

FINAL TRACING REC'D 3-27-13

FINAL PLAT

THE WATERFRONT EIGHTH ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

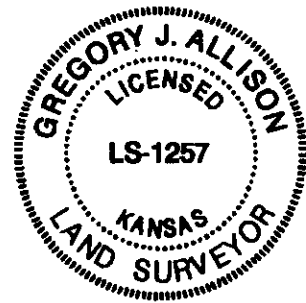
CERTIFICATE OF SURVEY

I, Gregory J. Allison, a registered land surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "THE WATERFRONT EIGHTH ADDITION" an addition to Wichita, Sedgwick County, Kansas, into Lots, Blocks, Reserves, and a Street the same being accurately set forth in the accompanying plat and described herein:

A replat of Lot 4, Block 1, and Reserve "C", The Waterfront Sixth Addition, an addition to Wichita, Sedgwick County, Kansas.

All 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.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this ____ day of _____, 2013.



Gregory J. Allison, PE, LS #1257
MKEC Engineering Consultants, Inc.
411 North Webb Road
Wichita, Kansas 67206

OWNER'S CERTIFICATES

Know all men by these presents that we the undersigned property owners of the land above set forth in the Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into Lots, Blocks, Reserves, and a Street the same to be known as "THE WATERFRONT EIGHTH ADDITION" an addition to Wichita, Sedgwick County, Kansas.

All abutters rights of access to or from 13th Street over and across the south line of "THE WATERFRONT EIGHTH ADDITION," are hereby granted to the appropriate governing body, provided however Block 2, shall be placed accordingly: The minimum distance between a full movement drive and another full movement drive shall be 400'; The minimum distance between a right-in/right-out drive and either another right-in/right-out drive or a full movement drive shall be 200' as set forth in the MAPD Access Management Regulations.

Easements for the construction and maintenance of public streets, utilities, sidewalks, and drainage, as indicated hereon, are hereby granted to the public.

The Street is hereby dedicated to and for the use of the public.

A drainage plan has been developed for this plat. 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.

Lots 1, 3, 4, and 5, Block 1, are required to adhere to the minimum pad elevation herein.

Reserves "A", "B", "C", and "D" are platted for berms, landscaping, irrigation, open space, monuments, sidewalks, and utilities in designated locations (by easement). Reserve "B" is also platted for drainage. The Reserves shall be owned and maintained by the Lot owner's association, provided however, that the undersigned or Lot owner's association as the undersigned successors in interest may, at its discretion deed parcels of said Reserves "A", and "B" to an owner(s) of an adjoining lot subject to the obligation to maintain such deeded parcel in compliance with the provisions hereof and in compliance with the maintenance covenants of any applicable restrictive covenants or regulations.

Beech Lake Investments, LLC, a Kansas Limited Liability Company
and also;
The Waterfront Holding Co., LLC, a Kansas Limited Liability Company

_____, Manager
Johnny W. Stevens, Manager

_____, Manager
Stephen L. Clark, Manager

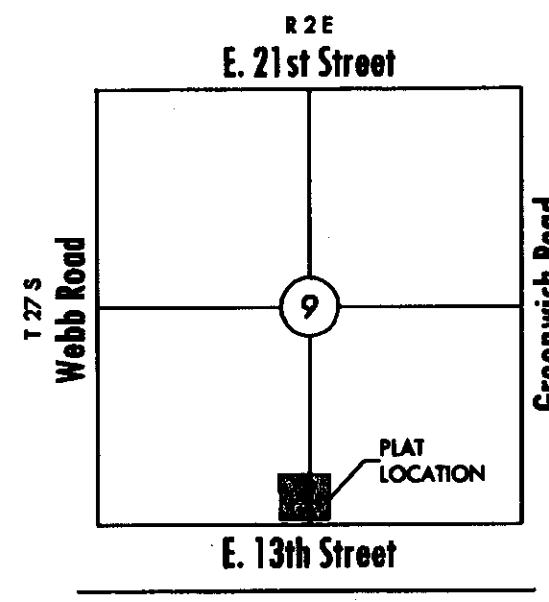
STATE OF KANSAS, SEDGWICK COUNTY) ss:

This instrument was acknowledged before me on ____ day of _____, 2013, by Johnny W. Stevens, and Stephen L. Clark, Managers, Beech Lake Investment, LLC, a Kansas Limited Liability Company, and also; The Waterfront Holding Co., LLC, a Kansas Limited Liability Company.

