

Lat. 58, Main 9, SS No. 23

SANITARY SEWER IMPROVEMENTS TO SERVE CORNEJO NORTH ADDITION

Project Number

468-82915

Index Code

743740

CITY OF WICHITA, KANSAS

Michael E. Lindebak, P. E., City Engineer

GENERAL NOTES

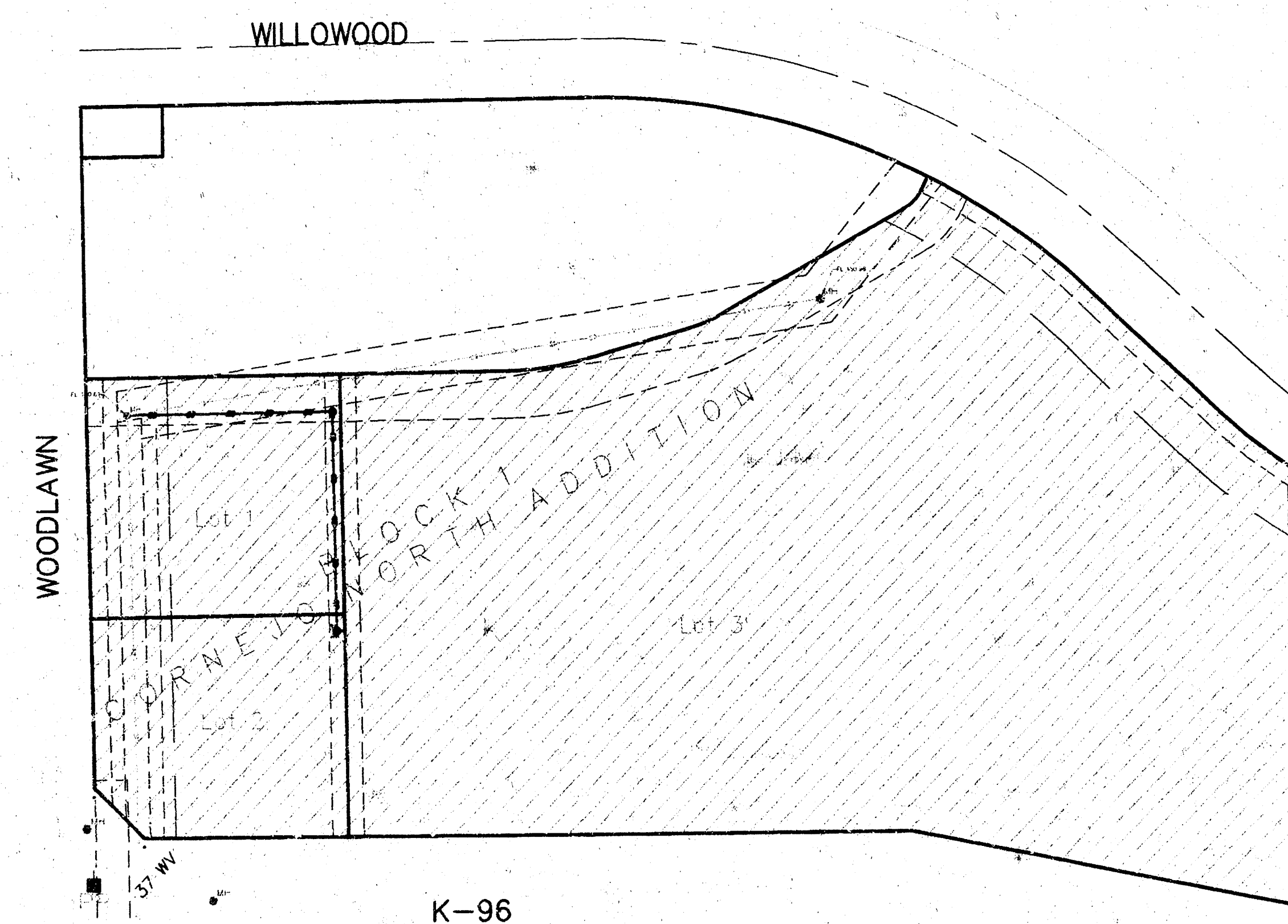
- Contractor will be required to provide notice to utility companies a minimum of twenty-four (24) hours prior to any excavation, as follows:

