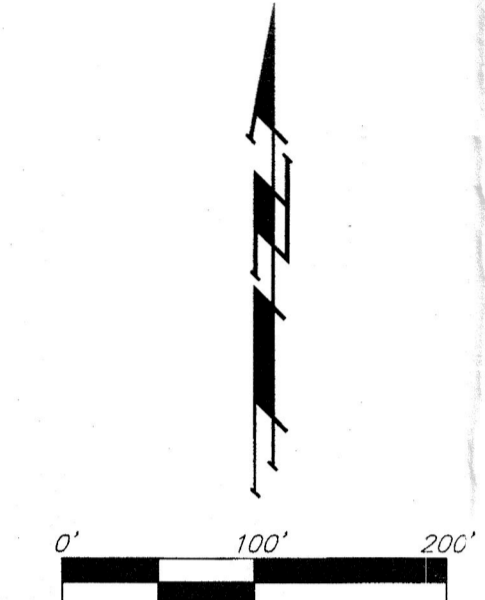
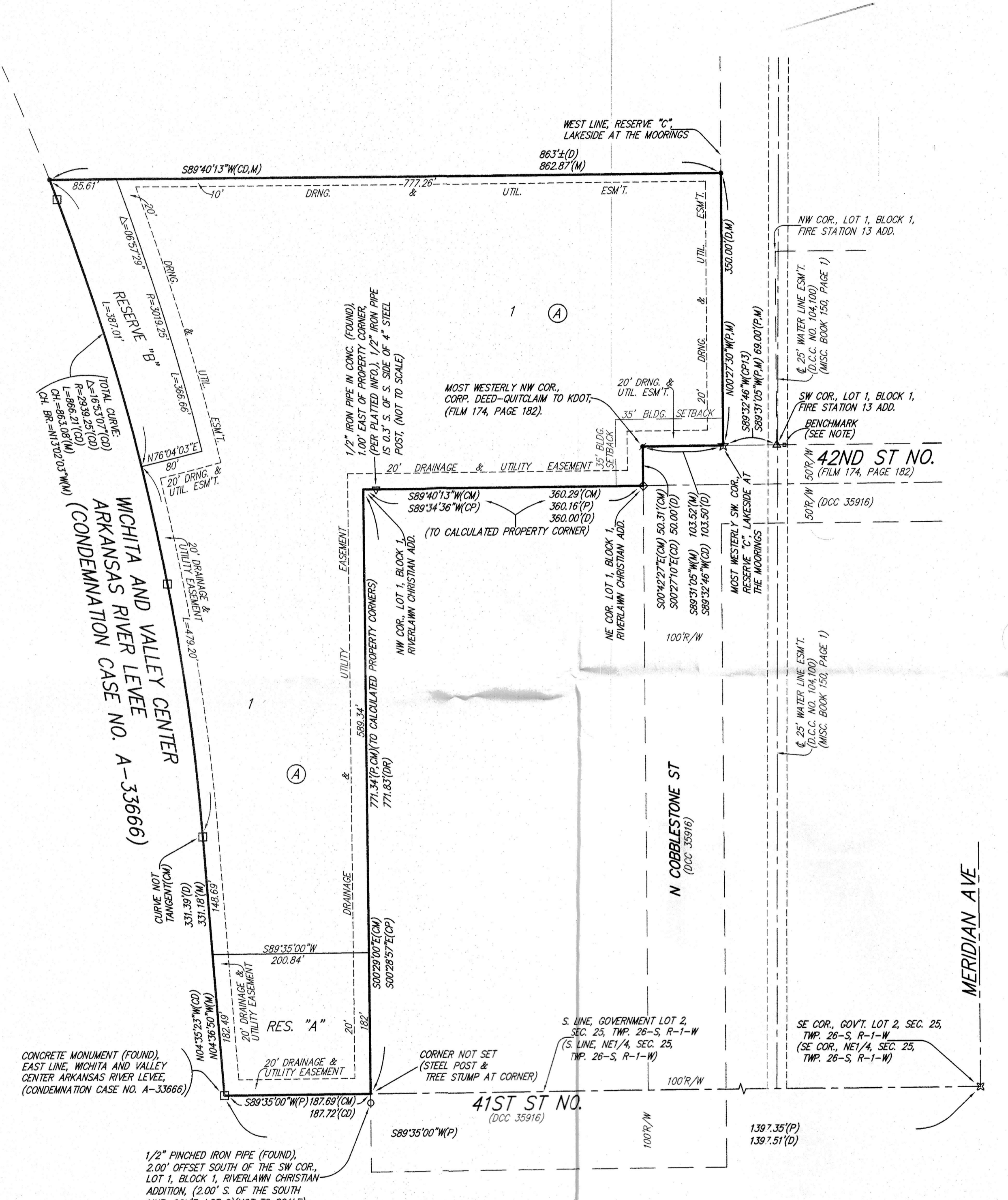


