



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 37, TOWNSHIP 28 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 LINE OF EXPRESSWAY S 89°03'58" W A DISTANCE OF 188.19 FEET; 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 90°02'21" W A DISTANCE OF 54.28 FEET; THENCE S 01°04'59" W A DISTANCE OF 1748.53 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 34TH STREET NORTH; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 206.53 FEET, A LONG CHORD BEARING OF N 87°18'58" E A LONG CHORD DISTANCE OF 14.57 FEET, AND 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°18'13" 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 778.99 FEET; THENCE S 89°54'38" E A DISTANCE OF 250.00 FEET; THENCE N 89°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 488.52 FEET; THENCE CONTINUING ON SAID WEST RIGHT-OF-WAY LINE S 01°05'22" E A DISTANCE OF 100.10 FEET; THENCE CONTINUING ON SAID WEST RIGHT-OF-WAY LINE S 01°05'22" E A DISTANCE OF 24.48 FEET; THENCE S 89°54'38" E A DISTANCE OF 250.00 FEET; THENCE S 01°05'18" E A DISTANCE OF 248.98 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 REPLATED BY VIRTUE OF K.S.A. 12-1210(A).

I HEREBY CERTIFY THAT THE DETAILS OF THIS PLAT ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS 22nd DAY OF JULY 1995.

*Leon D. Osbourn*  
LEON D. OSBOURN, R.L.S. # 800  
KAW VALLEY ENGINEERING, INC.  
2319 N. JACKSON  
P.O. BOX 505  
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 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 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 ADJUTERS 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: July 18, 1995  
*David C. Nesbitt*  
DAVID C. NESBITT, PARTNER  
STAR PROPERTIES, L.L.C.  
MICHAEL S. GOEBEL, MANAGING PARTNER

DATE SIGNED: 7-11-95  
*Michael S. Goebel*  
MICHAEL S. GOEBEL, MANAGING PARTNER  
STAR PROPERTIES, L.L.C.  
MICHAEL S. GOEBEL, MANAGING PARTNER

DATE SIGNED: 7-18, 1995  
*Wayne Wong*  
WAYNE WONG, MEMBER  
PROSPERITY ENTERPRISES, L.L.C.

DATE SIGNED: 7-11-95  
*Thomas W. Boyd*  
THOMAS W. BOYD, MEMBER  
BOX DEVELOPMENT, L.L.C.

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: 7-18, 1995  
*John Frazier*  
JOHN FRAZIER, VICE PRESIDENT  
BANK IV KANSAS NATIONAL ASSOCIATION

NOTARY CERTIFICATE  
STATE OF KANSAS  
COUNTY OF SEDGWICK  
I, Sheila L. Thrush, Notary Public, do hereby certify that the foregoing instrument was acknowledged before me on July 18, 1995 by JOHN FRAZIER AS VICE PRES OF BANK IV KANSAS, NATIONAL ASSOCIATION ON BEHALF OF BANK IV KANSAS, NATIONAL ASSOCIATION.

NOTARY CERTIFICATE  
STATE OF KANSAS  
COUNTY OF SEDGWICK  
I, Jay A. Buehler, Notary Public, do hereby certify that the foregoing instrument was acknowledged before me on July 11, 1995 by DAVID C. NESBITT AS PARTNER OF NORTHROCK REALTY PARTNERS ON BEHALF OF NORTHROCK REALTY PARTNERS.

NOTARY CERTIFICATE  
STATE OF KANSAS  
COUNTY OF SEDGWICK  
I, Virginia L. Ablah, Notary Public, do hereby certify that the foregoing instrument was acknowledged before me on July 11, 1995 by WAYNE WONG AS MEMBER OF PROSPERITY ENTERPRISES, L.L.C. ON BEHALF OF PROSPERITY ENTERPRISES, L.L.C.

NOTARY CERTIFICATE  
STATE OF KANSAS  
COUNTY OF SEDGWICK  
I, Virginia L. Ablah, Notary Public, do hereby certify that the foregoing instrument was acknowledged before me on July 11, 1995 by VIRGINIA L. ABLAH AS PRESIDENT OF RETAIL BUILDINGS, INC. ON BEHALF OF RETAIL BUILDINGS, INC.

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

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  
1. ALL SETBACK REQUIREMENTS SHALL BE IN CONFORMANCE WITH COMMERCIAL UNIT PLAN DP-195 ON FILE WITH THE METROPOLITAN AREA PLANNING DEPARTMENT.  
2. REGARDING WALL EASEMENT, ANY WALL CONSTRUCTION THAT WILL CROSS SANITARY SEWER OR DRAINAGE EASEMENTS SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO CONSTRUCTION.  
3. LOT 2 IS SUBJECT TO A GRANT OF DRAINAGE AGREEMENT RECORDED ON FILM 1523, PAGE 106A.

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  
1 inch = 100 feet

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 29th DAY OF June, 1995  
WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION  
*John W. McWay, Jr.* CHAIRMAN  
*Marvin S. Kroat* 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 29th DAY OF AUGUST, 1995  
*Bob Ringer* MAYOR  
*Pat Burnett* DEPUTY CITY CLERK  
ENTERED ON TRANSFER RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1995.  
*Susan E. Crockett-Spoon* COUNTY CLERK

ENTERED ON TRANSFER RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_.

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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_.

NOTARY CERTIFICATE  
STATE OF KANSAS  
COUNTY OF SEDGWICK  
I, Pat Kettler, Notary Public, do hereby certify that the foregoing instrument was acknowledged before me on July 18, 1995 by THOMAS W. BOYD AS MEMBER OF BOX DEVELOPMENT, L.L.C. ON BEHALF OF BOX DEVELOPMENT, L.L.C.

NOTARY CERTIFICATE  
STATE OF KANSAS  
COUNTY OF SEDGWICK  
I, Teressa J. RoushKold, Notary Public, do hereby certify that the foregoing instrument was acknowledged before me on July 18, 1995 by ANDREW SCHMERDTEGER AS DIRECTOR OF DEVELOPMENT FOR WAL-MART STORES, INC. ON BEHALF OF WAL-MART STORES, INC.

NOTARY CERTIFICATE  
STATE OF KANSAS  
COUNTY OF SEDGWICK  
I, Jennifer L. Stephens, Notary Public, do hereby certify that the foregoing instrument was acknowledged before me on 7-18-95 by MICHAEL S. GOEBEL AS MNG. PARTNER OF STAR PROPERTIES, L.L.C. ON BEHALF OF STAR PROPERTIES, L.L.C.

NOTARY CERTIFICATE  
STATE OF KANSAS  
COUNTY OF SEDGWICK  
I, Jennifer L. Stephens, Notary Public, do hereby certify that the foregoing instrument was acknowledged before me on 7-11-95 by W.H. BRAUN AS PRESIDENT OF RETAIL BUILDINGS, INC. ON BEHALF OF RETAIL BUILDINGS, INC.

