ALTA/ACSM
"VACANT LAND"

Lot 25, Comotara Industrial Park Fourth Addition

Lot 26, Comotara Industrial Park Fourth Addition

#8909 Warehouse Building 200,149.9 Sq. Ft. Metal Building

Lot 27, Comotara Industrial Park Fourth Addition

Lot 2, Comotara Industrial Park Fifth Addition

Lot 3, Comotara Industrial Park Fifth Addition

#8908 Warehouse Building 200,189.9 Sq. Ft. Metal Building

Lot 4, Comotara Industrial Park Fifth Addition

Lot 18, Comotara Industrial Park Fourth Addition

Lot 19, Comotara Industrial Park Fourth Addition

Lot 30, Comotara Industrial Park Fourth Addition

Lot 31, Comotara Industrial Park Fourth Addition

Lot 32, Comotara Industrial Park Fourth Addition

Lot 5, Comotara Industrial Park Fifth Addition

Lot 6, Comotara Industrial Park Fifth Addition

Future Office FFE 239.50

Proposed Warehouse FFE 239.50

Building Height 28.2 feet (above grade)

35th Street North

34th Street North

Assumed Basis of Bearings = N00°56'53"W 1668.71(P) & 1668.74(M)

N00°56'53"W 1668.71(P)

N00°56'53"W 1668.74(M)

S00°56'53"E 1322.56(P)

S00°56'53"E 1322.56(M)

S00°56'53"E 1322.56(P)

S00°56'53"E 1322.44(M)

N89°07'32"E 1040'(P)
N89°08'21"E 1040.15'(M)

N89°07'32"E 895.5'(P)
N89°08'21"E 895.63'(M)

S89°08'40"W 1040.33'(M)
S89°07'32"W 1040'(P)

S89°08'28"W 645.78'(M)
S89°07'32"W 643.50'(P)

S89°08'28"W 210.78'(M)
S89°07'32"W 210.50'(P)

S89°08'28"W 250.00'(M)
S89°08'54"W 250.01'(M)

Existing Hydrant

Fire Department Connection

12" AC City of Wichita Water Line

Underground Kansas Gas Service Gas Line

Underground Southwestern Bell Telephone Line

8" Sanitary Sewer Line

20' Utility Easement (per recorded plat)

35' Building Setback (per recorded plat)

20' Drainage & Utility Easement

40' Drainage & Utility Easement (per recorded plat)

10' Utility Easement per Film 346, Page 239

30' Utility Easement per Film 346, Page 913

10' Utility Easement (per recorded plat)

30' Sanitary Sewer Easement per Film 344, Page 14

60' Railroad Easement (per recorded plat)

10' K.G.E. Affidavit per Film 371, Page 238

10' K.G.E. Affidavit per Film 371, Page 420

9 Parking Stripes Concrete

18 Parking Blocks

8 Parking Blocks

1 Parking Block

4 Parking Blocks

Loading Area

Drive in Area

Roll Door

Ramp Loading Door

Pollution Line

Edge of Concrete

Catch Basin

Inc. 1.1' E. of Line

SITE

0 60 120

- CO = Cleanout
- EB = Electric Box
- FD = Fire Department Hookup
- FH = Fire Hydrant
- GV = Gas Meter
- GV = Gas Valve
- Guy = Guy Anchor
- LP = Light Pole
- MB = Mail Box
- MW = Monitoring Well
- PP = Power Pole
- Sign = Sign
- SSMH = Sanitary Sewer Manhole
- SWB Ped = Southwestern Bell Pedestal
- WM = Water Meter
- WV = Water Valve
- WVT = Water Vault
- YH = Yard Hydrant(Spigot)
- XFMR = Transformer

- ● = #4 Baughman Rebar Found
- ○ = #4 Rebar Found
- □ = #6 Mid-Kansas Rebar Found
- △ = 3/4" Iron Pipe Found
- X = 1/2" Iron Pipe Found
- Ø = #6 Reiss & Goodness Rebar Found

(D) = Described
(P) = Platted
(M) = Measured
(C) = Calculated

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211