

LAKESIDE AT THE MOORINGS

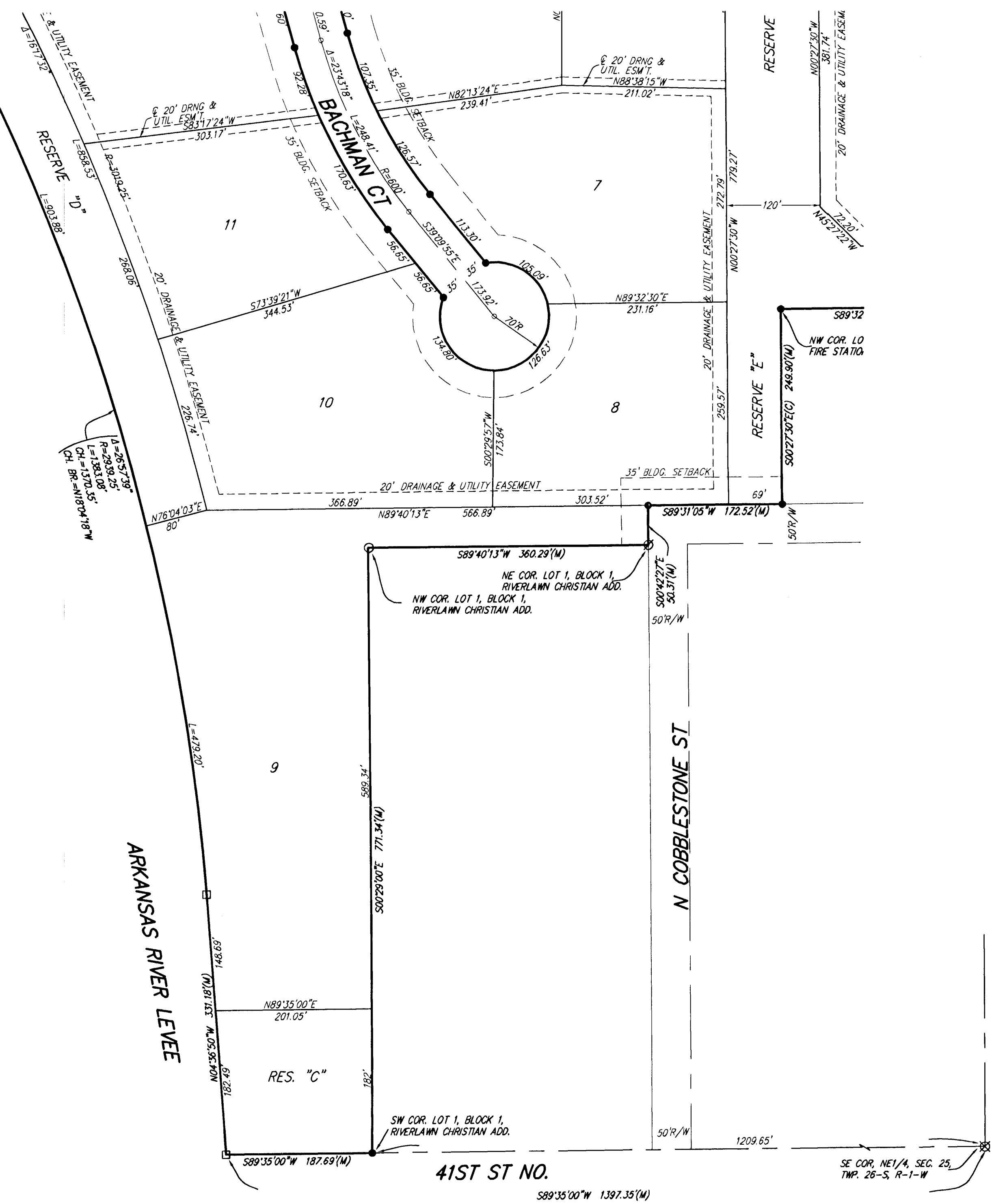
WICHITA, SEDGWICK COUNTY, KANSAS

BENCHMARK:
CITY OF WICHITA BM - NW CORNER OF MERIDIAN AND KEYWEST 59' W AND 32.3' N. OF CENTERLINE, 11.8' N. CURB LINE.
ELEVATION = 1329.82 NAVD88

LOT	BLOCK	ELEVATION
1, 4, 7, 8	A	1330.1
9	A	1329.0
10, 11, 12	A	1330.3
13-16	A	1331.0
17, 19, 20	A	1331.1

NOTE:
A drainage plan has been developed for this subdivision and is on file with the City of Wichita, Kansas. Drainage intent shall remain as depicted or as modified with the approval of the City Engineer of the City of Wichita, Kansas. No obstructions which impede the flow of this drainage plan shall be allowed.

