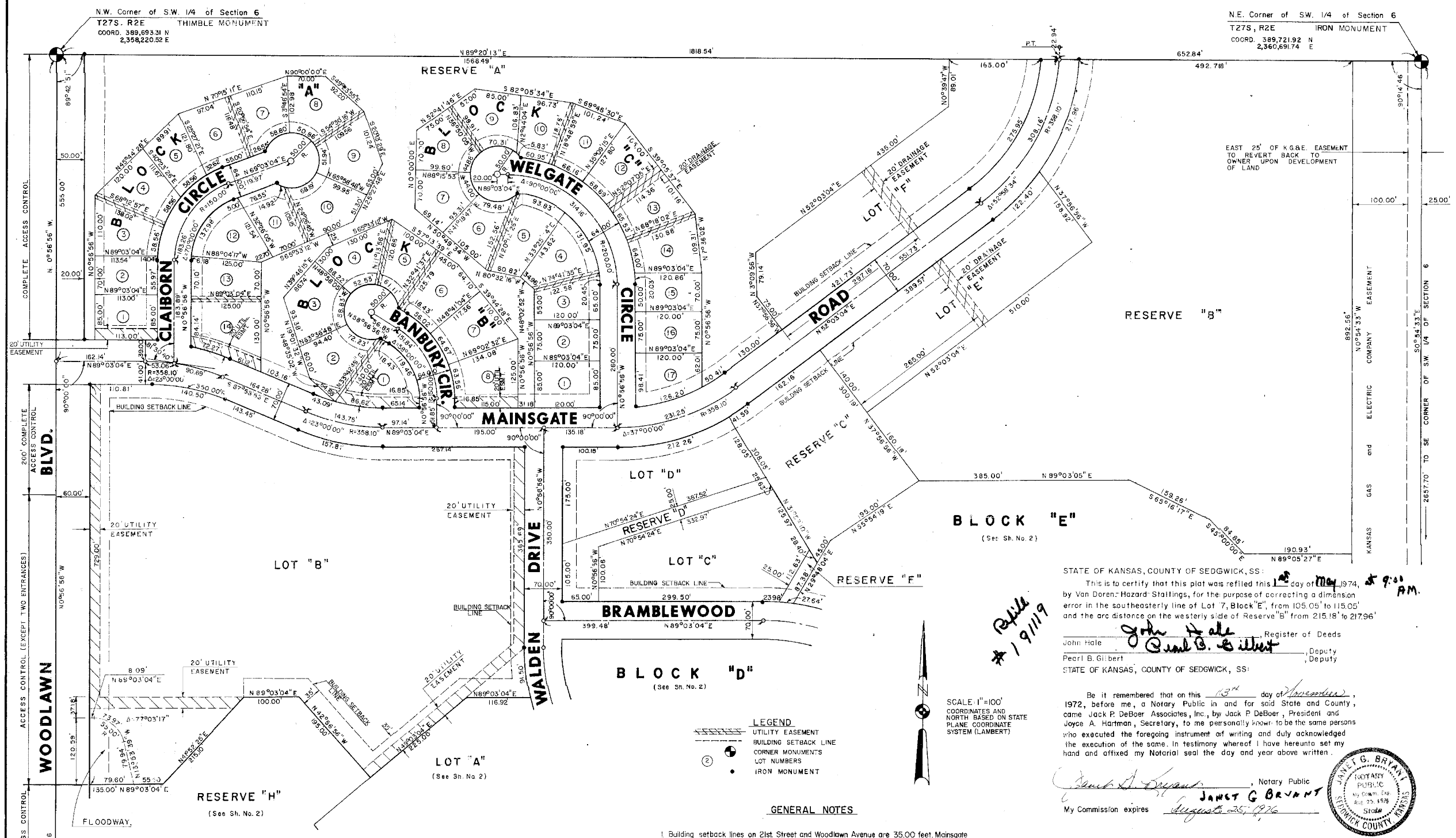

FINAL PLAT OF
COMOTARA FIRST ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

NOVEMBER 1972

DEVELOPER · JACK P. DEBOER ASSOCIATES, INC

ENGINEER: VAN DOREN-HAZARD-STALLINGS-SCHNACKE

GENERAL NOTES

1. Building setback lines on 21st Street and Woodlawn Avenue are 35.00 feet. Mainsgate Road, Walden Drive and Bramblewood are 25.00 feet unless otherwise noted on the plat. Bonbridge Road and all circles are 20.00 feet.
2. Utility Easements are 10.00 feet wide centered on lot lines unless otherwise noted on the plat.
3. Minimum Building Pad elevation will be Elevation 190.0

Entered on Transfer Record this 21 day of February, 1973

Marie Warden, County Clerk

#1,44428

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

This is to certify that this instrument was filed for record in the Register of Deeds Office at 3:00 PM on the 27th day of Feb, 1973

John Hale, Register of Deeds

Pearl B. Gilbert, Deputy

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

I, L. M. Van Doren, a Civil Engineer in Kansas do hereby certify that I have been in responsible charge of surveying and platting of "Comotara First Addition" to Wichita, Sedgwick County, Kansas, into blocks, lots, drives, roads, circles, floodway and reserves, the same being accurately set forth in the accompanying plat and described as follows:

The Southwest quarter of Section 6, Township 27 South, Range 2 East of the 6th P.M.

