

8-1-08
SUB 2007-15

REVISED

FINAL PLAT

THE WATERFRONT RESIDENTIAL ADDITION

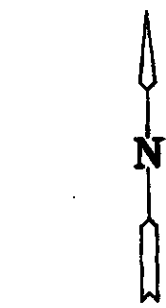
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

Center, Sec. 9, T27S,
R2E, 6th P.M.
Fnd. 1/2" Pipe w/o id cap

NE cor., SE 1/4, Sec. 9,
T27S, R2E, 6th P.M.
Set 1/2" Bar w/ MKEC
CLS 39 id cap

(ABANDONED) BURLINGTON NORTHERN SAN FRANCISCO RAIL ROAD
formerly ST. LOUIS, WICHITA AND WESTERN RAIL ROAD COMPANY

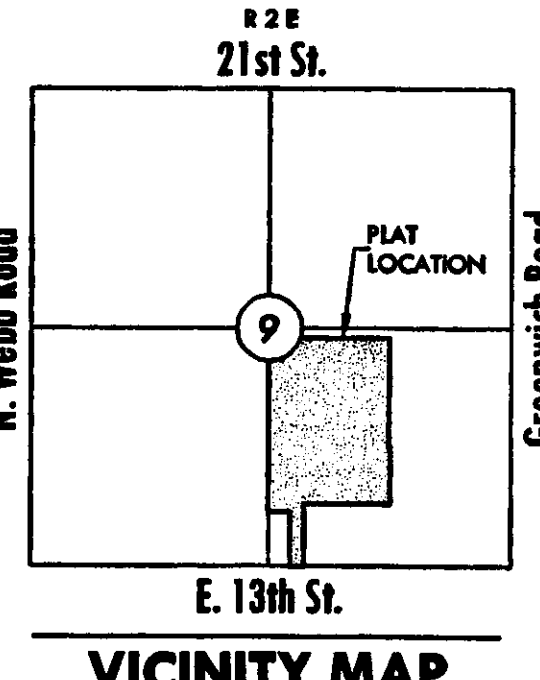
N88°54'54"E 1326.83'(M,D)
N88°54'49"E 1054.52'(M) 1054.41'(D)



1"=100' / 1:1200
Basis of Bearing: Kansas coordinate system
of 1983 south zone grid bearing of
N88°53'46"E along the S. Line of SE 1/4, Sec.
9, T27S, R2E, 6th P.M.

LEGEND

- Date of Survey: March, 2007
- △ = Section Corner Monument Found
 - = Found Survey Monument
 - See annotation for type
 - = Set 1/2" Bar w/ MKEC
CLS 39 id cap
 - (M) = Measured
 - (CM) = Calculated from measured
 - (D) = Described or record description
 - (P) = Platted Dimension
 - = Section line



VICINITY MAP

STREET CENTERLINE CURVE TABLE

LINE	LENGTH	BEARING
L1	300.60	S01°00'39"W
L2	205.50	S01°00'39"W
L3	222.13	S01°00'39"W
L4	237.76	S41°58'13"W
L5	148.58	N07°50'13"E
L6	114.74	N31°51'22"E
L7	15.29	S01°29'07"W
L8	5.26	N35°10'41"W
L9	15.31	S12°37'52"E
L10	57.12	N76°36'08"W
L11	43.32	N76°36'08"W
L12	36.79	N03°49'14"E
L13	47.05	S49°32'23"E
L14	128.21	S82°55'17"E
L15	21.00	N07°04'43"E
L16	17.39	N64°39'21"E
L17	30.91	S79°23'59"W
L18	144.38	S13°23'59"W
L19	5.98	S69°19'13"W
L20	20.94	N21°49'20"W
L21	14.97	N53°45'36"W
L22	165.32	N84°12'54"W
L23	21.00	S05°47'40"W

STREET CENTERLINE CURVE TABLE

CL	LENGTH	CHORD	BEARING	DELTA
C1	127.26	600.00	N07°05'13"W	12°09'08"
C2	149.60	600.00	N20°18'22"W	14°17'09"
C3	112.75	340.00	S17°54'58"E	18°59'59"
C4	219.85	260.00	S12°44'38"W	50°28'13"
C5	168.79	400.00	S08°12'23"W	25°44'44"
C6	186.99	200.00	S60°09'54"W	47°41'37"
C7	79.82	200.00	N43°17'21"E	22°51'52"
C8	168.84	125.00	S70°32'20"W	77°23'56"
C9	152.49	300.00	S85°18'23"E	29°07'22"
C10	171.21	100.00	N50°40'35"W	96°22'57"
C11	206.41	115.00	N49°54'06"E	102°50'27"
C12	283.62	600.00	S87°48'49"W	27°05'01"
C13	122.96	100.00	S70°30'11"E	70°27'00"
C14	123.65	200.00	S30°29'49"E	35°58'53"
C15	168.98	600.00	S02°09'01"W	29°33'46"
C16	332.01	200.00	S60°09'54"W	38°49'40"
C17	161.03	180.00	N50°58'22"W	51°18'26"
C18	91.31	180.00	N10°48'43"W	29°03'53"
C19	220.17	600.00	N14°13'59"E	21°01'20"
C20	79.53	290.00	N32°36'06"E	15°42'45"
C21	219.93	290.00	N62°11'01"E	43°27'04"
C22	167.65	200.00	S72°04'36"E	48°01'42"
C23	168.99	150.00	S81°47'53"E	64°30'42"
C24	217.35	400.00	S81°30'45"W	31°07'57"
C25	313.68	500.00	S82°37'42"W	35°58'44"
C26	168.79	400.00	N54°17'17"E	15°43'35"
C27	100.97	150.00	S14°17'22"W	38°49'40"
C28	200.83	150.00	S74°36'02"W	76°43'16"
C29	228.50	300.00	S88°51'34"E	43°38'26"
C30	230.79	250.00	N80°12'24"W	52°53'36"
C31	117.49	300.00	N84°33'57"E	22°26'18"

NOTES

- Pipeline Building Setbacks
No habitable structure will be built within 50 feet of the pipeline unless the landowner agrees to pay the cost of lowering the pipeline, and or provide the appropriate cover to comply with Department of Transportation regulations, and or unless approved by the pipeline company. Actual pipeline location to be determined (planned centerline as depicted), locate pipeline prior to any construction.
- Street Drainage Easements
Along Genova Street and Mosaic where there is 32' of right-of-way a 15' street drainage, and utility easement is provided abutting and adjoining the 32' right-of-way as indicated.

MKEC
ENGINEERING
CONSULTANTS, INC.
411 N. WEBB ROAD
WICHITA, KS. 67206
316-684-9600

GREGORY J. ALLISON
LICENSED SURVEYOR
LS-1257
1/13/07

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

A tract of land lying in the Southeast Quarter of Section 9, Township 27 South, Range 2 East of the Sixth Principal Meridian, Wichita, Sedgwick County, Kansas, said tract being more particularly described as follows:
COMMENCING at the southwest corner of said Quarter; thence along the south line of said Quarter on a Kansas coordinate system of 1983 south zone grid bearing of N88°53'46"E, 272.31 feet to the POINT OF BEGINNING; thence parallel with the west line of said Quarter N01°00'39"W, 2561.40 feet to a point lying 100.00 feet south of the north line of said Quarter, said point being on the south right-of-way line of the Burlington Northern San Francisco Railroad right-of-way as recorded on Deed Book "U", Page 260; thence along said right-of-way and parallel with said north line N88°54'54"E, 1054.41 feet to the northeast corner of the West Half of said Southeast Quarter; thence along the east line of said West Half S00°54'44"E, 1230.47 feet to the northwest corner of the Southeast Quarter of said Southeast Quarter; thence along the north line of said Southeast Quarter N88°54'23"E, 15.00 feet; thence parallel with and 15.00 feet east of the west line of said Southeast Quarter of said Southeast Quarter S00°54'24"E, 625.59 feet to a point lying 705.00 feet north of the south line of said Southeast Quarter; thence parallel with and 705.00 feet north of said south line S88°53'46"W, 946.15 feet to a point lying 392.31 feet east of the west line of said Southeast Quarter; thence parallel with and 392.31 feet east of said west line, S01°00'39"E, 705.00 feet to the south line of said Southeast Quarter; thence along said south line S88°53'46"W, 1200.00 feet to the POINT OF BEGINNING.

TOGETHER WITH:
A tract of land lying within a portion of the west 272.31 feet of the Southeast Quarter of Section 9, Township 27 South, Range 2 East of the Sixth Principal Meridian, Wichita, Sedgwick County, Kansas, said tract of land being more particularly described as follows:
COMMENCING at the southwest corner of said Quarter; thence along the south line of said Southeast Quarter on a Kansas coordinate system of 1983 south zone grid bearing of N88°53'46"E, 242.31 feet to the POINT OF BEGINNING; thence parallel with the west line of said Southeast Quarter N01°00'39"W, 615.00 feet; thence parallel with said south line S88°53'46"W, 242.31 feet to said west line; thence along said west line N01°00'39"W, 1946.49 feet to a point lying 100.00 feet south of the north line of said Southeast Quarter, said point being on the south right-of-way line of the Burlington Northern San Francisco Railroad right-of-way as recorded on Deed Book "U", Page 260; thence along said right-of-way and parallel with said north line N88°54'54"E, 272.31 feet; thence parallel with said west line S01°00'39"E, 2561.40 feet to the POINT OF BEGINNING.

All reserves, streets, utility easements, building setbacks, and access controls, together with, an easement for right-of-way recorded in Film 594, Page 1573; a contingent street dedication recorded in Film 378, Page 142, together with all other public dedications 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 13th day of July, 2007.

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

OWNER CERTIFICATE

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 plotted into Lots, Blocks, Reserves, private and public Streets the same to be known as "THE WATERFRONT RESIDENTIAL ADDITION", an addition to Wichita, Sedgwick County, Kansas.

Easements for the construction and maintenance of public and or utilities and public sidewalks, as indicated hereon are hereby granted to and for the use of the public. The wall easements are non-exclusive and are plotted for the construction and maintenance of a private wall; utilities may cross under the private wall.

The public streets are hereby dedicated to and for the use of the public (13th Street and the southern most 446.19 feet of Veranda Street). An emergency access opening is plotted along the east end of Reserve "H". All reserves are plotted for utilities confined by easements or as specified below, berming, landscaping, irrigation, monuments, fountains, and walkways. Reserve "I" is also plotted for open space, pitch-and-putt golf areas, private parks and recreation, and drainage. Reserves "A", and "B" are also plotted for private walls and gates, and municipal utilities not confined to easements. Reserves "A" is also plotted for open space and drainage. Reserves "O", and "P" are also plotted municipal utilities not confined to easements. Reserves "E" and "G" are also plotted for private parking and or landscaping as determined by the developer or the Home Owner's Association. Reserve "F" is also plotted for private parking and or landscaping as determined by the developer or the Home Owner's Association and utilities not confined by easement. Reserve "L" and the westerly portion of "H" are also plotted for public access, private streets, private sidewalks, gates, and emergency access. All of Reserve "L" is also plotted for public and private utilities; such utilities are not required to be confined by easement. Reserve "K" is also plotted for sidewalks and utilities not confined by easement. All of the the Reserves shall be owned and maintained by the developer and or a lot or Homeowner Owner's Association and are reserved for the stated uses. The owners of the reserves shall bear the cost of any repair or replacement of improvements within said reserves resulting from street construction, repair and or maintenance.

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.

WATERFRONT RESIDENTIAL COMPANY, LLC, a Kansas limited liability company

Kevin M. Mullen, President
Riddle Development Corporation, manager

STATE OF KANSAS, SEDGWICK COUNTY) ss:

This instrument was acknowledged before me on 13th day of September, 2007, by Kevin M. Mullen, President, Riddle Development Corporation, manager, Waterfront Residential Company, 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.

