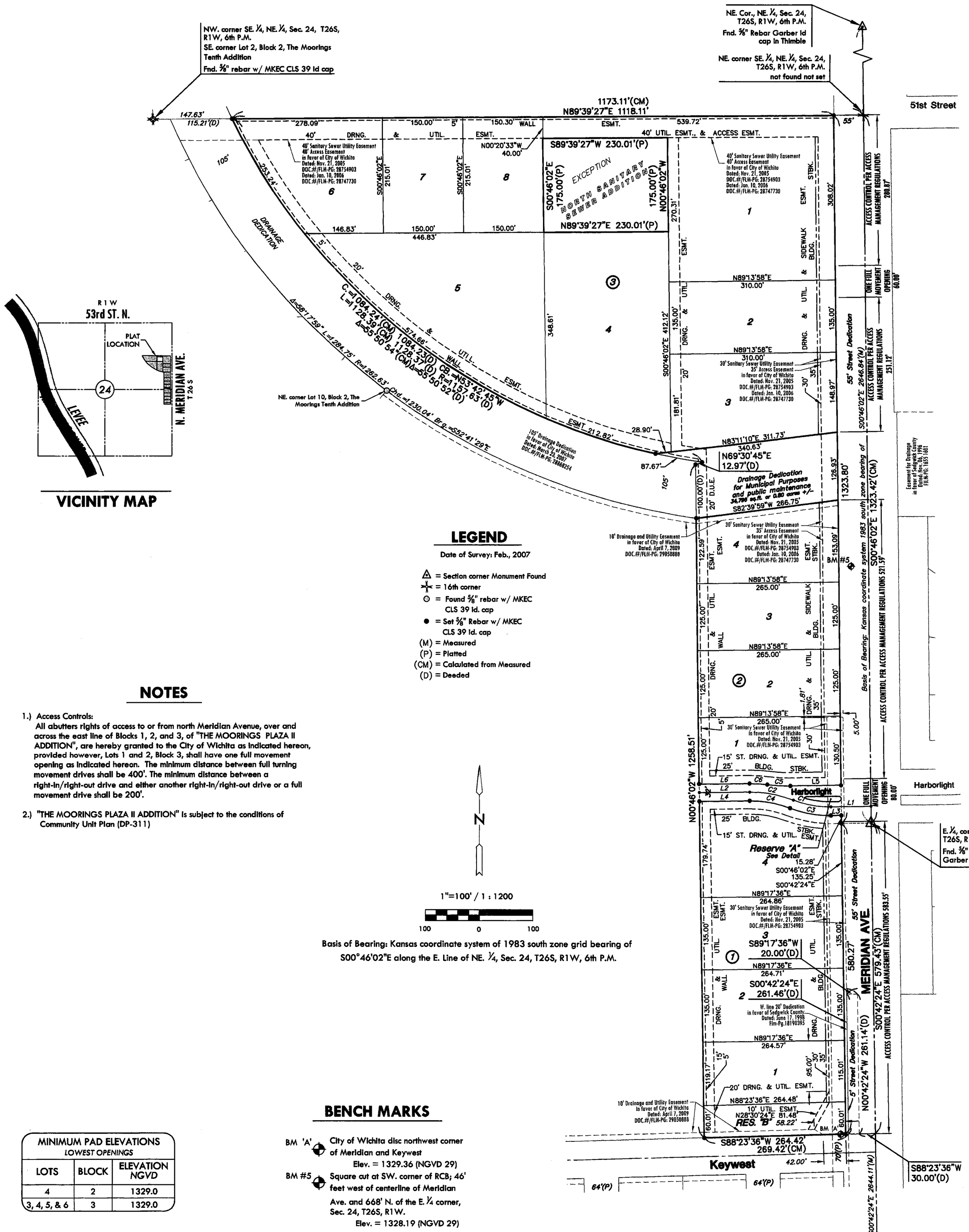
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Dkt. 2008-77

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FINAL PLAT

THE MOORINGS PLAZA II ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



VICINITY MAP

LEGEND

Date of Survey: Feb., 2007

- △ = Section corner Monument Found
- ✳ = 16th corner
- ⊙ = Found 5/8" rebar w/ MKEC CLS 39 id. cap
- ● = Set 5/8" Rebar w/ MKEC CLS 39 id. cap
- (M) = Measured
- (P) = Platted
- (CM) = Calculated from Measured
- (D) = Deeded

NOTES

1.) Access Controls:
All abutters rights of access to or from north Meridian Avenue, over and across the east line of Blocks 1, 2, and 3, of "THE MOORINGS PLAZA II ADDITION", are hereby granted to the City of Wichita as indicated hereon, provided however, Lots 1 and 2, Block 3, 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'.

