

CASTLEGATE 3RD ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

FINAL TRACKING RECORD 9-10-19

CITY HALL - ENGINEERING
MAIL STOP 1-71
Arceli Rosas
FOR YOUR FILES

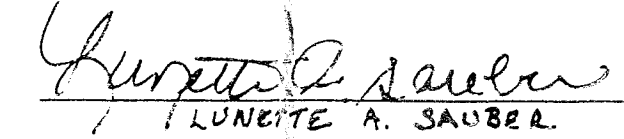
State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) Sedgwick County, Kansas do hereby certify that we have surveyed and
platted "CASTLEGATE 3RD ADDITION", Wichita, Sedgwick County, Kansas and
that the accompanying plat is a true and correct exhibit of the property
surveyed, described as and being a replat of following described tracts of
land: All of Lots 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27,
28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, and
45, Block A, TOGETHER with all of Lots 5, 6, 7, 8, 9, 10, 11, 12, 13, 14,
15, 16, and 17, Block C, TOGETHER with the two most northerly Firefly Cts,
and TOGETHER with the two most northerly Thornton Cts, all as platted
and dedicated in Castlegate Addition, Wichita, Sedgwick County, Kansas,
TOGETHER with that part of Firefly as dedicated in said Castlegate
Addition lying generally north and northeast of and abutting the following
described line: Beginning at the southwest corner of Lot 5, Block C, in
said Castlegate Addition, said southwest corner also being the northwest
corner of Lot 1, Block A, Castlegate 2nd Addition, Wichita, Sedgwick
County, Kansas; thence S89°46'39"W along the westerly prolongation of the
south line of Lot 5 in said Block C, (the prolongation of said south line
also being the prolongation of the north line of Lot 1, Block A, in said
Castlegate 2nd Addition), 32.00 feet to a point on the east line of Lot 13,
Block A, in said Castlegate Addition, said point being 13.00 feet south of
the northeast corner of said Lot 13 as measured along the east line of
said Lot 13, and for a point of termination, and TOGETHER with that part
of Thornton as dedicated in said Castlegate Addition lying generally north
and northwest of and abutting the following described line: Beginning at
the southwest corner of Lot 45, Block A, in said Castlegate Addition, said
southwest corner also being the northwest corner of Lot 1, Block C, in
said Castlegate 2nd Addition; thence N89°39'26"W along the westerly
prolongation of the south line of Lot 45 in said Block A, (the prolongation
of said south line also being the prolongation of the north line of Lot 1,
Block C, in said Castlegate 2nd Addition), 32.00 feet to a point on the
east line of Lot 18, Block C, in said Castlegate Addition, said point being
2.72 feet south of the northeast corner of said Lot 18 as measured along
the east line of said Lot 18, and for a point of termination, TOGETHER
with all of that part of Lot 1, Block A, Castlegate Addition designated as
Parcel 1 in the Amended Lot Split recorded in DOC #/FLM-PC: 29852058,
said Parcel 1 being described in said Amended Lot Split as follows: Lot 1,
Block A, Castlegate Addition, Wichita, Sedgwick County, Kansas, EXCEPT
that part of said Lot 1, described as follows: Beginning at the southeast
corner of said Lot 2, in said Block A, said southeast corner also being
coincident with a deflection corner in the north line of said Lot 1; thence
N14°07'21"E coincident with the east line of said Lot 2, said east line also
being coincident with a segment of the north line of said Lot 1, 124.74
feet to the most northerly corner common to said Lots 1 and 2; thence
S06°14'58"W, 129.22 feet; thence N65°24'59"W, 18.00 feet to the point of
beginning, and EXCEPT that part of Lot 1, Block A, Castlegate Addition,
Wichita, Sedgwick County, Kansas described as follows: Beginning at the
northeast corner of said Lot 1, said point also being the northwest corner
of Reserve "B", in said Castlegate Addition; thence S00°12'07"W coincident
with the east line of said Lot 1, 24.23 feet to the point of curvature of a
tangent curve to the right in said east line; thence southerly coincident
with said curve, having a central angle of 21°22'38" and a radius of 55.00
feet, an arc distance of 20.52 feet, (having a chord length of 20.40 feet
bearing N10°53'25"E), to the point of reverse curvature of a tangent curve
to the left in said east line; thence southerly coincident with said curve,
having a central angle of 21°14'27" and a radius of 195.00 feet, an arc
distance of 72.29 feet, (having a chord length of 71.88 feet bearing
S10°57'31"W), to the point of tangency of said curve; thence N65°24'59"W,
77.62 feet; thence N06°14'58"E, 129.22 feet to the most northerly corner
common to said Lot 1 and Lot 2 in said Block A; thence easterly and
southeasterly coincident with the north line of said Lot 1, being a
non-tangent curve to the right, through a central angle of 36°52'24" and
a radius of 19.00 feet, an arc distance of 12.23 feet, (having a chord
length of 12.02 feet bearing S57°48'58"E), to the point of reverse
curvature of a tangent curve to the left in said north line; thence
southeasterly coincident with said curve, having a central angle of
37°48'55" and a radius of 116.00 feet, an arc distance of 76.56 feet,
(having a chord length of 75.18 feet bearing S58°17'14"E), to point of
beginning, and TOGETHER with that part of Reserve "B" in said Castlegate
Addition lying south of and abutting the following described line:
Commencing at the southeast corner of said Reserve "B", thence
N00°20'17"E coincident with the east line of said Reserve "B", 156.58 feet
to the point of curvature of a tangent curve to the right in said east line,
and for a point of beginning; thence N89°39'43"W, 15.00 feet to the most
southerly point of curvature in the west line of said Reserve "B", (said
most southerly point of curvature also being the most easterly/northeast
corner of the above described Parcel 1), and for a point of termination.

