SANITARY SEWER NO. 23
LATERAL 10 , MAIN 9
THE RENAISSANCE

PROJECT NO.
468-76-245-81283-000-000-001

CITY OF WICHITA , KANSAS

MIKE LINDEBAK , CITY ENGINEER

FEBRUARY , 1984

GENERAL NOTES

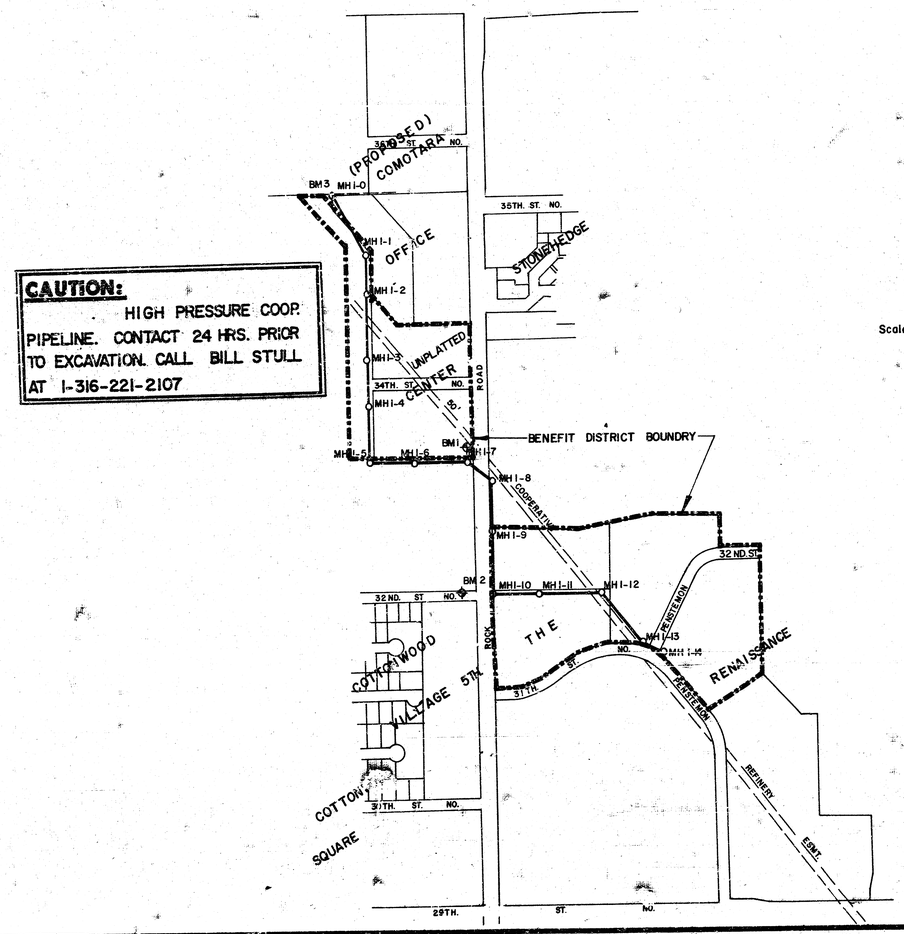
1. RISER PIPE SHALL BE INSTALLED TO SERVE INDIVIDUAL LOTS OR TRACTS IN CONJUNCTION WITH NEW SANITARY SEWER CONSTRUCTION, UNLESS OTHERWISE ORDERED BY THE ENGINEER, BECAUSE OF GROUND WATER, UNSTABLE SOIL OR UNUSUALLY DEEP CONSTRUCTION. RISER LOCATIONS SHALL BE AS APPROVED BY THE PROPERTY OWNER WITH THE CONCURRENCE OF THE ENGINEER. INSTALLATION OF RISERS ON SEWERS BECAUSE OF UNUSUAL DEPTH WILL BE REQUIRED WHEN THE SEWER IS DEEPER THAN TWELVE FEET (12'). THE CONTRACTOR WILL BE REQUIRED TO FILE WRITTEN DOCUMENTATION WITH THE ENGINEER IN A FORM APPROVED BY THE ENGINEER INDICATING THE LOCATIONS WHERE RISERS ARE TO BE INSTALLED AS REQUESTED BY THE PROPERTY OWNER OR HIS AUTHORIZED REPRESENTATIVE. RISER PIPE CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS AS SHOWN ON THE STANDARD RISER DETAIL SHEET.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING PROPERTY IRONS. THE CONTRACTOR SHALL BE REQUIRED TO RE-ESTABLISH ANY PROPERTY IRONS WHICH ARE DAMAGED OR DESTROYED BY HIS CONSTRUCTION OPERATIONS. SUCH IRONS SHALL BE RE-ESTABLISHED BY A LICENSED LAND SURVEYOR OR A LICENSED PROFESSIONAL ENGINEER IN ACCORDANCE WITH STATE LAWS.
3. A PORTION OF EXCESS EXCAVATED MATERIAL SHALL BE MOUNDED AROUND MANHOLES WHICH EXTEND MORE THAN ONE (1) FOOT ABOVE THE EXISTING GROUND. SUCH MOUNDS SHALL BE CONSTRUCTED WITH A SIX (6) FEET DIAMETER FLAT TOP WITH 4 TO 1 SIDE SLOPES DOWN TO THE ORIGINAL GROUND. THE ELEVATION OF THE FLAT TOP OF THE MOUND SHALL BE 0.4 FOOT BELOW THE TOP OF THE MANHOLE.
4. TREES TO BE REMOVED ARE MARKED ⊗ . ALL TREES WHICH IN THE OPINION OF THE FIELD ENGINEER CAN BE SAVED SHALL BE SAVED.
5. CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES OF CONSTRUCTION SCHEDULING AND LOCATION OF ANY UNDERGROUND LINES.
6. EXISTING UTILITIES AND THEIR LOCATIONS, AS SHOWN ON THE PLANS, REPRESENT THE BEST INFORMATION OBTAINABLE FOR DESIGN. LOCATION INFORMATION HAS BEEN OBTAINED FROM THE VARIOUS UTILITY COMPANIES AND IS EITHER FROM COMPANY RECORD DRAWINGS OR COMPANY PROVIDED FIELD LOCATIONS. THE PLAN LOCATIONS SHOWN ARE NOT GUARANTEED. ADDITIONAL EXISTING UTILITIES MAY OR SO BE ENCOUNTERED.

