

NORTHGATE 5TH ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS
Sedgwick County) We, *Baughman Company, P.A.*, Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "NORTHGATE 5TH ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as a replat of all of Lots 52, 53, 54, 55, 56, 57, 58, 59, and 60, Block A, TOGETHER with all of Lots 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, and 92, Block B, and TOGETHER with all of Lots 1, 3, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, and 31, Block C, all as platted in Northgate Addition, Wichita, Sedgwick County, Kansas, TOGETHER with Lot 39 in said Block B, except that part of said Lot 39 replatted in Northgate 3rd Addition, Wichita, Sedgwick County, Kansas, TOGETHER with Lots 32, 33, 34, 35, 36, and 37 in said Block C, except that part of said Lots 32, 33, 34, 35, 36, and 37 replatted in said Northgate 3rd Addition, TOGETHER with that part of Reserve "C" as platted in said Northgate Addition lying generally south of and abutting the following described line: Beginning at the most southerly corner of Lot 23, Block C, in said Northgate Addition, said most southerly corner also being a deflection corner in the west line of said Reserve "C"; thence N54°26'34"E coincident with the southeast line of said Lot 23, and coincident with a segment of the west line of said Reserve "C", 130.30 feet to the most easterly corner of said Lot 23, said most easterly corner also being a deflection corner in the west line of said Reserve "C"; thence S37°44'00"E coincident with the southeasterly prolongation of the northeast line of said Lot 23, 149.50 feet; thence S63°51'31"E, 71.83 feet to the intersection with the easterly prolongation of the north line of Lot 25 in said Block C; thence S89°59'02"E coincident with the easterly prolongation of the north line of said Lot 25, 350.62 feet to the intersection with the northerly prolongation of the west line of Lot 60, Block C, in said Northgate Addition, the west line of Lot 60 in said Block C also being a segment of the east line of said Reserve "C"; thence N00°22'41"E coincident with the northerly prolongation of the west line of Lot 60 in said Block C, and coincident with the northerly prolongation of said segment of the east line of said Reserve "C", 72.58 feet to the southwest corner of Lot 61, Block C, in said Northgate Addition, said southwest corner also being a deflection corner in the east line of said Reserve "C"; thence S89°57'19"E coincident with the south line of Lot 61 in said Block C, and coincident with a segment of the east line of said Reserve "C", 130.00 feet to the southeast corner of Lot 61 in said Block C, said southeast corner also being a deflection corner in the east line of said Reserve "C", said southeast corner also being a point on the west right-of-way line of Edwards as dedicated in said Northgate Addition, and for a point of termination, EXCEPT that part of said Reserve "C" replatted in said Northgate 3rd Addition, and EXCEPT that part of said Reserve "C" replatted in Northgate 4th Addition, Wichita, Sedgwick County, Kansas, TOGETHER with all five St. Paul Cts. and all of the most westerly 58th Ct. N. all as dedicated in said Northgate Addition, TOGETHER with that part of 58th St. N. as dedicated in said Northgate Addition lying generally west of and abutting the following described line: Beginning at the northeast corner of Lot 13, Block C, in said Northgate Addition; thence N00°53'09"E, 64.00 feet to the southeast corner of Lot 52, Block A.

in said Northgate Addition, and for a point of termination, and TOGETHER with that part of St. Paul as dedicated in said Northgate Addition lying north of and abutting the north line of said Northgate 3rd Addition, TOGETHER with all of Lots 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, and 30, Block A, TOGETHER with all of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, and 20, Block B, and TOGETHER with all of Lots 1, 2, 3, 4, 5, and 6, Block C, all as platted in said Northgate 3rd Addition, TOGETHER with Reserve "B" as platted in said Northgate 3rd Addition, EXCEPT that part of said Reserve "B" replatted and dedicated as part of 55th Cir N in said Northgate 4th Addition, TOGETHER with all of the most westerly 55th Ct N, all of St Paul St N, all of Gordon St N, and all of W 54th St N, all as dedicated in said Northgate 3rd Addition, and TOGETHER with that part of W 55th St N as dedicated in said Northgate 3rd Addition lying west of and abutting the west line of 55th Cir N as dedicated in said Northgate 4th Addition, TOGETHER with all of Reserve "C" in said Northgate 4th Addition, TOGETHER with all of Lots 1, 2, 3, 4, 5, 6, 7, 8, and 9, Block A, and TOGETHER with all of Reserve "A", all as platted in Northgate Commercial Addition, Wichita, Sedgwick County, Kansas.

