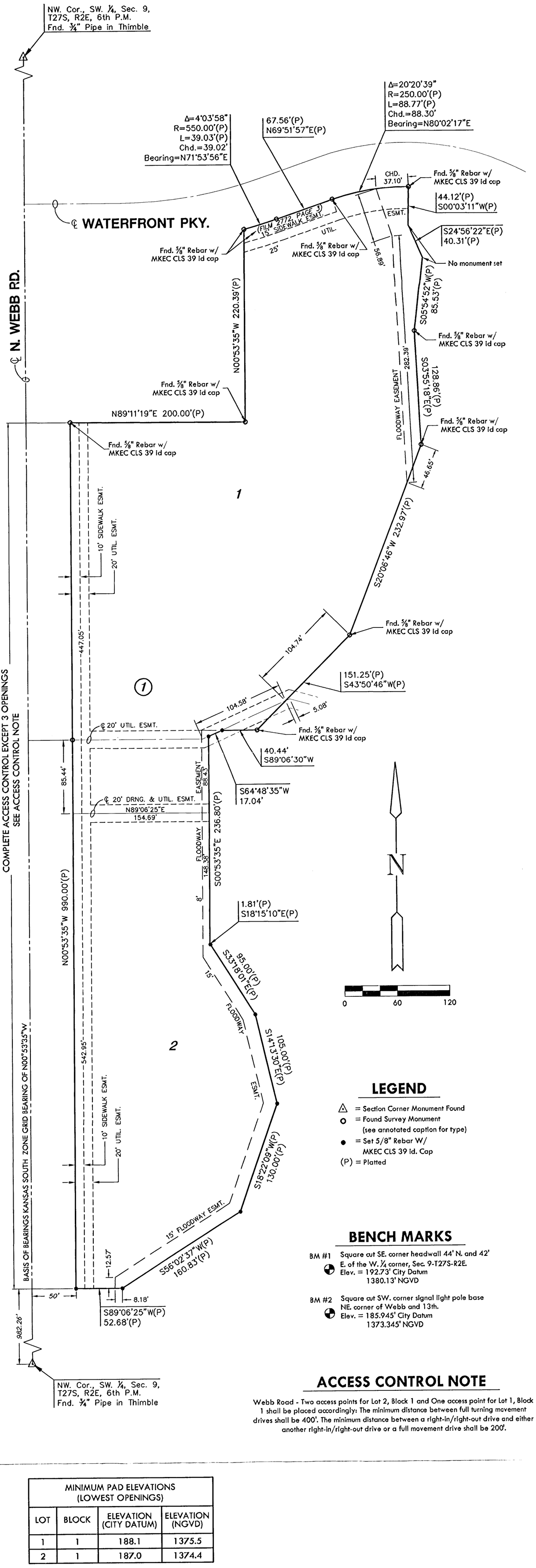
FILE COPY

# FINAL PLAT
# THE WATERFRONT THIRD ADDITION
## AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS




## LEGEND

- △ = Section Corner Monument Found
- o = Found Survey Monument (see annotated caption for type)
- ● = Set 5/8" Rebar W/ MKEC CLS 39 id. Cap
- (P) = Platted

## BENCH MARKS

BM #1 Square cut SE. corner headwall 44' N. and 42' E. of the W. 1/4 corner, Sec. 9-T27S-R2E.
Elev. = 192.73' City Datum
1380.13' NGVD

BM #2 Square cut SW. corner signal light pole base NE. corner of Webb and 13th.
Elev. = 185.945' City Datum
1373.345' NGVD

## ACCESS CONTROL NOTE

Webb Road - Two access points for Lot 2, Block 1 and One access point for Lot 1, Block 1 shall be placed accordingly: 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'.

| MINIMUM PAD ELEVATIONS (LOWEST OPENINGS) | | | |
|---|---|---|---|
| LOT | BLOCK | ELEVATION (CITY DATUM) | ELEVATION (NGVD) |
| 1 | 1 | 188.1 | 1375.5 |
| 2 | 1 | 187.0 | 1374.4 |

We, MKEC Engineering Consultants, Inc., a Registered Corporate Land Surveyor in Kansas, do hereby certify that we have been in responsible charge of surveying and platting of "THE WATERFRONT THIRD ADDITION" an addition to Wichita, Sedgwick County, Kansas, into Lots, and a Block, the same being accurately set forth in the accompanying plat and described herein:

A replat of a portion of land lying in "The Waterfront Addition", an addition to Wichita, Sedgwick County, Kansas;
A portion of Reserve "C", of said addition,
TOGETHER WITH;
A replat of Lots 2 and 9, Block 1, of said addition, said replat being more particularly described as follows:

**BEGINNING** at a the Southwest corner of said Lot 9, thence along the West line of said addition on a platted Kansas South Zone Grid Bearing of N00°53'35"W, 990.00 feet to the Southwest corner of Lot 1, said Block and addition; thence along the South line of said Lot 1, N89°11'19"E, 200.00 feet to the Southeast corner of said Lot 1; thence along the East line of said Lot 1, N00°53'35"W, 220.39 feet to a point on a curve to the left said curve being coincident with the South right-of-way line of Waterfront Parkway; thence along said South line and along said curve 39.03 feet, said curve having a central angle of 04°03'58", a radius of 550.000 feet, and a long chord distance of 39.02 feet, bearing N71°53'56"E; thence along said South line N69°51'57"E, 67.56 feet to a point on a curve to the right being coincident with the said South line; thence along said curve and said South line 88.77 feet to the Northeast most corner of said Lot 2, said curve having a central angle of 20°20'39", a radius of 250.00 feet, and a long chord distance of 88.30 feet, bearing N80°02'17"E; thence along the East line of said Lot 2, S00°03'11"W, 44.12 feet; thence continuing along said East line S24°56'22"E, 40.31 feet; thence continuing along said East line S05°54'52"W, 85.53 feet; thence continuing along said East line S03°55'18"E, 128.86 feet; thence continuing along said East line S20°06'46"W, 232.97 feet; thence continuing along said East line S43°50'46"W, 151.25 feet; thence S89°06'30"W, 40.44 feet; thence S64°48'35"W, 17.04 feet; thence S00°53'35"E, 236.80 feet to the East line of said Lot 9; thence along the East line of said Lot 9 S18°15'10"E, 1.81 feet; thence along said East line S33°18'01"E, 95.00 feet; thence along said East line S14°13'30"E, 105.00 feet; thence along said East line S18°22'09"W, 130.00 feet; thence along said East line S56°02'37"W, 160.83 feet to the Southeast corner of said Lot 9; thence along the South line of said Lot 9, S89°06'25"W, 52.68 feet to the **POINT OF BEGINNING**.

All reserves, streets, utility easements, building setbacks, access control, together with that portion of a 20 foot utility easement recorded on Film 2515, Page 2202; together with any and all established public rights-of-way 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_____2004.

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

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, and a Block the same to be known as "THE WATERFRONT THIRD 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. A drainage plan has been developed for this plat and all drainage easements, right-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.

The flood way, as indicated, shall be the responsibility of the owners until such time as the appropriate governing body exercising jurisdiction elects to assume the responsibility for the maintenance and improvements of the drainage, provided further, that no structure shall be constructed on or within said flood way, nor shall any fill, change of grade, creation of a channel or any other work on be carried out without the permission of the City Engineer.

Lots 1 and 2, Block 1, are required to adhere to the minimum pad elevation as shown on the "Minimum Pad Elevations" table.

BEECH LAKE INVESTMENT, LLC, A KANSAS LIMITED LIABILITY COMPANY

_____, Manager
Johnny Stevens, Manager

_____, Manager
Stephen L. Clark, Manager

STATE OF KANSAS, SEDGWICK COUNTY} ss:

This instrument was acknowledged before me on ____ day of _____, 2004, by Johnny Stevens, and Stephen L. Clark, Managers, Beech Lake Investment, 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: _____

We Commerce Bank, N.A., holders of a mortgage on the above described property, do hereby consent to the plat of "THE WATERFRONT THIRD ADDITION."

COMMERCE BANK, N.A.

_____, Senior Vice President
David W. Harris

This instrument was acknowledged before me on ____ day of _____, 2004, by David W. Harris, Senior Vice President, Commerce Bank, N.A..

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: _____

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

Dated this ____ day of _____, 2004

WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION

_____, Chair
Ronald L. Marnell, Chair

_____, Secretary
John L. Schlegel, Secretary

At the direction of the City Council.

_____, Mayor
Carlos Mayans, Mayor

_____, City Clerk
Karen Schofield, City Clerk

Entered on transfer record this ____ day of _____, 2004

_____, County Clerk
Don Brace, County Clerk

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 _____, 2004, at _____ o'clock _M; and is duly recorded.

