

SANITARY SEWER IMPROVEMENTS TO SERVE COMOTARA POWER CENTER 2ND ADDITION, LOT 7, BLOCK 1

Private Project Number
771 PPS (607881)

CITY OF WICHITA, KANSAS
Michael E. Lindebak, P.E. City Engineer

GENERAL NOTES:

- Contractor will be required to provide notice to utility companies a minimum of twenty-four (24) hours prior to any excavation, as follows:

Kansas One-Call 687-2470

The Contractor must notify the following in case of an emergency:

Cablevision 262-4270
or
K.P.L. Gas Service Company 263-2061
Kansas Gas & Electric Company 264-7511
Arkia Gas Company 264-1141
or
Southwestern Bell Telephone Company 263-3350
City of Wichita Water Department 263-3161
City of Wichita Sewer Maintenance 1-571-2611
268-4908
268-4071

- Underground utility service lines and overhead utility pole lines are to be adjusted as necessary by others prior to construction unless the plans specifically call for their adjustment by the Contractor or unless the plans specifically identify a utility to be adjusted by its owner during construction. Existing utilities and their location, as shown on the plans, represent the best information obtainable for design. The Contractor will be required to work around existing utilities within the right-of-way which do not conflict with proposed construction.

- The Contractor shall be responsible for maintaining continuous flow of sewage through construction. Contractor's proposed method for maintaining sewage flow shall be approved by the Engineer. Cost of maintaining flow of sewage through construction will not be paid for directly and this cost shall be considered as subsidiary to the other pay items of work.

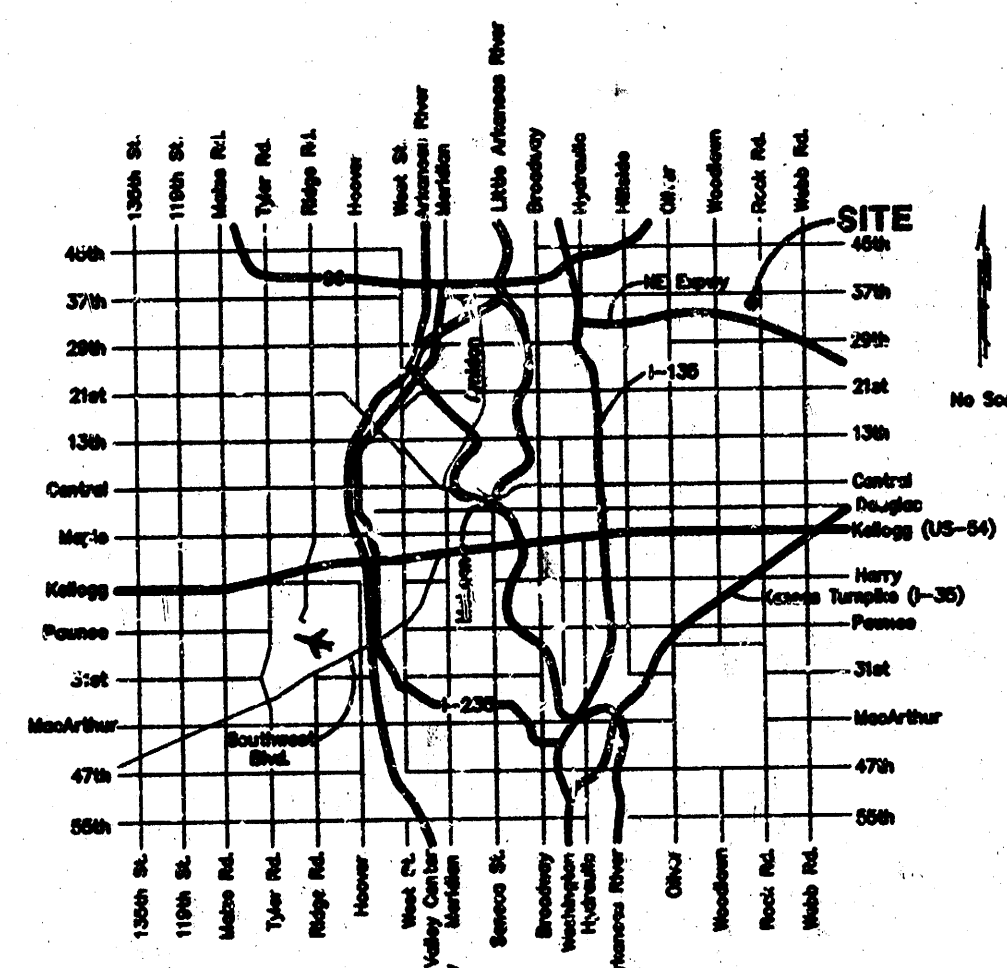
- The Contractor shall be responsible for preserving property irons. The Contractor will be required to re-establish any property irons which are damaged or destroyed by his construction operations. Such irons shall be re-established by a licensed land surveyor in accordance with state laws.

- Contractor shall not start work on the project until the project inspector is assigned to the project and is present on the site. Any work done without inspection will be required to be uncovered for inspection.

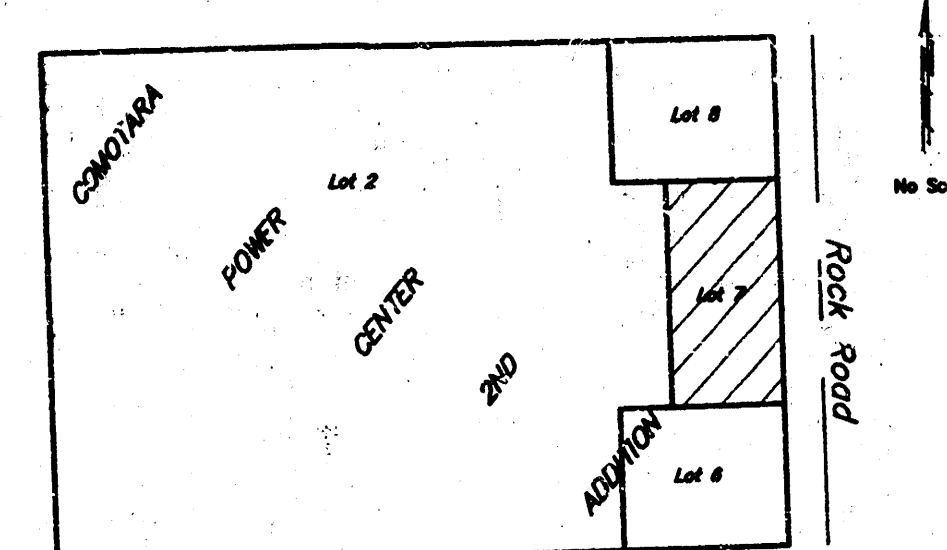
- All trench backfill on this project shall be placed back as flowable fill. Contractor will be responsible for hauling excess excavated material from site. ** Contractor may use select sand flushed and vibrated per City of Wichita Specifications in lieu of flowable fill. If sand fill is used, the contractor will assume the responsibility of achieving compaction adequate to warrant against future settlement.

INDEX:

- Title Sheet - Line 1
- Site Plan - Manhole Detail
- Manhole Details
- Copy of Comotara Power Center 2nd Addition Plat



SITE LOCATION



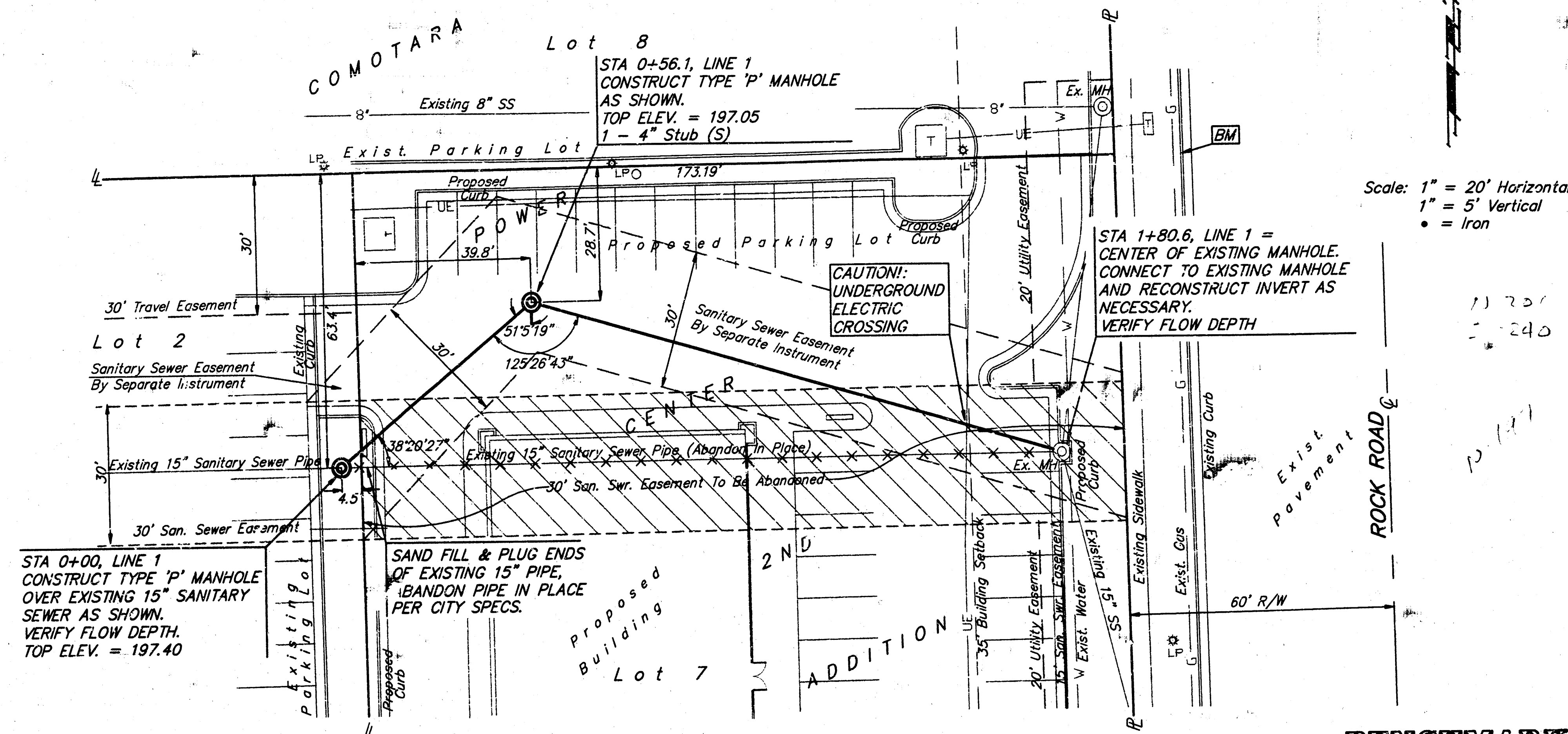
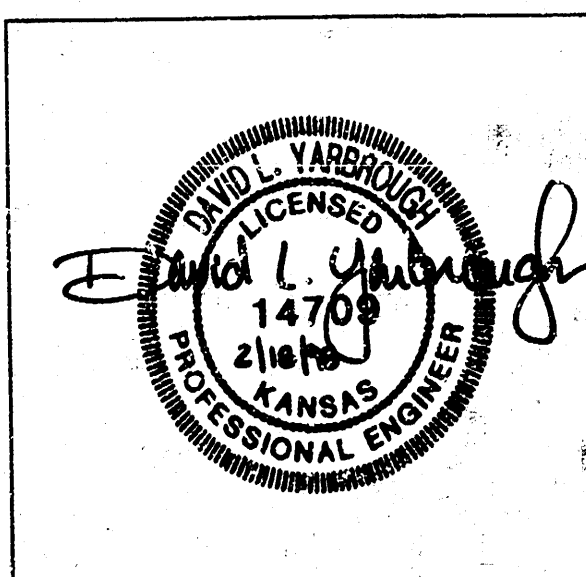
BENEFIT DISTRICT

