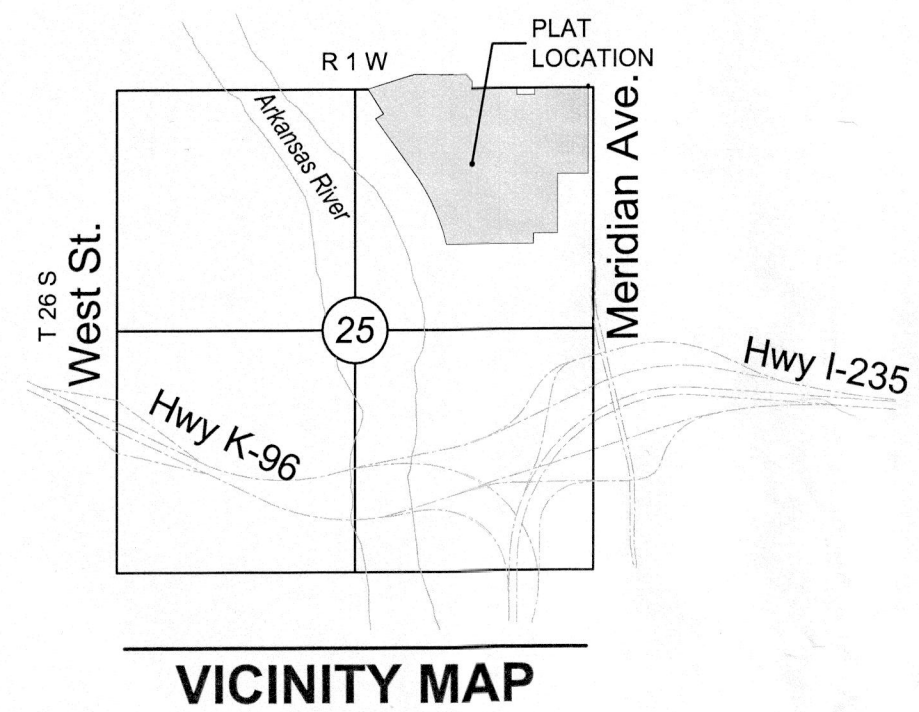


FINAL PLAT

COURTYARDS AT THE MOORINGS ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



LOT(S) INCLUSIVE	BLOCK	ELEVATION NAVD 88
1-10	1	1329.4
1-63	2	1329.4
1-5	3	1329.4
1-4	4	1329.4
1-5	5	1329.4
1-8	6	1329.4
1-10	7	1329.4
1-4	8	1329.4
1-5	9	1329.4
1-3	10	1329.4
1-4	11	1329.4
1-5	12	1329.4
1-4	13	1329.4
1-4	14	1329.4
1-8	15	1329.4
1-8	16	1329.4
1-8	17	1329.4
1-4	18	1329.4
1-5	19	1329.4
1-8	20	1329.4

FLOODWAY NOTE:

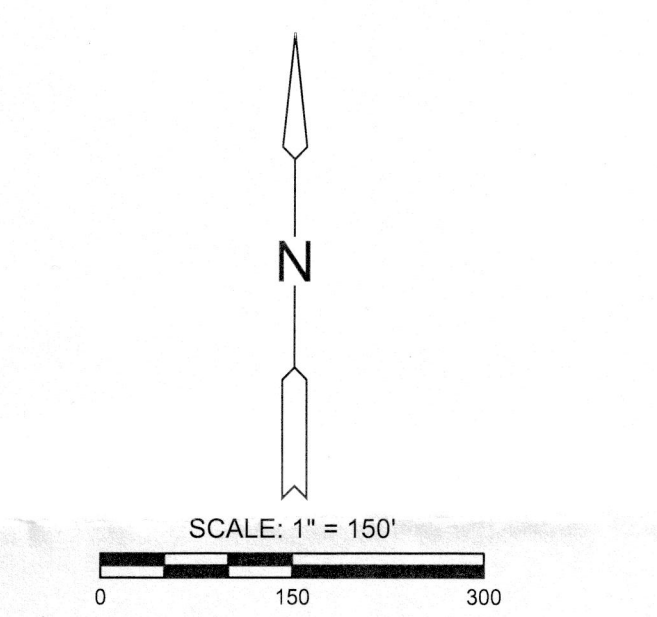
FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision. Portions of the land within the plat boundaries are encumbered with a floodplain at the time of final platting. No permanent buildings shall be constructed within the floodplain, nor any fill, change in grade, creation of channel or other work be carried on without the written permission of the Floodplain Manager. For further information, see current applicable FEMA Flood Insurance Rate Maps (FIRM). See drainage plan/report on file with the City of Wichita for the base flood elevations and floodway/floodplain delineations.

NOTES:

- This plat of "Courtyards at the Moorings Addition" is subject to the conditions of the Planned Unit Development PUD No. 95. The platted building setbacks are established with the PUD or as shown hereon.
- Alley Lot Access Controls: As to Lots 8, 9, and 10, Block 1, all Lots within Block 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, and 20, there shall be no motor vehicle access to said Lots to public street rights-of-way, except, by way of the platted public Alleys (see Owner's Certificate, Page 5).
- A portion of a Pipeline Easement recorded on Film 512, Page 167, affecting a portion of Reserve N; TOGETHER WITH a Pipeline Easement recorded on Film 514, Page 479, affecting Lots 14, 15, and 16, Block 2; TOGETHER WITH a portion of an Electric Utility Easement recorded on Film 1192, Page 314, affecting Lot 11, Block 1 and Lots 1 and 2, Block 2; TOGETHER WITH an Electric Utility Easement recorded on Film 1192, Page 315, affecting Lots 1 and 2 Block 2 are not depicted hereon.



