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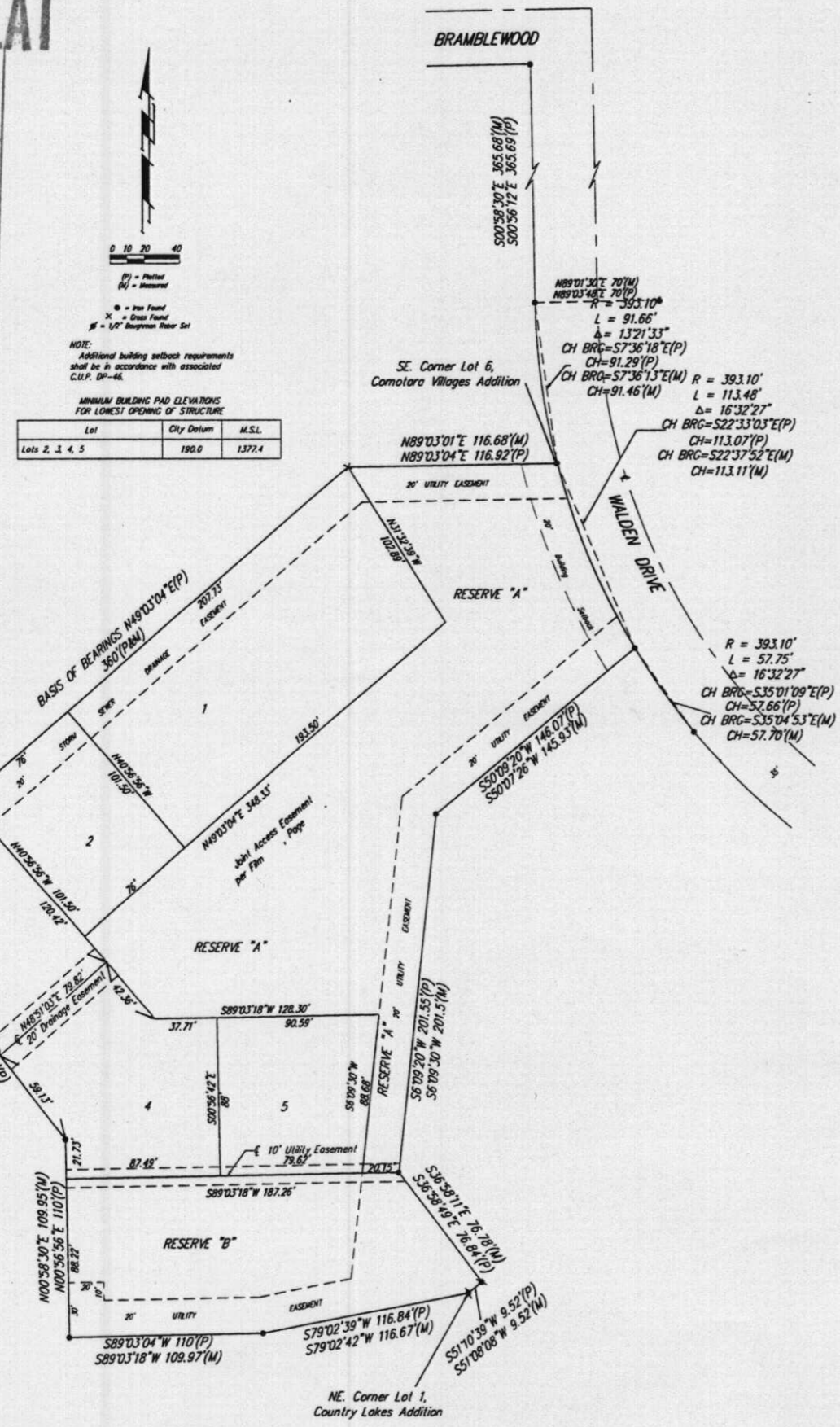
# COMOTARA VILLAGES 3RD ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

OFFICE COPY  
DO NOT REMOVE

FINAL PLAT

THIS PLAT APPROVED BY THE SUBDIVISION  
COMMITTEE ON 2-22-96 SUBJECT  
TO THE CONDITIONS OF APPROVAL OUTLINED  
IN OUR LETTER DATED 2-22-96



State of Kansas) SS We, Baughman Company, P.A., Surveyors in  
Sedgwick County) aforesaid County and State do hereby certify that we have surveyed  
and platted "COMOTARA VILLAGES 3RD ADDITION", Wichita Sedgwick County,  
Kansas, and that the accompanying plat is a true and correct exhibit  
of the property surveyed, described as and being a replat of Lot 1, Comotara  
Villages 2nd Addition, Wichita, Kansas.

