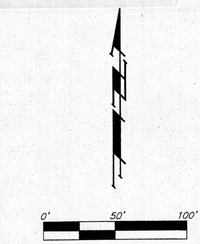
FINAL TRACING REC'D 3.9.17 SUB2016000033

# THE WATERFRONT NINTH ADDITION

## WICHITA, SEDGWICK COUNTY, KANSAS

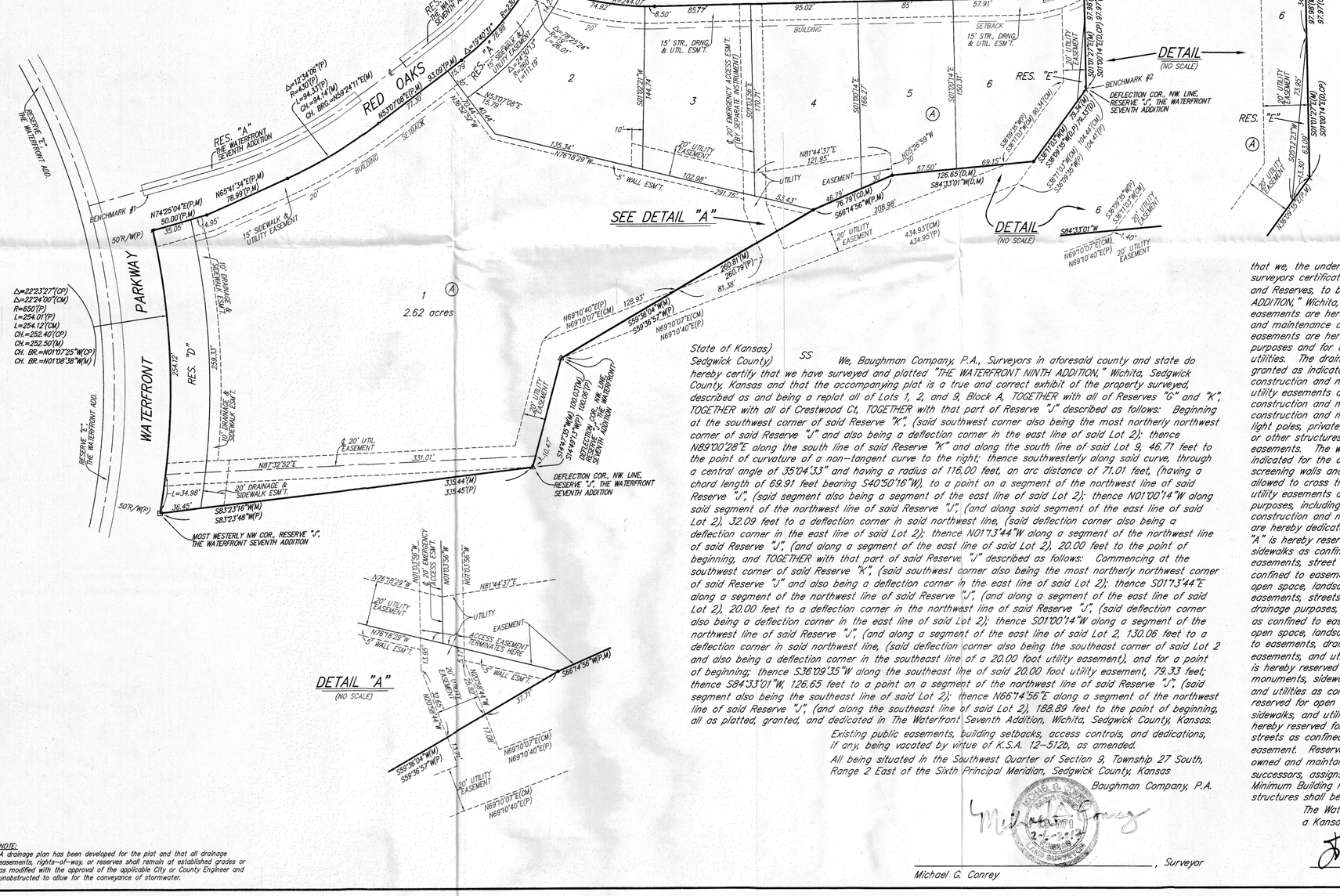
PW-ENGINEERING 1-71
Arceli Rosas
FOR YOUR FILES




- ● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- ■ = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- □ = #5 REBAR W/ "MKEC" CAP (FOUND)
- △ = #5 REBAR W/ "RAB" CAP (FOUND)
- X = CHISELED CROSS (FOUND)(ORIGIN UNKNOWN)

(M) = MEASURED
(P) = PLATTED
(D) = DESCRIBED
(CM) = CALCULATED PER MEASURE
(CP) = CALCULATED PER PLATTED INFO.
(CD) = CALCULATED PER DESCRIBED INFO.

NOTE
STANDARD GATING AND SIGNING ARE REQUIRED PER CITY FIRE DEPARTMENT STANDARDS FOR THE 20 FOOT EMERGENCY ACCESS EASEMENT AS GRANTED BY SEPARATE INSTRUMENT.




| MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES | | |
|---|---|---|
| LOT | BLOCK | ELEVATION NAVD88 |
| 1, 4–7 | A | 1381.0 |

BENCHMARK #1:
CHISELED SQUARE ON TOP OF CURB, WEST END OF SOUTH MEDIAN CURB WITHIN RED OAKS R/W, EAST SIDE OF WATERFRONT PARKWAY R/W. (SEE FACE OF PLAT). ELEV. = 1380.50 NAVD88

BENCHMARK #2:
CHISELED CROSS ON CONC. SIDEWALK, DEFLECTION CORNER IN NORTHWEST LINE OF RESERVE "J", THE WATERFRONT SEVENTH ADDITION. (SEE FACE OF PLAT). ELEV. = 1381.88 NAVD88

NOTE:
A drainage plan has been developed for the plat and that 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.

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

Dated this 15th day of DECEMBER, 2016.

Wichita-Sedgwick County Metropolitan Area Planning Commission

David W. Foster, Chair

Dale Miller, Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 21st day of March, 2017.

Jeff Longwell, Mayor

Karen Sublett, City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this 16th day of March, 2017.

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

Entered on transfer record this _____ day of _____, 2017.

_____, County Clerk
Kelly B. Arnold

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Blocks, a Street, and Reserves, to be known as "THE WATERFRONT NINTH ADDITION," 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 and sidewalk easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of a sidewalk. The sidewalk and utility easements are hereby granted as indicated for the construction and maintenance of a sidewalk and for the construction and maintenance of all public utilities. No signs, light poles, private drainage systems, masonry trash enclosures or other structures shall be located within public utility easements. The wall easements are hereby granted as indicated for the construction and maintenance of private screening walls and utility main lines and service lines shall be allowed to cross these easements. The street, drainage, and utility easements are hereby granted as indicated for street purposes, including sidewalks, for drainage purposes, and for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for open space, landscaping, berms, sidewalks as confined to easements, streets as confined to easements, street lighting, drainage purposes, and utilities as confined to easements. Reserve "B" is hereby reserved for open space, landscaping, berms, sidewalks as confined to easements, streets as confined to easements, street lighting, drainage purposes, walls as confined to easements, and utilities as confined to easements. Reserve "C" is hereby reserved for open space, landscaping, berms, sidewalks, streets as confined to easements, drainage purposes, walls as confined to easements, and utilities as confined to easements. Reserve "D" is hereby reserved for open space, landscaping, entry monuments, sidewalks, berms, street lighting, drainage purposes, and utilities as confined to easements. Reserve "E" is hereby reserved for open space, landscaping, drainage purposes, sidewalks, and utilities as confined to easement. Reserve "F" is hereby reserved for open space, landscaping, drainage purposes, streets as confined to easement, and utilities as confined to easement. Reserves "A", "B", "C", "D", "E", and "F" shall be owned and maintained by the current owner, and/or their successors, assigns, and/or a Lot Owners Association. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

The Waterfront Holding Co., LLC,
a Kansas limited liability company

Johnny Stevens, Manager

State of Kansas)
Sedgwick County) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 2017 at _____ o'clock ___M; and is duly recorded.