- ### LEGEND
- Date of Survey: 12/20/2021
- △ = Section Corner Monument Found
 - = Found 3/8" rebar w/ MKEC CLS 39 id. cap or see annotation for type
 - = Set 3/8" rebar w/ MKEC CLS 39 id. cap
 - ⊕ = Benchmark
 - (M) = Measured
 - (P) = Platted
 - (D) = Described
 - (CM) = Calculated from Measurement
 - (CP) = Calculated from Plat
 - (CD) = Calculated from Described
 - Drng. = Drainage
 - Util. = Utility
 - Sdwbk. = Sidewalk
 - St. = Street
 - Esmt. = Easement
 - ① = Lot
 - ① = Block



Basis of Bearings: Kansas coordinate system of 1983 south zone bearing of N01°08'35"W on the east line of Northeast Quarter, Section 25, Township 26 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas. 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

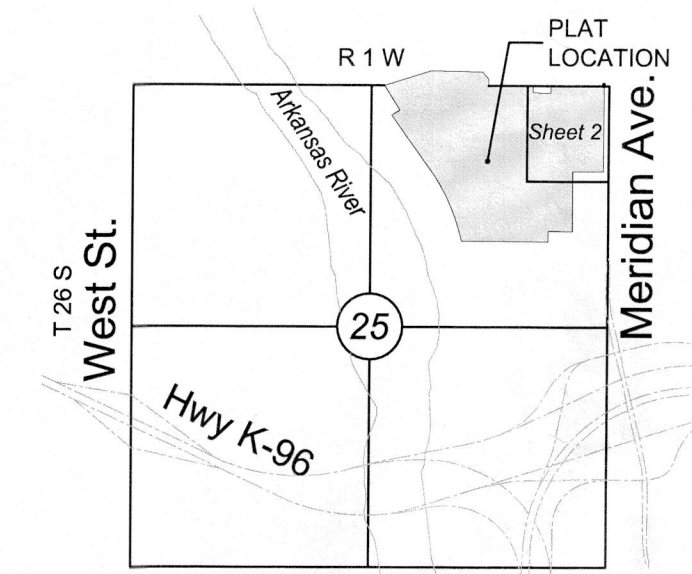
BENCHMARK

BM#1 Chiseled "X" top of north curb on north access drive to Meriturst Credit Union from Meridian Ave. 45' northwest of sanitary manhole, 40 feet east of back of curb corner, 29 feet north of south access drive back of curb. Elev.=1329.89 NAVD88

Courtyards at the Moorings Addition (SUB2022-00013)



FINAL PLAT COURTYARDS AT THE MOORINGS ADDITION AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



VICINITY MAP

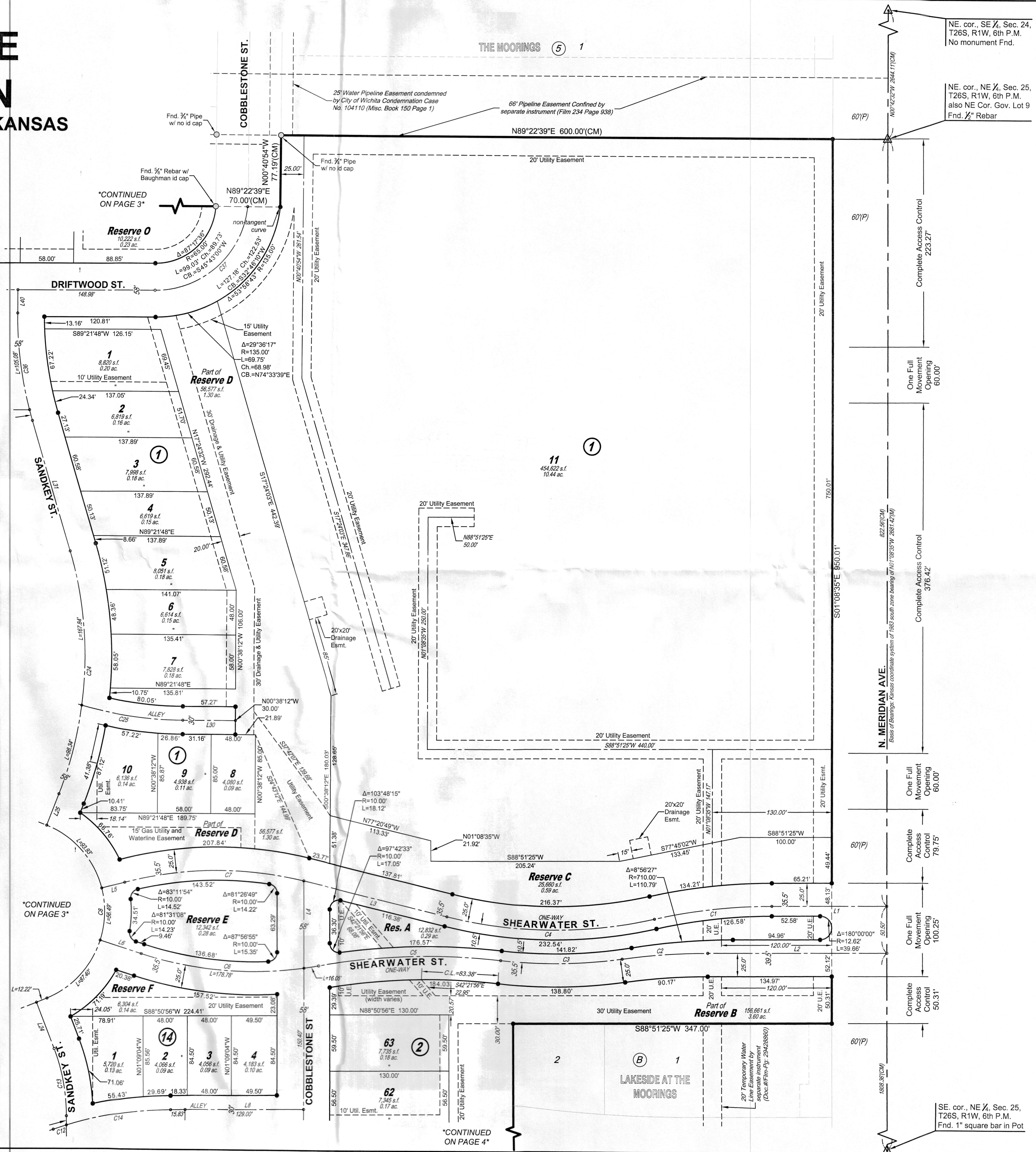
Line #	Length	Direction
L1	125.21'	S88°51'25"W
L2	194.97'	S88°51'25"W
L3	161.58'	N77°20'49"W
L4	93.73'	N01°09'04"W
L5	25.84'	S74°32'14"W
L6	46.94'	N73°05'49"W
L8	144.83'	S88°50'56"W
L24	53.32'	S22°08'46"E
L25	36.10'	S20°43'08"W
L30	57.27'	N89°21'48"E
L31	146.50'	S17°24'32"E
L40	25.12'	S00°38'12"E

