

BOUNDARY CLOSURE FOR GLENGATE WEST

PNT. #

189 North: 385997.2095 East: 2372418.5361
Line Course: N 89-10-22 W Length: 654.0638

102 North: 386006.6524 East: 2371764.5405
Curve Length: 127.8845 Radius: 332.0000
Delta: 22-04-12 Tangent: 64.7449
Chord: 127.0956 Course: N 22-05-22 E
Course In: N 56-52-32 W Course Out: S 78-56-44 E
RP North: 386188.0769 East: 2371486.4952

103 End North: 386124.4186 East: 2371812.3351
Curve Length: 353.2422 Radius: 368.0000
Delta: 54-59-53 Tangent: 191.5601
Chord: 339.8350 Course: N 38-33-12 E
Course In: S 78-56-44 E Course Out: N 23-56-51 W
RP North: 386053.8577 East: 2372173.5070

126 End North: 386390.1794 East: 2372024.1361
Line Course: N 66-03-09 E Length: 127.1337

143 North: 386441.7829 East: 2372140.3258
Line Course: N 23-56-51 W Length: 64.0000

136 North: 386500.2736 East: 2372114.3482
Curve Length: 40.1706 Radius: 75.0000
Delta: 30-41-17 Tangent: 20.5796
Chord: 39.6921 Course: N 16-39-09 E
Course In: S 88-41-29 E Course Out: N 58-00-12 W
RP North: 386498.5608 East: 2372189.3287

139 End North: 386538.3011 East: 2372125.7228
Line Course: N 23-56-51 W Length: 23.9508

137 North: 386560.1901 East: 2372116.0011
Curve Length: 64.0497 Radius: 1149.0000
Delta: 3-11-38 Tangent: 32.0316
Chord: 64.0382 Course: N 25-32-40 W
Course In: S 66-03-09 W Course Out: N 62-51-31 E
RP North: 386093.8117 East: 2371065.9096

132 End North: 386617.9716 East: 2372088.3858
Line Course: N 62-51-31 E Length: 84.0000

155 North: 386656.2913 East: 2372163.1360
Curve Length: 54.1525 Radius: 1233.0000
Delta: 2-30-59 Tangent: 27.0815
Chord: 54.1499 Course: S 25-52-59 E
Course In: S 62-51-31 W Course Out: N 65-22-30 E
RP North: 386093.8117 East: 2371065.9096