I hereby certify that the details on this plat are correct to the best of my knowledge and belief this 13 day of Nov., 1972.

L. M. Van Doren, Partner
Van Doren-Hazard-Stallings-Schnacke
Engineers - Architects
260 North Rock Road
Wichita, Kansas

Know all men by these presents that we the undersigned, property owners of the land as above set forth in the Civil Engineer's Certificate, have caused the same to be surveyed and platted into blocks, lots, streets, floodway and reserves, the same to be known as "COMOTARA FIRST ADDITION" to Wichita, Sedgwick County, Kansas. The drives, roads and circles are hereby dedicated to and for the use of the public reserves "A", "D", "E", "F", "G", and "H" are platted for the use of sidewalks, utilities, drainage, recreation, buffer zones and open spaces. Reserve "B" and "C" is platted for the use of sidewalks, utilities, drainage, recreation, buffer zones, open spaces and/or public use. Easements for the construction and maintenance of public utilities and drainage, as indicated on the accompanying plat, are hereby granted. The floodway shall be the responsibility of the owners of the property in the subdivision until such time as the governing body exercising jurisdiction elects to assume the responsibility for maintenance and improvement of the drainage, provided further that no building shall be constructed on or within said floodway, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the Wichita - Sedgwick County Flood Control Office or their successors of office. All abutters rights of access to or from 21st Street North over and across the south lines of Reserve "H", Lot "A", Reserve "G" and Block "K", and to or from Woodlawn Avenue over and across the west lines of Reserve "H", Lot "B" and Reserve "A", and are hereby granted to the City of Wichita. Provided however that Lot "A" or Reserve "H" except the west 40 feet thereof, shall have access to 21st Street North at one location and Lot "B" shall have access to Woodlawn Avenue at two locations, said locations to be determined by the City Engineer of the City of Wichita, Kansas. No building pad will be permitted below Elevation 190.0.

Jack P. DeBoer Associates, Inc.

Jack P. DeBoer

Joyce A. Hartman

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

This is to certify that this plat was refiled this 1st day of May, 1974, at 9:00 AM. by Van Doren-Hazard-Stallings, for the purpose of correcting a dimension error in the southeasterly line of Lot 7, Block "E", from 105.05' to 115.05' and the arc distance on the westerly side of Reserve "B" from 215.18' to 217.96'

John Hale, Register of Deeds

Pearl B. Gilbert, Deputy

Refile #19119

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

Be it remembered that on this 13th day of November, 1972, before me, a Notary Public in and for said State and County, came Jack P. DeBoer Associates, Inc., by Jack P. DeBoer, President and Joyce A. Hartman, Secretary, to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed my Notarial seal the day and year above written.

Janet G. Bryant, Notary Public

My Commission expires August 25, 1976

JANET G. BRYANT NOTARY PUBLIC My Comm. Exp. Aug. 25, 1976 State of Kansas SEDGWICK COUNTY, KANSAS

This plat approved and all dedications shown hereon, if any, accepted by the City Commission of the City of Wichita, Kansas, this 28th day of November, 1972.

Glenn J. Shanahan, Mayor

Ralph C. Eberly, City Clerk

This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas this 27 day of Feb, 1973

Earl E. Rush, Chairman

Elmer S. Peters, Commissioner

Tom Scott, Commissioner

ATTEST: Marie Warden, County Clerk

We, the First National City Bank, New York City, New York, mortgagees on the above described property, do hereby consent to the plat of "COMOTARA FIRST ADDITION".

The First National City Bank, New York City, New York

Walter C. Klein Jr.

ATTEST: Ron E. Finch

STATE OF NEW YORK, COUNTY OF NEW YORK, SS:

Be it remembered that on this 10th day of NOVEMBER, 1972, before me, a Notary Public in and for said State and County, came The First National City Bank, New York City, New York, by WALTER C. KLEIN, JR. and RON E. FINCH to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed my Notarial seal the day and year above written.

Joseph F. Rourke, Notary Public

My Commission expires

JOSEPH F. ROURKE Notary Public State of New York No. 01-4684298 Qualified in New York County Commission Expires March 30, 1974

This plat of "COMOTARA FIRST ADDITION" has been submitted to and approved by the Wichita - Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 9th day of November, 1972

Wichita-Sedgwick County Metropolitan Area Planning Commission

Alvin J. Hennessy, Chairman

Robert A. Lakin, Secretary

SHEET 1 OF 2 SHEETS

Res. CDV. F150 pg 1304
Amend to Covenants, Easements, Charges & Liens F390 pg 124.
Refile Bk 3-30A
Decl. of Cov, Easements, Charges & Liens F91-1391
Amendts " " "