SANITARY SEWER EXTENSION
TO SERVE
LOTS 3 & 4, BLOCK 1
COMOTARA POWER CENTER 2ND ADDITION

LATERAL 52, MAIN 9, SANITARY SEWER NO. 23

PROJECT NO. 468-82502

CITY OF WICHITA, KANSAS
SEDGWICK COUNTY, KANSAS
MICHAEL E. LINDEBAK, P.E., CITY ENGINEER
INDEX CODE: 742528

GENERAL NOTES

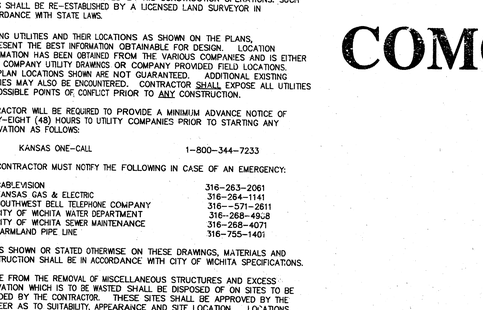
1. ALL CONCRETE SHALL BE STANDARD PAVING MIX--UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING PROPERTY IRONS. THE CONTRACTOR SHALL BE REQUIRED TO RE-ESTABLISH ANY PROPERTY IRONS WHICH ARE DAMAGED OR DESTROYED BY HIS CONSTRUCTION OPERATIONS. SUCH IRONS SHALL BE RE-ESTABLISHED BY A LICENSED LAND SURVEYOR IN ACCORDANCE WITH STATE LAWS.
3. 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 COMPANIES AND IS EITHER FROM COMPANY UTILITY DRAWINGS OR COMPANY PROVIDED FIELD LOCATIONS. THE PLAN LOCATIONS SHOWN ARE NOT GUARANTEED. ADDITIONAL EXISTING UTILITIES MAY ALSO BE ENCOUNTERED. CONTRACTOR SHALL EXPOSE ALL UTILITIES AT POSSIBLE PONTS OF CONFLICT PRIOR TO ANY CONSTRUCTION.
4. CONTRACTOR WILL BE REQUIRED TO PROVIDE A MINIMUM ADVANCE NOTICE OF FORTY-EIGHT (48) HOURS TO UTILITY COMPANIES PRIOR TO STARTING ANY EXCAVATION AS FOLLOWS:

   KANSAS ONE-CALL 1-800-344-7233

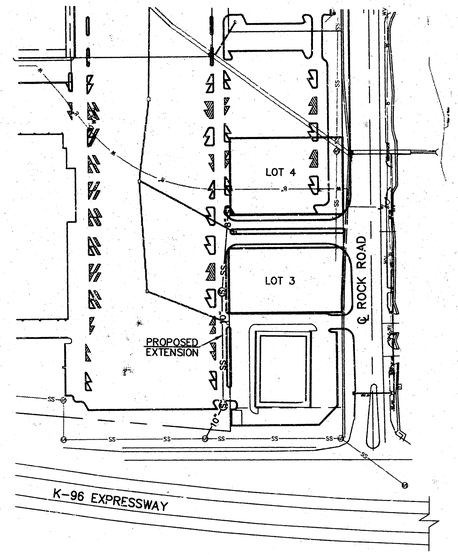
   THE CONTRACTOR MUST NOTIFY THE FOLLOWING IN CASE OF AN EMERGENCY:

CABLEVISION	316-263-2061
KANSAS GAS & ELECTRIC	316-264-1141
SOUTHWEST BELL TELEPHONE COMPANY	316---571-2611
CITY OF WICHITA WATER DEPARTMENT	316-268-4908
CITY OF WICHITA SEWER MAINTENANCE	316-268-4071
FARMLAND PIPE LINE	316-755-1401

