

FINAL PLAT
THE WATERFRONT SIXTH 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 WATERFRONT SIXTH 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 contiguous tract of land lying within all of The Waterfront Fifth Addition to Wichita, Sedgwick County, Kansas, AND ALSO, a portion of the Southwest Quarter of Section 9, Township 27 South, Range 2 East of the Sixth Principal Meridian, Wichita, Sedgwick County, Kansas, AND ALSO, a southerly portion of the west 242.31 feet of the Southeast Quarter of said Section 9, said contiguous tract of land being more particularly described as follows:
BEGINNING at the South Quarter corner of said Section 9; thence along the east line of said Southwest Quarter, N01°00'39"W, 60.00 feet to the southeast corner of said The Waterfront Fifth Addition; thence along the south line of said addition on a Kansas coordinate system of 1983 south zone grid bearing of S89°00'49"W, 868.81 feet; thence along the westerly lines of said addition for the next six (6) courses, said westerly lines, being coincident with the easterly lines of The Waterfront Second Addition, an addition to Wichita, Sedgwick County, Kansas, N00°59'11"W, 15.36 feet; thence N60°59'11"W, 69.28 feet; thence N00°59'11"W, 488.43 feet to a point on a non-tangent curve to the left; thence along said curve 60.95 feet, said curve having a central angle of 17°24'59", a radius of 200.50 feet, and a long chord distance of 60.71 feet, bearing N84°24'35"E; thence N75°42'05"E, 37.54 feet; thence N00°59'11"W, 83.05 feet to the northwest corner of said Waterfront Fifth Addition; thence along an easterly line of said Waterfront Second Addition, N00°59'11"W, 289.71 feet to the northeast most corner of said Waterfront Second Addition; thence along the north line of said Waterfront Second Addition for the next two (2) courses, S78°25'09"W, 284.94 feet; thence N65°24'40"W, 160.61 feet to an east line of The Waterfront Addition, an addition to Wichita, Sedgwick County, Kansas; thence along said east line for the next two (2) courses, N24°32'00"E, 184.46 feet to a point on a curve to the left; thence along said curve 163.81 feet, said curve having a central angle of 14°26'21", a radius of 650.00 feet, and a long chord distance of 163.37 feet, bearing N17°18'49"E; thence N83°23'02"E, 335.47 feet; thence N14°46'46"E, 100.00 feet; thence N69°10'27"E, 435.00 feet; thence N36°09'06"E, 104.41 feet; thence N01°00'39"W, 130.00 feet; thence N88°59'21"E, 292.00 feet to the east line of said Southwest Quarter; thence along said east line S01°00'39"E, 1198.38 feet to a point lying 615.00 feet north of said south line; thence parallel with the south line of the Southeast Quarter N88°53'46"E, 242.31 feet; thence S01°00'39"E, 615.00 feet to the south line of said Southeast Quarter; thence along said south line S88°53'46"W, 242.31 feet to the POINT OF BEGINNING.

All reserves, streets, utility easements, building setbacks, and access controls, together with, a utility easement recorded in Doc#/Plm-Pg. 28793627, a drainage easement recorded in Doc#/Plm-Pg. 28649425, together with, a right-of-way easement recorded in Film 594 Page 1573, 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 10th day of September 2007.

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

Know all men by these presents that we the undersigned property owners of the land above set forth in the Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into Lots, Blocks, Reserves and public and private Streets the same to be known as "THE WATERFRONT SIXTH ADDITION," an addition to Wichita, Sedgwick County, Kansas.

Easements for the construction and maintenance of public utilities and public sidewalks, as indicated on the accompanying plat are hereby granted to the public.

The streets (Lindberg and Lindberg Circle) are hereby dedicated to and for the use of the public.

Reserves "A", "B", "C", "E", "F" and "G" are platted for utilities confined by easements, drainage, sidewalks, berms, monuments, landscaping, irrigation, and open space. Reserve "D" is platted for a private street (14th Street). Reserve "E" is also platted for parking. Reserve "G" is also platted for preservation of existing tree canopy. The Reserves are reserved for the stated uses and shall be owned and maintained by Beech Lake Investment, LLC, and or, The Waterfront Holding Co., LLC, and or, The Waterfront Commercial Properties, LLC, and or The Waterfront Office and Commercial Association and or their successors and assigns.

