NOTE:

1. THE MINIMUM LOW OPENING BUILDING ELEVATION FOR ALL LOTS IN THIS ADDITION IS 137.0 CITY OF WICHITA DATUM, (1324.4 MSL).

KENNY E. HILL LICENSED LS-984 KANSAS LAND SURVEYOR

9-26-97

Scale 1" = 100'

Reserve A

LINE	DIRECTION	DISTANCE
100	N04°57'47"E	21.00'
101	S65°33'39"W	129.13'
103	S79°41'26"E	122.75'
104	S88°13'19"W	260.80'
105	N01°46'41"W	21.00'
106	N89°05'30"E	96.92'
107	S00°54'30"E	21.00'
108	N41°06'18"E	34.28'
109	S23°59'15"W	12.86'
110	S23°59'15"W	28.29'
111	S23°59'15"W	17.50'
112	S23°59'15"W	14.94'
113	N07°21'03"E	53.58'
114	S39°13'09"W	18.08'

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	50.00'	225.24'	61.62'	77.65'	N44°01'03"E	258°06'33"
2	550.00'	282.24'	144.30'	279.15'	N80°15'43"E	29°24'08"
3	285.81'	162.69'	83.61'	160.50'	S49°15'14"W	32°36'49"
4	275.00'	198.22'	103.64'	193.96'	S38°57'33"E	41°17'57"
5	275.00'	201.43'	105.47'	196.95'	S80°35'32"E	41°58'02"
6	700.00'	530.28'	278.59'	517.69'	N79°52'26"W	43°24'13"
7	497.98'	187.03'	94.63'	185.93'	N68°55'53"W	21°31'06"
8	650.87'	281.67'	143.07'	279.47'	N61°15'35"W	24°47'42"
9	803.44'	140.32'	70.34'	140.14'	S02°20'51"W	10°00'25"
10	808.76'	234.83'	118.25'	234.01'	N15°40'09"E	16°38'12"
11	400.00'	51.56'	25.82'	51.53'	N01°02'14"E	07°23'10"
12	200.00'	182.88'	98.39'	176.57'	N81°05'27"W	52°23'24"
13	575.00'	685.32'	389.96'	645.47'	N37°08'28"W	68°17'20"
14	572.00'	112.90'	56.64'	112.72'	S44°39'05"E	11°18'33"
15	275.34'	392.51'	238.00'	360.11'	N17°20'28"W	81°40'45"
16	572.00'	78.62'	39.37'	78.55'	S54°14'36"E	07°52'29"
17	311.75'	266.63'	142.08'	258.58'	N63°43'14"E	49°00'10"
18	50.00'	227.58'	58.76'	76.16'	N38°37'07"E	260°47'35"
19	1000.00'	270.72'	136.19'	269.90'	N31°15'15"E	15°30'40"
20	375.00'	233.06'	120.43'	229.32'	S68°47'40"E	35°36'30"
21	2000.00'	150.44'	75.26'	150.41'	N88°45'12"W	04°18'36"
22	50.00'	227.58'	58.76'	76.16'	N41°15'15"E	260°47'35"
23	435.00'	303.07'	157.97'	296.97'	N19°03'03"E	39°55'05"

△ = 16°40'13"
R = 5657.91'
T = 828.94'
L = 1646.18'

△ = 13°52'59"
R = 607.00'
T = 73.90'
L = 147.08'

△ = 19°11'02"
R = 540.00'
T = 91.26'
L = 180.80'

△ = 81°40'45"
R = 307.34'
T = 265.66'
L = 438.13'

△ = 15°30'40"
R = 1032.00'
T = 140.55'
L = 279.38'

△ = 39°55'05"
R = 403.00'
T = 146.35'
L = 280.77'
CH = 275.13' N19°03'03"E

LEGEND

Irons Set •

OFFICE COPY DO NOT REMOVE 10-1-97

THE MOORINGS NORTH 2ND ADDN

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

POE & ASSOCIATES OF KANSAS, INC.
CONSULTING ENGINEERS
5640 E. Central, Suite 200 ■ Wichita KS 67208 ■ 316/685-4114 ■ Fax 316/685-4444

BENCHMARK:

Bench Mark – U.S.G.S. Standard Tablet 478' South of 53rd St. North and 28' West of Meridian. Elevation 143.85

SE Corner SE1/4 Sec. 24 T26S, R1W

Assumed Bearing N00°00'30"W 2064.68'

STATE OF KANSAS, COUNTY OF SEDGWICK: ss.