5. UNLESS SHOWN OR STATED OTHERWISE ON THESE DRAWINGS, MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF WICHITA SPECIFICATIONS.
6. 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 THAT, IN THE OPINION OF THE ENGINEER, WILL LEAVE AN UNSIGHTLY APPEARANCE WILL NOT BE APPROVED. ALL DISPOSAL SITES MUST BE APPROVED BY THE KANSAS DEPARTMENT OF HEALTH AND ENVIRONMENT. MATERIAL EITHER STOCKPILED OR DISPOSED OF IN A FLOOD PLAIN WOULD REQUIRE A KANSAS STATE BOARD OF AGRICULTURE PERMIT. ANY MATERIAL DUMPED IN WATERS OF THE UNITED STATES OR WETLANDS IS SUBJECT TO U.S. CORPS OF ENGINEERS PERMITTING REGULATIONS. ANY MATERIAL BURIED OR STOCKPILED BEYOND APPROVED CONSTRUCTION LIMITS WOULD REQUIRE ADDITIONAL ARCHAEOLOGICAL INVESTIGATIONS UNLESS BURIED IN A PREVIOUSLY APPROVED BORROW LOCATION.
7. SITE RESTORATION AND PREPARATION SHALL BE SUBSIDIARY TO THE PROJECT.
8. COST OF EXCAVATION, HAULING AND DUMPING OF EXCESS EXCAVATION SHALL BE SUBSIDIARY TO THE PROJECT.
9. A PORTION OF EXCESS EXCAVATED MATERIAL SHALL BE MOUNDED AROUND MANHOLES WHICH EXTEND MORE THEN ONE (1) FOOT ABOVE THE EXISTING GROUND. SUCH MOUNDS SHALL BE CONSTRUCTED WITH A SIX (6) FOOT 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.
10. ALL STUBS AND PLUGGED PIPES SHALL BE LOCATED WITH GREEN PLASTIC TAPE IN THE SAME MANNER AS RISERS.
11. PRIOR TO LAYING SEWER LINES USING EXISTING MAINS OR MANHOLES, THE CONTRACTOR SHALL EXPOSE AND VERIFY THE ELEVATION, GRADE AND ALIGNMENT OF EXISTING AND NOTIFY THE ENGINEER OF ANY DEVIATION FROM THE PLAN. WHERE CONNECTION TO AN EXISTING MANHOLE THAT DOES NOT HAVE AN EXISTING STUB OR THE STUB IS UNUSABLE DUE TO ELEVATION GRADE OR ALIGNMENT, THE CONTRACTOR SHALL RESHAPE THE EXISTING MANHOLE INVERT TO PROVIDE SMOOTH FLOW. THE COST OF RESHAPING EXISTING MANHOLE INVERTS IS INCIDENTAL TO THE PROJECT.
12. ALL UNPAVED AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED BACK TO ORIGINAL GROUND LINE, SEEDED AND MULCHED.
13. 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.



VICINITY MAP
NOT TO SCALE



SANITARY SEWER LINE LOCATION MAP
NO SCALE

INDEX TO SHEETS:

1. TITLE SHEET
2. DETAILS
3. SANITARY SEWER PLAN & PROFILE
4. FINAL PLAT

BENCHMARKS

ALL ELEVATIONS SHOWN ARE IN CITY OF WICHITA DATUM. ADD 1187.4 TO ATTAIN U.S.G.S DATUM.

BENCHMARK #1: CHISELED "X" IN SIDEWALK AT THE NORTHEAST CORNER OF LOT 8, BLOCK 1, COMOTARA POWER CENTER 2ND ADDITION, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS. ELEV=200.27

BENCHMARK #2: BRASS DISC CITY OF WICHITA #1 APPROX. 190' SOUTH OF 35TH STREET NORTH CENTERLINE AND 60' EAST OF ROCK ROAD CENTERLINE ELEV=198.3

BENCHMARK #3: CHISELED "X" IN SIDEWALK APPROX. 610 FEET WEST OF THE NORTHEAST CORNER OF LOT 8, BLOCK 1, COMOTARA POWER CENTER 2ND ADDITION, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS. ELEV=192.65

