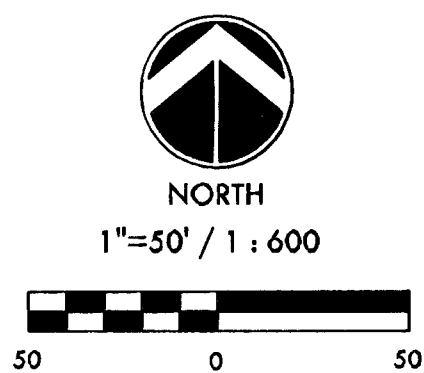
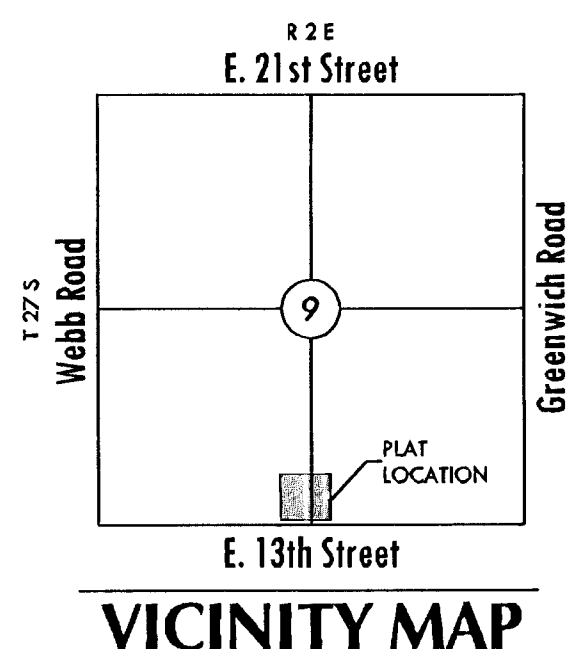


NOTES

1. LOCATION: Located in northeast Wichita, north of 13th Street North and east of Webb Road in an area of mixed uses having single family residential, hotels, and business offices.
2. LOT TOTAL: 9
3. ANNEXATION: City of Wichita
4. EXISTING/PROPOSED USES: Vacant Lot, Offices
5. ZONING: Existing - "LI" Limited Industrial
Proposed - "LI" Limited Industrial
6. PLAT AREA: Gross - 7.89 acres
7. SURVEY DATE: October 2012 (by MKEC)
8. PUBLIC UTILITIES: Municipal sanitary sewer shall be extended to the site from the east. Municipal water is available from the north and east of property.
9. ACCESS CONTROLS: Access points for Block 1 along 13th Street 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'.
10. RESERVES: 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.
11. FLOOD: According to FEMA FIRM Community Unit Panel 20173C0378E, effective date February 2nd, 2007; this property lies within flood zone "X", "Areas determined to be outside the 0.2% annual chance floodplain."
12. DRAINAGE: 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.



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

This plat is surveyed and platted on NAD83 using Kansas state plane south zone coordinates, modified to the surface, having a combined adjustment scale factor of 1.000120014401728

LEGAL DESCRIPTION

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

LEGEND

- EDGE OF TREES
- - DECIDUOUS TREE
- - SIGN
- - POWER POLE
- - ELECTRIC BOX
- - LIGHT POLE
- - FIRE HYDRANT
- - WATER VALVE
- - WATER METER
- - SECTION CORNER
- - BENCHMARK
- - - - - EASEMENT
- - - - - BUILDING SETBACK
- - - - - FENCE
- - - - - STORM SEWER PIPE
- - - - - WATER LINE
- - - - - SANITARY SEWER LINE
- - - - - GAS LINE
- - - - - GAS PIPELINE
- - - - - TELEPHONE LINE
- - - - - UNDERGROUND ELEC.
- - - - - CABLE LINE
- - - - - FIBER OPTIC CABLE