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

_____, 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 "NORTHGATE 5TH ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted to the public as indicated for the construction and maintenance of all public utilities. The drainage and utility easements are hereby granted to the public as indicated for drainage purposes and for the construction and maintenance of all public utilities. The street, drainage, and utility easements are hereby granted to the public as indicated for street purposes, 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 wall easement is hereby granted as indicated for the construction and maintenance of private screening walls and utility main lines and service lines shall be allowed to cross this easement. The streets are hereby dedicated to and for the use of the public. Reserves "A" and "C" are hereby reserved for open space, landscaping, entry monuments, streets, drainage purposes, and utilities as confined to easements. Reserve "B" is hereby reserved for open space, entry monuments, landscaping, berms, drainage purposes, and utilities as confined to easements. Reserve "D" is hereby reserved for open space, entry monuments, landscaping, lakes, berms, sidewalks, drainage purposes, and utilities as confined to easements. Reserves "E" and "F" are hereby reserved for open space, landscaping, drainage purposes, and utilities as confined to easements. Reserve "G" is hereby reserved for open space, landscaping, pedestrian access, a contingent dedication for public uses, drainage purposes, and utilities as confined to easements. No fences or other obstructions shall be constructed or placed within the contingent dedication for public uses within Reserve "G". The contingent dedication in Reserve "G" for public uses, such as streets, sidewalks, drainage, or utilities shall become effective if the adjacent subdivision is zoned SF-5 Single Family Residential or TF-3 Two-Family Residential and the City Engineer of the City of Wichita determines a need for such dedication. The costs of constructing said improvements are to be borne by the person(s) or agency that owns said adjacent subdivision. Reserve "H" is hereby reserved for open space, landscaping, berms, sidewalks, recreational areas including swimming pools and related facilities, parking, gazebos, drainage purposes, and utilities as confined to easements. Reserve "I" is hereby reserved for open space, landscaping, utilities, and emergency access purposes as confined to easement. No regrading within abutting rights-of-way shall be allowed with the construction of the berms allowed within Reserves "B", "D", and "H". Reserves "A", "B", "C", "D", "E", "F", "G", "H" and "I" shall be owned and maintained by the homeowners association for the addition. Compliance with any platted restrictions and applicable restrictive covenants affecting said Reserves shall be binding on any owners, successors, heirs, or assigns. FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision. All abutters rights of access 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.

R&R Realty, LLC,
a Kansas limited liability company
_____, Manager
Jay W. Russell

_____, Manager
Jeff Mullen, President/CEO of Ritchie Associates, LLC, a Kansas limited liability company

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before me, this _____ day of _____, 2021, by *Jay W. Russell, Manager of R&R Realty, LLC, a Kansas limited liability company,*

_____, Notary Public
My App't. Exp. _____

This plat of "NORTHGATE 5TH 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 _____, 2021,
Wichita-Sedgwick County Metropolitan Area Planning Commission
_____, Chair
Michael C. Greene
_____, Secretary
Scott A. Wadle

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2021.

_____, Mayor,
Brandon J. Whipple, City of Wichita
_____, City Clerk
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2021.

_____, Surveyor
Michael G. Conrey
_____, Deputy County Surveyor
Tricia L. Robello, P.S. #1246
Sedgwick County, Kansas

Entered on transfer record this _____ day of _____, 2021.

_____, County Clerk
Kelly B. Arnold

State of Kansas) SS
Sedgwick County) This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 2021 at _____ o'clock _____ M.; and is duly recorded.

_____, Register of Deeds
Tonya Buckingham

_____, Deputy
Kenly Zehring

We, the undersigned holders of mortgages on the above described property, do hereby consent to this plat of "NORTHGATE 5TH ADDITION", Wichita, Sedgwick County, Kansas.
_____,
Legacy Bank

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before me, this _____ day of _____, 2021, by _____ of Legacy Bank, on behalf of the bank.

