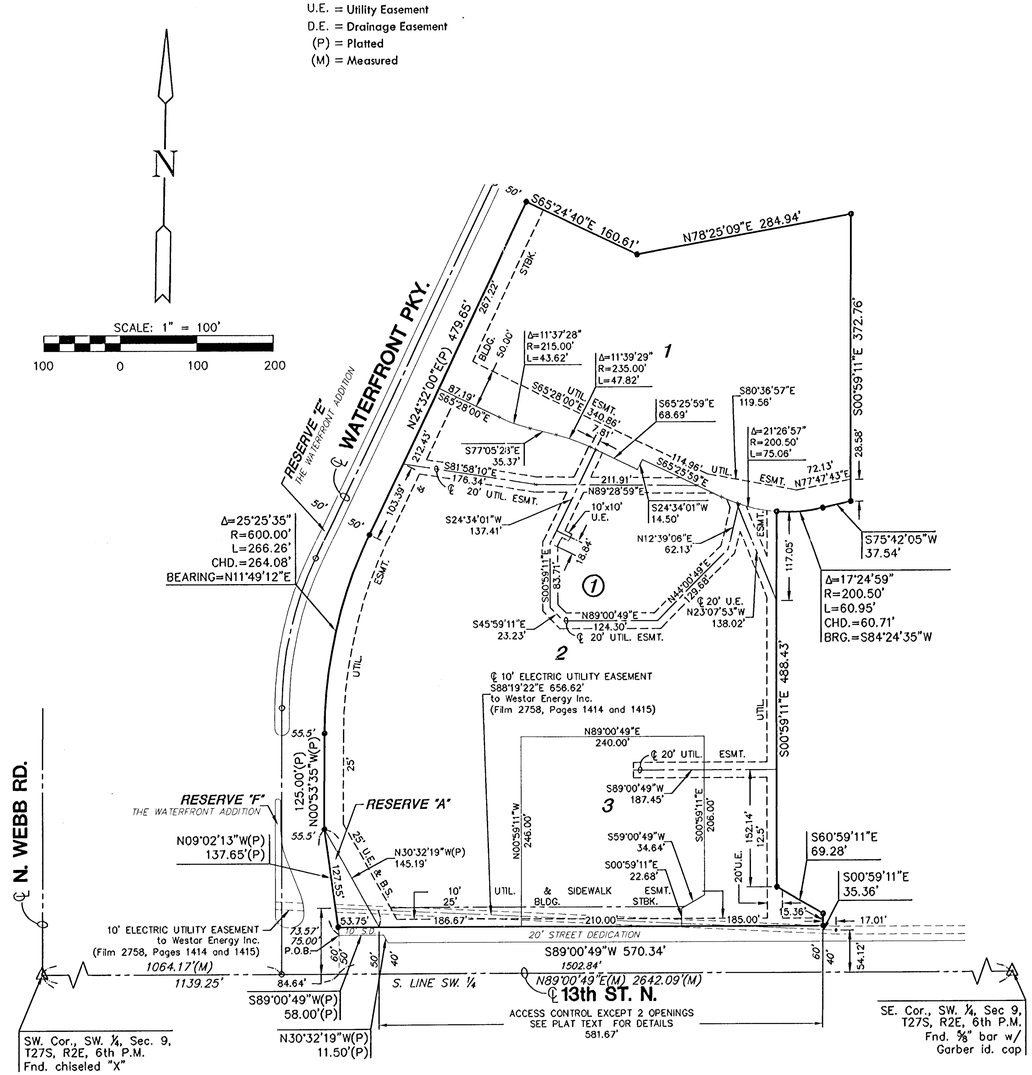
FINAL PLAT

THE WATERFRONT SECOND ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

LEGEND

△ = Section Corner Monument Found
● = Set 5/8" Rebar W/ MKEC CLS 39 Id. Cap
S.D. = Street Dedication
U.E. = Utility Easement
D.E. = Drainage Easement
(P) = Platted
(M) = Measured



