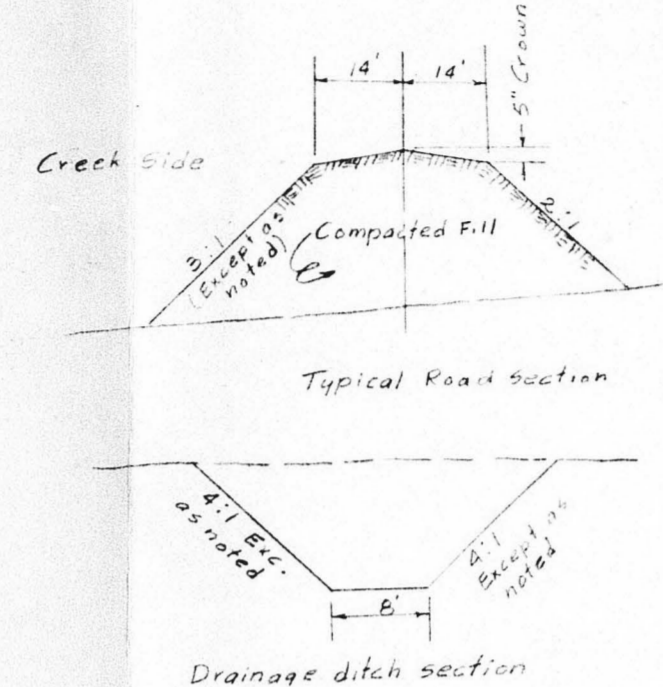


M



	ELEVATION
LAKE BOTTOM	1303.0
LAKE SURFACE	1308.0
PATIO	1311.0 MIN.
FIRST FLOOR	1312.5 MIN.

Normal W.S. El. 1308  
 Lake Bottom - El. 1303  
 LAKE SECTION  
 TYPICAL EXCEPT AS NOTED

**MILES LAKEWOOD VILLAGE**  
 FOR: GENE MILES  
**SURVEY**  
 TRACT IN THE SW 1/4 SEC 25-27-1W

BM - ELEV. 1317.61 - BRASS CAP UNDER NOSE  
 OF B-47 ON PEDESTAL ON  
 SOUTH SIDE U.S. 54.

TOPO MADE JAN., 1972.

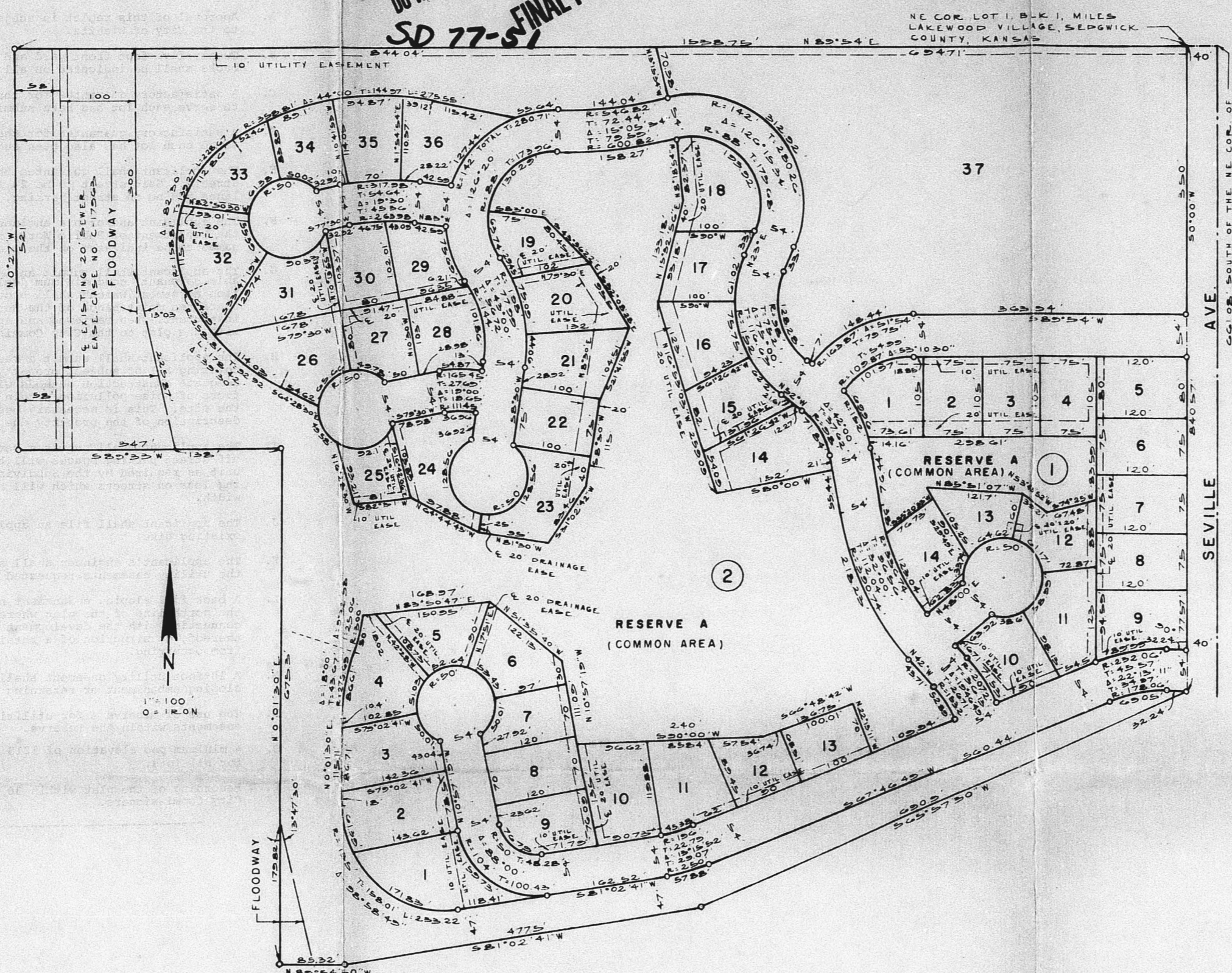
K O TAYLOR, P.E.  
 JAN. 20, 1972  
 REVISED FEB. 8, 1973

SD 77-51



OFFICE COPY  
DO NOT REMOVE  
SD 77-57  
FINAL PLAT

MILES LAKEWOOD VILLAGE SECOND ADDITION  
WICHITA, SEDGWICK COUNTY, KANSAS



State of Kansas, County of Sedgwick, SS.  
I, Kenneth O. Taylor, Civil Engineer in said State and County, do hereby certify that I have surveyed and platted "MILES LAKEWOOD VILLAGE SECOND ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a REPLY OF and a true and correct exhibit of said survey described as follows: Part of Lots 1 and 2, Block 1, Miles Lakewood Village, Sedgwick County, Kansas, described as follows: Beginning at the NE corner of said Lot 1, Block 1 in said Miles Lakewood Village; thence 80°00'W along the east line of said Lot 1, Block 1, 840.57 feet; thence S87°57'30"W, 690.9 feet; thence S81°02'41"W, 477.5 feet; thence N89°54'50"W, 85.32 feet to a point on the west line of said Lot 1, Block 1, 175 feet north of the SW corner of said Lot 1, Block 1; thence N0°01'30"E, 675.3 feet; thence S89°33'W, 347 feet; thence N0°27'W, 521 feet to the SW corner of said Lot 1, Block 1; thence N89°54'E, 1938.75 feet to the point of beginning.

Kenneth O. Taylor  
Civil Engineer

Know all men by these presents that Gene Miles Development, Inc. by Gene Miles, President, has caused the land described in the Civil Engineer's certificate to be platted into lots, blocks and streets and reserves (common areas) to be known as "MILES LAKEWOOD VILLAGE SECOND ADDITION", Wichita, Sedgwick County, Kansas. Utility easements as indicated on the plat are hereby granted for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public. Reserve A, Block 1 and Reserve A, Block 2 (common areas) are reserved for open space, drainage and utility easements and related community facilities.