SAMUEL D. MALINOWSKY
PROFESSIONAL ENGINEER
12595
LICENSED
KANSAS
PROFESSIONAL ENGINEER
11-29-95

NO.	DATE	REVISION	BY
1	10/18/95	REVISED PER CITY OF WICHITA	JT

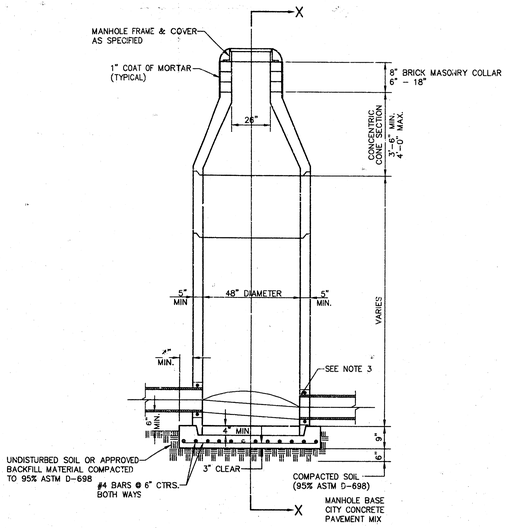
TITLE SHEET

P.O. BOX 1304
2319 NORTH JACKSON
JUNCTION CITY, KANSAS
66441
(913)762-5040
FAX 913-762-7744

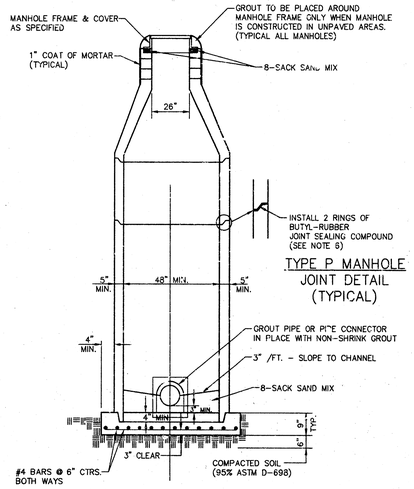
KAW VALLEY ENGINEERING, INC

122 N.W. PARKWAY
RIVERSIDE, MISSOURI
64150
(816)587-5032
9571 ALDEN ROAD
LENEXA, KANSAS
66215
(913)894-5150

PROJ. NO.	95-1716
DATE	SEPT 12, 1995
DESIGNER	SDM
DRAWN BY	JT
CHECKED BY	SDM
DFN	1716TTLS
SHEET	1 OF 4

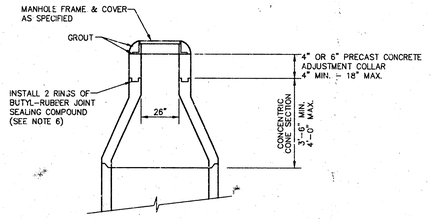


TYPE P
STANDARD MANHOLE



TYPE P MANHOLE
JOINT DETAIL
(TYPICAL)

SECTION X
TYPICAL



ALTERNATE CONSTRUCTION
IN UNPAVED AREAS

GENERAL NOTES
PRECAST MANHOLE NOTES

1. ALL PRECAST CONCRETE MANHOLE SECTIONS SHALL CONFORM TO THE LATEST REVISION OF A.S.T.M. C478 AS MODIFIED BY THE SPECIFICATIONS.

2. NON-SHRINK GROUT SHALL BE NON-METALLIC TYPE.

3. APPROVED FLEXIBLE WATERSTOP GASKETS SHALL BE INSTALLED TO JOIN THE SEWER TO THE MANHOLE WALL WHEN A.B.S. COMPOSITE PIPE OR P.V.C. PIPE IS USED. FOR OTHER TYPES OF PIPE THE SEWER SHALL BE GROUTED IN PLACE WITH NON-SHRINK GROUT. THE SEWER PIPE SHALL BE SUPPORTED WITH CONCRETE ENCASEMENT A MINIMUM OF 3 FEET FROM THE MANHOLE WALL AND TO THE FIRST JOINT FOR P.V.C. SUCH THAT THE JOINT REMAINS FLEXIBLE.

4. ALL INSIDE SURFACES OF THE CONCRETE MANHOLE WHICH WOULD BE EXPOSED TO SEWER GAS SHALL BE COATED WITH 2 COATS TNEMEC SERIES 66 HI-BUILD EPOXOLINE, DRY THICKNESS OF 8 MILS (MIN.).

5. EXTERIOR MANHOLE WALL SHALL BE COATED WITH 1 COAT MOBILARMA 633 BITUMINOUS COATING.

6. JOINT SEALING COMPOUND SHALL BE KENT SEAL NO. 2 OR APPROVED EQUAL.

7. PRECAST MANHOLES SHALL BE SET AT LEAST 4 INCHES INTO THE MANHOLE BASE.

8. TOP OF MANHOLE FLOOR SLAB SHALL BE AT LEAST 3 INCHES BELOW THE FLOW LINE OF THE OUTLET PIPE TO INSURE SUFFICIENT MINIMUM THICKNESS OF SHAPED INVERT.

9. LIFTING HOLES SHALL BE FILLED WITH NON-SHRINK GROUT AND THE INTERIOR SURFACE COATED AS SPECIFIED.

10. 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. MANHOLES CONSTRUCTED WHERE PIPE SIZES ARE SMALLER THAN 24 INCHES SHALL HAVE AN INSIDE DIAMETER OF 4 FEET. MANHOLES CONSTRUCTED WHERE PIPE SIZES ARE 24 INCHES OR LARGER SHALL HAVE AN INSIDE DIAMETER OF 5 FEET. COMPLETED MANHOLE SHALL BE WITHOUT LEAKS AND WATER TIGHT.

11. REINFORCING STEEL SHALL BE INSTALLED IN THE MANHOLE BASES AND SHALL CONSIST OF NO. 4 BARS PLACED ON 6 INCH CENTERS IN BOTH DIRECTIONS. THE MANHOLE BASE REINFORCEMENT SHALL BE PLACED AT LEAST 3 INCHES ABOVE THE BOTTOM OF THE MANHOLE BASE.

12. 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 NON-SHRINK 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.

13. THE FLOORS OF ALL MANHOLES SHALL BE SHAPED WITH FLOW CHANNELS SUCH THAT THE MANHOLES WILL BE SELF CLEANING AND FREE OF AREAS WHERE SOLIDS 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.