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	128.84'	600.00'	12°18'11"	S82°42'19"W	128.59'
C2	93.51'	700.00'	7°39'14"	S85°01'47"W	93.44'
C3	132.62'	536.00'	14°10'33"	S88°11'27"W	132.28'
C4	227.76'	500.00'	26°05'57"	S89°36'12"W	225.79'
C5	200.16'	700.00'	16°22'59"	S87°11'14"W	199.48'
C6	194.83'	400.00'	27°54'26"	N87°03'02"W	192.91'
C7	196.28'	400.00'	28°05'56"	S88°35'42"W	194.32'
C8	237.82'	100.00'	136°15'36"	S01°09'04"E	185.61'
C12	15.07'	400.00'	2°09'30"	S71°20'07"W	15.07'
C13	73.29'	200.00'	20°59'41"	S11°38'55"E	72.88'
C14	114.73'	400.00'	16°26'03"	S80°37'54"W	114.34'
C24	266.18'	400.00'	38°07'40"	S01°39'18"W	261.30'
C25	110.98'	400.00'	15°53'49"	S82°41'18"E	110.63'
C36	117.09'	400.00'	16°46'20"	S09°01'22"E	116.67'
C37	148.03'	100.00'	84°48'44"	S46°57'26"W	134.88'

LOTS inclusive	BLOCK	LOWEST OPENINGS NAVD 88
62-63	2	1329.4
1-10	1	1329.4
1-4	14	1329.4

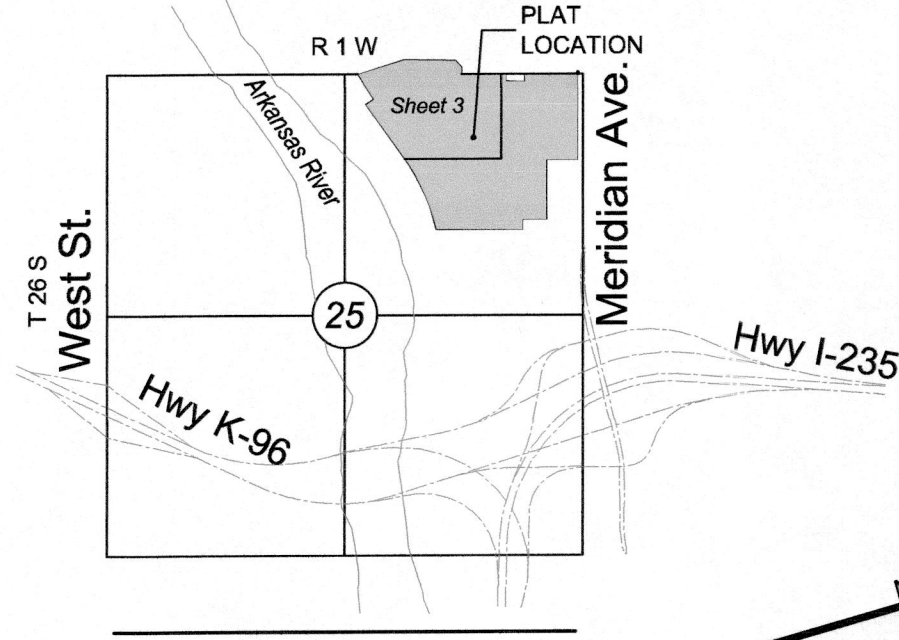
BENCHMARK

BM#1 Chiseled "X" top of north curb on north access drive to Meritrust Credit Union from Meridian Ave. 48' northwest of sanitary manhole, 40 feet east of back of curb corner, 29 feet north of south access drive back of curb. Elev. = 1329.89 NAVD88



COURTYARDS AT THE MOORINGS ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



Line #	Length	Direction
L25	36.10'	S20°43'08"W
L26	32.61'	N69°01'46"E
L27	203.34'	S31°34'54"E
L28	86.16'	S31°34'54"E
L29	111.80'	N21°02'21"W
L30	57.27'	N89°21'48"E
L31	146.50'	S17°24'32"E
L32	339.04'	S89°21'48"W
L33	216.94'	S89°21'48"W
L34	67.79'	S12°19'08"W
L35	27.00'	N45°45'31"W
L36	7.06'	N45°45'31"W
L37	53.88'	N00°38'12"W
L38	92.31'	N00°38'12"W
L39	656.77'	S89°21'48"W
L40	25.12'	S00°38'12"E

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C22	582.09'	800.00'	41°41'22"	N89°52'27"E	569.34'
C23	189.10'	600.00'	18°03'27"	N12°00'38"W	188.32'
C24	266.18'	400.00'	38°07'40"	S01°39'18"W	261.30'
C25	110.98'	400.00'	15°53'49"	S82°41'18"E	110.63'
C26	20.75'	400.00'	2°58'19"	S73°15'14"E	20.74'
C27	305.82'	1000.00'	17°31'20"	S80°31'45"E	304.63'
C28	394.16'	1000.00'	22°35'01"	N79°25'04"E	391.61'
C29	44.52'	200.00'	12°45'19"	S25°12'15"E	44.43'
C30	114.93'	150.00'	43°54'02"	S09°37'53"E	112.14'
C31	474.95'	225.00'	120°56'42"	S28°53'27"W	391.55'
C32	241.78'	70.00'	197°53'53"	S02°50'17"E	138.30'
C33	117.49'	150.00'	44°52'41"	N68°11'52"W	114.51'
C34	118.13'	150.00'	45°07'19"	N23°11'52"W	115.10'
C35	142.44'	400.00'	20°24'09"	N10°50'17"W	141.68'
C36	117.09'	400.00'	16°46'20"	S09°01'22"E	116.67'
C37	148.03'	100.00'	84°48'44"	S46°57'26"W	134.88'

