

Lat. 4, Main 2, C.I.S.
SANITARY SEWER IMPROVEMENTS
 to serve
Auburn Hills 10th Addition
 CITY OF WICHITA, KANSAS

Michael E. Lindobak, P.E. City Engineer

Project Number

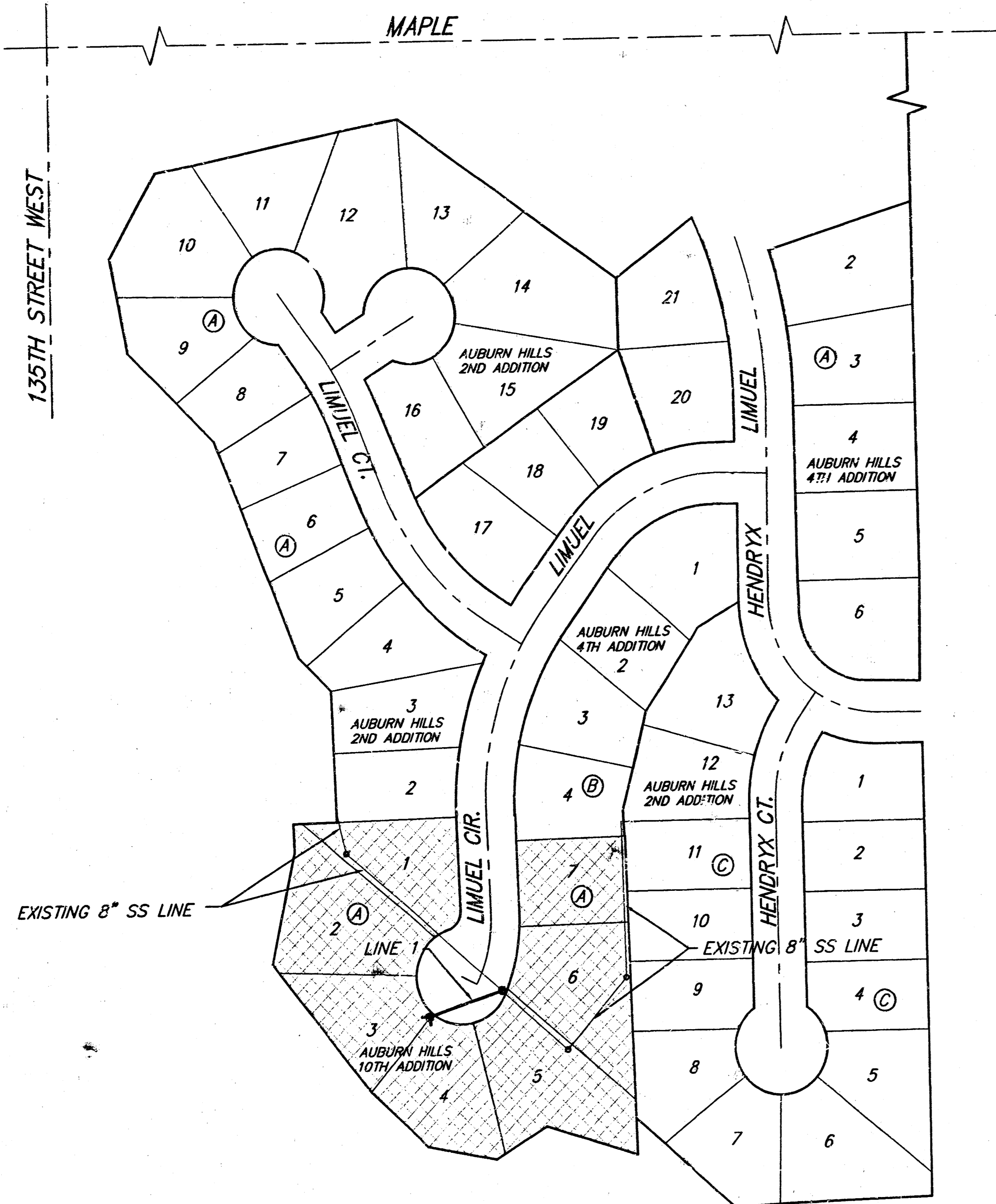
468-88118

O.C.A. Number

748842

GENERAL NOTES:

- Contractor will be required to provide notice to utility companies a minimum of twenty-four (24) hours prior to any excavation, as follows:
 Kansas One-Call 687-2470
 The Contractor must notify the following in case of an emergency:
 Cox Communications 262-0661
 K.P.L. Gas Service Company 393-8650
 Kansas Gas & Electric Company 383-8600
 Peoples Gas Company 942-8350
 Southwestern Bell Telephone Company 1-800-344-7233
 City of Wichita Water Dept. 268-4908
 City of Wichita Traffic Engineering 269-4446
- 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.
- 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.
- The Contractor shall give all property owners and/or tenants of developed property adjoining the construction of this project a minimum of ten (10) days advance notice prior to start of construction.
- 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.
- Contractor shall grade around exposed manholes at a 1:1 slope. Cost of dirt, labor, equipment, etc. to be incidental to cost of manhole.



Sheet Index

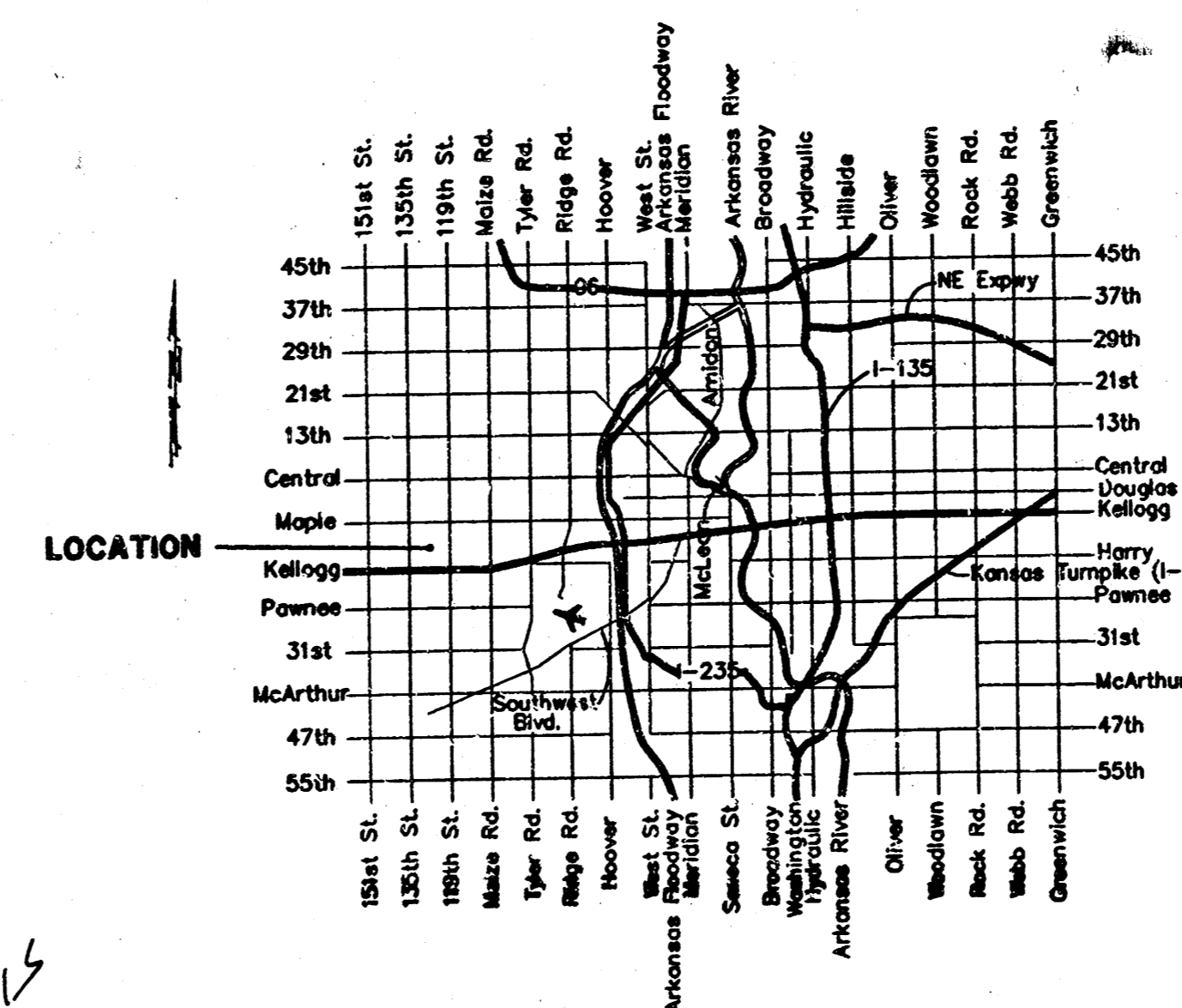
Title Sheet	1
Line 1	2
Standard Manhole Detail	3
Ring & Cover Detail	4
Copy of Plat	5

Benchmark

"□" On Top of Curb Located on the South Side of Hendryx 15' West of East Lot Line of Lot 1, Block C, Auburn Hills Addition
 Elev. = 134.32 (City Datum)

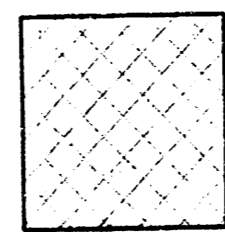
City Disc - 34.3' E. & 3.3' N. of S.W. Corner of N.W. 1/4, Sec 25, T-27-S, R-2-W.
 Elev. = 156.63 (City Datum)

Scale: 1" = 100'

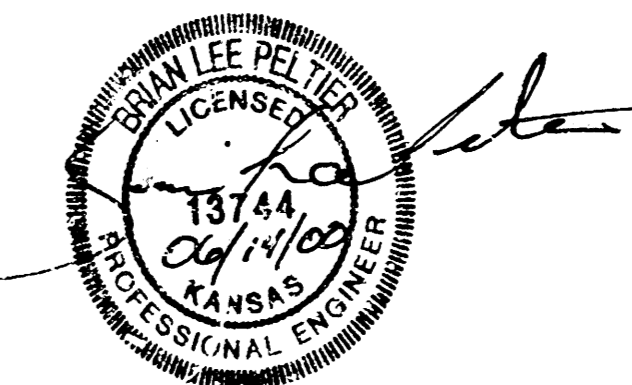


Vicinity Map

Benefit District



*Booked
 P-145
 9-27-00
 R. Loomis
 Per P127*

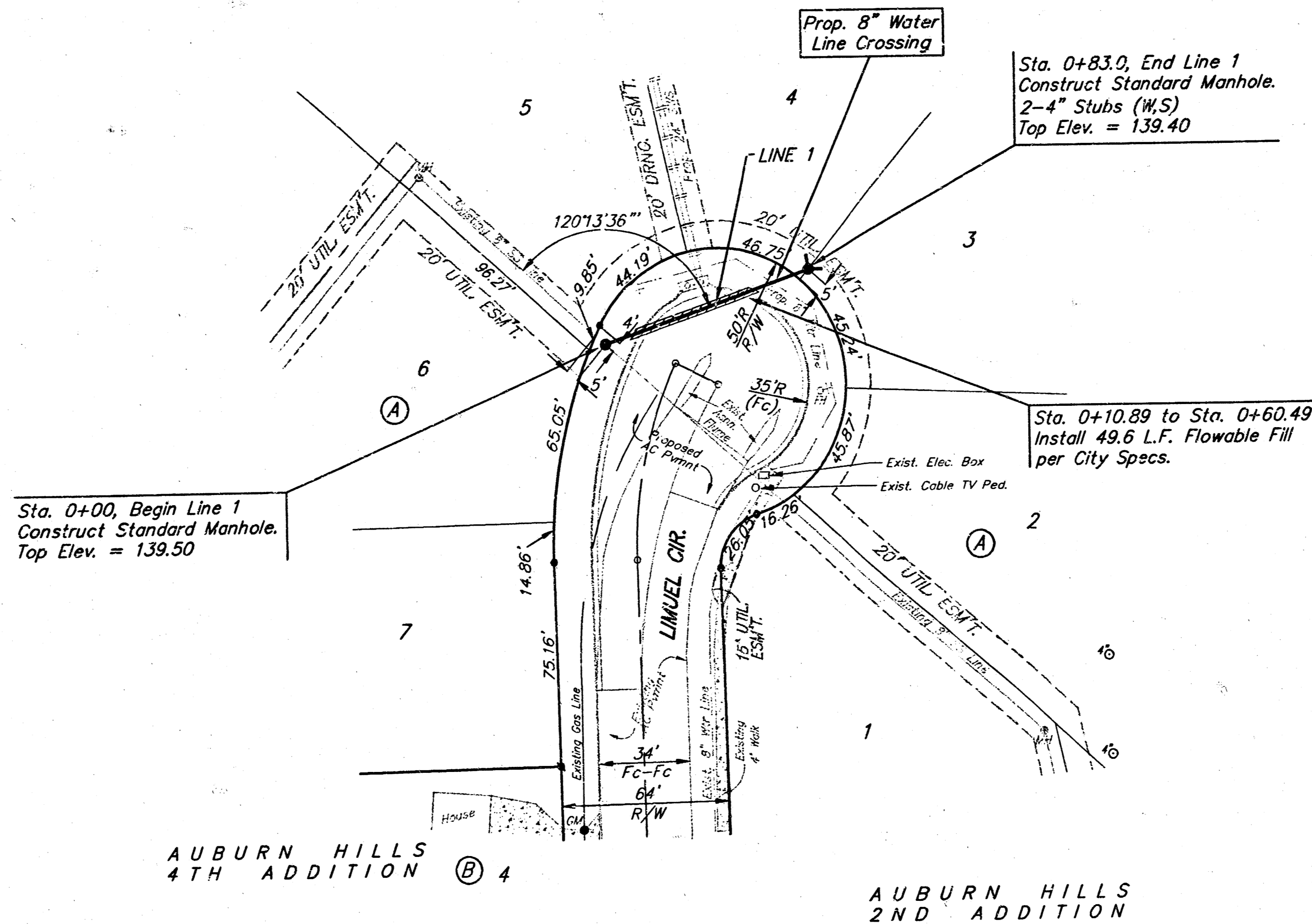


BENCHMARKS:

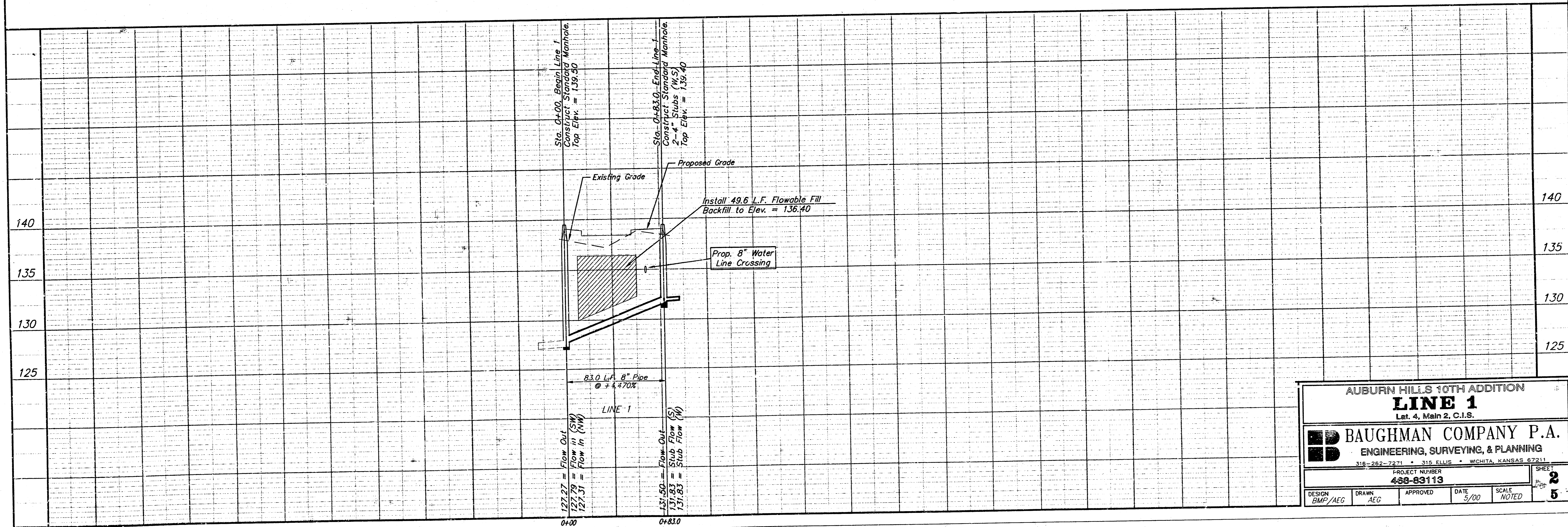
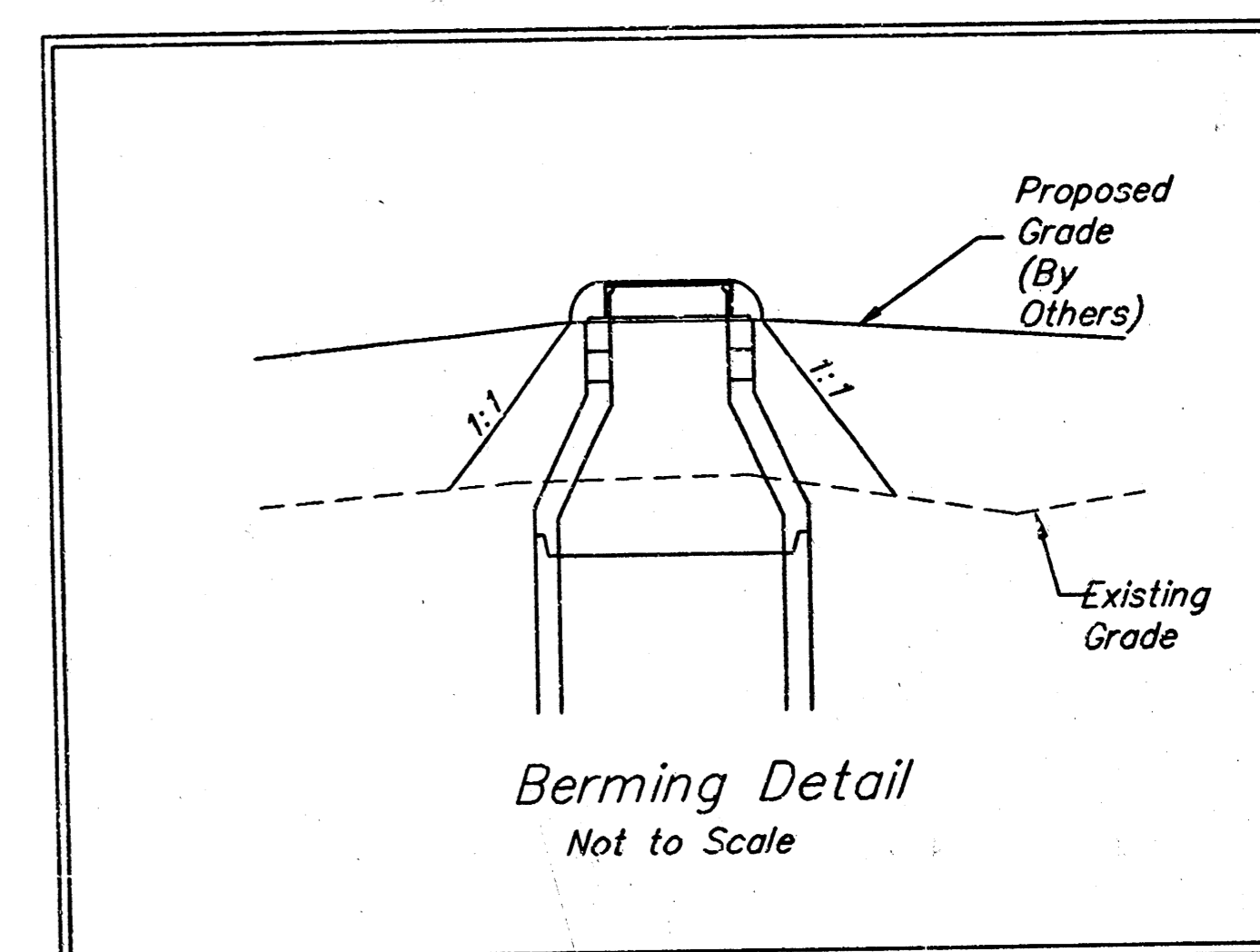
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Elev. = 156.63 (City Datum)

