

LEGAL DESCRIPTION

A contiguous tract of land lying within:

Lots 4 and 5, Block 1, The Gateway Center 3rd Addition, an addition to Wichita, Sedgwick County, Kansas,

TOGETHER WITH,

Lot 6, Block 1, The Gateway Center 3rd Addition, an addition to Wichita, Sedgwick County, Kansas, EXCEPT that part being described as "Tract 6A" on Lot Split document recorded on Doc.#Flm-Pg: 29690612, and being described as follows:

BEGINNING at the southwest corner of said Lot 6, thence along the west line of said Lot 6 on a platted bearing of N01°03'27"W, 225.00 feet; thence parallel with and 225.00 feet north of the south line of said Lot 6, N89°06'02"E, 146.61 feet to a point on a curve to the left, said curve having a radius of 320.00 feet, a central angle of 30°04'43", a chord bearing of N74°03'41"E, and a chord distance 166.07 feet, thence along said curve to the left 167.99 feet; thence N59°01'19"E, 78.33 feet to the east line of said Lot 6; thence along the perimeter of said Lot 6 for the remaining courses, S01°03'27"E, 277.70 feet; thence S71°00'14"W, 17.87 feet to a point on a curve to the right; said curve having a radius of 487.24 feet, a central angle of 18°05'48", a chord bearing of S80°03'08"W, and a chord distance of 153.25 feet, thence along said curve to the right 153.89 feet; thence S89°06'02"W, 206.59 feet to the POINT OF BEGINNING.

TOGETHER WITH,

Reserve A, The Gateway Center 3rd Addition, an addition to Wichita, Sedgwick County, Kansas, EXCEPT that part now vacated and described on Vacation Order recorded on Doc.#Flm-Pg: 29595969, and being described as follows:

BEGINNING at the southwest corner of Lot 3, Block 1, said addition, thence along a common line to said Lot 3 and said Reserve A on a platted bearing of N89°06'02"E, 250.00 feet to the southeast corner of said Lot 3; thence S01°03'27"E, 40.00 feet to the northeast corner of Lot 2, Block 1, said addition; thence along a common line to said Lot 2 and said Reserve A, S89°06'02"W, 250.00 feet to the northwest corner of said Lot 2; thence along a westerly line of said Reserve A, N01°03'27"W, 40.00 feet to the POINT OF BEGINNING.

TOGETHER WITH,

A tract of land lying in a portion of Lot 12, Block 1, The Gateway Center Addition, an addition to Wichita, Sedgwick County, Kansas, said tract being described as Parcel B on Lot Split document recorded on Doc.#Flm-Pg: 29331530, and being described as follows:

COMMENCING at the Northeast Corner of Lot 5, Block 1, The Gateway Center 3rd Addition, an Addition to Wichita, Sedgwick County, Kansas; Thence on a platted Bearing of N01°03'27"W, a distance of 5.00 feet; Thence Bearing N89°06'02"E, a distance of 119.39 feet to the POINT OF BEGINNING; Thence Bearing S00°53'58"E, a distance of 3.28 feet; Thence along a curve to the left (non tangent), having a radius of 18.50 feet, a chord bearing of S47°36'39"W, a chord distance of 24.51 feet and through a central angle of 82°58'46", an arc distance of 26.79 feet; Thence along a curve to the right (tangent), having a radius of 366.00 feet, a chord bearing of S16°30'40"W, a chord distance of 132.01 feet and through a central angle of 20°46'48", an arc distance of 132.74 feet; Thence along a curve to the left (tangent), having a radius of 108.00 feet, a chord bearing of S06°46'13"E, a chord distance of 119.76 feet and through a central angle of 67°20'32", an arc distance of 126.94 feet; Thence along a curve to the left (non tangent), having a radius of 18.50 feet, a chord bearing of S80°42'35"E, a chord distance of 23.92 feet and through a central angle of 80°32'12", an arc distance of 26.00 feet; Thence Bearing N59°01'19"E, a distance of 34.71 feet; Thence along a curve to the right (tangent), having a radius of 229.00 feet, a chord bearing of N65°32'10"E, a chord distance of 51.96 feet and through a central angle of 13°01'41", an arc distance of 52.07 feet; Thence Bearing N72°03'00"E, a distance of 8.61 feet; Thence along a curve to the right (tangent), having a radius of 425.00 feet, a chord bearing of N86°04'22"E, a chord distance of 205.96 feet and through a central angle of 28°02'43", an arc distance of 208.03 feet; Thence along a curve to the left (tangent), having a radius of 18.50 feet, a chord bearing of N56°54'10"E, a chord distance of 25.32 feet and through a central angle of 86°23'06", an arc distance of 27.89 feet; Thence Bearing N13°42'37"E, a distance of 7.44 feet; Thence Bearing N01°03'27"W, a distance of 196.59 feet; Thence Bearing S89°06'02"W, a distance of 292.25 feet to the POINT OF BEGINNING.

