FINAL PLAT

THE MOORINGS TENTH ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

FINAL TRACING REC'D
12-3-07
SUB2007-12
FILE COPY

53rd ST. N.
N89°57'34"W 1323.66'(M)

NE. ¼ corner, Sec. 24, T26S, R1W, 6th P.M.
½" Iron in Thimble

NE. Cor., NE. ¼, Sec. 24, T26S, R1W, 6th P.M.
Fnd. ⅝" Rebar Garber Id cap in Thimble

SE. corner NE. ¼, NE. ¼, Sec. 24, T26S, R1W, 6th P.M.
not found not set

N00°46'02"W 1323.42'(M)

S89°39'27"W 1320.74'(CM)

WEST ST. | N. SHERIDAN AVE. | R1W | 53rd ST. N. | PLAT LOCATION | LEVEE | KEYWEST | N. MERIDIAN AVE. T26S | 24

VICINITY MAP

105' Drainage Dedication in favor of City of Wichita Dated: March 23, 2007 DOC.#/FLM-PG: 28868254

Δ=6°31'35" R=1262.63' L=143.82' Ch.=143.74' C.B.=S16°05'42"E

SW. corner NE. ¼, NE. ¼, Sec. 24, T26S, R1W, 6th P.M. Fnd. ⅝" rebar w/ MKEC CLS 39 Id cap

N89°39'27"E 32.42'

S00°53'19"E 186.05'

Δ=1°08'11" R=632.00' L=12.54' Ch.=12.54' C.B.=N34°43'47"W

N55°50'18"E 64.00'

Δ=44°44'45" R=271.00' L=211.64' Ch.=206.30' C.B.=S72°46'14"E

Δ=11°12'58" R=1,029.00' L=201.44' Ch.=201.11' C.B.=S89°32'08"E

Δ=42°59'03" R=729.00' L=546.91' Ch=534.17' C.B.=S71°53'24"E 506.41'

N66°16'15"E 200.34'

N66°16'15"E 227.79'

RESERVE "C"

RESERVE "D"

RESERVE "B"

CONTINUE TO SHEET 2/3

CONTINUE TO LOT 6 HEREON

CONTINUE TO SHEET 2/3

CONTINUE TO LOT 5 HEREON

CRYSTAL BEACH

BOARDWALK

PIERPORT

BAYVIEW

SANDKEY

HARBORSIDE DR.

DRAINAGEWAY PUBLIC R/W

MERIDIAN AVE

KEYWEST

BM D 105'

BM #10

BM #1

BM A

BM #5

40' Sanitary Sewer Utility Easement in favor of City of Wichita Dated: Nov. 21, 2005 DOC.#/FLM-PG: 28754903

40' Access Easement in favor of City of Wichita Dated: Jan. 10th, 2004 DOC.#/FLM-PG:28747730

Δ=29°42'36" R=1262.63' L=654.72' Ch.=647.41' C.B.=S38°23'48"E

105' Drainage Dedication in favor of City of Wichita Dated: March 23, 2007 DOC.#/FLM-PG: 28868254

Easement for Drainage in favor of the Sedgwick County Dated: Nov. 6, 1996 Film 1655, Page 1605

Δ=33°26'48" L=354.34' R=607.00'(P) Ch.=349.33' C.B.=N56°25'07"W

Δ=19°11'01" R=540.00'(P) L=180.80'(P) Ch.=179.96' C.B.=N49°17'13"W

Δ=15°39'41" R=1,032.00'(P) L=282.12'(P) C.B.=N30°33'21"E 281.28'

Δ=39°55'00" R=403.00'(P) L=280.76'(P) C.B.=N16°21'05"E 275.12'

Δ=57°02'35" R=200.00' L=199.12' C.B.=S41°26'22"W 191.02'

Δ=68°17'19" R=575.00' L=685.32' C.B.=S49°33'38"E 645.74'

Δ=36°40'50" R=300.00' L=192.08' C.B.=S23°40'40"E 188.85'

Δ=41°53'15" R=325.00' L=237.60'

Δ=23°18'07" R=800.00' L=325.36'

Δ=44°44'45" R=500.00' L=390.48'