APPROVED AS NOTED
BY CITY ENGINEER OF WICHITA

Sanitary Sewers V.R.H. 2/26/98

NOTE TO CONTRACTORS

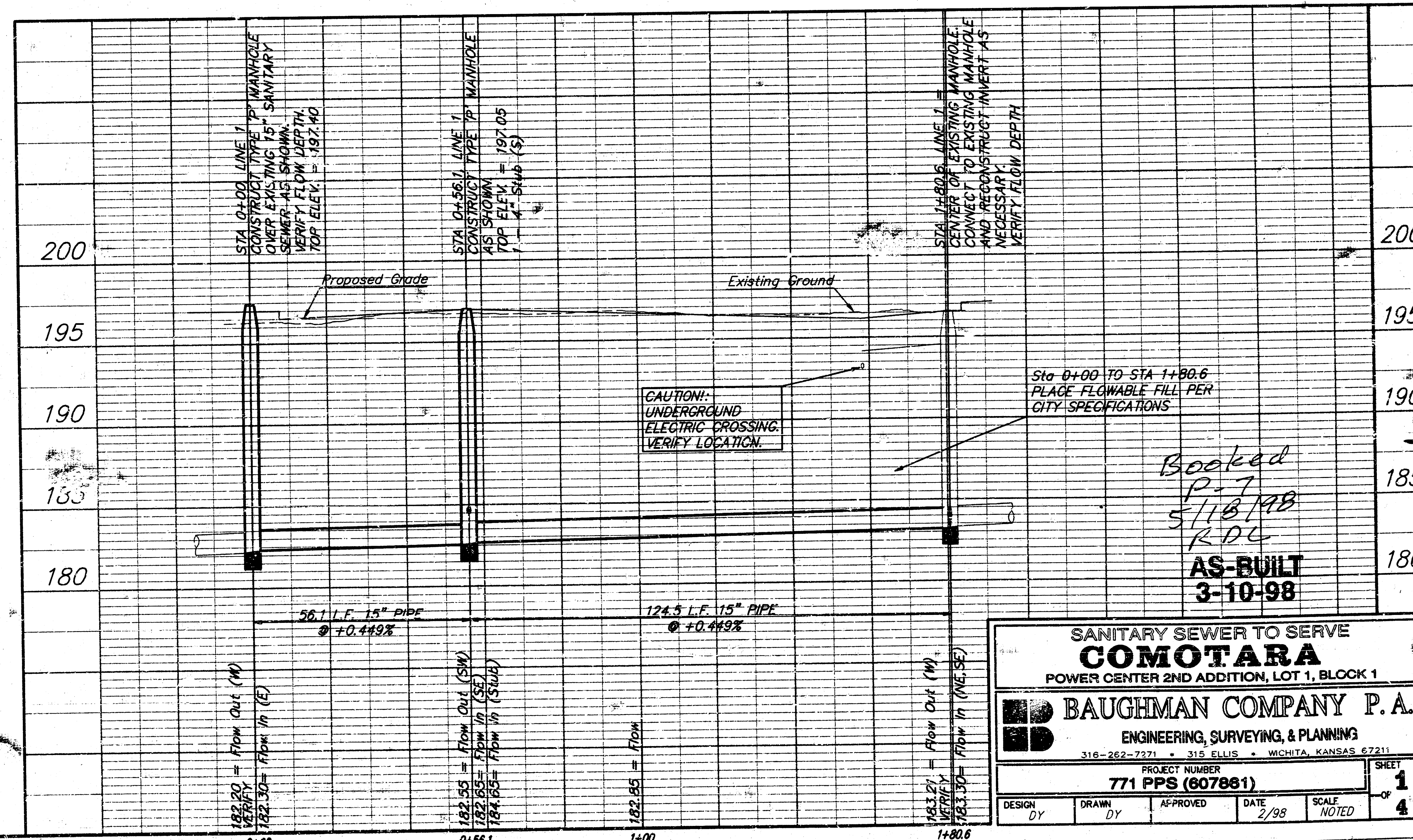
Inspection and testing for this project is to be provided by a Licensed Consulting Engineering Firm under contract with the Owner/Developer. Said inspection to be in accordance with the City of Wichita standard construction engineering practices and verified by a Licensed Professional Engineer. No work shall be performed in dedicated easements or public right-of-way by the Contractor without such inspection nor shall any work be commenced without written authorization by the City Engineer. All Construction and Materials shall comply with the City of Wichita Specifications and Standards (on file and available in the City Engineer's Office).



Scale: 1" = 20' Horizontal
1" = 5' Vertical
• = Iron

BENCHMARK:

□ ON TOP OF CURB, WEST SIDE OF ROCK ROAD, 15' EAST OF EAST PROPERTY LINE & ADJACENT TO THE NORTH LINE OF LOT 7, COMOTARA POWER CENTER 2ND ADDITION. ELEV. = 198.61 (CITY DATUM)