CYNTHIA A WOMACK
Notary Public - State of Kansas
My Appl. Expires 2/7/2009
SEAL
My Term Expires 7/6/7, 2009

Cynthia A. Womack, Notary Public

MORTGAGE CERTIFICATE

We, INTRUST Bank, N.A. holders of a mortgage on the above described property, do hereby consent to the plat of "THE WATERFRONT RESIDENTIAL ADDITION".

INTRUST Bank, N.A.

Gary D. Schmitt, Executive Vice President

This instrument was acknowledged before me on this 7th day of September, 2007, by Gary D. Schmitt, Executive Vice President, INTRUST Bank, N.A.

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

CYNTHIA A WOMACK
Notary Public - State of Kansas
My Appl. Expires 2/7/2009
SEAL
My Term Expires 7/6/7, 2009

Cynthia A. Womack, Notary Public

PLANNING COMMISSION CERTIFICATE

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

Dated this 6 day of September, 2007

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

Darrell A. Downing, Chair

John L. Schlegel, Secretary



Affix MAPC Seal

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 6th day of November, 2007

At the direction of the City Council.

Carl Brown, Mayor

Karen Sublett, City Clerk

Affix City Seal

TRANSFER RECORD

STATE OF KANSAS, SEDGWICK COUNTY) ss:

Entered on transfer record this 18th day of August, 2008

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 18th day of July, 2007, at 4:07:37 o'clock PM, and is duly recorded.

