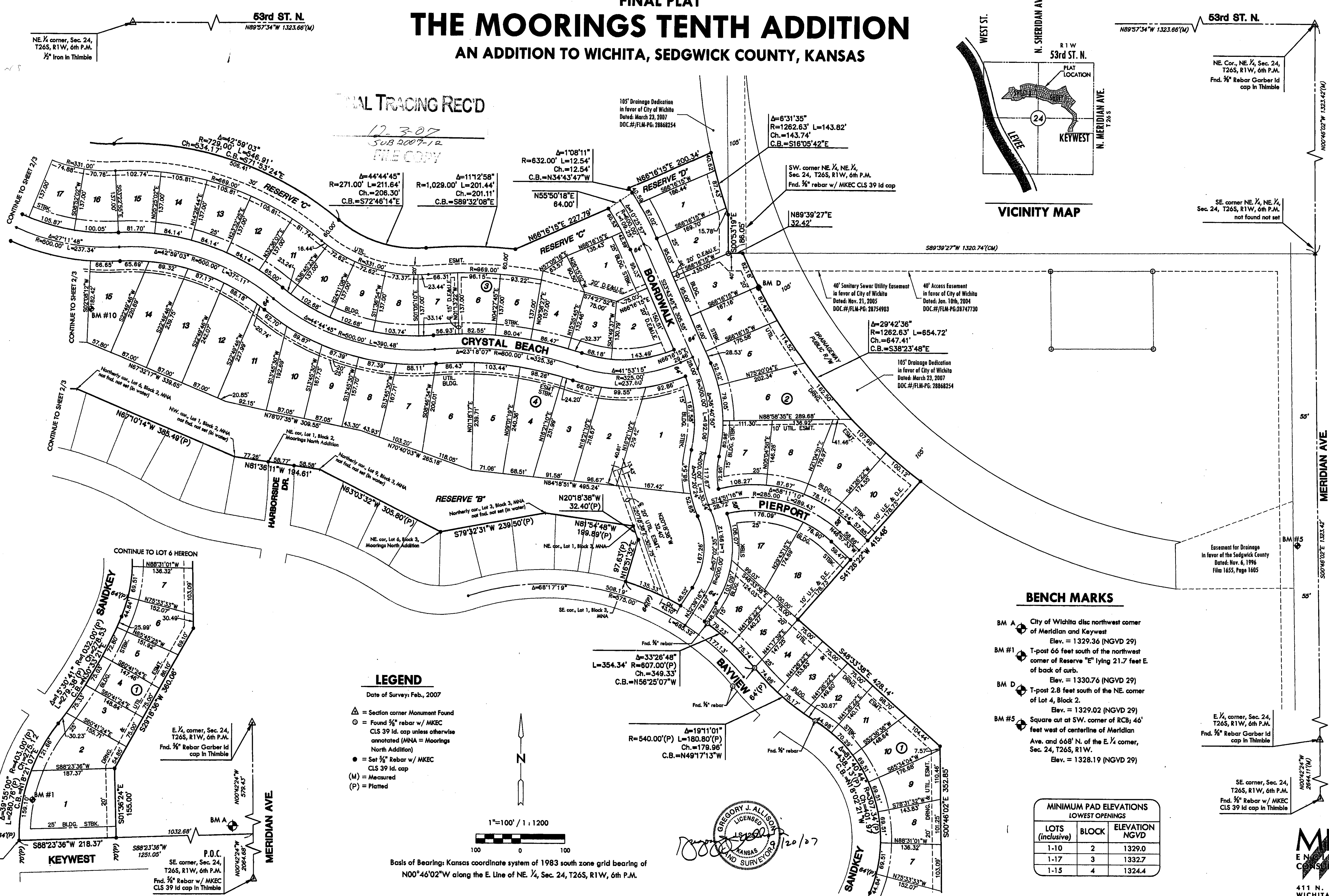
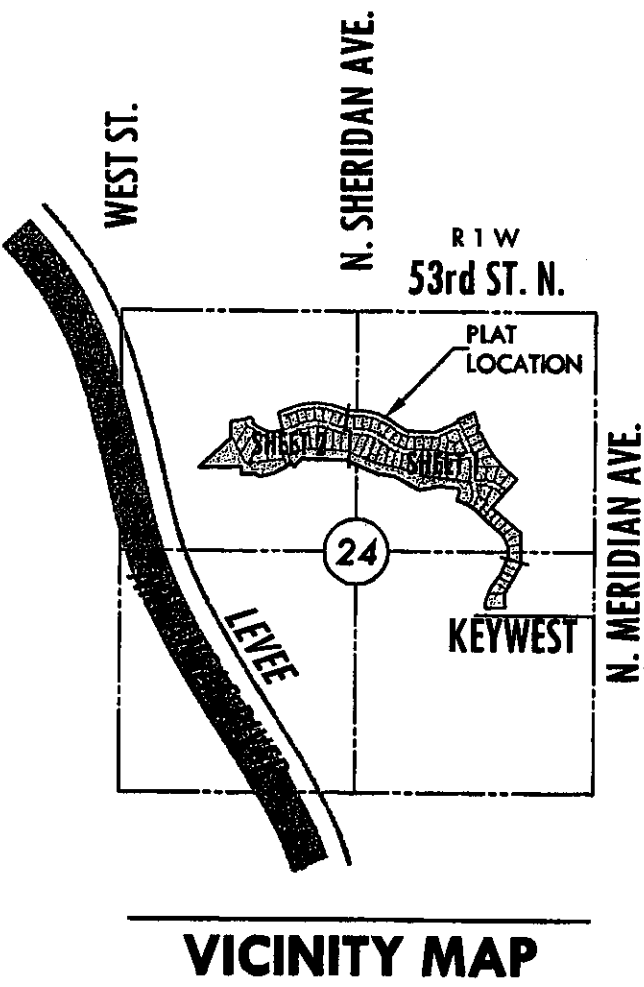