Δ=42°59'03" R=500.00' L=375.11'

Δ=27°11'48" R=500.00' L=237.34'

R=969.00'

R=688.00'

R=331.00'

R=331.00'

N67°10'14"W 385.49'(P)

N81°36'11"W 194.61'

N63°03'32"W 305.80'(P)

S79°32'31"W 239.50'(P)

N81°54'48"W 199.89'(P)

N20°18'38"W 32.40'(P)

N16°57'32"E 97.63'(P)

S88°23'36"W 218.37'

S88°23'36"W 1251.05'

S00°46'02"E 352.85'

S01°36'24"E 155.00'

N00°46'24"W 579.43'

N00°46'24"W 2664.88'

N00°46'24"W 2644.17'(M)

S00°46'02"E 1323.42'(M)

P.O.B.

P.O.C. SE. corner, Sec. 24, T26S, R1W, 6th P.M. Fnd. ⅝" Rebar w/ MKEC CLS 39 Id cap in Thimble

E.¼ corner, Sec. 24, T26S, R1W, 6th P.M. Fnd. ⅝" Rebar Garber Id cap in Thimble

SE. corner, Sec. 24, T26S, R1W, 6th P.M. Fnd. ⅝" Rebar w/ MKEC CLS 39 Id cap in Thimble

Fnd. ⅝" rebar

Northerly cor., Lot 6, Block 2, MNA not fnd. not set (in water)

NW. cor., Lot 1, Block 2, MNA not fnd. not set (in water)

NE. cor., Lot 1, Block 2, Moorings North Addition

Northerly cor., Lot 9, Block 3, MNA not fnd. not set (in water)

Northerly cor., Lot 3, Block 3, MNA not fnd. not set (in water)

NE. cor., Lot 6, Block 3, Moorings North Addition

NE. cor., Lot 1, Block 3, MNA

SE. cor., Lot 1, Block 3, MNA

LEGEND

Date of Survey: Feb., 2007

- △ = Section corner Monument Found
- ⊙ = Found ⅝" rebar w/ MKEC CLS 39 Id. cap unless otherwise annotated (MNA = Moorings North Addition)
- ● = Set ⅝" Rebar w/ MKEC CLS 39 Id. cap
- (M) = Measured
- (P) = Platted

N

1"=100' / 1 : 1200

100 0 100

Basis of Bearing: Kansas coordinate system of 1983 south zone grid bearing of N00°46'02"W along the E. Line of NE. ¼, Sec. 24, T26S, R1W, 6th P.M.

GREGORY J. ALLISON LICENSED 1512 KANSAS LAND SURVEYOR 9/20/07

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 RC8; 46' feet west of centerline of Meridian Ave. and 668' N. of the E.¼ corner, Sec. 24, T26S, R1W.
Elev. = 1328.19 (NGVD 29)

