

# THE WATERFRONT SEVENTH ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

This plat of "THE WATERFRONT SEVENTH ADDITION," 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 \_\_\_\_\_, 2014.  
Wichita-Sedgwick County Metropolitan Area Planning Commission

\_\_\_\_\_, Chair

\_\_\_\_\_, Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_, Mayor

\_\_\_\_\_, City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_,  
Deputy County Surveyor  
Sedgwick County, Kansas

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_, County Clerk

State of Kansas) SS This is to certify that this plat has been  
Sedgwick County) filed for record in the office of the Register of Deeds, this \_\_\_\_\_ day  
of \_\_\_\_\_, 2014 at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and is duly recorded.

\_\_\_\_\_, Register of Deeds

\_\_\_\_\_, Deputy

We, the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "THE WATERFRONT SEVENTH ADDITION," Wichita, Sedgwick County, Kansas.  
Commerce Bank

State of Kansas) SS The foregoing instrument acknowledged before  
Sedgwick County) me, this \_\_\_\_\_ day of \_\_\_\_\_, 2014, by \_\_\_\_\_,  
(Title) \_\_\_\_\_ of Commerce Bank, on behalf of the bank.

\_\_\_\_\_, Notary Public

My App't. Exp. \_\_\_\_\_

State of Kansas) SS The foregoing instrument acknowledged before  
Sedgwick County) me, this \_\_\_\_\_ day of \_\_\_\_\_, 2014, by Johnny Stevens, Manager  
of The Waterfront Holding Co., LLC, a Kansas limited liability company, on behalf of the limited liability company.

\_\_\_\_\_, Notary Public

My App't. Exp. \_\_\_\_\_

State of Kansas) SS The foregoing instrument acknowledged before  
Sedgwick County) me, this \_\_\_\_\_ day of \_\_\_\_\_, 2014, by Stephen L. Clark, Manager  
of The Waterfront Holding Co., LLC, a Kansas limited liability company, on behalf of the limited liability company.

\_\_\_\_\_, Notary Public

My App't. Exp. \_\_\_\_\_

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Blocks, Streets, and Reserves, to be known as "THE WATERFRONT SEVENTH ADDITION," Wichita, Sedgwick County, Kansas. The utility easements are 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 drainage and sidewalk easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of a sidewalk. The utility and sidewalk easement is hereby granted as indicated for the construction and maintenance of all public utilities and for the construction and maintenance of a sidewalk. The drainage easements are hereby granted as indicated for drainage purposes. The wall easements are hereby granted as indicated for the construction and maintenance of private screening walls and utility main lines and service lines shall be allowed to cross these easements. The street, drainage, and utility easements are hereby granted as indicated for street purposes, including sidewalks, for drainage purposes, and for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public. Reserves "A", "B", and "C" are hereby reserved for open space, landscaping, streets, utilities, drainage purposes, and entry monuments. Reserve "D" is hereby reserved for open space, landscaping, streets, utilities, and drainage purposes. Reserves "E" and "H" are hereby reserved for open space, landscaping, utilities as confined to easements, drainage purposes, streets as confined to easement, including sidewalks, and entry monuments. Reserve "F" is hereby reserved for open space, landscaping, berms, entry monuments, drainage purposes, streets as confined to easement, including sidewalks, utilities as confined to easements, and walls as confined to easements. Reserve "G" is hereby reserved for open space, landscaping, entry monuments, sidewalks, berms, drainage purposes, and utilities as confined to easements. Reserve "I" is hereby reserved for open space, landscaping, berms, sidewalks, hike and bike trails, drainage purposes, and utilities as confined to easements. Reserve "J" is hereby reserved for open space, landscaping, berms, sidewalks, hike and bike trails, drainage purposes, lakes, and utilities as confined to easements. Reserve "K" is hereby reserved for open space, landscaping, berms, sidewalks, streets as confined to easements, drainage purposes, and utilities as confined to easements. Reserves "A", "B", "C", "D", "E", "F", "G", "H", "I", "J" and "K" shall be owned and maintained by the current owner, and/or their successors, assigns, and/or a Lot Owner's Association. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

