

PLOTTED: Monday, August 04, 2014 @ 03:19PM

# PRIVATE WATER DISTRIBUTION SYSTEM IMPROVEMENTS

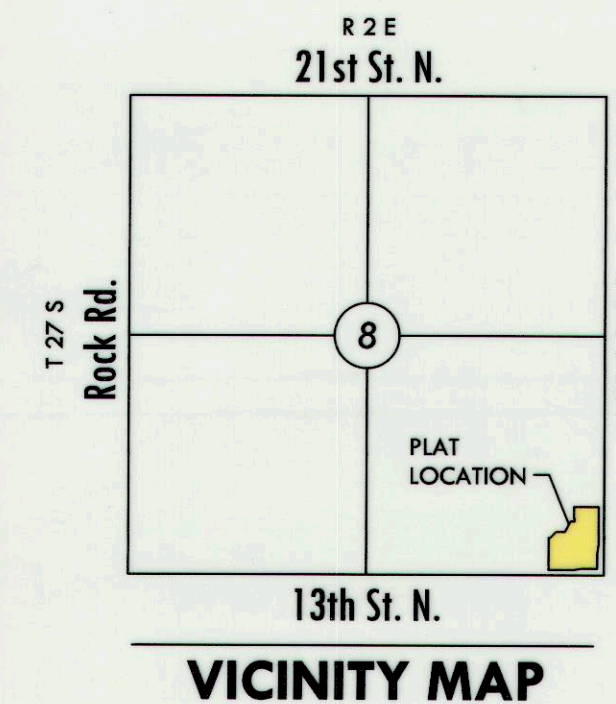
TO SERVE

# WATERFRONT PLAZA BUILDING D

PROJECT NO. 1839PPW

THE CITY OF WICHITA, KANSAS  
GARY JANZEN, P.E. - CITY ENGINEER

OCA 607853



## NO A AS-BUILT

### GENERAL NOTES

- ALL WATER MAINS AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF WICHITA, KANSAS STANDARD SPECIFICATIONS AND SPECIAL PROVISIONS.
- CONTRACTOR WILL BE REQUIRED TO PROVIDE A MINIMUM ADVANCE NOTICE OF SEVENTY-TWO (72) HOURS TO UTILITY COMPANIES PRIOR TO STARTING ANY EXCAVATION AS FOLLOWS:

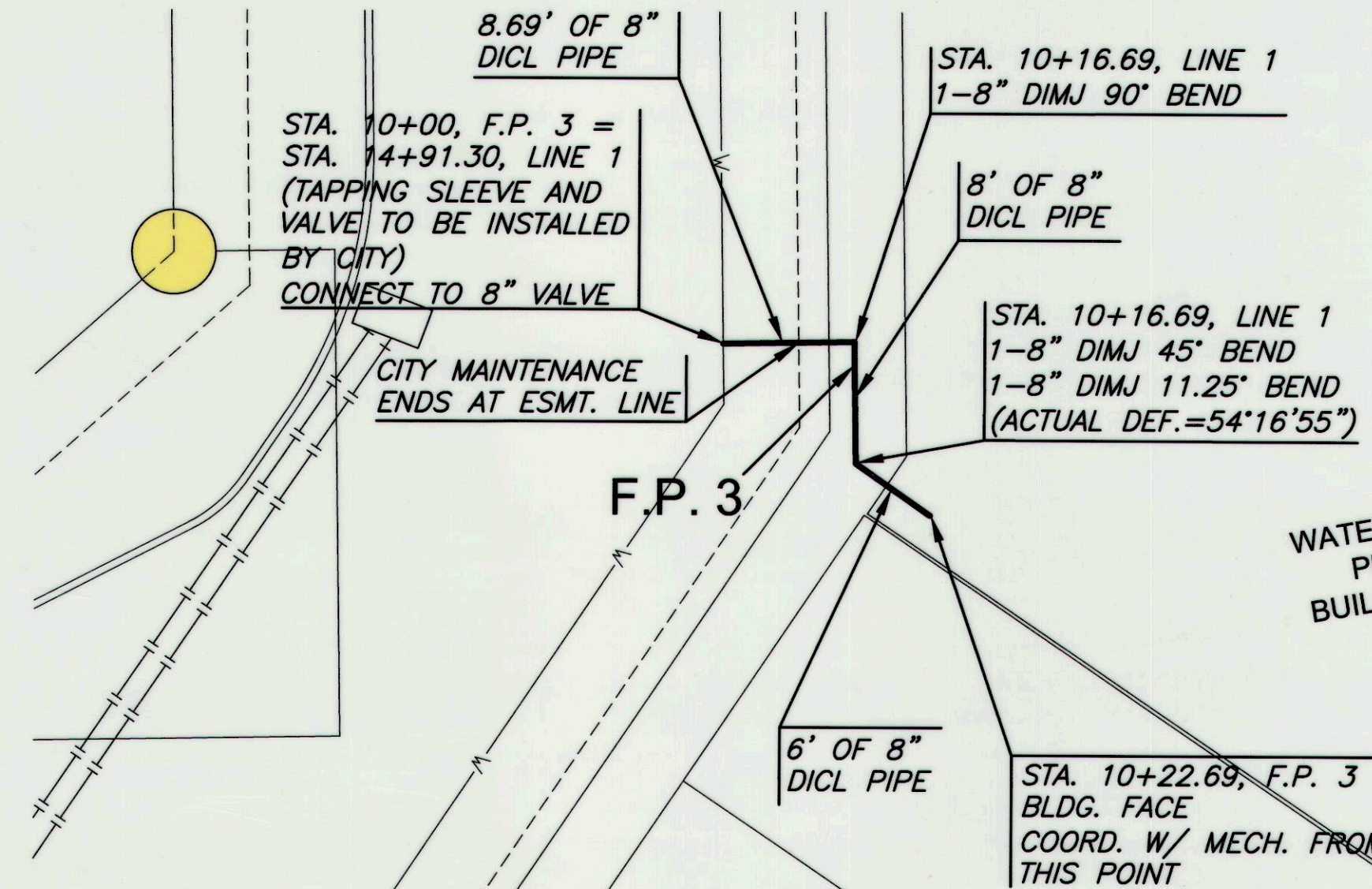
KANSAS ONE-CALL 1-800-344-7233  
OR LOCAL (WICHITA) 687-2470

THE CONTRACTOR MUST NOTIFY THE FOLLOWING IN CASE OF EMERGENCY:

COX COMMUNICATIONS (CABLE) 262-0661  
WESTAR (ELECTRIC) 383-8600  
KANSAS GAS SERVICE (GAS) 832-3101  
SBC (TELEPHONE) 800-870-8390  
CITY OF WICHITA WATER & SEWER 262-6000  
BLACK HILLS ENERGY (GAS) 800-303-0357

