

# GENERAL NOTES:

- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY REGULATIONS. ALL CONSTRUCTION SHALL BE COMPLETED FOLLOWING CURRENT CITY STANDARD SPECIFICATIONS AND SPECIAL PROVISIONS.
- CONTRACTOR WILL BE REQUIRED TO PROVIDE NOTICE TO UTILITY COMPANIES A MINIMUM OF SEVENTY-TWO (72) HOURS PRIOR TO ANY EXCAVATION, AS FOLLOWS:

KANSAS ONE-CALL 687-2470

THE CONTRACTOR MUST NOTIFY THE FOLLOWING IN CASE OF AN EMERGENCY:

AT&T	1-800-246-8464
BLACK HILLS ENERGY	1-800-694-8989
CITY OF WICHITA WATER & SEWER	1-316-219-8921
CITY OF WICHITA STORMWATER	1-316-268-4090
CITY OF WICHITA TRAFFIC	1-316-268-4034
COX COMMUNICATIONS	1-888-249-3530
KANSAS GAS SERVICE	1-888-482-4950
WESTAR ENERGY	1-800-544-4857

- UTILITY SERVICE LINES, POLES, ETC. 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.
- RUBBLE FROM THE REMOVAL OF MISCELLANEOUS STRUCTURES AND EXCESS EXCAVATION WHICH IS TO BE WASTED 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, IN THE OPINION OF THE ENGINEER, THAT 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 WILL 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 WILL REQUIRE ADDITIONAL ARCHAEOLOGICAL INVESTIGATIONS UNLESS BURIED IN A PREVIOUSLY APPROVED BORROW LOCATION.
- 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 ADJUTING THE CONSTRUCTION OF THIS PROJECT A MINIMUM OF TEN (10) DAYS 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.
- THE ENGINEERING DIVISION SHALL FIELD LOCATE WATER VALVES ONE TIME DURING CONSTRUCTION WHEN REQUESTED BY THE CONTRACTOR. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PRESERVE SUCH FIELD LOCATIONS DURING THE CONSTRUCTION PROCESS. WATER VALVES, VALVE BOXES OR FIRE HYDRANTS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED BY CONTRACTOR AT HIS OWN EXPENSE. VALVE BOXES AND WATER METERS WITHIN THE PROJECT LIMITS SHALL BE ADJUSTED TO MATCH FINAL GRADES BY THE CONTRACTOR.
- THE CONTRACTOR SHALL NOTIFY THE CONSULTANT ENGINEER AND DAWNITA REINHARDT WITH THE CITY AT 316-268-4574 WITH THE ANTICIPATED CONSTRUCTION START DATE AND NOTIFY THEM OF PROJECT COMPLETION. STAKING AND INSPECTION FOR THIS PROJECT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- IF TRAFFIC WILL BE IMPACTED BY CONSTRUCTION, A TRAFFIC CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY THE CITY TRAFFIC ENGINEER AT [TRAFFIC@WICHITA.GOV](mailto:TRAFFIC@WICHITA.GOV) BEFORE CONSTRUCTION CAN BEGIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL MEASURES TO FACILITATE CONSTRUCTION. ALL CONSTRUCTION ZONE MARKINGS AND SIGNAGE SHALL CONFORM TO THE LATEST VERSION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AS PUBLISHED BY THE US DEPT. OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION. ALL COSTS ASSOCIATED WITH CONSTRUCTION MARKINGS AND SIGNAGE SHALL BE THE CONTRACTORS RESPONSIBLY.
- ALL ELEVATIONS SHOWN ARE NAVD 88.
- ALL AREAS DISTURBED DURING CONSTRUCTION THAT WILL NOT BE UNDER PROPOSED PAVEMENT SHALL BE RESTORED TO MATCH EXISTING CONDITIONS.
- ANY SIDEWALK, DRIVE APPROACH, CURB, OR STREET PAVEMENT REMOVED TO CONSTRUCT PROJECT MUST HAVE A PAVEMENT CUT PERMIT AND BE REPLACED BY THE CITY CONTRACTOR. PERMITS CAN BE OBTAINED BY CALLING 316-268-4501 OR 316-268-4480.
- ALL APPLICABLE FEES (TAP, EQUITY, IN LIEU OF & MAIN BENEFIT) MUST BE PAID BEFORE ANY WORK ON THIS PROJECT CAN COMMENCE.

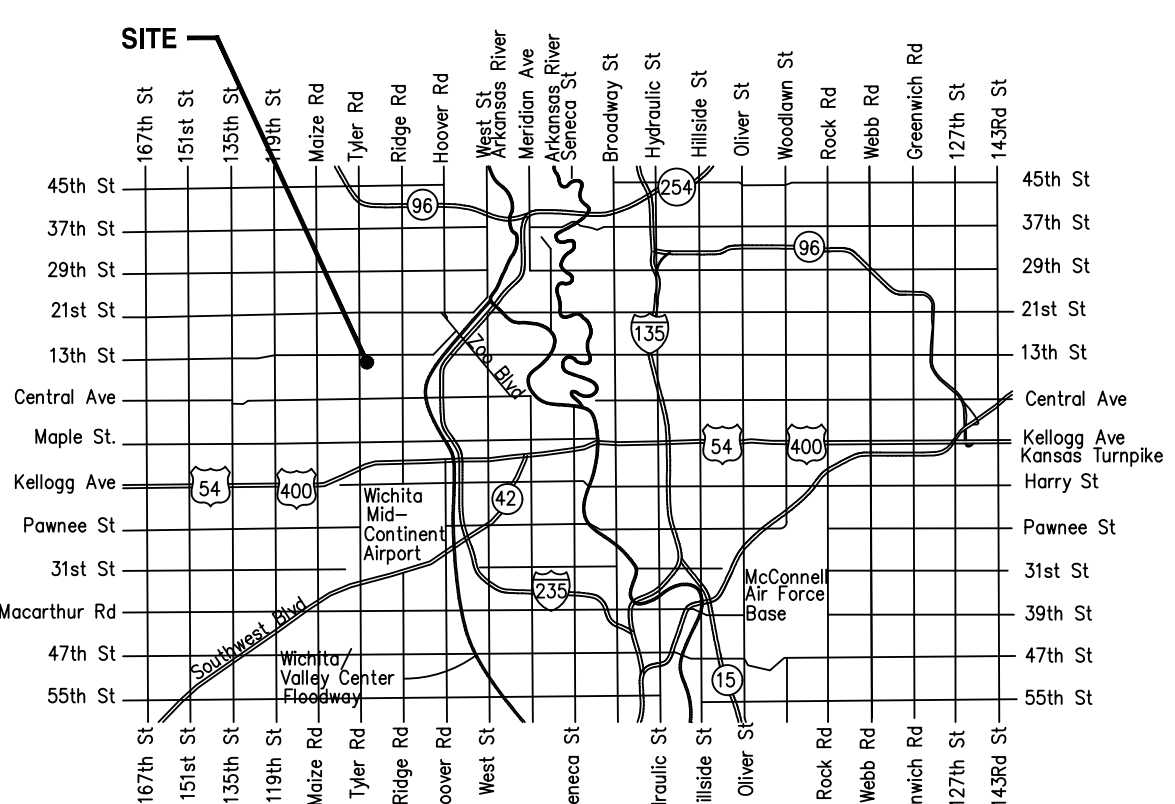
- CITY MAINTENANCE OF WATER MAINS ENDS AT RIGHT-OF-WAY OR EASEMENT LINE OR WITHIN TWO FEET OF VAULT.
- OPENING AND CLOSING OF WATER VALVES SHALL BE DONE SLOWLY TO PREVENT DAMAGE TO THE WATER DISTRIBUTION SYSTEM FROM WATER HAMMER. ALL VALVES CLOSED BY THE CONTRACTOR MUST BE REOPENED AS NEW CONSTRUCTION PERMITS. THE PROJECT INSPECTOR MUST ASCERTAIN THAT ANY VALVE CLOSED BY THE CONTRACTOR IS REOPENED. THE CONTRACTOR WILL BE PERMITTED TO OPERATE WATER VALVES ONLY WHEN THE PROJECT INSPECTOR ASSIGNED TO THE PROJECT IS PRESENT.
- THE CONTRACTOR SHALL LAY A TRACER WIRE AND SET TEST STATIONS ALONG ALL WATER PIPE INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS AND TRACER WIRE DETAIL ON DETAIL SHEET WL-101, COST IS SUBSIDIARY TO PIPE INSTALLATION.
- THE CONTRACTOR SHALL PROVIDE MATERIALS FOR TEMPORARY BLOWOFF OF WATERLINES. CONNECTIONS TO THE EXISTING WATERLINE(S) SHALL BE MADE WITH CLEAN, SWABBED PIPE AND FLUSHED UPON COMPLETION OF TIE-INS.
- REQUESTS FOR SHORT TERM WATER INTERRUPTIONS SHALL BE MADE TO THE CITY WATER DISTRIBUTION DIVISION AND WILL BE SUBJECT TO THEIR APPROVAL. THE CONTRACTOR SHALL GIVE WRITTEN NOTICE TO ANY PROPERTY OWNER, BUSINESS, AND/OR TENANTS THAT WILL HAVE WATER SERVICE INTERRUPTED AT LEAST 5 DAYS IN ADVANCE. SUCH NOTIFICATIONS SHOULD INDICATE THE TIME AND DATE THAT THE WATER WILL BE TURNED OFF AND WHEN THE SERVICE WILL BE RESTORED. NO BUSINESS, PROPERTY OWNER, AND/OR TENANTS SHALL BE WITHOUT WATER SERVICE FOR MORE THAN 8 HOURS. PROPOSED TIE IN LOCATIONS WHICH WILL AFFECT WATER SERVICE TO PROPERTY OWNERS SHALL BE PREFORMED DURING NON-PEAK HOURS.
- THE CONTRACTOR MUST SCHEDULE THE CONNECTIONS TO THE EXISTING MAIN WITH THE CITY SUCH THAT THERE IS A MINIMUM DISRUPTION OF SERVICE. CONNECTIONS SHALL BE MADE DURING PERIODS OF LOW WATER USAGE. THE CONTRACTOR SHALL SUBMIT HIS PROPOSED SCHEDULE FOR COMPLETING WORK FOR CITY APPROVAL AT LEAST 10 DAYS PRIOR TO BEGINNING CONSTRUCTION.
- DEFLECTIONS AT PIPE JOINT OR COUPLINGS SHALL NOT EXCEED THE PIPE MANUFACTURERS RECOMMENDED MAXIMUM. WHERE DEFLECTIONS ARE GREATER THAN THE MAXIMUM ALLOWED, THE CONTRACTOR SHALL UTILIZE FITTINGS.
- ANY EXISTING JOINT EXPOSED DURING EXCAVATION SHALL BE REPLACED IF WITHIN FOUR FEET OF PROPOSED JOINT.
- VALVES 12 INCH AND LARGER ARE TO BE OPERATED BY THE CITY WATER DISTRIBUTION DIVISION, 48 HOURS OF ADVANCE NOTICE IS REQUIRED WITH THE WATER DISPATCH AT 316-291-8921.
- ALL WET TAPS SHALL BE INSTALLED BY THE CITY OF WICHITA. THE CONTRACTOR WILL REIMBURSE THE CITY FOR TAPPING FEES PRIOR TO TAP BEING MADE. UNLESS NOTED ON PLANS.
- THE CONTRACTOR SHALL PROTECT FROM DAMAGE AND SUPPORT EXISTING UTILITIES THROUGH CONSTRUCTIONS AS APPROVED BY THE UTILITY OWNER AND THE ENGINEER AT THE CONTRACTORS EXPENSE.
- CONTRACTOR SHALL LIMIT THE EXTENT OF TRENCH OPENINGS OVERNIGHT AND WEEKENDS TO LESS THAN 50 FEET.
- WICHITA FIRE DEPARTMENT INSPECTIONS MAY BE SCHEDULED BY CALLING DAWNITA REINHARDT WITH THE CITY AT 316-268-4574.
- SITE RESTORATION AND PREPARATION SHALL BE SUBSIDIARY TO THE PROJECT.
- THE CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICES (BMP'S) TO PREVENT ERODED SOIL FROM ENTERING DITCHES, CULVERTS, AND DRAINAGE AREAS. STANDARD DETAILS FOR EROSION BMP'S ARE AVAILABLE FROM THE ENGINEER. THE CONTRACTOR SHALL FOLLOW THE INTENT OF THE BMP'S WHICH ACT AS A GUIDELINE.
- EACH BIDDER SHALL VISIT THE SITE OF THE PROJECT THROUGHOUT ITS ENTIRE EXTENT BEFORE SUBMITTING A PROPOSAL IN ORDER TO BECOME BETTER INFORMED OF THE EXISTING FIELD CONDITIONS AND OBSTACLES WHICH MIGHT BE ENCOUNTERED DURING CONSTRUCTION. EACH BIDDER SHOULD UNDERSTAND THAT NO ADDITIONAL COMPENSATION WILL BE AWARDED FOR EXTRA WORK THAT SHOULD HAVE BEEN EVALUATED PRIOR TO BIDDING.
- ALL WATER PIPE TRENCHING IN PAVEMENT OR DRIVEWAYS, WHICH WILL BE REQUIRED TO CARRY TRAFFIC UNTIL PERMANENT PAVING REPLACEMENT, SHALL BE TOPPED WITH A MINIMUM OF 6" CRUSHED ROCK (COMPACTED) TO BE INCIDENTAL TO THE PROJECT. CONTRACTOR SHALL BE REQUIRED TO MAINTAIN TEMPORARY CRUSHED ROCK UNTIL PERMANENT PAVEMENT IS INSTALLED.
- CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION AND REPORT FINDINGS TO PROJECT ENGINEER. LOCATION INFORMATION HAS BEEN OBTAINED FROM VARIOUS COMPANIES AND IS EITHER FROM COMPANY UTILITY DRAWINGS OR COMPANY PROVIDED FIELD LOCATIONS. THE PLAN LOCATIONS SHOWN ARE NOT GUARANTEED. ADDITIONAL EXISTING UTILITIES MAY BE ENCOUNTERED.

# FIRE HYDRANT TO SERVE A PORTION OF LOTS 1 & 2, BLOCK "A" TYLER POINTE ADDITION CITY OF WICHITA, KANSAS

1280 N Tyler

GARY JANZEN, P.E. CITY ENGINEER  
PROJECT NUMBER  
PPW-2021-005685PPW (54030980)

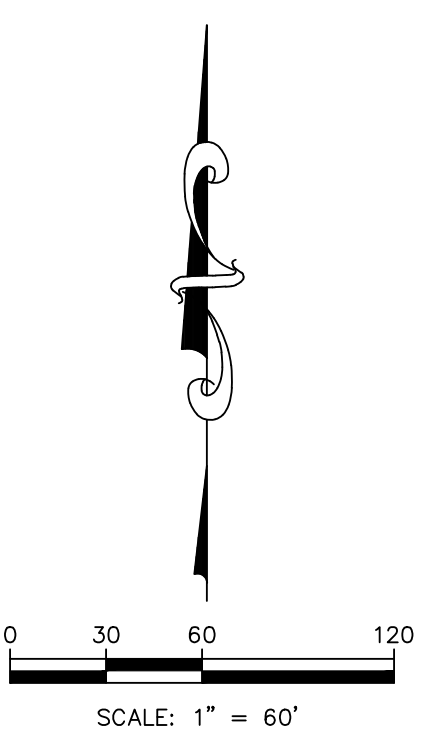
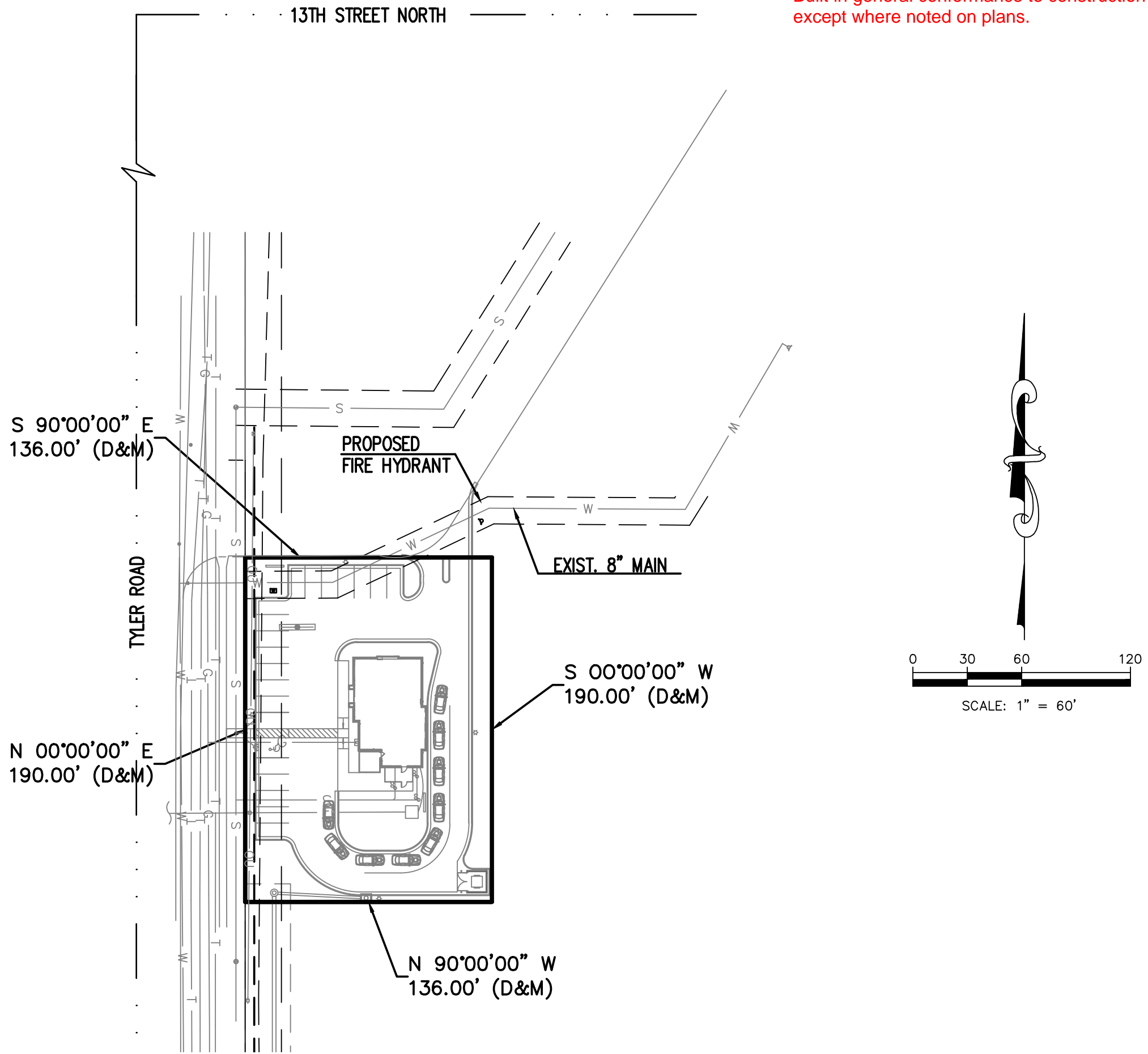
Date: 2021-05-28  
Inspector: A. Thompson/M. Collins  
Design/Inspecting Firm: Kaw Valley Engineering, Inc.  
Contractor: Commerce Construction  
Subcontractor: Dutton Construction  
Built in general conformance to construction plans, except where noted on plans.



## VICINITY MAP

## SHEET INDEX

01	TITLE SHEET
02	WATER PLAN AND PROFILE
03	EROSION CONTROL PLAN
04	STANDARD DETAILS
05-9	EROSION CONTROL DETAILS
10	PLAT



APPROVED AS NOTED  
BY CITY ENGINEER OF WICHITA  
& BY WICHITA FIRE DEPARTMENT

Engineering approved by Shawn Mellies 02/25/2021

Utilities approved by Greg Lolley 02/25/2021

Fire Dept. approved by Jose Ocadiz 02/25/2021

### 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 Licensed Professional Engineer licensed in the State of Kansas. No work shall be performed in dedicated easements or public right-of-way by the Contractor without such inspection nor shall any work be commenced without written authorization by City Engineering. All Construction and Materials shall comply with the City of Wichita Specifications and Standards and Special Provision (on file and available in the City Engineer's Office) or on the City's Website.

**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 material 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.

An approved copy of these plans signed by City staff are required on-site.

## FEBRUARY 2021

THIS PLAN SHEET IS PART OF AN OVERALL KAW VALLEY ENGINEERING PLAN SET FOR THE SPECIFIC IMPROVEMENTS CONTEMPLATED THEREIN. AS SUCH, THE INFORMATION REFLECTED HEREIN SHOULD ONLY BE INTERPRETED WITHIN THE CONTEXT OF THE COMPLETE PLAN SET.



SHAWN R. BRYAN  
PROFESSIONAL ENGINEER

## BENCHMARKS

**DATUM BENCHMARK:**  
DATUM IS NAVD 88 DERIVED FROM THE WICHITA NTRIP NETWORK. ORTHOMETRIC HEIGHT WAS DETERMINED USING THE GEOID 12B MODEL. UNITS ARE U.S. SURVEY FEET.

