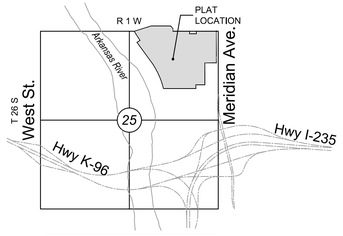
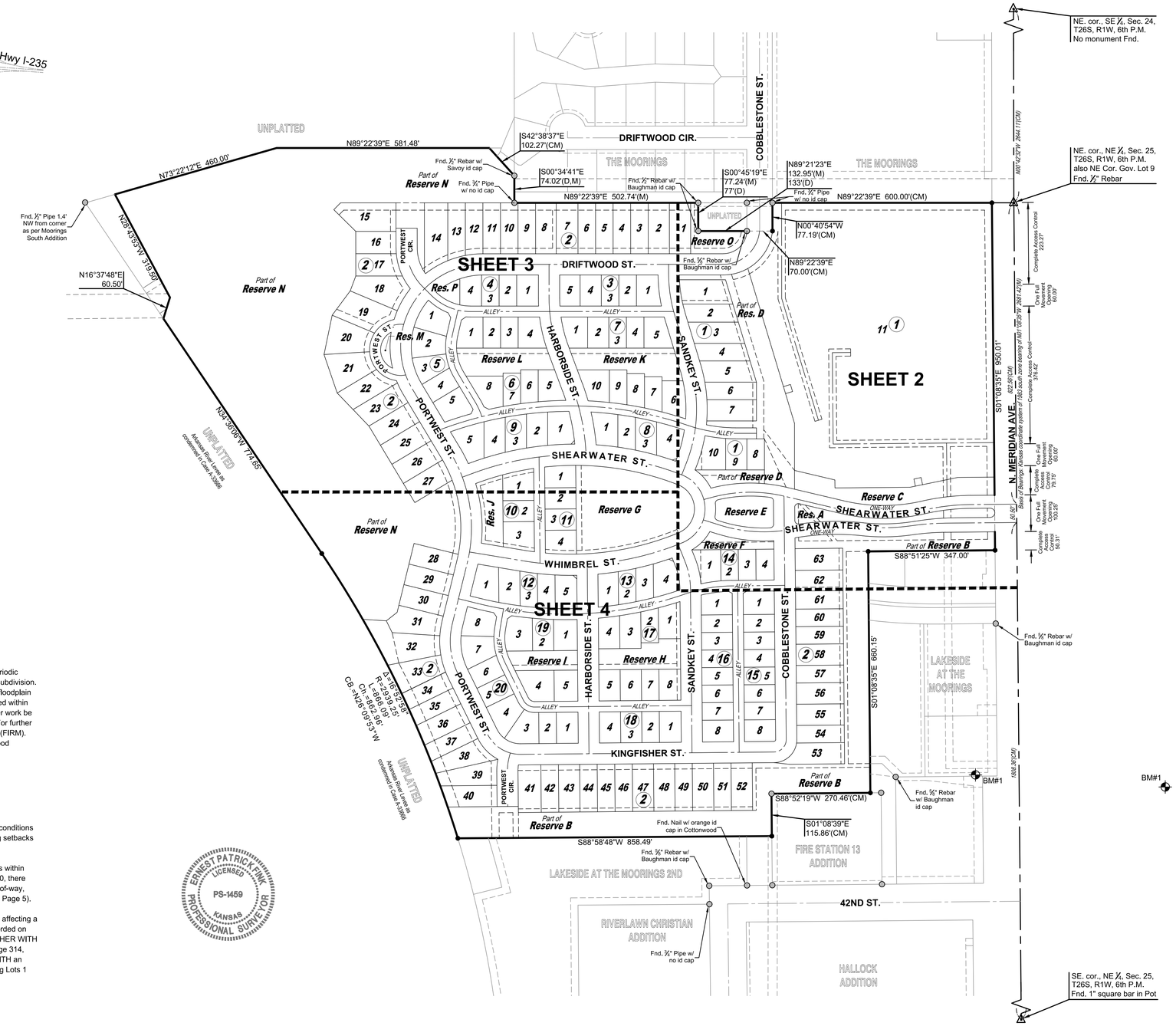
Courtyards at the Moorings Addition (SUB2022-00013)