# FINAL PLAT

## THE MOORINGS TENTH ADDITION

### AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



FINAL TRACING REC'D  
12-3-07  
SUB 2007-12  
FILE COPY

105' Drainage Dedication  
in favor of City of Wichita  
Dated: March 23, 2007  
DOC.#/FLM-PG: 2886254

$\Delta=6^{\circ}31'35''$   
 $R=1262.63'$   $L=143.82'$   
 $Ch.=143.74'$   
 $C.B.=S16^{\circ}05'42''E$

$\Delta=1^{\circ}08'11''$   
 $R=632.00'$   $L=12.54'$   
 $Ch.=12.54'$   
 $C.B.=N34^{\circ}43'47''W$

$\Delta=44^{\circ}44'45''$   
 $R=271.00'$   $L=211.64'$   
 $Ch.=206.30'$   
 $C.B.=S72^{\circ}46'14''E$

$\Delta=11^{\circ}12'58''$   
 $R=1,029.00'$   $L=201.44'$   
 $Ch.=201.11'$   
 $C.B.=S89^{\circ}32'08''E$

SW. corner NE  $\frac{1}{4}$ , NE  $\frac{1}{4}$ ,  
Sec. 24, T26S, R1W, 6th P.M.  
Fnd.  $\frac{3}{8}$ " rebar w/ MKEC CLS 39 id cap

$N89^{\circ}39'27''E$   
 $32.42'$

$\Delta=29^{\circ}42'36''$   
 $R=1262.63'$   $L=654.72'$   
 $Ch.=647.41'$   
 $C.B.=S38^{\circ}23'48''E$

105' Drainage Dedication  
in favor of City of Wichita  
Dated: March 23, 2007  
DOC.#/FLM-PG: 2886254

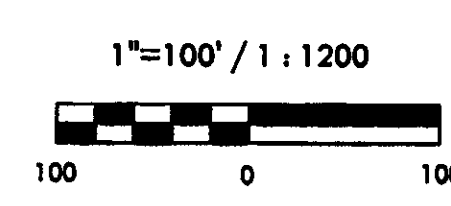
SE corner NE  $\frac{1}{4}$ , NE  $\frac{1}{4}$ ,  
Sec. 24, T26S, R1W, 6th P.M.  
not found not set

#### BENCH MARKS

- BM A City of Wichita disc northwest corner of Meridian and Keywest  
Elev. = 1329.36 (NGVD 29)
- BM #1 T-post 66 feet south of the northwest corner of Reserve "E" lying 21.7 feet E of back of curb.  
Elev. = 1330.76 (NGVD 29)
- BM D T-post 2.8 feet south of the NE. corner of Lot 4, Block 2.  
Elev. = 1329.02 (NGVD 29)
- BM #5 Square cut at SW. corner of Meridian Ave. and 668' N. of the E.  $\frac{1}{4}$  corner, Sec. 24, T26S, R1W.  
Elev. = 1328.19 (NGVD 29)

