LAKESIDE AT THE MOORINGS
WICHITA, SEDGWICK COUNTY, KANSAS

FINAL TRACING REC'D 12-10-13

SUB2011-48

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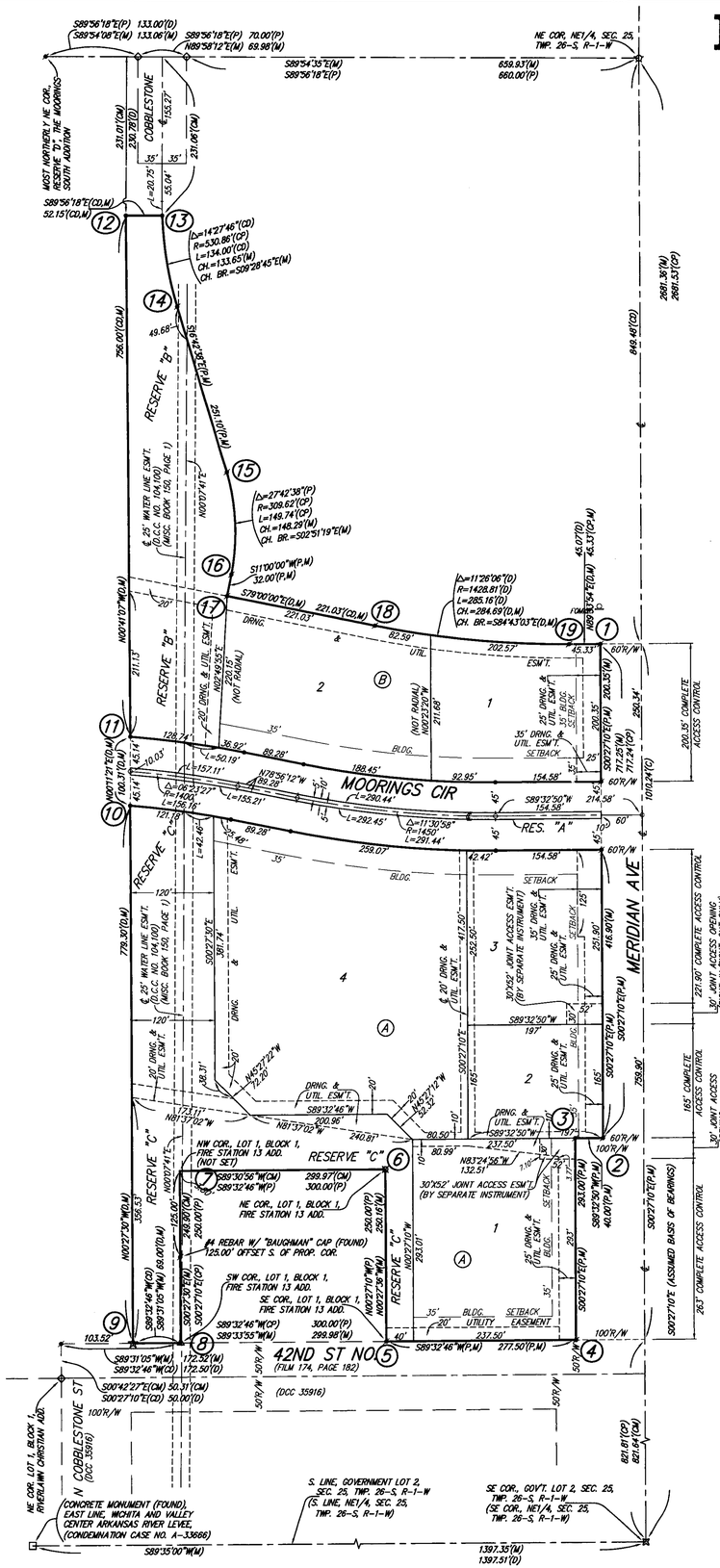

0' 100' 200'

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)
- ◇ = 3/4" IRON PIPE (FOUND)
- ▷ = #5 REBAR W/ "MKEC" CAP (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, 4	A	1330.1
2	B	1331.1

NOTE:
A drainage plan has been developed for this subdivision and is on file with the City of Wichita, Kansas. Drainage intent shall remain as depicted or as modified with the approval of the City Engineer of the City of Wichita, Kansas. No obstructions which impede the flow of this drainage plan shall be allowed.