Kansas One-Call	687-2470
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The Contractor must notify the following in case of an emergency:

Cablevision	262-4270
or	263-2061
K.P.L. Gas Service Company	383-8650
Kansas Gas & Electric Company	383-8600
Peoples Natural Gas	942-8811
or	1-800-303-0357
Southwestern Bell Telephone Company	1-571-2611
City of Wichita Water Department	268-4908
City of Wichita Sewer Department	268-4071
- Exist. 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 Contractor will be required to work around existing utilities which do not conflict with proposed construction.
- The Contractor to verify utility locations prior to construction of this project.
- Utility service and installation shall be coordinated with the respective utility owners. Contacts are:

KG&E Gas	Shane Price	261-6867
K.G. & E.	Miles Capps	261-6434
Wichita Water	Chuck Steven	268-4555
	Joe Botinelly	268-4908
Southwestern Bell	Jim Tobin	268-2759
- All lawn/turf areas disturbed by construction of proposed improvements shall be restored with the same grass/sod as existing. Restoration of disturbed areas shall include, but not be limited to, top soil preparation, seeding, mulch and/or reseeded. All seeding/sodding work shall be in accordance with the City of Wichita standard specifications and the City of Wichita administrative regulation No. AR78 which governs cleanup and replacement following construction. All costs for this work shall be subsidiary to the lump sum price bid for "Site Restoration."
All other areas disturbed by construction shall be seeded with rye grass at a rate of 350 lbs./acre immediately following construction in that area.



LEGEND:

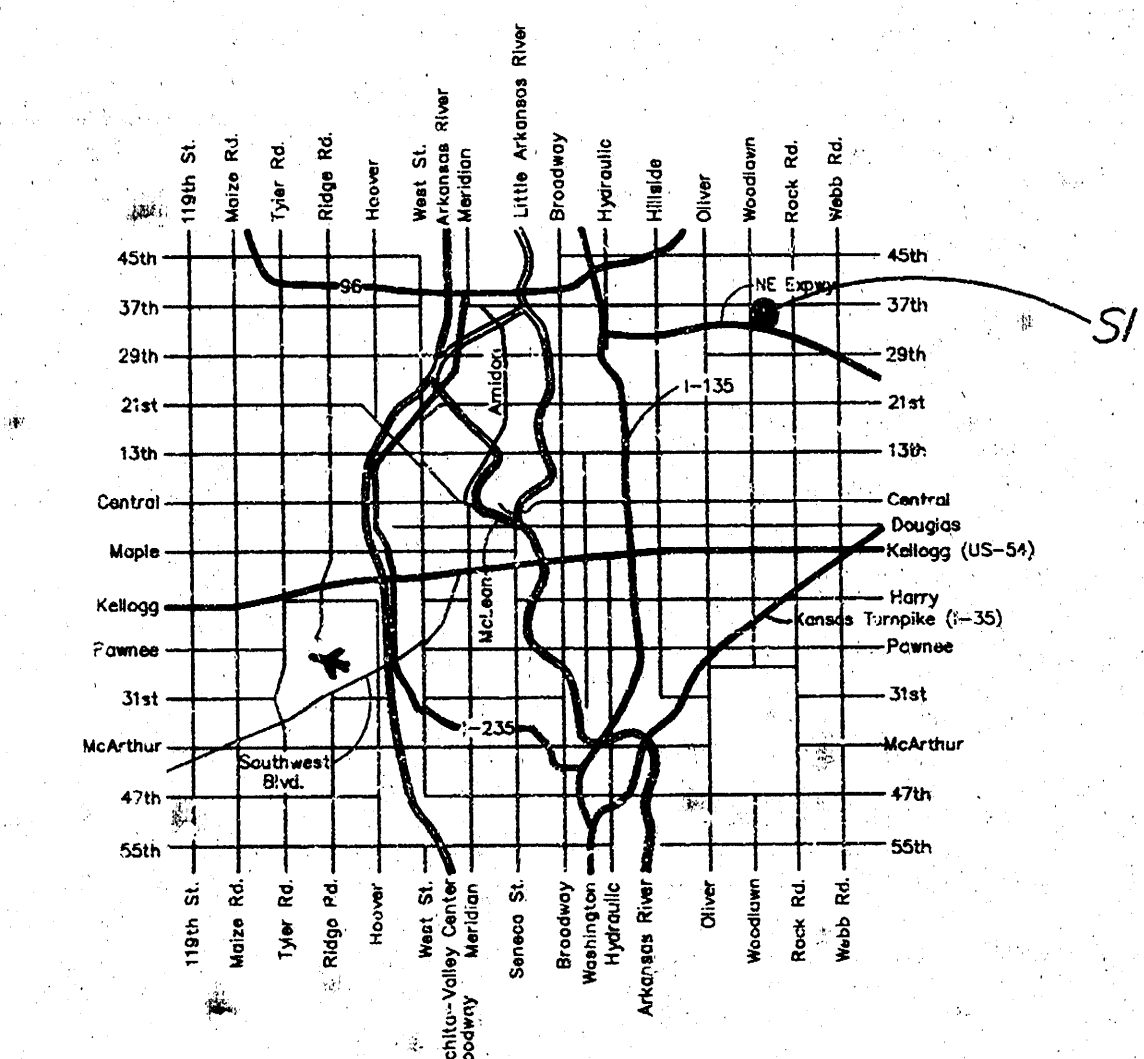
Benefit District included

BENCHMARK:

City Disk at NE Corner of East Hub Guard Wall
on Woodlawn Bridge over Chisalm Creek
Elev. = 177.97 (City Datum)

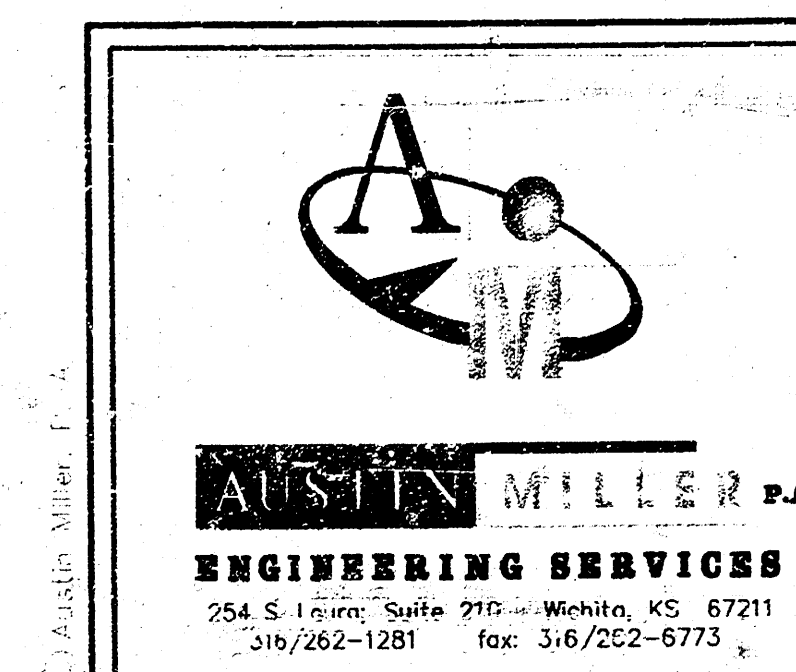
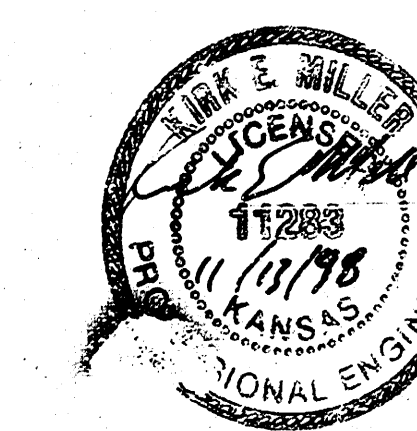
INDEX

