

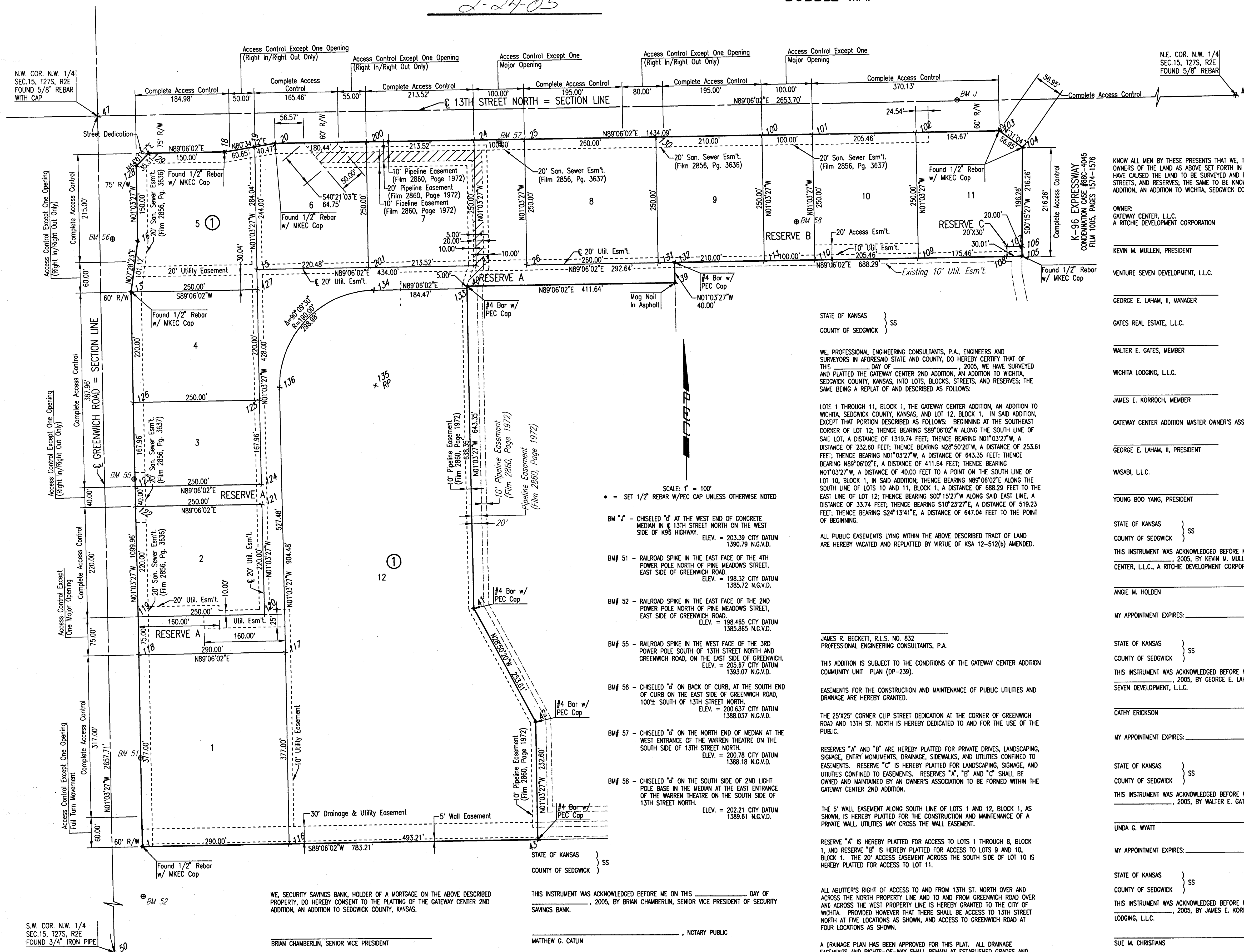
THE GATEWAY CENTER 2ND ADDITION

FINAL TRACING REC'D

2-24-05

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

BUBBLE MAP



STATE OF KANSAS }
 COUNTY OF SEDGWICK } SS

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 SAID 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 FEET; 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 847.04 FEET TO THE POINT OF BEGINNING.

ALL PUBLIC EASEMENTS LYING WITHIN THE ABOVE DESCRIBED TRACT OF LAND ARE HEREBY VACATED AND REPLATED 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 (OP-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.

STATE OF KANSAS }
 COUNTY OF SEDGWICK } SS

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: _____

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

BRIAN CHAMBERLIN, SENIOR VICE PRESIDENT

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 RITCHEY 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 }
 COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2005, BY GEORGE E. LAHAM, II, MANAGER OF GATEWAY CENTER, L.L.C., A RITCHEY DEVELOPMENT CORPORATION.

_____, NOTARY PUBLIC

ANGIE M. HOLDEN

MY APPOINTMENT EXPIRES: _____

STATE OF KANSAS }
 COUNTY OF SEDGWICK } SS

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

MY APPOINTMENT EXPIRES: _____

STATE OF KANSAS }
 COUNTY OF SEDGWICK } SS

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

MY APPOINTMENT EXPIRES: _____

STATE OF KANSAS }
 COUNTY OF SEDGWICK } SS

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

_____, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: _____

STATE OF KANSAS }
 COUNTY OF SEDGWICK } SS

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

MY APPOINTMENT EXPIRES: _____

STATE OF KANSAS }
 COUNTY OF SEDGWICK } SS

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

_____, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: _____

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

_____, NOTARY PUBLIC

STATE OF KANSAS }
 COUNTY OF SEDGWICK } SS

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

_____, NOTARY PUBLIC

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

_____, SECRETARY

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

_____, MAYOR

_____, CITY CLERK

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

_____, CITY CLERK

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

_____, COUNTY CLERK

_____, COUNTY CLERK

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

_____, DEPUTY

_____, DEPUTY