#### LEGEND

- Date of Survey: Feb., 2007
- $\Delta$  = Section corner Monument Found
  - $\odot$  = Found  $\frac{3}{8}$ " rebar w/ MKEC CLS 39 id. cap unless otherwise annotated (MNA = Moorings North Addition)
  - $\bullet$  = Set  $\frac{3}{8}$ " Rebar w/ MKEC CLS 39 id. cap
  - (M) = Measured
  - (P) = Platted



Basis of Bearing: Kansas coordinate system of 1983 south zone grid bearing of  $N00^{\circ}46'02''W$  along the E. Line of NE  $\frac{1}{4}$ , Sec. 24, T26S, R1W, 6th P.M.



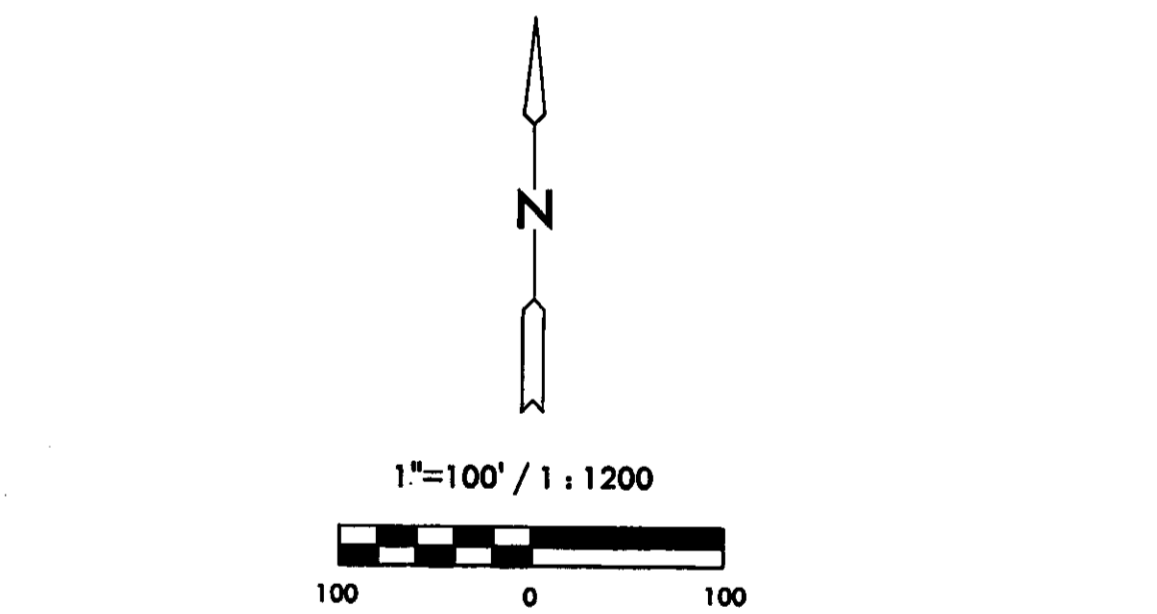
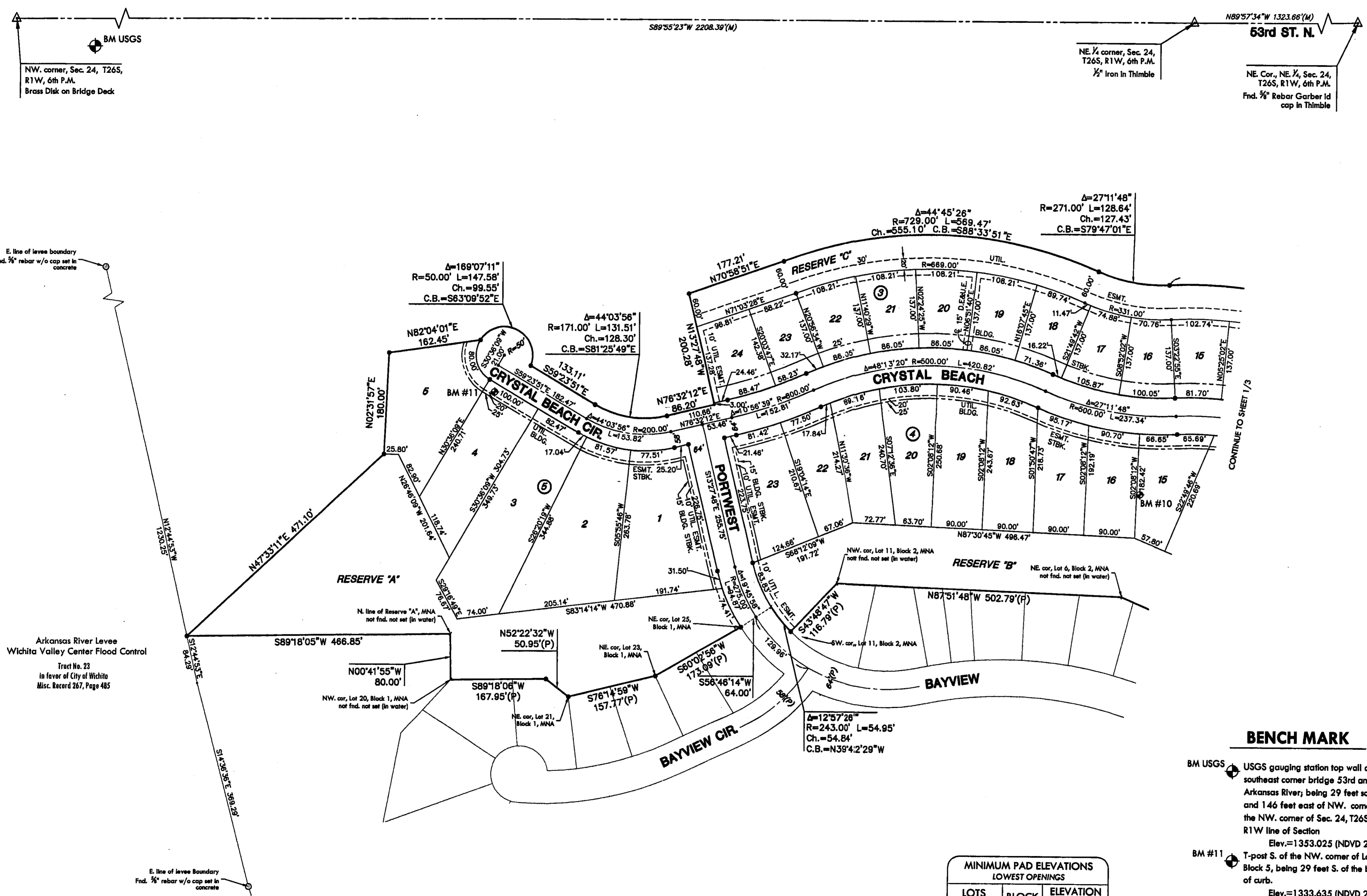
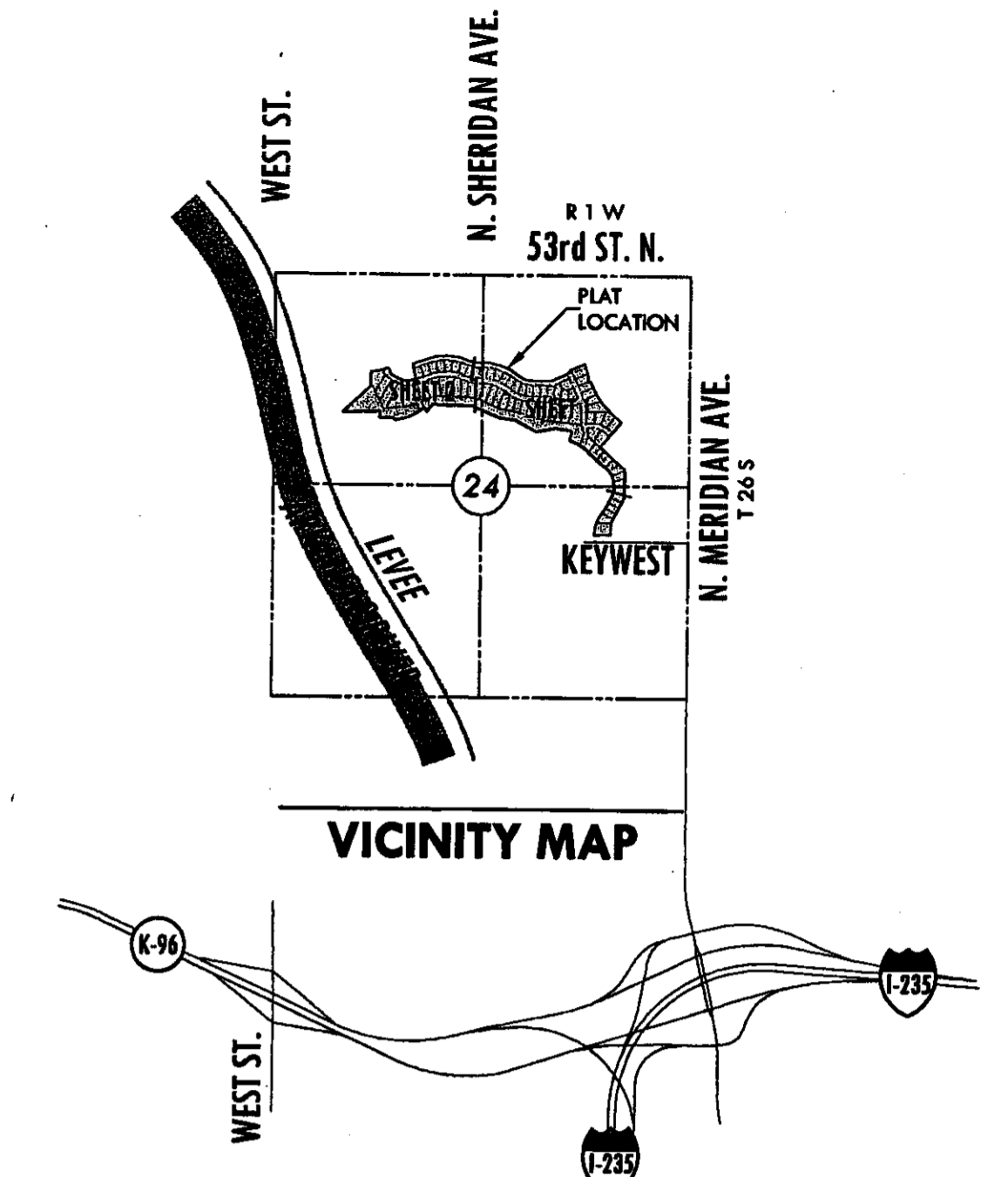
MINIMUM PAD ELEVATIONS LOWEST OPENINGS		
LOTS (inclusive)	BLOCK	ELEVATION NGVD
1-10	2	1329.0
1-17	3	1332.7
1-15	4	1324.4

