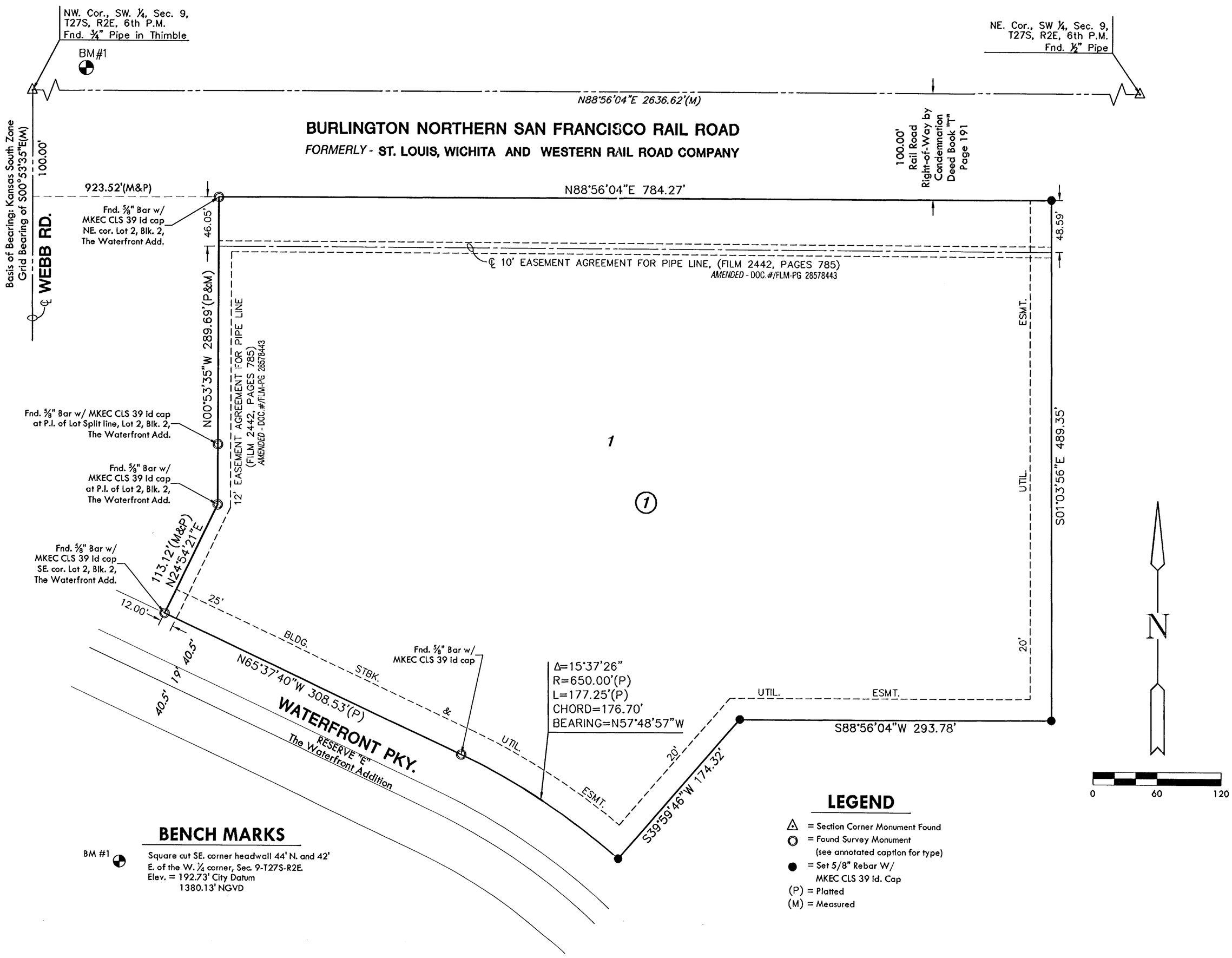
FINAL PLAT

THE WATERFRONT FOURTH ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



BENCH MARKS

We, MKEC Engineering Consultants, Inc., a Registered Corporate Land Surveyor in Kansas, do hereby certify that we have been in responsible charge of surveying and platting of "THE WATERFRONT FOURTH ADDITION" an addition to Wichita, Sedgwick County, Kansas, into a Lot, and a Block, the same being accurately set forth in the accompanying plat and described herein:

