

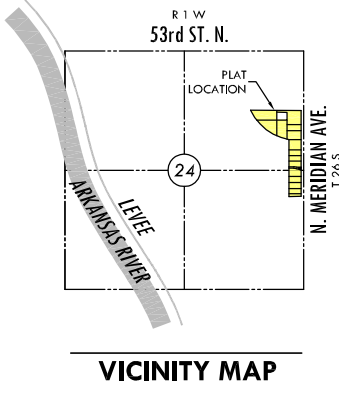
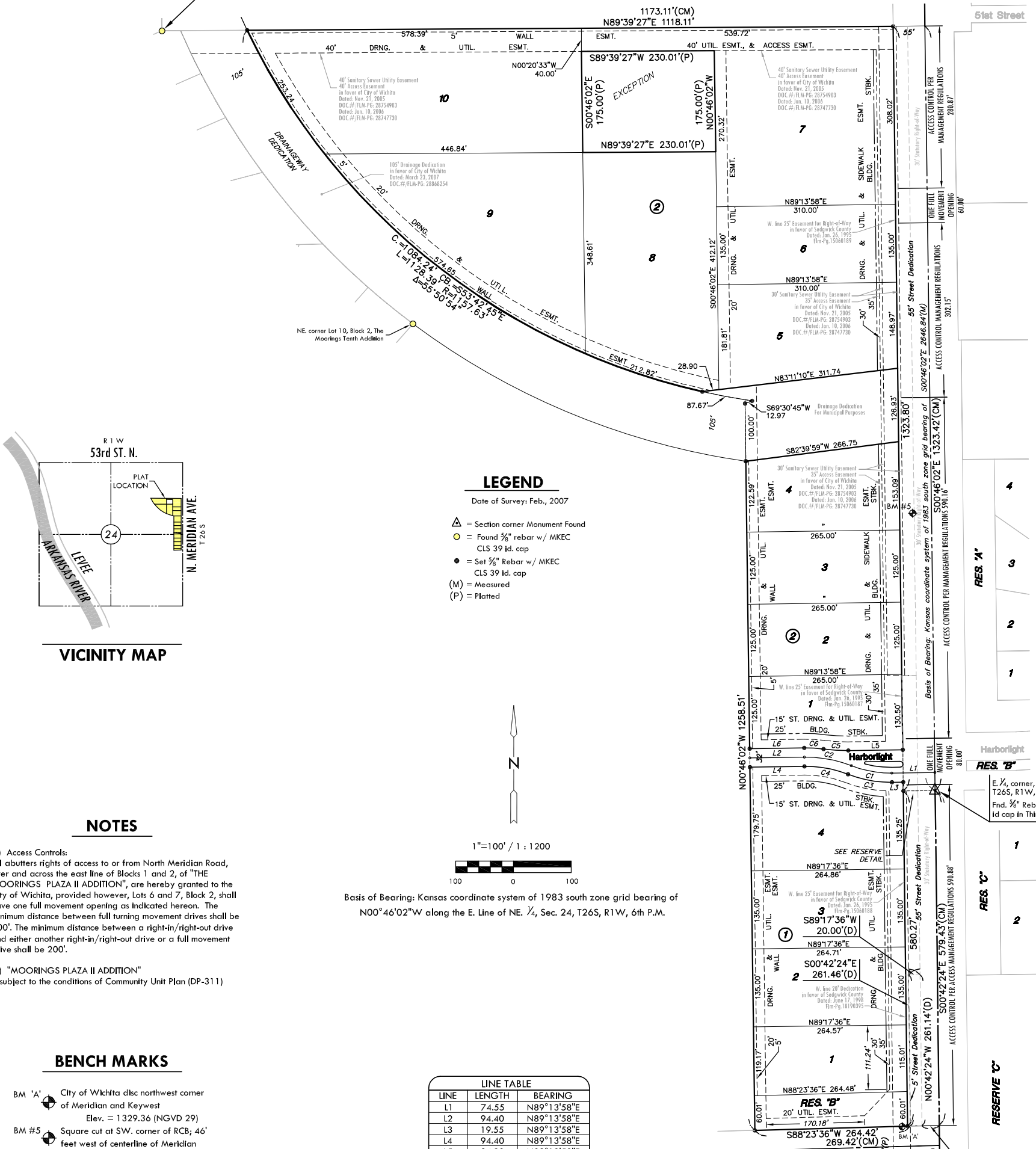
# FINAL PLAT

