

GENERAL NOTES

1. THE TOPS OF INLETS AS NOTED ON THE PLANS MAY VARY SO AS TO MEET PROPOSED TOP OF CURB ELEVATIONS OR PAVEMENT ELEVATIONS. THE FIELD ENGINEER SHALL LOCATE INLETS WITH REFERENCE TO PROPOSED PAVING PLANS OF THE PERTINENT STREETS.
2. ALL CONCRETE SHALL BE STANDARD PAVING MIX--UNLESS OTHERWISE NOTED.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING PROPERTY IRONS. THE CONTRACTOR SHALL BE REQUIRED TO RE-ESTABLISH ANY PROPERTY IRONS WHICH ARE DAMAGED OR DESTROYED BY HIS CONSTRUCTION OPERATIONS. SUCH IRONS SHALL BE RE-ESTABLISHED BY A LICENSED LAND SURVEYOR IN ACCORDANCE WITH STATE LAWS.
4. TREES TO BE REMOVED ARE MARKED. ALL TREES WHICH IN THE OPINION OF THE FIELD ENGINEER CAN BE SAVED, SHALL BE SAVED.
5. EXISTING UTILITIES AND THEIR LOCATIONS AS SHOWN ON THE PLANS, REPRESENT THE BEST INFORMATION OBTAINABLE FOR DESIGN. LOCATION INFORMATION HAS BEEN OBTAINED FROM THE VARIOUS COMPANIES AND IS EITHER FROM COMPANY UTILITY DRAWINGS OR COMPANY PROVIDED FIELD LOCATIONS. THE PLAN LOCATIONS SHOWN ARE NOT GUARANTEED. ADDITIONAL EXISTING UTILITIES MAY ALSO BE ENCOUNTERED. CONTRACTOR SHALL EXPOSE ALL UTILITIES AT POSSIBLE POINTS OF CONFLICT PRIOR TO ANY CONSTRUCTION.
6. CONTRACTOR WILL BE REQUIRED TO PROVIDE A MINIMUM ADVANCE NOTICE OF FORTY-EIGHT (48) HOURS TO UTILITY COMPANIES PRIOR TO STARTING ANY EXCAVATION AS FOLLOWS:

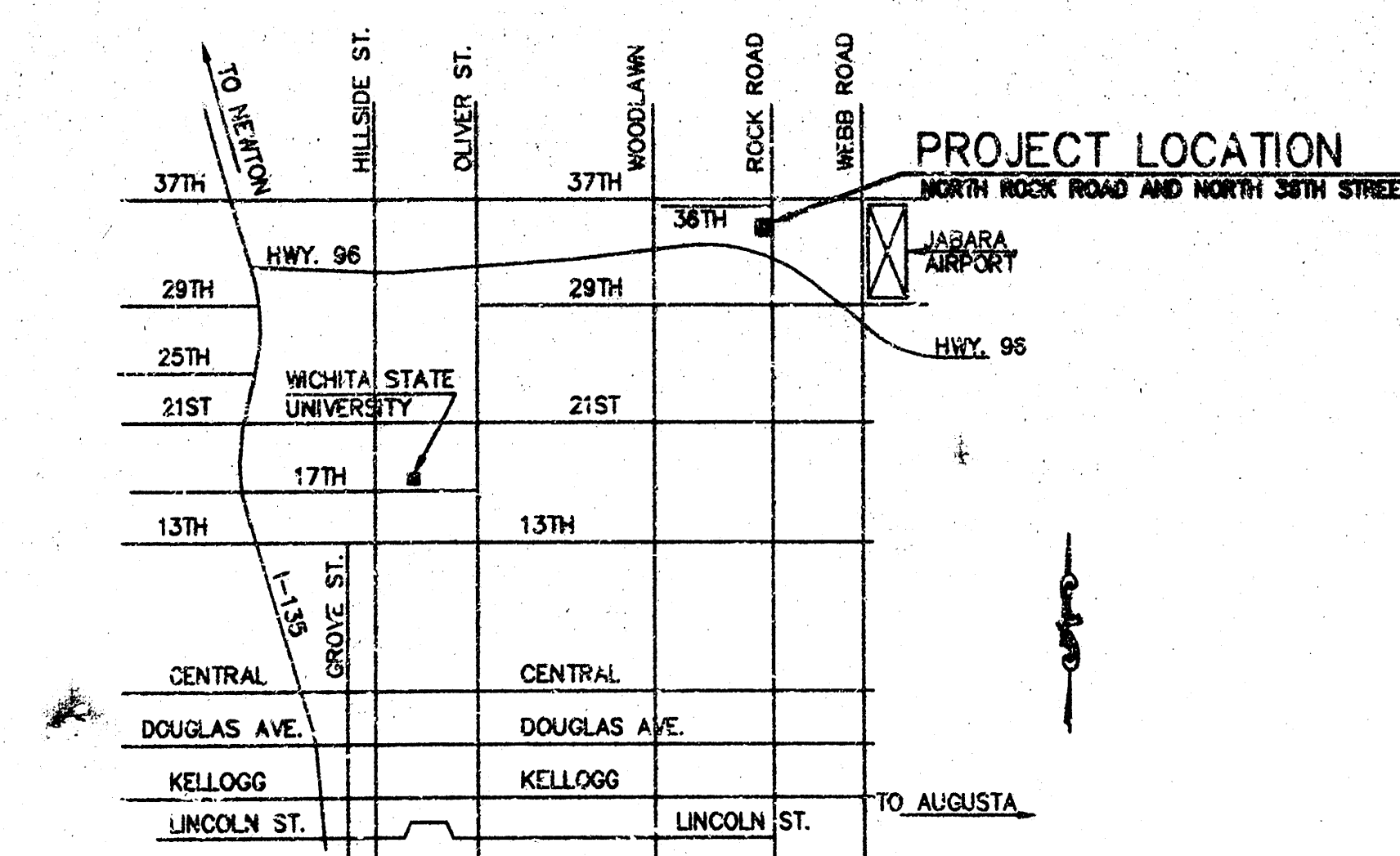
KANSAS ONE-CALL 1-800-344-7233

THE CONTRACTOR MUST NOTIFY THE FOLLOWING IN CASE OF AN EMERGENCY:

CABLEVISION	263-2061
KANSAS GAS & ELECTRIC	264-6734
SOUTHWEST BELL TELEPHONE COMPANY	268-2222
CITY OF WICHITA WATER DEPARTMENT	268-4555
CITY OF WICHITA SEWER MAINTENANCE	268-4071

7. UNLESS SHOWN OR STATED OTHERWISE ON THESE DRAWINGS, MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF WICHITA SPECIFICATIONS.
8. RUBBLE FROM THE REMOVAL OF CURB & GUTTER AND EXCESS EXCAVATION WHICH IS TO BE WASTED SHALL BE DISPOSED OF ON SITES TO BE PROVIDED BY THE CONTRACTOR. THESE SITES SHALL BE APPROVED BY THE ENGINEER AS TO SUITABILITY, APPEARANCE, AND SITE LOCATION. LOCATIONS THAT, IN THE OPINION OF THE ENGINEER, WILL LEAVE AN UNSIGHTLY APPEARANCE WILL NOT BE APPROVED. ALL DISPOSAL SITES MUST BE APPROVED BY THE KANSAS DEPARTMENT OF HEALTH AND ENVIRONMENT. MATERIAL EITHER STOCKPILED OR DISPOSED OF IN A FLOOD PLAIN WOULD REQUIRE A KANSAS STATE BOARD OF AGRICULTURE PERMIT. ANY MATERIAL DUMPED IN WATERS OF THE UNITED STATES OR WETLANDS IS SUBJECT TO U.S. CORPS OF ENGINEERS PERMITTING REGULATIONS. ANY MATERIAL BURIED OR STOCKPILED BEYOND APPROVED CONSTRUCTION LIMITS WOULD REQUIRE ADDITIONAL ARCHAEOLOGICAL INVESTIGATIONS UNLESS BURIED IN A PREVIOUSLY APPROVED BORROW LOCATION.
9. SITE RESTORATION AND PREPARATION SHALL BE SUBSIDIARY TO THE PROJECT.
10. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED BACK TO ORIGINAL GROUND LINE, SEDED AND MULCHED.

