

COMOTARA VILLAGES 3RD ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

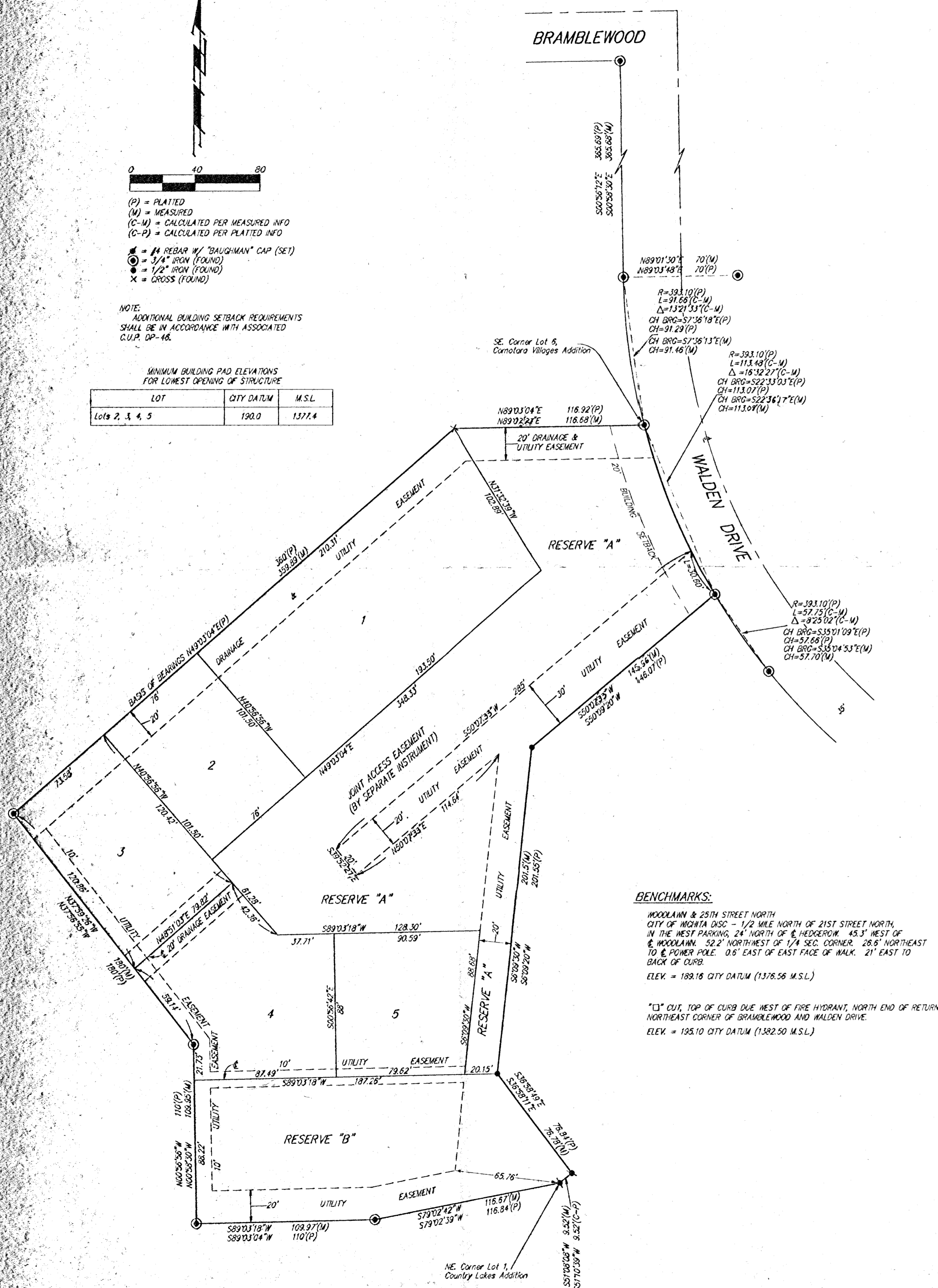
(P) = PLATTED
(M) = MEASURED
(C-M) = CALCULATED PER MEASURED INFO
(C-P) = CALCULATED PER PLATTED INFO

● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
○ = 1/4" IRON (FOUND)
● = 1/2" IRON (FOUND)
x = CROSS (FOUND)

NOTE:
ADDITIONAL BUILDING SETBACK REQUIREMENTS SHALL BE IN ACCORDANCE WITH ASSOCIATED C.U.P. DP-46.

| LOT | CITY DATUM | M.S.L. |
|-----------------|------------|--------|
| Lots 2, 3, 4, 5 | 190.0 | 197.4 |

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING OF STRUCTURE



BENCHMARKS:
WOODLAWN & 28TH STREET NORTH
CITY OF WICHITA DISC. - 1/2 MILE NORTH OF 21ST STREET NORTH,
IN THE WEST PARKING, 24' NORTH OF & HEDGEROW, 45.3' WEST OF
& WOODLAWN, 52.2' NORTHWEST OF 1/4 SEC. CORNER, 26.8' NORTHEAST
TO & POWER POLE, 0.6' EAST OF EAST FACE OF WALK, 21' EAST TO
BACK OF CURB.
ELEV. = 189.16 CITY DATUM (1576.56 M.S.L.)

"C1" CUT, TOP OF CURB DUE WEST OF FIRE HYDRANT, NORTH END OF RETURN,
NORTHEAST CORNER OF BRAMBLEWOOD AND WALDEN DRIVE.
ELEV. = 195.10 CITY DATUM (1582.50 M.S.L.)

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) aforesaid County and State do hereby certify that we have surveyed
and platted "COMOTARA VILLAGES 3RD ADDITION", Wichita, Sedgwick County,
Kansas, and that the accompanying plat is a true and correct exhibit of
the property surveyed, described as and being a replat of Lot 1, Comotara
Villages 2nd Addition, Wichita, Kansas.

All being situated in the SW1/4 of Sec. 6, Twp. 27-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).

Baughman Co., P.A.

Gregory F. Severns
Surveyor
8-13-96
KANSAS LAND SURVEYOR
No. 5-819

This plat of "COMOTARA VILLAGES 3RD ADDITION", Wichita Sedgwick County, Kansas has been submitted to and approved by the Wichita, Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this 24th day of February, 1996.
Wichita-Sedgwick County Metropolitan Area Planning Commission



Susan Osborne-Howes
Chair
Marvin S. Krout
Secretary

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots and Reserves to be known as "COMOTARA VILLAGES 3RD ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage easement is hereby granted as indicated for drainage purposes. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. Reserve "A" is hereby reserved for parking and drives, open space, landscaping, berms, sidewalks, screening walls, trash enclosures, lighting, maintenance sheds, postal boxes, a gazebo, drainage purposes, and utilities as confined to easements. Reserve "B" is hereby reserved for drainage purposes, open space, sidewalks, a gazebo, screening walls, landscaping, and utilities as confined to easements. Reserves "A" and "B" are to be owned and maintained by the Lot Owners Association for the Addition. The Minimum Building Pad Elevations for lowest opening to the structures shall be as shown on the face of the plat.

Circle C., L.P., a Kansas Limited Partnership

Charles R. Caro
General Partner

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 22nd day of OCTOBER, 1996.



Bob Knight
Pat Burnett
City Clerk

Entered on transfer record this _____ day of _____, 1996.

County Clerk
Susan E. Crockett-Spoon

State of Kansas) SS The foregoing instrument acknowledged before me, this 10th day of SEPTEMBER, 1996, by Charles R. Caro, General Partner of Circle C., L.P., a Kansas Limited Partnership, on behalf of the partnership.

Philip J. Meyer
Notary Public
My App't. Exp. 5/3/97

PHILIP J. MEYER
NOTARY PUBLIC
STATE OF KANSAS

State of Kansas) SS 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 _____ M.; and is duly recorded.

Register of Deeds
Pat Kettler

Deputy
Ed Resa