

C



**SUPERSEDED**

REVISED COPY  
SKETCH PLAT of "CAPRI HILLS"  
& 1/4 SEC. ADJOINING ON  
THE EAST.  
SD 68-47



RESERVE 'B'  
29.4 A.C.

RESERVE 'C'  
36.24 A.C.

**FINAL PLAT**  
**SD 68-47**  
**OFFICE COPY CHERRY CREEK HILLS**  
 DO NOT REMOVE

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.



- S/D 68-47  
 approved subject to.
- Complete access control at the SE corner of lot 2, Block 3, shall be indicated on the final plat.
  - Major street R.O.W. at the intersection of Pawnee and Rock Rd. may now be required to conform to the present standard.
  - The areas labeled as drainage R.O.W. on the plat shall be changed to read as "Drainage Dedication" on the final plat.
  - Additional utility easements as shown on the engineer's marked copy of the plat shall be indicated on the final plat.
  - The applicant and his surveyor shall contact Bob Vinson of the DPW relative to appropriate street names to be indicated on the final plat. Particular emphasis is to be given to an appropriate street name for existing Pawnee on the 5 sides of the plat which will require the indicating of a street name.
  - Adoptable utility easements shall be indicated on all lots in accordance with their approved zoning classification. Lower lots proposed for single family and two family may reduce one setback to 5 feet.
  - All lot lines shall be dimensioned.
  - The boundaries of the plat shall be expanded so that all lots within the plat shall have access to full street R.O.W.
  - The applicant shall prepare and submit to the Planning Dept. an irrevocable agreement covering all of subject property, as subject property is located within the more liberal flight approach zone to the Council (P.F.C.).
  - The applicant shall submit to the Planning Dept. an agreement which requires that adequate work methods will be utilized as to minimizing the effects of noise pollution within all structures proposed to be built on subject property.
  - The applicant shall install or guarantee the installation of fire alarm equipment to all streets.
  - The applicant shall install or guarantee the installation of street lighting for paving of all streets except Pawnee & Rock Rd.
  - The applicant shall install or guarantee the installation of water sewer to serve all lots within the subdivision.
  - The applicant shall make satisfactory arrangements with the DPW for construction of the drainage channels within the designated drainage dedication indicated on the plat.
  - The applicant shall contact the City Engineer of the City of Wichita relative to taking adequate precautions for the preservation of soil erosion from wind & water on subject property.
  - Recording of the plat within 30 days after approval by the C.C.C.

State of Kansas) s.s. We, Baughman Company, Surveyors in  
 Sedgewick County) s.s. do hereby certify that we have sur-  
 veyed and plotted "CHERRY CREEK HILLS" an addition to  
 Wichita, Sedgewick County, Kansas, and that the accompanying  
 plat is a true and correct exhibit of the property surveyed  
 described as follows: Beginning at the N.W. Corner of the  
 S.W. 1/4 of Sec. 32, Twp. 27-S, R. 2-E, of the 6th P.M.; thence east  
 along the north line of said S.W. 1/4, 440 feet; thence south parallel  
 with the west line of said S.W. 1/4, 125.70 feet to the point of curva-  
 ture of a curve to the left having a central angle of 65°00'15" and a  
 radius of 61.94 feet; thence along said curve 70.6 feet to the  
 point of reverse curve; thence along a curve to the right having a  
 central angle of 29°30' and radius of 1830.84, a distance of 70.44 feet to  
 the point of tangency of said curve; thence along tangent of said  
 curve 225 feet; thence with an angle to the left of 30°00' a distance  
 of 130.4 feet; thence with an angle to the right of 30°00' a distance  
 of 70 feet; thence with an angle to the left of 30°00' a distance  
 of 10.88 feet; thence with an angle to the right of 28°25'30" a  
 distance of 320.48 feet; thence with an angle to the right of  
 30°00' a distance of 38 feet; thence with an angle to the left of  
 30°00' a distance of 114.33 feet; thence with an angle to the left  
 of 19°18'30" a distance of 117.75 feet; thence with an angle to the  
 right of 30°00' a distance of 10 feet to the point of curvature of  
 a curve to the left having a radius of 170 feet and a central  
 angle of 33°50'; thence along said curve 118.18 feet to the point  
 of tangency of said curve; thence along tangent of said curve  
 124 feet to the point of curvature of a curve to the left having  
 a radius of 208.8 feet and a central angle of 43°20'; thence  
 along said curve 157.46 feet to the point of tangency of said  
 curve; thence along tangent of said curve 150 feet; thence with  
 an angle to the right of 30°00' a distance of 321.96 feet to the  
 point of curvature of a curve to the right having a radius of  
 244.97 feet; thence along said curve and through a central  
 angle of 24°00' a distance of 102.6 feet; thence southerly  
 on a line radial to said curve 357.69 feet to a point on the  
 south line of said S.W. 1/4; thence west along the south line of  
 said S.W. 1/4, 1335.2 feet to a point 325.16 feet east of the S.W.  
 Corner thereof; thence north parallel with the west line of  
 said S.W. 1/4, 325.16 feet; thence west parallel with the south  
 line of said S.W. 1/4, 325.16 feet; thence north 2650.2 feet  
 to beginning.

Baughman Company  
 Surveyor

Know all men by these presents that  
 Levitt Jewelry Co Inc a corporation by Jim Levitt, President and  
 Edythe S. Flynn, Secretary, have caused the land described in the  
 surveyors certificate to be platted into lots, blocks, streets and  
 drainage to be known as CHERRY CREEK HILLS an addition  
 to Wichita, Sedgewick County, Kansas. Easements are hereby granted  
 as indicated for the construction and maintenance of all public  
 utilities. The streets are hereby dedicated to and for the use of  
 the public. The drainage right-of-way is hereby dedicated to the  
 public for drainage purposes. All abutters rights of access to or  
 from Rock Road over and across the west line of Block 1 and Lot  
 1, Block 3 are hereby granted to the City of Wichita, provided  
 however that said Block 1 shall have access to Rock Road at  
 four points and said Lot 1, Block 3 shall have access to Rock  
 Road at four points, south of the north boundary of the west line  
 of said Lot 1, Block 3, as shall be determined by the City Engineer  
 of the City of Wichita, Kansas. All abutters rights of access to or  
 from Pawnee Avenue over and across the southwesterly line of  
 Lots 1-2-3, Block 2, north and northeasterly line of Lots 1-2,  
 Block 3, southeasterly line of Lots 1-2-3-4-5-6-7-8, Block 4, and  
 the southeasterly line of Lots 1-2-3-4-5-6-7-8, Block 6, are hereby  
 granted to the City of Wichita, provided however that said Lots  
 1 and 2, Block 2, shall have access to Pawnee at 2 points each,  
 said Lot 1, Block 3, shall have access to Pawnee at 4 points,  
 said Lot 2, Block 3, shall have access to Pawnee at 1 point,  
 and all points of access to Pawnee shall be determined by the  
 City Engineer of the City of Wichita, Kansas.

Levitt Jewelry Co. Inc.  
 President  
 Secretary

State of Kansas) s.s. Be it remembered that on this \_\_\_\_\_ day of  
 Sedgewick County) s.s. before me a notary public in and for said  
 county and state came Jim Levitt, President and Edythe S. Flynn,  
 Secretary of Levitt Jewelry Co Inc. to me known to be the same  
 persons who executed the foregoing instrument of writing and  
 who acknowledged the execution of the same in testimony  
 whereof I have hereunto set my hand and approved my notarial  
 seal the day and year above written.

My Commission Expires: \_\_\_\_\_  
 Notary Public

This plat of "CHERRY CREEK HILLS"  
 an addition to Wichita, Sedgewick County, Kansas, has been submitted  
 to and approved by the Wichita, Sedgewick County Metropolitan  
 Area Planning Commission, Wichita, Kansas.  
 Dated this \_\_\_\_\_ day of \_\_\_\_\_, 1972  
 Wichita, Sedgewick County Metropolitan Area Planning Commission.

Chairman  
 Secretary

This plat approved and all dedications  
 shown hereon accepted by the Board of Commissioners of the City  
 of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 1972.

Mayer  
 City Clerk

This plat approved and all dedications  
 shown hereon accepted by the Board of Commissioners, Sedgewick  
 County, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 1972.  
 Chairman  
 Commissioner  
 Commissioner  
 County Clerk

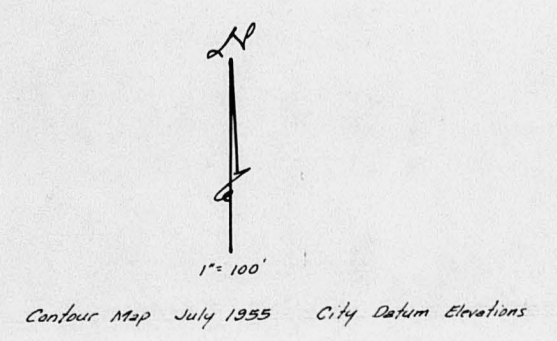
State of Kansas) s.s. This is to certify that this plat was filed  
 Sedgewick County) s.s. for record in the office of the Register of Deeds, this \_\_\_\_\_ day  
 of \_\_\_\_\_, 1972, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and is  
 duly recorded.  
 Register of Deeds  
 Deputy

Entered on transfer record this \_\_\_\_\_ day  
 of \_\_\_\_\_, 1972.  
 County Clerk



