

# CASTLEGATE 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 "CASTLEGATE 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 46, 47, and 48, Block A, TOGETHER with Lots 13, 14, and 15, Block B, TOGETHER with Lots 1, 2, 3, 4, 22, 23, and 24, Block C, TOGETHER with Reserve "D", Reserve "E" and Reserve "G", all as platted in Castlegate Addition, Wichita, Sedgwick County, Kansas.

This plat of "CASTLEGATE 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 \_\_\_\_\_, 2017.  
Wichita-Sedgwick County Metropolitan Area Planning Commission

\_\_\_\_\_, Chairman  
Joseph A. Johnson  
\_\_\_\_\_, Secretary  
Dale Miller

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 27 South, Range 2 West of the Sixth Principal Meridian, Sedgwick County, Kansas.  
Baughman Company, P.A.

\_\_\_\_\_, Surveyor  
Michael G. Conrey

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.  
\_\_\_\_\_, Mayor,  
Jeff Longwell  
\_\_\_\_\_, City Clerk  
Karen Sublett

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Blocks, and a Reserve, to be known as "CASTLEGATE 2ND ADDITION", Wichita, Sedgwick County, Kansas. 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. 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. No signs, light poles, private drainage systems, masonry trash enclosures or other structures shall be located within public utility easements unless permitted by the Public Works Department of the appropriate governing body. Reserve "A" shall be reserved for open space, landscaping, drainage purposes, berms, gazebos, playgrounds, parking, a clubhouse and related appurtenances, swimming pools and related appurtenances, utilities as confined to easements, and streets as confined to easements. The public shall not bear the cost of any repair or replacement of improvements within said Reserve "A" adversely affected by street construction, repair, or maintenance. Reserve "A" shall be owned and maintained by the homeowners association for the addition. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

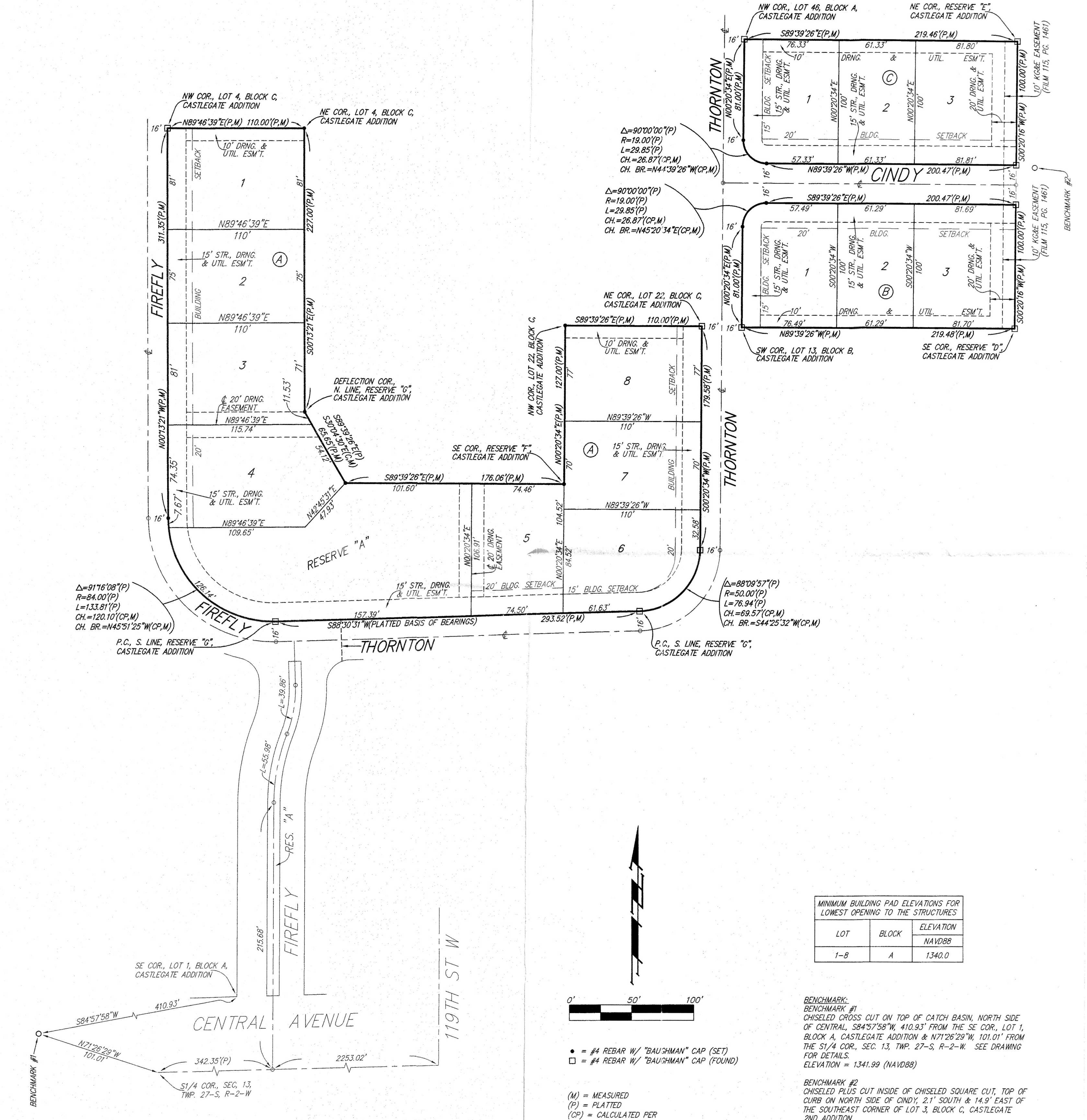
Castlegate Development, LLC,  
a Kansas limited liability company  
\_\_\_\_\_, Manager  
Rodney Ketzner

