

PLAT NO. S/D 78-55 MAP NO. 6051

NAME COMOTARA INDUSTRIAL PARK FOURTH ADDITION

LOCATION: West of Webb Road, in an area south of
37th St. North

ENGINEER Van Doren, Hazard, Stallings

OWNER Wichita Development Co. % Robert Fox

APPLICATION FILED 6-5-78

SKETCH PLAT FILED _____

PRELIMINARY FILED (See file S/D 77-96)

S/D ACTION _____

FINAL FILED 6-5-78

S/D ACTION 6-15-78 approve

MAPC ACTION 6-22-78 Approved

BCC ACTION 10-10-78 Approved

RECORDED October 16, 1978

REMARKS _____

POSTED
6-6-78
PH

ACTION

DATE
6-15-78

S/D COMMITTEE (final) Approved

M.A.P.C. Approved 6-23-78

B.C.C./B.C.C. Approved 10-10-78

S/D 78-55 - COMOTARA INDUSTRIAL
PARK FOURTH ADDITION - West of
Webb Road, in an area south of
37th St. North, by Van Doren,
Hazard, Stallings.

REGISTER OF DEEDS
SEDGWICK COUNTY, KANSAS

S/D 78-55_a

Ⓟ

11-30-78

COMOTARA INDUSTRIAL PARK FOURTH ADDITION was

Refiled for record on November 27, 1978

Barry J. McAuliffe

Register of Deeds

Return to: Wichita-Sedgwick County
Metropolitan Area Planning Department
(Inter-Office Mail)

T9-328

*Change the reference in original to read
to p. 11*

REGISTER OF DEEDS
SEDGWICK COUNTY, KANSAS

S/D 78-55_a

(he you can)

Ⓟ

10-26-78

COMOTARA INDUSTRIAL PARK 4TH ADDITION ADDITION was

filed for record on OCTOBER 16, 1978

Barry J. McAuliffe

Register of Deeds

Return to: Wichita-Sedgwick County
Metropolitan Area Planning Department
(Inter-Office Mail)

T9-328

March 18, 1980

Donald C. Gisick, City Clerk

Forrest L. Nagley, Junior Planner

Release of letter of credit associated with Comotara Industrial Park Fourth Addition, located west of Webb Road in an area south of 37th Street North

We have been advised by the City Engineering Department that the construction of a sanitary sewer force main and lift station, a condition of approval for the Comotara Industrial Park Fourth Addition, is no longer required. Engineering advises that the need for this improvement was eliminated by the Main #22 Project.

On November 7, 1978, the Board of City Commissioners "received and filed" a letter of credit in the amount of \$31,000 from Citibank of New York City for the account of Wichita Development Company as guarantee that the improvements would be made. Since the need for the improvements has been eliminated, the letter of credit may now be released at the request of either the bank or an authorized agent of the Wichita Development Company.

Forrest L. Nagley
Junior Planner

FLN:hh

cc: Citibank, 111 Wall Street, New York, N. Y., 10043
Wichita Development Company, c/o Robert Fox, 2225
Hathway Circle, 67226
Mike Lindebak, City Engineering

October 31, 1978

Donald C. Gisick, City Clerk

Louise Olivarez, Junior Planner

Irrevocable letter of credit for Comotara Industrial
Park Fourth Addition

Attached is a letter of credit which has been submitted as a guarantee that a certain sanitary sewer lift station and force main will be constructed prior to June 22, 1980, to serve Comotara Industrial Park Fourth Addition. This letter of credit replaces a cash deposit which was submitted at the time of platting.

Please schedule this letter of credit on the Clerk's Agenda for the City Commission meeting of November 7, 1978, with the following recommended action:

Receive and file the irrevocable letter of credit.

If you have any questions concerning the matter, please call.

Sincerely,

Louise Olivarez
Junior Planner

LO:bh
Attachment

MIKE LINDERBAK CALLED ON
3/17/80 AND ADVISED THAT
THE LOFC FOR THE FORCE
MAIN + LIFT STATION CAN BE
RELEASED AS THE MAIN #22
PROJECT HAS ELIMINATED
THE NEED FOR THOSE
IMPROVEMENTS

FLN
3/17/80

October 23, 1978

The City of Wichita
Wichita,
Kansas

Gentlemen:

By order of our client Wichita Development Company, a Delaware Corporation, Wichita, Kansas, we hereby open in your favor our Clean Irrevocable Credit No. CCD-4-505-340199 for U.S. \$31,000. (Thirty One Thousand U.S. Dollars), effective immediately and expiring at our 111 Wall Street Office at our close of business June 22, 1980.

