

GENERAL NOTES

- ALL CONCRETE SHALL BE STANDARD PAVING MIX--UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING 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.
- 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.
- 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 316-263-2061
 KANSAS GAS & ELECTRIC 316-264-1141
 SOUTHWEST BELL TELEPHONE COMPANY 316-571-2611
 CITY OF WICHITA WATER DEPARTMENT 316-268-4928
 CITY OF WICHITA SEWER MAINTENANCE 316-268-4071
 FARMLAND PIPE LINE 316-755-1401
- UNLESS SHOWN OR STATED OTHERWISE ON THESE DRAWINGS, MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF WICHITA SPECIFICATIONS.
- 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 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.
- SITE RESTORATION AND PREPARATION SHALL BE SUBSIDIARY TO THE PROJECT.
- COST OF EXCAVATION, HAULING AND DUMPING OF EXCESS EXCAVATION SHALL BE SUBSIDIARY TO THE PROJECT.
- A PORTION OF EXCESS EXCAVATED MATERIAL SHALL BE MOUNDING AROUND MANHOLES WHICH EXTEND 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.
- ALL STUBS AND PLUGGED PIPES SHALL BE LOCATED WITH GREEN PLASTIC TAPE IN THE SAME MANNER AS RISERS.
- PRIOR TO LAYING SEWER LINES USING EXISTING MAINS OR MANHOLES, THE CONTRACTOR SHALL EXPOSE AND VERIFY THE ELEVATION, GRADE AND ALIGNMENT OF EXISTING AND NOTIFY THE ENGINEER OF ANY DEVIATION FROM THE PLAN. WHERE CONNECTION TO AN EXISTING MANHOLE THAT DOES NOT HAVE AN EXISTING STUB OR THE STUB IS UNSUITABLE 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.
- ALL UNPAVED AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED BACK TO ORIGINAL GROUND LINE, SEEDED AND MULCHED.
- 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 EXTENSION
TO SERVE**

