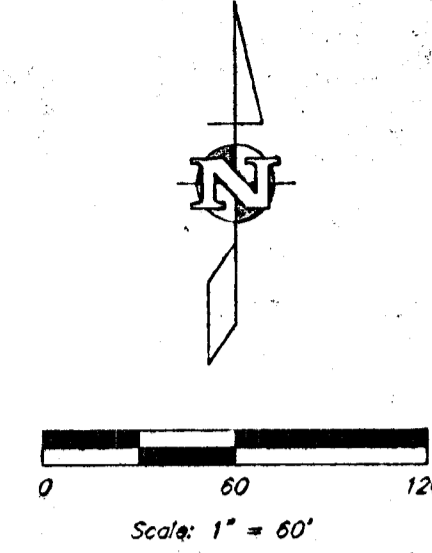


# ONE-STEP FINAL PLAT

## COMOTARA POWER CENTER THIRD ADDITION

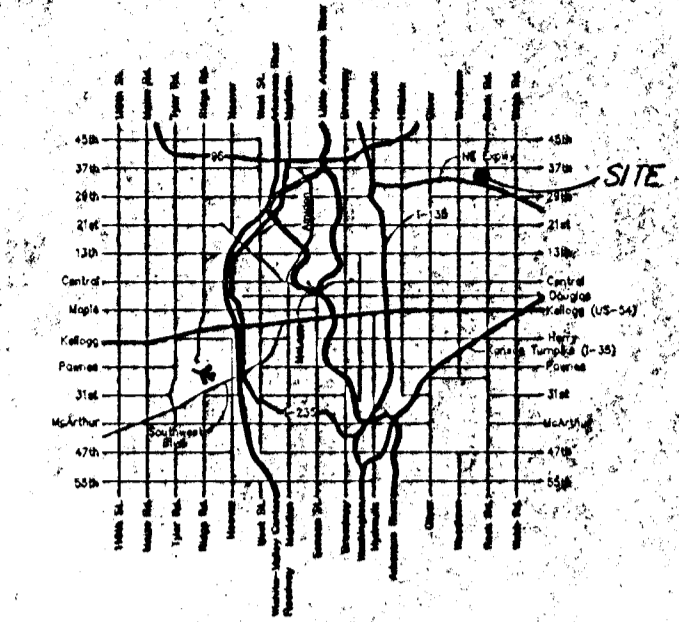
### WICHITA, SEDGWICK COUNTY, KANSAS

(A REPLAT OF A PORTION OF LOT 2, COMOTARA POWER CENTER 2ND ADDITION)

