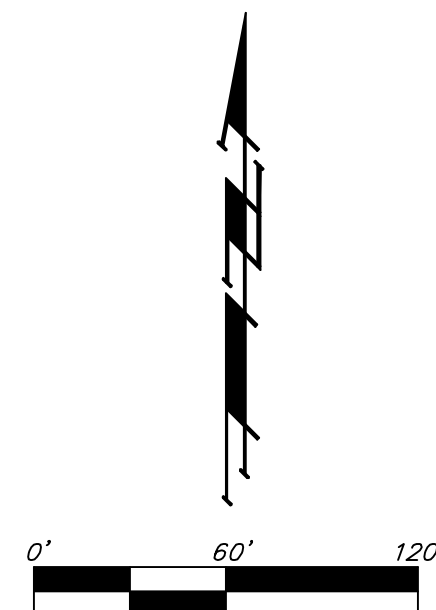


NORTHGATE 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

- = #4 REBAR W/ "BAUGHMAN" SET (SET)
- ▲ = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- = #4 REBAR W/ "LS1442" CAP (FOUND)
- △ = #5 REBAR W/ "GARBER" CAP (FOUND)

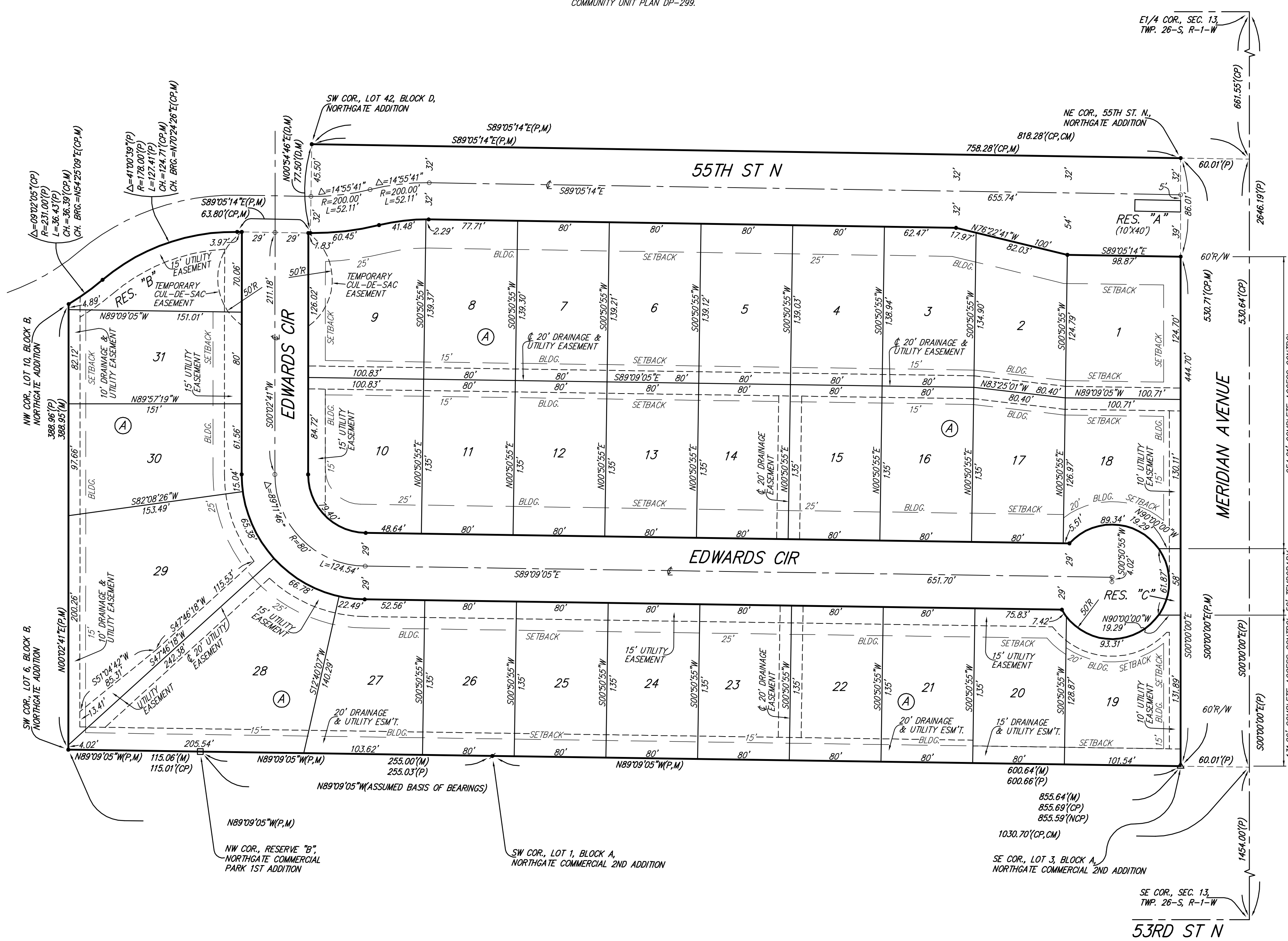
- (M) = MEASURED
- (P) = PLATTED INFO.
- (D) = DESCRIBED INFO.
- (CP) = CALCULATED PER PLATTED INFO.
- (NCP) = PLATTED INFO PER NORTHGATE COMMERCIAL PARK 1ST ADD.