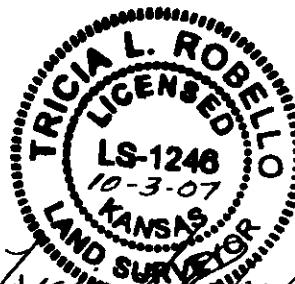
Bill Meek, Register of Deeds

Tonya E. Buckingham, Deputy

Affix Register of Deeds Seal

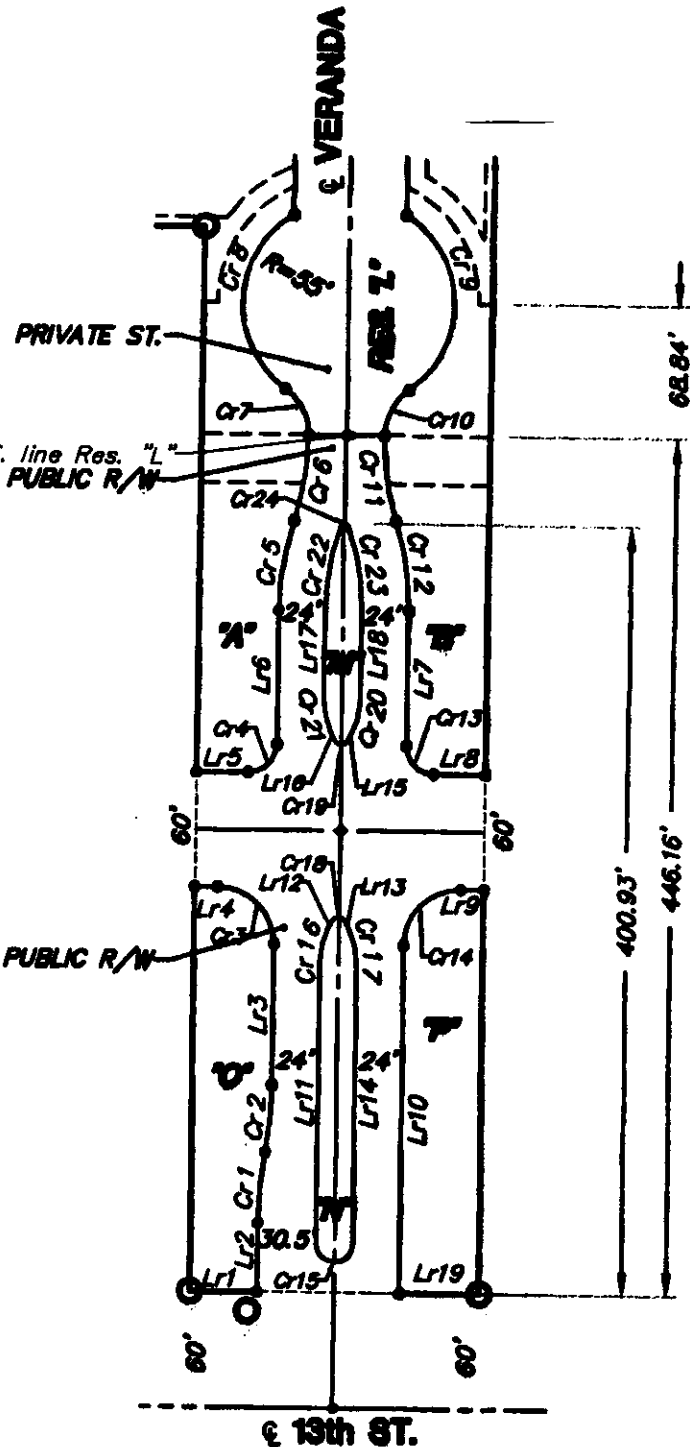
COUNTY SURVEYOR

Reviewed in accordance with K.S.A. 58-2005 on this 3rd day of October, 2007.

