

CROSS GATE ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) and state do hereby certify that we have surveyed and
platted "CROSS GATE ADDITION", Wichita, Sedgwick County, Kansas and
that the accompanying plat is a true and correct exhibit of the property
surveyed, described as a portion of the Northeast Quarter of Section 18,
Township 28 South, Range 1 East, of the Sixth Principal Meridian, Sedgwick
County, Kansas described as Beginning at the northeast corner of said
Northeast Quarter; thence S00°54'28"E (assumed), along the east line of
said Northeast Quarter, 1520.70 feet, to a point 1119.80 feet north of the
southeast corner of said Northeast Quarter, also being the northeast
corner of South Lake Addition to the City of Wichita, Kansas, Sedgwick
County, Kansas; thence S89°05'47"E, along the north line of Lot 1, in
said South Lake Addition, 1248.68 feet to a deflection point in the north
line of said Lot 1; thence N05°57'28"W, along an easterly line of said Lot
1 extended north, 29.53 feet; thence S89°02'32"W, parallel with the
northern most north line of said Lot 1, and 8.50 feet normally distant
north of the northern most north line of said Lot 1, 97.25 feet; thence
N00°53'16"W, 1491.65 feet to a point on the north line of said Northeast
Quarter, said point being 1348.00 feet west of the northeast corner of
said Northeast Quarter; thence N89°05'47"E, along the north line of said
Northeast Quarter, 1348.00 feet to the Point of Beginning, EXCEPT that
part deeded to the City of Wichita by Kansas Warranty Deed filed on
DOC.#/FLM-PG: 28903293, all being subject to Road Rights of Way of
Record, TOGETHER with a portion of the Northeast Quarter of Section 18,
Township 28 South, Range 1 East, of the Sixth Principal Meridian, Sedgwick
County, Kansas described as commencing at the northeast corner of said
Northeast Quarter; thence S00°54'28"E (assumed), along the east line of
said Northeast Quarter, 1580.70 feet, to a point 1059.80 feet north of the
southeast corner of said Northeast Quarter, also being the southeast
corner of South Lake Addition to the City of Wichita, Kansas, Sedgwick
County, Kansas and for a point of beginning; thence continue S00°54'28"E,
along the east line of said Northeast Quarter, 324.97 feet to the
northeast corner of Stein Addition, Wichita, Sedgwick County, Kansas;
thence S88°52'26"W, along the north line of said Stein Addition, and Stein
5th Addition, Wichita, Sedgwick County, Kansas, 1020.25 feet; thence
N00°54'58"W, perpendicular to the northern most south line of Lot 1 in
said South Lake Addition, 328.71 feet, to a point on the northern most
south line of Lot 1 in said South Lake Addition; thence N89°05'02"E, along
the northern most south line of Lot 1 in said South Lake Addition,
1020.29 feet calculated per deed, and 1020.38 feet calculated per plat to
the Point of Beginning, subject to Road Rights of Way of record.

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

Michael A. Conrey 3-3-2016, Surveyor
Michael C. Conrey

Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate to be
platted into Lots, Blocks, Reserves and Streets, to be known as "CROSS
GATE ADDITION", Wichita, Sedgwick County, Kansas. The utility easement
is hereby granted as indicated for the construction and maintenance of all
public utilities. The drainage and utility easement is hereby granted as
indicated for drainage purposes and for the construction and maintenance
of all public utilities. The drainage easements are hereby granted as
indicated for drainage purposes. The streets are hereby dedicated to and
for the use of the public. Reserve "A" is hereby reserved for landscaping,
open space, lakes, drainage purposes, utilities as confined to easement,
and communication systems and related appurtenances as confined to
easement. Reserve "B" is hereby reserved for landscaping, open space,
lakes, drainage purposes, and pipelines and related appurtenances as
confined to easement. Reserves "A" and "B" shall be owned and
maintained by the owner of Lot 1, Block A. Access controls shall be as
depicted on the face of the plat and are hereby granted to the City of
Wichita, Kansas. The permitted opening locations shall be as determined
by the City Engineer of 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.

TCRS, LLC, a Kansas limited liability company

Jeff M. Lange, President
State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this 11th day of March, 2016, by Jeff M. Lange, President of
TCRS, LLC, a Kansas limited liability company, on behalf of the company.