The floodways 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 buildings shall be constructed on or within said floodways, 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 in office.

Gene Miles Development, Inc.

ATTEST: Gene Miles, President  
Marie Miles, Secretary

State of Kansas, County of Sedgwick, SS.  
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, by Gene Miles, President of Gene Miles Development, Inc., a Kansas corporation, on behalf of the corporation.  
\_\_\_\_\_, Notary Public  
My Commission expires: \_\_\_\_\_

Wichita State Bank by \_\_\_\_\_, President, mortgagee of the land described in the Civil Engineer's certificate does hereby consent to the platting of "MILES LAKEWOOD VILLAGE SECOND ADDITION", Wichita, Sedgwick County, Kansas.

Wichita State Bank  
ATTEST: \_\_\_\_\_, President

State of Kansas, County of Sedgwick, SS.  
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_, President of Wichita State Bank, a Kansas corporation, on behalf of the corporation.  
\_\_\_\_\_, Notary Public  
My Commission expires: \_\_\_\_\_

This plat of "MILES LAKEWOOD VILLAGE SECOND ADDITION", Wichita, Sedgwick County, Kansas 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 Area Planning Commission  
By \_\_\_\_\_, Chairman  
William J. Goebel  
\_\_\_\_\_, Secretary  
Robert A. Lakin

This plat approved and all dedications shown hereon accepted by the Board of City Commissioners of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.  
\_\_\_\_\_, Mayor  
Tony Casado  
\_\_\_\_\_, City Clerk  
Donald C. Giesick

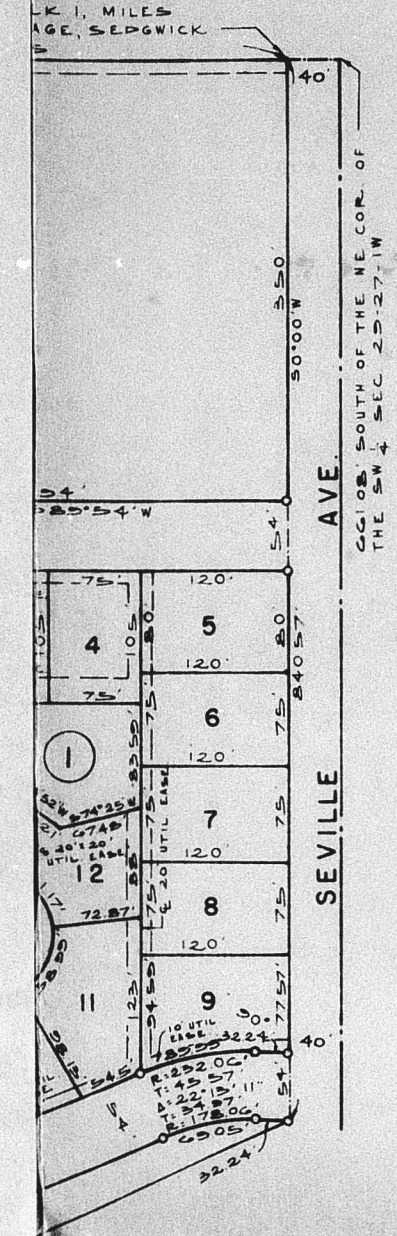
This plat approved and all dedications shown hereon accepted by the Board of County Commissioners of Sedgwick County, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.  
\_\_\_\_\_, Chairman  
Tom Scott  
\_\_\_\_\_, Commissioner  
Everett Patrick  
ATTEST: John Hale, Commissioner  
\_\_\_\_\_, County Clerk  
Dorothy K. White  
Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.  
\_\_\_\_\_, County Clerk  
Dorothy K. White

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 \_\_\_\_\_ o'clock \_\_\_\_\_, on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.  
\_\_\_\_\_, Register of Deeds  
Betts F. McCart  
\_\_\_\_\_, Deputy  
Pat Kettler

**AGE SECOND ADDITION**  
**K COUNTY, KANSAS**

APR 25 1977

- A. Approval of this replat is subject to the land being annexed to the City of Wichita.
- B. Twenty-five foot front yard and 15 foot side yard building setbacks shall be indicated on all corner lots.
- C. A satisfactory guarantee for the extension of sanitary sewer to serve each lot has been submitted and is being processed.
- D. A satisfactory guarantee for the extension of city water to serve each lot has also been submitted.
- E. The applicant shall guarantee the paving of all interior streets. Said street to be 24 feet wide with two moving lanes and no on street parking.
- F. The applicant and/or his engineer shall contact Tim Cain of the Department of Public Works relative to appropriate street names to be indicated on the plat.
- G. The applicant shall submit an instrument, either an acceptable covenant, condominium declaration or a Home Association agreement, which shall provide for the improvement and continued maintenance of the Reserve A (common area). The instrument, when revised and approved, shall be forwarded with the plat to the City Commission.
- H. The applicant shall submit a reexecuted avigational assessment covering all of subject property and a covenant assuring that adequate construction methods will be utilized to minimize effects of noise pollution within any structures to be built on the site. This is necessary because of the change in the legal description of the property due to this replat.
- I. The applicant shall submit a covenant which assures that three off street parking spaces will be provided for each dwelling unit as required by the Subdivision Regulations when developing lots on streets which will be paved at the narrow 24-foot width.
- J. The applicant shall file an application for a permit for the existing dike.
- K. The applicant's engineer shall show on the final tracing the utility easements requested by K. G. and E.
- L. A back fill sloping embankment needs to be constructed along the north line of the plat where the cut has been made in connection with the development of Lot 37. Or, in lieu thereof, construction of a retaining wall to prevent erosion from occurring.
- M. A 10-foot utility easement shall be indicated south of the sloping embankment or retaining wall.
- N. The use of Reserve A for utilities shall be limited to definite easements within the Reserve.
- O. A minimum pad elevation of 1313 m.s.l. shall be established for all lots.
- P. Recording of the plat within 30 days after approval by the Board City Commissioners.



State of Kansas, County of Sedgwick, SS.  
 I, Kenneth O. Taylor, Civil Engineer in said State and County, do hereby certify that I have surveyed and platted "MILES LAKEWOOD VILLAGE SECOND ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a REPLAT OF and a true and correct exhibit of said survey described as follows: Part of Lots 1 and 2, Block 1, Miles Lakewood Village, Sedgwick County, Kansas, described as follows: Beginning at the NE corner of said Lot 1, Block 1 in said Miles Lakewood Village; thence 90°00'00" along the east line of said Lot 1, Block 1, 840.57 feet; thence 86°07'30"W, 490.9 feet; thence 88°02'41"W, 477.5 feet; thence 89°54'50"W, 85.32 feet to a point on the west line of said Lot 1, Block 1, 175 feet north of the SW corner of said Lot 1, Block 1; thence 80°01'30"E, 475.3 feet; thence 88°03'00"W, 147 feet; thence 80°27'18", 521 feet to the SW corner of said Lot 1, Block 1; thence 89°54'18", 1538.75 feet to the point of beginning.

\_\_\_\_\_  
 Kenneth O. Taylor  
 Civil Engineer

Know all men by these presents that Gene Miles Development, Inc. by Gene Miles, President, has caused the land described in the Civil Engineer's certificate to be platted into lots, blocks and streets and reserves (common areas) to be known as "MILES LAKEWOOD VILLAGE SECOND ADDITION", Wichita, Sedgwick County, Kansas. Utility easements as indicated on the plat are hereby granted for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public. Reserve A, Block 1 and Reserve A, Block 2 (common areas) are reserved for open space, drainage and utility easements and related community facilities.

The floodways 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 buildings shall be constructed on or within said floodways, 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 in office

\_\_\_\_\_  
 Gene Miles Development, Inc.  
 President

\_\_\_\_\_  
 Gene Miles  
 Secretary

State of Kansas, County of Sedgwick, SS.  
 The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ by Gene Miles, President of Gene Miles Development, Inc., a Kansas corporation, on behalf of the corporation.  
 \_\_\_\_\_, Notary Public  
 My Commission expires: \_\_\_\_\_

Wichita State Bank by \_\_\_\_\_, President,  
 mortgagee of the land described in the Civil Engineer's certificate does hereby consent to the platting of "MILES LAKEWOOD VILLAGE SECOND ADDITION", Wichita, Sedgwick County, Kansas.

