

THE WATERFRONT SEVENTH ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

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

Dated this _____ day of _____, 2014.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair

_____, Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2014.

_____, Mayor

_____, City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2014.

_____,
Deputy County Surveyor
Sedgwick County, Kansas

Entered on transfer record this _____ day of _____, 2014.

_____, County Clerk

State of Kansas) SS This is to certify that this plat has been
Sedgwick County) filed for record in the office of the Register of Deeds, this _____ day
of _____, 2014 at _____ o'clock _____ M., and is duly recorded.

_____, Register of Deeds

_____, Deputy

We, the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "THE WATERFRONT SEVENTH ADDITION," Wichita, Sedgwick County, Kansas.
Commerce Bank

State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this _____ day of _____, 2014, by _____,
(Title) _____ of Commerce Bank, on behalf of the bank.

_____, Notary Public

My App't. Exp. _____

State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this _____ day of _____, 2014, by Johnny Stevens, Manager
of The Waterfront Holding Co., LLC, a Kansas limited liability company, on behalf of the limited liability company.

_____, Notary Public

My App't. Exp. _____

State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this _____ day of _____, 2014, by Stephen L. Clark, Manager
of The Waterfront Holding Co., LLC, a Kansas limited liability company, on behalf of the limited liability company.

_____, Notary Public

My App't. Exp. _____

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Blocks, Streets, and Reserves, to be known as "THE WATERFRONT SEVENTH ADDITION," Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The drainage and sidewalk easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of a sidewalk. The utility and sidewalk easement is hereby granted as indicated for the construction and maintenance of all public utilities and for the construction and maintenance of a sidewalk. The drainage easements are hereby granted as indicated for drainage purposes. The wall easements are hereby granted as indicated for the construction and maintenance of private screening walls and utility main lines and service lines shall be allowed to cross these easements. The street, drainage, and utility easements are hereby granted as indicated for street purposes, including sidewalks, for drainage purposes, and for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public. Reserves "A", "B", and "C" are hereby reserved for open space, landscaping, streets, utilities, drainage purposes, and entry monuments. Reserve "D" is hereby reserved for open space, landscaping, streets, utilities, and drainage purposes. Reserves "E" and "H" are hereby reserved for open space, landscaping, utilities as confined to easements, drainage purposes, streets as confined to easement, including sidewalks, and entry monuments. Reserve "F" is hereby reserved for open space, landscaping, berms, entry monuments, drainage purposes, streets as confined to easement, including sidewalks, utilities as confined to easements, and walls as confined to easements. Reserve "G" is hereby reserved for open space, landscaping, entry monuments, sidewalks, berms, drainage purposes, and utilities as confined to easements. Reserve "I" is hereby reserved for open space, landscaping, berms, sidewalks, hike and bike trails, drainage purposes, and utilities as confined to easements. Reserve "J" is hereby reserved for open space, landscaping, berms, sidewalks, hike and bike trails, drainage purposes, lakes, and utilities as confined to easements. Reserve "K" is hereby reserved for open space, landscaping, berms, sidewalks, streets as confined to easements, drainage purposes, and utilities as confined to easements. Reserves "A", "B", "C", "D", "E", "F", "G", "H", "I", "J" and "K" shall be owned and maintained by the current owner, and/or their successors, assigns, and/or a Lot Owner's Association. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