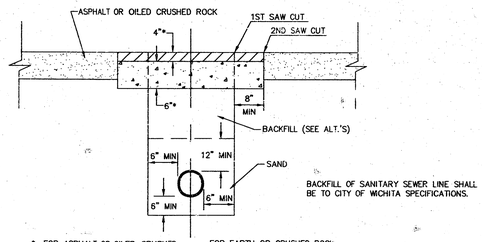
14. PIPES INSTALLED WITHIN THE EXCAVATION MADE FOR THE MANHOLE SHALL BE CRADLED WITH CONCRETE TO THE LIMITS OF THE MANHOLE EXCAVATION. WHEN CLAY PIPE IS USED, THE CRADLE SHALL EXTEND TO THE FIRST JOINT OUTSIDE THE MANHOLE. THE CRADLE SHALL BE TERMINATED AT THE CLAY PIPE JOINT IN A MANNER WHICH WILL MAINTAIN THE FLEXIBILITY OF THE JOINT.

15. 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.

16. THE VERTICAL FREE FALL DROP INSIDE MANHOLES SHALL NOT EXCEED 2 FEET. THE CROWNS OF INFLOWING PIPES SHALL NEVER BE SET LOWER THAN THE CROWN OF THE OUTFLOWING PIPE.

17. A BRICK MASONRY COLLAR SHALL BE INSTALLED BETWEEN THE CAST IRON FRAME AND THE CONCENTRIC CONE. THE COLLAR WILL HAVE 8 INCH WALLS AND A VERTICAL HEIGHT OF 6 INCHES MINIMUM AND 18 INCHES MAXIMUM. A 1 INCH COAT OF MORTAR WILL BE PLASTERED ON THE OUTSIDE OF THE COLLAR.

18. MANHOLE RIMS NOT IN PAVED AREAS ARE TO BE 0.4' ABOVE FINISHED GROUND.



* FOR ASPHALT OR OILED CRUSHED ROCK, REPLACE SURFACE WITH 6" CONCRETE BASE AND 4" A.C. SURFACE

FOR EARTH OR CRUSHED ROCK, REPLACE SURFACE IN KIND. SOIL – 12" DEEP (COMPACTED TO 95%). ROCK – 6" DEEP.

1. ALTERNATE BACKFILL METHODS
   - A. CRUSHER RUN ROCK OR SOIL, FREE OF DEBRIS AND DELETERIOUS MATERIAL MAY BE USED WHEN COMPACTED TO A MINIMUM OF 90% DENSITY. BACKFILL IS SUBJECT TO APPROPRIATE IN-PLACE DENSITY TESTS.
   - B. LEAN MIX CONCRETE FOR BACKFILL MAY BE USED IF VIBRATED TO FILL ALL VOIDS.
   - C. CRUSHED ROCK FOR BACKFILL SHALL CONSIST OF 1 INCH MAXIMUM TO 1/4 MINIMUM CLEAN AGGREGATE, MANIPULATED AND COMPACTED TO ESTABLISH A FIRM INTERLOCK OF PARTICLES.

2. ALL CUTS — ALL CUTS SHALL BE EITHER PLATED OR FILLED WITH COLD MIX AS A TEMPORARY SURFACE IF FINAL SURFACE CANNOT BE INSTALLED.

3. CLEANUP — ALL EXCESS MATERIAL, DEBRIS, MUD AND OTHER FORIGN MATTER SHALL BE REMOVED FROM THE STREET RIGHT-OF-WAY IN A MANNER THAT RESTORES THE SURFACE TO ITS ORIGINAL CONDITION.

PAVEMENT CUT RESTORATION
ASPHALT PAVEMENT

NO.	DATE	REVISION	BY

DETAILS

P.O. BOX 1304
2319 NORTH JACKSON
JUNCTION CITY, KANSAS
66441
(913)762-5040
FAX 913-762-7744

KAW VALLEY ENGINEERING, INC

125 N.W. PARKWAY
RIVERSIDE, MISSOURI
64150
(816)587-5033
9571 ALDEN ROAD
LENEXA, KANSAS
66215
(913)894-5150

PROJ. NO.	95-1716
DATE	SEPT 12, 1995
DESIGNER	SDM
DRAWN BY	JT
CHECKED BY	SDM
CFN	1716DET
SHEET	2 OF 4

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

EXISTING 6" UNDERGROUND OIL LINE LOCATION APPROXIMATE UNVERIFIED IN THE FIELD

CONTRACTOR TO REMOVE AND REPLACE EXISTING FENCE AS NECESSARY FOR INSTALLATION OF PIPE. FENCE TO BE REPLACED IN ACCORDANCE WITH THE LATEST EDITION OF THE KANSAS DEPT. OF TRANSPORTATION STANDARD SPECIFICATIONS FOR STATE ROAD AND BRIDGE CONSTRUCTION.

