

NOTES

- 1. LOCATION: Located in north Wichita, lying south of 53rd Street North and North of Crystal Beach Street.
2. LOT TOTAL: 9
3. EXISTING/PROPOSED USES: Existing - Agricultural/Vacant land, Proposed - Single-Family
4. ZONING: Existing - SF-5, Proposed - SF-5
5. PLAT AREA: Gross: 820,562 sq. ft. or 18.84 acres ±
6. SURVEY DATE: May 15, 2023 (by MKEC)
7. RESERVES: The restrictions and/or uses of reserves are as shown on the final plat.
8. UTILITIES: Proposed sanitary sewer shall be provided and extended by existing public sewer mains from the existing residential neighborhood on the south.
9. FLOOD: According to FEMA FIRM Community Unit Panels 20173C0194G, effective date December 22, 2016, this property lies within portions of flood floodplain "AE" - "With Base Flood Elevation (BFE) or Depth", and Flood Zone "X" - "Areas determined to be outside the 0.2% annual chance floodplain".
10. DRAINAGE: A drainage plan/report shall accompany this final plat. Lots and Blocks are required to adhere to the minimum pad elevation as per the "Minimum Pad Elevation" table shown on the final plat.

LEGAL DESCRIPTION

A tract of land lying in the North Half Quarter, Section 24, Township 26 South, Range 1 West, of the 6th Principal Meridian, Wichita, Sedgewick County, Kansas, said tract inclusive of all of Reserve A, all of Lots 1, 2, 3, 6 and portions Lots 4 and 5, Block 1, and a portion of Lot 5, Block 2, and a portion of Portwest Street, The Mooring 11th Addition, an addition to Wichita, Sedgewick County, Kansas; said tract also inclusive of all of Reserves C and D, and all of Lots 1 and 2, Block 2, and a portion of Lot 4, Block 3, and a portion of Boardwalk Street, The Mooring 10th Addition, an addition to Wichita, Sedgewick County, Kansas, as prepared by Ernest Patrick Fink, Professional Surveyor, License number 1459, based on a survey, on March 18, 2025, said tract being more particularly described as:

COMMENCING at the northeast corner of the Northeast Quarter of said Section 24, thence along the north line of said Northeast Quarter, on a Kansas coordinate system of 1983 south zone grid bearing of N89°57'40"W, 1323.80 feet; thence S01°02'55"E, 60.08 feet to the northwest corner of Meridian 53 Second Addition, an addition to Wichita, Sedgewick County, Kansas; thence along the west line of said Meridian 53 Second Addition, S00°53'24"E, 964.19 feet to the POINT OF BEGINNING; thence continuing along said west line, S00°55'50"E, 86.09 feet to the southwest corner of said Meridian 53 Second Addition being coincident with the northeast corner of a Lot 3, Block 2, The Mooring 10th Addition, an addition to Wichita, Sedgewick County, Kansas; thence along the north line of said Lot 3, Block 2, extended to the northeast corner of Lot 2, Block 3, said The Mooring 10th Addition, S66°17'01"W, 199.00 feet; thence S66°21'04"W, 74.96 feet along the north line of said Lot 2, Block 3, to the common corner to said Lot 2, Block 3 and Lot 3, Block 3; thence along the north line, of said Lot 3, Block 3, and Lot 4, said Block N74°32'18"W, 175.56 feet to the northwest corner of said Lot 4, Block 3 being a point on a non-tangent curve to the left, said curve having a radius of 969.00 feet, a central angle of 15°06'55", a chord bearing of N87°33'32"W, and a chord distance of 254.89 feet; thence along the north line of Block 3 and along said non-tangent curve to the left, 256.63 feet to a point on a non-tangent curve to the right, said curve having a radius of 331.00 feet, a central angle of 44°42'27", a chord bearing of N72°46'18"W, and a chord distance of 251.61 feet; thence along said north line of Block 3 and along said non-tangent curve to the right, 258.10 feet to a point on a non-tangent curve to the left, said curve having a radius of 669.00 feet, a central angle of 43°09'50", a chord bearing of N71°53'07"W, and a chord distance of 480.53 feet; thence along said north line of Block 3 and along said non-tangent curve to the left, 502.24 feet to the north common corner to Lots 15 and 16, said Block 3 and to a point on a non-tangent curve to the right, said curve having a radius of 331.00 feet, a central angle of 27°08'26", a chord bearing of N79°49'27"W, and a chord distance of 155.33 feet; thence along said north line of Block 3 and along said non-tangent curve to the right, 156.79 feet to a point on a non-tangent curve to the left, said curve having a radius of 669.00 feet, a central angle of 44°45'27", a chord bearing of N87°33'32"W, and a chord distance of 254.89 feet; thence along said north line of Block 3 and along said non-tangent curve to the left, 222.80 feet; thence continuing along said north line of Block 3, S71°03'20"W, 185.03 feet to the northwest corner of Lot 24, Block 3, S13°27'56"E, 148.28 feet to the southeast most corner of The Mooring 11th Addition, an addition to Wichita, Sedgewick County, Kansas; thence along the extended north right-of-way line of Crystal Beach Circle and along said north right-of-way line, S75°32'04"W, 86.20 feet to a point on a curve to the right, said curve having a radius of 171.00 feet, a central angle of 44°03'37", a chord bearing of N81°25'58"W, and a chord distance of 128.30 feet; thence along said north right-of-way line, and along said curve to the right, 131.51 feet; thence along said north right-of-way line, N59°23'59"W, 133.11 feet to a point on a non-tangent curve to the left, said curve having a radius of 50.00 feet, a central angle of 169°07'29", a chord bearing of N63°10'00"W, and a chord distance of 99.50 feet; thence along said north right-of-way line and along said non-tangent curve to the left, 147.59 feet; thence along the southern boundary of said The Mooring 11th Addition, S82°02'52"W, 162.45 feet to the north point of a tract of land described on the perimeter of said tract of land for the next two courses, S32°48'54"W, 149.44 feet; thence S53°24'12"E, 90.97 feet to a northerly line of Reserve A, said The Mooring 10th Addition; thence along said northerly line of said Reserve A, S47°33'03"W, 471.38 feet to the east line of the Arkansas River Levee Wichita Valley Center Flood Control Tract No. 23 recorded on miscellaneous record 267, page 485; thence along said east line for the next two courses; thence N15°44'53"W, 266.19 feet; thence N12°49'01"W, 375.53 feet; thence along the common line of said The Mooring 12th Addition and The Mooring 10th Addition, an addition to Wichita, Sedgewick County, Kansas for the next eleven (11) courses, N77°23'56"E, 966.67 feet; thence S18°16'36"E, 110.25 feet; thence N79°09'53"E, 416.08 feet; thence S80°50'07"E, 771.11 feet; thence S87°02'42"E, 220.93 feet; thence S57°50'58"E, 87.43 feet; thence S44°30'58"E, 51.59 feet; thence S66°13'00"E, 63.93 feet; thence N68°38'29"E, 140.20 feet; thence S83°46'02"E, 114.73 feet; thence N66°13'53"E, 521.52 feet to the POINT OF BEGINNING.

