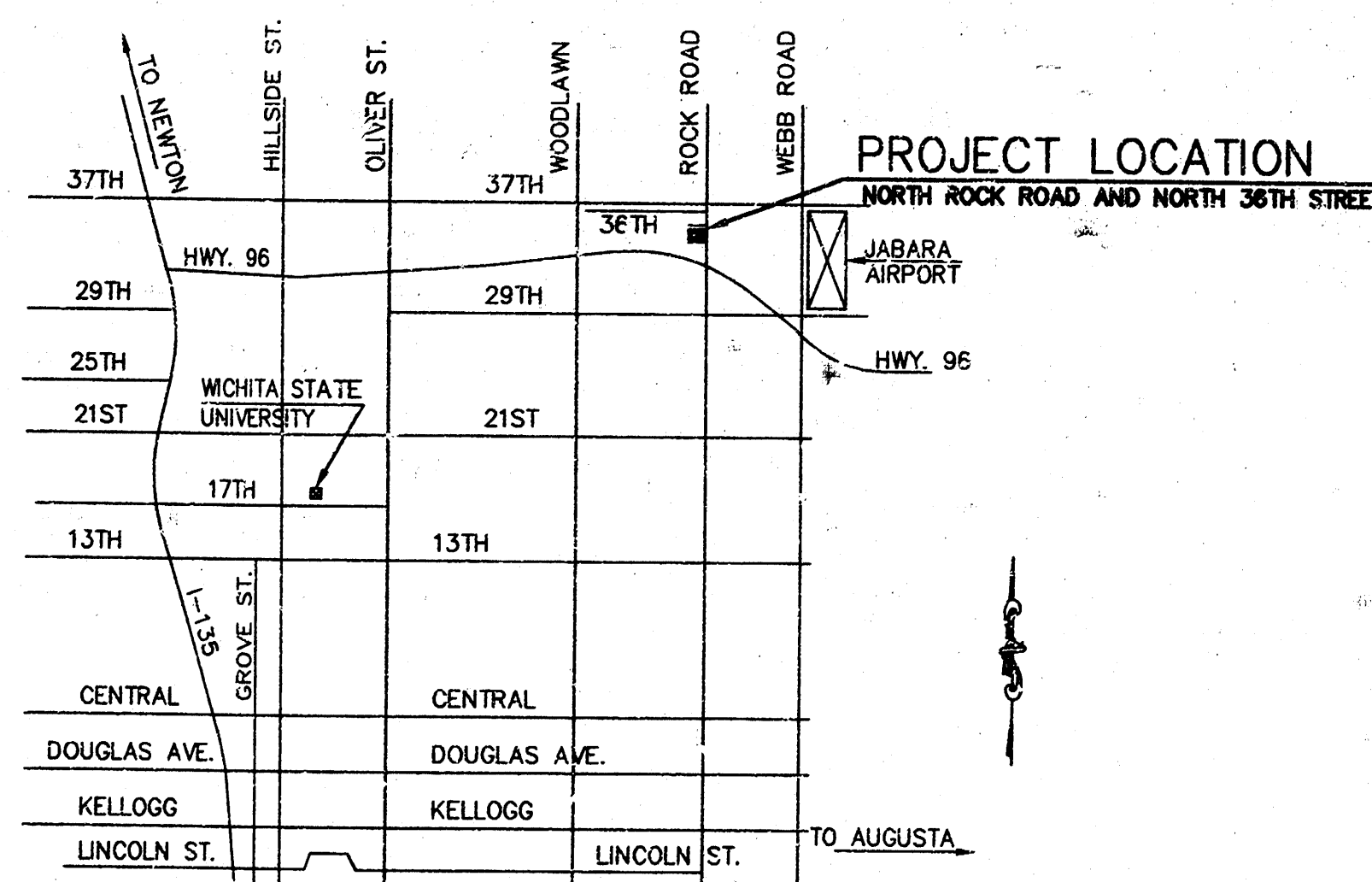


GENERAL NOTES

- ALL CONCRETE SHALL BE STANDARD PAVING MIX--UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING 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.
- EXISTING UTILITIES AND THEIR LOCATIONS AS SHOWN ON THE PLANS, REPRESENT THE BEST INFORMATION OBTAINABLE PER 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 POINTS OF CONFLICT PRIOR TO ANY CONSTRUCTION.
- 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 316-268-4928
CITY OF WICHITA SEWER MAINTENANCE 316-268-4071
FARMLAND PIPE LINE 316-755-1401
- UNLESS SHOWN OR STATED OTHERWISE ON THESE DRAWINGS, MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF WICHITA SPECIFICATIONS.
- 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.
- SITE RESTORATION AND PREPARATION SHALL BE SUBSIDIARY TO THE PROJECT.
- COST OF EXCAVATION, HAULING AND DUMPING OF EXCESS EXCAVATION SHALL BE SUBSIDIARY TO THE PROJECT.
- 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) 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.
- ALL STUBS AND PLUGGED PIPES SHALL BE LOCATED WITH GREEN PLASTIC TAPE IN THE SAME MANNER AS RISERS.
- 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 UNSUITABLE 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.
- ALL UNPAVED AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED BACK TO ORIGINAL GROUND LINE, SEEDED AND MULCHED.
- 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 EXTENSION TO SERVE

