

FINAL PLAT  
**THE WATERFRONT SIXTH 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 SIXTH ADDITION", an addition to Wichita, Sedgwick County, Kansas, into Lots, Blocks, Reserves, and Streets, the same being accurately set forth in the accompanying plat and described herein.

A contiguous tract of land lying within all of The Waterfront Fifth Addition to Wichita, Sedgwick County, Kansas, AND ALSO, a portion of the Southwest Quarter of Section 9, Township 27 South, Range 2 East of the Sixth Principal Meridian, Wichita, Sedgwick County, Kansas, AND ALSO, a southerly portion of the west 242.31 feet of the Southeast Quarter of said Section 9, said contiguous tract of land being more particularly described as follows:  
BEGINNING at the South Quarter corner of said Section 9; thence along the east line of said Southwest Quarter, N01°00'39"W, 60.00 feet to the southeast corner of said The Waterfront Fifth Addition; thence along the south line of said addition on a Kansas coordinate system of 1983 south zone grid bearing of S89°00'49"W, 868.81 feet; thence along the westerly lines of said addition for the next six (6) courses, said westerly lines, being coincident with the easterly lines of The Waterfront Second Addition, an addition to Wichita, Sedgwick County, Kansas, N00°59'11"W, 15.36 feet; thence N60°59'11"W, 69.28 feet; thence N00°59'11"W, 488.43 feet to a point on a non-tangent curve to the left; thence along said curve 60.95 feet, said curve having a central angle of 17°24'59", a radius of 200.50 feet, and a long chord distance of 60.71 feet, bearing N84°24'35"E; thence N75°42'05"E, 37.54 feet; thence N00°59'11"W, 83.05 feet to the northwest corner of said Waterfront Fifth Addition; thence along an easterly line of said Waterfront Second Addition, N00°59'11"W, 289.71 feet to the northeast most corner of said Waterfront Second Addition; thence along the north line of said Waterfront Second Addition for the next two (2) courses, S78°25'09"W, 284.94 feet; thence N65°24'40"W, 160.61 feet to an east line of The Waterfront Addition, an addition to Wichita, Sedgwick County, Kansas; thence along said east line for the next two (2) courses, N24°32'00"E, 184.46 feet to a point on a curve to the left; thence along said curve 163.81 feet, said curve having a central angle of 14°26'21", a radius of 650.00 feet, and a long chord distance of 163.37 feet, bearing N17°18'49"E; thence N83°23'02"E, 335.47 feet; thence N14°46'46"E, 100.00 feet; thence N69°10'27"E, 435.00 feet; thence N36°09'06"E, 104.41 feet; thence N01°00'39"W, 130.00 feet; thence N88°59'21"E, 292.00 feet to the east line of said Southwest Quarter; thence along said east line S01°00'39"E, 1198.38 feet to a point lying 615.00 feet north of said south line; thence parallel with the south line of the Southeast Quarter N88°53'46"E, 242.31 feet; thence S01°00'39"E, 615.00 feet to the south line of said Southeast Quarter; thence along said south line S88°53'46"W, 242.31 feet to the POINT OF BEGINNING.

All reserves, streets, utility easements, building setbacks, and access controls, together with, a utility easement recorded in Doc#/Film-Pg. 28793627, a drainage easement recorded in Doc#/Film-Pg. 28649425, together with, a right-of-way easement recorded in Film 594 Page 1573, within the above described property are hereby vacated and replatted by virtue of K.S.A. 12-512(b).

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 10<sup>th</sup> day of September 2007.

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

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 public and private Streets the same to be known as "THE WATERFRONT SIXTH ADDITION," an addition to Wichita, Sedgwick County, Kansas.

Easements for the construction and maintenance of public utilities and public sidewalks, as indicated on the accompanying plat are hereby granted to the public.

The streets (Lindberg and Lindberg Circle) are hereby dedicated to and for the use of the public.

Reserves "A", "B", "C", "E", "F" and "G" are platted for utilities confined by easements, drainage, sidewalks, berms, monuments, landscaping, irrigation, and open space. Reserve "D" is platted for a private street (14th Street). Reserve "E" is also platted for parking. Reserve "G" is also platted for preservation of existing tree canopy. The Reserves are reserved for the stated uses and shall be owned and maintained by Beech Lake Investment, LLC, and or, The Waterfront Holding Co., LLC, and or, The Waterfront Commercial Properties, LLC, and or The Waterfront Office and Commercial Association and or their successors and assigns.

A drainage plan has been developed for this plat and all drainage easements, right-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 storm water.

Lots 2 and 3, Block 1, are required to adhere to the minimum pad elevation table on sheet 1/2 (Minimum Pad Elevation).

All abutters rights of access to or from 13th Street over and across the south line of "THE WATERFRONT SIXTH ADDITION," are hereby granted to the appropriate governing body, provided however Block 1, shall have access 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.

**MORTGAGE CERTIFICATE**

Commerce Bank, N.A., holder of a mortgage on the above described property, does hereby consent to the plat of "THE WATERFRONT SIXTH ADDITION."

COMMERCE BANK, N.A.

Collin Staben, Vice President  
Collin Staben

This instrument was acknowledged before me on 7<sup>th</sup> day of November 2007, by Collin Staben, Vice President, Commerce Bank, N.A.

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

SEA:

Colleen A. Belton, Notary Public  
Colleen A. Belton

My Term Expires: 06/01/2010

COLLEEN A. BELTON  
Notary Public - State of Kansas  
My Appt. Expires 6/1/2010

**OWNER'S CERTIFICATES**

BEECH LAKE INVESTMENT, LLC, a Kansas limited liability company  
and also;  
THE WATERFRONT HOLDING CO., LLC, a Kansas limited liability company  
and also;  
THE WATERFRONT COMMERCIAL PROPERTIES, LLC, a Kansas limited liability company

Johnny Stevens, manager  
Johnny Stevens, manager  
Stephen L. Clark, manager  
Stephen L. Clark, manager

STATE OF KANSAS, SEDGWICK COUNTY) ss:

This instrument was acknowledged before me on 10<sup>th</sup> day of September, 2007, by Johnny 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, and also; The Waterfront Commercial 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.

Sandra M. Stevens, Notary Public  
Sandra M. Stevens  
My Term Expires: 1-2-2010

VIEGA LLC, a Delaware limited liability company

Nathan L. Spearman, CFO  
Nathan L. Spearman, CFO

STATE OF KANSAS, SEDGWICK COUNTY) ss:

This instrument was acknowledged before me on 10<sup>th</sup> day of September, 2007, by Nathan L. Spearman, CFO, Viega LLC, a Delaware limited liability company.

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

William H. Seiler, Jr., Notary Public  
William H. Seiler, Jr., Notary Public  
My Term Expires: 1/20/11

**PLANNING COMMISSION CERTIFICATE**

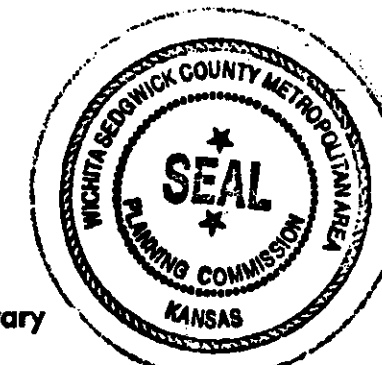
This plat of "THE WATERFRONT SIXTH ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 1st day of February, 2007

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

M.S. Mitchell, Chair  
M.S. Mitchell, Chair

Attest: John L. Schlegel, 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 6 day of Nov., 2007

At the direction of the City Council.

Carl Brewer, Mayor  
Carl Brewer, Mayor

Attest: Karen Sublett, City Clerk  
Karen Sublett, City Clerk



**TRANSFER RECORD**

STATE OF KANSAS, SEDGWICK COUNTY) ss:

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 2007

Don Brace, County Clerk  
Don Brace, County Clerk

Affix County Clerk Seal

**REGISTER OF DEEDS CERTIFICATE**

This is to certify that this instrument was filed for record in the Register of Deeds office this day of \_\_\_\_\_, 2007, at \_\_\_\_\_ o'clock M, and is duly recorded.

Bill Meek, Register of Deeds  
Bill Meek, Register of Deeds

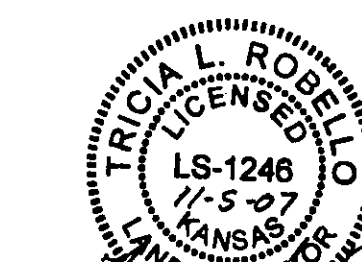
Attest:

Tonya E. Buckingham, Deputy  
Tonya E. Buckingham, Deputy

Affix Register of Deeds Seal

**COUNTY SURVEYOR**

Reviewed in accordance with K.S.A. 58-2005 on this 5<sup>th</sup> day of November 2007.



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

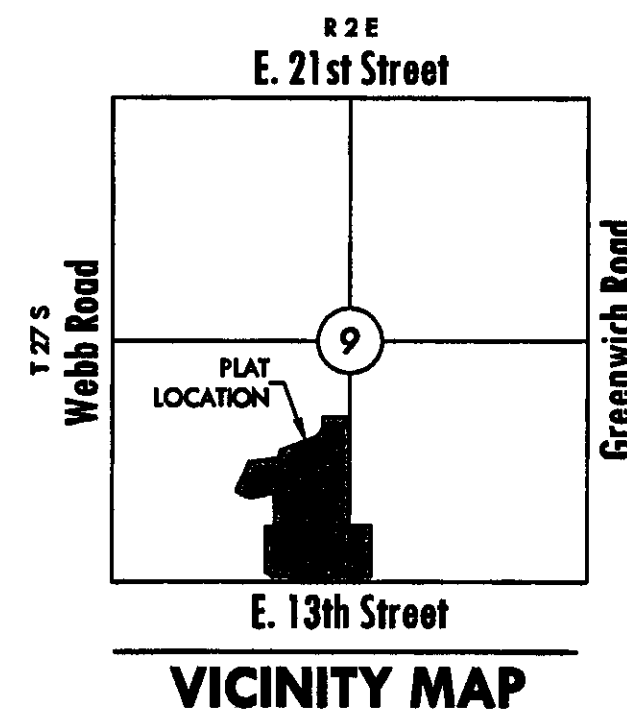
**MKEC**  
ENGINEERING  
CONSULTANTS, INC.

