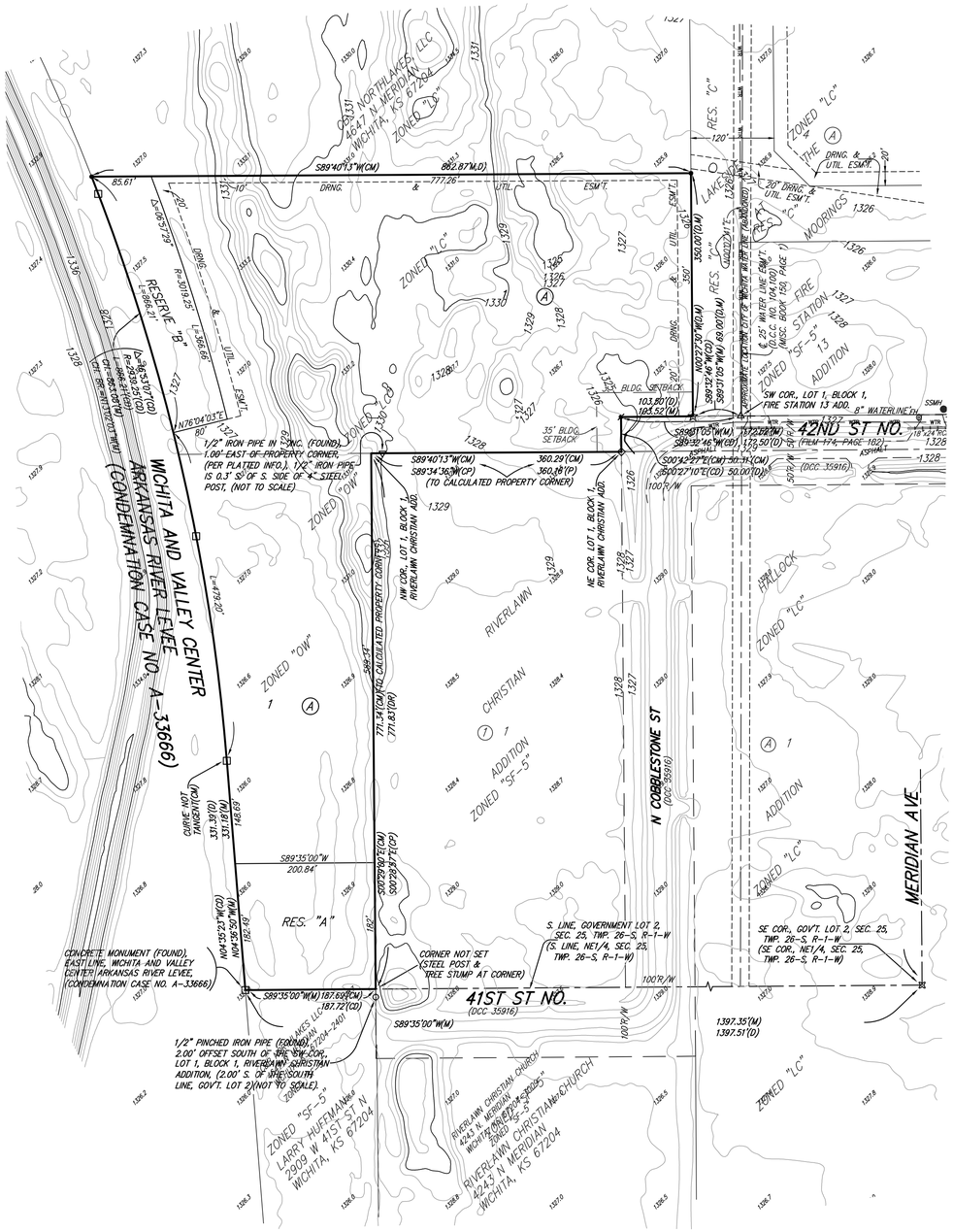
ONE-STEP FINAL PLAT

LAKESIDE AT THE MOORINGS 2ND

WICHITA, SEDGWICK COUNTY, KANSAS



0' 100' 200'

DATE OF PREPARATION: 26 DECEMBER 2017
DATE OF TOPOGRAPHY: 30 SEPTEMBER 2010
CONTOUR INTERVALS = 1 FOOT
CONTOURS PROVIDED BY SEDGWICK COUNTY, KANSAS (NAVD88)

NOTE:
ADDITIONAL BUILDING SETBACK REQUIREMENTS PER LAKESIDE AT THE MOORINGS COMMUNITY UNIT PLAN DP-323.

● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
◙ = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
○ = 1/2" PINCHED IRON PIPE (FOUND)
◇ = 3/4" IRON PIPE (FOUND)
△ = #5 REBAR W/ "MKEC" CAP (FOUND)
▽ = 1/2" IRON PIPE (FOUND)
□ = CONCRETE MONUMENT (FOUND)
⊠ = 1" SQUARE BAR (FOUND)
☆ = #4 REBAR W/ "MKEC" CAP IN THIMBLE (FOUND)
⊗ = #4 REBAR (FOUND)
☆ = 60d NAIL W/ "BAUGHMAN" CAP IN COTTONWOOD TREE (SET)

(M) = MEASURED
(P) = PLATTED
(D) = DESCRIBED
(CM) = CALCULATED PER MEASURED INFO.
(CP) = CALCULATED PER PLATTED INFO.
(CD) = CALCULATED PER DESCRIBED INFO.

BENCHMARK:
CITY OF WICHITA BM - NW CORNER OF MERIDIAN AND KEYWEST, 59' W. AND 32.3 N. OF CENTERLINE, 11.8' N. OF CURB LINE.
ELEVATION = 1329.82 NAVD88

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION NAVD88
1	A	1329.0

NOTE:
A drainage plan has been developed for the plat and all drainage easements, rights-of-way, and 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.

NOTE:
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.

VICINITY MAP
SEC. 24, T26S, R1W
SEC. 25, T26S, R1W

CB = Catch Basin
CO = Cleanout
CPed = Cable TV Pedestal
EB = Electric Box
FH = Fire Hydrant
GM = Gas Meter
GU = Guard Post(Bollard)
Guy = Guy Anchor
GV = Gas Valve
HLP = High Line Pole
LP = Light Pole
PM = Pipeline Marker
PP = Power Pole
Sign = Sign
SSMH = Sanitary Sewer Manhole
ATT Ped = ATT Pedestal
SWSMH = Stormwater Sewer Manhole
TR = Tree
TB = Traffic Box
Well = Cased Well
WM = Water Meter
WV = Water Valve
XFMR = Transformer

WATER LINE — WTR
AT&T — AT&T
GAS LINE — GAS
CABLE TV — CaTV
OVERHEAD ELECTRIC LINE — OHE
SANITARY SEWER — EXSS
UNDERGROUND ELECTRIC LINE — UGE

