

# SANITARY SEWER RELOCATION TO SERVE

## LOT 2, BLOCK 1

# COMOTARA POWER CENTER 2ND ADDITION

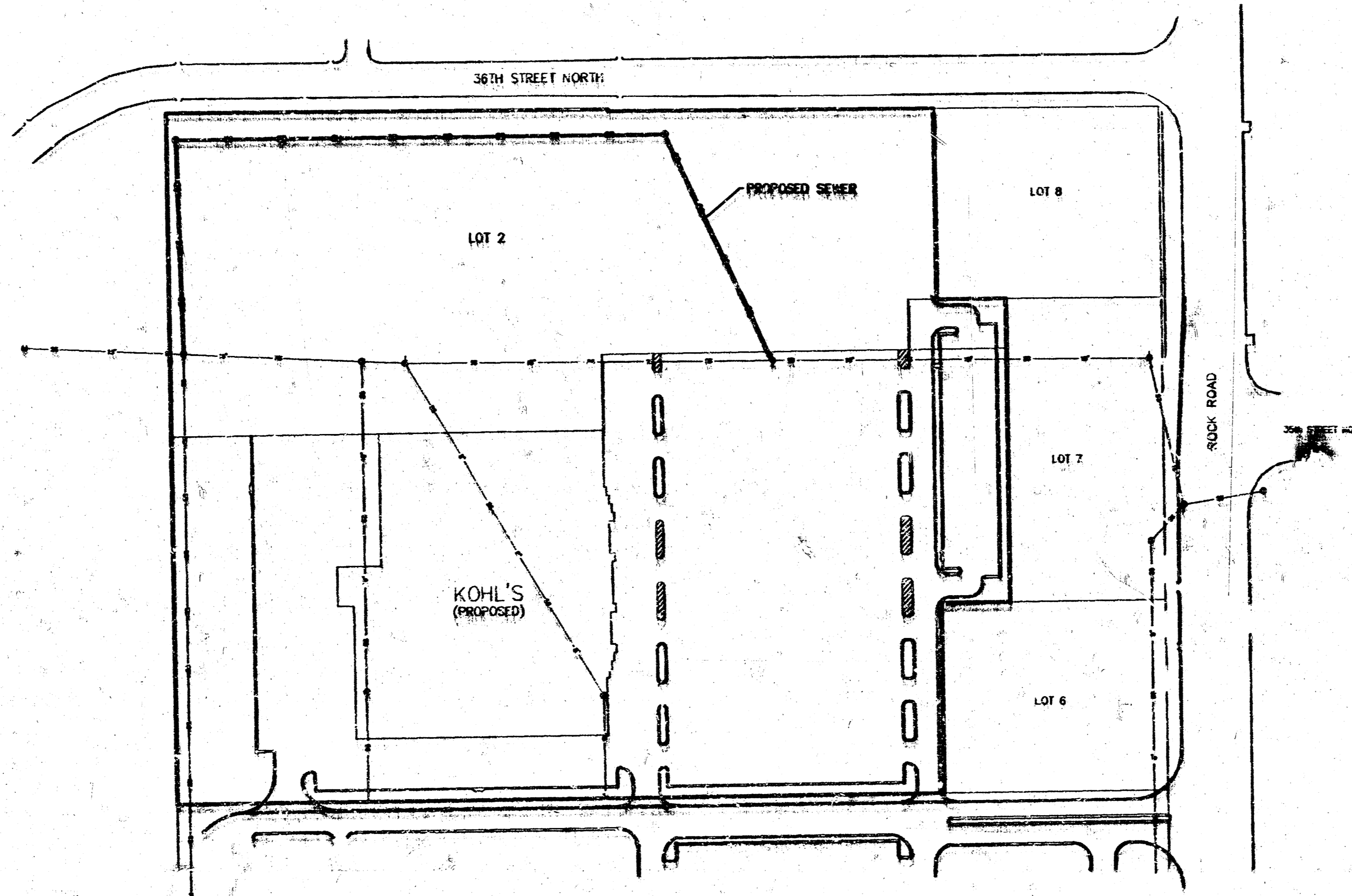
## LATERAL 51, MAIN 9, SANITARY SEWER NO. 23

### PROJECT NO. 468-82501

CITY OF WICHITA, KANSAS  
SEDGWICK COUNTY, KANSAS  
MICHAEL E. LINDEBAK, P.E., CITY ENGINEER  
INDEX CODE: 742411

#### GENERAL NOTES

1. THE TOPS OF INLETS AS NOTED ON THE PLANS MAY VARY SO AS TO MEET PROPOSED TOP OF CURB ELEVATIONS OR PAVED ELEVATIONS. THE FIELD ENGINEER SHALL VERIFY WITH RESPECT TO PROPOSED PAVING PLANS OF THE TREATMENT PLANTS.
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. 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 CHECK ALL UTILITIES AT POSSIBLE POINTS OF CONFLICT PRIOR TO ALL CONSTRUCTION.
5. CONTRACTOR WILL BE REQUIRED TO PROVIDE A MINIMUM ADVANCE NOTICE OF SEVEN (7) DAYS TO UTILITY COMPANIES PRIOR TO STARTING ANY EXCAVATION AS FOLLOWS:  
KANSAS ONE-CALL 1-800-344-7233
6. CONTRACTOR MUST NOTIFY THE FOLLOWING IN CASE OF AN EMERGENCY:  
CABLEVISION 263-2091  
KANSAS GAS & ELECTRIC 264-1144  
SOUTHWEST BELL TELEPHONE COMPANY 1-571-2811  
CITY OF WICHITA WATER DEPARTMENT 268-4208  
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 MISCELLANEOUS STRUCTURES 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 VIOLATE A KANSAS STATE BOARD OF AGRICULTURE PESTICIDE CONTROL ACT. CITY MATERIAL DEPOSITED IN WATERS OF THE UNITED STATES OR WETLANDS IS SUBJECT TO U.S. CORPS OF ENGINEERS FERRARIUS REGULATIONS. ANY MATERIAL STOCKPILED OR STOCKPILED BEYOND APPROVED CONSTRUCTION LIMITS WOULD REQUIRE ADDITIONAL ARCHAEOLOGICAL INVESTIGATIONS UNLESS BURIED IN A PREVIOUSLY APPROVED BURIAL LOCATION.
9. SITE RESTORATION AND PREPARATION SHALL BE SUBSIDIARY TO THE PROJECT.
10. COST OF EXCAVATION, HAULING AND DUMPING OF EXCESS EXCAVATION SHALL BE SUBSIDIARY TO THE PROJECT.
11. A PORTION OF EXCESS EXCAVATED MATERIAL SHALL BE MOUNDING AROUND MANHOLES WHICH EXCEED MORE THAN ONE (1) FOOT ABOVE THE EXISTING GROUND. SUCH MOUNDS SHALL BE CONSTRUCTED WITH A SIX (6) FOOT DIAMETER FLAT TOP WITH 4 TO 1 SIDE SLOPES DOWN TO THE ORIGINAL GROUND. THE ELEVATION OF THE FLAT TOP OF THE MOUND SHALL BE 0.4 FOOT BELOW THE TOP OF THE MANHOLE.
12. ALL STUBS AND PLUGGER PIPES SHALL BE LOCATED WITH GREEN PLASTIC TAPE IN THE SAME MANNER AS IRONS.
13. PRIOR TO LAYING SEWER LINES USING EXISTING MAINS OR MANHOLES, THE CONTRACTOR SHALL EXPOSE AND VERIFY THE ELEVATION, GRADE AND ALIGNMENT OF EXISTING AND NOTE THE EXISTENCE OF ANY DEVIATION FROM THE PLAN. WHERE CONNECTION TO AN EXISTING MANHOLE THAT DOES NOT HAVE AN EXISTING STUB OR THE STUB IS UNUSABLE DUE TO ELEVATION GRADE OR ALIGNMENT, THE CONTRACTOR SHALL RESHAPE THE EXISTING MANHOLE INVERT TO PROVIDE SMOOTH FLOW. THE COST OF RESHAPING EXISTING MANHOLE INVERTS IS INCIDENTAL TO THE PROJECT.
14. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED BACK TO ORIGINAL GROUND LINE, SEEDER AND MULCHED.
15. TREES AND SHRUBS IN PUBLIC RIGHT-OF-WAY WHICH ARE IN DIRECT CONFLICT WITH PROPOSED NEW CONSTRUCTION SHALL BE REMOVED BY THE CONTRACTOR WITH THE ENGINEER'S APPROVAL. TREES AND SHRUBS WHICH ARE NOT IN DIRECT CONFLICT WITH PROPOSED NEW CONSTRUCTION SHALL BE SAVED AND PROTECTED FROM DAMAGE.