160 End North: 386607.5751 East: 2372186.7737
Line Course: N 89-13-29 E Length: 319.4891

198 North: 386611.8980 East: 2372506.2335
Line Course: S 00-46-31 E Length: 30.0000

199 North: 386581.9007 East: 2372506.6395
Line Course: S 00-46-31 E Length: 90.0000

200 North: 386491.9090 East: 2372507.8572
Line Course: S 09-36-41 W Length: 182.9987

193 North: 386311.4790 East: 2372477.3029
Line Course: S 01-09-38 E Length: 101.5999

196 North: 386209.9000 East: 2372479.3607
Line Course: S 25-29-22 W Length: 147.4646

188 North: 386076.7889 East: 2372415.9001
Line Course: S 41-43-46 E Length: 68.5835

191 North: 386025.6053 East: 2372461.5502
Line Course: S 56-34-33 W Length: 51.5395

189 North: 385997.2157 East: 2372418.5346

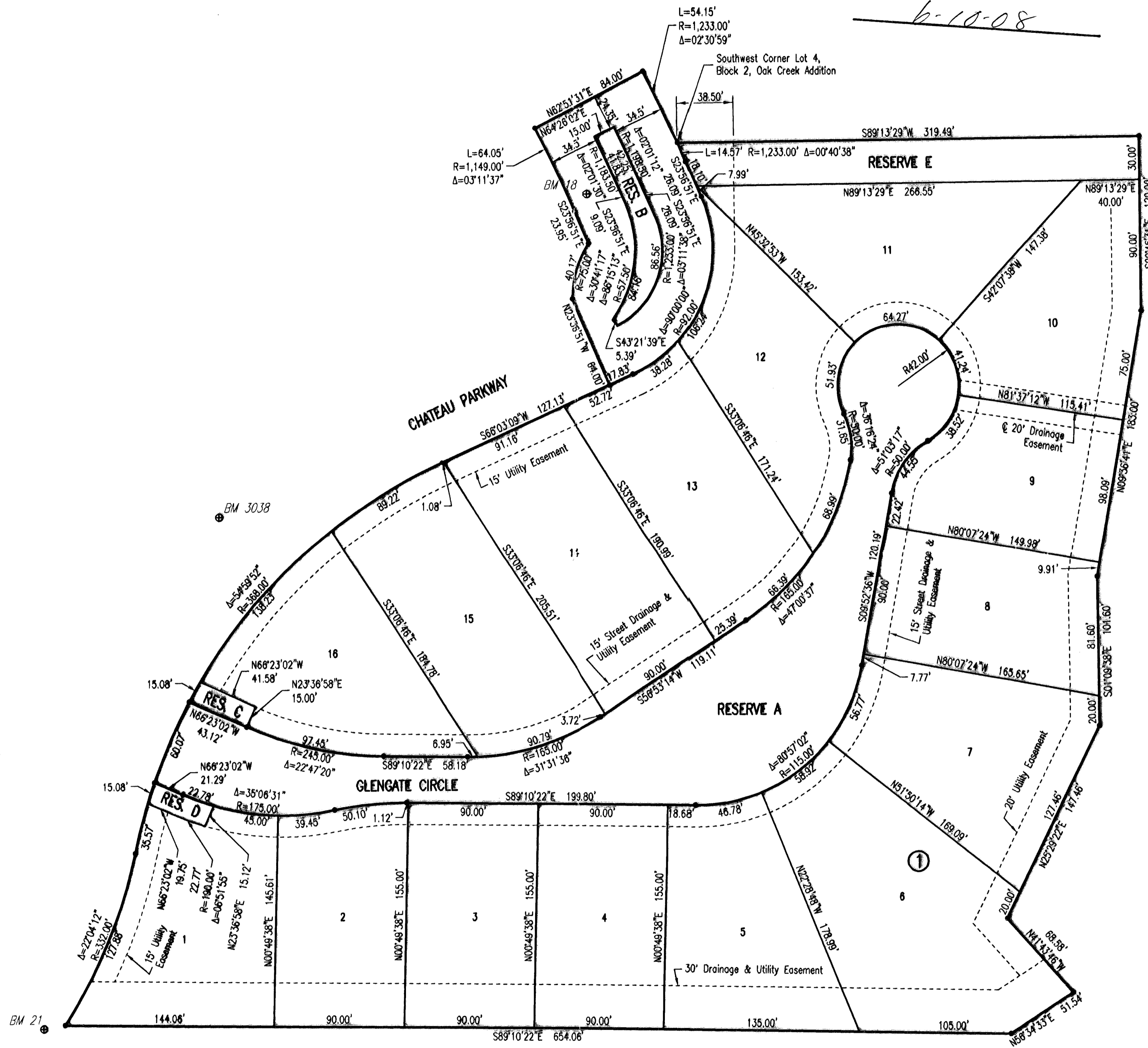
Perimeter: 2584.3206 Area: 325,092 Sq Ft 7.46 Ac.

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0064 Course: N 14-00-34 W
Error North: 0.00618 East: -0.00154
Precision 1: 403,800.4844

GLENGATE WEST

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

FINAL TRACING REC'D
6-10-08



MINIMUM PAD ELEVATIONS (LOWEST OPENING) SHALL BE AS FOLLOWS:		
BLOCK	CITY DATUM	N.G.V.D.
LOT 6	197.6	1385.0
LOT 7	191.8	1379.0
LOTS 8-10	197.6	1379.0