- 0 100 200
- DATE OF PREPARATION: 6 FEBRUARY 2012
- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
 - △ = STONE (FOUND)
 - = 1/4" IRON (FOUND)
 - = CONCRETE MONUMENT (FOUND)
 - = 1/2" IRON (FOUND)
 - ⊗ = 1"x1" SQUARE BAR (FOUND)
 - ⊙ = #4 REBAR W/ "MKEC" CAP IN THIMBLE (FOUND)
- (M) = MEASURED
(D) = DESCRIBED
(P) = PLATTED
(C) = CALCULATED



State of Kansas) SS We, Baughman Company, P.A., Surveyors in aforesaid Sedgwick County do hereby certify that we have surveyed and platted "LAKESIDE AT THE MOORINGS", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: All of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, and 31, Block 1 together with all of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, and 17, Block 2, together with all of Lot 1 and 2, Block 3, together with all of Reserves "C" and "D", together with all of Bachman Drive, Bachman Ct., Sandkey, and both Sandkey Cts., all as platted and dedicated in The Moorings South Addition to Wichita, Kansas, TOGETHER with that part of Reserve "B" as platted in said The Moorings South Addition described as follows: Beginning at the northwest corner of Lot 18 in said Block 1; thence S00°03'42"W along the west line of said Lot 18, 137.00 feet to the southwest corner of said Lot 18; thence N89°56'18"W along the south line of said Reserve B, 24.00 feet to the southeast corner of Lot 17 in said Block 1; thence N00°03'42"E along the east line of said Lot 17, 111.33 feet to a deflection corner in said east line; thence N45°01'05"W along the east line of said Lot 17, 36.35 feet to the most northerly northeast corner of said Lot 17; thence S89°56'18"E along the easterly extension of the north line of said Lot 17 and along a segment of the east line of said Reserve B, 49.73 feet to the point of beginning, TOGETHER with that part of Reserve "A" as platted in said The Moorings South Addition described as follows: Commencing at the rear corner common to Lots 5 and 6 in said Block 1; thence S33°25'57"E along the southwest line of said Lot 5, 58.52 feet to a deflection corner in said southwest line, and for a point of beginning; thence S80°55'15"E along the south line of said Lot 5 and along the south line of Lot 4 in said Block 1, 156.55 feet to the most southerly corner common to said Lot 4 and Lot 3 in said Block 1; thence S49°33'32"E along the southwest line of said Lot 3, 122.17 feet to the most southerly corner common to said Lot 3 and Lot 2 in said Block 1; thence S62°59'53"E along the southwest line of said Lot 2 and Lot 1 in said Block 1, 182.44 feet to a deflection corner in the southwest corner of said Lot 1; thence N89°23'04"E along the south line of said Lot 1, 39.22 feet to the southeast corner of said Lot 1; thence N04°29'34"W along the east line of said Lot 1, 175.63 feet to the northeast corner of said Lot 1, said northeast corner also being on the southerly right-of-way line of Bachman Drive as dedicated in said The Moorings South Addition; thence easterly along said southerly right-of-way line, being a non-tangent curve to the left, through a central angle of 23°41'51" and having a radius of 282.00 feet, an arc distance of 116.64 feet, (having a chord length of 115.81 feet bearing N73°39'26"E), to the point of tangency of said curve, said point of tangency also being a deflection corner in the east line of said Reserve "A"; thence S18°11'19"E along the east line of said Reserve "A", 101.09 feet to a deflection corner in said east line; thence S00°37'36"W along the east line of said Reserve "A", 188.92 feet to the most southerly southeast corner of said Reserve "A"; thence S86°56'01"W along the south line of said Reserve "A", 258.74 feet to a deflection corner in said south line; thence N73°35'14"W along the south line of said Reserve "A", 144.63 feet to a deflection corner in said south line; thence N37°23'09"W along the south line of said Reserve "A", 70.02 feet to a deflection corner in said south line; thence N18°06'57"W along the south line of said Reserve "A", 62.52 feet to a deflection corner in said south line; thence N70°28'34"W along the south line of said Reserve "A", 79.96 feet to a deflection corner in said south line; thence S89°20'31"W along the south line of said Reserve "A", 84.26 feet to a deflection corner in said south line; thence N00°54'28"E, 67.00 feet to the intersection with the southeasterly extension of the southwest line of Lot 5 in said Block 1; thence N33°25'57"W along the southeasterly extension of the southwest line of said Lot 5, 33.71 feet to the point of beginning, TOGETHER with that part of the west half of Cobblestone as dedicated in The Moorings 6th Addition to Wichita, Sedgwick County, Kansas lying south of and abutting a line 155.00 feet normally distant south of and parallel with the north line of said Cobblestone and lying north of and abutting a line 32.00 feet normally distant northerly of and parallel with the westerly segment of the south line of Bachman Drive as dedicated in said The Moorings 6th Addition, TOGETHER with said Bachman Drive, except that part of said Bachman Drive described as follows: Beginning at the southwest corner of Lot 1, Block 1, in said The Moorings 6th Addition; thence S79°00'00"E along the south line of said Lot 1, 186.03 feet to the point of curvature of a tangent curve to the left in said south line; thence easterly along said curve, having a central angle of 11°26'06" and a radius of 490.00 feet, an arc distance of 97.79 feet, (having a chord length of 97.63 feet bearing S84°43'03"E), to the point of tangency of said curve; thence N89°33'54"E along the south line of said Lot 1, 224.85 feet to the southeast corner of said Lot 1, said southeast corner also being on the west right-of-way line of Meridian Avenue as dedicated in said The Moorings 6th Addition; thence S00°26'06"E along the west line of said Meridian Avenue, 50.00 feet; thence S89°33'54"W parallel with the easterly segment of the south line of said Lot 1, 45.07 feet to the point of curvature of a tangent curve to the right; thence westerly along said curve, having a central angle of 11°26'06" and a radius of 1428.81 feet, an arc distance of 285.16 feet, (having a chord length of 284.69 feet bearing N84°43'03"W), to the point of tangency of said curve, said point of tangency being 32.00 feet normally distant southerly of the east end of the west segment of the south line of said Lot 1; thence N79°00'00"W parallel with and 32.00 feet normally distant southerly of the west segment of the south line of said Lot 1, 186.03 feet to a point 70.00 feet normally distant easterly of the most southerly segment of the west right-of-way line of said Cobblestone; thence N11°00'00"E parallel with the most southerly segment of the west right-of-way line of said Cobblestone, 32.00 feet to the point of beginning, and EXCEPT that part of Government Lots 1, 2, and 9 in Sec. 25, Twp. 26-S, R-1-W of the 6th P.M., Sedgwick County, Kansas lying east of and abutting the east line of the parcels condemned in Condemnation Case No. A-33666, EXCEPT that part of said Government Lots 1, 2, and 9 platted as Hallock Addition, Sedgwick County, Kansas, and EXCEPT that part platted as Riverlawn Christian Addition, Wichita, Sedgwick County, Kansas, and EXCEPT that part platted as First Station 13 Addition, an Addition to Wichita, Sedgwick County, Kansas and EXCEPT that part taken for road in Condemnation Case 35916, and EXCEPT that part dedicated for road in Film 174 at Page 182, and EXCEPT that part platted as The Moorings 6th Addition to Wichita, Kansas, and EXCEPT that part of said Government Lot 9 described as follows: Beginning at the NW corner of Cobblestone as dedicated in said The Moorings 6th Addition; thence S00°00'30"E along the west right-of-way of said Cobblestone, 77.00 feet to a corner of Reserve "D" in said The Moorings South Addition; thence N89°56'18"W along a line of said Reserve "D", 133.00 feet to a corner of said Reserve "D"; thence N00°00'30"W along a line of said Reserve "D", 77.00 feet to a corner of said Reserve "D", said corner also being on the north line of said Government Lot 9; thence S89°56'18"E along the north line of said Government Lot 9, 133.00 feet to the point of beginning, subject to road right-of-way for Meridian Avenue on the east.

