

SANITARY SEWER PLANS FOR KILLARNEY PLAZA SECOND ADDITION LAT. 34 MAIN 9, S.S. NO. 23 PROJECT NO.

468-76-245-81881-000-000-001

CITY OF WICHITA, KANSAS
MICHAEL E. LINDEBAK, CITY ENGINEER
AUGUST, 1988

GENERAL NOTES

- 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.
- A PORTION OF EXCESS EXCAVATED MATERIAL SHALL BE MOUND 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 4 TO 1 SIDE SLOPES 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.
- CONTRACTOR WILL BE REQUIRED TO PROVIDE A MINIMUM ADVANCE NOTICE OF TWENTY-FOUR (24) HOURS TO UTILITY COMPANIES PRIOR TO STARTING ANY EXCAVATION AS FOLLOWS:

KANSAS ONE-CALL	1-800-344-7233
THE CONTRACTOR MUST NOTIFY THE FOLLOWING IN CASE OF EMERGENCY:	
ARKLA GAS COMPANY	942-8350
BELL TELEPHONE	1-316-571-2115
CABLEVISION	262-0661
GAS SERVICE COMPANY	263-7511
KANSAS GAS & ELECTRIC	264-1141
CITY OF WICHITA WATER DEPARTMENT	268-4908
CITY OF WICHITA SEWER DEPARTMENT	268-4071

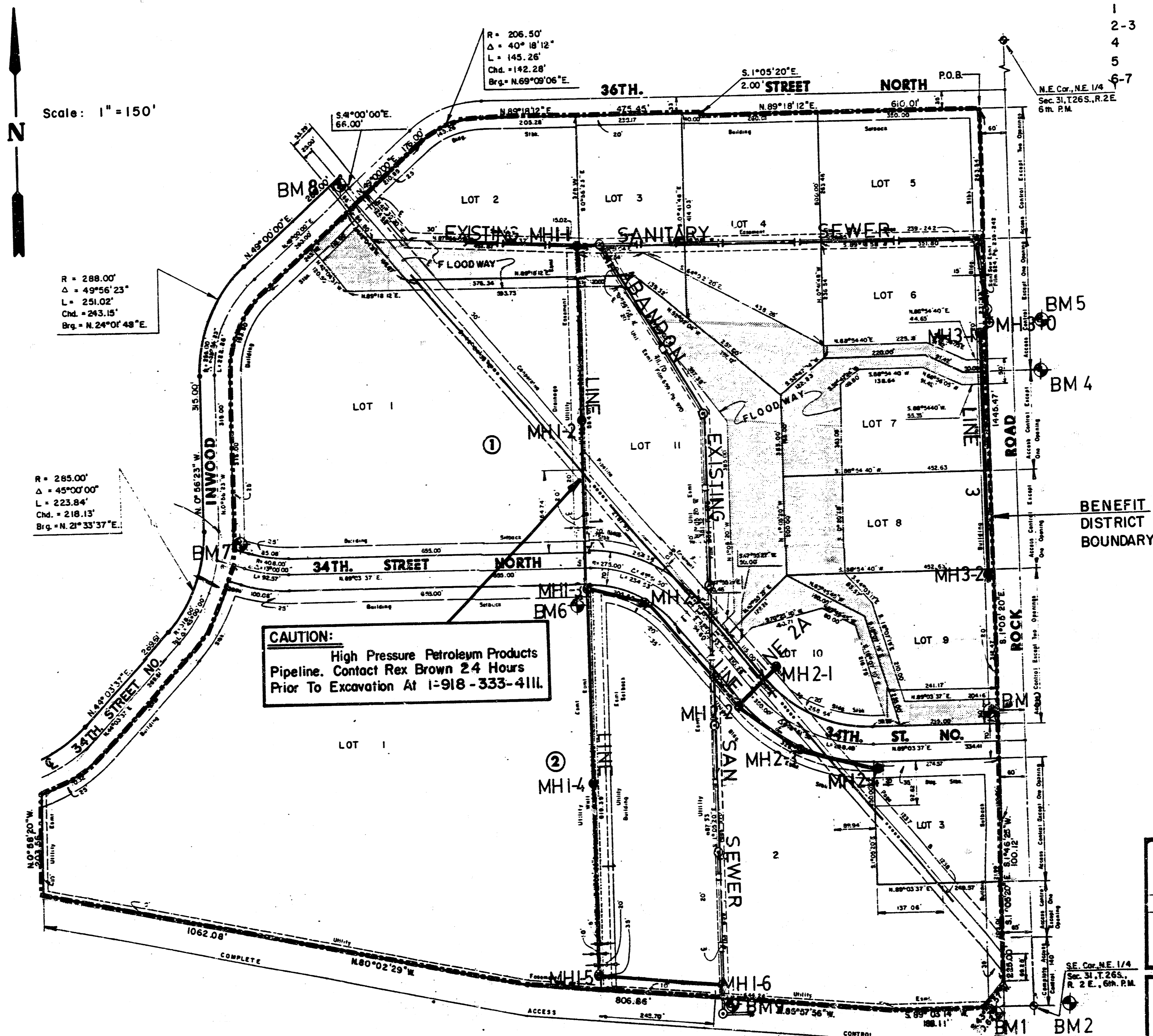
- EXISTING UTILITIES AND THEIR LOCATIONS, AS SHOWN ON THE PLANS, REPRESENT THE BEST INFORMATION OBTAINABLE FOR DESIGN. LOCATION INFORMATION HAS BEEN OBTAINED FROM THE VARIOUS UTILITY COMPANIES AND IS EITHER FROM COMPANY RECORD DRAWINGS OR COMPANY PROVIDED FIELD LOCATIONS. THE PLAN LOCATIONS SHOWN ARE NOT GUARANTEED. ADDITIONAL EXISTING UTILITIES MAY ALSO BE ENCOUNTERED.
- COST OF EXCAVATION, HAULING, AND DUMPING OF EXCESS EXCAVATION SHALL BE SUBSIDIARY TO THE PROJECT.
- 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 PLAN. WHERE CONNECTING TO AN EXISTING MANHOLE THAT DOES NOT HAVE AN EXISTING STUB OR THE STUB IS UNUSABLE DUE TO ELEVATION GRADE OR ALIGNMENT, THE CONTRACTOR SHALL RESHAPE THE EXISTING MANHOLE INVERT TO PROVIDE SMOOTH FLOW. THE COST OF RESHAPING EXISTING MANHOLE INVERTS IS INCIDENTAL TO THE PROJECT.
- TREES TO BE REMOVED ARE MARKED (X). ALL TREES WHICH IN THE OPINION OF THE FIELD ENGINEER CAN BE SAVED, SHALL BE SAVED.
- THE EXISTING SEWER SHOWN TO BE ABANDONED ON THE PLAN SHALL BE ABANDONED IN ACCORDANCE WITH CITY SPECIFICATIONS. MANHOLE CASTINGS (4) MAY BE RE-USED ON THIS PROJECT AT THE DISCRETION OF THE ENGINEER. COST OF ABANDONING THIS SEWER SHALL BE INCIDENTAL TO THE PROJECT.
- THE COST OF BREAKING INTO AND CONNECTING TO THE EXISTING MANHOLE 3-0 SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.
- THE SEQUENCE OF CONSTRUCTION SHALL BE:
LINE 1 0+00 TO 6+93.4
LINE 2
LINE 2 A
ALL OTHER LINES
- CONSTRUCTION OF LAKES IS UNDERWAY AT THIS TIME IN THIS AREA. EXISTING GROUND IS SHOWN AS OF 7-15-88. SOME FILL OR CHANGE MAY TAKE PLACE IN GROUND ELEVATIONS PRIOR TO THE WORK ON THIS PROJECT. THE PROPOSED CHANNEL SHOWN AT STATION 1+35 ON LINE 3 MAY BE BUILT. EXISTING RIP RAP MAY HAVE BEEN REMOVED AT THIS LOCATION AND LEFT NEARBY FOR THE SEWER CONTRACTOR TO REPLACE AFTER LINE 3 IS CONSTRUCTED. THE BIDDERS SHOULD ACQUAINT THEMSELVES WITH THE CURRENT SITE SITUATION PRIOR TO BIDDING. THE COST, IF ANY, OF EXTRA WORK DUE TO SITE CHANGES WILL BE CONSIDERED INCIDENTAL.