- Cover
- Plan
- SS Plan and Profile



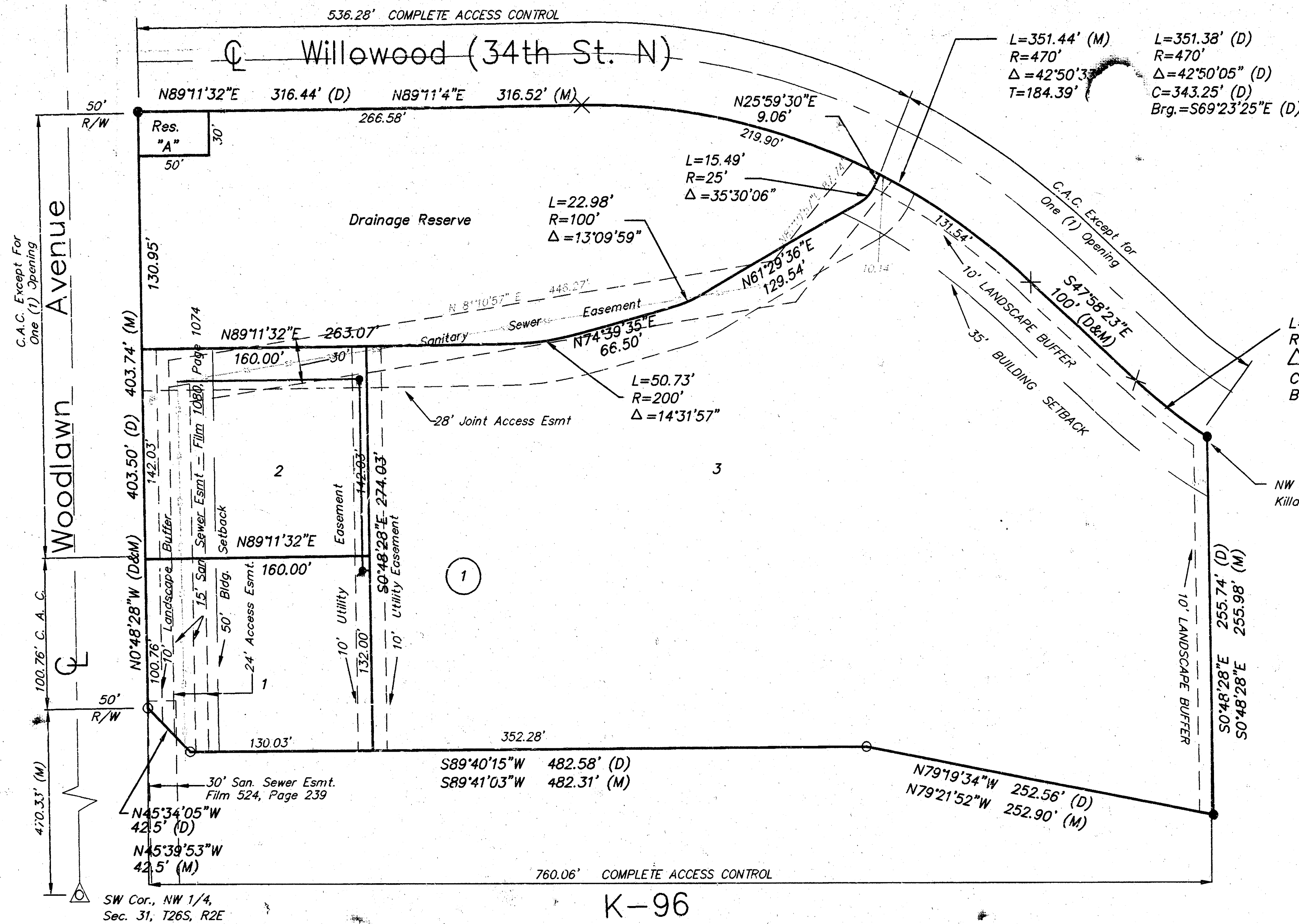
LOCATION MAP

Booked
3-4-99
P-66
Per Plan
RDL



CORNEJO NORTH ADDITION

Wichita, Sedgwick County, Kansas



BENCHMARK:
City Disk @ NE Corner of E hub guard wall
on Woodlawn bridge over Chiselm Creek.
Elev. = 177.97 (City Datum)