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 3RD ADDITION", Wichita, Sedgwick County, Kansas. The
utility easements are 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 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. No private drainage systems shall be
located within public drainage easements unless a Residential Drainage
Relief Permit is obtained from the City of Wichita Public Works & Utilities
Department. 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. Access controls shall be as depicted on the face of the plat and
are hereby granted to the City of Wichita, Kansas. Reserve "A" is hereby
reserved for open space, a private drive, drainage purposes, and utilities
as confined to easements. Reserve "A" shall provide access for Lots 1, 2,
and 3, Block A to or from Firefly. Reserves "B" and "C" are hereby
reserved for open space, landscaping, entry monuments, berms, drainage
purposes, and utilities as confined to easement. Reserves "D" and "E" are
hereby reserved for open space, landscaping, berms, streets as confined to
easements, drainage purposes, and utilities as confined to easements.
Reserves "A", "B", "C", "D", and "E" 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.

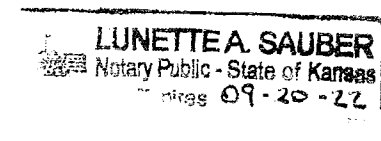
Castlegate Development LLC,
a Kansas limited liability company


Rodney Ketzner, Manager

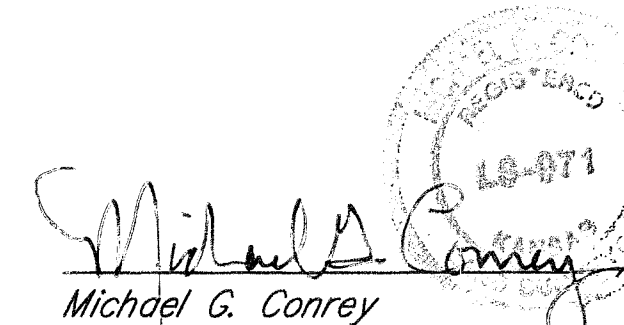
State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this 3rd day of SEPTEMBER, 2019, by Rodney Ketzner, Manager of
Castlegate Development LLC, on behalf of the limited company.


LUNETTE A. SAUBER, Notary Public

My App't. Exp. 09-20-22



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


Michel G. Conrey, Surveyor

This plat of "CASTLEGATE 3RD 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 _____, 2019.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
Charles A. Warren

_____, Secretary
Dale Miller

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this _____ day of _____, 2019.

_____, Mayor,
Jeff Longwell, City of Wichita

_____, City Clerk
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005
on this _____ day of _____, 2019.

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

Entered on transfer record this _____ day
of _____, 2019.

_____, 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 _____, 2019 at _____ o'clock _____ M; and is duly recorded.

_____, Register of Deeds
Tonya Buckingham

_____, Deputy
Kenly Zehring