

VICINITY MAP

LEGAL DESCRIPTION

A tract of land lying in the Southwest Quarter, Section 9, Township 27 South, Range 2 East, of the 6th Principal Meridian, Wichita, Sedgewick County, Kansas; said tract being more particularly described as follows:

COMMENCING at the Southeast corner of said Southwest Quarter, thence along the East line of said Southwest Quarter on a Kansas South Zone Grid Bearing of N01°00'39"W, 40.00 feet to the POINT OF BEGINNING; thence continuing along said East line N01°00'39"W, 655.00 feet; thence parallel with the South line of said Southwest Quarter, S89°00'49"W, 831.49 feet to the East line of The Waterfront Second Addition, an addition to Wichita, Sedgewick County, Kansas; thence continuing along said East line of said The Waterfront Second Addition for the next six courses S00°59'11"E, 83.05 feet; thence S75°42'05"W, 37.54 feet to a point on a curve to the right; thence along said curve 60.95 feet, said curve having a central angle of 17°24'59", a radius of 200.50 feet, and a long chord distance of 60.71 feet; bearing S84°24'35"W; thence S00°59'11"E, 488.43 feet; thence S60°59'11"E, 69.28 feet; thence S00°59'11"E, 35.36 feet to a point lying 40 feet North of said South line; thence parallel with and 40 feet North of said South line, N89°00'49"E, 541.97 feet; thence N01°01'06"W, 10.00 feet; thence N89°00'49"E, 76.85 feet; thence S01°00'39"E, 10.00 feet; thence N89°00'49"E, 250.00 feet to the POINT OF BEGINNING.

Said tract CONTAINS: 13.67 acres of land, more or less.

LEGEND

- CTN - CONIFEROUS TREE & DIAMETER
- DTN - DECIDUOUS TREE & DIAMETER
- SN - SIGN
- B - BUSH
- ET - EDGE OF TREES
- F - FENCE
- SSMH - SANITARY SEWER MANHOLE
- GM - GAS METER
- POLE - POLE
- HLP - HIGH LINE POLE
- W - WALL
- LP - LIGHT POLE
- FH - FIRE HYDRANT
- WV - WATER VALVE
- WM - WATER METER
- PP - POWER POLE AND ANCHOR
- TR - TELEPHONE RISER
- IN - INLET
- SWP - STORM SEWER PIPE
- WL - WATER LINE
- SSWP - SANITARY SEWER LINE
- GL - GAS LINE
- UT - TELEPHONE LINE
- UE - UNDERGROUND ELECTRIC LINE
- OT - OVERHEAD TELEPHONE
- OE - OVERHEAD ELECTRIC
- SC - SECTION CORNER
- PCF - PROPERTY CORNER FOUND
- BM - BENCHMARK