**BENCHMARKS:**  
BM #1: CITY OF WICHITA DISC LOCATED AT THE SOUTHWEST CORNER OF 13TH AND TYLER, APPROXIMATELY.  
ELEV=1356.41 (NAVD 88)

BM #2: CITY OF WICHITA DISC LOCATED AT THE SOUTHEAST CORNER OF 10TH AND TYLER ON THE NORTHWEST CORNER OF HEADWALL OF RCB.  
ELEV=1338.32 (NAVD 88)

PROJ. NO. G20-1549 DSN: EAM  
CFN: 1549WTS DWN: CC

200 N. EMPORIA, SUITE 100  
WICHITA, KANSAS 67202  
PH. (316) 440-4304 | FAX (316) 440-4309  
wh@kveng.com | www.kveng.com

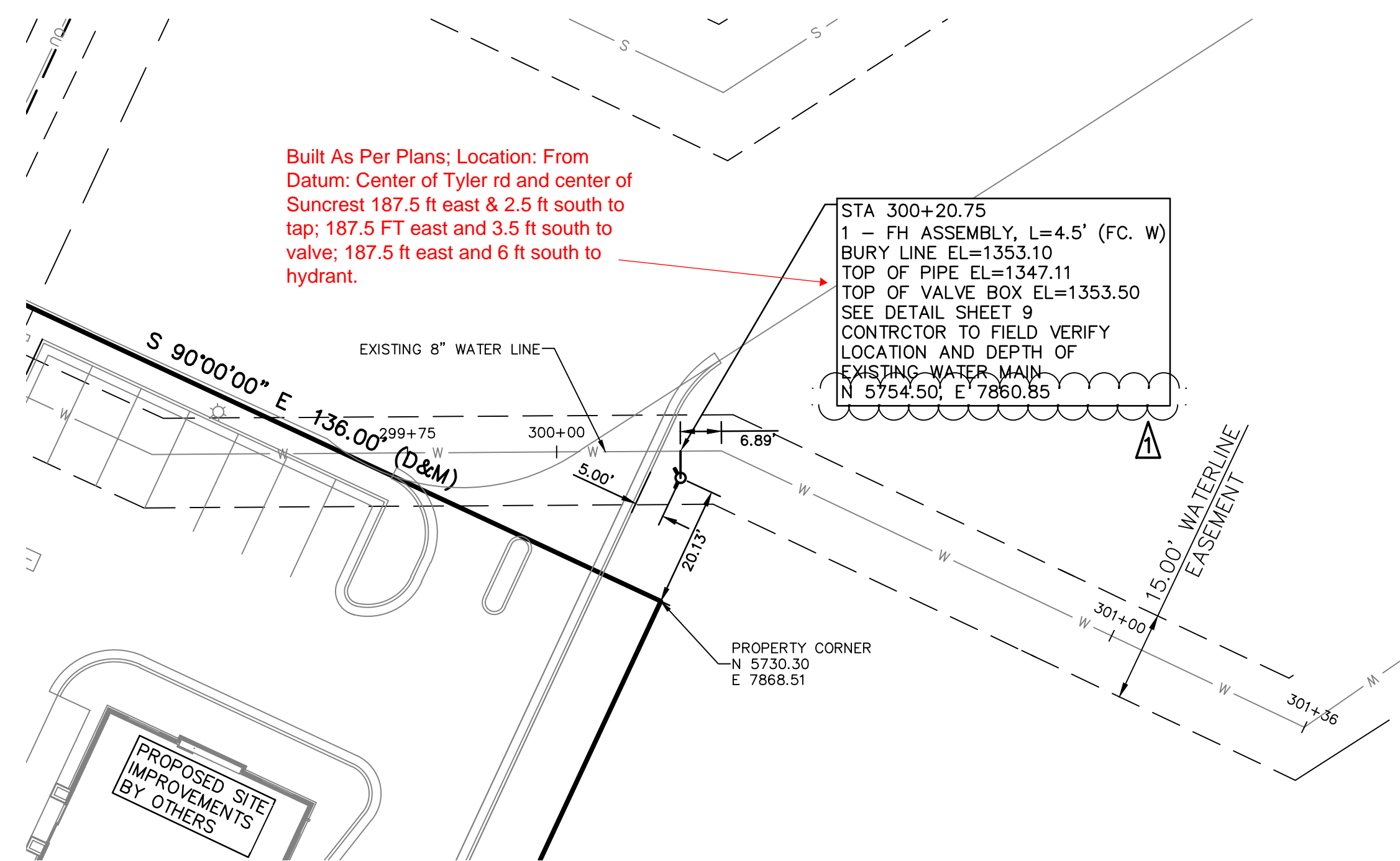
**KAW VALLEY ENGINEERING**

KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION # E-113. EXPIRES 12/31/22

