

FINAL PLAT OF  
COMOTARA POWER CENTER THIRD ADDITION  
WICHITA, SEDGWICK COUNTY, KANSAS

Copied from Drawings  
11/30/97

State of Kansas ) ss  
City of Wichita )

This plat of "COMOTARA POWER CENTER THIRD ADDITION", Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.  
Dated this 19th day of December, 1996.  
Wichita-Sedgwick County Metropolitan Area Planning Commission.

\_\_\_\_\_, Chair  
John C. Frye  
\_\_\_\_\_, Secretary  
Marvin S. Krout

State of Kansas ) ss  
City of Wichita )

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 1997.

\_\_\_\_\_, Mayor  
Bob Knight  
\_\_\_\_\_, City Clerk  
Pat Burnett

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 1997.

\_\_\_\_\_, County Clerk  
James Alford

State of Kansas ) ss  
Sedgwick County )

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this \_\_\_\_\_ day of \_\_\_\_\_, 1997, at \_\_\_\_\_ o'clock \_\_\_\_\_, and is duly recorded.

\_\_\_\_\_, Register of Deeds  
Larry L. Consolver  
\_\_\_\_\_, Deputy  
Michael D. Hurr

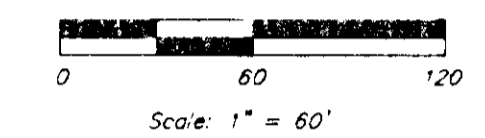
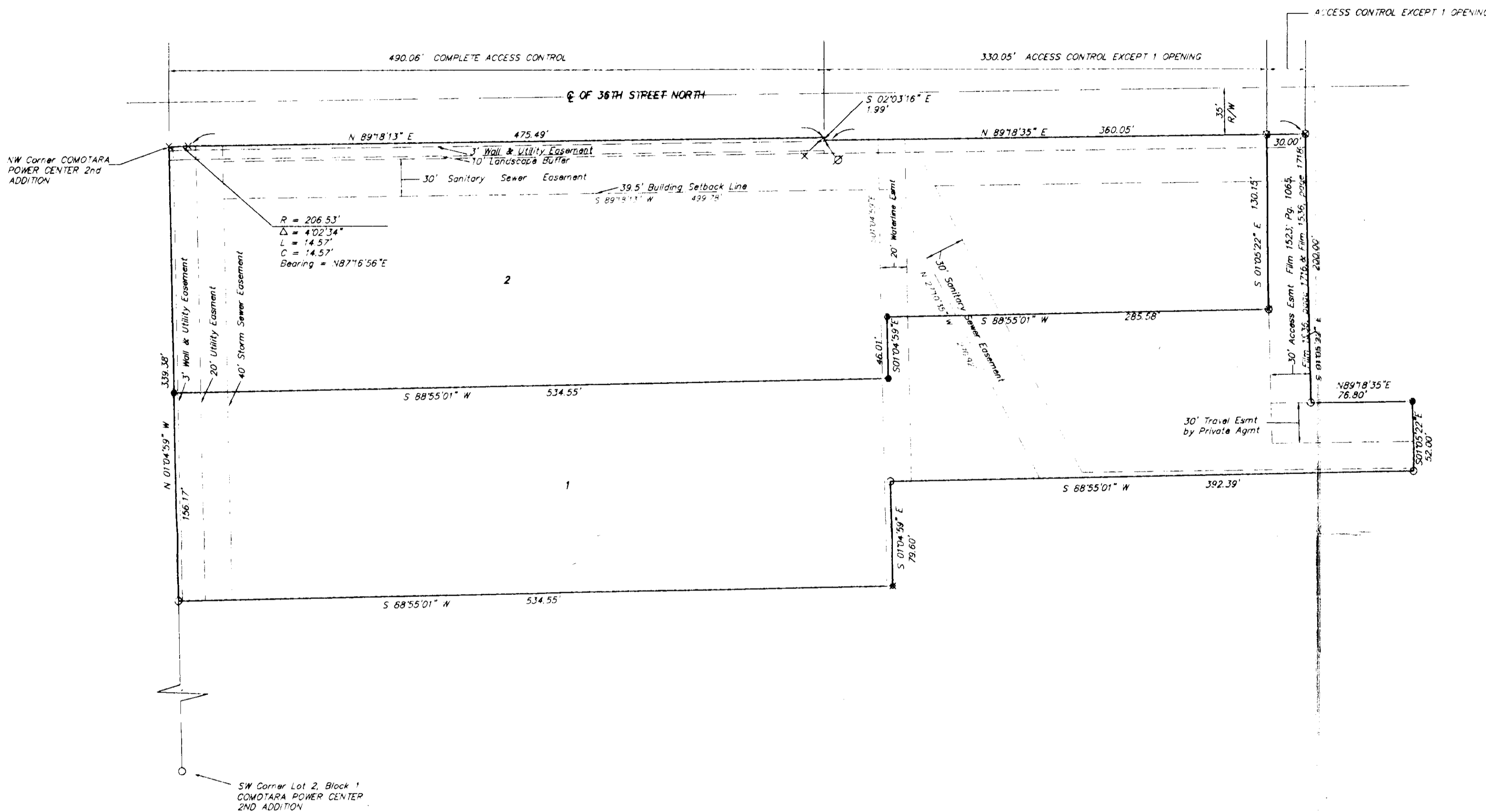
State of Kansas ) ss  
County of Sedgwick )