**SANITARY SEWER LINE LOCATION MAP**  
NO SCALE

#### INDEX TO SHEETS:

1. TITLE SHEET
2. MANHOLE DETAILS
3. SANITARY SEWER PLAN
4. SANITARY SEWER PLAN & PROFILE
5. SANITARY SEWER PLAN & PROFILE
6. SANITARY SEWER PLAN & PROFILE
7. FINAL PLAT

#### BENCHMARKS

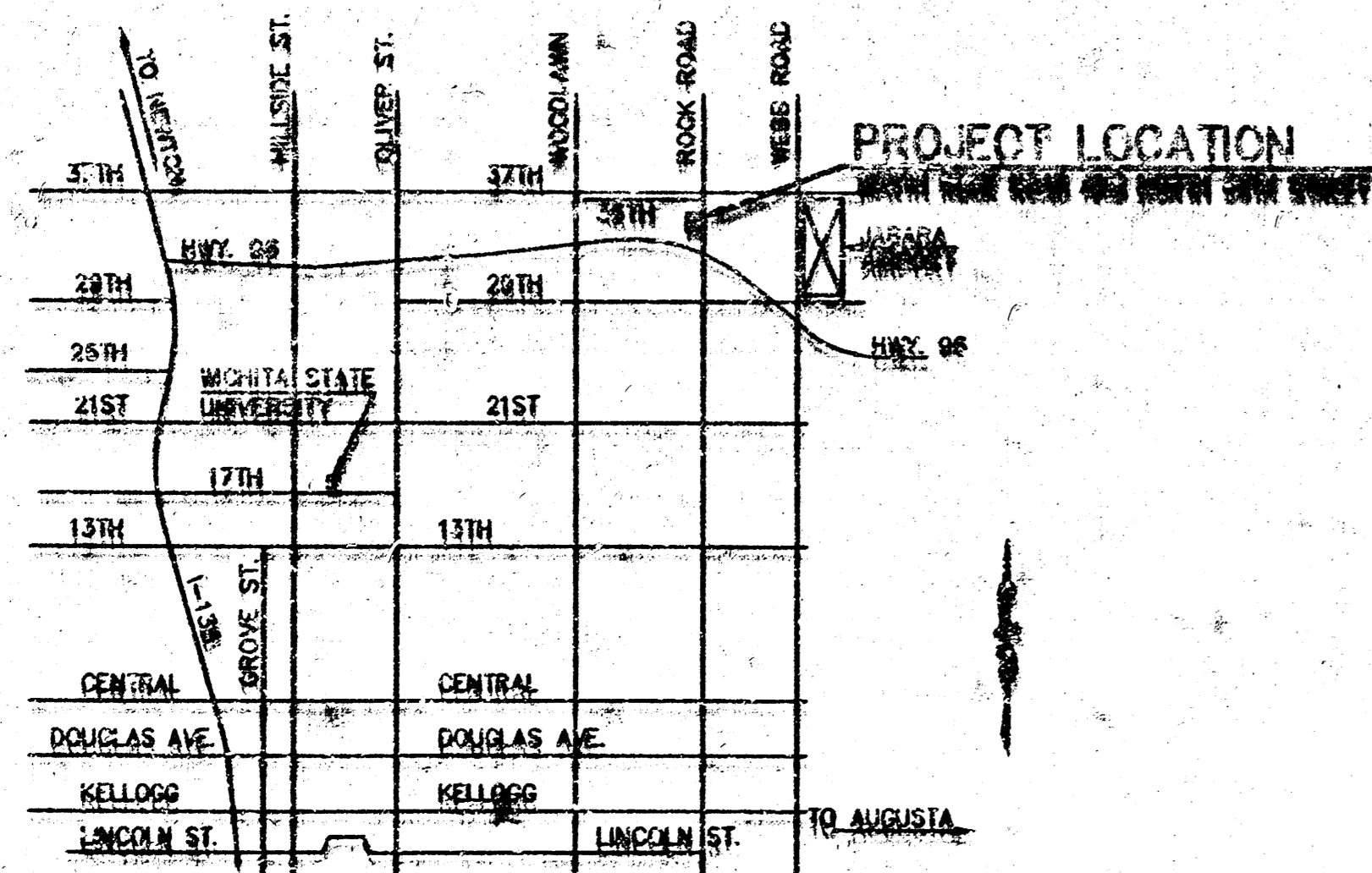
ALL ELEVATIONS SHOWN ARE IN CITY OF WICHITA DATUM. ADD 1187.4 TO ATTAIN U.S.C.S. DATUM.

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

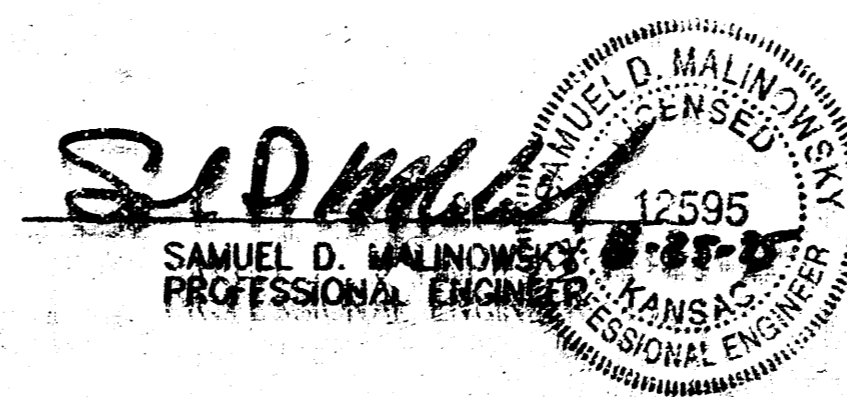
BENCHMARK #2: BRASS DISC CITY OF WICHITA #1 APPROX. 190' SOUTH OF 35TH STREET NORTH CENTERLINE AND 60' EAST OF ROCK ROAD CENTERLINE. ELEV=198.3