Funds under this Credit are available to you against your sight draft drawn on us mentioning our Credit No. CCD-4-505-340199; accompanied by your signed statement that drawing is due to default or failure to perform by PURCHASER, the following improvements on or before June 22, 1980: Sanitary Sewer Lift Station and Force Main; Project No. 468-76-80633-000-001 in Comotara Industrial Park Fourth Addition, a subdivision of the City of Wichita, Kansas.

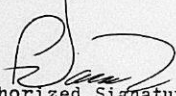
The amount of any draft drawn under this Credit must, concurrently with negotiation, be endorsed on the reverse side hereof and the presentment of any such draft shall be a warranty by the negotiating bank that such endorsement has been made and that documents have been forwarded as herein required.

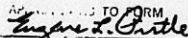
Except so far as otherwise expressly stated herein, this Credit is subject to the uniform customs and practices for commercial documentary credits fixed by the 13th Congress of the International Chamber of Commerce.

If we receive here at our office your draft and statement as mentioned above prior to June 22, 1980, we will promptly honor your draft.

Should you have occasion to communicate with us regarding this Credit, kindly address all your correspondence to our Letter of Credit Operations, National Banking Group, 111 Wall Street, New York, New York, making specific mention of our Credit No. CCD-4-505-340199.

Very truly yours,


Authorized Signature
Fred Varecka, Manager

APPROVED TO FORM

EUGENE L. PARFLE
Assistant City Attorney
10-25-78 Date

Fred Varecka

FRED VARECKA
MANAGER

BRENDA KILLIAN CITIBANK
WILL VERIFY
THAT HE HAS
AUTHORITY TO
SIGN FOR CITIBANK

Comlara Industrial Park
4th Addition

Marilyn Pauly
4th National Bank
261-4292

→ connected with
Citibank of N.Y.

→ Can verify Citibank
signature as to who
is authorized to sign
for Citibank? She has a
roster of authorized names.

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 78-55 Name Comotara Industrial Park Fourth Addition
Application & Sketch Filed: 6-5-78
Preliminary Plat Filed: N/A Approved by S/D: N/A
Final Plat Filed: 6-5-78 Approved by S/D: 6-15-78
Approved by Metropolitan Area Planning Commission: 6-22-78

DESCRIPTION

General Location: West of Webb Road, in an area south of 37th Street,
North.

Surveyor or Engineer: Van Doren-Hazard-Stallings
Owner: Wichita Development Company
Address: 2225 Hathway Circle, 67226

- | | |
|--------------------------------------|---|
| 1. Gross Acreage of Plat <u>90</u> | 6. Access Control |
| 2. Number of Lots: | St. 37th St. No. No. Openings <u>12</u> |
| Residential _____ | St. Webb Road No. Openings <u>3</u> |
| Commercial _____ | St. _____ No. Openings _____ |
| Industrial <u>35</u> | 7. Req'd Improvements |
| Other _____ | St. Paving <u>req'd</u> Water <u>req'd</u> |
| Total Number of Lots: <u>35</u> | Sidewalk <u>not req'd</u> Drainage <u>req'd</u> |
| 3. Minimum Lot Area: <u>22</u> Acres | Sewer <u>req'd</u> Other <u>None</u> |
| 4. Existing Zoning "F" | |
| 5. Special Problems Discussed _____ | |

Valid petitions have been submitted guaranteeing the paving of 35th Street North, construction of a decel lane on 37th Street North, the installation of sanitary sewer to serve each lot, City water to serve each lot, and stormwater drainage. A certificate has also been submitted certifying the petitions.

Planning Commission Recommendation:

That this plat be approved subject to:

- A. The applicant shall submit by separate instrument, a drainage easement from the south line of this plat to the drainage lake 1/2 mile south.
- B. The applicant shall submit a covenant providing for the construction and maintenance of the private drainage system on the plat.
- C. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Bayouth moved, Barrier seconded and it carried unanimously. May, Hennessy and Savina were absent.

*Letter credit in amount of \$31,000.00 for sanitary sewer
lift station and force main submitted 11-25-78.*

ACTION: Accept the drainage easement and covenant, approve the petitions and instruct the Director of Law to prepare the necessary resolutions, and instruct the City Clerk to file the easement, covenant and certificate with the Register of Deeds, the publication and filing costs of which shall be billed to the applicant; and approve the plat as approved by the Metropolitan Area Planning Commission and authorize the Mayor to sign.

