

FINAL PLAT
THE MOORINGS PLAZA III 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 III ADDITION", an addition to Wichita, Sedgwick County, Kansas, into Lots, Blocks, a Reserve, and Streets, the same being accurately set forth in the accompanying plat and described herein:

A tract of land lying in a portion of the East Half, 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 southeast corner of Lot 1, Block 1, The Moorings Tenth Addition, an addition to Wichita, Sedgwick County, Kansas, thence along the east lines of said addition for the next five (5) courses on a platted bearing of N01°36'24"W, 155.00 feet to the northeast corner of said Lot 1, said Block 1; thence N29°18'36"E, 360.06 feet to a northeasterly corner of Lot 6, said Block 1; thence N00°46'02"W, 352.85 feet to a northeasterly corner of Lot 10, said Block 1; thence N48°33'38"W, 428.14 feet to the northeast corner of Lot 15, said Block 1; thence N41°26'22"E, 415.48 feet to northeast corner of Lot 10, Block 2, of said addition being a point on a non-tangent curve to the left, being coincident with the south line of a 105' Drainage Dedication recorded Doc.#FLM-PG: 28868254; thence along said curve and said south line, 630.03 feet to the northwest corner of Lot 4, Block 2, The Moorings Plaza II Addition, an addition to Wichita, Sedgwick County, Kansas, said curve having a central angle of 28°35'23", a radius of 1262.63 feet, and a long chord distance of 623.52 feet, bearing S67°32'47"E; thence along the west line of said The Moorings Plaza II Addition, S00°46'02"E, 1158.51 feet to the southwest corner of Reserve "B" said The Moorings Plaza II Addition, being coincident with the north right-of-way line of Keywest Street; thence along said north right-of-way line, S88°23'36"W, 713.26 feet to the POINT OF BEGINNING.

Said tract CONTAINS: 822,615 square feet or 18.88 acres of land, more or less.

All streets, easements, setbacks, access controls, dedications, together with that portion of Drainage and Utility Easement recorded Doc.#/FLM-PG: 29050888, and that portion of Drainage Easement recorded Doc.#/FLM-PG: 28982154, 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 _____, 2012.



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

BENCH MARKS

- BM 'A' City of Wichita disc northwest corner of Meridian and Keywest
Elev. = 1329.86 NAVD88
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. = 1328.69 NAVD88

MINIMUM PAD ELEVATION LOWEST OPENING		
LOT	BLK.	ELEVATION
1	1	1329.5 NAVD88

NOTE

In association with ZON2009-18 "THE MOORINGS PLAZA III ADDITION" is subject to the conditions of Protective Overlay (PO-234).

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, a Reserve and Streets the same to be known as "THE MOORINGS PLAZA III ADDITION," an addition to Wichita, Sedgwick County, Kansas.

Easements for the construction and maintenance of public streets, utilities, and/or drainage, as indicated on the accompanying plat are hereby granted to the public. Private screening fences, walls, and associated appurtenances may cross drainage and/or utility easements.

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

Reserve "A" is platted for utilities confined by easements, sidewalks, landscaping, irrigation, signs, open space, monuments, public access to Lots 25, 26, 27, and 28, Block 2. The Reserve 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. Lot 1, Block 1, is required to adhere to the minimum pad elevations as shown on the Minimum Pad Elevations table.

Lots 25, 26, 27, and 28, Block 2, shall have reciprocal cross lot access and utility easements by a private developers agreement or similar covenant by separate instrument.

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 _____ day of _____, 2012, 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 III ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 2012