**MKEC**  
ENGINEERING & CONSULTING, INC.  
411 N. WEBB ROAD  
WICHITA, KS. 67206  
316-684-9600

# FINAL PLAT

## THE MOORINGS TENTH ADDITION

### AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



Basis of Bearing: Kansas coordinate system of 1983 south zone grid bearing of N00°46'02"W along the E. line of NE 1/4, Sec. 24, T26S, R1W, 6th P.M.

#### LEGEND

- Date of Survey: Feb., 2007
- △ = Section corner Monument Found
  - ⊙ = Found 3/8" rebar w/ MKEC CLS 39 id. cap unless otherwise annotated (MNA = Moorings North Addition)
  - = Set 3/8" Rebar w/ MKEC CLS 39 id. cap
  - (M) = Measured
  - (P) = Platted
  - (CM) = Calculated from measured

#### BENCH MARK

- BM USGS: USGS gauging station top wall at southeast corner bridge 53rd and Arkansas River; being 29 feet south and 146 feet east of NW corner of the NW corner of Sec. 24, T26S, R1W line of Section. Elev.=1353.025 (NDVD 29)
- BM #11: T-post S. of the NW corner of Lot 4, Block 5, being 29 feet S. of the back of curb. Elev.=1333.635 (NDVD 29)
- BM #10: T-post 100.5 feet S. of the NW corner of Lot 15, Block 4, being 2.0 feet E. of the east line of said Lot 15. Elev.=1332.075 (NDVD 29)

MINIMUM PAD ELEVATIONS LOWEST OPENINGS		
LOTS (inclusive)	BLOCK	ELEVATION NGVD
15-24	3	1332.7
15-23	4	1324.4
1-5	5	1324.4