CERTIFICATE

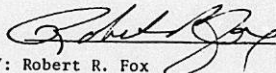
City of Wichita)
Sedgwick County) ss
State of Kansas)

I, Wichita Development Company, owner and plat-
tor of Comotara Industrial Park Fourth Addition, do hereby
certify that petitions for the following improvements have been submitted to the
Board of Commissioners of the City of Wichita, Kansas:

1. Paving
2. Storm Drainage
3. Sanitary Sewer
4. Water
- 5.
- 6.
- 7.

As a result of the above-mentioned petitions for improvements, lots within
Comotara Industrial Park Fourth Addition may be subject to special
assessments assessed thereto for the cost of construction the above-described im-
provements.

Signed this 27th day of September, 1978.



BY: Robert R. Fox
Attorney in Fact for
Wichita Development Company

City of Wichita)
Sedgwick County) ss
State of Kansas)

Be it remembered that on this 27th day of September 1978, before
me, a notary public in and for said County and State, came Robert R. Fox
to me personally known to be the same person who executed the fore-going instrument
of writing and duly acknowledge the execution of same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial
seal the day and year above written.

Carolyn R. Owen
Notary Public

My Appointment Expires:

My Appointment Expires May 17, 1981



EASEMENT

THIS EASEMENT made this 28th day of September, 1978 by
and between Wichita Development Company of the first part and
City of Wichita of the second part.

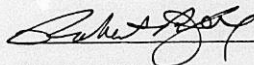
WITNESSETH: That the said first party, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, does hereby grant and convey unto the said second parties a perpetual right-of-way and easement for the purpose of constructing, maintaining, and repairing their DRAINAGE DITCH & DRAINAGE STRUCTURES, over, along and under the following described real estate situated in Sedgwick County, Kansas, to wit:

A drainage easement in the East half of Section 32, T 26 S, R 2 E of the 6th P.M., the width of which is shown on attached Exhibit "A", having the following described centerline:

Beginning at the Southwest corner of Lot 29, Comotara Industrial Park Fourth Addition to Wichita, Sedgwick County, Kansas, South line of said addition bearing N 89° 07' 32" E; thence S 0° 56' 53" E, 320.00 feet; thence S 22° 14' 08" W, 825.22 feet; thence S 1° 01' 54" E, 535.00 feet; thence S 9° 02' 47" W, 542.88 feet; thence S 1° 01' 54" E, 535.00 feet to the end point of said easement, said end point being 1164.04 feet from the South quarter corner of Section 32, on a line through the South quarter corner bearing N 31° 09' 05" E.

And said second party is hereby granted the right to enter upon said premises at any time for the purpose of constructing, operating, maintaining and repairing their DRAINAGE DITCH & DRAINAGE STRUCTURES, including the right to open and excavate in any streets or ways that may be constructed on the surface of said easements, provided that upon completion of the necessities of grantee's operations the surface of such easements shall be restored as nearly as possible to its original condition.

IN WITNESS WHEREOF: the said first party has signed these presents the day and year first written.



Robert R. Fox

Attorney in Fact for

Wichita Development Company


STATE OF KANSAS

ss:

COUNTY OF SEDGWICK

Personally appeared before me a notary public in and for the County and State aforesaid Robert R. Fox to me personally known to be the same person who executed the fore-going instrument of writing and said person Robert R. Fox duly acknowledged the execution thereof.

Dated at 2:00 o'clock this 28th day of September, 1978.


Notary Public

My Appointment Expires: My Appointment Expires May 17, 1981



10-18-78

When these documents were submitted, the Exhibit A was attached to the covenant rather than the easement. Therefore, it was assumed that the applicant was covenanting to construct the north-south drainage ditch. This would have satisfied our condition "E" (see letter of 6-16-78). It was discovered ~~for~~

that this Exhibit A should have been attached to the Easement form.

Ken Bengtson thought a petition existed for the improvement of the north-south drainage ditch but that was a petition filed in conjunction with Comotra Business Park Second Addition which was never recorded.

Therefore a guarantee is still needed for the improvement of the north-south channel. This will be obtained when 5th Add. is platted.

