

**BENCHMARK**

Railroad Spike Set In The South Face of Power Pole 80.60' West and 7.13' North of Northwest Corner of Lot 6, Comotara Industrial Park, 4th Addition, Wichita, Sedgwick County, Kansas. Elev. = 1424.69 M.S.L.

**LEGAL DESCRIPTION**

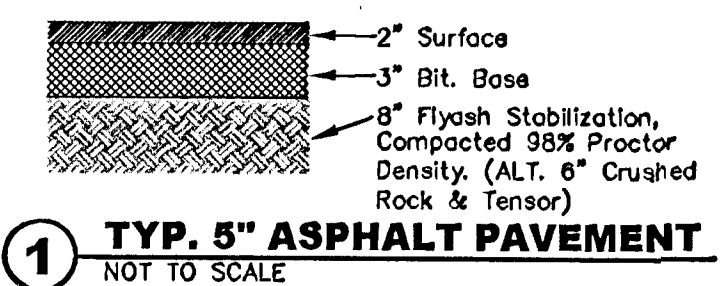
Lot 6 and the West 105' of Lot 7, Comotara Industrial Park 4th Addition, Wichita, Sedgwick County, Kansas.

**SITE INFORMATION**

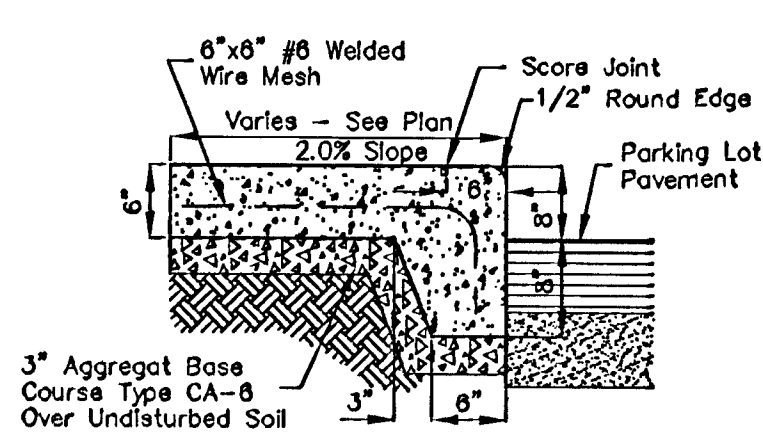
Total Area: ±152,278sq. ft. (3.5 acres)  
 Impervious Area: ±47,745 sq. ft. (1.1 acres)  
 Building Area: 21,600 sq. ft.  
 Parking Required: 1 per 250 sq. ft.=200 spaces  
 3 Accessible Spaces Required including 2 Van Accessible  
 Parking Provided: 33 Spaces, plus 3 Accessible Stalls (including 3 Van Accessible)