A tract of land lying in the Southwest Quarter, Section 9, Township 27 South, Range 2 East of the 6th Principal Meridian, Wichita, Sedgwick County, Kansas; said tract being more particularly described as follows:

COMMENCING at the Northwest corner of said Southwest Quarter; thence along the West line of said Southwest Quarter on a Kansas South Zone Grid Bearing of S00°53'35"E, 100.00 feet; thence parallel with and 100.00 feet South of the North line of said Southwest Quarter along the North line of The Waterfront Addition, an addition to Wichita, Sedgwick County, Kansas, said North line of said addition being coincident with the South right-of-way line of the B.N.S.F. R.R. as condemned in Condemnation Deed Book "T", Page 191, N88°56'04"E, 923.52 feet to the POINT OF BEGINNING, said point being coincedent with the Northeast corner of Lot 2, Block 2, said addition; thence parallel with and 100.00 feet South of the said Southwest Quarter along said South right-of-way line N88°56'04"E, 784.27 feet; thence S01°03'56"E 489.35 feet; thence S88°56'04"W 293.78 feet; thence S39°59'46"W 174.32 feet to a point on a curve to the left said curve being conincident with the North right-of-way line of Waterfront Parkway; thence along said curve 177.25 feet, said curve having a central angle of 15°37'26", a radius of 650.00 feet, and a long chord distance of 176.70 feet, bearing N57°48'57"W; thence continuing along said North right-of-way line, N65°37'40"W 308.53 feet to the Southeast corner of Lot 2, Block 2, said addition; thence along the East line of said Lot 2, N24°54'21"E 113.12 feet; thence continuing along said East line N00°53'35"W 289.69 feet to the POINT OF BEGINNING.

Utility easement recorded on Film 2772, Page 18, within the above described property is 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 ___day of_____ 2004.

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 a Lot, and a Block the same to be known as "THE WATERFRONT FOURTH ADDITION," an addition to Wichita, Sedgwick County, Kansas. Easements for the construction and maintenance of public utilities and drainage, as indicated on the accompanying plat are hereby granted to the public. 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.

THE WATERFRONT HOLDING CO., LLC, A KANSAS LIMITED LIABILITY COMPANY

_____, Manager
Johnny Stevens, Manager

STATE OF KANSAS, SEDGWICK COUNTY } ss:

This instrument was acknowledged before me on ____ day of _____, 2004, by Johnny Stevens, Manager, 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: _____
Print name here

My Term Expires: _____

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

COMMERCE BANK, N.A.

_____, Senior Vice President
David W. Harris

This instrument was acknowledged before me on ____ day of _____, 2004, by David W. Harris, Senior 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.

_____, Notary Public
Notary Public: _____
Print name here

My Term Expires: _____

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

Dated this ____ day of _____, 2004

WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION

_____, Chair
Ronald L. Marnell, Chair

_____, Secretary
John L. Schlegel, Secretary

At the direction of the City Council.

_____, Mayor
Carlos Mayans, Mayor

_____, City Clerk
Karen Sublett, City Clerk

Entered on transfer record this ____ day of _____, 2004

_____, County Clerk
Don Brace, County Clerk

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 _____, 2004, at _____ o'clock _M; and is duly recorded.

_____, Register of Deeds
Bill Meek, Register of Deeds

_____, Deputy
Linda Kizzire, Deputy

Reviewed in accordance with K.S.A. 58-2005 on this ____ day of _____, 2004.

