

FINAL PLAT

THE MOORINGS 12TH ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

CERTIFICATE OF SURVEY

I, Ernest Patrick Fink, a Professional Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "THE MOORINGS 12TH 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 tract of land lying in the North Half Quarter, Section 24, Township 26 South, Range 1 West, of the 6th Principal Meridian, Wichita, Sedgwick County, Kansas, said tract is 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 Lot 5, Block 2, and a part of Portwest Circle, The Moorings 11th addition, an addition to Wichita, Sedgwick County, Kansas; said tract is also inclusive of all of Reserves C and D, and all of Lots 1 and 2, Block 2, and all of Lot 1, Block 3, and a portion of Lot 4, Block 3, and a portion of Boardwalk Street, The Moorings Tenth Addition, an addition to Wichita, Sedgwick 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°03'50"E, 60.08 feet to the northwest corner of Meridian 53 Second Addition, an addition to Wichita, Sedgwick 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°53'24"E, 222.05 feet; 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 Moorings 10th Addition, an addition to Wichita, Sedgwick 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 Moorings 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 lines, 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, 255.63 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°40'37", 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°00'50", a chord bearing of N71°53'07"W, and a chord distance of 490.63 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 N88°33'59"W, and a chord distance of 509.41 feet; thence along said north line of Block 3 and along said non-tangent curve to the left, 522.60 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; thence along the extended west line of said Lot 24, Block 3, S13°27'56"E, 140.28 feet to the southeast most corner of The Moorings 11th Addition, an addition to Wichita, Sedgwick County, Kansas; thence along the extended north right-of-way line of Crystal Beach Circle and along said north right-of-way line, S76°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°03'57", 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 99.55 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 Moorings 11th Addition, S82°03'53"W, 162.45 feet to the north point of a tract of land described on Doc.#/Flm-Pg: 29034026; thence along 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 Moorings 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 N12°44'53"W, 266.13 feet; thence N12°45'01"W, 375.53 feet; thence along the common line of said The Moorings 12th Addition and The Moorings Plaza Addition, an addition to Wichita, Sedgwick 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, 418.08 feet; thence S80°50'07"E, 771.11 feet; thence S67°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 N86°39'26"E, 140.20 feet; thence S83°46'20"E, 114.73 feet; thence N66°13'53"E, 521.52 feet to the POINT OF BEGINNING.

Said tract CONTAINS: 820,552 square feet or 18.84 acres of land, more or less.

All streets, easements, rights-of-way, building setbacks, access controls, together with that part of a Drainage and Utility Easement recorded Doc.#/Flm-Pg: 28982155, together with all other public dedications within the above described property are hereby vacated and replatted by virtue of K.S.A. 12-512b, as amended.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this ____ day of _____, 2026.

Ernest Patrick Fink, P.S. #1459
MKEC Engineering, Inc. (CLS 39)
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 Professional 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 12TH ADDITION" an addition to Wichita, Sedgwick County, Kansas.

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

Utility easements are hereby granted to the public as indicated for the construction and maintenance of all public utilities. The drainage and utility easements are hereby granted to the public as indicated for drainage purposes and for the construction and maintenance of all public utilities. The drainage easements are hereby granted to the public as indicated for drainage purposes and for the construction and maintenance of all drainage facilities. No sign, light poles, private drainage systems, berms, walls, masonry trash enclosures or other structures shall be located within public utility easements unless permitted by the City of Wichita Department of Engineering and that they do not inhibit the conveyance of surface drainage.

Reserve A is platted for boat docks, beaches, open space, benches, berms, landscaping, irrigation, monuments, water features, sidewalks (private), fences/walls, lighting, shade structures, drainage facilities, including but not limited to drainage structures, drainage pipes and culverts, utilities confined by easement (platted or otherwise separate instrument), utility service lines and connections, and private parking areas. Reserve B is platted for open space, benches, berms, landscaping, irrigation, signs, monuments, water features, sidewalks (private), fences/walls, lighting, shade structures, neighborhood amenities, playgrounds, sport courts, neighborhood gardens, drainage facilities, including but not limited to drainage structures, drainage pipes and culverts, utilities confined by easement (platted or otherwise separate instrument), utility service lines and connections, and parking. Reserve C is platted for open space, benches, berms, landscaping, irrigation, signs, monuments, water features, sidewalks (private), fences/walls, lighting, shade structures, drainage facilities, including but not limited to drainage structures, drainage pipes and culverts, utilities confined by easement (platted or otherwise separate instrument), and utility service lines and connections. Reserve D is platted for a private street/access, entry monuments, fences/walls, gates, drainage facilities, including but not limited to drainage structures, drainage pipes and culverts, utilities confined by easement (platted or otherwise separate instrument), utility service lines and connections. Reserves A, B, C, and D are hereby reserved for the stated uses and shall be owned and maintained by the developer, and/or a homeowner's association, and/or their successors and/or assigns. Compliance with any platted restrictions and applicable restrictive covenants affecting said Reserves shall be binding on any owners, successors, heirs or assigns. No regrading within abutting rights-of-way shall be allowed with the construction of the berms allowed within said Reserves. The berms cannot impact access to or bury manholes, water valves and/or water meters.