LOTS inclusive	BLOCK	ELEVATION NAVD 88
1-10	1	1329.4
1-27	2	1329.4
1-5	3	1329.4
1-4	4	1329.4
1-5	5	1329.4
1-8	6	1329.4
1-10	7	1329.4
1-4	8	1329.4
1-5	9	1329.4
1	10	1329.4
1	11	1329.4

LEGEND
 Date of Survey: 12/20/2021
 Δ = Section Corner Monument Found
 ● = Found 3/4" rebar w/ MKEC CLS 39 id. cap or see annotation for type
 ● = Set 3/4" rebar w/ MKEC CLS 39 id. cap
 ● = Benchmark
 (M) = Measured
 (P) = Platted
 (D) = Described
 (CM) = Calculated from Measurement
 (CP) = Calculated from Plat
 (CD) = Calculated from Described
 Drng. = Drainage
 Util. = Utility
 Swk. = Sidewalk
 St. = Street
 Esmt. = Easement
 1 = Lot
 ① = Block



BENCHMARK
 BM#1 Chiseled "X" top of north curb on north access drive to Meritway Credit Union from Meridian Ave. 45' northwest of sanitary manhole, 40 feet east of back of curb corner, 29 feet north of south access drive back of curb.
 Elev. = 1329.89 NAVD88

SCALE: 1"=60'

Basis of Bearings: Kansas coordinate system of 1983 south zone bearing of N01°08'35"W on the east line of Northeast Quarter, Section 25, Township 28 South, Range 1 West of the Sixth Principal Meridian, Sedgewick County, Kansas.
 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

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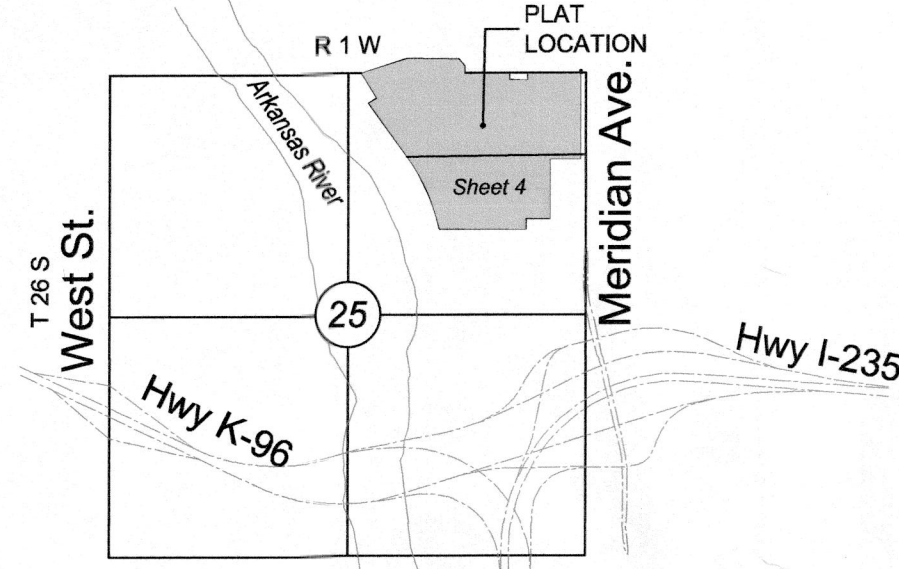
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COURTYARDS AT THE MOORINGS ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

FINAL PLAT



VICINITY MAP

LOTS Inclusive	BLOCK	ELEVATION NAVD 88
28-63	2	1329.4
1-3	10	1329.4
1-4	11	1329.4
1-5	12	1329.4
1-4	13	1329.4
1-4	14	1329.4
1-8	15	1329.4
1-8	16	1329.4
1-8	17	1329.4
1-4	18	1329.4
1-5	19	1329.4
1-8	20	1329.4

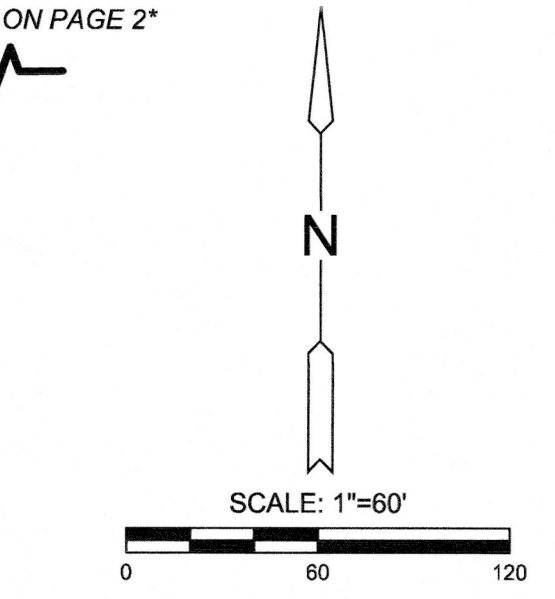
BENCHMARK
 BM#1 Chiseled "X" top of north curb on north access drive to Meritrust Credit Union from Meridian Ave. 45' northwest of sanitary manhole, 40 feet east of back of curb corner, 29 feet north of south access drive back of curb.
 Elev. = 1329.89 NAVD88

Line #	Length	Direction
L6	46.94'	N73°05'49"W
L7	571.61'	N01°09'04"W
L8	144.83'	S88°50'56"W
L9	455.22'	N01°09'04"W
L10	692.80'	N88°50'56"E
L11	448.67'	S01°09'04"E
L12	281.69'	N88°50'56"E
L13	517.87'	N01°09'04"W
L14	147.41'	N88°50'56"E
L15	8.78'	S15°05'11"W
L16	95.75'	S01°09'04"E
L17	184.50'	S26°43'04"E
L18	114.82'	S26°43'04"E
L19	55.69'	S09°07'43"W
L20	55.63'	N76°49'12"W
L21	170.90'	S13°10'48"W
L22	148.34'	N81°12'32"W
L23	290.21'	N01°09'04"W
L24	53.32'	S22°08'46"E