STA 00+00 CONNECT TO EXISTING MANHOLE
FL IN (NE)=190.24

EXISTING SANITARY SEWER MANHOLE
RIM ELEV=203.05
FL IN (E)=190.24
FL OUT (W)=190.18

50' COOP. PIPELINE EASEMENT AND SETBACK FILM 1021, PAGE 700

20' UTILITY EASEMENT

NOTE: CONTRACTOR RESPONSIBLE FOR OBTAINING K.D.O.T. PERMIT. CONTACT RON CROWELL AT 316-744-1271

SAWCUT, REMOVE AND REPLACE EXISTING CURB & GUTTER AS NECESSARY FOR SANITARY SEWER CONSTRUCTION

20' UTILITY ESMNT

15.00'

53.80'

STA. 00+80
CONSTRUCT STANDARD
TYPE P MANHOLE
RIM ELEV=200.89
FL IN (N)=190.58
FL OUT (SW)=190.48

EXISTING AREA INLET
TOP OF GRATE=197.55
FL OUT (W)=194.23

EXISTING JUNCTION BOX
RIM ELEV=196.68
FL IN (E)=193.48
FL OUT (N)=193.38

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 48 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.

SAWCUT, REMOVE AND REPLACE EXISTING ASPHALT PAVEMENT. SEE DETAIL SHEET 2

INSTALL 6" SERVICE LINE STUB (E) WITH PLUG

STA. 3+20
CONSTRUCT STANDARD
TYPE P MANHOLE
RIM ELEV=198.32
FL IN (NE)=191.40
FL OUT (S)=191.30

SAWCUT, REMOVE AND REPLACE EXISTING CURB & GUTTER AS NECESSARY FOR SANITARY SEWER CONSTRUCTION

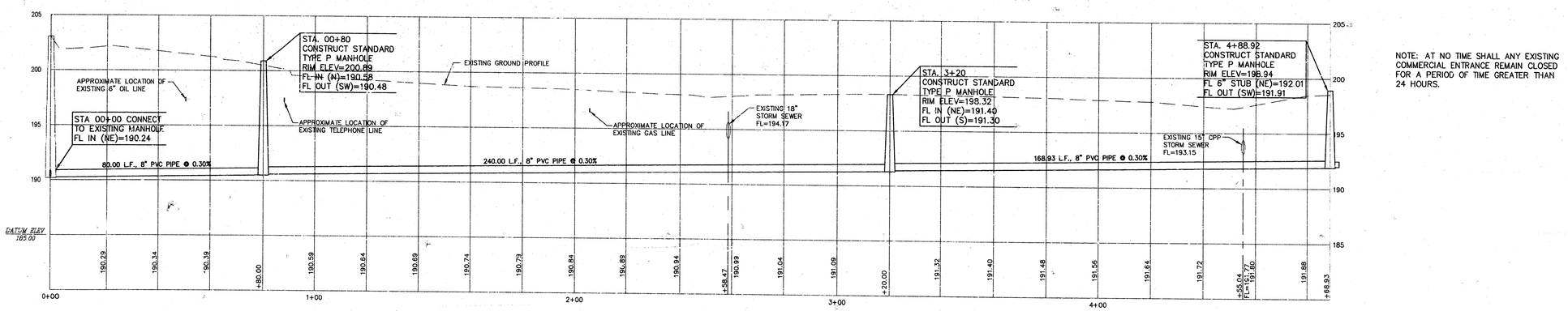
PROPOSED UTILITY ESMNT

INSTALL 6" SERVICE LINE STUB (NE) WITH PLUG

EXISTING CURB INLET
RIM ELEV=197.53
FL OUT (W)=193.25

STA. 4+88.92
CONSTRUCT STANDARD
TYPE P MANHOLE
RIM ELEV=198.94
FL 6" STUB (NE)=192.01
FL OUT (SW)=191.94

EXISTING JUNCTION BOX
RIM ELEV=195.96
FL IN (S)=191.96
FL IN (W)=192.03
FL IN (E)=191.86
FL OUT (N)=191.88



NOTE: AT NO TIME SHALL ANY EXISTING COMMERCIAL ENTRANCE REMAIN CLOSED FOR A PERIOD OF TIME GREATER THAN 24 HOURS.