EXHIBIT "A"

DRAINAGE EASEMENT IN E 1/2
SECTION 32-26S-2E

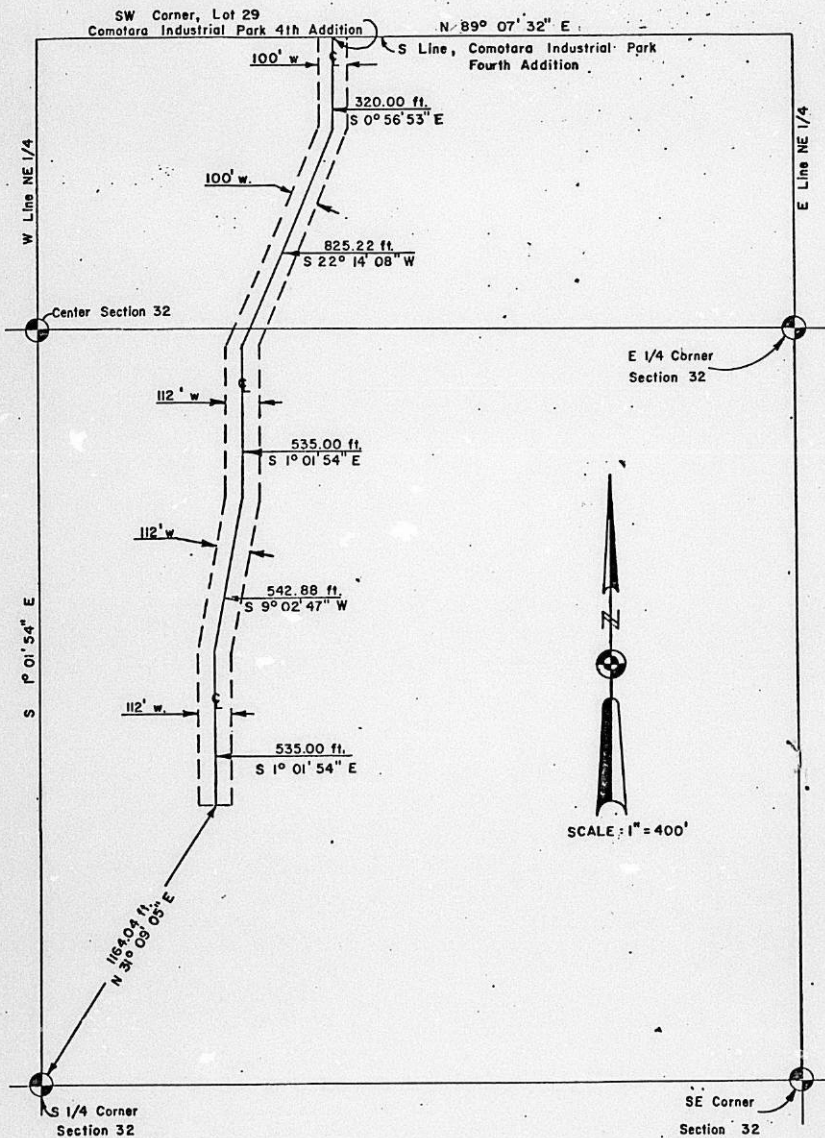
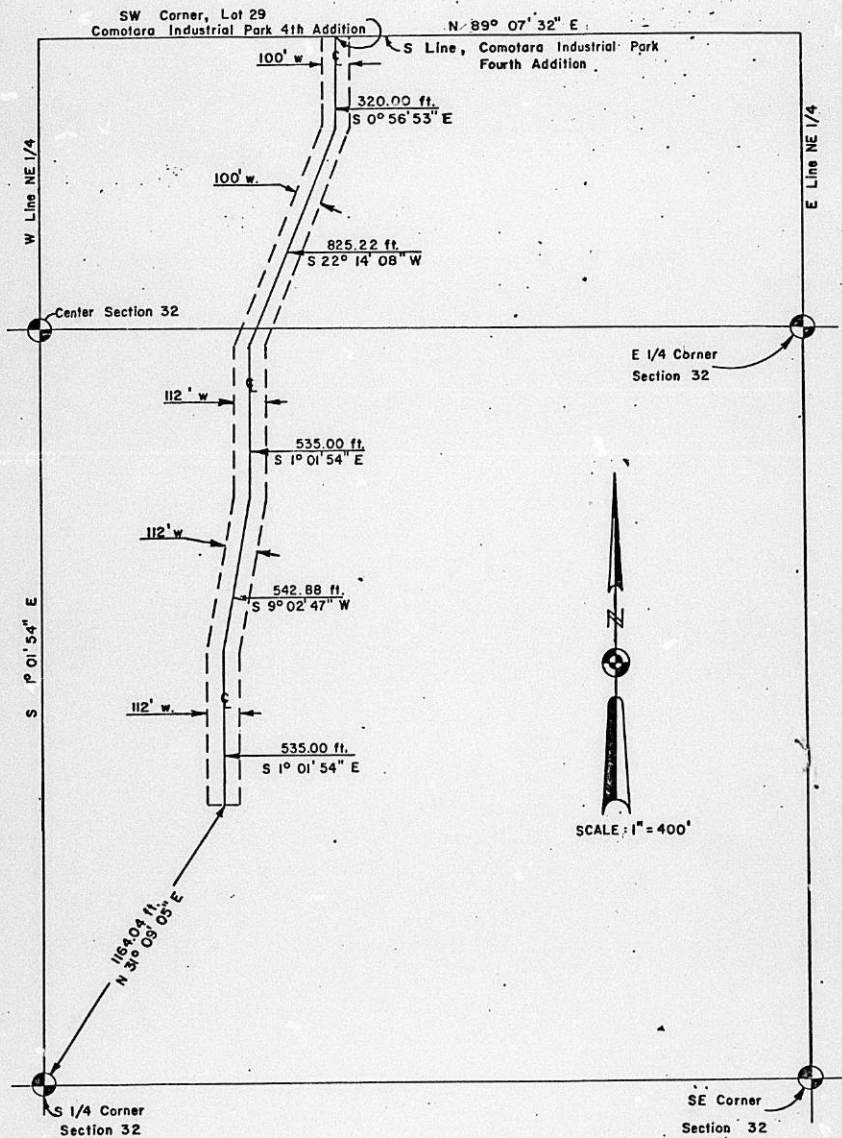