We, the undersigned, holders of a mortgage on the above described property, do hereby consent to this plat of "COMOTARA POWER CENTER THIRD ADDITION", Wichita, Sedgwick County, Kansas.  
Bank IV, a Kansas Corporation

State of Kansas ) ss  
Sedgwick County ) The foregoing instrument acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 1997, by \_\_\_\_\_, of Bank IV, on behalf of the corporation.

TERESA J. ROUSHKOLB  
Notary Public - State of Kansas  
Term Expires \_\_\_\_\_

**Austin Miller, P. A.**  
ENGINEERING SERVICES  
254 S. Laura, Suite 210, Wichita, Kansas 67211 • 316/262-1281



- LEGEND:**
- - "Kew Valley" Pin & Cap Found
  - × - Chiseled "X" Found
  - ⊘ - "Midwestern" Bar & Cap Found
  - - Set Pin & "RLS 950" Cap
  - ⊗ - Chiseled "X" Set

**BENCHMARK:**  
City of Wichita Benchmark Disc  
44' South and 48' West of centerline  
both Rock Road and 37th Street N.  
Elev. = 1391.51 MSL (204.11 City Datum)

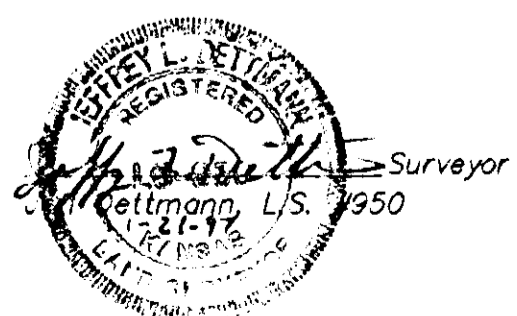
**NOTES:**

1. Property is subject to further restrictions per Community Unit Plan DP-195
2. Property was previously part of a lot split filed on Film 1634, page 979.
3. Property subject to blanket drainage easement per Film 1624, page 530.
4. Drainage Easement on Film 1523, page 1064 and Film 1523, page 1719 for the benefit of a portion of Lot 2, Block 1, Comotara Power Center Addition.
5. Property subject to reciprocal easement agreement at Film 1536, page 1623.
6. Utilities may cross the wall and utility easements.

State of Kansas ) ss  
County of Sedgwick )

I, the undersigned licensed land surveyor in aforesaid county and state, do hereby certify that, under the supervision of the undersigned, we have surveyed and plotted "COMOTARA POWER CENTER 3RD ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: A tract of land being a portion of Lot 2, Block 1, Comotara Power Center 2nd Addition to the City of Wichita, Sedgwick County, Kansas and described as follows: Commencing at the Southwest corner of Lot 2, Block 1, Comotara Power Center 2nd Addition to the City of Wichita, Sedgwick County, Kansas; thence N01°04'59"W a distance of 386.70 feet to the Point of Beginning of the tract to be described; thence, continuing N01°04'59"W a distance of 339.38 feet to a point on the South Right of Way line of 36th Street North; thence along said South Right of Way line on a curve to the right having a radius of 206.53 feet, a long chord bearing of N87°18'56"E and a long chord distance of 14.57 feet, an arc distance of 14.57 feet; thence continuing along said South Right of Way line, N89°18'35"E a distance of 475.49 feet; thence continuing along said South Right of Way line, S02°03'16"E a distance of 1.99 feet; thence continuing along said South Right of Way line, N89°18'35"E a distance of 360.05 feet; thence S01°05'22"E a distance of 200.00 feet; thence N89°18'35"E a distance of 76.80 feet; thence S01°05'22"E a distance of 52.00 feet; thence S88°55'01"W a distance of 392.39 feet; thence S01°04'59"E a distance of 79.60 feet; thence S88°55'01"W a distance of 534.55 feet to the Point of Beginning.