BENCHMARKS

- BM 18
CHISELED "d" ON CENTER FACE CURB INLET ON WEST SIDE CHATEAU PARKWAY, 600' SOUTH OF 21ST ST. NORTH NEAR NORTHWEST CORNER GLENGATE WEST PLAT.
ELEV. = 1378.84
- BM 21
CHISELED "d" ON WEST SIDE OF CONCRETE BASE FOR LIGHT POLE ON EAST SIDE CHATEAU PARKWAY, 1,200'± SOUTH OF 21ST ST. NORTH NEAR SOUTHWEST CORNER GLENGATE WEST PLAT.
ELEV. = 1389.73
- BM 3038
CITY DISC ON WEST TOP OF CURB CHATEAU PARKWAY, 165' NORTH OF GLENGATE WEST.
ELEV. = 1384.11

SCALE: 1" = 50'

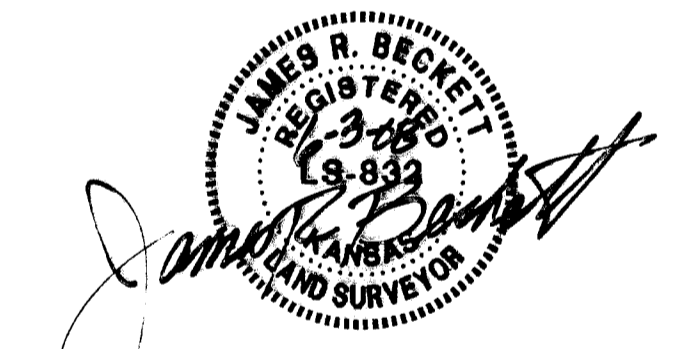
STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND SURVEYORS IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS 3RD DAY OF JUNE, 2008, WE HAVE SURVEYED AND PLATTED GLENGATE WEST, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCKS, AND RESERVES, THE SAME BEING DESCRIBED AS FOLLOWS:

LOTS 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, AND 27, BLOCK 1, RESERVE "A" (GLENGATE CIRCLE), THAT PART OF RESERVE "C" LYING WEST OF THE EAST LINE OF LOT 17 BLOCK 1, EXTENDED N00°46'31"W, TO THE NORTH LINE OF OAK CREEK 3RD, SAID POINT BEING 319.49 FEET EAST OF THE NORTHWEST CORNER OF RESERVE "C" AND RESERVE "D" OF OAK CREEK 3RD AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

TOGETHER WITH RESERVES "J" AND "G" AND THE CHATEAU PARKWAY FOUNDABOUT, LYING WITHIN OAK CREEK 2ND AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 4, BLOCK 2, OAK CREEK; THENCE ALONG SAID CURVE TO THE RIGHT (NON TANGENT), HAVING A RADIUS OF 1,233.00 FEET, A CHORD BEARING OF S24°17'11"E, A CHORD DISTANCE OF 14.57 FEET AND THROUGH A CENTRAL ANGLE OF 00°40'38", AN ARC DISTANCE OF 14.57 FEET; THENCE BEARING S23°56'51"E, A DISTANCE OF 23.95 FEET; THENCE ALONG SAID CURVE TO THE RIGHT (NON TANGENT), HAVING A RADIUS OF 75.00 FEET, A CHORD BEARING OF S23°27'08"W, A CHORD DISTANCE OF 144.85 FEET AND THROUGH A CENTRAL ANGLE OF 210°41'17", AN ARC DISTANCE OF 275.79 FEET; THENCE BEARING N23°56'51"W, A DISTANCE OF 84.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT (NON TANGENT), HAVING A RADIUS OF 75.00 FEET, A CHORD BEARING OF N16°39'09"E, A CHORD DISTANCE OF 39.69 FEET AND THROUGH A CENTRAL ANGLE OF 30°41'17", AN ARC DISTANCE OF 40.17 FEET; THENCE BEARING N23°56'51"W, A DISTANCE OF 23.95 FEET; THENCE ALONG SAID CURVE TO THE LEFT (TANGENT), HAVING A RADIUS OF 1,149.00 FEET, A CHORD BEARING OF N25°32'40"W, A CHORD DISTANCE OF 64.04 FEET AND THROUGH A CENTRAL ANGLE OF 03°11'37", AN ARC DISTANCE OF 64.03 FEET; THENCE BEARING N02°51'31"E, A DISTANCE OF 84.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT (NON TANGENT), HAVING A RADIUS OF 1,233.00 FEET, A CHORD BEARING OF S23°52'52"E, A CHORD DISTANCE OF 54.15 FEET AND THROUGH A CENTRAL ANGLE OF 02°30'59", AN ARC DISTANCE OF 54.15 FEET TO THE POINT OF BEGINNING.

