

CASTLEGATE 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 "CASTLEGATE ADDITION", Wichita, Sedgwick County, Kansas and that
the accompanying plat is a true and correct exhibit of the property
surveyed, described as follows: Beginning at a point 2200.00 feet
westerly of the southeast corner of the Southeast Quarter of Section 13,
Township 27 South, Range 2 West of the Sixth Principal Meridian, Sedgwick
County, Kansas; thence westerly, 200.00 feet; thence northerly parallel
with the east line of said Southeast Quarter, 1320.00 feet; thence
easterly, 367.97 feet; thence southerly, 1102.20 feet; thence westerly,
167.97 feet; thence southerly, 217.80 feet to the point of beginning,
EXCEPT that part of the above described tract of land described as
follows: Beginning at a point 2200.00 feet westerly of the southeast
corner of said Southeast Quarter; thence westerly, 20.00 feet; thence
northerly, 217.80 feet; thence easterly, 20.00 feet; thence southerly,
217.80 feet to the point of beginning, all being subject to road rights of
way over the south 50.00 feet and EXCEPT that part deeded to the City
of Wichita for street recorded in Deed on DOC.#/FLM-PG: 29276346, and
EXCEPT that part of the above described tract of land described as
follows: Commencing at a point 2210.00 feet westerly of the southeast
corner of the Southeast Quarter of Section 13, Township 27 South, Range
2 West of the Sixth Principal Meridian, Sedgwick County, Kansas; thence
northerly, 217.80 feet for a point of beginning; thence continuing northerly
along the extension of the last described course, 8.00 feet; thence
easterly parallel with the south line of said Southeast Quarter, 129.58 feet;
thence southerly with a deflection angle to the right of 90°00'14" from
the last described course, 8.00 feet to a point 217.80 feet northerly of
the south line of said Southeast Quarter as measured parallel with the
east line of said Southeast Quarter; thence westerly parallel with the
south line of said Southeast Quarter, 129.83 feet to the point of
beginning, TOGETHER with that part of said Southeast Quarter described as
follows: Beginning at a point 2210.00 feet westerly of the southeast
corner of the Southeast Quarter of Section 13, Township 27 South, Range
2 West of the Sixth Principal Meridian, Sedgwick County, Kansas; thence
westerly along the south line of said Southeast Quarter, 10.00 feet; thence
northerly, 217.80 feet; thence easterly, 10.00 feet; thence southerly,
217.80 feet to the point of beginning, all being subject to road
rights-of-way over the south 50.00 feet and EXCEPT that part deeded to
the City of Wichita for street recorded in Deed on DOC.#/FLM-PG:
29276346, TOGETHER with Lot 1, Block A, Dan Blasi Addition, Sedgwick
County, Kansas, EXCEPT that part of said Lot 1 described as follows:
Beginning at the southeast corner of said Lot 1; thence northerly along
the east line of said Lot 1, 279.00 feet; thence westerly parallel with the
east segment and the west segment of the south line of said Lot 1,
160.00 feet; thence southerly parallel with the east line of said Lot 1,
111.20 feet to a point on the west segment of the south line of said Lot 1;
thence easterly along the west segment of the south line of said Lot 1,
18.79 feet to a deflection corner in said south line; thence southerly
along the middle segment of the south line of said Lot 1, 167.80 feet to
a deflection corner in said south line; thence easterly along the east
segment of the south line of said Lot 1, 141.21 feet to the point of
beginning, and TOGETHER with the south 1297 feet of the Southeast
Quarter of Section 13, Township 27 South, Range 2 West of the Sixth
Principal Meridian, Sedgwick County, Kansas, except the east 2400 feet
thereof, subject to roads on the west 30 feet and the south 30 feet
thereof.

Existing public easements, dedications, building
setbacks, and access controls, if any, being
vacated by virtue of K.S.A. 12-512b, as amended.

Baughman Company, P.A.

Michael G. Conrey, Surveyor
Michael G. Conrey

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
"CASTLEGATE ADDITION", Wichita, Sedgwick County, Kansas. The drainage
and utility easements are hereby granted as indicated for drainage
purposes and for the construction and maintenance of all public utilities.
The drainage easements are hereby granted as indicated for drainage
purposes. The street, drainage, and utility easements are hereby granted
as indicated for street purposes, including sidewalks, for drainage purposes,
and for the construction and maintenance of all public utilities. The
parking easement is hereby granted as indicated for residential parking
exclusively. The public sidewalk easement is hereby granted as indicated
for the construction and maintenance of a public sidewalk and no fences
or other obstructions shall be constructed or placed on or within this
easement. The streets are hereby dedicated to and for the use of the
public. Reserve "A" is hereby reserved for open space, landscaping,
streets, entry monuments, drainage purposes, and utilities. Reserve "B" is
hereby reserved for open space, landscaping, entry monuments, berms,
drainage purposes, utilities, and streets as confined to easement. Reserve
"C" is hereby reserved for open space, landscaping, entry monuments,
berms, public sidewalks, drainage purposes, utilities, and streets as
confined to easement. Reserves "D" and "E" are hereby reserved for open
space, landscaping, drainage purposes, berms, Homeowners Association
maintenance and storage facilities, utilities as confined to easements,
streets as confined to easement, and electric transmission lines and
related appurtenances as confined to easement. Reserve "F" is hereby
reserved for open space, landscaping, berms, lakes, public sidewalks,
drainage purposes, utilities as confined to easement, parking as confined
to easement, and streets as confined to easement. There shall be no
building setback requirements in said Reserve "F" along any public
right-of-way. The parking easement within said Reserve "F" shall be
used for residential parking exclusively. No obstructions shall be
constructed or placed on or within the parking easements in said Reserve
"F". Reserve "G" is reserved for open space, landscaping, drainage
purposes, berms, gazebos, fences, public sidewalks, playgrounds, parking, a
clubhouse and related appurtenances, swimming pools and related
appurtenances, utilities as confined to easement, and streets as confined
to easement. There shall be no building setback requirements in said
Reserve "G" along any public right-of-way. The public shall not bear the
cost of any repair or replacement of improvements within said Reserves
"A", "B", "C", "D", "E", "F", and "G" adversely affected by street
construction, repair, or maintenance. Reserves "A", "B", "C", "D", "E", "F",
and "G" shall be owned and maintained by the homeowners association for
the addition. Access controls 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.

Green Vision Developer, LLC

Randall E. Ketzner, Member
Randall E. Ketzner

State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this 21st day of April, 2014, by *Randall E. Ketzner*, Member
of Green Vision Developer, LLC, on behalf of the limited liability company.

JUDITH M. TERHUNE
Notary Public - State of Kansas
My App't. Expires 11-7-17

Judith M. Terhune, Notary Public
JUDITH M. TERHUNE

My App't. Exp. 11-7-17

We the undersigned holders of a mortgage on the
above described property, do hereby consent to this plat of "CASTLEGATE
ADDITION", Wichita, Sedgwick County, Kansas.

Garden Plain State Bank

Patrick F. Walden, President
PATRICK F. WALDEN

State of Kansas) SS The foregoing instrument acknowledged be-
Sedgwick County) fore me, this 21st day of April, 2014, by *Patrick F. Walden*,
President of Garden Plain State Bank, on behalf of the bank.

Teresa L. Linnburg, Notary Public
TERESA L. LINNBURG

My App't. Exp. 4-10-17

This plat of "CASTLEGATE 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 _____, 2014.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
Don Klausmeyer

_____, 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 _____, 2014.

_____, Mayor
Carl Brewer

_____, City Clerk
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005
on this _____ day of _____, 2014.

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

Entered on transfer record this _____ day
of _____, 2014.

_____, County Clerk
Kelly B. Arnold

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 _____, 2014 at _____ o'clock _____ M, and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Tonya Buckingham

CASTLEGATE ADDITION WICHITA, SEDGWICK COUNTY, KANSAS



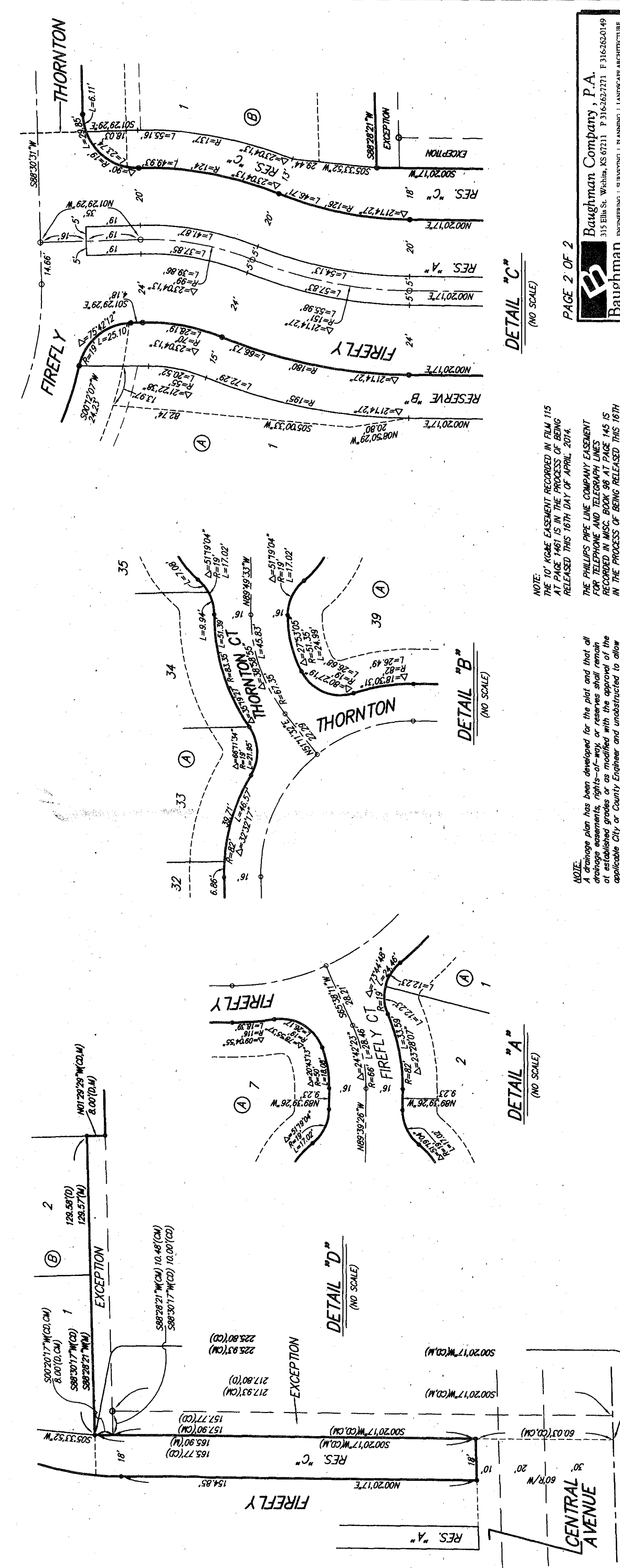
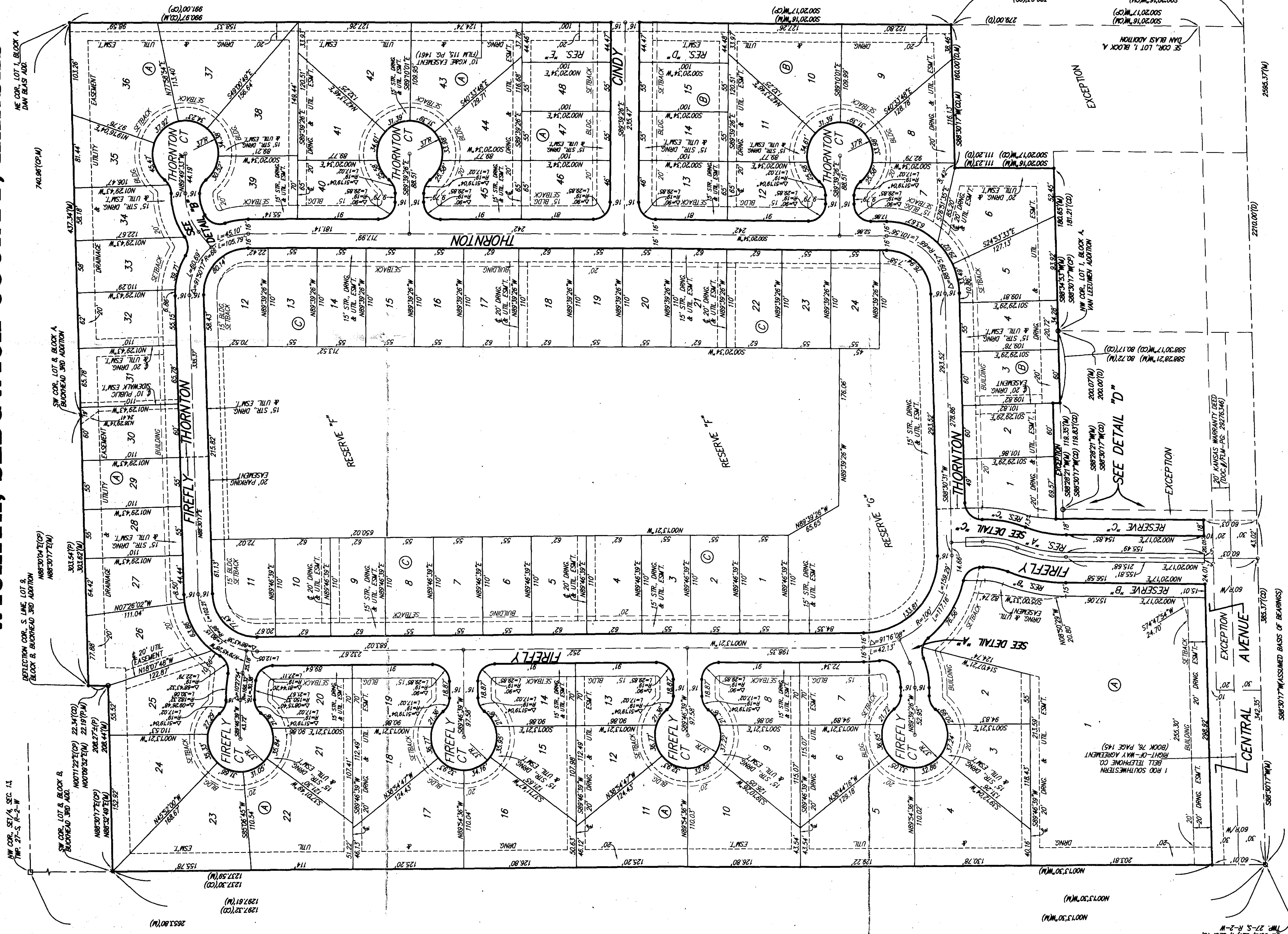
NOTE: ALL LOTS WITHIN CASTLEGATE ADDITION SHALL HAVE A 5 FOOT INTERIOR SIDEYARD SETBACK

- = REAR W/ "BALCONY" CAP (SET)
- = REAR W/ "BALCONY" CAP (FOUND)
- = FRONT W/ "BALCONY" CAP (FOUND)
- = FRONT W/ "BALCONY" CAP (UNKNOWN)
- = 1" T" IRON (FOUND) (ORIGIN UNKNOWN)
- = 1" T" IRON (FOUND) (ORIGIN UNKNOWN)
- = 1" T" IRON (FOUND) (ORIGIN UNKNOWN)
- = 1" T" IRON (FOUND) (ORIGIN UNKNOWN)
- = 1" T" IRON (FOUND) (ORIGIN UNKNOWN)
- = 1" T" IRON (FOUND) (ORIGIN UNKNOWN)

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENINGS TO THE STRUCTURES	LOT	BLOCK	MINOR	MAJOR
	1-24	C		1560.0

BENCHMARK: CUT ON TOP OF CURB BLANK, NORTH SIDE OF CENTRAL 24.4' SOUTH & 85.7' WEST OF THE SOUTHWEST CORNER OF LOT 1, BLOCK A, CASTLEGATE ADDITION. ELEVATION = 1341.89 (MAY1988)

CHASED PLUS CUT INSIDE OF CHASED SQUARE CUT, TOP OF CURB ON NORTH SIDE OF CINDY CT, SOUTH & 14.6' EAST OF THE SOUTHWEST CORNER OF LOT 1, BLOCK A, CASTLEGATE ADDITION. ELEVATION = 1342.39 (MAY1988)



DETAIL "C"
(NO SCALE)

DETAIL "B"
(NO SCALE)

DETAIL "A"
(NO SCALE)