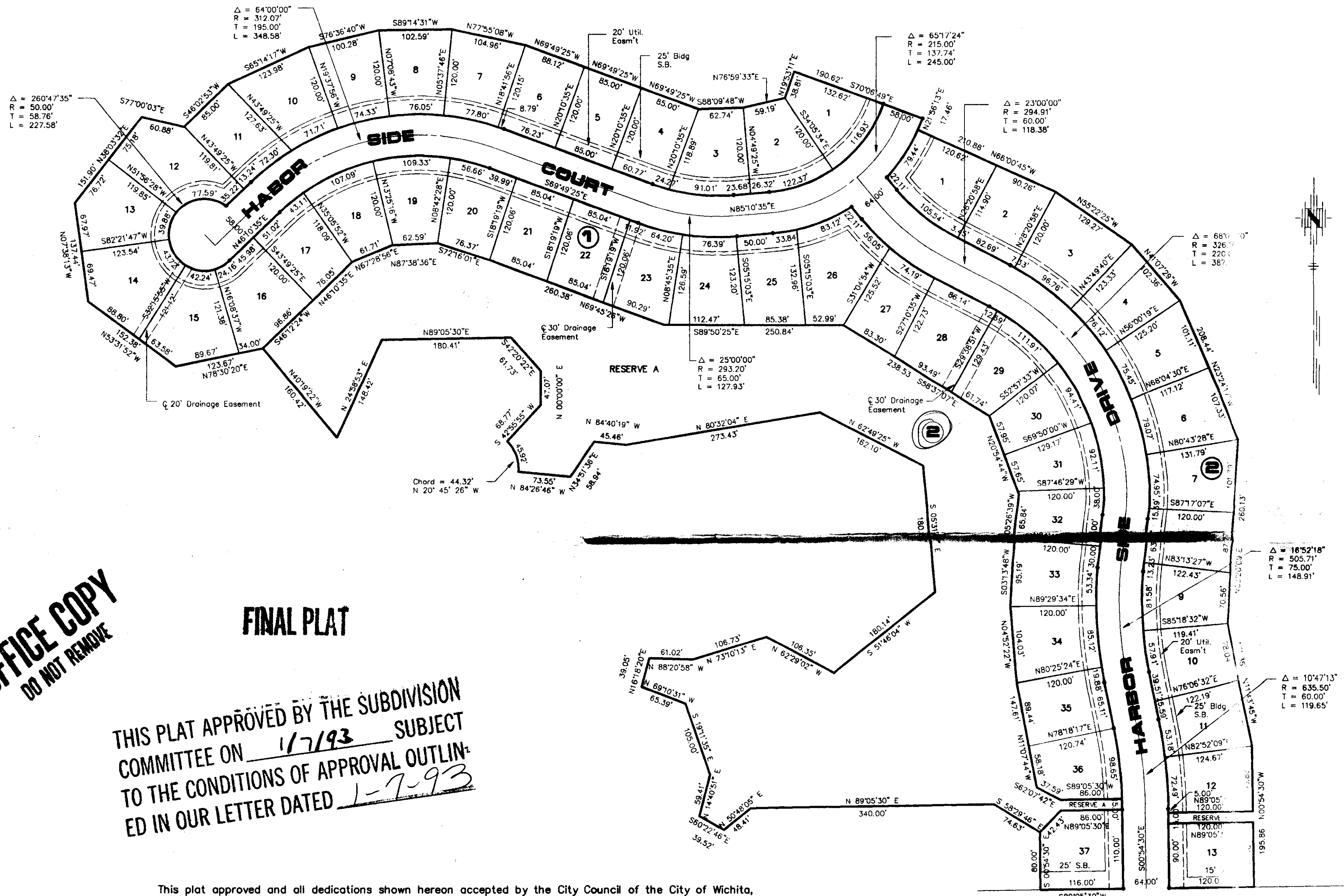




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DO NOT REMOVE

FINAL PLAT

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 1/7/93 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 1-7-93

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita,
Kansas, this _____ day of _____, 1993.

F. M. Ojile, Mayor

Pat Burnett, Deputy City Clerk

Entered on transfer record this _____ day of _____, 1993.

Don Wright, 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 _____, 1993.

