

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

A replat of Lot 4, Block 1, and Reserve "C", The Waterfront Sixth Addition, an addition to Wichita, Sedgwick County, Kansas.

All easements, rights-of-way, building setbacks, access controls, together with all other public dedications within the above described property, are hereby vacated and replatted by virtue of K.S.A. 12-512b.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this \_\_\_ day of \_\_\_\_\_, 2012.

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

**OWNER'S CERTIFICATES**

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, Reserves, and Street the same to be known as "THE WATERFRONT EIGHTH ADDITION" an addition to Wichita, Sedgwick County, Kansas. The land contained herein is held and shall be conveyed subject to any applicable restrictions, reservations and covenants now on file or hereafter filed in the Office of the Register of Deeds of Sedgwick County, Kansas.

All abutters rights of access to or from 13th Street over and across the south line of "THE WATERFRONT EIGHTH ADDITION," are hereby granted to the appropriate governing body, provided however Block 1, shall be placed 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.

Easements for the construction and maintenance of public utilities and drainage, as indicated hereon, are hereby granted to the public.

Streets are hereby dedicated to and for the use of the public.

A drainage plan has been developed for this plat. All drainage easements, rights-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 stormwater.

Lots 1, 3, 4, and 5, Block 1, are required to adhere to the minimum pad elevation herein.

Reserves "A", and "B" are platted for berms, landscaping, irrigation, open space, monuments, sidewalks, and utilities in designated locations (by easement). Reserve "B" is also platted for drainage. The Reserves shall be owned and maintained by the Lot owner's association, provided however, that the undersigned or Lot owner's association as the undersigned successors in interest may, at its discretion deed parcels of said Reserves "A", and "B" to an owner(s) of an adjoining lot subject to the obligation to maintain such deeded parcel in compliance with the provisions hereof and in compliance with the maintenance covenants of any applicable restrictive covenants or regulations.

Beech Lake Investments, LLC, a Kansas Limited Liability Company and also;  
The Waterfront Holding Co., LLC, a Kansas Limited Liability Company

\_\_\_\_\_, Manager  
Johnny W. Stevens, Manager

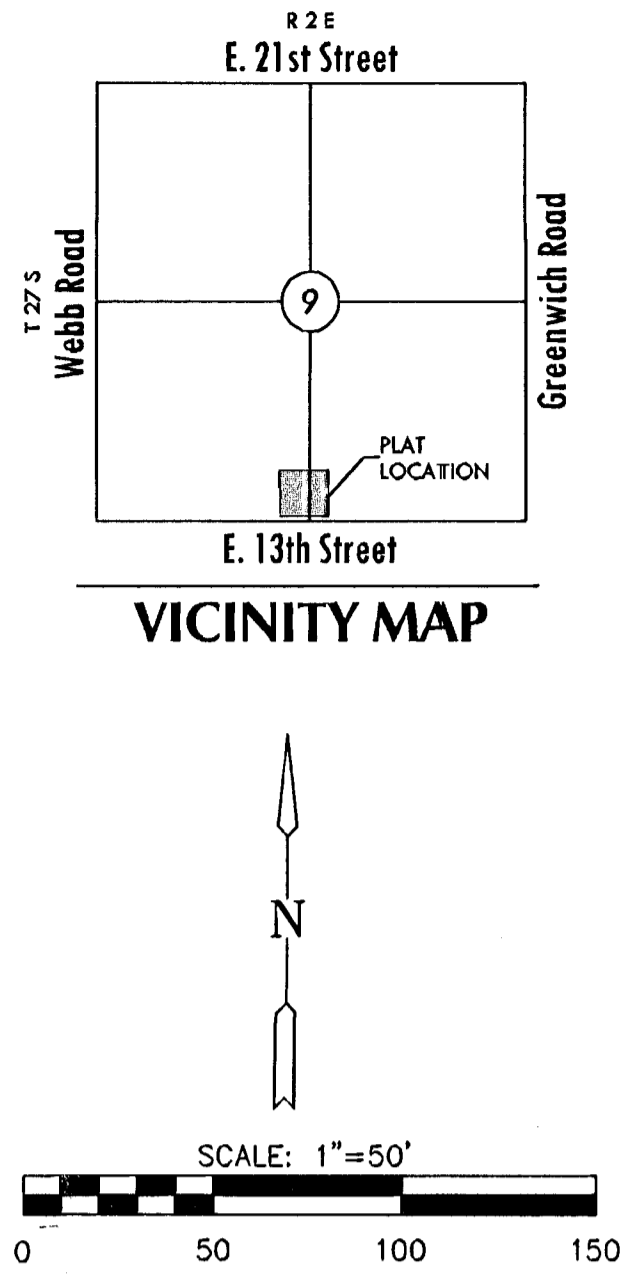
\_\_\_\_\_, Manager  
Stephen L. Clark, Manager