The Waterfront Holding Co., LLC,  
a Kansas limited liability company

\_\_\_\_\_, Manager  
Johnny Stevens

\_\_\_\_\_, Manager  
Stephen L. Clark

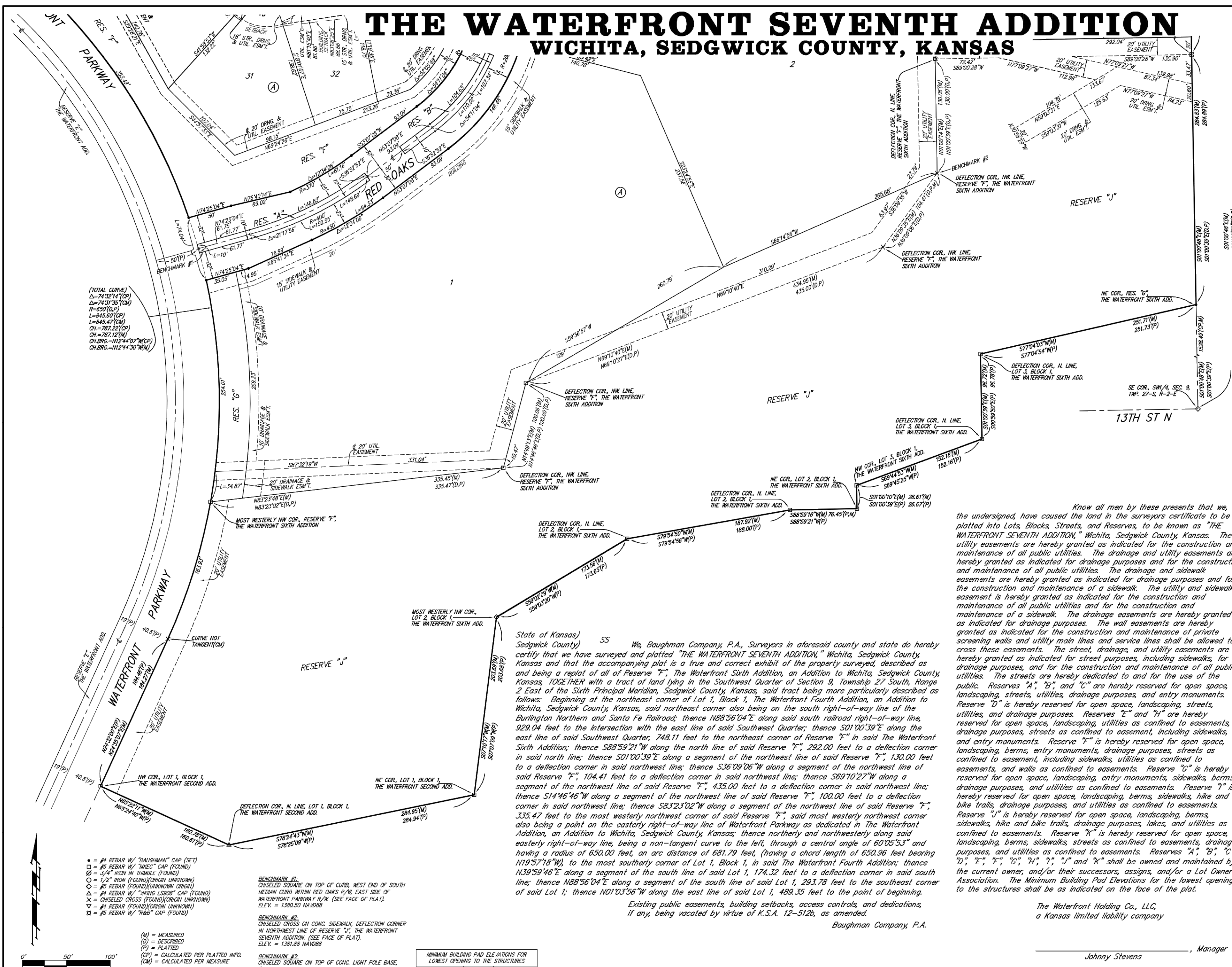
State of Kansas) SS We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby  
Sedgwick County) certify that we have surveyed and platted "THE WATERFRONT SEVENTH ADDITION," Wichita, Sedgwick County,  
Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as  
and being a replat of all of Reserve "F", The Waterfront Sixth Addition, an Addition to Wichita, Sedgwick County,  
Kansas, TOGETHER with a tract of land lying in the Southwest Quarter of Section 9, Township 27 South, Range  
2 East of the Sixth Principal Meridian, Sedgwick County, Kansas, said tract being more particularly described as  
follows: Beginning at the northeast corner of Lot 1, Block 1, The Waterfront Fourth Addition, an Addition to  
Wichita, Sedgwick County, Kansas, said northeast corner also being on the south right-of-way line of the  
Burlington Northern and Santa Fe Railroad; thence N88°56'04"E along said south railroad right-of-way line,  
929.04 feet to the intersection with the east line of said Southwest Quarter; thence S01°00'39"E along the  
east line of said Southwest Quarter, 748.11 feet to the northeast corner of Reserve "F"; in said The Waterfront  
Sixth Addition; thence S88°59'21"W along the north line of said Reserve "F", 292.00 feet to a deflection corner  
in said north line; thence S01°00'39"E along a segment of the northwest line of said Reserve "F", 130.00 feet  
to a deflection corner in said northwest line; thence S36°09'06"W along a segment of the northwest line  
of said Reserve "F", 104.41 feet to a deflection corner in said northwest line; thence S69°10'27"W along a  
segment of the northwest line of said Reserve "F", 435.00 feet to a deflection corner in said northwest line;  
thence S14°46'46"W along a segment of the northwest line of said Reserve "F", 100.00 feet to a deflection  
corner in said northwest line; thence S83°23'02"W along a segment of the northwest line of said Reserve "F",  
335.47 feet to the most westerly northwest corner of said Reserve "F"; said most westerly northwest corner  
also being a point on the easterly right-of-way line of Waterfront Parkway as dedicated in The Waterfront  
Addition, an Addition to Wichita, Sedgwick County, Kansas; thence northerly and northeasterly along said  
easterly right-of-way line, being a non-tangent curve to the left, through a central angle of 60°05'53"  
and having a radius of 650.00 feet, an arc distance of 681.79 feet, (having a chord length of 650.96 feet bearing  
N19°57'18"W), to the most southerly corner of Lot 1, Block 1, in said The Waterfront Fourth Addition; thence  
N39°59'46"E along a segment of the south line of said Lot 1, 174.32 feet to a deflection corner in said south  
line; thence N88°56'04"E along a segment of the south line of said Lot 1, 293.78 feet to the southeast corner  
of said Lot 1; thence N01°03'56"W along the east line of said Lot 1, 489.35 feet to the point of beginning.

