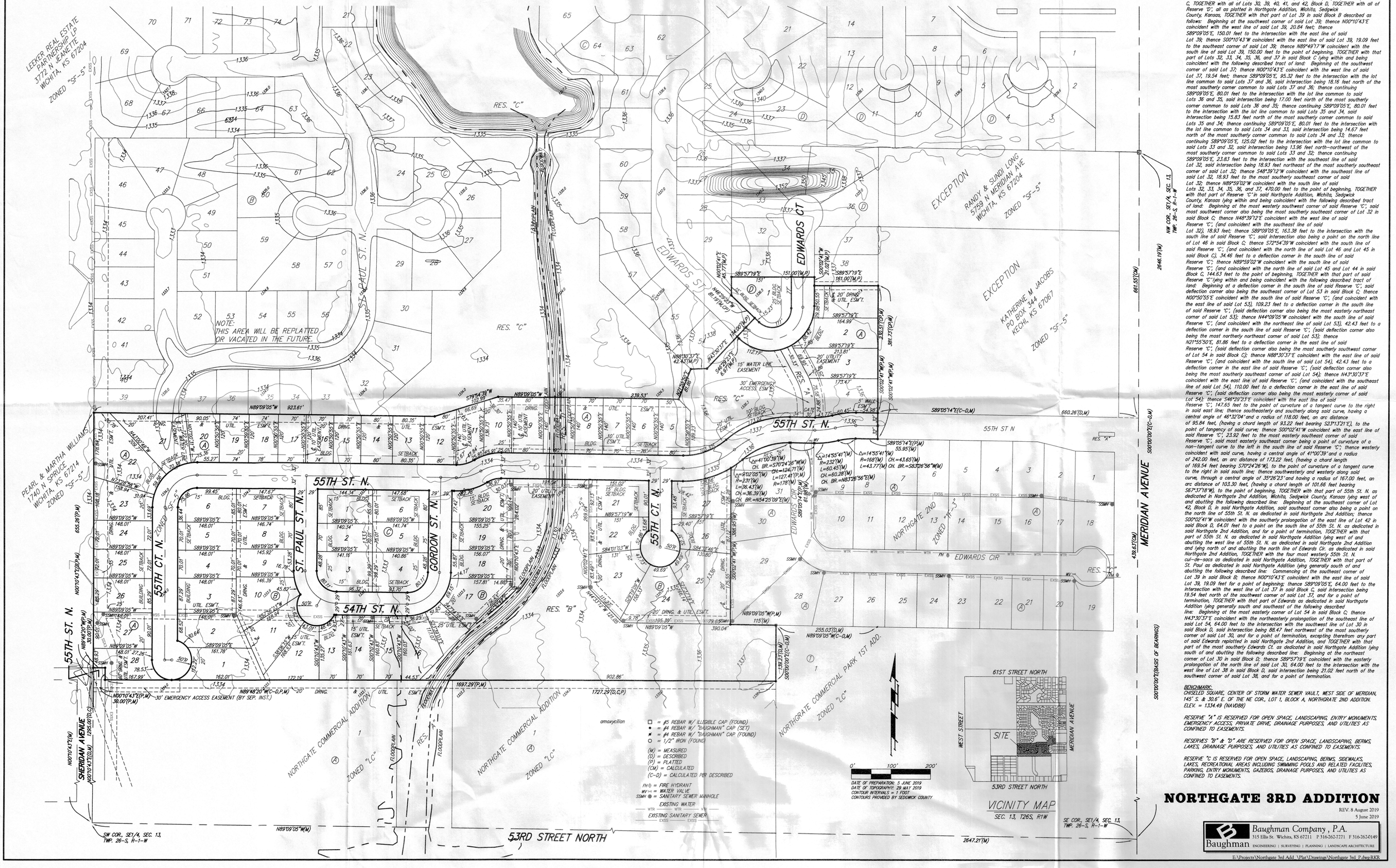
PRELIMINARY PLAT

NORTHGATE 3RD ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



VICINITY MAP

SEC. 13, T26S, R1W

OWNER/DEVELOPER:
R & R REALTY, LLC
ATTN: JAY RUSSELL
PO BOX 75337
WICHITA, KS 67275

LEGAL DESCRIPTION:
A replat of all of Lots 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, and 38, Block B, TOGETHER with all of Lots 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, and 53, Block C, TOGETHER with all of Lots 30, 39, 40, 41, and 42, Block D, TOGETHER with all of Reserve "D", all as platted in Northgate Addition, Wichita, Sedgwick County, Kansas, TOGETHER with that part of Lot 39 in said Block B described as follows: Beginning at the southwest corner of said Lot 39; thence N00°10'43"E coincident with the west line of said Lot 39, 20.84 feet; thence S89°09'05"E, 150.01 feet to the intersection with the east line of said Lot 39; thence S00°10'43"W coincident with the east line of said Lot 39, 19.09 feet to the southeast corner of said Lot 39; thence N89°49'17"W coincident with the south line of said Lot 39, 150.00 feet to the point of beginning, TOGETHER with that part of Lots 32, 33, 34, 35, 36, and 37 in said Block C lying within and being coincident with the following described tract of land: Beginning at the southwest corner of said Lot 37; thence N00°10'43"E coincident with the west line of said Lot 37, 19.54 feet; thence S89°09'05"E, 95.32 feet to the intersection with the lot line common to said Lots 37 and 36, said intersection being 15.16 feet north of the most southerly corner common to said Lots 37 and 36; thence continuing S89°09'05"E, 80.01 feet to the intersection with the lot line common to said Lots 36 and 35, said intersection being 17.00 feet north of the most southerly corner common to said Lots 36 and 35; thence continuing S89°09'05"E, 80.01 feet to the intersection with the lot line common to said Lots 35 and 34, said intersection being 15.83 feet north of the most southerly corner common to said Lots 35 and 34; thence continuing S89°09'05"E, 80.01 feet to the intersection with the lot line common to said Lots 34 and 33, said intersection being 14.67 feet north of the most southerly corner common to said Lots 34 and 33; thence continuing S89°09'05"E, 125.02 feet to the intersection with the lot line common to said Lots 33 and 32, said intersection being 13.96 feet north-northwest of the most southerly corner common to said Lots 33 and 32; thence continuing S89°09'05"E, 23.83 feet to the intersection with the southeast line of said Lot 32, said intersection being 18.93 feet northeast of the most southerly southeast corner of said Lot 32; thence S48°39'12"W coincident with the southeast line of said Lot 32, 18.93 feet to the most southerly southeast corner of said Lot 32; thence N89°59'02"W coincident with the south line of said Lots 32, 33, 34, 35, 36, and 37, 470.00 feet to the point of beginning, TOGETHER with that part of Reserve "C" in said Northgate Addition, Wichita, Sedgwick County, Kansas lying within and being coincident with the following described tract of land: Beginning at the most westerly southwest corner of said Reserve "C"; said most southwest corner also being the most southerly southeast corner of Lot 32 in said Block C; thence N48°39'12"E coincident with the west line of said Reserve "C", (and coincident with the southeast line of said Lot 32), 18.93 feet; thence S89°09'05"E, 16.38 feet to the intersection with the south line of said Reserve "C"; said intersection also being a point on the north line of Lot 46 in said Block C; thence S72°54'39"W coincident with the south line of said Reserve "C", (and coincident with the north line of said Lot 46 and Lot 45 in said Block C), 34.46 feet to a deflection corner in the south line of said Reserve "C"; thence N89°59'02"W coincident with the south line of said Reserve "C", (and coincident with the north line of said Lot 45 and Lot 44 in said Block C, 144.63 feet to the point of beginning, TOGETHER with that part of said Reserve "C" lying within and being coincident with the following described tract of land: Beginning at a deflection corner in the south line of said Reserve "C", said deflection corner also being the southeast corner of Lot 53 in said Block C; thence N00°50'55"E coincident with the south line of said Reserve "C", (and coincident with the east line of said Lot 53), 109.23 feet to a deflection corner in the south line of said Reserve "C", (said deflection corner also being the most easterly northeast corner of said Lot 53); thence N44°08'05"W coincident with the south line of said Reserve "C", (and coincident with the northeast line of said Lot 53), 42.43 feet to a deflection