SANITARY SEWER TO SERVE

COMOTARA

POWER CENTER 2ND ADDITION, LOT 1, BLOCK 1

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING

316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

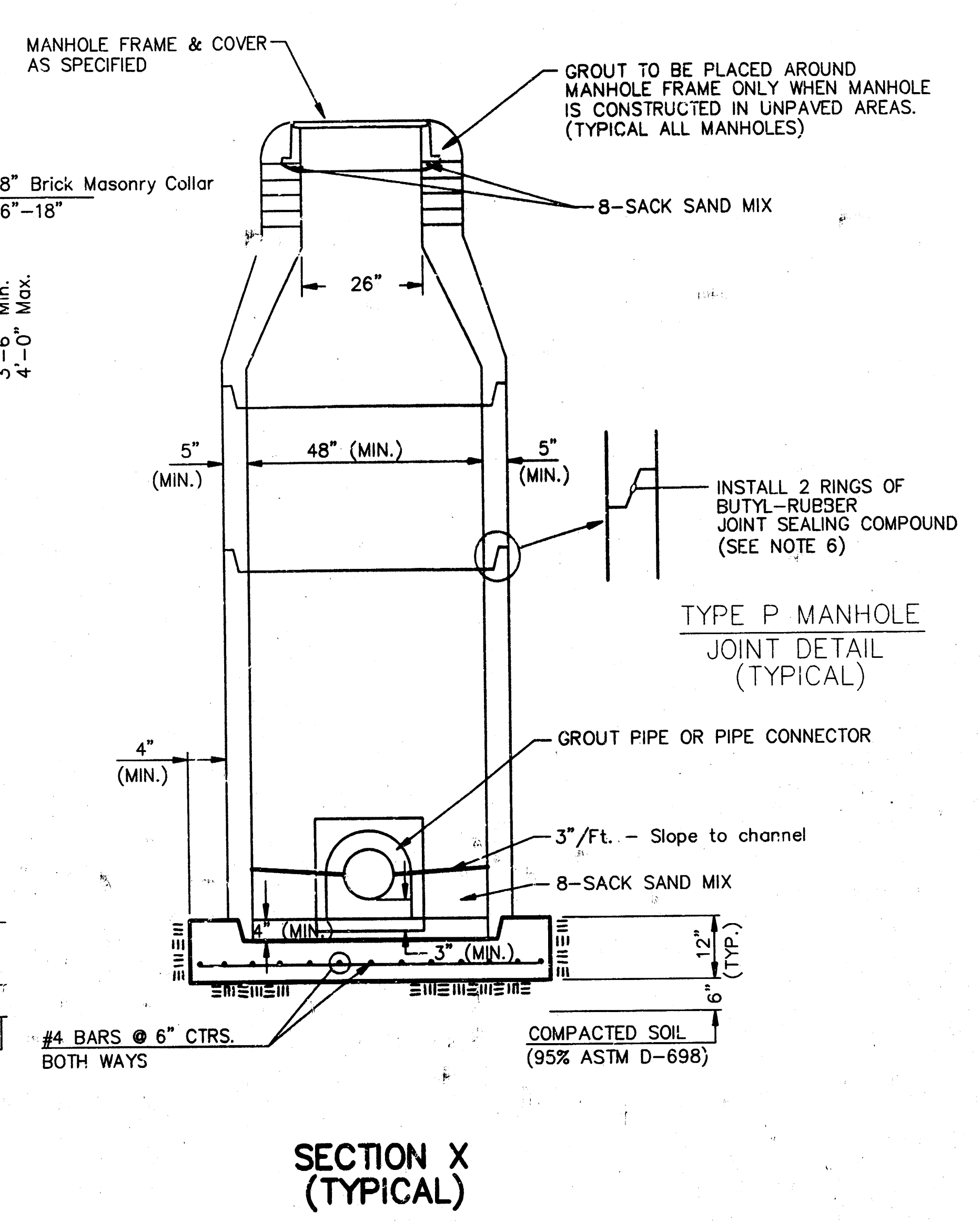
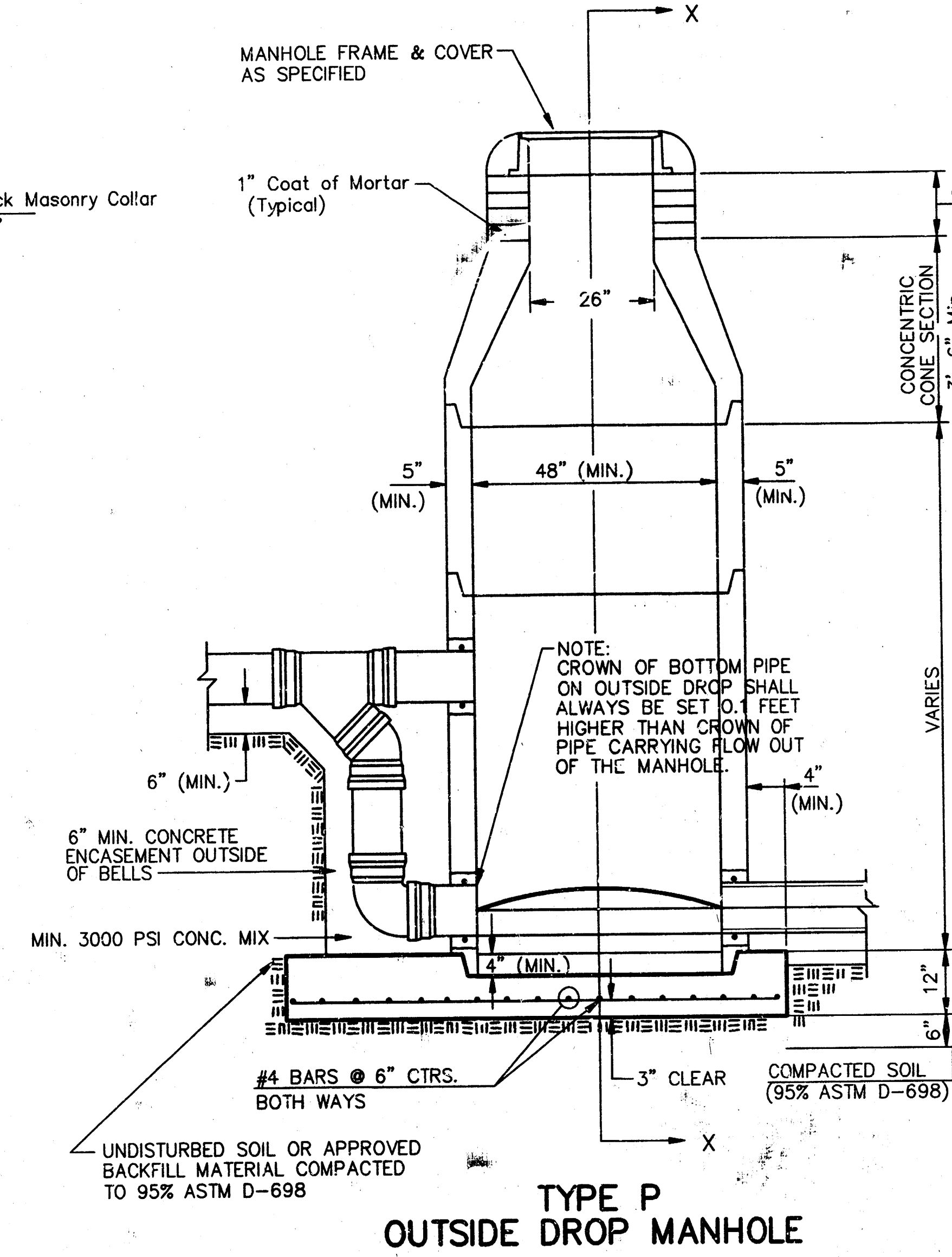
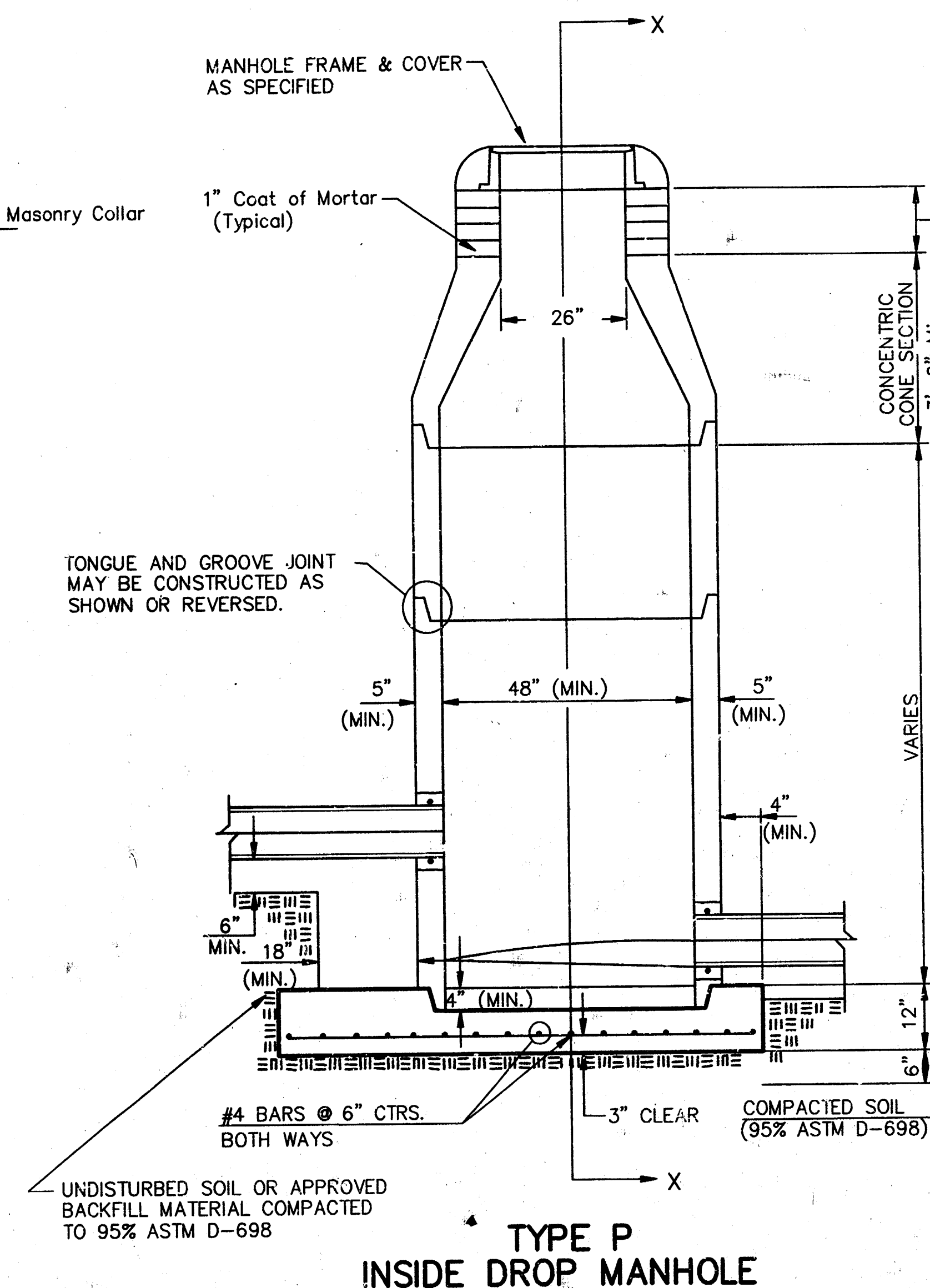
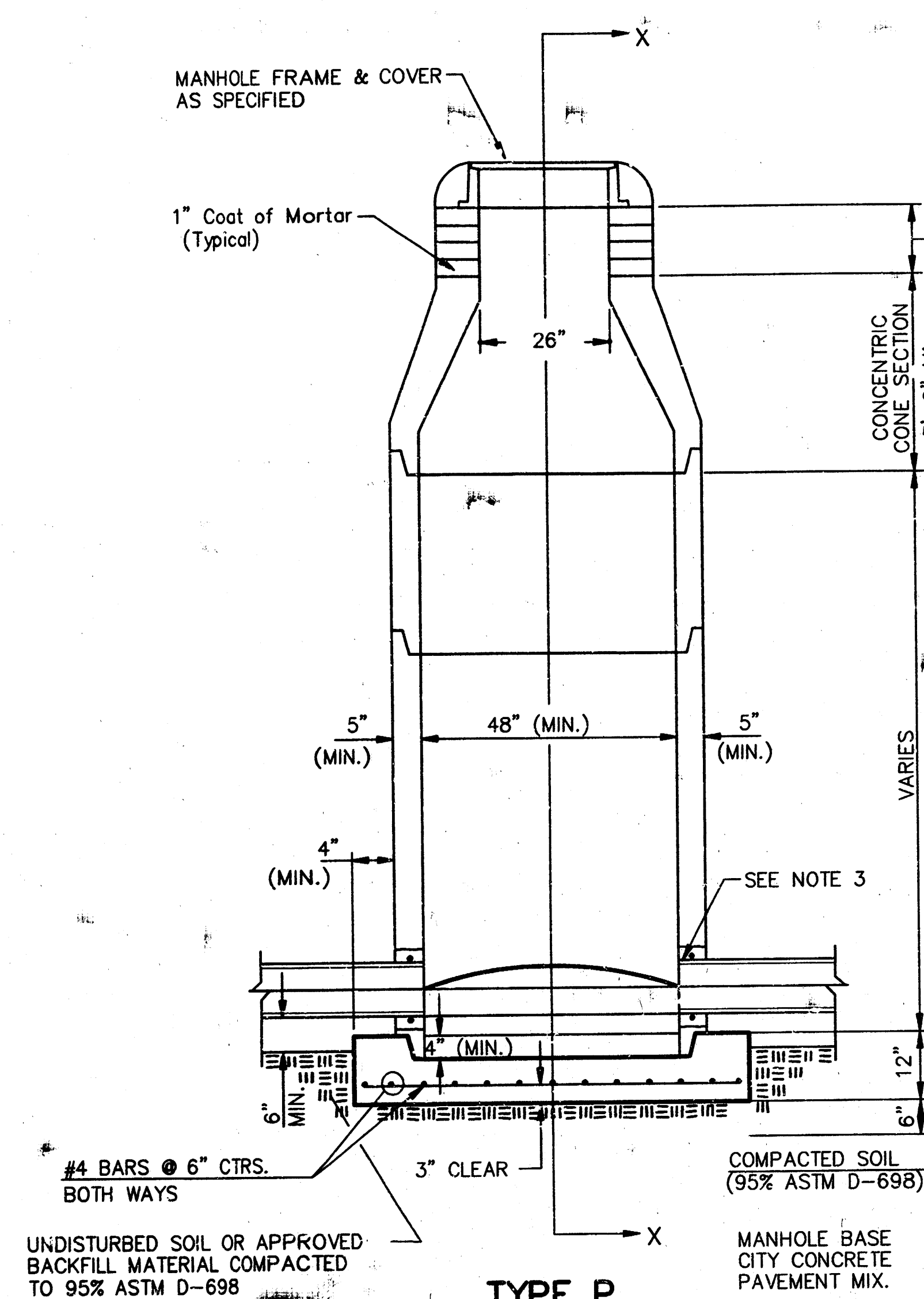
PROJECT NUMBER
771 PPS (607881)