BENCH MARKS

B.M. #1 — City Disc. 44' N. & 48' E. 1/4 Cor. 1/2 Mile N. 29th St. N. & Rock Road.
Elev. = 202.23

B.M. #2 — "□" on T.C. 32nd St. N. & 100' W. of C.L. Rock Road.
Elev. = 204.86

B.M. #3 — M.H. Rim 890' W. & 1096' S. of the N.E. Cor. N.E. 1/4, Section 31, T. 26 S., R. 2 E.
Elev. = 188.68



INDEX TO DRAWINGS

SHEET NO.	DISCRIPTION
1	TITLE SHEET
2-6	LINE 1
7	MANHOLE DETAILS
8-10	FINAL PLATS

CAUTION:
. HIGH PRESSURE COOP. PIPELINE. CONTACT 24 HRS. PRIOR TO EXCAVATION. CALL BILL STULL AT 1-316-221-2107

As Built
S.L.L
8.84

MICHAEL D. HARDING LICENSED 9399 KANSAS PROFESSIONAL ENGINEER

KANSAS ENGINEERING CORP. 7228 KANSAS

SANITARY SEWER EXTENSION THE RENAISSANCE

Design AMS
Drawn by DLM
Checked by MDH
Date 1984
Job no.

MID-KANSAS ENGINEERING CONSULTANTS PA
240 NORTH ROCK ROAD
SUITE 130
WICHITA, KANSAS 67206
682-6561

Sheet 1 of 10

THE RENAISSANCE S.S. NO. 23
LAT 10 ,MAIN 9 , PROJ. NO.
468-76-245-81283-000-000-001

(PROPOSED)
(COMOTARA OFFICE CENTER)

LOT 3

LOT 1

UNPLATTED

2

RESERVE "A"

34TH. ST. NO.

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

Easement
Sewer
San.
30'
C.L.
Line

211°23'46"
180°00'00"
180°00'00"

20' Util. Esmt.
Sep. Instrument
By
Separate
Instrument
Existing Coop. Pipeline
50' Coop. Refinery Esmt.

MH 1-0
MH 1-1
MH 1-2
MH 1-3

Weir Elev. = 186.70

58°09'39"

Remove Exist. Stub(S)

NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR RE-CONSTRUCTION & SEEDING OF EXISTING DITCH, AFTER CONST. COST SUBSIDIARY TO PROJECT.

CAUTION:
HIGH PRESSURE COOP. PIPELINE. CONTACT 24 HRS. PRIOR TO EXCAVATION. CALL BILL STULL AT 1-316-221-2107

As Built
S.L.C.
8-84

PLAN LINE 1

PROFILE LINE 1

Sta. 0+00 Line 1
Existing Manhole
Top Of Manhole Elev= 188.65
Remove Exist. Stub(S.)
E Out = 176.65
E In = 177.46

Sta. 4+11.8 Line 1
Const. Std. Type 4 Mh.
"C" Manhole
Top Of Manhole Elev = 191.01
E Out = 179.50
E In = 179.62

Sta. 7+61.8 Line 1
Const. Std. Type 4 Mh.
"C" Manhole
Top Of Manhole Elev = 194.05
E Out = 181.93
E In = 181.80

Sta. 10+11.8 Line 1
Const. Std. Type 4 Mh.
"C" Manhole
Top Of Manhole Elev = 192.88
E Out = 183.18
E In = 183.03

Existing Ground
Water Surface
Exist. Ditch
Existing 15" Pipe

411.8 L.F. 8" ABS, PVC, Or VCP, Pipe @ 0.60%
350 L.F. 8" ABS, PVC, Or VCP Pipe @ 0.60%
250 L.F. 8" ABS, PVC, Or VCP Pipe @ 0.60%

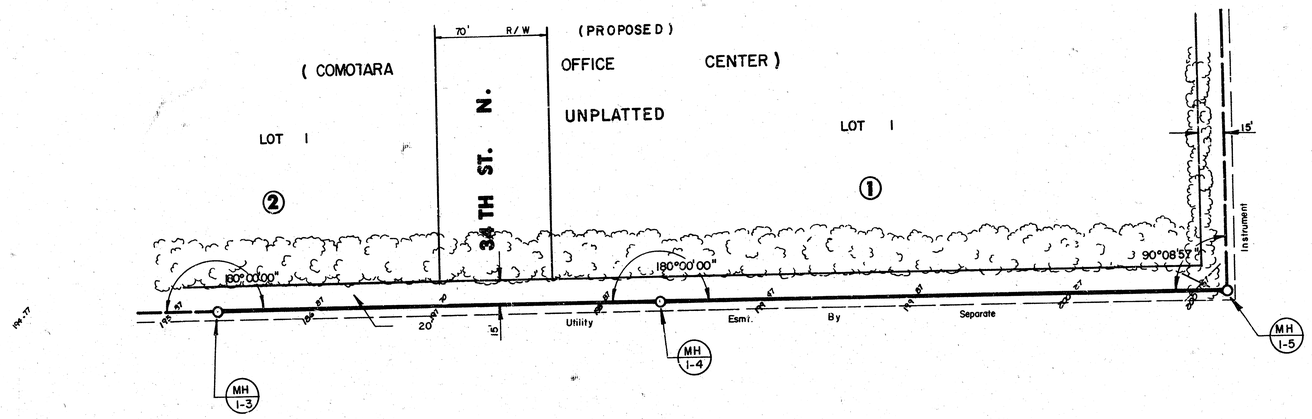
195
190
185
180
175

0 1 2 3 4 5 6 7 8 9 10

12/10

M.K.E.C.