Said contiguous tract CONTAINS: 353,765 square feet or 8.12 acres of land, more or less.

NOTES

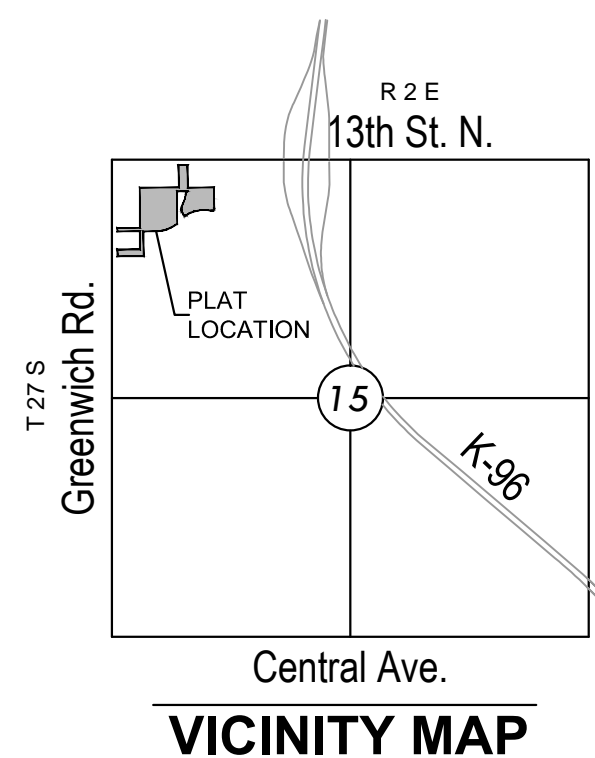
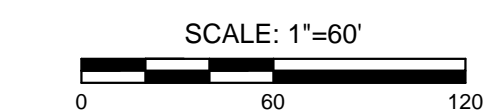
- LOCATION: Located in east Wichita, southeast of Greenwich Road and East 13th Street north in an area of restaurants, hotels, a bowling alley, and a movie theater. Adjacent vacant properties are anticipated to undergo future commercial development and/or parking.
- LOT TOTAL: 4
- EXISTING/PROPOSED USES: Existing - Parking / Vacant Land
Proposed - Restaurant
- ZONING: Existing/Proposed - "LC" (Limited Commercial) w/ CUP DP-239
- PLAT AREA: Gross: 353,765 sq. ft. or 8.12 acres ±
- SURVEY DATE: November, 2017 (by MKEC)
- PUBLIC UTILITIES: Municipal sanitary sewer is provided from an existing manhole near the southeast corner of Lot 2, Block 2, said The Gateway Center 4th Addition; an extension is anticipated to serve Lots. Municipal water is provided by an eight inch main on the east side of the private access road, near the southwest corner of Lot 2, said Block 2, an extension is anticipated to serve lots.
- FLOOD: According to FEMA FIRM Community Unit Plan 20173C0379G, effective date December 22, 2016; this property lies within a portion of flood zone "X", "Areas determined to be outside the 0.2% annual chance floodplain".
- DRAINAGE: A drainage report shall accompany this final plat.
- BUILDING SETBACKS: As per CUP DP-239 or zoning district.