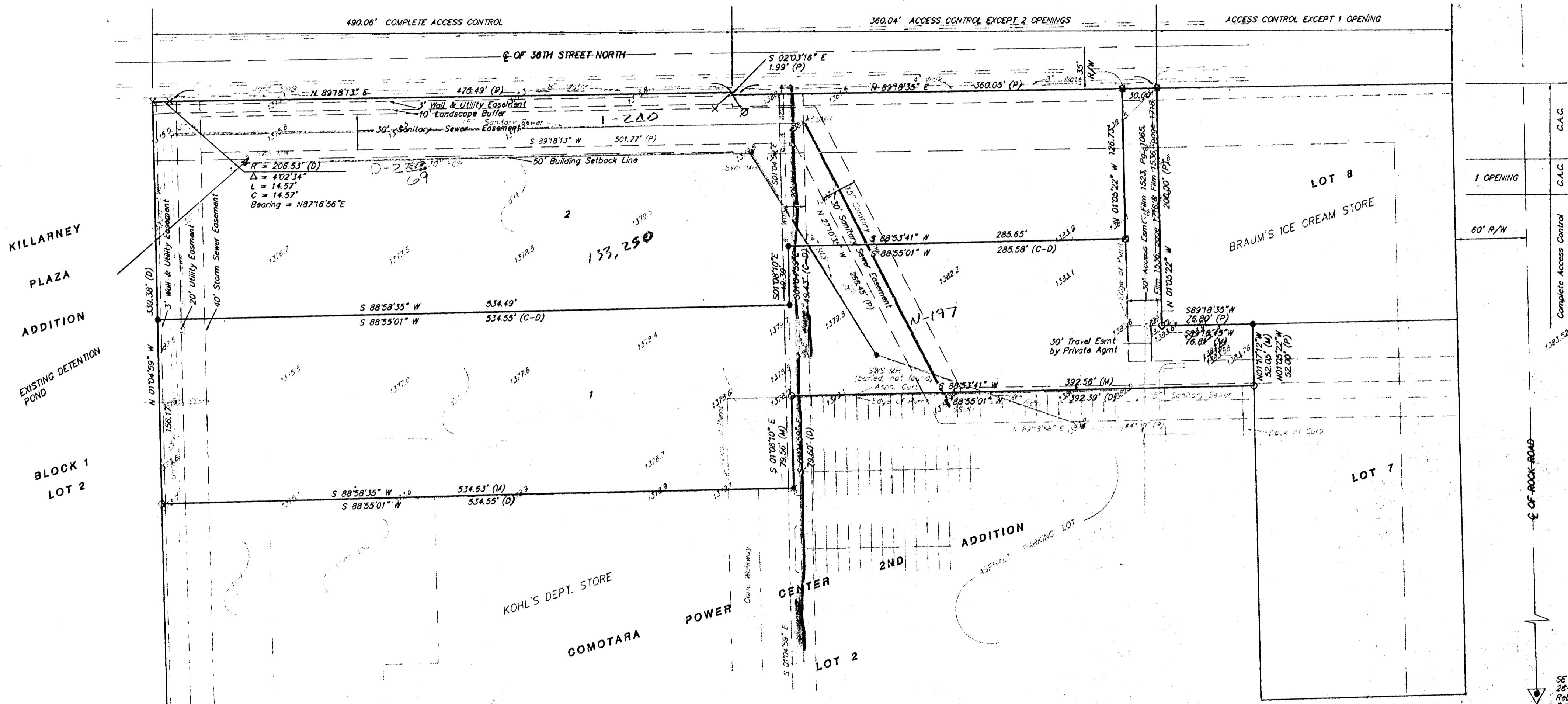


- LEGEND:**
- (P) = PLATTED
  - (D) = DESCRIBED
  - (M) = MEASURED
  - (C-D) = CALCULATED PER DESCRIBED LOT SIZE
  - - "New Valley" Pin & Cap Found
  - × - Chiseled "X" Found
  - ⊕ - "Western" Bar & Cap Found
  - - Set Benchmark Land Survey Pin & 7/16" 550' Cap
  - ⊗ - Chiseled "X" Set
  - △ - Section Corner Found

**BENCHMARK:**  
City of Wichita Benchmark Disc  
44' South and 48' West of eastline  
both Rock Road and 37th Street N.  
Elev. = 1391.51 MSL (204.11 City Datum)



**VICINITY MAP**



This plat of "COMOTARA POWER CENTER THIRD ADDITION", Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.  
Dated this \_\_\_\_ day of \_\_\_\_\_, 1996.  
Wichita-Sedgwick County Metropolitan Area Planning Commission.

\_\_\_\_\_, Chair  
Susan Osborne-Hawes

\_\_\_\_\_, Secretary  
Marvin S. Krout

This plat approved and all dedications shown herein accepted by the City Council of the City of Wichita, Kansas, this \_\_\_\_ day of \_\_\_\_\_, 1996.

\_\_\_\_\_, Mayor  
Bob Knight

\_\_\_\_\_, City Clerk  
Pat Burnett

Entered on transfer record this \_\_\_\_ day of \_\_\_\_\_, 1996.

\_\_\_\_\_, County Clerk  
Susan E. Crockett-Spoon

State of Kansas ) ss  
Sedgwick County) This is to certify that this plat has been filed for record in the office of the Register of Deeds, this \_\_\_\_ day of \_\_\_\_\_, 1996, at \_\_\_\_ o'clock \_\_\_\_; and is duly recorded.