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

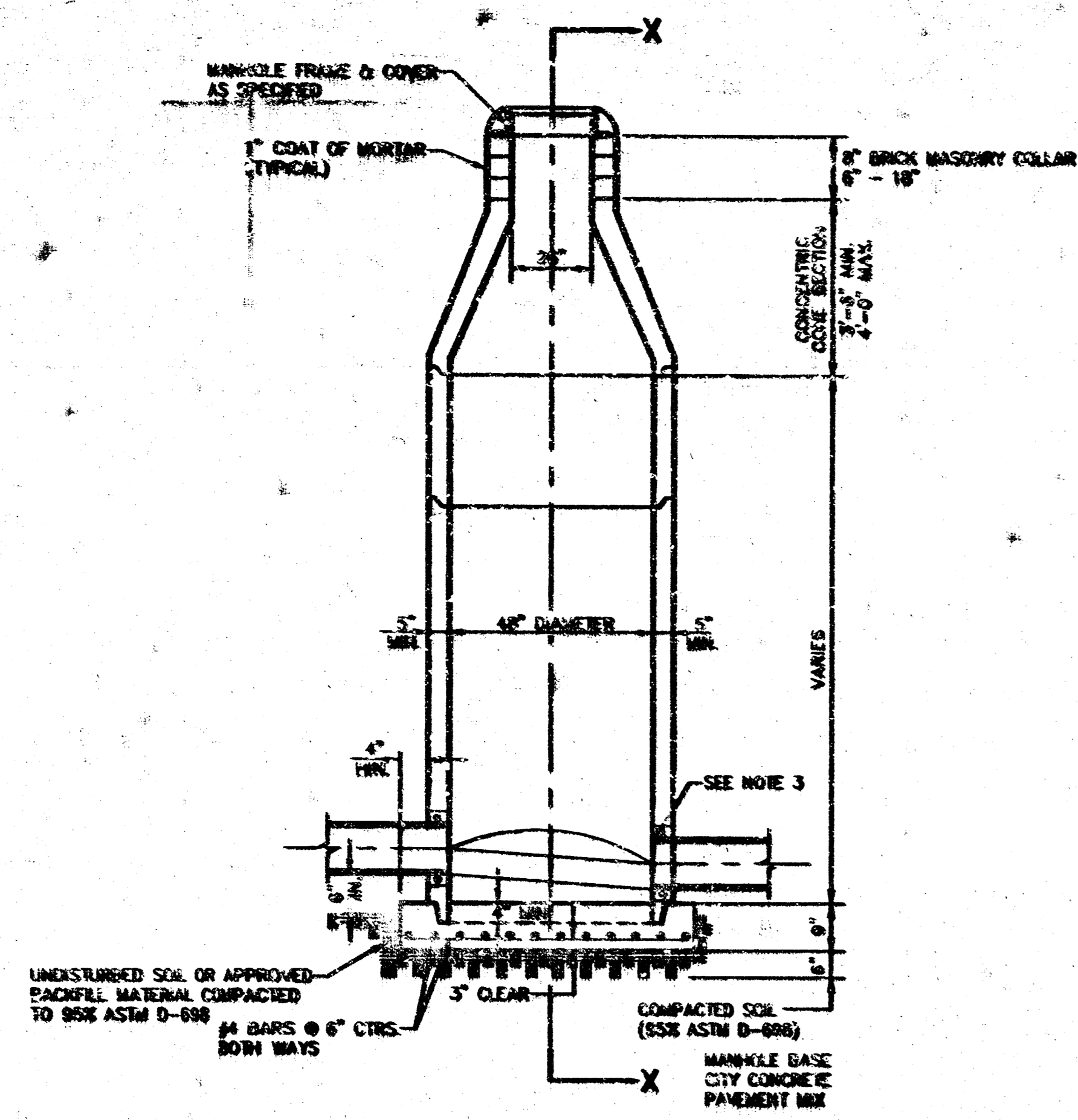
*Booked  
Per Plan  
1/2/96*



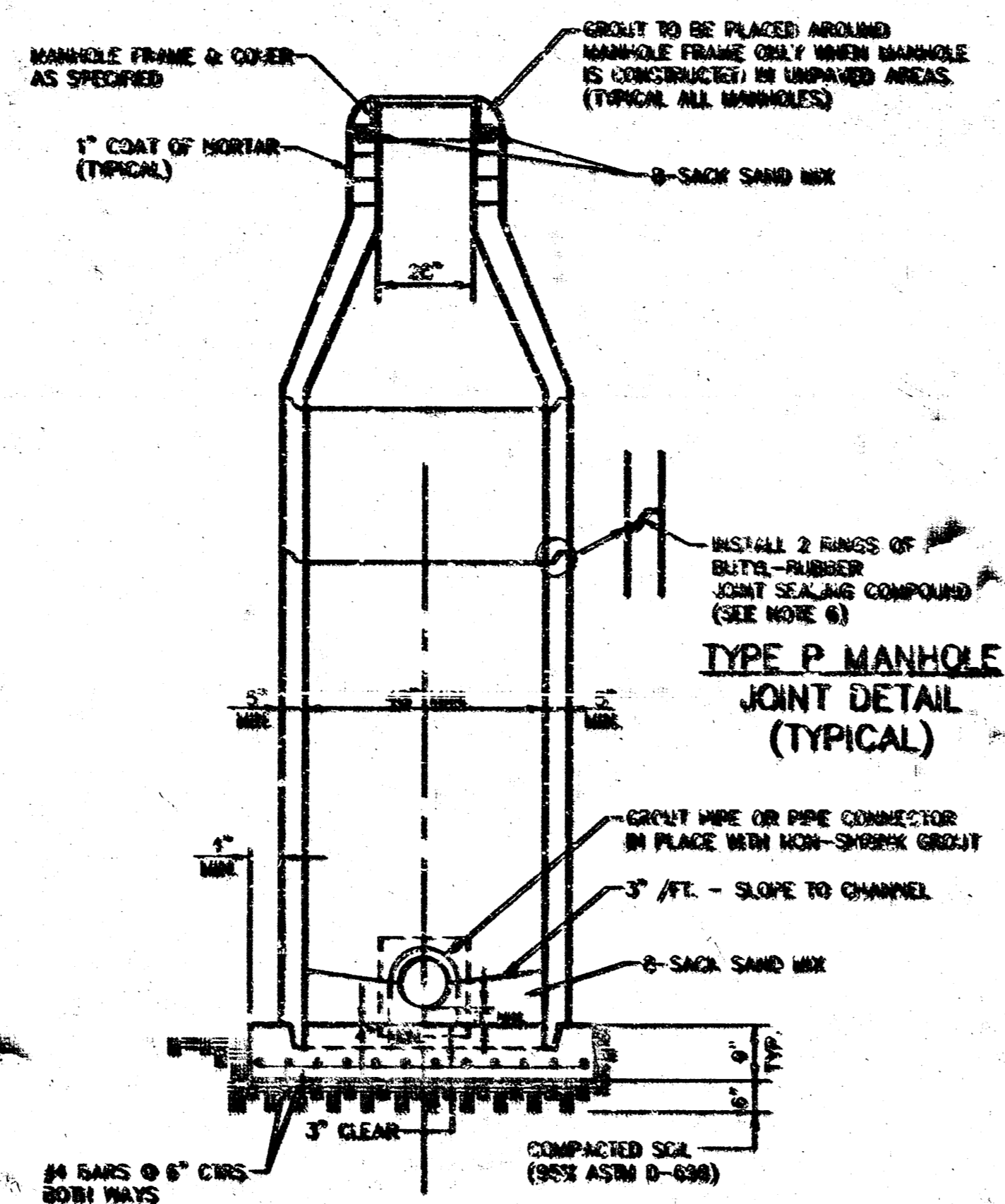
**VICINITY MAP**  
NOT TO SCALE



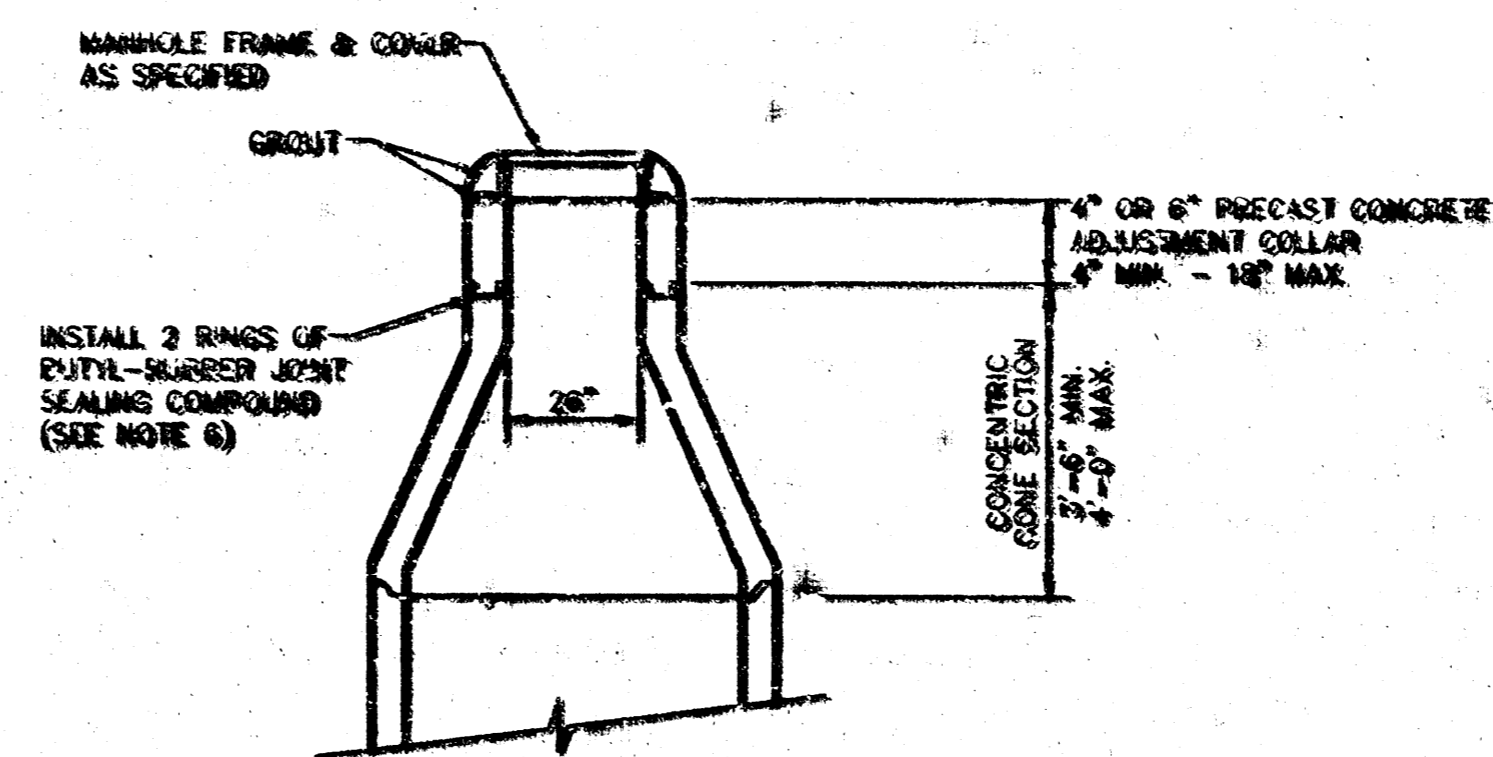
NO.	DATE	REVISION	BY
<b>TITLE SHEET</b>			
P.O. BOX 1304 2310 NORTH JACKSON WICHITA, KANSAS 67201 (913)762-5040 FAX 913-762-7744		<b>KAW VALLEY</b> <b>ENGINEERING, INC.</b> 122 N.W. 40TH ST. WICHITA, KS 67212 (913)762-5040 (913)762-7744	
PROJ. NO. 03-1710	DATE 8/25/95	DESIGNED BY SML	CHECKED BY SML
DRAWN BY SML	SCALE	CHECKED BY SML	DATE 11/10/95
SHEET 1 OF 7			