A drainage plan has been developed for this plat and all drainage easements, right-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.

Lots 2 and 3, Block 1, are required to adhere to the minimum pad elevation table on sheet 1/2 (Minimum Pad Elevation).

All abutters rights of access to or from 13th Street over and across the south line of "THE WATERFRONT SIXTH ADDITION," are hereby granted to the appropriate governing body, provided however Block 1, shall have access accordingly: The minimum distance between a full movement drive and another full movement drive 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' as set forth in the MAPD Access Management Regulations.

MORTGAGE CERTIFICATE

Commerce Bank, N.A., holder of a mortgage on the above described property, does hereby consent to the plat of "THE WATERFRONT SIXTH ADDITION."

COMMERCE BANK, N.A.

Collin Staben, Vice President
Collin Staben

This instrument was acknowledged before me on 7th day of November 2007, by Collin Staben, Vice President, Commerce Bank, N.A.

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

SEA:

Colleen A. Belton, Notary Public
Colleen A. Belton

My Term Expires: 06/01/2010

COLLEEN A. BELTON
Notary Public - State of Kansas
My Appt. Expires 6/1/2010

OWNER'S CERTIFICATES

BEECH LAKE INVESTMENT, LLC, a Kansas limited liability company
and also;
THE WATERFRONT HOLDING CO., LLC, a Kansas limited liability company
and also;
THE WATERFRONT COMMERCIAL PROPERTIES, LLC, a Kansas limited liability company

Johnny Stevens, manager
Johnny Stevens, manager
Stephen L. Clark, manager
Stephen L. Clark, manager

STATE OF KANSAS, SEDGWICK COUNTY) ss:

This instrument was acknowledged before me on 10th day of September, 2007, by Johnny Stevens, and Stephen L. Clark, managers, Beech Lake Investment, LLC, a Kansas limited liability company, and also; The Waterfront Holding Co., LLC, a Kansas limited liability company, and also; The Waterfront Commercial Properties, 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.

Sandra M. Stevens, Notary Public
Sandra M. Stevens
My Term Expires: 1-22-2010

VIEGA LLC, a Delaware limited liability company

Nathan L. Spearman, CFO
Nathan L. Spearman, CFO

STATE OF KANSAS, SEDGWICK COUNTY) ss:

This instrument was acknowledged before me on 10th day of September, 2007, by Nathan L. Spearman, CFO, Viega LLC, a Delaware limited liability company.

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

William H. Seiler, Jr., Notary Public
William H. Seiler, Jr.
My Term Expires: 1/20/11

PLANNING COMMISSION CERTIFICATE

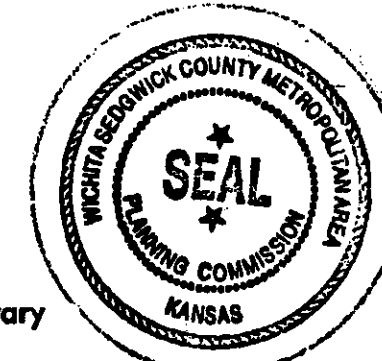
This plat of "THE WATERFRONT SIXTH ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 1st day of February, 2007

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

M.S. Mitchell, Chair
M.S. Mitchell, Chair

John L. Schlegel, Secretary
John L. Schlegel, Secretary



GOVERNING BODY CERTIFICATE

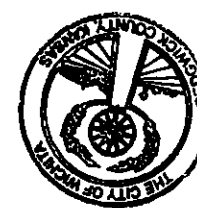
The dedications shown on this plat are hereby accepted and this plat is hereby approved by the governing body of the City of Wichita, Kansas.

Dated this 6 day of Nov., 2007

At the direction of the City Council.

Carl Brewer, Mayor
Carl Brewer, Mayor

Karen Sublett, City Clerk
Karen Sublett, City Clerk



TRANSFER RECORD

STATE OF KANSAS, SEDGWICK COUNTY) ss:

Entered on transfer record this _____ day of _____, 2007

Don Brace, County Clerk
Don Brace, County Clerk

Affix County Clerk Seal

REGISTER OF DEEDS CERTIFICATE

This is to certify that this instrument was filed for record in the Register of Deeds office this day of _____, 2007, at _____ o'clock M, and is duly recorded.