EXHIBIT "A"

DRAINAGE EASEMENT IN E 1/2 SECTION 32-26S-2E




RESTRICTIVE COVENANT

This covenant shall be applicable to Comotara Industrial Park Fourth Addition, Wichita, Sedgwick County, Kansas, hereinafter known as party of the first part.

- 1) Party of the first part will construct and maintain the 60 foot drainageway as shown on Exhibit A, attached.
- 2) In the event party of the first part fails to construct and maintain as above outlined, the City of Wichita, hereinafter known as party of the second part, shall have the right to construct and maintain the drainageway in accordance with said Exhibit A.
- 3) Costs incurred by party of the second part for the construction and maintenance of said drainageway shall be paid directly by party of the first part or assessed against the property and spread on the tax roles of said property.

This covenant shall run with the said property and shall be binding upon any and all successors in interest to any of the real property above described.

In witness whereof, party of the first part has signed this covenant this 27th day of September, 1978.

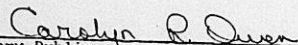

Robert R. Fox
Attorney in fact for
Wichita Development Company

State of Kansas

ss:

County of Sedgwick

The foregoing instrument was acknowledged before me this 27th day of September, 1978, by Robert R. Fox, Attorney in fact for Wichita Development Company.


Notary Public

My Appointment Expires 27th My Appointment Expires May 17, 1981

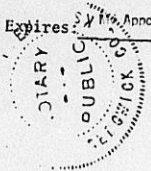
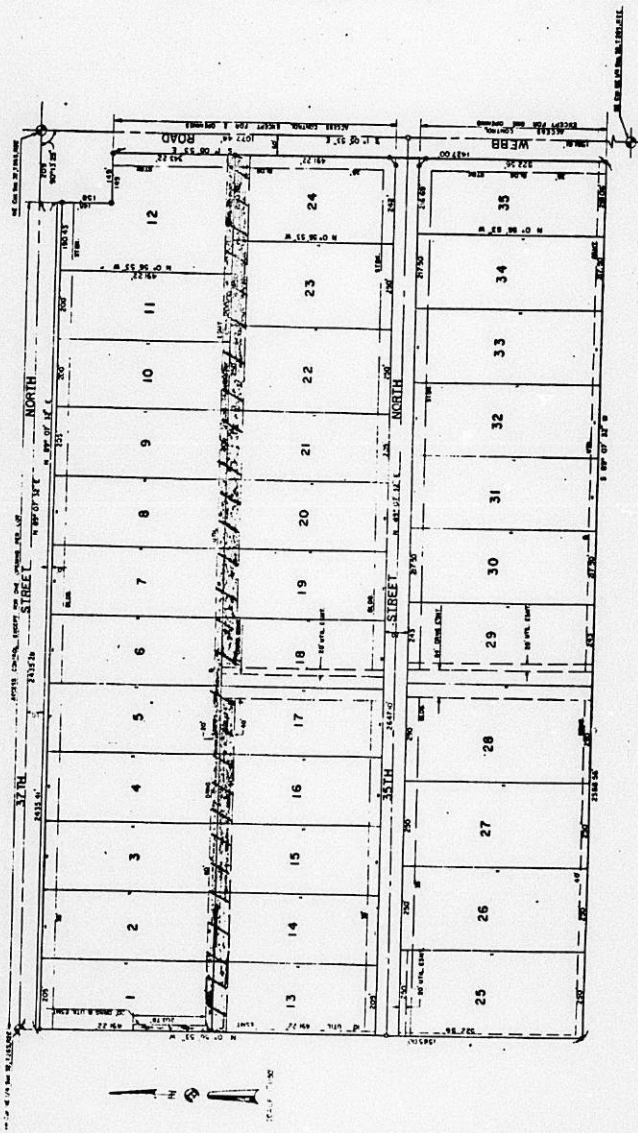