LAKESIDE AT THE MOORINGS 2ND

WICHITA, SEDGWICK COUNTY, KANSAS



NOTE:
ADDITIONAL BUILDING SETBACK
REQUIREMENTS PER LAKESIDE AT THE
MOORINGS COMMUNITY UNIT PLAN DP-323

- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
 - = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
 - = 1/2" PINCHED IRON PIPE (FOUND)
 - = 3/4" IRON PIPE (FOUND)
 - = 1/2" IRON PIPE (FOUND)
 - = CONCRETE MONUMENT (FOUND)
 - ★ = 60# NAIL W/ "BAUGHMAN" CAP IN COTTONWOOD TREE (SET)
- (M) = MEASURED
(P) = PLATTED
(D) = DESCRIBED
(OM) = CALCULATED PER MEASURED INFO.
(OP) = CALCULATED PER PLATTED INFO.
(CD) = CALCULATED PER DESCRIBED INFO.
(CPI3) = CALCULATED PER PLATTED INFO FROM FIRE STATION 13 ADDITION

BENCHMARK:
CHISELED SQUARE, SOUTHWEST CORNER OF
CONCRETE SURFACE AT NORTH LINE OF WEST
DRIVE, 9.78' EAST OF SOUTHWEST CORNER OF
LOT 1, BLOCK 1, FIRE STATION 13 ADDITION.
ELEVATION = 1,326.75 NAVD88

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION
1	A	1,329.5

State of Kansas) SS We, Baughman Company, P.A., Surveyors in aforesaid
Sedgwick County) Sedgwick County do hereby certify that we have surveyed and platted "LAKESIDE AT THE
MOORINGS 2ND", Wichita, Sedgwick County, Kansas and that the accompanying plat is a
true and correct exhibit of the property surveyed, described as follows: That part of
Government Lot 2 in Section 25, Township 26 South, Range 1 West of the Sixth Principal
Meridian, Sedgwick County, Kansas lying east of and abutting the east line of the parcels
condemned in Condemnation Case No. A-33666, lying west of and abutting and south
of and abutting the following described line: Beginning at the most westerly southwest
corner of Reserve "C", Lakeside at the Moorings, Wichita, Sedgwick County, Kansas, said
most westerly southwest corner also being a point on the north line of that part of said
Government Lot 2 conveyed to the Kansas Department of Transportation in the
Corporation Deed-Quitclaim recorded in Film 174 at Page 132; thence northerly along the
west line of said Reserve "C", 350.00 feet; thence westerly with a deflection angle to the
left of 89°52'17", 86.3 feet, more or less, to a point on the east line of the parcels
condemned in said Condemnation Case No. A-33666, and for a point of termination,
and lying generally west of and abutting and generally north of, and abutting the following
described line: Beginning at the most westerly southwest corner of said Reserve "C",
said most westerly southwest corner also being a point on the north line of that part of
said Government Lot 2 conveyed to the Kansas Department of Transportation in said
Corporation Deed-Quitclaim recorded in Film 174 at Page 132; thence westerly along the
north line of that part of said Government Lot 2 conveyed to the Kansas Department of
Transportation in said Corporation Deed-Quitclaim, 103.50 feet to the most westerly
northwest corner of that part of said Government Lot 2 conveyed to the Kansas
Department of Transportation in said Corporation Deed-Quitclaim; thence southerly along
the west line of that part of said Government Lot 2 conveyed to the Kansas Department
of Transportation in said Corporation Deed-Quitclaim, 50.00 feet to the southwest corner
of that part of said Government Lot 2 conveyed to the Kansas Department of
Transportation in said Corporation Deed-Quitclaim, said southwest corner also being the
northeast corner of Riverlawn Christian Addition, Wichita, Sedgwick County, Kansas; thence
westerly along the north line of said Riverlawn Christian Addition, 360.00 feet (described
per plat of said Riverlawn Christian Addition), 360.00 feet (measured per plat of said
Riverlawn Christian Addition), to the northwest corner of said Riverlawn Christian Addition;
thence southerly along the west line of said Riverlawn Christian Addition, 771.83 feet
(described per plat of said Riverlawn Christian Addition), 771.34 feet (measured), to the
intersection with the south line of said Government Lot 2, and for a point of termination.