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

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

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CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

May 20, 2004

MKEC Engineering Consultants, Inc.
411 N. Webb Road
Wichita, KS 67203

RE: SUB 2004-55 -- One-Step Final Plat of The Waterfront Fourth Addition

At the regular meeting of the Metropolitan Area Planning Commission on May 20, 2004, the above captioned plat was considered. The action of the Planning Commission was to approve the plat as recommended by the Subdivision Committee, subject to the conditions stated in our letter dated May 14, 2004, with the exception of Item I.

The following items must be submitted to the Metropolitan Area Planning Department before the plat is scheduled for the City Council and/or County Commission's consideration:

1. A completed and signed tracing of the subdivision, along with five (5) copies. Also, if a change is required on the tracing after submittal, five (5) revised copies must be submitted;

2. A check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting ($8.00 for the first page; $4.00 for each additional page), **if the site is located within the City of Wichita's city limits, OR, in the County within three miles of Wichita's city limits; and,**

3. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in Autocad. If a disc is not provided, please send via e'mail to Cheryl Holloway (E-Mail address: cholloway@wichita.gov). Please include the name of the plat on the disc.

If you have any questions regarding this plat, please call.

Neil Evan Strahl, AICP, Senior Planner
Current Plans Division

NES:ch

Copies to: Beech Lake Investments, 1223 N. Rock Road, Ste. 200, Wichita, KS 67206
Kevin Holman, Sedgwick County Fire Department
Jim Armour, Acting City Engineer, Department of Engineering
Jim Weber, Deputy Director, Sedgwick County Department, Bureau of Public Works

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

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www.wichitagov.org

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

May 14, 2004

MKEC Engineering Consultants, Inc.
411 N. Webb Road
Wichita, KS 67203

RE: SUB 2004-55 -- One-Step Final Plat of The Waterfront Fourth Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 13, 2004, the above captioned plat was considered. The action of the Committee was to approve the one-step final plat, subject to the following staff comments:

A. City water and sanitary sewer services are available to serve the site. City Engineering needs to comment on the need for other guarantees or easements. *No guarantees are needed.*

B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

C. City Engineering needs to comment on the status of the applicant's drainage plan. *The drainage plan is approved. An off-site drainage agreement is needed.*

D. The pipeline easement needs to be located.

E. The railroad name needs to be corrected.

F. The final plat needs ties to either section corners or an existing platted lot corners.

G. If any drainage will be directed onto the adjacent railroad right-of-way, a letter shall be provided from that railroad indicating their agreement to accept such drainage.

H. The right-of-way widths needs to be denoted for Waterfront Pky.

I. The Park and Pathways Plan indicates a greenway along the north line of the plat. A contingent public access easement (20-ft minimum width) should be platted along the west line of the plat to provide for a connection to this greenway.

J. A Block shall be denoted on the face of the plat and referenced in the plattor's text.

K. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.

L. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City of Wichita.

M. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.

N. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.

O. The signature line for the City Clerk needs to be revised to reference "Karen Sublett".

P. The plattor's text shall include language that a drainage plan has been developed for the plat and that 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.

Q. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)

R. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.

S. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (Phone 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

T. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.

U. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.

V. Perimeter closure computations shall be submitted with the final plat tracing.

W. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

X. The representatives from the **utility companies** should be prepared to comment on the need for any additional utility easements to be platted on this property. ***SBC has requested additional easements.***

Y. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov) . This will be used by the City and County GIS Department.

If this plat requires the guaranteeing of improvements, a list of the five (5) methods that have been adopted as being acceptable is available in the Planning Department. Also available, are Certificates that are required if petitions are submitted, bond forms and Irrevocable Letter of Credit forms.

This case will be forwarded to the Planning Commission for consideration on Thursday, May 20, 2004. The meeting will begin at 1:30 p.m., in the Metropolitan Area Planning Conference Room - 10th Floor, 455 N. Main Street, Wichita, KS.

The enclosed "marked" copy of the plat is for your information and files.

If you have any questions regarding this plat, please call.

