

Sanitary Sewer Improvements To Serve
BREEZY POINTE ADDITION
LATERAL 10, MAIN 1
COWSKIN INTERCEPTOR SEWER

Project No.

468-76-245-82216-000-000-001

CITY OF WICHITA, KANSAS

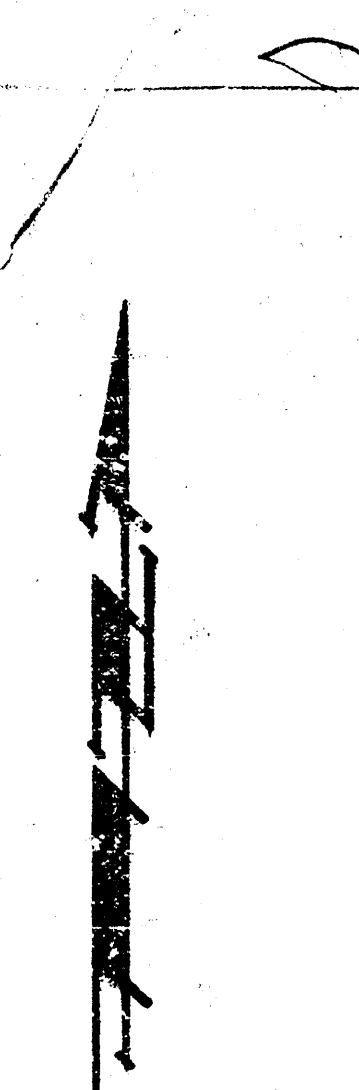
Michael E. Lindebak City Engineer

Index

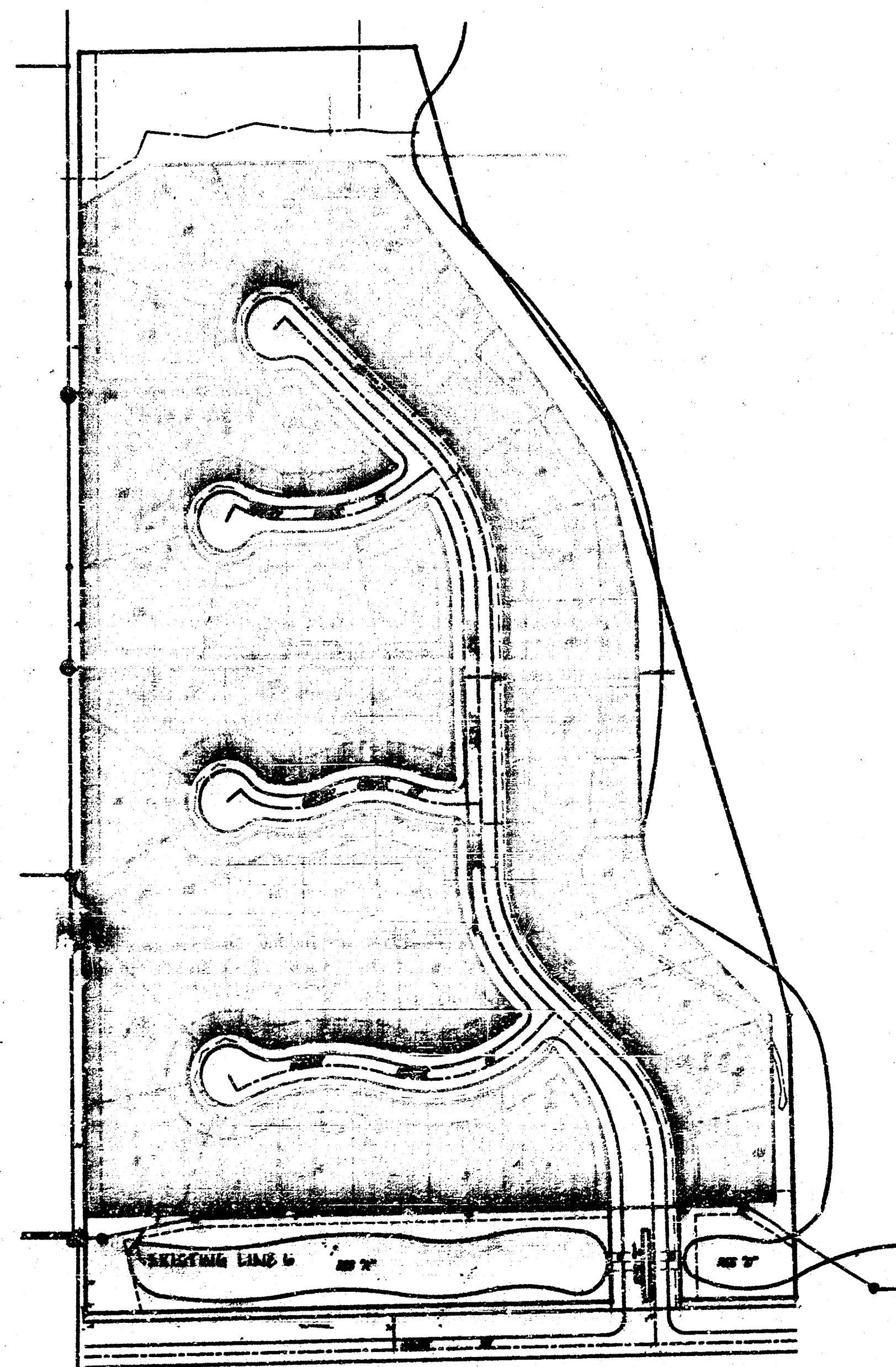
Index Code: 741173

General Notes

1. COVER SHEET
2. PLAN/PROFILE LINES 1 & 2
3. PLAN/PROFILE LINES 3 & 4
- 4-5. PLAN/PROFILE LINE 5
6. PLAN EXISTING LINE 6
7. MANHOLE DETAIL
8. RISER DETAIL
9. EASEMENT GRADING PLAN
10. SUBDIVISION PLAT



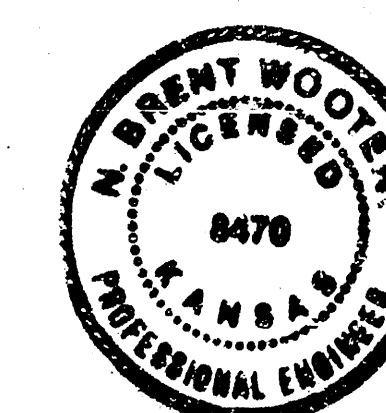
SCALE:
 1" = 150'
 • = IRON



Booked 7-12-83
 JKB
 To Per Plan

1. Underground utility service lines and overhead utility pole lines 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.
2. Trees and shrubs in public right-of-way or utility easements 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 for tree and shrub removal to be included in the Site Clearing Bid Item.
3. 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 advance notice prior to start of construction.
4. The Contractor shall be responsible for maintaining continuous flow of sewage through construction. Contractor's proposed method for maintaining sewage flow shall be approved by the Engineer. Cost of maintaining flow of sewage through construction will not be paid for directly and this cost shall be considered as subsidiary to the other pay items of work.
5. 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.
6. Contractor shall grade the sanitary sewer alignment to the profile and elevations shown on the easement grading plan. Cuts for grading shall be paid as L.S. easement grading.
7. The Contractor of this sanitary sewer project shall coordinate construction of this project with the water line and storm sewer projects for this area in order to avoid conflicts.