- THE WATER MAIN SHALL BE CONSTRUCTED ON THE ALIGNMENT SHOWN ON THE PLANS. 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, AND SHALL BE INCLUDED IN THE PRICE BID FOR THE INSTALLED WATER PIPE. TREES AND SHRUBS WHICH ARE NOT IN DIRECT CONFLICT WITH PROPOSED CONSTRUCTION SHALL BE SAVED AND PROTECTED FROM DAMAGE.
- OPENING AND CLOSING WATER VALVES SHALL BE DONE SLOWLY TO PREVENT DAMAGE TO THE WATER DISTRIBUTION SYSTEM FROM WATER HAMMER. ALL VALVES CLOSED BY THE CONTRACTOR MUST BE REOPENED AS NEW CONSTRUCTION PERMITS. PROJECT INSPECTOR MUST ASCERTAIN THAT ANY VALVE CLOSED BY THE CONTRACTOR IS REOPENED. CONTRACTOR WILL BE PERMITTED TO OPERATE WATER VALVES ONLY WHEN THE PROJECT INSPECTOR ASSIGNED TO THE PROJECT IS PRESENT.
- CONTRACTOR SHALL NOT START WORK ON THE PROJECT UNTIL THE PROJECT INSPECTOR IS ASSIGNED TO THE PROJECT AND IS PRESENT ON THE SITE. ANY WORK DONE WITHOUT INSPECTION WILL BE REQUIRED TO BE UNCOVERED FOR INSPECTION.
- 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. EXISTING UTILITIES AND THEIR LOCATION, 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 WITHIN THE RIGHT-OF-WAY WHICH DO NOT CONFLICT WITH PROPOSED 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. ALL COSTS FOR THIS WORK SHALL BE SUBSIDIARY TO SITE RESTORATION.
- THE CONTRACTOR SHALL RESTORE ALL DITCHES, SWALES, ROAD SHOULDERS, ENTRANCES AND BANK LINES TO THEIR ORIGINAL SLOPES AND GRADES EXCEPT AS SHOWN OTHERWISE.
- NO SERVICES WILL BE INSTALLED AS PART OF THIS PROJECT.
- RUBBLE FROM THE REMOVAL OF MISCELLANEOUS STRUCTURES INCLUDING ANY TREES REMOVED AND TREE TRIMMINGS SHALL BE DISPOSED OF ON SITES TO BE PROVIDED BY THE CONTRACTOR. THESE SITES SHALL BE APPROVED BY THE ENGINEER AS TO SUITABILITY, APPEARANCE AND SITE LOCATION. LOCATIONS THAT, IN THE OPINION OF THE ENGINEER, WILL LEAVE AN UNSIGHTLY APPEARANCE WILL NOT BE APPROVED. ALL DISPOSAL SITES MUST BE APPROVED BY THE KANSAS DEPARTMENT OF HEALTH AND ENVIRONMENT. MATERIAL EITHER STOCKPILED OR DISPOSED OF IN A FLOOD PLAIN WOULD REQUIRE A KANSAS STATE BOARD OF AGRICULTURE PERMIT. ANY MATERIAL DUMPED IN WATERS OF THE UNITED STATES OR WETLANDS IS SUBJECT TO U.S. CORPS OF ENGINEERS PERMITTING REGULATIONS. ANY MATERIAL BURIED OR STOCKPILED BEYOND APPROVED CONSTRUCTION LIMITS WOULD REQUIRE ADDITIONAL ARCHAEOLOGICAL INVESTIGATIONS UNLESS BURIED IN A PREVIOUSLY APPROVED BORROW LOCATION.
- THE CONTRACTOR SHALL LAY A TRACER WIRE & SET TEST STATIONS ALONG ALL WATER LINE PIPE INSTALLED IN ACCORDANCE WITH CITY OF WICHITA SPECIFICATIONS & TRACER WIRE DETAIL ON DETAIL SHEET. COST IS SUBSIDIARY TO PIPE INSTALLATION.
- CONTRACTOR TO COORDINATE CONSTRUCTION OF WATERLINE WITH OTHER CONSTRUCTION ACTIVITIES ON SITE.
- WORK DONE UNDER THIS PROJECT IS SUBJECT TO THE CITY OF WICHITA REQUIREMENTS FOR "CONSTRUCTION OF INFRASTRUCTURE IMPROVEMENTS BY PRIVATE CONTRACTOR." THE CONTRACTOR SHALL BE FAMILIAR AND COMPLY WITH ALL OF THE REQUIREMENTS, INCLUDING BONDING, INSPECTION, TESTING, NOTIFICATION, PROVIDING AS-BUILT DRAWINGS, PAYING FOR ALL NECESSARY CONNECTIONS AND/OR STREET REPAIR FEES AND PROVIDING PIPE MATERIAL AND OTHER CERTIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ARRANGING FOR THE CITY OF WICHITA TO MAKE AN 8" TAP TO THE EXISTING WATER LINE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PAYING ALL ASSOCIATED TAP, EQUITY AND PERMIT FEES, INCLUDING ANY PERMIT FEES THROUGH THE WICHITA FIRE DEPARTMENT.
- THE CONTRACTOR SHALL COORDINATE REMOVAL AND REPLACEMENT OF THE EXISTING CONCRETE DRIVEWAY PAVEMENT WITH THE SITE GENERAL CONTRACTOR.
- WORK ON THIS PROJECT SHALL BE DONE BY A LICENSED FIRE SPRINKLER CONTRACTOR. NO WORK SHALL BE DONE WITHOUT FIRST NOTIFYING THE OWNERS/GENERAL CONTRACTOR'S PROJECT REPRESENTATIVE AND INSPECTION, AND ALSO THE APPROPRIATE WICHITA FIRE DEPARTMENT INSPECTOR.
- THE FIRE LINE SHALL BE TESTED AND INSPECTED TO MEET APPLICABLE FIRE CODE REQUIREMENTS. THE CONTRACTOR WILL BE REQUIRED TO SAMPLE AND TEST THE LINE FOR WATER QUALITY IN ACCORDANCE WITH KDHE AND CITY OF WICHITA REQUIREMENTS.
- DEVELOPER FOR THIS PROJECT IS:  
BEECH LAKE INVESTMENT, LLC  
P.O. BOX 782257  
WICHITA, KS 67278  
JOHNNY STEVENS  
(316) 636-2100

**NOTE:**  
WATER LINE VALVES TO BE OPERATED BY CONTRACTOR ONLY IF WATER INSPECTOR IS ON SITE.



1395		1395	
1390		1390	
1385		1385	
1380		1380	
1375		1375	
1370		1370	
1365		1365	
1360		1360	
1355		1355	
1350		1350	

SCALE: HORIZ. = 1"=40'  
SCALE: VERT. = 1"=5'