THE RENAISSANCE S.S. NO. 23
LAT. 10, MAIN 9, PROJ. NO.
468-76-245-8|283 -000-000-001



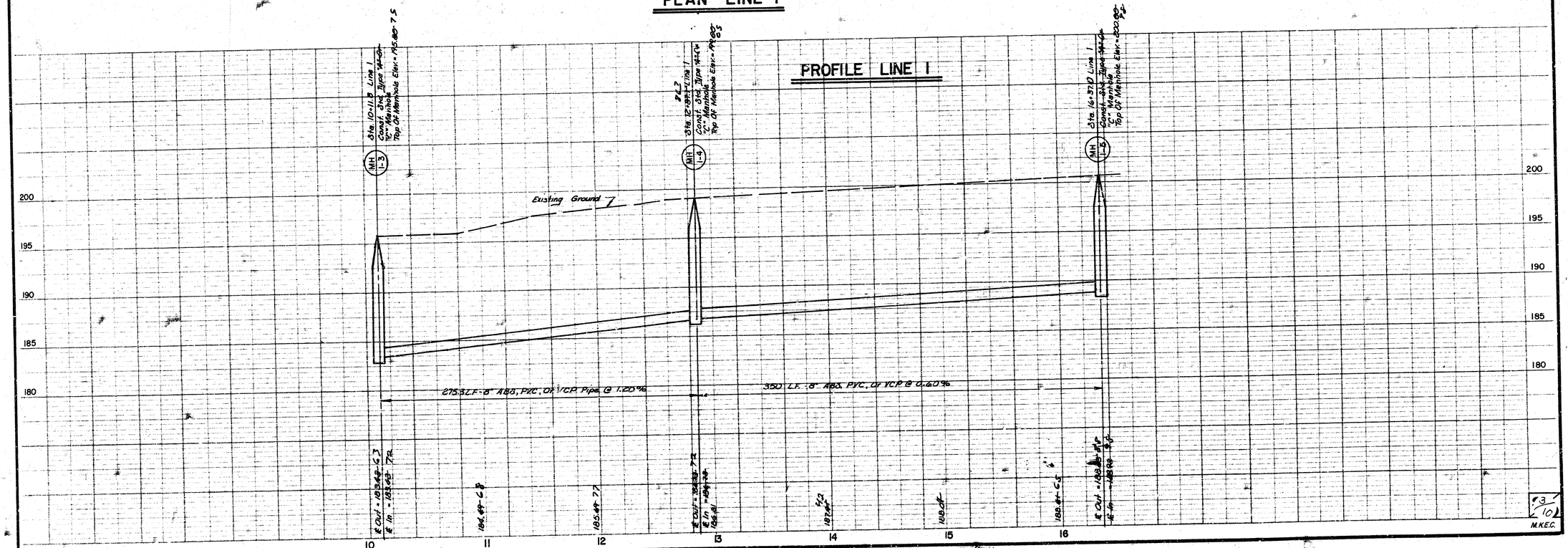
N

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

As Built
J.L.C.
8-84

PLAN LINE 1

PROFILE LINE 1



3/10

M.K.E.C.

THE RENAISSANCE S.S. NO. 23
LAT. , MAIN 9 PROJ. NO.
468-76-245-81283 -000-000-001

LOT 1

(PROPOSED)
(COMOTARA OFFICE CENTER)

UNPLATTED

①

ROAD

ROCK

MH 1-5

MH 1-6

MH 1-7

15'

20'

Util.

Esmt.

By

Separate

Instrument

90°08'57"

180°00'00"

144°45'46"

13°01'55"

71.60'

S.E. Cor. N.E. 1/4 Sec. 31T. 26 S., R.2 E.

Cable

16" Water

Gas

Tel.

Pipeline

Coop

Bell

60'

50'

50'

60' Proposed

R/W

R/W

As Built
S-LL
8-84

N

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

PLAN LINE 1

PROFILE LINE 1

Existing Ground

MH 1-5

MH 1-6

MH 1-7

Sta. 16+37.0 Line 1
Const. Sta. Top of Manhole
Top Of Manhole Elev. = 200.89

Sta. 19+52.1 Line 1
Const. Sta. Top of Manhole
Top Of Manhole Elev. = 200.89

Sta. 22+52.1 Line 1
Const. Sta. Top of Manhole
Top Of Manhole Elev. = 200.50

315 L.F. - 8" ABS, PVC, Or VCP Pipe @ 0.40%

300 L.F. - 8" ABS, PVC, Or VCP Pipe @ 0.40%

200
195
190
185
180

16
17
18
19
20
21
22

4/10

M.K.E.C.

THE RENAISSANCE S.S. NO. 23
LAT. 10, MAIN 9, PROJ. NO.
468-76-245-81283 -000-000-001

THE RENAISSANCE

S-E Cor. N-E 1/4 Sec. 31 T-26 S., R-2 E.

Pipeline E.M. Ball

Exist. Coop.

13°01'55" 160'

15' 10'

144°45'46"

MH I-7

20' Util. Esmt. By Separate Instrument

Saw, Remove & Replace Match Exist. Asphalt

Tel. 125°11'09"

MH I-8

50' Coop. Refinery Esmt.

30' Util. Esmt. By Separate Instrument

5'

Cable Weld Gas

Exist. E.M. Proposed

ROCK ROAD

Future Pavement

Asphalt

R/W 50' 65'

180°00'00" 20'

MH I-9

Util. Esmt.

180°00'00"

MH I-11

Util. Esmt.

20' 20'

90°00'00"

MH I-10

5'

(PROPOSED) (COMOTARA OFFICE CENTER) UNPLATTED

NOTE:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RE-CONSTRUCTION & SEEDING OF EXISTING DITCH, AFTER CONST. COST SUBSIDIARY TO PROJECT.

CAUTION: UNDERGROUND UTILITIES

PLEASE CHECK WITH KG&E OR SOUTWESTERN BELL FOR LOCATIONS.

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

N

1

2

1

As Built J.L.L. 8-84

PLAN LINE 1

PROFILE LINE 1

Sta. 22+52.52 ℄ Line 1 Const. Std. Type "H-OT" "C" Manhole Top Of Manhole Elev.= 203.50 — MH I-7

Sta. 25+23.23 ℄ Line 1 Const. Std. Type "H-OT" "C" Manhole Top Of Manhole Elev.= 204.00 — MH I-8

Sta. 26+94.37 ℄ Line 1 Const. Std. Type "H-OT" "C" Manhole Top Of Manhole Elev.= 204.50 — MH I-9

Sta. 30+68.47 ℄ Line 1 Const. Std. Type "H-OT" "C" Manhole Top Of Manhole Elev.= 205.50 — MH I-10

Sta. 33+62.77 ℄ Line 1 Const. Std. Type "H-OT" "C" Manhole Top Of Manhole Elev.= 203.28 — MH I-11

Proposed Pavement
Exist. E.M.
Exist. Gas
Exist. Water
Existing Ground

171.3 L.F. - 8" ABS, PVC, Or VCP Pipe @ 0.40%
271.5 L.F. - 8" ABS, PVC, Or VCP Pipe @ 0.40%
313.2 L.F. - 8" ABS, PVC, Or VCP Pipe @ 0.60%
245 L.F. - 8" ABS, PVC, Or VCP Pipe @ 0.60%