Bill Meek, Register of Deeds
Bill Meek, Register of Deeds

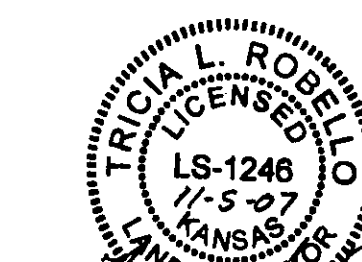
Attest:

Tonya E. Buckingham, Deputy
Tonya E. Buckingham, Deputy

Affix Register of Deeds Seal

COUNTY SURVEYOR

Reviewed in accordance with K.S.A. 58-2005 on this 5th day of November 2007.



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

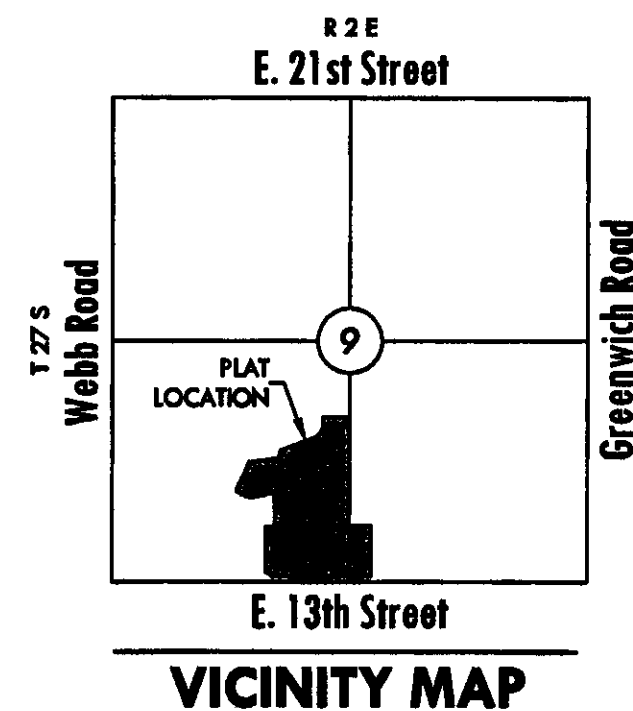
MKEC
ENGINEERING
CONSULTANTS, INC.

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

11-2-02 DB 2006-106
FILE COPY FINAL PLAT

THE WATERFRONT SIXTH ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



BENCH MARK

Datum BM  Square cut on SW. corner of signal
light pole base at NE. corner of
Webb Rd. and 13th St.
Elev.=1373.345 (NGVD 29)

MINIMUM PAD ELEVATION LOWEST BUILDING OPENING		
LOT	BLOCK	ELEVATION NGVD 29
2	1	1380.5
N. 550.53' of 3	1	1380.5
S. 265.0' of 3	1	1386.1
N. 270.0' of 4	1	1386.1

LINE	LENGTH	BEARING
L1	526.69'	N00°59'11"W
L2	67.65'	N15°25'33"E
L3	141.50'	S89°00'49"W
L4	45.00'	S75°42'05"W

CURVE	LENGTH	RADIUS	DELTA
C1	156.40'	600.00'	14°56'06"
C2	218.84'	400.00'	31°20'50"
C3	193.87'	300.00'	37°01'32"
C4	82.78'	200.00'	23°42'48"
C5	64.31'	215.00'	17°08'21"

NOTES

1. Access Controls:
13th Street - Access points for Block 1 shall be placed accordingly: 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. Street Drainage Easements:
Along Lindberg Street and Lindberg Circle where there is 32' of right-of-way a 15' street drainage easement is provided abutting and adjoining the 32' right-of-way as indicated.

SW. cor., SW. $\frac{1}{4}$, Sec.
9, T27S, R2E, 6th P.M.
Encl. chiseled "X"

Right-of-way Easement
North 10' of the South 50'
By: Kasas Gas and Electric Co.
Misc. Book 603, Page 485

Right-of-way Agreement
North 10' of the South 50' of the
West 73.15' of the East 250'-
By: Kasas Gas and Electric Co.
Film 608, Page 1440

— SEE NOTE FOR ACCESS CONTROLS 614.32'

P.O.B.
S. $\frac{1}{4}$ corner, Sec 9,
T27S, R2E, 6th P.M.
Fnd. $\frac{5}{8}$ " bar w/
Garber Id. cap



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