FINAL PLAT
of
WATERWALK PHASE 2 ADDITION
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

Legal Description

I, Robert R. Hume, a Professional Land Surveyor in the State of Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "WATERWALK PHASE 2 ADDITION", containing all of blocks 1, 2, & 3 and all public streets and easements therein, an addition to Wichita, Sedgwick County, Kansas, into blocks, public street & utility easements the same being accurately set forth in the accompanying plat and described herein:

A tract of platted and unplatted land lying in the Southeast Quarter, Section 20, Township 27 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, being all of Lots 79–92 inclusive and a part of Lots 77 and 78, SUTTONS RESERVE, to the City of Wichita, all of Lots 65, 66, 67, 68, 76, 77, 78, and a part of Lots 79, 80, and 81, and the AT&SF Railroad Right of Way, of the RIVER ADDITION, to the City of Wichita, a part of Lot 1 of EAST BANK DEVELOPMENT ADDITION, to the city of Wichita, all of Lots 1, 2, and 3 and a part of Lots 4, 5 and 6 of G.A. HATFIELD'S ADDITION, to the City of Wichita, all of GREIFFENSTEIN'S 5th ADDITION, to the City of Wichita, all of Lots 94–106 inclusive and a part of Lots 107,108, and 109, GREIFFENSTEIN'S 3rd ADDITION, to the City of Wichita, and a portion of the Street Rights of Way for Wichita Street, Lewis Street, and Water Street, also including a portion of the Left High Bank of the Arkansas River. Said tract of land being particularly described as follows:

COMMENCING at the Southeast Corner of said Southeast Quarter (SE/4);

THENCE North 00°01'16" East, along the East line of said Southeast Quarter (SE/4), a distance of 298.92 feet, to a point along the South Right–of–Way line of Dewey Avenue;

THENCE North 89°56'29" West, along said South Right–of–Way line, a distance of 791.87 feet, to a point on the West Right–of–Way line of Main Street, said point also being the approximate Northeast corner of Lot 111, GRIEFFENSTEIN'S THIRD ADDITION;

THENCE North 00°00'13" West, a distance of 20.95 feet to a point on the Boundary line of WATERWALK PHASE 1 ADDITION, an addition to the City of Wichita, Sedgwick County, Kansas;

THENCE along said Boundary line for the following Thirteen (13) courses:

1. North 00°00'13" West, a distance of 110.00 feet; to the POINT OF BEGINNING
2. South 44°59'47" West, a distance of 35.36 feet;
3. South 89°59'47" West, a distance of 90.00 feet;
4. Along a curve to the left, having a radius of 130.00 feet, a central angle of 38°31'38", a chord bearing of South 70°43'58" West, a chord distance of 85.78 feet, and arc length of 87.42 feet;
5. On a reverse curve to the right, having a radius of 70.00 feet, a central angle of 38°31'38", a chord bearing of South 70°43'58" West, a chord distance of 46.19 feet, and arc length of 47.07 feet
6. South 89°59'47" West, a distance of 391.60 feet;
7. On a non tangent curve to the right, having a radius of 15.00 feet, a central angle of 73°13'17", a chord bearing of North 53°23'36" West, a chord distance of 17.89 feet, and arc length of 19.17 feet;
8. On a reverse curve to the left, having a radius of 130.00 feet, a central angle of 26°54'43", a chord bearing of North 30°14'19" West, a chord distance of 60.50 feet, and arc length of 61.06 feet;
9. On a reverse curve to the right, having a radius of 195.00 feet, a central angle of 29°45'15", a chord bearing of North 28°49'03" West, a chord distance of 100.13 feet, and arc length of 101.27 feet;
10. South 76°03'35" West, a distance of 60.00 feet;
11. On a non tangent curve to the right, having a radius of 255.00 feet, a central angle of 13°56'12", a chord bearing of North 06°58'19" West, a chord distance of 61.87 feet, and arc length of 62.03 feet;
12. North 00°00'13" West, a distance of 10.71 feet;
13. South 89°59'47" West, a distance of 235.90 feet to the Left High Bank of the Arkansas River;

THENCE North 03°47'57" West, a distance of 144.16 feet;

THENCE North 78°07'58" East, a distance of 12.40 feet;

