

9-10-07

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FINAL PLAT

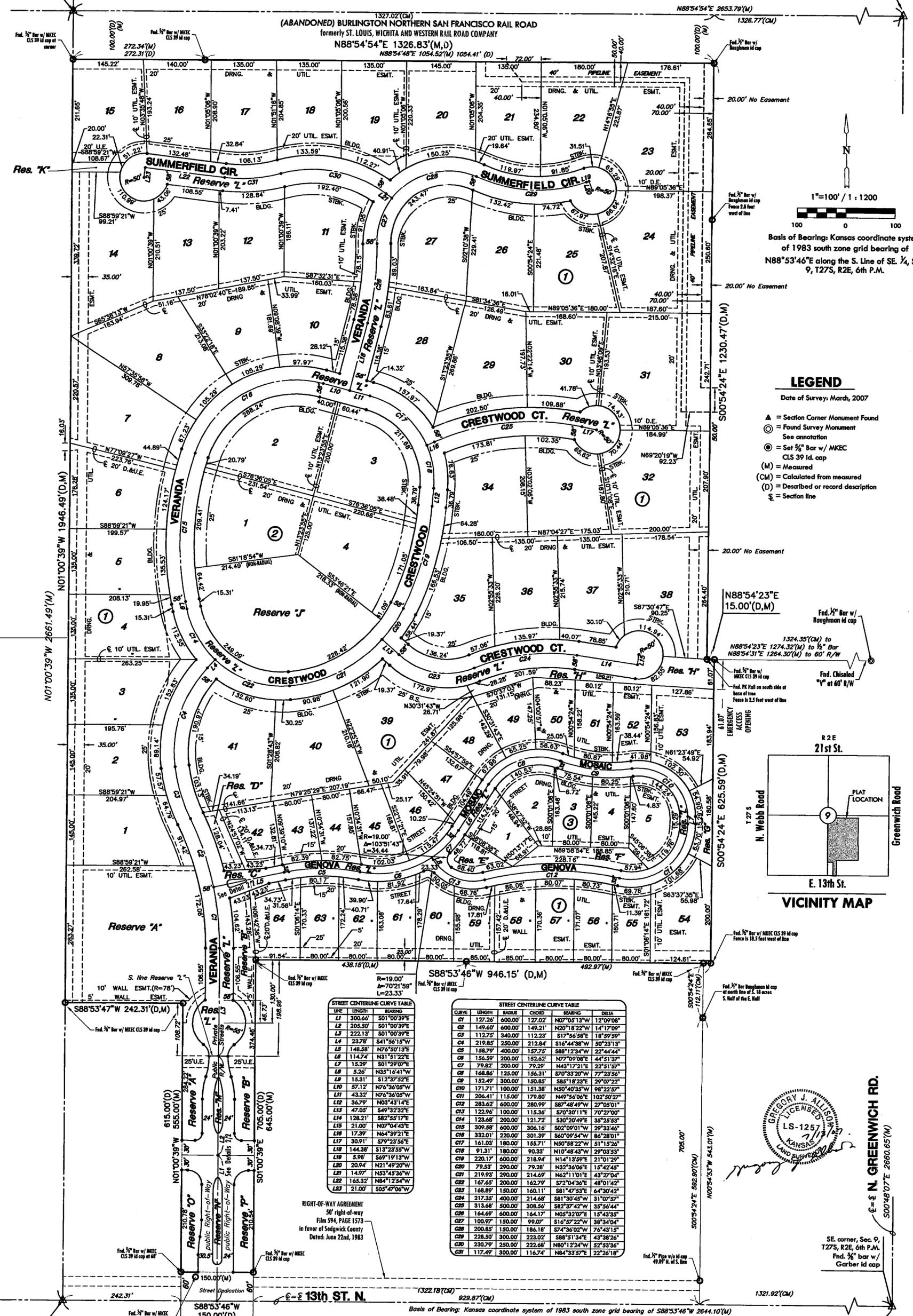
THE WATERFRONT RESIDENTIAL ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