EXHIBIT "A"
 60' DRAINAGEWAY
 LOMOTARA IND. PARK IV ADDITION



THE CITY OF WICHITA
OFFICE OF WATER DEPARTMENT

DATE September 28, 1978

TO Jack H. Galbraith, Chief Planner
FROM Bill H. Otten, Chief Engineer-Water Engineering

SUBJECT Comotara Industrial Park Fourth
Addition

The platfords of Comotara Industrial Park Fourth Addition have submitted a valid 100% petition for a water benefit district to serve this plat. Therefore, our requirements for water service to this area have been fulfilled. The petition and resolution will be placed on the City Commission Agenda for approval on or about October 10, 1978.



Bill H. Otten, Chief Engineer
Water Engineering Division

BHO:sd

CHICAGO TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE

CHICAGO TITLE INSURANCE COMPANY, a corporation of Missouri, herein called the Company, for a valuable consideration, hereby commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest covered hereby in the land described or referred to in Schedule A, upon payment of the premiums and charges therefor; all subject to the provisions of Schedules A and B and to the Conditions and Stipulations hereof.

This Commitment shall be effective only when the identity of the proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A hereof by the Company, either at the time of the issuance of this Commitment or by subsequent endorsement.

This Commitment is preliminary to the issuance of such policy or policies of title insurance and all liability and obligations hereunder shall cease and terminate six months after the effective date hereof or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue such policy or policies is not the fault of the Company.

IN WITNESS WHEREOF, Chicago Title Insurance Company has caused this Commitment to be signed and sealed as of the effective date of Commitment shown in Schedule A, the Commitment to become valid when countersigned by an authorized signatory.

Issued by:
THE SECURITY ABSTRACT &
TITLE COMPANY, INC.
434 North Main Street
Wichita, Kansas 67202
(316) AM 7-8371

CHICAGO TITLE INSURANCE COMPANY

Alvin W. Long
President.

ATTEST:

Chester C. McCallough
Secretary.

Donald B. Stewart
Authorized Signatory



received 9-21-78

CONDITIONS AND STIPULATIONS

1. The term "mortgage," when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquires actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions, the Exclusion from Coverage and the Conditions and Stipulations of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.

SCHEDULE A

Number
266101

Effective Date
June 30, 1978 @ 7:00 A. M.

1. Owners Policy to be issued: ALTA Form B - 1970 Amount: Unknown
(Amended 10-17-70)
Proposed Insured:

City of Wichita

Loan Policy to be issued: ALTA Form 1970 Amount:
(Amended 10-17-70)
Proposed Insured:

2. The estate or interest in the land described or referred to in this Commitment and covered herein is a fee simple and title thereto is at the effective date hereof vested in:

Wichita Development Company, a Delaware Corporation

3. The land referred to in this Commitment is described as follows:

A replat of part of Blocks 3 and 4, Comotara Business Park Addition to Wichita, Sedgwick County, Kansas, described as follows:

Beginning at the Northwest Corner of Lot 2, Block 3 of Comotara Business Park Addition; thence East along the South line of 37th Street North bearing North 89° 07' 32" East, 2435.41 feet; thence South 1° 05' 53" East, 158.00 feet; thence North 89° 07' 32" East, 149.00 feet to the West line of Webb Road; thence South along said West line bearing South 1° 05' 53" East, 1427.00 feet; thence South 89° 07' 32" West, 2588.56 feet to the East line of Comotara Industrial Park Second Addition; thence North along said East line bearing North 0° 56' 53" West, 1585.00 feet to the point of beginning.

