

# FINAL PLAT

## THE WATERFRONT SIXTH ADDITION

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

#### CERTIFICATE OF SURVEY

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 SIXTH 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 contiguous tract of land lying within all of The Waterfront Fifth Addition to Wichita, Sedgwick County, Kansas, AND ALSO, a portion of the Southwest Quarter of Section 9, Township 27 South, Range 2 East of the Sixth Principal Meridian, Wichita, Sedgwick County, Kansas, AND ALSO, a southerly portion of the west 242.31 feet of the Southeast Quarter of said Section 9, said contiguous tract of land being more particularly described as follows:  
 BEGINNING at the South Quarter corner of said Section 9; thence along the east line of said Southwest Quarter, N01°00'39"W, 60.00 feet to the southeast corner of said The Waterfront Fifth Addition; thence along the south line of said addition on a Kansas coordinate system of 1983 south zone grid bearing of S89°00'49"W, 868.81 feet; thence along the westerly lines of said addition for the next six (6) courses, said westerly lines, being coincident with the easterly lines of The Waterfront Second Addition, an addition to Wichita, Sedgwick County, Kansas, N00°59'11"W, 15.36 feet; thence N60°59'11"W, 69.28 feet; thence N00°59'11"W, 488.43 feet 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°24'33"E; thence N75°42'05"E, 37.54 feet; thence N00°59'11"W, 83.05 feet to the northwest corner of said Waterfront Fifth Addition; thence along an easterly line of said Waterfront Second Addition, N00°59'11"W, 289.71 feet to the northeast most corner of said Waterfront Second Addition; thence along the north lines of said Waterfront Second Addition for the next two (2) courses, S78°25'09"W, 284.94 feet; thence N65°24'40"W, 160.61 feet to an east line of The Waterfront Addition, an addition to Wichita, Sedgwick County, Kansas; thence along said east line for the next two (2) courses, N24°32'00"E, 184.46 feet to a point on a curve to the left; thence along said curve 163.81 feet, said curve having a central angle of 14°26'21", a radius of 650.00 feet, and a long chord distance of 163.37 feet, bearing N17°18'49"E; thence N83°23'02"E, 335.47 feet; thence N14°46'46"E, 100.00 feet; thence N69°10'27"E, 435.00 feet; thence N36°09'06"E, 104.41 feet; thence N01°00'39"W, 130.00 feet; thence N88°59'21"E, 292.00 feet to the east line of said Southwest Quarter; thence along said east line S01°00'39"E, 1198.38 feet to a point lying 615.00 feet north of said south line; thence parallel with the south line of the Southeast Quarter N89°53'46"E, 242.31 feet; thence S01°00'39"E, 615.00 feet to the south line of said Southeast Quarter; thence along said south line S88°53'46"W, 242.31 feet to the POINT OF BEGINNING.

All reserves, streets, utility easements, building setbacks, and access controls, together with, a utility easement recorded in Doc.#/Flm-Pg. 28793627, a drainage easement recorded in Doc.#/Flm-Pg. 28649425, together with, a right-of-way easement recorded in Flm 594 Page 1573, within the above described property are 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 10<sup>th</sup> day of September 2007.

  
 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, Blocks, Reserves and public and private Streets the same to be known as "THE WATERFRONT SIXTH ADDITION," an addition to Wichita, Sedgwick County, Kansas.

Easements for the construction and maintenance of public utilities and public sidewalks, as indicated on the accompanying plat are hereby granted to the public.

The streets (Lindberg and Lindberg Circls) are hereby dedicated to and for the use of the public.

Reserves "A", "B", "C", "E", "F" and "G" are platted for utilities confined by easements, drainage, sidewalks, berms, monuments, landscaping, irrigation, and open space. Reserve "D" is platted for a private street (14th Street). Reserve "E" is also platted for parking. Reserve "G" is also platted for preservation of existing tree canopy. The Reserves are reserved for the stated uses and shall be owned and maintained by Beech Lake Investment, LLC, and or, The Waterfront Holding Co., LLC, and or, The Waterfront Commercial Properties, LLC, and or The Waterfront Office and Commercial Association and or their successors and assigns.

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.

Lots 2 and 3, Block 1, are required to adhere to the minimum pad elevation table on sheet 1/2 (Minimum Pad Elevation).

All abutters rights of access to or from 13th Street over and across the south line of "THE WATERFRONT SIXTH ADDITION," are hereby granted to the appropriate governing body, provided however Block 1, shall have access accordingly. The minimum distance between a full movement drive and another full movement drive 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' as set forth in the MAPD Access Management Regulations.

#### MORTGAGE CERTIFICATE

Commerce Bank, N.A., holder of a mortgage on the above described property, does hereby consent to the plat of "THE WATERFRONT SIXTH ADDITION."