I, Kenny E. Hill, being a duly licensed Land Surveyor in said County and State, do hereby certify that I have been in responsible charge of surveying and platting "THE MOORINGS NORTH", an Addition to Wichita, Kansas, located in Section 24, Township 26 South, Range 1 West, of the 6th Principal Meridian, Sedgwick County, Kansas, being described as follows:

Comencing at the Southeast corner of the Southeast Quarter of said Section 24; thence on an assumed bearing of N00°00'30"W on the East line of the Southeast Quarter of said Section 24 for a distance of 2064.68 feet to the North line of Keywest extended as platted in the Moorings Addition; thence S89°05'30"W on the North line of Keywest for a distance of 2961.68 feet more or less to the Northwest corner of the Moorings 4th Addition being the point of beginning; thence N89°05'30"E for a distance of 1710.63 feet; thence Northeasterly on a circular curve, being west of a chord bearing N19°03'03"E, having a radius of 403.00 feet and a central angle of 39°55'05" for an arc distance of 280.77 feet; thence on a circular curve to the left having a radius of 1032.00 feet and a central angle of 15°30'40" for an arc distance of 279.38 feet; thence on a circular curve to the left having a radius of 307.34 feet and a central angle of 81°40'45" for an arc distance of 438.13 feet; thence on a circular curve to the right having a radius of 540.00 feet and a central angle of 19° 11'02" for an arc distance of 180.80 feet; thence on a circular curve to the left having a radius of 607.00 feet and a central angle of 13°52'59" for an arc distance of 147.08 feet; thence N20°45'04"W for a distance of 383.55 feet; thence N74°29'45"W for a distance of 164.86 feet; thence S52°53'53"W for a distance of 182.79 feet; thence N69°58'09"W for a distance of 364.89 feet; thence N80°56'59"W for a distance of 258.60 feet; thence N66°28'20"W for a distance of 389.93 feet; thence N87°09'54"W for a distance of 506.98 feet; thence S67°56'14"W for a distance of 434.20 feet; thence S90°00'00"W for a distance of 761.75 feet more or less to a point on the East line of the Wichita-Valley Center Flood Control Right-of-Way; thence S12°02'44"E for a distance of 84.15 feet on said Flood Control Right-of-Way; thence on a circular curve to the left having a radius of 5657.91 feet and a central angle of 16°40'13" for an arc distance of 1646.18 feet on said Flood Control Right-of-Way to a point on the North line of Keywest extended; thence N89°05'30"E for a distance of 893.52 feet to the point of beginning, except for that part which is platted as the Moorings 5th and the Moorings 7th Addition.

The accompanying plat is a true and correct exhibit of property surveyed.

Dated this 26TH day of SEPT. , 1997.

Poe and Associates of Kansas, Inc.
Kenny E. Hill, Vice President
L.S. 984

KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned, have caused the land described in the Surveyor's Certificate to be platted into lots, blocks, streets and reserves. The streets are hereby dedicated to and for the use of the public. Easements are hereby granted as indicated for the construction and maintenance of drainage and utilities. Reserve A shall permit ponds, drainage, irrigation systems, walks, recreation facilities and sanitary sewers. Reserve A is to be owned and operated by a property owners association its successors and assigns. The minimum low opening elevation for all homes in this addition shall be 137.0 (City of Wichita Datum) or 1324.4 (MSL Datum)

George F. Gsell Kelsey Gsell Riggs George Green Gsell

Mibac, Inc. / Bill Bachman & Associates, INC

C. Bill Bachman, President

STATE OF KANSAS, COUNTY OF SEDGWICK: ss.

This instrument was acknowledged before me on this 29th, day of September, 1997, by C. Bill Bachman, President of Mibac, Inc.

CAROL R. BARNES
Notary Public - State of Kansas
My Appt. Expires 4-25-2000

Notary Public
CAROL R. BARNES

My Appointment Expires: 4-25-2000

This plat of THE MOORINGS NORTH, an Addition to Wichita, Kansas has been submitted to and approved by this WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, Wichita, Kansas.

Dated this ____ , day of _____ , 1997.

WICHITA SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

John C. Frye, Chairman

Marvin S. Krout, Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ , day of _____ , 1997.

Bob Knight, Mayor

Pat Burnett, City Clerk

Entered on transfer record this _____ , day of _____ , 1997.

James Alford, County Clerk

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 _____ , 1997, and is duly recorded..

Larry Consolver, Register of Deeds

Michael D. Hurtt, Deputy

OFFICE COPY
DO NOT REMOVE
10-1-97

THE MOORINGS NORTH

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

KENNY E. HILL LICENSED LS-984 KANSAS LAND SURVEYOR
9-26-97

POE & ASSOCIATES OF KANSAS, INC.
CONSULTING ENGINEERS
5940 E. Central, Suite 200 ■ Wichita, KS 67208 ■ 316/685-4114 ■ Fax 316/685-4444

WICHITA — SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

August 28, 1997

FILE COPY

Poe & Associates
% Kenny Hill
5940 E. Central, Ste. 200
Wichita KS 67208-4242

Re: S/D 9758 - One-Step Final Plat of THE MOORINGS NORTH 2ND ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on **August 28, 1997,** the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of **August 22, 1997.**

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.