BENCH MARKS

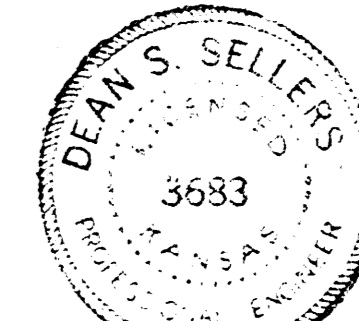
B.M. #1 Conc. nail driven on S. edge of MH on W. side Rock Road at 1/2 sec. cor. at 33rd & Rock Elev. = 203.67	B.M. #6 Top of "T" Fence Post 5' S. of the N.E. cor. of Lot 1, Blk. 2, Killarney Plaza 2nd Addition Elev. = 192.95
B.M. #2 RR spike in W. side of Power Pole on E. side of Rock Road at 1/2 sec. cor. at 33rd & Rock Elev. = 203.49	B.M. #7 Top of "T" Fence Post 2' E. of the S.W. cor. of Lot 1, Blk. 1, Killarney Plaza 2nd Addition Elev. = 192.00
B.M. #3 City Disc in S.W. cor. of RCB under Rock Road + 50' N of Centerline 34th St. W. Elev. = 200.18	B.M. #8 "X" cut on top curb at W. end of N.W. Return at 36th St. W. & Inwood. Elev. = 183.53
B.M. #4 City Disc in Retaining Wall at NE cor. of RCB under Rock Road + 100' S. of 35th St. W. Elev. = 198.29	B.M. #9 Conc. Nail driven on N. edge of MH 15' S. of & 685' W. of 1/2 sec. cor. at 33rd St. W. & Rock Road. Elev. = 201.10
B.M. #5 RR spike in W. side of power pole on S.E. cor. of 35th St. W. & Rock Road. Elev. = 198.28	