Pat Kettler, Register of Deeds

Ed Resa, Chief Deputy

NOTE:

The minimum low opening elevation for the homes built in this addition is 137.0 (City of Wichita datum). Lots adjacent to the lake shall have a continuous minimum high point ground elevation of 143.0. (City of Wichita Datum)

BENCH MARKS:

"+" cut on center 10' curb inlet E. side cul-de-sac of Portwest Court in the Moorings 5th Addn. Elev. 141.89 (City of Wichita Datum)

City of Wichita Disc 59' W. and 32.3' N. of center of Meridian and Keywest. Elev. 141.85

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 7TH ADDITION" to Wichita, Kansas, part of which is a replat of Reserve A and Lot 28, Block 1, The Moorings 5th Addition. The Moorings 7th Addition is located in Section 24, Township 26 South, Range 1 West of the 6th P.M. Sedgwick County, Kansas being described as follows:

Beginning at the southwest corner Lot 28, Block 1 in said Moorings 5th Addition: thence N00° 54' 30"W for a distance of 80.00 feet; thence N58° 29' 46"W for a distance of 74.63 feet; thence S89° 05' 30"W for a distance of 340.00 feet; thence S50° 48' 05"W for a distance of 48.41 feet; thence N60° 22' 46"W for a distance of 39.52 feet; thence N14° 40' 51"E for a distance of 59.41 feet; thence N19° 11' 35"W for a distance of 105.00 feet; thence N69° 10' 31"W for a distance of 65.39 feet; thence N16° 18' 20"E for a distance of 39.05 feet; thence S88° 20' 58"E for a distance of 61.02 feet; thence N73° 10' 13"E for a distance of 106.73 feet; thence S62° 29' 02"E for a distance of 106.35 feet; thence N51° 46' 04"E for a distance of 180.14 feet; thence N05° 31' 41"W for a distance of 180.28 feet; thence N62° 49' 25"W for a distance of 162.10 feet; thence S80° 32' 04"W for a distance of 273.43 feet; thence N84° 40' 19"W for a distance of 45.46 feet; thence S34° 51' 36"W for a distance of 58.94 feet; thence N84° 26' 46"W for a distance of 73.55 feet; thence on a circular curve east of a chord bearing N20° 45' 26"W having a length of 44.32', said circular curve having a radius of 50.00', for an arc distance of 45.92 feet; thence N42° 55' 55"E for a distance of 68.77 feet; thence N00° 00' 00"E for a distance of 47.07 feet; thence N42° 20' 22"W for a distance of 61.73 feet; thence N89° 05' 30"E for a distance of 180.41 feet; thence S24° 58' 53"W for a distance of 148.42 feet; thence N40° 19' 22"W for a distance of 160.42 feet; thence S78° 30' 20"W for a distance of 123.67 feet; thence N53° 31' 52"W for a distance of 152.38 feet; thence N07° 38' 13"W for a distance of 137.44 feet; thence N38° 03' 32"E for a distance of 151.90 feet; thence S77° 00' 03"E for a distance of 60.88 feet; thence N46° 02' 53"E for a distance of 85.00 feet; thence N65° 14' 17"E for a distance of 123.98 feet; thence N76° 36' 40"E for a distance of 100.28 feet; thence N89° 14' 31"E for a distance of 102.59 feet; thence S77° 55' 08"E for a distance of 104.96 feet; thence S69° 49' 25"E for a distance of 258.12 feet; thence N88° 09' 49"E for a distance of 62.74 feet; thence N76° 59' 33"E for a distance of 59.19 feet; thence N19° 53' 11"E for a distance of 38.81 feet; thence S70° 06' 49"E for a distance of 190.62 feet; thence S21° 56' 13"W for a distance of 17.46 feet; thence S66° 00' 45"E for a distance of 210.88 feet; thence S55° 22' 25"E for a distance of 129.27 feet; thence S41° 07' 29"E for a distance of 102.36 feet; thence S23° 24' 17"E for a distance of 208.44 feet; thence S03° 20' 00"W for a distance of 260.13 feet; thence S11° 43' 45"E for a distance of 171.36 feet; thence S00° 54' 30"W for a distance of 195.86 feet; thence S89° 05' 30"W for a distance of 300.00 feet to the point of beginning.

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

Dated this _____ day of _____, 1993.

Kenny E. Hill, L.S.

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. Reserves A and B are reserved for a lake, boat dock, drainage, recreation facilities and open space. The reserves are to be owned and maintained by a property owners association its successors and assigns. The minimum low opening elevation for the homes built in this addition is 137.0 (City of Wichita Datum). Lots adjacent to the lake shall have a continuous minimum high point ground elevation of 143.0 (City of Wichita datum.) Vacation of the previously platted dedications are by virtue of K.S.A. 12-512 (b).

MIBAC, Inc.

C. Bill Bachman, President

STATE OF KANSAS, COUNTY OF SEDGWICK: ss.

This instrument was acknowledged before me on this _____ day of _____, 1993, by

Notary Public

My Appointment Expires: _____

This plat of THE MOORINGS 7TH 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 _____, 1993.

WICHITA SEDGWICK COUNTY METROPOLITAN
AREA PLANNING COMMISSION

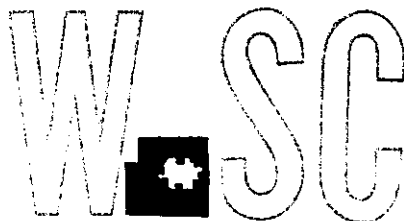
Christopher J. Goebel, Chairman

Marvin S. Krout, Secretary

THE MOORINGS 7TH ADDITION

TO WICHITA - SEDGWICK COUNTY, KANSAS

WICHITA — SEDGWICK COUNT.