CONNECT TO 8" VALVE  
90° BEND  
22.5' BEND  
& 11.25' BEND  
MATCH LINE

PROPOSED GROUND  
EXISTING GROUND

8" DICT @ 0.00%

400.00  
408.69  
416.69  
424.69

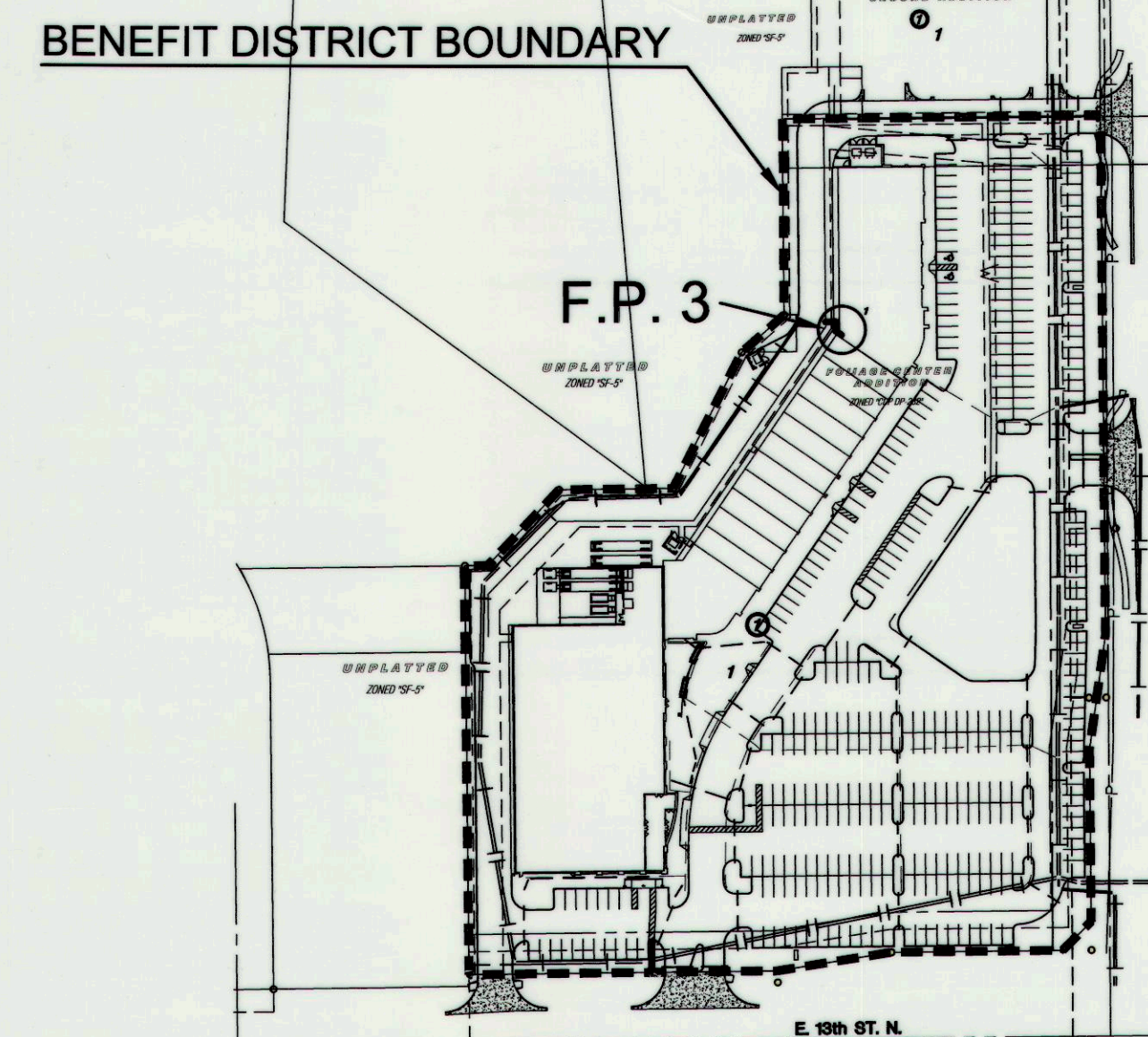
1373.83 (8")  
1373.83  
1373.83  
1373.83

### BENCHMARKS

BM#1 Square cut on SW. corner of signal light pole base at NE. corner of Webb Rd. and 13th St. Elev.=1373.345 (NGVD 29)

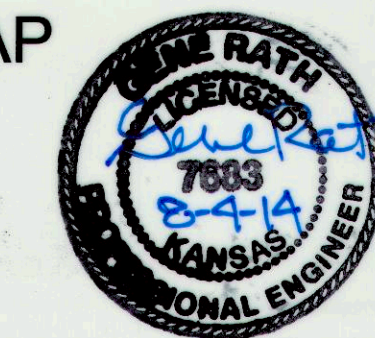
### INDEX TO DRAWINGS

SHEET NO.	DESCRIPTION
01	FIRE PROTECTION
02-03	WATER DETAILS
04-05	FINAL PLATS



### LOCATION MAP

SCALE: 1"=150'  
0 75 150 300



APPROVED AS NOTED  
BY CITY ENGINEER OF WICHITA,  
BY WICHITA WATER & SEWER DEPARTMENT,  
& BY WICHITA FIRE DEPARTMENT

Water Mains (Public Works) *Rebecca Dail 8/14*

Water Mains (Water & Sewer Dept.) *Ray Kelly 8/6-14*

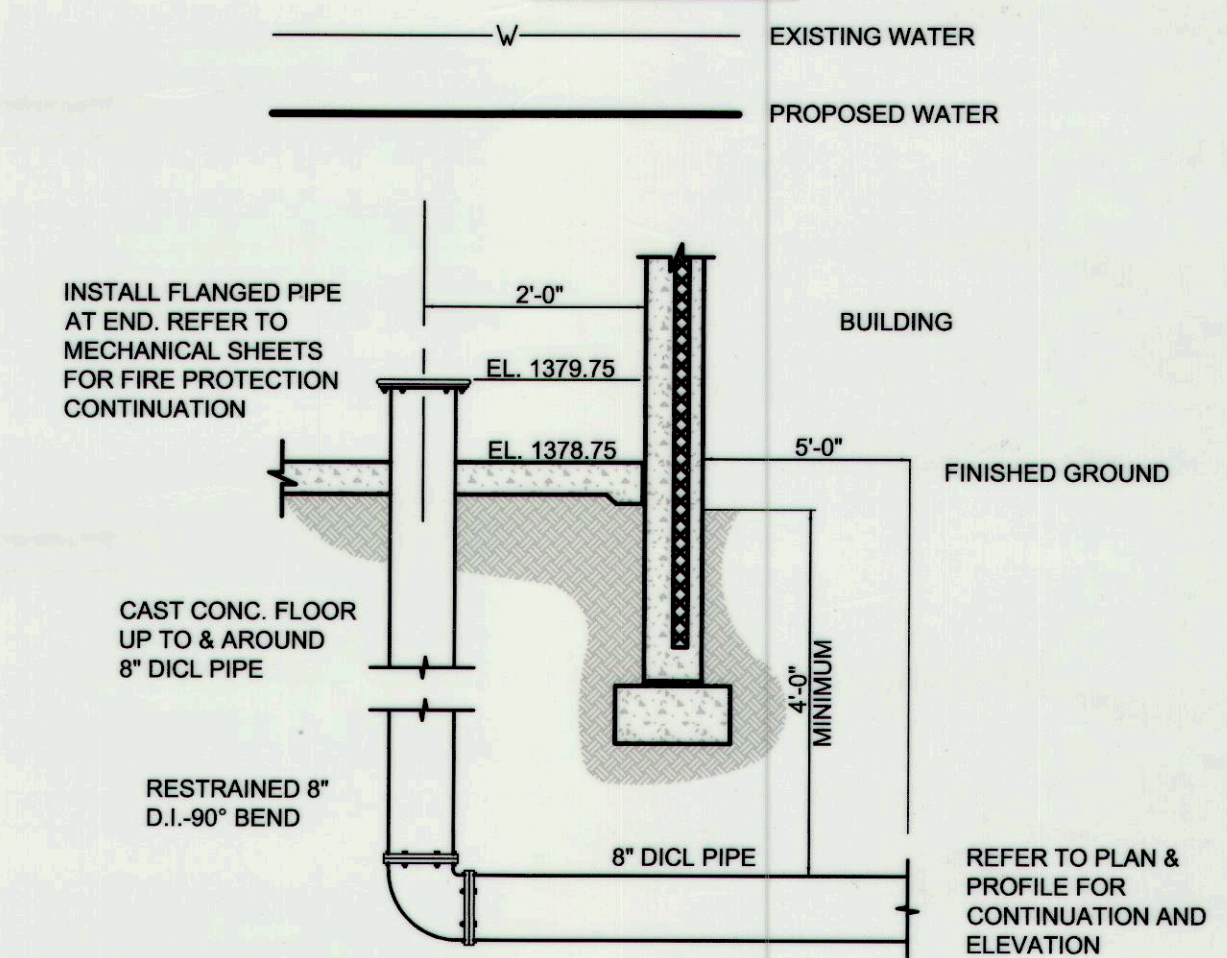
Fire Prot. Line (Fire Dept.) *DTM 8/6/14*

