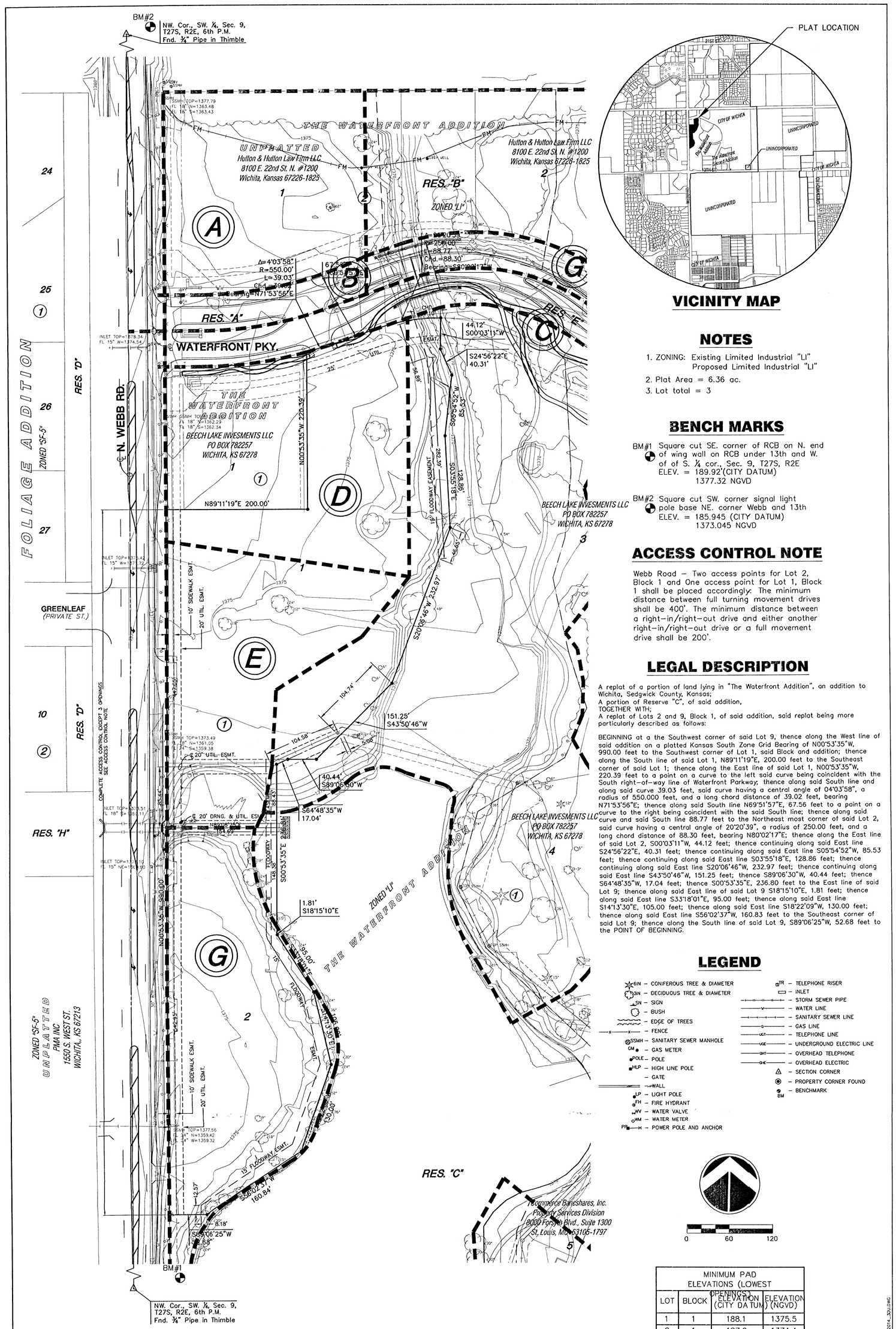

PLAT LOCATION

VICINITY MAP

NOTES

1. ZONING: Existing Limited Industrial "LI"
   Proposed Limited Industrial "LI"
2. Plat Area = 6.36 ac.
3. Lot total = 3

BENCH MARKS

BM#1 Square cut SE. corner of RCB on N. end of wing wall on RCB under 13th and W. of of S. ¼ 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

ACCESS CONTROL NOTE

Webb Road – Two access points for Lot 2, Block 1 and One access point for Lot 1, Block 1 shall be placed accordingly. The minimum distance between full turning movement drives shall be 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'.