- Approved subject to:
1. It will be necessary to request a re-evaluation as portions of the plat are ferried out to enable city facilities and sewer and water to be extended to these lots being platted.
  2. When these areas shown as large lots are subdivided into lots as shown on this plat, it will be necessary to submit and receive approval of program zone change.
  3. If the boundaries of the final plat are not approved then all lots have access to public streets then the applicant shall furnish necessary easements and lots which do not have access will not be developed until public streets are dedicated. Also the final plat to the east will have to dedicate full street H.W. guarantee all other lots and paving.
  4. Indicate 75' of st. H.W. for Rock Road as shown here on.
  5. The triangular shaped piece of land at the intersection of Pearce and old Pearce to the south shall be included in the plat.
  6. Increase width of the east-west street from 69' to 70' as shown here on.
  7. Increase the old portion of Pearce that is 32' in width to 40' in width.
  8. Prior to preparation of the final plat with the Planning Dept. & the Dept. of Pub. Works for the determination of the limits of the sewer line which is to be dedicated on the first final plat.
  9. The cul-de-sac street shall be labeled as Lori Court, and proper names provided for all other streets.
  10. Indicate complete access easement adjacent to the residential lots along Pearce Ave. while utility access shall be provided to the large lots.
  11. Indicate proposed utility setbacks on the final plat.
  12. Indicate a north-south 20' drainage easement 200' long as shown here on.
  13. Indicate all utility easements as shown here on.
  14. Indicate guarantee installation of sewer to all lots.
  15. Indicate guarantee paving of all streets except shared and park roads.
  16. Indicate guarantee installation of sanitary sewer to serve all lots.
  17. Contact the Water Dept. regarding extension of city water to serve all lots.
  18. Requirements for a final plat.
- NOTE: SEE LUTHER DATED 7-10-69

PRELIMINARY PLAT  
OFFICE COPY  
DO NOT REMOVE  
SD 68-47  
PRELIMINARY PLAT  
CHERRY CREEK HILLS  
WM. LEVITT







ROCK ROAD

100  
PROPOSED R/W  
RELOCATION OF PAWNEE

66 GAS LINE EASEMENT

EXISTING PAWNEE

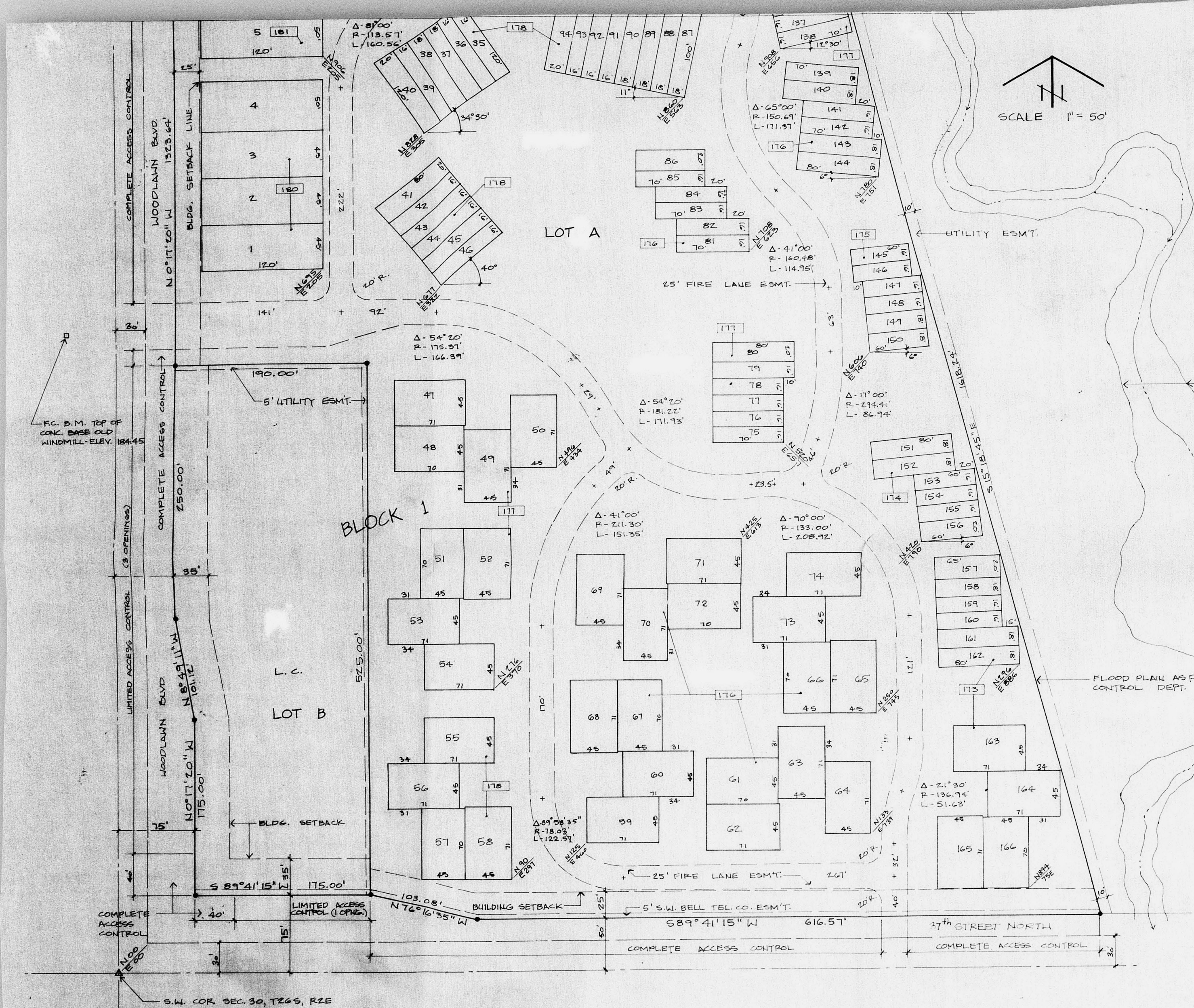
**PRELIMINARY PLAN**  
THIS IS A WORKING DRAWING  
WHICH MAY BE EXPANDED OR  
MODIFIED AT ANY TIME  
DEPARTMENT OF PUBLIC WORKS  
TRAFFIC ENGINEERING DIVISION  
DATE: 2-20-68  
JK



SD 68-47

RELOCATION OF PAWNEE - EAST OF ROCK RD.	
SCALE: 1" = 100'	APPROVED BY: B.J.B.
DATE: 2-20-68	PUBLIC WORKS DEPARTMENT
TRAFFIC ENGINEERING DIVISION	
J.W. GRAVES CITY TRAFFIC ENGINEER	DRAWING NUMBER E 68-210 A





SCALE 1" = 50'

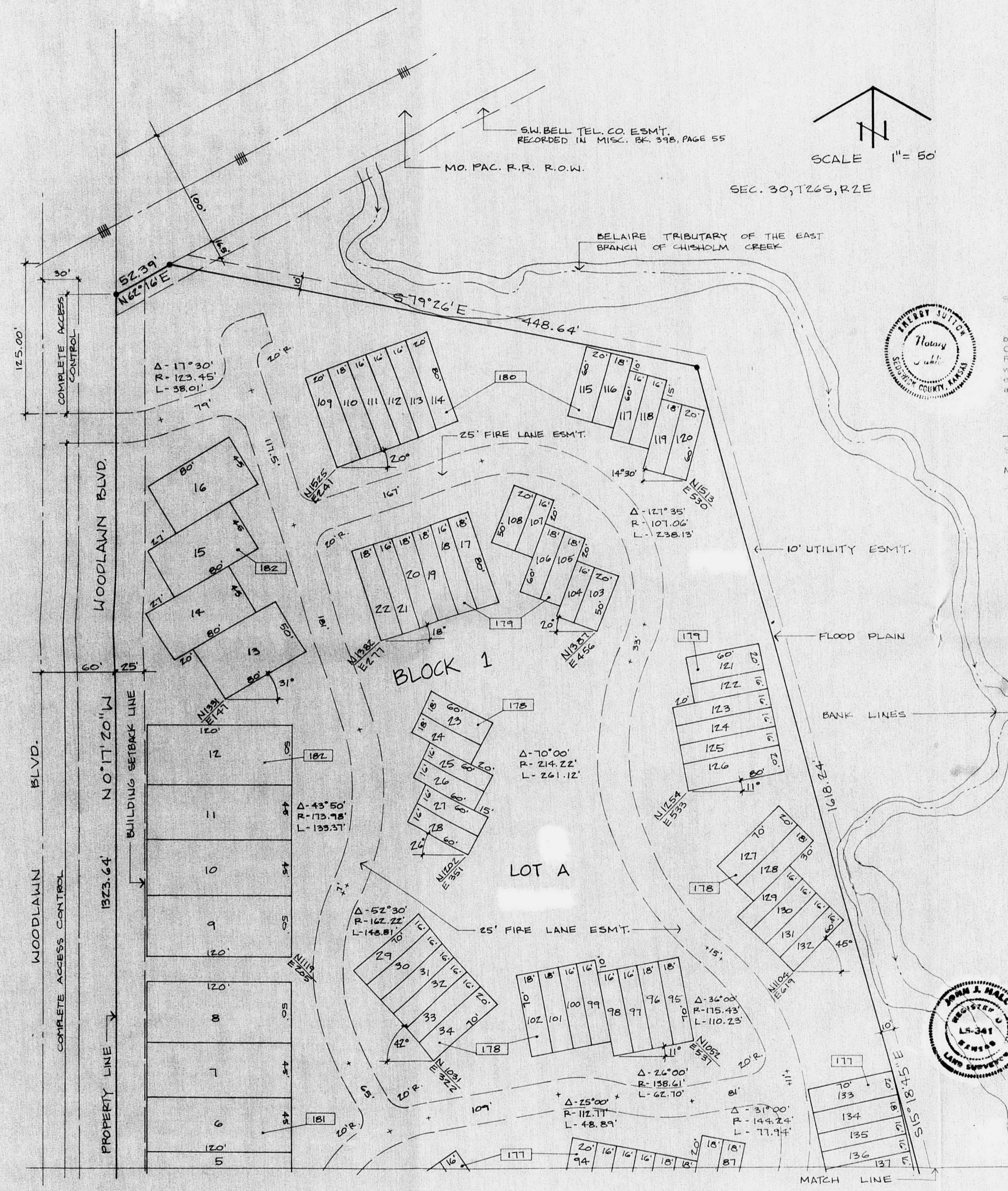
Know all men by these presents that we the undersigned, property owners of the land described in the Land Surveyors Certificate, have caused said land to be surveyed and platted into a Block, Lots and streets the same to be known as Chisholm Creek Addition. The tracts as shown by Lot A, and numbered 1 to 156, are for the purpose of identification of building sites only (as provided for in KSA 1972 Supplement 98-3102 Condominium Law of the State of Kansas). Woodlawn Boulevard and 37th Street North, as shown, are hereby dedicated to and for the use of the public. All that part of Lot A not indicated as building sites is hereby granted as an easement for the construction and maintenance of all public utilities. Easements as indicated on the plat are hereby granted for the construction and maintenance of all public utilities. A fire lane easement as indicated on the plat is hereby granted. All abutter rights of access to or from Woodlawn Boulevard over and across the west line of Lot B; and to or from 37th Street North over and across the south line of Lot B are hereby granted to the appropriate governing body; provided however that Lot B shall have access to Woodlawn Boulevard at three locations on the north 486.12 feet of the west line of said Lot B and access to 37th Street North at one location on the east 135 feet of the south line of said Lot B; said locations to be determined by the appropriate governing body. All abutter rights of access to or from Woodlawn Boulevard over and across the west line of Lot A, except the north 45 feet of the south 60 feet and the south 25 feet of the north 125 feet thereof, and to or from 37th Street North over and across the south line of Lot A, except the west 25 feet of the east 215 feet thereof, are hereby granted to the appropriate governing body, and all abutter rights of access to or from Woodlawn over and across the south 40 feet of west line and to or from 37th Street North over and across the west 40 feet of south line are hereby granted to the appropriate governing body. The minimum finished grade for building shall be Elevations 173.00 (city datum) as per Flood Control requirements.

Chisholm Creek Inc.  
 Stephen Smith, President  
 William J. Froelich, Jr., Secretary

LEGEND  
 • PROPERTY PIN  
 [Symbol] FIN. GRADE AT BUILDINGS

OFFICE COPY  
 DO NOT REMOVE  
 FINAL PLAT

**Chisholm Creek**  
 addition to sedgwick county, kansas



**OFFICE COPY**  
DO NOT REMOVE  
**FINAL PLAT**  
**SD 22-97**

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:  
Be it remembered that on this 27 day of December, 1972, before me, a Notary Public in and for said State and County, Gene Chisholm Creek, Mayor, by Robert A. Lakin, President, and William J. Honess, Secretary, to me personally known to be the same persons 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.

Sherry Sutton Notary Public  
Sherry Sutton  
My Commission expires 1-19-74

This plat of "CHISHOLM CREEK ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.  
Dated this 14<sup>th</sup> day of December, 1972.  
Wichita-Sedgwick County Metropolitan Area Planning Commission

Alvin J. Honess Chairman  
Alvin J. Honess  
Robert A. Lakin Secretary  
Robert A. Lakin

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:  
I, John J. Hall, a Land Surveyor in said State and County, do hereby certify that I have surveyed and platted "Chisholm Creek Addition" to Sedgwick County, Kansas, into 24 lots, and street dedications for Woodlawn Boulevard and 37th Street North, the same being accurately set forth in the accompanying plat and described as follows:

A tract of land located in Section 30, T20S, R2E of the 8th Principal Meridian, in Sedgwick County, State of Kansas, being more particularly described as follows:  
From the southwest corner of said Section 30, East along the South line of said Section 30, a distance of 30.00 feet; thence N 0° 17' 20" W, said line being parallel to the West line of said Section 30, a distance of 30.00 feet to the POINT OF BEGINNING; thence continuing N 0° 17' 20" W a distance of 110.00 feet; thence S 89° 41' 17" E a distance of 30.00 feet; thence N 89° 41' 17" E a distance of 30.00 feet; thence S 79° 20' E a distance of 33.14 feet; thence S 15° 18' 43" E a distance of 318.24 feet; thence N 0° 17' 20" E a distance of 30.00 feet to the existing North Right-of-Way of 37th Street North; thence S 89° 41' 17" W a distance of 306.97 feet to the POINT OF BEGINNING, said tract containing 29.13 acres.

John J. Hall Land Surveyor  
JOHN J. HALL  
ROBERTSON, KUHNEL & SPANGENBERG  
260 N. Rock Road  
Wichita, Kansas

**Chisholm Creek**  
addition to sedgwick county, kansas

This plat approved and all dedications shown hereon, if any, accepted by the City Commission of the City of Wichita, Kansas.

\_\_\_\_\_  
Mayor  
JAMES M. DONNELLY

\_\_\_\_\_  
City Clerk  
Ralph C. Eberly

This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas.

\_\_\_\_\_  
Chairman  
Earl E. Rush

\_\_\_\_\_  
Commissioner  
Elmer S. Peters

\_\_\_\_\_  
Commissioner  
Tom Scott

ATTEST: \_\_\_\_\_  
County Clerk  
Marie Warden

\_\_\_\_\_  
Wm. Glen Rittgers, Sr., Vice Pres. & Trust Officer, and Thomas H. Meares, Vice Pres. & Cashier, to me personally known to be the same persons 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.

Wm. Glen Rittgers, Sr. President  
Wm. Glen Rittgers, Sr.

A. Leonard Hitz Cashier  
A. Leonard Hitz

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:  
Be it remembered that on this 27th day of December, 1972, before me, a Notary Public in and for said State and County, the Wichita State Bank, Wichita, Kansas, by Wm. Glen Rittgers, Sr., Vice Pres. & Trust Officer, and Thomas H. Meares, Vice Pres. & Cashier, to me personally known to be the same persons 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.

Ed Trimble Notary Public  
Ed Trimble  
My Commission expires July 12th, 1973

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:  
This is to certify that this instrument was filed for record in the Register of Deeds Office at \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 1972.

\_\_\_\_\_  
Register of Deeds  
John Hale

\_\_\_\_\_  
Deputy  
Pearl H. Gilbert

Entered on Transfer Record this \_\_\_\_\_ day of \_\_\_\_\_, 1972.

\_\_\_\_\_  
County Clerk  
Marie Warden



Approved subject to:

- A block number or letter shall be indicated in "1" case of the plat.
- The surveyor's & platler's title shall be amended as follows: "...platted into lots, a block and street..."
- There are several conditions, corrections and changes which need to be made in the surveyor's & platler's title, i.e., access control language, min. slope, pad elev. wording, etc. The applicant's surveyor shall contact the Planning Dept. regarding this matter.
- The street R.S. & W. being dedicated by this plat for Woodlawn Blvd. and 37th St. N. shall be delineated on the face of the plat by use of a dead line. The Planning Dept. shall be contacted regarding this matter.
- Any abandonment or relocation of utilities necessitated by this plat shall be at the sole expense of the applicant.

Home Association Agreement shall be submitted to the Planning Dept. for review & approval. Said agreement shall contain provisions for the installation and continued maintenance of private drives and sidewalks, parking areas, landscaping, etc., within the open space reserve indicated on the plat.

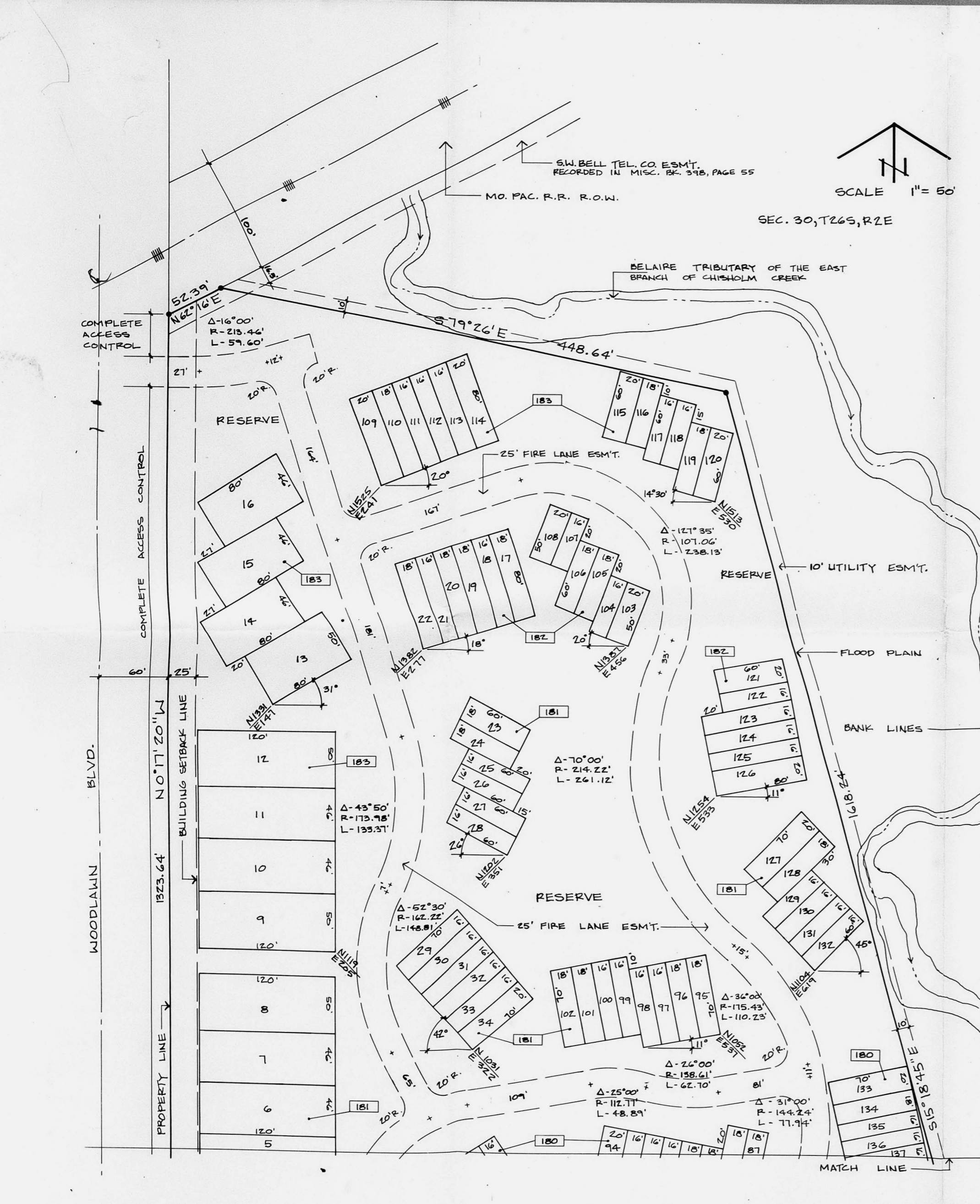
- The applicant shall make satisfactory arrangements with the City of Wichita for the installation of a 10' utility easement to be located within the "flooding" and adjacent to the E. line and N. line of the plat.
- At the time that the location for water lines to serve subject property are to be determined, the applicant shall contact the Wichita Fire Dept. relative to location and placement of fire hydrants.
- The applicant shall contact Guy Moorfield of the Soil Conservation Service relative to taking adequate precautions for the prevention of soil erosion from wind & water on subject property.
- Indicating "complete access control" adjacent to Woodlawn Blvd. from the centerline of the RR north for a distance of 200 feet.
- The applicant granting by separate instrument a 10' utility easement to be located within the "flooding" and adjacent to the E. line and N. line of the plat.