### NOTE TO CONTRACTORS

**Public Property:**  
Inspection and testing for the waterline is to be provided by a Licensed Consulting Engineering Firm under contract with the Owner/Developer. Said inspection to be in accordance with the City of Wichita Standard Construction Engineering Practices and certified by a Professional Engineer licensed in the state of Kansas. No work shall be performed in dedicated easements or public rights-of-way by the Contractor without such inspection, nor shall any work be commenced without written authorization by the City Engineer. All construction and materials shall comply with the City of Wichita Specifications and Standards (on file and available in the City Engineer's Office).

**Private Property:**  
Installation and testing for the fire protection line is to be performed by a City of Wichita Licensed Fire Protection Contractor in accordance with the fire codes as adopted by the City of Wichita. All materials and construction practices for the fire protection line shall comply with the fire codes as adopted by the City of Wichita (available from the City of Wichita Fire Department). The Contractor shall not commence work without notification and approval of the Wichita Fire Department. Inspection of the fire protection line is to be provided by a licensed engineering firm under contract with the Owner/Developer and the Fire Department. The contractor shall not start work until the project inspector is assigned to the project and present on the site. Any work done without inspection will be required to be uncovered for inspection.

### LEGEND



NOTE: DUCTILE IRON CEMENT LINED PIPE, THICKNESS CLASS 50 (AWWA C151) ENCLOSED IN POLYWRAP OF VIRGIN POLYETHYLENE (>8 MIL THICKNESS) SECURED WITH 2" WIDE TAPE (>10 MIL THICK); SCOTCHRAP NO. 50, POLYKEN NO.900 OR APPROVED EQUAL.

NOTE: ALL LINES TO BE INSTALLED BY OTHERS ARE SUBJECT TO MABCD REVIEW.

NOTE: CONTRACTOR TO VERIFY DEPTH AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.



PRIVATE WATER DISTRIBUTION PLANS FOR  
**WATERFRONT PLAZA BUILDING D**  
WICHITA, KANSAS

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www.mkec.com

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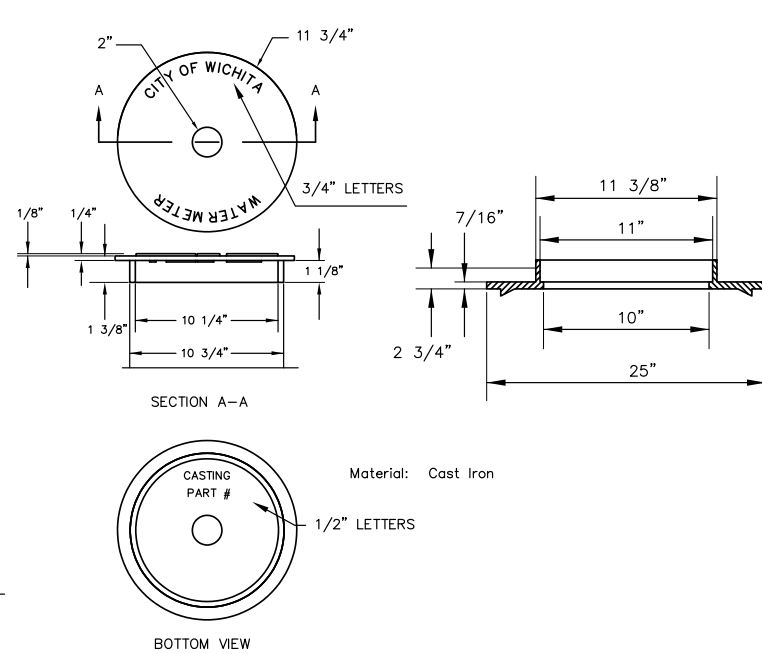
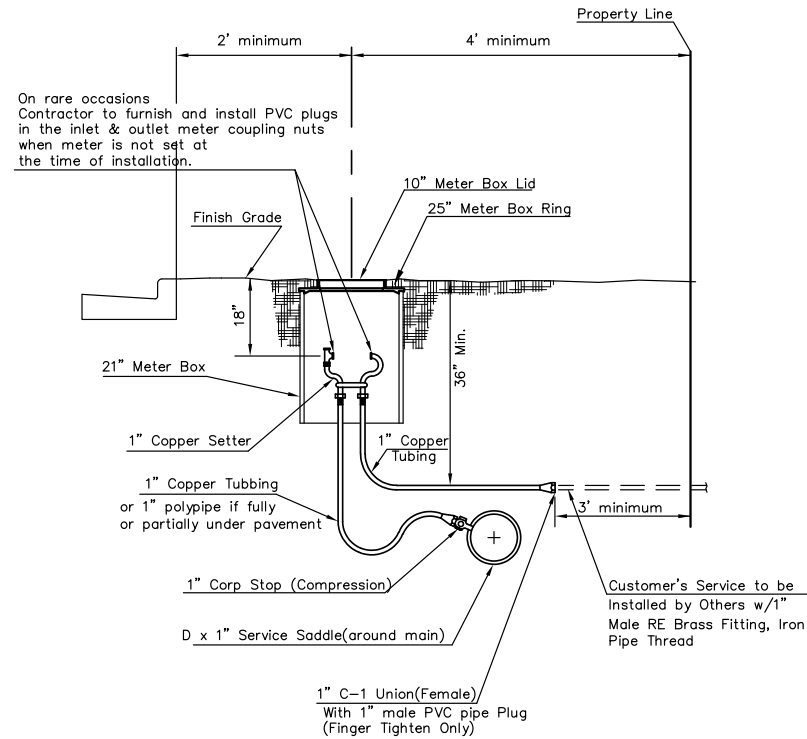
### FIRE PROTECTION