## THE MOORINGS PLAZA II ADDITION

### AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

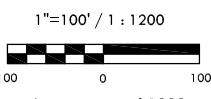
SW. corner NE 1/4, NE 1/4, Sec. 24, T26S, R1W, 6th P.M.  
SE. corner Lot 2, Block 2, The Moorings Tenth Addition  
Fnd. 3/8" rebar w/ MKEC CLS 39 Id cap

NE. Cor., NE 1/4, Sec. 24, T26S, R1W, 6th P.M.  
Fnd. 3/8" Rebar Garber Id cap in Thimble



#### LEGEND

- Date of Survey: Feb., 2007
- △ = Section corner Monument Found
  - = Found 3/8" rebar w/ MKEC CLS 39 Id. cap
  - = Set 3/8" Rebar w/ MKEC CLS 39 Id. cap
  - (M) = Measured
  - (P) = Platted



Basis of Bearing: Kansas coordinate system of 1983 south zone grid bearing of N00°46'02"W along the E. Line of NE 1/4, Sec. 24, T26S, R1W, 6th P.M.

#### NOTES

- Access Controls:  
All abutters rights of access to or from North Meridian Road, over and across the east line of Blocks 1 and 2, of "THE MOORINGS PLAZA II ADDITION", are hereby granted to the City of Wichita, provided however, Lots 6 and 7, Block 2, shall have one full movement opening as indicated hereon. The minimum distance between full turning movement drives shall be 400'. The minimum distance between a right-in/right-out drive and either another right-in/right-out drive or a full movement drive shall be 200'.
- "MOORINGS PLAZA II ADDITION" is subject to the conditions of Community Unit Plan (DP-311)

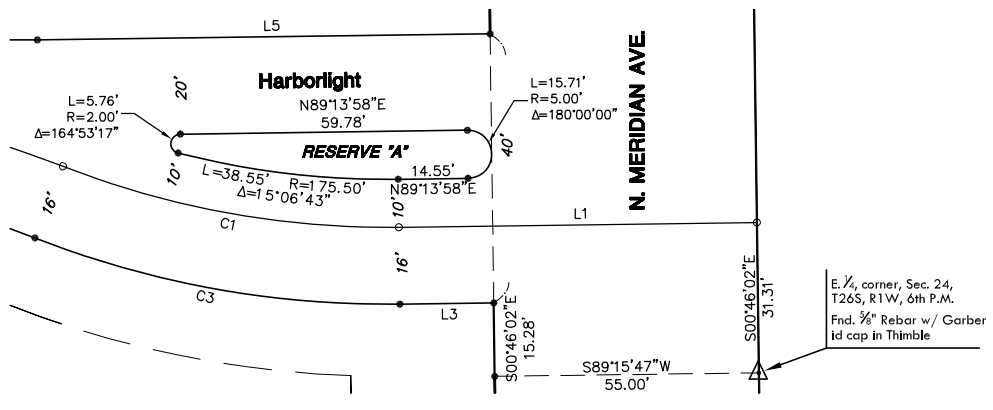
#### BENCH MARKS

- BM 'A' City of Wichita disc northwest corner of Meridian and Keywest  
Elev. = 1329.36 (NGVD 29)
- 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. = 1328.19 (NGVD 29)

LINE	LENGTH	BEARING
L1	74.55	N89°13'58"E
L2	94.40	N89°13'58"E
L3	19.55	N89°13'58"E
L4	94.40	N89°13'58"E
L5	94.30	N89°13'58"E
L6	94.40	N89°13'58"E

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	71.55	185.50	22°06'02"	71.11	S79°43'02"E
C2	83.32	216.00	22°06'02"	82.80	N79°43'02"W
C3	77.72	201.50	22°06'02"	77.24	S79°43'02"E
C4	77.15	200.00	22°06'02"	76.67	N79°43'02"W
C5	43.18	300.00	8°14'45"	43.14	S86°38'40"E
C6	33.39	232.00	8°14'45"	33.36	N86°38'40"W

MINIMUM PAD ELEVATIONS LOWEST OPENINGS		
LOTS	BLOCK	ELEVATION NGVD
4, 5, 8	2	1329.0



DETAIL RESERVE "A"  
1"=20'

**MKEC**  
ENGINEERING  
CONSULTANTS, INC.

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

**FINAL PLAT**  
**THE MOORINGS PLAZA II 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 II ADDITION", an addition to Wichita, Sedgwick County, Kansas, into Lots, Blocks, Reserves, and Streets, the same being curately set forth in the accompanying plat and described herein:

A tract of land lying within portions of the Southeast Quarter of the Northeast Quarter, and the Southeast Quarter all in 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 East Quarter corner of said Section 24, thence along the east line of said Southeast Quarter S00°42'24"E, 579.43 feet to a point lying 2064.68 feet north of the southeast corner of said Southeast Quarter thence S88°23'36"E, 30.00 feet to the east line of a dedication recorded on Film 1819, Page 0395; thence along the lines of said dedication for the next three courses, N00°42'24"W, 261.14 feet; thence S89°17'36"W, 20.00 feet; thence S00°42'24"E, 261.46 feet; thence along the north line of Keywest Street extended S88°23'36"W, 269.42 feet; thence N00°46'02"W, 1264.92 feet to a point on the south line of a 105 foot Drainage Dedication recorded on Doc.#Flm-PG: 28868254; thence along the a northerly line of said Drainage Dedication, on a non-tangent curve to the right, 1116.01 feet to a point on the north line of said Southeast Quarter of the Northeast Quarter; said non-tangent curve having a radius of 1157.63 feet, a central angle of 55°14'09", a chord distance of 1073.29 feet, bearing N53°24'23"W; thence along said north line of said Southeast Quarter of the Northeast Quarter, N89°40'43"E, 1118.11 feet to the Northeast corner of said Southeast Quarter of the Northeast Quarter; thence along the east line of said Southeast Quarter of the Northeast Quarter on a Kansas coordinate system of 1983 south zone grid bearing of S00°46'02"E, 1323.42 feet to the POINT OF BEGINNING, EXCEPT, Lot 1, Block 1, North Sanitary Sewer Addition, Wichita, Sedgwick County, Kansas.

All streets, easements, setbacks, access controls, dedications, 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 \_\_\_\_\_ 2008.

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

OWNER'S CERTIFICATE

Know all men by these presents that we the undersigned property owners of the land above set forth in the Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into Lots, Blocks, Reserves and Streets the same to be known as "THE MOORINGS PLAZA II 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. The 5 foot wall easements are hereby platted for the construction and maintenance of a private wall. Utilities may cross the wall easements.

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

All abutters rights of access to or from North Meridian Road, over and across the east line of Blocks 1 and 2, of "THE MOORINGS PLAZA II ADDITION", are hereby granted to the City of Wichita, provided however, Lots 6 and 7, Block 2, shall have one full movement opening as indicated hereon. Access controls are dedicated to and for the use of the public.

All Reserves are platted for utilities confined by easements, sidewalks, landscaping, irrigation, signs, open space, and monuments. Reserve "B" is also platted for drainage and public access to Lot 1, Block 1 confined to the east 250 feet. The Reserves 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, however, Lots 4, 5, 8, and 9, Block 2, are required to adhere to the minimum pad elevations as shown on the "Minimum Pad Elevations" table.

CBB NORTHLAKES, LLC, a Kansas limited liability company

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

STATE OF KANSAS, SEDGWICK COUNTY} ss:

This instrument was acknowledged before me on \_\_\_\_ day of \_\_\_\_\_, 2008, 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.

*Affix Seal*

\_\_\_\_\_, Notary Public  
Notary Public:

My Term Expires: \_\_\_\_\_.

PLANNING COMMISSION CERTIFICATE

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

Dated this \_\_\_\_ day of \_\_\_\_\_, 2008

WICHITA-SEGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

\_\_\_\_\_, Chair  
Darrell Downing, Chair

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

*Affix MAPC Seal*

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 \_\_\_\_\_, 2008

At the direction of the City Council.

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

Affest: \_\_\_\_\_, City Clerk  
Carol Jones, City Clerk

*Affix Wichita, KS Official Seal*

TRANSFER RECORD

STATE OF KANSAS, SEDGWICK COUNTY} ss:

Entered on transfer record this \_\_\_\_ day of \_\_\_\_\_, 2008

*Affix Seal*

\_\_\_\_\_, County Clerk  
Don Brace, County Clerk

REGISTER OF DEEDS CERTIFICATE

This is to certify that this instrument was filed for record in the Register of Deeds office this \_\_\_\_ day of \_\_\_\_\_, 2008, at \_\_\_\_\_ o'clock \_\_M; and is duly recorded.

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

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

*Affix Seal*

COUNTY SURVEYOR

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_ day of \_\_\_\_\_, 2008.

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