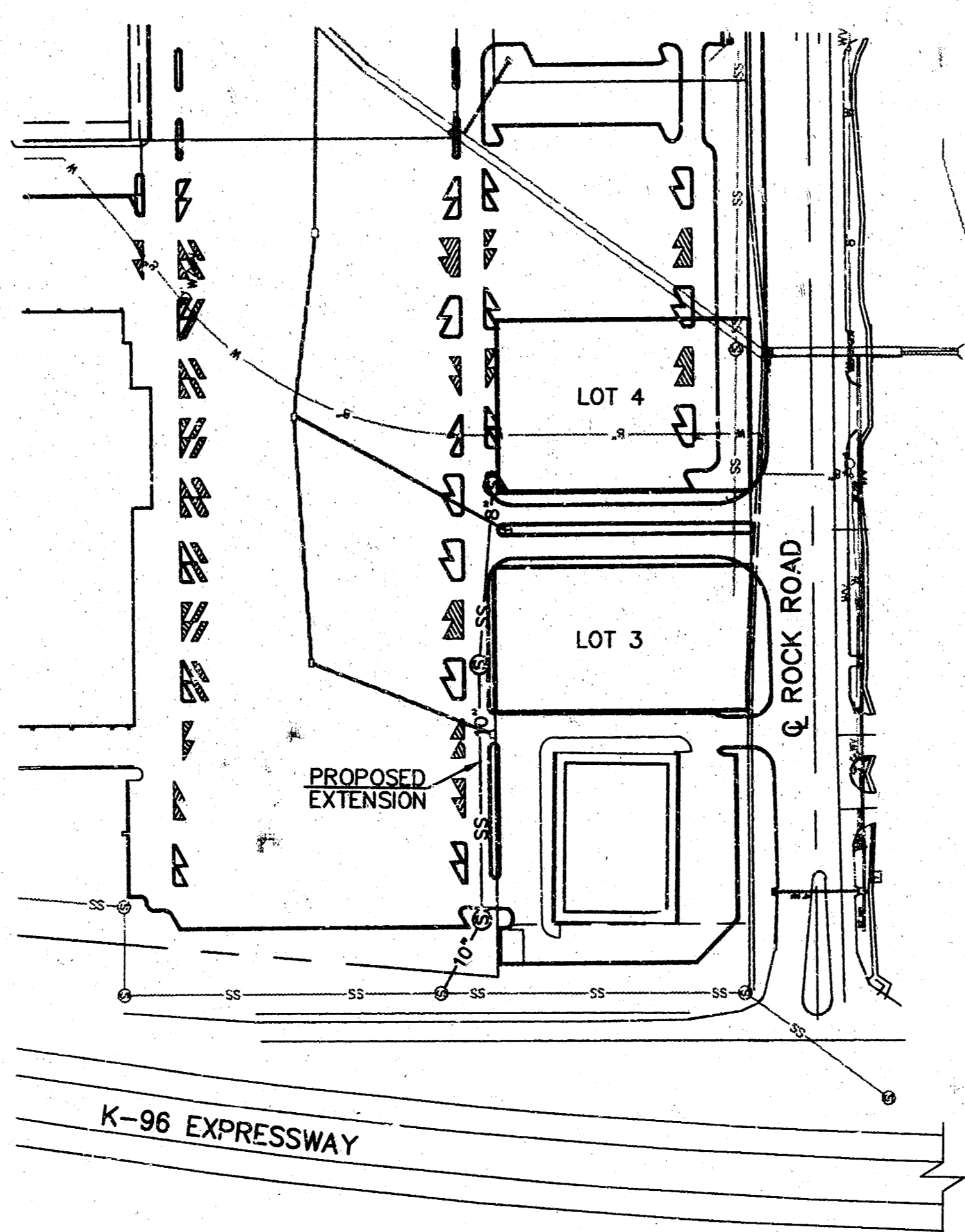
LOTS 3 & 4, BLOCK 1

COMOTARA POWER CENTER 2ND ADDITION

LATERAL 52, MAIN 9, SANITARY SEWER NO. 23

PROJECT NO. 468-82502

CITY OF WICHITA, KANSAS
SEDGWICK COUNTY, KANSAS
MICHAEL E. LINDEBAK, P.E., CITY ENGINEER
INDEX CODE: 742528

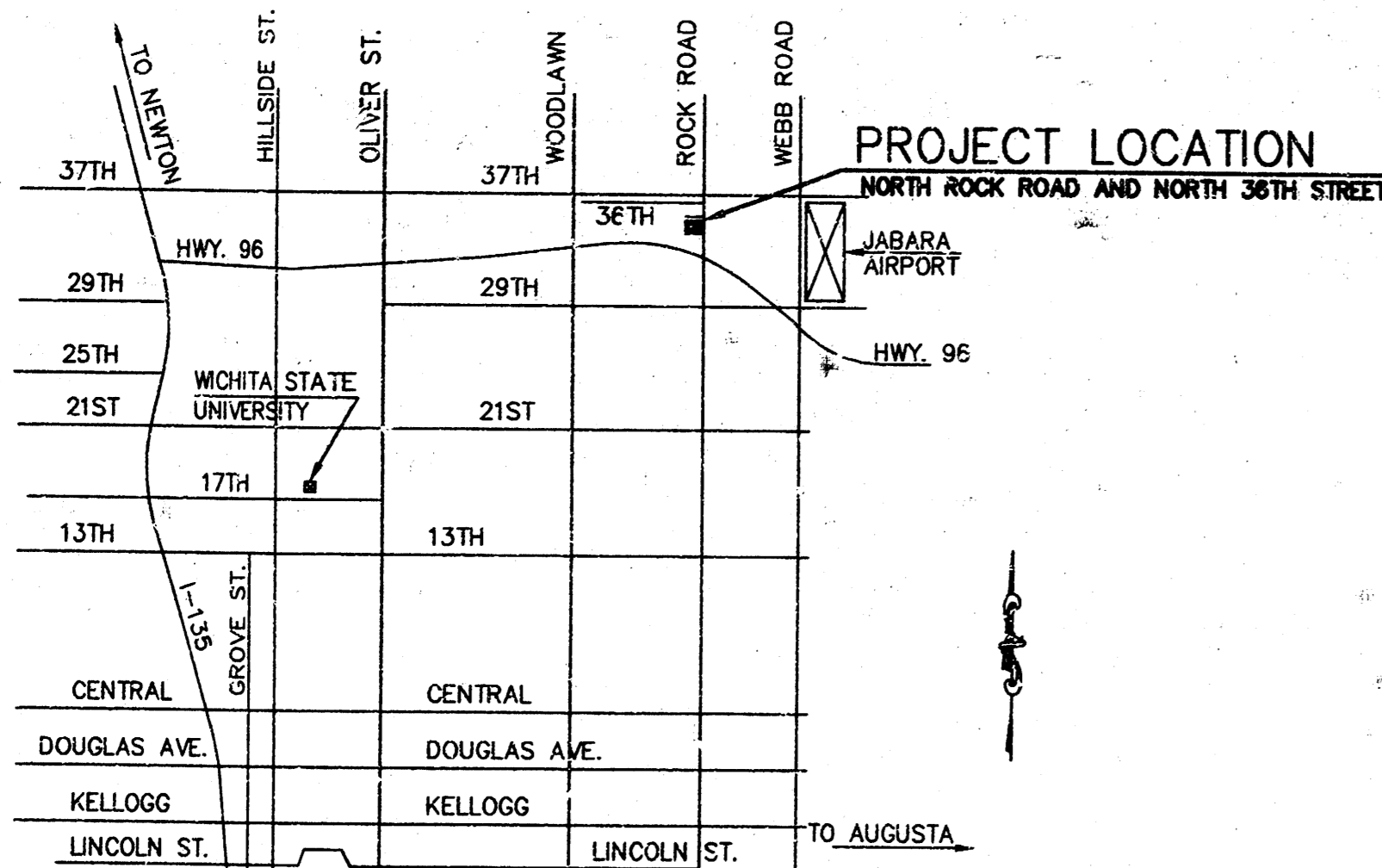


INDEX TO SHEETS:

- TITLE SHEET
- DETAILS
- SANITARY SEWER PLAN & PROFILE
- 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



VICINITY MAP
NOT TO SCALE

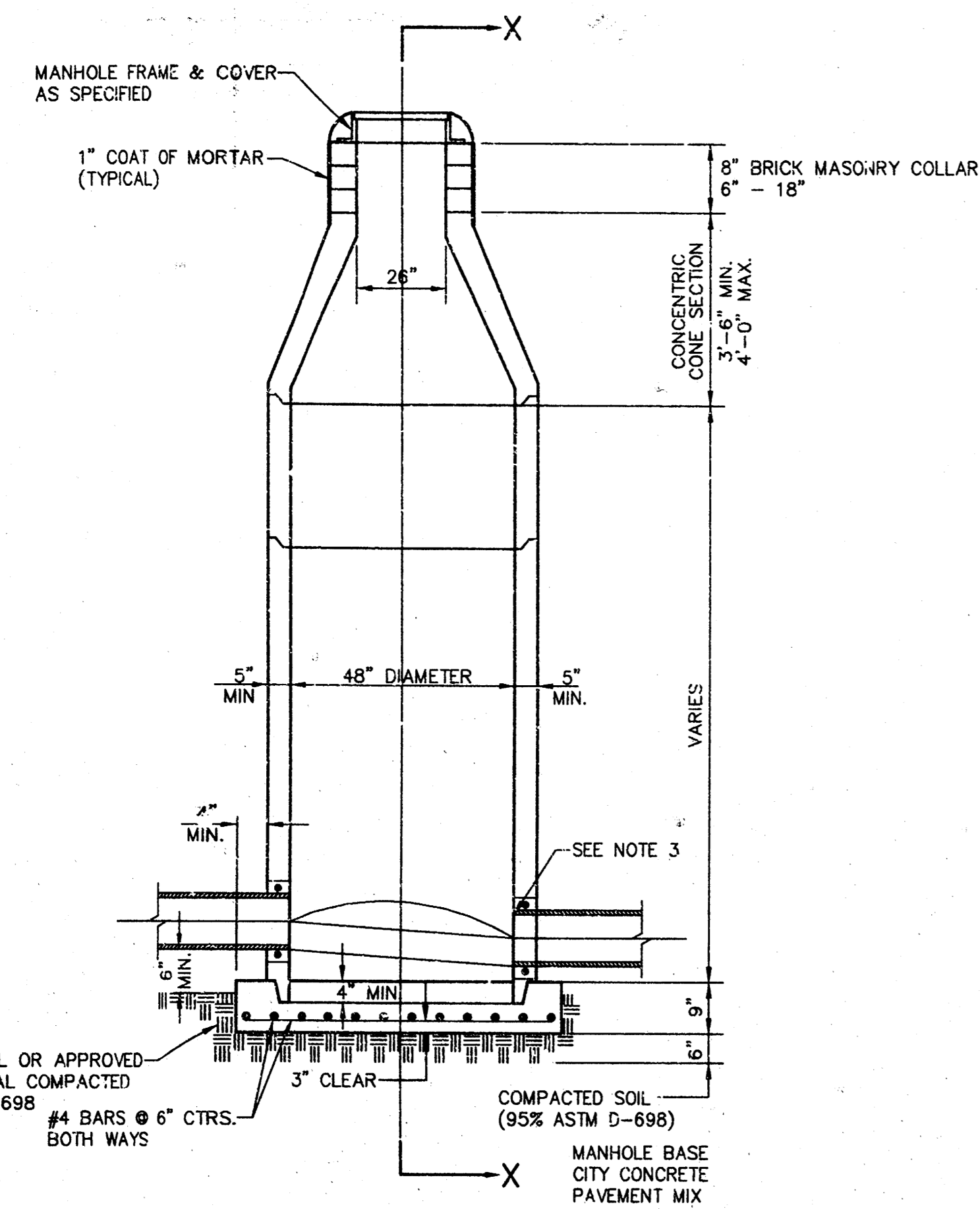
SANITARY SEWER LINE LOCATION MAP
NO SCALE

S.D. Malinowski
 SAMUEL D. MALINOWSKY
 12595
 11-21-95
 PROFESSIONAL ENGINEER
 KANSAS
 LICENSE NO. 17181TLS

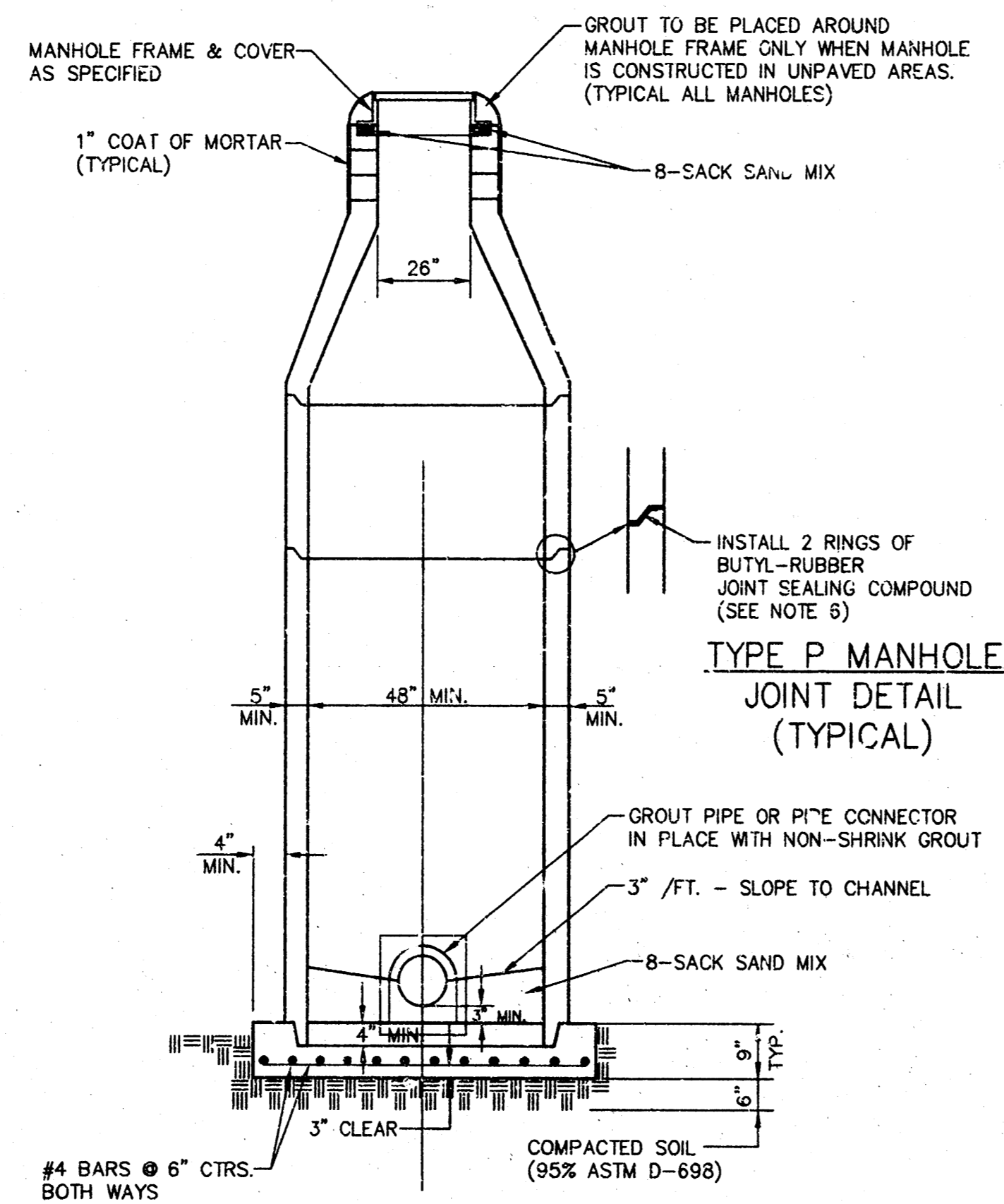
NO.	DATE	REVISION	BY
1	10/18/95	REVISED PER CITY OF WICHITA	JT

