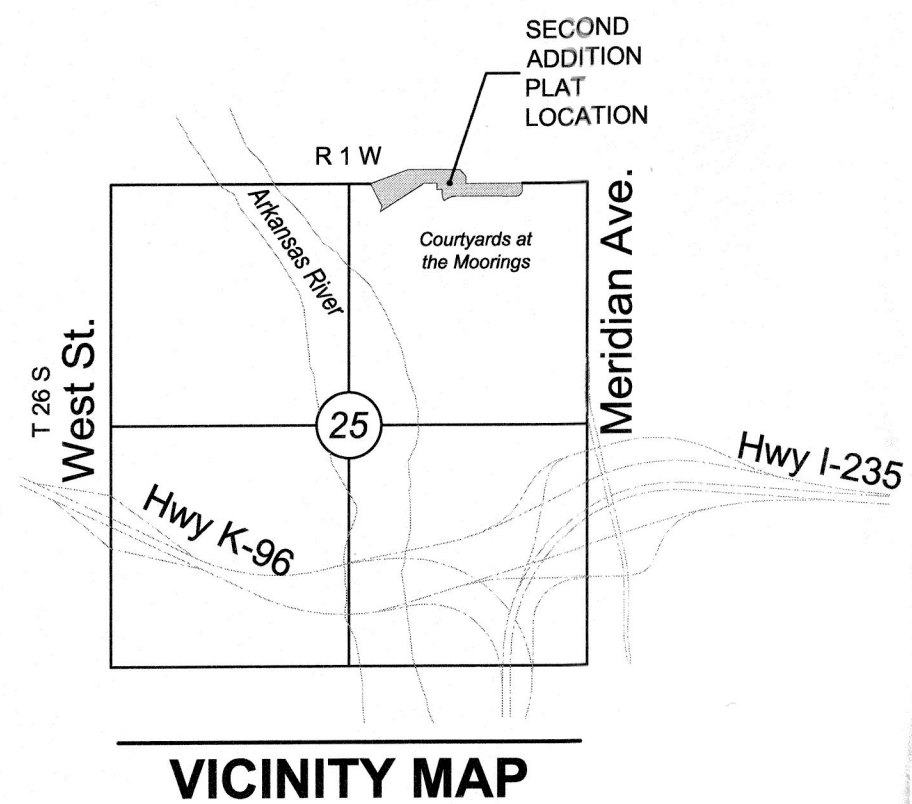
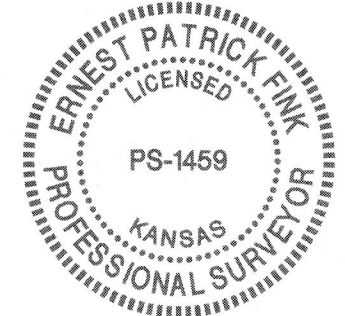
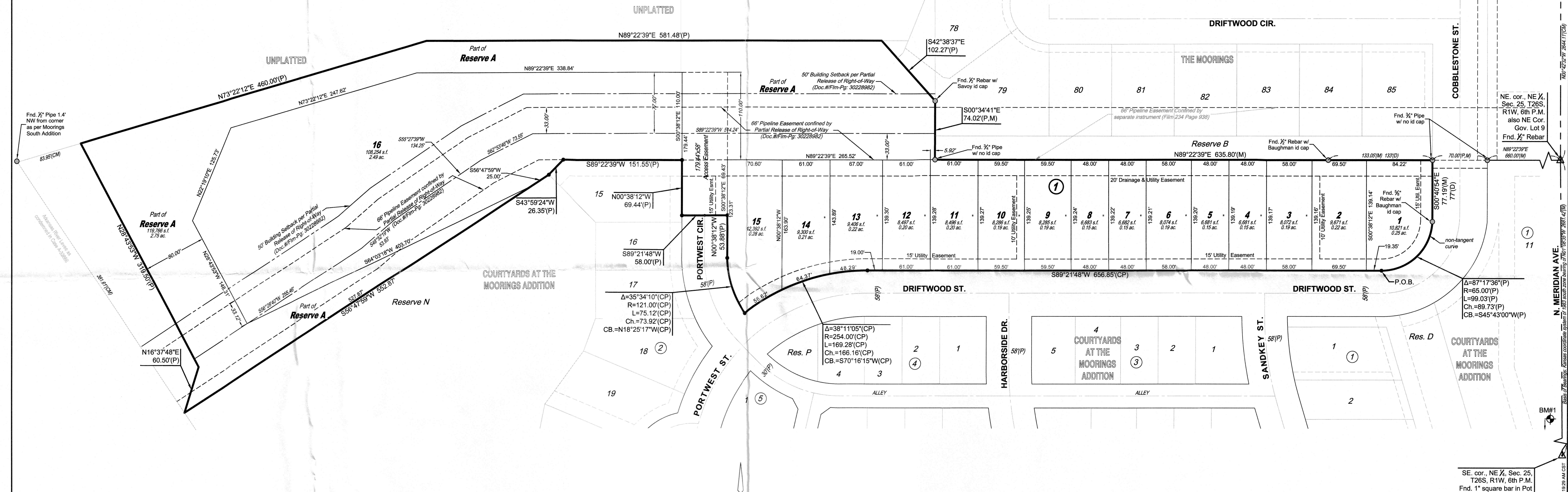