BM USGS  
NW corner, Sec. 24, T26S, R1W, 6th P.M.  
Brass Disk on Bridge Deck

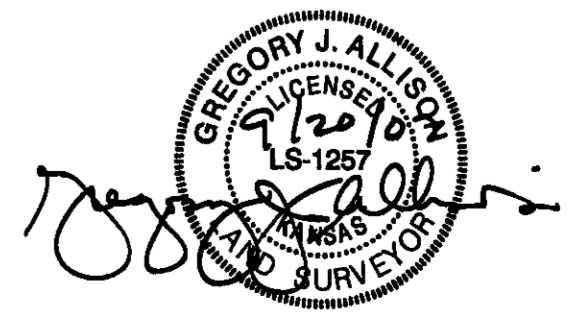
NE 1/4 corner, Sec. 24, T26S, R1W, 6th P.M.  
1/2" Iron In Thimble

NE Cor., NE 1/4, Sec. 24, T26S, R1W, 6th P.M.  
Fnd. 3/8" Rebar Garber Id cap in Thimble

E. line of levee boundary  
Fnd. 3/8" rebar w/o cap set in concrete

Arkansas River Levee  
Wichita Valley Center Flood Control  
Tract No. 23  
in favor of City of Wichita  
Misc. Record 267, Page 485

E. line of levee boundary  
Fnd. 3/8" rebar w/o cap set in concrete



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

**FINAL PLAT**  
**THE MOORINGS TENTH ADDITION**  
**AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS**

**CERTIFICATE OF SURVEY**

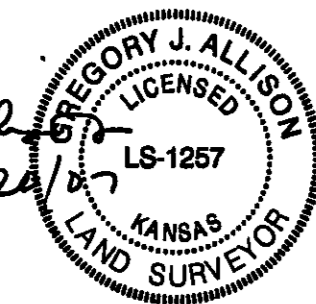
I, Gregory J. Allison, a registered land surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "THE MOORINGS TENTH ADDITION", an addition to Wichita, Sedgwick County, Kansas, into Lots, Blocks, Reserves and Streets, the same being accurately set forth in the accompanying plat and described herein.

A contiguous tract of land lying within portions of The Moorings North Addition, an addition to Wichita, Sedgwick County, Kansas, AND portions of the Northwest Quarter and Northeast Quarter, Section 24, Township 26 South, Range 1 West, of the 6th Principal Meridian, Wichita, Sedgwick County, Kansas, AND portions of Government Lot 1, said Section 24; said contiguous tract of land being more particularly described as follows:

COMMENCING at the southeast corner of said Section 24, thence along the east line of the Southeast Quarter of said Section 24 on a Kansas coordinate system of 1983 south zone grid bearing of N00°42'24"W, 2,064.68 feet; thence S88°23'36"W, 1251.05 feet to the POINT OF BEGINNING, being the northeast corner of Keywest Street right-of-way and Sandkey Street right-of-way as platted by The Moorings North Addition and being on a point on a curve to the right; thence along the easterly lines said The Moorings North Addition for the next five (5) courses; along said curve 280.77 feet to a curve to the left, said curve to the right having a central angle of 39°55'00", a radius of 403.00 feet, and a long chord distance of 275.12 feet, bearing N18°21'07"E; thence along said curve to the left 279.38 feet to a compound curve, said curve to the left having a central angle of 15°30'41", a radius of 1032.00 feet, and a long chord distance of 278.53 feet, bearing N30°33'21"E; thence along said compound curve 438.13 feet to a curve to the right, said compound curve having a central angle of 81°40'44", a radius of 307.34 feet, and a long chord distance of 401.97 feet, bearing N18°02'21"W; thence along said curve to the right 181.80 feet to a curve to the left, said curve to the right having a central angle of 19°11'01", a radius of 540.00 feet, and a long chord distance of 179.96 feet, bearing N49°17'13"W; thence along said curve to the left 354.34 feet, said curve having a central angle of 33°26'48", a radius of 607.00 feet, and a long chord distance of 349.33 feet, bearing N56°25'07"W to the southeast corner of Lot 1, Block 3, said The Moorings North Addition; thence along the east line of Lot 1, Block 3, said The Moorings North Addition, N16°51'32"E, 97.63 feet; thence along the north line of Block 3, said The Moorings North Addition; for the next four (4) courses N20°18'38"W, 32.40 feet; thence N81°54'48"W, 199.89 feet; thence S79°32'31"W, 239.50 feet; thence N63°03'32"W, 305.80 feet; thence N81°36'11"W, 194.61 feet to the northwest corner of Lot 1, Block 2, said The Moorings North Addition; thence along the north line of said Block 2 for the next three (3) courses: N67°10'14"W, 385.49 feet; thence N87°51'48"W, 502.79 feet; thence S43°48'47"W, 116.79 feet to the most southwesterly corner of Lot 11 said Block 2 being a point on a curve to the right; thence along said curve and along the easterly right-of-way of Portwest Street 54.95 feet, said curve to the right having a central angle of 12°57'26", a radius of 243.00 feet, and a long chord distance of 54.84 feet, bearing N39°42'29"W; thence S56°46'14"W, 64.00 feet to the northeast corner of Lot 25, Block 1, said The Moorings North Addition; thence along the north most line of said Block 1 for the next 4 courses S60°02'56"W, 173.09 feet; thence S76°14'59"W, 157.77 feet; thence N52°22'32"W, 50.95 feet; thence S89°18'06"W, 167.95 feet to a northwest corner of Lot 20, Block 1, said The Moorings North Addition; thence N00°41'55"W, 80.00 feet to a point on the north line of Reserve "A", said The Moorings North Addition; thence along said north line S89°18'05"W, 466.85 feet to the northwest corner of said Reserve "A", also being the northwest corner said The Moorings North Addition being on a point on the East line of Condemnation Case A-33666 as referenced on Resolution Document Misc. Record 267, Page 485-487; thence N47°31'11"E, 471.10 feet; thence N02°31'57"E, 180.00 feet; thence N82°04'01"E, 162.45 feet to a point on a non-tangent curve to the right; thence along said curve 147.58 feet, said curve having a central angle of 169°07'11", a radius of 50.00 feet, and a long chord distance of 99.55 feet, bearing S63°09'52"E; thence S59°23'51"E, 133.11 feet to a point on a curve to the left; thence along said curve 131.51 feet, said curve having a central angle of 44°03'56", a radius of 171.00 feet, and a long chord distance of 128.30 feet, bearing S81°25'49"E; thence N76°32'12"E, 86.20 feet; thence N13°27'48"W, 200.28 feet; thence N70°58'51"E, 177.21 feet to a point on a non-tangent curve to the right; thence along said curve to the right 569.47 feet to a reverse curve to the left, said curve to the right having a central angle of 44°45'26", a radius of 729.00 feet, and a long chord distance of 555.10 feet, bearing S88°33'51"E; thence along said reverse curve to the left 128.64 feet to a reverse curve to the right, said reverse curve to the left having a central angle of 27°11'48", a radius of 271.00 feet, and a long chord distance of 127.43 feet, bearing S79°47'01"E; thence along said reverse curve to the right 546.91 feet to a reverse curve to the left, said curve to the right having a central angle of 42°59'03", a radius of 729.00 feet, and a long chord distance of 534.17 feet, bearing S71°53'24"E; thence along said reverse curve to the left 211.64 feet to a reverse curve to the right, said curve to the left having a central angle of 44°44'45", a radius of 271.00 feet, and a long chord distance of 206.30 feet, bearing S72°46'14"E; thence along said reverse curve to the right 201.44 feet, said reverse curve to the right having a central angle of 11°12'58", a radius of 1,029.00 feet, and a long chord distance of 201.11 feet, bearing S89°32'08"E; thence N66°16'15"E, 227.79 feet; thence N55°50'18"E, 64.00 feet to a point on a non-tangent curve to the left; thence along said curve 12.54 feet, said curve having a central angle of 01°08'11", a radius of 632.00 feet, and a long chord distance of 12.54 feet, bearing N34°43'47"W; thence N66°16'15"E, 200.34 feet to the west line of a 105 foot Drainage Dedication established on Doc.#/FLM-PG: 28868254 being on a non-tangent curve to the left; thence along said curve and said west line 143.82 feet to the west line of the Northeast Quarter of the Northeast Quarter of said Section 24, said curve having a central angle of 06°31'35", a radius of 1262.63 feet, and a long chord distance of 143.74 feet, bearing S16°05'42"E; thence along said west line of said Northeast Quarter of said Northeast Quarter, S00°53'19"E, 86.05 feet to the southwest corner of said Northeast Quarter of said Northeast Quarter; thence along the south line of said Northeast Quarter of said Northeast Quarter, N89°39'27"E, 32.42 feet to a southerly line of said Drainage Dedication being on a point on a non-tangent curve to the left; thence along said curve and said southerly line 654.72 feet, said curve having a central angle of 29°42'36", a radius of 1262.63 feet, and a long chord distance of 647.41 feet, bearing S38°23'48"E; thence S41°26'22"W, 415.48 feet; thence S48°33'38"E, 428.14 feet; thence S00°46'02"E, 352.85 feet; thence S29°18'36"W, 360.06 feet; thence S01°36'24"E, 155.00 feet to the north line of Keywest Street right-of-way; thence along said north line, S88°23'36"W, 218.37 feet to the POINT OF BEGINNING.