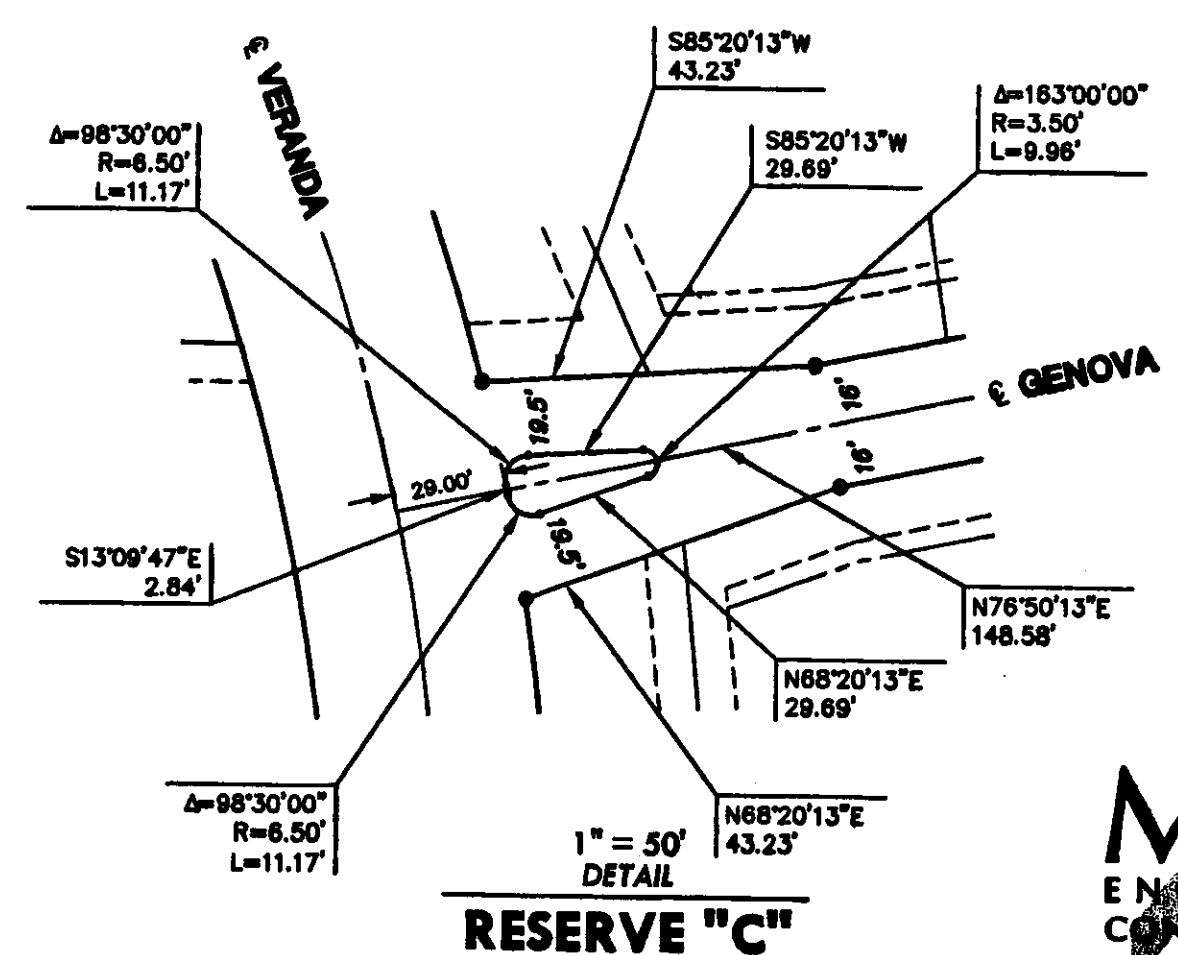


Tricia L. Robello, LS #1246
Deputy County Surveyor
Sedgwick County, Kansas

RESERVE DETAIL CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
Q1	37.10'	205.50'	37.05'	S04°09'38"W
Q2	35.11'	194.50'	35.06'	N04°09'38"E
Q3	46.34'	29.50'	41.72'	N46°00'39"W
Q4	22.78'	14.50'	20.51'	N43°59'21"E
Q5	47.54'	155.00'	47.35'	S07°46'32"W
Q6	44.47'	145.00'	44.30'	N07°46'32"E
Q7	28.09'	29.50'	27.04'	N28°17'23"W
Q8	108.22'	55.00'	91.59'	S00°47'58"W
Q9	108.22'	55.00'	91.59'	N02°49'17"W
Q10	28.09'	29.50'	27.04'	S26°16'05"W
Q11	44.47'	145.00'	44.30'	S09°47'51"E
Q12	47.54'	155.00'	47.35'	N09°47'51"W
Q13	22.78'	14.50'	20.51'	S46°00'39"E
Q14	46.34'	29.50'	41.72'	S43°59'21"W
Q15	29.84'	9.50'	19.00'	N88°59'21"E
Q16	17.45'	40.00'	17.32'	S11°29'21"W
Q17	17.45'	40.00'	17.32'	N13°30'39"W
Q18	9.08'	4.00'	7.25'	S88°59'21"W
Q19	9.08'	4.00'	7.25'	N88°59'21"E
Q20	17.45'	40.00'	17.32'	N11°29'21"E
Q21	17.45'	40.00'	17.32'	S13°30'39"E
Q22	44.89'	131.00'	44.67'	S08°48'21"W
Q23	44.89'	131.00'	44.67'	N10°49'40"W
Q24	4.91'	2.00'	3.77'	S88°59'21"W



RESERVE DETAIL LINE TABLE		
LINE	LENGTH	BEARING
L1	35.00'	N88°53'46"E
L2	35.98'	S01°00'39"E
L3	73.42'	N01°00'39"W
L4	12.00'	N88°59'21"E
L5	27.00'	S88°59'21"W
L6	70.42'	S01°00'39"E
L7	70.42'	N01°00'39"W
L8	27.00'	S88°59'21"W
L9	12.00'	N88°59'21"E
L10	181.10'	N01°00'39"W
L11	146.49'	S01°00'39"E
L12	5.03'	S23°59'21"W
L13	5.03'	S26°00'39"E
L14	146.49'	S01°00'39"E
L15	5.03'	N23°59'21"E
L16	5.03'	N26°00'39"W
L17	46.15'	S01°00'39"E
L18	46.15'	N01°00'39"W
L19	41.50'	N88°53'46"E



Sedgwick County
Register of Deeds - Bill Meek
DOC #/FLM-PG: 28982455
Receipt #: 1603970
Pages Recorded: 2
Folio: Initials: JP
Authorized By: [Signature]
Date Recorded: 7/18/2008 4:07:37 PM
Recording Fee: \$40.00

MKEC
ENGINEERING
CONSULTANTS, INC.
411 N. WEBB ROAD
WICHITA, KS. 67206
316-684-9600