AUBURN HILLS 10TH ADDITION



Scale:
 1" = 40' Horizontal
 1" = 5' Vertical
 • = Iron



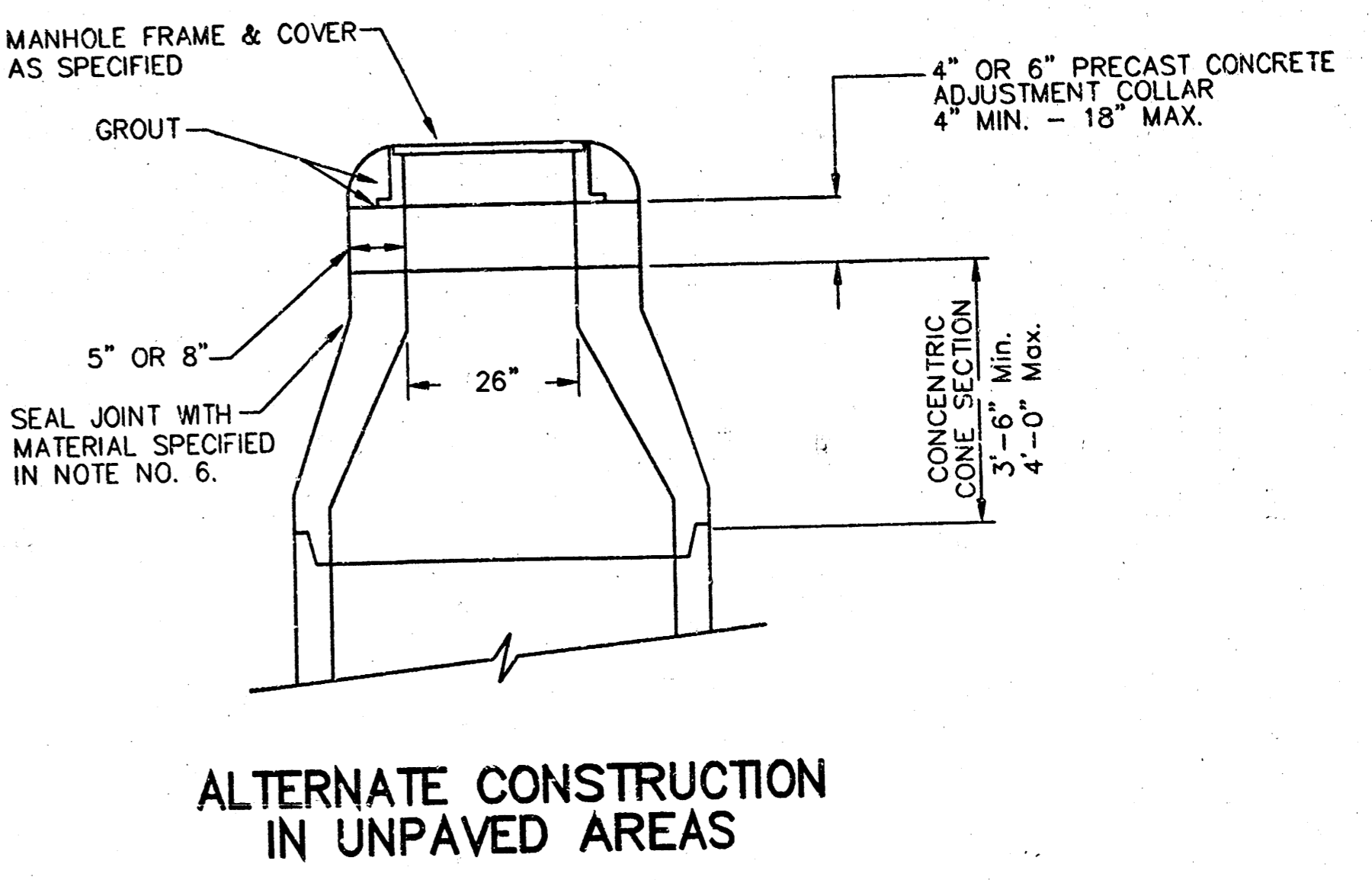
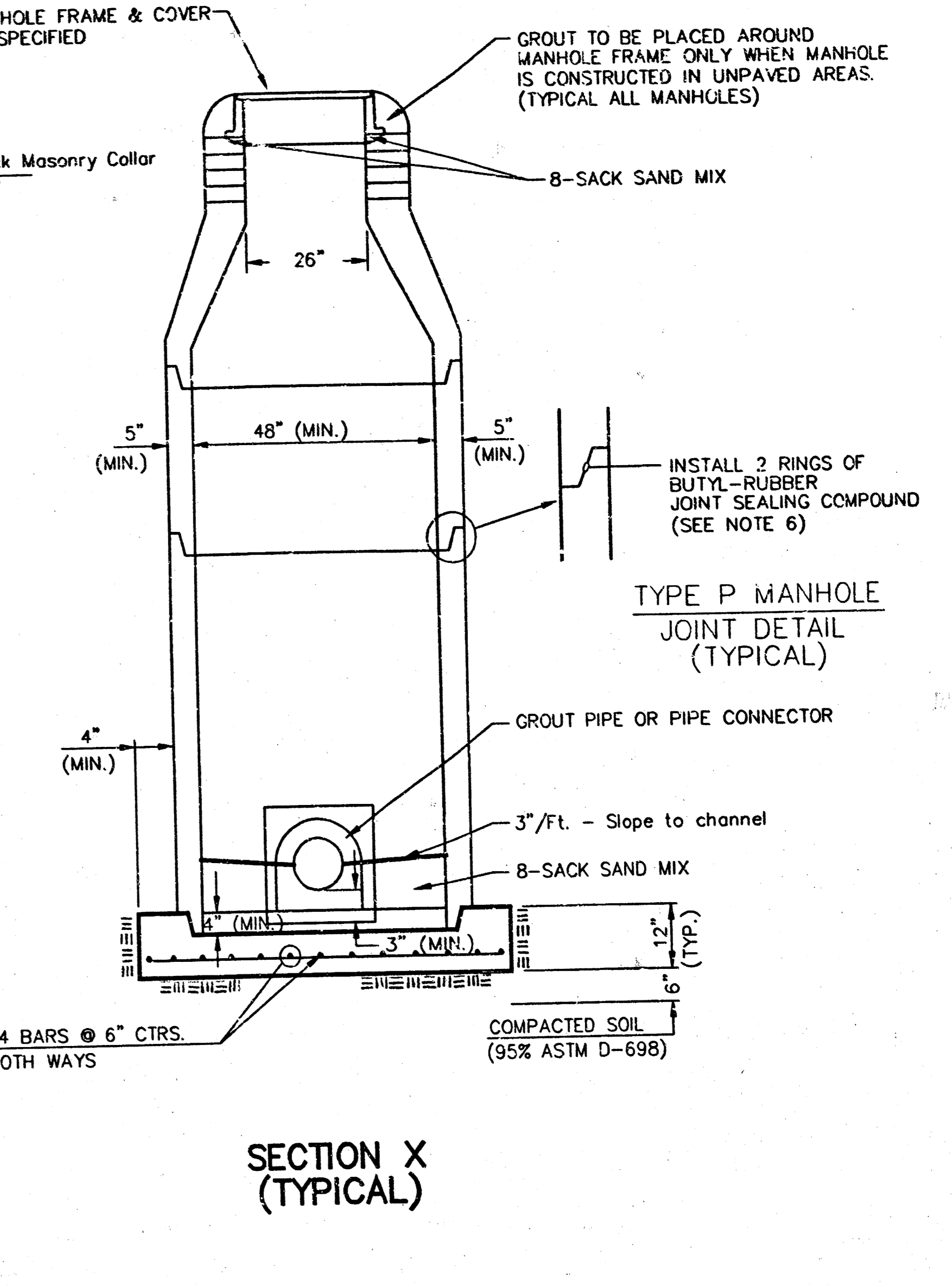