\_\_\_\_\_  
 Wichita State Bank  
 President

ATTEST: \_\_\_\_\_

State of Kansas, County of Sedgwick, SS.  
 The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ by \_\_\_\_\_, President of Wichita State Bank, a Kansas corporation, on behalf of the corporation.  
 \_\_\_\_\_, Notary Public  
 My Commission expires: \_\_\_\_\_

This plat of "MILES LAKEWOOD VILLAGE SECOND ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.  
 Dated this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

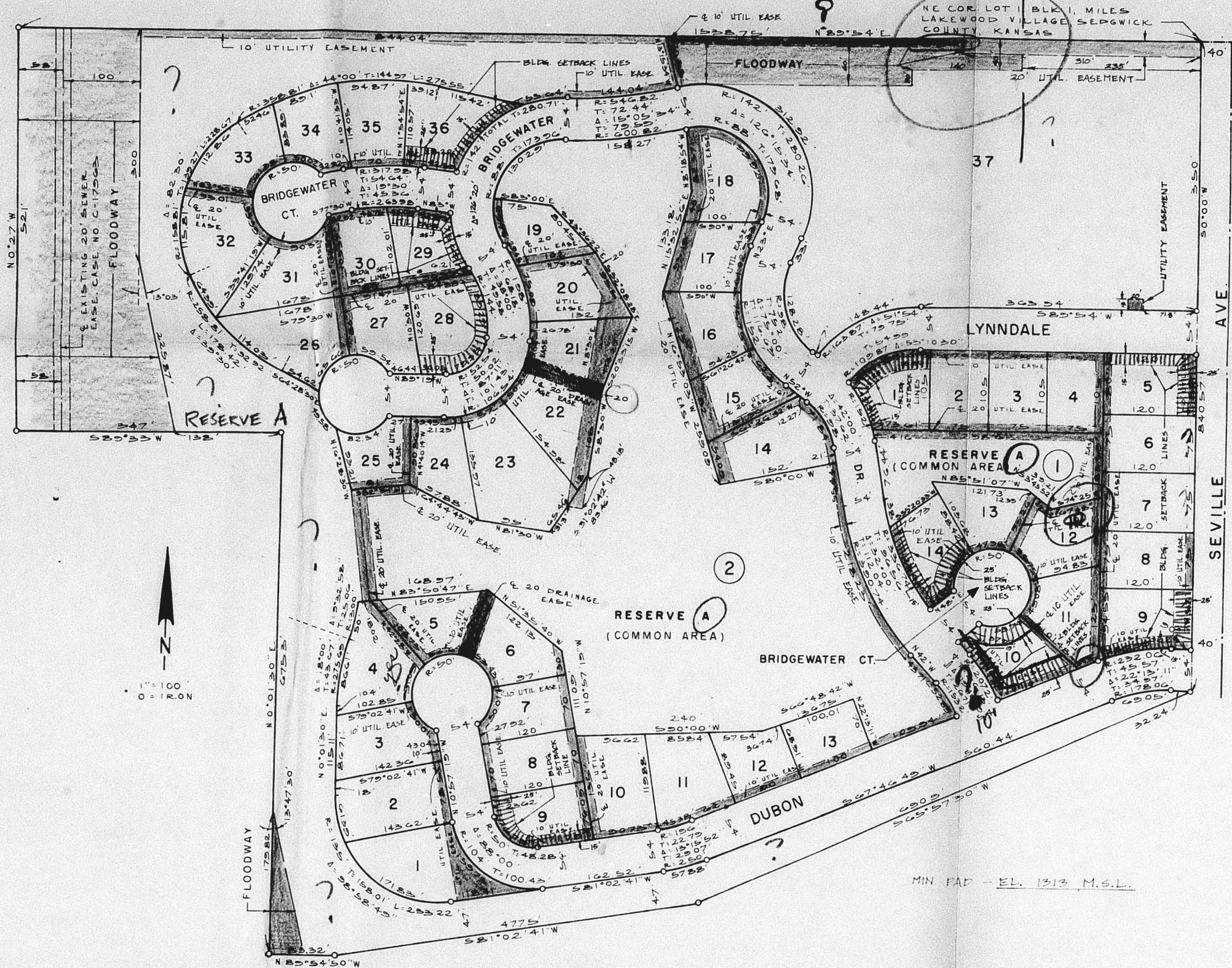
\_\_\_\_\_  
 Wichita-Sedgwick County Metropolitan Area Planning Commission  
 Chairman  
 \_\_\_\_\_, Secretary  
 Robert A. Lakin

This plat approved and all dedications shown hereon accepted by the Board of City Commissioners of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_  
 Mayor  
 Tony Casado

\_\_\_\_\_  
 City Clerk  
 Donald C. Giesick

MILES LAKEWOOD VILLAGE SECOND ADDITION  
SD 77-51 WICHITA, SEDGWICK COUNTY, KANSAS



State of Kansas, County of Sedgwick, SS.

I, Kenneth O. Taylor, Civil Engineer in said State and County do hereby certify that I have surveyed and platted "MILES LAKEWOOD VILLAGE SECOND ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a REPEAT OF and a true and correct exhibit of said survey described as follows: Part of Lots 1 and 2, Block 1, Miles Lakewood Village, Sedgwick County, Kansas, described as follows: Beginning at the NE corner of said Lot 1, Block 1 in said Miles Lakewood Village; thence S0°00'W along the east line of said Lot 1, Block 1, 840.57 feet; thence S67°57'30"W, 690.9 feet; thence S81°02'41"W, 477.5 feet; thence S89°54'50"W, 85.32 feet to a point on the west line of said Lot 1, Block 1, 175 feet north of the SW corner of said Lot 1, Block 1; thence N0°01'30"E, 675.3 feet; thence S89°33'W, 347 feet; thence N0°27'W, 521 feet to the NW corner of said Lot 1, Block 1; thence N89°54'E, 1538.75 feet to the point of beginning.

*Kenneth O. Taylor*, Civil Engineer  
Kenneth O. Taylor

Know all men by these presents that Gene Miles Development, Inc. by Gene Miles, President, has caused the land described in the Civil Engineer's certificate to be platted into lots, blocks and streets and ~~part of~~ (common areas) to be known as "MILES LAKEWOOD VILLAGE SECOND ADDITION", WICHITA, Sedgwick County, Kansas. Utility easements as indicated on the plat are hereby granted for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public. Reserve A, Block 1 and Reserve A, Block 2 (common areas) are reserved for open space, drainage easements, flood control protection levees and related community facilities. No structure shall be constructed below a minimum pad elevation of 1313 mean sea level datum.

The floodways 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 buildings shall be constructed on or within said floodways, 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 or office.

ATTEST: *Gene Miles*, President  
Gene Miles Development, Inc.  
*Gene Miles*, Secretary

State of Kansas, County of Sedgwick, SS.

The foregoing instrument was acknowledged before me this 15th day of June, 1977, by Gene Miles, President of Gene Miles Development, Inc., a Kansas corporation, on behalf of the corporation.

My Commission expires: January 19, 1981  
*John J. McNeil*, Notary Public

Wichita State Bank by *Wm. C. Ritters*, Sr. Vice President, mortgagee of the land described in the Civil Engineer's certificate does hereby consent to the platting of "MILES LAKEWOOD VILLAGE SECOND ADDITION", Wichita, Sedgwick County, Kansas.

ATTEST: *Wm. C. Ritters*, Sr. Vice President  
Wichita State Bank  
*Paul M. Colony*, Cashier

State of Kansas, County of Sedgwick, SS.