2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.

3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developments.

Please call if you have any questions.

Sincerely,
Keith Gooch
Keith Gooch
Current Plans Division

KG\lfb

cc: Mibac, Inc., 4647 N. Meridian, Wichita, KS 67204
Mike Lindebak, City Engineer, Public Works Department (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1250 S. Seneca, Wichita, KS 67213

WICHITA — SEDGWICK COUNTY
WSC
METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

FILE COPY

August 22, 1997

Poe & Associates
% Kenny Hill
5940 E. Central, Ste. 200
Wichita KS 67208-4242

Re: S/D 97-58 - One-Step Final Plat of THE MOORINGS NORTH 2ND ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 22, 1997, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

A. The site is not entirely within the City of Wichita. However, an annexation request has been filed for this plat. Prior to this plat being scheduled for City Council review, annexation of the property will need to be competed. Annexation is scheduled for September 9th.

B. The applicant shall guarantee the extension of water to serve the lots being platted.

C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.

D. The applicant shall guarantee any drainage improvements required by the platting of his property. ***The drainage plan has been approved. A minimum low opening shall be shown on the plat. (137 Wichita City Datum)***

E. The applicant shall guarantee construction of the storm sewers required by this plat.

F. The applicant shall guarantee the paving of the proposed interior streets. Also, as a collector, sidewalks shall be guaranteed along one side of Bayview Drive and Harbor Side Drive from Mooring 7th Addition to the north line of this plat. The sidewalk shall match the existing sidewalk which was approved with Mooring 7th Addition.

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

H. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association will be formed and who is to own and maintain the reserves prior to the association taking over those responsibilities. ***A homeowners' association shall be formed and all documents recorded prior to the final plat being sent to the City Council for approval.***

I. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.

J. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.

K. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property. ***KG&E and Southwestern Bell representatives asked for the additional easements shown on the attached plats.***

L. 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.)

M. 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.

N. 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 316-729-0102) prior to development of the plat so that the type of deliver, and the tentative mailbox locations can be determined.

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

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 30 , Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P.O. 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. Recording of the plat within thirty (30) days after approval by the City Council.

R. City and County Engineering should be ready to comment on the need for any improvements to Keywest.

S. City Engineering should be ready to comment on the status of the applicant's drainage plan and the minimum opening elevation discussed in the plattor's text. ***Drainage improvements shall be guaranteed.***

T. City Fire Department should comment on the appropriateness of the street names. ***Bayview Drive should be renamed Bayview Street.***

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

V. The applicant's engineer/surveyor is asked to place a point of beginning on the drawing, as well as correct the bearings on the drawing to match those listed in the legal description. Along Bayview Drive the northwesterly most curve does not coordinate with the bearings and curvature shown in the legal description, this must be corrected prior to submitted a final tracing.

W. The Chairman of the MAPC signature block should be amended to read John C. Frye, Chairman.

X. The County Clerk signature block should be amended to read James Alford, County Clerk.

Y. The Register of Deeds signature block should be amended to read Larry Consolver, Register of Deeds.

Z. The Deputy signature block should read Michael D. Hurtt and Chief should be removed.

AA. "And is duly recorded" should be added to the Register of Deeds statement proceedin the signature blocks for the Register of Deeds and the Deputy.

BB. The final plat shall indicate, on the face of the plat and in the plattor's text, that the entire area is subject to a required minimum low opening elevation of 1324.4 MSL unless City Engineering alters the minimum opening elevation.

CC. In the platter's text, reserves in fifth sentence should read Reserve A and not the reserves.

DD. The name on the face of the plat shall be called The Moorings North 2nd Addition.

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also available from this office.

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, August 28, 1997 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Keith Gooch

Keith Gooch
Current Plans Division

KG\lfb
Enclosure: Marked Copy of plat
cc: Mibac, Inc., 4647 N. Meridian, Wichita, KS 67204
Mike Lindebak, City Engineer, Public Works Department (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1250 S. Seneca, Wichita, KS 67213

AGENDA ITEM NO. 5-5

METROPOLITAN AREA PLANNING COMMISSION

August 28, 1997

STAFF REPORT

(One-Step Final-Approved 8/21/97)