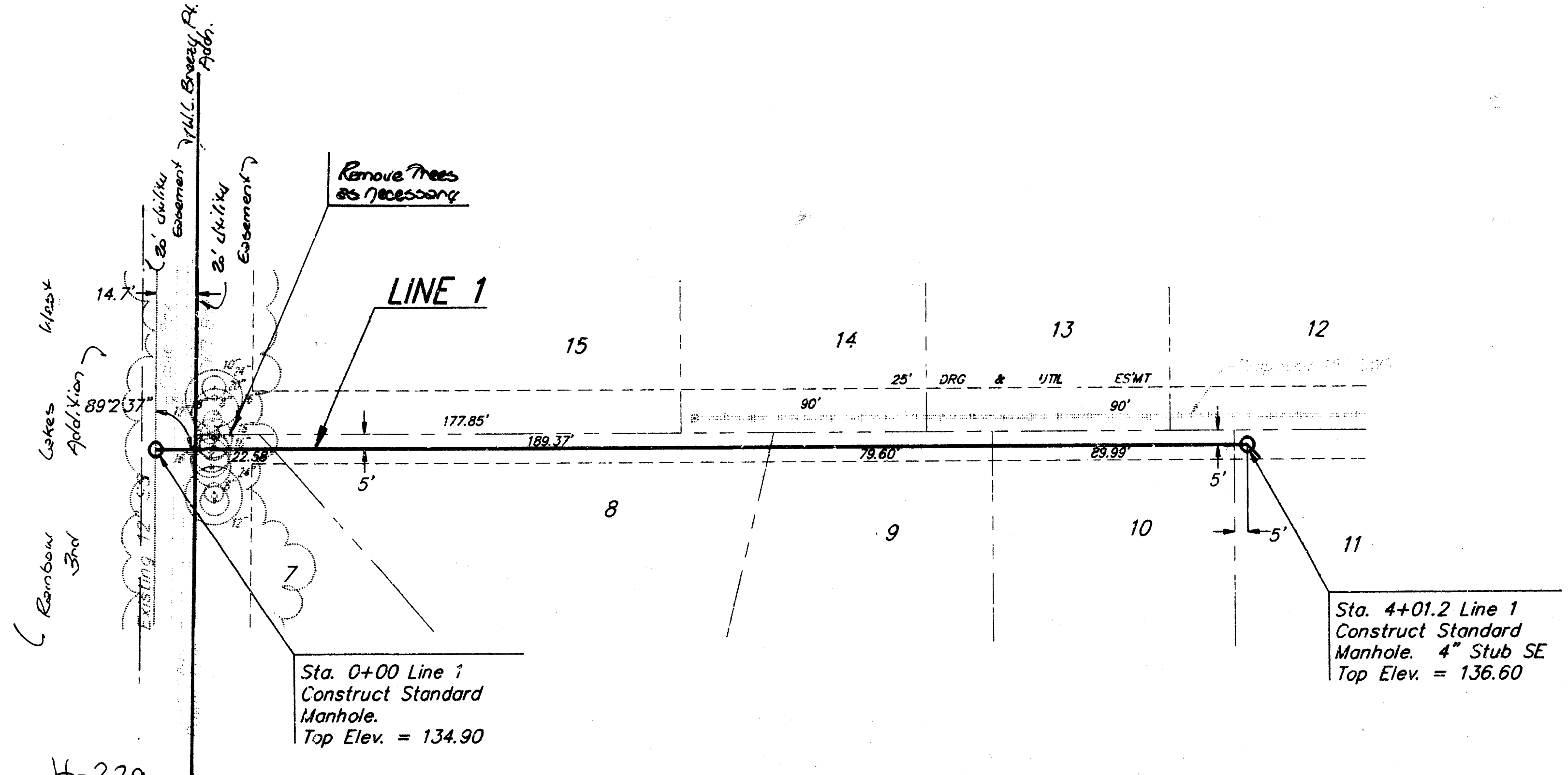
Benefit District



BAUGHMAN COMPANY P. A.
 ENGINEERING & SURVEYING
 316/282-7271 • 315 ELLIS • WICHITA, KANSAS 67211

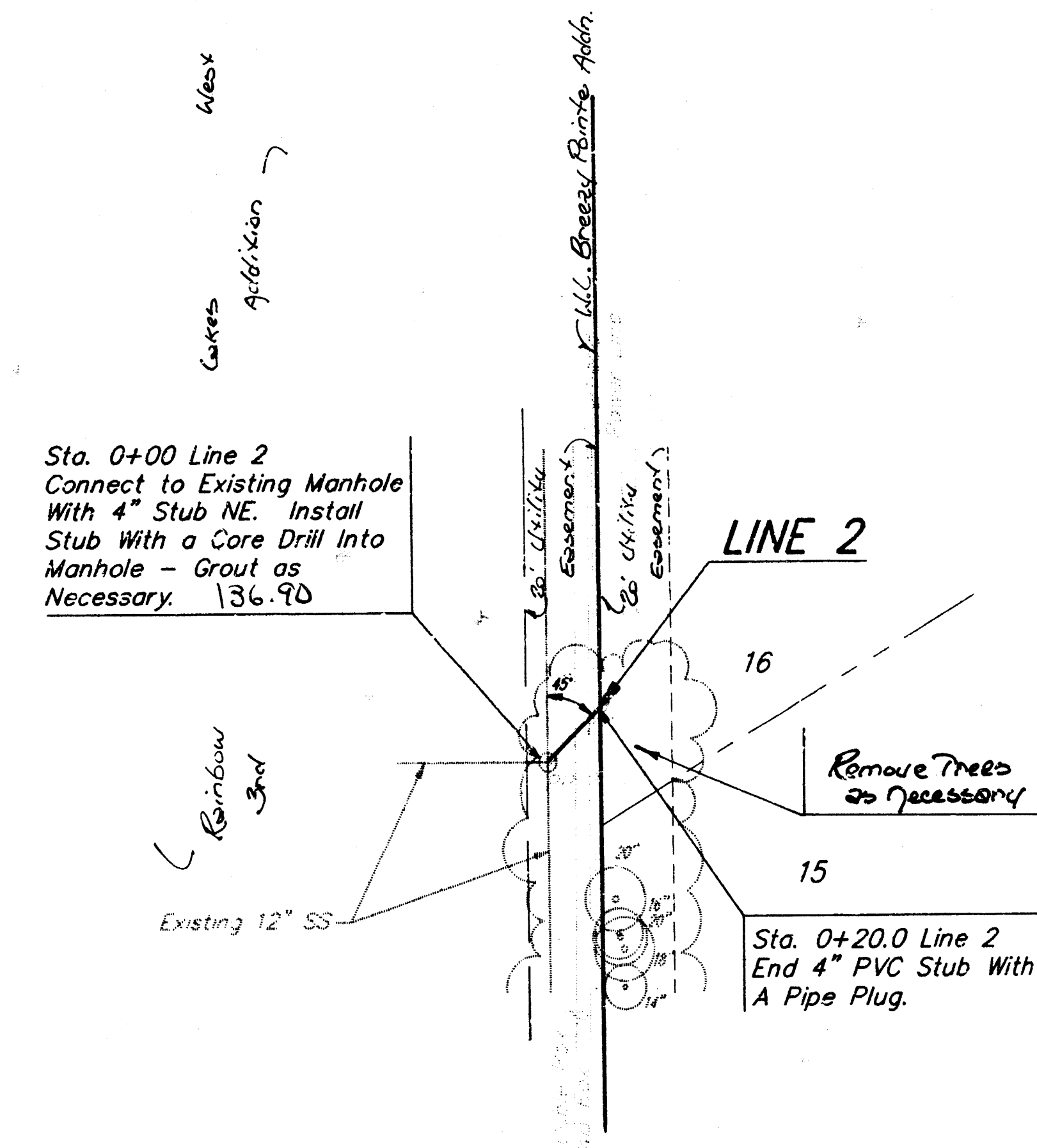
Benchmarks:

- North Rim of Manhole 14.7' West and 16.71' North of the S.W. Corner Lot 16, Breezy Pointe Addition. Elev. = 135.44 City Datum
- North Rim of Manhole 14.3' West and 23.8' South of the N.W. Corner Lot 28, Breezy Pointe Addition. Elev. = 137.88 City Datum
- North Rim of Manhole 5.0' South and 36.3' West of the S.E. Corner Lot 43, Breezy Pointe Addition. Elev. = 135.10 City Datum



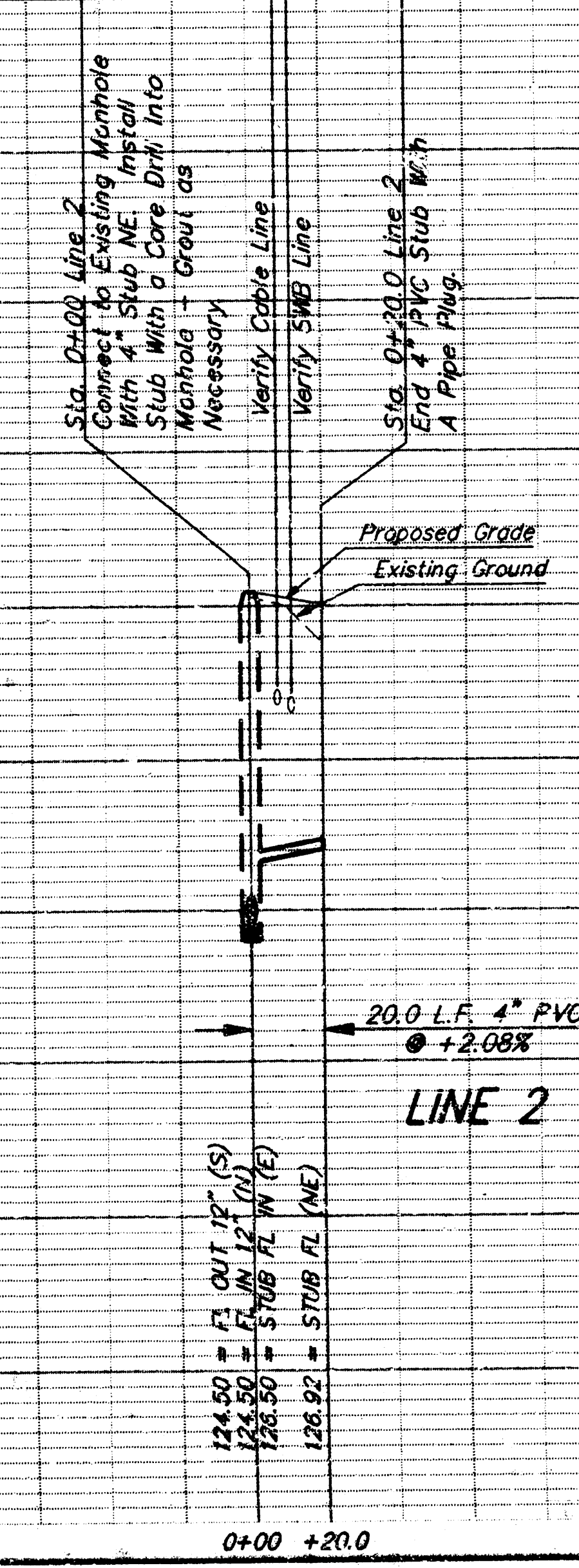
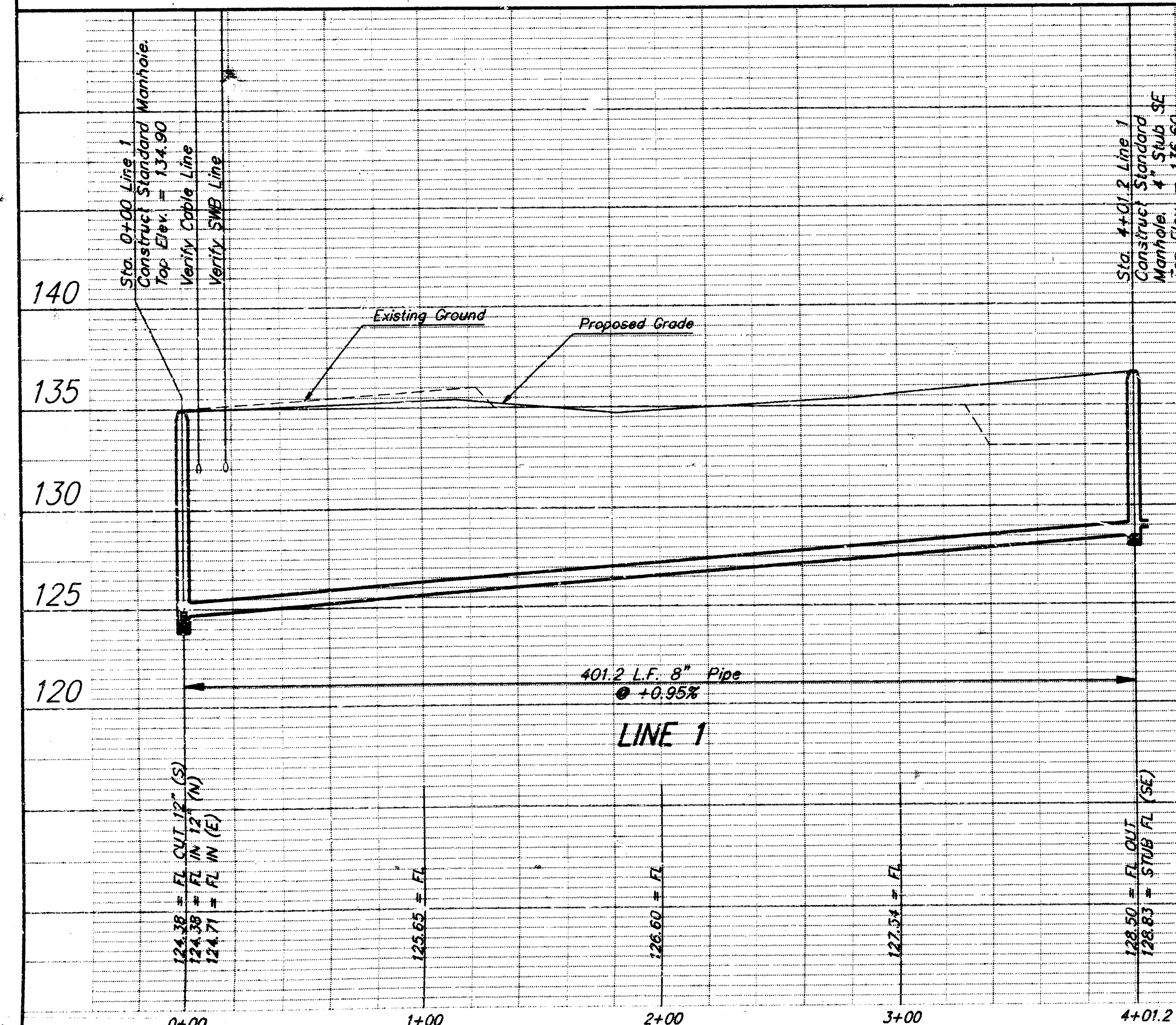
Scale: 1" = 40' Plan
1" = 5' Profile
● = Iron