COURTYARDS AT THE MOORINGS SECOND ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



LOT(S) Inclusive	BLOCK	ELEVATION NAVD 88
1-16	1	1329.4

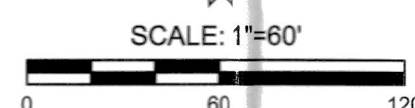


FLOODWAY NOTE:

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:

- 1.) This plat of "Courtyards at the Moorings Second 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.
- 2.) A portion of an Electric Utility Easement recorded on Film 1192, Page 314, affecting Lots 1, 2, 3, and 4, Block 1; TOGETHER WITH an Electric Utility Easement recorded on Film 1192, Page 315, affecting Lot 3, Block 1 are not depicted hereon.
- 3.) The platted access easement on Reserve A is for the benefit of Lot 16, Block 1; and also Lot 15, Block 2, Courtyards at the Moorings Addition, an addition to Wichita, Sedgwick County, Kansas.



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 Meritrust Credit Union from Meridian Ave. 45' northwest of sanitary manhole, 40 feet east of back of curb corner, 29 feet north of south curb of north access drive back of curb. Elev.=1329.89 NAVD88

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 or Deeded
 - (CM) = Calculated from Measurement
 - (CP) = Calculated from Plat
 - (CD) = Calculated from Described or Deeded
 - Dmg. = Drainage
 - Util. = Utility
 - Esmt. = Easement
 - 1 = Lot
 - ① = Block



Courtyards at the Moorings Second Addition (SUB2023-000##)

I:\Projects\2023\12\20\10427_Perimeter_Courtyards at Moorings\00_210427_CAD\SET\1035_Courtyards at Moorings Second Addition.dwg, 11/19/2023, 11:19:29 AM CST

FINAL PLAT

COURTYARDS AT THE MOORINGS SECOND 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 "COURTYARDS AT THE MOORINGS SECOND ADDITION" an addition to Wichita, Sedgwick County, Kansas, into Lots, a Block, and a Reserve, the same being accurately set forth in the accompanying plat and described herein:

A contiguous tract of land lying within the following:

Lots 1-14 (inclusive), Block 2, all of Reserve O, and a portion of Reserve N, all platted within Courtyards at the Moorings Addition, an addition to Wichita, Sedgwick County, Kansas,

TOGETHER WITH,

A tract of land being described in Kansas Warranty Deed recorded on Doc.#/Fim-Pg: 30226770 and as follows: Beginning at the Northwest corner of The Moorings 6th/ Addition to Wichita, Sedgwick County, Kansas, thence S00°00'30"E, along the West line of Cobblestone as platted in said The Moorings 6th/ Addition, 77 feet; thence N89°56'18"W, 133 feet; thence N00°00'30"W, 77 feet; thence S89°56'18"E, along the South line of Reserve "B" as platted in The Moorings Addition to Wichita, Sedgwick County, Kansas, 133 feet to the point of beginning,

Said contiguous tract of land being more particularly described as follows:

BEGINNING at the southmost curvature point of said Reserve O, being common to a point on the north right-of-way line of Driftwood Street, as platted; thence along said north right-of-way line for the next two courses on a platted bearing of S89°21'48"W, 656.85 feet to a point on a curve to the left, said curve having a radius of 254.00 feet, a central angle of 38°11'05", a chord bearing of S70°16'15"W, and a chord distance of 166.16 feet; thence along said curve to the left, 169.28 feet to a point on the east right-of-way line of Portwest Circle, as platted, and on a non-tangent curve to the right, said curve having a radius of 121.00 feet, a central angle of 35°34'10", a chord bearing of N18°25'17"W, and a chord distance of 73.92 feet; thence along said east right-of-way line for the next two courses and along said non-tangent curve to the right, 75.12 feet; thence N00°38'12"W, 53.88 feet to the northeast corner of said Portwest Circle right-of-way; thence along the north right-of-way line of said Portwest Circle, S89°21'48"W, 58.00 feet to a point on the east line of Lot 15, said Block 2, said Courtyards at the Moorings Addition; thence along said east line, N00°38'12"W, 69.44 feet to the northeast corner of said Lot 15; thence along the north line of said Lot 15 for the next two courses, S89°22'39"W, 151.55 feet; thence S43°59'24"W, 26.35 feet; thence S56°47'59"W, 552.87 feet to the westerly boundary of said Courtyards at the Moorings Addition; thence along said westerly and the northerly boundary of said Courtyards at the Moorings Addition for the next seven courses, N16°37'48"E, 60.50 feet; thence N28°43'53"W, 319.50 feet; thence N73°22'12"E, 460.00 feet; thence N89°22'39"E, 581.48 feet; thence S42°38'37"E, 102.27 feet; thence S00°34'41"E, 74.02 feet; thence N89°22'39"E, 635.80 feet to the northeast corner of said tract of land described in said Kansas Warranty Deed recorded on Doc.#/Fim-Pg: 30226770, being common to a point on the west right-of-way line of Cobblestone Street; thence along the east line of said tract of land and said west right-of-way line, S00°40'54"E, 77.19 feet to the southeast corner of said tract of land, also being a point on a non-tangent curve to the right, said curve having a radius of 65.00 feet, a central angle of 87°17'36", a chord bearing of S45°43'00"W, and a chord distance of 89.73; thence along said non-tangent curve to the right and continuing along said west right-of-way line, 99.03 feet to the POINT OF BEGINNING.

Said tract CONTAINS: 356,047 square feet or 8.17 acres of land, more or less.

All streets, easements, rights-of-way, building setbacks, access controls, 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.

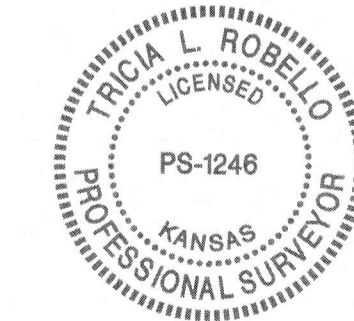
Ernest Patrick Fink, P.S. #1459
MKEC Engineering, Inc. (CLS 39)
411 North Webb Road
Wichita, Kansas 67206



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, a Block, and a Reserve, the same to be known as "COURTYARDS AT THE MOORINGS SECOND ADDITION" an addition to Wichita, Sedgwick County, Kansas.

Easements for the construction and maintenance of drainage and utilities, 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.

The platted access easement on Reserve A is for the benefit of Lot 16, Block 1; and also Lot 15, Block 2, Courtyards at the Moorings Addition, an addition to Wichita, Sedgwick County, Kansas.

Reserve A is 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), vehicular access, detention/retention ponds and floodplain uses defined as any land area susceptible to being inundated by floodwaters from any source, and same land uses as allowed in SF-5 Single-Family Residential Zoning District. Reserve A is 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 Reserve.

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 1-16 (inclusive), Block 1 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.

Perfection Signature Properties, LLC
a Kansas limited liability company

_____, Notary Public:
Scott A. Lehner, Chief Executive Manager/Member

STATE OF KANSAS, SEDGWICK COUNTY} ss:

This instrument was acknowledged before me on ____ day of _____, 2023, by Scott A. Lehner, as Chief Executive Manager/Member, on behalf of Perfection Signature Properties, LLC, a Kansas limited liability company.

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

MORTGAGE CERTIFICATE

LEGACY BANK, holder of a mortgage on the above described property, does hereby consent to the "COURTYARDS AT THE MOORINGS SECOND ADDITION" final plat.

LEGACY BANK

_____, Notary Public:
Steven Suellentrop, President/CEO

STATE OF KANSAS, SEDGWICK COUNTY} ss:

This instrument was acknowledged before me on this ____ day of _____, 2023, by Steven Suellentrop, President/CEO of Legacy Bank.

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 SECOND 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