STATE OF KANSAS, SEDGWICK COUNTY} ss:

This instrument was acknowledged before me on \_\_\_ day of \_\_\_\_\_, 2012, by Johnny W. 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:  
My Term Expires: \_\_\_\_\_



Basis of Bearing: Kansas coordinate system of 1983 south zone grid bearing of N89°00'49"E along the S. line of SW ¼, Sec. 9, T27S, R2E, 6th P.M.

This plat is surveyed and platted on NAD88-09 using Kansas state plane south zone coordinates, modified to the surface, having a combined adjustment scale factor of 1.000120014401728

**BENCHMARK**

BM - Square cut on SW. corner of signal light pole base at NE. corner of Webb Rd. and 13th St.  
Elev.=1373.845 (NAVD 88)

**LEGEND**

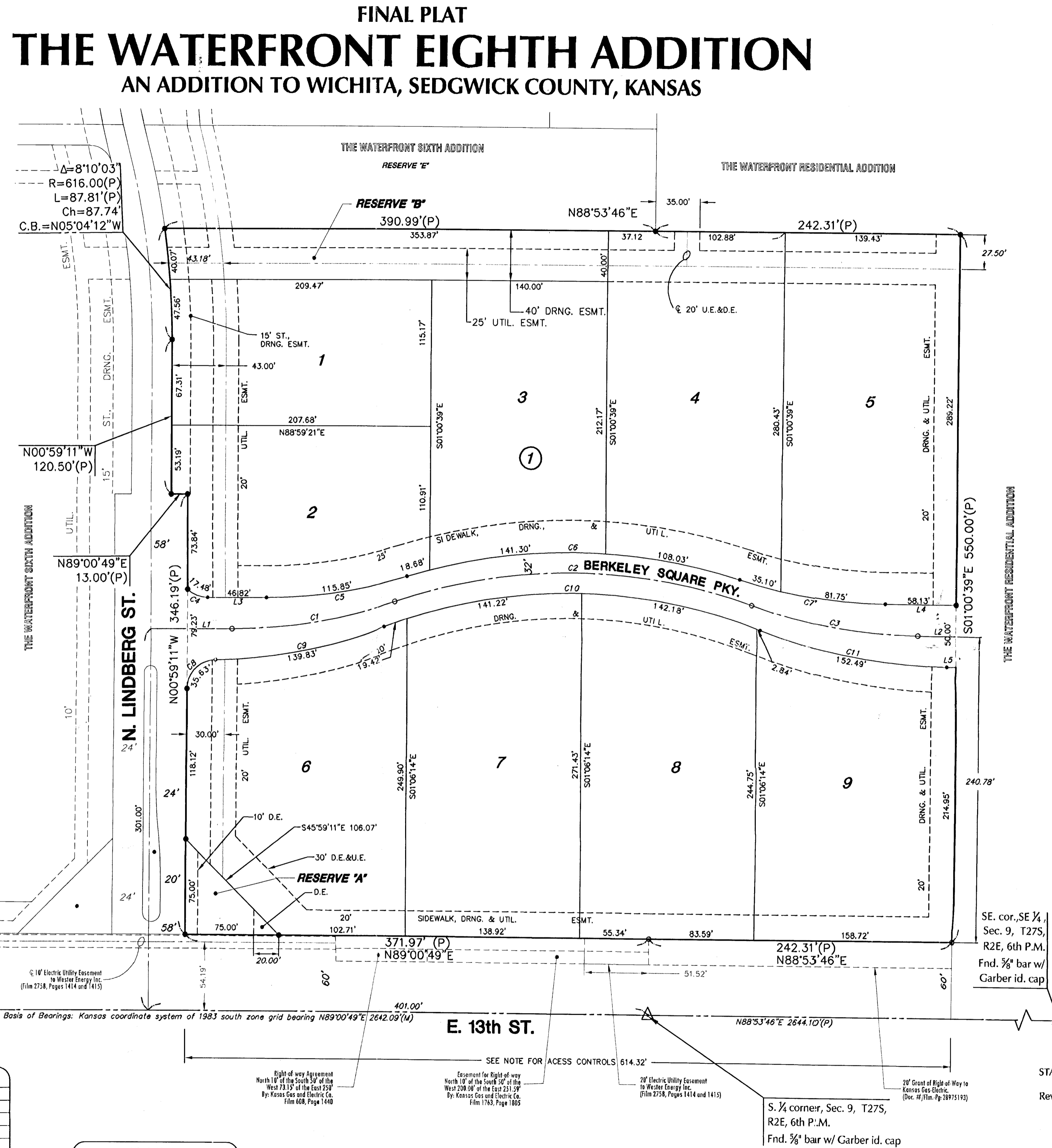
- Date of Survey: October, 2012
- △ = Section Corner Monument Found
- = Found 3/8" Rebar w/ MKEC CLS 39 id. cap
- = Set 3/4" rebar w/ MKEC CLS 39 id. cap
- (P) = Platted
- (D.E.) = Drainage Easement
- (U.E.) = Utility Easement

