

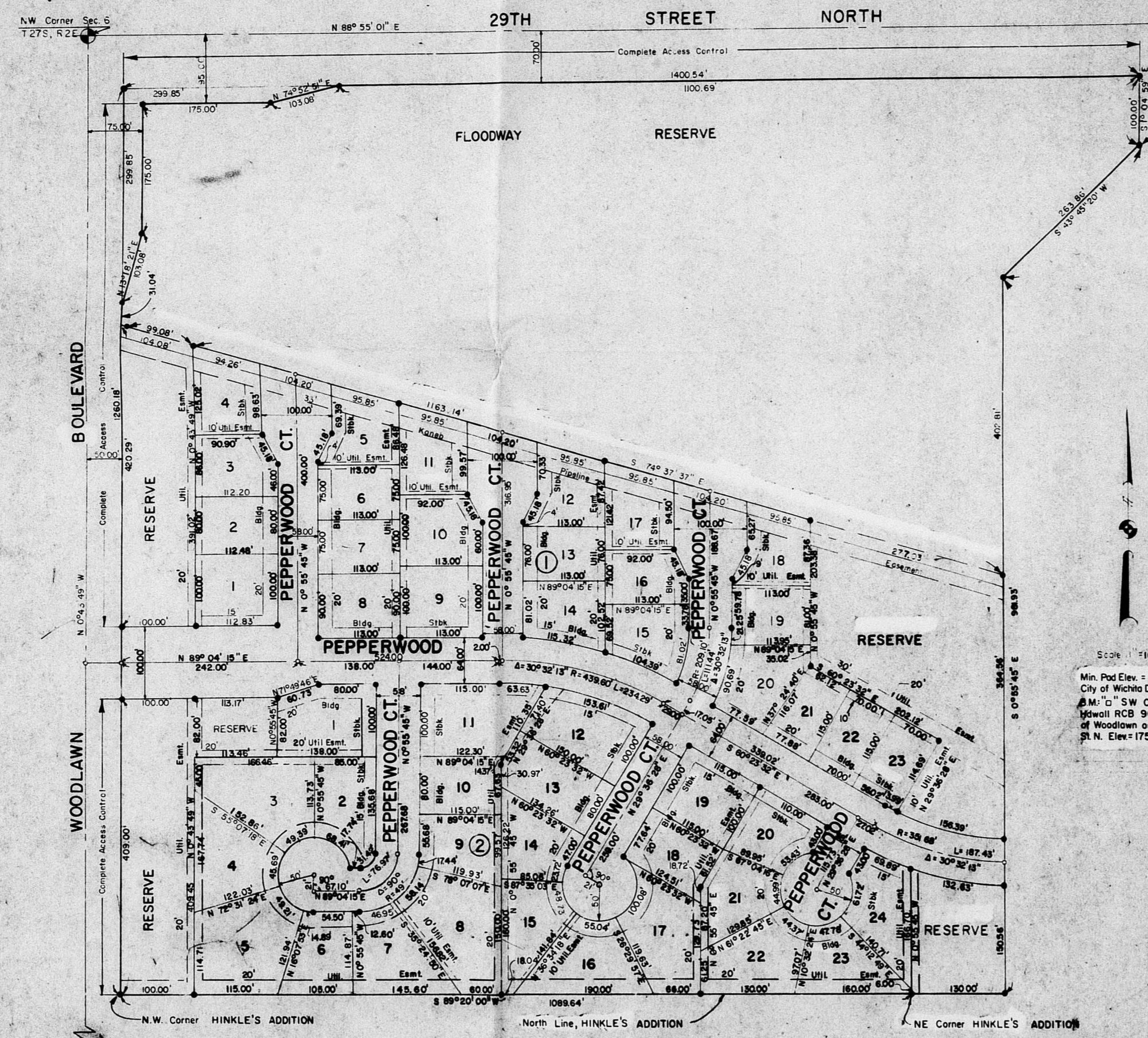
P

S/D 78-42

APPROVED FOR RECORDING
DEAD - FILE
copy
RECORDED ON 11/11/79

FINAL PLAT OF PEPPERWOOD ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



This plat of "Pepperwood Addition" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Planning Commission, Wichita, Kansas.

Dated this 15th day of March, 1979.
Wichita-Sedgwick County Metropolitan Area Planning Commission

James G. Gaudin Chairman
Robert A. Liska Secretary
Robert A. Liska

This plat approved and all dedications shown hereon, if any, accepted by the City Commission of the City of Wichita, Kansas this 11th day of SEPT, 1979.

Tony Laska Mayor
Donald E. Grogg City Clerk
Entered on transfer record this _____ day of _____, 1979.