BREEZY POINTE ADDITION



Scale: 1" = 40' Plan
1" = 5' Profile
● = Iron

BREEZY POINTE ADDITION



BREEZY POINTE ADDITION
SANITARY SEWER LINES 1 & 2

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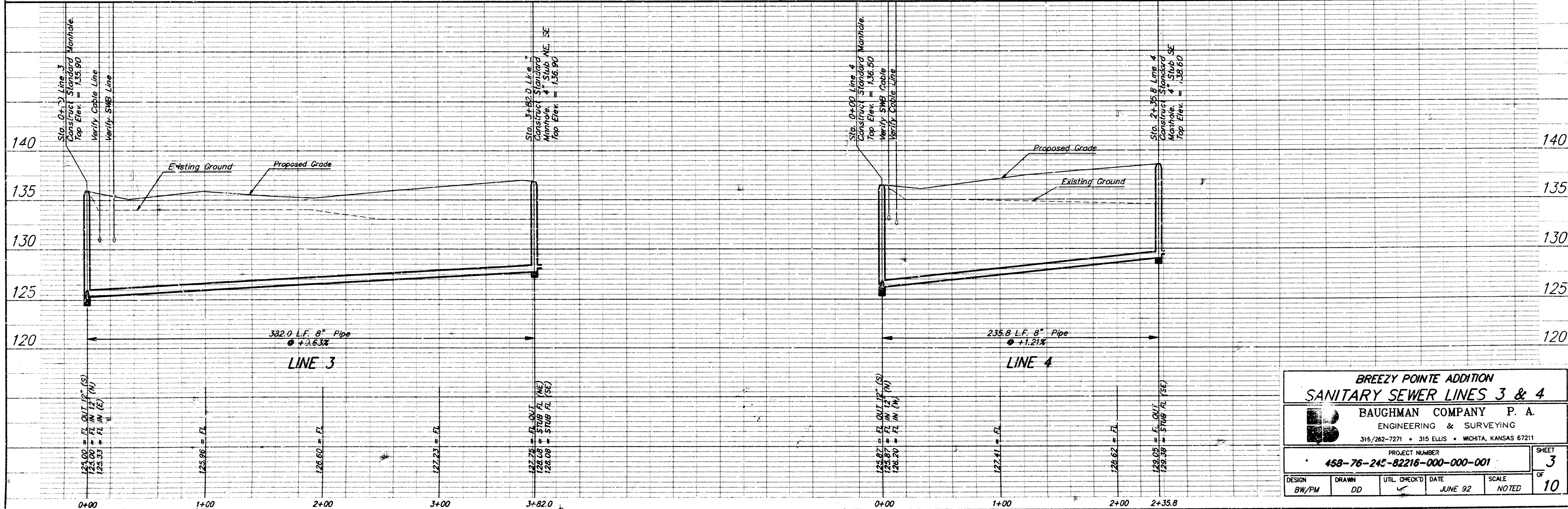
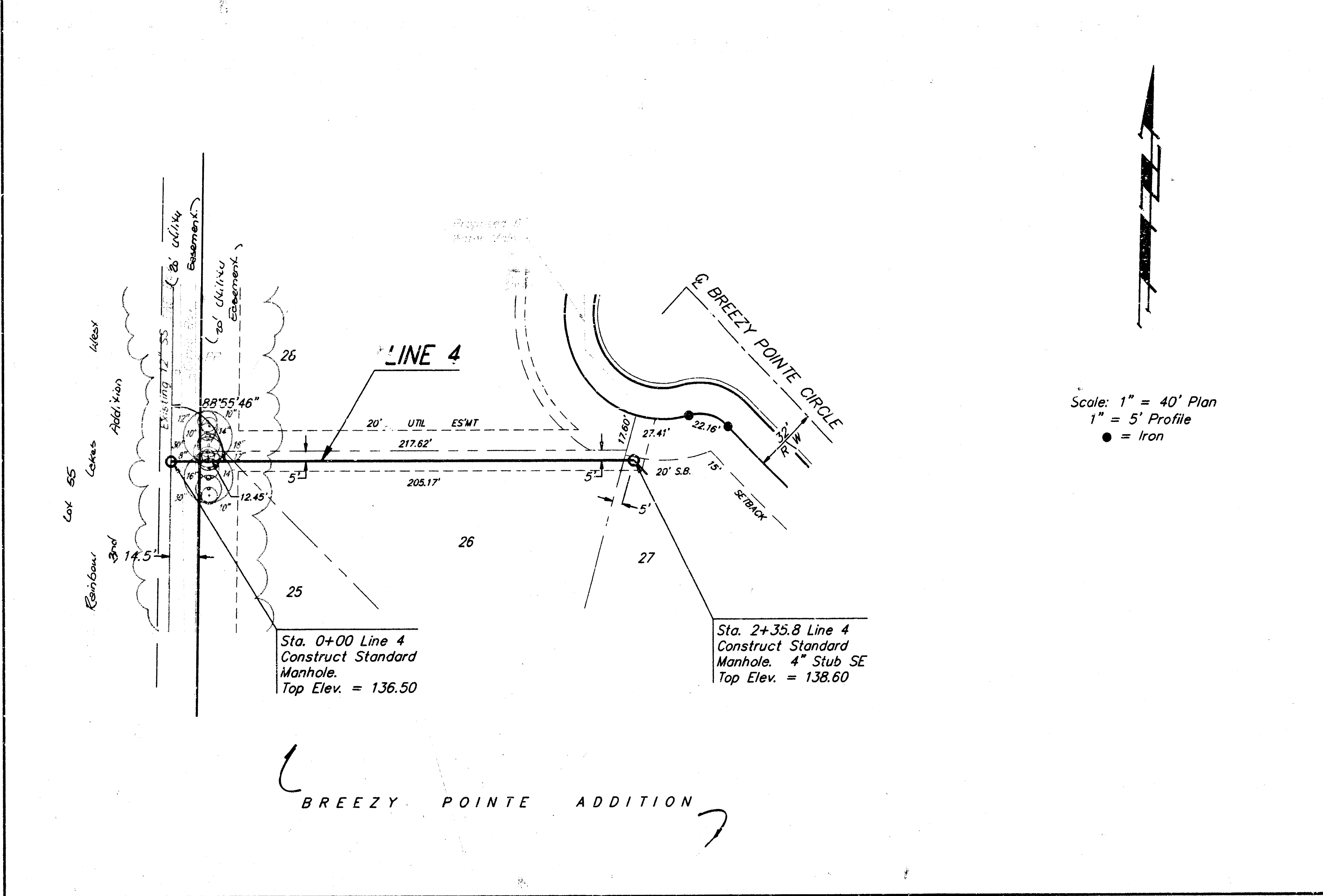
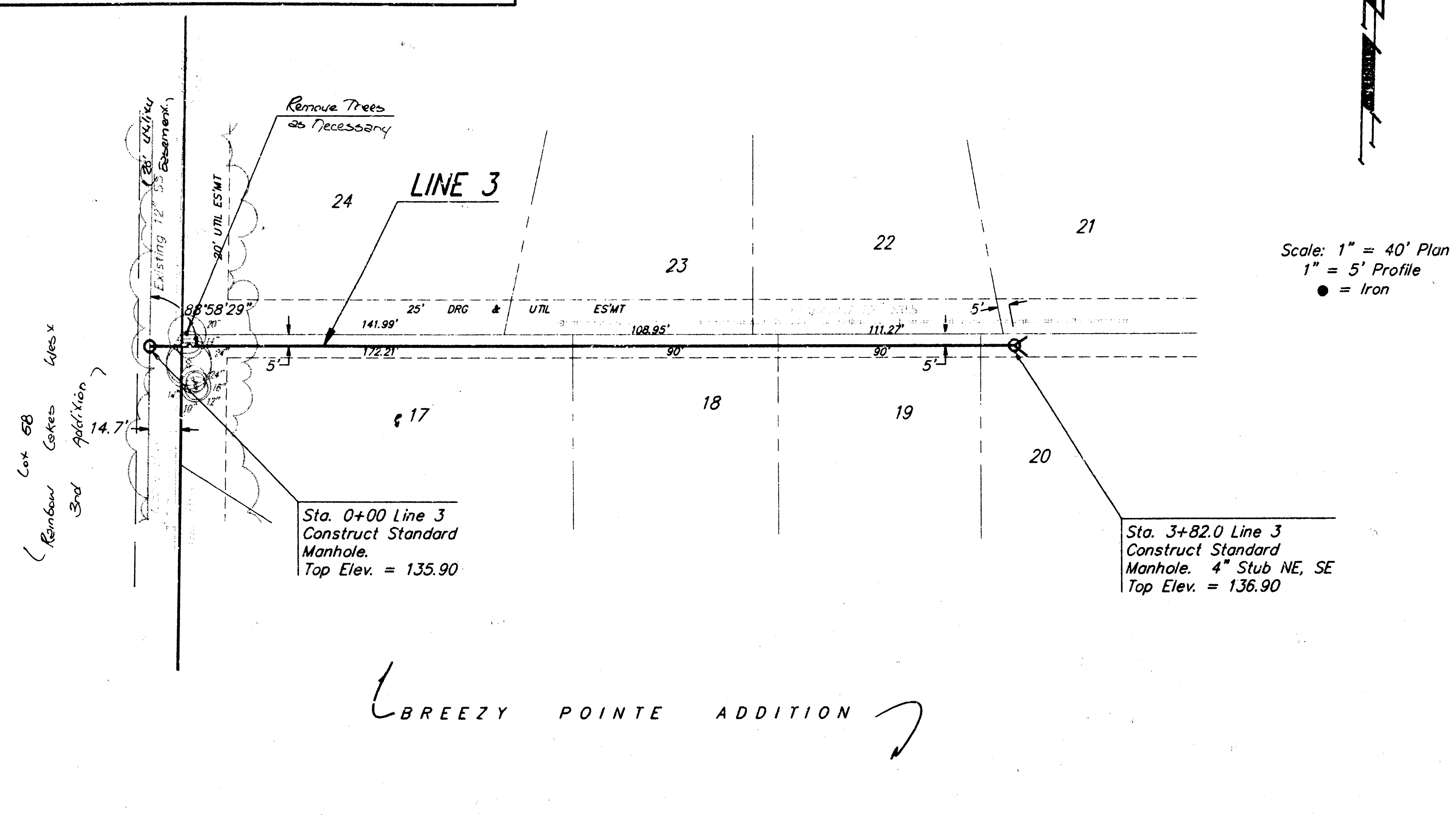
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DESIGN: BW/PM DRAWN: DD UPL: CHECK'D: DATE: JUNE 92 SCALE: NOTED