ALL PUBLIC EASEMENTS LYING WITHIN THE ABOVE DESCRIBED TRACT OF LAND ARE HEREBY VACATED AND REPLATTED 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 OAK CREEK COMMUNITY UNIT PLAN (CUP 2004-09, DP-274).

EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED.

RESERVE "A" IS HEREBY PLATTED FOR PRIVATE DRIVES, ENTRY MONUMENTS, GATES, DRAINAGE, LANDSCAPING, SIGNAGE, PARKING, AND UTILITIES. RESERVES "B" IS HEREBY PLATTED FOR ENTRY MONUMENTS, DRAINAGE, LANDSCAPING, SIDEWALKS, AND UTILITIES. RESERVES "C" AND "D" ARE HEREBY PLATTED FOR ENTRY MONUMENTS, GATES, LANDSCAPING, DRAINAGE, UTILITIES, AND LANDSCAPING. RESERVES "A" THROUGH "E" SHALL BE OWNED AND MAINTAINED BY AN OWNER'S ASSOCIATION TO BE FORMED WITHIN GLENGATE WEST ADDITION.

A DRAINAGE PLAN HAS BEEN APPROVED FOR THIS PLAT. ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, OR RESERVES SHALL REMAIN AT ESTABLISHED GRADES AND UNOBSERVED TO ALLOW FOR THE CONVEYANCE OF STORM WATER, UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER.

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, AND RESERVES; THE SAME TO BE KNOWN AS GLENGATE WEST ADDITION, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

OWNERS:
SLAWSON COMMERCIAL PROPERTIES, L.L.C.
David Hambrick
DAVID A. HAMBRICK, VICE PRESIDENT

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 9th DAY OF JUNE, 2008, BY DAVID A. HAMBRICK, VICE PRESIDENT OF SLAWSON COMMERCIAL PROPERTIES, L.L.C.
Lynn Holloway, NOTARY PUBLIC
LYNN HOLLOWAY
MY APPOINTMENT EXPIRES: 7/27/09

WE, TRINSTR BANK, N.A., HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF GLENGATE WEST ADDITION, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

Roger G. Eastwood
ROGER G. EASTWOOD, SENIOR VICE PRESIDENT

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 9th DAY OF JUNE, 2008, BY ROGER G. EASTWOOD, SENIOR VICE PRESIDENT OF TRINSTR BANK.
Melinda A. Spies, NOTARY PUBLIC
MELINDA A. SPIES
MY APPOINTMENT EXPIRES: 2/18/11

THIS PLAT OF GLENGATE WEST ADDITION HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS _____ DAY OF _____, 2008.
WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION
_____, CHAIR
M.S. MITCHELL
_____, SECRETARY
JOHN L. SCHLEGEL

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS _____ DAY OF _____, 2008.

TRICIA L. ROBELLO, LS #1246
DEPUTY COUNTY SURVEYOR
SEDGWICK COUNTY KANSAS

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 _____, 2008.

_____, MAYOR
CARL BREWER
_____, CITY CLERK
KAREN SUBLETT

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 2008.
_____, COUNTY CLERK
DONALD BRACE

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M., ON THE _____ DAY OF _____, 2008.

_____, REGISTER OF DEEDS
BILL WEEK
_____, DEPUTY
TONYA BUCKINGHAM