**Chisholm Creek**  
addition to sedgwick county, Kansas

The applicant's eng. shall contact M.S. Mitchell of the Flood Control Div. of the D.P.W. relative to making satisfactory arrangements for channel change on the creek to enable the utilization of the adjacent 10' utility easement to the N. and east. The grading of the easement shall be at such elev. to permit the installation of 164 E transformer out of the flood plain. A letter stating that an agreement has been reached shall be submitted to the Planning Dept.

N. Rendering of the plat within 30 days after the approval by the B.C.C.

SD 72-97  
FINAL PLAT  
OFFICE COPY  
DO NOT REMOVE  
SHEET 1 OF 2  
11-21-72



0/D 72-97 Reapproved subject to:

Know all men by these presents that the undersigned, property owners of the land described in the Land Surveyor's Certificate, have caused said land to be surveyed and platted into lots and a Reserve, the same to be known as "Chisholm Creek Addition" to Sedgwick County, Kansas. The Reserve shall be used for ingress, egress, parking, easements, clubhouses, pools, open space recreational uses, firelanes, and the construction and maintenance of public utilities.

Chisholm Creek Inc.  
A. Redesignated as a 2 lot plat  
Stephen Smith, President  
B. Small interior lots indicated on the original approved final plat shall be redesignated as building tract method of lots and the appropriate wording shall be added to the written text on the plat reflecting this change.

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:  
Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 1972, before me, a Notary Public in and for said State and County, came Chisholm Creek, Inc., by Stephen Smith, President, and William J. Froelich Jr., Secretary, to me personally known to be the same persons 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.  
See letter dated 7/4/73

Sherry Sutton, Notary Public  
My Commission expires \_\_\_\_\_

This plat of "CHISHOLM CREEK ADDITION" has been submitted and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.  
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 1972.  
Wichita-Sedgwick County Metropolitan Area Planning Commission  
Alvin J. Hennessy, Chairman  
Robert A. Lakin, Secretary

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:  
I, John J. Hall, a Land Surveyor in said State and County, do hereby certify that I have surveyed and platted "Chisholm Creek Addition" to Sedgwick County, Kansas, into Lots and Reserve, the same being accurately set forth in the accompanying plat and described as follows:  
From the Southeast corner of said Section 30, East along the South line of said Section 30, a distance of 75.00 feet; thence N 0° 17' 20" W, said line being parallel to the West line of said Section 30, a distance of 75.00 feet to the POINT OF BEGINNING; thence continuing N 87° 17' 20" W a distance of 175.00 feet; thence N 89° 49' 11" W a distance of 101.12 feet; thence N 0° 17' 20" W a distance of 133.84 feet; thence N 89° 18' E a distance of 50.30 feet; thence S 70° 38' E a distance of 448.84 feet; thence S 19° 18' 45" E a distance of 1818.24 feet; thence S 89° 41' 15" W a distance of 919.37 feet; thence N 89° 18' 30" W a distance of 103.08 feet; thence S 89° 41' 15" W a distance of 175.00 feet to the POINT OF BEGINNING, said tract containing 29.30 acres more or less.

John J. Hall, Land Surveyor  
HOBBS, KLINGEL & SPANGENBERG  
280 N. Rock Road  
Wichita, Kansas

This plat approved and all dedications shown hereon, if any, accepted by the City Commission of the City of Wichita, Kansas.  
\_\_\_\_\_, Mayor  
Glenn J. Shanahan, City Clerk  
Ralph C. Eberly, Chairman  
Earl E. Rugh, Commissioner  
Elmer S. Peters, Commissioner  
Tom Scott, Commissioner  
ATTEST: Maria Warden, County Clerk

Wa, The Wichita State Bank, Wichita, Kansas, mortgagee on the above described property, do hereby consent to the plat of "Chisholm Creek Addition."  
The Wichita State Bank, Wichita, Kansas  
Wm. Gies Rittgers, Sr. Vice Pres. & Trust Officer  
A. Leonard Hitz, Cashier

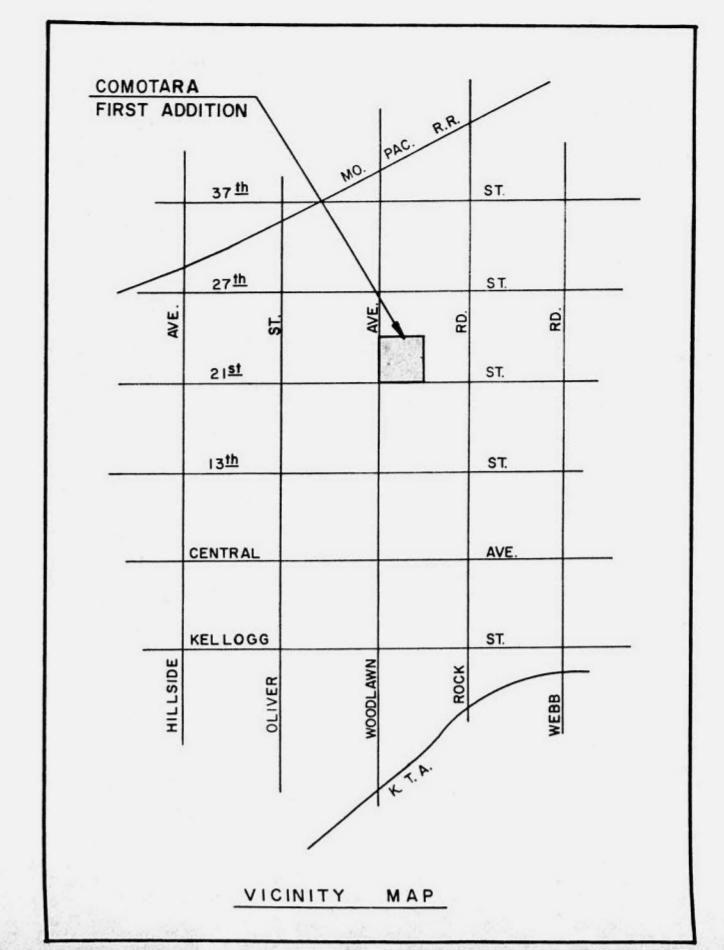
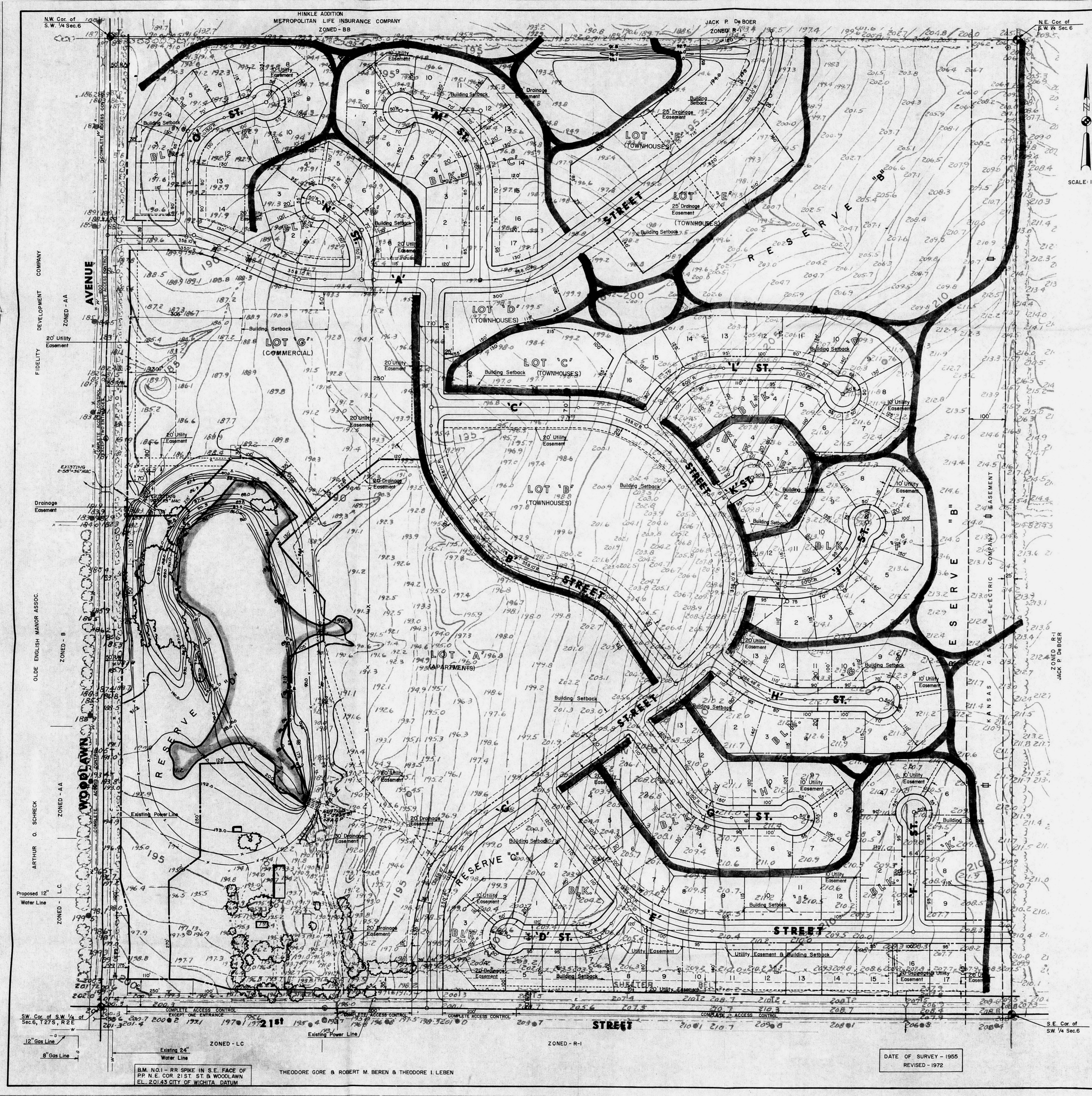
STATE OF KANSAS, COUNTY OF SEDGWICK, SS:  
Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 1972, before me, a Notary Public in and for said State and County, came The Wichita State Bank, Wichita, Kansas, by Wm. Gies Rittgers, Sr. Vice Pres. & Trust Officer, and Thomas H. Means, Vice Pres. & Cashier, to me personally known to be the same persons 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.