NE. cor., SE 1/4, Sec. 9,
T27S, R2E, 6th P.M.
Set 3/4" Bar w/ MKEC
CLS 39 id cap

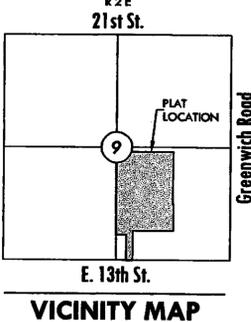
Center, Sec. 9, T27S,
R2E, 6th P.M.
Fnd. 1/2" Pipe w/ id cap

(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°54'48"E 1054.52'(M) 1054.41'(D)



LEGEND

- Date of Survey: March, 2007
- ▲ = Section Corner Monument Found
 - ⊙ = Found Survey Monument
 - ⊙ = See annotation
 - ⊙ = Set 3/4" Bar w/ MKEC CLS 39 id cap
 - (M) = Measured
 - (D) = Calculated from measured
 - ⊞ = Described or record description
 - ⊞ = Section line



STREET CENTERLINE CURVE TABLE

LINE	LENGTH	BEARING
L1	300.66'	S01°00'39"E
L2	205.38'	S01°00'39"E
L3	252.13'	S01°00'39"E
L4	23.78'	S41°56'15"W
L5	148.58'	N76°50'13"E
L6	114.74'	N31°51'22"E
L7	15.29'	S01°29'07"E
L8	5.26'	N35°16'41"W
L9	15.31'	S12°37'52"E
L10	57.12'	N76°36'05"W
L11	43.32'	N76°36'05"W
L12	36.79'	N03°43'14"E
L13	47.05'	S49°32'32"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°23'56"E
L18	144.38'	S13°23'55"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°47'06"W

STREET CENTERLINE CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	127.26'	600.00'	127.02'	N07°05'13"W	12°09'08"
C2	149.60'	600.00'	149.21'	N20°18'22"W	14°17'09"
C3	112.75'	340.00'	112.23'	S17°56'58"E	18°59'59"
C4	219.82'	250.00'	212.84'	S16°44'38"W	50°28'13"
C5	168.79'	400.00'	167.75'	S88°12'34"W	22°44'44"
C6	156.59'	200.00'	152.62'	N77°09'08"E	44°51'37"
C7	79.82'	200.00'	79.29'	N43°17'21"E	22°51'52"
C8	168.86'	125.00'	156.31'	S70°33'20"W	77°23'56"
C9	152.49'	300.00'	150.85'	S85°18'23"E	29°07'22"
C10	171.71'	100.00'	151.38'	N50°40'35"W	98°22'57"
C11	206.41'	115.00'	179.80'	N49°56'06"E	102°50'27"
C12	283.62'	600.00'	280.99'	S87°48'49"W	27°05'01"
C13	122.96'	100.00'	115.36'	S70°30'11"E	70°27'00"
C14	128.68'	200.00'	121.72'	S30°20'49"E	35°25'53"
C15	309.58'	600.00'	306.16'	S07°09'01"W	29°53'46"
C16	332.01'	220.00'	301.39'	S40°09'54"W	64°38'01"
C17	161.03'	180.00'	155.71'	N50°58'22"W	51°15'26"
C18	91.31'	180.00'	90.33'	N10°48'43"W	29°03'53"
C19	220.17'	600.00'	218.94'	N14°13'59"E	21°01'29"
C20	79.53'	290.00'	79.28'	N32°36'06"E	15°42'45"
C21	219.93'	290.00'	214.69'	N62°11'01"E	43°27'04"
C22	167.65'	200.00'	162.79'	S72°04'36"E	48°01'42"
C23	168.89'	150.00'	160.11'	S81°47'53"E	64°30'42"
C24	217.35'	400.00'	214.68'	S81°30'45"W	31°07'57"
C25	313.68'	500.00'	308.50'	S82°37'42"W	35°56'44"
C26	164.69'	600.00'	164.17'	N05°32'07"E	15°43'35"
C27	100.97'	150.00'	99.87'	S16°57'22"W	38°34'04"
C28	200.85'	150.00'	184.18'	S74°30'27"W	74°31'51"
C29	228.50'	300.00'	223.02'	S88°51'34"E	43°38'25"
C30	230.79'	250.00'	222.68'	N80°12'24"W	52°53'36"
C31	117.49'	300.00'	116.74'	N84°33'57"E	22°26'18"

RIGHT-OF-WAY AGREEMENT
58' right-of-way
Firm 594, PAGE 1574
in favor of Sedgwick County
Dated: June 22nd, 1983



N. GREENWICH RD.
E. 13th St. 2660.65'(M)S00°48'07"E 2660.65'(M)

NOTES

- Pipeline Building Setback:**
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.
- 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.

