Comotara Office Center

FINAL 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 Principal Meridian more particularly described as follows:

Beginning at a point on the west line of Rock Road, 60.00 feet westerly bearing S 89° 03' 37" W from the east quarter corner; thence continuing westerly bearing S 89° 03' 37" W, 610.00 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, 320.18 feet; thence S 76° 39' 38" E, 103.08 feet; thence N 89° 18' 12" E , 175.00 feet; thence S 1° 05' 20" E, 175.00 feet; thence S 9° 37' 11" E, 101.12 feet; thence southerly parallel to the east line bearing S 1° 05' 20" E, 2302.87 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 23 day of July, 1984.

Michael D. Harding
Michael D. Harding, P.E.
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, 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, open space, and landscaping and shall be owned and maintained by the owners of Lots 1 and 2 of Block 1 until such time as the governing body exercising jurisdiction elects to assume the responsibility for maintainance. The streets are hereby dedicated to and for the use of the public. All abutters rights of access over and across the east line of Blocks 1, 2 and 3 and the north line of Block 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 Lot 1, Block 3 shall have access to Rock Road at three locations and access to 37th Street North at three locations, to be determined by the Engineer of the City of Wichita. Building setbacks shall be in accordance with the associated Community Unit Plan (DP-121) on file in the Wichita, Sedgwick County Metropolitan Area Planning Department office. The 5' street dedication is contingent on the need for additional street R/W for K-96 highway.

Woodlawn Development Company
a partnership

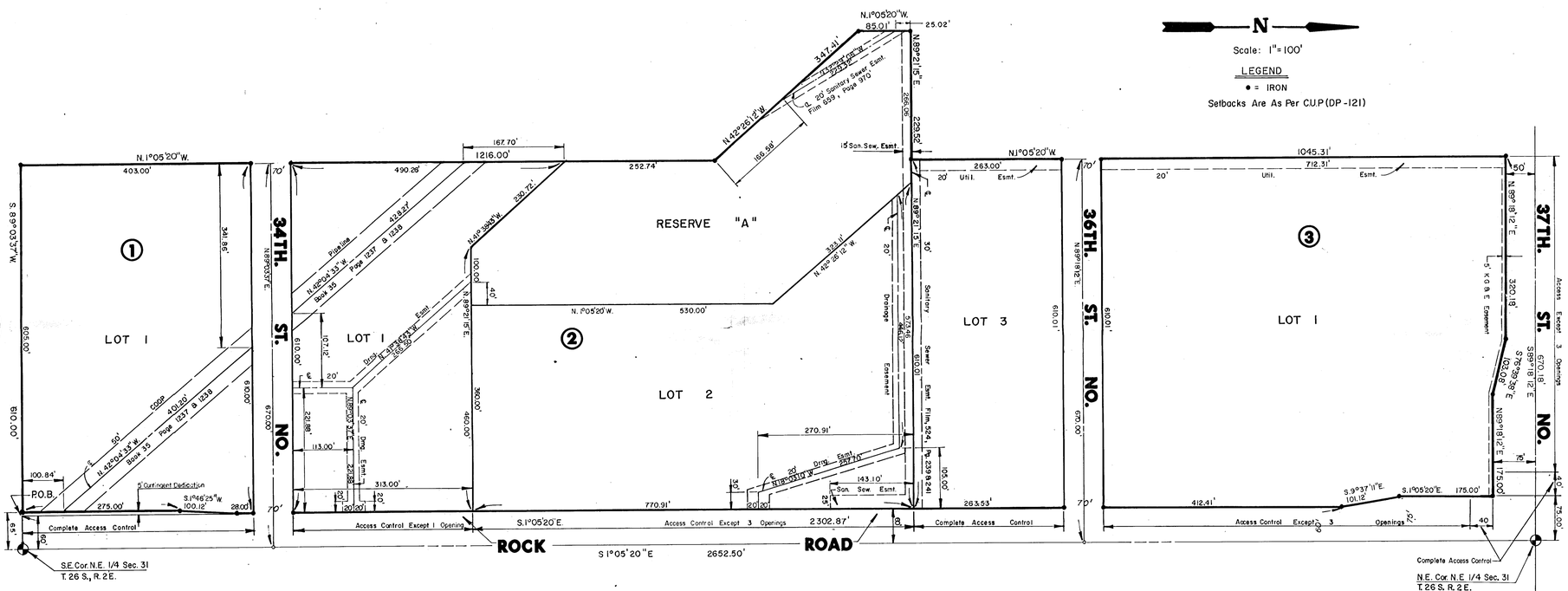
Donald J. Ablah
Attorney in fact for Woodlawn Development Company

STATE OF KANSAS
SS:
COUNTY OF SEDGWICK

Be it remembered that on this 23rd day of July, 1984, before me, a Notary Public in and for said State and County, came Donald J. Ablah, Attorney in Fact for Woodlawn Development Company 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.

Alma D. Gutierrez, Notary Public
Alma D. Gutierrez

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 "Comotara Office Center".

The First National Bank of St. Paul

By: Phillip S. Frick
Phillip S. Frick
Attorney in fact for the First National Bank of St. Paul

STATE OF KANSAS
SS:
COUNTY OF SEDGWICK

Be it remembered on this 23rd day of July, 1984, 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 the 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.

Patti L. Whitney, Notary Public

My Appointment Expires: January 17, 1988

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 28th day of June, 1984.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Robert K. Chisholm, Chairman

Robert A. Lakin, Secretary

This plat approved and all dedications shown hereon, if any, accepted by the City Commission of the City of Wichita, Kansas, this 7th day of August, 1984.

Robert G. Knight, Mayor

Donald C. Gisick, City Clerk

This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas, this _____ day of _____, 1984.

Jack Spratt, Chairman

Donald E. Gragg, Commissioner

Tom Scott, Commissioner

Attest: Dorothy K. White, County Clerk

Entered on transfer record this _____ day of _____, 1984.

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 _____ day of _____, 1984.

_____, Register of Deeds

Pat Kettler, Deputy

REVISED COPY

1-17-88