SHEET 2 OF 10

Benchmarks:

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Elev. = 135.44 City Datum
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Elev. = 135.10 City Datum



BREEZY POINTE ADDITION
SANITARY SEWER LINES 3 & 4

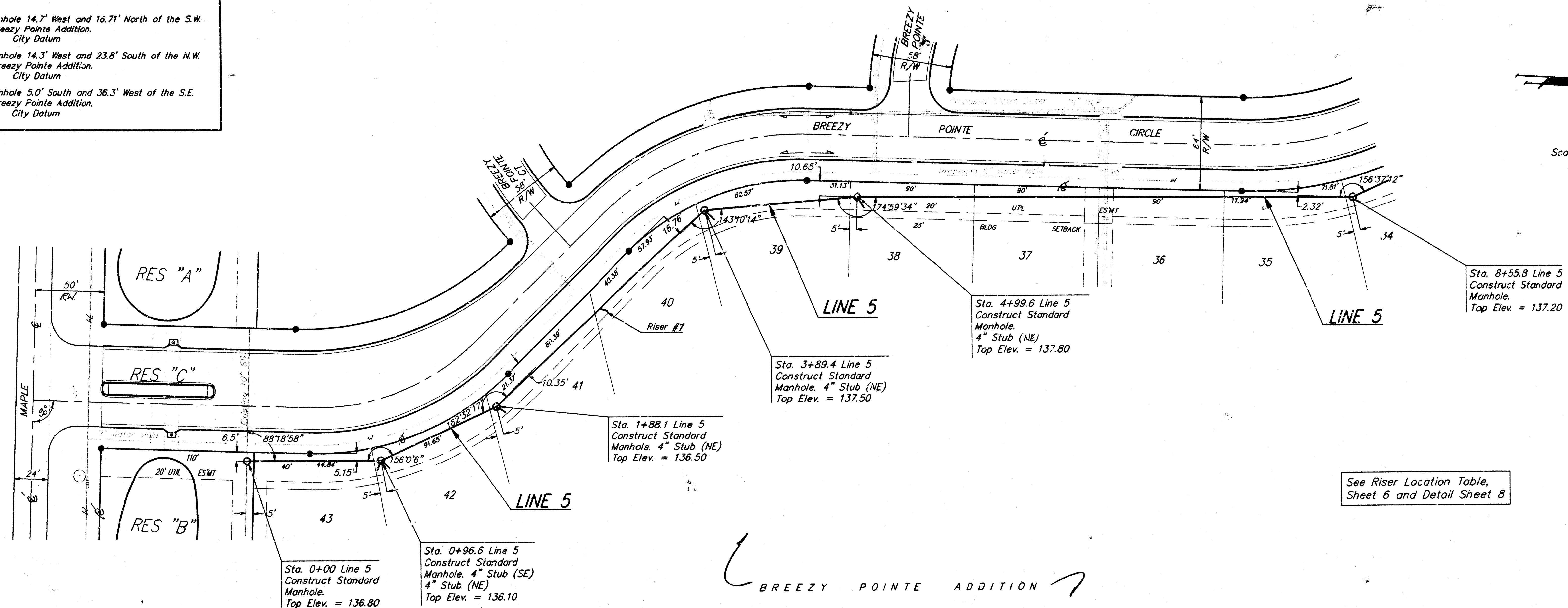
BAUGHMAN COMPANY P. A.
 ENGINEERING & SURVEYING
 315/262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER
458-76-245-82216-000-000-001

SHEET
3
 OF
10

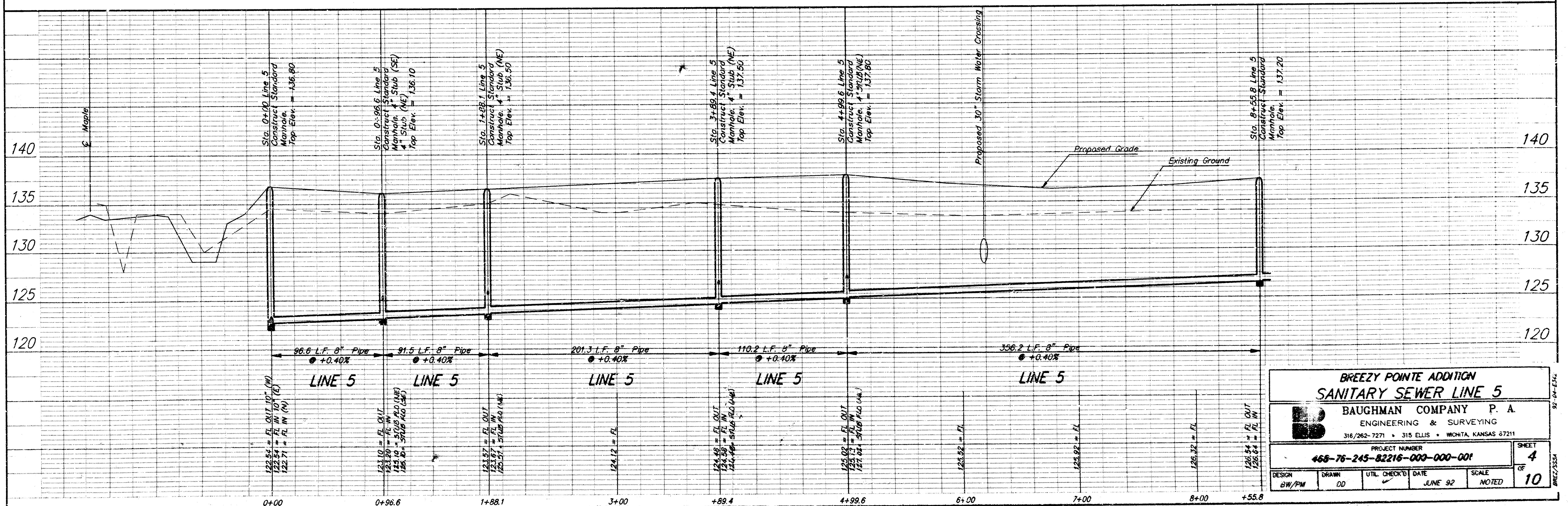
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Elev. = 135.10 City Datum



Scale: 1" = 40' Plan
1" = 5' Profile
● = iron

See Riser Location Table,
Sheet 6 and Detail Sheet 8



**BREEZY POINTE ADDITION
SANITARY SEWER LINE 5**

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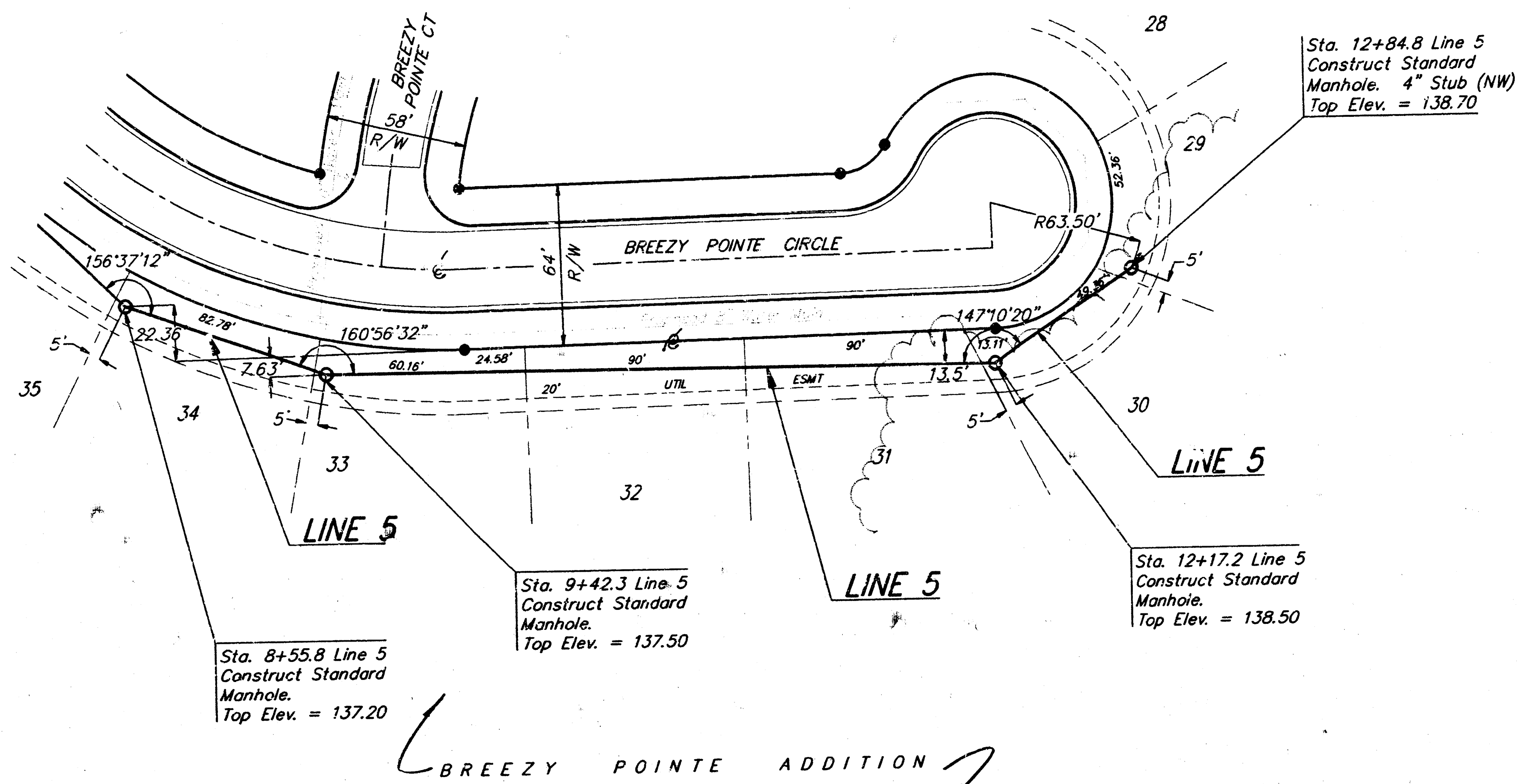
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DESIGN: BW/PM DRAWN: DD UTIL CHECK'D: DATE: JUNE 92 SCALE: NOTED