411 N. WEBB ROAD
WICHITA, KS. 67206
316-684-9600
A:\C\06266.dwg \Prop\06266.dwg 8/6/2007 10:44:54 AM CDT

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 plating of "THE WATERFRONT RESIDENTIAL 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 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 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, 120.00 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 confining 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
 LICENSED
 LAND SURVEYOR
 KANSAS
 LS-1257

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, 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 utilities and public sidewalks, as indicated on the accompanying plat are hereby granted to and for the use of the public. The wall easements are non-exclusive and are platted for the construction and maintenance of a private wall, utilities may cross under the private wall. However any destruction and or damage to the private wall by said public and or private utility companies shall be repaired at the expense of said public and or private utility company.

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 platted along the east end of Reserve "H". All reserves are platted for utilities confined by easements, berming, landscaping, irrigation, monuments, fountains, and walkways. Reserve "J" is also platted for open space, pitch-and-putt golf areas, private parks and recreation, and drainage. Reserves "A", "B" and "L" are also platted for private walls, and gates. Reserves "A" is also platted for open space and drainage; Reserves "E", "F", and "G" are also platted for private parking or landscaping as determined by the developer or the lot owners association; Reserve "L" and the westerly portion of "H" are also platted for public access, private streets, private sidewalks, gates, and emergency access. All of Reserve "L" is also platted for public and private utilities; such utilities are not required to be confined by easement. Reserve "K" is also platted for sidewalks and utilities not confined by easement. All of 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. 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.

OWNER'S CERTIFICATE

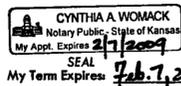
WATERFRONT RESIDENTIAL COMPANY, LLC, a Kansas limited liability company


 Kevin M. Mullen, President
 Ritchie Development Corporation, manager

STATE OF KANSAS, SEDGWICK COUNTY} ss:

This instrument was acknowledged before me on 16th day of September, 2007, by Kevin M. Mullen, President, Ritchie 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 Appt. Expires 2/1/2009
 SEAL
 My Term Expires: Feb. 1, 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 _____ day of _____, 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.

_____, Notary Public
 Notary Public
 My Term Expires: _____

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 _____ day of _____, 2007

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Chair
 Darrell A. Downing, Chair

Attest: _____, Secretary
 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 _____ day of _____, 2007

At the direction of the City Council.

_____, Mayor
 Carl Brewer, Mayor

Attest: _____, City Clerk
 Karen Sublett, City Clerk

Affix City Seal

TRANSFER RECORD

STATE OF KANSAS, SEDGWICK COUNTY} ss:

Entered on transfer record this _____ day of _____, 2007

_____, 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.

_____, Register of Deeds
 Bill Meek, Register of Deeds

Attest: _____, Deputy
 Tanya E. Buckingham, Deputy

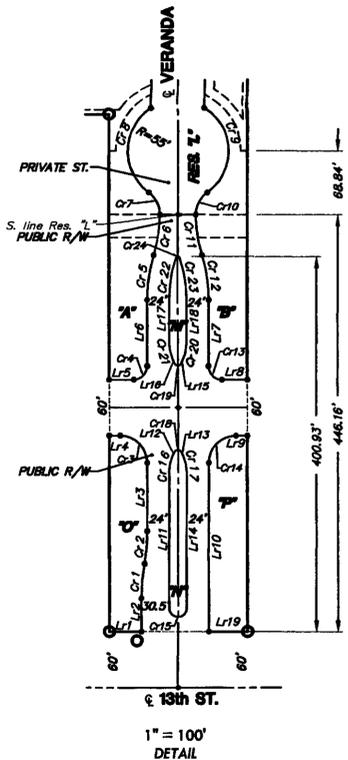
Affix Register of Deeds Seal

COUNTY SURVEYOR

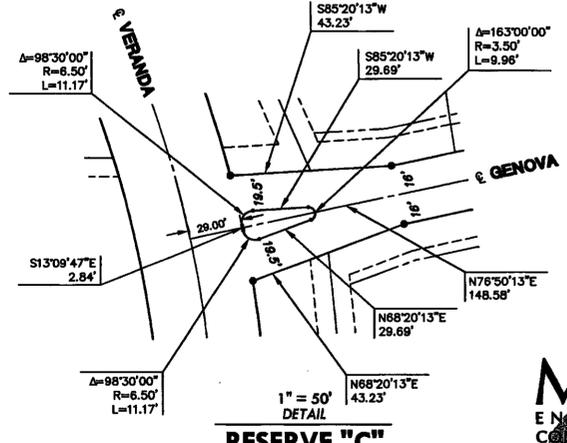
Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2007.

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

CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
Q1	37.10'	205.50'	37.05'	S04°09'38"W	10°20'35"
Q2	35.11'	194.50'	35.06'	N04°09'38"E	10°20'35"
Q3	46.34'	29.50'	41.72'	N46°00'39"W	90°00'00"
Q4	22.78'	14.50'	20.51'	N43°59'21"E	90°00'00"
Q5	47.54'	155.00'	47.35'	S07°46'32"W	17°34'23"
Q6	44.47'	145.00'	44.30'	N07°46'32"E	17°34'23"
Q7	28.09'	29.50'	27.04'	N28°17'23"W	54°33'28"
Q8	108.22'	55.00'	91.59'	S00°47'58"W	112°44'11"
Q9	108.22'	55.00'	91.59'	N02°49'17"W	112°44'11"
Q10	28.09'	29.50'	27.04'	S26°16'05"W	54°33'28"
Q11	44.47'	145.00'	44.30'	S09°47'51"E	17°34'23"
Q12	47.54'	155.00'	47.35'	N09°47'51"W	17°34'23"
Q13	22.78'	14.50'	20.51'	S46°00'39"E	90°00'00"
Q14	46.34'	29.50'	41.72'	S43°59'21"W	90°00'00"
Q15	29.84'	9.50'	19.00'	N88°59'21"E	179°59'56"
Q16	17.45'	40.00'	17.32'	S11°29'21"W	25°00'00"
Q17	17.45'	40.00'	17.32'	N13°30'39"W	25°00'00"
Q18	9.08'	4.00'	7.25'	S88°59'21"W	130°00'00"
Q19	9.08'	4.00'	7.25'	N88°59'21"E	130°00'00"
Q20	17.45'	40.00'	17.32'	N11°29'21"E	25°00'00"
Q21	17.45'	40.00'	17.32'	S13°30'39"E	25°00'00"
Q22	44.89'	131.00'	44.67'	S08°48'21"W	19°38'01"
Q23	44.89'	131.00'	44.67'	N10°49'40"W	19°38'01"
Q24	4.91'	2.00'	3.77'	S88°59'21"W	140°43'58"



LINE	LENGTH	BEARING
Lr1	35.00'	N88°53'46"E
Lr2	35.98'	S01°00'39"E
Lr3	73.42'	N01°00'39"W
Lr4	12.00'	N88°59'21"E
Lr5	27.00'	S88°59'21"W
Lr6	70.42'	S01°00'39"E
Lr7	70.42'	N01°00'39"W
Lr8	27.00'	S88°59'21"W
Lr9	12.00'	N88°59'21"E
Lr10	181.10'	N01°00'39"W
Lr11	146.49'	S01°00'39"E
Lr12	5.03'	S23°59'21"W
Lr13	5.03'	S26°00'39"E
Lr14	146.49'	S01°00'39"E
Lr15	5.03'	N23°59'21"E
Lr16	5.03'	N26°00'39"W
Lr17	46.15'	S01°00'39"E
Lr18	46.15'	N01°00'39"W
Lr19	41.50'	N88°53'46"E



RESERVES
"A", "B", "M", "N", "O", & "P"