Existing public easements, dedications, building setbacks, and access
controls, if any, being vacated by virtue of K.S.A. 12-512b, as amended.
All being situated in Government Lot 2, Section 25,
Twp. 26-S, R-1-W of the 6th P.M., Sedgwick County, Kansas.
Baughman Company, P.A.

Michael G. Conroy, Surveyor
13-871
4-5-2018

Know all men by these presents that we, the
undersigned, have caused the land in the surveyors certificate to be platted into a
Lot, a Block, and Reserves, to be known as "LAKESIDE AT THE MOORINGS 2ND",
Wichita, Sedgwick County, Kansas. The drainage and utility easements are hereby
granted as indicated for drainage purposes 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 unless
permitted by the Public Works Department of the appropriate governing body.
Reserve "A" is hereby reserved for landscaping, open space, berms, lakes,
detention/retention areas, drainage purposes, and utilities as confined to easements.
Reserve "B" is hereby reserved for landscaping, open space, berms, lakes,
detention/retention areas, and drainage purposes. Reserves "A" and "B" shall be
owned and maintained by the owner of Lot 1, Block A. FEMA floodplain and
regulatory roadway boundaries are subject to periodic change and such change may
affect the intended land use within the subdivision. 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, a Kansas limited liability company, a/k/a
CBB North Lakes, LLC, a Kansas limited liability company

Brad C. Bachman, Managing Member
Kurt William Bachman, Managing Member

State of Kansas) SS The foregoing instrument acknowledged before me,
Sedgwick County) this 27th day of APRIL, 2018, by Brad C. Bachman, Managing Member,
and Kurt William Bachman, Managing Member, of CBB Northlakes, LLC, a Kansas
limited liability company, a/k/a CBB North Lakes, LLC, a Kansas limited liability
company, on behalf of the limited liability company.

Judith M. Terhune, Notary Public
My App't. Exp. 11-7-21

This plat of "LAKESIDE AT THE MOORINGS 2ND",
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 _____, 2018.
Wichita-Sedgwick County Metropolitan Area Planning Commission

Joseph A. Johnson, Chairman
Dale Miller, Secretary
Jeff Longwell, Mayor, City of Wichita
Karen Sublett, City Clerk

This plat approved and all dedications shown hereon
accepted by the City Council of the City of Wichita, Kansas, this _____ day
of _____, 2018.

Reviewed in accordance with K.S.A. 58-2005 on
this _____ day of _____, 2018.

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

Entered on transfer record this _____ day
of _____, 2018.
Kelly B. Arnold, County Clerk

State of Kansas) SS This is to certify that this plat has been filed for record
Sedgwick County) in the office of the Register of Deeds, this _____ day of _____, 2018
at _____ o'clock _____ M.; and is duly recorded.

Tonya Buckingham, Register of Deeds
Judy J. Paget, Deputy

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE