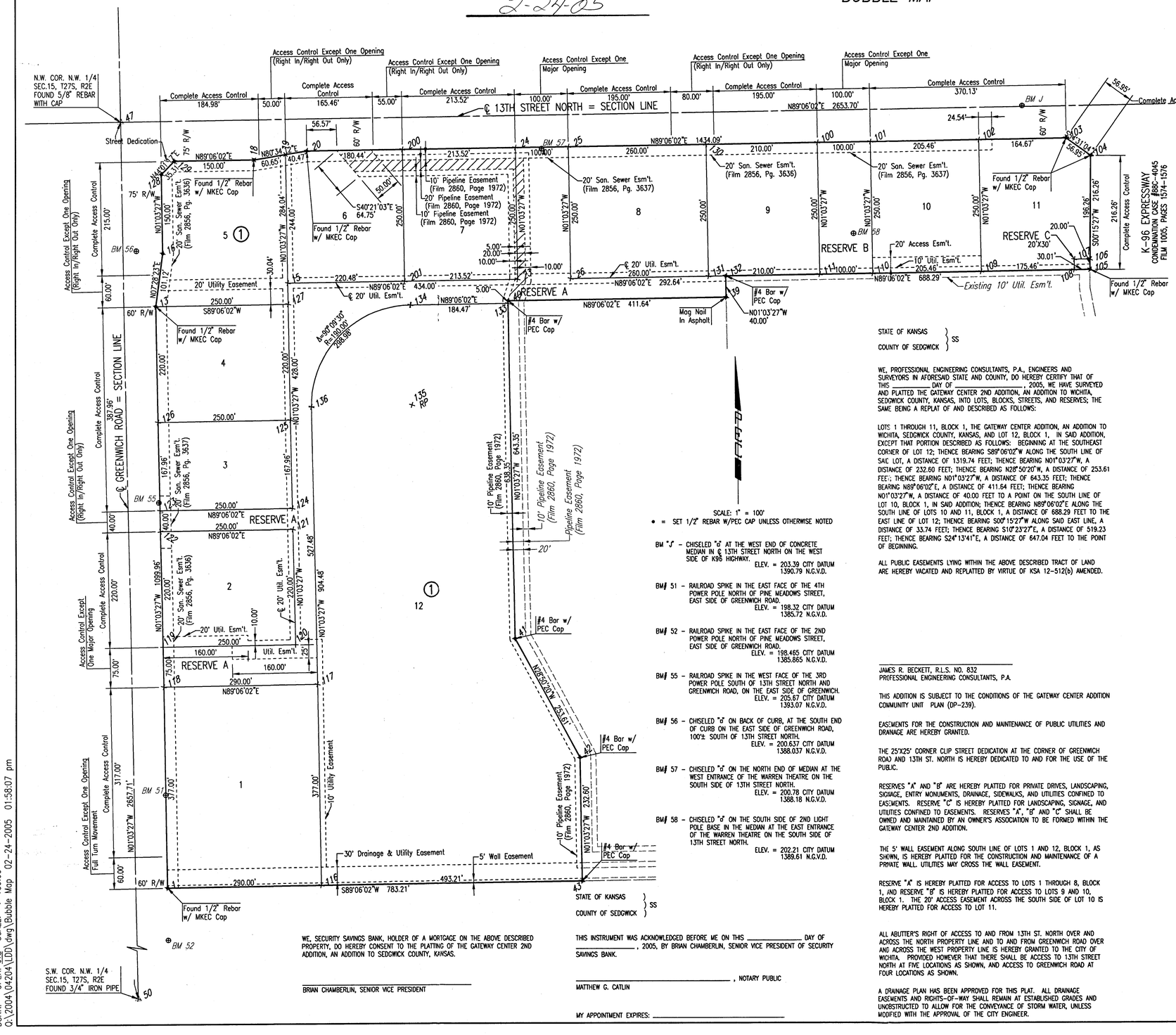
THE GATEWAY CENTER 2ND ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

BUBBLE MAP

FINAL TRACING REC'D
2-24-05



SCALE: 1" = 100'

● = SET 1/2" REBAR W/PEC CAP UNLESS OTHERWISE NOTED

BM "J" – CHISELED "J" AT THE WEST END OF CONCRETE MEDIAN IN ℄ 13TH STREET NORTH ON THE WEST SIDE OF K96 HIGHWAY.
ELEV. = 203.39 CITY DATUM
1390.79 N.G.V.D.

BM # 51 – RAILROAD SPIKE IN THE EAST FACE OF THE 4TH POWER POLE NORTH OF PINE MEADOWS STREET, EAST SIDE OF GREENWICH ROAD.
ELEV. = 198.32 CITY DATUM
1385.72 N.G.V.D.

BM # 52 – RAILROAD SPIKE IN THE EAST FACE OF THE 2ND POWER POLE NORTH OF PINE MEADOWS STREET, EAST SIDE OF GREENWICH ROAD.
ELEV. = 198.465 CITY DATUM
1385.865 N.G.V.D.

BM # 55 – RAILROAD SPIKE IN THE WEST FACE OF THE 3RD POWER POLE SOUTH OF 13TH STREET NORTH AND GREENWICH ROAD, ON THE EAST SIDE OF GREENWICH.
ELEV. = 205.67 CITY DATUM
1393.07 N.G.V.D.

BM # 56 – CHISELED "J" ON BACK OF CURB, AT THE SOUTH END OF CURB ON THE EAST SIDE OF GREENWICH ROAD, 100'± SOUTH OF 13TH STREET NORTH.
ELEV. = 200.637 CITY DATUM
1388.037 N.G.V.D.

BM # 57 – CHISELED "J" ON THE NORTH END OF MEDIAN AT THE WEST ENTRANCE OF THE WARREN THEATRE ON THE SOUTH SIDE OF 13TH STREET NORTH.
ELEV. = 200.78 CITY DATUM
1388.18 N.G.V.D.

BM # 58 – CHISELED "J" ON THE SOUTH SIDE OF 2ND LIGHT POLE BASE IN THE MEDIAN AT THE EAST ENTRANCE OF THE WARREN THEATRE ON THE SOUTH SIDE OF 13TH STREET NORTH.
ELEV. = 202.21 CITY DATUM
1389.61 N.G.V.D.

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND SURVEYORS IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT OF THIS _____ DAY OF _____, 2005, WE HAVE SURVEYED AND PLATTED THE GATEWAY CENTER 2ND ADDITION, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCKS, STREETS, AND RESERVES; THE SAME BEING A REPLAT OF AND DESCRIBED AS FOLLOWS:

LOTS 1 THROUGH 11, BLOCK 1, THE GATEWAY CENTER ADDITION, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, AND LOT 12, BLOCK 1, IN SAID ADDITION, EXCEPT THAT PORTION DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 12; THENCE BEARING S89°06'02"W ALONG THE SOUTH LINE OF SAIC LOT, A DISTANCE OF 1319.74 FEET; THENCE BEARING N01°03'27"W, A DISTANCE OF 232.60 FEET; THENCE BEARING N28°50'20"W, A DISTANCE OF 253.61 FEE:; THENCE BEARING N01°03'27"W, A DISTANCE OF 643.35 FEET; THENCE BEARING N89°06'02"E, A DISTANCE OF 411.64 FEET; THENCE BEARING N01°03'27"W, A DISTANCE OF 40.00 FEET TO A POINT ON THE SOUTH LINE OF LOT 10, BLOCK 1, IN SAID ADDITION; THENCE BEARING N89°06'02"E ALONG THE SOUTH LINE OF LOTS 10 AND 11, BLOCK 1, A DISTANCE OF 688.29 FEET TO THE EAST LINE OF LOT 12; THENCE BEARING S00°15'27"W ALONG SAID EAST LINE, A DISTANCE OF 33.74 FEET; THENCE BEARING S10°23'27"E, A DISTANCE OF 519.23 FEET; THENCE BEARING S24°13'41"E, A DISTANCE OF 647.04 FEET TO THE POINT OF BEGINNING.

ALL PUBLIC EASEMENTS LYING WITHIN THE ABOVE DESCRIBED TRACT OF LAND ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF KSA 12-512(b) AMENDED.

_____
JAMES R. BECKETT, R.L.S. NO. 832
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

THIS ADDITION IS SUBJECT TO THE CONDITIONS OF THE GATEWAY CENTER ADDITION COMMUNITY UNIT PLAN (DP-239).

EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE ARE HEREBY GRANTED.

THE 25'X25' CORNER CLIP STREET DEDICATION AT THE CORNER OF GREENWICH ROAD AND 13TH ST. NORTH IS HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

RESERVES "A" AND "B" ARE HEREBY PLATTED FOR PRIVATE DRIVES, LANDSCAPING, SIGNAGE, ENTRY MONUMENTS, DRAINAGE, SIDEWALKS, AND UTILITIES CONFINED TO EASEMENTS. RESERVE "C" IS HEREBY PLATTED FOR LANDSCAPING, SIGNAGE, AND UTILITIES CONFINED TO EASEMENTS. RESERVES "A", "B" AND "C" SHALL BE OWNED AND MAINTAINED BY AN OWNER'S ASSOCIATION TO BE FORMED WITHIN THE GATEWAY CENTER 2ND ADDITION.

THE 5' WALL EASEMENT ALONG SOUTH LINE OF LOTS 1 AND 12, BLOCK 1, AS SHOWN, IS HEREBY PLATTED FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE WALL. UTILITIES MAY CROSS THE WALL EASEMENT.

RESERVE "A" IS HEREBY PLATTED FOR ACCESS TO LOTS 1 THROUGH 8, BLOCK 1, AND RESERVE "B" IS HEREBY PLATTED FOR ACCESS TO LOTS 9 AND 10, BLOCK 1. THE 20' ACCESS EASEMENT ACROSS THE SOUTH SIDE OF LOT 10 IS HEREBY PLATTED FOR ACCESS TO LOT 11.