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_\_ day of \_\_\_\_\_, 2018.  
\_\_\_\_\_, Deputy County Surveyor  
Tricia L. Robello, P.S. #1246  
Sedgwick County, Kansas  
Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 2018.  
\_\_\_\_\_, County Clerk  
Kelly B. Arnold

State of Kansas) SS The foregoing instrument acknowledged before me, this \_\_\_\_\_ day of FEBRUARY, 2018, by Rodney Ketzner, Manager of Castlegate Development, LLC, on behalf of the limited company.

\_\_\_\_\_, Notary Public  
Judith M. Terhune  
My App't. Exp. 11-7-21

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 \_\_\_\_\_, 2018 at \_\_\_\_\_ o'clock \_\_\_\_\_ M; and is duly recorded.  
\_\_\_\_\_, Register of Deeds  
Tonya Buckingham  
\_\_\_\_\_, Deputy  
Judy J. Paget



MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES

LOT	BLOCK	ELEVATION
1-8	A	1340.0

BENCHMARK:  
BENCHMARK #1  
CHISELED CROSS CUT ON TOP OF DITCH BASIN, NORTH SIDE OF CENTRAL, S84°57'58"W, 410.93' FROM THE SE COR. LOT 1, BLOCK A, CASTLEGATE ADDITION & N71°26'29"W, 101.01' FROM THE S1/4 COR., SEC. 13, TWP. 27-S, R-2-W. SEE DRAWING FOR DETAILS.  
ELEVATION = 1341.99 (NAVD88)

BENCHMARK #2  
CHISELED PLUS CUT INSIDE OF CHISELED SQUARE CUT, TOP OF CURB ON NORTH SIDE OF CINDY, 2.1' SOUTH & 14.9' EAST OF THE SOUTHEAST CORNER OF LOT 3, BLOCK C, CASTLEGATE 2ND ADDITION.  
ELEVATION = 1342.39 (NAVD88)

• = #4 REBAR W/ "BAUSHMAN" CAP (SET)  
□ = #4 REBAR W/ "BAUSHMAN" CAP (FOUND)

(M) = MEASURED  
(P) = PLATTED  
(CP) = CALCULATED PER PLATTED INFO.

NOTE:  
ALL LOTS WITHIN CASTLEGATE 2ND ADDITION SHALL HAVE A 5 FOOT INTERIOR SIDEYARD SETBACK.

NOTE:  
A drainage plan has been developed for the plat and that all drainage easements, rights-of-way, and 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.