All being situated in the SW1/4 of Sec. 6, Twp. 27-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).

Baughman Co., P.A.

Gregory F. Severns  
Surveyor

This plat of "COMOTARA VILLAGES 3RD  
ADDITION", Wichita Sedgwick County, Kansas has been submitted to  
and approved by the Wichita, Sedgwick County Metropolitan Area  
Planning Commission, Wichita, Kansas.  
Dated this \_\_\_ day of \_\_\_, 199\_\_  
Wichita-Sedgwick County Metropolitan Area Planning Commission

\_\_\_\_\_  
Susan Osborne-Howes  
Chair

\_\_\_\_\_  
Marvin S. Krout  
Secretary

Know all men by these presents that we,  
the undersigned, have caused the land in the surveyors certificate  
to be platted into Lots and Reserves to be known as "COMOTARA  
VILLAGES 3RD ADDITION", Wichita Sedgwick County, Kansas. The utility  
easements are hereby granted as indicated for the construction  
and maintenance of all public utilities. The drainage easement is  
hereby granted as indicated for drainage purposes. Reserve "A"  
is hereby reserved for parking and drives, open space, landscaping,  
berms, sidewalks, screening walls, trash enclosures, lighting, maintenance  
shed, postal boxes, gazebo, sidewalks, drainage purposes, and utilities  
as confined to easements. Reserve "B" is hereby reserved for  
drainage purposes, open space, sidewalks, gazebo, screen walls, and  
landscaping. Reserves "A" and "B" are to be owned and maintained  
by the Lot Owners Association for the addition. The minimum building  
pad elevation for lowest opening to the structure shall be as shown  
on the face of the plat.

This plat approved and all dedications  
shown hereon accepted by the City Council of the City of Wichita,  
Kansas, this \_\_\_ day of \_\_\_, 1996.

\_\_\_\_\_  
Bob Knight  
Mayor

\_\_\_\_\_  
Pat Burnett  
City Clerk

Circle C., L.P., a Kansas Limited Partnership

Entered on transfer record this \_\_\_ day  
of \_\_\_, 1996.

\_\_\_\_\_  
Charles R. Caro  
General Partner

\_\_\_\_\_  
Susan E. Crockett-Spoon  
County Clerk

State of Kansas) SS The foregoing instrument acknowledged before  
Sedgwick County) me, this \_\_\_ day of \_\_\_, 1996, by Charles R. Caro,  
general partner of Circle C., L.P., a Kansas Limited Partnership, on behalf  
of the partnership.

\_\_\_\_\_  
Notary Public

My App'l. Exp. \_\_\_\_\_

State of Kansas) SS This is to certify that this plat has been  
Sedgwick County) filed for record in the office of the Register of Deeds, this \_\_\_ day  
of \_\_\_, 1996, at \_\_\_ o'clock \_\_\_ M., and is duly  
recorded.

\_\_\_\_\_  
Pat Kellner  
Register of Deeds

\_\_\_\_\_  
Ed Resa  
Deputy

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

February 29, 1996

Baughman Company, P.A. S/D 96-2  
315 Ellis  
WICHITA, KS 67211

RE: S/D 96-2, Final Plat of COMOTARA VILLAGES 3RD ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 29, 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 February 22, 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 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: Alcon Development, Attn: Chuck Caro, 2400 N. Woodlawn, Wichita, KS 67220  
Mike Lindebak, City Engineer

(C)



February 22, 1996

METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
155 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1588  
(316) 268-4421  
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Baughman Company, P.A. S/D 96-2  
315 Ellis  
WICHITA, KS 67211

RE: S/D 96-2, Final Plat of COMOTARA VILLAGES 3RD ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 22, 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 any needed abandonment or relocation of existing sanitary sewer lines such as indicated on Lot 2.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted. Sufficient easements shall also be provided within Reserve A for any needed extensions of public water lines.
- C. It is recommended that the conditions for access such as maintenance, not encumbering the access, etc. be established by separate instrument and recorded as regards Reserve A's intended purpose.
- D. 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.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- G. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the

WICHITA, KANSAS

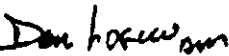
authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.