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 plotted "LAKESIDE AT THE MOORINGS", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: All of Lots 1 and 2, Block 3, The Moorings South Addition to Wichita, Kansas, TOGETHER with that part of Lots 29 and 30, Block 1, that part of Reserve "D", and that part of Bachman Drive, all as platted and dedicated in said The Moorings South Addition lying within and being coincident with the following described tract of land: Beginning at the most easterly southeast corner of said Bachman Drive; thence N79°00'00"W along the southerly right-of-way line of said Bachman Drive, 102.39 feet; thence N00°41'07"W, 65.32 feet to a point on the north right-of-way line of said Bachman Drive, said point also being on the south line of said Reserve "D"; thence continuing N00°41'07"W, 97.13 feet to a point on the southeast line of said Lot 30, said point being 59.40 feet northeasterly of the most southerly corner of said Lot 30; thence continuing N00°41'07"W, 126.81 feet to a point on the lot line common to said Lots 29 and 30, said point being 26.61 feet westerly of the most easterly corner common to said Lots 29 and 30; thence continuing N00°41'07"W, 93.45 feet to a point on the east line of said Lot 29, said point being 96.33 feet northerly of the most easterly corner common to said Lots 29 and 30, said point also being on a segment of the west line of said Reserve "D"; thence continuing N00°41'07"W, 174.41 feet to a point 230.78 feet normally distant southerly of the westerly extension of the north line of Cobblestone as dedicated in The Moorings 6th Addition to Wichita, Sedgwick County, Kansas; thence S89°56'18"E parallel with the westerly extension of the north line of said Cobblestone, 17.12 feet to a point on the westerly right-of-way line of said Cobblestone; thence southerly along the westerly right-of-way of said Cobblestone, being a curve to the left, through a central angle of 14°36'21" and having a radius of 565.86 feet, an arc distance of 144.25 feet, (having a chord length of 143.86 feet bearing S09°24'28"E), to the point of tangency of said curve; thence S16°42'38"E along the westerly right-of-way line of said Cobblestone, (and along the east line of said Reserve "D", 251.10 feet to the point of curvature of a tangent curve to the right in said westerly right-of-way line; thence southerly along said curve, having a central angle of 27°42'38" and a radius of 274.62 feet, and arc distance of 132.82 feet, (having a chord length of 131.53 feet bearing S02°51'19"E), to the point of tangency of said curve, said point of tangency also being the most easterly northeast corner of said Bachman Drive; thence S11°00'00"W along the most easterly line of said Bachman Drive, 64.00 feet to the point of beginning, TOGETHER with that part of the west half of Cobblestone as dedicated in The Moorings 6th Addition to Wichita, Sedgwick County, Kansas lying south of and abutting a line 230.78 feet normally distant south of and parallel with the north line of said Cobblestone and lying north of and abutting a line 32.00 feet normally distant northerly of and parallel with the westerly segment of the south line of Bachman Drive as dedicated in said The Moorings 6th Addition, TOGETHER with said Bachman Drive as dedicated in said The Moorings 6th Addition, except that part of said Bachman Drive described as follows: Beginning at the southwest corner of Lot 1, Block 1, in said The Moorings 6th Addition; thence S79°00'00"E along the south line of said Lot 1, 186.03 feet to the point of curvature of a tangent curve to the left in said south line; thence easterly along said curve, having a central angle of 11°26'06" and a radius of 490.00 feet, an arc distance of 97.79 feet, (having a chord length of 97.63 feet bearing S84°43'03"E), to the point of tangency of said curve; thence N89°33'54"E along the south line of said Lot 1, 224.85 feet to the southeast corner of said Lot 1, said southeast corner also being on the west right-of-way line of Meridian Avenue as dedicated in said The Moorings 6th Addition; thence S00°26'06"E along the west line of said Meridian Avenue, 50.00 feet; thence S89°33'54"W parallel with the easterly segment of the south line of said Lot 1, 45.07 feet to the point of curvature of a tangent curve to the right; thence westerly along said curve, having a central angle of 11°26'06" and a radius of 1428.81 feet, an arc distance of 285.16 feet, (having a chord length of 284.69 feet bearing N84°43'03"W), to the point of tangency of said curve, said point of tangency being 32.00 feet normally distant southerly of the east end of the west segment of the south line of said Lot 1; thence N79°00'00"W parallel with and 32.00 feet normally distant southerly of the west segment of the south line of said Lot 1, 186.03 feet to a point 70.00 feet normally distant easterly of the most southerly segment of the west right-of-way line of said Cobblestone; thence N11°00'00"E parallel with the most southerly segment of the west right-of-way line of said Cobblestone, 32.00 feet to the point of beginning, TOGETHER with that part of Government Lots 1 and 2 in Sec. 25, Twp. 26-S, R-1-W of the 6th P.M., Sedgwick County, Kansas lying generally west of and abutting and lying generally south of and abutting said The Moorings South Addition, lying generally west of and abutting the west line of Fire Station 13 Addition, an Addition to Wichita, Sedgwick County, Kansas, and lying east of and abutting the following described line: Commencing at the most easterly southeast corner of Bachman Drive as dedicated in said The Moorings South Addition; thence N79°00'00"W along the southerly right-of-way line of said Bachman Drive, 102.39 feet for a point of beginning; thence S00°41'07"E, 198.88 feet; thence S00°11'21"W, 100.31 feet; thence S00°27'30"E, 779.30 feet to a point on the north right-of-way 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, said point also being 69.00 feet westerly of the southwest corner of said Fire Station 13 Addition, 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 Lots 1, 2, and 9, 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 Lots, Blocks, a Street, and Reserves, to be known as "LAKESIDE AT THE MOORINGS", 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. The street is hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for landscaping, entry monuments, signs, streets and street related uses, access, open space, drainage purposes, water lines and related appurtenances as confined to easement, and utilities. Reserves "B" and "C" are hereby reserved for landscaping, open space, berms, lakes, detention/retention areas, drainage purposes, water lines and related appurtenances as confined to easement, and utilities as confined to easements. Reserves "A", "B", and "C", shall be owned and maintained by the lot owners association for the addition. Access controls shall be as depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas. The permitted opening locations shall be as determined by the City Engineer of the City of Wichita, Kansas. 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", 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

_____, Chair
Don Klausmeyer

_____, Secretary
John L. Schlegel

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

_____, Mayor
Carl Brewer

_____, City Clerk
Karen Sublett

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

Tricia L. Robello, L.S. #1,246
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
Bill Meek

_____, Deputy
Tonya Buckingham

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

E:\PROJECTS\MOORINGS COMMERCIAL\PLAT\DRAWINGS\LAKESIDE AT THE MOORINGS_F.DWG-MGC