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 WATERFRONT SECOND ADDITION" an addition to Wichita, Sedgwick County, Kansas, into Lots, a Block, Reserve, and a Street, the same being accurately set forth in the accompanying plat and described herein:

A tract of land lying in the Southwest Quarter, Section 9, Township 27 South, Range 2 East, of the 6th Principal Meridian, Wichita, Sedgwick County, Kansas; said tract being more particularly described as follows:

COMMENCING at the Southwest corner of said Southwest Quarter; thence along the South line of said Southwest Quarter, on a Kansas South Zone Grid Bearing of N89°00'49"E, 1139.25 feet; thence N00°59'11"W, 50.00 feet to the Southwest corner of Reserve "G", The Waterfront Addition, an addition to Wichita, Sedgwick County, Kansas; said corner being the POINT OF BEGINNING; thence N09°02'13"W, 137.65 feet along the West line of said Reserve; thence N00°53'35"W, 125.00 feet along the East line of said Addition to a point on a curve to the right; thence along said curve and along said East line of said Addition 266.26 feet, said curve having a central angle of 25°25'35", a radius of 600.00 feet, and a long chord distance of 264.08 feet, bearing N11°49'12"E; thence N24°32'00"E, 479.65 feet along said East line of said Addition; thence S65°24'40"E, 160.61 feet; thence N78°25'09"E, 284.94 feet; thence S00°59'11"E, 372.76 feet; thence S75°42'05"W, 37.54 feet to a point on a curve to the right; thence along said curve 60.95 feet, said curve having a central angle of 17°24'59", a radius of 200.50 feet, and a long chord distance of 60.71 feet, bearing S84°24'35"W; thence S00°59'11"E, 488.43 feet; thence S60°59'11"E, 69.28 feet; thence S00°59'11"E, 35.36 feet to a point lying 40 feet North of the South line of said Southwest Quarter; thence parallel with and 40 feet North of said South line S89°00'49"W, 570.34 feet; thence N30°32'19"W, 11.50 feet to the Southeast corner of said Reserve "G", lying 50 feet North of the South line of said Southwest Quarter; thence along the South line of said Reserve "G", S89°00'49"W, 58.00 feet to the POINT OF BEGINNING.

Contingent street dedication recorded on Film 378, Page 142; and all reserves, streets, utility easements, building setbacks, and access control within the above described property is 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_____ 2003.

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, a Block, a Reserve, and a Street the same to be known as "THE WATERFRONT SECOND 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. Reserve "A" is platted for sidewalks, monuments, landscaping, irrigation, berming, and open space. The reserve shall be owned and maintained by the lot owners or homeowners association. The street is hereby dedicated to and for the use of 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. All abutters right of access to or from 13th Street over and across the South line of "THE WATERFRONT SECOND ADDITION," are hereby granted to the appropriate governing body, provided however Lots 2, and 3 shall have access at two locations, each access point 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'; as indicated on the face of the plat.

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 _____, 2003, 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: _____

The Waterfomt Holding Co., 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 _____, 2003, by Johnny Stevens, and Stephen L. Clark, Managers, The Waterfront Holding Co., 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 SECOND ADDITION."

COMMERCE BANK, N.A.

_____, Senior Vice President
David W. Harris

This instrument was acknowledged before me on ____ day of _____, 2003, 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 SECOND ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this ____ day of _____, 2003

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 _____, 2003

_____, 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 _____, 2003, 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 _____, 2003.

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

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CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

September 18, 2003

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

RE: SUB 2002-128 -- Revised One-Step Final Plat of The Waterfront Second Addition

At the regular meeting of the Metropolitan Area Planning Commission on September 18, 2003, 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 September 12, 2003.

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 compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in Autocad. If a disc is not provided, please send via e'mail to Cheryl Holloway (E-Mail address: cholloway@wichita.gov). Please include the name of the plat on the disc.

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

Neil Evan Strahl

Neil Evan Strahl, Senior Planner
Current Plans Division
NES:ch

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 **F** 316.268.4390

www.wichitagov.org

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

September 12, 2003

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

RE: SUB 2002-128 -- Revised One-Step Final Plat of The Waterfront Second Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 11, 2003, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following staff comments:

A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.