CONTACT PERSONS:
SAMUEL D. MALINOWSKY

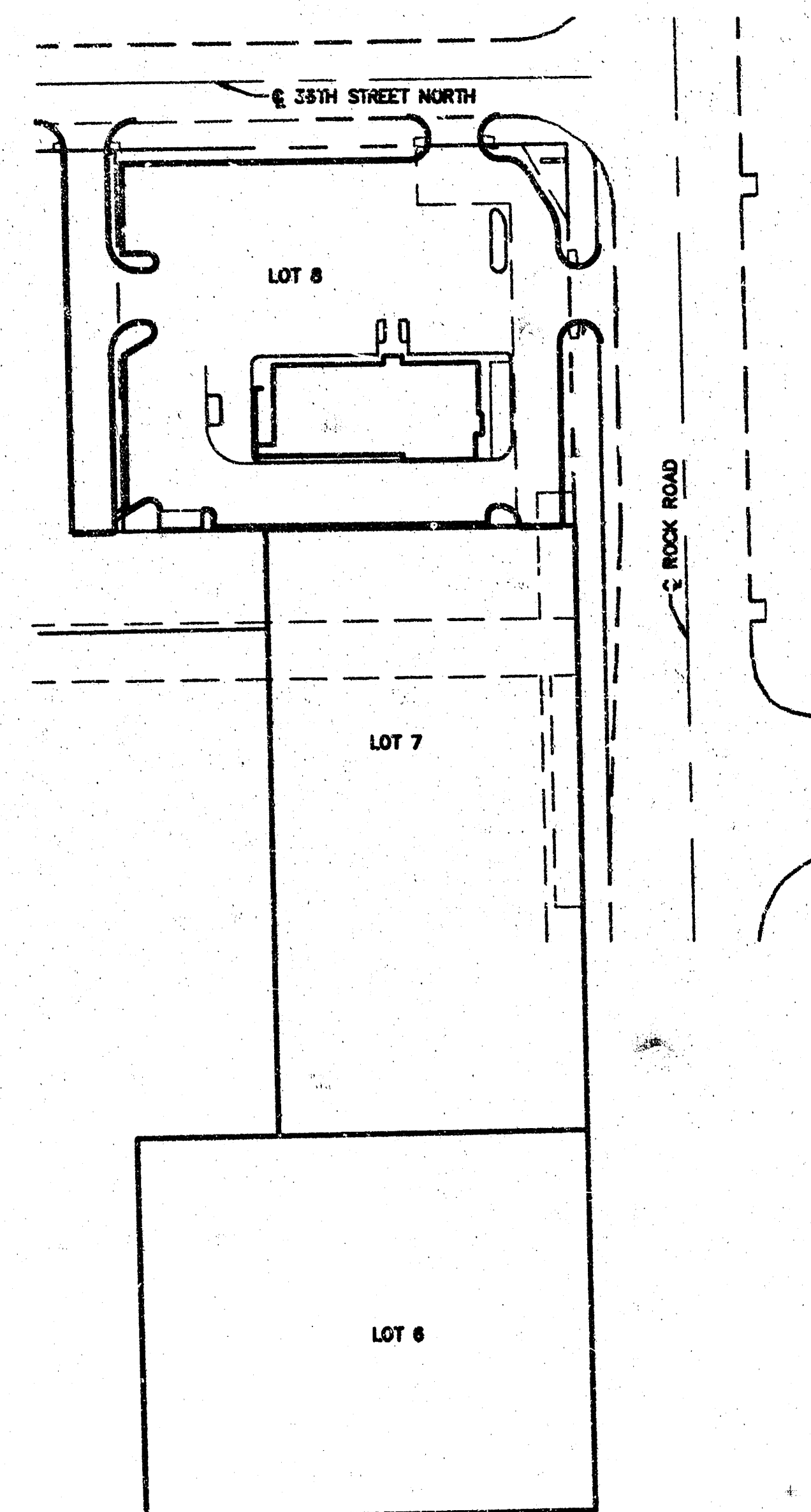


VICINITY MAP
NOT TO SCALE

ROCK ROAD WIDENING PLANS FOR LOTS 6 & 7, BLOCK 1, COMOTARA POWER CENTER 2ND ADDITION

PROJECT NO. 472-82624
INDEX CODE = 763250

CITY OF WICHITA, KANSAS
SEDGWICK COUNTY, KANSAS
MICHAEL E. LINDEBAK, P.E., CITY ENGINEER



PAVEMENT WIDENING LOCATION MAP
NO SCALE

INDEX TO SHEETS:

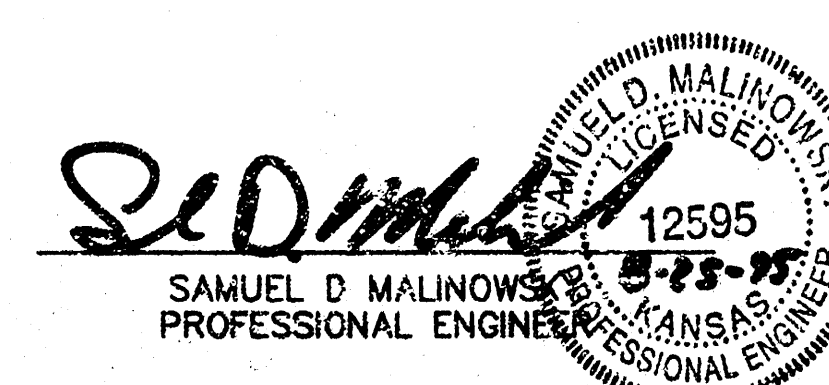
1. TITLE SHEET
2. FINAL PLAT
3. ROCK ROAD WIDENING

ALL ELEVATIONS SHOWN ARE IN CITY OF WICHITA DATUM. ADD 1:87.4 TO ATTAIN U.S.G.S DATUM.