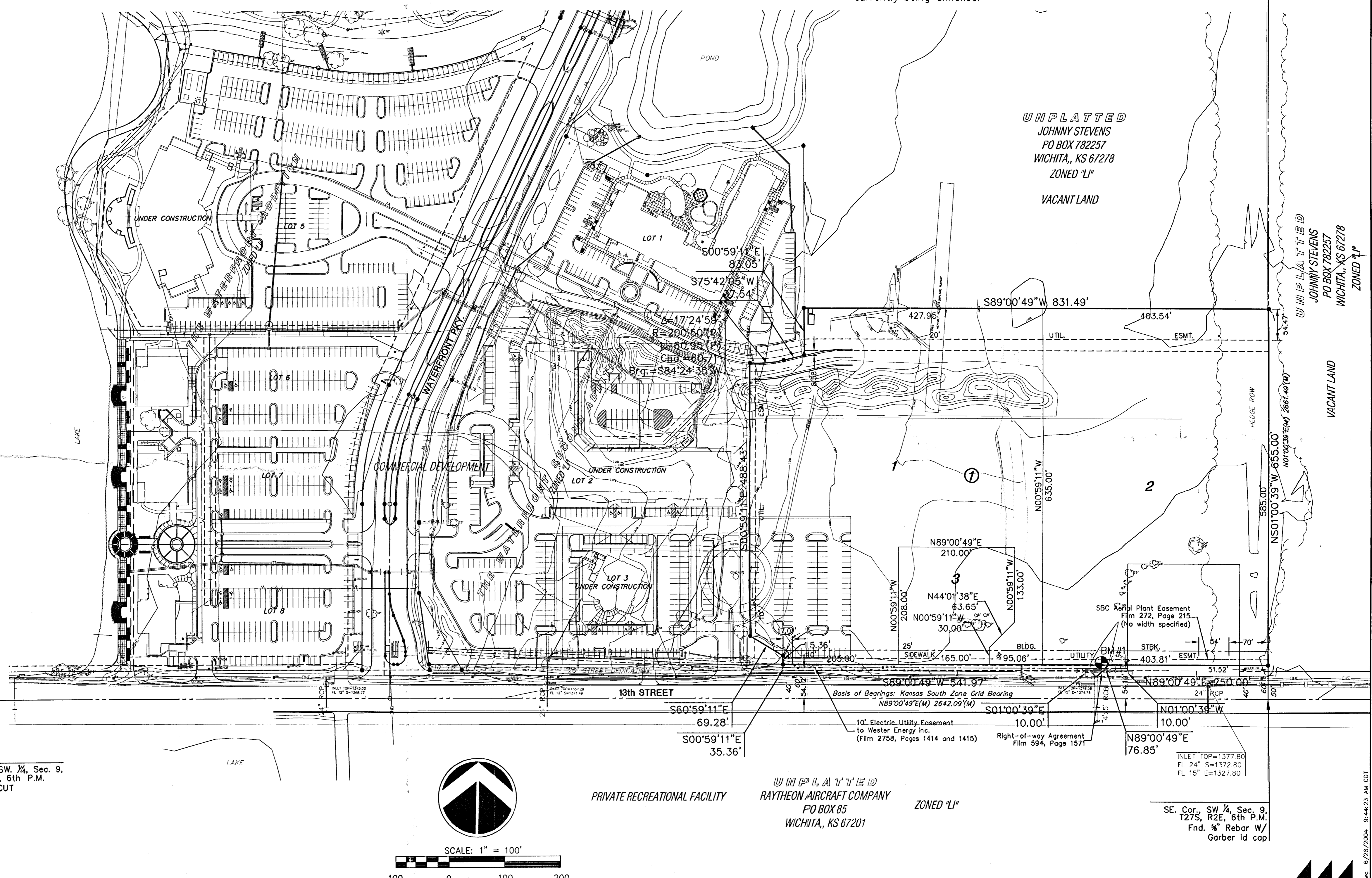
BENCH MARKS

- BM#1 Square cut SE. corner of RCB on N. end of wing wall on RCB under 13th and W. of S. 1/4 cor., Sec. 9, T27S, R2E ELEV. = 189.92 (CITY DATUM) 1377.32 NGVD
- BM#2 Square cut SW. corner signal light pole base NE. corner Webb and 13th ELEV. = 185.945 (CITY DATUM) 1373.045 NGVD

NOTE

1. ZONING: Existing/Proposed - Limited Industrial "LI"
2. Plat Area = 13.28 ac. Post Street Dedication
3. Lot Total = 3
4. Street Dedication: 20' along 13th Street
5. Annexation: A portion of the property is currently being annexed.

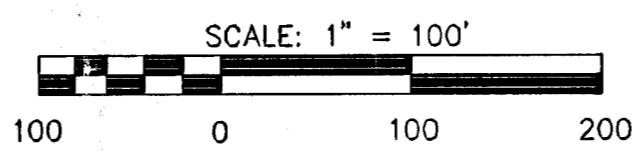
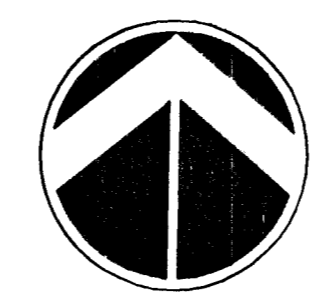
NE. Cor., SW 1/4, Sec. 9, T27S, R2E, 6th P.M. Fnd. 1/2" Pipe



UNPLATTED
JOHNNY STEVENS
PO BOX 782257
WICHITA, KS 67278
ZONED "LI"
VACANT LAND

UNPLATTED
JOHNNY STEVENS
PO BOX 782257
WICHITA, KS 67278
ZONED "LI"

VACANT LAND



PRELIMINARY PLAT
THE WATERFRONT FIFTH ADDITION

OWNER/DEVELOPER: Beech Lake Investment L.L.C., AND The Waterfront Holding Co. L.L.C. 1223 N. Rock Road, Bldg. H200, Wichita, KS 316-636-2100

DATE: June, 28th 2004

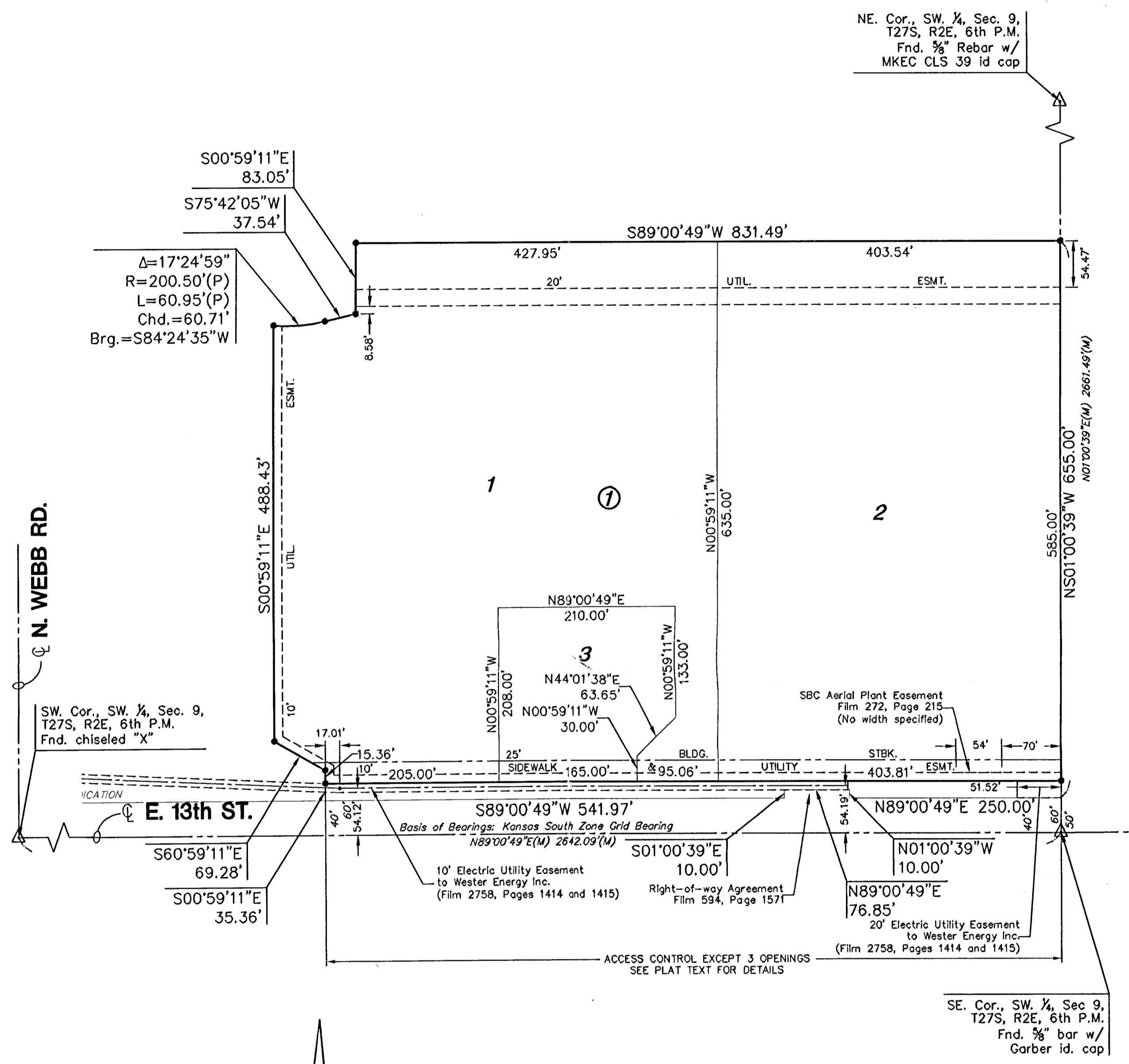


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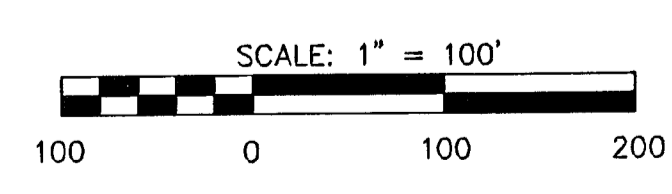
FINAL PLAT

THE WATERFRONT FIFTH ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



- LEGEND**
- ▲ = Section Corner Monument Found
 - = Set 3/8" Rebar w/ MKEC CLS 39 Id. Cap
 - = Found Survey Monument (see annotation for type)
 - (P) = Platted



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 WATERFRONT FIFTH ADDITION" an addition to Wichita, Sedgwick County, Kansas, into Lots, a Block, a Street, the same being accurately set forth in the accompanying plat and described herein:

A tract of land lying in the Southwest Quarter, Section 9, Township 27 South, Range 2 East, of the 6th Principal Meridian, Wichita, Sedgwick County, Kansas; said tract being more particularly described as follows:

COMMENCING at the Southeast corner of said Southwest Quarter, thence along the East line of said Southwest Quarter on a Kansas South Zone Grid Bearing of N01°00'39"W, 40.00 feet to the POINT OF BEGINNING, thence continuing along said East line N01°00'39"W, 655.00 feet; thence parallel with the South line of said Southwest Quarter, S89°00'49"W, 831.49 feet to the East line of The Waterfront Second Addition, an addition to Wichita, Sedgwick County, Kansas; thence continuing along said East line of said The Waterfront Second Addition for the next six courses S00°59'11"E, 83.05 feet; thence S75°42'05"W, 37.54 feet to a point on a curve to the right; thence along said curve 60.95 feet, said curve having a central angle of 17°24'59", a radius of 200.50 feet, and a long chord distance of 60.71 feet, bearing S84°24'35"W; thence S00°59'11"E, 488.43 feet; thence S60°59'11"E, 69.28 feet; thence S00°59'11"E, 35.36 feet to a point lying 40 feet North of said South line; thence parallel with and 40 feet North of said South line, N89°00'49"E, 541.97 feet; thence N01°01'06"W, 10.00 feet; thence N89°00'49"E, 76.85 feet; thence S01°00'39"E, 10.00 feet; thence N89°00'49"E, 250.00 feet to the POINT OF BEGINNING.

Contingent street dedication recorded on Film 378, Page 142; and all reserves, streets, utility easements, building setbacks, and access control within the above described property is 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 ___ day of _____, 2004.

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

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, a Block, and a Street the same to be known as "THE WATERFRONT FIFTH 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 street is hereby dedicated to and for the use of the public. A drainage plan has been developed for this plat and all drainage easements, right-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. All abutters right of access to or from 13th Street over and across the South line of "THE WATERFRONT FIFTH ADDITION," are hereby granted to the appropriate governing body, provided however Lots 1, 2, shall have access at one location and Lot 3 shall have access at one location, each access point shall be placed accordingly. The minimum distance between a full movement drive and another full movement drive 400'; The minimum distance between a right-in/right-out drive and either another right-in/right-out drive or a full movement drive shall be 200'.

BEECH LAKE INVESTMENT, LLC, A KANSAS LIMITED LIABILITY COMPANY
 and also
 THE WATERFRONT HOLDING CO., LLC, A KANSAS LIMITED LIABILITY COMPANY

_____, Manager
 Johnny Stevens, Manager
 _____, Manager
 Stephen L. Clark, Manager

STATE OF KANSAS, SEDGWICK COUNTY) ss:
 This instrument was acknowledged before me on ___ day of _____, 2004, by Johnny Stevens, and Stephen L. Clark, Managers, Beech Lake Investment, LLC, a Kansas Limited Liability Company, and also, The Waterfront Holding Co., 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: Sandra M. Stevens
 My Term Expires: _____

We Commerce Bank, N.A., holders of a mortgage on the above described property, do hereby consent to the plat of "THE WATERFRONT FIFTH ADDITION."

COMMERCE BANK, N.A.
 _____, Senior Vice President
 David W. Harris

This instrument was acknowledged before me on ___ day of _____, 2004, by David W. Harris, Senior Vice President, Commerce Bank, N.A.

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: Shannon L. Lathrop
 My Term Expires: _____

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

Dated this ___ day of _____, 2004
 WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION

_____, Chair
 Ronald L. Manell, Chair
 _____, Secretary
 John L. Schlegel, Secretary

At the direction of the City Council.
 _____, Mayor
 Carlos Mayans, Mayor

_____, City Clerk
 Karen Sublett, City Clerk

Entered on transfer record this ___ day of _____, 2004

_____, County Clerk
 Don Brace, County Clerk

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 _____, 2004, at _____ o'clock ___ M, and is duly recorded.

_____, Register of Deeds
 Bill Meek, Register of Deeds

_____, Deputy
 Linda Kizzire, Deputy

Reviewed in accordance with K.S.A. 58-2005 on this ___ day of _____, 2004.

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

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