TYPE P STANDARD MANHOLE



SECTION X TYPICAL

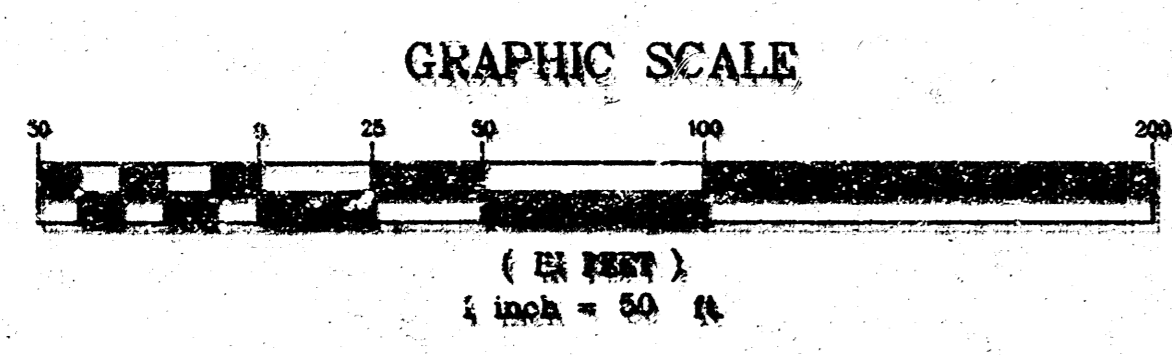
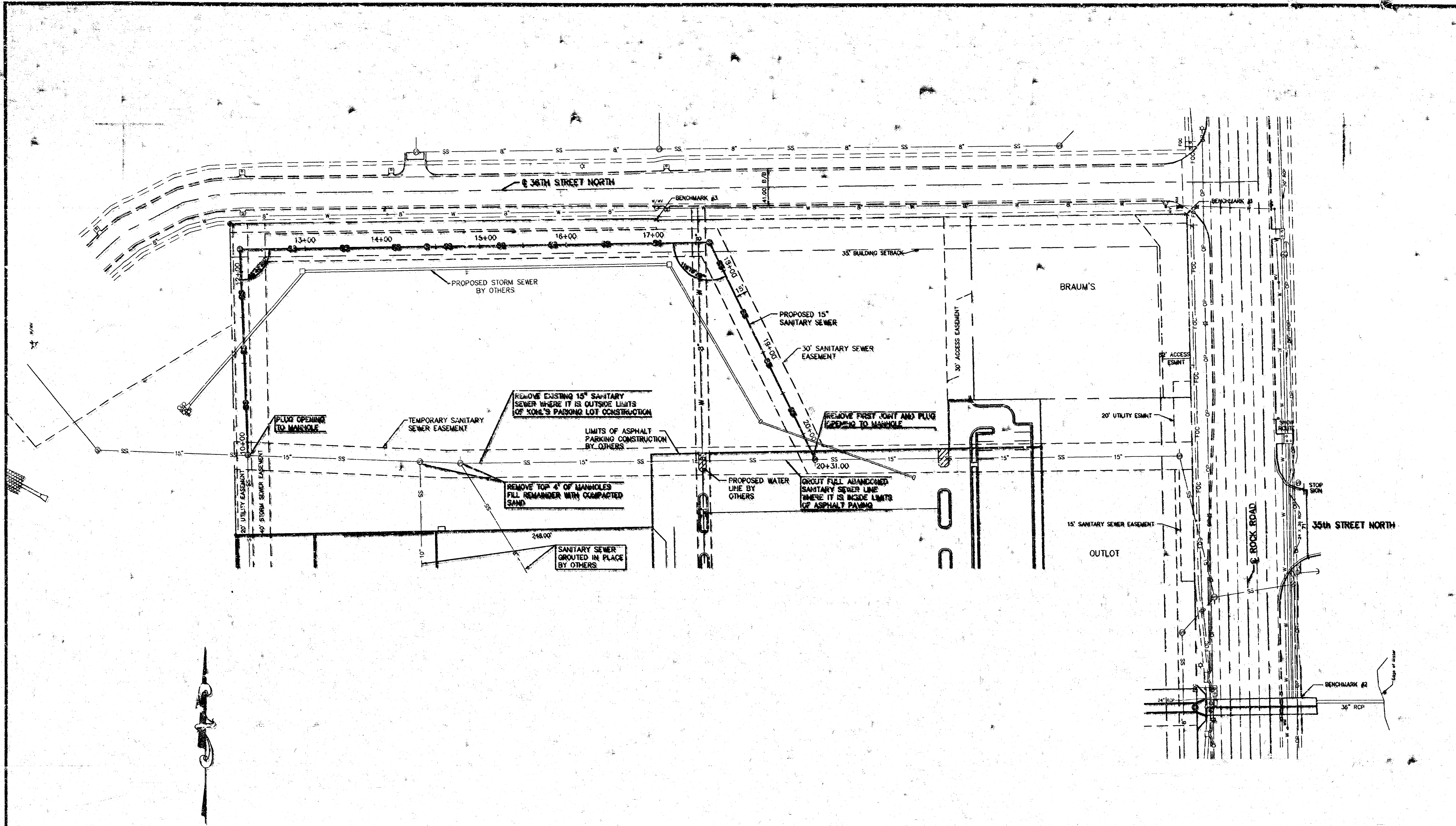


ALTERNATE CONSTRUCTION IN UNPAVED AREAS

GENERAL NOTES  
PRECAST MANHOLE NOTES

1. ALL PRECAST CONCRETE MANHOLE SECTIONS SHALL CONFORM TO THE LATEST REVISION OF A.S.T.M. C408 AS MODIFIED BY THE SPECIFICATIONS.
2. NON-SHRINK GROUT SHALL BE NON-METALLIC TYPE.
3. APPROVED FLEXIBLE WATERSTOP GASKETS SHALL BE INSTALLED TO JOIN THE SENDER TO THE MANHOLE WALL WHEN A.B.S. COMPOSITE PIPE OR P.V.C. PIPE IS USED. FOR OTHER TYPES OF PIPE THE SENDER SHALL BE GROUDED IN PLACE WITH NON-SHRINK GROUT. THE SENDER PIPE SHALL BE SURROUNDED WITH CONCRETE ENCASUREMENT A MINIMUM OF 3 FEET FROM THE MANHOLE WALL AND TO THE FIRST JOINT FOR P.V.C. SUCH THAT THE JOINT REMAINS EXPOSED.
4. ALL INSIDE SURFACES OF THE CONCRETE MANHOLE WHICH WOULD BE EXPOSED TO SENDER GAS SHALL BE COATED WITH 2 COATS RUBBER SERIES 80 IN-BLAD EPPOXIDE, ONE THICKNESS OF 8 MILS (MIN.)
5. EXTERIOR MANHOLE WALL SHALL BE COATED WITH 1 COAT MOHARMA 633 BITUMINOUS COATING.
6. JOINT SEALING COMPOUND SHALL BE MENT SEAL NO. 2 OR APPROVED EQUAL.
7. PRECAST MANHOLES SHALL BE SET AT LEAST 4 INCHES INTO THE MANHOLE BASE.
8. TOP OF MANHOLE FLOOR SLAB SHALL BE AT LEAST 3 INCHES BELOW THE FLOW LINE OF THE OUTLET PIPE TO INSURE SUFFICIENT UPSTREAM THICKNESS OF SHARED INVERT.
9. LIFTING HOLES SHALL BE 7" LEB WITH NON-SHRINK GROUT AND THE INTERIOR SURFACE COATED AS SPECIFIED.
10. MORTAR USED IN MASONRY CONSTRUCTION SHALL CONTAIN 8 SACKS OF CEMENT PER CYSD YARD. CONCRETE USED IN MANHOLE BASES SHALL CONFORM TO THE REQUIREMENTS OF CONCRETE FOR CONCRETE PAVEMENTS AS SPECIFIED IN THE CITY STANDARD PAVING SPECIFICATIONS USING CITY CONCRETE PAVEMENT MIX WITHOUT AIR EXTRACTING AD MIXTURE. MORTAR SHALL BE PLACED AROUND THE MANHOLE RING AS SHOWN ON THE DRAWINGS WHEN MANHOLES ARE CONSTRUCTED IN UNPAVED AREAS. MANHOLES CONSTRUCTED UNDER PIPE SIZES ARE SMALLER THAN 24 INCHES SHALL HAVE AN INSIDE DIAMETER OF 4 FEET. MANHOLES CONSTRUCTED UNDER PIPE SIZES ARE 24 INCHES OR LARGER SHALL HAVE AN INSIDE DIAMETER OF 5 FEET. COMPLETED MANHOLE SHALL BE WATERTIGHT AND WATER TIGHT.
11. REINFORCING STEEL SHALL BE INSTALLED IN THE MANHOLE BASES AND SHALL CONSIST OF NO. 4 BARS PLACED ON 6" DIA CENTERS IN BOTH DIRECTIONS. THE MANHOLE BASE REINFORCEMENT SHALL BE PLACED AT LEAST 3 INCHES ABOVE THE BOTTOM OF THE MANHOLE BASE.
12. 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 GROUTING 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 NON-SHRINK 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. FLOORS OF MANHOLE SHALL BE MODIFIED TO FORM NEW FLOW CHANNEL FOR THE NEW CONNECTION AS INDICATED BY THE DRAWING.
13. 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 TOP MANHOLES. FLOW CHANNELS FOR INSIDE TOP MANHOLES SHALL BE CONSTRUCTED AS INDICATED BY THE DRAWINGS. 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 BOUNDED TO NEAR 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.
14. 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.
15. 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.
16. THE VERTICAL FREE FALL DROP INSIDE MANHOLES SHALL NOT EXCEED 2 FEET. THE CRIMBS OF INFLOWING PIPES SHALL NEVER BE SET LOWER THAN THE CROWN OF THE OUTFLOWING PIPE.
17. A BRICK MASONRY COLLAR SHALL BE INSTALLED BETWEEN THE CAST IRON FRAME AND THE CONCRETE BASE. THE COLLAR WALL HAVE 6" WALLS AND A VERTICAL HEIGHT OF 6 INCHES MINIMUM AND 18 INCHES MAXIMUM. A 1" COAT OF MORTAR WILL BE PLASTERED ON THE OUTSIDE OF THE COLLAR.
18. MANHOLE RING NOT IN PAVED AREAS ARE TO BE 0.4' ABOVE FINISHED GROUND.