The foregoing instrument was acknowledged before me this 15th day of June, 1977, by *Wm. C. Ritters*, Sr. Vice President of Wichita State Bank, a Kansas corporation, on behalf of the corporation.

My Commission expires: 1-17-81  
*Donald J. McNeil*, Notary Public

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

Dated this 12th day of May, 1977.  
Wichita-Sedgwick County Metropolitan Area Planning Commission  
*William J. Stahl*, Chairman  
William J. Stahl  
*Robert A. Lakin*, Secretary  
Robert A. Lakin

This plat approved and all dedications shown hereon accepted by the Board of City Commissioners of the City of Wichita, Kansas, this day of June, 1977.

*Tony Casado*, Mayor  
*Donald C. Giesick*, City Clerk

This plat approved and all dedications shown hereon accepted by the Board of County Commissioners of Sedgwick County, Kansas, this day of June, 1977.

*Tom Scott*, Chairman  
*Everett Patrick*, Commissioner  
ATTEST: *John Hale*, Commissioner

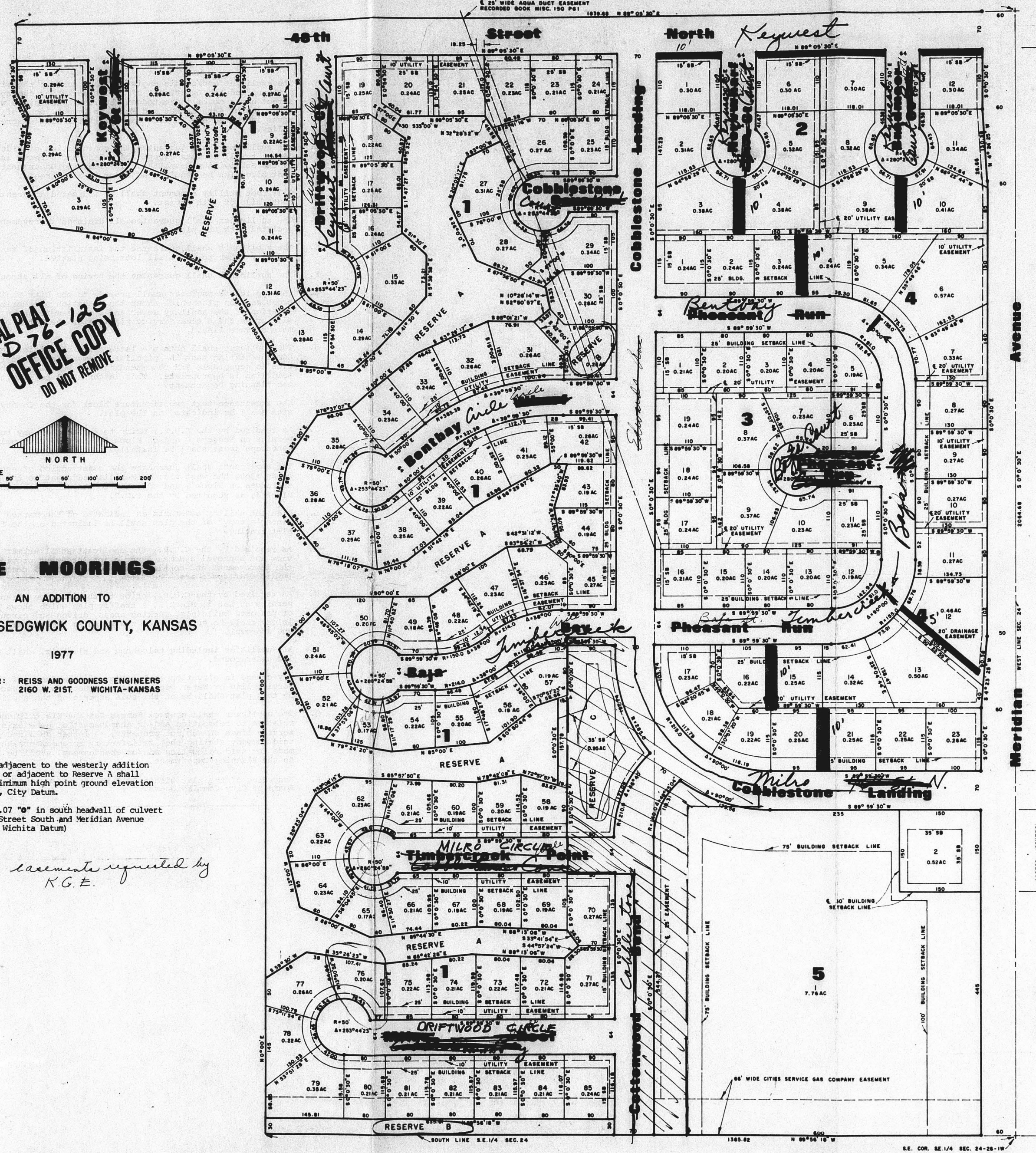
*Dorothy K. White*, County Clerk

Entered on transfer record this day of June, 1977.  
*Dorothy K. White*, County Clerk

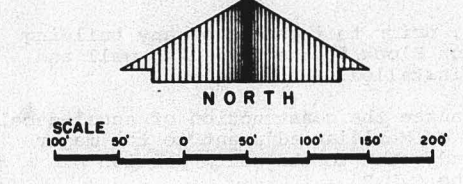
State of Kansas, County of Sedgwick, SS.

This is to certify that this instrument was filed for record in the Register of Deeds Office, at o'clock P.M., on the day of June, 1977.

*Bette F. McCart*, Register of Deeds  
*Pat Kettler*, Deputy



FINAL PLAT  
SD 76-125  
OFFICE COPY  
DO NOT REMOVE



**THE MOORINGS**  
AN ADDITION TO  
WICHITA, SEDGWICK COUNTY, KANSAS  
1977

ENGINEER: REISS AND GOODNESS ENGINEERS  
2160 W. 21ST. WICHITA-KANSAS

Note:  
Lots adjacent to the westerly addition boundary or adjacent to Reserve A shall have a minimum high point ground elevation of 141.0, City Datum.  
B.M. 141.07 "8" in south headball of culvert at 45th Street South and Meridian Avenue (City of Wichita datum)

*Assements requested by K.G.E.*

STATE OF KANSAS )  
COUNTY OF SEDGWICK ) ss.  
I, Charles M. Goodness, being a duly licensed professional engineer in said county and state, do hereby certify that I have surveyed and platted THE MOORINGS, an Addition to Wichita, Sedgewick County, Kansas, described as follows: Beginning at the Southeast corner of the SE 1/4 of Section 24, T 26 S, R 1 W of the 5th P.M., Sedgewick County, Kansas; thence N 27° 50' 11" W 1350.52 feet on the South line of said 1/4; thence N 70° 01' E 1436.54 feet; thence N 33° 51' 14" W 150.27 feet; thence N 61° 03' 51" W 162.32 feet; thence N 84° 00' W 150.0 feet; thence N 26° 28' 49" W 115.22 feet; thence N 8° 48' 49" E 112.00 feet; thence N 26° 02' 18" W 45.53 feet; thence N 8° 54' 20" W 128.0 feet; thence N 29° 05' 30" E 1339.63 feet to the East line of said SE 1/4; thence S 8° 01' 30" E 2064.56 feet, to the point of beginning, containing 66.90 acres more or less. The bearing of the centerline of Meridian Avenue is assumed to be S 0° 01' 30" E. The accompanying Plat is a true and correct exhibit of property surveyed.

Charles M. Goodness, P. E. (SEAL)

KNOW ALL MEN BY THESE PRESENTS:  
That we, V. Harley Miles and Jo Jean Miles, His wife, have caused the land described in the Engineer's Certificate to be platted into Lots, Blocks, Reserves and Streets. Easements are hereby granted as indicated for utility and drainage construction and maintenance. Streets are dedicated to and for the use of the Public. All Abutter's rights of access to or from Meridian Avenue over and across the East line of Block 4 and Block 5, except as shown on the accompanying plat, are hereby granted to the appropriate governing body. Reserves A and B are to be owned and maintained by the Moorings Ownership Association and are both for utility construction and maintenance and open space. Reserve A is also for construction and maintenance of a lake. Reserve C is for construction of a sales and development office, restaurant, supper club and/or community activity center.

