

CITY HALL - ENGINEERING  
MAIL STOP 1-71  
Arceli Rosas  
FOR YOUR FILES

FINAL TRACING REC'D  
RECEIVED APR 12 2023  
FINAL PLAT

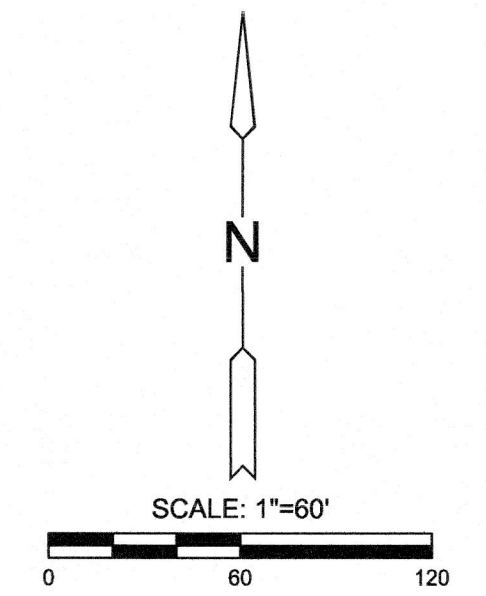
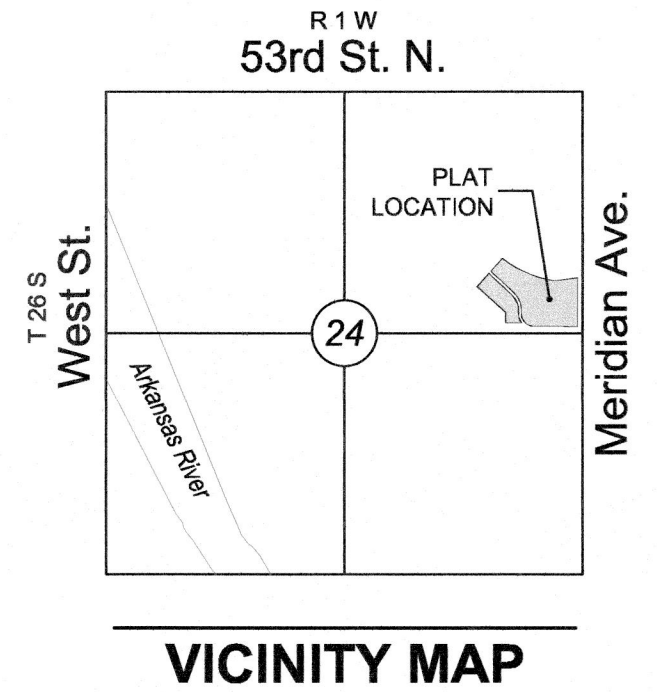
# THE MOORINGS PLAZA FOURTH ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



NE. cor., NE 1/4, Sec. 24,  
T26S, R1W, 6th P.M.  
Fnd. 3/4" Rebar w/o cap

NE. cor. SE 1/4, NE 1/4, Sec.  
24, T26S, R1W, 6th P.M.  
Not Fnd. Not Set



Basis of Bearings: Kansas coordinate system of 1983 south zone bearing of S00°46'02"E on the east line of Southeast Quarter of the Northeast Quarter, Section 24, 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: 1/17/2023
- △ = 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
  - (CM) = Calculated per Measurements
  - (P) = Platted
  - f = Lot
  - ① = Block

SE. cor., NE 1/4, Sec. 24,  
T26S, R1W, 6th P.M.  
Fnd. 3/4" Rebar w/ Illegible  
id cap

**PROTECTIVE OVERLAY NOTE:**  
Lot 2, 3, 4, 5, 6 and 7, Block 1, and Lots 1, 2, 3, 4, and 5, Block 2, of this plat of "THE MOORINGS PLAZA FOURTH ADDITION" are subject to the conditions of the Protective Overlay No. 234.