All being situated in the NE 1/4 of Sec. 31, Twp. 26-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).



Know all men by these presents that we, the undersigned have caused the land described in the Surveyors certificate to be platted into Lots to be known as "Comotara Power Center Third Addition", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. All abutters rights of access to or from Rock Road and 36th Street North are hereby granted to the City of Wichita, Kansas provided, however, that Lot 1 shall have access to 36th Street North at one location and Lot 2 shall have access to 36th Street North at one location. Said access locations to 36th Street North shall be determined by the City Engineer of the City of Wichita, Kansas.

Box Development, L.L.C.,  
a Kansas limited liability company  
\_\_\_\_\_, Member  
Michael J. Boyd

State of Kansas ) ss  
Sedgwick County ) The foregoing instrument was acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, 1996, by Michael J. Boyd, Member of Box Development, L.L.C., a Kansas Limited Liability Company, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

TERESA J. ROUSHKOLB  
Notary Public - State of Kansas  
Term Expires \_\_\_\_\_, Notary Public

My App't. Exp. \_\_\_\_\_



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1588  
(316) 268-4421  
FAX (316) 268-4390

December 19, 1996

Austin Miller, P.A.  
254 S. Laura - Suite 210  
Wichita, KS 67211

Re: S/D 96-87 - One Step Combined Preliminary-Final Plat of the COMOTARA POWER  
CENTER THIRD ADDITION

Dear Mr. Miller:

At the regular meeting of the Metropolitan Area Planning Commission on December 19, 1996, 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 December 12, 1996.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developments.

Please call if you have any questions.

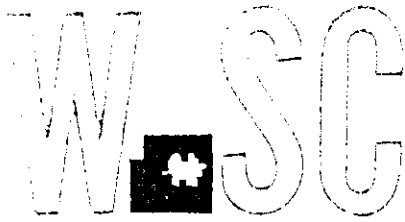
Sincerely,

Don Losew  
Senior Planner

DL:rh

cc: Box Development, L.L.C., 128 S. Dellrose, Wichita, KS 67218  
Jeff Dettman, L.S., Benchmark Land Survey ✓  
Mike Lindebak, City Engineer

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
435 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4421  
FAX (316) 268-4390

Austin Miller, P.A.  
254 S. Laura - Suite 210  
Wichita, KS 67211

December 12, 1996

Re: S/D 96-87 - One Step Combined Preliminary-Final Plat of the COMOTARA POWER CENTER  
THIRD ADDITION

Dear Mr. Miller:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 12, 1996, 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 extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property. Such improvements may be done at the time of site development.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. On the final plat tracing, the face of the plat shall be revised to specifically allocate the two (2) access openings to 36th Street North such that 1-opening is specifically shown at Lot 1's frontage to this street, with 1-other opening allowed along Lot 2's frontage in the remaining area for such openings.
- E. The applicant is advised that DP-195 only indicates a 35-foot building setback to 36th Street North. However, a good portion of this lot appears to be encumbered by easements nearly 50-feet in width. If approved by City Engineering, the sanitary sewer easement may be shifted northward reducing the easement/setback in this area to less than 50-feet now being shown.
- F. On the final plat tracing, the plattor's text shall be revised to include wording noting that utilities may cross the wall and utility easements.
- G. On the final plat tracing, the MAPC signature block shall be amended to indicate John C. Frye as Chairman.
- H. The applicant is advised that if this plat is recorded in 1997, County Signatures (County Clerk, Register of Deeds, etc.) and dates will need to be changed accordingly.

- I. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- J. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- K. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- L. In accordance with Section 16.04.040 - Permit Fees Item 2a,b (Ord. 42-583) and Section 17.12.065 - payment for connection to water system for properties not included in benefit districts (Ord. 42-584), this property may or may not have been included in a benefit district. The applicant/agent should contact Betty Roark, with OCI at 268-4341 and Chuck Steven, Water & Sewer at 268-4555, to determine whether assessments are due.
- M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- N. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- O. The final plat shall indicate the utility easements requested by K.G.& E. which are indicated on the enclosed "marked" copy of the plat.

