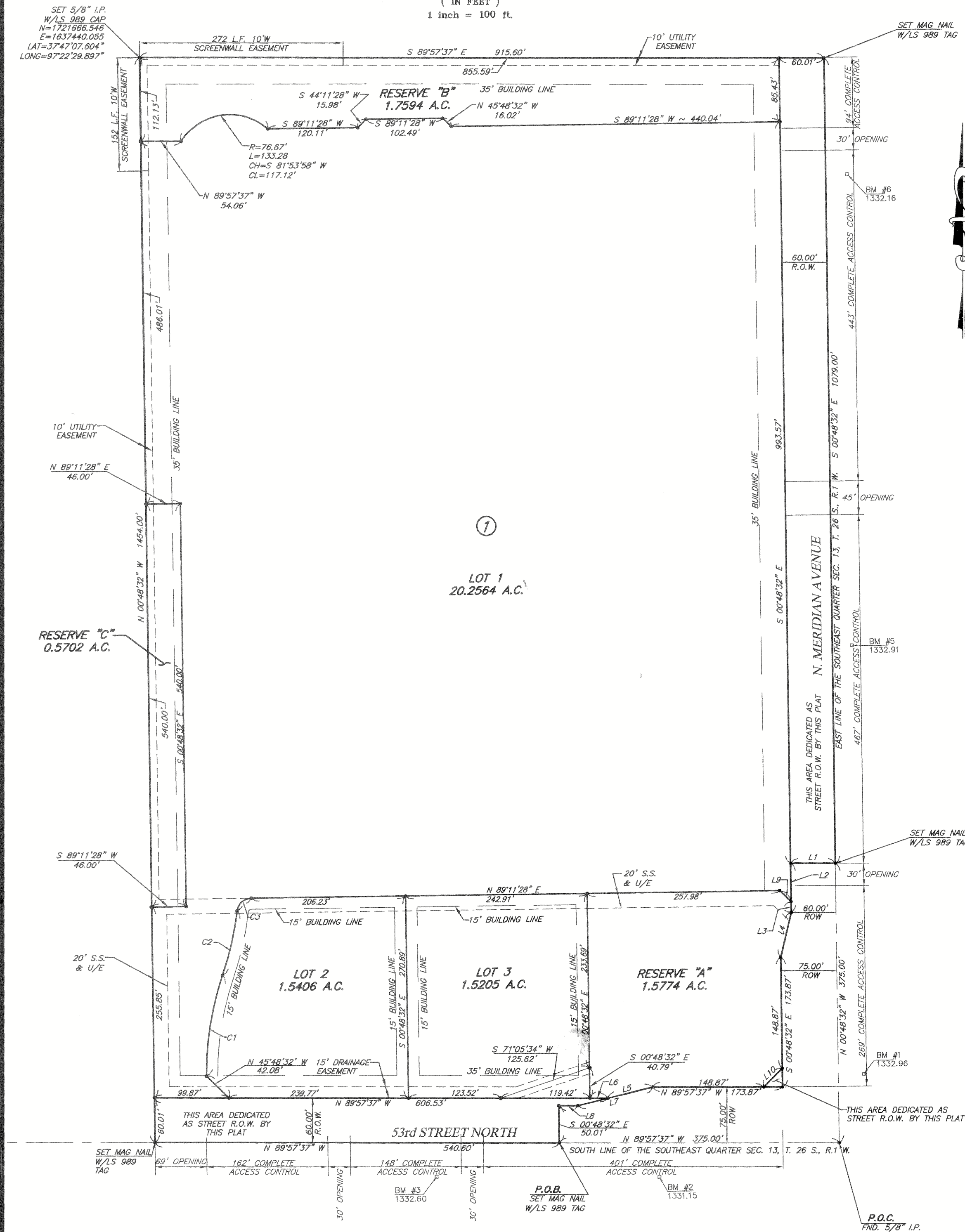
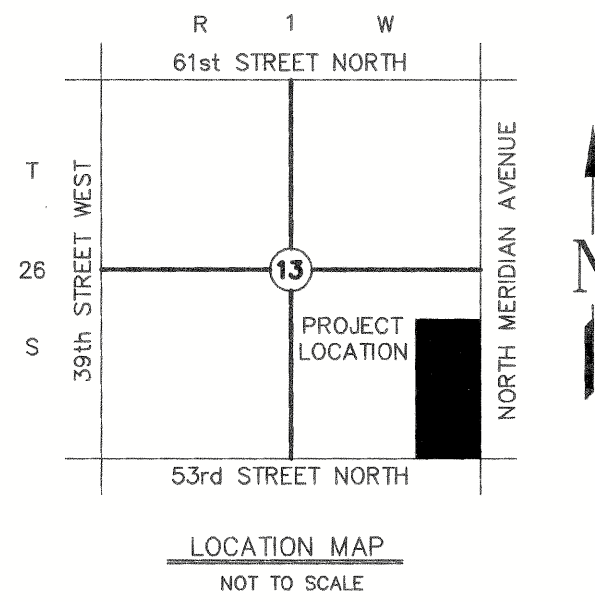
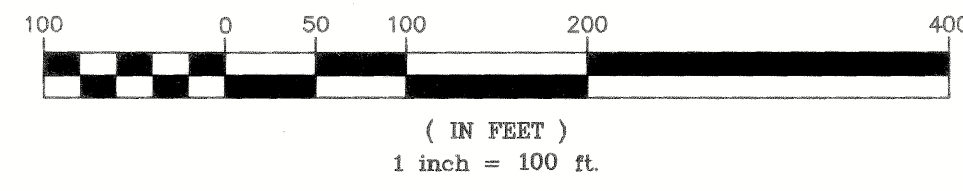