MINIMUM PAD ELEVATIONS  
LOWEST OPENINGS

LOTS Inclusive	BLOCK	ELEVATION NGVD29
1-7	1	1329.0

### BENCH MARKS

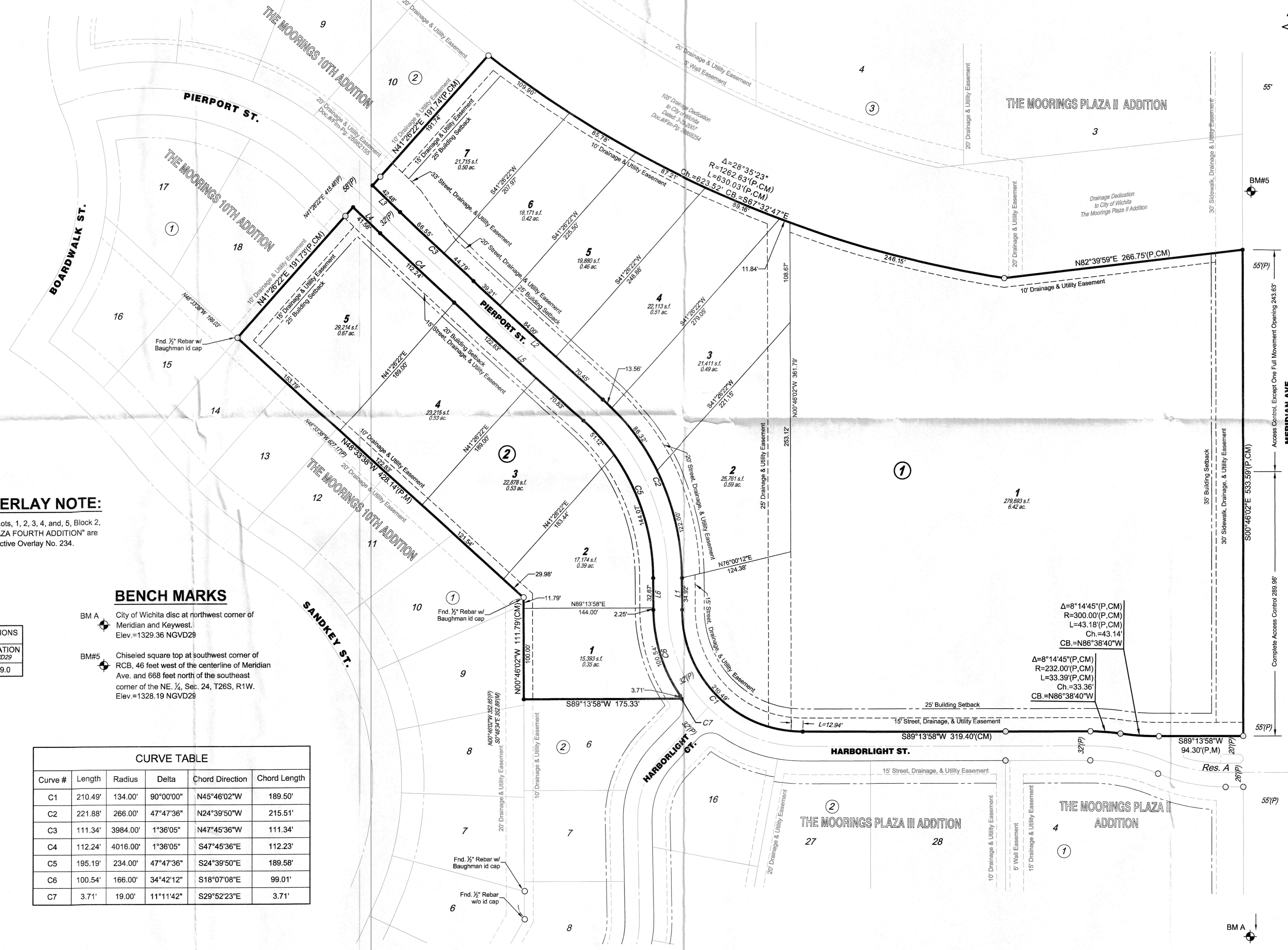
- BM A City of Wichita disc at northwest corner of Meridian and Keywest.  
Elev.=1329.36 NGVD29
- BM#5 Chiseled square top at southwest corner of RCB, 46 feet west of the centerline of Meridian Ave. and 668 feet north of the southeast corner of the NE 1/4, Sec. 24, T26S, R1W.  
Elev.=1328.19 NGVD29