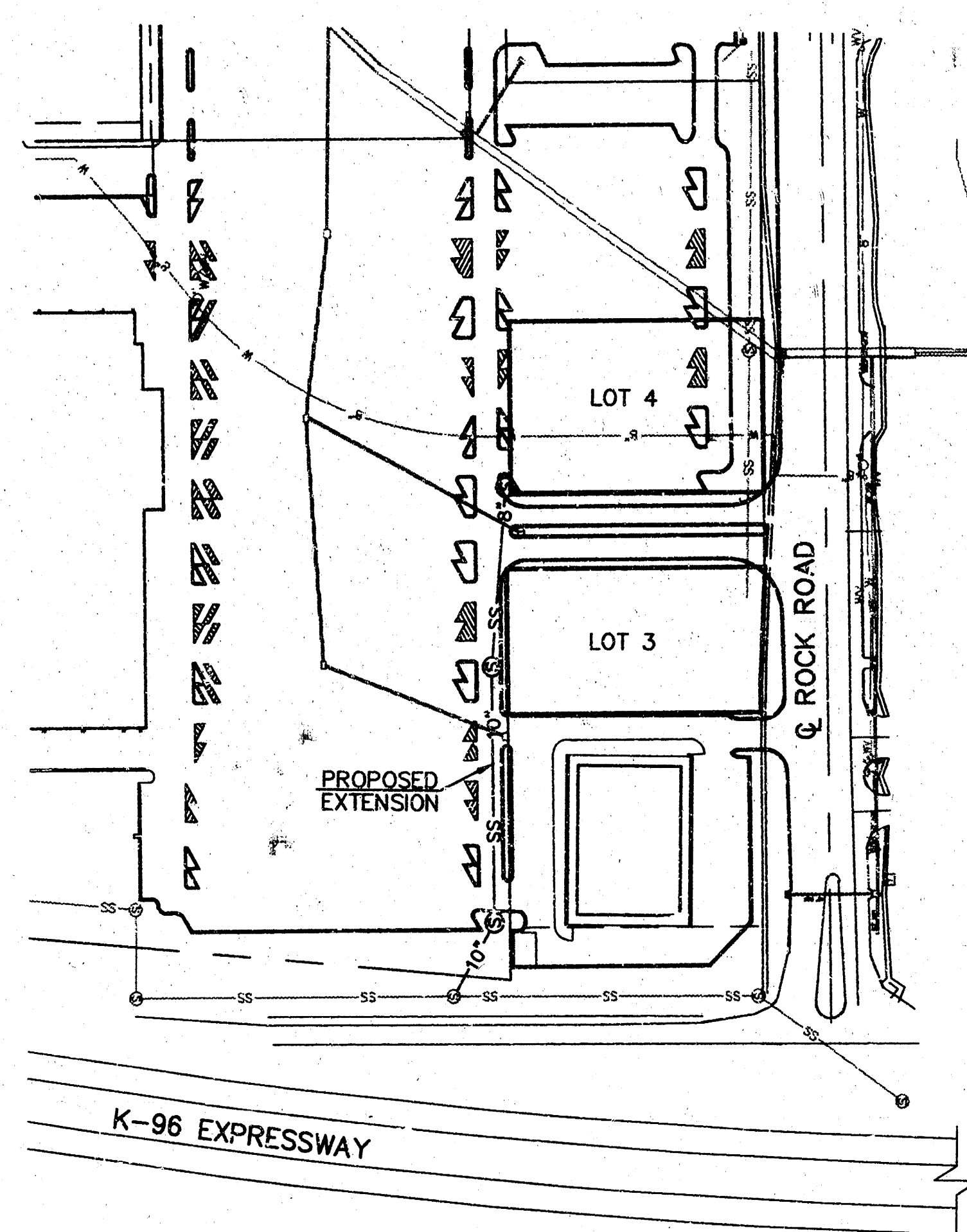
LOTS 3 & 4, BLOCK 1

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



SANITARY SEWER LINE LOCATION MAP
NO SCALE

INDEX TO SHEETS:

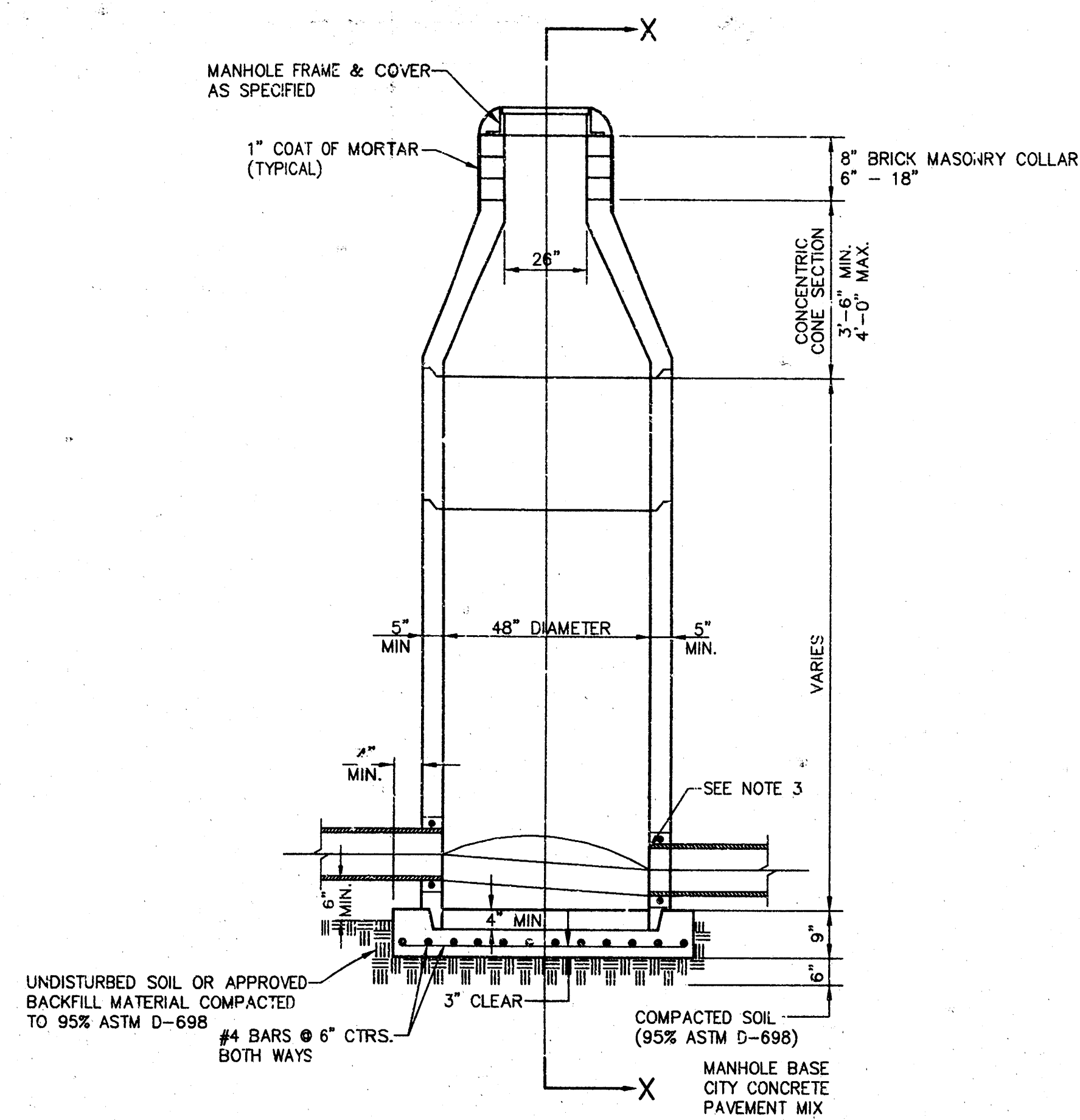
- TITLE SHEET
- DETAILS
- SANITARY SEWER PLAN & PROFILE
- FINAL PLAT

BENCHMARKS

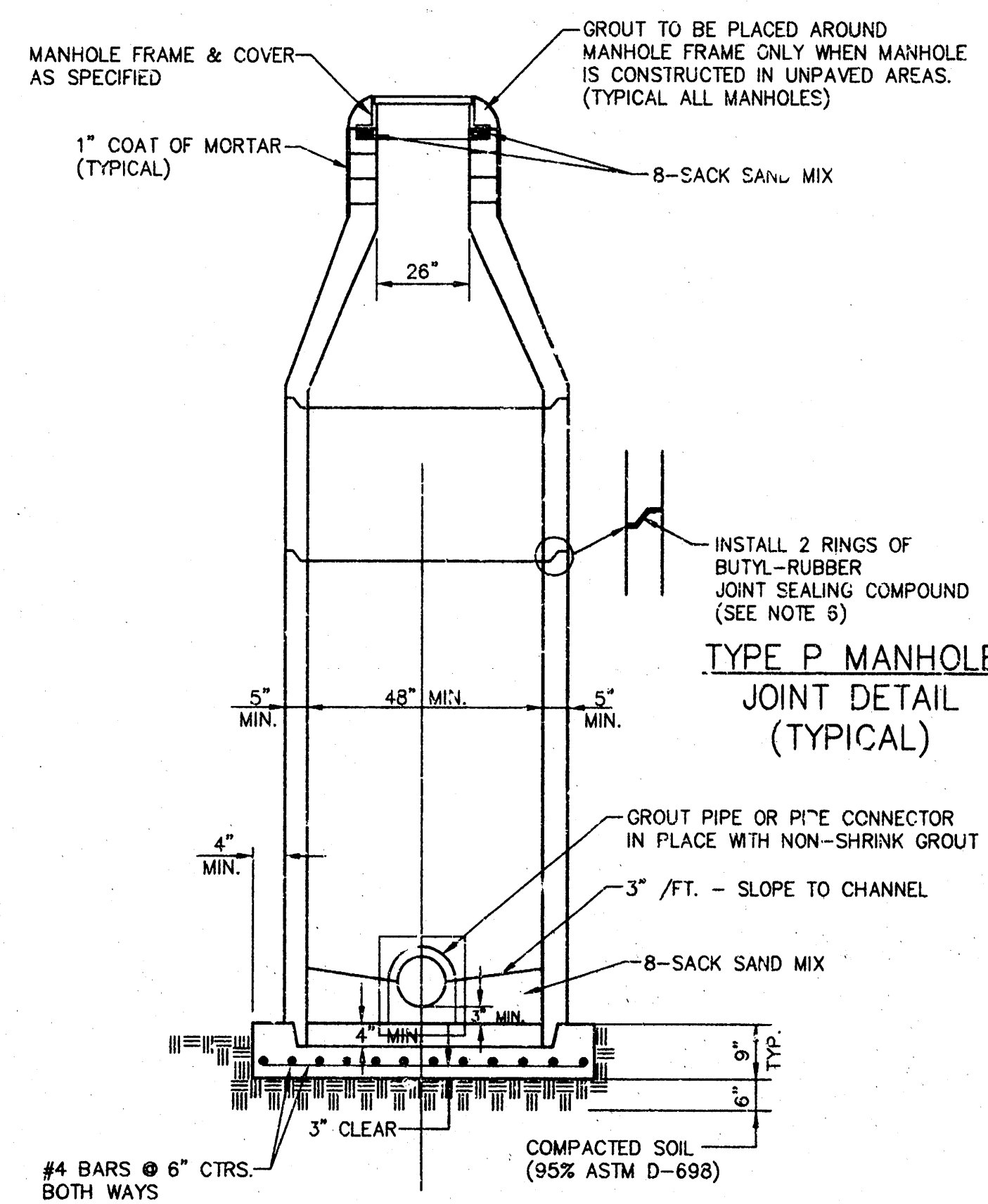
ALL ELEVATIONS SHOWN ARE IN CITY OF WICHITA DATUM. ADD 1187.4 TO ATTAIN U.S.G.S DATUM.
BENCHMARK #1: CHISELED "X" IN SIDEWALK AT THE NORTHEAST CORNER OF LOT 8, BLOCK 1, COMOTARA POWER CENTER 2ND ADDITION, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS. ELEV=200.27
BENCHMARK #2: BRASS DISC CITY OF WICHITA #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

