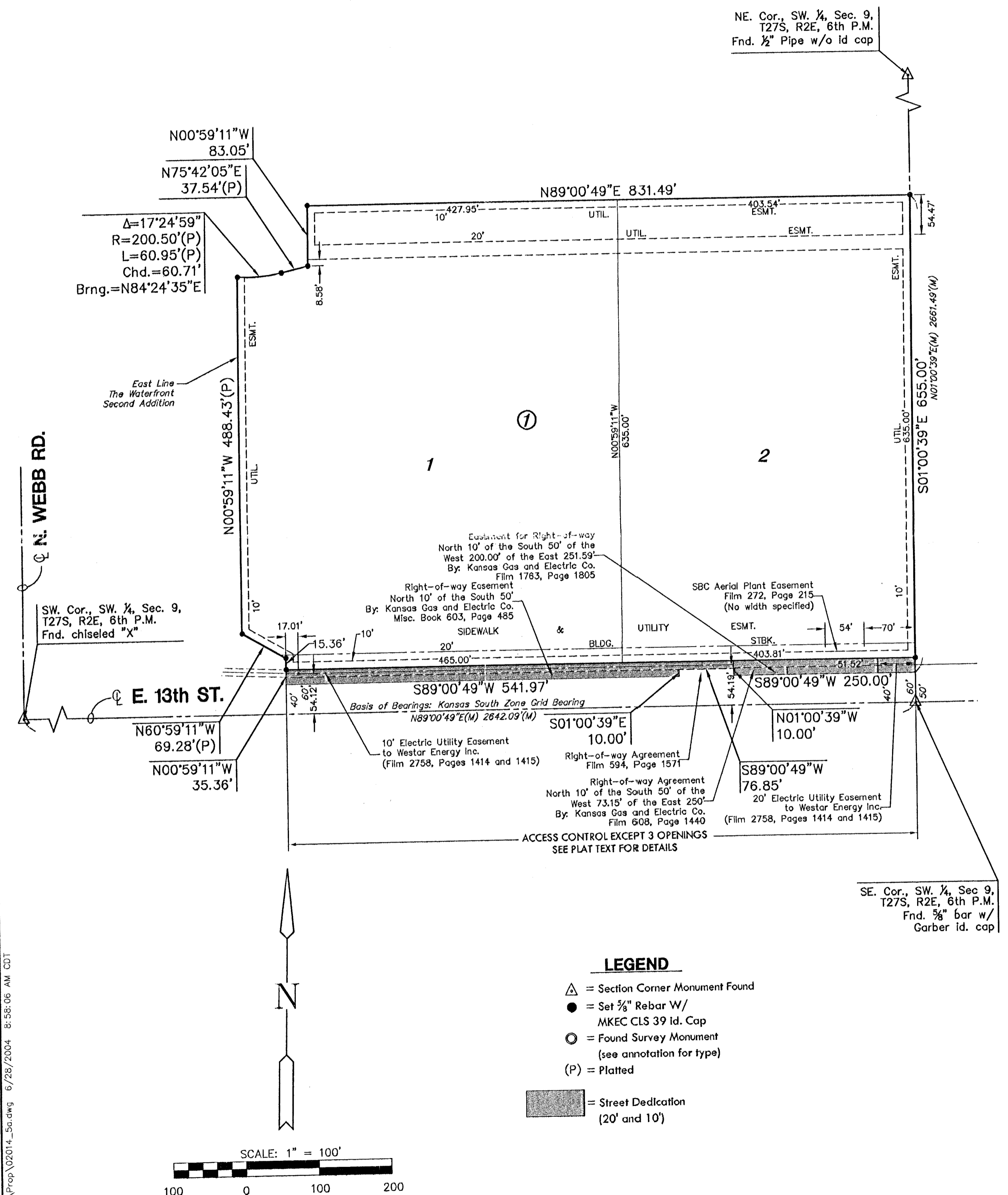


# FINAL PLAT

## THE WATERFRONT FIFTH ADDITION

### AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



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 parallel with and 40 feet North of the South line of said Southwest Quarter, S89°00'49"W, 250.00 feet; thence N00°59'11"W, 10.00 feet; thence S89°00'49"W, 76.85 feet; thence S01°00'39"E, 10.00 feet; thence parallel with and 40 feet North of said South line, S89°00'49"W, 541.97 feet; thence N00°59'11"W, 20.00 feet to the Southeast corner of The Waterfront Second Addition, an addition to Wichita, Sedgwick County, Kansas; thence along said East line of said The Waterfront Second Addition, an addition to Wichita, Sedgwick County, Kansas; thence along said East line of said The Waterfront Second Addition, an addition to a point on a non-tangent curve to the left; 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 N84°24'35"E; thence N75°42'03"E, 37.54 feet; thence N00°59'11"W, 83.05 feet; thence N89°00'49"E, 831.49 feet to the East line of said Southwest Quarter; thence along said East line S01°00'39"E, 655.00 feet to the POINT OF BEGINNING.

Contingent street dedication recorded on Film 378, Page 142; together with a Utility Easement recorded on Film 2834, Page 1216 and all reserves, streets, public 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 30<sup>th</sup> day of August, 2004.

Gregory J. Allison, PE, LS #1257  
 MKEC Engineering Consultants, Inc.  
 411 North Wabb 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, 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 rights 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 and 2, shall have access at three locations, 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' as set forth in the MAPD Access Management Regulations.

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

Johnny Stevens, Manager  
 Stephen L. Clark, Manager

STATE OF KANSAS, SEDGWICK COUNTY) ss:  
 This instrument was acknowledged before me on 31<sup>st</sup> day of August, 2004, by Johnny Stevens, and Stephen L. Clark, Managers, Beach 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.

Sandra M. Stevens, Notary Public  
 My Term Expires: Sept 20, 2006

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.  
 Doug Neff, Exec. Vice President

This instrument was acknowledged before me on 2<sup>nd</sup> day of Sept., 2004, by Doug Neff, Exec. 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.

Shannon L. Lathrop, Notary Public  
 My Term Expires: 9/18/04

SHANNON L. LATHROP  
 Notary Public - State of Kansas  
 My Appt. Expires Sept. 18, 2004

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. Marnell, 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

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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