SCHEDULE B

Upon payment of the full consideration to, or for the account of, the grantors or mortgagors, and recording of the deeds and/or mortgages, the form and execution of which is satisfactory to the Company, the policy or policies will be issued containing exceptions in Schedule B thereof to the following matters (unless the same are disposed of to the satisfaction of the Company):

1. If an owner's policy is to be issued, the mortgage encumbrance, if any, created as part of the purchase transaction.
2. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.
3. Rights or claims of parties in possession not shown by the public records.
4. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
5. Easements or claims of easements not shown by the public records.
6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
7. Taxes or special assessments which are not shown as existing liens by the public records.
8. General and special taxes and assessments as hereafter listed, if any (all amounts shown being exclusive of interest, penalties and costs): Year 1977 Taxes \$546.95 Paid. Key #C-38381 (Lot 2, Blk. 3); Year 1977 Taxes \$505.09 Paid. Key #C-38382 (Lot 3, Blk. 3); Year 1977 Taxes \$448.97 Paid. Key #C-38384 (Lot 2, Blk. 4); Year 1977 Taxes \$1,465.81 Paid. Key #C-38385 (Lot 3, Blk. 4).
9. Building setback lines as shown on the recorded plat of Comotara Business Park.
10. Easements for streets, drainage, and public utilities as shown by the recorded plat of Comotara Business Park.
11. Right of way easement to Rural Water District No. 1 over 25 feet of captioned property, as created by instruments filed in Book Misc. 656, Page 389; Book Misc. 656, Page 555; and Book Misc. 657, Page 63.
12. It is noted for informational purposes only, and not as an exception to title which will appear in our policy, that captioned property may become subject to special assessments for various capital improvements as evidenced by numerous governmental filings of notice in the form of Certificates, Resolutions, Amended Resolutions and Ordinances.
13. Consolidated Mortgage dated March 5, 1973, executed by Jack P. DeBoer Associates, Inc., to First National City Bank, filed March 5, 1973, in Book 50, Page 723.
14. Supplemental First Mortgage dated May 4, 1973, executed by Jack P. DeBoer Associates, Inc., to First National City Bank, filed May 4, 1973, in Book 57, Page 1437.
15. Second Supplemental First Mortgage dated August 13, 1973, executed by Comotara, Inc., to First National City Bank, filed November 1, 1973, in Book 80, Page 323.

(See Added Page)

June 22, 1978

Van Doren-Hazard-Stallings
260 N. Rock Road
Suite 250
Wichita, Kansas 67206

Re: S/D 78-55 - Final plat of Comotara Industrial Park
Fourth Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on June 22, 1978, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of June 16, 1978.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Compliance with the requirements of the Metropolitan Area Planning Department.
- 9-27-78 2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- 9-21-78 3. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plat.
- 9-21-78 4. Certification that all taxes due and payable for 1977 and prior years have been paid.

If you have any questions, please call.

Yours very truly,

Jack H. Galbraith
Chief Planner

JHG:bh
cc: Dean Sellers, Assistant City Engineer
Wichita Development Co., c/o Robert Fox, 2225 Hathway Circle,
67226

June 16, 1978

Van Doren-Hazard-Stallings
260 N. Rock Road
Suite 250
Wichita, Kansas 67206

Re: S/D 78-55 Final plat of Comotara Industrial Park Fourth
Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, June 15, 1978, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

A. The applicant shall guarantee the paving of 35th Street North and the decel lane along the south side of 37th Street North from Comotara Street to Webb Road.

9-28-78

The applicant shall guarantee the extension of City water to serve all lots.

C. The applicant shall guarantee the extension of sanitary sewer to serve all lots.

9-28-78

The applicant shall submit by separate instrument the drainage easement from the south line of this plat to the drainage lake being proposed approximately 1/2 mile to the south.

9-28-78

The applicant shall submit covenants providing for the construction and maintenance of the drainage system for this plat.

9-28-78

The applicant's engineer shall submit a sewer plan to the Engineering Division. Additional Sanitary sewer easements may be required.