℄ Out = 191.89 ℄ In = 191.68

194.65

192.88

℄ Out = 192.68 ℄ In = 192.28

192.68

192.38

℄ Out = 193.68 ℄ In = 193.38

194.23

194.53

195.53

℄ Out = 195.78 ℄ In = 195.53

195.90

196.58

197.28

℄ Out = 199.78 ℄ In = 199.48

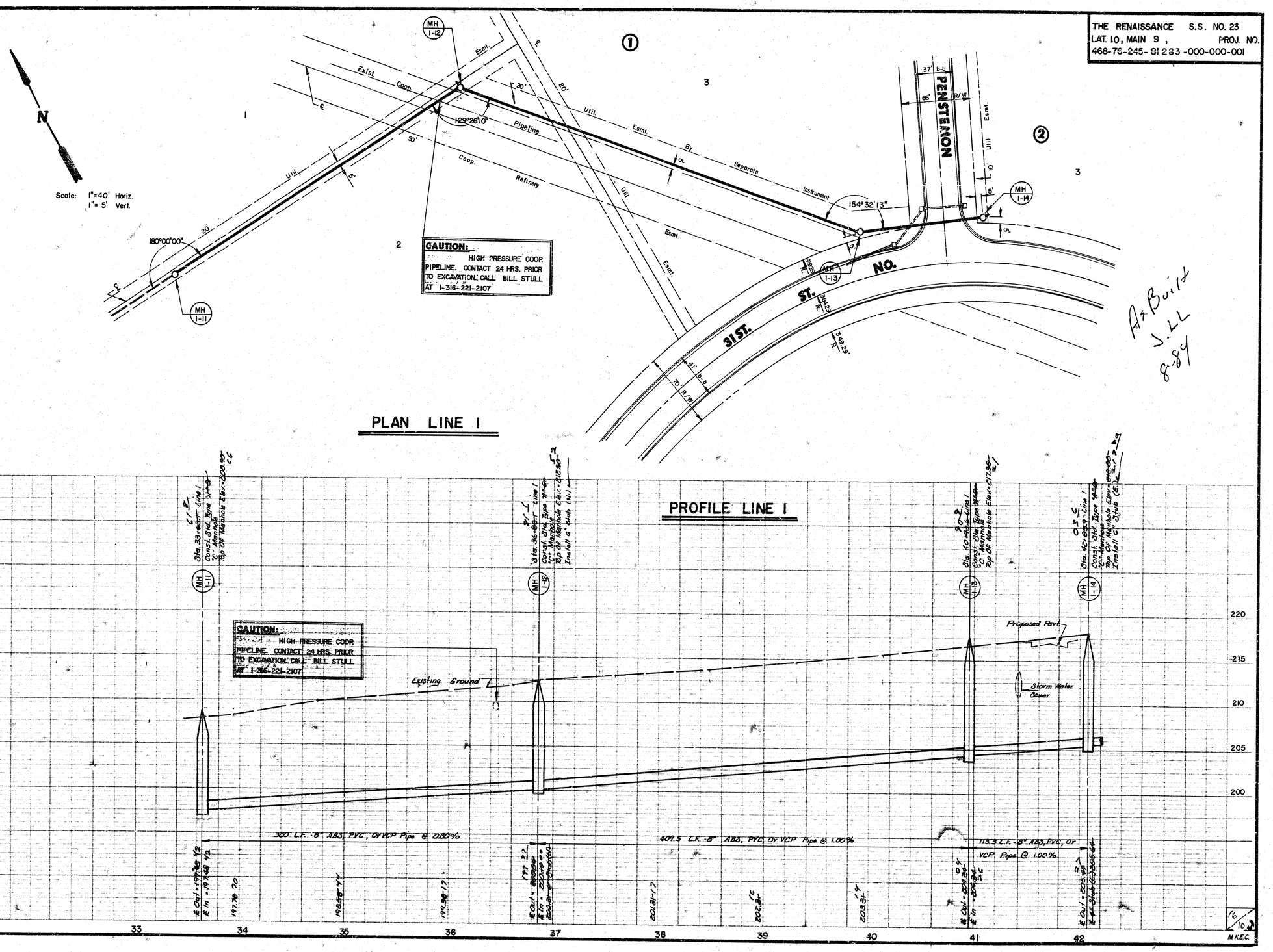
22 23 24 25 26 27 28 29 30 31 32 33

210 205 200 195 190

15/10

M.K.E.C.

THE RENAISSANCE S.S. NO. 23
LAT. 10, MAIN 9, PROJ. NO.
468-76-245-81283-000-000-001



As Built
J.LL
8-84

16/10

M.K.E.C.

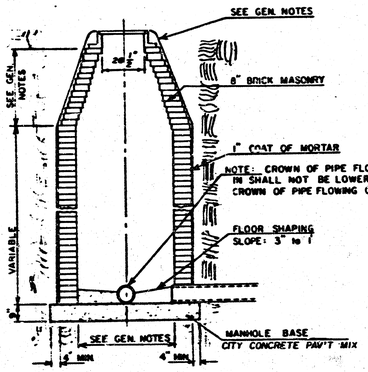
REVISED SEPTEMBER 1960
REVISED DECEMBER 1981

SEWER APPURTENANCES DETAILS

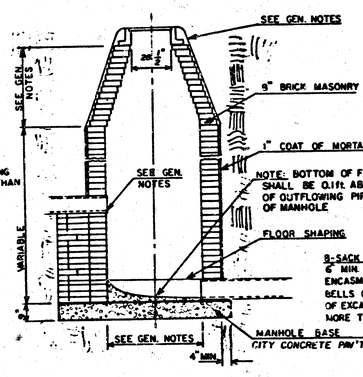
ADOPTED AS STANDARD DESIGN
BY

CITY of WICHITA, KANSAS

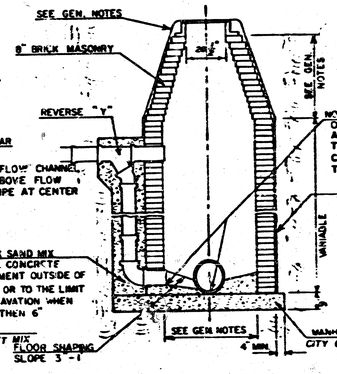
TYPE "A" MANHOLE



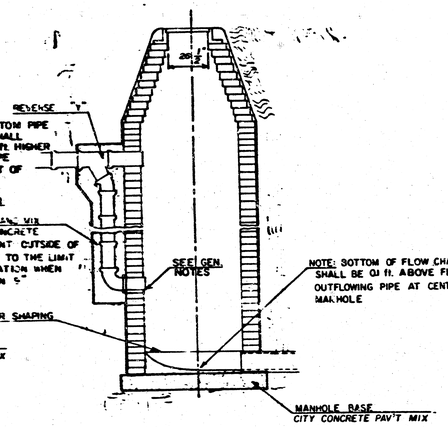
TYPE "A" INSIDE DROP MANHOLE



TYPE "A" OUTSIDE DROP MANHOLE



DETAIL OF OUTSIDE DROP CONSTRUCTED ON EXISTING MANHOLE



GENERAL NOTES

1. MORTAR USED IN MASONRY CONSTRUCTION SHALL CONTAIN 8 SACKS OF CEMENT PER CUBIC YARD. CONCRETE USED IN MANHOLE BASES SHALL CONFORM TO THE REQUIREMENTS OF CONCRETE FOR CONCRETE PAVEMENT CONSTRUCTION AS SPECIFIED IN THE CITY STANDARD PAVING SPECIFICATIONS USING CITY CONCRETE PAVEMENT MIX WITHOUT AIR ENTRAINING ADMIXTURE. MORTAR SHALL BE PLACED AROUND THE MANHOLE RING AS SHOWN ON THE DRAWINGS WHEN MANHOLES ARE CONSTRUCTED IN UNPAVED AREAS. TYPE "A" MANHOLES CAN BE USED ON SEWERS UP TO 16' IN DEPTH WHEN THE MANHOLE IS NOT LOCATED WITHIN PUBLIC STREET PAVEMENT. MANHOLES CONSTRUCTED WHERE PIPE SIZES ARE SMALLER THAN 24" SHALL HAVE AN INSIDE DIAMETER OF 4'. MANHOLES CONSTRUCTED WHERE PIPE SIZES ARE 24" OR LARGER SHALL HAVE AN INSIDE DIAMETER OF 5'. THE HEIGHT OF THE CORBELS ON 4' DIAMETER MANHOLES SHALL BE 4'. MANHOLES HAVING A DIAMETER OF 5' SHALL HAVE CORBELS 6' IN HEIGHT. COMPLTED MANHOLE SHALL BE WITHOUT LEAKS AND WATER TIGHT.

