

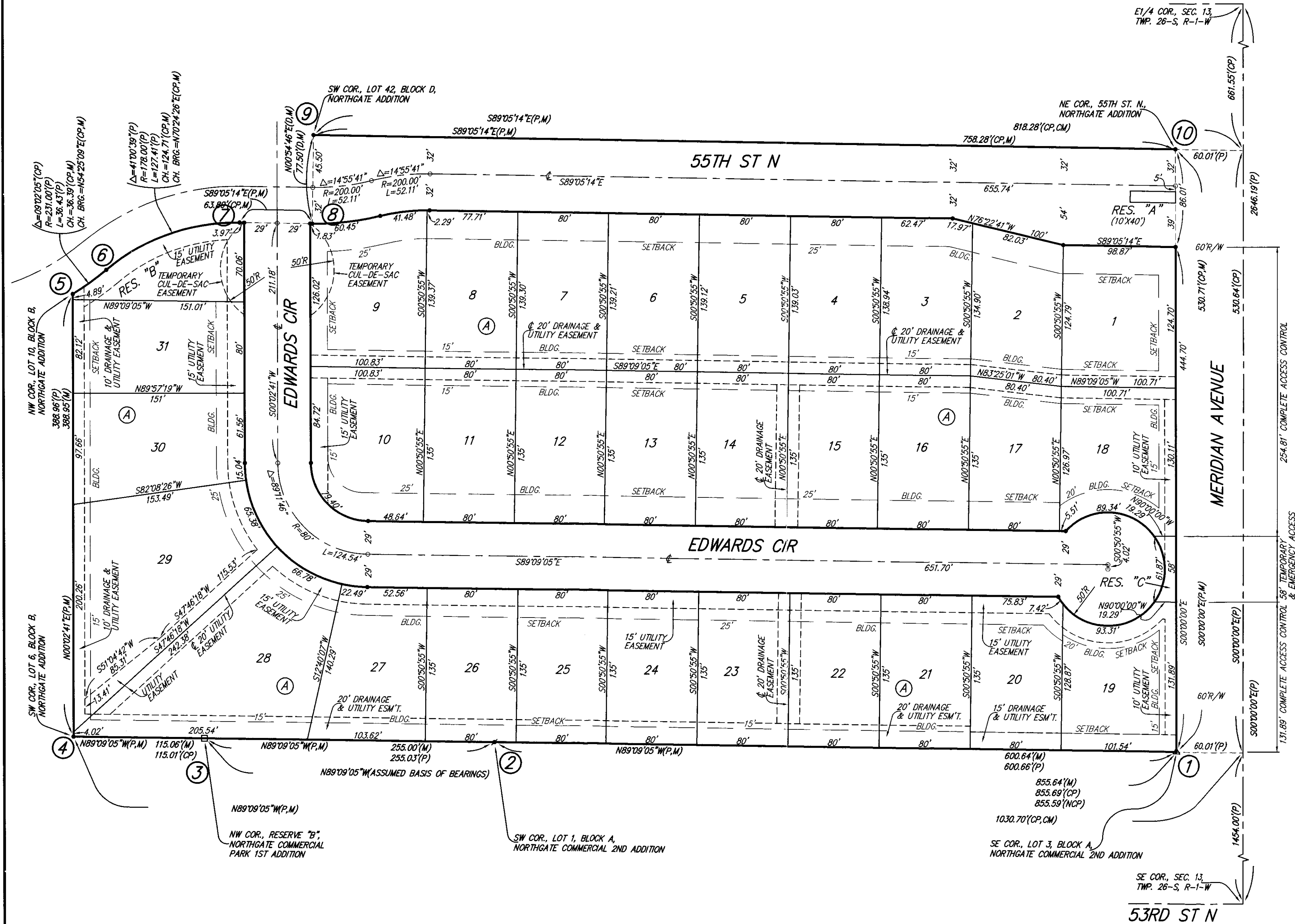
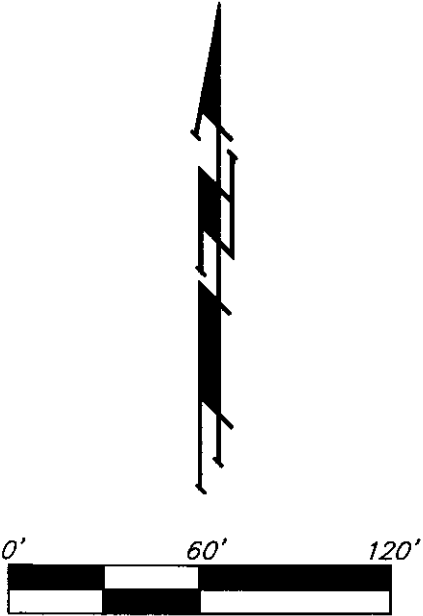
NORTHGATE 2ND ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS

- = #4 REBAR W/ "BAUGHMAN" SET (SET)
- = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- = #4 REBAR W/ "LS1442" CAP (FOUND)
- △ = #5 REBAR W/ "GARBER" CAP (FOUND)

(M) = MEASURED
(P) = PLATTED INFO.
(D) = DESCRIBED INFO.
(CP) = CALCULATED PER
PLATTED INFO.
(NCP) = PLATTED INFO. PER NORTHGATE
COMMERCIAL PARK 1ST ADD.