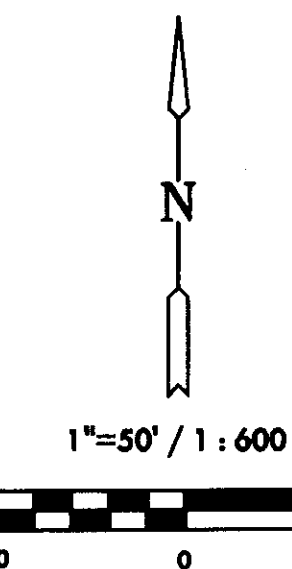
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

_____, Notary Public
Notary Public:

My Term Expires: _____



VICINITY MAP



Basis of Bearing: Kansas coordinate system of 1983 south zone grid bearing of N89°00'49"E along the S. line of SW 1/4, Sec. 9, T27S, R2E, 6th P.M.

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 - Chiseled square on top of curb at north end of Island In N. Veranda St., 460' north of centerline of 13th St. N. Elev. = 1387.03 (NAVD 88)

LEGEND

Date of Survey: October, 2012

- Δ = Section Corner Monument Found
- = Found 3/8" Rebar w/ MKEC CLS 39 id. cap
- = Set 3/8" rebar w/ MKEC CLS 39 id. cap
- (P) = Platted
- (M) = Measured
- D.E. = Drainage Easement
- U.E. = Utility Easement
- DRNG. = Drainage
- ST. = Street
- UTIL. = Utility
- ESMT. = Easement

SW. cor., SW 1/4, Sec. 9,
T27S, R2E, 6th P.M.
Fnd. chiseled "X"

Δ=42°49'49"
R=22.50'
L=16.82'

Δ=5°38'13"
R=401.50'
L=39.62'

Δ=5°00'16"
R=381.00'
L=33.28'

Δ=180°00'00"
R=5.50'
L=17.28'

Δ=89°50'25"
R=31.50'
L=49.39'

Δ=6°05'21"
R=281.00'
L=29.86'

DETAIL RESERVE "C"

Δ=1°35'46"
R=219.00'
L=6.10'

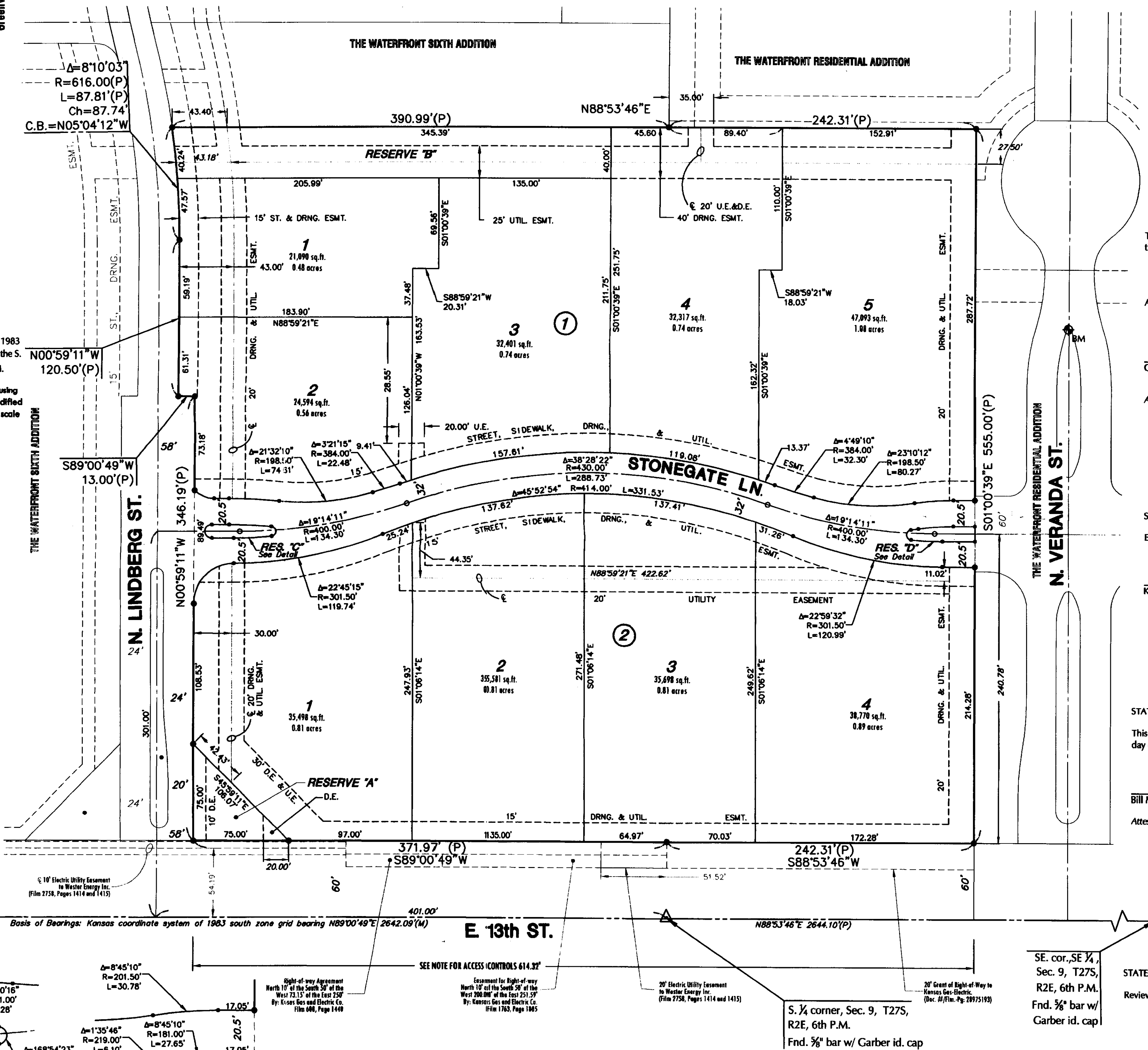
Δ=8°45'10"
R=201.50'
L=30.78'