S.D. Malinovsky
12595
SAMUEL D. MALINOVSKY
PROFESSIONAL ENGINEER
KANSAS
EXPIRATION DATE 12-31-95

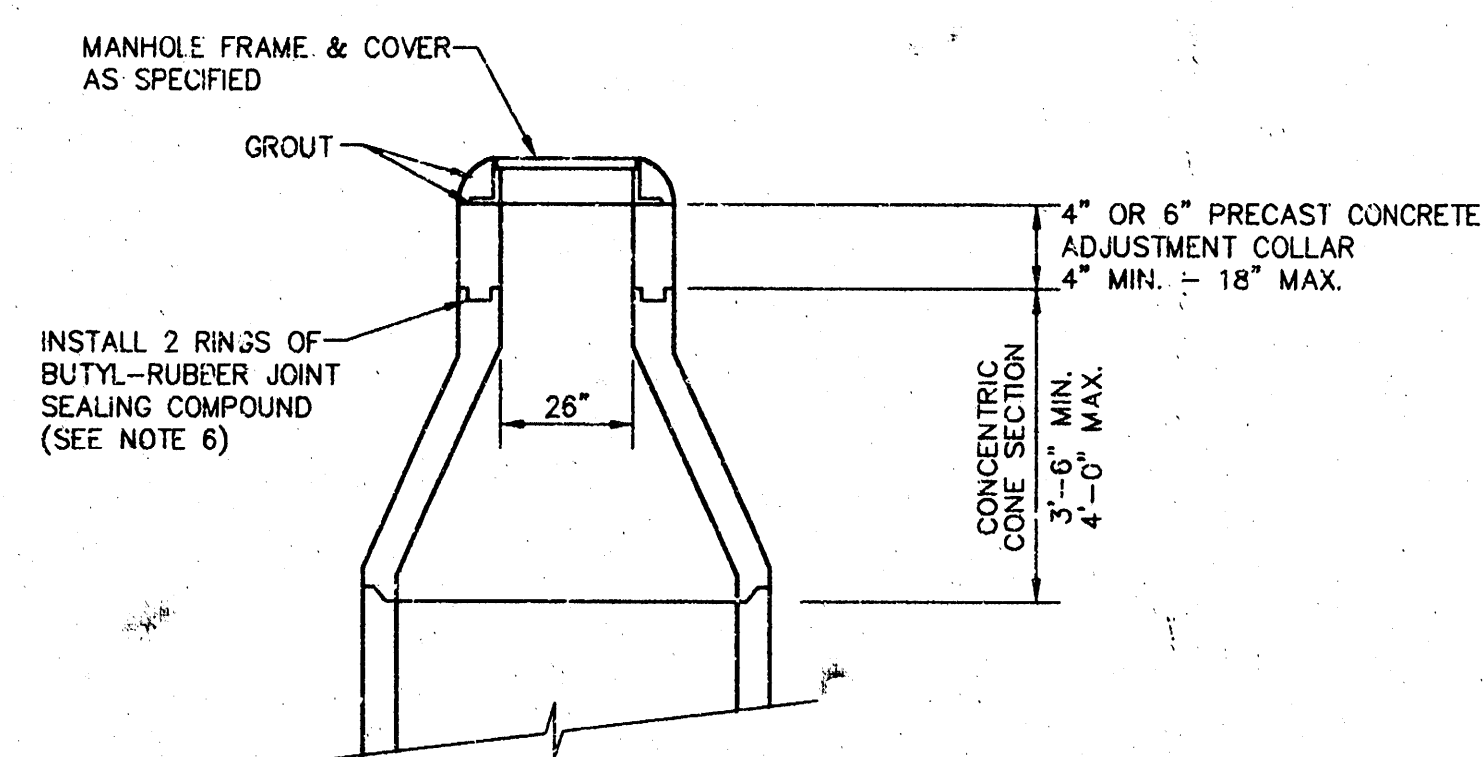
1	10/18/95	REVISED PER CITY OF WICHITA	JT
NO.	DATE	REVISION	BY
TITLE SHEET			
P.O. BOX 1304 2319 NORTH JACKSON JUNCTION CITY, KANSAS (913) 762-5040 FAX 913-762-7744	KAW VALLEY ENGINEERING, INC. 122 N.W. PARKWAY INDEPENDENCE, MISSOURI 64101 (816) 867-5033 8571 ALDEN ROAD LENEXA, KANSAS 66150 (913) 884-5100		PROJ. NO. 95-1716 DATE SEPT 12, 1995 DESIGNER SUM DRAWN BY JT CHECKED BY SOM SHEET 1 OF 4