DESIGN BY DRAWN BY APPROVED DATE 2/98 SCALE NOTED

SHEET
1

OF
4

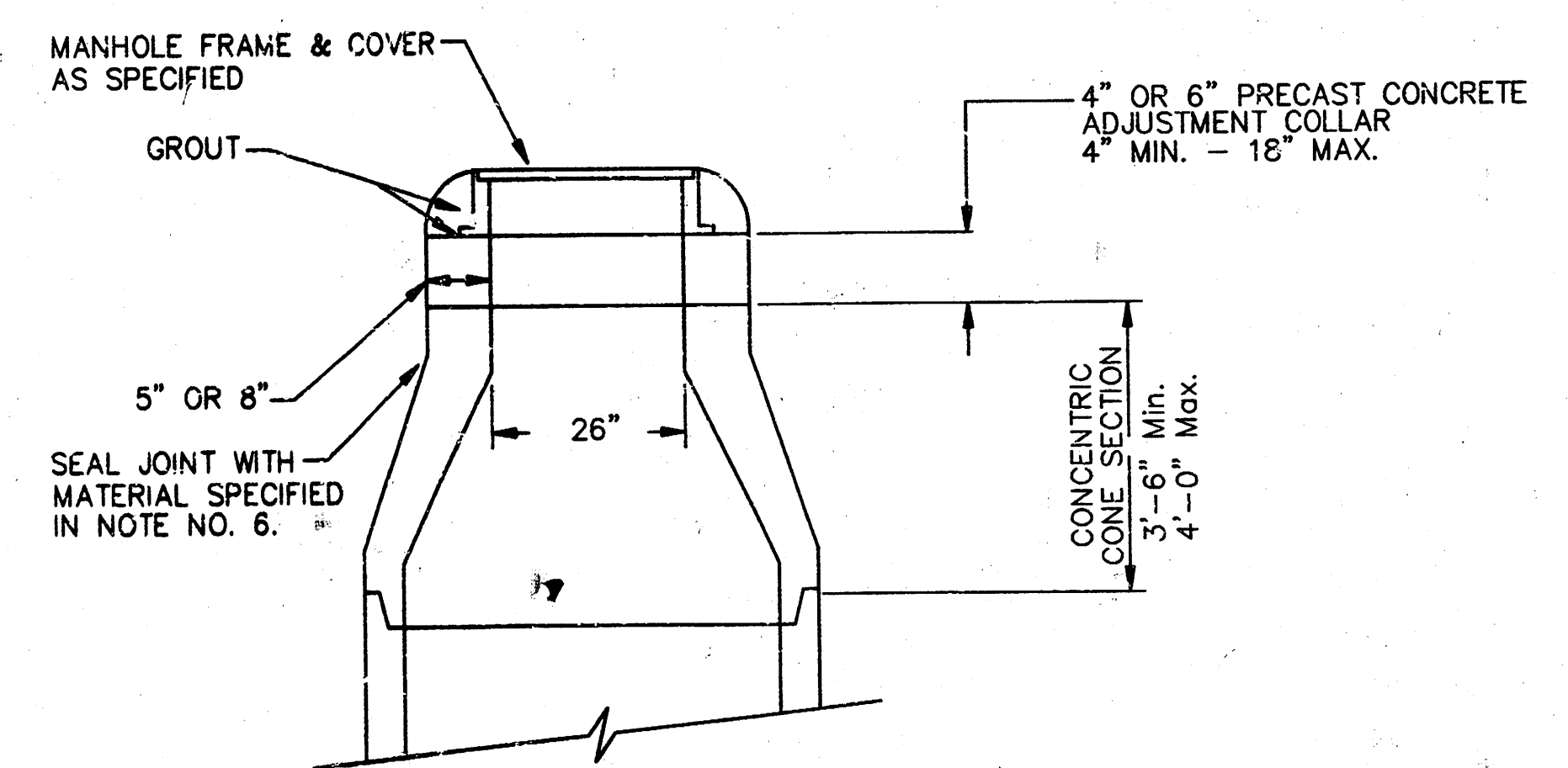
SEWER APPURTENANCES DETAILS



- GENERAL NOTES
- PRECAST MANHOLE NOTES
- ALL PRECAST CONCRETE MANHOLE SECTIONS SHALL CONFORM TO THE LATEST REVISIONS OF A.S.T.M. C478 AS MODIFIED BY THE SPECIFICATIONS.
 - NON-SHRINK GROUT SHALL BE NON-METALLIC TYPE.
 - APPROVED FLEXIBLE WATERSTOP GASKETS SHALL BE INSTALLED TO JOIN THE SEWER TO THE MANHOLE WALL WHEN A.B.S. COMPOSITE PIPE OR P.V.C. PIPE IS USED. FOR OTHER TYPES OF PIPE THE SEWER PIPE SHALL BE GROUDED IN PLACE WITH NON-SHRINK GROUT. THE SEWER PIPE SHALL BE SUPPORTED WITH CONCRETE ENCASEMENT A MINIMUM OF 3 FEET FROM THE MANHOLE WALL AND TO THE FIRST JOINT FOR V.C.P. SUCH THAT THE JOINT REMAINS FLEXIBLE.
 - ALL INSIDE SURFACES OF THE CONCRETE MANHOLE WHICH WOULD BE EXPOSED TO SEWER GAS SHALL BE COATED WITH 2 COATS TNEVEC SERIES 68 HI-BUILD EPOXYKOLINE, DRY THICKNESS OF 8 MILS (MIN.)
 - EXTERIOR MANHOLE WALLS SHALL BE COATED WITH 1 COAT MOBILARMA 633 BITUMINOUS COATING.
 - JOINT SEALING COMPOUND SHALL BE KENT SEAL NO. 2 OR APPROVED EQUAL.
 - PRECAST MANHOLES SHALL BE SET AT LEAST 4 INCHES INTO THE MANHOLE BASE.
 - TOP OF MANHOLE FLOOR SLAB SHALL BE AT LEAST 3 INCHES BELOW THE FLOW LINE OF THE OUTLET PIPE TO INSURE SUFFICIENT MINIMUM THICKNESS OF SHAPED INVERT.
 - LIFTING HOLES SHALL BE FILLED WITH NON-SHRINK GROUT AND THE INTERIOR SURFACE COATED AS SPECIFIED.
 - MORTAR USED IN MASONRY CONSTRUCTION SHALL CONTAIN 8 SACKS OF CEMENT PER CUBIC YARD. CONCRETE USED IN MANHOLE BASES SHALL CONFORM TO THE REQUIREMENTS OF CONCRETE FOR CONCRETE PAVEMENT CONSTRUCTION AS SPECIFIED IN THE CITY STANDARD PAVING SPECIFICATIONS USING CITY CONCRETE PAVEMENT MIX WITHOUT AIR ENTRAINING ADMIXTURE. MORTAR SHALL BE PLACED AROUND THE MANHOLE RING AS SHOWN ON THE DRAWINGS WHEN MANHOLES ARE CONSTRUCTED IN UNPAVED AREAS. MANHOLES CONSTRUCTED WHERE PIPE SIZES ARE SMALLER THAN 24" SHALL HAVE AN INSIDE DIAMETER OF 4'. MANHOLES CONSTRUCTED WHERE PIPE SIZES ARE 24" OR LARGER SHALL HAVE AN INSIDE DIAMETER OF 5'. COMPLETED MANHOLE SHALL BE WITHOUT LEAKS AND WATER TIGHT.