NO.	DATE	REVISION	BY
<b>DETAILS</b>			
P.O. BOX 1304 2310 WOODWAY ANCHORAGE, ALASKA 99501 (907) 262-5640 FAX 907-262-7741		<b>RAW VALLEY</b> <b>ENGINEERING, INC.</b>	
100 BLUE BERRYWAY ANCHORAGE, ALASKA 99503 (907) 262-5640 FAX 907-262-7741		PROJ. NO. 95-1713 DATE 8/25/95 DESIGNER SDM DRAWN BY CJK CHECKED BY SDM IN CHARGE TMOBET SHEET 2 OF 7	



ALL ELEVATIONS SHOWN ARE IN CITY OF WICHITA DATUM. ADD 1187.4 TO ATTAIN U.S.G.S. DATUM.

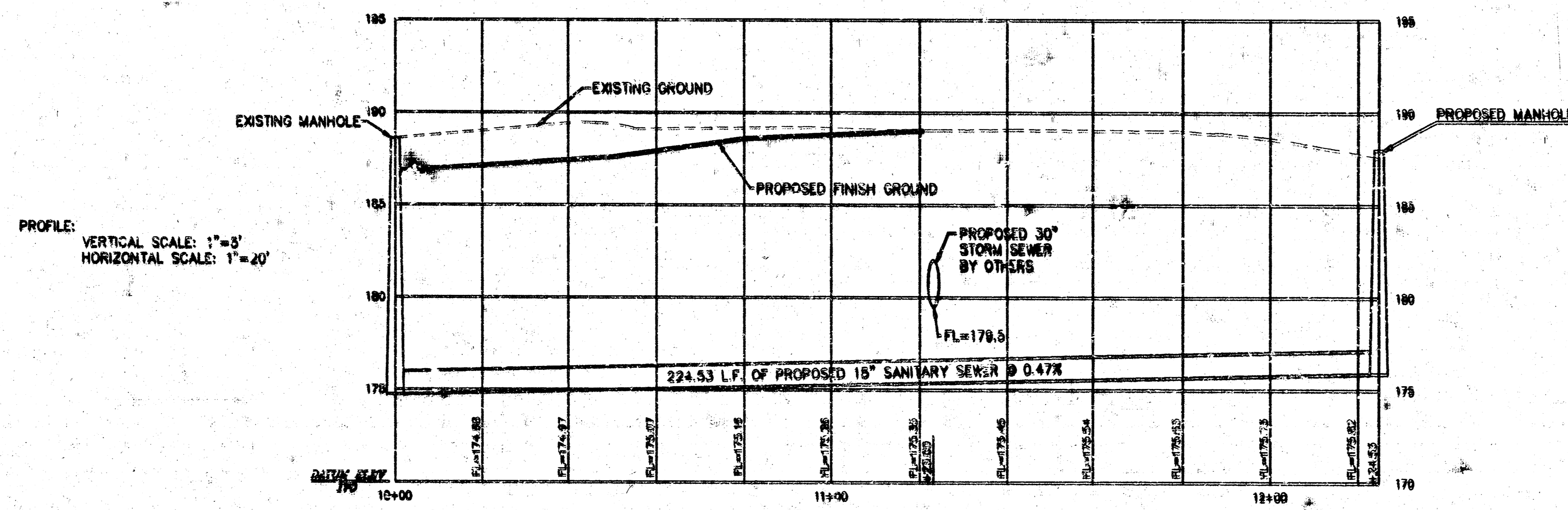
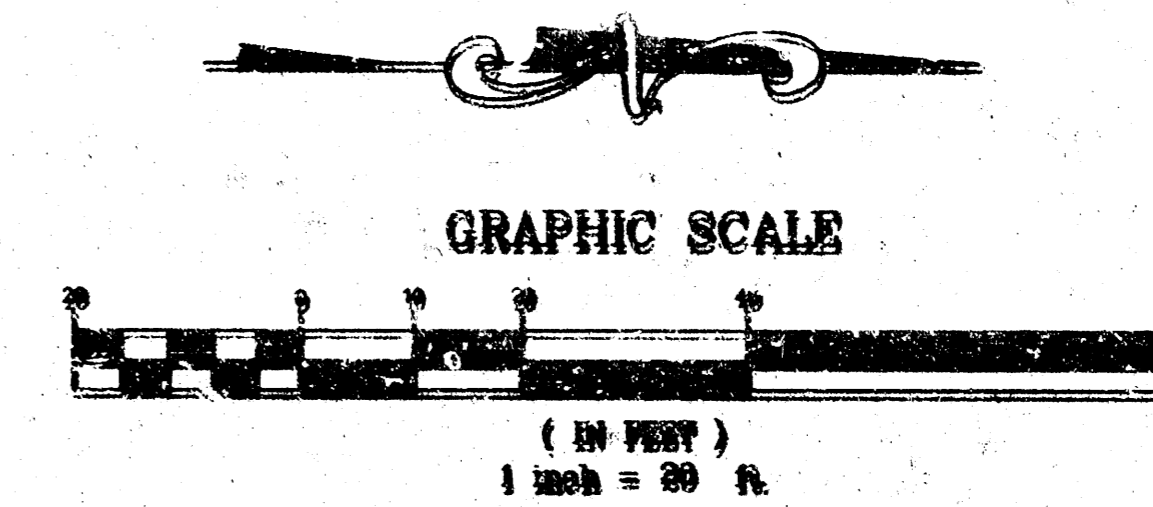
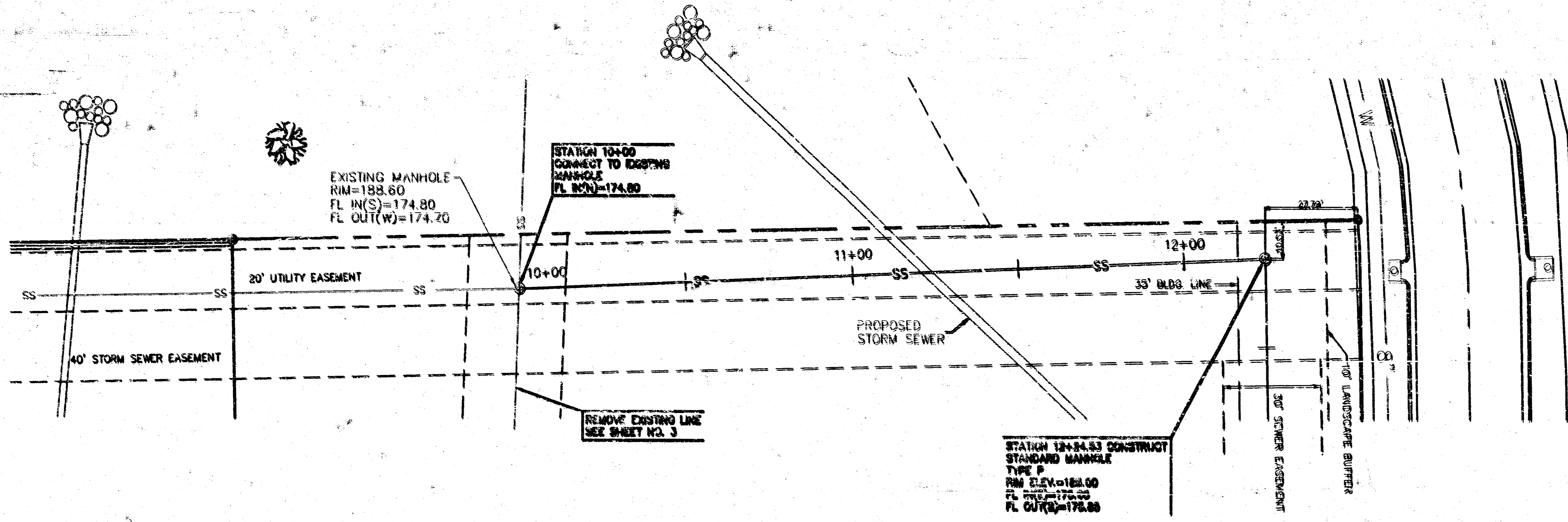
BENCHMARK #1: CHISELED "X" IN SIDEWALK AT THE NORTHEAST CORNER OF LOT B, BLOCK 1, COMOTARA POWER CENTER 2ND ADDITION, AN ADDITION TO WICHITA, SEDWICK COUNTY, KANSAS. ELEV=200.27