TYPE P
STANDARD MANHOLE



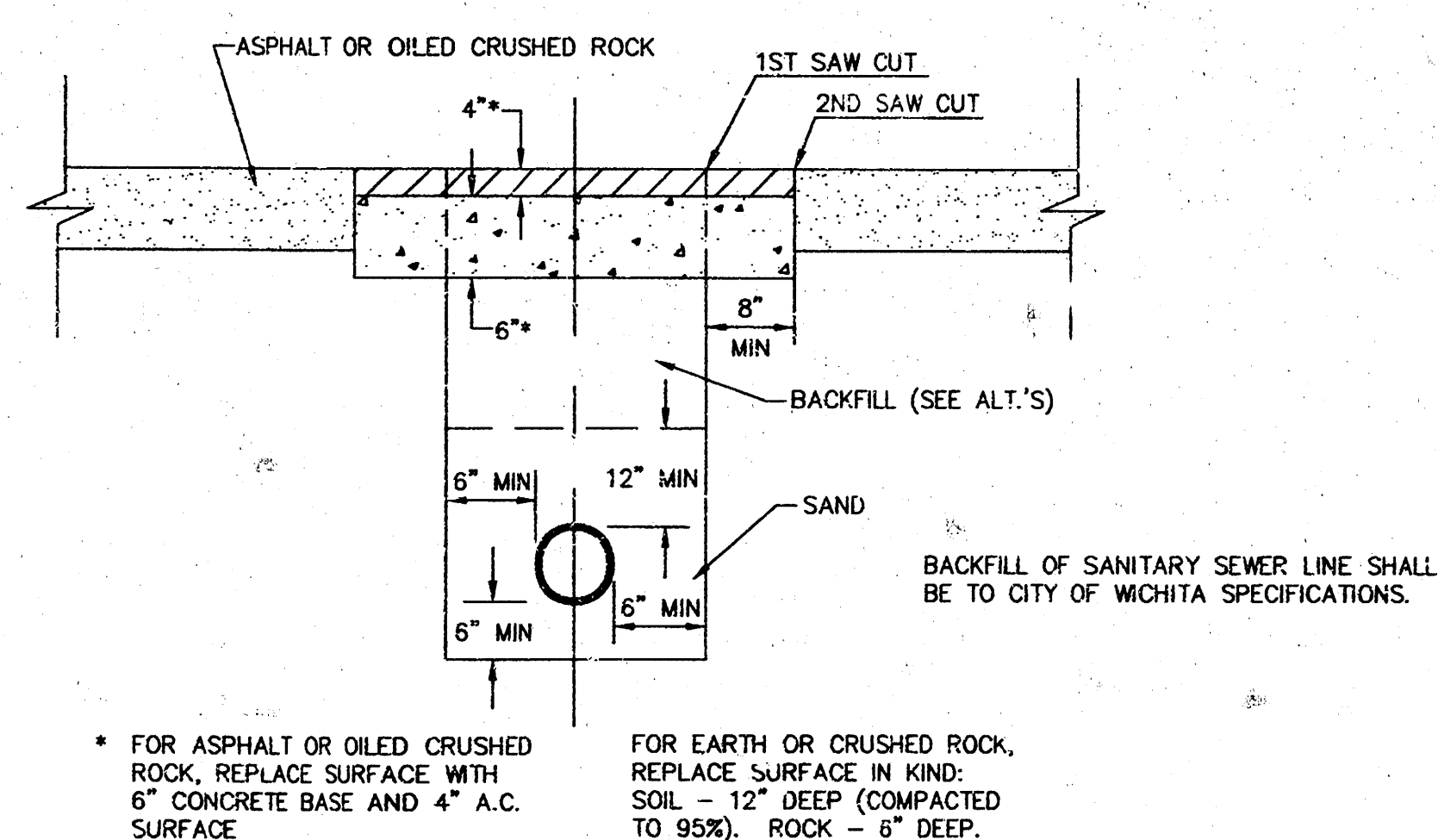
SECTION X
TYPICAL



ALTERNATE CONSTRUCTION
IN UNPAVED AREAS

GENERAL NOTES
PRECAST MANHOLE NOTES

- ALL PRECAST CONCRETE MANHOLE SECTIONS SHALL CONFORM TO THE LATEST REVISION OF A.S.T.M. C478 AS MODIFIED BY THE SPECIFICATIONS.
- NON-SHRINK GROUT SHALL BE NON-METALLIC TYPE.
- 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.
- ALL INSIDE SURFACES OF THE CONCRETE MANHOLE WHICH WOULD BE EXPOSED TO SEWER GAS SHALL BE COATED WITH 2 COATS THEMEC SERIES 66 HI-BUILD EPOXYLINE, DRY THICKNESS OF 8 MILS (MIN.).
- EXTERIOR MANHOLE WALL SHALL BE COATED WITH 1 COAT MOBILARMA 633 BITUMINOUS COATING.
- JOINT SEALING COMPOUND SHALL BE KENT SEAL NO. 2 OR APPROVED EQUAL.
- PRECAST MANHOLES SHALL BE SET AT LEAST 4 INCHES INTO THE MANHOLE BASE.
- 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.
- LIFTING HOLES SHALL BE FILLED WITH NON-SHRINK GROUT AND THE INTERIOR SURFACE COATED AS SPECIFIED.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- MANHOLE RIMS NOT IN PAVED AREAS ARE TO BE 0.4' ABOVE FINISHED GROUND.