LOT	BLOCK	ELEVATION
		NAVD88
28-29	A	1335.5

BENCHMARK:
CHISELED SQUARE, CENTER OF STORM WATER
SEWER VAULT, WEST SIDE OF MERIDIAN, 145' S.
& 30.6' E. OF THE NE COR., LOT 1, BLOCK A,
NORTHGATE 2ND ADDITION.
ELEV. = 1334.49 NAVD88



State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) aforesaid county and state do hereby certify that we have surveyed and
platted "NORTHGATE 2ND 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 Lots 1, 2, and 3, Block
A, Northgate Commercial 2nd Addition, Wichita, Sedgwick County, Kansas,
TOGETHER with all of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10, Block B, and
all of Reserves "I", "J", and "K", all as platted in Northgate Addition, Wichita,
Sedgwick County, Kansas, TOGETHER with all of the most easterly 55th Ct.
N. as dedicated in said Northgate Addition, and TOGETHER that part of 55th
St. N. as dedicated in said Northgate Addition lying west of and abutting
the west line of Meridian Avenue as dedicated in said Northgate Addition
and lying east of and abutting the following described line: Beginning at the
southwest corner of Lot 42, Block D, in said Northgate Addition, thence
S00°54'46"W 77.50 feet to a point 13.50 feet normally distant north of the
north line of Lot 1, Block B, in said Northgate Addition; thence N89°05'14"W
parallel with the north line of Lot 1 in said Block B, 1.83 feet to the
intersection with the northerly extension of the east line of said 55th Ct.
N.; thence S00°02'41"W along said extended east line, 13.50 feet to the
northwest corner of Lot 1 in said Block B, and there ending.

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

All being situated in the Southeast Quarter of
Section 13, Township 26 South, Range 1 West of
the Sixth Principal Meridian, Sedgwick County, Kansas.

Baughman Company, P.A.

Michael G. Conrey, Surveyor

Know all men by these presents that we, the
undersigned, have caused the land in the surveys certificate to be platted
into Lots, Blocks, Streets, and Reserves to be known as "NORTHGATE 2ND
ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby
granted as indicated for the construction and maintenance of all public utilities.
The drainage easements are hereby granted as indicated for drainage purposes.
The drainage and utility easements are hereby granted as indicated for drainage
purposes and for the construction and maintenance of all public utilities. No
signs, light poles, private drainage systems, masonry trash enclosures or other
structures shall be located within public utility easements. The temporary
cul-de-sac easement is hereby granted as indicated for the construction and
maintenance of a temporary cul-de-sac and shall expire at such time as
Edwards Cir is extended further north or terminated as a permanent
cul-de-sac. The streets are hereby dedicated to and for the use of the
public. Reserve "A" is hereby reserved for open space, landscaping, drainage
purposes, entry monuments, utilities, and streets. Reserve "B" is hereby
reserved for open space, landscaping, drainage purposes, entry monuments, a
temporary cul-de-sac as confined to easement, and utilities as confined to
easements. Reserve "C" is hereby reserved for open space, pedestrian access
purposes including sidewalks, utilities as confined to easement, and temporary
access purposes until such time as 55th St N is paved to Edwards Cir. Upon
completion of said paving, the temporary access purposes shall convert to
emergency access purposes. Reserves "A", "B", and "C" shall be owned and
maintained by the homeowners association for the addition. All abutters rights
of access shall be as depicted on the face of the plat and are hereby granted
to 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.

R & R Realty, LLC,
a Kansas limited liability company

Jay W. Russell, Manager

Kevin M. Mullen, President of
Ritchie Associates, Inc., Manager

State of Kansas) SS The foregoing instrument acknowledged before me,
Sedgwick County) this ____ day of ____, 2016, by Jay W. Russell, Manager of
R & R Realty, LLC, a Kansas limited liability company, on behalf of the
limited liability company.

My App't. Exp. _____, Notary Public

State of Kansas) SS The foregoing instrument acknowledged before me,
Sedgwick County) this ____ day of ____, 2016, by Kevin M. Mullen, President of
Ritchie Associates, Inc., as Manager of R & R Realty, LLC, a Kansas limited
liability company, on behalf of the limited liability company.

My App't. Exp. _____, Notary Public

This plat of "NORTHGATE 2ND 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 ____, 2016.
Wichita-Sedgwick County Metropolitan Area Planning Commission

Carol Chapman Neugent, Chair

Dale Miller, Secretary

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this ____ day of ____, 2016.

Jeff Longwell, Mayor

Karen Sublett, City Clerk

Reviewed in accordance with K.S.A. 58-2005
on this ____ day of ____, 2016.

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

Entered on transfer record this ____ day
of ____, 2016.

Kelly B. Arnold, 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 ____, 2016 at ____ o'clock ____ M.; and is duly recorded.

Tonya Buckingham, Register of Deeds

Judy J. Paget, Deputy

We, the undersigned, holders of mortgages on the
above described property, do hereby consent to this plat of "NORTHGATE
2ND ADDITION", Wichita, Sedgwick County, Kansas.
Legacy Bank

State of Kansas) SS The foregoing instrument acknowledged be-
Sedgwick County) fore me, this ____ day of ____, 2016, by ____
____ of Legacy Bank, on behalf of the bank.

My App't. Exp. _____, Notary Public

NOTE:
A drainage plan has been developed for the plat and 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.