BENCHMARK #2: BRASS DISC CITY OF WICHITA #1 APPROX. 190' SOUTH OF 35TH STREET NORTH CENTERLINE AND 80' EAST OF ROCK ROAD CENTERLINE. ELEV=198.3

BENCHMARK #3: CHISELED "X" IN SIDEWALK APPROX. 810 FEET WEST OF THE NORTHEAST CORNER OF LOT B, BLOCK 1, COMOTARA POWER CENTER 2ND ADDITION, AN ADDITION TO WICHITA, SEDWICK COUNTY, KANSAS. ELEV=192.65

1. 18-25-95 AS PER CITY OF WICHITA COMMENTS		JK
NO.	DATE	BY
<b>SANITARY SEWER RELOCATION</b>		
PROJ. NO. 95-1710		DATE 8/25/95
P.O. BOX 1304 2319 NORTH JACKSON JUNCTION CITY, KANSAS (913)782-5040 FAX 913-782-7744		DESIGNER STAM DRAWN BY JWC CHECKED BY SOM DATE 1710STI
<b>KAW VALLEY ENGINEERING, INC.</b>		122 N.W. PARKWAY MORRISVILLE, NC 27560 (919)857-8033 901A JAMES ROAD LYNN, KANSAS (913)884-5890
SHEET 3 OF 7		

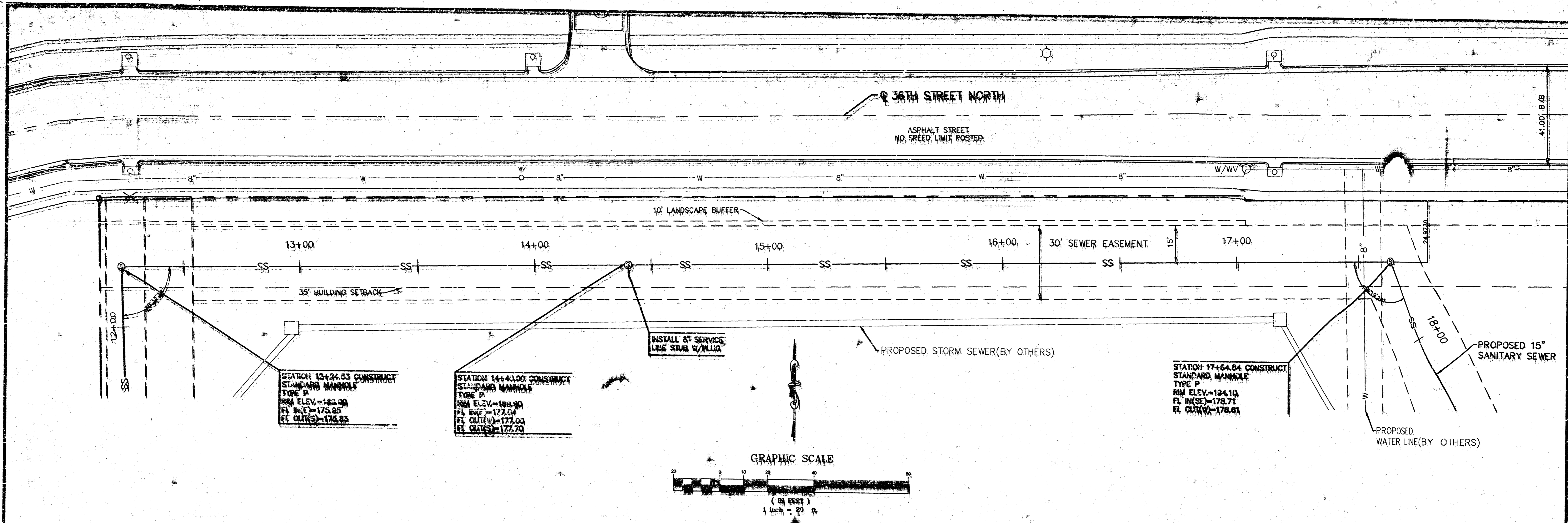
C:\1720\1710STI Thu Aug 24 14:01:14 1995 JERRY



PROFILE FOR SANITARY SEWER RELOCATION  
(STATION 10+00 TO 12+24.53)

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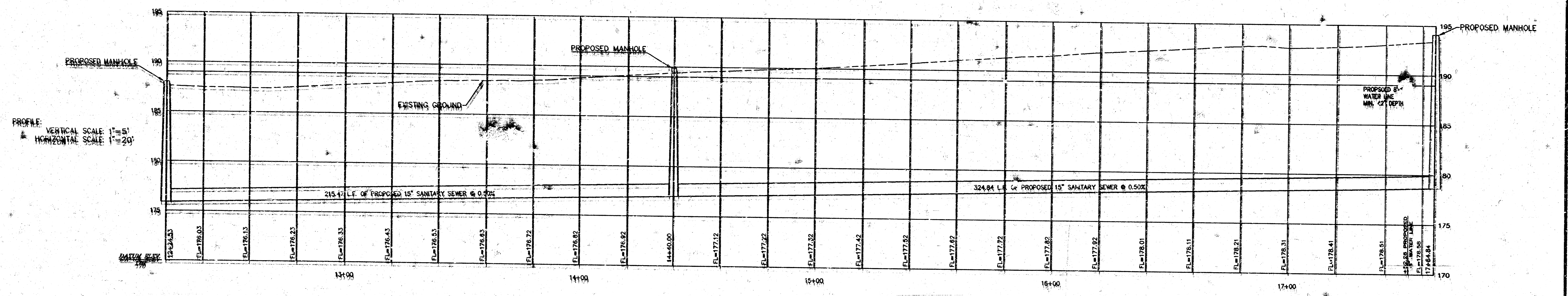
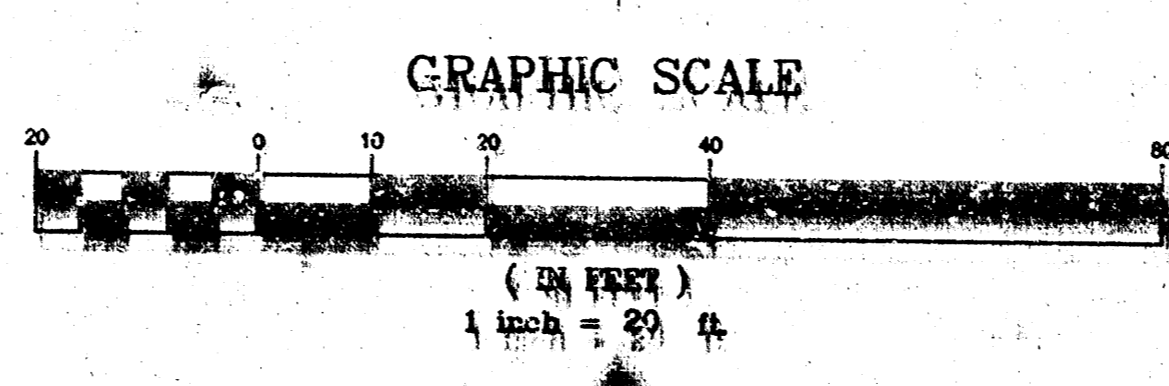
NO.	DATE	REVISION	BY
<b>SANITARY SEWER RELOCATION</b>			
P.O. BOX 1304 2314 NORTH JACKSON LAWRENCE, KS 66044 (913) 742-5840 FAX 913-762-7744		<b>KAW VALLEY ENGINEERING, INC.</b>	
122 N.W. RAINBOW WYANDOTE, MISSOURI (816) 863-1111 (816) 863-1112		PROJ. NO. 95-1710 DATE 8/23/95 DESIGNED BY SM DRAWN BY SM CHECKED BY SM IN CHARGE BY SM DATE 8/23/95 SHEET 4 OF 7	



STATION 12+24.53 CONSTRUCT  
STANDARD MANHOLE  
TYPE P  
RIM ELEV.=183.00  
FL IN(E)=173.95  
FL OUT(S)=176.95

STATION 14+40.00 CONSTRUCT  
STANDARD MANHOLE  
TYPE P  
RIM ELEV.=183.00  
FL IN(E)=177.04  
FL OUT(S)=177.00  
FL OUT(S)=177.20

