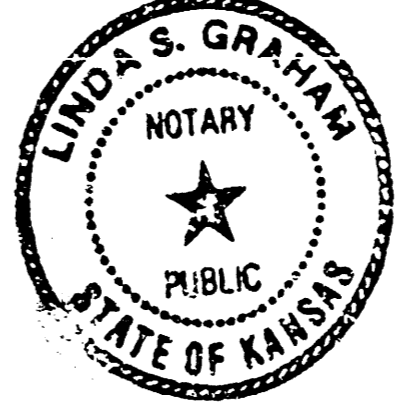
SLAWSON INVESTMENT CORPORATION, Successor in interest to Tollgrass Company, a Dissolved Partnership.

By: Larry A. Chambers  
 Larry A. Chambers, Vice President

STATE OF KANSAS )  
 ) SS:  
 SEDGWICK COUNTY )

Be it remembered that on this 31st day of January, 1986, before me a Notary Public in and for said State and County, came Slawson Investment Corporation, by Larry A. Chambers, Vice 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.

Linda S. Graham, Notary Public  
 My Appointment Expires: 2-9-90



The Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas, has received and approved this plat of "BLUESTEM VILLAGE SECOND".

Dated this 29 day of January, 1986.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

William J. Gabel, Chairman  
Michael E. Lindabak, Planning Director of Planning

This plat approved and all dedications shown hereon, if any, accepted by the City Commission of the City of Wichita, Kansas, this 27th day of February, 1986.

Robert C. Brown, Mayor  
Donald C. Gstick, City Clerk

Entered on transfer record this 14 day of March, 1986.

Don Wright, County Clerk

STATE OF KANSAS )  
 ) SS:  
 SEDGWICK COUNTY )

This is to certify that this instrument was filed for record in the Register of Deeds Office at 10:30 AM, this 14th day of March, 1986.

Pat Keenan, Register of Deeds  
Ed Resa, Deputy

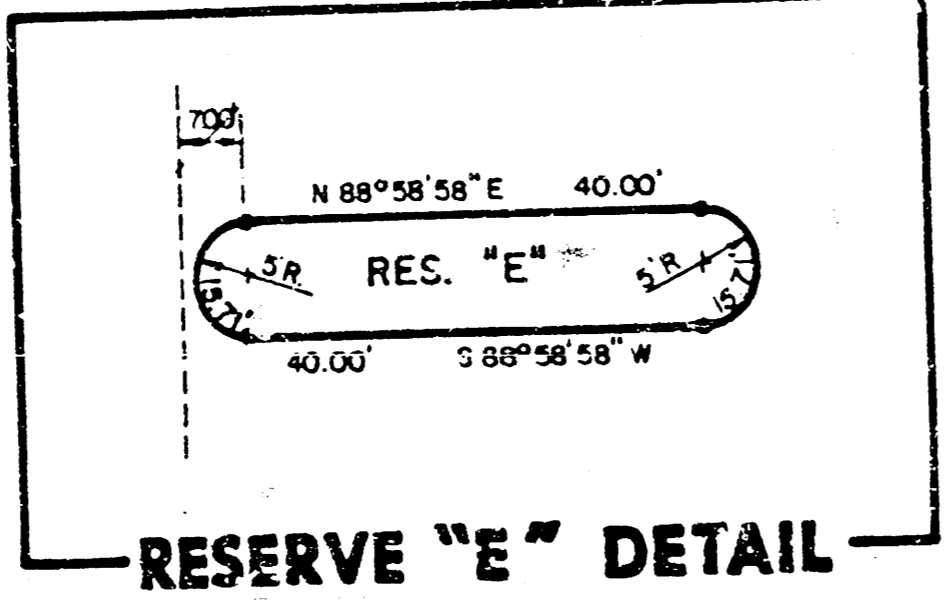
We, the Mellon Bank, N.A., Pittsburgh, Pa., mortgages on the above described property do hereby consent to the plat of "Bluestem Village Second Addition".

By: James G. Carswell, III, Vice-President

STATE OF COLORADO )  
 ) SS:  
 COUNTY OF DENVER )

Be it remembered that on this 6th day of February, 1986 before me, a Notary Public in and for said State and County, came Mellon Bank, N.A., Pittsburgh, Pa. by James G. Carswell, III, Vice-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.

Jeanne D. Howard, Notary Public  
 My Appointment Expires: 1-25-88



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