SW. cor., SW ¼, Sec. 9, T27S, R2E, 6th P.M.  
Fnd. chiseled "X"

CURVE	LENGTH	RADIUS	DELTA
C1	134.30'	400.00'	19°14'11"
C2	288.73'	430.00'	38°28'22"
C3	134.30'	400.00'	19°14'11"
C4	17.48'	23.00'	43°33'24"
C5	115.85'	385.00'	17°14'29"
C6	268.01'	446.00'	34°25'50"
C7	117.00'	390.00'	17°11'21"
C8	35.63'	23.00'	88°45'20"
C9	139.83'	400.00'	20°01'45"
C10	305.67'	414.00'	42°18'10"
C11	152.49'	415.00'	21°03'14"

LINE	LENGTH	BEARING
L1	64.53'	N88°59'21"E
L2	31.74'	N88°59'21"E
L3	46.82'	N88°59'21"E
L4	58.13'	N88°59'21"E
L5	7.38'	N88°59'21"E

MINIMUM PAD ELEVATION LOWEST BUILDING OPENING		
LOT	BLOCK	ELEVATION NAVD 88
1, 3, 4, 5	1	1386.6



**NOTES**

Access Controls: 13th Street - Access points for 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'.

Right of way Agreement North 10' of the South 50' of the West 200' of the East 250' by Kansas Gas and Electric Co. Film 608, Page 1440

Equipment for Right of way North 10' of the South 25' of the West 200' of the East 250' by Kansas Gas and Electric Co. Film 1763, Page 1005

20' Electric Utility Easement to Western Energy Inc. (Film 2738, Pages 1414 and 1415)

20' Grant of Right of Way to Kansas Gas Electric. (Doc. #/Film. Pg. 28975152)

SEE NOTE FOR ACCESS CONTROLS 614.32'

SE. cor., SE ¼, Sec. 9, T27S, R2E, 6th P.M.  
Fnd. 3/8" bar w/ Garber id. cap

**PLANNING COMMISSION CERTIFICATE**

This plat of "THE WATERFRONT EIGHTH ADDITION" 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

\_\_\_\_\_, Chair  
David Dennis, Chair

Attest: \_\_\_\_\_ Secretary  
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 \_\_\_ day of \_\_\_\_\_, 2012

At the direction of the City Council.

\_\_\_\_\_, Mayor  
Carl Brewer, Mayor

Attest: \_\_\_\_\_ City Clerk  
Karen Sublett, City Clerk

**TRANSFER RECORD**

STATE OF KANSAS, SEDGWICK COUNTY} ss:

Entered on transfer record this \_\_\_ day of \_\_\_\_\_, 2012

\_\_\_\_\_, County Clerk  
Kelly B. Arnold, County Clerk

**REGISTER OF DEEDS CERTIFICATE**

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 \_\_\_\_\_, 2012, at \_\_\_ o'clock \_\_\_ M; and is duly recorded.

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

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

**COUNTY SURVEYOR**

STATE OF KANSAS, SEDGWICK COUNTY} ss:

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

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



411 N. WEBB ROAD  
WICHITA, KS. 67206  
316-684-9600