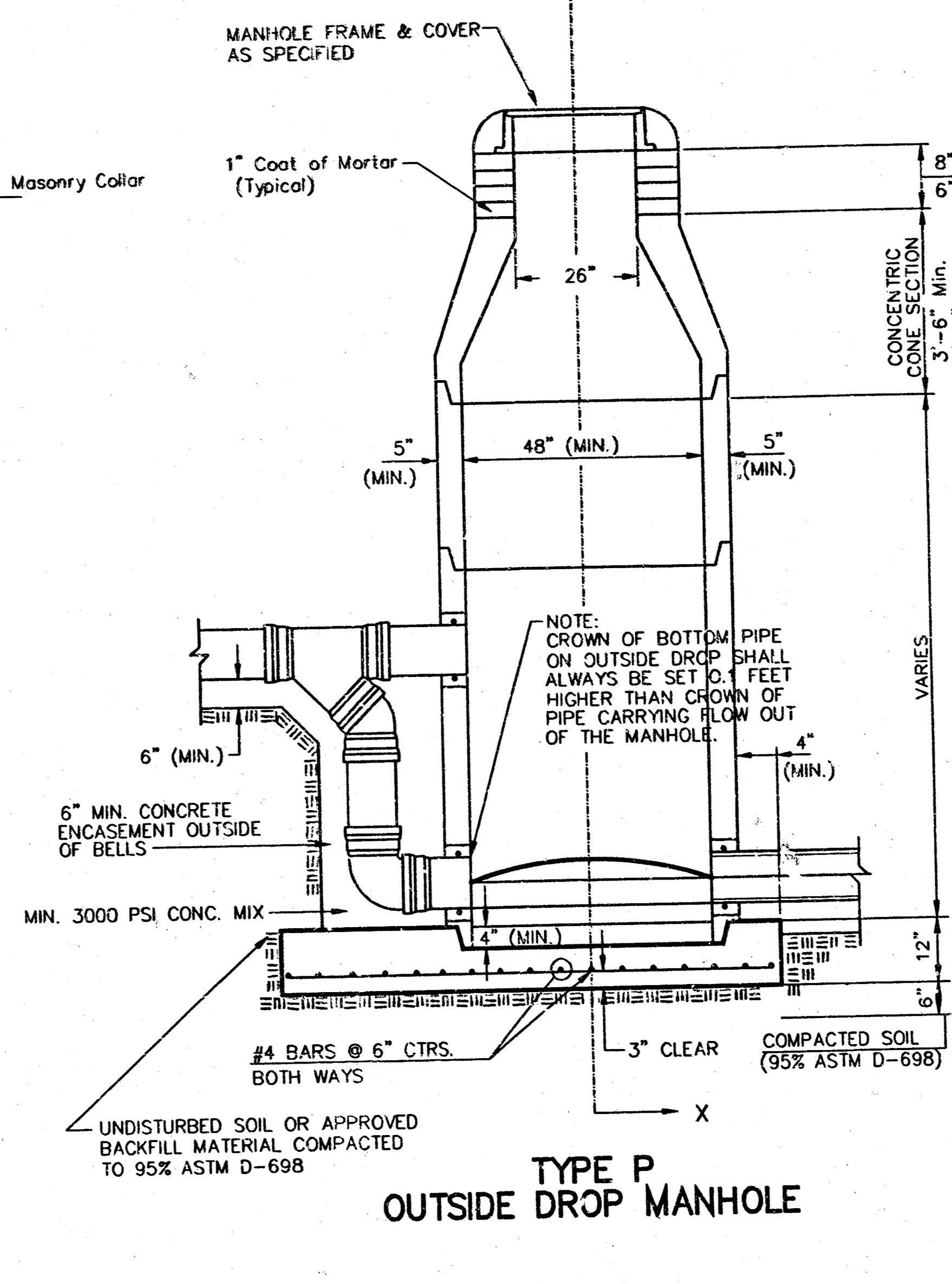
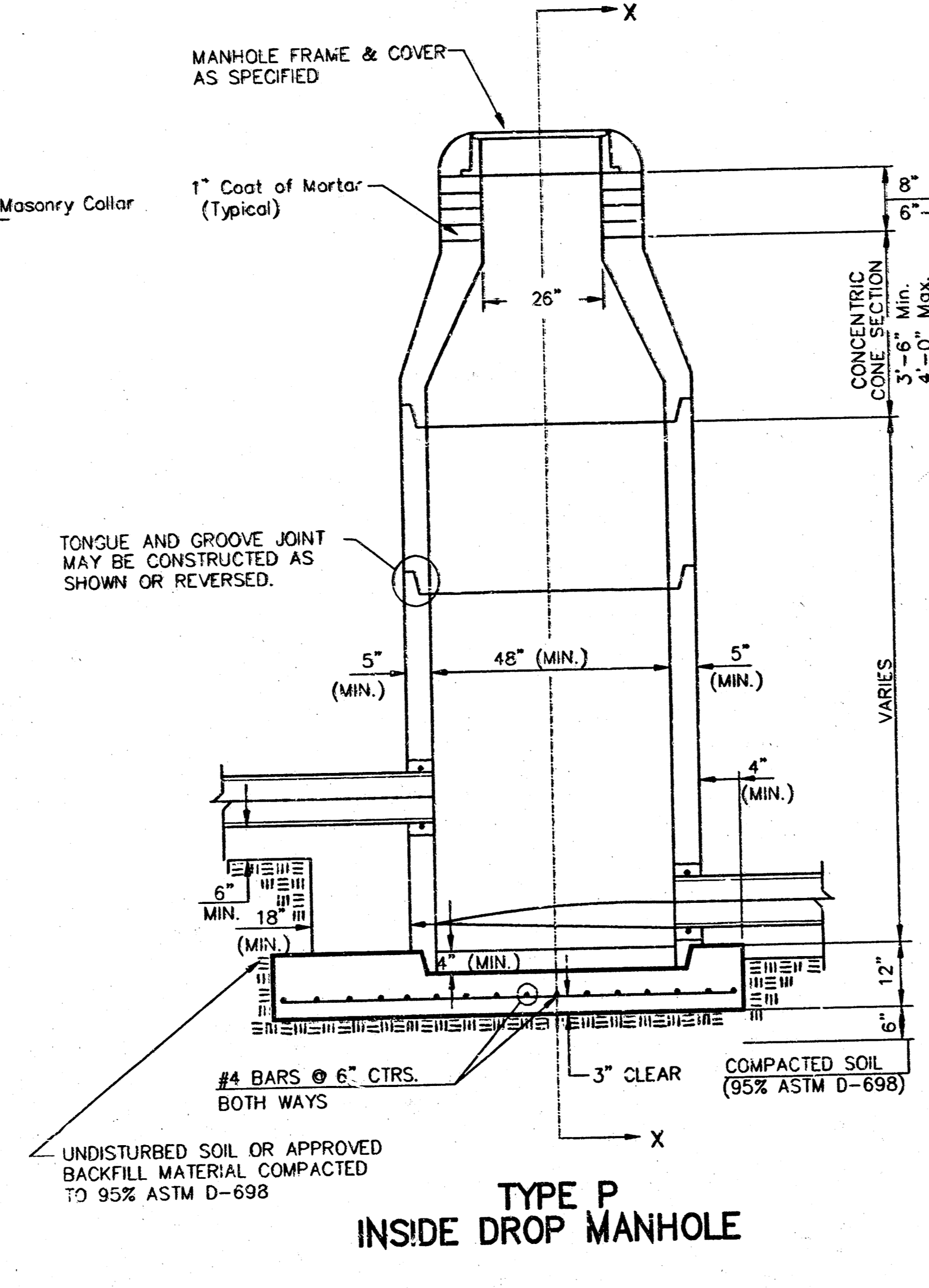
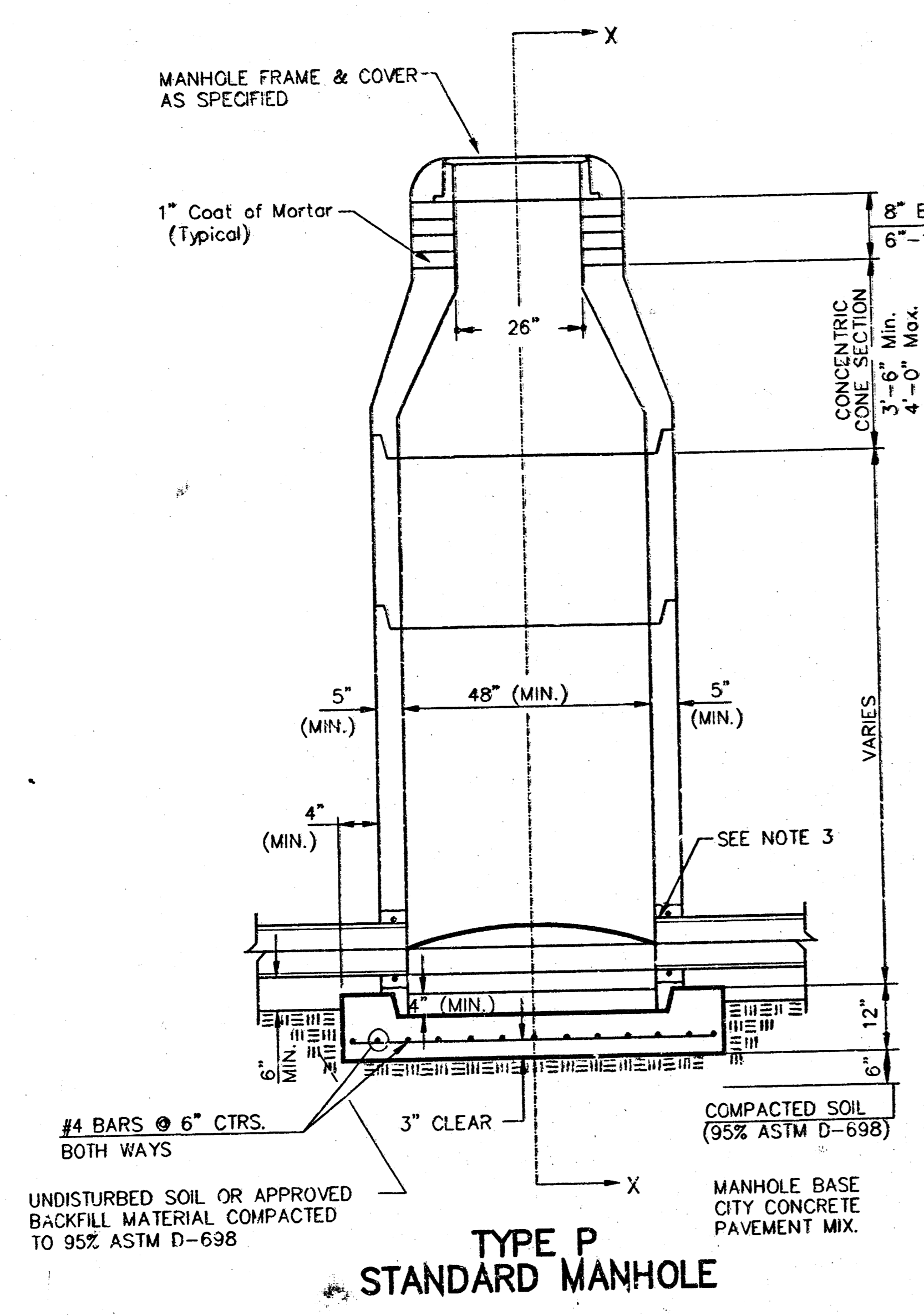
AUBURN HILLS 10TH ADDITION
LINE 1
 Lat. 4, Main 2, C.I.S.