# FINAL PLAT OF NORTHGATE COMMERCIAL PARK 1ST ADDITION

## A PART OF THE S.E. 1/4, SECTION 13, T26S, R1W AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



- BENCH MARK DATUM NAVD 83**
- BM #1 R.R. SPIKE IN WEST SIDE OF P.P. AT N.E.N. CORNER OF INTER. 53rd AND MERIDIAN ELEV=1332.96
  - BM #2 R.R. SPIKE IN NORTH SIDE OF P.P. WEST OF MERIDIAN ON SOUTH SIDE OF 53rd STREET ELEV=1332.15
  - BM #3 R.R. SPIKE IN NORTH SIDE OF 4th P.P. WEST OF MERIDIAN ON SOUTH SIDE OF NW 53rd ELEV=1332.60
  - BM #4 R.R. SPIKE IN NORTH SIDE OF 6th P.P. WEST OF MERIDIAN ON SOUTH SIDE OF NW 53rd ELEV=1333.28
  - BM #5 CUT "X" ON T/C ON E SIDE OF MERIDIAN W OF S PI IN SWLK & APRX 65' S OF DR 5474 MERIDIAN ELEV=1332.91
  - BM #6 CUT "X" ON SOUTH END OF CONC. HOOD INLET ON EAST SIDE OF MERIDIAN AT 5536 MERIDIAN ELEV=1332.16

THERE ARE NO MILE MARKERS IN THE VICINITY OF SUBJECT PROPERTY  
THE MONUMENTS SHOWN HEREON WERE SET ON AUGUST 18, 2005

LINE	BEARING	LENGTH
L1	N 89°57'37" W	60.01'
L2	S 00°48'32" E	65.90'
L3	S 00°48'32" E	14.43'
L4	S 13°13'03" W	61.85'
L5	S 76°00'12" W	61.82'
L6	N 89°57'37" W	23.95'
L7	S 76°00'12" W	103.08'
L8	N 89°57'37" W	25.75'
L9	S 45°48'32" E	21.21'
L10	S 44°36'56" E	35.09'

LOT 2 CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CL
C1	407.24'	137.41'	N 09°04'33" E	136.76'
C2	418.58'	88.62'	N 12°40'37" E	88.46'
C3	19.33'	27.86'	N 47°54'05" E	25.51'

- NOTE: UNLESS OTHERWISE NOTED ON PLAT PLAN, ALL CORNERS AND P.I.'S SET WITH 1/2" I.P. W/LS 989 TAG.**
- BASIS OF BEARINGS:**  
THE KANSAS STATE PLANE COORDINATE SYSTEM SOUTH ZONE WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.
- INTERIOR LOT LINES & BEARINGS:**  
THE KANSAS STATE PLANE COORDINATE SYSTEM SOUTH ZONE WAS USED AS THE BASIS OF BEARINGS FOR ALL INTERNAL LOT LINES & BEARINGS.
- EASEMENT NOTE:**  
Easements shown hereon by specific recording information are shown for reference purposes only and are not dedicated pursuant to this Final Plat.
- ACCESS CONTROL NOTE:**  
All frontage is complete access unless otherwise noted.

**ENGINEER**  
SMC CONSULTING ENGINEERS, P.C.  
815 W. Main Street  
Oklahoma City, OK 73106  
Phone: (405) 232-7715

**SURVEYOR**  
SMITH ROBERTS BALDISCHWILER, LLC  
100 N.E. 5th St.  
Oklahoma City, OK 73104  
Phone: (405) 840-7094

**LEGEND**  
P.O.C. = POINT OF COMMENCEMENT  
P.O.B. = POINT OF BEGINNING  
R.O.W. = RIGHT OF WAY  
BM = BENCH MARK

### LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION:

I, George Frank Roberts, a Professional Land Surveyor in the State of Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "Northgate Commercial Park 1st Addition" containing all of Block 1 and all public streets and easements therein, an addition to Wichita, Sedgwick County, Kansas, into blocks, public street & utility easements the same being accurately set forth in the accompanying plat and described herein:

A tract of land lying in the Southeast Quarter (SE/4) of Section 13, Township 26 South, Range 1 West of the 6th P.M. including, in part, all of Lot 1, Block A, MAIZE STATE BANK ADDITION, Sedgwick County, Kansas, and being more particularly described by metes and bounds as follows:

COMMENCING at the Southeast corner of the Southeast Quarter of said Section 13; THENCE North 89°57'37" West, along the south line of said Southeast Quarter, a distance of 375.00 feet to the POINT OF BEGINNING;

THENCE continuing North 89°57'37" West, along said south line, a distance of 540.60 feet; THENCE North 00°48'32" West, parallel with the east line of said Southeast Quarter, a distance of 1454.00 feet;

THENCE South 89°57'37" East, parallel with the south line of said Southeast Quarter, a distance of 915.60 feet to a point on the east line of said Southeast Quarter;

THENCE South 00°48'32" East, along said east line, a distance of 1079.00 feet; THENCE North 89°57'37" West, parallel with the east line of said Southeast Quarter, a distance of 60.01 feet (L1) to a point on the west right of way line of North Meridian; THENCE along the west right of way line of North Meridian Avenue the following three (3) calls;

South 00°48'32" East, parallel with the east line of said Southeast Quarter, a distance of 65.90 feet (L2); South 13°13'03" West a distance of 61.85 feet (L4); South 00°48'32" East, parallel with the east line of said Southeast Quarter, a distance of 173.87 feet to the intersection of the west right of way line of North Meridian Avenue and the north right of way line of 53rd Street North;

THENCE along the north right of way line of 53rd Street North the following three (3) calls;

North 89°57'37" West, parallel with the south line of said Southeast Quarter, a distance of 173.87 feet; South 76°00'12" West a distance of 103.08 feet (L7); North 89°57'37" West, parallel with the south line of said Southeast Quarter, a distance of 25.75 feet (L8);

THENCE South 00°48'32" East, parallel with the east line of said Southeast Quarter, a distance of 50.01 feet to the POINT OF BEGINNING.

Said tract contains an area of 1,283,846 square feet or 29.4730 acres, more or less.

The basis of bearing for this legal description is the Kansas State Plane Coordinate System.

**NOTES:**

- Said described property is located within an area having a Zone Designation "C" (Non-Special Flood Hazard Areas) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 2003210125A, with a date of identification of June 26, 1997 for Community No. 200321, in Sedgwick County, State of Kansas, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
- The Property has direct access to Meridian Avenue and 53rd Street North, both being dedicated public streets.
- ZONING: C.U.P. DP-299, NORTHGATE COMMERCIAL PARK.

**DEPUTY COUNTY SURVEYOR'S CERTIFICATE:**  
Review in accordance with K.S.A. 20-2-105 on the 24th day of Feb, 2007.

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

**PLANNING COMMISSION CERTIFICATE:**  
This Plat of Northgate Commercial Park 1st Addition, an addition to Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas

Dated this 1st day of February, 2007.

Wichita-Sedgwick County Metropolitan Area Planning Commission  
*Don E. Conner*  
Don E. Conner, Chairman  
*John L. Schigel*  
John L. Schigel, Secretary

**CITY CLERK AND CITY CLERK CERTIFICATE:**  
This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 1st day of March, 2007.

*Carlos Mayans*  
Carlos Mayans, Mayor  
*Karen Sublett*  
Karen Sublett, City Clerk

Entered on transfer record this 1st day of March, 2007.

*Donald Brace*  
Donald Brace, County Clerk

**MORTGAGE COMPANY CERTIFICATE:**  
We the undersigned holders of a First mortgage on the above described property, do hereby consent to this plat of "NORTHGATE COMMERCIAL PARK 1ST ADDITION", Wichita, Sedgwick County, Kansas.

Legacy Bank  
*Brian Hudson*  
BRIAN HUDSON, VP (title)

STATE OF KANSAS )  
COUNTY OF SEDGWICK )

The foregoing instrument acknowledged before me, this 22nd day of February, 2007, by *Brian Hudson*, Vice President of Legacy Bank, on behalf of the bank.

*Lisa A. Piska*  
Lisa A. Piska, Notary  
My Commission Expires: 01-12-2009

### OWNER'S CERTIFICATE AND DEDICATION

This is to certify that the undersigned owner(s) of the lands described in the Land Surveyor's Certificate; have caused the same to be surveyed and subdivided on the accompanying plat into lots, blocks, streets, reserves, and other public ways under the name of "Northgate Commercial Park 1st Addition", an addition to Wichita, Sedgwick County, Kansas; that all highways, streets, alleys, easements and public sites as denoted on the plat are hereby dedicated to and for the use of the public for the purpose of constructing, operating, maintaining and repairing public improvements; and further that the land contained herein is held and shall be conveyed subject to any applicable restrictions, reservations and covenants now on file or hereafter filed in the Office of the Register of Deeds of Sedgwick County, Kansas.

A Drainage Plan has been developed for this 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 remain unobstructed to allow for conveyance of stormwater.

Reserves "A" and "B" are hereby reserved for irrigation, landscaping, drainage, drainage structures, and utilities confined to easements. Reserve "C" is hereby reserved for irrigation, landscaping, drainage, drainage structures, an access drive and utilities confined to easements. Reserves "A", "B", and "C" shall be owned and maintained by the fee owner of Lot 1 for the addition.

By: R & R Realty, LLC, a Kansas limited liability company  
*Way W. Russell*  
Way W. Russell, Manager  
STATE OF KANSAS )  
COUNTY OF SEDGWICK )

Be it remembered that on this 22nd day of February, 2007, before me, a Notary Public in and for said County and State, came *Way W. Russell*, as Manager of R & R Realty, LLC, a Kansas limited liability company, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notarial seal, the day and year above written.

*Jackie Gibson*  
Jackie Gibson, Notary Public  
My Commission Expires: May 25, 2008

By: Rikkie Associates, Inc. a Kansas corporation, Manager  
*Rob Ramsey*  
Rob Ramsey, Vice President  
STATE OF KANSAS )  
COUNTY OF SEDGWICK )

Be it remembered that on this 22nd day of February, 2007, before me, a Notary Public in and for said County and State, came *Rob Ramsey*, as Vice President of Rikkie Associates, Inc., a Kansas Corporation, Manager of R & R Realty, L.L.C., a Kansas limited liability company, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notarial seal, the day and year above written.

*Angie M. Sizemore*  
Angie M. Sizemore, Notary Public  
My Commission Expires: 7-25-07

Pearce/Schnitzler Farms, a Kansas general partnership  
By: *W.C. Pearce*  
W. C. Pearce, Partner  
STATE OF KANSAS )  
COUNTY OF SEDGWICK )

Be it remembered that on this 22nd day of February, 2007, before me, a Notary Public in and for said County and State, came *W.C. Pearce and Partner of Pearce/Schnitzler Farms*, a Kansas General Partnership, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notarial seal, the day and year above written.

*Catherine D. Scott*  
Catherine D. Scott, Notary Public  
My Commission Expires: 12-01-2010

Wilfred A. Pearce Trust, u/1/a dated December 16, 1996  
By: *Wilfred A. Pearce*  
Wilfred A. Pearce, Trustee  
STATE OF KANSAS )  
COUNTY OF SEDGWICK )

*Catherine D. Scott*  
Catherine D. Scott, Notary Public  
My Commission Expires: 12-01-2010

Be it remembered that on this 22nd day of February, 2007, before me, a Notary Public in and for said County and State, came *Wilfred A. Pearce and W. C. Pearce*, as Trustees of the Wilfred A. Pearce Trust, u/1/a dated December 16, 1996, to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notarial seal, the day and year above written.

*Catherine D. Scott*  
Catherine D. Scott, Notary Public  
My Commission Expires: 12-01-2010

**REGISTER OF DEEDS CERTIFICATE:**  
STATE OF KANSAS )  
COUNTY OF SEDGWICK ) ss

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this 9th day of March, at 10:25 o'clock P.M., and is duly recorded.

*Bill Meek*  
Bill Meek, Register of Deeds  
*Tonya Buckingham*  
Tonya Buckingham, Deputy