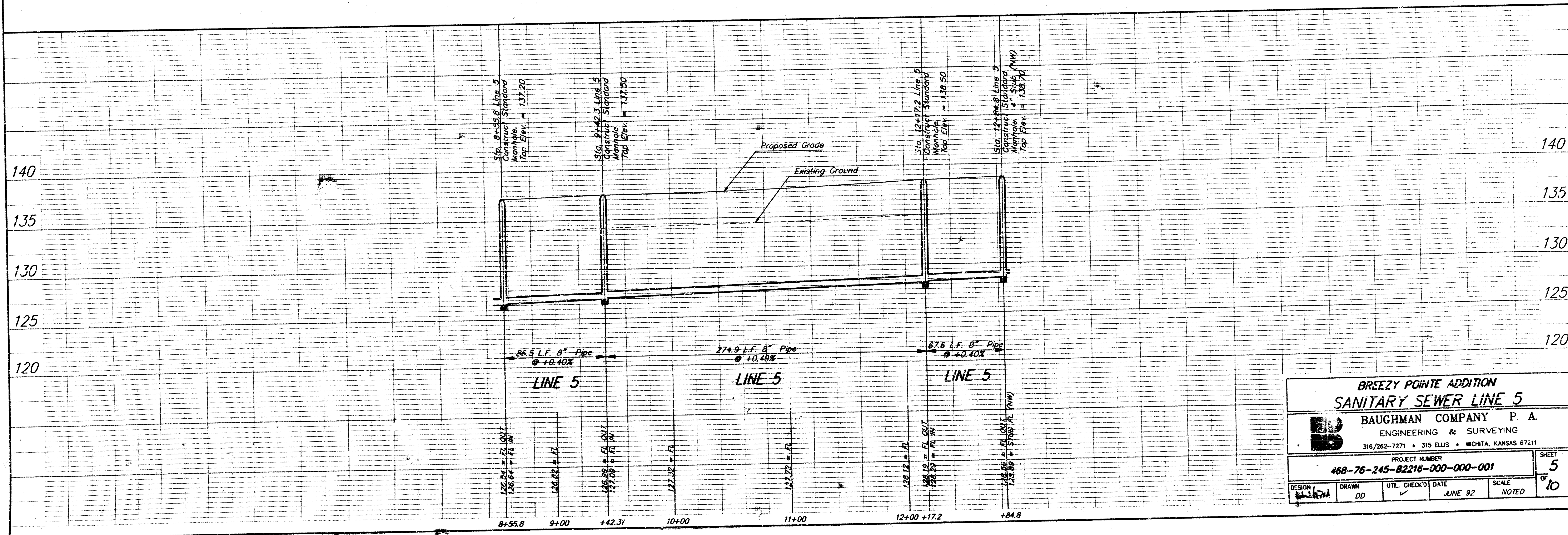
SHEET **4** OF **10**

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BREEZY POINTE ADDITION SANITARY SEWER LINE 5				SHEET 5 OF 10
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PROJECT NUMBER 468-76-245-82216-000-000-001				DATE JUNE 92
DESIGN BAUGHMAN	DRAWN DD	UTIL CHECK'D ✓	SCALE NOTED	

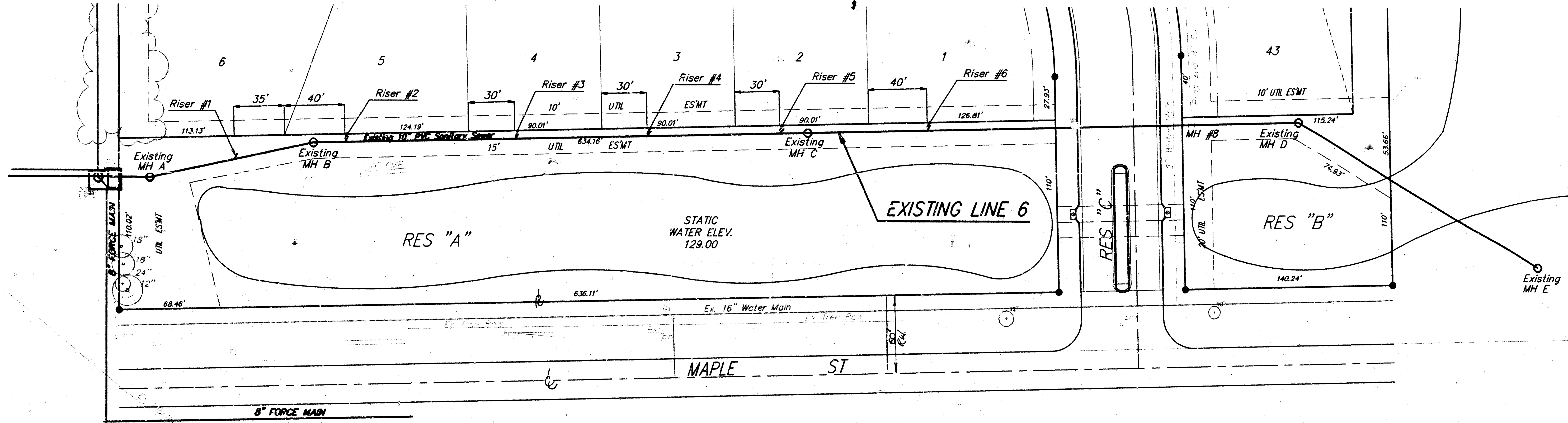
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Scale: 1" = 40' Plan
● = Iron

BREEZY POINTE ADDITION



RISER LOCATION TABLE

NUMBER	LINE NO.	STATION	LOT	DIRECTION	L.F. 4\"/>
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BREEZY POINTE ADDITION
EXISTING LINE 6

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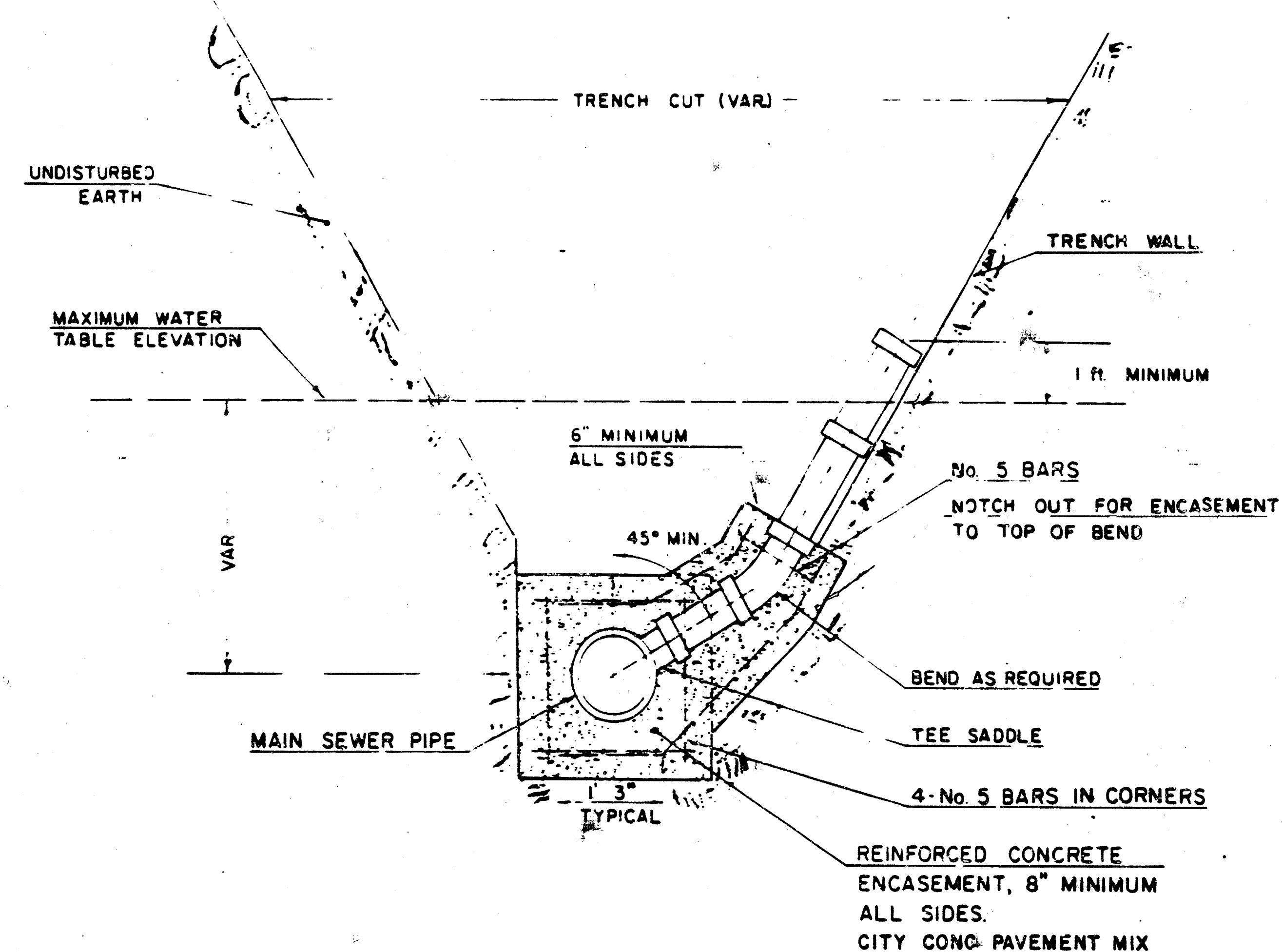
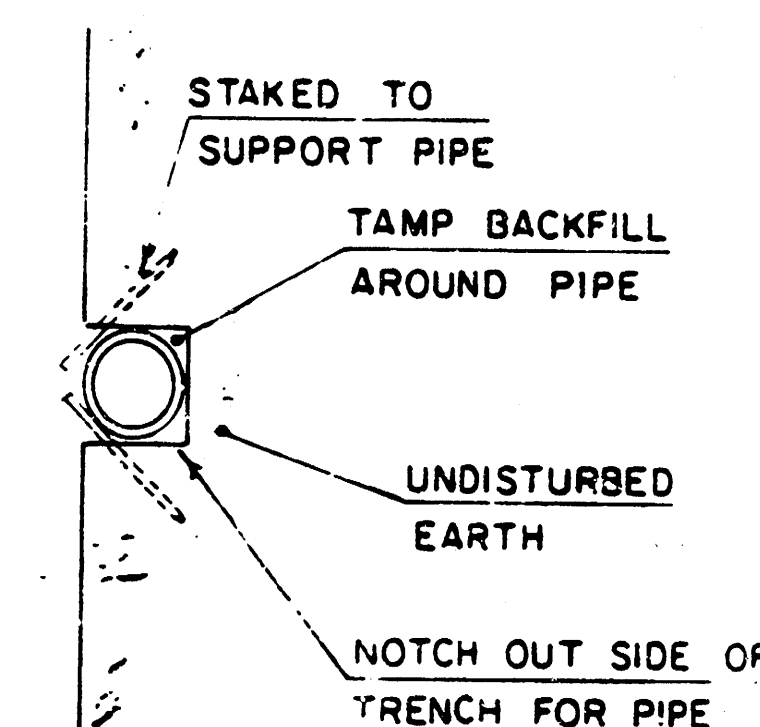
SHEET
6
OF
10