BENCHMARK

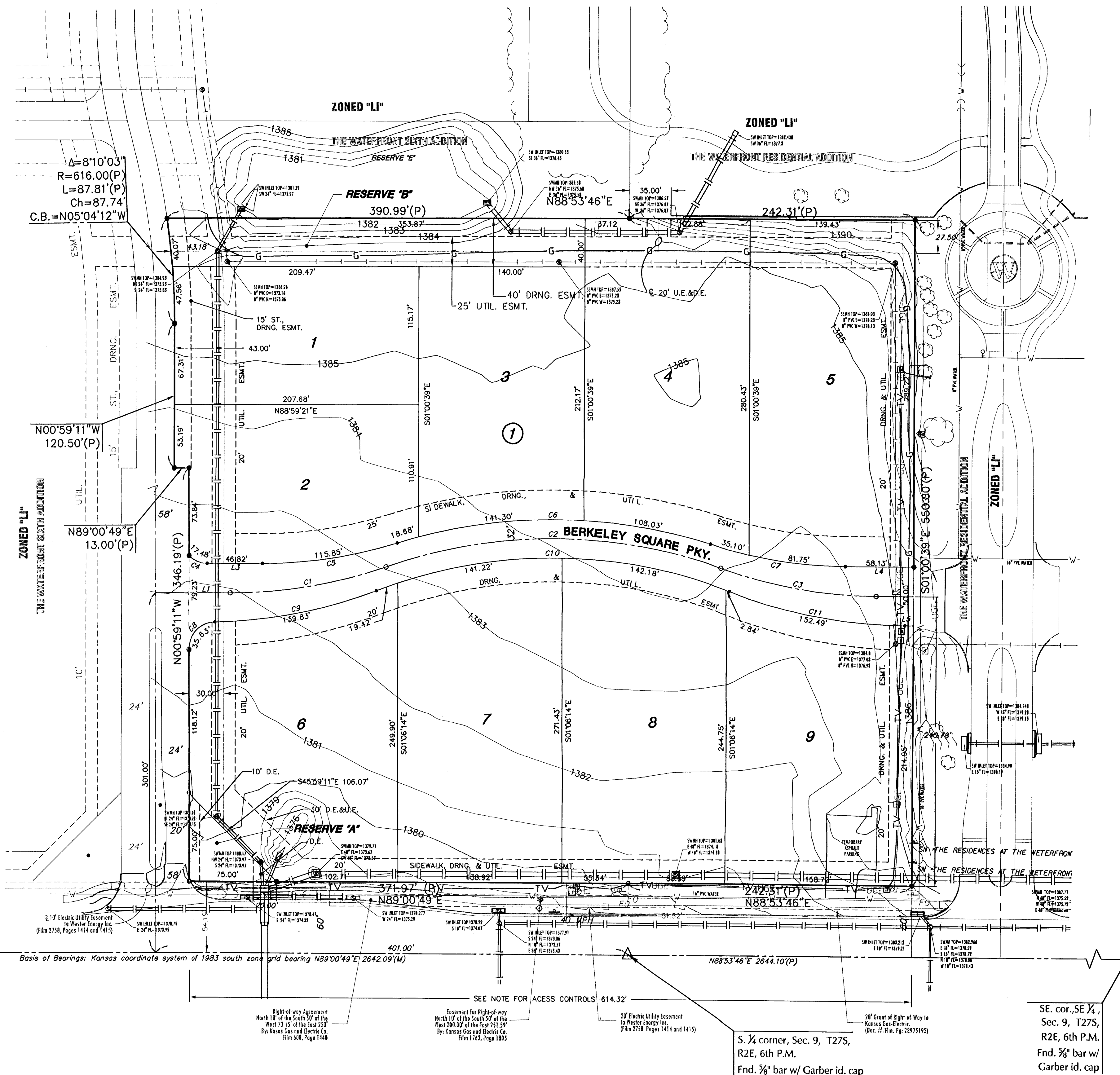
BM - Square cut on SW. corner of signal light pole base at NE. corner of Webb Rd. and 13th St.
Elev.=1373.845 (NAVD 88)

MINIMUM PAD ELEVATION LOWEST OPENING		
LOTS (Inclusive)	BLOCK	ELEVATION (NAVD88)
1, 3, 4, 5	1	1386.6

CURVE TABLE			
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 TABLE		
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

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



Basis of Bearings: Kansas coordinate system of 1983 south zone grid bearing N89°00'49"E 2642.09'(M)

SEE NOTE FOR ACCESS CONTROLS 614.32'

SE. cor., SE ¼, Sec. 9, T27S, R2E, 6th P.M.
Fnd. ¾" bar w/ Garber id. cap

S. ¼ corner, Sec. 9, T27S, R2E, 6th P.M.
Fnd. ¾" bar w/ Garber id. cap

20' Electric Utility Easement to Wester Energy Inc. (Plan 2758, Pages 1414 and 1415)

20' Great of Right of Way to Wester Energy Inc. (Plan 2758, Pages 1414 and 1415)

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Right of Way Agreement North 10' of the South 50' of the West 200.00' of the East 251.59' By: Kansas Gas and Electric Co. Film 208, Page 1410

Easement for Right-of-way North 10' of the South 50' of the West 200.00' of the East 251.59' By: Kansas Gas and Electric Co. Film 156, Page 1805

PRELIMINARY PLAT

A portion of the Southwest Quarter, Section 9, Township 27 South, Range 2 East, 6th P.M.

THE WATERFRONT EIGHTH ADDITION

OWNER/DEVELOPER: Beech Lake Investments, LLC Attn: Johnny Stevens
The Waterfront Holding Co., LLC Attn: Johnny Stevens

1223 N. Rock Road, Bldg. H200, Wichita, KS 67206
PO Box 782257, Wichita, KS 67278

316-636-2100
316-636-2100



Submitted Oct. 22nd
Subdivision Hearing: Nov. 8th
MAPC Hearing: Nov. 15th, 2012

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

10/22/2012 09:55:47 AM CST