\_\_\_\_\_, Notary Public  
Ed Trimble, My Commission expires \_\_\_\_\_

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:  
This is to certify that this instrument was filed for record in the Register of Deeds Office at \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 1972.  
\_\_\_\_\_, Register of Deeds  
John Hale, Deputy  
Pearl B. Gilbert, Deputy  
Entered on Transfer Record this \_\_\_\_\_ day of \_\_\_\_\_, 1972.  
\_\_\_\_\_, County Clerk

**Chisholm Creek**  
addition to sedgwick county, Kansas

FINAL PLAT  
SHEET 2 OF 2  
11-21-72  
OFFICE COPY  
DO NOT REMOVE



SCALE: 1"=100'

NOTE: RESERVES "X", "B", "C" & "D" ARE PLATTED FOR THE USE OF SIDEWALKS, UTILITIES, RECREATION, DRAINAGE, BUFFER ZONES, OPEN SPACES AND OR PUBLIC USE.

# PRELIMINARY SIDEWALK PLAN

SD 72-99

## PRELIMINARY PLAT of COMOTARA FIRST ADDITION

A SUBDIVISION OF THE  
SOUTHWEST QUARTER OF SECTION 6,  
T 27 S, R 2 E

SEPTEMBER 1972

JACK P. DE BOER ASSOCIATES, INC. - OWNER  
240 NORTH ROCK ROAD  
WICHITA, KANSAS

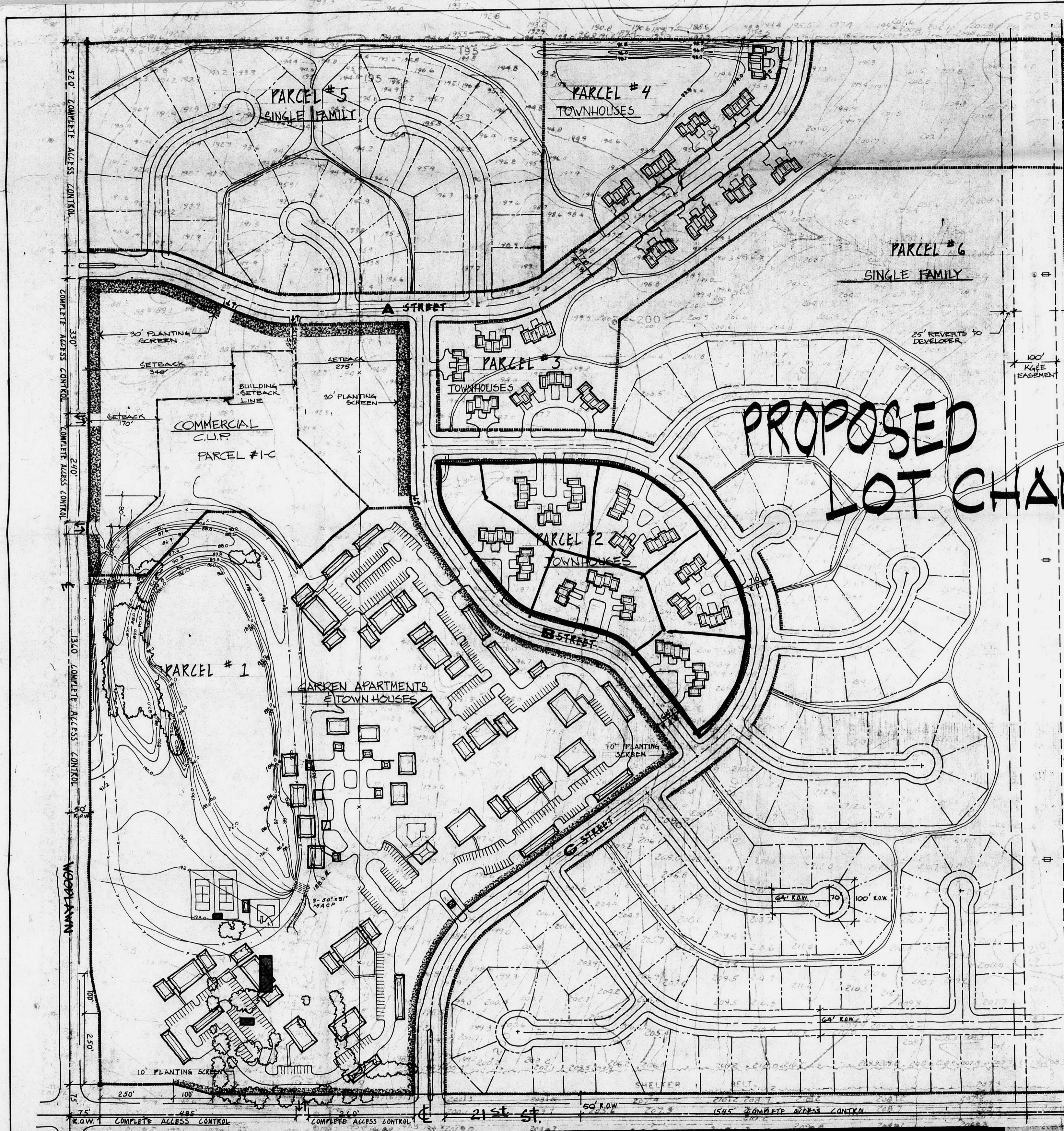
PREPARED BY  
VAN DOREN - HAZARD - STALLINGS - SCHNAKKE  
ENGINEERS - ARCHITECTS  
240 N. ROCK ROAD WICHITA, KANSAS



DATE OF SURVEY - 1965  
REVISED - 1972

B.M. NO. 1 - RR SPK IN S.E. FACE OF  
PP. N.E. COR. 21ST ST. & WOODLAWN  
EL. 2014.3 CITY OF WICHITA DATUM

THEODORE GORE & ROBERT M. BEREN & THEODORE I. LEBEN



**GENERAL**

TOTAL GROSS ACRES - 150.9  
 NET ACRES FOR DEVELOPMENT - 122.5

**RESIDENTIAL**

GENERAL PROVISIONS

- THIS DEVELOPMENT IS PROPOSED TO CONTAIN: ± 140.1 ACRES  
 159 SINGLE FAMILY CLUSTER  
 136 TOWNHOUSE UNITS  
 224 GARDEN APT. UNITS  
 521 TOTAL DWELLING UNITS
- SETBACKS ARE AS INDICATED IN PARCEL DESCRIPTIONS BELOW.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- SIGNS OR MONUMENTS DESIGNATING THE NAME OF THE DEVELOPMENT SHALL BE PERMITTED AT THE ENTRANCES OF "A" STREET AND "C" STREET AND AT THE ENTRANCE TO THE GARDEN APARTMENTS "A" AND "C" STREETS. THESE SHALL BE PERMITTED IF THEY FOLLOW THE PROVISIONS OF SECTION 28.04.070A.12 OF THE CODE OF THE CITY OF WICHITA.
- THE DENSITY OF THE ENTIRE DEVELOPMENT SHALL NOT EXCEED 7.0 DWELLING UNITS PER ACRE OR 521 DWELLING UNITS FOR THE ENTIRE DEVELOPMENT.
- A HOMES ASSOCIATION AGREEMENT OR AGREEMENTS PROVIDING FOR THE MAINTENANCE OF NON-PUBLIC COMMON AREAS, PARKING AREA, COMMUNITY FACILITIES DRAINAGE CHANNELS, ETC., SHALL BE FILED WITH THE PLAN OF THE AREA.
- DRAINAGE PROBLEMS SHALL BE RESOLVED AT THE TIME OF PLATTING.
- PARKING IN THE APARTMENT COMPLEX WITHIN 15' OF "B" STREET, "C" STREET AND 21ST STREET SHALL BE ALLOWED PROVIDED PROPER SCREENING IS INSTALLED.
- STREETS AND TURNAROUNDS IN TOWNHOUSE AND GARDEN APARTMENTS WILL BE PRIVATE STREETS. ALL OTHER STREETS SHALL BE DEDICATED.
- SIDEWALKS SHALL BE PROVIDED IN OPEN SPACE AS SHOWN ON PLAN AND NOT ALONG STREETS.
- MINIMUM LOT SIZE FOR SINGLE FAMILY CLUSTER SHALL BE 8,500 SQUARE FEET.
- ALL DEDICATED STREET PAVEMENT WIDTHS SHALL BE 34' AND 40'.
- SCREENING AS INDICATED ON PLAN SHALL BE A COMBINATION OF PLANT MATERIAL AND OR A SEMI-SOLID OR SOLID WALL TO PREVENT PASSAGE OF DEBRIS OR LIGHT, CONSTRUCTED OF BRICK, STONE, MASONRY, ARCHITECTURAL TILE, WOOD OR OTHER SIMILAR MATERIAL AT LEAST FIVE (5) FEET BUT NOT MORE THAN EIGHT (8) FEET HIGH.
- PARCEL DESCRIPTIONS:
- EXISTING BUILDINGS TO BE REMOVED PRIOR TO DEVELOPMENT ON INDIVIDUAL PARCELS.