V. Harley Miles  
Jo Jean Miles

STATE OF KANSAS )  
COUNTY OF SEDGWICK ) ss.

Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 1977, before me, a notary public in and for said county and state, came V. Harley Miles and Jo Jean Miles, his wife, to me known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the same as their voluntary act and deed. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

Notary Public (SEAL)

My Commission expires \_\_\_\_\_  
This plat of The Moorings, an Addition to Sedgewick County, Kansas has been submitted to and approved by this Wichita-Sedgewick County Metropolitan Area Planning Commission.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 1977.  
WICHITA-SEGDWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

Bill Goebel, Chairman  
Robert A. Lakin, Secretary

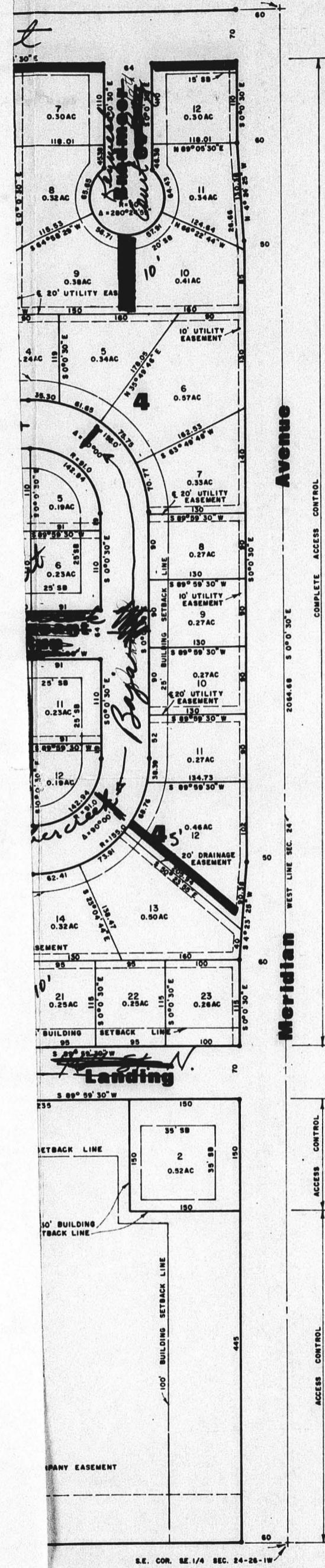
This plat approved and the dedications shown hereon accepted by the City Commissioners of the City of Wichita, Kansas this \_\_\_\_\_ day of \_\_\_\_\_, 1977.

James M. Dornell, Mayor  
Donald C. Giesick, City Clerk (SEAL)

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 \_\_\_\_\_ A.M.-P.M. on the \_\_\_\_\_ day of \_\_\_\_\_, 1977.

Bette F. McCart, Register of Deeds  
Anella Finl, Deputy

- 158 97 523
- A. The applicant and/or his engineer shall contact the Fire Department and the Department of Public Works for the appropriate street names to be indicated on the final plat since with the exception of 48th Street and Meridian Avenue, none of the street names indicated are in accordance with the city's street naming policy.
  - B. The applicant shall guarantee the construction of sidewalks adjacent to all streets except the cul-de-sac streets as recommended by the Subdivision Committee. The Planning Department encourages that sidewalks be required adjacent to all streets.
  - C. A 10 foot utility easement shall be indicated adjacent to the south side of 48th Street.
  - D. The applicants shall guarantee all drainage improvements associated with the plat.
  - E. The applicants shall guarantee the installation of sanitary sewer and city water to serve all lots being platted.
  - F. The applicants shall guarantee the paving of all streets.
  - G. The applicants engineer shall provide to the City Engineer a cross section plan which shows the elevation and horizontal location of the sanitary sewer and storm sewers where they will cross the Cities Service pipeline or the Water Department main service line.
  - H. The applicant shall obtain a letter from the Cities Service Gas Company stating that the pipeline easement indicated for their line is acceptable and recommending what building setback from said line is appropriate. This letter shall be submitted to the Planning Department.
  - I. The acceptance text and signature block for the County Commission shall be indicated on the plat.
  - J. As required by the C.U.P., prior to issuance of any building permits on Reserve C and on Block 5, the screening wall and landscape areas shall be installed.
  - K. The applicants shall guarantee the construction of social-decal lanes along the west side of Meridian adjacent to the major entrances on Block 5 and adjacent to the south portion of Block 4, as required by the C.U.P.
  - L. Side lot utility easements as indicated on the marked "Engineer's copy" of the plat shall be indicated on the final plat tracings.
  - M. As required by the C.U.P., the applicant shall submit for review and approval a Home's Association Agreement providing for the improvement and continued maintenance of all common non-public open space areas on Block 1.
  - N. As required by the C.U.P., prior to the issuance of any building permits on lot 1, Block 5, a traffic plan which shows locations of proposed buildings, parking areas, drives and circulation lanes, shall be submitted to the Planning Department for review and approval.
  - O. All utilities including telephone and electric, shall be installed underground.
  - P. Any change in elevation or location or encasement of the City Service line or Water Department main service line necessitated by this plat shall be at the sole expense of the applicant.
  - Q. The applicant shall contact Kansas Gas and Electric Company relative to relocation and/or abandonment of some existing service lines on subject property. A letter obtained from said company stating that satisfactory arrangements have been made for said relocation and/or abandonment, shall be submitted to the Planning Department.
  - R. Recording of the plat within 30 days after approval by the Board of City Commissioners.



STATE OF KANSAS }  
COUNTY OF SEDGWICK } ss.

I, Charles M. Goodness, being a duly licensed professional engineer in said county and state, do hereby certify that I have surveyed and platted the MOOKINGS, an addition to Wichita, Sedgewick County, Kansas, described as follows: Beginning at the Southeast corner of the SE 1/4 of Section 24, T 26 S, R 15 W of the 5th P.M., Sedgewick County, Kansas; thence N 27° 54' 11" W 136.02 feet to the South line of said SE 1/4; thence N 7° 00' E 1406.64 feet; thence N 37° 52' 14" W 150.57 feet; thence N 63° 03' 31" W 102.32 feet; thence N 64° 00' W 196.0 feet; thence N 26° 28' 49" W 115.92 feet; thence N 6° 48' 43" E 102.03 feet; thence N 28° 22' 18" W 46.52 feet; thence S 0° 54' 30" W 128.0 feet; thence N 39° 05' 30" E 189.03 feet to the East line of said SE 1/4; thence S 0° 00' E 2064.03 feet, to the point of beginning, containing 66.96 acres more or less. The bearing of the centerline of Meridian Avenue is assumed to be S 0° 00' 30" E. The accompanying Plat is a true and correct exhibit of property surveyed.

Charles M. Goodness, P. E. (SEAL)

KNOW ALL MEN BY THESE PRESENTS:

That we, V. Harley Miles and Jo Jean Miles, his wife, have caused the land described in the Engineer's Certificate to be platted into Lots, Blocks, Reserves and Streets. Easements are hereby granted as indicated for utility and drainage construction and maintenance. Streets are dedicated to and for the use of the public. All Abutter's rights of access to or from Meridian Avenue over and across the East line of Block 4 and Block 5, except as shown on the accompanying plat, are hereby granted to the appropriate governing body. Reserves A and B are to be owned and maintained by the Mookings Ownership Association and are both for utility construction and maintenance and open space. Reserve A is also for construction and maintenance of a lake. Reserve C is for construction of a sales and development office, restaurant, supper club and/or community activity center.

V. Harley Miles

Jo Jean Miles

STATE OF KANSAS }  
COUNTY OF SEDGWICK } ss.

Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 1977, before me, a notary public in and for said county and state, came V. Harley Miles and Jo Jean Miles, his wife, to me known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the same as their voluntary act and deed. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

Notary Public

(SEAL)

My Commission expires \_\_\_\_\_

This plat of the Mookings, an Addition to Sedgewick County, Kansas has been submitted to and approved by this Wichita-Sedgewick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 1977.

WICHITA-SEGDWICK COUNTY METROPOLITAN AREA  
PLANNING COMMISSION

Bill Goebel, Chairman

Robert A. Lakin, Secretary

(SEAL)

This plat approved and the dedications shown hereon accepted by the City Commissioners of the City of Wichita, Kansas this \_\_\_\_\_ day of \_\_\_\_\_, 1977.

James M. Donnell, Mayor

Donald C. Giesick, City Clerk

(SEAL)

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 \_\_\_\_\_ A.M.-P.M. on the \_\_\_\_\_ day of \_\_\_\_\_, 1977.

Bette F. McCart, Register of Deeds

Amelia Fiel, Deputy



**THE MOORINGS**  
 AN ADDITION TO  
 WICHITA, SEDGWICK COUNTY, KANSAS  
 1977

ENGINEER: REISS AND GOODNESS ENGINEERS  
 2160 W. 21ST WICHITA-KANSAS

NOTE:  
 LOTS ADJACENT TO THE WESTERLY ADDITION  
 BOUNDARY OR ADJACENT TO RESERVE A SHALL  
 HAVE A CONTIGUOUS MINIMUM HIGH POINT GROUND  
 ELEVATION OF 143.0, CITY DATUM. MINIMUM  
 BUILDING PAD ELEVATION ON THESE LOTS IS 143.0.

S.M. 141.07 "1" IN SOUTH HEADWALL OF CULVERT  
 AT 43TH STREET NORTH AND MERIDIAN AVENUE  
 (CITY OF WICHITA DATUM)

STATE OF KANSAS ) SS.  
 COUNTY OF SEDGWICK )  
 I, KENNY E. HILL, BEING A DULY LICENSED PROFESSIONAL ENGINEER IN SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT I HAVE CAUSED  
 TO BE SURVEYED AND PLATTED THE MOORINGS, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, DESCRIBED AS FOLLOWS: BEGINNING  
 AT THE SOUTHEAST CORNER OF THE SE 1/4 OF SECTION 24, T. 26 S., R. 1 W. OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS; THENCE N 89°  
 54' 18" W 1365.82 FEET ON THE SOUTH LINE OF SAID SE 1/4; THENCE N 0° 00' E 1434.64 FEET; THENCE N 33° 24' 14" W 150.57 FEET;  
 THENCE N 61° 05' 51" W 162.32 FEET; THENCE N 84° 00' W 190.0 FEET; THENCE N 26° 28' 49" W 115.92 FEET; THENCE S 8° 48' 49" E  
 102.09 FEET; THENCE N 26° 22' 18" W 46.52 FEET; THENCE N 0° 54' 30" W 118.0 FEET; THENCE N 89° 05' 30" E 1539.68 FEET TO THE  
 EAST LINE OF SAID SE 1/4; THENCE S 0° 30' E 204.68 FEET, TO THE POINT OF BEGINNING, CONTAINING 68.90 ACRES MORE OR LESS.  
 THE BEARING OF THE CENTERLINE OF MERIDIAN AVENUE IS ASSUMED TO BE S 0° 0' 30" E. THE ACCOMPANYING PLAT IS A TRUE AND CORRECT  
 EXHIBIT OF PROPERTY SURVEYED.

DATED THIS 23RD DAY OF August, 1977

*Kenny E. Hill*  
 KENNY E. HILL, P.E. (SEAL)

KNOW ALL MEN BY THESE PRESENTS:  
 THAT WE, V. HARLEY MILES AND RO JEAN MILES, HIS WIFE, HAVE CAUSED THE LAND DESCRIBED IN THE ENGINEER'S CERTIFICATE TO BE  
 PLATTED INTO LOTS, BLOCKS, RESERVES AND STREETS. EASEMENTS ARE HEREBY GRANTED AS INDICATED FOR UTILITY AND DRAINAGE CON-  
 STRUCTION AND MAINTENANCE. STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. ALL ABUTTER'S RIGHTS OF ACCESS  
 TO OR FROM MERIDIAN AVENUE OVER AND ACROSS THE EAST LINE OF BLOCK 1, BLOCK 4, AND BLOCK 5, EXCEPT AS SHOWN ON THE ACCOM-  
 PANYING PLAT, ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY. RESERVES A AND B ARE TO BE OWNED AND MAINTAINED BY  
 THE MOORINGS OWNERSHIP ASSOCIATION AND ARE BOTH FOR UTILITY CONSTRUCTION AND MAINTENANCE AND OPEN SPACE. RESERVE A IS  
 ALSO FOR CONSTRUCTION AND MAINTENANCE OF A LAKE. RESERVE C IS FOR CONSTRUCTION OF A SALES AND DEVELOPMENT OFFICE, RESTA-  
 URANT, SUPPER CLUB AND/OR COMMUNITY ACTIVITY CENTER.

*V. Harley Miles*  
 V. HARLEY MILES  
*Ro Jean Miles*  
 RO JEAN MILES

STATE OF KANSAS ) SS.  
 COUNTY OF SEDGWICK )  
 BE IT REMEMBERED THAT ON THIS 25th DAY OF August, 1977, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY  
 AND STATE, GARY V. HARLEY MILES AND RO JEAN MILES, HIS WIFE, TO ME KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOR-  
 GOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE SAME AS THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF I HAVE  
 HERETOBY SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

*Gary V. Harley*  
 GARY V. HARLEY  
 NOTARY PUBLIC (SEAL)

MY COMMISSION EXPIRES Aug. 19, 1981

THIS PLAT OF THE MOORINGS, AN ADDITION TO SEDGWICK COUNTY, KANSAS HAS BEEN SUBMITTED TO AND APPROVED BY THIS WICHITA-  
 SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS 17th DAY OF March, 1977.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA  
 PLANNING COMMISSION  
*William J. Gores* CHAIRMAN  
 WILLIAM J. GORES  
*Robert A. Lakin* SECRETARY  
 ROBERT A. LAKIN  
 (SEAL)

THIS PLAT APPROVED AND THE DEDICATIONS SHOWN HEREON ACCEPTED BY THE CITY COMMISSIONERS OF THE CITY OF WICHITA, KANSAS  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1977.