Neil Evan Strahl

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure

Copies to: Beech Lake Investments, 1223 N. Rock Road, Ste. 200, Wichita, KS 67206
Kevin Holman, Sedgwick County Fire Department
Jim Armour, Acting City Engineer, Department of Engineering
Jim Weber, Deputy Director, Sedgwick County Department, Bureau of Public Works

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-4
MAY 20, 2004

STAFF REPORT
(One-Step Final Plat Approved 5/13/04)

CASE NUMBER: SUB 2004-55 -- THE WATERFRONT FOURTH ADDITION

OWNER/APPLICANT: Beech Lake Investments, 1223 N. Rock Road, Suite 200, Wichita, KS 67206

SURVEYOR/ENGINEER: MKEC Engineering Consultants, Inc., 411 N. Webb Road, Wichita, KS 67206

LOCATION: North of 13th St. North, East of Webb Road

SITE SIZE: 9.22 Acres

NUMBER OF LOTS

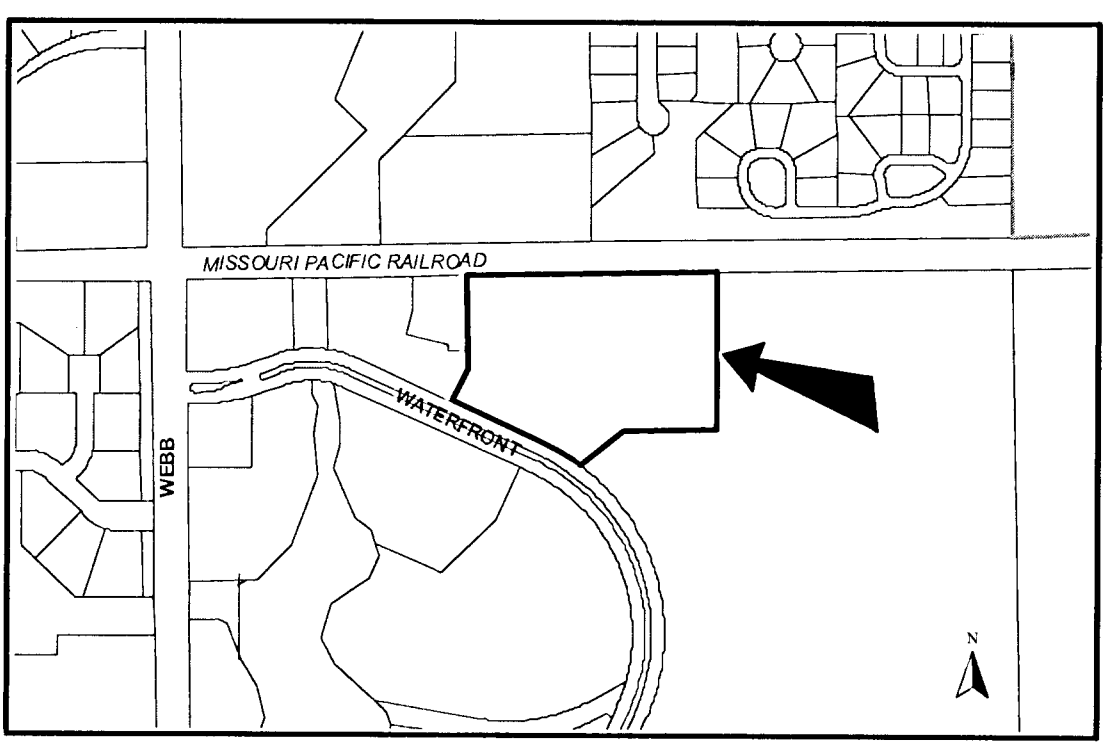
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

MINIMUM LOT AREA: 9.22 Acres

CURRENT ZONING: LI, Limited Industrial

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is an unplatted site located within the City.

STAFF COMMENTS:

A. City water and sanitary sewer services are available to serve the site. **City Engineering** needs to comment on the need for other guarantees or easements. ***No guarantees are needed.***

B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

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