LEGEND

- | | |
|----------------------------------|---|
| FO - Fiber Optics Indicator Sign | - Easement |
| SM - Sanitary Sewer Manhole | - Fence |
| C - Cleanout | - Storm Sewer Pipe |
| FH - Fire Hydrant | - Water Line |
| WV - Water Valve | - Sanitary Sewer Line |
| WM - Water Meter | - Gas Line |
| BOA - Blow Off Assembly | - Overhead Electric |
| ICV - Irrigation Control Valve | - Underground Telephone |
| SSM - Storm Sewer Manhole | △ - Section Corner |
| I - Inlet | ○ - Found 5/8" rebar w/ MKEC |
| GI - Grate Inlet | CLS 39 id. cap or see annotation for type |
| S - Sign | ● - Set 3/4" rebar w/ MKEC CLS 39 id. cap |
| G - Gate | ⊕ - Benchmark |
| PP - Power Pole and Deadman | (M) - Measured |
| PP - Power Pole | (P) - Platted |
| LP - Light Pole | (D) - Described |
| ET - Electric Transformer | (CM) - Calculated from Measurement |
| P - Pole | (CP) - Calculated from Plat |
| GM - Gas Meter | (CD) - Calculated from Described |
| TR - Telephone Riser | Drng. - Drainage |
| TV - Telephone Vault | Util. - Utility |
| TV - Cable TV Riser | Esmt. - Easement |
| ES - Existing Structure | ① - Lot |
| | ② - Block |

BENCHMARKS

- BM#60 Chiseled square on top of west curb at PC, near southeast corner of Lot 3, Block 1, The Gateway Center 3rd Addition. Elev.=1390.80 NAVD88
- BM#100 Chiseled square on top of curb at southwest corner of parking bay, 85' north of southeast corner Lot 6, Block 1, The Gateway Center 3rd Addition. Elev.=1381.56 NAVD88