Said tract CONTAINS: 820,562 square feet or 18.84 acres of land, more or less. The Mooring 12th Addition, an addition to Wichita, Sedgewick County, Kansas, and The Mooring 10th Addition, an addition to Wichita, Sedgewick County, Kansas, collectively vacate and replat all of The Mooring 11th Addition, an addition to Wichita, Sedgewick County, Kansas.

BENCHMARKS

- BM#1 "X" Cut in top of curb in west side of Boardwalk St. 252 feet north of the intersection of Crystal Beach St. and Boardwalk St. Elev. = 1333.327 NAVD88
BM#2 "X" Cut in top of curb in northeasterly side of the cul-de-sac, being located 347 feet from the southeast corner of the intersection of Crystal Beach Circle and Portwest Street. Elev. = 1336.308 NAVD88

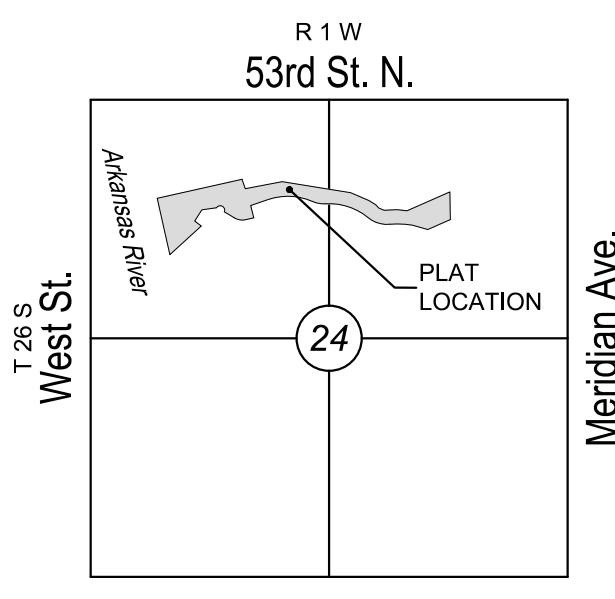
Table with 2 columns: LOT(S), BLOCK ELEVATION (MINIMUM PAD ELEVATIONS). Row 1: 1-4, 1329.4. Row 2: 6-9, 1331.7.

LEGEND

- Section Corner Monument Found
Found 1/2" rebar w/ MKEC CLS 39 id. cap
Set 3/4" rebar w/ MKEC CLS 39 id. cap
Benchmark
Measured
Described
Calculated from Measurement
Calculated from Described
Drng. = Drainage
Util. = Utility
Easmt. = Easement
U.E. = Utility Easement
D.A.U.E. = Drainage and Utility Easement
Lot
Block
Fire Hydrant
Water Spigot
Telephone Riser
Power Pole and Deadman
Power Pole
Sanitary Sewer Manhole
Tree
Easement
Existing Fence
Edge of Trees
Storm Sewer Pipe
Water Line
Sanitary Sewer Pipe
Overhead Electric
Underground Electric
Underground Telephone Line
Underground Fiber Optic Cable
Water Valve
Water Meter

FLOODWAY NOTE:

FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision. Portions of the land within the plat boundaries are encumbered with a floodplain at the time of final platting. No permanent buildings shall be constructed within the floodplain, nor any fill, change in grades, creation of channel or other work be carried on without the written permission of the Floodplain Manager. For further information, see current applicable FEMA Flood Insurance Rate Maps (FIRM). See drainage plan/report on file with the City of Wichita for the base flood elevations and floodway/floodplain delineations.



PRELIMINARY PLAT THE MOORING 12TH ADDITION

A portion of land lying in the N. 1/2, Sec. 24, T26S, R1W, 6th P.M., Wichita, Sedgewick County, Kansas. OWNER/DEVELOPER: CBB Northlakes, LLC, & Bar B Ranch, LLC 4647 N. Meridian Ave. Wichita, KS 67204 (316) 838-6789