MINIMUM PAD ELEVATIONS
LOWEST OPENINGS

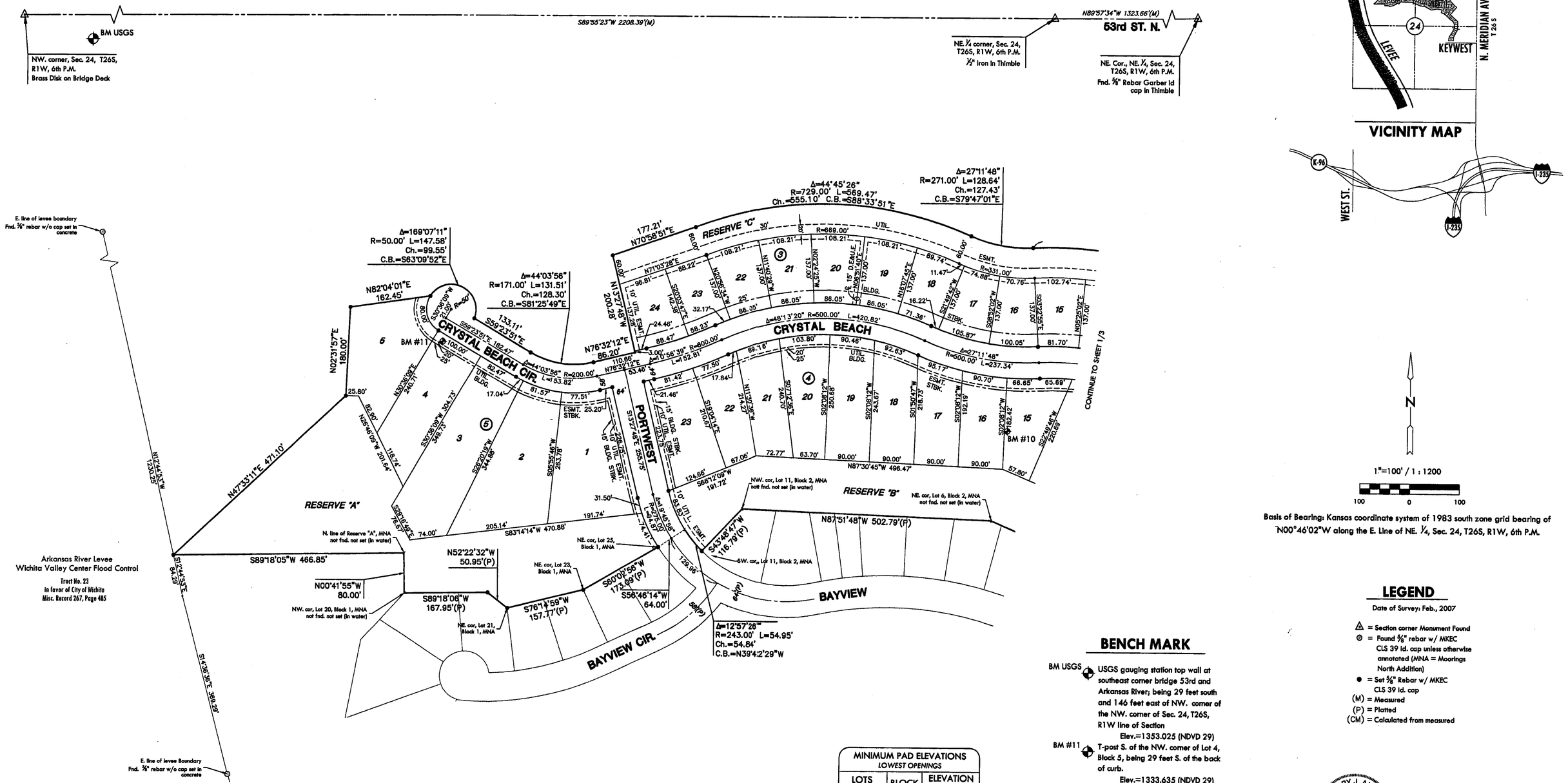
LOTS *(inclusive)*	BLOCK	ELEVATION *NGVD*
1-10	2	1329.0
1-17	3	1332.7
1-15	4	1324.4

MKEC ENGINEERING CONSULTANTS, 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. ¼, Sec. 24, T26S, R1W, 6th P.M.

LEGEND

Date of Survey: Feb., 2007

- ⚠ = Section corner Monument Found
- ⓟ = Found ⅝" rebar w/ MKEC CLS 39 ld. cap unless otherwise annotated (MNA = Moorings North Addition)
- ● = Set ⅝" Rebar w/ MKEC CLS 39 ld. 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

GREGORY J. ALLISON LICENSED 5/20/07 LS-1257 KANSAS LAND SURVEYOR

MKEC ENGINEERING CONSULTANTS, INC.
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°33'11"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 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.

9/24/07

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

GREGORY J. ALLISON LICENSED LS-1257 KANSAS LAND SURVEYOR

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".

CBB NORTHLAKES, LLC, a Kansas limited liability company

Member — Kurt Bachman, Member

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.

Notary Public

Notary Public: Cynthia A. Womack

CYNTHIA A. WOMACK Notary Public - State of Kansas My Appt. Expires 2/1/2009

My Term Expires: Feb. 1, 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

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.

Notary Public

Notary Public: Cynthia A. Womack

CYNTHIA A. WOMACK Notary Public - State of Kansas My Appt. Expires 2/1/2009

My Term Expires: Feb. 1, 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

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

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

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

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