2. REINFORCING STEEL SHALL BE INSTALLED IN THE MANHOLE BASES AND SHALL CONSIST OF NO.4 BARS PLACED 6" CENTERS IN BOTH DIRECTIONS. THE MANHOLE BASE REINFORCEMENT SHALL BE PLACED 6" ABOVE THE BOTTOM OF THE MANHOLE BASE. ALL COSTS FOR FURNISHING AND INSTALLING REINFORCING STEEL SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE MANHOLE.

3. OPENINGS SHALL BE CUT INTO THE MANHOLE WALL WHEN OUTSIDE DROPS ARE CONSTRUCTED ON EXISTING MANHOLES. SUCH OPENINGS CUT INTO EXISTING MANHOLES SHALL BE AS SMALL AS PRACTICAL TO FACILITATE INSTALLING AND GROUTING THE NEW PIPE IN PLACE. WATERSTOP GASKETS SHALL BE USED WITH P.V.C. AND A.B.S. COMPOSITE PIPE. THE NEW PIPE SHALL BE GROUTED INTO THE OPENING USING AN APPROVED NONSHRINK GROUT FOR THE FULL MANHOLE WALL THICKNESS. THE EXTERIOR OF THE COMPLETED CONNECTION SHALL BE SEALED WITH AN APPROVED BITUMINOUS COATING SUCH THAT THE CONNECTION WILL BE WATER TIGHT. FLOOR OF MANHOLE SHALL BE MODIFIED TO FORM NEW FLOW CHANNEL FOR THE NEW CONNECTION AS INDICATED BY THE DRAWING. THE VERTICAL DROP FROM THE LOWER PIPE ON SUCH OUTSIDE DROP CONNECTIONS SHALL NOT EXCEED 4' FOR INFLOWING PIPES SIZED 12" OR SMALLER AND 2' FOR INFLOWING PIPES SIZED LARGER THAN 12", EXCEPT THE CROWN OF THE LOWER PIPE SHALL NEVER BE SET BELOW THE CROWN OF ANY LARGER OUTFLOWING PIPE. THIS WORK, INCLUDING MODIFICATION OF MANHOLE FLOOR, SHALL BE PAID FOR AT THE UNIT PRICE BID FOR OUTSIDE DROP STACK CONSTRUCTED ON EXISTING MANHOLE.

4. THE FLOORS OF ALL MANHOLES SHALL BE SHAPED WITH FLOW CHANNELS SUCH THAT THE MANHOLES WILL BE SELF CLEANING AND FREE OF AREAS WHERE SOLUTION COULD BE DEPOSITED AS SEWAGE FLOWS THROUGH THE MANHOLE FROM ALL INLET PIPES TO THE OUTLET PIPE. FLOW CHANNELS SHALL BE FORMED TO MATCH THE BOTTOM HALVES OF THE INFLOWING PIPES AND THE OUTFLOWING PIPE AS SHOWN BY THE DRAWINGS EXCEPT FOR INSIDE DROP MANHOLES. FLOW CHANNELS FOR INSIDE DROP MANHOLES SHALL BE CONSTRUCTED AS INDICATED BY THE DRAWING. MANHOLE FLOORS SHALL HAVE SLOPES OF 3 INCHES PER FOOT IN THE AREAS OUTSIDE OF THE FLOW CHANNELS SLOPED TOWARD THE FLOW CHANNELS. PIPES LAID THROUGH MANHOLES SHALL HAVE THE TOP HALF REMOVED TO NEAT LINES FOR THE FULL INSIDE DIAMETER OF THE MANHOLE. MANHOLE FLOORS SHALL THEN BE SHAPED AROUND THE BOTTOM HALF OF THE PIPE WHICH FORMS THE FLOW CHANNEL.

5. PIPES INSTALLED WITHIN THE EXCAVATION MADE FOR THE MANHOLE SHALL BE CRADLED WITH CONCRETE TO THE LIMITS OF THE MANHOLE EXCAVATION. WHEN CLAY PIPE IS USED, THE CRADLE SHALL EXTEND TO THE FIRST JOINT OUTSIDE THE MANHOLE. THE CRADLE SHALL BE TERMINATED AT THE CLAY PIPE JOINT IN A MANNER WHICH WILL MAINTAIN THE FLEXIBILITY OF THE JOINT. COST OF THE CRADLE WITHIN MANHOLE EXCAVATION OR TO CLAY PIPE JOINTS ADJACENT TO MANHOLE SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE MANHOLE.

6. MANHOLE COVER CASTINGS AND MANHOLE FRAME CASTINGS SHALL CONFORM TO THE REQUIREMENTS AS INDICATED IN THE STANDARD SPECIFICATIONS AND AS SHOWN IN THE STANDARD DETAIL DRAWING.

7. THE VERTICAL DROP IN INSIDE DROP MANHOLES SHALL NOT EXCEED 4' FOR INFLOWING PIPES SIZED 12" OR SMALLER AND 2' FOR INFLOWING PIPES LARGER THAN 12". THE CROWNS OF INFLOWING PIPES SHALL NEVER BE SET LOWER THAN THE CROWN OF THE OUTFLOWING PIPE.

8. STANDARD MANHOLES TYPE "A" AND STANDARD INSIDE DROP MANHOLES TYPE "A" SHALL BE BID AS STANDARD MANHOLES FOR THE TYPE AND DIAMETER INDICATED. OUTSIDE DROP MANHOLES TYPE "A" SHALL BE BID AS STANDARD OUTSIDE DROP MANHOLES FOR THE TYPE AND DIAMETER INDICATED. ALL MANHOLE DIAMETERS WILL BE 4' UNLESS INDICATED OTHERWISE.