_____, Register of Deeds
Bill Meek, Register of Deeds

_____, Deputy
Linda Kizzire, Deputy

Reviewed in accordance with K.S.A. 58-2005 on this ____ day of _____, 2004.

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

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

H:\CIVIL\2014\3RD ADD\DWG\Prop\2014_3a.dwg 10/24/2004 12:38:38 PM CDT

CITY OF WICHITA

**Wichita-Sedgwick County Metropolitan Area Planning Department**

April 8, 2004

MKEC Engineering Consultants, Inc.
411 N. Webb Road
Wichita, KS 67206

RE: SUB 2004-34 -- One-Step Final Plat of The Waterfront Third Addition

At the regular meeting of the Metropolitan Area Planning Commission on April 8, 2004, the above captioned plat was considered. The action of the Planning Commission was to approve the plat as recommended by the Subdivision Committee, subject to the conditions stated in our letter dated April 2, 2004.

The following items must be submitted to the Metropolitan Area Planning Department before the plat is scheduled for the City Council and/or County Commission's consideration:

1. A completed and signed tracing of the subdivision, along with five (5) copies. Also, if a change is required on the tracing after submittal, five (5) revised copies must be submitted;

2. A check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting ($8.00 for the first page; $4.00 for each additional page), **if the site is located within the City of Wichita's city limits, OR, in the County within three miles of Wichita's city limits; and,**

3. A disk, which will be used by the City and County GIS Departments, detailing the final plat in digital format in Autocad.

If you have any questions regarding this plat, please call.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Copies to: Johnny Stevens, Beech Lake Investments, 1223 Rock Road, Ste. 200, Wichita, KS 67206
Kevin Holman, Sedgwick County Fire Department
Jim Armour, Acting City Engineer, Department of Engineering
Jim Weber, Deputy Director, Sedgwick County Department, Bureau of Public Works

CITY OF WICHITA

**Wichita-Sedgwick County Metropolitan Area Planning Department**

April 2, 2004

MKEC Engineering Consultants, Inc.
411 N. Webb Road
Wichita, KS 67206

RE: SUB 2004-34 -- One-Step Final Plat of The Waterfront Third Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 1, 2004, the above captioned plat was considered. The action of the Committee was to approve the one-step final plat, subject to the following staff comments:

A. Petitions have been provided with the Waterfront Addition for sewer, water, paving and drainage improvements. City Engineering needs to comment on the need for new guarantees. *No new guarantees are needed.*

B. The applicant shall contact **Debt Management** regarding the submission of a respread agreement for special assessments due to the lot reconfiguration.

C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

D. **City Engineering** needs to comment on the status of the applicant's drainage plan. ***The drainage plan is approved.***

E. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.

F. Since this is a replat of a previous Addition involved with the ownership and maintenance of reserves for that Addition, but not being replatted by this Addition, covenants and/or other legal documents shall be provided which provides for this Addition to continue to share in the ownership and maintenance responsibilities of any such previously platted reserves.

G. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.

H. The plattor's text shall include language that a drainage plan has been developed for the plat and that all 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 stormwater.

I. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)

J. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.

K. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (Phone 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

L. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.

M. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.

N. Perimeter closure computations shall be submitted with the final plat tracing.

O. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

P. The representatives from the **utility companies** should be prepared to comment on the need for any additional utility easements to be platted on this property.

Q. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov) . This will be used by the City and County GIS Department.

If this plat requires the guaranteeing of improvements, a list of the five (5) methods that have been adopted as being acceptable is available in the Planning Department. Also available, are Certificates that are required if petitions are submitted, bond forms and Irrevocable Letter of Credit forms.

This case will be forwarded to the Planning Commission for consideration on Thursday, April 8, 2004. The meeting will begin at 12:30 p.m., in the Metropolitan Area Planning Conference Room - 10th Floor, 455 N. Main Street, Wichita, KS.

The enclosed "marked" copy of the plat is for your information and files.

If you have any questions regarding this plat, please call.