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

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

D. The plat proposes two access openings along 13th Street in accordance with minimum spacing standards of the access management regulations.

E. "13th St N" shall be correctly denoted on the plat.

F. Traffic Engineering has requested a petition for a left turn lane into the full movement drive.

G. County Surveying advises that the 30-ft utility easement needs located.

H. 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.

I. 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.

J. The signature line for the City Clerk needs to be revised to reference "Karen Schofield".

K. The MAPC signature block needs to reference "Ronald L. Marnell, Chair".

L. 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.

M. 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.)

N. 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.

O. 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.

P. 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.

Q. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.

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

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

T. 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.

U. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. 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, September 18, 2003, at 12:00 p.m. The enclosed "marked" copy of the plat is for your information and files.

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, Senior Planner
Current Plans Division

NES:ch

Enclosure

Copies to: Johnny Stevens, 1223 N. Rock Road, Bldg. H 200, Wichita, KS 67226
Kevin Holman, Sedgwick County Fire Department
Neil Cable, City Engineer, Department of Engineering
Jim Weber, Deputy Director, Sedgwick County Department of Public Works

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3-2
SEPTEMBER 18, 2003

STAFF REPORT
(Revised One-Step Final Plat Approved 9/11/03)

CASE NUMBER: SUB 2002-128 -- THE WATERFRONT SECOND ADDITION

OWNER/APPLICANT: Johnny Stevens, 1223 N. Rock Road, Bldg H200, Wichita, KS 67226

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

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

SITE SIZE: 11.54 Acres

NUMBER OF LOTS

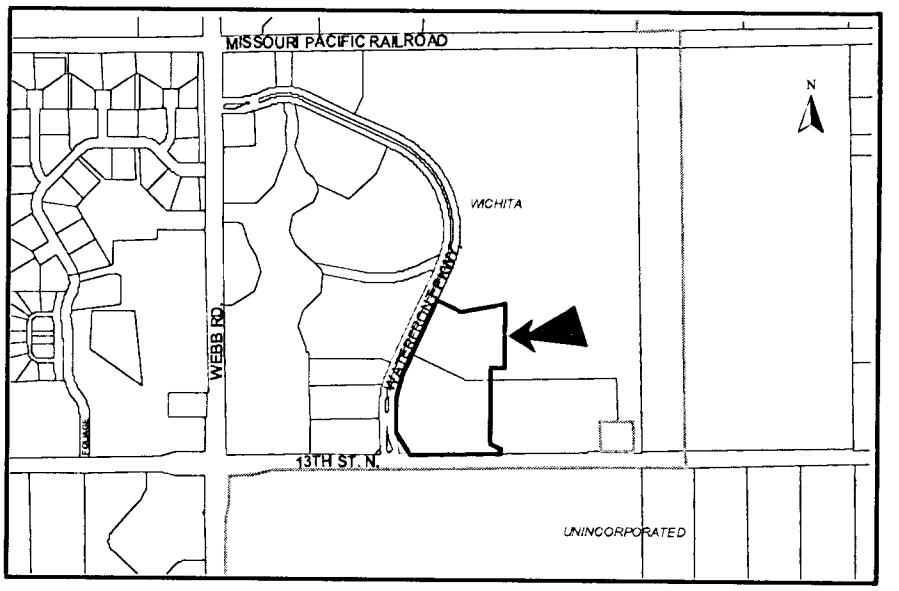
Residential:	
Office:	
Commercial:	
Industrial:	3
Total:	3

MINIMUM LOT AREA: 1.35 Acres

CURRENT ZONING: LI, Limited Industrial

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is an unplatted site located within the City. This revised final plat has reconfigured the plat boundaries to include less frontage along 13th Street and additional frontage along Waterfront Parkway.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.

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

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

D. The plat proposes two access openings along 13th Street in accordance with minimum spacing standards of the access management regulations.

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