COMOTARA OFFICE CENTER
LAT. 10, MAIN 9, SS NO. 23 PROJ. NO.
468-76-245-81283-000-000-001

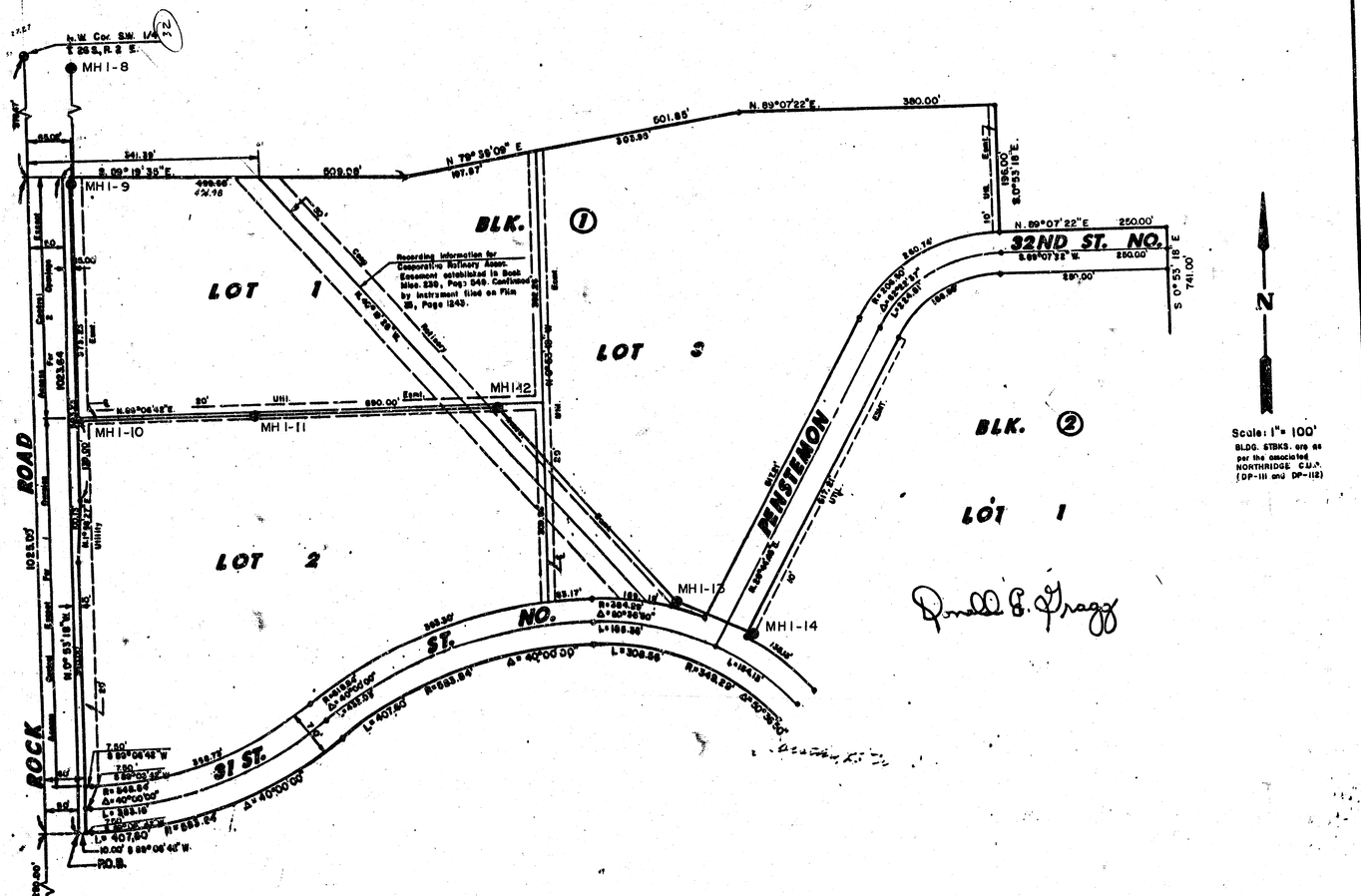
3/10/10

S-2 2-31B

FINAL PLAT OF

THE RENAISSANCE

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



I, Michael D. Harding, a Civil Engineer in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "The Renaissance", an addition to Wichita, Sedgwick County, Kansas into lots, blocks and streets, the same being accurately set forth in the accompanying plat and described as follows:

A tract of land in the southwest quarter of Section 32, Township 26 south Range 2 East of the 6th P.M., Sedgwick County, Kansas described as commencing at the southwest quarter of said southwest quarter; thence north along the west line of said southwest quarter bearing N 0° 53' 18" W, 1250.00 feet; thence N 59° 06' 42" E, 50.00 feet to the east right of way line of Rock Road to the point of beginning; thence N 0° 53' 18" W, 1023.64 feet; thence S 89° 19' 35" E, 509.98 feet; thence N 79° 39' 09" E, 501.85 feet; thence N 89° 07' 22" E, 380.00 feet; thence S 0° 53' 18" E, 196.00 feet; thence N 89° 07' 22" E, 250.00 feet; thence S 0° 53' 18" E, 741.00 feet; thence S 45° 53' 18" E, 340.00 feet; thence N 89° 07' 22" E, 605.00 feet; thence S 0° 53' 18" E, 340.00 feet; thence N 89° 07' 22" E, 322.00 feet; thence S 0° 53' 18" E, 340.00 feet; thence S 10°28'18" W, 101.98 feet; thence S 0° 53' 18" E, 30.00 feet to the north right of way line of 29th Street North; thence westerly bearing S 89° 07' 22" W, along said right of way line 640.00 feet; thence N 85° 10' 00" W, 100.50 feet; thence S 89° 07' 22" W, 220.00 feet; thence N 0° 53' 18" W, 847.12 feet to a point of curvature of a curve to the left; thence along said curve having a radius of 349.29 feet, a central angle of 39° 23' 10", an arc length of 240.08 feet, a long chord bearing N 20° 34' 33" W, 235.38 feet; thence N 40° 16' 28" W, 319.67 feet to the point of curvature of a curve to the left; thence along said curve having a radius of 349.29 feet, a central angle of 50° 56' 50", an arc length of 308.56 feet, a long chord bearing N 89° 24' 9" W, 298.62 feet; thence along a curve to the left having a radius of 583.84 feet, a central angle of 40° 00' 00", an arc length of 407.60 feet, a long chord bearing S 69° 06' 42" W, 399.37 feet; thence along a curve to the right having a radius of 583.84 feet, a central angle of 40° 00' 00", an arc length of 407.60 feet, a long chord bearing S 69° 06' 42" W, 399.37 feet; thence S 89° 06' 42" W, 17.50 feet to the point of beginning.

I hereby certify that the details on this plat are correct to the best of my knowledge and belief this 20 of May, 1983.

Michael D. Harding
Mid-Kansas Engineering Consultants, P.A.
240 N. Rock Road, Suite 130
Wichita, Kansas 67206

MICHAEL D. HARDING LICENSED 9399 KANSAS PROFESSIONAL ENGINEER

Know all men by these presents that we 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 lots, blocks and streets, the same to be known as "The Renaissance", an addition to Wichita, Sedgwick County, Kansas. Easements for drainage and the construction and maintenance of public utilities, as indicated on the accompanying plat are hereby granted. The streets are hereby dedicated to and for the use of the public. All shutters rights of access over and across the west line of Lots 1 and 2 of Block 1 and the south line of Lot 1, Block 2 are horeby granted to the City of Wichita, provided, however, that Lot 1, Block 1 shall have access to Rock Road at one location, Lot 2, Block 1 shall have access to Rock Road at 2 locations and Lot 1, Block 2 shall have access to 29th Street North at two locations. Building setbacks shall be in accordance with the assoc. Northridge C.U.P. (DP-111 & DP-112) on file in the Wichita Sedg. Cty. M.A.P.D. office.