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



## THE WATERFRONT SIXTH ADDITION

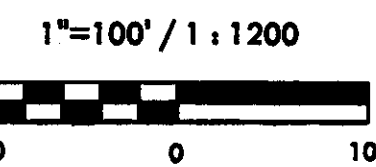
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



VICINITY MAP

## BENCH MARK

☉ Square cut on SW. corner of signal  
light pole base at NE. corner of  
Webb Rd. and 13th St.  
Elev.=1373.345 (NGVD 29)



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.

| MINIMUM PAD ELEVATION<br>LOWEST BUILDING OPENING |       |                      |
|--------------------------------------------------|-------|----------------------|
| LOT                                              | BLOCK | ELEVATION<br>NGVD 29 |
| 2                                                | 1     | 1380.5               |
| N. 550.53' of 3                                  | 1     | 1380.5               |
| S. 265.0' of 3                                   | 1     | 1386.1               |
| N. 270.0' of 4                                   | 1     | 1386.1               |

| STREET CENTERLINE TABLE |         |             |
|-------------------------|---------|-------------|
| LINE                    | LENGTH  | BEARING     |
| L1                      | 526.69' | N00°59'11"W |
| L2                      | 67.65'  | N15°25'33"E |
| L3                      | 141.50' | S89°00'49"W |
| L4                      | 45.00'  | S75°42'05"W |

| STREET CENTERLINE CURVE TABLE |         |         |           |
|-------------------------------|---------|---------|-----------|
| CURVE                         | LENGTH  | RADIUS  | DELTA     |
| C1                            | 156.40' | 600.00' | 14°56'06" |
| C2                            | 218.84' | 400.00' | 31°20'50" |
| C3                            | 193.87' | 300.00' | 37°01'32" |
| C4                            | 82.78'  | 200.00' | 23°42'48" |
| C5                            | 64.31'  | 215.00' | 17°08'21" |

## NOTES

1. Access Controls:  
13th Street - Access points for Block 1 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'.

2. Street Drainage Easements:  
Along Lindberg Street and Lindberg Circle where there is 32' of right-of-way a 15' street drainage easement is provided abutting and adjoining the 32' right-of-way as indicated.

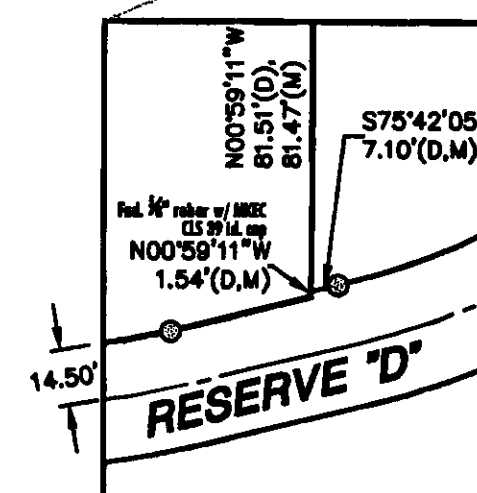
N. WEBB RD.  
Datum BM

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

## LEGEND

Date of Survey: July, 2006

- △ = Section corner Monument Found
- = Found 3/4" Rebar w/ MKEC  
CLS 39 id. cap
- = Set 3/4" Rebar w/ MKEC  
CLS 39 id. cap
- (M) = Measured
- (CM) = Calculated from measured
- (P) = Platted
- (D) = Described or Record Dimension



LOT CORNER

△=14°26'21"  
L=163.81'  
R=650.00'(P)  
Ch.d.=163.37'  
CB.=N17°18'49"E

△=17°24'59"(P)  
R=200.50' L=60.95'(P)  
Ch.d.=60.71'(P)  
CB.=N84°24'35"E(P)

Base of Bearings: Kansas coordinate system of 1983 south zone grid bearing N89°00'49"E 2642.09'(M)  
© 10' Electric Utility Easement  
to Western Energy Inc.  
(Film 2758, Pages 1414 and 1415)

Right-of-way Agreement  
North 10' of the South 30'  
of the East 250'  
By: Kansas Gas and Electric Co.  
Misc. Book 603, Page 485

Right-of-way Agreement  
North 10' of the South 30'  
of the East 250'  
By: Kansas Gas and Electric Co.  
Film 608, Page 1440

SEE NOTE FOR ACCESS CONTROLS 498.84'

SEE NOTE FOR ACCESS CONTROLS 614.32'

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



MKEC  
ENGINEERING &  
CONSULTANTS, INC.

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