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also 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, December 19, 1996 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew  
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: Box Development, L.L.C., 128 S. Dellrose, Wichita, KS 67218  
 Jeff Dettman, L.S., Benchmark Land Survey ✓  
 Mike Lindebak, City Engineer

December 19, 1996

**STAFF REPORT**

**(ONE STEP Combined Preliminary-Final Plat Approved 12/12/96)**

**CASE NUMBER:** S/D 96-87 COMOTARA POWER CENTER THIRD ADDITION

**OWNER/APPLICANT:** Box Development, L.L.C., 128 S. Dellrose, Wichita, KS 67218

**AGENT:** Austin Miller, P.A., 254 S. Laura - Suite 210, Wichita, KS 67211

**SURVEYOR/ENGINEER:** Jeff Dettman, L.S., Benchmark Land Survey

**LOCATION:** South of 36th Street North and west of Rock Road

**SITE SIZE:** 6.1 Acres

**NUMBER OF LOTS**

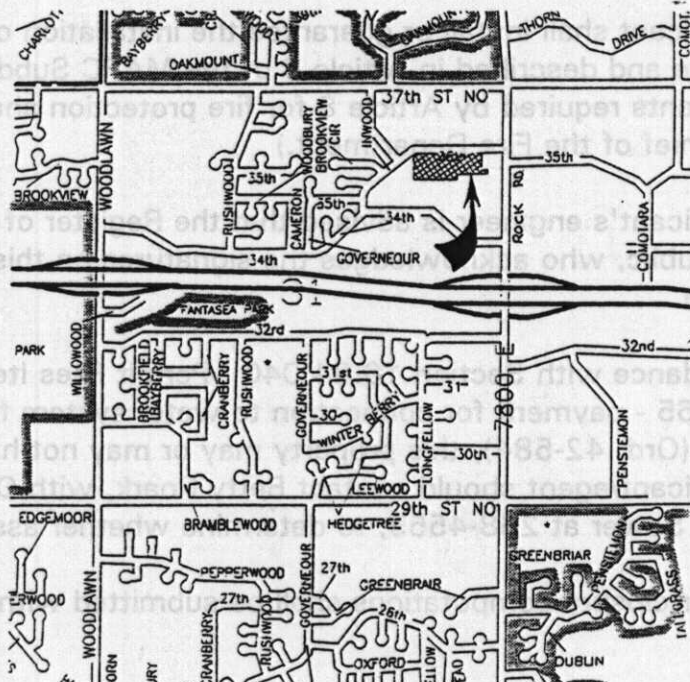
Residential:	
Office:	
Commercial:	2
Industrial:	—
Total:	2

**MINIMUM LOT AREA:**

**CURRENT ZONING:** "LC" (DP-195)

**PROPOSED ZONING:**

**VICINITY MAP:**



**FILE COPY**

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property. Such improvements may be done at the time of site development.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. On the final plat tracing, the face of the plat shall be revised to specifically allocate the two (2) access openings to 36th Street North such that 1-opening is specifically shown at Lot 1's frontage to this street, with 1-other opening allowed along Lot 2's frontage in the remaining area for such openings.
- E. The applicant is advised that DP-195 only indicates a 35-foot building setback to 36th Street North. However, a good portion of this lot appears to be encumbered by easements nearly 50-feet in width. If approved by City Engineering, the sanitary sewer easement may be shifted northward reducing the easement/setback in this area to less than 50-feet now being shown.
- F. On the final plat tracing, the plattor's text shall be revised to include wording noting that utilities may cross the wall and utility easements.
- G. On the final plat tracing, the MAPC signature block shall be amended to indicate John C. Frye as Chairman.
- H. The applicant is advised that if this plat is recorded in 1997, County Signatures (County Clerk, Register of Deeds, etc.) and dates will need to be changed accordingly.
- I. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- J. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- K. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- L. In accordance with Section 16.04.040 - Permit Fees Item 2a,b (Ord. 42-583) and Section 17.12.065 - payment for connection to water system for properties not included in benefit districts (Ord. 42-584), this property may or may not have been included in a benefit district. The applicant/agent should contact Betty Roark, with OCI at 268-4341 and Chuck Steven, Water & Sewer at 268-4555, to determine whether assessments are due.
- M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

- N. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- O. The final plat shall indicate the utility easements requested by K.G.& E. which are indicated on the enclosed "marked" copy of the plat.

12/23/96

Junction hole called - dropped  
request for E-W easement  
D.L.