Woodlawn Development Company
a partnership

Donald J. Ablah
partner

STATE OF KANSAS
ss:
COUNTY OF SEDGWICK

Be it remembered that on this 20th day of May, 1983, before me, a Notary Public in and for said State and County, came Donald J. Ablah, partner on behalf of Woodlawn Development Company, a partnership, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

Notary Public
My Appointment Expires: My Appointment Expires May 20, 1985

We, the First National Bank of St. Paul, mortgagees on the above described property do hereby consent to the plat of "The Renaissance".

The First National Bank of St. Paul

Phillip S. Frick
Attorney in Fact for First National Bank of St. Paul

STATE OF KANSAS
ss:
COUNTY OF SEDGWICK

Be it remembered that on this 20th day of May, 1983, before me a Notary Public in and for said State and County came the First National Bank of St. Paul, by Phillip S. Frick, Attorney in Fact for First National Bank of St. Paul, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

Notary Public
My Appointment Expires: 11-17-84

S-2 2-31B

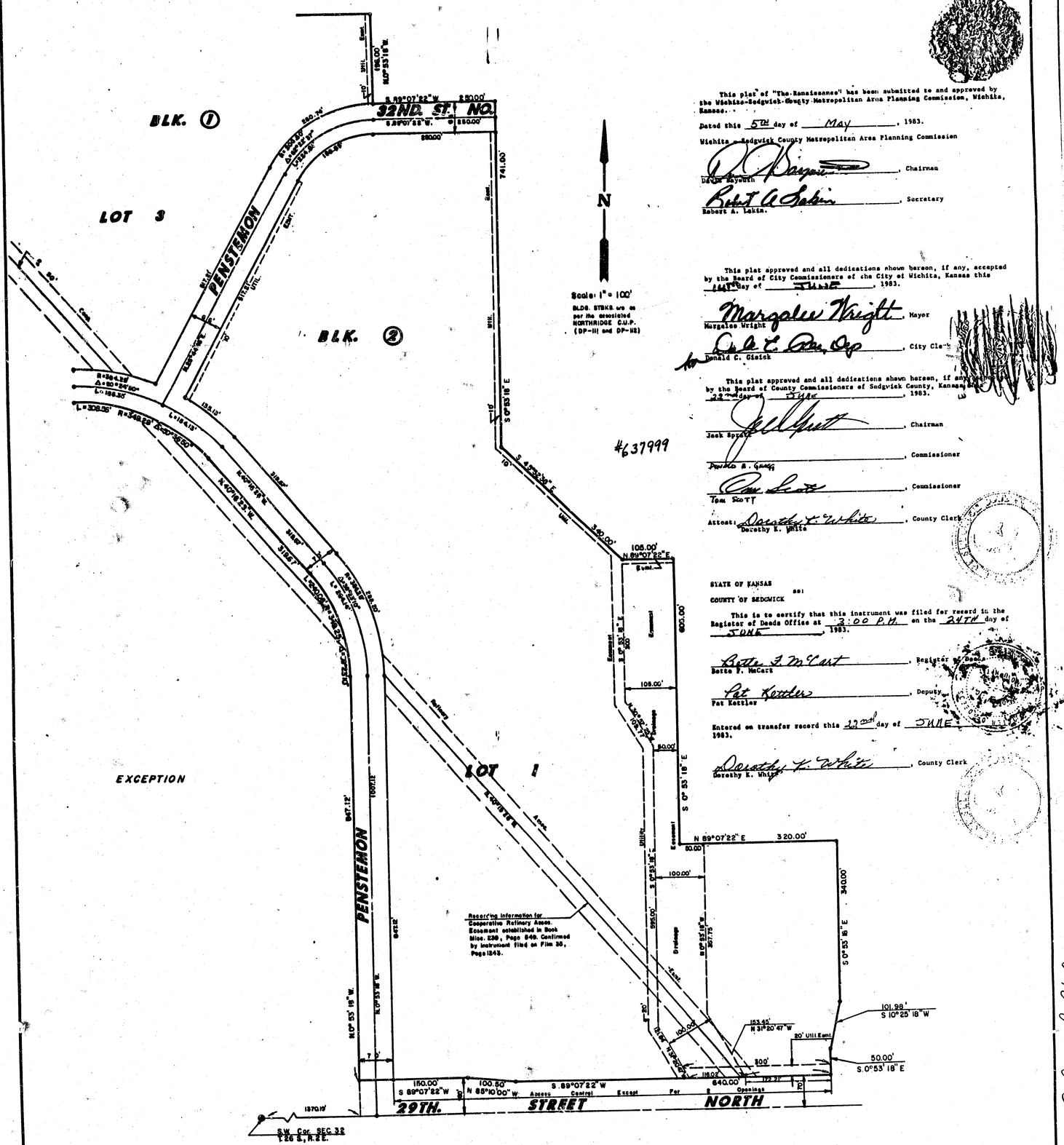
Sheet 1 of 2

S-2 2-31A

FINAL PLAT OF

THE RENAISSANCE

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



This plat of "The Renaissance" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 5TH day of May, 1983.

Wichita - Sedgwick County Metropolitan Area Planning Commission

Duane Haverkamp, Chairman

Robert A. Lakin, Secretary

This plat approved and all dedications shown hereon, if any, accepted by the Board of City Commissioners of the City of Wichita, Kansas this 24TH day of May, 1983.

Margalee Wright, Mayor

Donald C. Ginick, City Clerk

This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas, this 22nd day of June, 1983.

Jack Sprague, Chairman

David A. Gragg, Commissioner

Tom Scott, Commissioner

Attest: Dorothy K. White, County Clerk

STATE OF KANSAS
ss:
COUNTY OF SEDGWICK

This is to certify that this instrument was filed for record in the Register of Deeds Office at 3:00 P.M. on the 24TH day of JUNE, 1983.

Bette J. McCart, Register of Deeds

Pat Kettler, Deputy

Entered on transfer record this 27nd day of JUNE 1983.