Existing public easements, dedications, building setbacks, and access controls being vacated by virtue of K.S.A. 12-512b.

All being situated in Government Lots 1, 2, and 9, Section 25, Twp. 26-S, R-1-W of the 6th P.M., Sedgwick County, Kansas.

Baughman Company, P.A.

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Blocks, Reserves and Streets, to be known as "LAKESIDE AT THE MOORINGS", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The drainage easements are hereby granted as indicated for drainage purposes. The streets are hereby dedicated to and for the use of the public. Reserve "A" is reserved for landscaping, entry monuments, signs, streets and related uses, access, open space, drainage purposes and utilities. Reserve "B" is reserved for landscaping, entry monuments, open space, streets, drainage purposes and utilities. Reserves "C", "D", and "E" are reserved for landscaping, open space, berms, lakes, detention/retention areas, drainage purposes, and utilities as confined to easements. Reserve "F" is reserved for open space, future residential homes, drainage purposes and utilities as confined to easements. Reserves "G", "H", "I" and "J" are reserved for landscaping, entry monuments, signs, open space, berms, drainage purposes and utilities. Access controls shall be as depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas. The permitted opening locations shall be as determined by the City Engineer of the City of Wichita, Kansas. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

CBB Northlakes, LLC
Kurt W. Bachman, Managing Member

State of Kansas) SS The foregoing instrument acknowledged before me, this _____ day of _____, 2012, by Kurt W. Bachman, Managing Member of the CBB Northlakes, LLC, on behalf of the limited liability company.

My App't. Exp. _____, Notary Public

This plat of "LAKESIDE AT THE MOORINGS", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this _____ day of _____, 2012. Wichita-Sedgwick County Metropolitan Area Planning Commission

Shawn Farney, Chair
John L. Schlegel, Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2012.
Carl Brewer, Mayor
Karen Sublatt, City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2012.

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

Entered on transfer record this _____ day of _____, 2012.
Kelly B. Arnold, County Clerk

State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 2012 at _____ o'clock _____ M.; and is duly recorded.

Bill Meek, Register of Deeds
Tonya Buckingham, Deputy

Michael G. Conrey, Surveyor

LAKESIDE AT THE MOORINGS
PAGE 1 OF 2 6 FEBRUARY 2012
Baughman Company, P.A.
115 Ellis St. Wichita, KS 67211 P 316-262-1271 F 316-262-0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE
E:\PROJECTS\MOORINGS\COMMERCIAL\PLAT\LAKESIDE AT THE MOORINGS_PD.WG.RKK