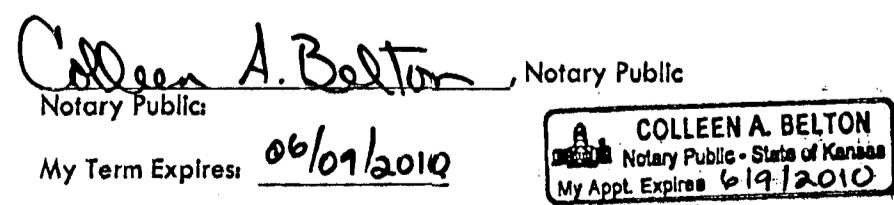
COMMERCE BANK, N.A.

  
 Collin Stieben, Vice President

This Instrument was acknowledged before me on 7<sup>th</sup> day of November 2007, by Collin Stieben, 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.

SEAL

  
 Colleen A. Belton, Notary Public  
 My Term Expires 06/01/2010

#### OWNER'S CERTIFICATES

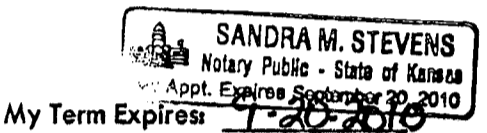
BEECH LAKE INVESTMENT, LLC, a Kansas limited liability company  
 and also;  
 THE WATERFRONT HOLDING CO., LLC, a Kansas limited liability company  
 and also;  
 THE WATERFRONT COMMERCIAL PROPERTIES, LLC, a Kansas limited liability company

  
 Johnny Stevens, manager                      Stephen L. Clark, manager

STATE OF KANSAS, SEDGWICK COUNTY) ss:

This instrument was acknowledged before me on 10<sup>th</sup> day of September, 2007, 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, and also, The Waterfront Commercial Properties, 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 1-20-2010

VIEGA LLC, a Delaware limited liability company

  
 Nathan L. Spearman, CFO

STATE OF KANSAS, SEDGWICK COUNTY) ss:

This instrument was acknowledged before me on 10<sup>th</sup> day of September, 2007, by Nathan L. Spearman, CFO, Viega LLC, a Delaware limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

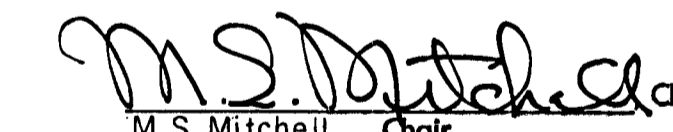
  
 William H. Seiler, Jr., Notary Public

#### PLANNING COMMISSION CERTIFICATE

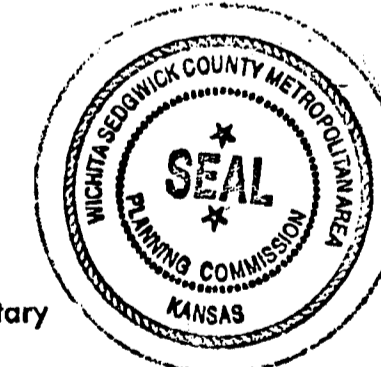
This plat of "THE WATERFRONT SIXTH ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 1<sup>st</sup> day of September, 2007

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

  
 M. S. Mitchell, Chair

  
 John L. Schlegel, Secretary




#### GOVERNING BODY CERTIFICATE

The dedications shown on this plat are hereby accepted and this plat is hereby approved by the governing body of the City of Wichita, Kansas.

Dated this 6<sup>th</sup> day of Nov., 2007

At the direction of the City Council.

  
 Carl Brewer, Mayor



  
 Karen Sublett, City Clerk

#### TRANSFER RECORD

STATE OF KANSAS, SEDGWICK COUNTY) ss:

Entered on transfer record this \_\_\_ day of \_\_\_\_\_, 2007

\_\_\_\_\_, County Clerk  
 Don Brace, County Clerk

Affix County Clerk Seal

#### REGISTER OF DEEDS CERTIFICATE

This is to certify that this instrument was filed for record in the Register of Deeds office this day of \_\_\_\_\_, 2007, at \_\_\_\_\_ o'clock \_\_\_M; and is duly recorded.

\_\_\_\_\_, Register of Deeds  
 Bill Meek, Register of Deeds

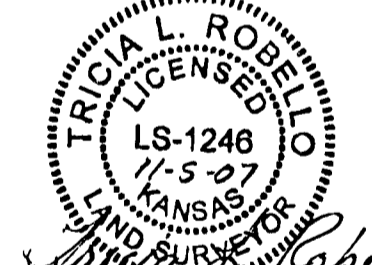
Attest:

\_\_\_\_\_, Deputy  
 Tonya E. Buckingham, Deputy

Affix Register of Deeds Seal

#### COUNTY SURVEYOR

Reviewed in accordance with K.S.A. 58-2005 on this 5<sup>th</sup> day of November 2007.

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

**MKEC**  
 ENGINEERING  
 CONSULTANTS, INC.  
 411 N. WEBB ROAD  
 WICHITA, K.S. 67206  
 316-684-9600

WATERFRONT RESIDENTIAL SIXTH ADDITION - (MKEC ENGINEERING CONSULTANTS, INC.)