**GRADING NOTES**

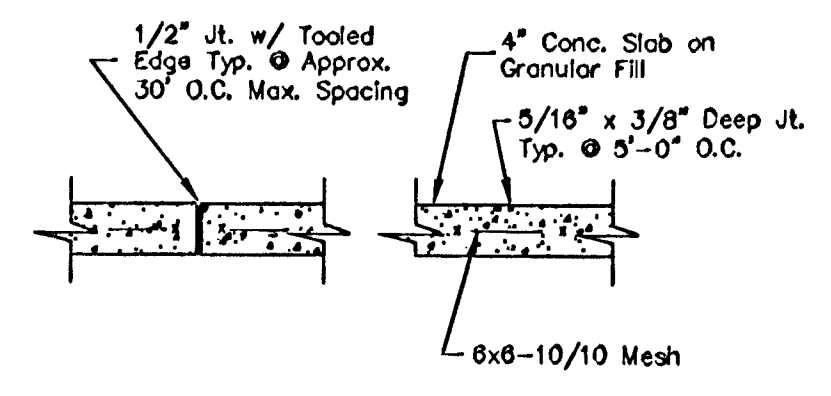
- Contractor shall be required to provide notice to Kansas One Call at 687-2470 a minimum of two (2) working days prior to any excavation or work adjacent to utilities.
- The Contractor must notify the following in case of an emergency:  
 Kansas Gas Service (Gas).....1-888-482-4950  
 Aquila Energy (Gas).....1-800-303-0357  
 Westar Energy (Electric).....383-8850  
 Cox Communications (Cablevision).....282-4270  
 Southwestern Bell (Telephone).....288-2245 or 1-800-288-8313  
 City of Wichita Water Dept. (Water).....268-4563 or 268-4908  
 City of Wichita Sewer Maint. (San. Sewer).....268-4024 or 262-6000  
 City of Wich Traffic Maint. (Traffic Control).....268-4090  
 Conoco Pipeline Co. (Petroleum).....1-800-231-2551  
 Williams Pipeline Co. (Petroleum).....929-6800 or 1-800-324-9898  
 Phillips Pipeline Co. (Petroleum).....1-800-768-8230
- 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 utility companies and is either from company record drawings or company provided field locations. The Contractor will be required to work around existing utilities which do not conflict with proposed construction.
- Traffic affected by the construction on this project shall be handled in accordance with the latest edition of the Local Manual on Uniform Traffic Control Devices.
- The Contractor shall verify all utility locations prior to construction of this project.
- Refer to Landscape Plan for Treatment of All Disturbed Areas.  
 Signaling and striping shall be installed in accordance with Local City Specifications and Codes. Striping shall be painted markings in conformance with the latest edition of the Standard Specifications for State Road and Bridge Construction by the Kansas Department of Transportation.
- Paved Lot to be constructed with Paving as shown. Subgrade to be compacted to 98% Standard Proctor Density and treated with 4 to 6 percent lime or 14 to 16 percent class "C" fly ash. Refer to pavement details to verify depths and Paving type.
- Proposed storm water sewer shall be the contractor's responsibility. This portion of the project shall be constructed under "Private Project." The storm sewer system shall be designed separately, and undergo Local City review and approval. The installation of the storm sewer is required to be done by a bonded contractor, inspected and certified. Refer to Separate Sewer and Storm Water Sewer Plan Set. The Contractor shall construct the sewer only from Local City approved plans which will be provided to the General Contractor or can be provided by Baughman Company, P.A.
- The Contractor shall notify adjacent landowners prior to proceeding with any construction work on landowner's property.
- Handicap accessible ramps shall be constructed at both drive approach locations. The ramps shall be constructed in accordance with ADA standards and Local City Specifications.
- Cross-Slopes on sidewalks around building shall not exceed 1/4" per foot (or 2%). Notify Landscape Architect of any discrepancies prior to forming of walks.



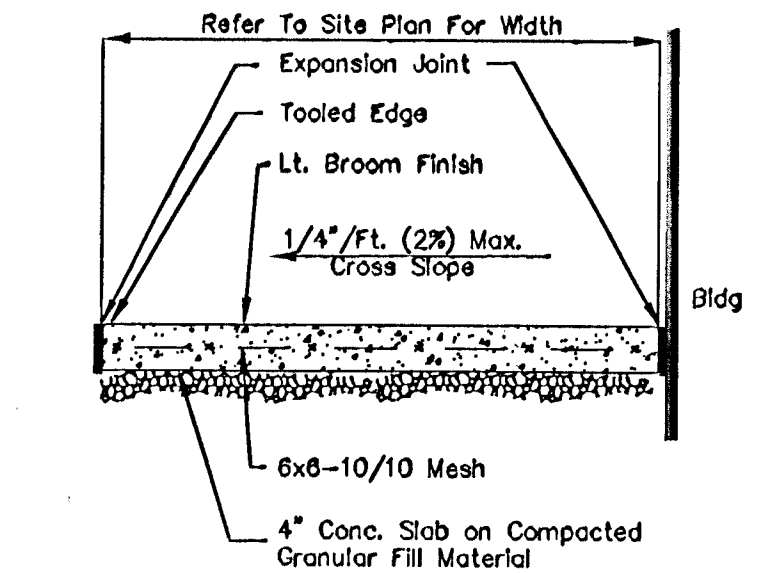
**1 TYP. 5" ASPHALT PAVEMENT**  
NOT TO SCALE



