

# FINAL PLAT

# THE MOORINGS PLAZA III ADDITION

## AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

### CERTIFICATE OF SURVEY

I, Gregory J. Allison, a registered land surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "THE MOORINGS PLAZA III ADDITION", an addition to Wichita, Sedgwick County, Kansas, into Lots, Blocks, a Reserve, and Streets, the same being accurately set forth in the accompanying plat and described herein:

A tract of land lying in a portion of the East Half, Section 24, Township 26 South, Range 1 West, of the 6th Principal Meridian, Wichita, Sedgwick County, Kansas; said tract being more particularly described as follows:  
**BEGINNING** at the southeast corner of Lot 1, Block 1, The Moorings Tenth Addition, an addition to Wichita, Sedgwick County, Kansas, thence along the east lines of said addition for the next five (5) courses on a platted bearing of N01°36'24"W, 155.00 feet to the northeast corner of said Lot 1, said Block 1; thence N29°18'36"E, 360.06 feet to a northeasterly corner of Lot 6, said Block 1; thence N00°46'02"W, 352.85 feet to a northeasterly corner of Lot 10, said Block 1; thence N48°33'38"W, 428.14 feet to the northeast corner of Lot 15, said Block 1; thence N41°26'22"E, 415.48 feet to northeast corner of Lot 10, Block 2, of said addition being a point on a non-tangent curve to the left, being coincident with the south line of a 105' Drainage Dedication recorded Doc.#FLM-PG: 28868254; thence along said curve and said south line, 630.03 feet to the northwest corner of Lot 4, Block 2, The Moorings Plaza II Addition, an addition to Wichita, Sedgwick County, Kansas, said curve having a central angle of 28°35'23", a radius of 1262.63 feet, and a long chord distance of 623.52 feet, bearing S67°32'47"E; thence along the west line of said The Moorings Plaza II Addition, S00°46'02"E, 1158.51 feet to the southwest corner of Reserve "B" said The Moorings Plaza II Addition, being coincident with the north right-of-way line of Keywest Street; thence along said north right-of-way line, S88°23'36"W, 713.26 feet to the POINT OF BEGINNING.

Said tract CONTAINS: 822,615 square feet or 18.88 acres of land, more or less.

All streets, easements, setbacks, access controls, dedications, together with that portion of Drainage and Utility Easement recorded Doc.#/FLM-PG: 29050888, and that portion of Drainage Easement recorded Doc.#/FLM-PG: 28982154, all within the above described property are hereby vacated and replatted by virtue of K.S.A. 12-512(b).

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this \_\_\_ day of \_\_\_\_\_, 2010.

Gregory J. Allison, PE, LS #1257  
 MKEC Engineering Consultants, Inc.  
 411 North Webb Road  
 Wichita, Kansas 67206

### BENCH MARKS

- BM 'A' City of Wichita disc northwest corner of Meridian and Keywest  
Elev. = 1329.86 NAVD 88
- BM #5 Square cut at SW. corner of RCB; 46' feet west of centerline of Meridian Ave. and 668' N. of the E. 1/4 corner, Sec. 24, T26S, R1W.  
Elev. = 1328.69 NAVD 88  
Elev. = 1328.19 NGVD 29

MINIMUM PAD ELEVATION LOWEST OPENING		
LOTS	BLK.	ELEVATION
1	1	1329.5 NAVD 88 1329.0 NGVD 29

### NOTE

In association with ZON2009-18 "THE MOORINGS PLAZA III ADDITION" is subject to the conditions of Protective Overlay (PO-234).

### OWNER'S CERTIFICATE

Know all men by these presents that the undersigned property owner of the land above set forth in the Registered Land Surveyor's Certificate, has caused the same to be surveyed and platted into Lots, Blocks, a Reserve and Streets the same to be known as "THE MOORINGS PLAZA III ADDITION," an addition to Wichita, Sedgwick County, Kansas.

Easements for the construction and maintenance of public utilities and drainage, as indicated on the accompanying plat are hereby granted to the public. Private screening fences, walls, and associated appurtenances may cross drainage and or utility easements.

The streets are hereby dedicated to and for the use of the public.

Reserve "A" is platted for utilities confined by easements, sidewalks, landscaping, irrigation, signs, open space, monuments, public access to Lots 25, 26, 27, and 28, Block 2. The Reserve shall be owned and maintained by the developer and/or a Lot Owner's Association and are reserved for the stated uses.