LEGEND:
○ 1/2" Rebar Found
● Set 1/2" Rebar w/ "LD High" cap
x Set "+" Cut in Concrete

Note:
Community Unit Plan
DP-228 on file with
Metropolitan Area Dept.

MINIMUM PAD ELEV.
Elev. = 177.97 (City Datum)

State of Kansas) ss
City of Wichita)

This plat of "CORNEJO NORTH ADDITION",
Wichita, Sedgwick County, Kansas, has been submitted to and approved
by the Wichita-Sedgwick County Metropolitan Area Planning Commission,
Wichita, Kansas.
Dated this ____ day of ____, 1998.
Wichita-Sedgwick County Metropolitan Area Planning Commission.

Richard Lopez, Chair

Marvin S. Krout, Secretary

State of Kansas) ss
City of Wichita)

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this ____ day of ____, 1998.

Bob Knight, Mayor

Pat Burnett, City Clerk

Entered on transfer record this ____ day
of ____, 1998.

James Alford, County Clerk

Know all men by these presents that we, the undersigned owners have
caused the land described in the Surveyors certificate to be platted into
Lots to be known as "CORNEJO NORTH ADDITION", Wichita, Sedgwick County,
Kansas. The utility easements are hereby granted as indicated for the
construction and maintenance of all public utilities. All butters rights of
access to or from Woodlawn Avenue are hereby granted to the City of
Wichita, provided however, that Lot 2 shall have a joint access easement to
Woodlawn at one (1) location as determined by the City Engineer. The joint
access easements are for use by Lots 1, 2, 3 and the public. The drainage
reserve is hereby granted to the public for drainage purposes and shall be
maintained by Lots 1, 2, & 3. The landscape buffer is for screening. Reserve
"A" is reserved for the construction of a pylon sign. Reserve "A" shall be
owned and maintained by Lot 3.

R.R.M. Properties, L.L.C., Owner
Ronald J. Cornejo, Member
New Rapid of Kansas, L.L.C.
Trent McKenzie, Member

State of Kansas) ss
Sedgwick County) The foregoing instrument was acknowledged
before me, this ____ day of ____, 1998, by Ronald J. Cornejo, Member,
R. R. M. Properties, L. L. C., on behalf of the corporation.

My App't. Exp. _____, Notary Public

State of Kansas) ss
Sedgwick County) The foregoing instrument was acknowledged
before me, this ____ day of ____, 1998, by Trent McKenzie, Member,
New Rapid of Kansas, L. L. P., on behalf of the corporation.

My App't. Exp. _____, Notary Public

State of Kansas) ss
Sedgwick County) The foregoing instrument was acknowledged
before me, this ____ day of ____, 1998, by
Intrust Bank, N. A.

My App't. Exp. _____, Notary Public

State of Kansas) ss
Sedgwick County) I, the undersigned licensed land surveyor in aforesaid
county and state, do hereby certify that, I have surveyed and platted "CORNEJO
NORTH ADDITION", Wichita, Sedgwick County, Kansas and the accompanying
plat is a true and correct exhibit of the property surveyed, described as follows:

A tract of land lying in the Northwest Quarter
of Section 31, Township 26 South, Range 2 East of the Sixth Principal
Meridian, Sedgwick County, Kansas, more particularly described as
follows: Beginning at the Northwest corner of Lot 1, Block 2
Killarney West Residential, an Addition to Wichita, Sedgwick County, Kansas;
thence S 40 degrees 48'28" E, 255.74 feet along the West line to the
Southwest corner of said Lot 1; thence N 79 degrees 19'34" W, 252.56 feet
along the North line of K-96 right-of-way as dedicated on Film 956, Page 20;
thence continuing along said right-of-way, S 89 degrees 40'15" W, 482.58 feet;
thence continuing along said right-of-way, N 45 degrees 34'05" W, 42.50 feet
to a point lying 50.00 feet east of the West line of said Northwest Quarter;
thence N 00 degrees 48'28" W, 403.50 feet parallel with said West line to a
point on the South line of 34th Street North as dedicated on Film 1052, Pages
967 and 968; thence N 89 degrees 11'32" E, 316.44 feet along said South line
to a point on a curve to the right; thence continuing along said South line of
said 34th Street North and along said curve 351.38 feet, said curve having a
central angle of 42 degrees 50'05", a radius of 470.00 feet, and a long chord
of 343.25 feet, bearing S 69 degrees 23'25" E; thence continuing along said
South line of 34th Street North, S 47 degrees 58'23" E, 100.00 feet to a point
on a curve to the left; thence continuing along said South line of 34th Street
North and along said curve 63.99 feet, said curve having a central angle of
10 degrees 37'38", a radius of 345.00 feet, and a long chord of 63.90 feet,
bearing S 53 degrees 17'12" E, to the Point of Beginning; EXCEPT a tract of
described as follows: Commencing at the NW Corner, Lot 1, Block 2, Killarney
West Residential, an addition to Wichita, Sedgwick County, Kansas; thence
S00°48'28"E, 255.74 feet to the north line of K-96 right-of-way; thence
N79°19'34"W along said north line of K-96 right-of-way, 252.56 feet; thence
S89°40'15"W along said north line of K-96 right-of-way, 482.58 feet to a
Point of Beginning; thence N45°34'05"W, 42.5 feet; thence N00°48'28"W,
242.79 feet; thence N89°11'32"E, 160.00 feet; thence S00°48'28"E, 274.03
feet to the north line of K-96 right-of-way; thence S89°40'15"W along said
north line of K-96 right-of-way 130.03 feet to the Point of Beginning.

ALONG WITH

A tract of land described as follows:

Commencing at the NW Corner, Lot 1, Block 2, Killarney
West Residential, an addition to Wichita, Sedgwick County, Kansas; thence
S00°48'28"E, 255.74 feet to the north line of K-96 right-of-way; thence
N79°19'34"W along said north line of K-96 right-of-way, 252.56 feet; thence
S89°40'15"W along said north line of K-96 right-of-way, 482.58 feet to a
Point of Beginning; thence N45°34'05"W, 42.5 feet; thence N00°48'28"W,
242.79 feet; thence N89°11'32"E, 160.00 feet; thence S00°48'28"E, 274.03
feet to the north line of K-96 right-of-way; thence S89°40'15"W along said
north line of K-96 right-of-way 130.03 feet to the Point of Beginning.

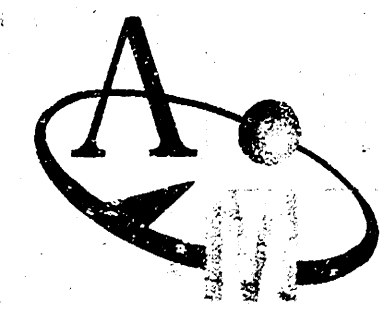
All being situated in Sec. 31, Twp. 26-S, R-2-E, of the
6th P.M., Sedgwick County, Kansas.

Existing public dedications and easements, being vacated by virtue of K.S.A. 12-512(b).

Lowell D. High, L. S. #685

Know all men by these presents that we, Intrust Bank, N. A., as mortgage
holder on the land as set forth above in the surveyor's certificate, do hereby
consent to the platting of the same to be known as "Cornejo North Addition",
Wichita, Sedgwick County, Kansas.

Intrust Bank, N. A.



AUSTIN MILLER P.A.
ENGINEERING SERVICES
254 S. Laura, Suite 210 Wichita, KS 67211
316/262-1281 fax: 316/262-6773