**2 CURB-WALK SECTION**  
NOT TO SCALE



**3 SIDEWALK JOINTS**  
NOT TO SCALE



**4 TYP. CONC. WALK SECTION**  
NOT TO SCALE

**SITE GRADING PLAN**  
Not To Scale

|   |          |  |               |
|---|----------|--|---------------|
| <b>Baughman</b>   |          | Comotara Industrial Park 4th Addition<br><b>GRADING PLAN</b> |               |
| Baughman Company, P.A., 315 E. 15th St., Wichita, KS 67211 P 316-262-0149 F 316-262-0149<br>ENGINEERING   SURVEYING   PLANNING   LANDSCAPE ARCHITECTURE |          |  |               |
| PROJECT NUMBER  | DESIGN   | DATE   |               |
|   | DML      | 2/06   |               |
| REVISIONS:  | APPROVED | DATE   |               |
|   |          | 2/06   |               |
|   | SCALE    |  |               |
|   | SHEET    |  |               |
|   |          |  | <b>8 OF 9</b> |
| E:\eng\Comotara Industrial Park\grading.dwg   |          | 05-12-04-31  |               |

# FINAL PLAT OF COMOTARA INDUSTRIAL PARK FOURTH ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

I, Steven E. Anderson a Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "Comotara Industrial Park Fourth Addition" to Wichita, Sedgwick County, Kansas, into lots and a street, the same being accurately set forth in the accompanying plat and described as follows:

A replat of part of Blocks 3 and 4, Comotara Business Park Addition to Wichita Sedgwick County, Kansas described as follows:

Beginning at a point on the west line of the northeast quarter, Section 32, T 26 S, R 2 E of the 6th P.M., 50.00 feet south of the northwest corner of said quarter; thence east along the south line of 37th Street North bearing N 89° 07' 32" E, 2435.41 feet; thence S 1° 05' 53" E, 158.00 feet; thence N 89° 07' 32" E, 149.00 feet to the west line of Webb Road; thence south along said west line bearing S 1° 05' 53" E, 1427.00 feet; thence S 89° 07' 32" W, 2588.56 feet to the east line of Comotara Industrial Park Second Addition; thence north along said east line bearing N 0° 56' 53" W, 1585.00 feet to the point of beginning. Containing 93.57 acres, more or less.

35th Street, as dedicated in plat of Comotara Business Park Addition, is hereby vacated by virtue of K.S.A. 12-512-B.

I hereby certify that the details of the plat are correct to the best of my knowledge and belief this 27th day of September, 1978.

By: Steven E. Anderson  
Steven E. Anderson  
Van Doren-Hazard-Stallings  
Architects-Engineers  
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 Land Surveyor's Certificate, have caused the same to be surveyed and platted into lots and a street, the same to be known as "Comotara Industrial Park Fourth Addition" to Wichita, Sedgwick County, Kansas. The street is hereby dedicated to and for the use of the public. Easements for drainage, and construction and maintenance of public utilities, as indicated on the accompanying "Plat," are hereby granted. All abutter's rights of access across the south line of 37th Street North and across the west line of Rock Road are hereby granted to the City of Wichita, Kansas, provided, however, that the subdivision shall have access to 37th Street North at one location per lot and shall have access to Webb Road at one location per lot.

Wichita Development Company

By: Robert R. Fox  
Robert R. Fox  
Attorney in Fact for Wichita Development Company

State of Kansas, County of Sedgwick SS:

Be it remembered that on this 27th day of September, 1978 before me, a Notary Public in and for said State and County, came the Wichita Development Company, by Robert R. Fox, Attorney in Fact for Wichita Development Company, to me personally known to be the same person 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.