INDEX TO DRAWINGS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2-3	LINE 1
4	LINE 2-2A
5	LINE 3
6-7	FINAL PLAT

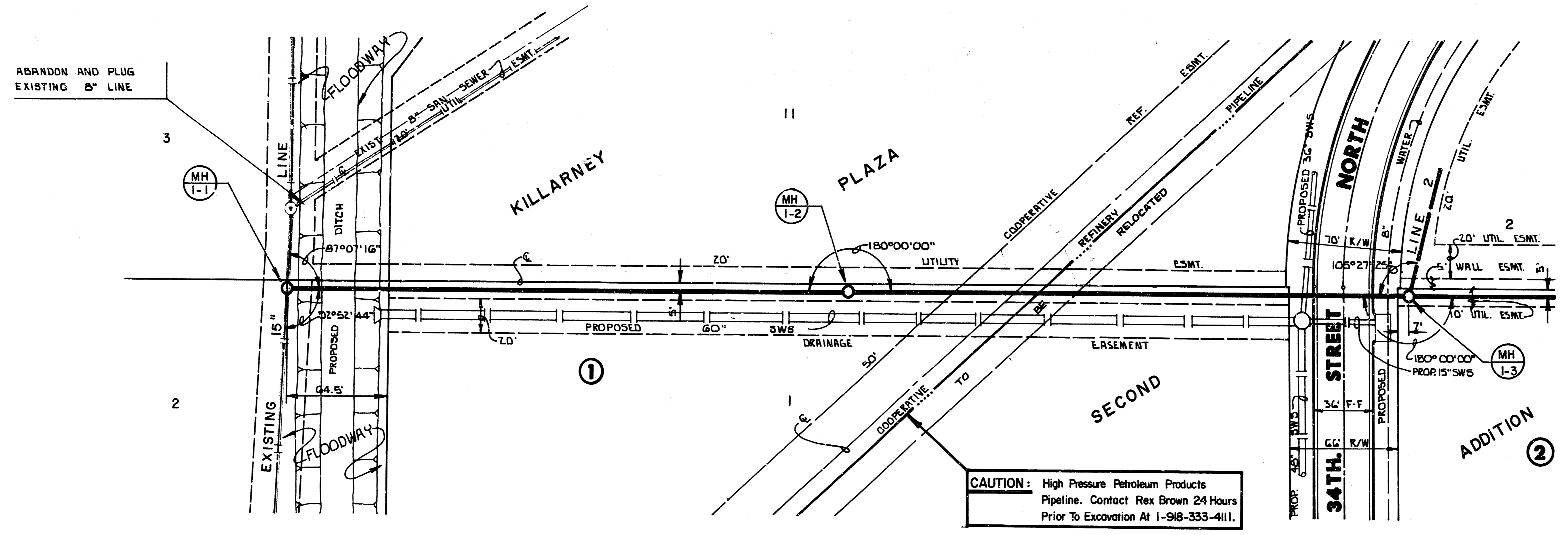


*AS BUILT
RPL
12-14-88
from MKEC AS BUILT PRINTS*



MKEC	KILLARNEY PLAZA SECOND ADDITION SANITARY SEWER PLANS	Design: GJA Drawn by: DLM Checked by: DSS Date: Aug. 1988 Job No.
	MID-KANSAS ENGINEERING CONSULTANTS PA 3500 NORTH ROCK ROAD BUILDING #800 WICHITA, KANSAS 67226 636-5566	
		Sheet 1 of 7