Δ=167°47'04"
R=4.00'
L=11.71'

Δ=5°03'32"
R=281.00'
L=24.81'

Δ=167°47'04"
R=4.00'
L=11.71'

DETAIL RESERVE "D"



MINIMUM PAD ELEVATION LOWEST BUILDING OPENING		
LOT	BLOCK	ELEVATION NAVD 88
1, 3, 4, & 5	1	1386.6

Access Controls: 13th Street - Access points for Block 2 shall be placed accordingly: The minimum distance between full turning movement drives shall be 400'. The minimum distance between a right-in/right-out drive and either another right-in/right-out drive or a full movement drive shall be 200'.

NOTES

SE. cor., SE 1/4,
Sec. 9, T27S,
R2E, 6th P.M.
Fnd. 3/8" bar w/
Garber id. cap

S. 1/4 corner, Sec. 9, T27S,
R2E, 6th P.M.
Fnd. 3/8" bar w/ Garber id. cap

PLANNING COMMISSION CERTIFICATE

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

Dated this ____ day of _____, 20____.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Chair
David Dennis, Chair

Attest:
_____, Secretary
John L. Schlegel, Secretary

GOVERNING BODY CERTIFICATE

The dedications shown on this plat are hereby accepted and this plat is hereby approved by the governing body of the City of Wichita, Kansas.

Dated this ____ day of _____, 2013

At the direction of the City Council.

_____, Mayor
Carl Brewer, Mayor

Attest:
_____, City Clerk
Karen Sublett, City Clerk

TRANSFER RECORD

STATE OF KANSAS, SEDGWICK COUNTY) ss:

Entered on transfer record this ____ day of _____, 2013

_____, County Clerk
Kelly B. Arnold, County 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 _____, 2013, at _____ o'clock _____ M.; and is duly recorded.

_____, Register of Deeds
Bill Meek, Register of Deeds

Attest:
_____, Deputy
Tonya E. Buckingham, Deputy

COUNTY SURVEYOR

STATE OF KANSAS, SEDGWICK COUNTY) ss:

Reviewed in accordance with K.S.A. 58-2005 on this ____ day of _____, 2013.

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

MKEC
ENGINEERING
CONSULTANTS, INC.

411 N. WEBB ROAD
WICHITA, KS. 67206
316-684-9600