PROJECT NO.	04274	
DATE	JULY 2014	
SCALE	AS SHOWN	
DESIGNED	DRAWN	CHECKED
GR	LES	GR

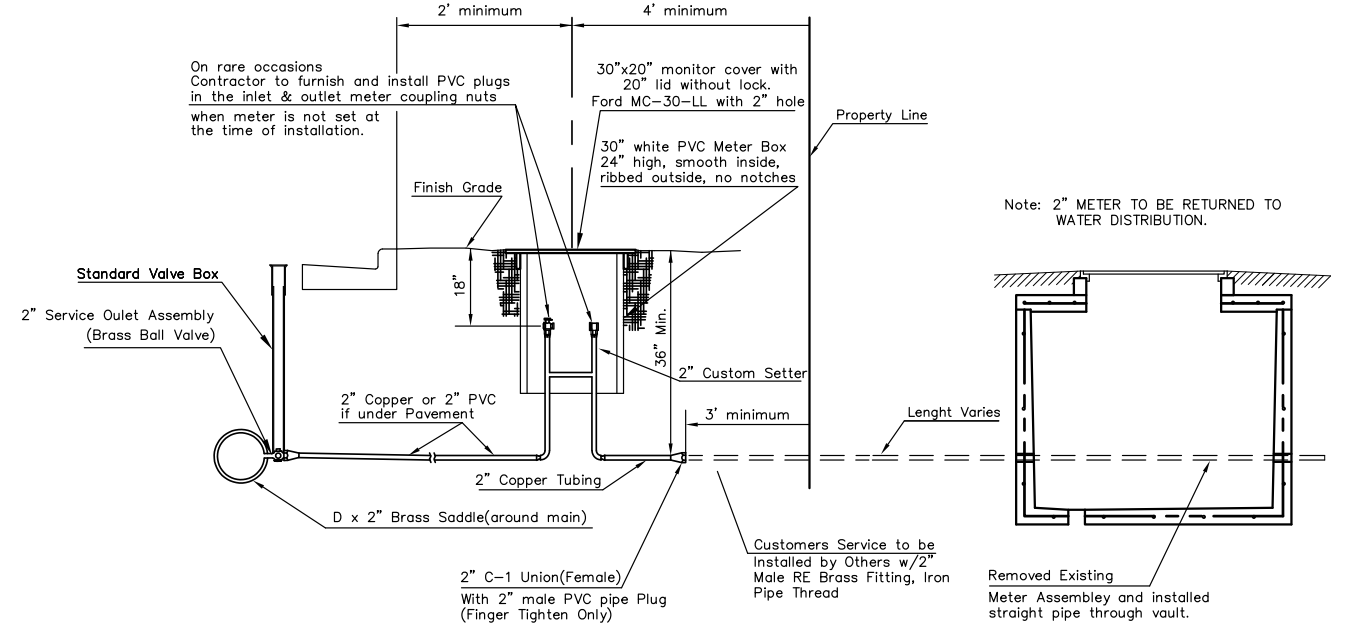
NO.	REVISION	DATE

SHEET NO.  
01 OF 05





**NOT TRAFFIC RATED RING & LID FOR 1" METER BOX**



**TYPICAL 2" METER SETTING      TYPICAL 2" METER SETTING INVOLVING EXISTING 2" METER VAULT**

Note: ONE VALVE STEM EXTENSION FOR EACH VALVE BURIED GREATER THAN 5'.

Note: ONE VALVE STEM EXTENSION FOR EACH VALVE BURIED GREATER THAN 5'.

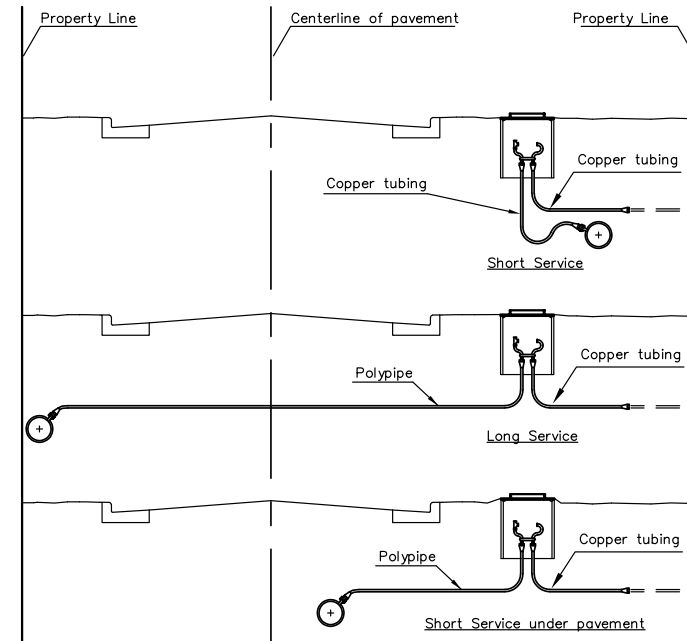
**TYPICAL 1" METER SETTING**

Minimum length of pigtail on consumer side is 36" of copper tubing from meter set.  
Bore hole under paving shall be a maximum of 2" in diameter and a minimum of 36" below top of pavement.  
Service Saddles are required on all mains.  
Meter boxes will be located on each lot to be served, as indicated in the SPECIAL PROVISIONS

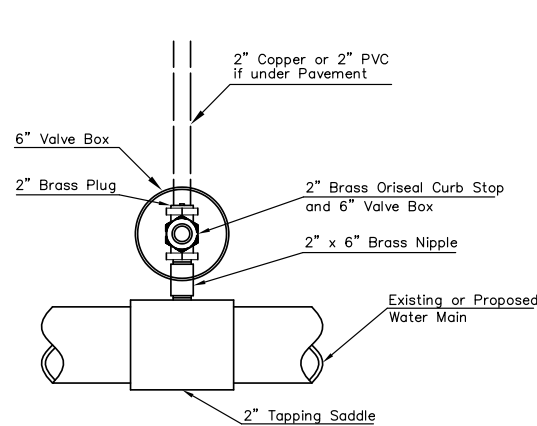
- 1 - Ø Mueller Thread Corporation Stop
  - 1 - Ø Type "K" Copper Tubing
  - 1 - Ø Copper to Iron Union (Male)
  - 1 - Ø Brass Curb Stop (Iron to Iron)
  - 2 - Øx4" Brass Nipple
- Air Release
- 2 - Ø Brass Elbows (90°)
  - 1 - 1"x6" Brass Nipple
  - 1 - 30" Monitor Cover
  - 1 - 20" Meter Lid

NOTE:

THE 1 1/2" AIR RELEASE ASSEMBLY WILL TYPICALLY BE USED ON WATER MAINS 24" AND SMALLER, AS SPECIFICALLY DESIGNATED IN THE PLANS. COMBINATION AIR RELAEASE ASSEMBLIES WILL BE SPECIFICALLY DESIGNED FOR PROJECTS WITH LARGER MAINS, AND WILL BE INCLUDED IN THE PLANS.

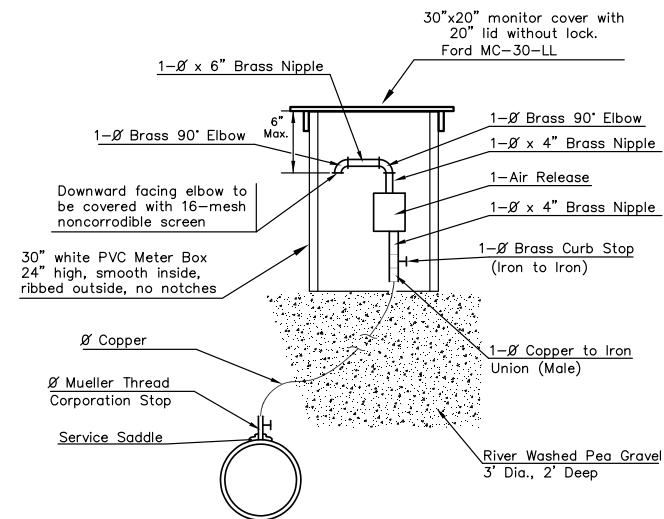


**SERVICE TYPES**



Note: Where the 2" Service Outlet Assembly is to be used to connect a 2" main to another main, the 2" valve shall be a 2" IPT Gate Valve. 2" ball or globe vavies shall not be approved for this use.