corner in the south line of said Reserve "C", (said deflection corner also being the most northerly northeast corner of said Lot 53); thence N21°55'50"E, 81.86 feet to a deflection corner in the east line of said Reserve "C", (said deflection corner also being the most southerly southwest corner of Lot 54 in said Block C); thence N89°30'13"E coincident with the east line of said Reserve "C", (and coincident with the south line of said Lot 54), 42.43 feet to a deflection corner in the east line of said Reserve "C", (said deflection corner also being the most southerly southeast corner of said Lot 54); thence N43°30'37"E coincident with the east line of said Reserve "C", (and coincident with the southeast line of said Reserve "C"), 110.00 feet to a deflection corner in the east line of said Reserve "C", (said deflection corner also being the most easterly corner of said Lot 54); thence S46°29'23"E coincident with the east line of said Reserve "C", 147.65 feet to the point of curvature of a tangent curve to the right in said east line; thence southeasterly and southerly along said curve, having a central angle of 46°32'04" and a radius of 118.00 feet, an arc distance of 95.84 feet, (having a chord length of 93.22 feet bearing S23°13'21"E), to the point of tangency of said curve; thence S00°02'41"W coincident with the east line of said Reserve "C", 23.92 feet to the most easterly southeast corner of said Reserve "C", said most easterly southeast corner being a point of curvature of a non-tangent curve to the left in the south line of said Reserve "C"; thence westerly coincident with said curve, having a central angle of 41°00'39" and a radius of 242.00 feet, an arc distance of 173.22 feet, (having a chord length of 169.54 feet bearing S70°24'26"W), to the point of curvature of a tangent curve to the right in said south line; thence southwesterly and westerly along said curve, through a central angle of 35°26'23" and having a radius of 167.00 feet, an arc distance of 103.30 feet, (having a chord length of 101.66 feet bearing S67°37'18"W), to the point of beginning, TOGETHER with that part of 55th St. N. as dedicated in Northgate 2nd Addition, Wichita, Sedgwick County, Kansas lying west of and abutting the following described line: Beginning at the southeast corner of Lot 42, Block D, in said Northgate Addition, said southeast corner also being a point on the north line of 55th St. N. as dedicated in said Northgate 2nd Addition; thence S00°02'41"W coincident with the southerly prolongation of the east line of Lot 42 in said Block D, 64.01 feet to a point on the south line of 55th St. N. as dedicated in said Northgate 2nd Addition, and for a point of termination, TOGETHER with that part of 55th St. N. as dedicated in said Northgate Addition lying west of and abutting the west line of 55th St. N. as dedicated in said Northgate 2nd Addition and lying north of and abutting the north line of Edwards Cir. as dedicated in said Northgate 2nd Addition, TOGETHER with the four most westerly 55th St. N. cul-de-sacs as dedicated in said Northgate Addition, TOGETHER with that part of St. Paul as dedicated in said Northgate Addition lying generally south of and abutting the following described line: Commencing at the southeast corner of Lot 39 in said Block B; thence N00°10'43"E coincident with the east line of said Lot 39, 19.09 feet for a point of beginning; thence S89°09'05"E, 64.00 feet to the intersection with the west line of Lot 37 in said Block C, said intersection being 19.54 feet north of the southwest corner of said Lot 37, and for a point of termination, TOGETHER with that part of Edwards as dedicated in said Northgate Addition lying generally south and southeast of the following described line: Beginning at the most easterly corner of Lot 54 in said Block C; thence N43°30'37"E coincident with the northeasterly prolongation of the southeast line of said Lot 54, 64.00 feet to the intersection with the southwest line of Lot 30 in said Block D, said intersection being 88.43 feet northwest of the most southerly corner of said Lot 30, and for a point of termination, excepting therefrom any part of said Edwards replatted in said Northgate 2nd Addition, and TOGETHER with that part of the most southerly Edwards Ct. as dedicated in said Northgate Addition lying south of and abutting the following described line: Beginning at the northeast corner of Lot 30 in said Block D; thence S89°57'19"E coincident with the easterly prolongation of the north line of said Lot 30, 64.00 feet to the intersection with the west line of Lot 38 in said Block D, said intersection being 21.02 feet north of the southwest corner of said Lot 38, and for a point of termination.