**SAFETY NOTICE TO CONTRACTOR**  
IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

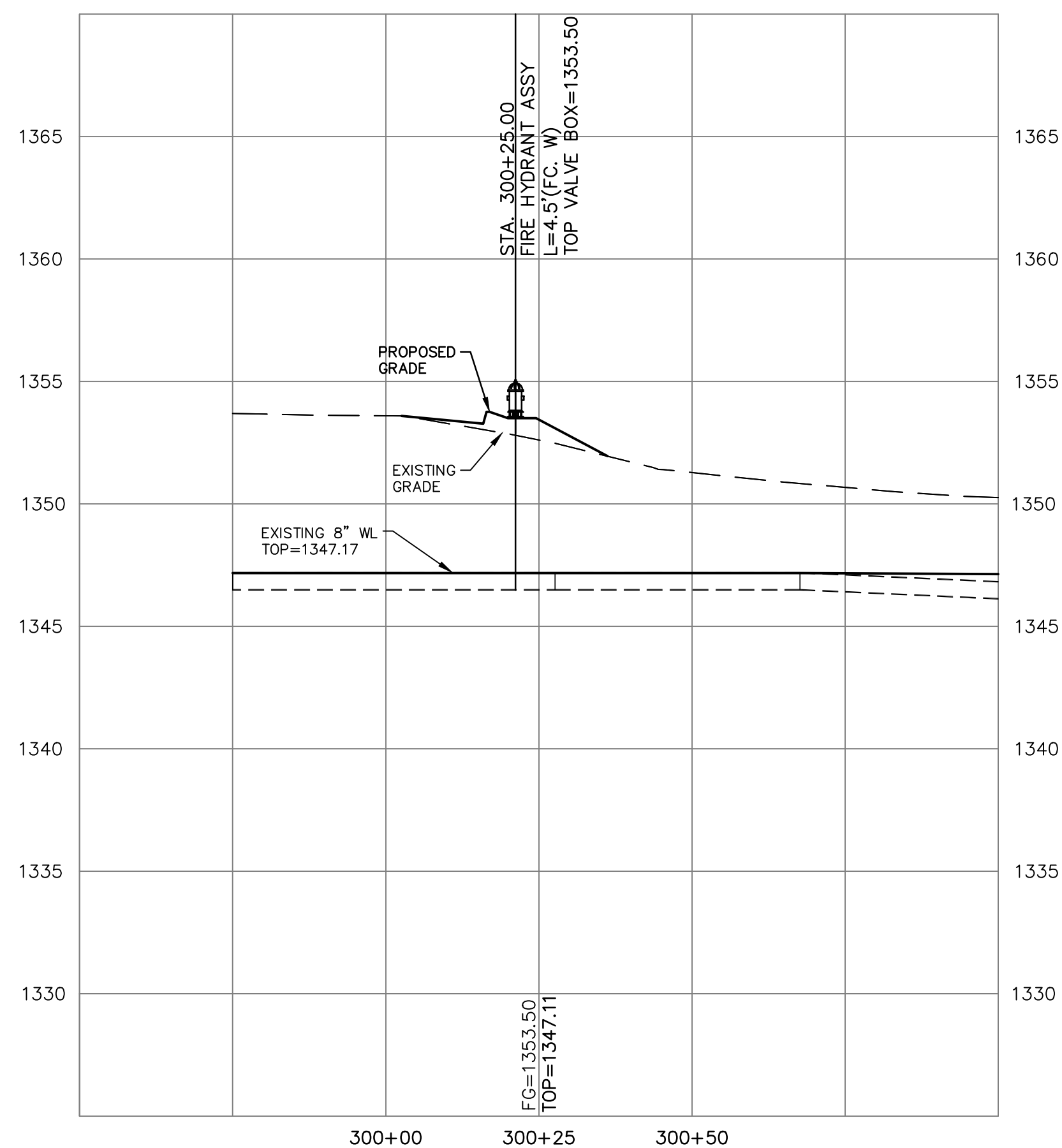
**WARRANTY / DISCLAIMER**  
THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER KAW VALLEY ENGINEERING, INC NOR ITS PERSONNEL CAN OR DO WARRANTY THESE DESIGNS OR PLANS AS CONSTRUCTED, EXCEPT IN THE SPECIFIC CASES WHERE KAW VALLEY ENGINEERING PERSONNEL INSPECT AND CONTROL THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.

**CAUTION - NOTICE TO CONTRACTOR**  
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.  
**THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICTS PRIOR TO ANY CONSTRUCTION.**



SCALE:  
 PLAN: 1"=20'  
 PROFILE: 1"=20' HORIZ.  
 1"=5' VERT.

FIRE HYDRANT



THE COORDINATES PROVIDED ON THIS PLAN ARE FOR INFORMATION AND CHECKING PURPOSES ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALCULATE CONSTRUCTION STAKING COORDINATES ACCORDING TO THE DIMENSIONS SHOWN ON THESE PLANS. CONTRACTOR SHALL VERIFY THE ACCURACY OF THE COORDINATES SHOWN HEREON BEFORE CONSTRUCTION.

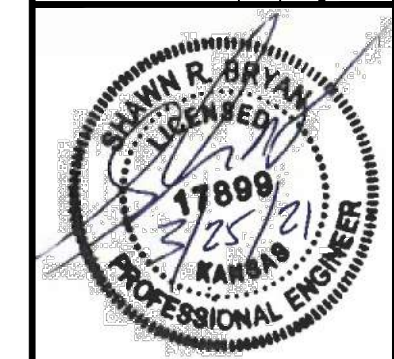
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		SRB	CHK
		EAM	DWN
		EAM	CC
		EAM	DSN
		PROPERTY CORNERS	COORDINATE
		REVISION	REVISION
		FOR CITY REVIEW	DESCRIPTION
		REV	DATE
1	03/25/21		
0	02/18/21		



SHAWN R. BRYAN  
 ENGINEER  
 KS # 17899

200 N. EMPORIA, SUITE 100  
 WICHITA, KANSAS 67202  
 PH. (316) 440-4304 | FAX. (316) 440-4309  
 www.kaveg.com | www.kveing.com

**KAW VALLEY ENGINEERING**

KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION # E-113. EXPIRES 12/31/22