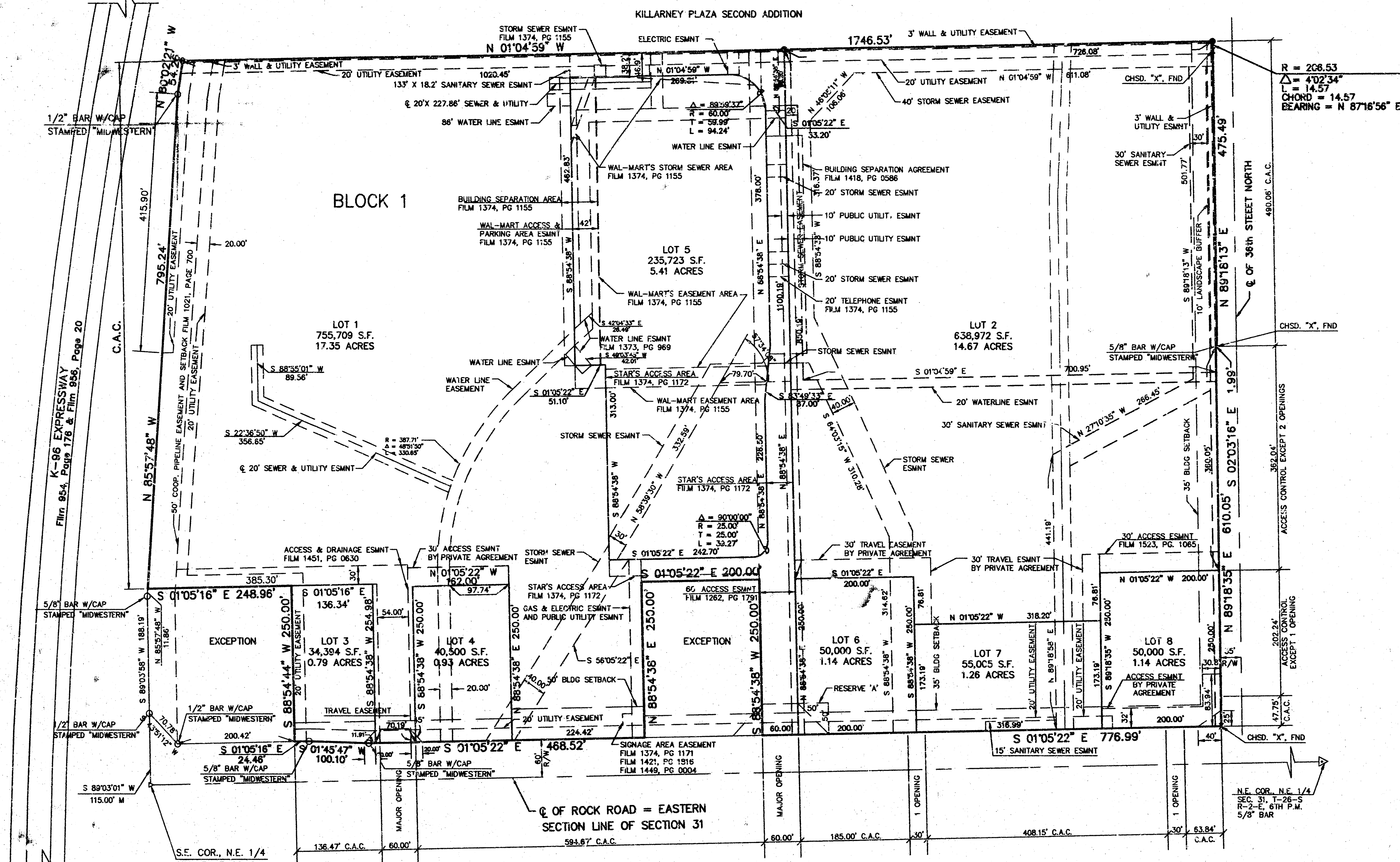
BENCHMARK #1: CHISELED "X" IN SIDEWALK AT THE NORTHEAST CORNER OF LOT 8, BLOCK 1, COMOTARA POWER CENTER 2ND ADDITION, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS. ELEV=200.27

BENCHMARK #2: BRASS DISC CITY OF WICHITA #1 APPROX. 190' SOUTH OF 35TH STREET NORTH CENTERLINE AND 60' EAST OF ROCK ROAD CENTERLINE. ELEV=198.3

BENCHMARK #3: CHISELED "X" IN SIDEWALK APPROX. 610 FEET WEST OF THE NORTHEAST CORNER OF LOT 8, BLOCK 1, COMOTARA POWER CENTER 2ND ADDITION, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS. ELEV=192.65



1	8/25/95	REVISED PER CITY OF WICHITA	JT
NO.	DATE	REVISION	BY
TITLE SHEET			
P.O. BOX 1304 2319 NORTH JACKSON JUNCTION CITY, KANSAS 66441 (913) 762-5040 FAX 913-762-7744		KAW VALLEY ENGINEERING, INC. 122 N.W. PARKWAY ANDOVER, MISSOURI 64130 (816) 867-0533 6071 ALDEN ROAD SEDGWICK, KANSAS 67210 (913) 360-6100	
PROJ. NO. 95-1711 DATE AUG 3, 1995 DESIGNER SDM DRAWN BY JT CHECKED BY SDM CEN 1711TIL SHEET 1 OF 3			



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:

- ALL SETBACK REQUIREMENTS SHALL BE IN CONFORMANCE WITH COMMERCIAL COMMUNITY UNIT PLAN DP-195 ON FILE WITH THE METROPOLITAN AREA PLANNING DEPARTMENT.
- REGARDING 3' WALL EASEMENT, ANY WALL CONSTRUCTION THAT WILL CROSS SANITARY SEWER OR DRAINAGE EASEMENTS SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO CONSTRUCTION.
- LOT 8 IS SUBJECT TO A GRANT OF DRAINAGE EASEMENT RECORDED ON FILM 1523, PAGE 1064.

PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS }
COUNTY OF SEDGWICK }
CITY OF WICHITA }

THIS PLAT OF "COMOTARA POWER CENTER 2ND ADDITION" HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEGDWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS ____ DAY OF ____ 19__

JOHN W. MCKAY, JR. CHAIRMAN
MARVIN S. KROUT SECRETARY

GOVERNING BODY CERTIFICATE

STATE OF KANSAS }
COUNTY OF SEDGWICK }
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 ____ DAY OF ____ 19__

BOB KIGHT MAYOR
PAT BURNETT CITY CLERK
ENTERED ON TRANSFER RECORD THIS ____ DAY OF ____ 1995.
SUSAN E. CROCKETT-S-OWEN COUNTY CLERK

REGISTER OF DEEDS CERTIFICATE

STATE OF KANSAS }
COUNTY OF SEDGWICK }
CITY OF WICHITA }

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT ____ A.M.-P.M. THIS ____ DAY OF ____ 19__

PAT KETTLER REGISTER OF DEEDS
ED RESA DEPUTY

NOTARY CERTIFICATE

STATE OF KANSAS }
COUNTY OF SEDGWICK }
CITY OF WICHITA }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON ____ BY ____ AS DIRECTOR OF DEVELOPMENT OF WAL-MART STORES, INC. ON BEHALF OF WAL-MART STORES, INC.

JOHN SCOTT GREAR NOTARY PUBLIC
MY COMMISSION EXPIRES: ____

NOTARY CERTIFICATE

STATE OF KANSAS }
COUNTY OF SEDGWICK }
CITY OF WICHITA }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON ____ BY ____ AS PRESIDENT OF STAR PROPERTIES ON BEHALF OF STAR PROPERTIES LLC.

JENNIFER L. STEPHENS NOTARY PUBLIC
MY COMMISSION EXPIRES: ____

NOTARY CERTIFICATE

STATE OF KANSAS }
COUNTY OF SEDGWICK }
CITY OF WICHITA }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON ____ BY ____ AS PRESIDENT OF RETAIL BUILDINGS, INC. ON BEHALF OF RETAIL BUILDINGS, INC.

GLENN A. FULLER NOTARY PUBLIC
MY COMMISSION EXPIRES: ____

GRAPHIC SCALE

1 inch = 100 ft.

I, LEON D. OSBORN, 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 31, TOWNSHIP 26 SOUTH, RANGE 2 EAST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS;
THENCE S 89°03'01" W A DISTANCE OF 115.00 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY OF K-86 EXPRESSWAY;
THENCE CONTINUING ON SAID NORTH RIGHT-OF-WAY LINE OF NORTHEAST EXPRESSWAY S 89°03'58" W A DISTANCE OF 168.19 FEET;
THENCE CONTINUING ON SAID NORTH RIGHT-OF-WAY LINE N 85°57'48" W A DISTANCE OF 11.66 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 80°02'21" E A DISTANCE OF 54.26 FEET;
THENCE N 01°04'59" W A DISTANCE OF 1746.53 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 36TH STREET NORTH;
THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 206.53 FEET, A LONG CHORD BEARING OF N 87°16'56" E A LONG CHORD DISTANCE OF 14.57 FEET, AN ARC DISTANCE OF 14.57 FEET;
THENCE CONTINUING ON SAID SOUTH RIGHT-OF-WAY LINE, N 87°16'13" E A DISTANCE OF 475.49 FEET;
THENCE CONTINUING ON SAID SOUTH RIGHT-OF-WAY LINE N 87°16'35" 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 776.99 FEET;
THENCE S 88°54'38" W A DISTANCE OF 250.00 FEET;
THENCE S 01°05'22" E A DISTANCE OF 200.00 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 468.52 FEET;
THENCE CONTINUING ON SAID WEST RIGHT-OF-WAY LINE S 01°05'47" E A DISTANCE OF 100.10 FEET;
THENCE CONTINUING ON SAID WEST RIGHT-OF-WAY LINE S 01°05'16" E A DISTANCE OF 24.46 FEET;
THENCE S 88°54'44" W A DISTANCE OF 250.00 FEET;
THENCE S 01°05'16" 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.

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. 12-512(d).