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C3	132.62'	536.00'	14°10'33"	S88°17'27"W	132.28'
C5	200.16'	700.00'	16°22'59"	S87°11'14"W	199.48'
C6	194.83'	400.00'	27°54'26"	N87°03'02"W	192.91'
C9	444.19'	800.00'	31°48'45"	S82°53'06"W	438.50'
C10	301.66'	1000.00'	17°17'02"	N85°27'43"W	300.52'
C11	272.96'	1000.00'	15°38'23"	S78°04'34"W	272.12'
C12	15.07'	400.00'	2°09'30"	S71°20'07"W	15.07'
C13	73.29'	200.00'	20°59'41"	S11°38'55"E	72.88'
C14	114.73'	400.00'	16°26'03"	S80°37'54"W	114.34'
C15	53.41'	34.00'	90°00'00"	N43°50'56"E	48.08'
C16	42.51'	150.00'	16°14'15"	S06°58'03"W	42.37'
C17	112.46'	100.00'	64°26'01"	S58°56'04"E	106.62'
C18	38.24'	34.00'	64°26'01"	S58°56'04"E	36.25'
C19	93.85'	150.00'	35°50'47"	S08°47'40"E	92.32'
C20	139.27'	200.00'	39°53'52"	S06°46'08"E	136.47'
C21	312.50'	400.00'	44°45'42"	S09°12'03"E	304.61'

CONTINUED ON PAGE 3

CONTINUED ON PAGE 2



Basis of Bearings: Kansas coordinate system of 1983 south zone bearing of N01°08'35"W on the east line of Northeast Quarter, Section 25, Township 26 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas.
 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

- LEGEND**
 Date of Survey: 12/20/2021
- △ = Section Corner Monument Found
 - = Found 3/4" rebar w/ MKEC CLS 39 id. cap or see annotation for type
 - = Set 3/4" rebar w/ MKEC CLS 39 id. cap
 - ⊕ = Benchmark
 - (M) = Measured
 - (P) = Platted
 - (D) = Described
 - (CM) = Calculated from Measurement
 - (CP) = Calculated from Plat
 - (CD) = Calculated from Described
 - Dmg. = Drainage
 - Util. = Utility
 - Sdwk. = Sidewalk
 - St. = Street
 - Esmt. = Easement
 - 1 = Lot
 - ① = Block



COURTYARDS AT THE MOORINGS ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

FINAL PLAT

CERTIFICATE OF SURVEY

I, Ernest Patrick Fink, a Professional Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "COURTYARDS AT THE MOORINGS ADDITION" an addition to Wichita, Sedgwick County, Kansas, into Lots, Blocks, Reserves, Streets, and Alleys, the same being accurately set forth in the accompanying plat and described herein:

A contiguous tract of land lying within:

Lot 1, Block 1, Bachman Drive, and Cobblestone Street, all platted within The Moorings 6th Addition, to Wichita, Sedgwick County, Kansas, EXCEPT that portion replatted as Lakeside at the Moorings, Wichita, Sedgwick County, Kansas, AND EXCEPT the north 77.19 feet of said Cobblestone Street, TOGETHER WITH,

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, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, and 17, Block 2, Lots 1 and 2, Block 3, Reserves, A, B, C, and D, Bachman Drive, Bachman Court, Sandkey Street, and Sandkey Courts, all platted within The Moorings South, an addition to Wichita, Sedgwick County, Kansas, EXCEPT that portion replatted as Lakeside at the Moorings, Wichita, Sedgwick County, Kansas, AND EXCEPT, that portion of said Reserve A, being described as follows: BEGINNING at the northwest most corner of said Reserve A, being common to a point on the east line of Arkansas River Levee as condemned in Case A-33666; thence along the north line of said Reserve A on a Kansas coordinate system of 1983 south zone bearing of N73°22'12"E, 83.95 feet; thence S28°43'53"E, 319.50 feet; thence S16°37'48"W, 60.50 feet to a point on the west line of said Reserve A, and said east line of Arkansas River Levee; thence along said west line and said east line, N34°36'06"W, 381.61 feet to the POINT OF BEGINNING, AND EXCEPT, that portion of said Reserve A, being described as follows: BEGINNING at the northeast most corner of said Reserve A; thence along the easterly line of said Reserve A for the next two courses on a Kansas coordinate system of 1983 south zone bearing, S21°48'40"W, 16.72 feet; thence S47°16'50"W, 10.00 feet; thence N42°38'37"W, 29.83 feet to a point on the north line of said Reserve A; thence along said north line, N89°22'39"E, 33.77 feet to the POINT OF BEGINNING,

TOGETHER WITH,

Lots 2, 3, and 4, Block A, Lots 1 and 2, Block B, Reserves A, B, and C, and Moorings Circle, all platted within Lakeside at the Moorings, Wichita, Sedgwick County, Kansas, EXCEPT a tract of land lying within all of said Lot 2, Block A, portions of said Lots 3 and 4, Block A, portions of said Lots 1 and 2, Block B, portions of said Reserves A and C, and a portion of said Moorings Circle; said tract being described as follows: BEGINNING at the southeast corner of said Lot 2, said Block A; thence along the extended south line of said Lots 2 and 4, Block A on a Kansas coordinate system of 1983 south zone bearing of S88°51'25"W, 277.50 feet to a northeasterly corner of said Reserve C, being common to the northwest corner of Lot 1, said Block A; thence along the common line to said Reserve C and said Lot 1, Block A, S01°08'35"E, 293.01 feet to the southeast most corner of said Reserve C, being common to the southwest corner of said Lot 1, Block A; thence along the perimeter of said Reserve C for the next three courses, S88°51'47"W, 40.02 feet to the southeast corner of Lot 1, Block 1, Fire Station 13 Addition, an addition to Wichita, Sedgwick County, Kansas; thence along the east and north line of said Lot 1, Block 1 for the next two courses, N01°08'50"W, 250.13 feet; thence S88°52'19"W, 29.46 feet; thence parallel with and 407.00 feet west of the east line of the Northeast Quarter, Section 25, Township 26 South, Range 1 West, of the 6th Principal Meridian, Sedgwick County, Kansas, N01°08'35"W, 660.15 feet; thence N88°51'25"E, 347.00 feet to a point on the east line of said Lot 1, Block B; thence along the extended east line of said Lot 1, Block B, and said Lots 2 and 3, Block A, S01°08'35"E, 617.28 feet to the POINT OF BEGINNING, AND EXCEPT, a portion of said Reserve C being described as follows: BEGINNING at the southwest most corner of said Reserve C, being common to a southeast corner of Lot 1, Block A, Lakeside at the Moorings 2nd, Wichita, Sedgwick County, Kansas, and a point on the north right-of-way line of 42nd Street North; thence along the common line to said Reserve C and said Lot 1, Block A, Lakeside at the Moorings 2nd on a Kansas coordinate system of 1983 south zone bearing of N01°08'55"W, 134.46 feet; thence N88°58'48"E, 69.06 feet to a point on an east line of said Reserve C, being common to the west line of Lot 1, Block 1, Fire Station 13 Addition, an addition to Wichita, Sedgwick County, Kansas; thence along the common line to said Lot 1, Block 1 and said Reserve C, S01°08'39"E, 134.32 feet to a common corner to said Reserve C and said Lot 1, Block 1, and a point on said north right-of-way line; thence along the south line of said Reserve C and said north right-of-way line, S88°51'47"W, 69.05 feet to the POINT OF BEGINNING,