LINE TABLE

Line #	Length	Direction
L1	34.92'	N00°46'02"W
L2	193.66'	N48°33'38"W
L3	42.48'	N46°57'33"W
L4	41.58'	S46°57'33"E
L5	193.66'	S48°33'38"E
L6	34.92'	S00°46'02"E

CURVE TABLE

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	210.49'	134.00'	90°00'00"	N45°46'02"W	189.50'
C2	221.88'	266.00'	47°47'36"	N24°39'50"W	215.51'
C3	111.34'	3984.00'	1°36'05"	N47°45'36"W	111.34'
C4	112.24'	4016.00'	1°36'05"	S47°45'36"E	112.23'
C5	195.19'	234.00'	47°47'36"	S24°39'50"E	189.58'
C6	100.54'	166.00'	34°42'12"	S18°07'08"E	99.01'
C7	3.71'	19.00'	111°11'42"	S29°52'23"E	3.71'



# FINAL PLAT

## THE MOORINGS PLAZA FOURTH ADDITION

### AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

#### 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 "THE MOORINGS PLAZA FOURTH ADDITION" an addition to Wichita, Sedgwick County, Kansas, into Lots and Blocks, the same being accurately set forth in the accompanying plat and described herein:

Lots 1, 2, 3, and 4, Block 2, The Moorings Plaza II Addition, an addition to Wichita, Sedgwick County, Kansas,  
TOGETHER WITH,  
Lot 1, Block 1, and Lots 1, 2, 3, 4, and 5 Block 2, The Moorings Plaza III Addition, an addition to Wichita, Sedgwick County, Kansas.

Said tract CONTAINS: 516,618 square feet or 11.86 acres of land, more or less.

All streets, easements, rights-of-way, building setbacks, access controls; together with a Sanitary Sewer Easement recorded on Doc.#FIm-Pg: 28754903; together with an Access Easement recorded on Doc.#FIm-Pg: 28747730; together a Drainage and Utility Easement recorded on Doc.#FIm-Pg: 29050888, 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 \_\_\_\_\_, 2023.

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

#### COUNTY SURVEYOR

STATE OF KANSAS, SEDGWICK COUNTY} ss:

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_ day of \_\_\_\_\_, 2023.

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

#### 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, and Blocks, the same to be known as "THE MOORINGS PLAZA FOURTH ADDITION" an addition to Wichita, Sedgwick County, Kansas.

For non-residential lots:  
Utility easements are hereby granted to the public as indicated for the construction and maintenance of all public utilities. Drainage easements are hereby granted to the public as indicated for drainage purposes. No sign, light poles, private drainage systems, berms, walls, masonry trash enclosures or other structures shall be located within public street, drainage, and/or utility easements unless permitted by the City of Wichita Department of Engineering and that they do not inhibit the conveyance of surface drainage.

For residential lots:  
Easements for the construction and maintenance of street, 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. The maintenance of all drainageways and drainage facilities in backyard drainage easements 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.

All abutters rights of access to or from Meridian Avenue over and across the east line of "THE MOORINGS PLAZA FOURTH ADDITION," are hereby granted to the appropriate governing body, provided however, Lot 1, Block 1, shall have one full movement opening as indicated hereon.

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.

Lots 1, 2, 3, 4, 5, 6, and 7, Block 1, are required to adhere to the minimum pad elevations as shown on the Minimum Pad Elevations table.

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.

Lot 2, 3, 4, 5, 6, and 7, Block 1, and Lots 1, 2, 3, 4, and 5, Block 2, of this plat of "THE MOORINGS PLAZA FOURTH ADDITION" are subject to the conditions of the Protective Overlay No. 234.

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 \_\_\_\_\_, 2023, by Brad C. Bachman and Kurt William Bachman, Co-Managers of CBB Northlakes, LLC, a Kansas limited liability company (a/k/a CBB 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: \_\_\_\_\_

#### PLANNING COMMISSION CERTIFICATE

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

Dated this \_\_\_\_ day of \_\_\_\_\_, 2023.

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

By \_\_\_\_\_  
Ann M. Fox, 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 \_\_\_\_\_, 2023.

At the direction of the City Council.

\_\_\_\_\_  
Brandon J. Whipple, Mayor

Attest:

\_\_\_\_\_  
Jamie Buster, 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 \_\_\_\_\_, 2023, 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 \_\_\_\_\_, 2023.

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