I HEREBY CERTIFY THAT THE DETAILS OF THIS PLAT ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS ____ DAY OF ____ 19__

LEON D. OSBORN, K.L.S. # 800
KAW VALLEY ENGINEERING, INC.
2319 N. JACKSON
P.O. BOX 1304
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, HAVE 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 DRAINAGE AND 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: ____ 19__

NORTHROCK REALTY PARTNERS
DAVID C. NESBITT, PARTNER

DATE SIGNED: ____ 19__

STAR PROPERTIES, LLC
MICHAEL G. GOEBEL, MANAGING PARTNER

DATE SIGNED: ____ 19__

PROSPERITY ENTERPRISES, LLC
WAYNE WONG, MEMBER

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: ____ 19__

BANK IV KANSAS, NATIONAL ASSOCIATION
JOHN FRAZEE, VICE PRESIDENT

NOTARY CERTIFICATE

STATE OF KANSAS }
COUNTY OF SEDGWICK }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON ____ BY ____ AS VICE PRESIDENT OF BANK IV KANSAS, NATIONAL ASSOCIATION ON BEHALF OF BANK IV KANSAS, NATIONAL ASSOCIATION.

SHEILA L. THRUSH NOTARY PUBLIC

MY COMMISSION EXPIRES: ____

NOTARY CERTIFICATE

STATE OF KANSAS }
COUNTY OF SEDGWICK }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON ____ BY ____ AS PARTNER OF NORTHROCK REALTY PARTNERS ON BEHALF OF NORTHROCK REALTY PARTNERS.

DAVID C. NESBITT NOTARY PUBLIC

MY COMMISSION EXPIRES: ____

NOTARY CERTIFICATE

STATE OF KANSAS }
COUNTY OF SEDGWICK }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON ____ BY ____ AS A MEMBER OF PROSPERITY ENTERPRISES, LLC ON BEHALF OF PROSPERITY ENTERPRISES, LLC.