VERTICAL RISER DETAIL

ADOPTED AS STANDARD DESIGN

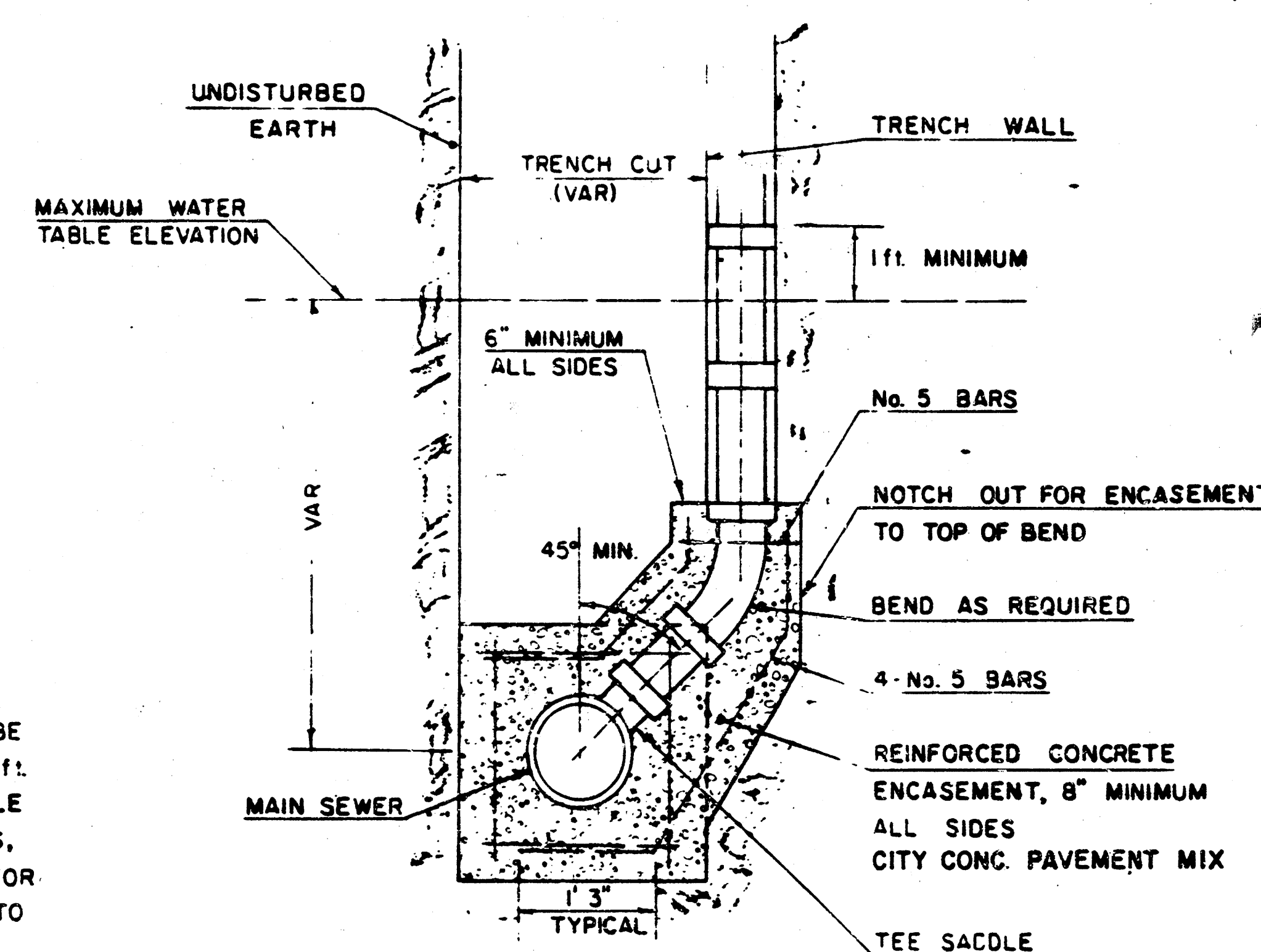
BY

CITY OF WICHITA, KANSAS



TYPICAL RISER FOR SLOPING TRENCH WALLS

NOTE:
TOP OF 4" OR 6" RISER PIPE TO BE EXTENDED TO AN ELEVATION OF 1 ft. MINIMUM ABOVE THE WATER TABLE ELEVATION, WHEN WATER EXISTS, OR TO AN ELEVATION SUITABLE FOR PROVIDING SERVICE TO THE LOT TO BE SERVED AND THEN PLUGGED.



TYPICAL RISER FOR VERTICAL TRENCH WALLS

GENERAL NOTE

RISERS SHALL BE INSTALLED TO SERVE ALL LOTS OR TRACTS WHEN THE MAIN SEWER LINE IS BELOW THE WATER TABLE. RISERS SHALL ALSO BE INSTALLED TO SERVE ALL LOTS AND TRACTS WHEN THE MAIN SEWER LINE DEPTH IS SUCH THAT WOULD MAKE THE BUILDING SEWER LINE CONNECTION DIFFICULT. INSTALLATION OF RISERS BECAUSE OF MAIN LINE SEWER DEPTH SHALL BE AS APPROVED BY THE ENGINEER. THE LOCATION OF RISERS TO SERVE DEVELOPED PROPERTY SHALL BE APPROVED BY THE PROPERTY OWNER. PIPE STUBS SHALL BE INSTALLED IN MANHOLES WHERE LOCATIONS OF MANHOLES WILL PROVIDE SATISFACTORY SERVICE CONNECTIONS AS DETERMINED BY THE FIELD ENGINEER. THE VERTICAL DISTANCE BETWEEN THE FLOW LINE OF THE MANHOLE PIPE STUB AND THE FLOW LINE OF THE MAIN SEWER LINE SHALL NOT EXCEED 1 ft. MANHOLE PIPE STUBS SHALL NOT BE SET BELOW AN ELEVATION WHICH WILL PERMIT THE TOP OF THE INSIDE OF THE STUB TO MATCH THE TOP OF THE INSIDE OF THE MAIN SEWER PIPE. PIPE STUBS AND RISERS INSTALLED TO SERVE COMMERCIAL OR INDUSTRIAL PROPERTY SHALL BE 6 INCH. PIPE STUBS AND RISERS INSTALLED TO SERVE RESIDENTIAL PROPERTY MAY BE EITHER 6 INCH OR 4 INCH DEPENDING UPON THE AVAILABLE GRADE AND THE SIZE OF THE LOT AS DETERMINED BY THE FIELD ENGINEER. ENCASEMENT OF VERIFIED CLAY MAIN SEWER PIPE SHALL EXTEND TO THE FIRST JOINT IN THE MAIN SEWER CLAY PIPE ON EACH SIDE OF THE RISER INSTALLATION. ENCASEMENT OF A.S.S. COMPOSITE OR P.V.C. MAIN SEWER PIPE SHALL EXTEND A MINIMUM OF 1 ft. ON BOTH SIDES OF THE CENTERLINE OF THE RISER. FOUR INCH AND SIX INCH RISER PIPE SHALL BE ENCASED WITH CONCRETE TO THE TOP OF THE BEND AS INDICATED IN THE DRAWINGS. FOUR INCH AND SIX INCH CLAY PIPE USED FOR RISERS SHALL BE EXTRA STRENGTH PIPE CONFORMING TO THE REQUIREMENTS OF THE LATEST REVISION OF A.S.T.M. DESIGNATION C700 WITH COMPRESSION JOINTS AS SPECIFIED FOR CLAY PIPE IN THE STANDARD SPECIFICATIONS. FOUR INCH AND SIX INCH A.S.S. OR P.V.C. PIPE SHALL BE PIPE APPROVED FOR USE IN THE CITY BY THE CHIEF PLUMBING AND MECHANICAL INSPECTOR FOR THE CENTRAL INSPECTION DIVISION OF THE DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT. LOCATIONS OF THE ENDS OF THE RISERS SHALL BE MARKED BY PASTING GREEN COLORED PLASTIC TAPE TO THE END OF THE RISER WHICH SHALL BE EXTENDED TO THE GROUND SURFACE AS THE EXCAVATION IS BACKFILLED SUCH THAT THE COLORED TAPE WILL BE VISIBLE WHEN THE PROJECT IS COMPLETED. SUCH GREEN PLASTIC TAPE SHALL BE 4 MIL POLYETHYLENE FILM WITH A MINIMUM WIDTH OF 3" SPECIALLY MANUFACTURED FOR THE PURPOSE OF IDENTIFICATION OF UNDERGROUND SEWERS. THE ENDS OF THE RISER PIPE AND MANHOLE STUBS SHALL BE CAPED OR PLUGGED USING FITTINGS FURNISHED BY THE MANUFACTURER OF THE PIPE. CONTRACTOR'S METHODS FOR SUPPORTING AND BACKFILLING RISER PIPE SHALL BE APPROVED BY THE ENGINEER.