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

PROJECT NUMBER: 488-83113
 SHEET: 2 OF 5

DESIGN: BMP/AEG DRAWN: AEG APPROVED: DATE: 5/00 SCALE: NOTED

SEWER APPURTENANCES DETAILS



- 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 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.
 - ALL INSIDE SURFACES OF THE CONCRETE MANHOLE WHICH WOULD BE EXPOSED TO SEWER GAS SHALL BE COATED WITH 2 COATS INEMEC SERIES 65 HI-BUILD EPOXYLINE, DRY THICKNESS OF 8 MILS (MIN.).
 - EXTERIOR MANHOLE WALLS SHALL BE COATED WITH 1 COAT MOBILARMA 633 BITUMINOUS 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 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 NON-SHRINK 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 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.
- 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. THE USE OF PRE-CAST CONCRETE SPACERS FOR MANHOLE TOP ADJUSTMENT IS ALSO ALLOWED.

CITY OF WICHITA

STD. MANHOLE DETAILS

SEWER APPURTENANCES

BAUGHMAN COMPANY P.A.

ENGINEERING, SURVEYING, & PLANNING

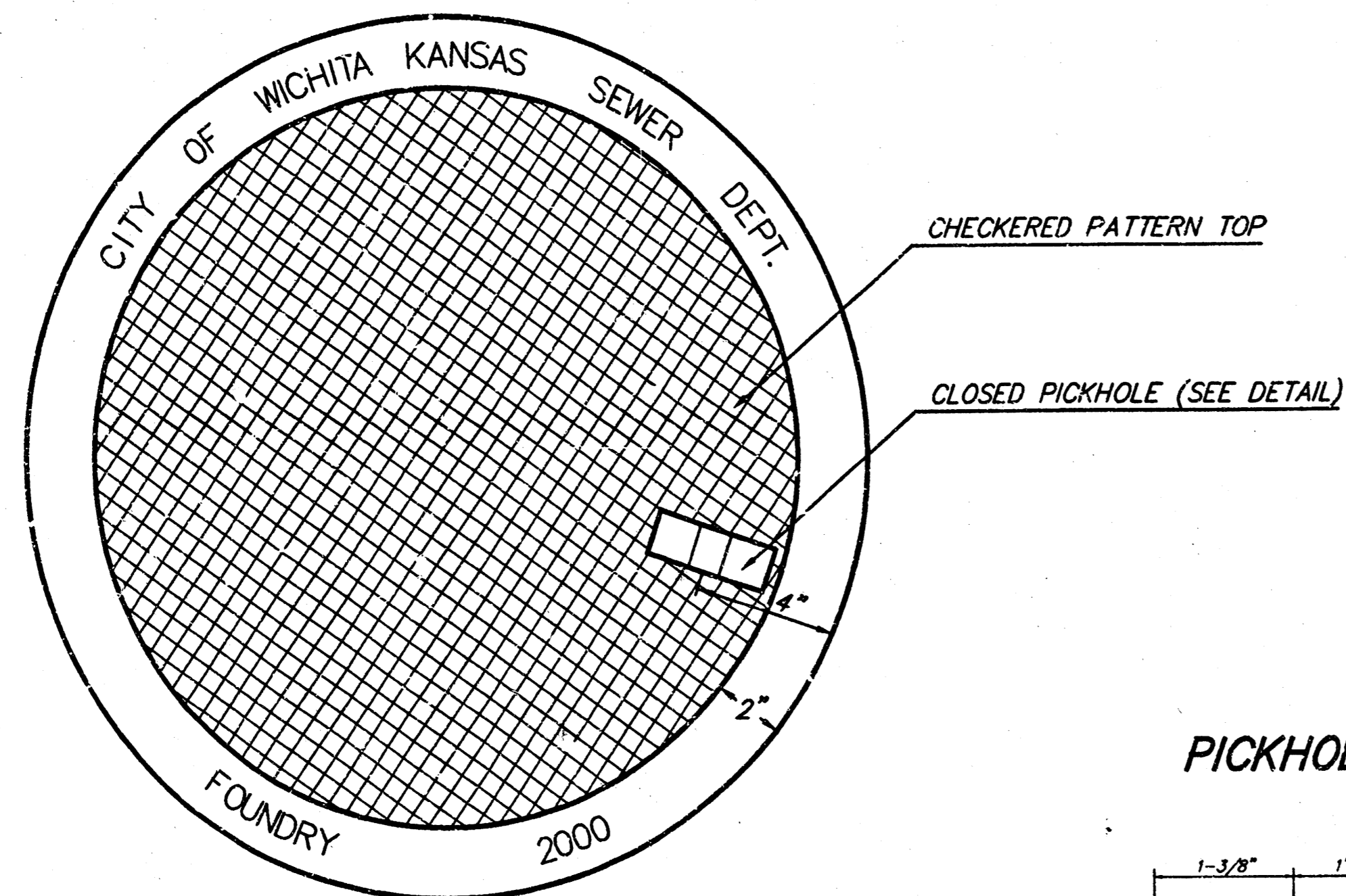
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER: 468-83113

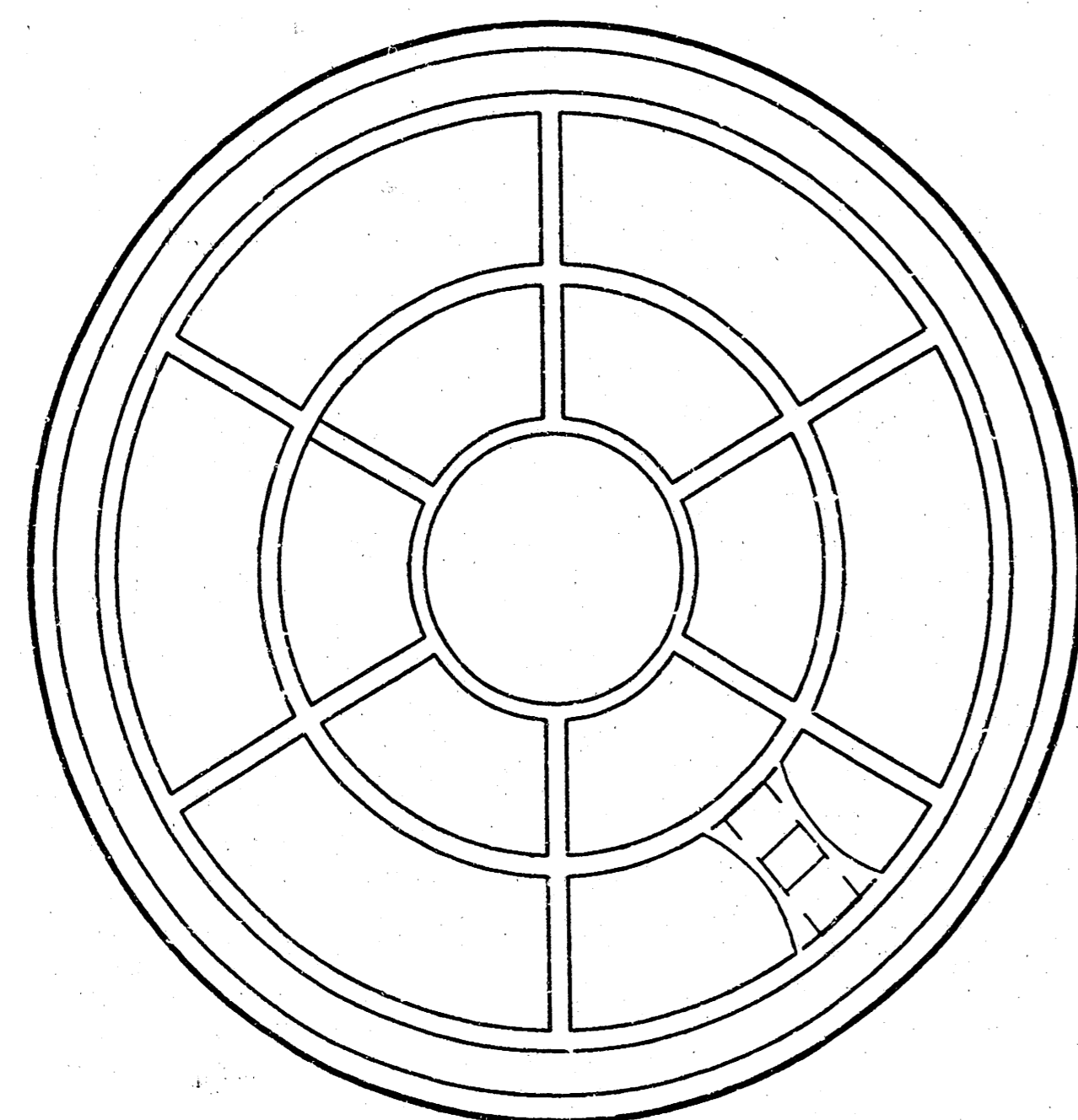
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SHEET 3 OF 5