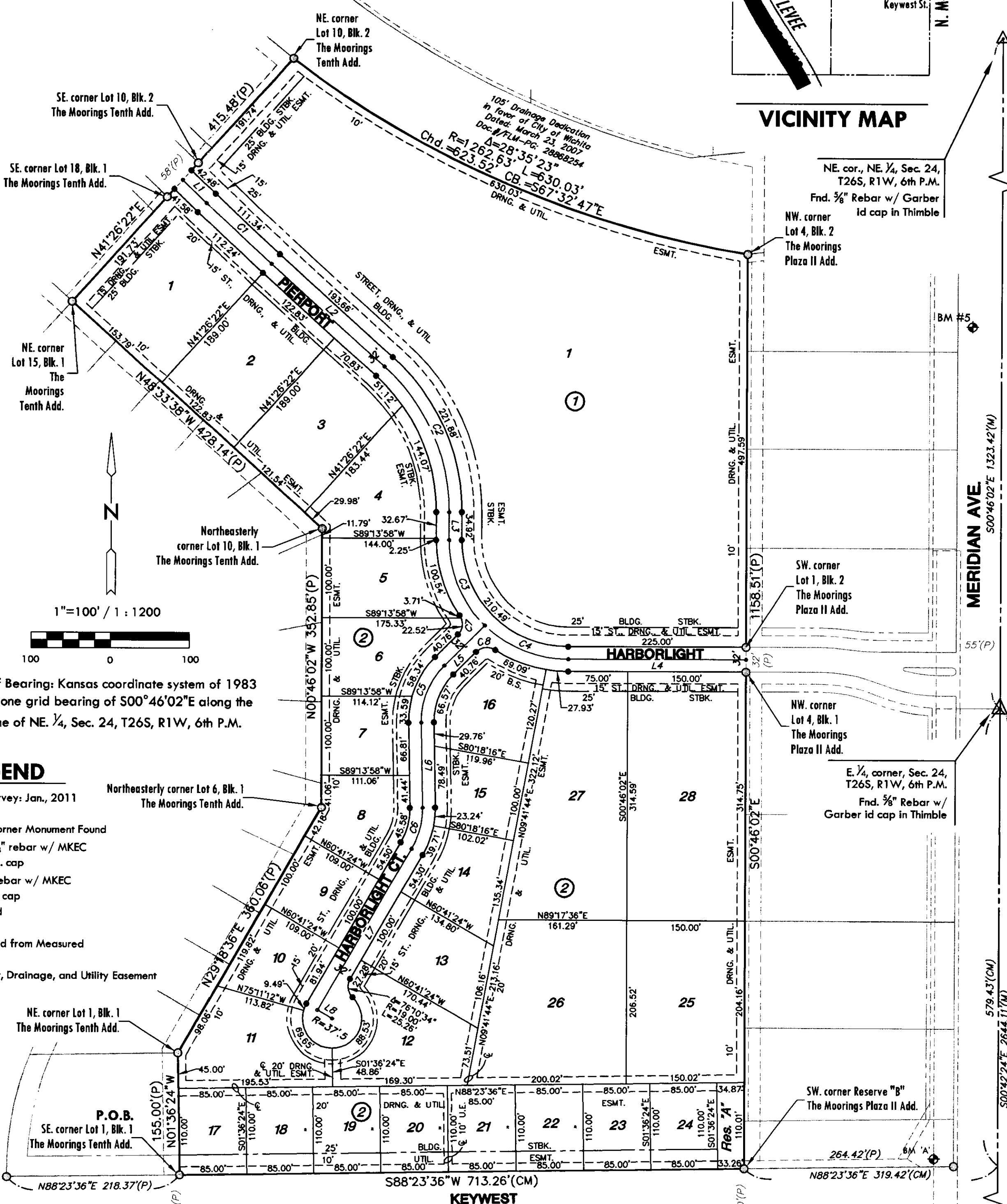
WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Chair
Shawn Famey, Chair

Attest:
_____, Secretary
John L. Schlegel, Secretary

Affix MAPC Seal

FINAL PLAT



LEGEND

Date of Survey: Jan., 2011

- △ = Section corner Monument Found
- = 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
- 15' ST., = 15' Street, Drainage, and Utility Easement
- UTIL. ESMT.

COUNTY SURVEYOR

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2012.

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

STREET CENTERLINE TABLE		
LINE	LENGTH	BEARING
L1	42.03	S46°57'33"E
L2	193.66	S48°33'38"E
L3	34.92	S00°46'02"E
L4	225.00	N89°13'58"E
L5	72.42	S43°37'26"W
L6	108.25	S01°46'59"E
L7	236.44	S29°18'36"W
L8	21.50	S60°41'24"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	111.79	4000.00	1°36'03"	111.79
C2	208.54	250.00	47°47'36"	202.54
C3	119.40	150.00	45°36'32"	116.28
C4	116.22	150.00	44°23'28"	113.33
C5	79.25	100.00	45°24'25"	77.19
C6	54.27	100.00	31°05'35"	53.60
C7	26.23	19.00	79°05'40"	24.20
C8	26.23	19.00	79°05'40"	24.20

REGISTER OF DEEDS CERTIFICATE

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 _____, 2012, at _____ o'clock _____, and is duly recorded.

Affix Seal

_____, Register of Deeds
Bill Meek, Register of Deeds

Attest:

_____, Deputy
Tonya E. Buckingham, Deputy

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 _____, 2012

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:

Entered on transfer record this _____ day of _____, 2012

_____, County Clerk
Kelly B. Arnold, County Clerk

Affix Seal



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