ALL ABUTTER'S RIGHT OF ACCESS TO AND FROM 13TH ST. NORTH OVER AND ACROSS THE NORTH PROPERTY LINE AND TO AND FROM GREENWICH ROAD OVER AND ACROSS THE WEST PROPERTY LINE IS HEREBY GRANTED TO THE CITY OF WICHITA, PROVIDED HOWEVER THAT THERE SHALL BE ACCESS TO 13TH STREET NORTH AT FIVE LOCATIONS AS SHOWN, AND ACCESS TO GREENWICH ROAD AT FOUR LOCATIONS AS SHOWN.

A DRAINAGE PLAN HAS BEEN APPROVED FOR THIS PLAT. ALL DRAINAGE EASEMENTS AND RIGHTS-OF-WAY SHALL REMAIN AT ESTABLISHED GRADES AND UNOBSTRUCTED TO ALLOW FOR THE CONVEYANCE OF STORM WATER, UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER.

WE, SECURITY SAVINGS BANK, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF THE GATEWAY CENTER 2ND ADDITION, AN ADDITION TO SEDGWICK COUNTY, KANSAS.

_____
BRIAN CHAMBERLIN, SENIOR VICE PRESIDENT

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2005, BY BRIAN CHAMBERLIN, SENIOR VICE PRESIDENT OF SECURITY SAVINGS BANK.

_____, NOTARY PUBLIC
MATTHEW G. CATLIN

MY APPOINTMENT EXPIRES: _____

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS, STREETS, AND RESERVES; THE SAME TO BE KNOWN AS THE GATEWAY CENTER 2ND ADDITION, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

OWNER:
GATEWAY CENTER, L.L.C.
A RITCHIE DEVELOPMENT CORPORATION

_____
KEVIN M. MULLEN, PRESIDENT

VENTURE SEVEN DEVELOPMENT, L.L.C.

_____
GEORGE E. LAHAM, II, MANAGER

GATES REAL ESTATE, L.L.C.

_____
WALTER E. GATES, MEMBER

WICHITA LODGING, L.L.C.

_____
JAMES E. KORROCH, MEMBER

GATEWAY CENTER ADDITION MASTER OWNER'S ASSOCIATION

_____
GEORGE E. LAHAM, II, PRESIDENT

WASABI, L.L.C.

_____
YOUNG BOO YANG, PRESIDENT

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2005, BY KEVIN M. MULLEN, PRESIDENT OF GATEWAY CENTER, L.L.C., A RITCHIE DEVELOPMENT CORPORATION.

_____, NOTARY PUBLIC
ANGIE M. HOLDEN

MY APPOINTMENT EXPIRES: _____

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2005, BY GEORGE E. LAHAM, II, MANAGER OF VENTURE SEVEN DEVELOPMENT, L.L.C.

_____, NOTARY PUBLIC
CATHY ERICKSON

MY APPOINTMENT EXPIRES: _____

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2005, BY WALTER E. GATES, MEMBER OF GATES REAL ESTATE, L.L.C.

_____, NOTARY PUBLIC
LINDA G. WYATT

MY APPOINTMENT EXPIRES: _____

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2005, BY JAMES E. KORROCH, MEMBER OF WICHITA LODGING, L.L.C.

_____, NOTARY PUBLIC
SUE M. CHRISTIANS

MY APPOINTMENT EXPIRES: _____

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2005, BY GEORGE E. LAHAM, II, PRESIDENT OF GATEWAY CENTER ADDITION MASTER OWNER'S ASSOCIATION.

_____, NOTARY PUBLIC
CATHY ERICKSON

MY APPOINTMENT EXPIRES: _____

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2005, BY YOUNG BOO YANG, PRESIDENT OF WASABI, L.L.C.

_____, NOTARY PUBLIC
ANDREW J. NOLAN

MY APPOINTMENT EXPIRES: _____

WE, EQUITY BANK, N.A., HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF THE GATEWAY CENTER 2ND ADDITION, AN ADDITION TO SEDGWICK COUNTY, KANSAS.

_____
MICHAEL D. BABICH, PRESIDENT-WICHITA

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2005, BY MICHAEL D. BABICH, PRESIDENT-WICHITA OF EQUITY BANK, N.A.

_____, NOTARY PUBLIC
TANIA LEWIS

MY APPOINTMENT EXPIRES: _____

THIS PLAT OF THE GATEWAY CENTER 2ND ADDITION HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS _____ DAY OF _____, 2005.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, CHAIR
MORRIS K. DUNLAP

_____, SECRETARY
JOHN L. SCHLEGEL

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS _____ DAY OF _____, 2005.

_____
TRICIA L. ROBELLO, LS #1246
DEPUTY COUNTY SURVEYOR
SEDGWICK COUNTY KANSAS

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS _____ DAY OF _____, 2005.

_____, MAYOR
CARLOS MAYANS

_____, CITY CLERK
KAREN SUBLETT

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 2005.

_____, COUNTY CLERK
DON BRACE

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M., ON THE _____ DAY OF _____ 2005.

_____, REGISTER OF DEEDS
BILL MEEK

_____, DEPUTY
LINDA KIZZIRE

DSNR: OPER JTS SCALE: 1=100.00
Q:\2004\04204\LDD\dwg\Bubble Map 02-24-2005 01:58:07 pm