The Waterfront Holding Co., LLC,
a Kansas limited liability company

_____, Manager

_____, Manager

State of Kansas) SS We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby
Sedgwick County) certify that we have surveyed and platted "THE WATERFRONT SEVENTH ADDITION," Wichita, Sedgwick County,
Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as
and being a replat of all of Reserve "F", The Waterfront Sixth Addition, an Addition to Wichita, Sedgwick County,
Kansas, TOGETHER with a tract of land lying in the Southwest Quarter of Section 9, Township 27 South, Range
2 East of the Sixth Principal Meridian, Sedgwick County, Kansas, said tract being more particularly described as
follows: Beginning at the northeast corner of Lot 1, Block 1, The Waterfront Fourth Addition, an Addition to
Wichita, Sedgwick County, Kansas, said northeast corner also being on the south right-of-way line of the
Burlington Northern and Santa Fe Railroad; thence N88°56'04"E along said south railroad right-of-way line,
929.04 feet to the intersection with the east line of said Southwest Quarter; thence S01°00'39"E along the
east line of said Southwest Quarter, 748.11 feet to the northeast corner of Reserve "F"; in said The Waterfront
Sixth Addition; thence S88°59'21"W along the north line of said Reserve "F", 292.00 feet to a deflection corner
in said north line; thence S01°00'39"E along a segment of the northwest line of said Reserve "F", 130.00 feet
to a deflection corner in said northwest line; thence S36°09'06"W along a segment of the northwest line
of said Reserve "F", 104.41 feet to a deflection corner in said northwest line; thence S69°10'27"W along a
segment of the northwest line of said Reserve "F", 435.00 feet to a deflection corner in said northwest line;
thence S14°46'46"W along a segment of the northwest line of said Reserve "F", 100.00 feet to a deflection
corner in said northwest line; thence S83°23'02"W along a segment of the northwest line of said Reserve "F",
335.47 feet to the most westerly northwest corner of said Reserve "F"; said most westerly northwest corner
also being a point on the easterly right-of-way line of Waterfront Parkway as dedicated in The Waterfront
Addition, an Addition to Wichita, Sedgwick County, Kansas; thence northerly and northeasterly along said
easterly right-of-way line, being a non-tangent curve to the left, through a central angle of 60°05'53"
and having a radius of 650.00 feet, an arc distance of 681.79 feet, (having a chord length of 650.96 feet bearing
N19°57'18"W), to the most southerly corner of Lot 1, Block 1, in said The Waterfront Fourth Addition; thence
N39°59'46"E along a segment of the south line of said Lot 1, 174.32 feet to a deflection corner in said south
line; thence N88°56'04"E along a segment of the south line of said Lot 1, 293.78 feet to the southeast corner
of said Lot 1; thence N01°03'56"W along the east line of said Lot 1, 489.35 feet to the point of beginning.

Existing public easements, building setbacks, access controls, and dedications,
if any, being vacated by virtue of K.S.A. 12-512b, as amended.

Baughman Company, P.A.

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION NAVD88
1, 2, 9	A	1381.0

_____, Surveyor

_____, Surveyor

(TOTAL CURVE)
Δ=74°32'14"(CP)
Δ=74°31'35"(CM)
R=650'(D.P)
L=845.60'(CP)
L=845.47'(CM)
CH=787.22'(CP)
CH=787.12'(M)
CH.BRG=N124°44'07"(CP)
CH.BRG=N124°44'30"(M)

BENCHMARK #1:
CHISELED CROSS ON TOP OF CURB, WEST END OF SOUTH
MEDIAN CURB WITHIN RED OAKS R/W, EAST SIDE OF
WATERFRONT PARKWAY P/W. (SEE FACE OF PLAT).
ELEV. = 1380.50 NAVD88

BENCHMARK #2:
CHISELED CROSS ON CONG. SIDEWALK, DEFLECTION CORNER
IN NORTHWEST LINE OF RESERVE "J", THE WATERFRONT
SEVENTH ADDITION. (SEE FACE OF PLAT).
ELEV. = 1381.88 NAVD88

BENCHMARK #3:
CHISELED SQUARE ON TOP OF CONG. LIGHT POLE BASE,
(IN PARKING LOT LOCATED IN LOT 1, BLOCK 1, THE
WATERFRONT FOURTH ADDITION), 3.9' N. & 20.6' W. OF
THE NW COR. LOT 23, BLOCK A, THE WATERFRONT
SEVENTH ADDITION. (SEE FACE OF PLAT).
ELEV. = 1389.50 NAVD88

● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
○ = #5 REBAR W/ "MEC" CAP (FOUND)
○ = 3/4" IRON W/ THIMBLE (FOUND)
○ = 1/2" IRON (FOUND)(ORIGIN UNKNOWN)
○ = #5 REBAR (FOUND)(ORIGIN UNKNOWN)
○ = #4 REBAR W/ "MING L508" CAP (FOUND)
× = CHISELED CROSS (FOUND)(ORIGIN UNKNOWN)
× = #4 REBAR (FOUND)(ORIGIN UNKNOWN)
× = #5 REBAR W/ "RAB" CAP (FOUND)

(M) = MEASURED
(D) = DESCRIBED
(P) = PLATTED
(CP) = CALCULATED PER PLATTED INFO.
(CM) = CALCULATED PER MEASURE

NOTE:
A drainage plan has been developed for the plot and that 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.