Tonya Buckingham, Register of Deeds

Judy J. Paget, Deputy

We, the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "THE WATERFRONT NINTH ADDITION," Wichita, Sedgwick County, Kansas.

Commerce Bank

CRAIG DUERKSEN, EVP (Title)

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 7th day of FEBRUARY, 2017, by CRAIG DUERKSEN, EVP (Title) of Commerce Bank, on behalf of the bank.

PATSY E. NELLIS, Notary Public

My App't. Exp. 12-21-17

PATSY E. NELLIS
NOTARY PUBLIC
STATE OF KANSAS
MY APPT. EXPIRES 12-21-17

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 6TH day of FEBRUARY, 2017, by Johnny Stevens, Manager of The Waterfront Holding Co., LLC, a Kansas limited liability company, on behalf of the limited liability company.

JUDITH M. TERHUNE
Notary Public - State of Kansas
My Appt. Expires 11-7-17

JUDITH M. TERHUNE, Notary Public

My App't. Exp. 11-7-17

State of Kansas)
Sedgwick County) SS We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "THE WATERFRONT NINTH ADDITION," Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat all of Lots 1, 2, and 9, Block A, TOGETHER with all of Reserves "C" and "K", TOGETHER with all of Crestwood Ct, TOGETHER with that part of Reserve "J" described as follows: Beginning at the southwest corner of said Reserve "K", (said southwest corner also being the most northerly northwest corner of said Reserve "J" and also being a deflection corner in the east line of said Lot 2); thence N89°00'28"E along the south line of said Reserve "K" and along the south line of said Lot 9, 46.71 feet to the point of curvature of a non-tangent curve to the right; thence southwesterly along said curve, through a central angle of 35°04'33" and having a radius of 116.00 feet, an arc distance of 71.01 feet, (having a chord length of 69.91 feet bearing S40°50'16"W), to a point on a segment of the northwest line of said Reserve "J", (said segment also being a segment of the east line of said Lot 2); thence N01°00'14"W along said segment of the northwest line of said Reserve "J", (and along said segment of the east line of said Lot 2), 32.09 feet to a deflection corner in said northwest line, (said deflection corner also being a deflection corner in the east line of said Lot 2); thence N01°13'44"W along a segment of the northwest line of said Reserve "J", (and along a segment of the east line of said Lot 2), 20.00 feet to the point of beginning, and TOGETHER with that part of said Reserve "J" described as follows: Commencing at the southwest corner of said Reserve "K", (said southwest corner also being the most northerly northwest corner of said Reserve "J" and also being a deflection corner in the east line of said Lot 2); thence S01°13'44"E along a segment of the northwest line of said Reserve "J", (and along a segment of the east line of said Lot 2), 20.00 feet to a deflection corner in the northwest line of said Reserve "J", (said deflection corner also being a deflection corner in the east line of said Lot 2); thence S01°00'14"W along a segment of the northwest line of said Reserve "J", (and along a segment of the east line of said Lot 2, 130.06 feet to a deflection corner in said northwest line, (said deflection corner also being the southeast corner of said Lot 2 and also being a deflection corner in the southeast line of a 20.00 foot utility easement), and for a point of beginning; thence S36°09'35"W along the southeast line of said 20.00 foot utility easement, 79.33 feet; thence S84°33'01"W, 126.65 feet to a point on a segment of the northwest line of said Reserve "J", (said segment also being the southeast line of said Lot 2); thence N66°14'56"E along a segment of the northwest line of said Reserve "J", (and along the southeast line of said Lot 2), 188.89 feet to the point of beginning, all as platted, granted, and dedicated in The Waterfront Seventh Addition, Wichita, Sedgwick County, Kansas.

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

All being situated in the Southwest Quarter of Section 9, Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas

Baughman Company, P.A.

Michael G. Conrey, Surveyor


Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE
E:/PROJECTS/Waterfront Ninth Addition/Waterfront 9th_F.DWG-RKR