Dorothy K. White, County Clerk

S-2 2-31A

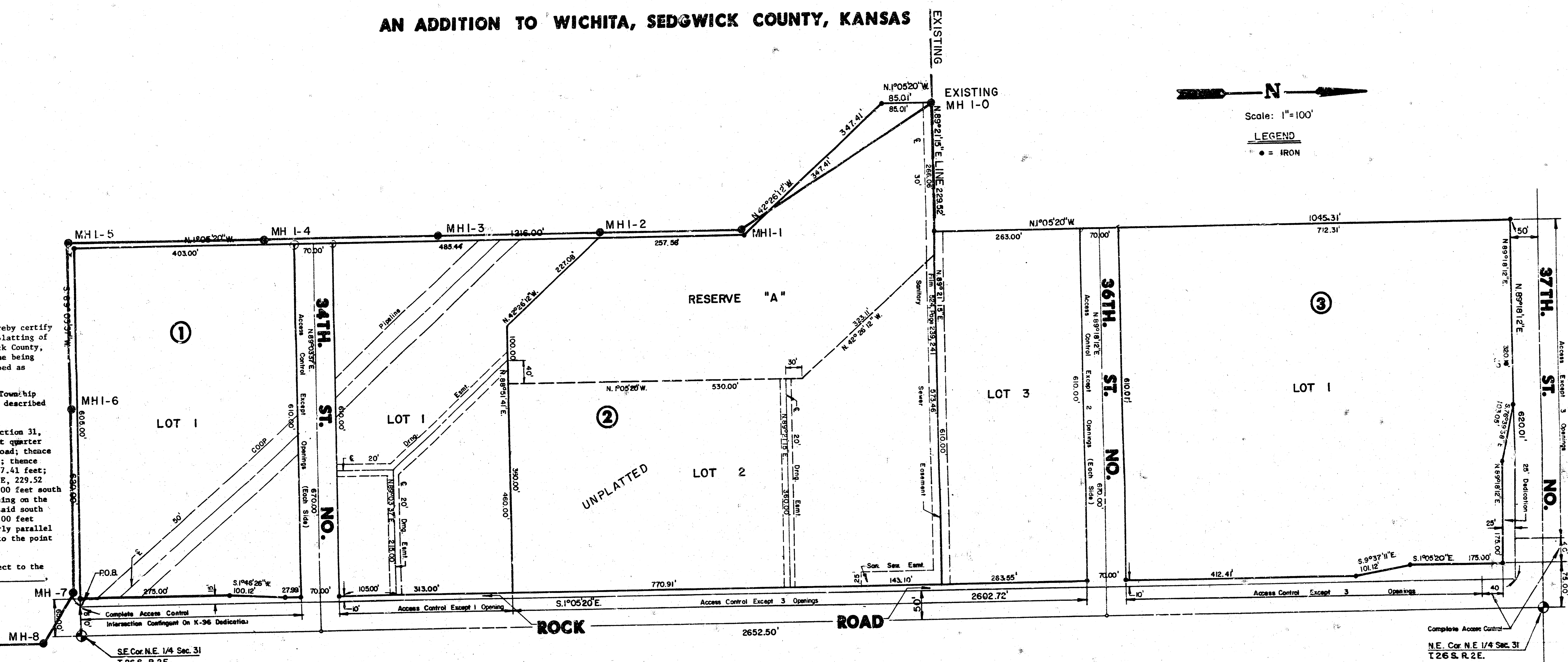
20.00

Sheet 2 of 2

PROPOSED PLAT OF

COMOTARA OFFICE CENTER

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



I, Michael D. Harding, a Civil Engineer in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "Comotara Office Center", an addition to Wichita, Sedgwick County, Kansas, into Lots, Blocks, Streets and a Reserve, the same being accurately set forth in the accompanying plat and described as follows:

A tract of land in the northeast quarter of Section 31, Township 26 south, Range 2 east of the 6th P.M. more particularly described as follows:

Beginning at a point on the half section line of said Section 31, 50.00 feet westerly bearing S 89° 03' 37" W from the east quarter corner, said point also being on the west line of Rock Road; thence continuing westerly bearing S 89° 03' 37" W, 620.00 feet; thence N 1° 05' 20" W, 1216.00 feet; thence N 42° 26' 12"W, 347.41 feet; thence N 1° 05' 20" W, 85.01 feet; thence N 89° 21' 15" E, 229.52 feet; thence N 1° 05' 20" W, 1045.31 feet to a point 50.00 feet south of the north line of said Section 31, said point also being on the south line of 37th Street North; thence easterly along said south line bearing N 89° 18' 12 E. 620.01 feet to a point 50.00 feet west of the east line of said Section 31; thence southerly parallel to said east line bearing S 1° 05' 20" E, 2602.72 feet to the point of beginning; containing 38.19 acres, more or less.

I hereby certify that the details on this plat are correct to the best of my knowledge and belief this ______ day of ____________, 1983.

____
Michael D. Harding, P.E.
Mid-Kansas Engineering Consultants, P.A.
240 North Rock Road, Suite 130
Wichita, Kansas 67206

Know all men by these presents that we 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 lots, blocks, streets and a reserve, the same to be known as "Comotara Office Center", an addition to Wichita, Sedgwick County, Kansas. Easements for drainage and the construction and maintenance of public utilities, as indicated on the accompanying plat are hereby granted. Reserve "A" is platted for the construction and maintenance of public utilities, drainage and landscaping. The streets are hereby dedicated to and for the use of the public. All abutters rights of access over and across the west line of Blocks 1, 2 and 3 are hereby granted to the City of Wichita, provided, however, that Lot 1, Block 2 shall have access to Rock Road at one location, Lot 2, Block 2 shall have access to Rock Road at three locations and Lot 1, Block 3 shall have access to Rock Roat at one location. Building setbacks shall be in accordance with the assoc. Commercial Parcel 8, 9, 9A, 11, 11A, 11B C.U.P. (DP-12) in file in the Wichita, Sedgwick County M.A.P.D. office.

Woodlawn Development Company
a partnership

____
Donald J. Ablah
partner

STATE OF KANSAS
ss:
COUNTY OF SEDGWICK

Be it remembered that on this _____ day of ________________, 1983, before me, a Notary Public in and for said State and County, came Donald J. Ablah, partner of behalf of Woodlawn Development Company, a partnership, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

______________________________, Notary Public

My Appointment Expires: __________

We, the First National Bank of St. Paul, mortgagees on the above described property do hereby consent to the plat of "Comotara Office Center".

____
Phillip S. Frick
Attorney in Fact for First National Bank of St. Paul

STATE OF KANSAS
ss:
COUNTY OF SEDGWICK

Be it remembered that on this _____ day of ________________, 19__ before me, a Notary Public in and for said State and County, came the First National Bank of St. Paul, by Phillip S. Frick, Attorney in Fact for First National Bank of St. Paul, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

______________________________, Notary Public

My Appointment Expires: __________

This plat of "Comotara Office Center" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of ____________________, 1983.

Wichita-Sedgwick County Metropolitan Area Planning Commission

______________________________, Chairman
David Bayouth

______________________________, Secretary
Robert A. Lakin

This plat approved and all dedications shown hereon, if any, accepted by the Board of City Commissioners of the City of Wichita, Kansas, this ________ day of ________________________, 1983.

______________________________, Mayor
Margalee Wright

______________________________, City Clerk
Donald C. Gisick

This plat approved and all dedications shown herein, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas, this ________ day of ________________________, 1983.

______________________________, Chairman
Jack Spratt

______________________________, Commissioner
Donald E. Gragg

______________________________, Commissioner
Tom Scott

Attest: ______________________________, County Clerk
Dorothy K. White

Entered on transfer record this ______ day of __________________, 1983.

______________________________, County Clerk
Dorothy K. White

STATE OF KANSAS
ss:
COUNTY OF SEDGWICK

This is to certify that this instrument was filed for record in the Register of Deeds Office at ________________ on the __________ day of ____________________, 1983.

______________________________, Register of Deeds
Bette F. McCart

______________________________, Deputy
Pat Kettler