WAYNE WONG NOTARY PUBLIC

MY COMMISSION EXPIRES: ____

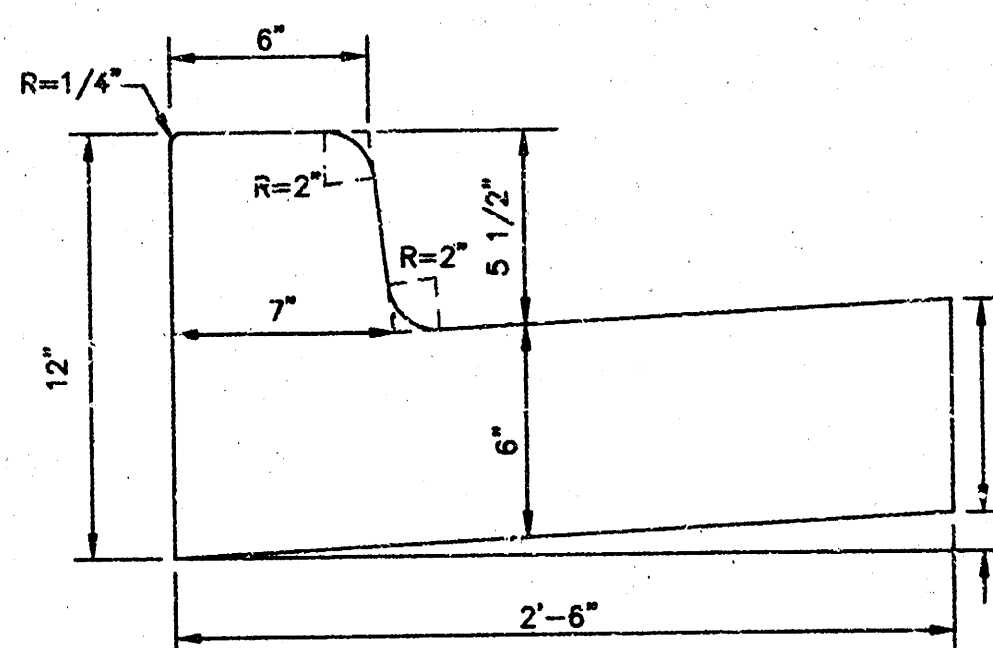
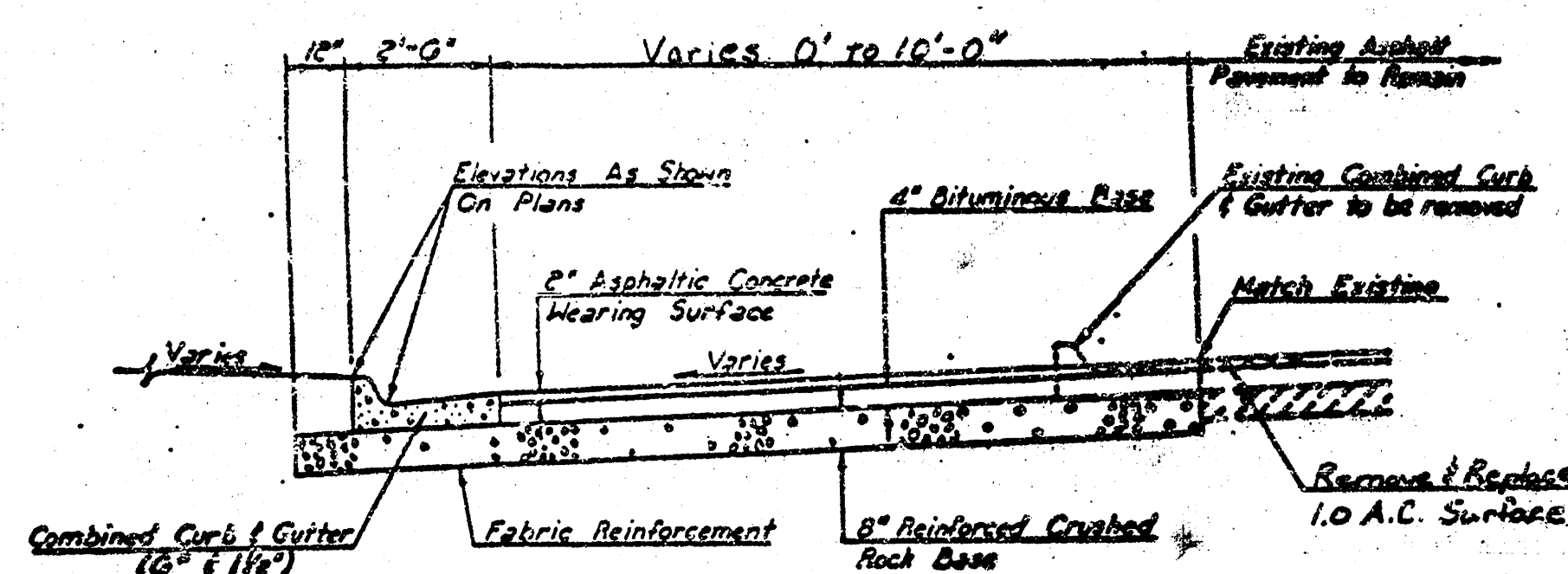
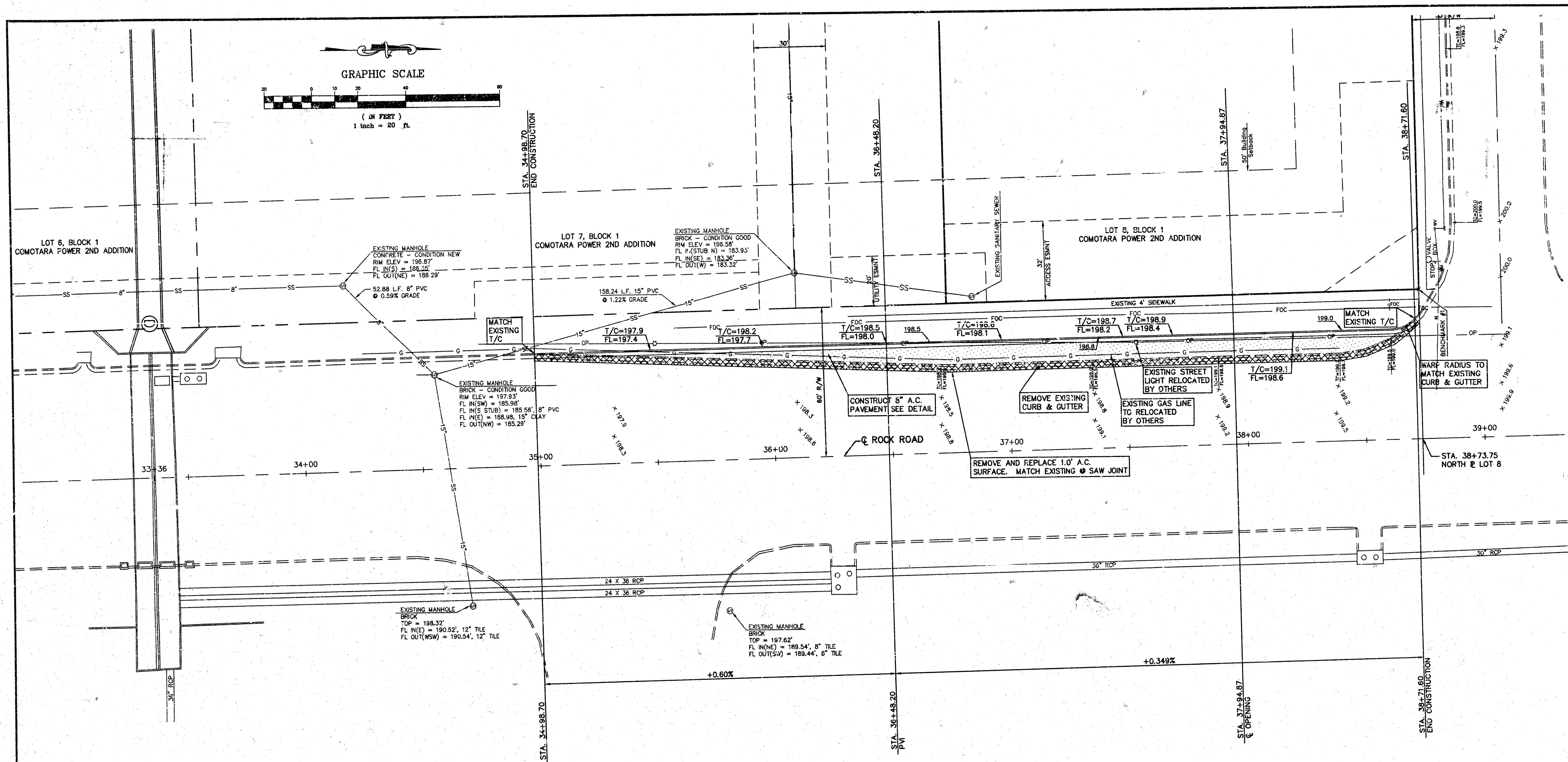
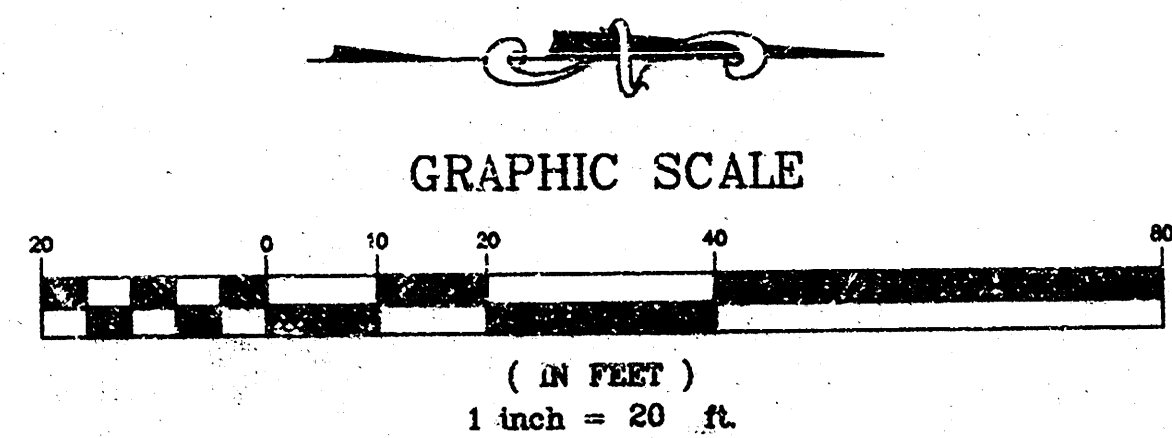
NOTARY CERTIFICATE