TOGETHER WITH,

Lot 1, Block A, and Reserves A and B, Lakeside at the Moorings 2nd, Wichita, Sedgwick County, Kansas, EXCEPT at tract of land lying within all of said Reserve A, and portions of said Lot 1, Block A, and said Reserve B, said tract being described as follows: BEGINNING at the southeast most corner of the most easterly line of said Lot 1, being common to the southwest most corner of Reserve C, Lakeside at the Moorings, Wichita, Sedgwick County, Kansas, and a point on the north right-of-way line of 42nd Street North; thence along the southerly line of said Lot 1 for the next three courses on a Kansas coordinate system of 1983 south zone bearing of S88°51'47"W, 103.51 feet; thence S01°19'35"E, 50.33 feet; thence S88°58'50"W, 359.30 feet; thence along the extended east line of said Lot 1 and said Reserve A, S01°06'11"E, 771.33 feet to the southeast corner of said Reserve A, being common to a point on the north right-of-way line of 41st Street North; thence along the south line of said Reserve A, S88°53'04"W, 187.62 feet to the southwest corner of said Reserve A, also being a point on the east line of Arkansas River Levee as condemned in Case A-33666; thence along said east line for the next two courses and along the extended west line of said Reserve A and said Lot 1, N05°18'55"W, 331.16 feet to a point on a non-tangent curve to the left, said curve having a radius of 2,939.25 feet, a central angle of 12°26'33", a chord bearing of N11°30'07"W, and a chord distance of 637.05 feet; thence along said non-tangent curve to the left and along said west line of said Lot 1 and the extended west line of said Reserve B, 638.30 feet; thence N88°58'48"E, 789.44 feet to a point on the east line of said Lot 1, being common to the west line of said Reserve C, Lakeside at the Moorings; thence along said east line and said west line, S01°08'55"E, 134.46 feet to the POINT OF BEGINNING,

TOGETHER WITH,

Those unplatted parts lying within Government Lots 1 and 2, of the Northeast Quarter, Section 25, Township 26 South, Range 1 West, of the 6th Principal Meridian, Sedgwick County, Kansas, said unplatted parts generally lying south of and abutting the south line of The Moorings South, an addition to Wichita, Sedgwick County, Kansas, AND lying west of and abutting the west line of Lakeside at the Moorings, Wichita, Sedgwick County, AND lying north of and abutting the north line of Lakeside at the Moorings 2nd, Wichita, Sedgwick County, Kansas, AND lying east of and abutting the east line of Tract 18 as described and condemned in Condemnation Case A-33666, Said contiguous tract being more particularly described as follows:

COMMENCING at the Northeast corner of Government Lot 9, also being the Northeast corner of said Section 25, Township 26 South, Range 1 West, of the 6th Principal Meridian; thence along the north line of said Section 25 on a Kansas coordinate system of 1983 south zone bearing of S89°22'39"W, 60.00 feet to the northeast corner of said Lot 1, Block 1, said The Moorings 6th Addition, also being a point on the west right-of-way line of Meridian Avenue and being the POINT OF BEGINNING; thence along the extended east line of said The Moorings 6th and said Lakeside at the Moorings, and also said west right-of-way line, S01°08'35"E, 950.01 feet; thence S88°51'25"W, 347.00 feet; thence S01°08'35"E, 660.15 feet to a point on the south line of said Reserve C, said Lakeside at the Moorings, being common to the north line of said Lot 1, Block 1, said Fire Station 13 Addition; thence along the perimeter of said Reserve C and said Lot 1, Block 1 for the next two courses, S88°52'19"W, 270.46 feet to the northwest corner of said Lot 1, Block 1; thence S01°08'39"E, 115.86 feet; thence S88°58'48"W, 858.49 feet to a point on the west line of said Reserve B, said Lakeside at the Moorings 2nd, being common to the east line of said Arkansas River Levee as condemned in Case A-33666, and also being a point on a non-tangent curve to the left, said curve having a radius of 2939.25 feet, a central angle of 16°52'58", a chord bearing of N26°09'53"W, and a chord distance of 862.96 feet; thence along said non-tangent curve to the left and along said east line of Arkansas River Levee and said west line of said Reserve B, 866.09 feet to a point on the west line of said Reserve A, said The Moorings South; thence along said west line of said Reserve A and continuing along said east line of Arkansas River Levee, N34°36'06"W, 774.65 feet; thence N16°37'48", 60.50 feet; thence N28°43'53"W, 319.50 feet to a point on the north line of said Reserve A, said The Moorings South; thence along said north line of said Reserve A for the next two courses, N73°22'12"E, 460.00 feet; thence N89°22'39"E, 581.48 feet; thence along an extended easterly line of said Reserve A and Reserve B, said The Moorings South, S42°38'37"E, 102.27 feet to a point on the common perimeter line of said The Moorings South and The Moorings, an addition to Wichita, Sedgwick County, Kansas; thence along said common perimeter line for the next two courses, S00°34'41"E, 74.02 feet to the southwest corner of Reserve B, said The Moorings; thence N89°22'39"E, 502.74 feet to the northeast corner of said Reserve D, said The Moorings South, being common to the northwest corner of a tract of land described in Quitclaim Deed recorded on Film 1367, Page 673; thence along the common lines to said Reserve D and said tract of land described in said Quitclaim Deed for the next two courses, S00°45'19"E, 77.24 feet; thence N89°21'23"E, 132.95 feet to the southeast corner of said tract of land, being common to the west right-of-way line of Cobblestone Street; thence parallel with and 77.19 feet south of the north line of said Section 25, N89°22'39"E, 70.00 feet to a point on the east right-of-way of said Cobblestone Street, being common to a point on the west line of said Lot 1, Block 1, said The Moorings 6th Addition; thence along said east right-of-way line and said west line of said Lot 1, N00°40'54"W, 77.19 feet to the northwest corner of said Lot 1, also being a point on said north line of said Section 25; thence along said north line and the north line of said Lot 1, N89°22'39"E, 600.00 feet to the POINT OF BEGINNING.

