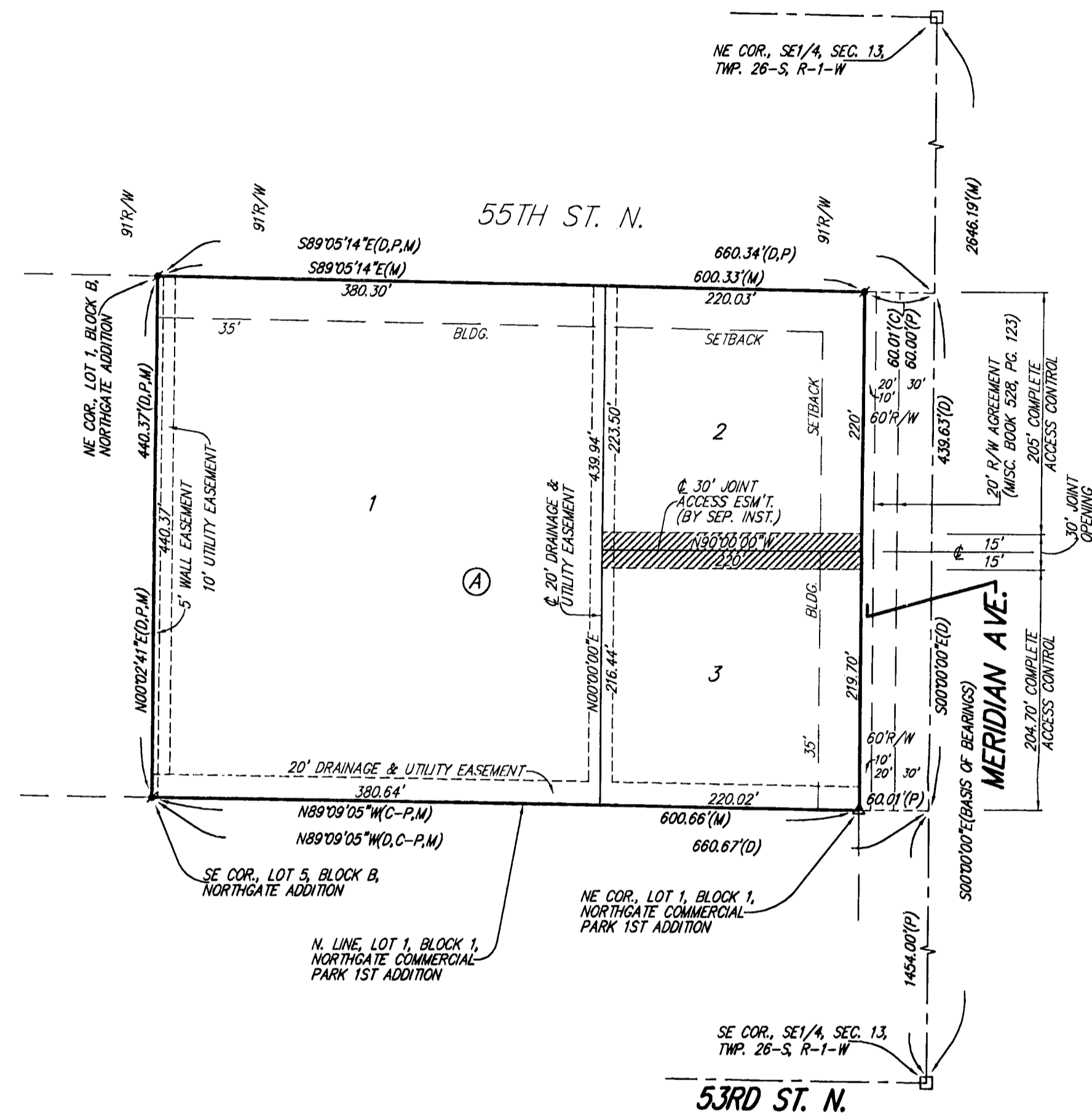


# NORTHGATE COMMERCIAL 2ND ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, *Baughman Company, P.A.*, Surveyors in  
Sedgwick County) 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.*

*Michael G. Conrey*  
Michael G. Conrey  
Surveyor



\* = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)  
△ = #5 REBAR W/ "GARBER" CAP (FOUND)  
□ = #5 REBAR W/ ILLEGIBLE CAP (FOUND)

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

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

*Jay W. Russell*  
Jay W. Russell  
Manager

*Ritchie Associates, Inc.*, Manager

*Rob Ramseyer*  
Rob Ramseyer  
Vice-President

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

*Steve Gagen* VP  
STEVE GAGEN

State of Kansas) SS The foregoing instrument acknowledged be-  
fore me, this 24th day of March, 2008, by *Steve Gagen*  
Vice President of Legacy Bank, on behalf of the bank.

*Lisa A. Piska*  
LISA A. PISKA  
Notary Public

My App't. Exp. 12-2009

FINAL TRACING RECORD  
3-25-06

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

\_\_\_\_\_  
M. S. Mitchell, Chair

\_\_\_\_\_  
John L. Schlegel, Secretary

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

\_\_\_\_\_  
Carl Brewer, Mayor

\_\_\_\_\_  
Karen Sublett, City Clerk

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

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

State of Kansas) SS The foregoing instrument acknowledged before me,  
Sedgwick County) this 20th day of MARCH, 2008, by Jay W. Russell, Manager of  
R & R Realty, LLC, a Kansas limited liability company, on behalf of the  
limited liability company.

*Judith M. Terhune*  
JUDITH M. TERHUNE  
Notary Public

My App't. Exp. 11-7-09

Entered on transfer record this \_\_\_\_\_ day  
of \_\_\_\_\_, 2008.

\_\_\_\_\_  
Don Brace, County Clerk

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.

\_\_\_\_\_  
Bill Meek, Register of Deeds

\_\_\_\_\_  
Tanya Buckingham, Deputy

NOTE:  
ADDITIONAL BUILDING SETBACKS AND OTHER  
REQUIREMENTS ARE PER THE NORTHGATE COMMERCIAL  
PARK COMMUNITY UNIT PLAN (DP-299).

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  
IMPED THE FLOW OF THIS DRAINAGE PLAN SHALL BE ALLOWED.

**B** Baughman Company, P.A.  
315 Ellis St. Wichita, KS 67211 P 316-262-7211 F 316-262-0149  
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE  
P:\PLAT\NORTHGATE\COMMERCIAL 2ND\NORTHGATECOMM2ND.FDW316100