- ALTERNATE BACKFILL METHODS
 - CRUSHER RUN ROCK OR SOIL, FREE OF DEBRIS AND DETERIOROUS MATERIAL, MAY BE USED WHEN COMPACTED TO A MINIMUM OF 90% DENSITY. BACKFILL IS SUBJECT TO APPROPRIATE IN-PLACE DENSITY TESTS.
 - LEAN MIX CONCRETE FOR BACKFILL MAY BE USED IF VIBRATED TO FILL ALL VOIDS.
 - 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.
- ALL CUTS

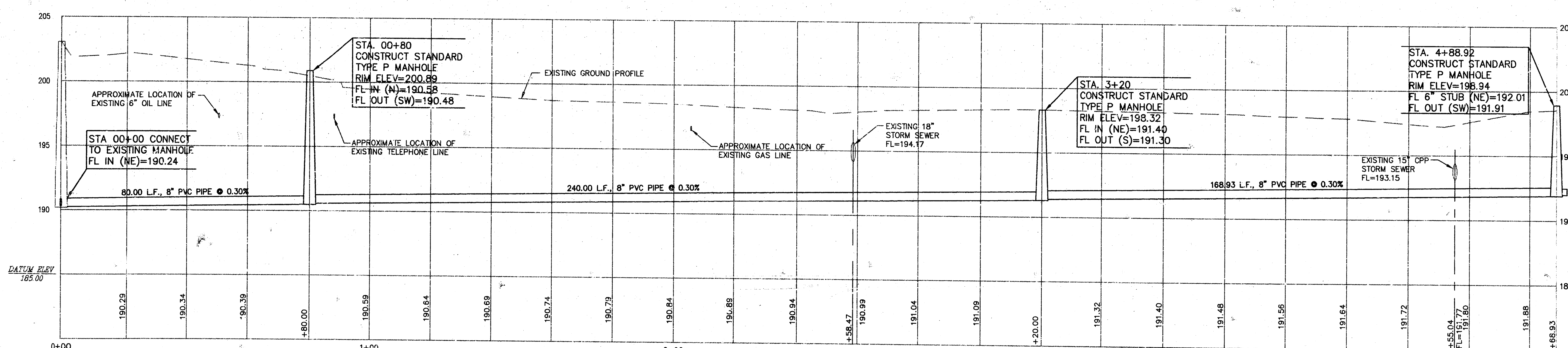
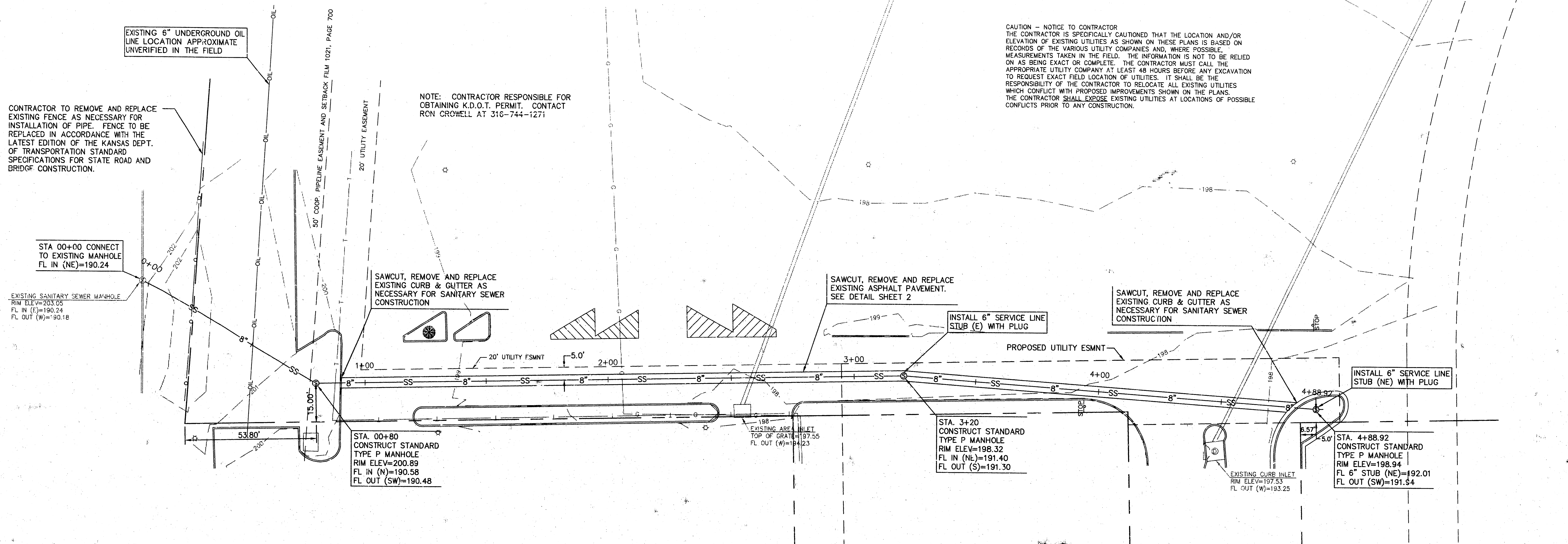
ALL CUTS SHALL BE EITHER PLATED OR FILLED WITH COLD MIX AS A TEMPORARY SURFACE IF FINAL SURFACE CANNOT BE INSTALLED.
- CLEANUP

