

NORTHGATE COMMERCIAL 2ND ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) aforesaid county and state do hereby certify that we have surveyed and
platted "NORTHGATE COMMERCIAL 2ND ADDITION", Wichita, Sedgwick County,
Kansas and that the accompanying plat is a true and correct exhibit of
the property surveyed, described as follows: That part of the SE1/4 of
Sec. 13, Twp. 26-S, R-1-W of the 6th P.M., Sedgwick County, Kansas
described as follows: Beginning at the intersection of the east line of said
SE1/4 with the easterly extension of the north line of Northgate
Commercial Park 1st Addition, an Addition to Wichita, Sedgwick County,
Kansas; thence westerly along the extended north line of said Northgate
Commercial Park 1st Addition with a calculated bearing of N89°09'05"W,
660.67 feet to the SE corner of Lot 5, Block B, Northgate Addition,
Wichita, Sedgwick County, Kansas; thence N00°02'41"E along the east line
of said Block B, 440.37 feet to the NE corner of Lot 1 in said Block B,
said NE corner also being on the south right-of-way line of 55th St. N.
as dedicated in said Northgate Addition; thence S89°05'14"E along the
south right-of-way line of said 55th St. N., and as extended easterly,
660.34 feet to a point on the east line of said SE1/4; thence
S00°00'00"E along the east line of said SE1/4, 439.63 feet to the point
of beginning, all being subject to road rights-of-way of record.

Existing public easements and dedications
being vacated by virtue of K.S.A. 12-512(b).
Baughman Company, P.A.

We, the undersigned holders of a mortgage on
the above described property, do hereby consent to this plat of "NORTH-
GATE COMMERCIAL 2ND ADDITION", Wichita, Sedgwick County, Kansas.
Legacy Bank

State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this _____ day of _____, 2008, by _____
of Legacy Bank, on behalf of the bank.

_____, Notary Public

My App't. Exp. _____

This plat of "NORTHGATE COMMERCIAL 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 _____,
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
M. S. Mitchell

_____, Secretary
John L. Schlegel

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this _____ day of _____, 2008.

_____, Mayor
Carl Brewer

_____, City Clerk
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005
on this _____ day of _____, 2008.

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

Entered on transfer record this _____ day
of _____, 2008.

_____, County Clerk
Don Brace

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 _____, 2008 at _____ o'clock _____ M.; and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Tonya Buckingham

State of Kansas) SS The foregoing instrument acknowledged before me,
Sedgwick County) this _____ day of _____, 2008, 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. _____

Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate to be
platted into Lots, a Block, and a Street to be known as "NORTHGATE
COMMERCIAL 2ND 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 easements are
hereby granted as indicated for drainage purposes and for the
construction and maintenance of all public utilities. The wall easement is
hereby granted as indicated for the construction and maintenance of a
private screening wall and utility main lines and service lines shall be
allowed to cross this easement. Access controls shall be as depicted on
the face of the plat and are hereby granted to the City of Wichita,
Kansas.