**2" SERVICE OUTLET ASSEMBLY**



**MATERIALS FOR 1" or 2" AIR RELEASE ASSEMBLY**  
Ø = 1" or 2"



<b>STANDARD WATER SERVICE DETAIL</b>		
CITY ENGINEER <b>GARY JANZEN, P.E.</b>		
PROJECT NUMBER 1839PPW	OCA NUMBER 607853	DATE 01/2014
CITY ENGINEER'S OFFICE CITY HALL - SEVENTH FLOOR 455 NORTH MAIN STREET WICHITA, KANSAS 67202-1620 (316) 268-4501		SHEET 03 OF 05

# FINAL PLAT

## FOLIAGE CENTER ADDITION


### AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

#### PLANNING COMMISSION CERTIFICATE

This plat of "FOLIAGE CENTER ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.  
Dated this 4th day of January, 2008  
WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

*Dorell Downing*  
Dorell Downing, Chair

Attest: *John L. Schlaigt*  
John L. Schlaigt, Secretary



#### GOVERNING BODY CERTIFICATE

The dedications shown on this plat are hereby accepted and this plat is hereby approved by the governing body of the City of Wichita, Kansas.  
Dated this 26th day of February, 2008

At the direction of the City Council.


*Carl Brewer*  
Carl Brewer, Mayor

Attest: *Karen Sublett*  
Karen Sublett, City Clerk

#### TRANSFER RECORD

STATE OF KANSAS, SEDGWICK COUNTY) ss:  
Entered on transfer record this 26th day of January, 2009

*Kelly B. Arnold*  
Kelly B. Arnold, County Clerk




#### REGISTER OF DEEDS CERTIFICATE

This is to certify that this Instrument was filed for record in the Register of Deeds office this 26th day of January, 2009, at 12:37:30 o'clock PM; and is duly recorded.

For *Angie E. Buckingham*  
Angie E. Buckingham, Register of Deeds

Attest: *Tonya E. Buckingham*  
Tonya E. Buckingham, Deputy


Register of Deeds - Bill Meek  
www.mkec.com  
DOC #/FLH-PG: 2903318L  
Record #: 1708002  
Pages Recorded: 1  
Casher Initials: JP  
Authorized By: *[Signature]*  
Recording Fee: \$20.00  
Date Recorded: 1/26/2009 12:37:30 PM



#### COUNTY SURVEYOR

Reviewed in accordance with K.S.A. 58-2005 on this 9th day of October, 2008.

*Tricia L. Robello*  
Tricia L. Robello, Deputy County Surveyor



411 N. WEBB ROAD  
WICHITA, K.S. 67206  
316-684-9600

#### CERTIFICATE OF SURVEY

I, Gregory J. Allison, a registered land surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "FOLIAGE CENTER ADDITION", an addition to Wichita, Sedgwick County, Kansas, into a Lot, a Block, and Streets the same being accurately set forth in the accompanying plat and described herein:

A tract of land lying in the Southeast Quarter, Section 8, Township 27 South, Range 2 East, of the 6th Principal Meridian, Wichita, Sedgwick County, Kansas; said tract being more particularly described as follows:  
BEGINNING at the southeast corner of said Southeast Quarter, thence along the south line of said Southeast Quarter, S89°04'48"W, 619.98 feet; thence N00°53'35"W, 416.88 feet; thence N89°04'48"E, 20.17 feet; thence N43°08'45"E, 90.57 feet; thence N89°04'48"E, 99.83 feet; thence N26°32'56"E, 133.03 feet; thence N89°04'48"E, 48.13 feet; thence N00°53'35"W, 32.10 feet; thence S89°04'48"W, 10.64 feet; thence N00°53'35"W, 128.04 feet; thence N89°06'25"E, 338.42 feet to a point on the east line of said Southeast Quarter; thence along said east line, S00°53'35"E, 759.97 feet to the POINT OF BEGINNING,  
TOGETHER WITH,  
COMMENCING at the southeast corner of Reserve "A", Foliage Second Addition, an addition to Wichita, Sedgwick County, Kansas; thence along the east line of said Reserve "A" for the next two courses, N00°54'45"W, 269.10 feet to a point on a curve to the left; thence along the said curve 22.82 feet, said curve having a central angle of 06°41'24", a radius of 195.54 feet, and a long chord distance of 22.82 feet, bearing N04°15'27"W; thence N89°04'47"E, 172.85 feet; thence N00°55'13"W, 75.00 feet; thence N89°04'48"E, 20.17 feet; thence N43°08'45"E, 90.57 feet; thence N89°04'48"E, 99.83 feet; thence N26°32'56"E, 133.03 feet to the POINT OF BEGINNING; thence N48°31'12"E, 49.37 feet; thence N89°04'48"E, 10.64 feet; thence S00°53'35"E, 32.10 feet; thence S89°04'48"W, 48.13 feet to the POINT OF BEGINNING.

All reserves, streets, easements, setbacks, and access controls, together with, that portion of easement recorded on Film 476, Page 289, together with, that portion of easement recorded on Film 532, Page 1100, together with, that portion of easement recorded on Film 843, Page 888, together with, all of an easement recorded on Film 518, Page 849, together with that portion of easement for right-of-way recorded on Film 1624, Page 1445, together with all other public dedications or rights-of-way(s) 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 26th day of September, 2008.

*Gregory J. Allison*  
GREGORY J. ALLISON  
LICENSED PROFESSIONAL SURVEYOR  
KANSAS  
No. 1257  
9/26/08

Gregory J. Allison, PE, LS #1257  
MKEC Engineering Consultants, Inc.  
411 North Webb Road  
Wichita, Kansas 67206

#### OWNER'S CERTIFICATE

Know all men by these presents that we the undersigned property owners of the land above set forth in the Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into a Lot, and a Block, Streets the same to be known as "FOLIAGE CENTER ADDITION," an addition to Wichita, Sedgwick County, Kansas.

Easements for the construction and maintenance of public utilities, as indicated hereon, are hereby granted to and for the use of the public. The wall easements are non-exclusive and are platted for the construction and maintenance of a private wall; utilities may cross under the private wall.

The streets are hereby dedicated to and for the use of the public.

All abutters rights of access to or from 13th Street over and across the south line of "FOLIAGE CENTER ADDITION," are hereby granted to the appropriate governing body, provided however, Lot 1 is allowed a full movement connection to 13th Street as indicated hereon. All abutters rights of access to or from Webb Road over and across the east line of "FOLIAGE CENTER ADDITION," are hereby granted to the appropriate governing body, provided however, Lot 1 is allowed two full movement connections to Webb Road as indicated hereon. These access controls are hereby granted to the City of Wichita, Kansas.

A drainage plan has been developed for this plat and all drainage easements, right-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of storm water. Lot 1 shall be required to adhere to the minimum pad elevation as per the "Minimum Pad Elevations" table shown hereon.

This plat shall adhere and conform to the recitals of CUP 2005-09, DP-282 as approved and filed at the Wichita-Sedgwick County Metropolitan Planning Area Department.