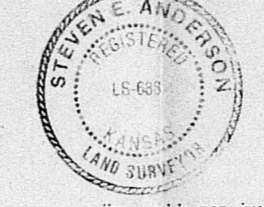
Scale: 1" = 100'
Min. Plat Elev. = 1760'
City of Wichita Datum
1/4 MI. to SW Cor. of Woodlawn on 29th St. N. Elev. = 175.25'

This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas this _____ day of _____, 1979.
Tom Scott Chairman
Everett G. Patrick Commissioner
Donald E. Grogg Commissioner
Attest: _____ County Clerk

State of Kansas ss:
County of Sedgwick ss:
This is to certify that this instrument was filed for record in the Register of Deeds Office at _____ on the _____ day of _____, 1979.

Bette F. McCart Register of Deeds
Pat Vestler Deputy

I, Steven E. Anderson, a Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "Pepperwood Addition" to Wichita, Sedgwick County, Kansas into lots, blocks, streets and reserves, the same being accurately set forth in the accompanying plat and described as follows:
Beginning at the intersection of the east right-of-way line of Woodlawn Boulevard and the north line of Hinkle's Addition to Wichita, Sedgwick County, Kansas in the northwest quarter of Section 6, T. 2 S., R. 2 E. of the 6th P.M.; thence northwesterly along said east right-of-way line bearing N 0° 45' 49" W, 1260.18 feet to the south right-of-way line of Twenty-Ninth Street North; thence easterly along said south right-of-way line bearing N 88° 52' 00" W, 1400.14 feet; thence S 1° 04' 59" E, 100.00 feet; thence S 43° 45' 20" W, 263.86 feet; thence S 0° 55' 45" E, 981.93 feet; thence S 89° 20' 00" W, 150.00 feet to the northeast corner of Hinkle's Addition; thence westerly along the north line of said addition bearing S 89° 20' 00" W, 1089.64 feet to the point of beginning, containing 36.168 acres, more or less.
I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 30th day of August, 1979.



By: Steven E. Anderson
STEVEN E. ANDERSON
VAN DOREN-HALZARD-STALLINGS
360 N. Rock Road Suite 250
Wichita, Kansas

Each of the men by these presents that we the undersigned property owners of the land as above set forth in the Land Surveyor's Certificate, have caused the same to be surveyed and platted into lots, blocks, streets and reserves, the same to be known as "Pepperwood Addition" to 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 are hereby granted. Reserves are platted for the use of sidewalks, utilities, drainage, recreation, and open space. Floodways located within reserves shall be the responsibility of the owners of the property in the subdivision at such time as the governing body exercising jurisdiction elects to assume the responsibility for maintenance and improvement of the drainage, provided further, that no building shall be constructed on or within said floodway, nor shall any fill, change of grade, creation of channel, or other work be carried on without the permission of the Wichita-Sedgwick County Flood Control Office or their successors-in-office. All abutter's rights of access over and across the east line of Woodlawn Boulevard and the south line of Twenty-Ninth Street North are hereby granted to the City of Wichita, provided, however, that the subdivision shall have access to Woodlawn Boulevard at Pepperwood Street as shown. Minimum easement elevation shall be 176, City of Wichita datum.

By: Robert R. Fox
Robert R. Fox
Attorney in fact for
Wichita Development Company

State of Kansas ss:
County of Sedgwick ss:
Be it remembered that on this 30th day of August, 1979 before me, a Notary Public in and for said State and County, came the Wichita Development Company, by Robert R. Fox, attorney in fact for Wichita Development Company, 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.

Carolyn R. Owen Notary Public
My Appointment Expires May 11, 1981

Be the Citibank, N.A., New York City, New York, mortgagees on the above described property do hereby consent to the plat of "Pepperwood Addition".
The Citibank, N.A., New York City, New York

By: Robert R. Fox
Robert R. Fox
Attorney in fact for Citibank, N.A.

Be it remembered that on this 30th day of August, 1979 before me, a Notary Public in and for said State and County, came the Citibank, N.A., New York City, New York, by Robert R. Fox, Attorney in fact for Citibank, N.A. 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.

Carolyn R. Owen Notary Public
My Appointment Expires May 11, 1981

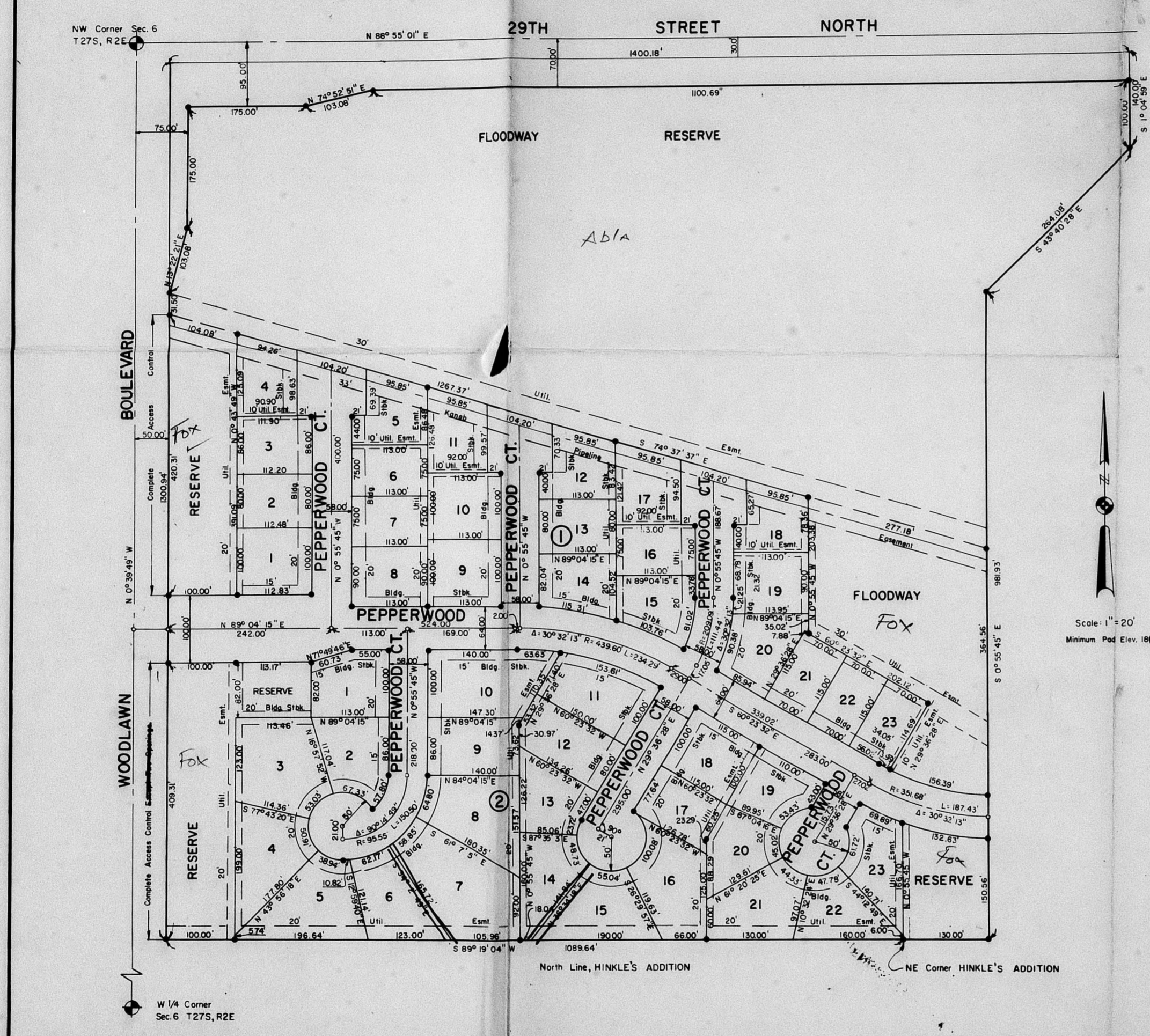
S/D 78-42

*This plat approved by
the Subdivision Committee
3-8-79 subject to the
conditions listed on
the back*

OFFICE COPY
DO NOT REMOVE
FINAL PLAT

PEPPERWOOD ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



I, Steven E. Anderson, a Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "Pepperwood Addition" to Wichita, Sedgwick County, Kansas into lots, blocks, streets and reserves the same being accurately set forth in the accompanying plat and described as follows:

Beginning at the intersection of the east right of way line of Woodlawn Boulevard and the north line of Hinkle's Addition to Wichita, Sedgwick County, Kansas in the northwest quarter of Section 4, T. 27 S., R. 2 E. of the 6th P.M.; thence northerly along said east right of way line bearing N 0° 43' 49" W, 1300.54 feet to the south right of way line of Twenty-Ninth Street North; thence easterly along said south right of way line bearing N 88° 55' 01" E, 1400.18 feet; thence S 1° 04' 59" E, 140.00 feet; thence S 43° 40' 28" W, 264.08 feet; thence S 0° 55' 45" E, 981.93 feet; thence S 89° 19' 04" W, 150.00 feet to the northeast corner of Hinkle's Addition; thence westerly along the north line of said addition bearing S 89° 19' 04" W, 1089.64 feet to the point of beginning; containing 37.471 acres, more or less.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this _____ day of _____, 1979.