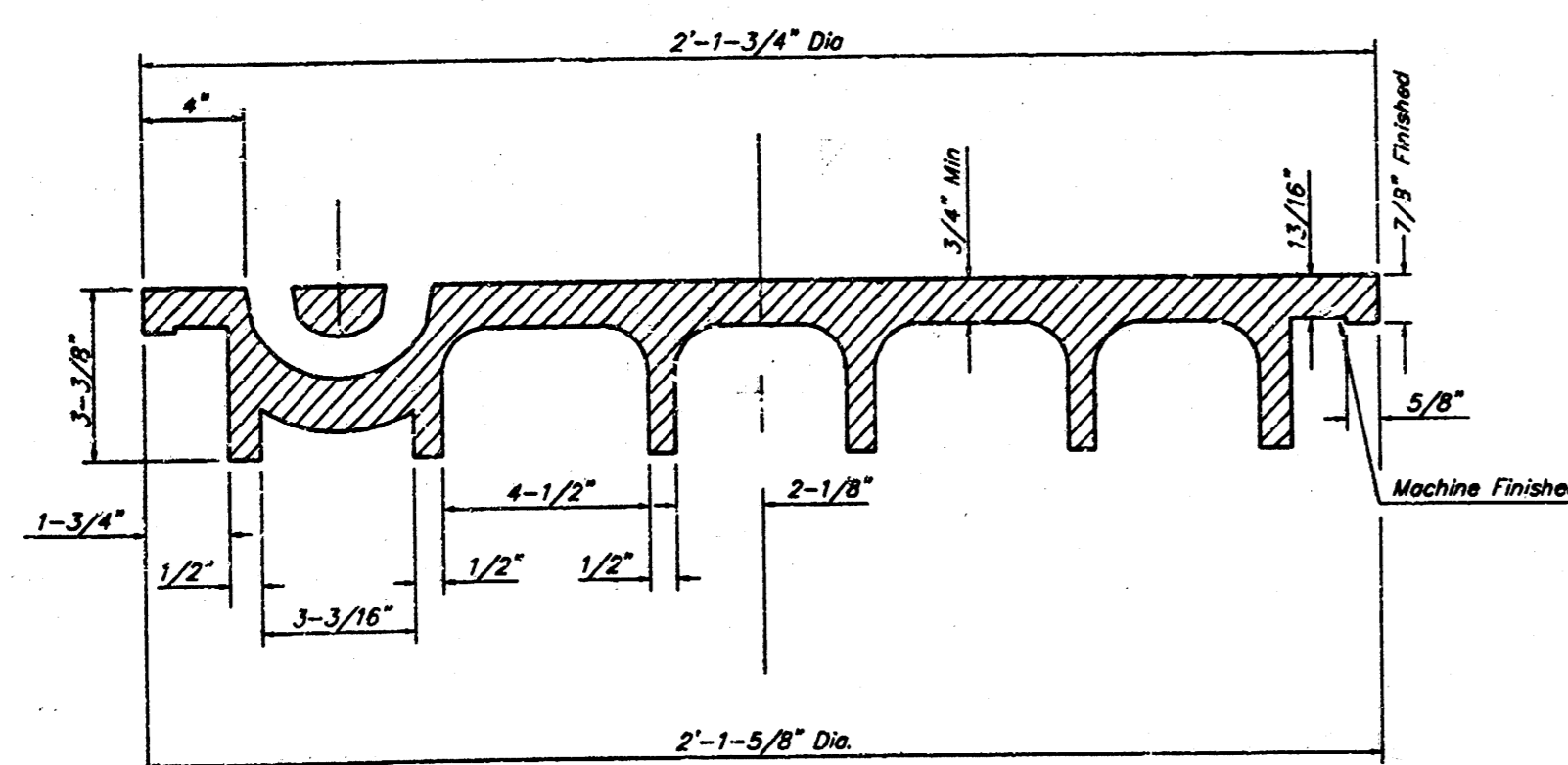
MANHOLE COVER
Weight = 190 Lbs.