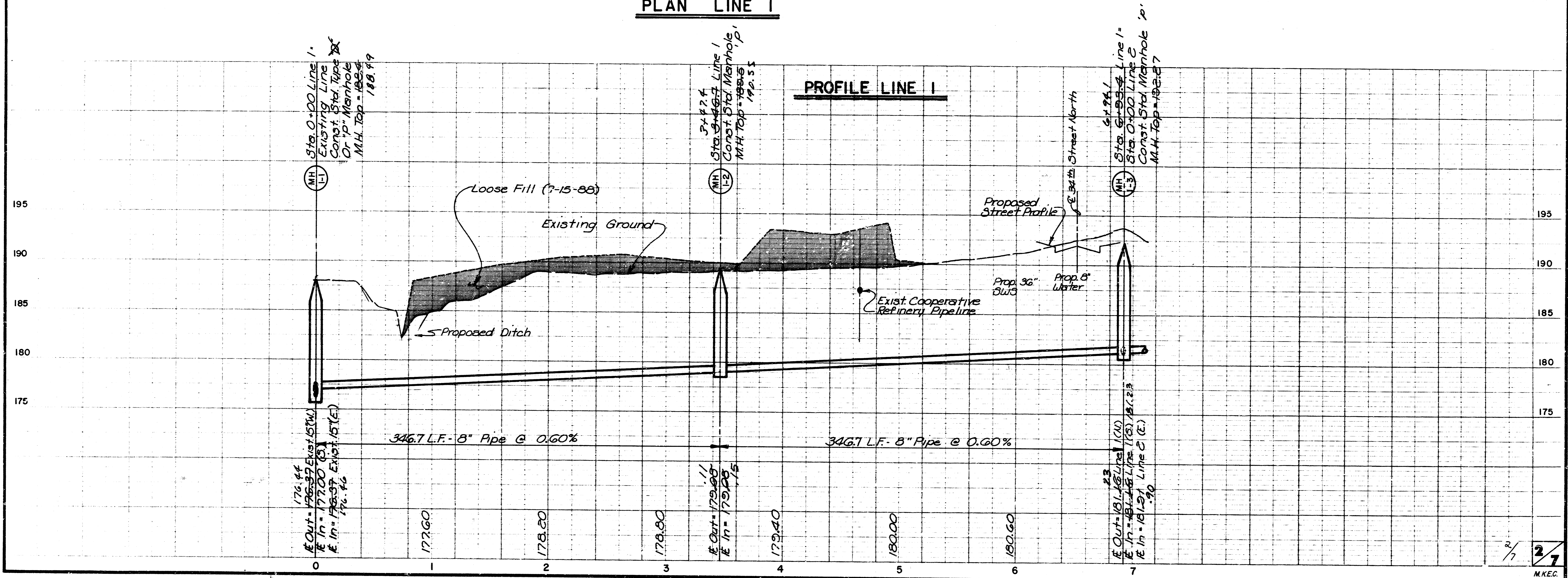
MKEC PROJECT NO. 88-04-113



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

CAUTION: High Pressure Petroleum Products Pipeline. Contact Rex Brown 24 Hours Prior To Excavation At 1-918-333-4111.