This plat of "Pepperwood Addition" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 1979.
Wichita-Sedgwick County Metropolitan Area Planning Commission

Jerry Greider _____, 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 _____ day of _____, 1979.

Connie A. Peters _____, Mayor
Donald C. Giesick _____, City Clerk

Entered on transfer record this _____ day of _____, 1979.

_____ County 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 _____, 1979.

Tom Scott _____, Chairman
Everett G. Patrick _____, Commissioner
Donald E. Gragg _____, Commissioner

Attest: _____, County Clerk

State of Kansas
County of Sedgwick

This is to certify that this instrument was filed for record in the Register of Deeds Office at _____ on the _____ day of _____, 1979.

Bette F. McCart _____, Register of Deeds
Pat Kettler _____, Deputy

I, Steven E. Anderson, a Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "Pepperwood Addition" to Wichita, Sedgwick County, Kansas into lots, blocks, streets and reserves the same being accurately set forth in the accompanying plat and described as follows:

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I hereby certify that the details of this plat are correct to the best of my knowledge and belief this _____ day of _____, 1979.

By: Steven E. Anderson
Van Doren-Hazard-Stallings
Architects-Engineers
260 North Rock Road
Wichita, Kansas

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Land Surveyor's Certificate, have caused the same to be surveyed and platted into lots, blocks, streets, and reserves, the same to be known as "Pepperwood Addition" to 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 are hereby granted. Reserves are platted for the use of sidewalks, utilities, drainage, recreation, and open space. Floodways located within reserves shall be the responsibility of the owners of the property in the subdivision until such time as the governing body exercising jurisdiction elects to assume the responsibility for maintenance and improvement of the drainage, provided further, that no building shall be constructed on or within said floodway, nor shall any fill, change of grade, creation of channel, or other work be carried on without the permission of the Wichita-Sedgwick County Flood Control Office or their successors in office. All abutter's rights of access over and across the east line of Woodlawn Boulevard and the south line of Twenty-Ninth Street North are hereby granted to the City of Wichita, provided, however, that the subdivision shall have access to Woodlawn Boulevard at the location shown and at two other locations to be determined by the Engineer of the City of Wichita.

Wichita Development Company

By: Robert R. Fox
Attorney in fact for Wichita Development Company

State of Kansas
County of Sedgwick

Be it remembered that on this _____ day of _____, 1979 before me, a Notary Public in and for said State and County, came the Wichita Development Company, by Robert R. Fox, attorney in fact for Wichita Development Company, 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.

Carolyn K. Owen _____, Notary Public
My Appointment Expires: _____


We the Citibank, N.A., New York City, New York, mortgagees on the above described property do hereby consent to the plat of "Pepperwood Addition".
The Citibank, N.A., New York City, New York

By: Robert R. Fox
Attorney in fact for Citibank, N.A.

Be it remembered on this _____ day of _____, 1979 before me, a Notary Public in and for said State and County, came the Citibank, N.A., New York City, New York, by Robert R. Fox, Attorney in fact for Citibank, N.A. 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.

Carolyn K. Owen _____, Notary Public
My Appointment Expires: _____



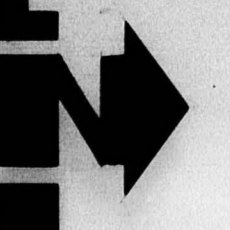

COMOTARA - PEPPERWOOD
PRELIMINARY PLAT

UNPLATTED COMOTARA DEVELOPMENT CORP. ZONED LC
 UNPLATTED COMOTARA DEVELOPMENT CORP.
 DATE: APRIL 25, 1978
 100 50 0 100 200
 1:1 CONTINUED ON CITY PLAT #

VAN HORN, HAZARD, STALLINGS
 ENGINEERS AND ARCHITECTS
 1101 N. W. 10TH ST.
 MIAMI, FLORIDA 33136

S/D 78-42

Bill C. Yarr - Design Consultant
 1335 NORTH WALK, WICHITA, KANSAS 67203 316-264-2078