R & R Realty, LLC,
a Kansas limited liability company

_____, Manager
Jay W. Russell

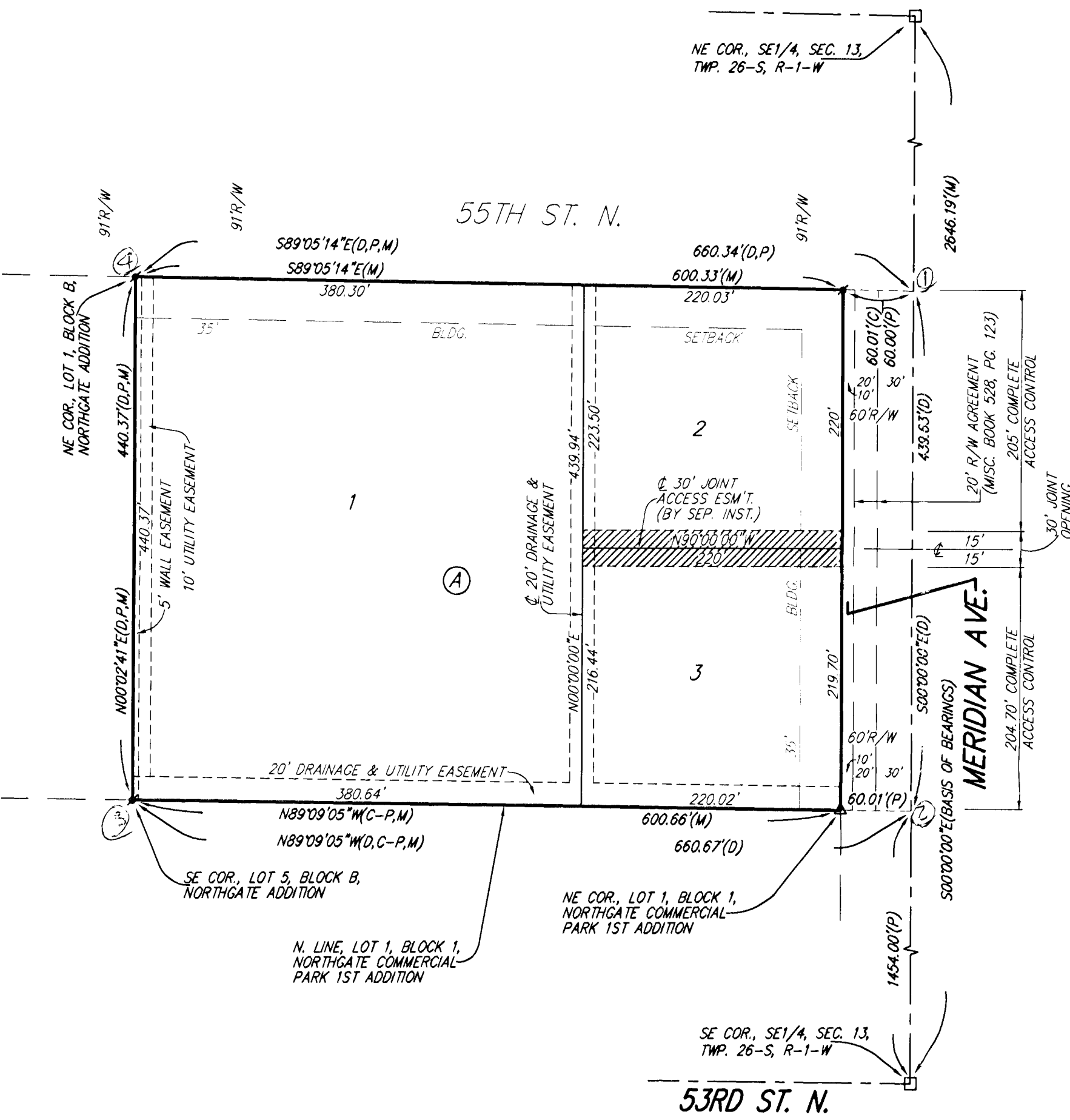
Ritchie Associates, Inc., Manager

_____, Vice-President
Rob Ramseyer

State of Kansas) SS The foregoing instrument acknowledged before me,
Sedgwick County) this _____ day of _____, 2008, by Rob Ramseyer, Vice-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. _____



- = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- ▲ = #5 REBAR W/ "BARBER" CAP (FOUND)
- = #5 REBAR W/ ILLEGIBLE CAP (FOUND)

- (M) = MEASURED
- (P) = PLATTED
- (D) = DESCRIBED
- (C) = CALCULATED
- (C-P) = CALCULATED PER PLATTED INFO.

NOTE:
ADDITIONAL BUILDING SETBACKS AND OTHER
REQUIREMENTS ARE PER THE NORTHGATE COMMERCIAL
PARK COMMUNITY UNIT PLAN (DP-228).

NOTE:
A DRAINAGE PLAN HAS BEEN DEVELOPED FOR THIS SUBDIVISION AND IS
ON FILE WITH THE CITY OF WICHITA, KANSAS. DRAINAGE INTENT SHALL
REMAIN AS DEPICTED OR AS MODIFIED WITH THE APPROVAL OF THE CITY
ENGINEER OF THE CITY OF WICHITA, KANSAS. NO OBSTRUCTIONS WHICH
IMPEDE THE FLOW OF THIS DRAINAGE PLAN SHALL BE ALLOWED.