Re: S/D 78-55
June 16, 1978
Page Two

g. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. Forms for the bond and irrevocable letter of credit are available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, June 22, 1978, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Louise Olivarez
Junior Planner

LO:et
cc:

Dean Sellers, Assistant City Engineer
Wichita Development Co., #Robert Fox, 2225 Hathway Circle, Wichita,
Kansas 67226

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 78-55 Name Comotara Industrial Park 4th Addition
Date Application Rec'd. 6-5-78 Preliminary Approval _____
Scheduled S/D Meeting 6-15-78

DESCRIPTION

General Location West of Webb Road in an area south of 37th Street North

Owner Wichita Development Co. & Robert Fox
Surveyor/Engineer Van Doren-Hazard-Stallings
Address 260 N. Rock Road, Suite 250 (67206) Phone _____

- | | | | |
|---|-----------------------|----------------------------------|--|
| 1. Gross Acreage of Plat | <u>90±</u> | 7. Lineal Feet of New Streets: | |
| 2. Number of Lots: | | a. <u>70</u> R/W <u>2587</u> ft. | |
| Residential | _____ | b. _____ R/W _____ ft. | |
| Commercial | _____ | c. _____ R/W _____ ft. | |
| Industrial | <u>35</u> | d. _____ R/W _____ ft. | |
| Other | _____ | e. _____ R/W _____ ft. | |
| Total Number of Lots | <u>35</u> | TOTAL <u>2587</u> ft. | |
| 3. Minimum Lot Frontage | <u>200</u> ft. | 8. Sidewalk adjacent to all | |
| 4. Minimum Lot Area | <u>98,200 sq.</u> ft. | streets? <u>yes</u> <u>x</u> no | |
| 5. Existing Zoning | <u>E</u> | | |
| 6. Proposed Zoning | <u>E</u> | | |
| 9. Public Water Supply <u>yes</u> (Yes-No), Name <u>City of Wichita</u> | | | |
| 10. Public Sanitary Sewers <u>yes</u> (Yes-No), Name <u>City of Wichita</u> | | | |
| 11. Health Department Approval (where applicable) _____ (Yes-No) | | | |
| 12. City of Wichita <u>x</u> : Three-Mile Area _____ | | | |

STAFF COMMENTS:

NOTE: This final plat is a portion of the preliminary plat of "Comotara Business Park" which was reviewed by the Subdivision Committee July 28, 1977. It is also a replat of a portion of the recorded plat of "Comotara Business Park", recorded December 4, 1974.

- A. The applicant shall guarantee the paving of 35th Street North and the decel lane along the south side of 37th Street North from Comotara Street to Webb Road.
- B. The applicant shall guarantee the extension of City water to serve all lots.
- C. The applicant shall guarantee the extension of sanitary sewer to serve all lots.
- D. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Map No.: 6057
Section No.: 32
Twp. No.: 26
Range: 2E

S/D No. 78-55

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Comatara Industrial Park Fourth Addition

General Location: west of Webb Road in an area south of 37th St. North

Name of Property Owner: Wichita Development Co. 90 Robert Ford

Address: 2235 Hattaway Circle 26 Phone: _____

Name of Subdivider: Grande Phone: _____

Address: _____ Phone: _____

Name of Agent/Surveyor: Van Down Hazard Stelling

Address: 260 N. Rock Road Suite 350 06 Phone: _____

Date of Application: 6-5-78

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 90 ±
2. Number of Lots:
 - Residential _____
 - Commercial _____
 - Industrial 35
 - Other _____Total Number of Lots 35
3. Minimum Lot Frontage 200 ft.
4. Minimum Lot Area 98,200 sq. ft.
5. Existing Zoning E
6. Proposed Zoning E
7. Lineal Feet of New Streets:
 - a. 70 R/W 2587 ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.TOTAL 2587 ft.
8. Sidewalk adjacent to all streets? yes no
9. Public Water Supply (Yes-No), Name City of Wichita
10. Public Sanitary Sewers (Yes-No), Name City of Wichita
11. Health Department Approval (where applicable) _____ (Yes-No)
12. City of Wichita Three-Mile Area

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto with the Register of Deeds, as well as all costs of publication of initiating resolutions approving any petition for improvements, such as streets, sewer, sidewalks, etc. shall be assumed and paid by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: see S/D 77-96 for signed application

Wichita-Sedgwick County Metropolitan Area
Planning Commission, 10th Floor, City Hall,
455 North Main, Wichita, Kansas 67202.

Received by L.O.
Date 6-5-78
Fee Submitted submitted with prelim.