A drainage plan has been developed for this plat. Drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of storm water. According to the FEMA FIRM Map Panels 20173C0213E and 20173C0195E, dated February 7, 2007, the property is located within FEMA Zone X. Lot 1, Block 1, is required to adhere to the minimum pad elevations as shown on the Minimum Pad Elevations table.

Lots 25, 26, 27, and 28, Block 2, shall have reciprocal cross lot access and utility easements by a private developers agreement or similar covenant by separate instrument.

CBB NORTHLAKES, LLC, a Kansas limited liability company

\_\_\_\_\_, Member  
 Kurt Bachman, Member  
 Brad Bachman, Member

STATE OF KANSAS, SEDGWICK COUNTY} ss:

This instrument was acknowledged before me on \_\_\_ day of \_\_\_\_\_, 2010, by Kurt Bachman and Brad Bachman, Members, CBB Northlakes, LLC, a Kansas limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

\_\_\_\_\_, Notary Public  
 Notary Public:  
 My Term Expires: \_\_\_\_\_

### PLANNING COMMISSION CERTIFICATE

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

Dated this \_\_\_ day of \_\_\_\_\_, 2010

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

\_\_\_\_\_, Chairman  
 G. Nelson VanFleet, Chairman

Affest: \_\_\_\_\_, Secretary  
 John L. Schlegel, Secretary

### GOVERNING BODY CERTIFICATE

The dedications shown on this plat are hereby accepted and this plat is hereby approved by the governing body of the City of Wichita, Kansas.

Dated this \_\_\_ day of \_\_\_\_\_, 2010

At the direction of the City Council.

\_\_\_\_\_, Mayor  
 Carl Brewer, Mayor

Affest: \_\_\_\_\_, City Clerk  
 Karen Sublett, City Clerk

### TRANSFER RECORD

STATE OF KANSAS, SEDGWICK COUNTY} ss:

Entered on transfer record this \_\_\_ day of \_\_\_\_\_, 2010

\_\_\_\_\_, County Clerk  
 Kelly B. Arnold, County Clerk

Affix Seal

### COUNTY SURVEYOR

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_, Deputy County Surveyor  
 Tricia L. Robello, LS #1246  
 Deputy County Surveyor  
 Sedgwick County, Kansas

### REGISTER OF DEEDS CERTIFICATE

STATE OF KANSAS, SEDGWICK COUNTY} ss:

This is to certify that this instrument was filed for record in the Register of Deeds office this \_\_\_ day of \_\_\_\_\_, 2010, at \_\_\_\_\_ o'clock \_\_\_M; and is duly recorded.

\_\_\_\_\_, Register of Deeds  
 Bill Meek, Register of Deeds

Affest: \_\_\_\_\_, Deputy  
 Tonya E. Buckingham, Deputy

STREET CENTERLINE TABLE		
LINE	LENGTH	BEARING
L10	42.03	S46°57'33"E
L11	193.66	S48°33'38"E
L12	34.92	S00°46'02"E
L13	225.00	N89°13'58"E
L14	72.42	S43°37'26"W
L15	108.25	S01°46'59"E
L16	236.44	S29°18'36"W
L17	21.50	S60°41'24"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C10	111.79	4000.00	1°36'05"	111.79	S47°45'36"E
C11	208.54	250.00	47°47'36"	202.54	N24°39'50"W
C12	119.40	150.00	45°36'32"	116.28	S23°34'18"E
C13	116.22	150.00	44°23'28"	113.33	S68°34'18"E
C14	79.25	100.00	45°24'25"	77.19	S20°55'14"W
C15	54.27	100.00	31°05'35"	53.60	N13°45'49"E
C16	26.23	19.00	79°05'40"	24.20	N04°04'36"E
C17	26.23	19.00	79°05'40"	24.20	S83°10'16"W

STATE OF KANSAS, SEDGWICK COUNTY} ss:

Entered on transfer record this \_\_\_ day of \_\_\_\_\_, 2010

\_\_\_\_\_, County Clerk  
 Kelly B. Arnold, County Clerk

Affix Seal

Affest: \_\_\_\_\_, City Clerk  
 Karen Sublett, City Clerk

Affix Wichita, KS Official Seal



411 N. WEBB ROAD  
 WICHITA, KS. 67206  
 316-684-9600

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