ALL EXCESS MATERIAL, DEBRIS, MUD AND OTHER FOREIGN 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

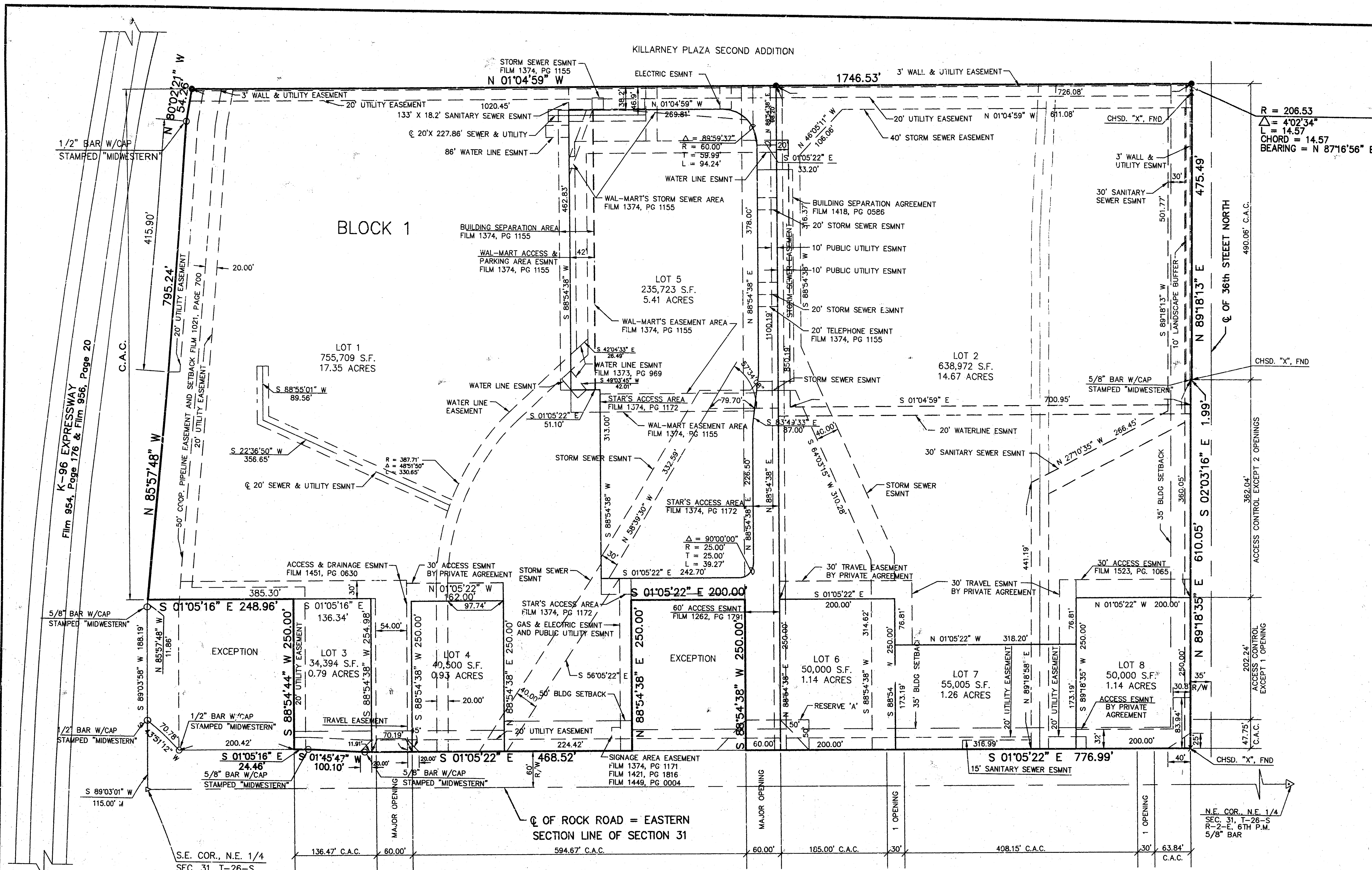
NO.	DATE	REVISION	BY
DETAILS			
P.O. BOX 1304 2319 NORTH JACKSON JUNCTION CITY, KANSAS (913) 762-5040 FAX 913-762-7744		KAW VALLEY ENGINEERING, INC.	
122 N.W. PARKWAY RIVERSIDE, MISSOURI 64150 (816) 587-5033 9571 ALDER ROAD LEWIS, KANSAS (913) 884-2100		PROJ. NO. 95-1716 DATE SEPT 12, 1995 DESIGNER SDW DRAWN BY JT CHECKED BY SDW CEN 1716DET SHEET 2 OF 4	

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



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

2	10/28/95	REVISED PER WAL-MART REQUEST	JO
1	10/18/95	REVISED PER CITY OF WICHITA	JT
NO.	DATE	REVISION	BY
SANITARY SEWER EXTENSION			
P.O. BOX 1304 2318 NORTH JACKSON JUNCTION CITY, KANSAS (913) 762-5040 FAX 913-762-7744	KAW VALLEY ENGINEERING, INC		122 N.W. PARKWAY RIVERSIDE, MISSOURI 64500 (816) 587-8033 9571 ALDEN ROAD LENEXA, KANSAS 66151 (913) 894-3150
PROJ. NO. 95-1716	DATE SEPT 12, 1995	DESIGNER	SDM
		DRAWN BY	JT
		CHECKED BY	SDM
		CITY	WICHITA
		SHEET	3 OF 4



I, LEON D. OSBORN, 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:

COMMONING 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-36 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 SOUTH 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 250.00 FEET;
THENCE S 88°54'38" W A DISTANCE OF 250.00 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°05'22" E 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 248.90 FEET TO THE POINT OF BEGINNING, CONTAINS 42.71 ACRES MORE OR LESS, SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

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

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. OSBORN, 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 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, RIGHTS AND SPRINKLERS. THE RESERVE SHALL BE OWNED AND MAINTAINED BY LOT 2. THE WALL EASEMENT IS DEDICATED FOR THE CONSTRUCTION OF 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 HEREBY DEDICATED 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____	DATE SIGNED: _____, 19____
NORTHROCK REALTY PARTNERS DAVID C. NESBITT, PARTNER	WAL-MART STORES, INC. ANDREW SCHERDITZGER DIRECTOR OF DEVELOPMENT
DATE SIGNED: _____, 19____	DATE SIGNED: _____, 19____
STAR PROPERTIES, LLC MICHAEL G. GOEBEL, MANAGING PARTNER	RETAIL BUILDINGS, INC. W.H. BRAUM, PRESIDENT
DATE SIGNED: _____, 19____	DATE SIGNED: _____, 19____
PROSPERITY ENTERPRISES, LLC WAYNE WONG, MEMBER	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
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.