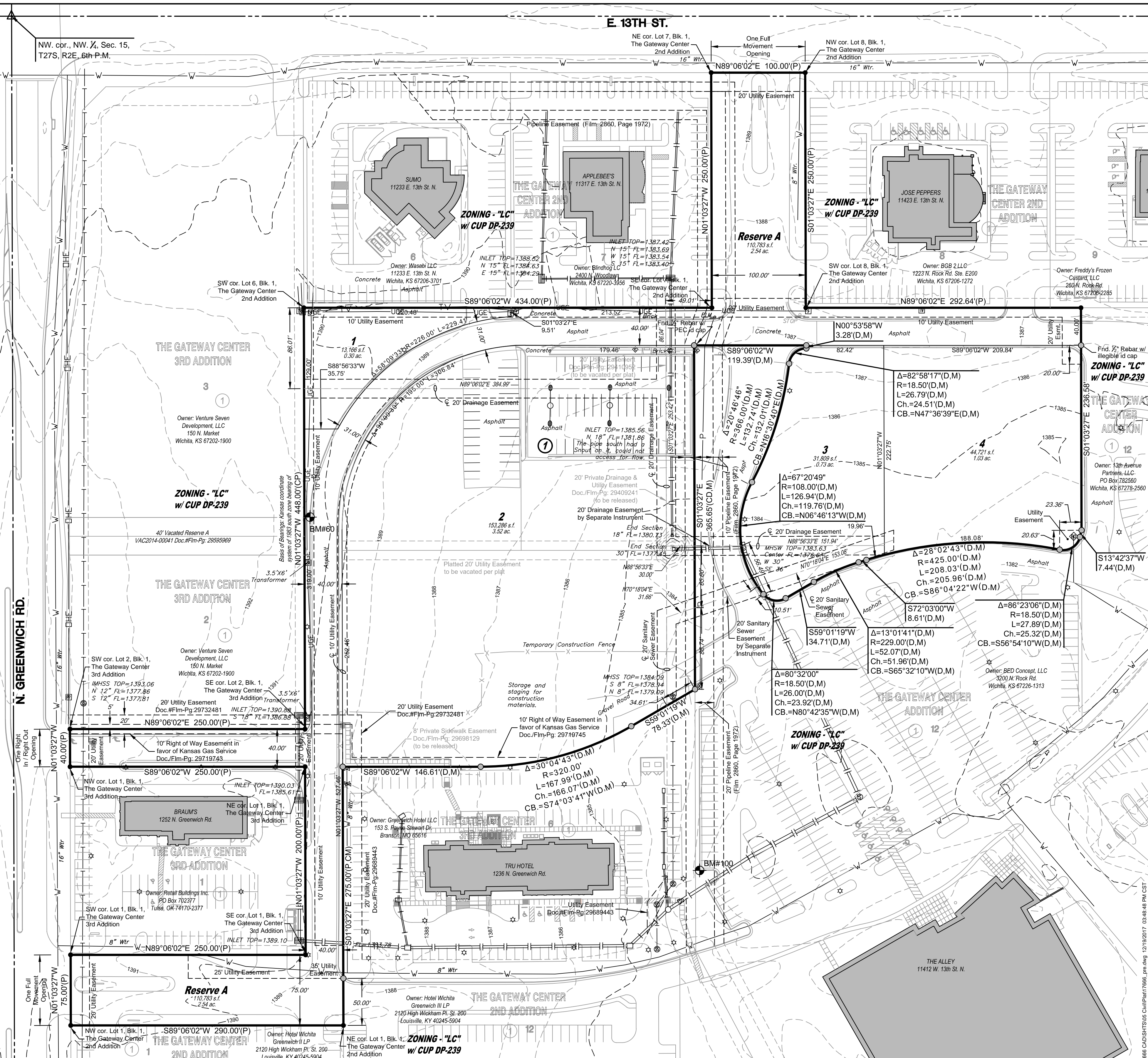
PRELIMINARY PLAT

A replat of a portion of The Gateway Center Addition and a portion of The Gateway Center 3rd Addition

THE GATEWAY CENTER 4TH ADDITION

OWNERS / DEVELOPERS: CNP2 Real Estate, LLC
Gateway Center Addition Master Owner's Association
Plazio Land Co., LLC

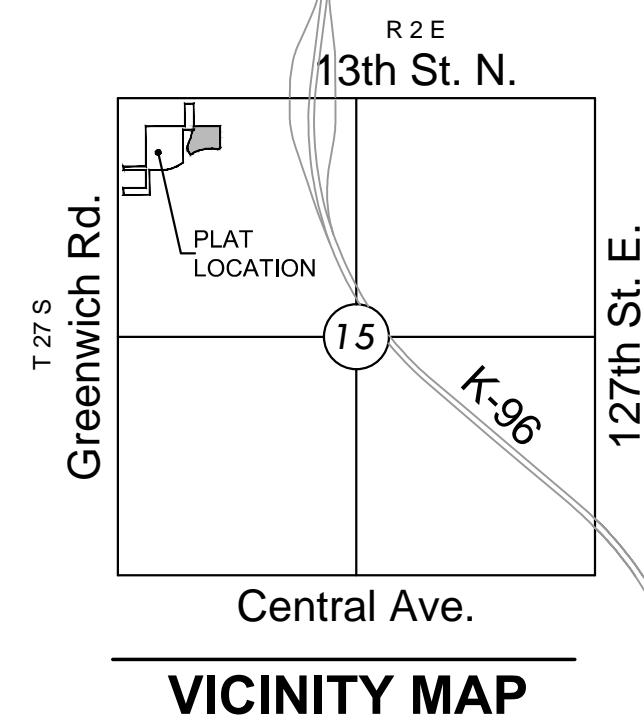
104 Armor Road, Kansas City, MO 61446 (816) 656-2995
150 N. Market St., Wichita, KS 67202 (316) 262-6400
150 N. Market St., Wichita, KS 67202 (316) 684-7300