FURNISHING AND INSTALLING RISERS SHALL BE PAID FOR AT THE UNIT PRICES BID FOR 4" PIPE, 6" PIPE AND REINFORCED CONCRETE ENCASEMENT FOR THE VARIOUS MAIN SEWER PIPE SIZES INDICATED; WHICH PRICE SHALL INCLUDE ALL COSTS FOR COMPLETION OF THIS ITEM INCLUDING SADDLES, BENDS, CONCRETE, REINFORCING STEEL, CAPS OR PLUGS, AND ALL OTHER NECESSARY MATERIALS OR WORK. CONCRETE ENCASEMENT OF THE RISER PIPE TO THE TOP OF THE BEND AS SHOWN IN THE DRAWINGS WILL NOT BE PAID FOR DIRECTLY AND THE COST FOR THIS WORK SHALL BE CONSIDERED AS SUBSIDIARY TO THE OTHER ITEMS OF WORK.

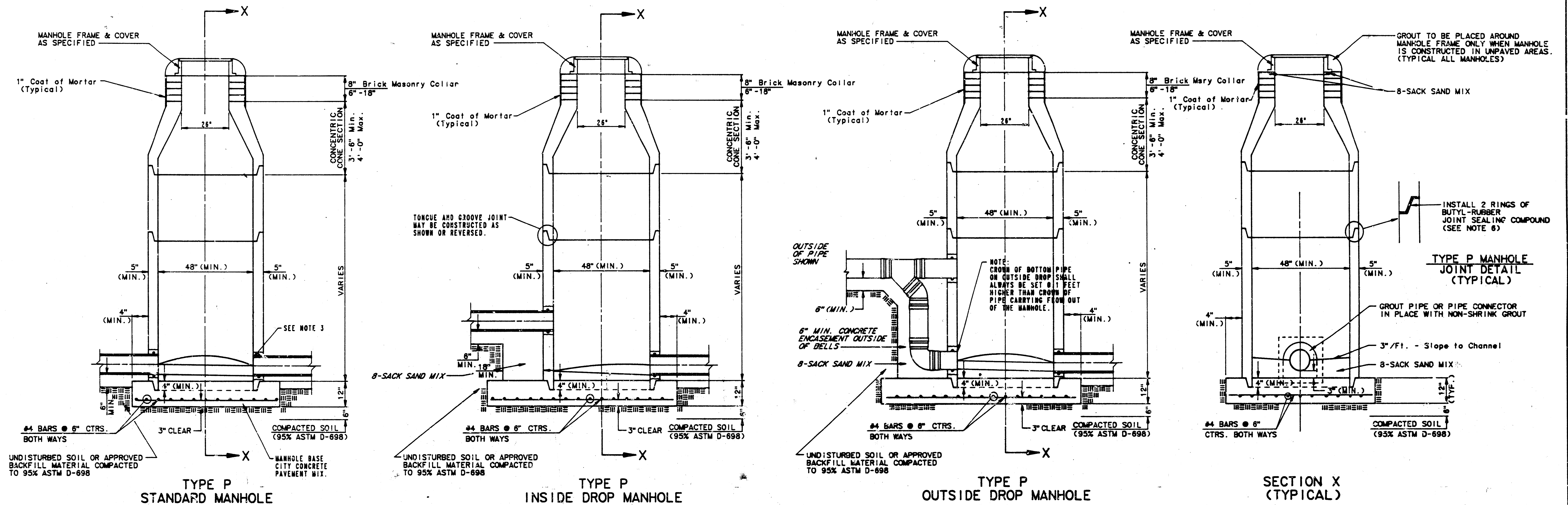
THE PROJECT INSPECTOR SHALL REPORT ON INSPECTOR CARDS THE LOCATION OF ALL RISERS CONSTRUCTED AS MEASURED FROM THE NEAREST MANHOLE, THE DIRECTION OF SERVICE, THE ELEVATION OF THE TOP OF THE RISER, AND THE PAY QUANTITIES INVOLVED. THE PROJECT INSPECTOR SHALL ALSO REPORT ON INSPECTOR CARDS THE LOCATION, DIRECTION OF SERVICE, AND SIZE OF ALL STUBS INSTALLED IN MANHOLES.

SEWER APPURTENANCES DETAILS

ADOPTED AS STANDARD DESIGN

BY

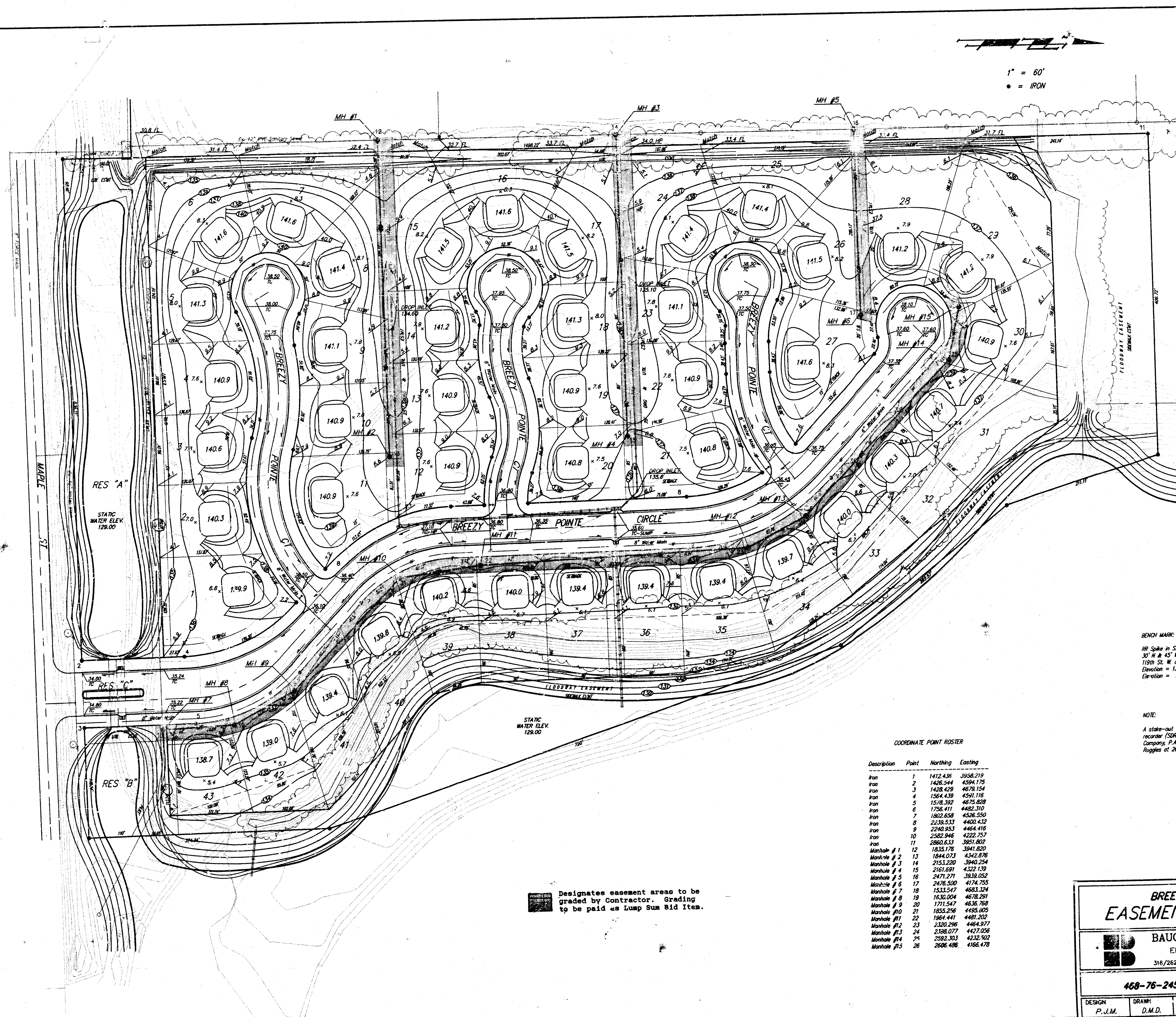
CITY OF WICHITA



- GENERAL NOTES**
- PRECAST MANHOLE NOTES**
1. ALL PRECAST CONCRETE MANHOLE SECTIONS SHALL CONFORM TO THE LATEST REVISION 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 TMECC SERIES 68 HI-BUILD EPOXYLINE, DRY THICKNESS OF 8 MILS (MIN.).
 5. EXTERIOR MANHOLE WALLS SHALL BE COATED WITH 1 COAT MOBILARMA 533 BITUMINOUS 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 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.

11. REINFORCING STEEL SHALL BE INSTALLED IN THE MANHOLE BASES AND SHALL CONSIST OF NO. 4 BARS PLACED ON 8" 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 REVEAL LINES FOR THE FLOW 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 SIZED 12" OR SMALLER AND 2' FOR INFLOWING PIPES LARGER THAN 12". 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 8" MINIMUM AND 18" MAXIMUM. A 1" COAT OF MORTAR WILL BE PLASTERED ON THE OUTSIDE OF THE COLLAR.