MY COMMISSION EXPIRES: _____ SHEILA L. THURSH, NOTARY PUBLIC

NOTARY CERTIFICATE
STATE OF KANSAS
COUNTY OF SEDGWICK
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ BY _____
AS PARTNER OF NORTHROCK REALTY PARTNERS ON BEHALF OF NORTHROCK REALTY PARTNERS.

MY COMMISSION EXPIRES: _____ JAYE ANN BUEHLER, NOTARY PUBLIC

NOTARY CERTIFICATE
STATE OF KANSAS
COUNTY OF SEDGWICK
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ BY _____
AS A MEMBER OF PROSPERITY ENTERPRISES, LLC ON BEHALF OF PROSPERITY ENTERPRISES, LLC.

MY COMMISSION EXPIRES: _____ VIRGINIA L. ABLAH, NOTARY PUBLIC

NOTARY CERTIFICATE
STATE OF KANSAS
COUNTY OF SEDGWICK
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ BY _____
AS PRESIDENT OF RETAIL BUILDINGS, INC. ON BEHALF OF RETAIL BUILDINGS, INC.

MY COMMISSION EXPIRES: _____ GLENNA FULLER, NOTARY PUBLIC

NOTARY CERTIFICATE
STATE OF KANSAS
COUNTY OF SEDGWICK
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ BY _____
AS PRESIDENT OF STAR PROPERTIES ON BEHALF OF STAR PROPERTIES LLC.

MY COMMISSION EXPIRES: _____ W.H. BRAUM, NOTARY PUBLIC

NOTARY CERTIFICATE
STATE OF KANSAS
COUNTY OF SEDGWICK
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ BY _____
AS PRESIDENT OF RETAIL BUILDINGS, INC. ON BEHALF OF RETAIL BUILDINGS, INC.

MY COMMISSION EXPIRES: _____ TERESA J. ROUSHKOLB, NOTARY PUBLIC

NOTARY CERTIFICATE
STATE OF KANSAS
COUNTY OF SEDGWICK
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ BY _____
AS A MEMBER OF PROSPERITY ENTERPRISES, LLC ON BEHALF OF PROSPERITY ENTERPRISES, LLC.

MY COMMISSION EXPIRES: _____ JOHN SCOTT GREAR, NOTARY PUBLIC

NOTARY CERTIFICATE
STATE OF KANSAS
COUNTY OF SEDGWICK
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ BY _____
AS DIRECTOR OF DEVELOPMENT OF WAL-MART STORES, INC. ON BEHALF OF WAL-MART STORES, INC.

MY COMMISSION EXPIRES: _____ JENNIFER L. STEPHENS, NOTARY PUBLIC

NOTARY CERTIFICATE
STATE OF KANSAS
COUNTY OF SEDGWICK
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ BY _____
AS PRESIDENT OF STAR PROPERTIES ON BEHALF OF STAR PROPERTIES LLC.

LEGEND

- SECTION CORNER FOUND
- MONUMENT SET, 2" I.D. PIPE FILLED W/CONCRETE W/ALUMINUM SURVEY CAP STAMPED "KAW VALLEY ENGINEERING"
- MONUMENT FOUND
- C.A.C. COMPLETE ACCESS CONTROL

NOTES:

- ALL SETBACK REQUIREMENTS SHALL BE IN CONFORMANCE WITH COMMERCIAL COMMUNITY UNIT PLAN DP-195 ON FILE WITH THE METROPOLITAN AREA PLANNING DEPARTMENT.
- REGARDING 3' WALL EASEMENT, ANY WALL CONSTRUCTION THAT WILL CROSS SANITARY SEWER OR DRAINAGE EASEMENTS SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO CONSTRUCTION.
- LOT 8 IS SUBJECT TO A GRANT OF DRAINAGE AGREEMENT RECORDED ON FILM 1523, PAGE 1064.

THE BASIS OF BEARINGS OF THIS SURVEY ARE THE SAME AS THE FINAL PLAT OF COMOTARA POWER CENTER AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

PLANNING COMMISSION CERTIFICATE
STATE OF KANSAS
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
JOHN W. MCKAY, JR., CHAIRMAN
MARVIN S. KROUT, SECRETARY

GOVERNING BODY CERTIFICATE
STATE OF KANSAS
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____
BOB KNIGHT, MAYOR
PAT BURNETT, CITY CLERK
ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1995.
SUSAN E. CROCKETT-SPOON, COUNTY CLERK

REGISTER OF DEEDS CERTIFICATE
STATE OF KANSAS
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____
PAT KETTLER, REGISTER OF DEEDS
ED RESA, DEPUTY

NOTARY CERTIFICATE
STATE OF KANSAS
COUNTY OF SEDGWICK
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ BY _____
AS DIRECTOR OF DEVELOPMENT OF WAL-MART STORES, INC. ON BEHALF OF WAL-MART STORES, INC.
JOHN SCOTT GREAR, NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

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

NOTARY CERTIFICATE
STATE OF KANSAS
COUNTY OF SEDGWICK
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ BY _____
AS PRESIDENT OF RETAIL BUILDINGS, INC. ON BEHALF OF RETAIL BUILDINGS, INC.
GLENN A. FULLER, NOTARY PUBLIC
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