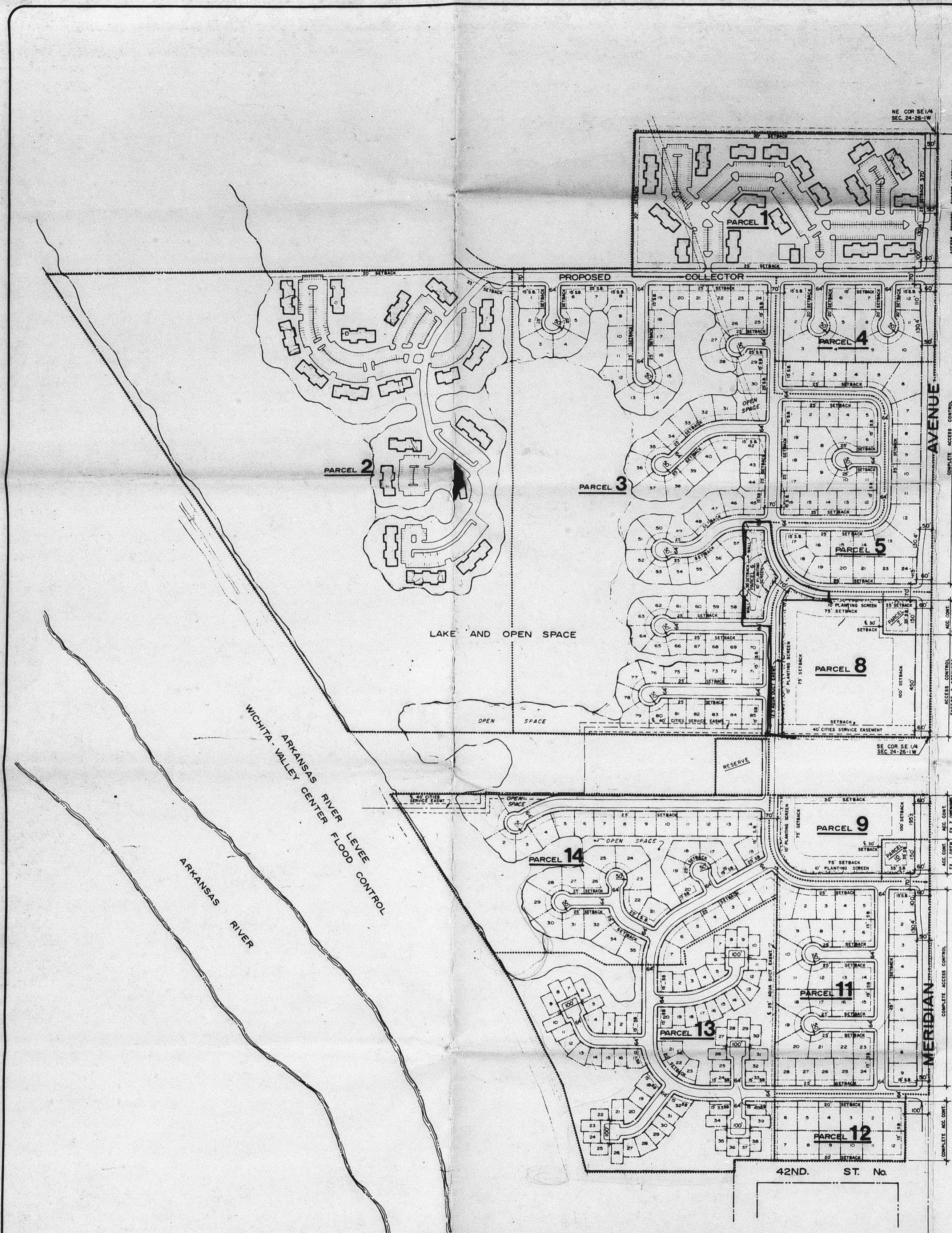
TONY CASADO, MAYOR  
 DONALD C. GISICK, CITY CLERK

THIS PLAT APPROVED AND THE DEDICATIONS SHOWN HEREON ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY,  
 KANSAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1977.

TON SCOTT, CHAIRMAN  
 JOHN HALE, COMMISSIONER  
 EVERETT PATRICK, COMMISSIONER

ATTEST:  
 DOROTHY K. WHITE, COUNTY CLERK  
 ENTERED ON TRANSFER RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1977  
 DOROTHY K. WHITE, COUNTY CLERK

STATE OF KANSAS ) SS.  
 COUNTY OF SEDGWICK )  
 THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT \_\_\_\_\_ A.M.-P.M. ON  
 THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 1977.  
 BETTE F. MCCART, REGISTER OF DEEDS  
 AMELIA FIEL, DEPUTY



# THE MOORINGS

## COMMUNITY UNIT PLAN

SD 76-125

**GENERAL**  
 Total Gross Acres = 239.49+  
 Net Acres (Exclusive of Streets) = 206.64+

**COMMERCIAL**  
**GENERAL PROVISIONS**

- This portion of the Planned Development is proposed to contain:  
 17.64 Gross Acres  
 13.92+ Net Acres or 606,355+ Square Feet
- Curb Cuts - The maximum number of commercial curb cuts to Meridian Avenue shall not exceed six (6); one (1) each for parcels seven (7) and ten (10) and two each for parcels eight (8) and nine (9). A minimum of one (1) curb cut on Meridian Avenue into parcels eight (8) and nine (9), shall be constructed to major driveway requirements.
- All utilities shall be installed underground.
- At the time of platting, a drainage plan will be submitted for approval for the entire area.
- Minimum building setbacks as indicated on the plan, or under parcel descriptions.
- Planting screens, as indicated on the plan, shall be provided and maintained of low shrubbery and trees not less than ten (10) feet in width and shall be of such a type, and maintained in such a manner, that it minimizes any nuisance of the commercial area to the adjacent residential areas. A Landscape Plan, prepared by a Landscape Architect, for the planting screens, indicating the location, type, and specifications of plant materials, shall be submitted to the Planning Department for their review and approval prior to the issuance of any building permit(s) on parcels six (6), seven (7), eight (8), nine (9), and ten (10). Failure to properly maintain the ten (10) foot planting strips shall be considered a violation of the C.U.P., after a joint determination by the Director of Planning and the Superintendent of Central Inspection that the planting strips are not properly maintained.

A five (5) to eight (8) foot solid or semi-solid wall constructed of stone, masonry, architectural tile or other similar material, (excluding wood and woven wire), shall be constructed between parcels three (3) and six (6), as indicated on the plan, and shall be substituted for the planting screen within parcels six (6), seven (7), eight (8), nine (9), and ten (10), where the storage area, service area, or rear of the building(s) face directly into a residential district.

No wall shall be constructed in any utility easement.

- A fire lane, hard surfaced and twenty-four (24) feet minimum in width, shall be provided around all main structures constructed within parcels eight (8) and nine (9). Said fire lane shall be constructed with a minimum of 3-1/2 inch asphalt base with 1-1/2 inch asphalt surface. No parking shall be allowed in said fire lane, although it may be used for passenger loading and unloading.

Prior to final approval of the parking plan, the Fire Chief, or his designated representative, shall approve the plan as to the location and design of the fire lane(s).

- Signs for parcels six (6), seven (7), eight (8), nine (9) and ten (10) as permitted by the Zoning District. Signs for parcels seven (7), eight (8), nine (9) and ten (10) shall be oriented to Meridian rather than to the proposed residential areas.
- Parking ratio for parcels six (6), seven (7), eight (8), nine (9) and ten (10) shall be in accordance with Section 28.04.141 of the Code of the City of Wichita.
- At the time of platting, the applicant shall guarantee the installation of acceleration-deceleration lanes and major driveway approaches along Meridian Avenue.

**PARCEL DESCRIPTIONS**

**PARCEL - 6**  
 Proposed Use - Sales and development office, restaurant, super club, and/or community activity center.  
 Gross Area - 1.49+ Acres  
 Net Area - 0.98+ Acres or 42,500+ Square Feet.  
 Maximum Building Coverage - 30 percent or 12,750+ Square Feet.  
 Floor Area Ratio - 30  
 Maximum Gross Floor Area - 12,750+ Square Feet.  
 Maximum Building Height - 35 feet.  
 Maximum Number of Buildings - One (1)

**PARCEL - 7**  
 Proposed Use - Automotive, financial, and other service oriented retail that does not include carry-out food service as the principal business.  
 Gross Area - 0.89+ Acres  
 Net Area - 0.52+ Acres or 22,500+ Square Feet.  
 Maximum Building Coverage - 30 percent or 6,750+ Square Feet.  
 Floor Area Ratio - 30  
 Maximum Gross Floor Area - 6,750+ Square Feet.  
 Maximum Building Height - 35 feet.  
 Maximum Number of Buildings - One (1)

**PARCEL - 8**  
 Proposed Use - Shopping center and/or offices, professional, personal services, comparison and convenience shopping.  
 Gross Area - 9.38+ Acres  
 Net Area - 7.98+ Acres or 342,382+ Square Feet.  
 Maximum Building Coverage - 30 percent or 102,715+ Square Feet.  
 Floor Area Ratio - 40  
 Maximum Gross Floor Area - 136,952+ Square Feet.  
 Maximum Building Height - 55 feet.  
 Maximum Number of Buildings - Three (3)

**PARCEL - 9**  
 Proposed Use - Shopping center and/or offices, professional, personal services, comparison and convenience shopping.  
 Gross Area - 4.97+ Acres  
 Net Area - 4.04+ Acres or 176,200+ Square Feet.  
 Maximum Building Coverage - 30 percent or 52,860+ Square Feet.  
 Floor Area Ratio - 40  
 Maximum Gross Floor Area - 70,460+ Square Feet.  
 Maximum Building Height - 55 feet.  
 Maximum Number of Buildings - Two (2)