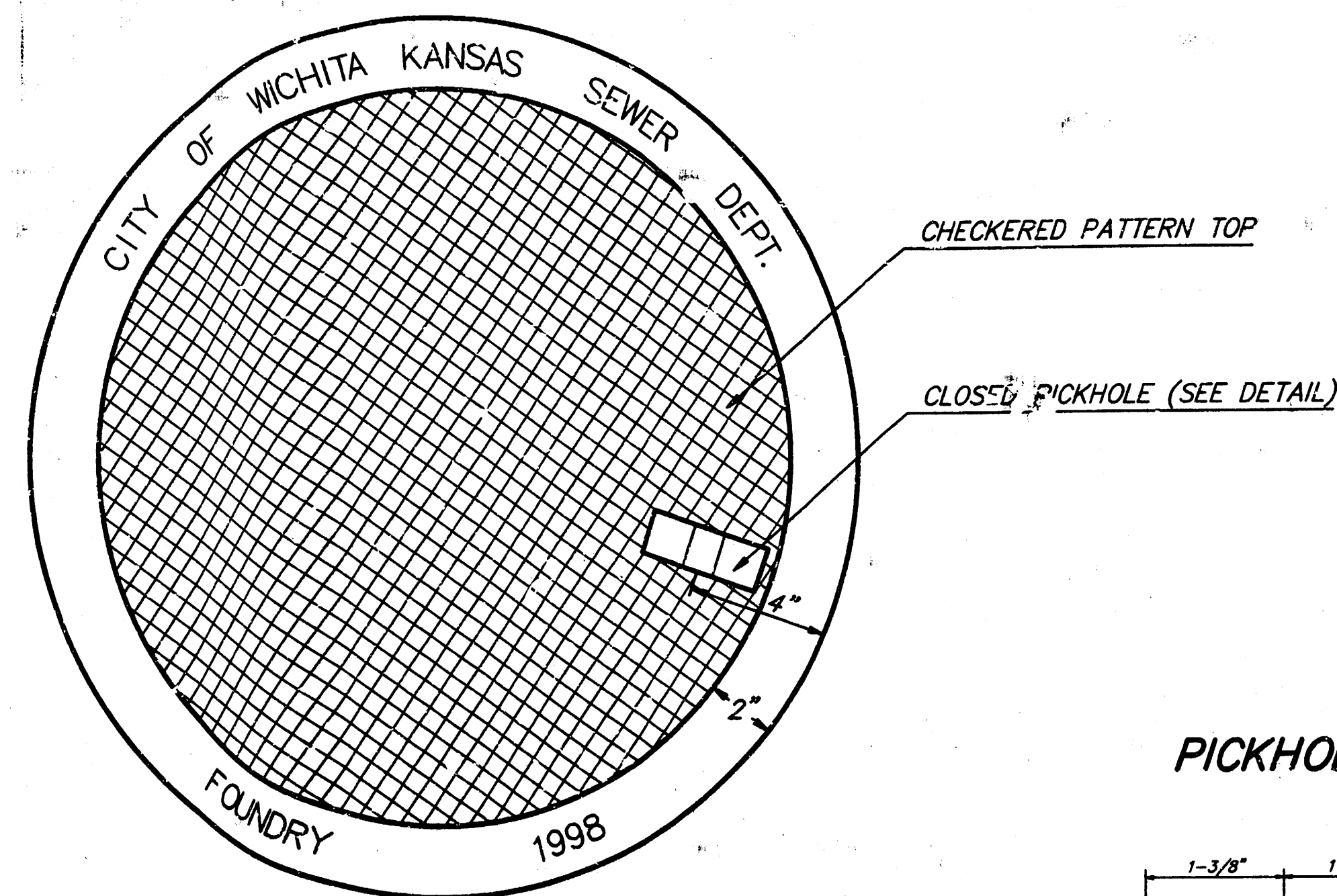
- REINFORCING STEEL SHALL BE INSTALLED IN THE MANHOLE BASES AND SHALL CONSIST OF NO. 4 BARS PLACED ON 6" CENTERS IN BOTH DIRECTIONS. THE MANHOLE BASE REINFORCEMENT SHALL BE PLACED AT LEAST 3" ABOVE THE BOTTOM OF THE MANHOLE BASE. ALL COSTS FOR FURNISHING AND INSTALLING REINFORCING STEEL SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE MANHOLE.
- OPENINGS SHALL BE CUT INTO THE MANHOLE WALL WHEN OUTSIDE DROPS ARE CONSTRUCTED ON EXISTING MANHOLES. SUCH OPENINGS CUT INTO EXISTING MANHOLES SHALL BE AS SMALL AS PRACTICAL TO FACILITATE INSTALLING AND GROUDED THE NEW PIPE IN PLACE. WATERSTOP GASKETS SHALL BE USED WITH P.V.C. AND A.B.S. COMPOSITE PIPE. THE NEW PIPE SHALL BE GROUDED INTO THE OPENING USING AN APPROVED NONSHRINK GROUT FOR THE FULL MANHOLE WALL THICKNESS. THE EXTERIOR OF THE COMPLETED CONNECTION SHALL BE SEALED WITH AN APPROVED BITUMINOUS COATING SUCH THAT THE CONNECTION WILL BE WATER TIGHT. FLOOR OF MANHOLE SHALL BE MODIFIED TO FORM NEW FLOW CHANNEL FOR THE NEW CONNECTION AS INDICATED BY THE DRAWING. THIS WORK, INCLUDING MODIFICATION OF MANHOLE FLOOR, SHALL BE PAID FOR AT THE UNIT PRICE BID FOR OUTSIDE DROP STACK CONSTRUCTED ON EXISTING MANHOLE.
- THE FLOORS OF ALL MANHOLES SHALL BE SHAPED WITH FLOW CHANNELS SUCH THAT THE MANHOLES WILL BE SELF CLEANING AND FREE OF AREAS WHERE SOLIDS COULD BE DEPOSITED AS SEWAGE FLOWS THROUGH THE MANHOLE FROM ALL INLET PIPES TO THE OUTLET PIPE. FLOW CHANNELS SHALL BE FORMED TO MATCH THE BOTTOM HALVES OF THE INFLOWING PIPES AND THE OUTFLOWING PIPE AS SHOWN BY THE DRAWINGS EXCEPT FOR INSIDE DROP MANHOLES. FLOW CHANNELS FOR INSIDE DROP MANHOLES SHALL BE CONSTRUCTED AS INDICATED BY THE DRAWING. MANHOLE FLOORS SHALL HAVE SLOPES OF 3 INCHES PER FOOT IN THE AREAS OUTSIDE OF THE FLOW CHANNELS SLOPED TOWARD THE FLOW CHANNELS. PIPES LAID THROUGH MANHOLES SHALL HAVE THE TOP HALF REMOVED TO NEAT LINES FOR THE FULL INSIDE DIAMETER OF THE MANHOLE. MANHOLE FLOORS SHALL THEN BE SHAPED AROUND THE BOTTOM HALF OF THE PIPE WHICH FORMS THE FLOW CHANNEL.
- PIPES INSTALLED WITHIN THE EXCAVATION MADE FOR THE MANHOLE SHALL BE CRADLED WITH CONCRETE TO THE LIMITS OF THE MANHOLE EXCAVATION. WHEN CLAY PIPE IS USED, THE CRADLE SHALL EXTEND TO THE FIRST JOINT OUTSIDE THE MANHOLE. THE CRADLE SHALL BE TERMINATED AT THE CLAY PIPE JOINT IN A MANNER WHICH WILL MAINTAIN THE FLEXIBILITY OF THE JOINT. COST OF CRADLE WITHIN MANHOLE EXCAVATION OR TO CLAY PIPE JOINTS ADJACENT TO MANHOLE SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE MANHOLE.

- MANHOLE COVER CASTINGS AND MANHOLE FRAME CASTINGS SHALL CONFORM TO THE REQUIREMENTS AS INDICATED IN THE STANDARD SPECIFICATIONS AND AS SHOWN IN THE STANDARD DETAIL DRAWING.
- THE VERTICAL DROP IN INSIDE DROP MANHOLES SHALL NOT EXCEED 2' FOR INFLOWING PIPES SIZED 12" OR SMALLER AND 2' FOR INFLOWING PIPES LARGER THAN 12". THE CROWNS OF INFLOWING PIPES SHALL NEVER BE SET LOWER THAN THE CROWN OF THE OUTFLOWING PIPE.
- STANDARD MANHOLES AND STANDARD INSIDE DROP MANHOLES SHALL BE BID AS STANDARD MANHOLES FOR THE TYPE AND DIAMETER INDICATED. OUTSIDE DROP MANHOLES SHALL BE BID AS STANDARD OUTSIDE DROP MANHOLES FOR THE TYPE AND DIAMETER INDICATED. ALL MANHOLE DIAMETERS WILL BE 4' UNLESS INDICATED OTHERWISE.
- A BRICK MASONRY COLLAR SHALL BE INSTALLED BETWEEN THE CAST IRON FRAME AND THE CONCENTRIC CONE. THE COLLAR WILL HAVE 8" WALLS AND A VERTICAL HEIGHT OF 6" MINIMUM AND 18" MAXIMUM. A 1" COAT OF MORTAR WILL BE PLASTERED ON THE OUTSIDE OF THE COLLAR. THE USE OF PRE-CAST CONCRETE SPACERS FOR MANHOLE TOP ADJUSTMENT IS ALSO ALLOWED.

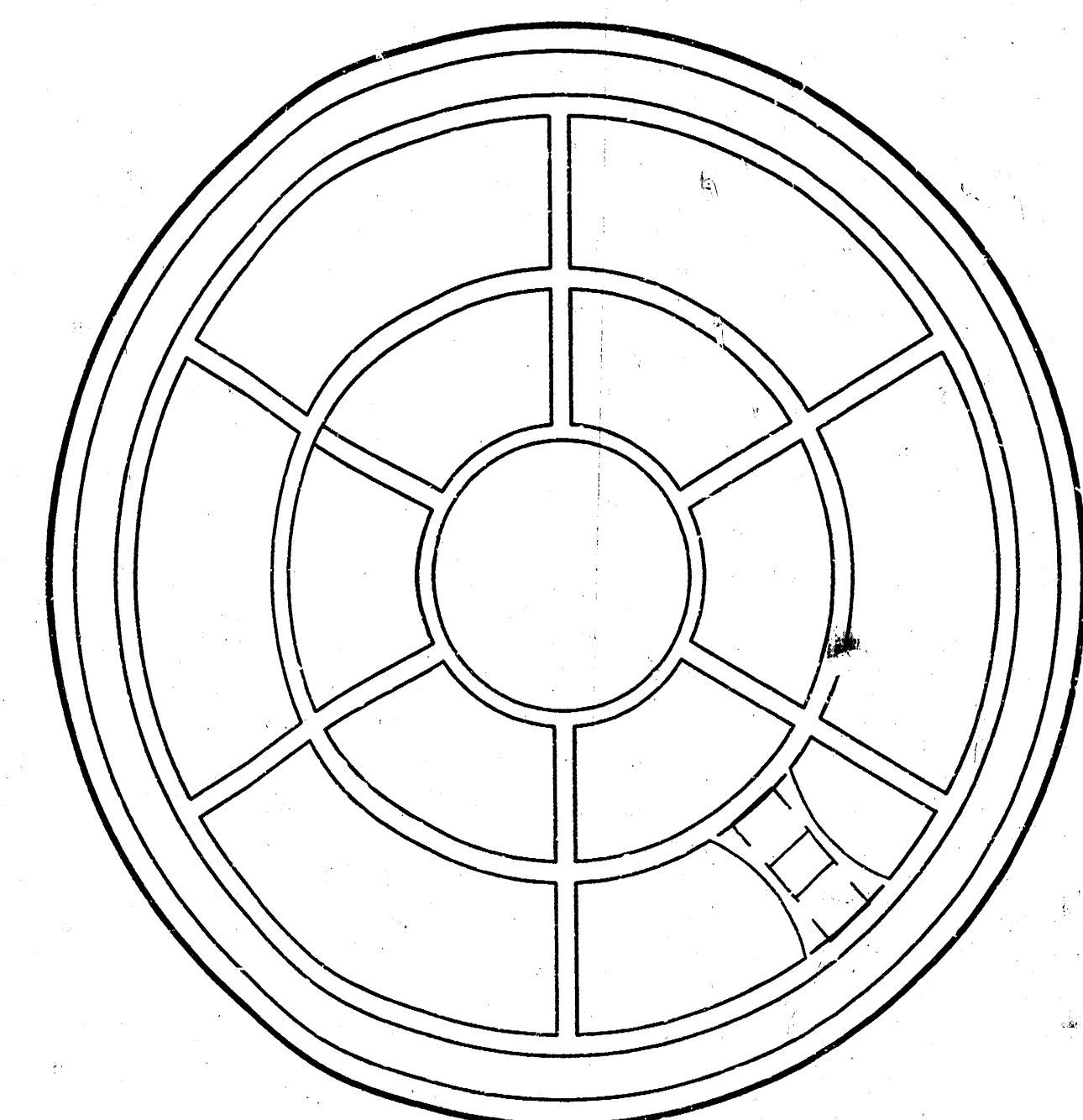


CITY OF WICHITA					
STD. MANHOLE DETAILS					
SEWER APPURTENANCES DETAIL					
BAUGHMAN COMPANY P.A.					
ENGINEERING, SURVEYING, & PLANNING					
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211					
PROJECT NUMBER					
DESIGN	DRAWN	APPROVED	DATE	SCALE	SHEET
C.O.M.	Staff			NONE	2 OF 4