STATE OF KANSAS }
COUNTY OF SEDGWICK }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON ____ BY ____ AS A MEMBER OF PROSPERITY ENTERPRISES, LLC ON BEHALF OF PROSPERITY ENTERPRISES, LLC.

VIRGINIA L. ABLAH NOTARY PUBLIC

MY COMMISSION EXPIRES: ____

FINAL PLAT
OF
COMOTARA POWER CENTER 2ND ADDITION
TO THE CITY OF WICHITA,
SEGDWICK 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



COMBINED CURB & GUTTER
(CONCRETE)

FABRIC REINFORCEMENT SHALL BE 6\"/>

CRUSHED ROCK GRADATION REQUIREMENTS
PERCENT OF AGGREGATE RETAINED

3/4\"/>	10-15
NO. 10	15-20
NO. 20	20-25
NO. 40	25-30
NO. 60	30-35
NO. 100	35-40
NO. 200	40-45
NO. 425	45-50
NO. 600	50-55
NO. 840	55-60
NO. 1060	60-65
NO. 1490	65-70
NO. 2000	70-75
NO. 2800	75-80
NO. 3750	80-85
NO. 4750	85-90
NO. 6000	90-95
NO. 7500	95-100

TYPICAL SECTION

ALL ELEVATIONS SHOWN ARE IN CITY OF WICHITA DATUM. ADD 1187.4 TO ATTAIN U.S.G.S. DATUM.
 BENCHMARK #1: CHISELED "X" IN SIDEWALK AT THE NORTHEAST CORNER OF LOT 8, BLOCK 1, COMOTARA POWER CENTER 2ND ADDITION, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS. ELEV=198.3
 BENCHMARK #2: BRASS DISC CITY OF WICHITA #1 APPROX. 190' SOUTH OF 35TH STREET NORTH CENTERLINE AND 60' EAST OF ROCK ROAD CENTERLINE. ELEV=198.3
 BENCHMARK #3: CHISELED "X" IN SIDEWALK APPROX. 610 FEET WEST OF THE NORTHEAST CORNER OF LOT 8, BLOCK 1, COMOTARA POWER CENTER 2ND ADDITION, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS. ELEV=192.65

NO.	DATE	REVISION	BY
2	8/31/95	REVISED TYPICAL SECTION PER CITY OF WICHITA	JT
1	8/25/95	REVISED PER CITY OF WICHITA	JT
NO.	DATE	REVISION	BY
ROCK ROAD WIDENING			
PROJECT NO. 95-1711			
DATE: AUG 7, 1995			
DESIGNER: SJM			
DRAWN BY: JT			
CHECKED BY: SJM			
1711SP			
SHEET 3 OF 3			