**PARCEL - 10**  
 Proposed Use - Automotive, financial, and other service oriented retail that does not include carry-out food service as the principal business.  
 Gross Area - 0.89+ Acres  
 Net Area - 0.52+ Acres or 22,500+ Square Feet.  
 Maximum Building Coverage - 30 percent or 6,750+ Square Feet.  
 Floor Area Ratio - 30  
 Maximum Gross Floor Area - 6,750+ Square Feet.  
 Maximum Building Height - 35 feet.  
 Maximum Number of Buildings - One (1)

**RESIDENTIAL**  
**GENERAL PROVISIONS**

- This portion of the Planned Development is proposed to contain:  
 200.85+ Gross Acres  
 190.92+ Net Acres

The density proposed for this development shall not exceed 6.94 D.U.'s per net acre or a total of 1,324 dwelling units, and proposed to contain the following possible range of residential housing types:

Single Family Patio Homes, One, Two, Three and Four Family Dwellings, Garden Apartments and Townhouses, with related Community Activity Centers and Recreational Facilities.

- Access control to Meridian Avenue is as indicated on the plan.
- All utilities shall be installed underground.
- At the time of platting, a drainage plan will be submitted for approval for the entire area.
- Minimum building setbacks are as indicated on the plan, and/or noted under Parcel Descriptions.
- Signs for parcels, one (1), two (2), three (3), four (4), five (5), eleven (11), twelve (12), thirteen (13) and fourteen (14), as permitted by the Zoning District.
- A Home's Association Agreement providing for the maintenance of non-public common areas, parking area, private drives, community facilities, etc., shall be submitted with the final plat(s) for parcels three (3), thirteen (13) and fourteen (14) and, for parcels one (1) and two (2) provided the dwelling units are to be owner-occupied.
- All streets and circulation within parcels one and two (1-2), as shown on the plan, are to be private. The private street system shall be hard surfaced and twenty-four (24) feet minimum in width. Said street system shall be constructed to a minimum of a 3-1/2 inch asphalt base with 1-1/2 inch asphalt surface. Prior to final approval of the circulation system, the Fire Chief or his designated representative shall approve the plan as to the location and design.
- Building setbacks along the Cities Service pipeline easement will be determined at the time of platting. All walks over the pipeline easement shall be with the approval of the pipeline company and any change in elevation or relocation of the pipeline shall be without cost to the City of Wichita.
- A sidewalk system for parcels thirteen and fourteen (13-14) is proposed to be provided by a combination of walks within the open space and along certain public streets, the location of which shall be determined at the time of platting.
- At the time of platting, a preliminary plat of the entire area shall be submitted for approval. Final platting of that portion within Section 24-265-14 will occur within two (2) years and that portion within Section 25-265-14 will occur within the following two (2) years. Final platting of the entire area shall occur within four (4) years from City Commission approval of the C.U.P.
- If parcels one and two (1-2) are developed with townhouse units, a site development design shall be submitted to the Planning Department for approval prior to the issuance of building permits.
- The elimination of rear yard setback requirements on certain residential lots/parcels shall not be construed to permit building construction in any utility or pipeline easement.

**PARCEL DESCRIPTIONS**

**PARCEL - 1**  
 Proposed Use - Garden Apartments and/or Townhouses and Related Community Activity Centers.  
 Gross Area - 11.22+ Acres  
 Net Area - 17.43+ Acres  
 Maximum Building Height - 35 feet.  
 Density - Garden Apartments - 21 D.U.'s/net acre or 349 D.U.'s.  
 Townhouses - 17 D.U.'s/net acre or 174 D.U.'s.  
 Parking Ratio - 1.5/D.U. (2.0/D.U. if owner-occupied).

**PARCEL - 2**  
 Proposed Use - Garden Apartments and/or Townhouses and Related Community Activity Centers.  
 Gross Area - 65.03+ Acres  
 Net Area - 44,725+ Acres  
 Maximum Building Height - 45 feet.  
 Density - Garden Apartments - 0.3 D.U.'s/net acre or 538 D.U.'s.  
 Townhouses - 3.78 D.U.'s/net acre or 245 D.U.'s.  
 Parking Ratio - 1.5/D.U. (2.0/D.U. if owner-occupied).

(The above density calculations were based on 24.46+ net acres of building land: garden apartments at 22 D.U.'s/net acre and townhouses at 10 D.U.'s/net acre.)

**PARCEL - 3**  
 Proposed Use - One Family Dwellings.  
 Gross Area - 57.96+ Acres  
 Net Area - 49,112+ Acres  
 Maximum Building Height - 35 feet.  
 Density - 2.2 D.U.'s/net acre.  
 Parking Ratio - 2.0/D.U.

Rear Yard Setback - No rear yard setbacks shall be required for those lots adjacent to common open space or the lake. All other lots shall conform with building setbacks as required by code in 24- Single Family Zoning District.

**PARCEL - 4**  
 Proposed Use - Two, Three or Four Family Dwellings.  
 Gross Area - 6.74+ Acres  
 Net Area - 3.96+ Acres  
 Maximum Building Height - 35 feet.  
 Density - 12.1 D.U.'s/net acre or 48 D.U.'s.  
 Parking Ratio - 1.5/D.U.

**PARCEL - 5**  
 Proposed Use - One or Two Family Dwellings.  
 Gross Area - 9.52+ Acres  
 Net Area - 6.512+ Acres  
 Maximum Building Height - 35 feet.  
 Density - 74 D.U.'s/net acre or 48 D.U.'s.  
 Parking Ratio - 1.5/D.U. (2.0/D.U. if One Family).

**PARCEL - 11**  
 Proposed Use - One or Two Family Dwellings.  
 Gross Area - 14.55+ Acres  
 Net Area - 9.97+ Acres  
 Maximum Building Height - 35 feet.  
 Density - 14 D.U.'s/net acre or 74 D.U.'s.  
 Parking Ratio - 1.5/D.U. (2.0/D.U. if One Family).

**PARCEL - 12**  
 Proposed Use - Two, Three or Four Family Dwellings.  
 Gross Area - 3.79+ Acres  
 Net Area - 3.4+ Acres  
 Maximum Building Height - 35 feet.  
 Density - 34.1 D.U.'s/net acre or 48 D.U.'s.  
 Parking Ratio - 1.5/D.U.

**PARCEL - 13**  
 Proposed Use - Single Family Patio Homes and Related Community Activity Centers.  
 Gross Area - 22.32+ Acres  
 Net Area - 17,792+ Acres  
 Maximum Building Height - 35 feet.  
 Density - 4.1 D.U.'s/net acre.  
 Parking Ratio - 2.0/D.U.

**Building Setbacks**

Front Yard - Minimum front yard setbacks shall be five (5) feet, however, garages which are either attached or detached, and are front load from the street, shall be setback a minimum of twenty (20) feet from the street right-of-way.

Side Yard - Side yard setbacks shall be zero (0) feet or a minimum of five (5) feet, and in no instance shall separate structures be permitted closer to each other than ten (10) feet.

Rear Yard - No rear yard setback shall be required.

**PARCEL - 14**  
 Proposed Use - One Family Dwellings.  
 Gross Area - 22.19+ Acres  
 Net Area - 17,992+ Acres  
 Maximum Building Height - 35 feet.  
 Density - 2.34 D.U.'s/net acre.  
 Parking Ratio - 2.0/D.U.

Rear Yard Setbacks - No rear yard setback shall be required, but in no instance shall the rear of structures be permitted closer to each other than forty (40) feet.

oblinger-smith corporation  
 Drawn G. WILEY  
 Checked  
 Revised 11-17-76 GW  
 Project  
**THE MOORINGS COMMUNITY UNIT PLAN**  
 Sheet  
 1  
 Of 1