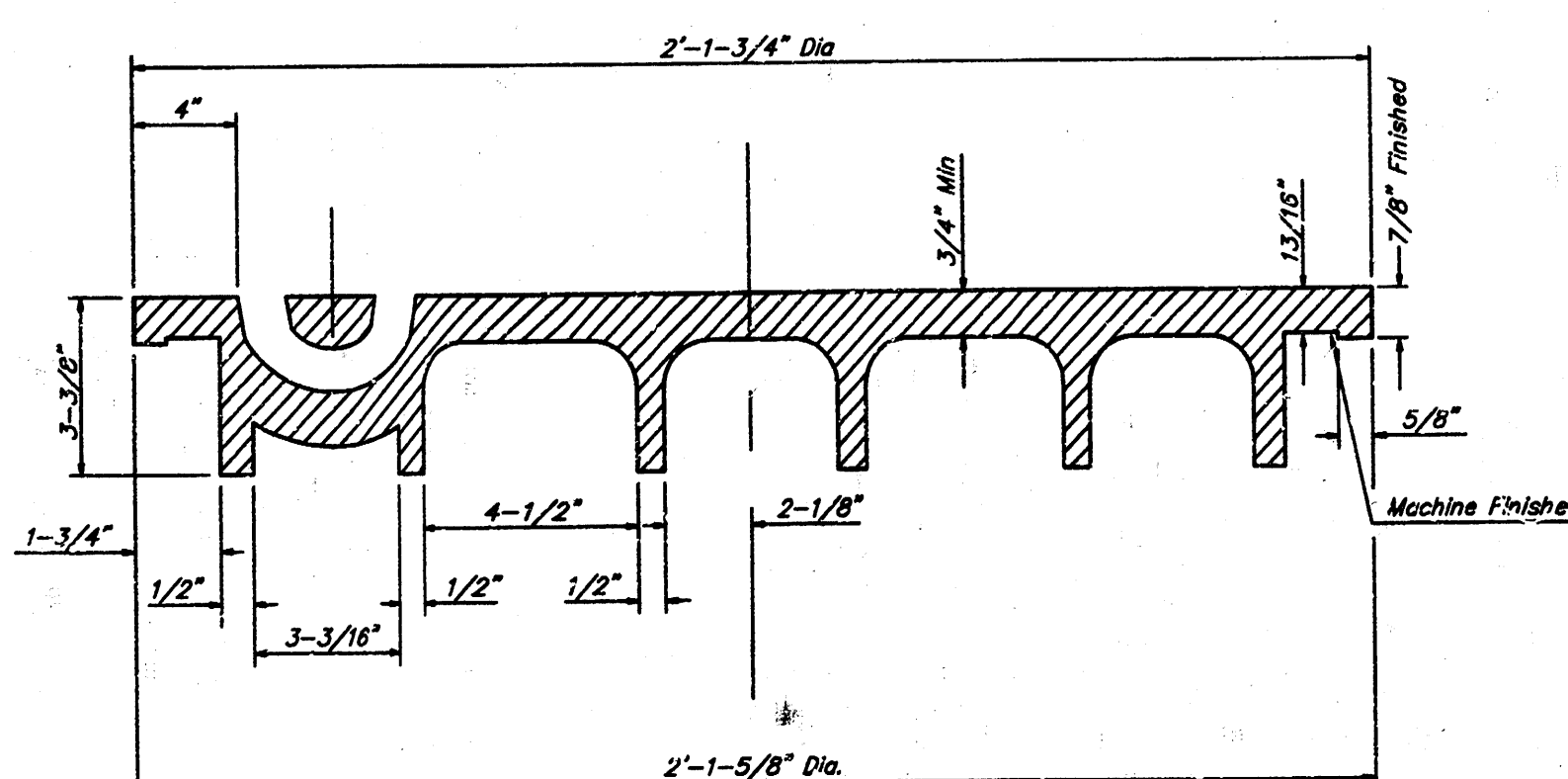
MANHOLE COVER
Weight = 180 Lbs.



TOP VIEW

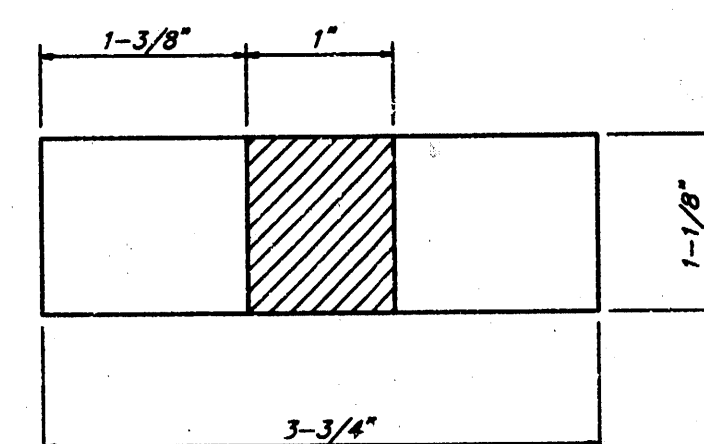


BOTTOM VIEW

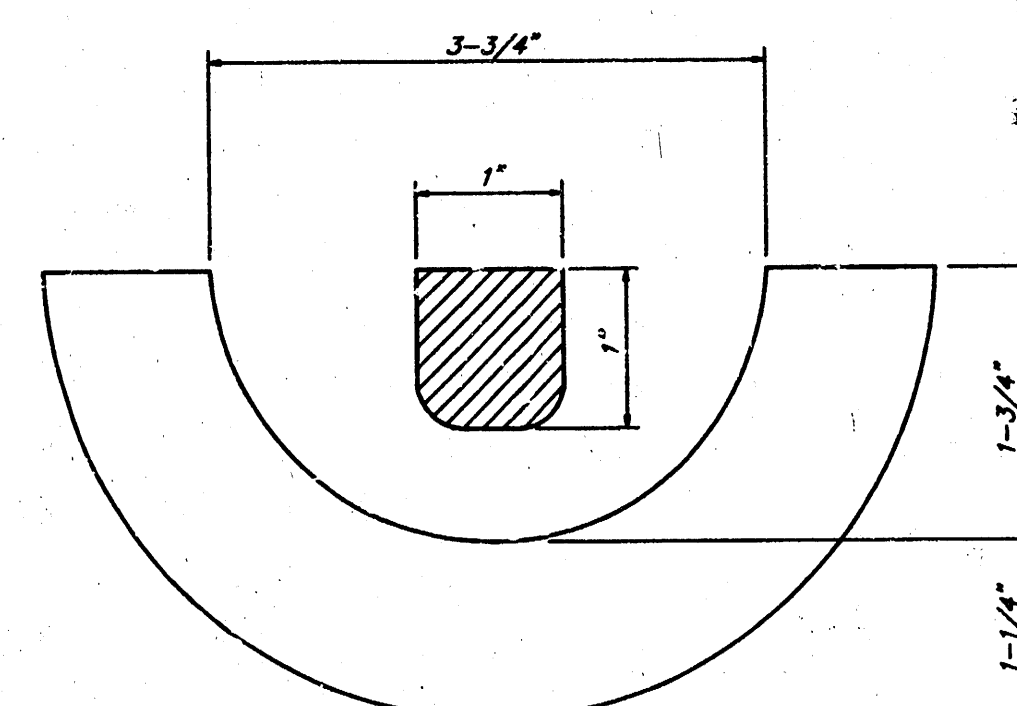


SECTION VIEW

PICKHOLE DETAIL



TOP VIEW

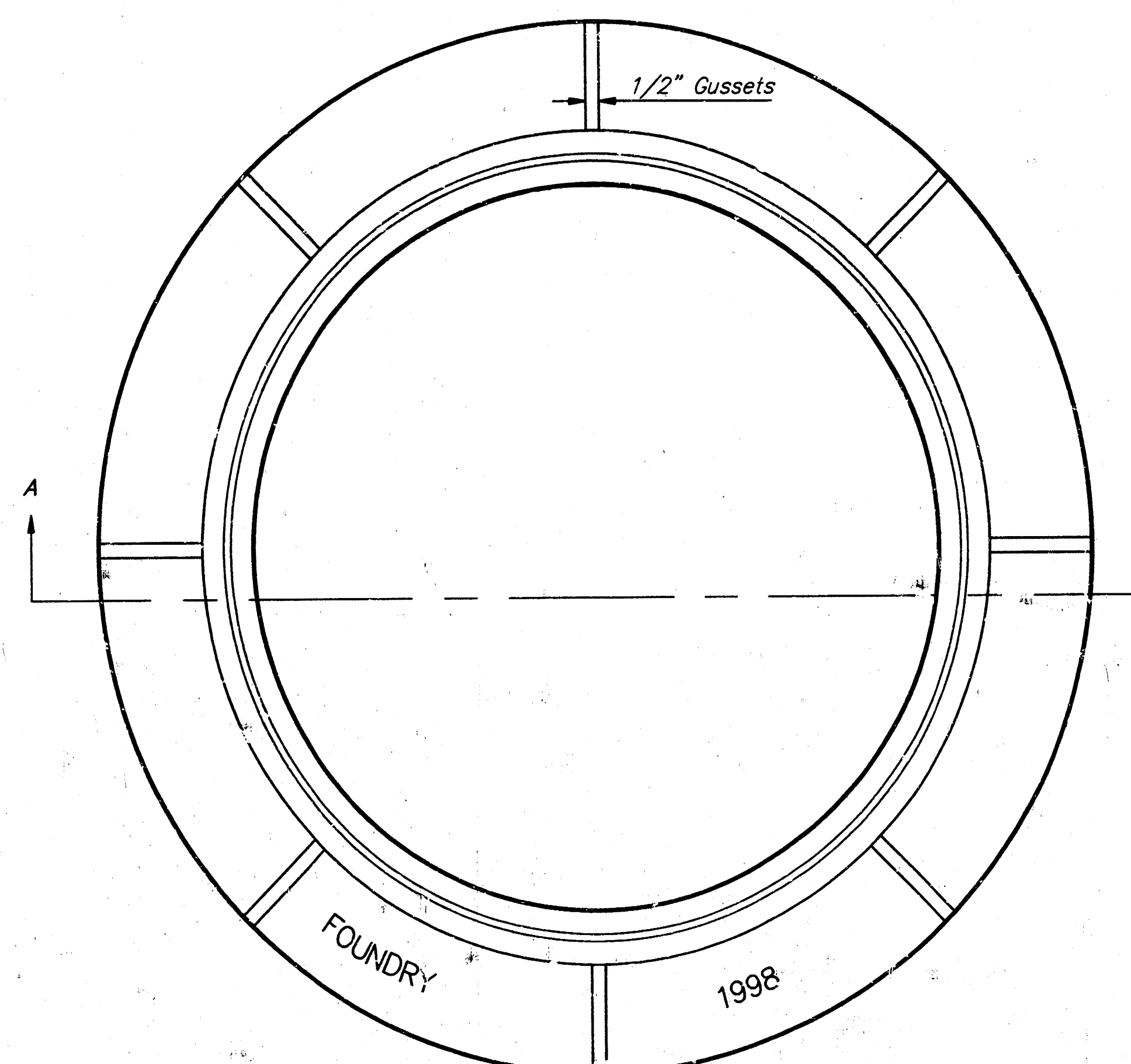


SECTION VIEW

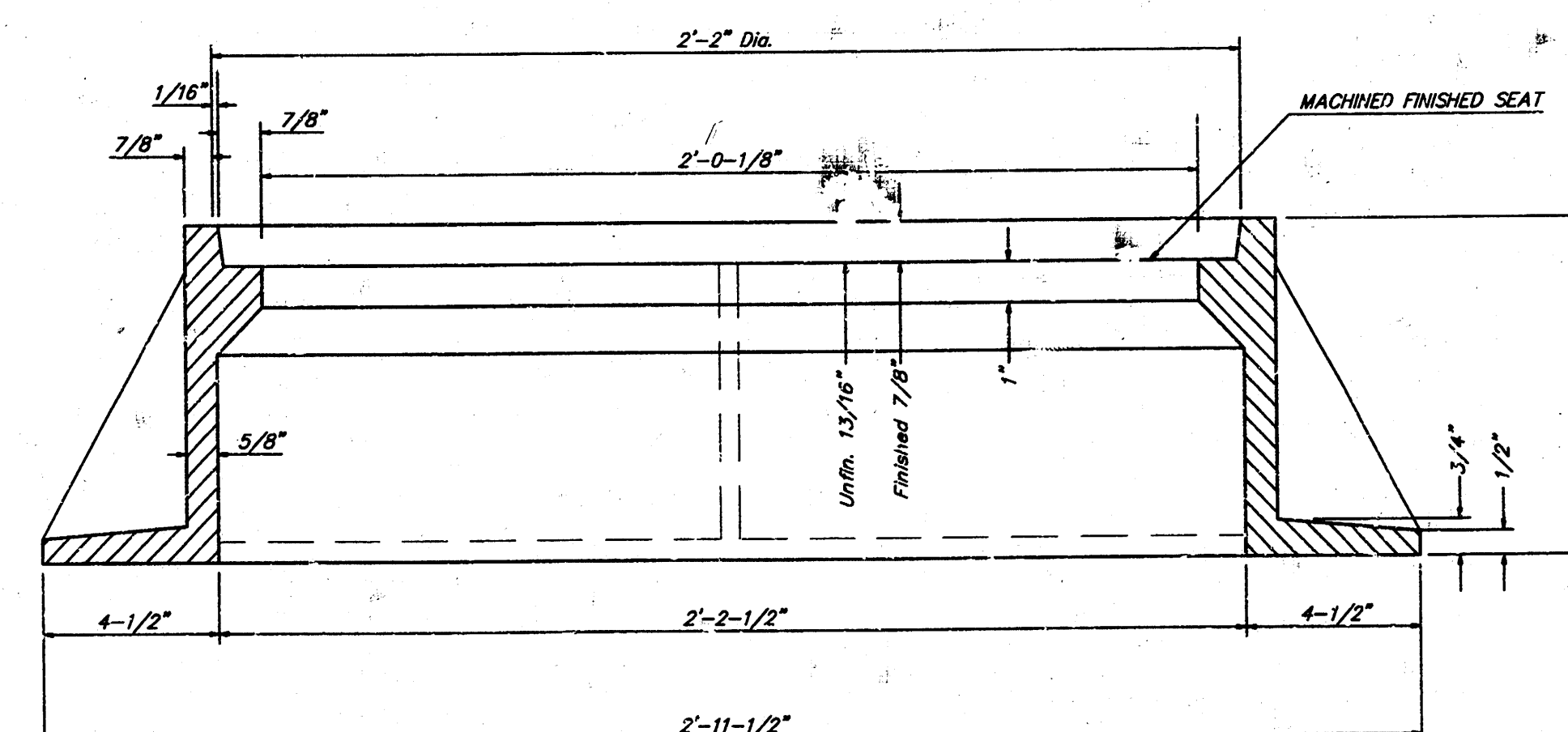
MANHOLE FRAME AND COVER DETAIL

ADOPTED AS STANDARD DESIGN BY
CITY OF WICHITA, KANSAS

MANHOLE FRAME
Weight = 240 Lbs.



TOP VIEW



SECTION A-A

GENERAL NOTES

MANHOLE CASTINGS SHALL BE MANUFACTURED USING GOOD QUALITY GRAY IRON CONFORMING TO CLASS 30 OF A.S.T.M. DESIGNATION A-48. DIMENSIONS AND WEIGHTS SHOWN ON THE DETAILED DRAWINGS SHALL BE CONSIDERED AS MINIMUM REQUIREMENTS AND ANY DEVIATIONS FROM THE DIMENSIONS SHOWN MUST BE SPECIFICALLY APPROVED. THE FINISHED CASTINGS SHALL BE OF UNIFORM QUALITY, FREE FROM BLOWHOLES, POROSITY, HARD SPOTS, SHRINKAGE DISTORTIONS OR OTHER DEFECTS.

MANHOLE CASTINGS SHALL BE COATED WITH AN ASPHALT PAINT RESULTING IN A SMOOTH, TOUGH AND TENACIOUS COATING WHICH IS NOT BRITTLE OR TACKY.

MANHOLE CASTINGS SHALL BE MANUFACTURED SUCH THAT A COVER MANUFACTURED BY ANY ONE FOUNDRY WILL FIT INTERCHANGEABLY INTO A FRAME MANUFACTURED BY ANOTHER FOUNDRY AND STILL MEET ALLOWABLE CLEARANCES AND NON-ROCKING REQUIREMENTS. THIS WILL REQUIRE MANUFACTURING OF THE MATCHING FACES ON THE COVER AND THE FRAME TO CLOSE TOLERANCES.

THE OUTSIDE CIRCUMFERENCE OF THE VERTICAL FACE OF THE COVER AND THE INSIDE CIRCUMFERENCE OF THE VERTICAL FACE IN THE FRAME RECESS SHALL BE MANUFACTURED TO TOLERANCES SUCH THAT THE CLEARANCE BETWEEN THE COVER AND FRAME WILL NOT EXCEED 1/8" AT ANY POINT AROUND THE CIRCUMFERENCE OF THE COVER. THE SEATING SURFACES BETWEEN THE COVER AND FRAME SHALL BE MACHINED SUCH AS THESE SURFACES SHALL MAKE FULL CONTACT FOR THEIR FULL CIRCUMFERENCE TO PRECLUDE THE COVER FROM ROCKING IN THE FRAME.

THE MANHOLE FRAME AND COVER SHALL BE MARKED WITH LETTERING INDICATING THE NAME OF THE MANUFACTURER AND THE YEAR WHEN THE COVER OR FRAME WAS CAST. THE COVER SHALL BE FURTHER IDENTIFIED WITH REGARDS TO OWNERSHIP USING LETTERS AT LEAST 1 INCH IN HEIGHT. THIS IDENTIFICATION SHALL BE "CITY OF WICHITA SEWER DEPARTMENT". THE WORD DEPARTMENT MAY BE ABBREVIATED. THE TEXTURE OF THE TOP SURFACE OF THE COVER SHALL BE MANUFACTURED IN A CHECKERED PATTERN DESIGN AS INDICATED ON THE DRAWINGS. SMOOTH BLOCKOUTS SHALL BE UTILIZED TO HIGHLIGHT THE LETTERING ON THE COVER SURFACE. THE TOTAL AREA OF SMOOTH SURFACE BLOCKOUT SHALL NOT EXCEED THE AREA AS INDICATED ON THE DRAWING. POSITIONING OF SMOOTH BLOCKOUTS AND LETTERING MAY VARY FROM THAT SHOWN ON THE DETAILED DRAWING.