PLAN LINE I



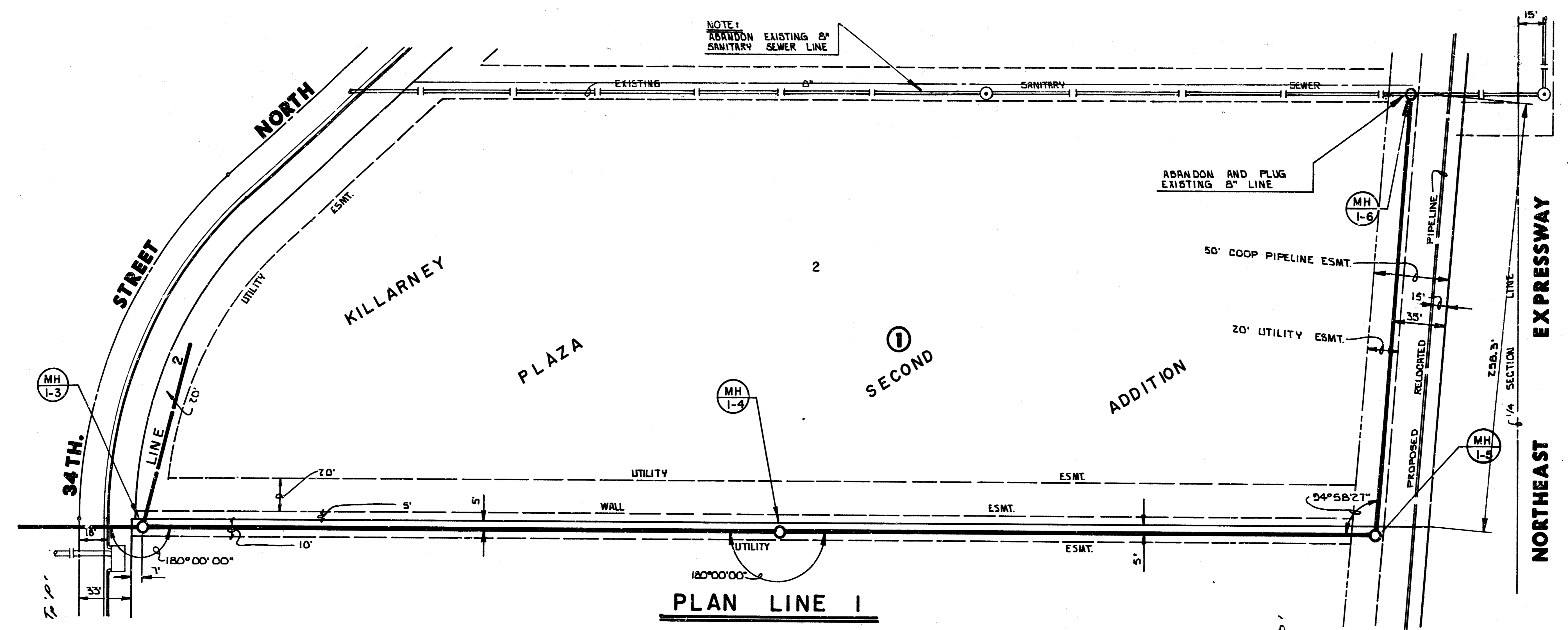
2/7
 MKEC

KILL ARNEY PLAZA SECOND ADDITION
 LAT. 34, MAIN 9, SAN. SEWER NO. 23
 PROJ. NO. 468-76-245-81881-000-000-001

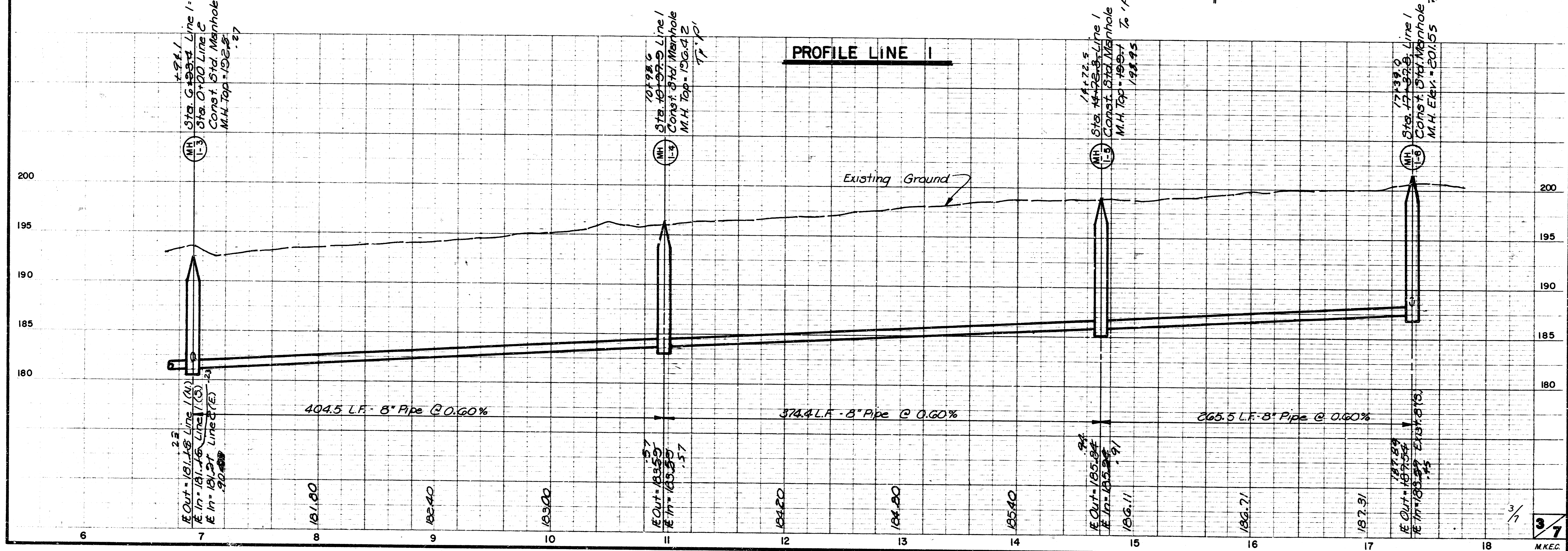


Scale: 1" = 40' Horiz.
 1" = 5' Vert.