TOP VIEW

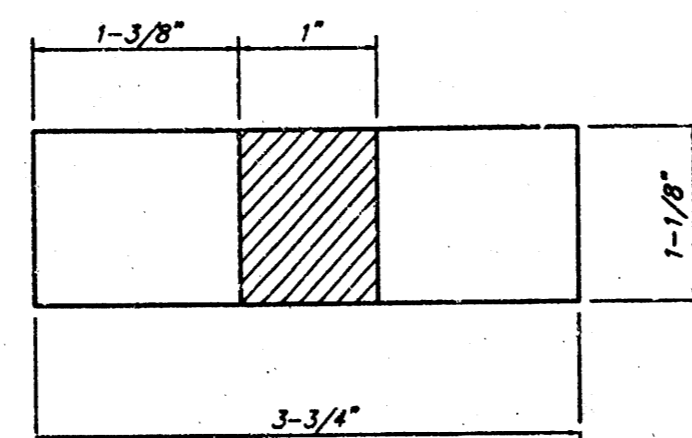


BOTTOM VIEW

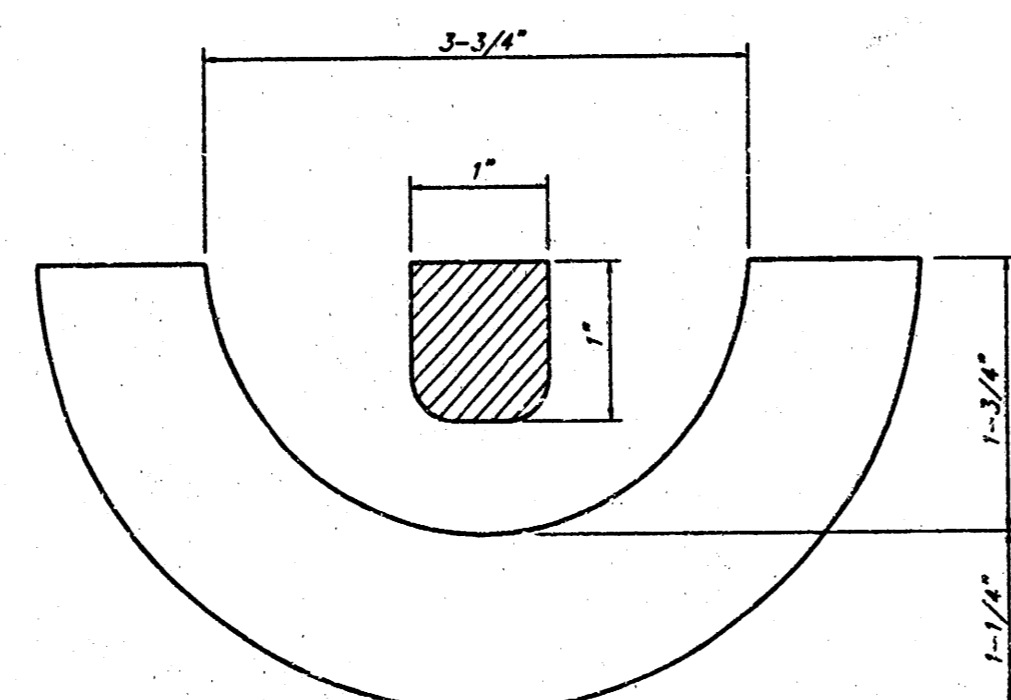


SECTION VIEW

PICKHOLE DETAIL



TOP VIEW

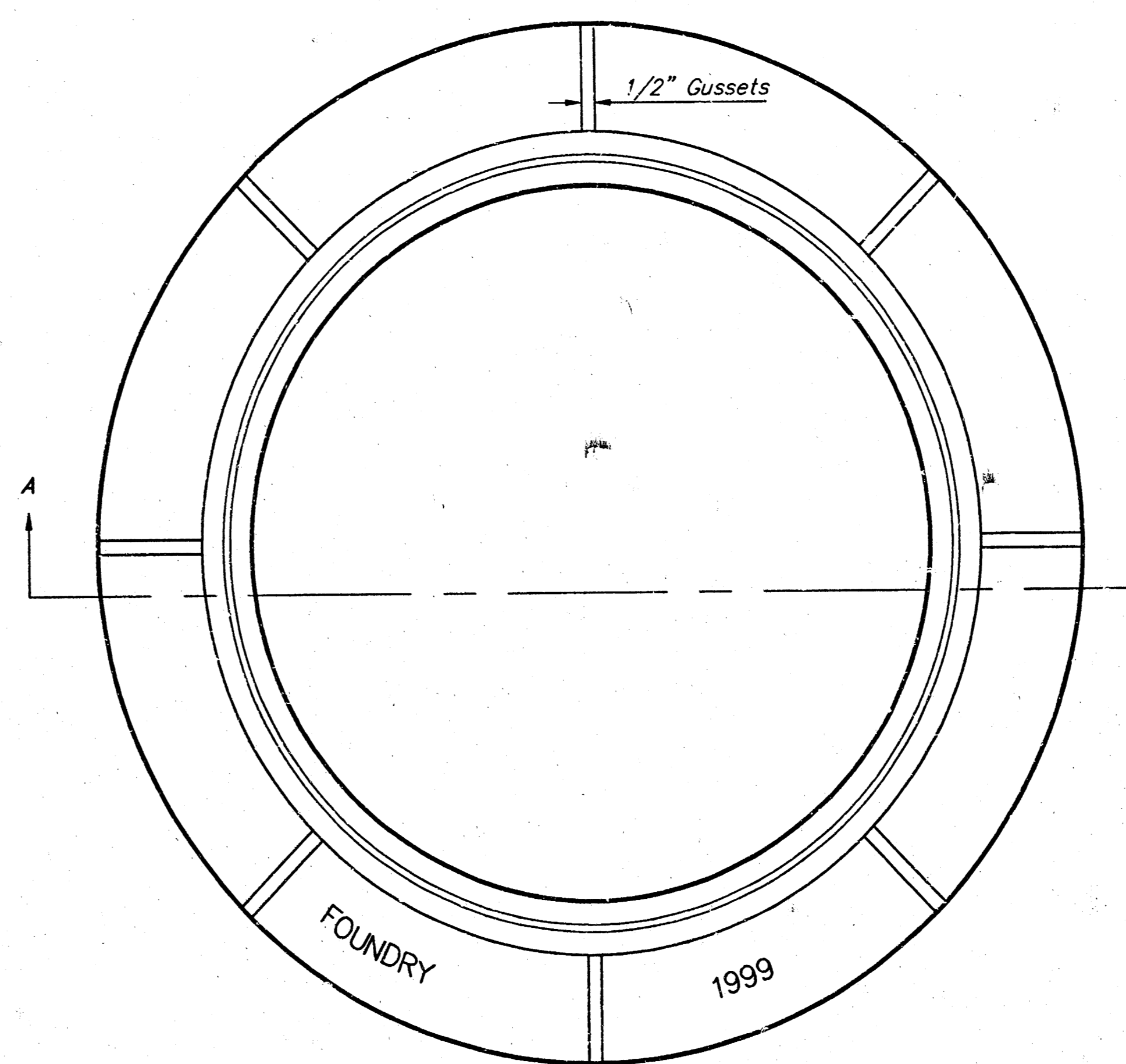


SECTION VIEW

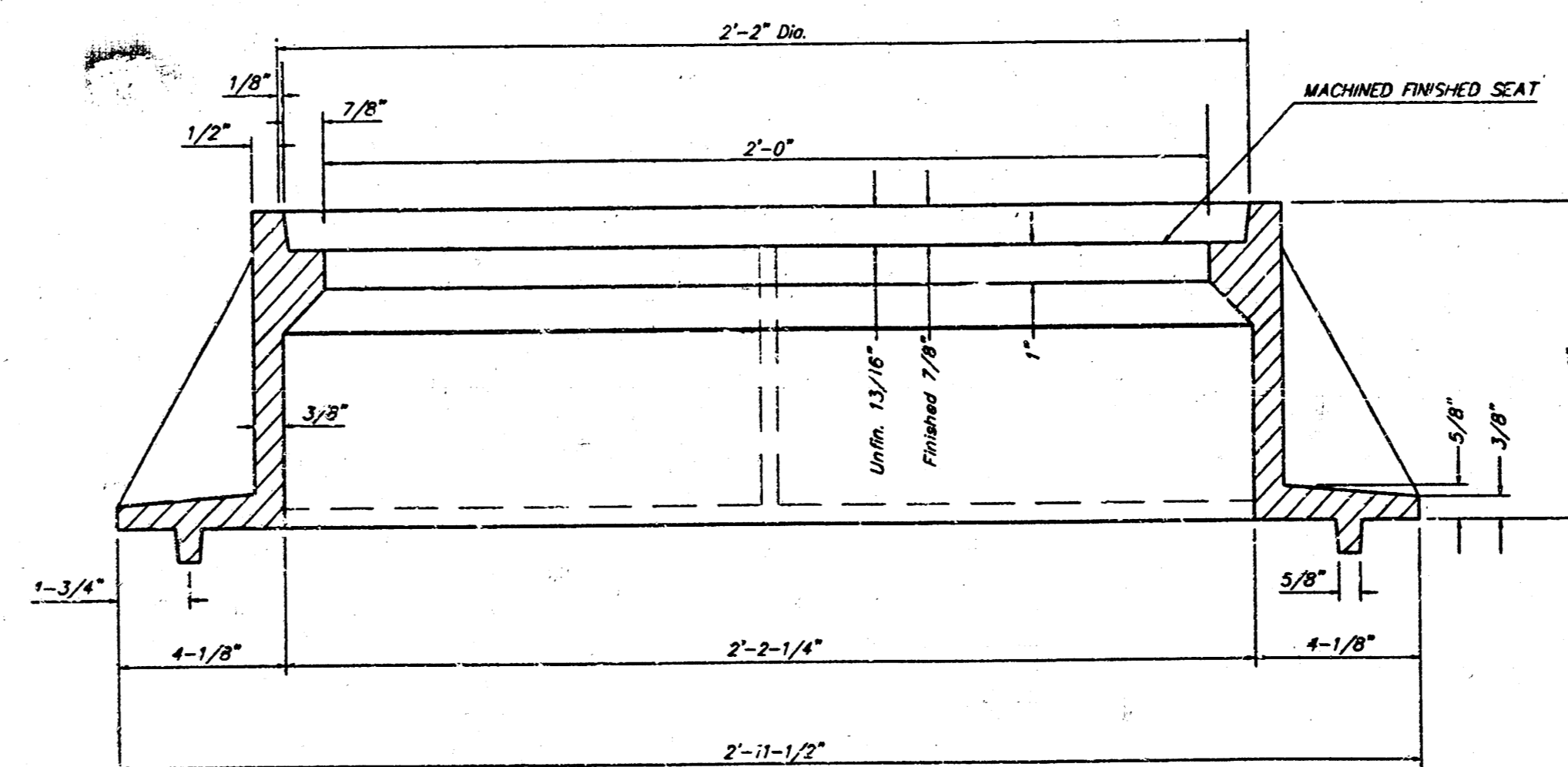
MANHOLE FRAME AND COVER DETAIL

ADOPTED AS STANDARD DESIGN BY
CITY OF WICHITA, KANSAS

MANHOLE FRAME
Weight = 145 Lbs.



TOP VIEW



SECTION A-A

GENERAL NOTES

MANHOLE CASTINGS SHALL BE MANUFACTURED USING GOOD QUALITY GRAY IRON CONFORMING TO CLASS 30 OF A.S.T.M. DESIGNATION A-48. DIMENSIONS AND WEIGHTS SHOWN ON THE DETAILED DRAWINGS SHALL BE CONSIDERED AS MINIMUM REQUIREMENTS AND ANY DEVIATIONS FROM THE DIMENSIONS SHOWN MUST BE SPECIFICALLY APPROVED. THE FINISHED CASTINGS SHALL BE OF UNIFORM QUALITY, FREE FROM BLOWHOLES, POROSITY, HARD SPOTS, SHRINKAGE DISTORTIONS OR OTHER DEFECTS.

MANHOLE CASTINGS SHALL BE COATED WITH AN ASPHALT PAINT RESULTING IN A SMOOTH, TOUGH AND TENACIOUS COATING WHICH IS NOT BRITTLE OR TACKY.

MANHOLE CASTINGS SHALL BE MANUFACTURED SUCH THAT A COVER MANUFACTURED BY ANY ONE FOUNDRY WILL FIT INTERCHANGEABLY INTO A FRAME MANUFACTURED BY ANOTHER FOUNDRY AND STILL MEET ALL WABLE CLEARANCES AND NON-ROCKING REQUIREMENTS. THIS WILL REQUIRE MANUFACTURING OF THE MATCHING FACES ON THE COVER AND THE FRAME TO CLOSE TOLERANCES.

THE OUTSIDE CIRCUMFERENCE OF THE VERTICAL FACE OF THE COVER AND THE INSIDE CIRCUMFERENCE OF THE VERTICAL FACE IN THE FRAME RECESS SHALL BE MANUFACTURED TO TOLERANCES SUCH THAT THE CLEARANCE BETWEEN THE COVER AND FRAME WILL NOT EXCEED 1/8" AT ANY POINT AROUND THE CIRCUMFERENCE OF THE COVER. THE SEATING SURFACES BETWEEN THE COVER AND FRAME SHALL BE MACHINED SUCH AS THESE SURFACES SHALL MAKE FULL CONTACT FOR THEIR FULL CIRCUMFERENCE TO PRECLUDE THE COVER FROM ROCKING IN THE FRAME.

THE MANHOLE FRAME AND COVER SHALL BE MARKED WITH LETTERING INDICATING THE NAME OF THE MANUFACTURER AND THE YEAR WHEN THE COVER OR FRAME WAS CAST. THE COVER SHALL BE FURTHER IDENTIFIED WITH REGARDS TO OWNERSHIP USING LETTERS AT LEAST 1 INCH IN HEIGHT. THIS IDENTIFICATION SHALL BE "CITY OF WICHITA SEWER DEPARTMENT". THE WORD DEPARTMENT MAY BE ABBREVIATED. THE TEXTURE OF THE TOP SURFACE OF THE COVER SHALL BE MANUFACTURED IN A CHECKERED PATTERN DESIGN AS INDICATED ON THE DRAWINGS. SMOOTH BLOCKOUTS SHALL BE UTILIZED TO HIGHLIGHT THE LETTERING ON THE COVER SURFACE. THE TOTAL AREA OF SMOOTH SURFACE BLOCKOUT SHALL NOT EXCEED THE AREA AS INDICATED ON THE DRAWING. POSITIONING OF SMOOTH BLOCKOUTS AND LETTERING MAY VARY FROM THAT SHOWN ON THE DETAILED DRAWING.

MANHOLE FRAME AND COVER DETAIL					
ADOPTED AS STANDARD DESIGN BY CITY OF WICHITA, KANSAS					
BAUGHMAN COMPANY P.A. ENGINEERING, SURVEYING, & PLANNING 316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211					
PROJECT NUMBER 458-93113					
DESIGN STAFF	DRAWN STAFF	APPROVED	DATE 6/00	SCALE NONE	SHEET 4 OF 5

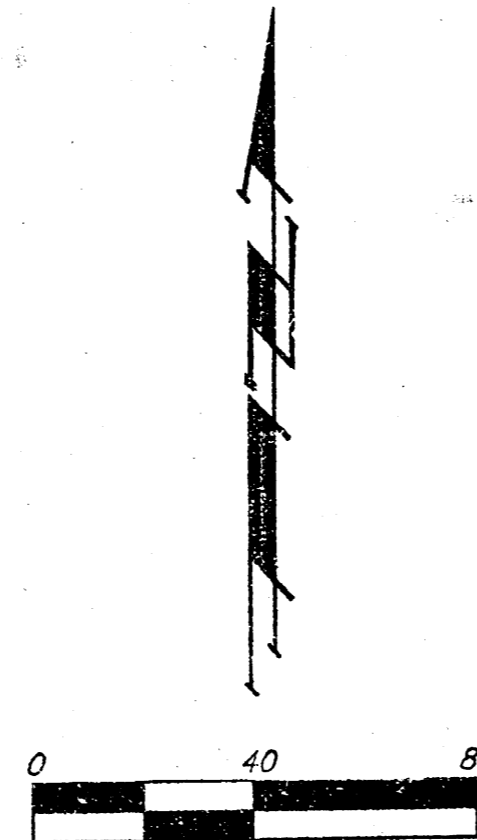
AUBURN HILLS 10TH ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

MINIMUM BUILDING PAD ELEVATION FOR LOWEST OPENING TO THE STRUCTURES			
LOT	BLOCK	ELEVATION	
		CITY DATUM	NGVD
1,2,3	A	140.0	1327.4
4,5	A	139.0	1326.4

BENCH MARKS: CITY DISC - 34.3' E. & 3.3' N. OF
S.W. CORNER OF N.W. 1/4, SEC. 25,
T-27-S, R-2-W.
ELEV. = 156.63 CITY DATUM
1344.03 M.S.L.