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421

January 14, 1993

Poe & Associates
434 N. Oliver
Wichita, KS 67208

Re: S/D 92-25 THE MOORINGS 7th ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on January 14, 1993, 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 January 7, 1993.

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 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 developers.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh

cc: Crystal Development Inc., 1901 West 13th Street, Wichita, KS
67203

Mike Lindebak, City Engineer

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- K. The final plat shall indicate the utility easements requested by K.G. & E. and Southwestern Bell as clearly passing through Reserves A and B, adjacent to Harbor Side Drive.
- L. On the final plat tracing, the following amendments shall be made to the signature blocks for:
 - County Clerk - Susan Crockett Spoon
 - MAPC Chairman - Lorenza Breckenridge Jr.
- M. On the final plat tracing, the street name(s) shall be correctly indicated as "Harbor".
- N. 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.
- O. 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.
- P. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- Q. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- R. Recording of the plat within 30 days after approval by the City Council.

January 14, 1993

STAFF REPORT

(Final Plat Approved 1/7/93, Preliminary Plat Approved 12/10/92)

CASE NUMBER: S/D 92-25 - THE MOORINGS 7TH ADDITION

OWNER/APPLICANT: Crystal Development, Inc., 1901 W. 13th Street, Wichita, KS 67203

SURVEYOR/ENGINEER: Poe & Associates, 434 N. Oliver, Wichita, KS 67208

LOCATION: South of 53rd Street North and west of Meridian.

SITE SIZE: 18.2 Acres

NUMBER OF LOTS

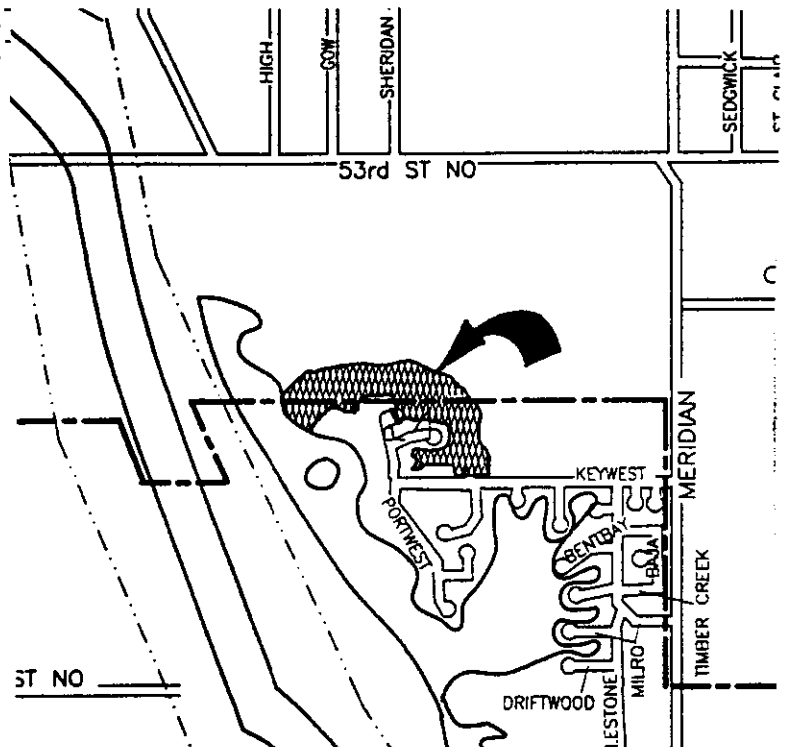
Residential:	50
Office:	
Commercial:	
Industrial:	
Total:	50

MINIMUM LOT AREA: 8,000 sq. ft.

CURRENT ZONING: "AA" One-Family Dwelling and "R-1" Suburban Residential

PROPOSED ZONING: "AA" (upon annexation)

VICINITY MAP:



STAFF COMMENTS:

- A. Prior to this plat being scheduled for City Council review, the portion of this site presently in the County must be annexed into the City of Wichita. Upon annexation, this site will take on "AA" (City) Zoning which will allow the site of lots being indicated by this plat.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property. This guarantee may be included with the paving petition.
- E. The applicant shall guarantee the paving of the proposed interior streets. Also, as a long continuous street, connecting to a collector (Key West), sidewalk shall be guaranteed along one side of Harbor Side/Harbor Side Court, including the stub street section between Lots 1, of Blocks 1 and 2.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. 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 and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- H. 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.
- I. On the final plat the area being established as Reserve A shall delete the reference to a Block 2. This Reserve is actually in the area associated with Block 1.
- 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.