1" = 60'
• = IRON

BENCH MARK:
RR Spike in S. Face of Light pole
30' N & 45' W of center-line of
110th St. W. and Maple
Elevation = 1326.72 M.S.L.
Elevation = 142.32 City Datum

NOTE:
A stake-out data file for electronic field data
recorder (SDR 2) is available from Baughman
Company, P.A. Contact Chris Doherty or Tom
Ruggles at 262-7271 for this information.

COORDINATE POINT ROSTER

Description	Point	Northing	Easting
Iron	1	1412.436	3958.219
Iron	2	1426.544	4294.175
Iron	3	1428.429	4670.154
Iron	4	1564.439	4591.116
Iron	5	1578.392	4675.828
Iron	6	1756.411	4482.310
Iron	7	1802.658	4526.550
Iron	8	2238.533	4400.432
Iron	9	2240.053	4404.416
Iron	10	2582.946	4222.757
Iron	11	2880.633	3851.802
Manhole # 1	12	1635.178	3941.820
Manhole # 2	13	1944.073	4342.876
Manhole # 3	14	2153.220	3940.254
Manhole # 4	15	2161.691	4322.139
Manhole # 5	16	2471.271	3938.082
Manhole # 6	17	2476.500	4174.755
Manhole # 7	18	1533.547	4683.324
Manhole # 8	19	1630.004	4678.251
Manhole # 9	20	1711.547	4636.768
Manhole # 10	21	1855.256	4495.005
Manhole # 11	22	1964.441	4481.232
Manhole # 12	23	2352.296	4464.977
Manhole # 13	24	2338.077	4427.036
Manhole # 14	25	2592.303	4232.902
Manhole # 15	26	2606.406	4166.478

Designates easement areas to be
graded by Contractor. Grading
to be paid as Lump Sum Bid Item.

BREEZY POINTE ADDITION
EASEMENT GRADING PLAN

BAUGHMAN COMPANY P. A.
ENGINEERING & SURVEYING
316/262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

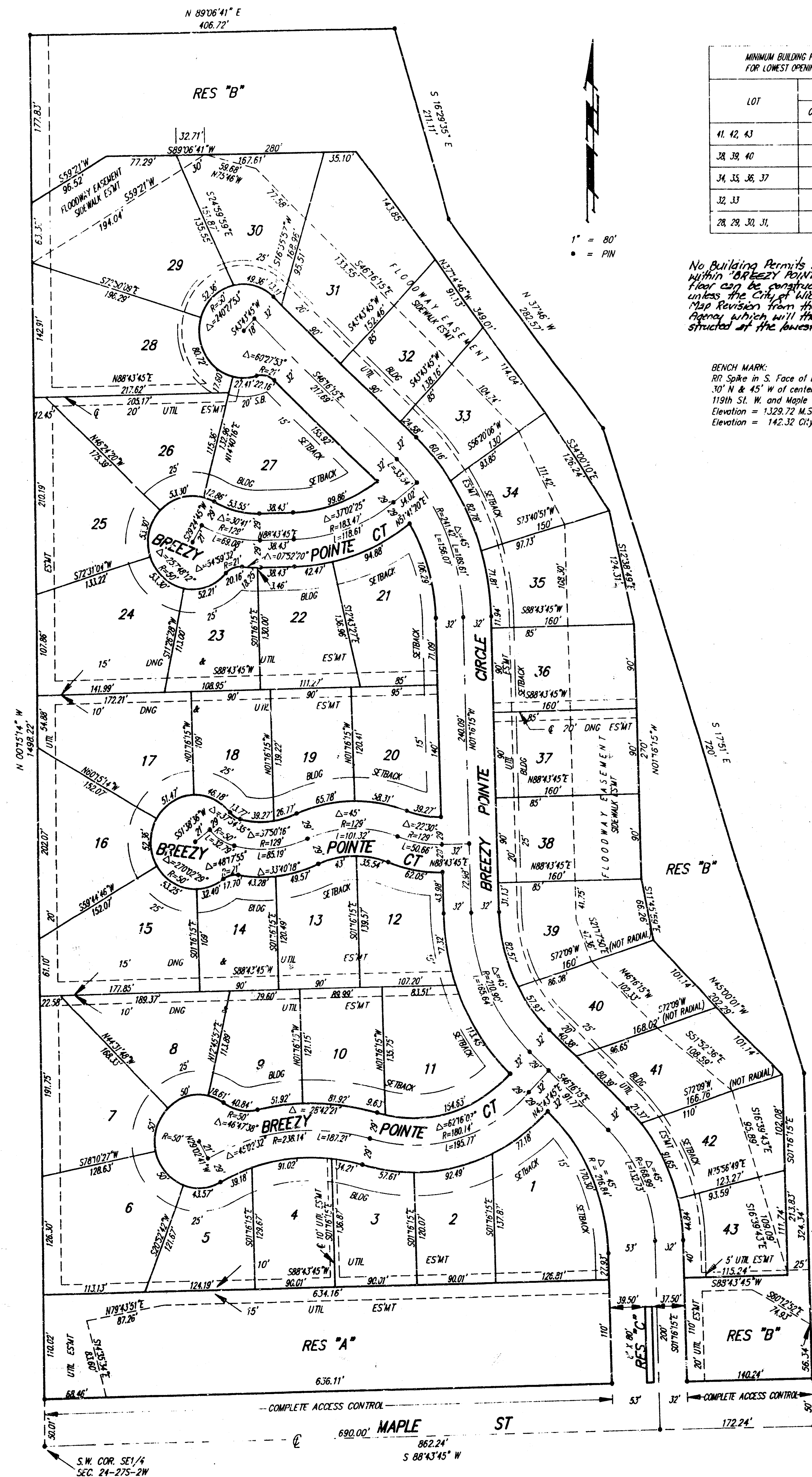
PROJECT NUMBER
468-76-245-82216-000-000-001

DESIGN: P.J.M. DRAWN: D.M.D. APPROVED: DATE: MAY 7, 92 SCALE: 1"=60'

SHEET
9
OF
10

BREEZY POINTE ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS.



LOT	ELEVATION	
	CITY DIRM	M.S.L.
41, 42, 43	135.1	1322.5
38, 39, 40	135.6	1323
34, 35, 36, 37	136.1	1323.5
32, 33	136.6	1324
28, 29, 30, 31	137.1	1324.5

No Building Permits are to be issued for any lots within "BREEZY POINTE ADDITION" until the lowest floor can be constructed at or above the grade of the City of Wichita has received a letter of Map Revision from the Federal Emergency Management Agency which will allow buildings to be constructed at the lowest opening as specified above.

BENCH MARK:
10' Spike in S. Face of Light pole
30' N & 45' W of center-line of
119th St. W. and Maple
Elevation = 1328.72 M.S.L.
Elevation = 142.32 City Datum

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) Sedgwick County, Kansas do hereby certify that we have surveyed
and plotted "BREEZY POINTE ADDITION", Wichita, Sedgwick County,
Kansas and that the accompanying plat is a true and correct exhibit
of the property surveyed, described as follows: That part of the
SE1/4 of Sec. 24, Twp. 27-S, R-2-W of the 6th P.M., Sedgwick
County, Kansas, described as beginning at the S.W. Corner of said
SE1/4; thence N 00°15'14" W, along the west line of said SE1/4,
1498.22 feet; thence N 89°06'41" E, 406.72 feet; thence
S 16°29'35" E, 211.11 feet; thence S 37°46' E, 282.57 feet;
thence S 17°51' E, 720 feet; thence S 01°16'15" E, 374.34 feet
to the south line of said SE1/4; thence S 88°43'45" W, along the
south line of said SE1/4, 862.24 feet to the place of beginning.
Existing public easements and dedications being vacated by
virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

Date 4 May 1992

Mark A. Savoy Surveyor

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

Dated this ____ day of ____ 1992.
Wichita-Sedgwick County Metropolitan Area Planning Commission

____ Chairman

Christopher J. Gobel

____ Secretary

Marvin S. Krout

This plat approved and all dedications
shown hereon, accepted by the City Council of the City of Wichita,
Kansas, this ____ day of ____ 1992.

____ Mayor

Bob Knight

____ Deputy City Clerk

Pat Burnett

Entered on transfer record this ____ day
of ____ 1992.

____ County Clerk

Don Wright

Know all men by these presents that we, the
undersigned, have the land described in the surveyors certificate to be
platted into Lots, Streets and Reserves to be known as "BREEZY POINTE
ADDITION", Wichita, Sedgwick County, Kansas. Reserves "A" and "B" are
hereby reserved for floodway and drainage purposes, landscaping and
sidewalks. Reserve "C" is hereby reserved for entry monuments, land-
scaping and for street and utility purposes. Reserves "A", "B" and
"C" shall be owned and maintained by the home owners association
for the addition. The utility easements are hereby granted for the
construction and maintenance of all public utilities. The streets are
hereby dedicated to and for the use of the public. The drainage
easement is hereby granted for drainage purposes. All abutters
rights of access to or from Maple St. over and across the south
line of Reserves "A" and "B" are hereby granted to the City of Wich-
ita, Kansas. The floodway easement is hereby reserved for floodway
purposes and shall be the responsibility of the owners of the Lots
encumbered by the easement until such time as the governing ap-
propriate governing elects to assume the responsibility for the main-
tenance and improvement of the drainage. No buildings shall be con-
structed on or within said floodway; nor shall any fill, change of
grade, creation of channel or other work be carried on without the
permission of said appropriate governing body. With such permission
of said appropriate governing body, additional improvements and/or
activities may be permitted within said floodway, such as landscaping,
water features and sidewalks. The drainage and utility easements are
hereby granted as indicated for drainage purposes and for the con-
struction and maintenance of all public utilities. Minimum Building Pad
Elevations shall be as shown on the face of the plat.

Jay W. Russell

Pamela E. Russell

State of Kansas) SS The foregoing instrument acknowledged be-
Sedgwick County) fore me, this ____ day of ____ 1992, by Jay W.
Russell and Pamela E. Russell, husband and wife.

My App't. Exp. ____

Notary Public

State of Kansas) SS This is to certify that this plat has been
Sedgwick County) filed for record in the office of the Register of Deeds, this ____ day
of ____ 1992, at ____ o'clock ____ M., and is duly re-
corded.

____ Register of Deeds

Pat Kettler

____ Deputy

Ed Resa

SUBDIVISION PLAT 1810530