TITLE SHEET

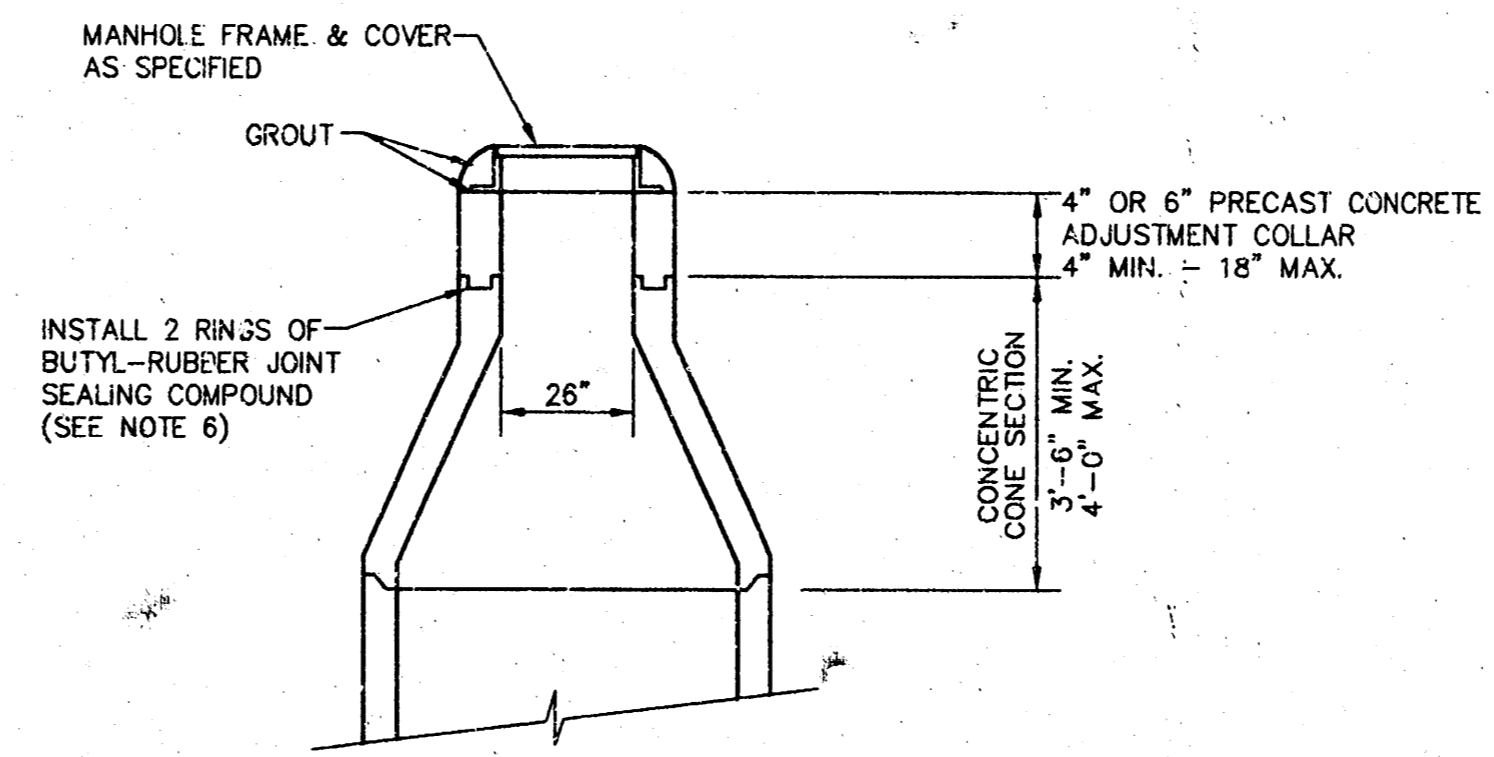
P.O. BOX 1304 2319 NORTH JACKSON LANCOSTON CITY, KANSAS (913)762-5040 FAX 913-762-7744	KAW VALLEY ENGINEERING, INC	122 N.W. PARKWAY ROCKFORD, MISSOURI 64150 DESIGNER: SUM DRAWN BY: JT CHECKED BY: SDM CITY: 17181TLS SHEET 1 OF 4
----------------------------------------------------------------------------------------------------	---------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------