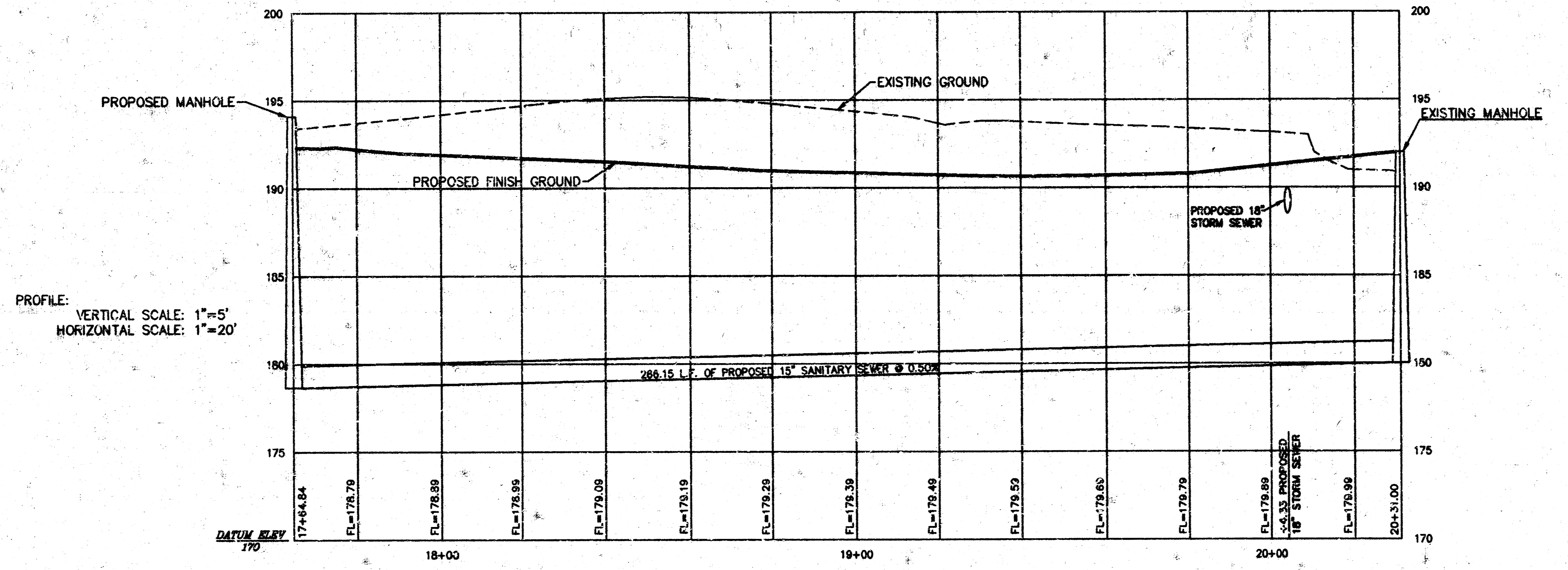
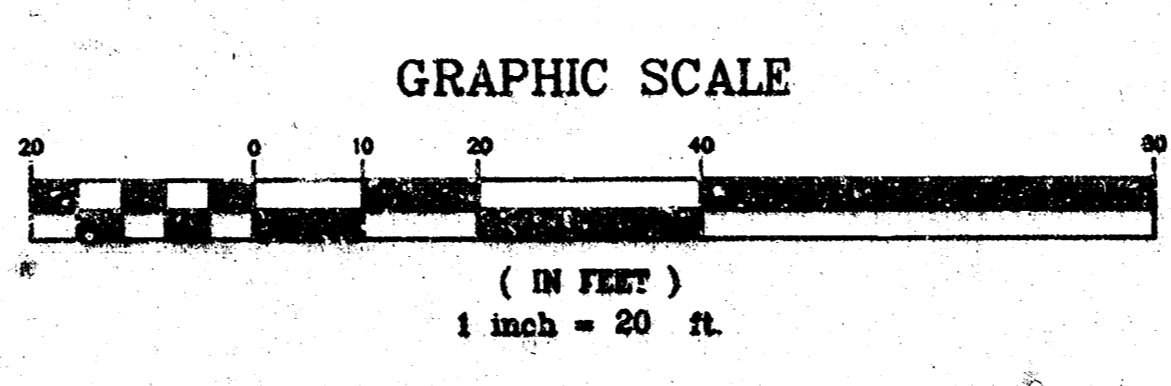
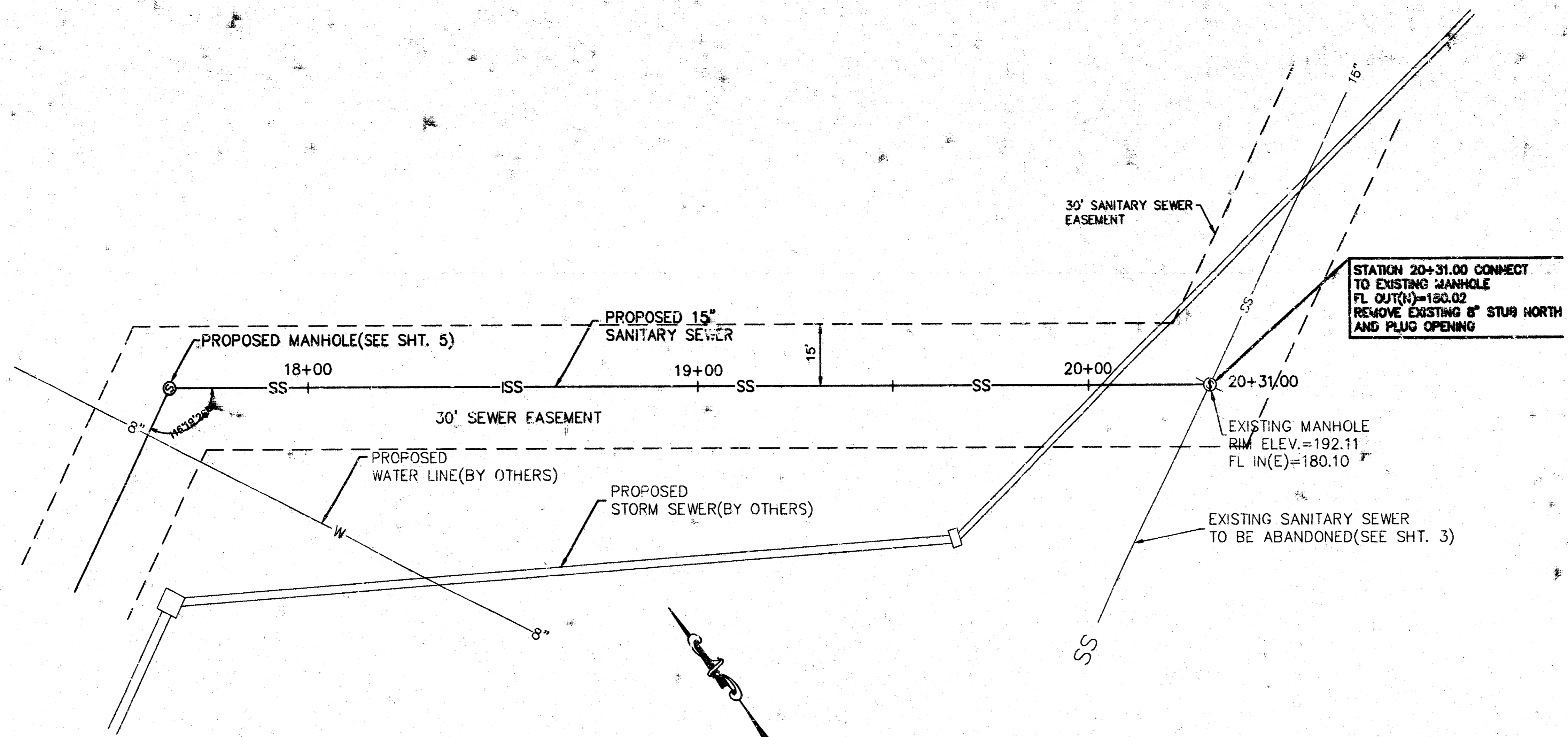
STATION 17+64.84 CONSTRUCT  
STANDARD MANHOLE  
TYPE P  
RIM ELEV.=184.10  
FL IN(SE)=178.71  
FL OUT(W)=178.61



PROFILE FOR SANITARY SEWER RELOCATION  
(STATION 12+24.53 TO 17+64.84)