NO.	DATE	REVISION	BY
2	12/28/95	REVISED PER WAL-MART REQUEST	JO
1	10/18/95	REVISED PER CITY OF WICHITA	JT

SANITARY SEWER EXTENSION

KAW VALLEY ENGINEERING, INC
P.O. BOX 1304
2319 NORTH JACKSON
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(913)762-5040
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PROJ. NO.	95-1716
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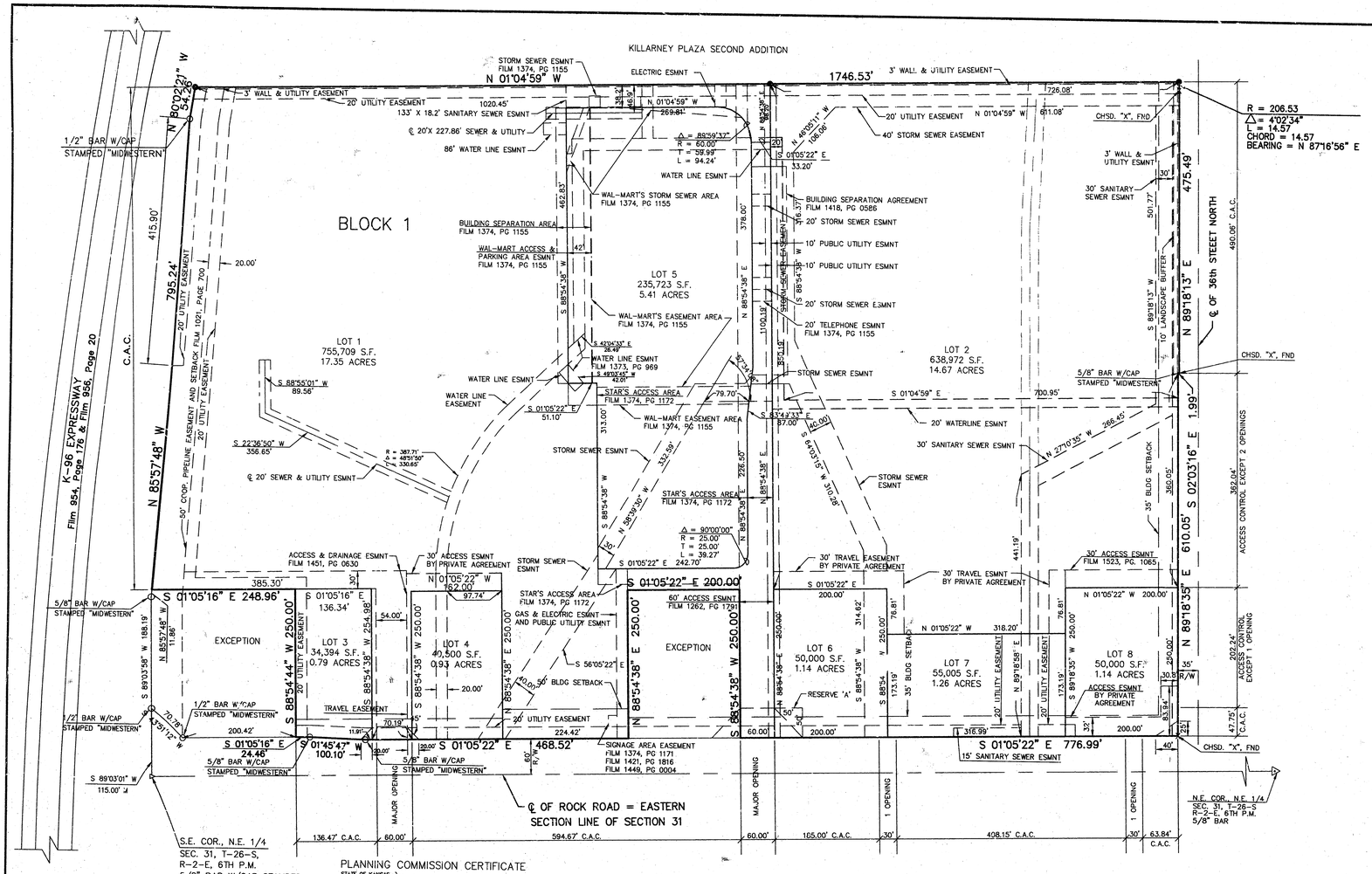
SHEET	3 OF 4



I, LEON D. OSBOURN, A CIVIL ENGINEER AND LICENSED LAND SURVEYOR IN KANSAS, DO HEREBY CERTIFY THAT I HAVE BEEN IN RESPONSIBLE CHARGE OF SURVEYING AND PLATTING OF "COMOTARA POWER CENTER 2ND ADDITION" AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS AND BLOCKS, THE SAME BEING ACCURATELY SET FORTH IN THE ACCOMPANYING PLAT AND DESCRIBED HEREIN:

A REPLAT OF LOT 1, LOT 2 AND LOT 3, BLOCK 1, COMOTARA POWER CENTER, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 26 SOUTH, RANGE 2 EAST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS;
THENCE S 89°03'01" W A DISTANCE OF 115.00 FEET ON THE SOUTH LINE OF SAID NORTHEAST QUARTER, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY OF K-96 EXPRESSWAY;
THENCE CONTINUING ON SAID NORTH RIGHT-OF-WAY LINE OF NORTHEAST EXPRESSWAY S 89°03'58" W A DISTANCE OF 188.19 FEET;
THENCE CONTINUING ON SAID NORTH RIGHT-OF-WAY LINE N 85°57'48" W A DISTANCE OF 11.86 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED;
THENCE CONTINUING ON SAID NORTH RIGHT-OF-WAY LINE N 85°57'48" W A DISTANCE OF 795.24 FEET;
THENCE N 80°02'21" W A DISTANCE OF 54.26 FEET;
THENCE N 01°04'59" W A DISTANCE OF 1746.53 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 36TH STREET NORTH;
THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 206.53 FEET, A LONG CHORD BEARING OF N 87°16'56" E A LONG CHORD DISTANCE OF 14.57 FEET, AN ARC DISTANCE OF 14.57 FEET;
THENCE CONTINUING ON SAID SOUTH RIGHT-OF-WAY LINE, N 89°18'13" E A DISTANCE OF 475.49 FEET;
THENCE S 02°03'16" E A DISTANCE OF 1.99 FEET;
THENCE CONTINUING ON SAID SOUTH RIGHT-OF-WAY LINE N 89°18'35" E A DISTANCE OF 610.05 FEET TO THE POINT OF INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE WITH THE WEST RIGHT-OF-WAY LINE OF ROCK ROAD;
THENCE S 01°05'22" E ON SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 776.99 FEET;
THENCE S 88°54'38" W A DISTANCE OF 250.00 FEET;
THENCE S 01°05'22" E A DISTANCE OF 200.00 FEET;
THENCE N 88°54'38" E A DISTANCE OF 250.00 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE;
THENCE CONTINUING ON SAID WEST RIGHT-OF-WAY LINE S 01°05'22" E A DISTANCE OF 468.52 FEET;
THENCE CONTINUING ON SAID WEST RIGHT-OF-WAY LINE S 01°45'47" W A DISTANCE OF 100.10 FEET;
THENCE S 88°54'44" W A DISTANCE OF 250.00 FEET;
THENCE S 01°05'16" E A DISTANCE OF 248.96 FEET TO THE POINT OF BEGINNING, CONTAINS 42.71 ACRES MORE OR LESS. SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.
END OF DESCRIPTION

ALL LOTS, BLOCKS, STREETS, ACCESS CONTROL, EASEMENTS AND BUILDING SETBACKS WITHIN THE ABOVE DESCRIBED PROPERTY ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512(b).

I HEREBY CERTIFY THAT THE DETAILS OF THIS PLAT ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF
THIS _____ DAY OF _____, 19___.

_____
LEON D. OSBOURN, R.L.S. # 800
KAW VALLEY ENGINEERING, INC.
2319 N. JACKSON
P.O. BOX 1304
JUNCTION CITY, KS 66441

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE CIVIL ENGINEER'S AND REGISTERED LAND SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED LAND INTO LOTS AND BLOCKS THE SAME TO BE KNOWN AS "COMOTARA POWER CENTER 2ND ADDITION" AN ADDITION TO THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE AND PUBLIC UTILITIES AS INDICATED ON THE ACCOMPANYING PLAT ARE HEREBY GRANTED. RESERVE A IS PLATTED FOR ENTRY MONUMENTS, SIGNS, LANDSCAPING, SIDEWALKS, ACCESS AND SPRINKLERS. THE RESERVE SHALL BE OWNED AND MAINTAINED BY LOT 2. THE WALL EASEMENT IS DEDICATED FOR THE CONSTRUCTION AND MAINTENANCE FOR THE WALL. UTILITIES MAY CROSS THE WALL EASEMENT. ALL ABUTTERS RIGHTS OF ACCESS TO OR FROM THE SOUTH LINE OF "COMOTARA POWER CENTER 2ND ADDITION" ARE HERBY DEDICATED TO TO THE CITY OF WICHITA. ALL ACCESS LOCATIONS ARE AS INDICATED ON THE ACCOMPANYING PLAT OR AS DETERMINED BY THE CITY ENGINEER.

DATE SIGNED:_____, 19___.
_____
NORTHROCK REALTY PARTNERS
DAVID C. NESBITT, PARTNER

DATE SIGNED:_____, 19___.
_____
STAR PROPERTIES, LLC
MICHAEL G. GOEBEL, MANAGING PARTNER

DATE SIGNED:_____, 19___.
_____
PROSPERITY ENTERPRISES, LLC
WAYNE WONG, MEMBER

DATE SIGNED:_____, 19___.
_____
WAL-MART STORES, INC.
ANDREW SCHWERDTFEGER
DIRECTOR OF DEVELOPMENT

DATE SIGNED:_____, 19___.
_____
RETAIL BUILDINGS, INC.
W.H. BRAUM, PRESIDENT

DATE SIGNED:_____, 19___.
_____
BOX DEVELOPMENT, LLC
THOMAS W. BOYD, MEMBER

KNOW ALL MEN BY THESE PRESENTS THAT WE, BANK IV KANSAS, NATIONAL ASSOCIATION, AS MORTGAGE HOLDER OF A PORTION OF THE LAND AS ABOVE SET FORTH IN THE CIVIL ENGINEER'S AND REGISTERED LAND SURVEYOR'S CERTIFICATE, DO HEREBY CONSENT TO THE PLATTING OF THE SAME TO BE KNOWN AS "COMOTARA POWER CENTER 2ND ADDITION" AN ADDITION TO THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS.