TYPE P STANDARD MANHOLE



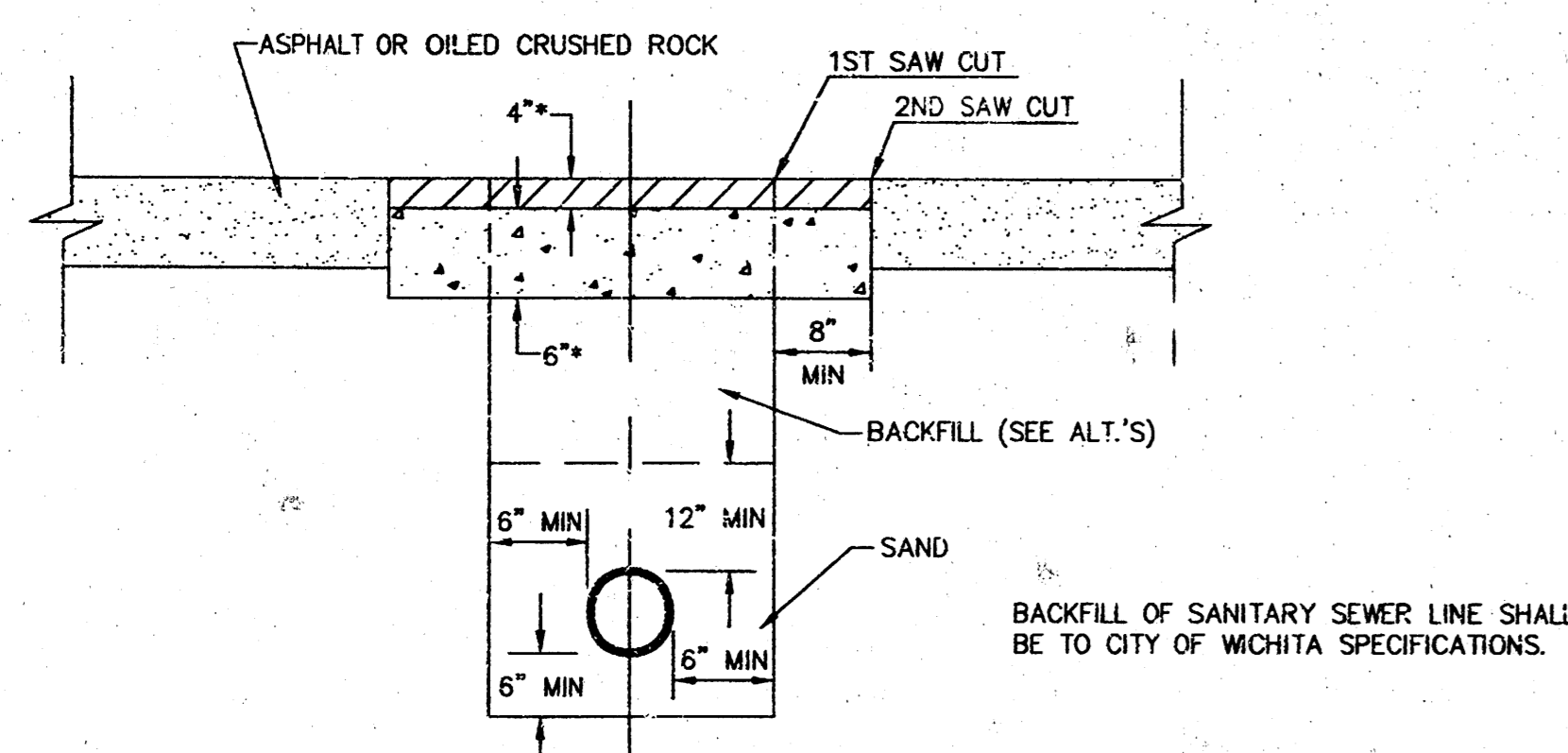
SECTION X TYPICAL



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. C478 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 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 SHALL BE GROUTED 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 P.V.C. SUCH THAT THE JOINT REMAINS FLEXIBLE.
4. ALL INSIDE SURFACES OF THE CONCRETE MANHOLE WHICH WOULD BE EXPOSED TO SEWER GAS SHALL BE COATED WITH 2 COATS TNEC SERIES 66 HI-BUILD EPOXYLINE, DRY THICKNESS OF 8 MILS (MIN.).
5. EXTERIOR MANHOLE WALL SHALL BE COATED WITH 1 COAT MOBILARMA 633 BITUMINOUS COATING.
6. JOINT SEALING COMPOUND SHALL BE KENT 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 MINIMUM THICKNESS OF SHAPED INVERT.
9. LIFTING HOLES SHALL BE FILLED WITH NON-SHRINK GROUT AND THE INTERIOR SURFACE COATED AS SPECIFIED.
10. 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 INCHES SHALL HAVE AN INSIDE DIAMETER OF 4 FEET. MANHOLES CONSTRUCTED WHERE PIPE SIZES ARE 24 INCHES OR LARGER SHALL HAVE AN INSIDE DIAMETER OF 5 FEET. COMPLETED MANHOLE SHALL BE WITHOUT LEAKS AND WATER TIGHT.
11. REINFORCING STEEL SHALL BE INSTALLED IN THE MANHOLE BASES AND SHALL CONSIST OF NO. 4 BARS PLACED ON 6 INCH 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 GROUTED 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. FLOOR 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 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.
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 CROWNS 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 CONCENTRIC CONE. THE COLLAR WILL HAVE 8 INCH WALLS AND A VERTICAL HEIGHT OF 6 INCHES MINIMUM AND 18 INCHES MAXIMUM. A 1 INCH COAT OF MORTAR WILL BE PLASTERED ON THE OUTSIDE OF THE COLLAR.
18. MANHOLE RIMS NOT IN PAVED AREAS ARE TO BE 0.4' ABOVE FINISHED GROUND.



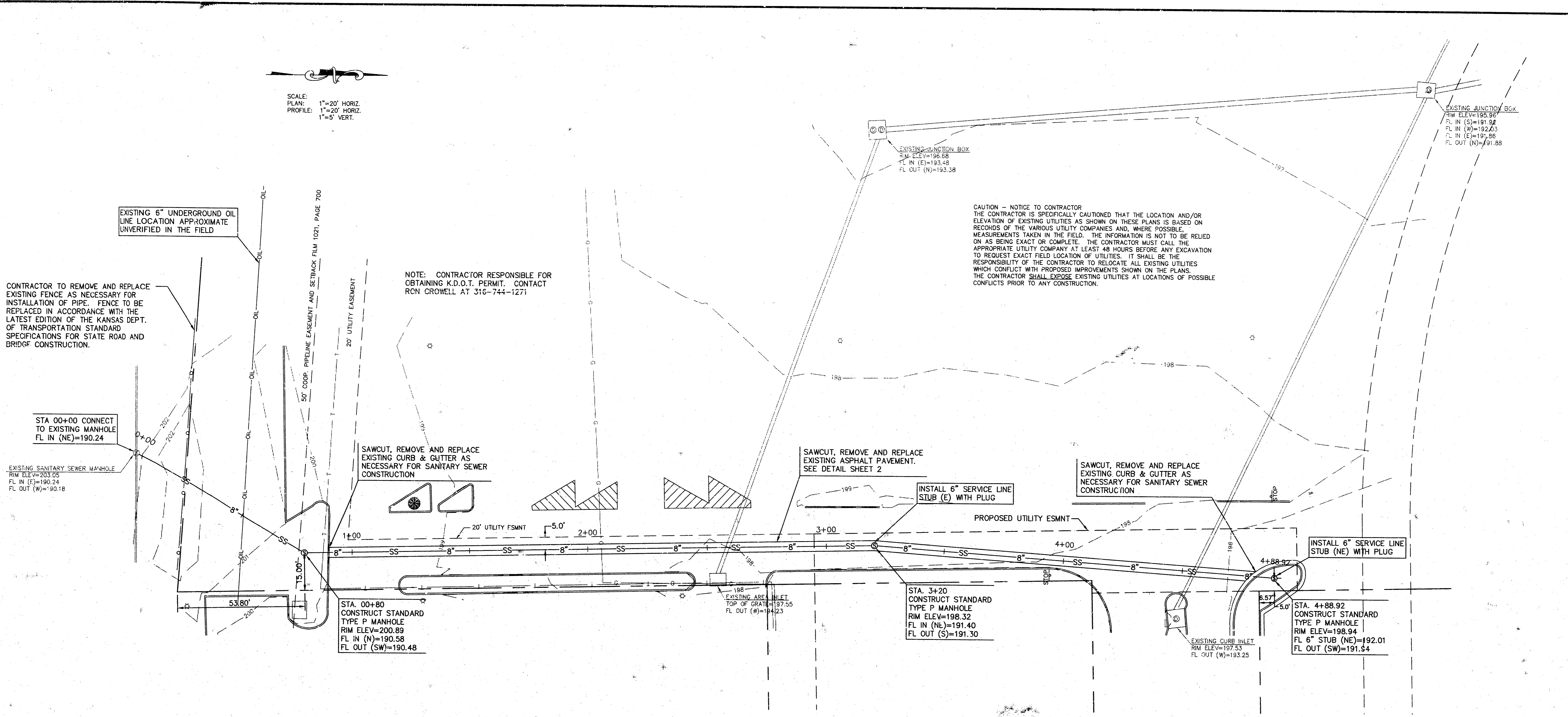
- * FOR ASPHALT OR OILED CRUSHED ROCK, REPLACE SURFACE WITH 6" CONCRETE BASE AND 4" A.C. SURFACE
- FOR EARTH OR CRUSHED ROCK, REPLACE SURFACE IN KIND. SOIL - 12" DEEP (COMPACTED TO 95%). ROCK - 6" DEEP.

1. **ALTERNATE BACKFILL METHODS**
 - A. CRUSHER RUN ROCK OR SOIL, FREE OF DEBRIS AND DELTERIOUS MATERIAL, MAY BE USED WHEN COMPACTED TO A MINIMUM OF 90% DENSITY. BACKFILL IS SUBJECT TO APPROPRIATE IN-PLACE DENSITY TESTS.
 - B. LEAN MIX CONCRETE FOR BACKFILL MAY BE USED IF VIBRATED TO FILL ALL VOIDS.
 - C. CRUSHED ROCK FOR BACKFILL SHALL CONSIST OF 1 INCH MAXIMUM TO 1/4 MINIMUM CLEAN AGGREGATE, MANIPULATED AND COMPACTED TO ESTABLISH A FIRM INTERLOCK OF PARTICLES.
2. **ALL CUTS**
ALL CUTS SHALL BE EITHER PLATED OR FILLED WITH COLD MIX AS A TEMPORARY SURFACE IF FINAL SURFACE CANNOT BE INSTALLED.
3. **CLEANUP**
ALL EXCESS MATERIAL, DEBRIS, MUD AND OTHER FOREIGN MATTER SHALL BE REMOVED FROM THE STREET RIGHT-OF-WAY IN A MANNER THAT RESTORES THE SURFACE TO ITS ORIGINAL CONDITION.

PAVEMENT CUT RESTORATION
ASPHALT PAVEMENT

NO.	DATE	REVISION	BY
DETAILS			
P.O. BOX 1304 2319 NORTH JACKSON JUNCTION CITY, KANSAS (913)762-5040 FAX 913-762-7744		KAW VALLEY ENGINEERING- INC	
122 N.W. PARKWAY RIVERSIDE, MISSOURI 64150 (816)287-5033 9071 ALDEN ROAD LENEXA, KANSAS (913)884-3170		PROJ. NO. 95-1716 DATE SEPT 12, 1995 DESIGNER SDJ DRAWN BY JT CHECKED BY SDJ CFN 1716DET SHEET 2 OF 4	

SCALE:
 PLAN: 1"=20' HORIZ.
 PROFILE: 1"=20' HORIZ.
 1"=5' VERT.



CAUTION - NOTICE TO CONTRACTOR
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICTS PRIOR TO ANY CONSTRUCTION.

NOTE: CONTRACTOR RESPONSIBLE FOR OBTAINING K.D.O.T. PERMIT. CONTACT RON CROWELL AT 316-744-1271

CONTRACTOR TO REMOVE AND REPLACE EXISTING FENCE AS NECESSARY FOR INSTALLATION OF PIPE. FENCE TO BE REPLACED IN ACCORDANCE WITH THE LATEST EDITION OF THE KANSAS DEPT. OF TRANSPORTATION STANDARD SPECIFICATIONS FOR STATE ROAD AND BRIDGE CONSTRUCTION.

SAWCUT, REMOVE AND REPLACE EXISTING CURB & GUTTER AS NECESSARY FOR SANITARY SEWER CONSTRUCTION

SAWCUT, REMOVE AND REPLACE EXISTING ASPHALT PAVEMENT. SEE DETAIL SHEET 2

SAWCUT, REMOVE AND REPLACE EXISTING CURB & GUTTER AS NECESSARY FOR SANITARY SEWER CONSTRUCTION

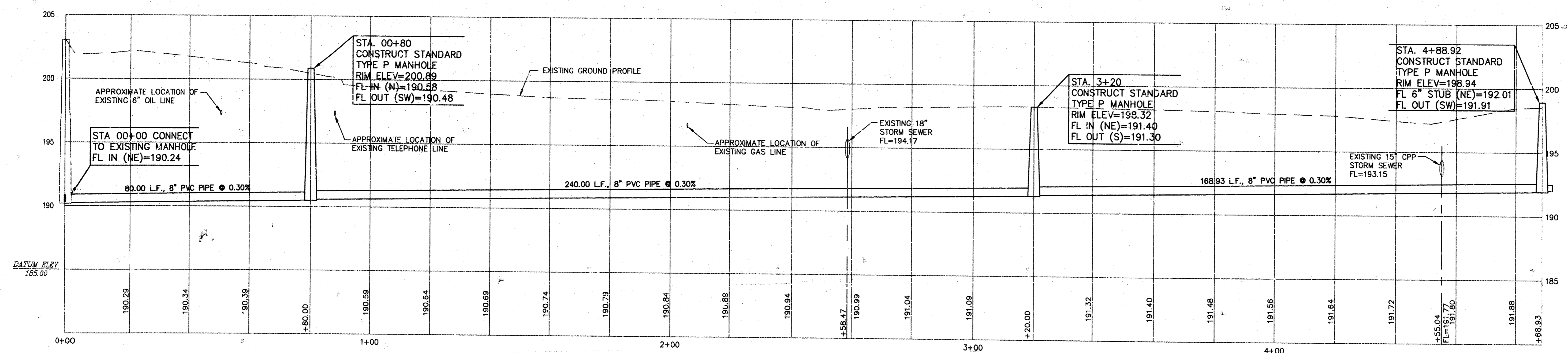
STA 00+00 CONNECT TO EXISTING MANHOLE FL IN (NE)=190.24

EXISTING SANITARY SEWER MANHOLE
 RIM ELEV=203.05
 FL IN (E)=190.24
 FL OUT (W)=190.18

STA. 00+80
 CONSTRUCT STANDARD
 TYPE P MANHOLE
 RIM ELEV=200.89
 FL IN (N)=190.58
 FL OUT (SW)=190.48

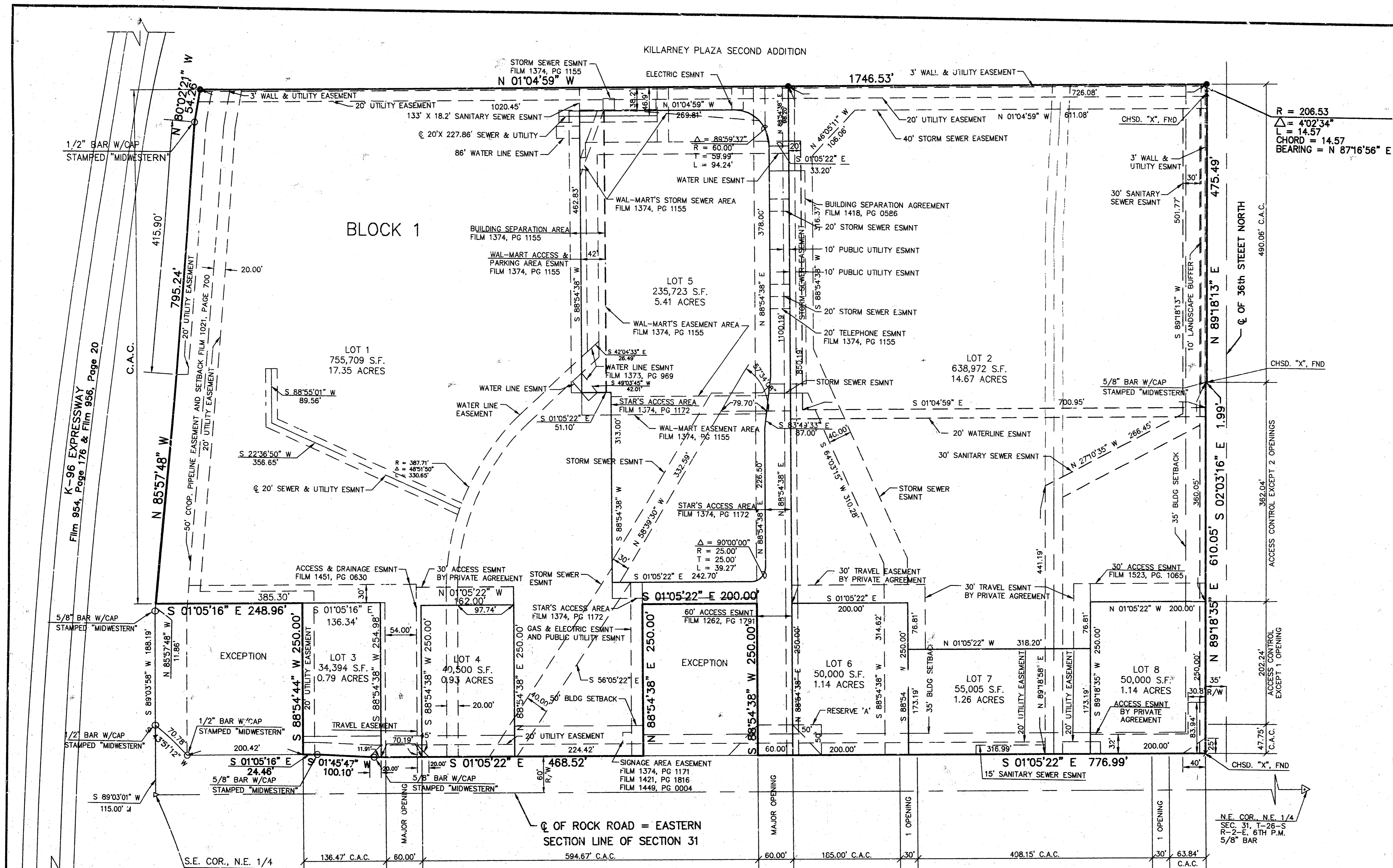
STA. 3+20
 CONSTRUCT STANDARD
 TYPE P MANHOLE
 RIM ELEV=198.32
 FL IN (NE)=191.40
 FL OUT (S)=191.30