BEECH LAKE INVESTMENT, LLC, a Kansas limited liability company

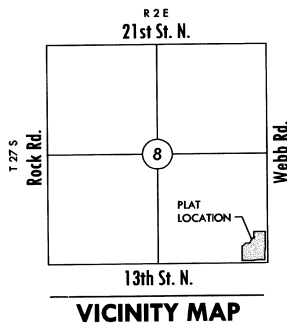
*Johnny Stevens*  
Johnny Stevens, manager

STATE OF KANSAS, SEDGWICK COUNTY) ss:  
This instrument was acknowledged before me on 9th day of October, 2008, by *Johnny Stevens*, manager, Beech Lake Investment, LLC, a Kansas limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

*Sandra M. Stevens*  
SANDRA M. STEVENS  
Notary Public - State of Kansas  
My Appl. Expires September 30, 2010

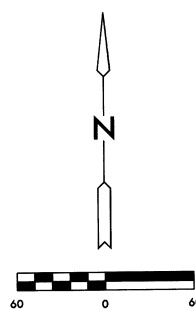
*Johnny Stevens*  
Notary Public  
My Term Expires: 9-20-2010.



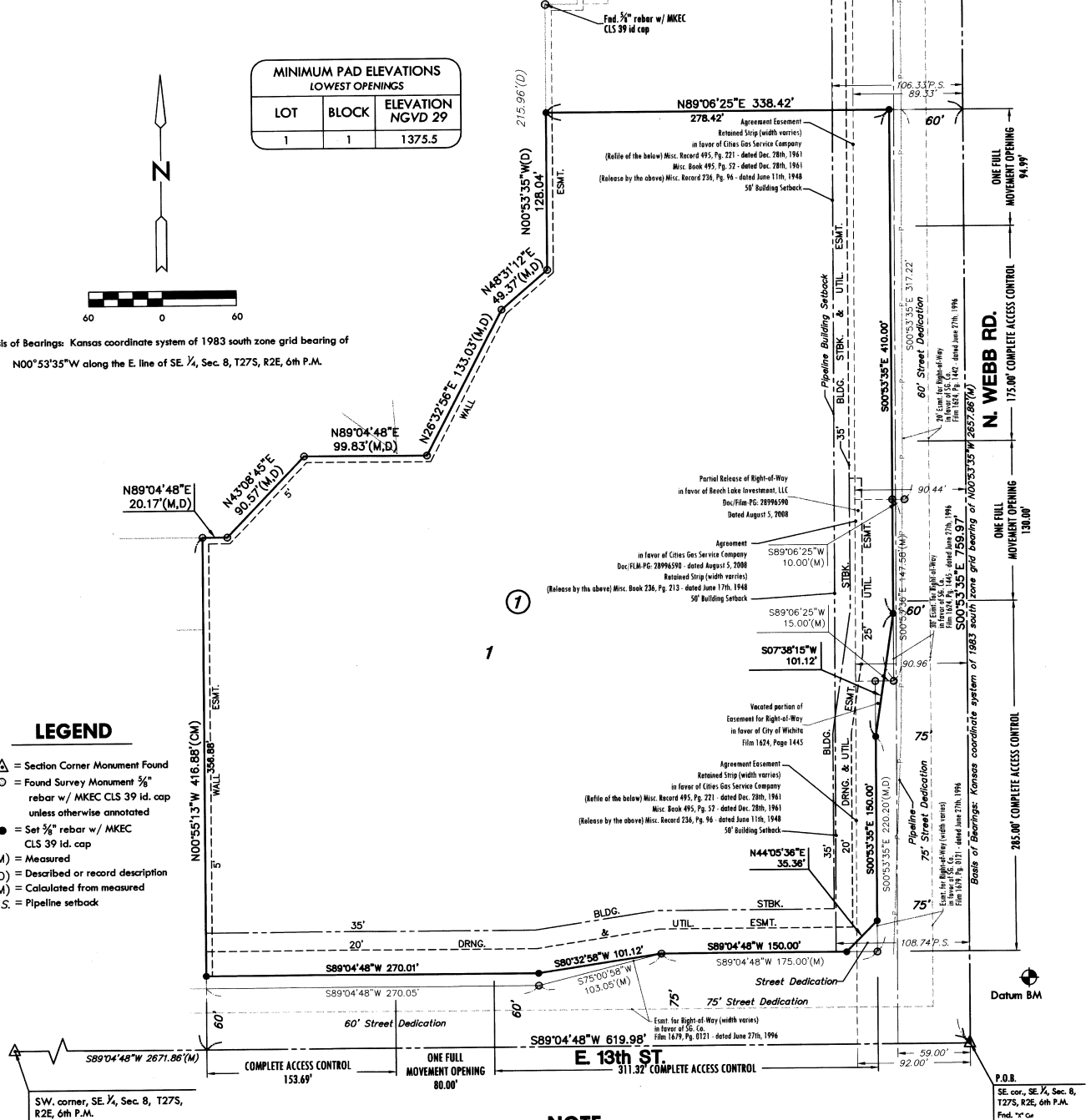
#### BENCH MARK

Datum BM  
Square cut on SW. corner of signal light pole base at NE. corner of Webb Rd. and 13th St.  
Elev.=1373.345 (NGVD 29)

MINIMUM PAD ELEVATIONS LOWEST OPENINGS		
LOT	BLOCK	ELEVATION NGVD 29
1	1	1375.5



Basis of Bearings: Kansas coordinate system of 1983 south zone grid bearing of N00°53'35"W along the E. line of SE 1/4, Sec. 8, T27S, R2E, 6th P.M.



#### LEGEND

- △ = Section Corner Monument Found
- = Found Survey Monument 3/4" rebar w/ MKEC CLS 39 id. cap unless otherwise annotated
- = Set 3/4" rebar w/ MKEC CLS 39 id. cap
- (M) = Measured
- (D) = Described or record description
- (CM) = Calculated from measured
- P.S. = Pipeline setback

#### NOTE

This plat shall adhere and conform to the recitals of CUP 2005-09, DP-282 as approved and filed at the Wichita-Sedgwick County Metropolitan Planning Area Department.

# FINAL PLAT

## FOLIAGE CENTER SECOND ADDITION

### AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

#### PLANNING COMMISSION CERTIFICATE

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

Dated this 26<sup>th</sup> day of February, 2008

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

*M.S. Mitchell*  
M.S. Mitchell, Chair

Attest: *John L. Schlegel*  
John L. Schlegel, Secretary



#### GOVERNING BODY CERTIFICATE

The dedications shown on this plat are hereby accepted and this plat is hereby approved by the governing body of the City of Wichita, Kansas.

Dated this 25 day of March, 2008

At the direction of the City Council.

*Carl Brewer*  
Carl Brewer, Mayor

Attest: *Karen Sublett*  
Karen Sublett, City Clerk

#### TRANSFER RECORD

STATE OF KANSAS, SEDGWICK COUNTY) ss:

Entered on transfer record this 7<sup>th</sup> day of April, 2008

*Don Brace*  
Don Brace, County Clerk

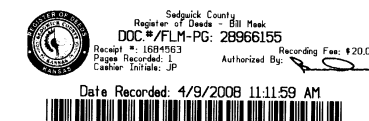


#### REGISTER OF DEEDS CERTIFICATE

This is to certify that this instrument was filed for record in the Register of Deeds office this 9<sup>th</sup> day of April, 2008, at 11:59 o'clock A.M.; and is duly recorded.