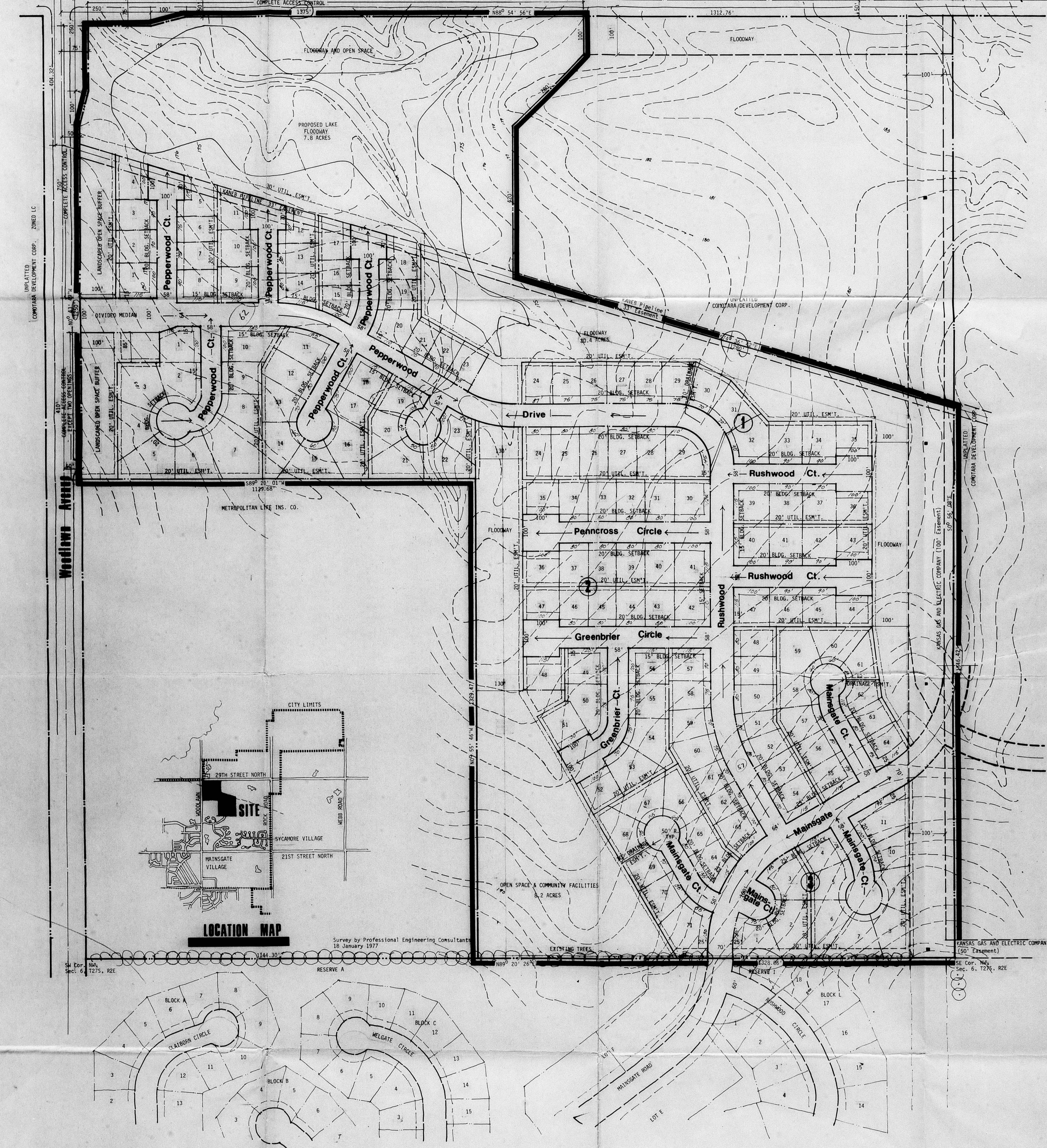


5/10 78-42

UNPLATTED
COMOTARA DEVELOPMENT CORP.

29th Street North

NW Cor. Sec. 6, T27S, R2E NE Cor. NW Sec. 6, T27S, R2E



COMOTARA - PEPPERWOOD PRELIMINARY PLAT

OWNER - WICHITA DEVELOPMENT CORPORATION, 2225 HATHAWAY CIRCLE, WICHITA, KS. 67226
AGENT - COMOTARA PROPERTIES, INC.

DATE: APRIL 25, 1978

1" CONTOUR INTERVAL
CITY DATUM

VAN DOREN - HAZARD - STALLINGS
ARCHITECTS, ENGINEERS & PLANNERS
WICHITA, KANSAS

PRELIMINARY PLAT OFFICE COPY
DO NOT REMOVE

3/10 Committee approved
5-1978 subject to
conditions on back of this
sheet

Bill C. Yano - Design Consultant
1355 NORTH WACO, WICHITA, KANSAS 67203 316-264-0676