FINAL PLAT

THE GATEWAY CENTER 4TH ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



LEGEND

Date of Survey: November 2017

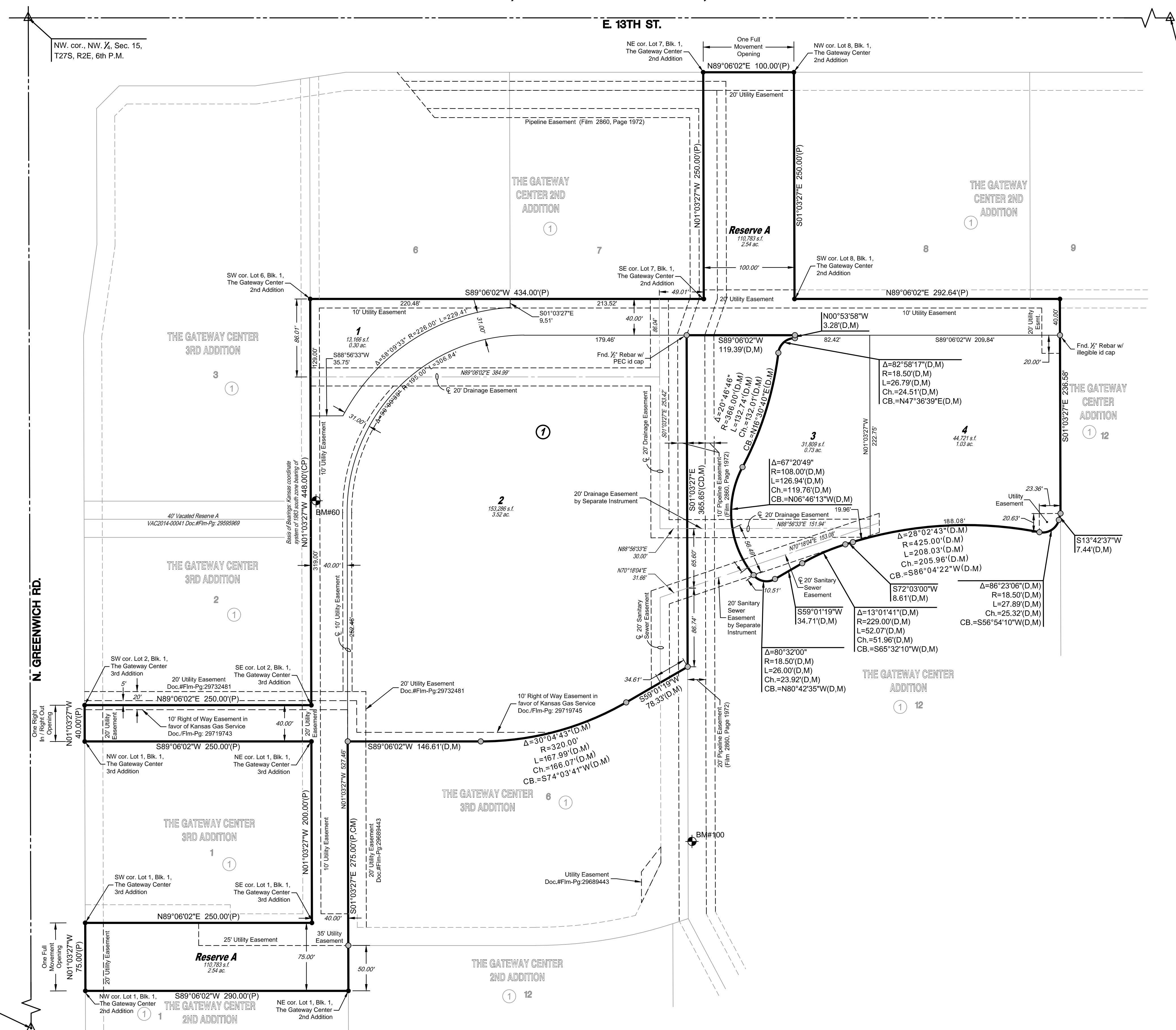
- △ = Section Corner
- = Found $\frac{3}{8}$ " rebar w/ MKEC CLS 39 id. cap or see annotation for type
- = Set $\frac{3}{8}$ " rebar w/ MKEC CLS 39 id. cap
- ⊕ = Benchmark
- (M) = Measured
- (P) = Platted
- (D) = Described
- (CM) = Calculated from Measurement
- (CP) = Calculated from Plat
- (CD) = Calculated from Described
- Drng. = Drainage
- Util. = Utility
- Esmt. = Easement
- ① = Lot
- ⑦ = Block



Basis of Bearings: Kansas coordinate system of 1983 south zone bearing of N01°03'27"W on the east line of Lots 2 and 3, Block 1, The Gateway Center 3rd Addition, an addition to Wichita, 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

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Elev.=1390.80 NAVD88
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Elev.=1381.56 NAVD88



FINAL PLAT

THE GATEWAY CENTER 4TH ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

CERTIFICATE OF SURVEY

I, James C. McClure, a Professional Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "THE GATEWAY CENTER 4TH ADDITION" an addition to Wichita, Sedgwick County, Kansas, into Lots, a Block, and a Reserve, the same being accurately set forth in the accompanying plat and described herein:

A contiguous tract of land lying within:

Lots 4 and 5, Block 1, The Gateway Center 3rd Addition, an addition to Wichita, Sedgwick County, Kansas,

TOGETHER WITH,

Lot 6, Block 1, The Gateway Center 3rd Addition, an addition to Wichita, Sedgwick County, Kansas, EXCEPT that part being described as "Tract 6A" on Lot Split document recorded on Doc.#Flm-Pg: 29690612, and being described as follows:

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Said contiguous tract CONTAINS: 353,765 square feet or 8.12 acres of land, more or less.