All reserves, streets, utility easements, building setbacks, access control, together with, that portion of Condemnation Case No. 104, 110 recorded on Misc. Book 150, Page 1, 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 20th day of September, 2007.

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

**OWNER'S CERTIFICATE**

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 Streets the same to be known as "THE MOORINGS TENTH ADDITION," an addition to Wichita, Sedgwick County, Kansas.

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

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

Reserves "A" and "B" are platted for drainage, ponds, boat docks, sea wall, private access to commons, recreation facilities, beach, and fences. Reserve "C" and "D" are platted for drainage, sidewalks, berms, landscaping, irrigation, utilities confined by easements, and open space. The Reserves shall be owned and maintained by the owners and or a homeowner's association and are reserved for uses stated.

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.

Lots 1 through 10, Block 2; Lots 1 through 24, Block 3; Lots 1 through 23, Block 4; and Lots 1 through 5, Block 5; are required to adhere to the minimum pad elevation as shown on the "Minimum Pad Elevations".

**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 \_\_\_\_\_, 2007

At the direction of the City Council.

\_\_\_\_\_, Mayor  
 Carl Brewer, Mayor

AFFIX SEAL

Attest:  
 \_\_\_\_\_, City Clerk  
 Carol Jones, City Clerk  
*Laura Sublett*

**TRANSFER RECORD**

STATE OF KANSAS, SEDGWICK COUNTY) ss:

Entered on transfer record this \_\_\_\_ day of \_\_\_\_\_, 2007

\_\_\_\_\_, County Clerk  
 Don Brace, County Clerk

AFFIX 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.

\_\_\_\_\_, Register of Deeds  
 Bill Meek, Register of Deeds

AFFIX SEAL

Attest:  
 \_\_\_\_\_, Deputy  
 Tonya E. Buckingham, Deputy

**COUNTY SURVEYOR**

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_ day of \_\_\_\_\_, 2007.

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

CBB NORTHLAKES, LLC, a Kansas limited liability company

*Kurt Bachman* Member  
 Kurt Bachman, Member

*Brad Bachman* Member  
 Brad Bachman, Member

STATE OF KANSAS, SEDGWICK COUNTY) ss:

This instrument was acknowledged before me on this 19 day of November, 2007, Brad Bachman and Kurt 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.

*Cynthia A. Womack* Notary Public  
 Cynthia A. Womack

CYNTHIA A. WOMACK  
 Notary Public - State of Kansas  
 My Appt. Expires 2/7/2009

My Term Expires: Feb. 7, 2009

THE MOORINGS NORTH ADDITION HOMEOWNER'S ASSOCIATION, a Kansas corporation  
 As to that part of the subject property lying within Reserve "A", The Moorings North Addition

*Kurt Bachman* President  
 Kurt Bachman, President

STATE OF KANSAS, SEDGWICK COUNTY) ss:

This instrument was acknowledged before me on this 19 day of November, 2007, Kurt Bachman, President, The Moorings North Addition Homeowner's Association, a Kansas corporation.

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

*Cynthia A. Womack* Notary Public  
 Cynthia A. Womack

CYNTHIA A. WOMACK  
 Notary Public - State of Kansas  
 My Appt. Expires 2/7/2009

My Term Expires: Feb. 7, 2009

**PLANNING COMMISSION CERTIFICATE**

This plat of "THE MOORINGS 10th ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2007

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

\_\_\_\_\_, Chair  
 M. S. Mitchell, Chair

Attest:  
 \_\_\_\_\_, Secretary  
 John L. Schlegel, Secretary

AFFIX SEAL