OWNER:
CBB NORTHLAKES, LLC
4647 N MERIDIAN
WICHITA, KANSAS 67204
838-7034

State of Kansas)
Sedgwick County) SS

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "LAKESIDE AT THE MOORINGS 2ND", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: That part of Government Lot 2 in said Sec. 25 lying east of and abutting the east line of the parcels condemned in Condemnation Case No. A-33666, lying west of and abutting and south of and abutting the following described line: Commencing at the intersection of the west line of said Fire Station 13 Addition with the north line of that part of said Government Lot 2 conveyed to the Kansas Department of Transportation in the Corporation Deed-Quitclaim recorded in Film 174 at Page 182; thence westerly along the north line of that part of said Government Lot 2 conveyed to the Kansas Department of Transportation in the Corporation Deed-Quitclaim recorded in Film 174 at Page 182, 69.00 feet for a point of beginning; thence northerly with a deflection angle to the right of 90°01'25", 350.00 feet; thence westerly with a deflection angle to the left of 89°52'17", 863 feet, more or less, to a point on the east line of the parcels condemned in said Condemnation Case No. A-33666, and for a point of termination, and lying generally west of and abutting and generally north of and abutting the following described line: Commencing at the intersection of the west line of said Fire Station 13 Addition with the north line of that part of said Government Lot 2 conveyed to the Kansas Department of Transportation in the Corporation Deed-Quitclaim recorded in Film 174 at Page 182; thence westerly along the north line of that part of said Government Lot 2 conveyed to the Kansas Department of Transportation in the Corporation Deed-Quitclaim recorded in Film 174 at Page 182, 69.00 feet for a point of beginning; thence continuing westerly along the north line of that part of said Government Lot 2 conveyed to the Kansas Department of Transportation in the Corporation Deed-Quitclaim recorded in Film 174 at Page 182, 103.50 feet to the most westerly northwest corner of that part of said Government Lot 2 conveyed to the Kansas Department of Transportation in the Corporation Deed-Quitclaim recorded in Film 174 at Page 182; thence southerly along the west line of that part of said Government Lot 2 conveyed to the Kansas Department of Transportation in the Corporation Deed-Quitclaim recorded in Film 174 at Page 182, 50.00 feet to the southwest corner of that part of said Government Lot 2 conveyed to the Kansas Department of Transportation in the Corporation Deed-Quitclaim recorded in Film 174 at Page 182, said southwest corner also being the northeast corner of Riverlawn Christian Addition, Wichita, Sedgwick County, Kansas; thence westerly along the north line of said Riverlawn Christian Addition, 360.00 feet (described per plat of said Riverlawn Christian Addition), 360.16 feet (measured per plat of said Riverlawn Christian Addition), to the northwest corner of said Riverlawn Christian Addition; thence southerly along the west line of said Riverlawn Christian Addition, 771.83 feet (described per plat of said Riverlawn Christian Addition), 771.34 feet (measured), to the intersection with the south line of said Government Lot 2, and for a point of termination.

Existing public easements, dedications, building setbacks, and access controls being vacated by virtue of K.S.A. 12-512b, as amended.

All being situated in Government Lot 2, Section 25, Twp. 26-S, R-1-W of the 6th P.M., Sedgwick County, Kansas.

Baughman Company, P.A.

_____, Surveyor
Michael G. Conrey

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into a Lot, a Block and Reserves, to be known as "LAKESIDE AT THE MOORINGS 2ND", Wichita, Sedgwick County, Kansas. The utility easement is hereby granted as indicated for the construction and maintenance of all public utilities. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. No signs, light poles, private drainage systems, masonry trash enclosures or other structures shall be located within public utility easements unless permitted by the Public Works Department of the appropriate governing body. Reserve "A" is hereby reserved for landscaping, open space, berms, lakes, detention/retention areas, and drainage purposes. Reserve "B" is hereby reserved for landscaping, open space, berms, lakes, detention/retention areas, drainage purposes, and utilities as confined to easements. Reserves "A" and "B" shall be owned and maintained by the lot owners association for the addition. FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

CBB Northlakes, LLC, a Kansas limited liability company

_____, Managing Member
Brad C. Bachman

_____, Managing Member
Kurt William Bachman

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this_____day of_____, by Brad C. Bachman, Managing Member, and Kurt William Bachman, Managing Member, of CBB Northlakes, LLC, a Kansas limited liability company, on behalf of the limited liability company.

_____, Notary Public

My App't. Exp._____

This plat of "LAKESIDE AT THE MOORINGS 2ND", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this_____day of_____, _____.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chairman
Joseph A. Johnson

_____, Secretary
Dale Miller

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this_____day of_____, _____.

_____, Mayor
Jeff Longwell

_____, City Clerk
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005 on this_____day of_____, _____.

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

Entered on transfer record this_____day of_____, _____.

_____, County Clerk
Kelly B. Arnold

State of Kansas)
Sedgwick County) SS

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this_____day of_____, _____ at_____o'clock___M; and is duly recorded.

_____, Register of Deeds
Tonya Buckingham

_____, Deputy
Judy J. Paget

LAKESIDE AT THE MOORINGS 2ND

22 December 2017

Baughman Company , P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

A:\Projects\Lakeside at the Moorings 2nd_17-10-P323\Plat\Drawings\LAKESIDE AT THE MOORINGS 2nd_P.dwg-RKR