All streets, easements, rights-of-way, building setbacks, access controls, together with all other public dedications within the above described property, are hereby vacated and replatted by virtue of K.S.A. 12-512b, as amended.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this ___ day of _____, 2018.

James C. McClure, P.S. #1251
MKEC Engineering, Inc. (CLS 39)
411 North Webb Road
Wichita, Kansas 67206

OWNER'S CERTIFICATE

Know all men by these presents that we the undersigned property owners of the land above set forth in the Professional Surveyor's Certificate, have caused the same to be surveyed and platted into Lots, a Block, and a Reserve, the same to be known as "THE GATEWAY CENTER 4TH ADDITION" an addition to Wichita, Sedgwick County, Kansas.

Easements for the construction and maintenance of drainage, utilities, and sanitary sewer, as indicated hereon, are hereby granted to the public. No signs, light poles, private drainage systems, masonry trash enclosures or other structures shall be located within public utility easements unless permitted by the Public Works Department of the appropriate governing body.

All abutters rights of access to or from Greenwich Road over and across the west line of "THE GATEWAY CENTER 4TH ADDITION," are hereby granted to the appropriate governing body, provided however one full movement opening and one right-in/right-out movement opening shall be allowed as indicated hereon. All abutters rights of access to or from 13th Street North over and across the north line of "THE GATEWAY CENTER 4TH ADDITION," are hereby granted to the appropriate governing body, provided however one full movement opening shall be allowed as indicated hereon.

A drainage plan has been developed for this plat. All drainage easements, rights-of-way, and 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.

Reserve A is platted for private drives, landscaping, signs, entry monuments, drainage, sidewalks and utilities confined by easement (platted or otherwise separate instrument). Reserve A is hereby reserved for the stated uses and shall be owned and maintained by the developer, and/or a lot owner's association, and/or their successors and/or assigns. The owners of the reserve containing the private street shall bear the cost of any repair or replacement of improvements with said reserves resulting from street construction, repair, and/or maintenance.

CNP2 Real Estate, LLC
a Kansas limited liability company

Chase Watson, Member

STATE OF _____ COUNTY) ss:
This instrument was acknowledged before me on ___ day of _____, 2018, by Chase Watson, Member of CNP2 Real Estate, LLC, a Kansas limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.
Affix Seal

Notary Public: _____
print name
My Term Expires: _____

Gateway Center Addition Master Owner's Association

George E. Laham III, Manager

STATE OF KANSAS, SEDGWICK COUNTY) ss:
This instrument was acknowledged before me on ___ day of _____, 2018, by George E. Laham, Manager of Gateway Center Addition Master Owner's Association.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.
Affix Seal

Notary Public: _____
print name
My Term Expires: _____

Plazzio Land Co., LLC,
a Kansas limited liability company

Terry Rhea, Member

STATE OF KANSAS, SEDGWICK COUNTY) ss:
This instrument was acknowledged before me on ___ day of _____, 2018, by Terry Rhea, Member of Plazzio Land Co., LLC, a Kansas limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.
Affix Seal

Notary Public: _____
print name
My Term Expires: _____

PLANNING COMMISSION CERTIFICATE

This plat of "THE GATEWAY CENTER 4TH ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Area Planning Commission, Wichita, Kansas.

Dated this ___ day of _____, 2018.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

By _____
Joseph A. Johnson, Chairman

Attest:

Dale Miller, Secretary

GOVERNING BODY CERTIFICATE

This plat approved and all dedications shown hereon, accepted by the Wichita City Council of the City of Wichita, Kansas dated this ___ day of _____, 2018.

At the direction of the City Council.

Jeff Longwell, Mayor

Attest:

Karen Sublett, City Clerk

REGISTER OF DEEDS' CERTIFICATE

STATE OF KANSAS, SEDGWICK COUNTY) ss:

This is to certify that this instrument was filed for record in the Register of Deeds office this ___ day of _____, 2018, at _____ o'clock __M; and is duly recorded.

Tonya E. Buckingham, Register of Deeds

Attest:

Judy J. Paget, Deputy

TRANSFER RECORD

STATE OF KANSAS, SEDGWICK COUNTY) ss:

Entered on transfer record this ___ day of _____, 2018.

Kelly B. Arnold, County Clerk

COUNTY SURVEYOR

STATE OF KANSAS, SEDGWICK COUNTY) ss:

Reviewed in accordance with K.S.A. 58-2005 on this ___ day of _____, 2018.

Deputy County Surveyor

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