By: Carolyn R. Owen Notary Public

Carolyn Owen  
My Commission Expires My Appointment Expires May 17, 1981

We, the Citibank, N.A., New York City, New York, mortgagees on the above described property do hereby consent to the plat of "Comotara Industrial Park Fourth Addition".

The Citibank, N.A., New York, New York.

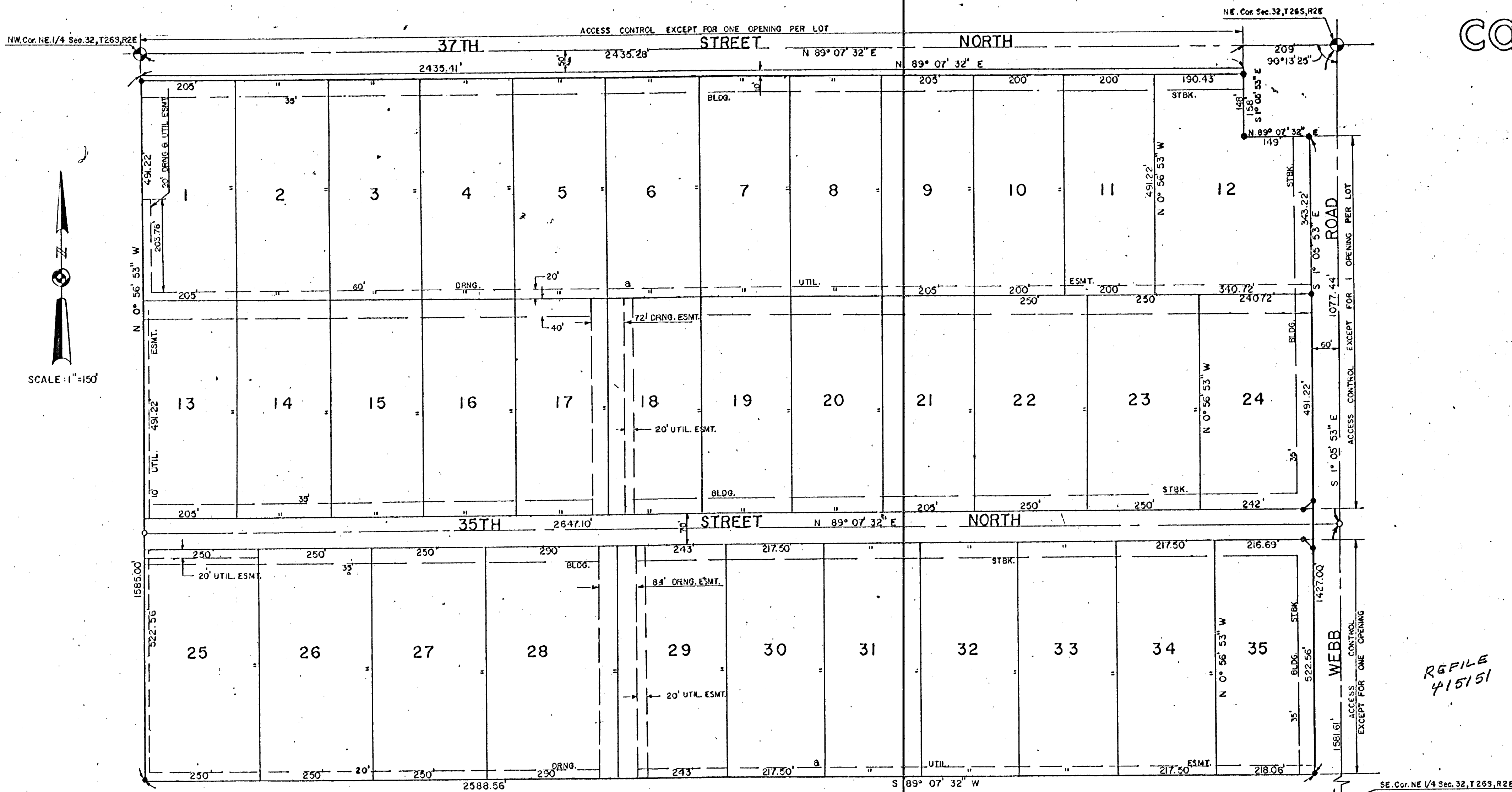
By: Robert R. Fox  
Robert R. Fox  
Attorney in Fact for Citibank, N.A.