THENCE North 11°45'07" West, a distance of 99.14 feet;

THENCE North 78°14'53" East, a distance of 36.42 feet;

THENCE along a curve to the left, having a radius of 70.00 feet, a central angle of 39°14'12", a chord bearing of North 58°37'47" East, a chord distance of 47.01 feet, and arc length of 47.94 feet;

THENCE North 39°00'41" East, a distance of 507.86 feet;

THENCE South 89°56'29" East, a distance of 280.81 feet;

THENCE South 00°00'54" West, a distance of 15.00 feet;

THENCE South 89°56'29" East, a distance of 342.16 feet;

THENCE South 44°58'21" East, a distance of 35.41 feet;

THENCE South 00°00'13" East, a distance of 769.02 feet; to the POINT OF BEGINNING.

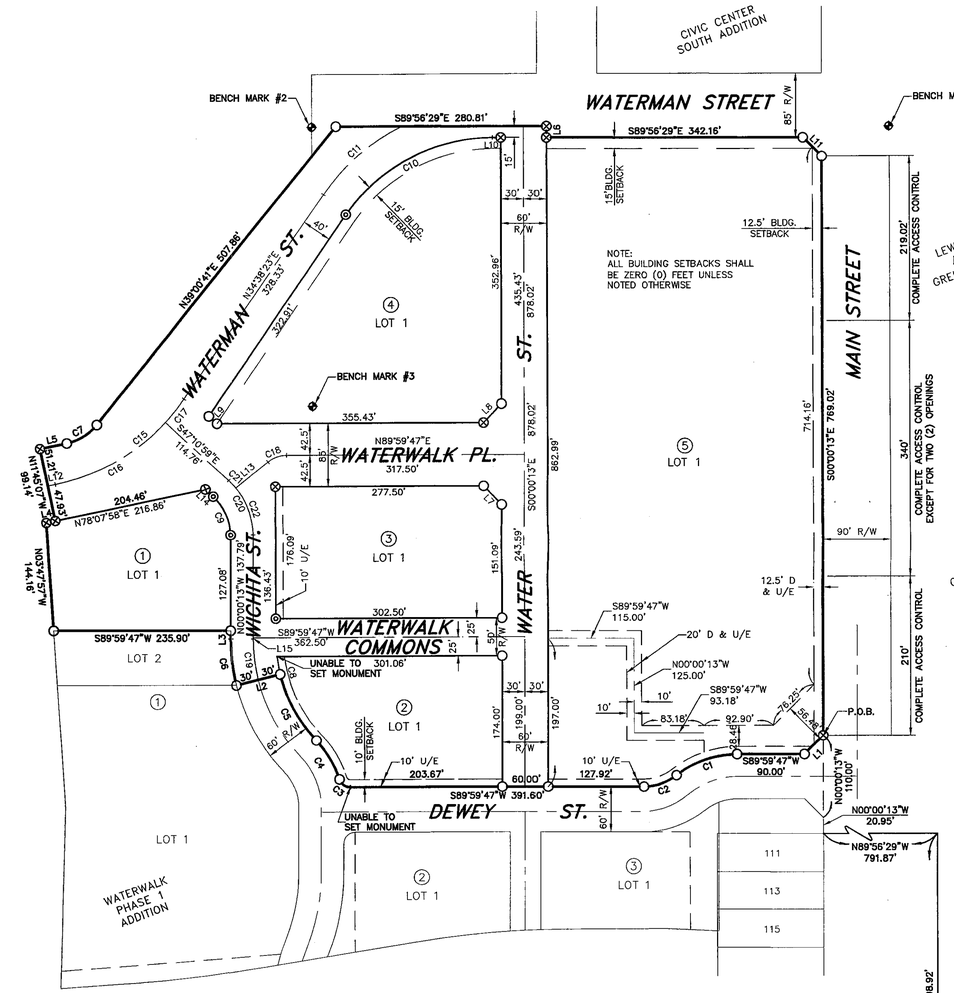
Said tract of land containing 736,278 square feet or 16.9026 acres, more or less.

All lots, blocks, streets, existing public utility easements, drainage easements, access control, railroad right of way and dedications 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 the plat are accurate to the best of my knowledge and belief this 25th day of August, 2006.