2.) "THE MOORINGS PLAZA II ADDITION" is subject to the conditions of Community Unit Plan (DP-311)

N

1"=100' / 1 : 1200

100 0 100

Basis of Bearing: Kansas coordinate system of 1983 south zone grid bearing of S00°46'02"E along the E. Line of NE. 1/4, Sec. 24, T26S, R1W, 6th P.M.

MINIMUM PAD ELEVATIONS *LOWEST OPENINGS*		
LOTS	BLOCK	ELEVATION *NGVD*
4	2	1329.0
3, 4, 5, & 6	3	1329.0

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 TABLE		
LINE	LENGTH	BEARING
L1	74.55	S89°13'58"W
L2	94.40	S89°13'58"W
L3	19.55	S89°13'58"W
L4	94.40	S89°13'58"W
L5	94.30	S89°13'58"W
L6	94.40	S89°13'58"W

CURVE TABLE					
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

DETAIL RESERVE "A"

1"=20'

GREGORY J. ALLISON LICENSED 5/18/09 LS-1257 KANSAS LAND SURVEYOR

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

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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 accurately 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"W, 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 right-of-way line of Keywest Street, S88°23'36"W, 269.42 feet; thence N00°46'02"W, 1258.51 feet to a point on a line of a 105 foot Drainage Dedication recorded on Doc.#Flm-PG: 28868254; thence along a northerly line of said Drainage Dedication, N69°30'45"E, 12.97 feet to the northeasterly corner of said 105 foot Drainage Dedication, being a point on a non-tangent curve to the right, thence along said curve 1128.39 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°50'54", a chord distance of 1084.24 feet, bearing N53°42'45"W; thence along said north line of said Southeast Quarter of the Northeast Quarter, N89°39'27"E, 1173.11 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, together with an Easement for Drainage recorded on Film 1655, Page 1605, together with three Easements for Rights of Ways recorded on Film 1506, Page 0187; Film 1506, Page 0188; Film 1506, Page 0189, 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 8th day of May 2009.

GREGORY J. ALLISON LICENSED LS-1257 KANSAS LAND SURVEYOR
5/8/09

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 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, 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 private wall easements along north and west lines of Block 3, and along west lines of Blocks 1 and 2, are hereby platted for the construction and maintenance of private walls. Public utility lines may cross under and or over the private wall easement within appropriate utility easements. Private utility service lines may cross under and/or over the private wall easements; said crossings shall be at right angles to the private wall alignment. Private screening fences, walls, and associated appurtenances may cross drainage, utility, and sewer easements.

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

All abutters rights of access to or from north Meridian Avenue, over and across the east line of Blocks 1, 2, and 3, of "THE MOORINGS PLAZA II ADDITION", are hereby granted to the City of Wichita as indicated hereon, provided however, Lots 1 and 2, Block 3, 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'.

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, Lot 4, Block 2, and Lots 3, 4, 5 and 6, Block 3, 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
Kurt Bachman, Member

_____, Member
Brad Bachman, Member

STATE OF KANSAS, SEDGWICK COUNTY} ss:

This instrument was acknowledged before me on 8th day of May, 2009, 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

CYNTHIA A. WOMACK
Notary Public - State of Kansas
My Appt. Expires 2/7/2013

_____, Notary Public
Notary Public: Cynthia A. Womack

My Term Expires: February 7, 2013

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 _____, 2009

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Chair
Darrell Downing, Chair

Attest:

_____, 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 _____, 2009

At the direction of the City Council.

_____, Mayor
Carl Brewer, Mayor

Attest:

_____, City Clerk
Karen Sublett, City Clerk

Affix Wichita, KS Official Seal

TRANSFER RECORD

STATE OF KANSAS, SEDGWICK COUNTY} ss:

Affix Seal

Entered on transfer record this ____ day of _____, 2009

_____, County Clerk
Kelly B. Arnold, 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 _____, 2009, at _____ o'clock _M; and is duly recorded.

_____, Register of Deeds
Bill Meek, Register of Deeds

Attest:

_____, Deputy
Tonya E. Buckingham, Deputy

Affix Seal

COUNTY SURVEYOR

Reviewed in accordance with K.S.A. 58-2005 on this ____ day of _____, 2009.

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

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

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