**HTEAO**  
 1280 N. TYLER RD.  
 WICHITA, KS

**FIRE HYDRANT PLAN & PROFILE**

PROJ. NO. **G20-1549**

DESIGNER	EAM	DRAWN BY	CC
CFN			
SHEET	1549WPP	REV	
	2 OF 10		0

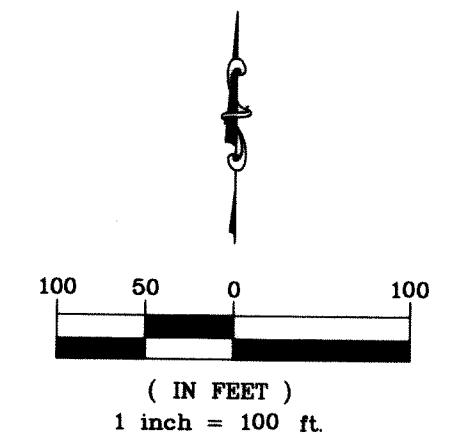
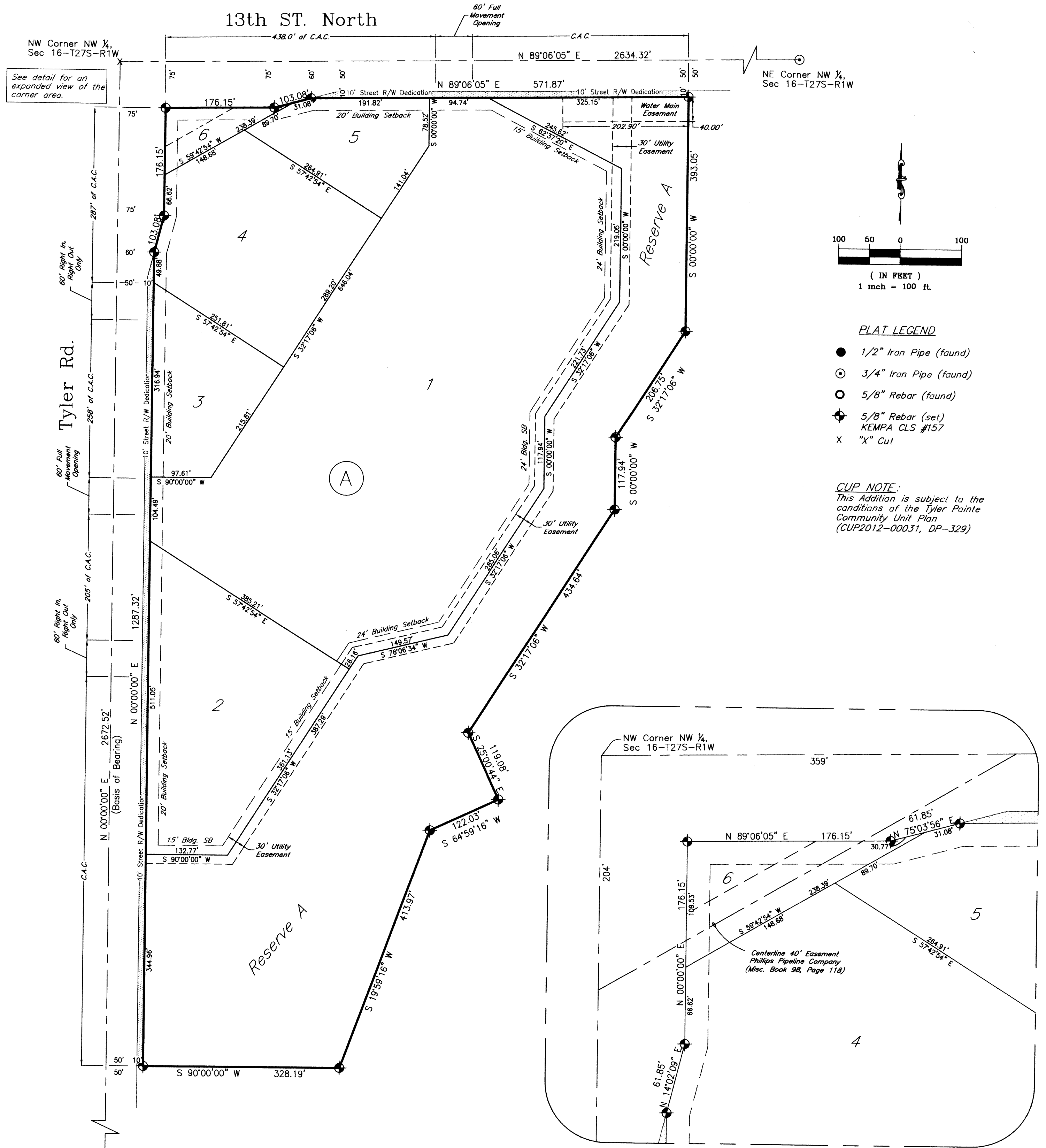


# Tyler Pointe Addition

## Replat of a portion of Lot 1 Northwest High School Addition

### Wichita, Sedgwick County, Kansas

Part of the NW 1/4, Section 16, Township 27 South, Range 1 West of the 6th. P.M.



- PLAT LEGEND**
- 1/2" Iron Pipe (found)
  - 3/4" Iron Pipe (found)
  - 5/8" Rebar (found)
  - ⊕ 5/8" Rebar (set) KEMPA CLS #157
  - x "x" Cut

**CUP NOTE:**  
This Addition is subject to the conditions of the Tyler Pointe Community Unit Plan (CUP2012-00031, DP-329)

State of Kansas }  
County of Sedgwick } SS

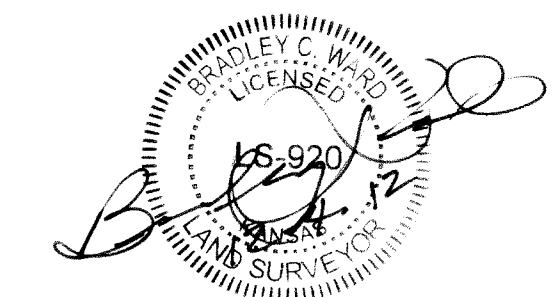
I, Bradley C. Ward, a licensed land surveyor of the State of Kansas, do hereby certify that the following described tract of land was surveyed on the 22nd day of October, 2012 and the accompanying final plat prepared and that all the monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief:

**LEGAL DESCRIPTION**

A tract of land generally located in the Northwest 1/4 of the Section 16, Township 27 South, Range 1 West, of the Sixth Principal Meridian, Sedgwick County, Kansas, and being a replat of part of Lot 1, Northwest High School Addition, being more particularly described as:

Beginning at a point 75 feet South and 75 feet East of the Northwest corner of said Northwest 1/4, said point being the northwest corner of the Northwest High School Addition; thence, on an assumed bearing of N 89° 06' 05" E, parallel with the North line of said Northwest 1/4, a distance of 176.15 feet; thence N 75° 03' 56" E, a distance of 103.08 feet, to a point 50 feet South of the North line of said Northwest 1/4, thence N 89° 06' 05" E, parallel with the North line, a distance of 571.87 feet; thence S 0° 00' 00" W, a distance of 393.05 feet; thence S 32° 17' 06" W, a distance of 206.75 feet; thence S 0° 00' 00" W, a distance of 117.94 feet; thence S 32° 17' 06" W, a distance of 434.64 feet; thence S 25° 00' 44" E, a distance of 119.08 feet; thence S 64° 59' 16" W, a distance of 122.03 feet; thence S 19° 59' 16" W, a distance of 413.97 feet; thence S 90° 00' 00" W, a distance of 328.19 feet, to a point 50 feet East of the West line of said Northwest 1/4, thence N 0° 00' 00" E, parallel with the West line of said Northwest 1/4, a distance of 1287.32 feet; thence N 14° 02' 09" E, a distance of 103.08 feet, to a point 75 feet East of the West line of said Northwest 1/4, thence N 0° 00' 00" E, a distance of 176.15 feet, to the Point of Beginning.

All easements and rights-of-way within said tract are hereby vacated by virtue of KSA 12-512b amended.



Bradley C. Ward, L.S. #920  
State of Kansas }  
County of Sedgwick } SS

Know all men by these presents, that we, the undersigned, have caused the land described in the surveyor's certificate to be platted into Lots, Block, and Reserve to be known as Tyler Pointe Addition, Wichita, Sedgwick County, Kansas. Any street dedications shown are dedicated to and for the use of the public. Any easements are hereby granted as indicated for constructing, maintaining, operating, and repairing public utilities. The access controls are hereby granted to the appropriate governing body as shown hereon. Reserve A is platted for stormwater detention, landscaping, irrigation and beautification. Reserve A shall be owned by the owners of Lot 1, Northwest High School Addition and maintained by the owners of Lots 1 & 2, Block A, Tyler Pointe Addition. A drainage plan has been developed for the plot and that all drainage easements, rights-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 stormwater. And further that the land contained herein is held and shall be conveyed subject to any applicable restrictions, reservations and covenants now on file or hereafter filed in the Office of the Register of Deeds of Sedgwick County, Kansas.

By: Lynn Rogers 12/6/12  
Lynn Rogers, President  
Unified School District #259 Date

State of Kansas }  
County of Sedgwick } SS

This instrument was acknowledged before me on this 6th day of December, 2012, by Lynn Rogers, President, Unified School District #259.

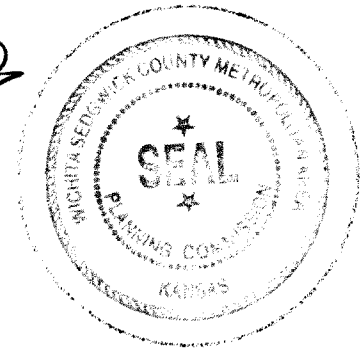
Mike Willom  
Notary Public  
My Commission Expires: 6/9/15



State of Kansas }  
City of Wichita } SS

This plat of Tyler Pointe Addition, Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas, dated this 21st day of December, 2012. Wichita-Sedgwick County Metropolitan Area Planning Commission.

David Dennis  
David Dennis, Chair  
John L. Schaeffl  
John L. Schaeffl, Secretary

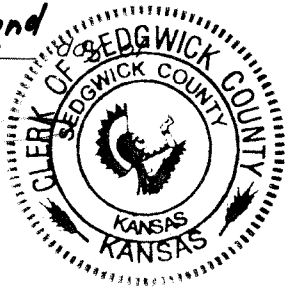


State of Kansas }  
City of Wichita } SS

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 21st day of January, 2013.

At the Direction of the City Council  
Carl Brewer, Mayor  
Karen Sublett, M.A.C.  
Karen Sublett, City Clerk

Entered on transfer record this 22nd day of January, 2013.  
Kelly B. Arnold  
Kelly B. Arnold, County Clerk

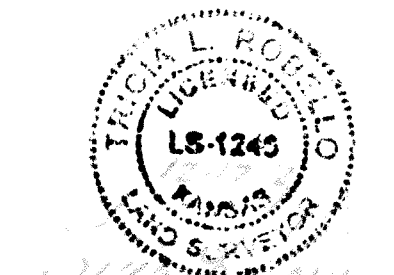


State of Kansas }  
County of Sedgwick } SS

This is to certify that this plat has been filed for record in the Office of the Register of Deeds this 2nd day of January, 2013, at 1:22:21 o'clock A.M., and is duly recorded.

Tracy Buckingham  
Tracy Buckingham, Deputy  
Bill Meek, Register of Deeds

Reviewed in accordance with K.S.A. 58-2005 on this day of January, 2012.



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



Sedgwick County  
Register of Deeds - Bill Meek  
DOC #/FLM-PG: 28347753  
Revised: 12/4/10  
Pages Recorded: 1  
Cashier Initials: JP  
Authorized By: [Signature]  
Recording Fee: \$20.00

Date Recorded: 1/22/2013 9:32:21 AM



**kemiller engineering**  
516 S. Market, Wichita, KS 67202 (316)264-0242

REV	DATE	DESCRIPTION
0	02/18/12	FOR CITY REVIEW
		DSN
		EAM
		CC
		SRM
		CHK

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