Robert R. Hume, L.S. #1378
JOHNSON & ASSOCIATES, INC.
100 East California Avenue, Third Floor
Oklahoma City, Oklahoma 73104

ROBERT ROSS HUME LICENSED LS-1378 KANSAS LAND SURVEYOR



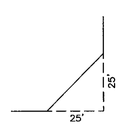
ARKANSAS RIVER

KELLOGG HIGHWAY (U.S. 54)

GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 inch = 100 ft.

LINE TABLE		
LINE	LENGTH	BEARING
L1	35.36'	S44°59'47"W
L2	60.00'	S76°03'35"W
L3	10.71'	N00°00'13"W
L4	12.40'	N78°07'58"E
L5	36.42'	N78°14'53"E
L6	15.00'	S00°00'54"W
L7	35.36'	N45°04'51"W
L8	35.36'	S44°59'47"W
L9	14.46'	S47°10'59"E
L10	11.82'	S89°56'29"E
L11	35.41'	S44°58'21"E
L12	10.04'	N78°14'53"E
L13	55.40'	N50°44'02"E
L14	14.20'	N47°10'59"W
L15	1.36'	N00°00'13"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD LENGTH	CHORD DIRECTION	DELTA
C1	87.42'	130.00'	45.43'	85.78'	S70°43'58"W	38°31'38"
C2	47.07'	70.00'	24.46'	46.19'	S70°43'58"W	38°31'38"
C3	19.17'	15.00'	11.14'	17.89'	N53°23'36"W	73°13'17"
C4	61.06'	130.00'	31.10'	60.50'	N30°14'19"W	26°54'43"
C5	101.27'	195.00'	51.80'	100.13'	N28°49'03"W	29°45'15"
C6	62.03'	255.00'	31.17'	61.87'	N06°58'19"W	13°56'12"
C7	47.94'	70.00'	24.95'	47.01'	N58°37'47"E	39°14'12"
C8	23.73'	195.00'	11.88'	23.72'	S10°27'13"E	6°58'24"
C9	58.16'	70.00'	30.88'	56.50'	N23°48'21"W	47°36'15"
C10	229.72'	237.50'	124.74'	220.87'	S62°20'57"W	55°25'08"
C11	139.38'	277.50'	71.19'	137.92'	S49°01'43"W	28°46'39"
C15	211.21'	277.50'	111.02'	206.15'	N58°26'38"E	43°36'30"
C16	171.60'	277.50'	88.64'	168.88'	N60°31'57"E	35°25'52"
C17	39.60'	277.50'	19.84'	39.57'	N38°43'42"E	8°10'38"
C18	26.73'	39.00'	13.91'	26.21'	S70°21'54"W	39°15'45"
C19	54.73'	225.00'	27.50'	54.59'	S06°58'19"E	13°56'12"
C20	82.34'	100.00'	43.67'	80.04'	N23°35'36"W	47°10'46"
C21	13.82'	100.00'	6.92'	13.81'	N43°13'29"W	7°55'00"
C22	68.53'	100.00'	35.67'	67.19'	N19°38'06"W	39°15'45"



TYPICAL SIGHT TRIANGLE

NOTE:
1. THE DEWEY STREET OPENING ALONG MAIN IS LIMITED TO RIGHTS–IN/OUT.
2. ALL ABUTTERS RIGHTS OF ACCESS TO OR FROM MAIN STREET OVER AND ACROSS THE EAST LINE OF THE WATERWALK PHASE 2 ADDITION ARE HEREBY GRANTED TO THE CITY OF WICHITA.

LEGEND
- ◎ – SET CST NAIL w/"J&A 167" SHINER
- ⊗ – SET CHISELED 'X' IN CONCRETE
- ○ – SET #4 IRON PIN w/CAP STAMPED "J&A 167"
- P.O.C. – POINT OF COMMENCEMENT
- P.O.B. – POINT OF BEGINNING
- U/E – UTILITY EASEMENT
- D & U/E – DRAINAGE & UTILITY EASEMENT
- ⊕ BM – BENCH MARK

ORIGINAL BENCH MARK:

SOURCE: CITY OF WICHITA, NAVD 88

BENCH MARK #1
ELEVATION: 1317.08 FEET
DESCRIPTION: LOCATED 10.4 FEET SOUTH OF THE NORTHWEST CORNER OF THE OLD UNION TRAIN STATION, 28 FEET EAST OF THE EAST RAIL OF THE TRACK, 2.3 FEET ABOVE THE GROUND, 3.5 RAILS SOUTH OF THE CENTERLINE OF THE DOUGLAS AVENUE VIADUCT, SET VERTICALLY IN THE WEST WALL OF THE BUILDING.
OBJECT: FOUND BRASS MONUMENT STAMPED "A–237–1934"

BENCH MARKS BY JOHNSON & ASSOCIATES SET ON/AROUND SITE:

BENCH MARK #2
ELEVATION: 1296.88 FEET
DESCRIPTION: LOCATED AT THE SOUTHEAST CORNER OF WATERMAN AND WICHITA BEING APPROXIMATELY 18 FEET SOUTH OF THE SOUTH CURB LINE OF WATERMAN AND 19 FEET EAST OF THE EAST CURB LINE OF WICHITA.
OBJECT: FOUND CUT "X"

BENCH MARK #3
ELEVATION: 1297.31 FEET
DESCRIPTION: LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF WICHITA AND LEWIS BEING APPROXIMATELY 37 FEET NORTH OF THE NORTH CURB LINE OF LEWIS AND 19 FEET EAST OF THE EAST CURB LINE OF WICHITA.
OBJECT: FOUND CUT "X"

BENCH MARK #4
ELEVATION: 1298.80 FEET
DESCRIPTION: LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF WATERMAN AND MAIN AND APPROXIMATELY 0.80 FEET NORTHWEST OF THE NORTHWEST BUILDING CORNER.
OBJECT: SET CUT "X"

OWNER'S CERTIFICATE AND DEDICATION:

Know all men by these presents that we the undersigned property owners of land as above set forth in the Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into lots, blocks, and streets the same to be known as "WATERWALK PHASE 2 ADDITION", an addition to Wichita, Sedgwick County, Kansas, containing all of blocks 1, 2, 3, 4, & 5 and all public streets and easements therein. Easements for the construction and maintenance of public utilities and drainage are hereby granted to the public. All streets within the above described property are hereby dedicated to and for the use of the public. Access to the public shall be as stated in the development agreement.

Minimum pad elevation shall be 1293.0' (NAVD 88 datum), 105.6' City of Wichita datum.

THE CITY OF WICHITA, a municipal corporation

Carlos Mayans, Mayor

STATE OF KANSAS } SS:

COUNTY OF SEDGWICK

BE IT REMEMBERED, that on this ____ day of _____, aforesaid, came Carlos Mayans, Mayor of The City of Wichita, a municipal corporation, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the say and year last above written.

_____, Notary Public

_____
PRINT NAME

My commission expires: _____

WICHITA–SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION:

This plat of "WATERWALK PHASE 2 ADDITION", has been submitted to and approved by the Wichita–Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this ____ day of _____, 2006.

WICHITA–SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION:

_____, Chairman
Harold L. Warner, Jr.

_____, Secretary
John L. Schlegel

This plat approved and all dedication shown thereon, if any, accepted by the City Council of the City of Wichita, Kansas, this ____ day of _____, 2006.

_____, Mayor
Carlos Mayans

_____, Deputy City Clerk
Karen Sublett

Reviewed in accordance with K.S.A. 58–2005 on this ____ day of _____, 2006.

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

Entered on transfer record this ____ day of _____, 2006.

_____, County Clerk
Donald C. Brace

STATE OF KANSAS } SS:

COUNTY OF SEDGWICK

This is to certify that this instrument was filed for record in the Register of Deeds office this day of _____, 2006, at ____

_____, Register of Deeds
Bill Meek

_____, Deputy
Tonya Buckingham

Drainage Plan Note:

A drainage plan has been developed for the plat and 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.

FINAL PLAT
of
WATERWALK PHASE 2 ADDITION

Johnson & Associates, Inc.
100 E. California Ave. - Third Floor
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8078
Certificate of Authorization #E-1128 Exp. Date: 12-31-2006
• ENGINEERS • SURVEYORS • PLANNERS •

FINAL TRACING REC'D 8-29-06 (SUB 2006-48)

FILE COPY

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