*Bill Meek*  
Bill Meek, Register of Deeds

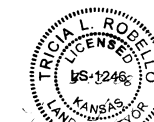
Attest: *Tonya E. Buckingham*  
Tonya E. Buckingham, Deputy



#### COUNTY SURVEYOR

Reviewed in accordance with K.S.A. 58-2005 on this 22<sup>nd</sup> day of March, 2008.

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



411 N. WEBB ROAD  
WICHITA, K.S. 67206  
316-684-9600

#### CERTIFICATE OF SURVEY

I, Gregory J. Allison, a registered land surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "FOLIAGE CENTER SECOND ADDITION", an addition to Wichita, Sedgwick County, Kansas, into a Lot, a Block, and a Street the same being accurately set forth in the accompanying plat and described herein:

A tract of land lying in the Southeast Quarter, Section 8, Township 27 South, Range 2 East, of the 6th Principal Meridian, Wichita, Sedgwick County, Kansas; said tract being described as follows:  
COMMENCING at the southeast corner of said Southeast Quarter, thence along the east line of said Southeast Quarter on a Kansas coordinate system of 1983 south zone grid bearing of N00°53'35"W, 759.97 feet to the POINT OF BEGINNING, thence S89°06'25"W, 338.42 feet; thence N00°53'35"W, 87.92 feet; thence N89°04'47"E, 26.23 feet; thence N00°53'35"W, 144.45 feet; thence N89°05'03"E, 312.19 feet to said east line; thence along said east line, S00°53'35"E, 232.51 feet to the POINT OF BEGINNING.

All reserves, streets, easements, setbacks, and access controls, together with, that portion of easement recorded on Film 476, Page 289, together with, that portion of easement recorded on Film 843, Page 888, together with, that portion of easement for right-of-way recorded on Film 1624, Page 1442, together with all other public dedications or rights-of-way(s) 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 7<sup>th</sup> day of March, 2008.

Gregory J. Allison, PE, LS #1257  
MKEC Engineering Consultants, Inc.  
411 North Webb Road  
Wichita, Kansas 67206

#### OWNER'S CERTIFICATE

Know all men by these presents that we the undersigned property owners of the land above set forth in the Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into a Lot, and a Block, and a Street the same to be known as "FOLIAGE CENTER SECOND ADDITION," an addition to Wichita, Sedgwick County, Kansas.

Easements for the construction and maintenance of public utilities, as indicated hereon, are hereby granted to and for the use of the public. The wall easements are non-exclusive and are platted for the construction and maintenance of a private wall; utilities may cross under the private wall.

The streets are hereby dedicated to and for the use of the public.

All abutters rights of access to or from Webb Road over and across the east line of "FOLIAGE CENTER SECOND ADDITION," are hereby granted to the public, provided however, Lot 1 is allowed one full movement connection to Webb Road as indicated hereon. These access controls are hereby granted to the City of Wichita, Kansas.

A drainage plan has been developed for this plat and all drainage easements, right-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of storm water.

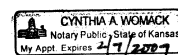
BEECH LAKE INVESTMENT, LLC, a Kansas limited liability company

*Johnny Stevens*, manager  
*Stephen L. Clark*, manager

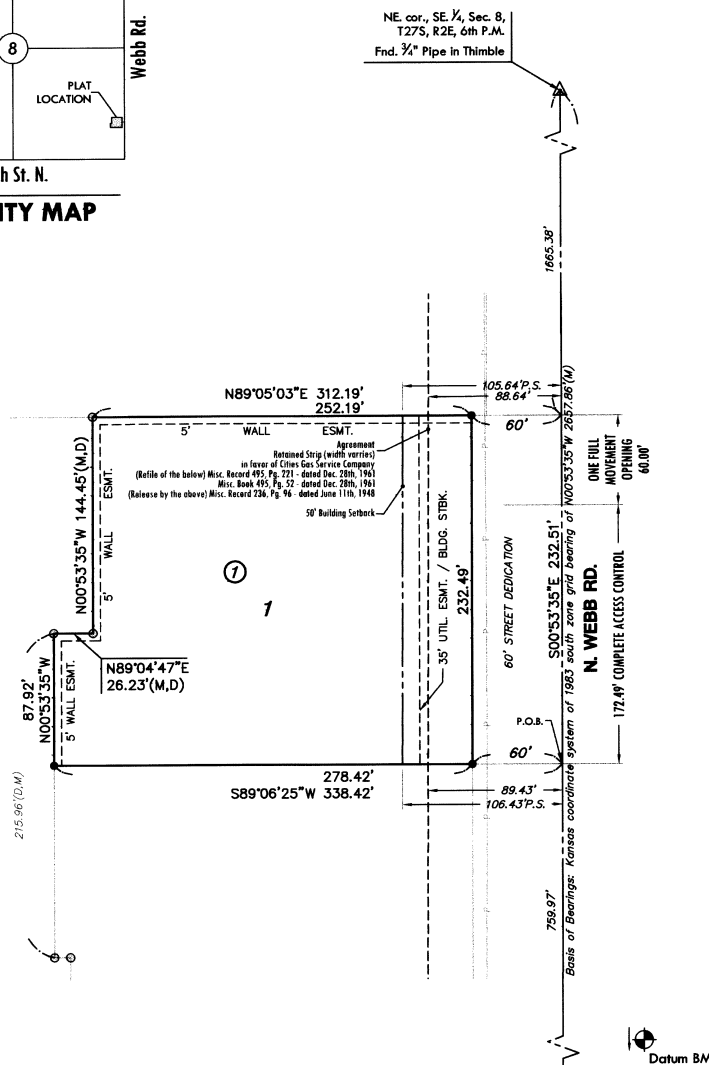
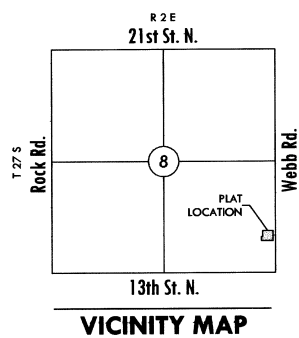
STATE OF KANSAS, SEDGWICK COUNTY) ss:

This instrument was acknowledged before me on 6<sup>th</sup> day of March, 2008, by Johnny Stevens, and Stephen L. Clark, managers, Beech Lake Investment, LLC, a Kansas limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

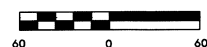


*Cynthia A. Womack*  
Cynthia A. Womack, Notary Public  
My Term Expires: February 7, 2009



#### LEGEND

- △ = Section Corner Monument Found
- = Found Survey Monument 3/4" rebar w/ MKEC CLS 39 id. cap
- = Set 3/8" rebar w/ MKEC CLS 39 id. cap
- (M) = Measured
- (D) = Described or record description
- P.S. = Pipeline setback



Basis of Bearings: Kansas coordinate system of 1983 south zone grid bearing of N00°53'35"W along the E. line of SE 1/4, Sec. 8, T27S, R2E, 6th P.M.

#### BENCH MARK

Datum BM  
Square cut on SW corner of signal light pole base at NE corner of Webb Rd. and 13th St.  
Elev.=1373.345 (NGVD 29)



WATER DISTRIBUTION PLANS FOR  
**WATERFRONT PLAZA BUILDING D**

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#### FOLIAGE CTR. 2ND FINAL PLAT

PROJECT NO.	1839PPW
DATE	JULY 2014
SCALE	AS SHOWN
DESIGNED	MKEC
DRAWN	MKEC
CHECKED	MKEC
#	---
NO.	REVISION
	DATE