Said contiguous tract CONTAINS: 3,131,615 square feet or 71.89 acres of land, more or less.

All streets, easements, rights-of-way, building setbacks, access controls; together with an Utility Easement recorded on Film 1626, Page 145; together with an Utility Easement establish per Vacation Order recorded on Doc.#/Fim-Pg: 29667556; together with that portion of a Temporary Water Line Easement recorded on Doc.#/Fim-Pg: 29428860, together with those portions of Easements of water pipeline condemned by the City of Wichita in Condemnation Case No. 104110 and 105034, recorded on Misc. Book 150, Page 1 and Misc. Book 150, Page 167, together with that portion of a Drainage Easement recorded on Film 1198, Page 1448, together with a Temporary Cul-De-Sac Dedication recorded on Doc.#/Fim-Pg: 29428859, together with that portion of Monitoring Well Easement recorded on Doc.#/Fim-Pg: 28653930, together with all other public dedications within the above described property are hereby vacated and replatted by virtue of K.S.A. 12-512b, as amended.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this ____ day of _____, 2022.

Ernest Patrick Fink, P.S. #1459
MKEC Engineering, Inc. (CLS 39)
411 North Webb Road
Wichita, Kansas 67206



5/5

OWNER'S CERTIFICATE

Know all men by these presents that we the undersigned property owners of the land above set forth in the Professional Surveyor's Certificate, have caused the same to be surveyed and platted into Lots, Block, Reserves, Streets, and Alleys, the same to be known as "COURTYARDS AT THE MOORINGS ADDITION" an addition to Wichita, Sedgwick County, Kansas.

The streets and alleys are hereby dedicated to and for the use of the public. Streets with 58 feet of public street right-of-way shall have a 29-foot roadway width (back of curb to back of curb). One-way Streets with 35.5 feet of public right-of-way shall have a 21-foot pavement width (back of curb to back of curb). Public alleys shall be designed to a public standard or as specified herein, installed publicly and maintained privately thereafter upon satisfaction of public infrastructure projects. The alley rights-of-way width are platted at 30 feet and shall have a pavement width of 15-foot (without curb and gutters). Alleys with T-intersections shall have widened sections of pavement accommodating for standard trash trucks and emergency response vehicles. Alleys shall be kept open for the free-flow of traffic and/or public service vehicles, as such no gates are allowed that would prohibit the free-flow of traffic. It is necessary for the alleys to be built publicly due to the following: Alleys shall be used by public for access to ingress and egress to public streets, for franchise utility access and long-term maintenance of franchise equipment, for access of fire and emergency response services, for the construction of public sewer systems, for the construction of public drainage systems (inverted flume), and due to the public's interest in seeing all of such life and safety support systems it is necessary that the public ensure these facilities are built and inspected publicly to meet the life and safety standards. Maintenance of the alleys after initial construction shall be the responsibilities of the developer, and/or a lot owner's association and/or their successors and/or assigns. The developer shall file a Covenant with specific pertinent language requiring that the Homeowners' Association to maintain the alleys in accordance with the Final Plat, City Code, and City standards, including but not limited to, repair of the alley pavement damaged by utility cuts to perform repair or maintenance of sanitary sewer. The Covenant shall further provide that if the City is required to maintain the alleys due to a failure of the Homeowners' Association to perform such obligations, the developer and/or Homeowners' Association shall pay promptly the costs expended by the City, and if the costs are not paid within thirty (30) days of the rendering of an account, the costs shall be considered an assessment against all lots in the Addition, and shall be considered a lien thereon and be treated in the same manner as a special assessment, per the recitals of said Covenant.

Easements for the construction and maintenance of drainage, utilities, gas utility, waterline, and sanitary sewer, as indicated hereon or if any, are hereby granted to the public. No private drainage systems shall be located within public drainage easements unless a Residential Drainage Relief Permit is obtained from the City of Wichita Public Works and Utility Department. Easements by separate instrument shall be obtained for the extension of utilities to service lots with the design and construction of said infrastructure.

All abutters rights of access to or from Meridian Avenue over and across the east line of "COURTYARDS AT THE MOORINGS ADDITION," are hereby granted to the appropriate governing body, provided however three full movement openings shall be allowed as indicated hereon. As to Lots 8, 9, and 10, Block 1, all Lots within Blocks 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, and 20, all abutters rights of access to or from said Lots adjoining public street rights-of-way are hereby granted to the appropriate governing body, except said Lots shall have access to the adjoining public alleys.