BENCHMARK:
CHISELED SQUARE, CENTER OF STORM WATER SEWER VAULT, WEST SIDE OF MERIDIAN, 145' S. & 30.6' E. OF THE NE COR., LOT 1, BLOCK A, NORTHGRATE 2ND ADDITION. ELEV. = 1334.49 (NAVD88)

RESERVE "A" IS RESERVED FOR OPEN SPACE, LANDSCAPING, ENTRY MONUMENTS, EMERGENCY ACCESS, PRIVATE DRIVE, DRAINAGE PURPOSES, AND UTILITIES AS CONFINED TO EASEMENTS.

RESERVES "B" & "D" ARE RESERVED FOR OPEN SPACE, LANDSCAPING, BERMS, LAKES, DRAINAGE PURPOSES, AND UTILITIES AS CONFINED TO EASEMENTS.

RESERVE "C IS RESERVED FOR OPEN SPACE, LANDSCAPING, BERMS, SIDEWALKS, LAKES, RECREATIONAL AREAS INCLUDING SWIMMING POOLS AND RELATED FACILITIES, PARKING, ENTRY MONUMENTS, GAZEBOS, DRAINAGE PURPOSES, AND UTILITIES AS CONFINED TO EASEMENTS.

NORTHGATE 3RD ADDITION

REV. 8 August 2019
5 June 2019

Baughman Company, P.A.
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Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

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