Neil Evan Strahl

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure

Copies to: Johnny Stevens, Beech Lake Investments, 1223 Rock Road, Ste. 200, Wichita, KS 67206
Kevin Holman, Sedgwick County Fire Department
Jim Armour, Acting City Engineer, Department of Engineering
Jim Weber, Deputy Director, Sedgwick County Department, Bureau of Public Works

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4-4
APRIL 8, 2004

## STAFF REPORT
**(One-Step Final Plat Approved 4/1/04)**

**CASE NUMBER:** SUB 2004-34 -- THE WATERFRONT THIRD ADDITION

**OWNER/APPLICANT:** Beech Lake Investments, 1223 Rock Road, Suite 200, Wichita, KS 67206

**SURVEYOR/ENGINEER:** MKEC Engineering Consultants, Inc., 411 N. Webb Rd., Wichita, KS 67206

**LOCATION:** North of 13th St. North, East side of Webb Road

**SITE SIZE:** 6.36 Acres

**NUMBER OF LOTS**

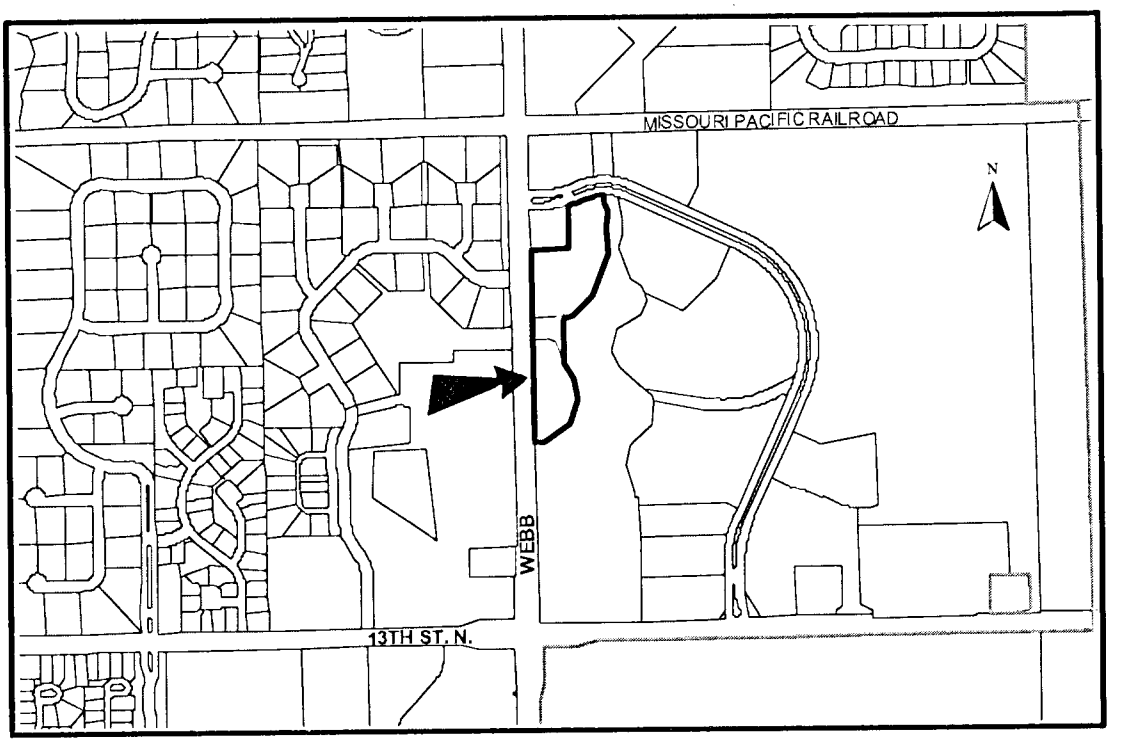
| | |
|---|---|
| Residential: | |
| Office: | |
| Commercial: | |
| Industrial: | 2 |
| Total: | **2** |

**MINIMUM LOT AREA:** 2.2 Acres

**CURRENT ZONING:** LI, Limited Industrial

**PROPOSED ZONING:** Same

**VICINITY MAP**



**NOTE:** This is a replat of a portion of the Waterfront Addition. The lot boundaries have been revised. Access controls correspond to the previous plat.

**STAFF COMMENTS:**

A. Petitions have been provided with the Waterfront Addition for sewer, water, paving and drainage improvements. **City Engineering** needs to comment on the need for new guarantees. ***No new guarantees are needed.***

B. The applicant shall contact **Debt Management** regarding the submission of a respread agreement for special assessments due to the lot reconfiguration.

C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

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