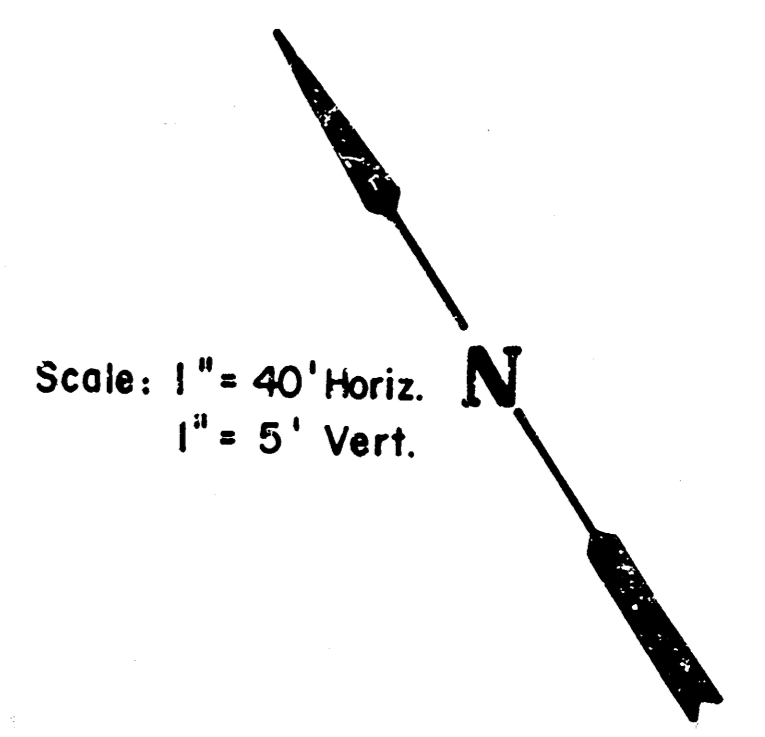
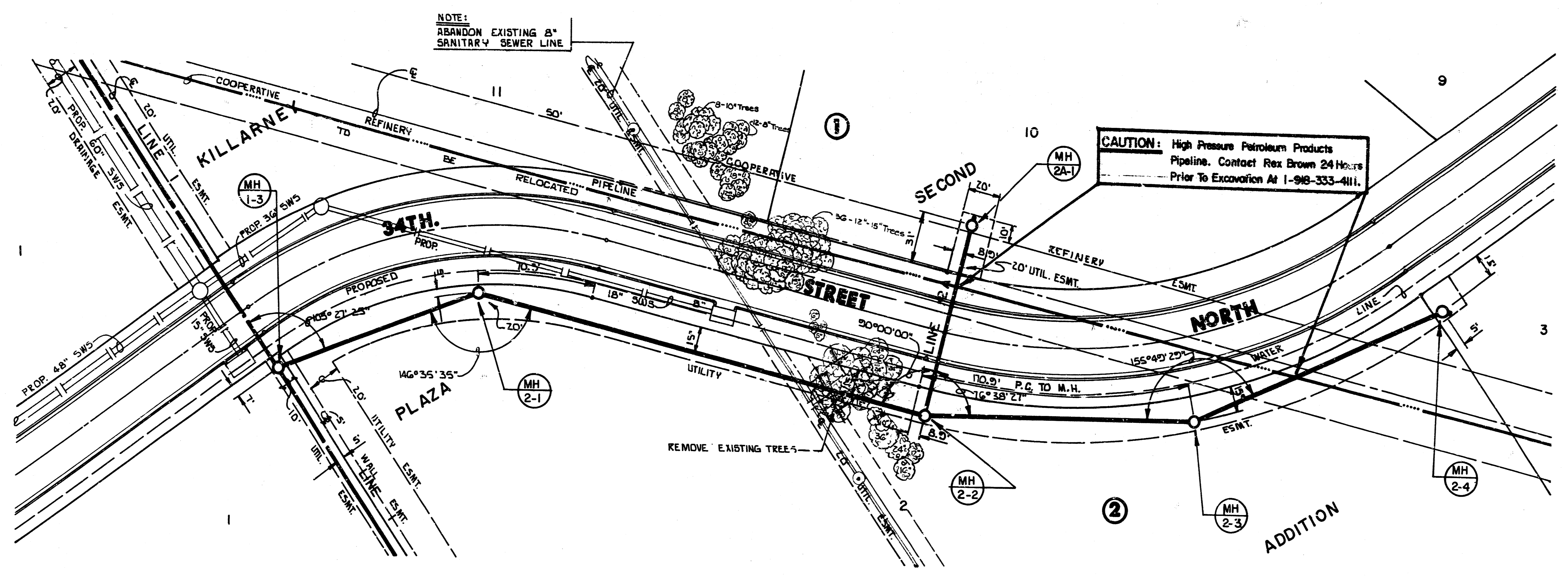
NOTE:
 PRIOR TO LAYING PIPE FROM MH-5 TO MH-6
 CONTRACTOR SHALL EXCAVATE EXISTING
 SEWER AT STA. 174.5 SO THAT THE
 ENGINEER CAN DETERMINE THE PRECISE
 ELEVATION PRIOR TO THE CONSTRUCTION
 OF LINE 1.