STA. 4+88.92
 CONSTRUCT STANDARD
 TYPE P MANHOLE
 RIM ELEV=198.94
 FL 6" STUB (NE)=192.01
 FL OUT (SW)=191.54



NOTE: AT NO TIME SHALL ANY EXISTING COMMERCIAL ENTRANCE REMAIN CLOSED FOR A PERIOD OF TIME GREATER THAN 24 HOURS.

2	10/28/95	REVISED PER WAL-MART REQUEST	JG
1	10/18/95	REVISED PER CITY OF WICHITA	JT
NO.	DATE	REVISION	BY
SANITARY SEWER EXTENSION			
P.O. BOX 1304 2318 NORTH JACKSON JUNCTION CITY, KANSAS (913)762-5040 FAX 913-762-7744	KAW VALLEY ENGINEERING, INC	122 N.W. PARKWAY RIVERSIDE, MISSOURI 64450 (816)567-8533 9571 ALDEN ROAD LENEXA, KANSAS 66215 (913)894-3150	PROJ. NO. 95-1716 DATE SEPT 12, 1995 DESIGNER SDM DRAWN BY JT CHECKED BY SDM CEN 1716TOPD 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 TO 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 795.24 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 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 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°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 88°54'44" W A DISTANCE OF 250.00 FEET;

THENCE S 01°05'16" E A DISTANCE OF 248.90 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. 12-912(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, 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, CAUSED THE SAME TO BE SURVEYED AND PLATTED LAND 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 15' 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 MAINTENANCE FOR THE WALL. UTILITIES MAY CROSS THE WALL EASEMENT. ALL ABUTTERS 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

STAR PROPERTIES, LLC
MICHAEL G. GOEBEL, MANAGING PARTNER

PROSPERITY ENTERPRISES, LLC
WAYNE WONG, MEMBER

WAL-MART STORES, INC.
ANDREW SCHERDITZGER, DIRECTOR OF DEVELOPMENT

RETAIL BUILDINGS, INC.
WAL BRAUM, PRESIDENT

BOX DEVELOPMENT, LLC
THOMAS W. BOYD, MEMBER

DATE SIGNED: _____ 19__

DATE SIGNED: _____ 19__

DATE SIGNED: _____ 19__

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.

MY COMMISSION EXPIRES: _____ SHEILA L. THRUSS, NOTARY PUBLIC

NOTARY CERTIFICATE
STATE OF KANSAS
COUNTY OF SEDGWICK

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ BY DAVID C. NESBITT AS PARTNER OF NORTHROCK REALTY PARTNERS ON BEHALF OF NORTHROCK REALTY PARTNERS.

MY COMMISSION EXPIRES: _____ JAYE ANN BUEHLER, NOTARY PUBLIC

NOTARY CERTIFICATE
STATE OF KANSAS
COUNTY OF SEDGWICK

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ BY WAYNE WONG AS A MEMBER OF PROSPERITY ENTERPRISES, LLC ON BEHALF OF PROSPERITY ENTERPRISES, LLC.

MY COMMISSION EXPIRES: _____ VIRGINIA L. ABLAH, 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 _____ 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 KNIGHT, MAYOR
PAT BURNETT, CITY CLERK
ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____ 1995.
SUSAN E. CROCKETT-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 _____ THIS _____ DAY OF _____ 19__

PAT KETTLER, REGISTER OF DEEDS
ED RESA, DEPUTY

MY COMMISSION EXPIRES: _____ TERESA J. ROUSHKOLB, NOTARY PUBLIC

NOTARY CERTIFICATE
STATE OF ARKANSAS
COUNTY OF BENTON

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

JOHN SCOTT GREER, NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

NOTARY CERTIFICATE
STATE OF KANSAS
COUNTY OF SEDGWICK

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ BY MICHAEL G. GOEBEL AS PRESIDENT OF STAR PROPERTIES ON BEHALF OF STAR PROPERTIES LLC.

JENNIFER L. STEPHENS, NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

NOTARY CERTIFICATE
STATE OF DELAWARE
COUNTY OF DELAWARE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ BY W.H. BRAUM AS PRESIDENT OF RETAIL BUILDINGS, INC. ON BEHALF OF RETAIL BUILDINGS, INC.

GLENN A. FULLER, NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

- 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 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 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.