MANHOLE FRAME AND COVER DETAIL

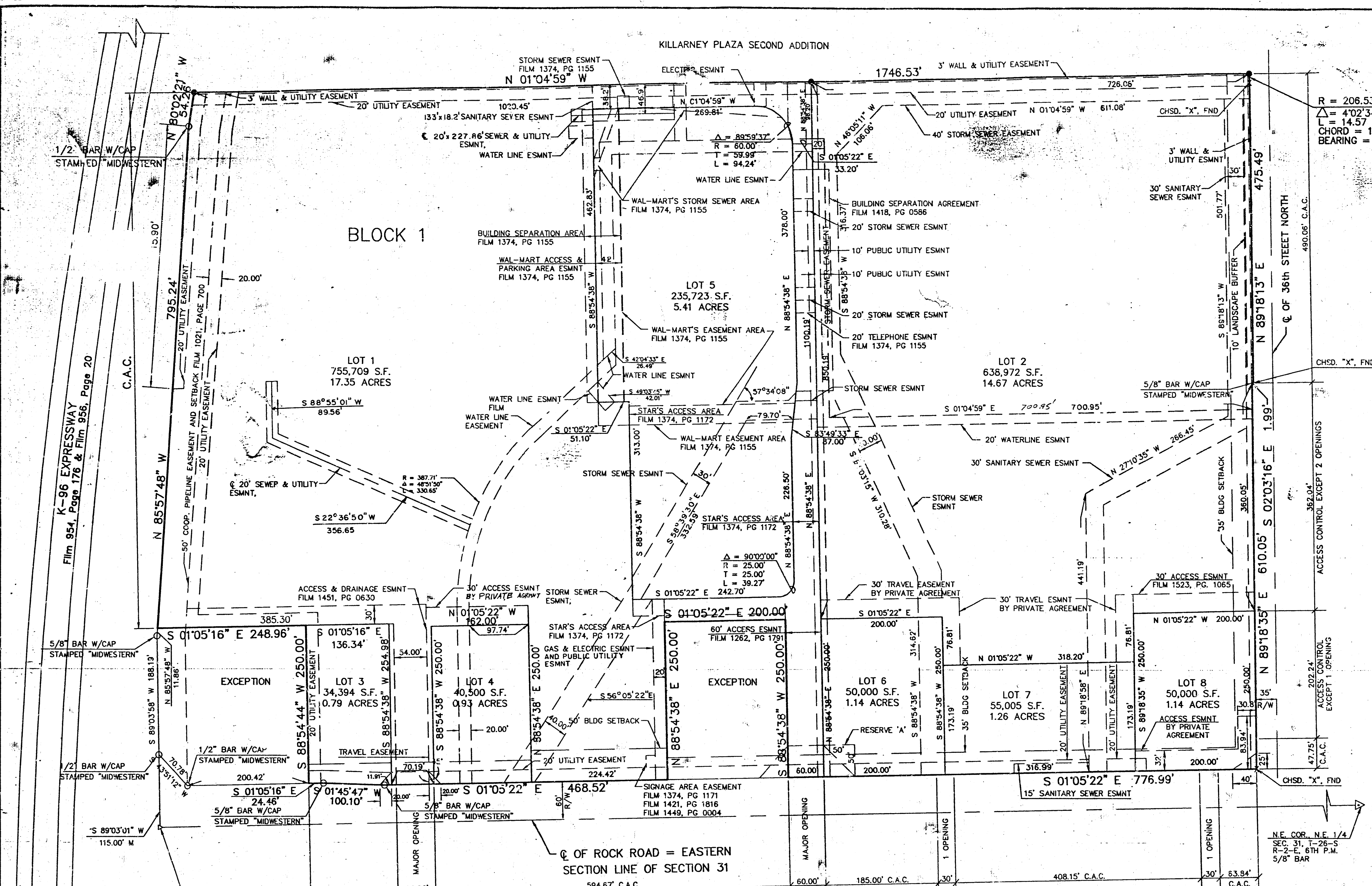
ADOPTED AS STANDARD DESIGN BY
CITY OF WICHITA, KANSAS

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING

315-242-7271 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER
DESIGN DRAWN Staff APPROVED DATE SCALE 1"=1'-0"

SHEET
3
OF
4



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 ON THE SOUTH LINE OF SAID NORTHEAST QUARTER, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY OF K-96 EXPRESSWAY;
 THENCE CONTINUING ON SAID NORTH RIGHT-OF-WAY LINE OF NORTHEAST EXPRESSWAY S 89°03'58" W A DISTANCE OF 188.19 FEET;
 THENCE CONTINUING ON SAID NORTH RIGHT-OF-WAY LINE N 85°57'48" W A DISTANCE OF 11.86 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 785.24 FEET;
 THENCE N 80°02'21" W 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 89°18'35" 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 02°03'16" E A DISTANCE OF 1.99 FEET;
 THENCE CONTINUING ON SAID SOUTH RIGHT-OF-WAY LINE N 89°18'35" 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 88°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°05'22" E A DISTANCE OF 100.00 FEET;
 THENCE CONTINUING ON SAID WEST RIGHT-OF-WAY LINE S 01°05'22" 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 248.96 FEET TO THE POINT OF BEGINNING. CONTAINS 42.71 ACRES MORE OR LESS. SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.
 END OF DESCRIPTION

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(b).

I HEREBY CERTIFY THAT THE DETAILS OF THIS PLAT ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS 17th DAY OF July, 1995.

LEON D. OSBORN, R.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 FOR THE WALL. UTILITIES MAY CROSS THE WALL EASEMENT. ALL UTILITIES 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: July 18, 1995
 David C. Nesbitt
 NORTHROCK REALTY PARTNERS
 DAVID C. NESBITT, PARTNER

DATE SIGNED: July 18, 1995
 Michael G. Goebel
 STAR PROPERTIES, INC.
 MICHAEL G. GOEBEL, MANAGING PARTNER

DATE SIGNED: 7-18, 1995
 Wayne Wong
 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: 7-18, 1995
 John Frazee
 BANK IV KANSAS, NATIONAL ASSOCIATION
 JOHN FRAZEE, VICE PRESIDENT

NOTARY CERTIFICATE

STATE OF KANSAS
 COUNTY OF SEDGWICK
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON July 18, 1995 BY JOHN FRAZEE AS VICE-PRESIDENT OF BANK IV KANSAS, NATIONAL ASSOCIATION ON BEHALF OF BANK IV KANSAS, NATIONAL ASSOCIATION.
 SHEILA L. THURSH
 My Comm. Exp. 7-22-97
 SHEILA L. THURSH, NOTARY PUBLIC

NOTARY CERTIFICATE

STATE OF KANSAS
 COUNTY OF SEDGWICK
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON July 18, 1995 BY DAVID C. NESBITT AS PARTNER OF NORTHROCK REALTY PARTNERS ON BEHALF OF NORTHROCK REALTY PARTNERS.
 JAYE ANN BUEHLER
 My Comm. Exp. 7-10-97
 JAYE ANN BUEHLER, NOTARY PUBLIC

NOTARY CERTIFICATE

STATE OF KANSAS
 COUNTY OF SEDGWICK
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON July 18, 1995 BY WAYNE WONG AS MEMBER OF PROSPERITY ENTERPRISES, LLC ON BEHALF OF PROSPERITY ENTERPRISES, LLC.
 VIRGINIA L. ABLAH
 My Comm. Exp. 12-1-97
 VIRGINIA L. ABLAH, NOTARY PUBLIC

NOTARY CERTIFICATE

STATE OF KANSAS
 COUNTY OF SEDGWICK
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 7-11-95 BY W.H. BRAUN AS PRESIDENT OF RETAIL BUILDINGS, INC. ON BEHALF OF RETAIL BUILDINGS, INC.
 GLENNA FULLER
 My Comm. Exp. 12-17-98
 GLENNA FULLER, NOTARY PUBLIC

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

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

DATED THIS 17th DAY OF July, 1995
 WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION
 JOHN W. MCKAY, JR., CHAIRMAN
 MARVIN S. KROUT, SECRETARY

GOVERNING BODY CERTIFICATE
 STATE OF KANSAS
 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 17th DAY OF August, 1995
 BOB KNIGHT, MAYOR
 PAT BURNETT, DEPUTY CITY CLERK
 ENTERED ON TRANSFER RECORD THIS 9th DAY OF August, 1995
 SUSAN E. SPOON, COUNTY CLERK

REGISTER OF DEEDS CERTIFICATE
 STATE OF KANSAS
 COUNTY OF SEDGWICK
 THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT 10:30 A.M. - P.M. THIS 9th DAY OF August, 1995.

PAT KETTLER, REGISTER OF DEEDS
 ED RESA, DEPUTY

NOTARY CERTIFICATE
 STATE OF KANSAS
 COUNTY OF SEDGWICK
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 7-14-95 BY ANDREW SCHWERTFEGER AS DIRECTOR OF DEVELOPMENT OF WAL-MART STORES, INC. ON BEHALF OF WAL-MART STORES, INC.

JOHN SCOTT GREGG, NOTARY PUBLIC
 My Comm. Exp. 12-1-97

NOTARY CERTIFICATE
 STATE OF KANSAS
 COUNTY OF SEDGWICK
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 7-18-95 BY MICHAEL G. GOEBEL AS MNG. PTR. OF STAR PROPERTIES ON BEHALF OF STAR PROPERTIES LLC.

JENNIFER L. STEPHENS, NOTARY PUBLIC
 My Comm. Exp. 12-1-97

NOTARY CERTIFICATE
 STATE OF DELAWARE
 COUNTY OF DELAWARE
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 7-11-95 BY W.H. BRAUN AS PRESIDENT OF RETAIL BUILDINGS, INC. ON BEHALF OF RETAIL BUILDINGS, INC.

GLENNA FULLER, NOTARY PUBLIC
 My Comm. Exp. 12-17-98

LEGEND
 A SECTION CORNER FOUND
 B MONUMENT SET, 2" I.D. PIPE FILLED W/CONCRETE
 C ALUMINUM SURVEY CAP STAMPED "KAW VALLEY ENGINEERING"
 D MONUMENT FOUND
 C.A.C. COMPLETE ACCESS CONTROL

NOTES:
 1. ALL SETBACK REQUIREMENTS SHALL BE IN CONFORMANCE WITH COMMERCIAL COMMUNITY UNIT PLAN DP-195 ON FILE WITH THE METROPOLITAN AREA PLANNING DEPARTMENT.
 2. 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.
 3. LOT 2 IS SUBJECT TO A GRANT OF DRAINAGE AGREEMENT RECORDED ON FILM 1523, PAGE 1064.

THE BASIS OF BEARINGS OF THIS SURVEY ARE THE SAME AS THE FINAL PLAT OF COMOTARA POWER CENTER AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

GRAPHIC SCALE
 (IN FEET)
 1 inch = 100 ft.

20.00
 ck

C-2-273

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