LOT	BLOCK	ELEVATION
28-29	A	1,335.5

BENCHMARK:
CHISELED SQUARE, CENTER OF STORM WATER SEWER VAULT, WEST SIDE OF MERIDIAN, 145' S. & 30.6' E. OF THE NE COR., LOT 1, BLOCK A, NORTHGATE 2ND ADDITION.
ELEV. = 1,334.49 NAVD88

NOTE:
ADDITIONAL BUILDING SETBACKS AND OTHER REQUIREMENTS ARE PER COMMUNITY UNIT PLAN DP-299.



FOR REFERENCE ONLY

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.

State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgwick County and state do hereby certify that we have surveyed and platted "NORTHGATE 2ND ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of all of Lots 1, 2, and 3, Block A, Northgate Commercial 2nd Addition, Wichita, Sedgwick County, Kansas, TOGETHER with all of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10, Block B, and all of Reserves "I", "J", and "K", all as platted in Northgate Addition, Wichita, Sedgwick County, Kansas, TOGETHER with all of the most easterly 55th Ct. N. as dedicated in said Northgate Addition, and TOGETHER that part of 55th St. N. as dedicated in said Northgate Addition lying west of and abutting the west line of Meridian Avenue as dedicated in said Northgate Addition and lying east of and abutting the following described line: Beginning at the southwest corner of Lot 42, Block D, in said Northgate Addition, thence S00°54'46"W, 77.50 feet to a point 13.50 feet normally distant north of the north line of Lot 1, Block B, in said Northgate Addition; thence N89°05'14"W parallel with the north line of Lot 1 in said Block B, 1.83 feet to the intersection with the northerly extension of the east line of said 55th Ct. N.; thence S00°02'41"W along said extended east line, 13.50 feet to the northwest corner of Lot 1 in said Block B, and there ending.

Existing public easements, building setbacks, access controls, and dedications, if any, being vacated by virtue of K.S.A. 12-512b, as amended. All being situated in the Southeast Quarter of Section 13, Township 26 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas. Baughman Company, P.A.

Michael G. Conrey, Surveyor

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Blocks, Streets, and Reserves to be known as "NORTHGATE 2ND ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage easements are hereby granted as indicated for drainage purposes. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. No signs, light poles, private drainage systems, masonry trash enclosures or other structures shall be located within public utility easements. The temporary cul-de-sac easement is hereby granted as indicated for the construction and maintenance of a temporary cul-de-sac and shall expire at such time as Edwards Cir is extended further north or terminated as a permanent cul-de-sac. The streets are hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for open space, landscaping, drainage purposes, entry monuments, utilities, and streets. Reserve "B" is hereby reserved for open space, landscaping, drainage purposes, entry monuments, a temporary cul-de-sac as confined to easement, and utilities as confined to easements. Reserve "C" is hereby reserved for open space, pedestrian access purposes including sidewalks, utilities as confined to easement, and temporary access purposes until such time as 55th St N is paved to Edwards Cir. Upon completion of said paving, the temporary access purposes shall convert to emergency access purposes. Reserves "A", "B", and "C" shall be owned and maintained by the homeowners association for the addition. All abutters rights of access shall be as depicted on the face of the plat and are hereby granted to 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.

R & R Realty, LLC, a Kansas limited liability company
Jay W. Russell, Manager
Kevin M. Mullen, President of Ritchie Associates, Inc.

State of Kansas) SS The foregoing instrument acknowledged before me, this _____ day of _____, 2016, by Jay W. Russell, Manager of R & R Realty, LLC, a Kansas limited liability company, on behalf of the limited liability company.

_____, Notary Public
My App't. Exp. _____

State of Kansas) SS The foregoing instrument acknowledged before me, this _____ day of _____, 2016, by Kevin M. Mullen, President of Ritchie Associates, Inc., as Manager of R & R Realty, LLC, a Kansas limited liability company, on behalf of the limited liability company.

_____, Notary Public
My App't. Exp. _____

This plat of "NORTHGATE 2ND 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 _____, 2016.
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.

_____, Surveyor
Michael G. Conrey

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 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

_____, Deputy
Judy J. Paget

We, the undersigned, holders of mortgages on the above described property, do hereby consent to this plat of "NORTHGATE 2ND ADDITION", Wichita, Sedgwick County, Kansas.
Legacy Bank

State of Kansas) SS The foregoing instrument acknowledged before me, this _____ day of _____, 2016, by _____ of Legacy Bank, on behalf of the bank.

_____, Notary Public

My App't. Exp. _____