LEGAL DESCRIPTION

A replat of a portion of land lying in "The Waterfront Addition", an addition to Wichita, Sedgwick County, Kansas;
A portion of Reserve "C", of said addition,
TOGETHER WITH;
A replat of Lots 2 and 9, Block 1, of said addition, said replat being more particularly described as follows:

BEGINNING at a the Southwest corner of said Lot 9, thence along the West line of said addition on a platted Kansas South Zone Grid Bearing of N00°53'35"W, 990.00 feet to the Southwest corner of Lot 1, said Block and addition; thence along the South line of said Lot 1, N89°11'19"E, 200.00 feet to the Southeast corner of said Lot 1; thence along the East line of said Lot 1, N00°53'35"W, 220.39 feet to a point on a curve to the left said curve being coincident with the South right-of-way line of Waterfront Parkway; thence along said South line and along said curve 39.03 feet, said curve having a central angle of 04°03'58", a radius of 550.000 feet, and a long chord distance of 39.02 feet, bearing N71°53'56"E; thence along said South line N69°51'57"E, 67.56 feet to a point on a curve to the right being coincident with the said South line; thence along said curve and said South line 88.77 feet to the Northeast most corner of said Lot 2, said curve having a central angle of 20°20'39", a radius of 250.00 feet, and a long chord distance of 88.30 feet, bearing N80°02'17"E; thence along the East line of said Lot 2, S00°03'11"W, 44.12 feet; thence continuing along said East line S24°56'22"E, 40.31 feet; thence continuing along said East line S05°54'52"W, 85.53 feet; thence continuing along said East line S03°55'18"E, 128.86 feet; thence continuing along said East line S20°06'46"W, 232.97 feet; thence continuing along said East line S43°50'46"W, 151.25 feet; thence S89°06'30"W, 40.44 feet; thence S64°48'35"W, 17.04 feet; thence S00°53'35"E, 236.80 feet to the East line of said Lot 9; thence along said East line of said Lot 9 S18°15'10"E, 1.81 feet; thence along said East line S33°18'01"E, 95.00 feet; thence along said East line S14°13'30"E, 105.00 feet; thence along said East line S18°22'09"W, 130.00 feet; thence along said East line S56°02'37"W, 160.83 feet to the Southeast corner of said Lot 9; thence along the South line of said Lot 9, S89°06'25"W, 52.68 feet to the POINT OF BEGINNING.

LEGEND

- GIN – CONIFEROUS TREE & DIAMETER
- DIN – DECIDUOUS TREE & DIAMETER
- SN – SIGN
- BUSH
- EDGE OF TREES
- FENCE
- SSMH – SANITARY SEWER MANHOLE
- GM – GAS METER
- POLE – POLE
- HLP – HIGH LINE POLE
- GATE
- WALL
- LP – LIGHT POLE
- FH – FIRE HYDRANT
- WV – WATER VALVE
- WM – WATER METER
- PP – POWER POLE AND ANCHOR
- TR – TELEPHONE RISER
- INLET
- STORM SEWER PIPE
- W – WATER LINE
- S – SANITARY SEWER LINE
- G – GAS LINE
- UGT – TELEPHONE LINE
- UGE – UNDERGROUND ELECTRIC LINE
- OHT – OVERHEAD TELEPHONE
- OHE – OVERHEAD ELECTRIC
- SECTION CORNER
- PROPERTY CORNER FOUND
- BM – BENCHMARK

MINIMUM PAD ELEVATIONS (LOWEST OPENINGS)			
LOT	BLOCK	ELEVATION (CITY DATUM)	ELEVATION (NGVD)
1	1	188.1	1375.5
2	1	187.0	1374.4

DRAINAGE AND UTILITY PLAN

THE WATERFRONT THIRD ADDITION

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

DATE: MARCH 22, 2004

MKEC ENGINEERING CONSULTANTS
611 N. WEBB ROAD
WICHITA, KS. 67206
316 - 684 - 9600

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