Reserve C is platted for open space, berms, landscaping, irrigation, sidewalks, lighting, drainage facilities, including but not limited to drainage structures, drainage pipes and culverts, conveyance of cross-lot drainage, and utilities confined by easement (platted or otherwise separate instrument). Reserve C is hereby reserved for the stated uses and shall be owned by the owner of Lot 1, Block 1, and/or their successors and/or assigns, and maintenance responsibilities shall be established by separate agreement. Reserves A, B, D, E, F, G, H, I, J, K, L, M, N, and O are platted for open space, benches, berms, landscaping, irrigation, signs, monuments, water features, sidewalks (public and private), fences/walls, lighting, shade structures, drainage facilities, including but not limited to drainage structures, drainage pipes and culverts, conveyance of cross-lot drainage, utilities confined by easement (platted or otherwise separate instrument), utility service lines and connections, parking confined by easement (platted or otherwise separate instrument), and same land uses as allowed in SF-5 Single-Family Residential Zoning District. Reserve G is also platted for private neighborhood amenities, including but not limited to clubhouse, pools, playgrounds, sport courts, shade structures/gazebos, and neighborhood gardens. Reserve N is also platted for vehicular access, detention/retention ponds and floodplain uses defined as any land area susceptible to being inundated by floodwaters from any source. Reserves A, B, D, E, F, G, H, I, J, K, L, M, N, and O are hereby reserved for the stated uses and shall be owned and maintained by the developer, and/or a homeowner's association, and/or their successors and/or assigns. No regrading within abutting rights-of-way shall be allowed with the construction of the berms allowed within said Reserves.

Each Lot where abutting and adjoining another lot line shall provide a minimum of a 6-foot maintenance and access easement for zero-lot line dwellings and for the benefit of the adjoining owner(s), their successors and assigns, and/or their agents, and emergency personnel. The maintenance access easements are hereby platted for the purpose of pedestrian emergency access, residence construction and residence maintenance, the extension of the footing, and for a 2-foot overhang of the structure on the adjoining lot.

A master drainage plan has been developed for this plat. All drainage easements, rights-of-way, and reserves shall remain at established grades (unless modified with the approval of the City Engineer) and shall be unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual. The maintenance of all drainageways and drainage facilities in backyard drainage easements and reserves shall be the responsibility of the property owner, and shall be enforced by the Homeowners' Association and be provided for in the Homeowners' Association covenants. The property owner shall provide a copy of the Individual Lot Grading Plan and the Individual Lot Grading Plan Certificate pertaining to such owner's lot to any person installing a lawn, landscaping, fencing, or other improvements or structures and require them to maintain the grade levels shown on the Individual Lot Grading Plan Certificate. Lots 1-10 (inclusive), Block 1, Lots 1-63 (inclusive), Block 2; Lots 1-5 (inclusive), Block 3; Lots 1-4 (inclusive), Block 4; Lots 1-5 (inclusive), Block 5; Lots 1-8 (inclusive), Block 6; Lots 1-10 (inclusive), Block 7; Lots 1-4 (inclusive), Block 8; Lots 1-5 (inclusive), Block 9; Lots 1-3 (inclusive), Block 10; Lots 1-4 (inclusive), Block 11; Lots 1-5 (inclusive), Block 12; Lots 1-4 (inclusive), Block 13; Lots 1-4 (inclusive), Block 14; Lots 1-8 (inclusive), Block 15; Lots 1-8 (inclusive), Block 16; Lots 1-8 (inclusive), Block 17; Lots 1-4 (inclusive), Block 18; Lots 1-5 (inclusive), Block 19; Lots 1-8 (inclusive), Block 20, are required to adhere to the minimum pad elevation as per the "Minimum Pad Elevation" tables shown hereon.

FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision. Portions of the land within the plat boundaries are encumbered with a floodplain at the time of final platting. No permanent buildings shall be constructed within the floodplain, nor any fill, change in grade, creation of channel or other work be carried on without the written permission of the Floodplain Manager. For further information, see current applicable FEMA Flood Insurance Rate Maps (FIRM). See drainage plan/report on file with the City of Wichita for the base flood elevations and floodway/floodplain delineations.

The property is within a zone identified by the City Engineer's office as likely to have groundwater at some or all times within ten feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineer's office.

This plat shall comply with the recitals of the Courtyards at the Moorings Planned Unit Development Plan No. 95 on file at the Wichita-Sedgwick County Planning Department.

CBB Northlakes, LLC,
a Kansas limited liability company
(a/k/a CBB North Lakes LLC)

Brad C. Bachman, Co-Manager Kurt William Bachman, Co-Manager

STATE OF KANSAS, SEDGWICK COUNTY) ss:
This instrument was acknowledged before me on ____ day of _____, 2022, by Brad C. Bachman and Kurt William Bachman, Co-Managers of CBB Northlakes, LLC, a Kansas limited liability company (a/k/a C3B North Lakes LLC).

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Affix Seal

_____, Notary Public:

My Term Expires: _____

Northside Church of Christ, Inc.,
a Kansas not-for-profit corporation

STATE OF KANSAS, SEDGWICK COUNTY) ss:
This instrument was acknowledged before me on ____ day of _____, 2022, by _____ Northside Church of Christ, Inc., a Kansas not-for-profit corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Affix Seal

_____, Notary Public:

My Term Expires: _____

PLANNING COMMISSION CERTIFICATE

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

Dated this ____ day of _____, 2022.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION,
Wichita, Kansas.

By _____
William M. Johnson, Chair

Attest:

Scott A. Wadle, Secretary

GOVERNING BODY CERTIFICATE

This plat approved and all dedications shown hereon, accepted by the Wichita City Council of the City of Wichita, Kansas dated this ____ day of _____, 2022.

At the direction of the City Council.

Brandon J. Whipple, Mayor

Attest:

Karen Sublett, City 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 _____, 2022, at ____ o'clock ____ M; and is duly recorded.

Tonya E. Buckingham, Register of Deeds

Attest:

Kenly Zehring, Deputy

TRANSFER RECORD

STATE OF KANSAS, SEDGWICK COUNTY) ss:

Entered on transfer record this ____ day of _____, 2022.

Kelly B. Arnold, County Clerk

COUNTY SURVEYOR

STATE OF KANSAS, SEDGWICK COUNTY) ss:

Reviewed in accordance with K.S.A. 58-2005 on this ____ day of _____, 2022.

_____, Deputy County Surveyor

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