- H.* As this site is establishing minimum building elevations, both on-site and off-site benchmarks shall also be indicated on the final plat tracing.
- I.* 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.)
- J.* Service lines located outside of the easement are the applicant's responsibility for maintenance.
- 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.* The final plat tracing shall indicate the utility easements requested by K.G. & E. (Electric and Gas) which were indicated on a "marked" copy of the plat submitted to the applicant following review of the preliminary plat. The utilities had requested a ten (10) foot easement along the westerly line of the plat (Lots 3 and 4 and Reserves (A & B)). Applicant shall clarify utility easement intersection at back of Lots 4 and 5.
- 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.

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, February 29, 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: Alcon Development, Attn: Chuck Caro, 2400 N. Woodlawn, Wichita, KS 67220  
Mike Lindebak, City Engineer

February 29, 1996

STAFF REPORT

(Final Plat Approved 2/22/96, Preliminary Plat Approved 1/18/96)

CASE NUMBER: S/D 96-2 COMOTARA VILLAGE 3RD ADDITION

OWNER/APPLICANT: Alcon Development, Attn: Chuck Caro, 2400 N. Woodlawn, Wichita, KS 67220

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: East of Woodlawn and north of 21st Street North

SITE SIZE: 2.6 Acres

NUMBER OF LOTS

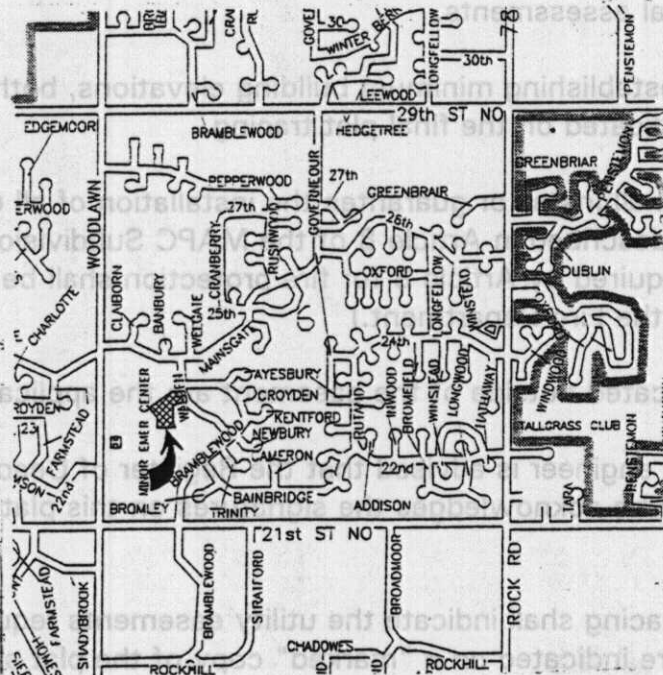
- Residential:
- Office: 5
- Commercial:
- Industrial:
- Total: 5

MINIMUM LOT AREA: 6,798 sq. ft.

CURRENT ZONING: "BB"

PROPOSED ZONING: Same

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall guarantee any needed abandonment or relocation of existing sanitary sewer lines such as indicated on Lot 2.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted. Sufficient easements shall also be provided within Reserve A for any needed extensions of public water lines.
- C. It is recommended that the conditions for access such as maintenance, not encumbering the access, etc. be established by separate instrument and recorded as regards Reserve A's intended purpose.
- D. 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.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- G. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- H. As this site is establishing minimum building elevations, both on-site and off-site benchmarks shall also be indicated on the final plat tracing.
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