5D 72-99

**PROPOSED LOT CHANGE**

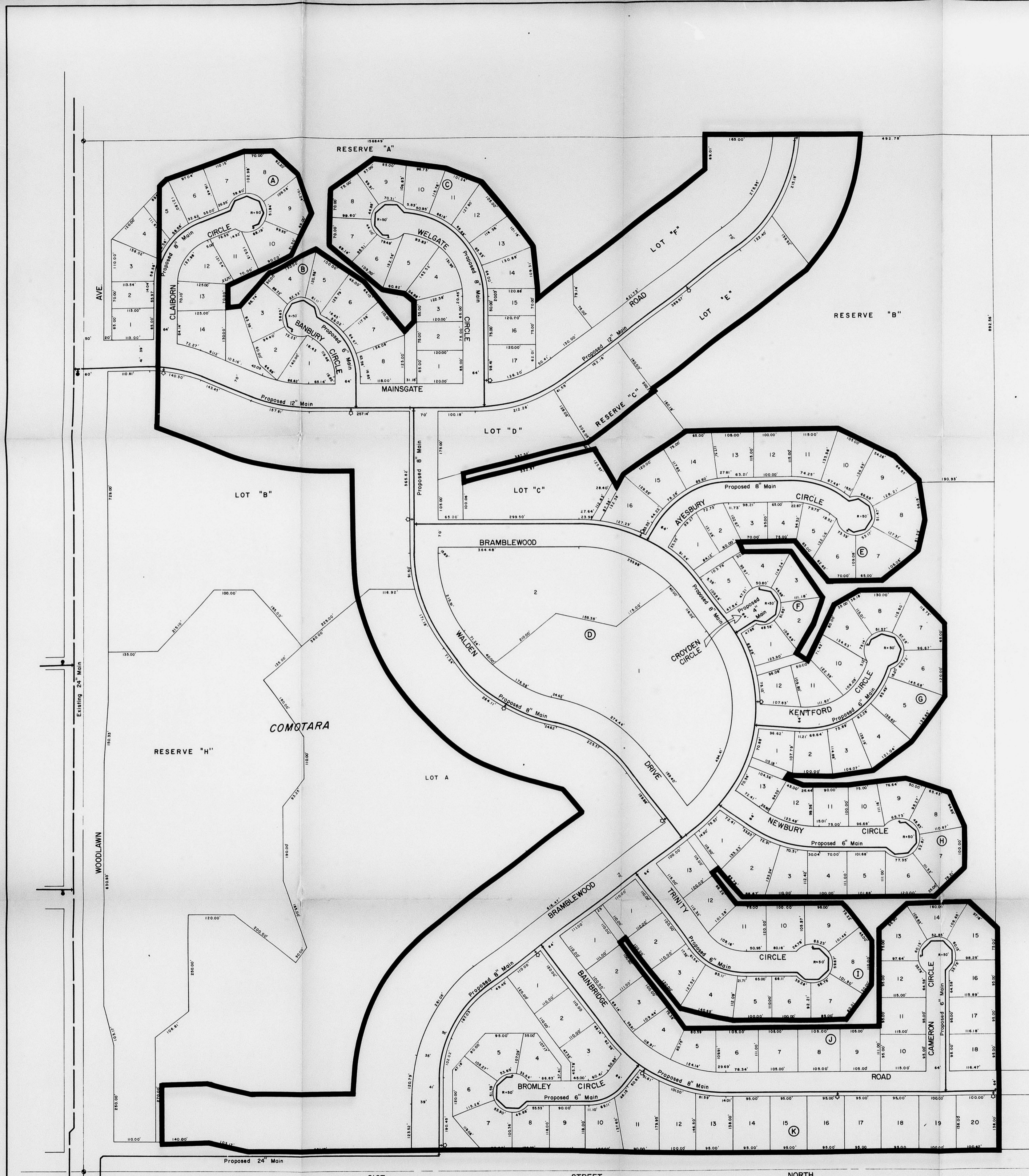
PARCEL #1	PARCEL #2
PROPOSED USE - GARDEN APARTMENTS, TOWNHOUSE AND OPEN SPACE DWELLING UNITS - 224 D.U.'s NET AREA ± 22.5 ACRES MAXIMUM BUILDING COVERAGE - 30% MAXIMUM BUILDING HEIGHT - 35' DENSITY - 6.9 D.U./ACRE PARKING RATIO - GARDEN APARTMENTS - 2.0/D.U. TOWNHOUSE - 2.0/D.U. SETBACKS - WOODLAWN AVE. - 140', 21ST STREET 25' "B" STREET - 15', "C" STREET 15'	PROPOSED USE - TOWNHOUSES AND OPEN SPACE NET AREA ± 6.7 ACRES MAXIMUM BUILDING COVERAGE - 30% MAXIMUM BUILDING HEIGHT - 35' DENSITY - 8.8 D.U./ACRE PARKING RATIO - 2.0/D.U. SETBACKS "B" STREET 25', "C" STREET 25'
PARCEL #3	PARCEL #4
PROPOSED USE - TOWNHOUSES AND OPEN SPACE NET AREA ± 9.7 ACRES MAXIMUM BUILDING COVERAGE 30% MAXIMUM BUILDING HEIGHT 35' DENSITY - 4.4 PARKING RATIO - 2.0/UNIT MINIMUM SETBACK FROM STREET R.O.W. "A" STREET 25' "B" STREET 25', "C" STREET 25'	PROPOSED USE - TOWNHOUSES AND OPEN SPACE NET AREA ± 4.7 ACRES MAXIMUM BUILDING COVERAGE 30% MAXIMUM BUILDING HEIGHT 35' DENSITY - 4.5 D.U./ACRE PARKING RATIO - 2.0/UNIT MINIMUM SETBACK FROM STREET R.O.W. "A" STREET 25' "B" STREET 25', "C" STREET 25'
PARCEL #5	PARCEL #6
PROPOSED USE - SINGLE FAMILY CLUSTER AND OPEN SPACE NET AREA ± 13.5 ACRES MAXIMUM BUILDING HEIGHT 35' MINIMUM FRONT YARD SETBACK (VARIABLE FROM 20' - 30') MINIMUM BACK YARD SETBACK - 20' MINIMUM SIDE YARD - 0' DENSITY - 3.0 D.U./ACRE PARKING RATIO - 2.0/UNIT MINIMUM SETBACK FROM "A" STREET - 25'	PROPOSED USE - SINGLE FAMILY CLUSTER AND OPEN SPACE NET AREA ± 4.8 ACRES MAXIMUM BUILDING COVERAGE - 30% MAXIMUM BUILDING HEIGHT - 35' MINIMUM FRONT YARD SETBACK (VARIABLE FROM 20' - 30') MINIMUM BACK YARD SETBACK - 20' MINIMUM SIDE YARD - 0' DENSITY - 2.7 D.U./ACRE PARKING RATIO - 2.0/UNIT MINIMUM SETBACK FROM "C" STREET - 25'

**COMMERCIAL**

GENERAL PROVISIONS

- THIS DEVELOPMENT IS PROPOSED TO CONTAIN A NET AREA OF 10.8 ACRES ±.
- CURB CUTS - THE MAXIMUM NUMBER OF CURB CUTS WOODLAWN AVE. SHALL NOT EXCEED 2 THE MAXIMUM NUMBER OF CURB CUTS ALONG "B" STREET SHALL NOT EXCEED 1.
- DRAINAGE PROBLEMS WILL BE RESOLVED AT THE TIME OF PLATTING.
- MAXIMUM LAND COVERAGE BY BUILDING SHALL NOT EXCEED 30 PERCENT OF THE TOTAL SITE 141,134 SQ. FT. ±.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- ADVERTISING SIGNS ALONG WOODLAWN AVE., "A" STREET AND "B" STREET SHALL NOT EXCEED 30 FEET IN HEIGHT AND SHALL BE PLACED WITHIN BUILDING SETBACK LINE, WITH EXCEPTION OF ENTRY MONUMENTS AT ENTRANCES NOT TO EXCEED 15' IN HEIGHT. NO BILL BOARD ADVERTISEMENTS OR HOOP SIGNS SHALL BE ALLOWED.
- MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 50'.
- PARKING RATIO - OFFICE AND COMMERCIAL BUILDINGS, INCLUDING GOVERNMENTAL, PUBLIC UTILITY AND OTHER SIMILAR BUILDINGS, SHALL PROVIDE ONE (1) SPACE FOR EACH TWO HUNDRED FIFTY (250) SQUARE FEET OF FLOOR AREA OR ONE (1) SPACE FOR EVERY THREE (3) EMPLOYEES IN THE LARGEST WORKING SHIFT IN A TWENTY-FOUR (24) HOUR PERIOD, WHICHEVER IS THE GREATER. RESIDENTIAL SHALL PROVIDE 2 SPACES PER DWELLING UNIT.
- A FIRE LANE, 20 FEET IN WIDTH (WITH SUFFICIENT TURNING RADIUS) AT CORNERS FOR STANDING FIRE APPARATUS) SHALL BE PROVIDED AROUND ALL MAIN STRUCTURES. SAID FIRE LANE SHALL HAVE A 3 1/2 INCH ASPHALT BASE WITH 1 1/2 INCH ASPHALT SURFACE. NO PARKING SHALL BE ALLOWED IN SUCH FIRE LANE ALTHOUGH IT MAY BE USED FOR PASSENGER LOADING AND UNLOADING. PRIOR TO FINAL APPROVAL OF THE PARKING PLAN, THE FIRE CHIEF, OR HIS DESIGNATED REPRESENTATIVE, SHALL APPROVE THE PLAN AS TO THE LOCATION AND DESIGN OF THE FIRE LANE.

PROPOSED GENERAL USE	OFFICE & RESIDENTIAL
TOTAL NET AREA	± 470,448 SQ. FT. FOR ACRES
FLOOR AREA RATIO	± 120,000 SQ. FT.
MAXIMUM BUILDING HEIGHT	50'
MAXIMUM LAND COVERAGE	30%
MAXIMUM NUMBER OF DWELLING UNITS	20



- LEGEND—
- PROPOSED BENEFIT DISTRICT BOUNDARY
  - EXISTING WATER MAIN
  - PROPOSED WATER MAIN
  - PROPOSED FIRE HYDRANT
  - EXISTING FIRE HYDRANT

SD72-99  
 REFERENCE ITEM 22  
 AGENDA FOR NOV 28 1972

Proposed Benefit District Boundaries  
 Approved By: \_\_\_\_\_ Date: \_\_\_\_\_  
 J.D.W. \_\_\_\_\_  
 B.H.O. *Bill H. Odell* 11-21-72

CITY OF WICHITA WATER DEPARTMENT DESIGN AND PLANNING DIVISION			
SCALE: 1" = 100'	APPROVED BY:	DATE: 11-20-72	DRAWN BY: T.W.F.
COMOTARA FIRST ADDITION		REVISION: M.E.W.	
BENEFIT DISTRICT	215-72	GETW-607201	

I, L. M. Van Doren, a Civil Engineer in Kansas do hereby certify that I have been in responsible charge of surveying and platting of "Comotara First Addition" to Wichita, Sedgewick County, Kansas, into blocks, lots, drives, roads, circles, floodways and reserves, the same being accurately set forth in the accompanying plat and described as follows: The Southwest quarter of Section 6, Township 27 South, Range 2 East of the 6th P.M.

I hereby certify that the details on this plat are correct to the best of my knowledge and belief this \_\_\_\_\_ day of \_\_\_\_\_, 1972.

L. M. Van Doren, Partner  
Van Doren-Hazard-Stallings-Schnacke  
Engineers, Architects  
260 North Rock Road  
Wichita, Kansas

Know all men by these presents that the undersigned, property owners of the land as above set forth in the Civil Engineer's Certificate, have caused the same to be surveyed and platted into blocks, lots, drives, roads, circles, floodways and reserves, the same to be known as "COMOTARA FIRST ADDITION" to Wichita, Sedgewick County, Kansas. The drives, roads and circles are hereby dedicated to and for the use of the public reserves "A", "B", "C", "D", "E", "F", "G", and "H" are platted for the use of sidewalks, utilities, drainage, recreation, buffer zones and open spaces. Reserve "B" and "C" is platted for the use of sidewalks, utilities, drainage, recreation, buffer zones, open spaces and/or public use. Easements for the construction and maintenance of public utilities and drainage, as indicated on the accompanying plat, are hereby granted. The floodway shall be the responsibility of the owners of the property in the subdivision until such time as the governing body exercising jurisdiction elects to assume the responsibility for maintenance and improvement of the drainage, provided further that no building 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 Wichita - Sedgewick County Flood Control Office or their successors in office. All abutters rights of access to and from East Twenty First Street over and across the North line of East Twenty First Street, are hereby granted to the City of Wichita, Kansas, provided, however, that the subdivision shall have access to East Twenty First Street at one location between Woodlawn Avenue and Bramblewood. All abutters rights of access to and from Woodlawn Avenue over and across the east line of Woodlawn Avenue, are hereby granted to the City of Wichita, Kansas, provided, however, that the subdivision shall have access to Woodlawn Avenue at two locations along the West line of lot "B".

H. I hereby grant a right of utility easement in Block "B" to the City of Wichita.

I. I hereby grant Block "D" and a legend for same to the City of Wichita.

J. I hereby grant the building setback on lot "B", Block "E" to the City of Wichita along the north side of the lot.

K. I hereby grant the right of utility easement in Block "E" to the City of Wichita.

L. I hereby grant a right of utility easement in Block "E" to the City of Wichita.

M. I hereby grant the right of utility easement in Block "E" to the City of Wichita.

N. I hereby grant the right of utility easement in Block "E" to the City of Wichita.

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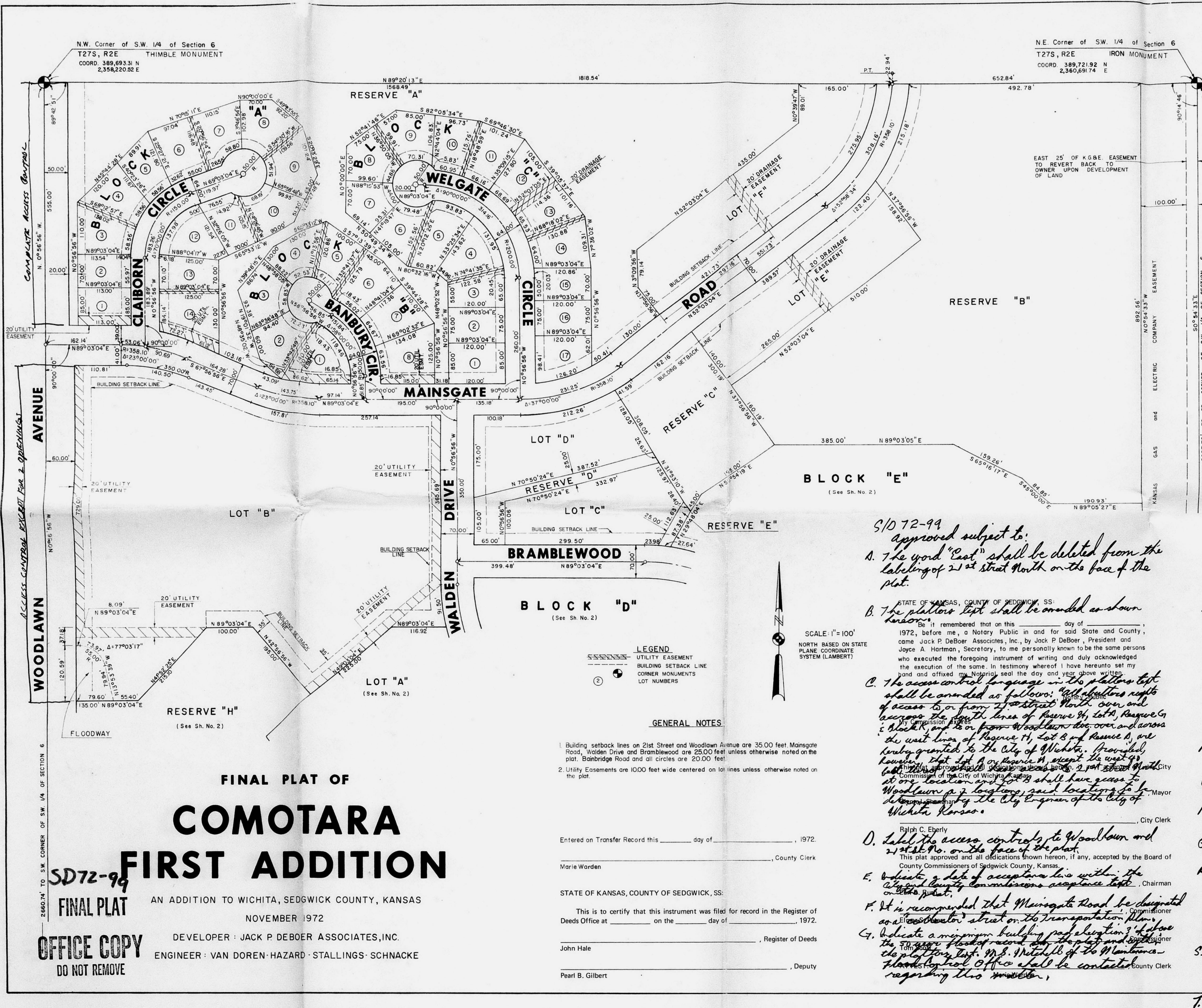
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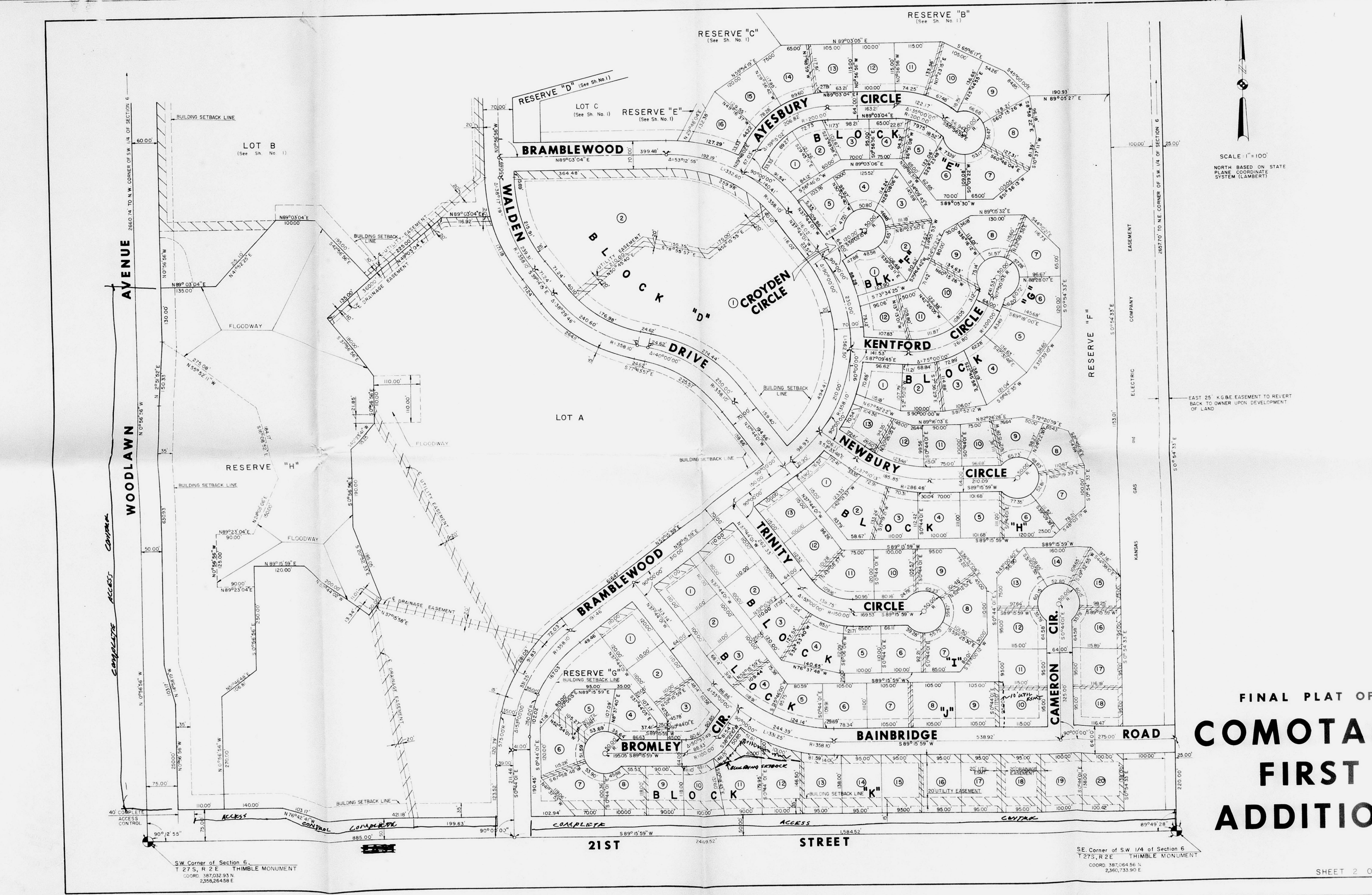
# FINAL PLAT OF COMOTARA FIRST ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS  
NOVEMBER 1972  
DEVELOPER: JACK P. DEBOER ASSOCIATES, INC.  
ENGINEER: VAN DOREN-HAZARD-STALLINGS-SCHNACKE

LEGEND  
UTILITY EASEMENT  
BUILDING SETBACK LINE  
CORNER MONUMENTS  
LOT NUMBERS

GENERAL NOTES  
1. Building setback lines on 21st Street and Woodlawn Avenue are 35.00 feet. Mainsgate Road, Walden Drive and Bramblewood are 25.00 feet unless otherwise noted on the plat. Brambridge Road and all circles are 20.00 feet.  
2. Utility Easements are 10.00 feet wide centered on lot lines unless otherwise noted on the plat.

S/D 72-99 approved subject to:  
A. The word "East" shall be deleted from the labeling of 21st Street North on the face of the plat.  
B. The platting of Block "D" shall be amended as shown hereon.  
C. The access easement language in the platting of Block "D" shall be amended as follows: "All abutters rights of access to and from 21st Street North over and across the north line of Reserve "B", lot "B", Reserve "C", Block "D" and to or from Woodlawn Avenue over and across the west line of Reserve "H", lot "B" and Reserve "D", are hereby granted to the City of Wichita, Kansas, provided, however, that the subdivision shall have access to Woodlawn Avenue at two locations along the West line of lot "B"."  
D. I hereby grant access easements to Woodlawn and 21st Street to the City of Wichita.  
E. I hereby grant the right of utility easement in Block "E" to the City of Wichita.  
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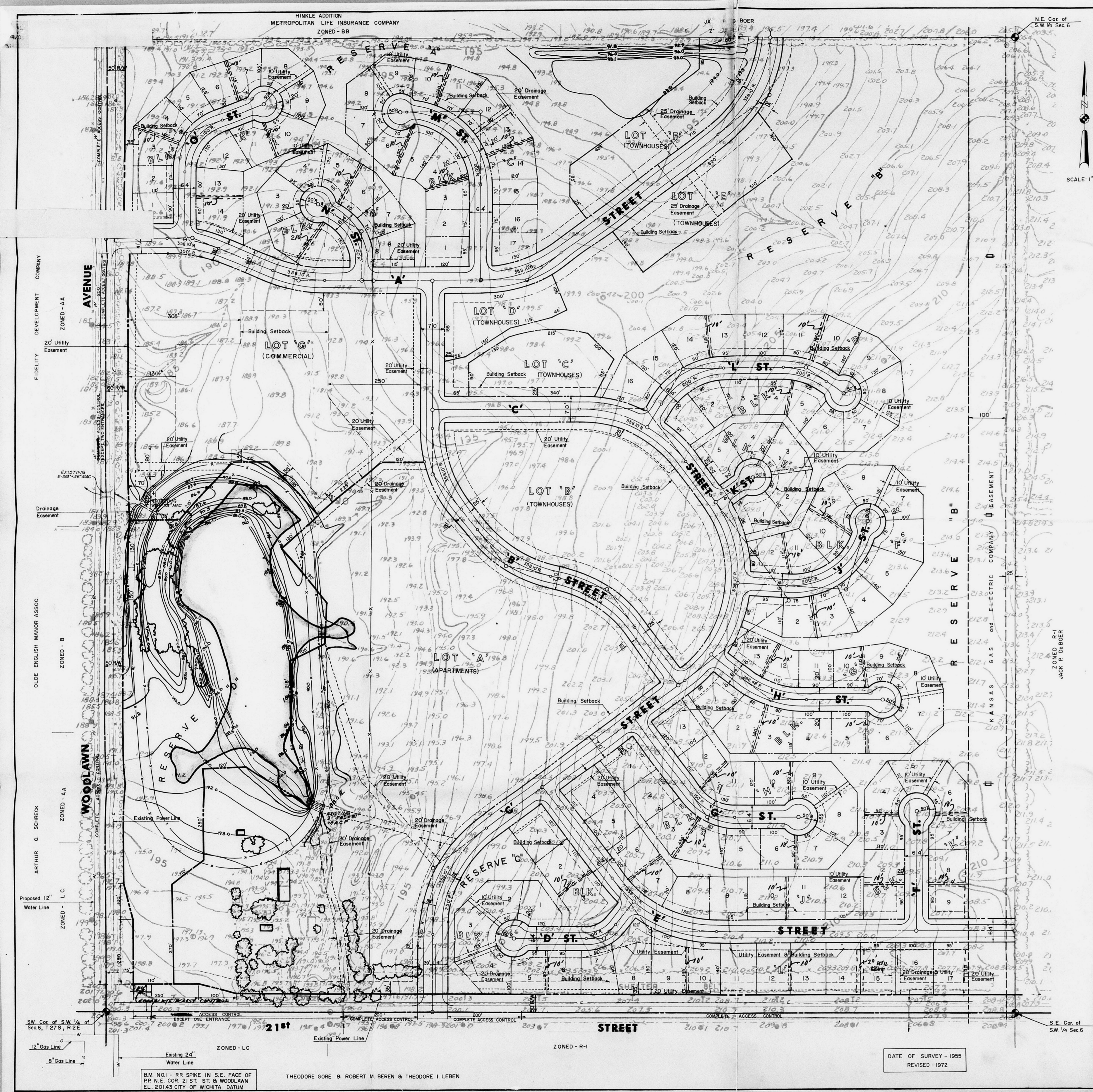
SCALE: 1" = 100'  
NORTH BASED ON STATE PLANE COORDINATE SYSTEM (LAMBERT)

SE Corner of SW 1/4 of Section 6, T. 27 S., R. 2 E., THIMBLE MONUMENT  
COORD. 389,083.31 N  
2,360,678.1 E

21ST STREET

SHEET 2 OF 2





- 310 72-99  
Approved subject to:
- A. Approval of this plat is subject to the approval of the appropriate cases of the Board of Commercial C.I.P., and the Board of Public Works.
  - B. The applicant shall submit a sidewalk plan for the proposed private sidewalk network for review and approval by the Subdivision Committee.
  - C. Contact Bob Winger of the Dept. of Public Works relative to appropriate street names for all interior streets to be indicated on the plat.
  - D. Submit a Memorandum of Understanding to the Planning Department for provisions for development and continued maintenance of the common open space reserves and the common open areas, parking, driving, parking areas etc. as proposed on the plat.
  - E. The open area reserves which are to be also reserved for public use shall be as indicated on the final plat.
  - F. The areas for which the reserves are being platted for shall also be indicated within the language of the plat to be on the final plat.
  - G. Complete access control shall be indicated adjacent to the east 40' of the south line of Reserve 'D'.
  - NOTE: RESERVES 'A', 'B', 'C' & 'D' ARE PLATTED FOR THE USE OF SIDEWALKS, UTILITIES, RECREATION, DRAINAGE, BUFFER ZONES, OPEN SPACES AND OR PUBLIC USE.
  - H. Easements as indicated herein shall be indicated on the final plat.
  - I. Install or guarantee the installation of sanitary sewer; water to serve all lots being platted.
  - J. Install or guarantee the paving of all interior streets.
  - K. Install or guarantee the installation of a distribution line along the east side of Woodlawn adjacent to Lot 'G' Reserve 'D'.
  - L. Contact the Soil Conservation Service relative to taking adequate precaution to prevent soil erosion from Wind & water on subject property.
  - M. Install or guarantee the construction of sidewalks adjacent to the east side of Woodlawn and the north side of 21st St. No. and adjacent to the interior streets where determined necessary based on the applicant's private sidewalk plan; the total estimated construction cost to be determined upon submission of a final plat.
  - N. Install or guarantee installation of all applicable utilities and facilities as described in Art. 5 of the MAPC Subdivision Regulations.
  - O. Requirements for a final plat of the MAPC Subdivision Regulations.

PRELIMINARY PLAT SD 72-99  
OFFICE COPY  
DO NOT REMOVE

PRELIMINARY PLAT  
of  
**COMOTARA FIRST ADDITION**

A SUBDIVISION OF THE  
SOUTHWEST QUARTER OF SECTION 6,  
T 27 S, R 2 E

SEPTEMBER 1972

JACK P. DE BOER ASSOCIATES, INC. - OWNER  
240 NORTH ROCK ROAD  
WICHITA, KANSAS

PREPARED BY  
VAN DOREN - HAZARD - STALLINGS - SCHNACKE  
ENGINEERS - ARCHITECTS  
260 N. ROCK ROAD WICHITA, KANSAS



DATE OF SURVEY - 1955  
REVISED - 1972

B.M. NQ1 - RR SPIKE IN S.E. FACE OF  
PP N.E. COR. 21ST ST & WOODLAWN  
E.L. 201.43 CITY OF WICHITA DATUM

THEODORE GORE & ROBERT M. BEREN & THEODORE I. LEBEN

FILMED FROM THE BEST  
AVAILABLE COPY