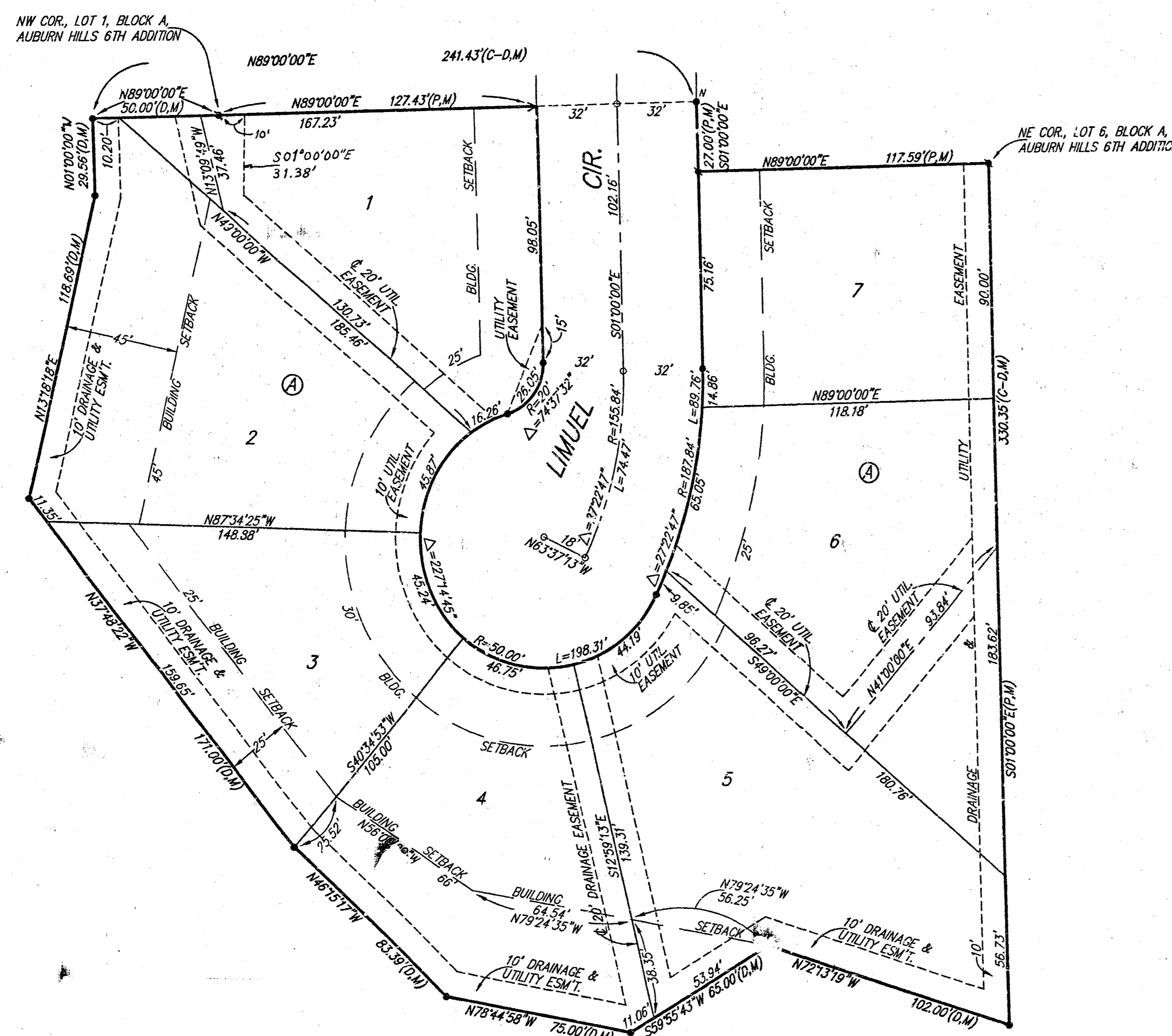
CITY DISC - 135TH ST. W. & MAPLE,
30' N. & 15' E. & SOUTH
ELEV. = 150.20 CITY DATUM
1337.60 M.S.L.

NOTE:
A MASTER GRADING PLAN FOR DRAINAGE HAS BEEN DEVELOPED FOR THIS
SUBDIVISION AND IS ON FILE WITH THE CITY OF WICHITA, KANSAS.
ALL DRAINAGE EASEMENTS, RIGHTS OF-WAY, OR RESERVES SHALL REMAIN
AT ESTABLISHED GRADES OR AS MODIFIED WITH THE APPROVAL OF THE
CITY ENGINEER OF THE CITY OF WICHITA, KANSAS. NO OBSTRUCTIONS WHICH
IMPEDE THE FLOW OF THIS DRAINAGE SYSTEM SHALL BE ALLOWED.



- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- > = "Y" NOTCH (FOUND)
- = "P-K" NAIL (SET)

- (M) = MEASURED
- (P) = PLATTED
- (D) = DESCRIBED
- (C-D) = CALCULATED PER DESCRIBED INFO.



State of Kansas) SS
Sedgwick County)

We, Baughman Company, P.A. Surveyors in
aforesaid County and State do hereby certify that we have surveyed and
platted "AUBURN HILLS 10TH ADDITION", Wichita, Sedgwick County, Kansas
and that the accompanying plat is a true and correct exhibit of the
property surveyed, described as and being a replat of all of Lots 1, 2,
3, 4, 5, and 6, Block A, Auburn Hills 6th Addition, Wichita, Sedgwick County,
Kansas, TOGETHER with that part of Limuel Cir. as dedicated in said
Auburn Hills 6th Addition, and TOGETHER with that part of Reserved "D",
Auburn Hills 8th Addition, Wichita, Sedgwick County, Kansas, described as
follows: Beginning at the NW corner of said Lot 1; thence S01°00'00"E
along the rear line of said Lot 1, 35.84 feet to a deflection corner in the
rear line of said Lot 1; thence S13°18'38"W along the rear line of said
Lots 1 and 2, 135.52 feet to a deflection corner in the rear line of said
Lot 2; thence S49°00'00"E along the rear line of said Lots 2 and 3,
174.52 feet to the rear corner common to said Lots 3 and 4; thence
N86°00'00"E along the rear line of said Lot 4, 119.98 feet to a deflection
corner in the rear line of said Lot 4; thence N41°00'00"E along the rear
line of said Lots 4 and 5; 139.00 feet to a deflection corner in the rear
line of said Lot 5, said deflection corner also being on the rear line of
Lot 9, Block C, Auburn Hills 2nd Addition, Wichita, Sedgwick County, Kansas;
thence S01°00'00"E along the rear line of said Lot 9 and Lot 8 in said
Block C, and as extended south, 183.00 feet; thence N72°13'19"W,
102.00 feet; thence S59°55'43"W, 65.00 feet; thence N78°44'58"W,
75.00 feet; thence N46°15'17"W, 83.39 feet; thence N37°48'22"W,
171.00 feet; thence N13°18'18"E, 118.69 feet; thence N01°00'00"W,
29.56 feet to the intersection with the north line of Lot 1, Block A, in
said Auburn Hills 6th Addition, as extended west; thence N89°00'00"E
along said extended north line, 50.00 feet to the point of beginning.

All being situated in the NW1/4 of Sec. 25, Twp. 27-S,
R-2-W of the 6th P.M., Sedgwick County, Kansas.
Existing public easements and dedications being vacated
by virtue of K.S.A. 12-512(b).
Baughman Company, P.A.

Michael G. Conroy
Michael G. Conroy, LS-974, 4-20-2000, Surveyor

Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate to be
platted into Lots, a Block, and a Street to be known as "AUBURN HILLS
10TH ADDITION", Wichita, Sedgwick County, Kansas. The utility easements
are hereby granted as indicated for the construction and maintenance of
all public utilities. The drainage and utility easements are hereby granted as
indicated for drainage purposes and for the construction and maintenance
of all public utilities. The street is hereby dedicated to and for the use of
the public. The Minimum Building Pad Elevations for the lowest opening to
the structures shall be as indicated on the face of the plat.

Auburn Hills, Inc.
Jay W. Russell
Jay W. Russell, President

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me,
this 24th day of April, 2000, by Jay W. Russell, President of
Auburn Hills, Inc., on behalf of the corporation.

JUDITH M. TERHUNE
Notary Public - State of Kansas
My Appl. Expires 11-7-2001

Judith M. Terhune
Judith M. Terhune, Notary Public
My App't. Exp. 11-7-2001

We the undersigned, holders of a mortgage on
the above described property, do hereby consent to this plat of "AUBURN
HILLS 10TH ADDITION", Wichita, Sedgwick County, Kansas.

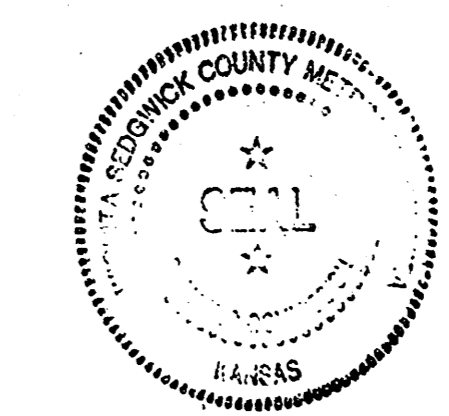
State Bank of Colwich
Steve Gegan AWP
Steve Gegan (Title)

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged be-
fore me, this 25th day of April, 2000, by STEVE GEGAN,
Asst. V.P.
of State Bank of Colwich on behalf of the bank

This plat of "AUBURN HILLS 10TH ADDITION", Wichita,
Sedgwick County, Kansas, has been submitted to and approved by the
Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita,
Kansas.
Dated this 29th day of November, 1999.
Wichita-Sedgwick County Metropolitan Area Planning Commission.

Francis S. Garofalo
Francis S. Garofalo, Chairman
Marvin S. Krout
Marvin S. Krout, Secretary



This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this _____ day of _____, 2000.

Bob Knight, Mayor

Pat Burnett, City Clerk

Reviewed in accordance with K.S.A. 58-2005
on this 19th day of May, 2000.

Tricia L. Robello
Tricia L. Robello, LS #1246
Deputy County Surveyor
Sedgwick County, Kansas

Entered on transfer record this _____ day
of _____, 2000.

James Allford, County Clerk

State of Kansas) SS
Sedgwick County)

This is to certify that this plat has been
filed for record in the office of the Register of Deeds, this _____ day
of _____, 2000, at _____ o'clock _____ M.; and is duly
recorded.

Bill Meek, Register of Deeds

Deputy