# FINAL PLAT
# COURTYARDS AT THE MOORINGS ADDITION
## AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS




VICINITY MAP

| MINIMUM PAD ELEVATIONS LOWEST OPENINGS | | |
|---|---|---|
| LOT(S) *Inclusive* | BLOCK | ELEVATION *NAVD 88* |
| 1-10 | 1 | 1329.4 |
| 1-63 | 2 | 1329.4 |
| 1-5 | 3 | 1329.4 |
| 1-4 | 4 | 1329.4 |
| 1-5 | 5 | 1329.4 |
| 1-8 | 6 | 1329.4 |
| 1-10 | 7 | 1329.4 |
| 1-4 | 8 | 1329.4 |
| 1-5 | 9 | 1329.4 |
| 1-3 | 10 | 1329.4 |
| 1-4 | 11 | 1329.4 |
| 1-5 | 12 | 1329.4 |
| 1-4 | 13 | 1329.4 |
| 1-4 | 14 | 1329.4 |
| 1-8 | 15 | 1329.4 |
| 1-8 | 16 | 1329.4 |
| 1-8 | 17 | 1329.4 |
| 1-4 | 18 | 1329.4 |
| 1-5 | 19 | 1329.4 |
| 1-8 | 20 | 1329.4 |




## LEGEND

Date of Survey: 12/20/2021

- △ = Section Corner Monument Found
- ● = Found ⅝" rebar w/ MKEC CLS 39 id. cap or see annotation for type
- ● = Set ⅝" rebar w/ MKEC CLS 39 id. cap
- ✥ = Benchmark
- (M) = Measured
- (P) = Platted
- (D) = Described
- (CM) = Calculated from Measurement
- (CP) = Calculated from Plat
- (CD) = Calculated from Described
- Drng. = Drainage
- Util. = Utility
- Sdwk. = Sidewalk
- St. = Street
- Esmt. = Easement
- 1 = Lot
- (1) = Block

N

SCALE: 1" = 150'

0 150 300

Basis of Bearings: Kansas coordinate system of 1983 south zone bearing of N01°08'35"W on the east line of Northeast Quarter, Section 25, Township 26 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas. This plat is surveyed and platted on NAD83 using Kansas state plane south zone coordinates, modified to the surface, having a combined adjustment scale factor of 1.000120014401728

## FLOODWAY NOTE:

FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision. Portions of the land within the plat boundaries are encumbered with a floodplain at the time of final platting. No permanent buildings shall be constructed within the floodplain, nor any fill, change in grade, creation of channel or other work be carried on without the written permission of the Floodplain Manager. For further information, see current applicable FEMA Flood Insurance Rate Maps (FIRM). See drainage plan/report on file with the City of Wichita for the base flood elevations and floodway/floodplain delineations.

## NOTES:

1.) This plat of "Courtyards at the Moorings Addition" is subject to the conditions of the Planned Unit Development PUD No. 95. The platted building setbacks are established with the PUD or as shown hereon.

2.) Alley Lot Access Controls: As to Lots 8, 9, and 10, Block 1, all Lots within Block 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, and 20, there shall be no motor vehicle access to said Lots to public street rights-of-way, except, by way of the platted public Alleys (see Owner's Certificate, Page 5).

3.) A portion of a Pipeline Easement recorded on Film 512, Page 167, affecting a portion of Reserve N; TOGETHER WITH a Pipeline Easement recorded on Film 514, Page 479, affecting Lots 14, 15, and 16, Block 2; TOGETHER WITH a portion of an Electric Utility Easement recorded on Film 1192, Page 314, affecting Lot 11, Block 1 and Lots 1 and 2, Block 2; TOGETHER WITH an Electric Utility Easement recorded on Film 1192, Page 315, affecting Lots 1 and 2 Block 2 are not depicted hereon.

ERNEST PATRICK FINK LICENSED PS-1459 KANSAS PROFESSIONAL SURVEYOR

## BENCHMARK

BM#1 — Chiseled "X" top of north curb on north access drive to Meritrust Credit Union from Meridian Ave. 45' northwest of sanitary manhole, 40 feet east of back of curb corner, 29 feet north of south access drive back of curb. Elev.=1329.89 NAVD88

FOR REFERENCE ONLY

MKEC
Wichita, KS • 316.684.9600



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