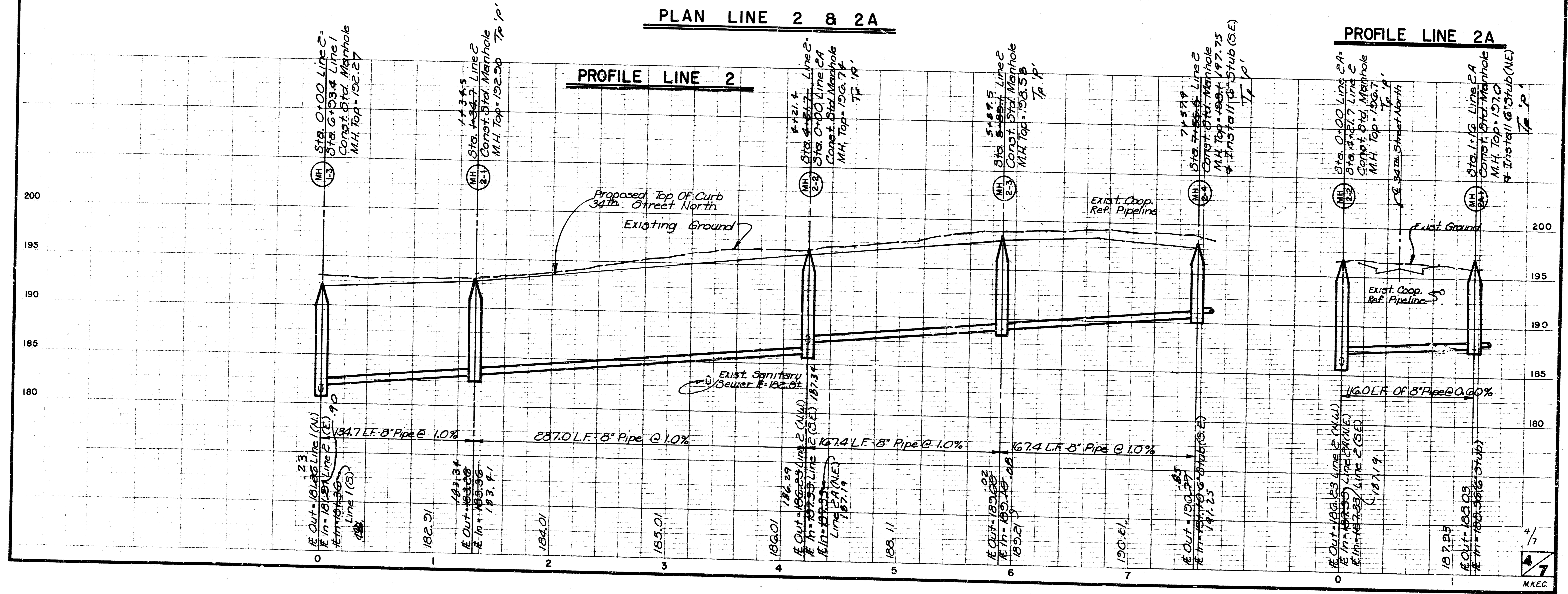
PLAN LINE 1



PROFILE LINE 1



PLAN LINE 2 & 2A



FINAL PLAT OF KILLARNEY PLAZA SECOND ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

I, Kenneth H. Bengtson, a Civil Engineer and Licensed Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "KILLARNEY PLAZA SECOND ADDITION" an addition to Wichita, Sedgwick County, Kansas, into Lots, Blocks, and Streets, the same being accurately set forth in the accompanying plat and described herein:

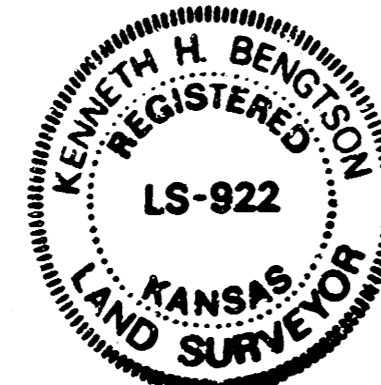
A tract of unplatted and platted land consisting of a portion of COMOTARA OFFICE CENTER, an addition to Wichita, Sedgwick County, Kansas, all within the Northeast Quarter, Section 31, Township 26 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, more particularly described as follows:

Commencing at the Southeast corner of said Northeast Quarter; thence S 89° 03' 14" W, 115.00 feet along the South line of said Northeast Quarter to the point of beginning; thence continuing along the said South line S 89° 03' 14" W, 188.11 feet; thence N 85° 57' 56" W, 806.86 feet; thence N 80° 02' 29" W, 1062.00 feet; thence N 00° 58' 20" W, 273.42 feet, to a point on a curve to the left; thence along said curve 117.66 feet, said curve having a central angle of 23° 39' 15", a radius of 285.00 feet, and a long chord of 116.83 feet, bearing N 55° 53' 14" E; thence N 44° 03' 37" E, 269.61 feet to a point on a curve to the left; thence along said curve 223.84 feet, said curve having a central angle of 45° 00' 00", a radius of 285.00 feet, and a long chord of 218.13 feet, bearing N 21° 33' 37" E; thence N 00° 56' 23" W, 315.00 feet to a point on a curve to the right; thence along said curve 251.02 feet, said curve having a central angle of 49° 56' 23", a radius of 288.00 feet, and a long chord of 243.15 feet, bearing N 24° 01' 49" E; thence N 49° 00' 00" E, 280.00 feet to a point on the West line of Imwood (street) as platted in 37TH ROCK ADDITION, an addition to Wichita, Sedgwick County, Kansas; thence S 41° 00' 00" E, 65.00 feet along the said West line to a point on the South line of 36th Street North as platted in said 37TH ROCK ADDITION; said point also being the Southern most point in said 37TH ROCK ADDITION; thence N 49° 00' 00" E, 176.00 feet along the South line of said 36th Street North to a point on a curve to the right; thence along said South line of 36th Street North and said curve 145.28 feet, said curve having a central angle of 40° 18' 12", a radius of 206.50 feet, and a long chord of 142.28 feet, bearing N 69° 09' 06" E; thence N 89° 18' 12" E, 475.45 feet along South line of 36th Street North to the Southeast corner of said 37TH ROCK ADDITION; thence S 01° 05' 20" E, 2.00 feet to the Northwest corner of Lot 3, Block 2 of COMOTARA OFFICE CENTER, an addition to Wichita, Sedgwick County, Kansas, said point also lying on the South line of 36th Street North as platted in said COMOTARA OFFICE CENTER; thence N 89° 18' 12" E, 610.01 feet along said South line of 36th Street North to a point lying 60.00 feet West of the East line of said Northeast Quarter said point also being the Northeast corner of said Lot 3, Block 2; thence S 01° 05' 20" E, 1445.47 feet along the East line of said COMOTARA OFFICE CENTER; thence continuing along the said East line of said addition, S 01° 46' 25" W, 100.12 feet; thence continuing along the said East line of said addition, S 01° 05' 20" E, 225.00 feet; thence S 43° 58' 57" W, 70.62 feet to the point of beginning.