Kelly A. Thomas, Notary Public
My App't. Exp. 4-16-16

NOTE:
EXISTING K.G.&E. RIGHT-OF-WAY EASEMENT,
(MISC. BOOK 284, PAGE 251), IS OF
UNDETERMINED WIDTH AND MAY AFFECT ALL
PART, OR NONE OF CROSS GATE ADDITION.

NOTE:
EXISTING PIPE LINE ORDER GRANTED BY THE
BOARD OF COUNTY COMMISSIONERS OF SEDGWICK
COUNTY, KANSAS TO CITIES SERVICE GAS
COMPANY, (MISC. BOOK 373, PAGE 472), TO LAY
PIPE LINE ALONG, UNDER, AND ACROSS COUNTY
HIGHWAYS INCLUDING THOSE ADJUTING THIS PLAT.

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.

This plat of "CROSS GATE 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 _____,
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
Carol Chapman Neugent
_____, Secretary
Dale Miller

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

_____, Mayor
Jeff Longwell
_____, City Clerk
Karen Sublett

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.

_____, County Clerk
Kelly B. Arnold

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.

_____, Register of Deeds
Tonya Buckingham

We, the undersigned holders of a mortgage on the
above described property, do hereby consent to this plat of "CROSS GATE
ADDITION", Wichita, Sedgwick County, Kansas.

KS StateBank
James D. Ashcraft, Sr. VP
JAMES D. ASHCRAFT

State of Kansas) SS The foregoing instrument acknowledged be-
Sedgwick County) fore me, this 11th day of March, 2016, by *James D. Ashcraft*
_____, of KS StateBank, on behalf of the *James D. Ashcraft*
(Title)

Brianna D. Copeland, Notary Public
My App't. Exp. 5/16/17
BRIANNA D. COPELAND

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-1019
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

(M) = MEASURED
(P) = PLATTED
(D) = DESCRIBED
(CM) = CALCULATED PER
MEASURED INFO.
(CP) = CALCULATED PER
PLATTED INFO.
(CD) = CALCULATED PER
DESCRIBED INFO.

• = #4 REBAR W/ "BAUGHMAN" CAP (SET)
• = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
□ = 1/2" IRON PIPE IN THIMBLE (FOUND)
△ = 3/4" IRON PIPE IN THIMBLE (FOUND)
○ = #4 REBAR W/ "SRB" CAP (FOUND)
○ = 1" IRON PIPE IN STONE (FOUND)
○ = 1/2" IRON PIPE (FOUND) (ORIGIN UNKNOWN)
⊗ = 3/4" PINCHED IRON PIPE (FOUND) (ORIGIN UNKNOWN)
⊗ = 3/4" IRON PIPE (FOUND) (ORIGIN UNKNOWN)

NOTE:
ADDITIONAL BUILDING SETBACKS AND OTHER
REQUIREMENTS PER LARGE SENeca STREET INDUSTRIAL
PLANNED UNIT DEVELOPMENT (PUD-45).

LOT	BLOCK	ELEVATION
1	A	1277.5
1	B	1277.5

BENCHMARK:
CHISELED CROSS AT BACK OF SIDEWALK,
825.7' W. & 48' S. OF THE NE COR.,
NE 1/4, SEC. 18, TWP. 28-S, R-1-E.
ELEV. = 1278.78 NAVD88.

CHISELED CROSS AT BACK OF SIDEWALK,
222' S. & 49' W. OF THE NE COR.,
NE 1/4, SEC. 18, TWP. 28-S, R-1-E.
ELEV. = 1278.94 NAVD88.

CHISELED CROSS AT BACK OF SIDEWALK,
852.6' S. & 49.5' W. OF THE NE COR.,
NE 1/4, SEC. 18, TWP. 28-S, R-1-E.
ELEV. = 1278.31 NAVD88.

CHISELED CROSS AT BACK OF SIDEWALK,
6.8' S. & 1.4' E. OF THE MOST EASTERLY
SE COR., LOT 1, SOUTH LAKE ADDITION.
(48.6' W. OF S. SENECA AVE.).
ELEV. = 1277.48 NAVD88.

TOP OF MAG-NAIL IN ASPHALT DRIVE,
972.5' W. & 10.1' S. OF THE SE COR., LOT
1, BLOCK A, CROSS GATE ADDITION.
ELEV. = 1277.58 NAVD88.