A master drainage plan has been developed for this plat. No private drainage systems shall be located within public drainage easements unless a Residential Drainage Relief Permit is obtained from the City of Wichita Public Works and Utilities Department. All drainage easements, rights-of-way, and reserves shall remain at established grades (unless modified with the approval of the City Engineer) and shall be unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual. The maintenance of all drainageways and drainage facilities in backyard drainage easements and reserves shall be the responsibility of the property owner, and shall be enforced by the Homeowners' Association and be provided for in the Homeowners' Association covenants. The property owner shall provide a copy of the Individual Lot Grading Plan and the Individual Lot Grading Plan Certificate pertaining to such owner's lot to any person installing a lawn, landscaping, fencing, or other improvements or structures and require them to maintain the grade levels shown on the Individual Lot Grading Plan Certificate. Lots 1, 2, 3, 4, 6, 7, 8, and 9, Block 1, required to adhere to the minimum pad elevation as per the "Minimum Pad Elevation" tables shown hereon.

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 grade, creation of channel or other work be carried out 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.

The property is within a zone identified by the City Engineer's office as likely to have groundwater at some or all times within ten feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineer's office.

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OWNER'S CERTIFICATE (cont.)

CBB Northlakes, LLC,
a Kansas limited liability company

Brad C. Bachman, Co-Manager Kurt William Bachman, Co-Manager

STATE OF KANSAS, SEDGWICK COUNTY) ss:
This instrument was acknowledged before me on ____ day of _____, 2026, by Brad C. Bachman, Co-Manager and Kurt William Bachman, Co-Manager of 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.
Affix Seal

_____, Notary Public:

My Term Expires: _____

Bar B Ranch, LLC,
a Kansas limited liability company

Brad C. Bachman, Co-Manager Kurt William Bachman, Co-Manager

STATE OF KANSAS, SEDGWICK COUNTY) ss:
This instrument was acknowledged before me on ____ day of _____, 2026, by Brad C. Bachman, Co-Manager and Kurt William Bachman, Co-Manager of Bar B Ranch, 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.
Affix Seal

_____, Notary Public:

My Term Expires: _____

COUNTY SURVEYOR

STATE OF KANSAS, SEDGWICK COUNTY) ss:

Reviewed in accordance with K.S.A. 58-2005 on this ____ day of _____, 2026.

_____, Deputy County Surveyor
Tricia L. Robello, P.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

PLANNING COMMISSION CERTIFICATE

This plat of "THE MOORINGS 12TH ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Area Planning Commission, Wichita, Kansas.

Dated this ____ day of _____, 2026.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION,
Wichita, Kansas.

By _____
Bob Aldrich, Chair

Attest:

Scott A. Wadle, Secretary

GOVERNING BODY CERTIFICATE

This plat approved and all dedications shown hereon, accepted by the Wichita City Council of the City of Wichita, Kansas dated this ____ day of _____, 2026.

At the direction of the City Council.

Lily Wu, Mayor

Attest:

Shinita Rice, City Clerk

TRANSFER RECORD

STATE OF KANSAS, SEDGWICK COUNTY) ss:

Entered on transfer record this ____ day of _____, 2026.

Kelly B. Arnold, County Clerk

REGISTER OF DEEDS' CERTIFICATE

STATE OF KANSAS, SEDGWICK COUNTY) ss:

This is to certify that this instrument was filed for record in the Register of Deeds office this ____ day of _____, 2026, at _____ o'clock __M; and is duly recorded.

Tonya E. Buckingham, Register of Deeds

Attest:

Kenly Zehring, Deputy