All lots, blocks, streets, access control, easements, and building setbacks within the above described property are hereby vacated and replatted 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 21st day of June, 1988.

Kenneth H. Bengtson
Kenneth H. Bengtson, P.E., N.L.S. #922
Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road, Building #800



Know all men by these presents that we the undersigned property owners of the land as above set forth in the Land Surveyor's Certificate, have caused the same to be surveyed and platted into lots, blocks and streets the same to be known as "KILLARNEY PLAZA SECOND ADDITION" an addition to Wichita, Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public. Easements for the construction and maintenance of drainage and public utilities are hereby granted. The 5' wall easement is dedicated for the construction and maintenance of a wall, utilities may cross the wall easement. The floodway shall be the responsibility of the owners until such time as the City of Wichita elects to assume the responsibility for the maintenance and improvement of the drainage, provided further, that no structure shall be constructed 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 the City Engineer. Minimum pad elevations for Lots 3, 4, and 6 through 11, Block 1 are as indicated on the face of the plat. All abutters rights of access to or from the South line of Killarney Plaza Second Addition are hereby dedicated to the City of Wichita. All abutters rights of access to or from the East line of KILLARNEY PLAZA SECOND ADDITION, are hereby dedicated to the City of Wichita. provided however that Lots 5 and 9, Block 1 shall have access to Rock Road at two locations each, Lots 6, 7, and 8, Block 1 and Lots 2 and 3, Block 2 shall have access at one location each. All access locations shall be determined by the City Engineer. The sanitary sewer easement is hereby granted for the construction and maintenance of sanitary sewer lines.

NORTHROCK REALTY PARTNERS
a Kansas general partnership

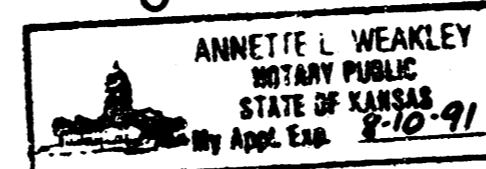
By: *Virginia L. Ablah*
Virginia L. Ablah, President
KILLARNEY INVESTMENTS, INC.
managing partner

STATE OF KANSAS
ss:
SEDGWICK COUNTY

Be it remembered that on this 21st day of June, 1988, before me a Notary Public in and for said State and County, came Virginia L. Ablah, President of Killarney Investments, Inc. managing partner to Northrock Realty Partners, 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.

Annette L. Weakley, Notary Public
Annette L. Weakley

My Appointment Expires: Aug. 10, 1991



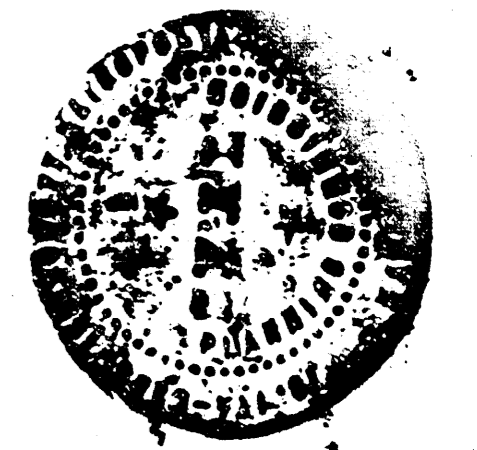
This plat of "KILLARNEY PLAZA SECOND ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 3rd day of March, 1988.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

John Parsons, Chairman
John Parsons

Marvin S. Krouse, Secretary
Marvin S. Krouse



This plat approved and all dedications shown hereon, if any, accepted by the City Council of the City of Wichita, Kansas, this 12th day of July, 1988.

Sheldon Kamen, Mayor
Sheldon Kamen

Carl T. Rea, Deputy City Clerk
Carl T. Rea

Entered on transfer record this 19th day of July, 1988.

Ronald E. Miller, County Clerk
Ronald E. Miller



STATE OF KANSAS
ss:
SEDGWICK COUNTY

This is to certify that this instrument was filed for record in the Register of Deeds office this 19th day of JULY, 1988, at 11:00 A.M.

Pat Kettler, Register of Deeds
Pat Kettler

Deputy, Deputy
Deputy



#958838

20.00
ck