\_\_\_\_\_, Register of Deeds  
Pat Kettler

\_\_\_\_\_, Deputy

on the above described property, do hereby consent to this plat of "COMOTARA POWER CENTER THIRD ADDITION", Wichita, Sedgwick County, Kansas.

\_\_\_\_\_, of Nations Bank of Texas, on behalf of the corporation.

State of \_\_\_\_\_ ) ss  
County) The foregoing instrument acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 1996, by \_\_\_\_\_, of Nations Bank of Texas, on behalf of the corporation.

- NOTES:**
1. Property is zoned "LC".
  2. Property is subject to further restrictions per Community Unit Plan DP-195.
  3. Property was previously part of a lot split filed on Film 1634, page 979.
  4. Total Acreage of Lot 1 is 3.0 acres more or less. Total Acreage of Lot 2 is 3.1 acres more or less.
  5. Property subject to blanket drainage easement per Film 1624, page 530.
  6. Drainage Easement on Film 1523, page 1084 and Film 1523, page 1719 for the benefit of a portion of Lot 2, Block 1, Comotara Power Center Addition.
  7. Property subject to reciprocal easement agreement of Film 1559, page 1693.

State of Kansas ) ss  
County of Sedgwick ) We, Benchmark Land Survey, Surveyors in aforesaid county and state do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "COMOTARA POWER CENTER 3RD ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: A tract of land being a portion of Lot 2, Block 1, Comotara Power Center 2nd Addition to the City of Wichita, Sedgwick County, Kansas and described as follows: Commencing at the Southwest corner of Lot 2, Block 1, Comotara Power Center 2nd Addition to the City of Wichita, Sedgwick County, Kansas; thence N01°04'59"W a distance of 386.70 feet to the Point of Beginning of the tract to be described; thence, continuing N01°04'59"W a distance of 339.38 feet to a point on the South Right of Way line of 36th Street North; thence along said South Right of Way line on a curve to the right having a radius of 206.53 feet, a long chord bearing of N87°16'56"E and a long chord distance of 14.57 feet; thence continuing along said South Right of Way line, N89°18'13"E a distance of 475.49 feet; thence continuing along said South Right of Way line, S02°03'16"E a distance of 1.99 feet; thence continuing along said South Right of Way line, N89°18'35"E a distance of 360.05 feet; thence S01°05'22"E a distance of 200.00 feet; thence N89°18'35"E a distance of 76.80 feet; thence S01°05'22"E a distance of 52.00 feet; thence S88°55'01"W a distance of 392.39 feet; thence S01°04'59"E a distance of 79.60 feet; thence S88°55'01"W a distance of 534.55 feet to the Point of Beginning.

All being situated in the NE 1/4, of Sec. 31, Twp. 26-S, R-2-E, of the 6th P.M., Sedgwick County, Kansas.  
Existing public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Benchmark Land Survey  
\_\_\_\_\_, Surveyor  
Jeff Dettmann, L.S.

Know all men by these presents that we, the undersigned have caused the land described in the Surveyors certificate to be platted into Lots to be known as "Comotara Power Center Third Addition", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. All abutters rights of access to or from Rock Road and 36th Street North are hereby granted to the City of Wichita, Kansas provided, however, that Lot 1 shall have access to 36th Street North at one location and Lot 2 shall have access to 36th Street North at one location. Said access locations to 36th Street North shall be determined by the City Engineer of the City of Wichita, Kansas.

Box Development, L.L.C.  
\_\_\_\_\_, Member  
Michael J. Boyd

State of Kansas ) ss  
Sedgwick County) The foregoing instrument was acknowledged before me, this \_\_\_\_ day of \_\_\_\_\_, 1996, by Michael J. Boyd, Member of Box Development, L.L.C., a Kansas Limited Liability Company, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

\_\_\_\_\_, Notary Public  
My App't. Exp. \_\_\_\_\_