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

Baughman Company, P.A.

\_\_\_\_\_, Surveyor  
Michael G. Conrey

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION NAVD88
1, 2, 9	A	1381.0



(TOTAL CURVE)  
Δ=74°32'14"(CP)  
Δ=74°31'35"(CM)  
R=650'(D.P)  
L=845.60'(CP)  
L=845.47'(CM)  
CH=787.22'(CP)  
CH=787.12'(CM)  
CH.BRG=N124°44'07"(CP)  
CH.BRG=N124°44'30"(CM)

BENCHMARK #1:  
CHISELED CROSS ON TOP OF CURB, WEST END OF SOUTH  
MEDIAN CURB WITHIN RED OAKS R/W, EAST SIDE OF  
WATERFRONT PARKWAY P/W. (SEE FACE OF PLAT).  
ELEV. = 1380.50 NAVD88

BENCHMARK #2:  
CHISELED CROSS ON CONG. SIDEWALK, DEFLECTION CORNER  
IN NORTHWEST LINE OF RESERVE "J", THE WATERFRONT  
SEVENTH ADDITION. (SEE FACE OF PLAT).  
ELEV. = 1381.88 NAVD88

BENCHMARK #3:  
CHISELED SQUARE ON TOP OF CONG. LIGHT POLE BASE,  
(IN PARKING LOT LOCATED IN LOT 1, BLOCK 1, THE  
WATERFRONT FOURTH ADDITION), 3.9' N. & 20.6' W. OF  
THE NW COR. LOT 23, BLOCK 4, THE WATERFRONT  
SEVENTH ADDITION. (SEE FACE OF PLAT).  
ELEV. = 1389.50 NAVD88

- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
  - = #5 REBAR W/ "MEC" CAP (FOUND)
  - = 3/4" IRON W/ THIMBLE (FOUND)
  - = 1/2" IRON (FOUND)(ORIGIN UNKNOWN)
  - = #5 REBAR (FOUND)(ORIGIN UNKNOWN)
  - = #4 REBAR W/ "MING L3008" CAP (FOUND)
  - = CHISELED CROSS (FOUND)(ORIGIN UNKNOWN)
  - = #4 REBAR (FOUND)(ORIGIN UNKNOWN)
  - = #5 REBAR W/ "RAB" CAP (FOUND)
- (M) = MEASURED  
(D) = DESCRIBED  
(P) = PLATTED  
(CP) = CALCULATED PER PLATTED INFO.  
(CM) = CALCULATED PER MEASURE

NOTE:  
A drainage plan has been developed for the plot 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.