DATE SIGNED:_____, 19___.
_____
BANK IV KANSAS, NATIONAL ASSOCIATION
JOHN FRAZEE, VICE PRESIDENT

NOTARY CERTIFICATE
STATE OF KANSAS } SS
COUNTY OF SEDGWICK }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ BY _____
AS VICE PRESIDENT OF BANK IV KANSAS, NATIONAL ASSOCIATION ON BEHALF OF BANK IV KANSAS, NATIONAL ASSOCIATION.
_____, NOTARY PUBLIC
SHEILA L. THRUSH
MY COMMISSION EXPIRES: _____

NOTARY CERTIFICATE
STATE OF KANSAS } SS
COUNTY OF SEDGWICK }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ BY DAVID C. NESBITT
AS PARTNER OF NORTHROCK REALTY PARTNERS ON BEHALF OF NORTHROCK REALTY PARTNERS.
_____, NOTARY PUBLIC
JAYE ANN BUEHLER
MY COMMISSION EXPIRES: _____

NOTARY CERTIFICATE
STATE OF KANSAS } SS
COUNTY OF SEDGWICK }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ BY WAYNE WONG
AS A MEMBER OF PROSPERITY ENTERPRISES, LLC ON BEHALF OF PROSPERITY ENTERPRISES, LLC.
_____, NOTARY PUBLIC
VIRGINIA L. ABLAH
MY COMMISSION EXPIRES: _____

PLANNING COMMISSION CERTIFICATE
STATE OF KANSAS } SS
CITY OF WICHITA }
THIS PLAT OF "COMOTARA POWER CENTER 2ND ADDITION", HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.
DATED THIS _____ DAY OF _____, 19___.
WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION
_____, CHAIRMAN
JOHN W. McKAY, JR.
_____, SECRETARY
MARVIN S. KROUT

GOVERNING BODY CERTIFICATE
STATE OF KANSAS } SS
CITY OF WICHITA }
THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN THEREON, IF ANY, ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS.
DATED THIS _____ DAY OF _____, 19___.
_____, MAYOR
BOB KNIGHT
_____, CITY CLERK
PAT BURNETT
ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1995.
_____, COUNTY CLERK
SUSAN E. CROCKETT-SPOON

REGISTER OF DEEDS CERTIFICATE
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 _____ A.M.-P.M.
THIS _____ DAY OF _____, 19___.
_____, REGISTER OF DEEDS
PAT KETTLER
_____, DEPUTY
ED RESA

NOTARY CERTIFICATE
STATE OF ARKANSAS } SS
COUNTY OF BENTON }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ BY ANDREW SCHWERDTFEGER
AS DIRECTOR OF DEVELOPMENT OF WAL-MART STORES, INC. ON BEHALF OF WAL-MART STORES, INC.
_____, NOTARY PUBLIC
JOHN SCOTT GREEAR
MY COMMISSION EXPIRES: _____

NOTARY CERTIFICATE
STATE OF KANSAS } SS
COUNTY OF SEDGWICK }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ BY MICHAEL G. GOEBEL
AS PRESIDENT OF STAR PROPERTIES ON BEHALF OF STAR PROPERTIES LLC.
_____, NOTARY PUBLIC
JENNIFER L. STEPHENS
MY COMMISSION EXPIRES: _____

NOTARY CERTIFICATE
STATE OF OKLAHOMA }
COUNTY OF OKLAHOMA } SS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ BY W.H. BRAUM
AS PRESIDENT OF RETAIL BUILDINGS, INC. ON BEHALF OF RETAIL BUILDINGS, INC.
_____, NOTARY PUBLIC
GLENNA FULLER
MY COMMISSION EXPIRES: _____

NOTARY CERTIFICATE
STATE OF KANSAS } SS
COUNTY OF SEDGWICK }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ BY THOMAS W. BOYD
AS A MEMBER OF PROSPERITY ENTERPRISES, LLC ON BEHALF OF PROSPERITY ENTERPRISES, LLC.
_____, NOTARY PUBLIC
TERESA J. ROUSHKOLB
MY COMMISSION EXPIRES: _____

FINAL PLAT
OF
COMOTARA POWER CENTER 2ND ADDITION
TO THE CITY OF WICHITA,
SEDGWICK COUNTY, KANSAS
A REPLAT OF LOT 1, LOT 2, AND LOT 3 OF BLOCK 1
COMOTARA POWER CENTER
AN ADDITION TO SEDGWICK COUNTY, KANSAS

KAW VALLEY ENGINEERING, INC
JUNCTION CITY, KANSAS 66441
PROJECT NO. 95-1683

SHEET 4 OF 4

8-1-96-AT