FILE COPY

CASE NUMBER: S/D 97-58 THE MOORINGS NORTH 2ND ADDITION

OWNER/APPLICANT: Mibac, Inc., 4647 N. Meridian, Wichita, KS 67204

SURVEYOR/ENGINEER: Poe and Associates, 5940 E. Central, Wichita, KS 67208

LOCATION: Southwest corner of 53rd St N. And Meridian

SITE SIZE: 76.7 acres

NUMBER OF LOTS

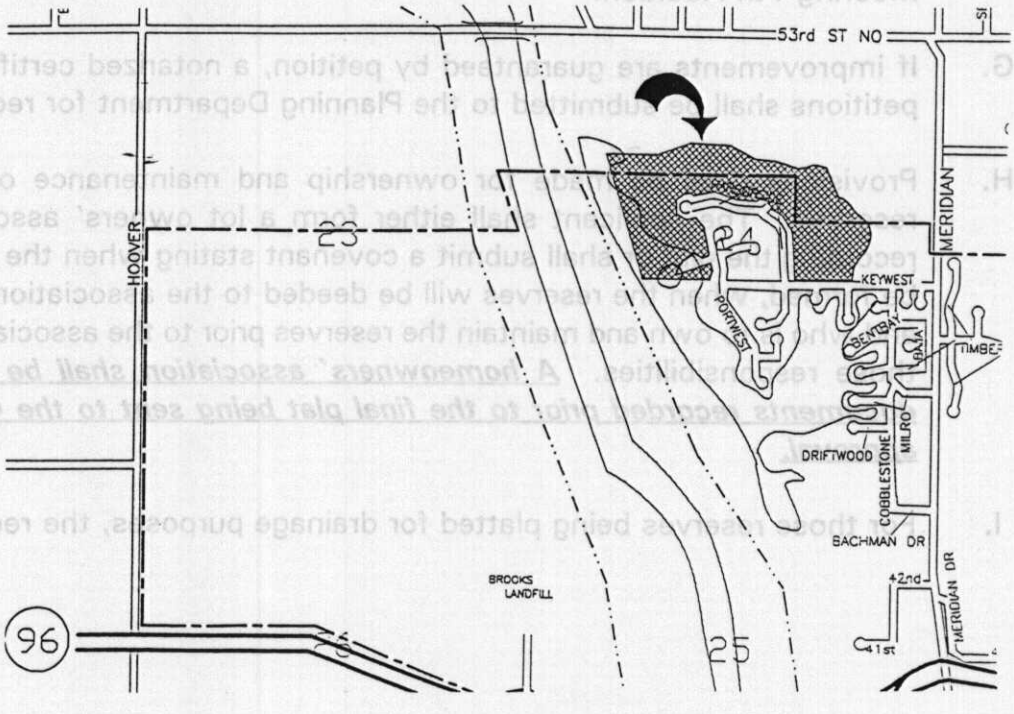
Residential:	89
Office:	
Commercial:	
Industrial:	
Total:	**89**

MINIMUM LOT AREA: 8,000 sq. ft.

CURRENT ZONING: "SF-6" Single Family (upon annexation)

PROPOSED ZONING: "SF-6" Single Family

VICINITY MAP:



Note: This is the southern portion of Moorings North preliminary plat previously approved.

STAFF COMMENTS:

A. The site is not entirely within the City of Wichita. However, an annexation request has been filed for this plat. Prior to this plat being scheduled for City Council review, annexation of the property will need to be competed. Annexation is scheduled for September 9th.

B. The applicant shall guarantee the extension of water to serve the lots being platted.

C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.

D. The applicant shall guarantee any drainage improvements required by the platting of his property. ***The drainage plan has been approved. A minimum low opening shall be shown on the plat. (137 Wichita City Datum)***

E. The applicant shall guarantee construction of the storm sewers required by this plat.

F. The applicant shall guarantee the paving of the proposed interior streets. Also, as a collector, sidewalks shall be guaranteed along one side of Bayview Drive and Harbor Side Drive from Mooring 7th Addition to the north line of this plat. The sidewalk shall match the existing sidewalk which was approved with Mooring 7th Addition.

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

H. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association will be formed and who is to own and maintain the reserves prior to the association taking over those responsibilities. ***A homeowners' association shall be formed and all documents recorded prior to the final plat being sent to the City Council for approval.***

I. For those reserves being platted for drainage purposes, the required covenant

which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.

J. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.

K. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property. ***KG&E and Southwestern Bell representatives asked for the additional easements shown on the attached plats.***

L. 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.)

M. 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.

N. 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 316-729-0102) prior to development of the plat so that the type of deliver, and the tentative mailbox locations can be determined.

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

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 30 , Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P.O. 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. Recording of the plat within thirty (30) days after approval by the City Council.

R. City and County Engineering should be ready to comment on the need for any improvements to Keywest.

S. City Engineering should be ready to comment on the status of the applicant's drainage plan and the minimum opening elevation discussed in the plattor's text. ***Drainage improvements shall be guaranteed.***

T. City Fire Department should comment on the appropriateness of the street names. ***Bayview Drive should be renamed Bayview Street.***

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

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CC. In the platter's text, reserves in fifth sentence should read Reserve A and not

the reserves.

DD. The name on the face of the plat shall be called The Moorings North 2nd Addition.