Be it remembered on this 27th day of September, 1978 before me, a Notary Public in and for said State and County, came the Citibank, N.A., New York City, New York, by Robert R. Fox, Attorney in Fact for Citibank, N.A., to me personally known to be the same person 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.

By: Carolyn R. Owen Notary Public

Carolyn R. Owen  
My Commission Expires My Appointment Expires May 17, 1981

Restrictive Covenant F-334 pg. 1428



REFILE  
415151

This plat of "Comotara Industrial Park Fourth Addition" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 22nd day of June, 1978.

Wichita-Sedgwick County Metropolitan Area Planning Commission  
James D. Duder Vice-Chairman  
Jerry Grady  
Robert A. Lakin Secretary

This plat approved and all dedications shown hereon, if any, accepted by the City Commission of the City of Wichita, Kansas this 10th day of OCTOBER, 1978.

Donna A. Peters Mayor  
Donald C. Gisick City Clerk

Entered on transfer record this 16th day of October, 1978.

By: Stephen D. Wright County Clerk  
STEPHEN D. WRIGHT ASS'T.

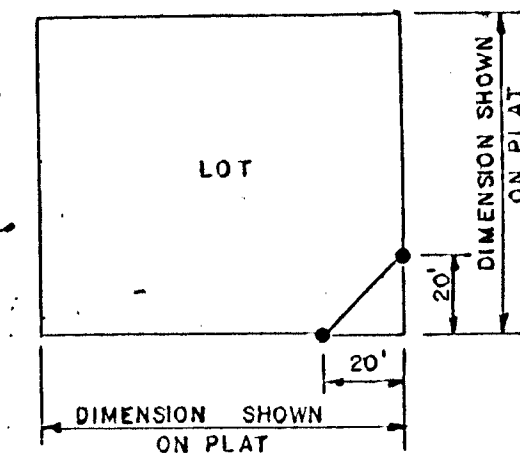
This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas this 16th day of OCTOBER, 1978.

Everett W. Patrick Chairman  
Tom Scott Commissioner  
John Hale Commissioner

Attest: Stephen D. Wright County Clerk  
STEPHEN D. WRIGHT ASS'T.

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 P.M. on the 16th day of OCTOBER, 1978.

Bette F. McCart Register of Deeds  
Pat Kettler Deputy



TYPICAL INTERSECTION  
RIGHT OF WAY DETAILS

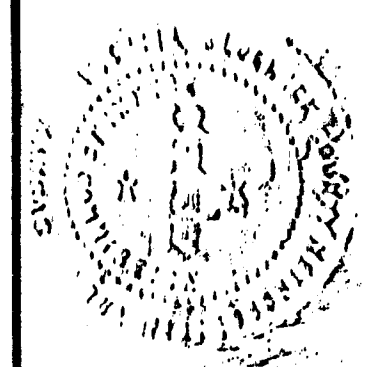
STATE OF KANSAS  
SEDGWICK COUNTY SS:  
This is to certify that this plat was refiled for record in the office of the Register of Deeds this 27th day of NOVEMBER, 1978 to change the legal description in the Surveyor's Certificate from "Beginning at the northwest corner of Lot 2, Block 3 of Comotara Business Park Addition" to "Beginning at a point on the west line of the northeast quarter, Section 32, T 26 S, R 2 E of the 6th P.M., 50.00 feet south of the northwest corner of said quarter".

By: Steven E. Anderson  
Steven E. Anderson  
VAN DOREN-HAZARD-STALLINGS

Bette F. McCart  
Bette F. McCart  
Register of Deeds

Pat Kettler  
Pat Kettler  
Deputy

#409014



REFILE  
20.00

20.00