2:17:10/17:08/02 14: 20: 11 1985 JERRY

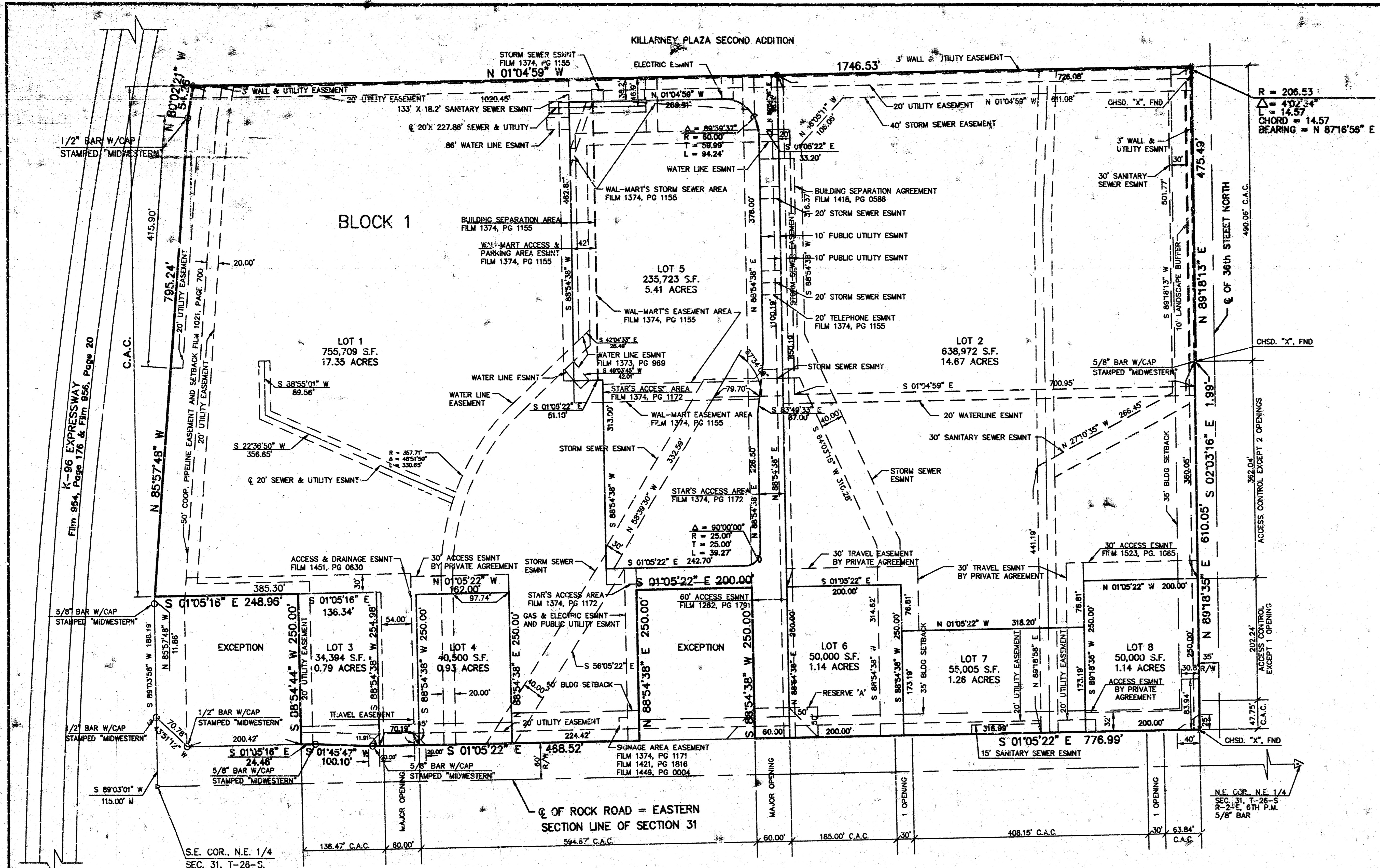
1	8-25-95	AS PER CITY OF WICHITA COMMENTS	JK
NO.	DATE	REVISION	BY
<b>SANITARY SEWER RELOCATION</b>			
P.O. BOX 1304 2310 NORTH JACKSON ANNAPOLIS CITY, KANSAS (816) 762-5040 FAX 816-762-7741	<b>KAW VALLEY ENGINEERING, INC.</b>	192 N.W. PARKWAY WINDING MEADOW ANNAPOLIS, MISSOURI DESIGNER DRAWN BY CHECKED BY DATE	PROJ. NO. 95-1710 DATE 8/25/95 DESIGNER SDK DRAWN BY JOK CHECKED BY SDK DATE 1710SAN2 SHEET 5 OF 7



**PROFILE FOR SANITARY SEWER RELOCATION (STATION 17+64.84 TO 20+31.00)**

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18-25-95 AS PER CITY OF WICHITA COMMENTS		JK
NO.	DATE	BY
<b>SANITARY SEWER RELOCATION</b>		
P.O. BOX 1304 2319 NORTH JACKSON JUNCTION CITY, KANSAS (913) 782-5040 FAX 913-782-7744		122 N.W. PARKWAY WICHITA, KANSAS 67102 (913) 867-0033 8071 ALLEN ROAD LORENZA, KANSAS 67518 (913) 869-3188
<b>KAW VALLEY ENGINEERING, INC.</b>		PROJ. NO. 95-1710 DATE 8/25/95 DESIGNER SOM DRAWN BY JCK CHECKED BY SOM CITY 1710SAN3 SHEET 6 OF 7



I, LEON D. OSBOURN, 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 SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 28 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°03'56" W A DISTANCE OF 158.19 FEET;

THENCE CONTINUING ON SAID NORTH RIGHT-OF-WAY LINE N 85°57'48" W A DISTANCE OF 11.88 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°52'21" 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 6TH 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°18'13" E A DISTANCE OF 475.49 FEET;

THENCE S 02°03'18" 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 89°54'44" 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°45'47" W 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 89°03'01" W A DISTANCE OF 115.00 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 REPLATTED 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. OSBOURN, 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 WALL EASEMENT 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 DELICATED 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. NESSITT, PARTNER  
DIRECTOR OF DEVELOPMENT

DATE SIGNED: \_\_\_\_\_ 19\_\_

STAR PROPERTIES, LLC  
MICHAEL G. COEBEL, MANAGING PARTNER

DATE SIGNED: \_\_\_\_\_ 19\_\_

PROSPERITY ENTERPRISES, LLC  
WAYNE WONG, MEMBER

DATE SIGNED: \_\_\_\_\_ 19\_\_

BOX DEVELOPMENT, LLC  
THOMAS W. BOYD, 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.

\_\_\_\_\_  
JAYE ANN BUEHLER  
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: \_\_\_\_\_

NOTARY CERTIFICATE  
STATE OF OKLAHOMA  
COUNTY OF OKLAHOMA  
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

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

**LEGEND**

A SECTION CORNER FOUND

B MONUMENT SET, 2" I.D. PIPE FILLED W/CONCRETE W/ALUMINUM SURVEY CAP STAMPED "KAW VALLEY ENGINEERING"

C MONUMENT FOUND

C.A.C. COMPLETE ACCESS CONTROL

**NOTES:**

1. ALL SETBACK REQUIREMENTS SHALL BE IN CONFORMANCE WITH COMMERCIAL COMMUNITY UNIT PLAN 02-183 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 8 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 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 100 ft.

**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 \_\_\_\_\_ DAY OF \_\_\_\_\_ 19\_\_

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 \_\_\_\_\_ DAY OF \_\_\_\_\_ 19\_\_

BOB KIGHT \_\_\_\_\_ MAYOR

PAT BURNETT \_\_\_\_\_ CITY CLERK

ENTERED ON TRANSFER RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1995.

SUSAN E. CROAKETT-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 \_\_\_\_\_ A.M.-P.M. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 19\_\_

PAT KETTLER \_\_\_\_\_ REGISTER OF DEEDS

ED RESA \_\_\_\_\_ DEPUTY

**NOTARY CERTIFICATE**

STATE OF KANSAS  
COUNTY OF SEDGWICK

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_ BY \_\_\_\_\_ AS PRESIDENT OF STAR PROPERTIES LLC.

\_\_\_\_\_  
JENNIFER L. STEPHENS  
NOTARY PUBLIC

**NOTARY CERTIFICATE**

STATE OF ARIZONA  
COUNTY OF PIMA

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

**NOTARY CERTIFICATE**

STATE OF KANSAS  
COUNTY OF SEDGWICK

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_ BY \_\_\_\_\_ AS PRESIDENT OF STAR PROPERTIES LLC.

\_\_\_\_\_  
JENNIFER L. STEPHENS  
NOTARY PUBLIC

**NOTARY CERTIFICATE**

STATE OF OKLAHOMA  
COUNTY OF OKLAHOMA

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

**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.

\_\_\_\_\_  
TERESA J. ROUSHKOLB  
NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

**NOTARY CERTIFICATE**

STATE OF KANSAS  
COUNTY OF SEDGWICK

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_ BY \_\_\_\_\_ AS PRESIDENT OF STAR PROPERTIES LLC.

\_\_\_\_\_  
JENNIFER L. STEPHENS  
NOTARY PUBLIC

**NOTARY CERTIFICATE**

STATE OF ARIZONA  
COUNTY OF PIMA

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\_\_\_\_\_  
JOHN SCOTT GREAR  
NOTARY PUBLIC

**NOTARY CERTIFICATE**

STATE OF KANSAS  
COUNTY OF SEDGWICK

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_ BY \_\_\_\_\_ AS PRESIDENT OF STAR PROPERTIES LLC.

\_\_\_\_\_  
JENNIFER L. STEPHENS  
NOTARY PUBLIC

**NOTARY CERTIFICATE**

STATE OF OKLAHOMA  
COUNTY OF OKLAHOMA

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