_____, Notary Public
My App't. Exp. _____

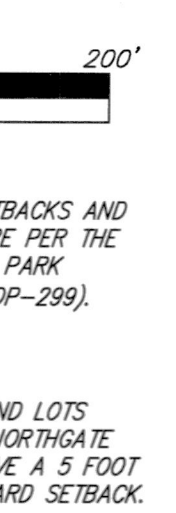
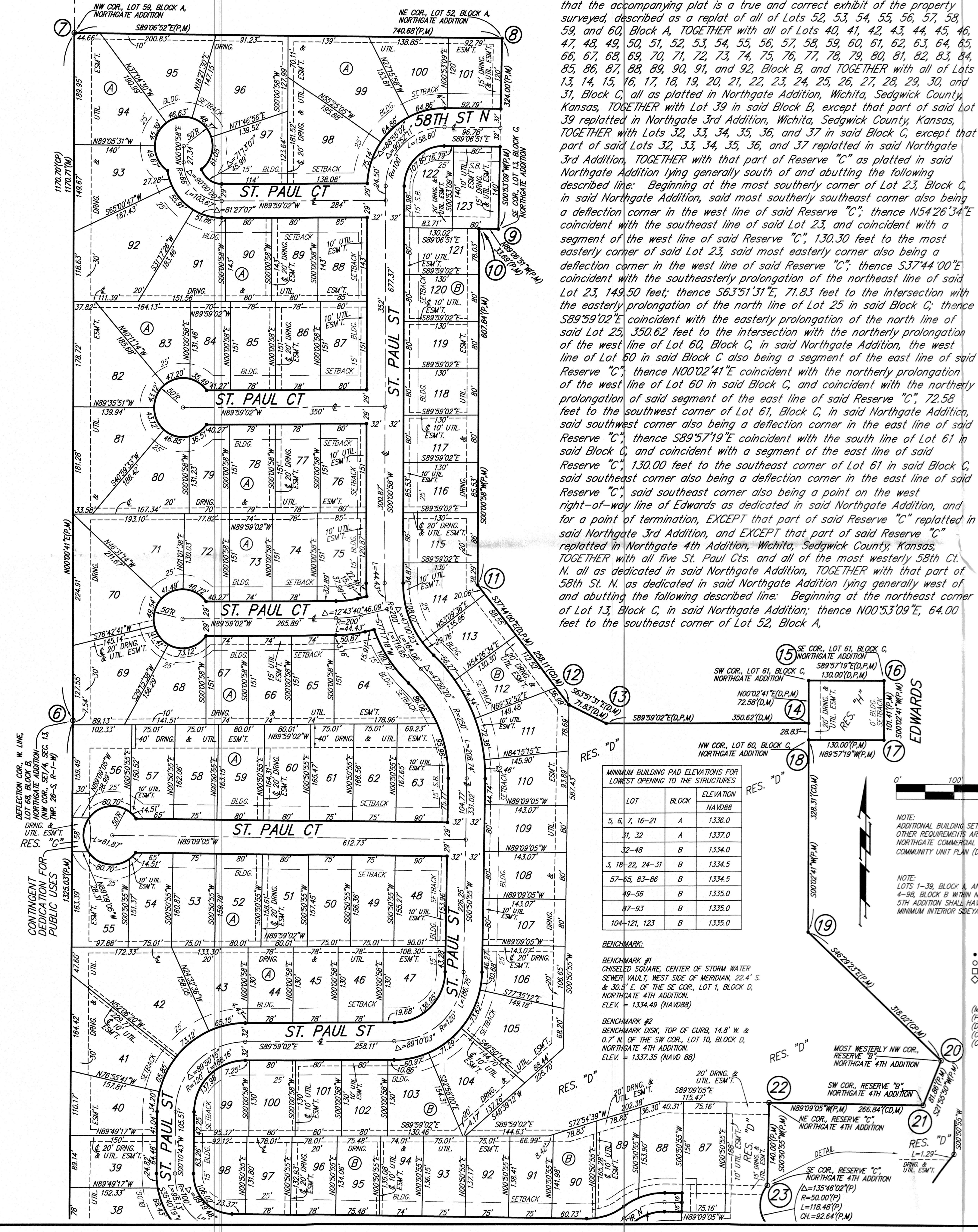
State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before me, this _____ day of _____, 2021, by *Jeff Mullen, President/CEO of Ritchie Associates, LLC, a Kansas limited liability company, as Manager of R&R Realty, LLC, a Kansas limited liability company,*

_____, Notary Public
My App't. Exp. _____

Grading Note:
No regrading within abutting rights-of-way shall be allowed with the construction of the berms allowed within Reserves "B", "D", and "H".

DRAINAGE PLAN NOTE:
A master drainage plan has been developed for this plat. All drainage ESM's, rights-of-way, and reserves shall remain at established grades (unless modified with the approval of the City Engineer) and shall be constructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual. The maintenance of all drainageways and drainage facilities in backyard drainage ESM's and reserves shall be the responsibility of the property owner, and shall be enforced by the Homeowners' Association and be provided for in the Homeowners' Association covenants.

Use of Easement Permit Note:
For Lots 1-3, Block B, no signs, light poles, private drainage systems, masonry fences, masonry trash enclosures or other structures shall be located within public utility easements unless a Use of Easement Permit is obtained from the City of Wichita Public Works & Utilities Department.



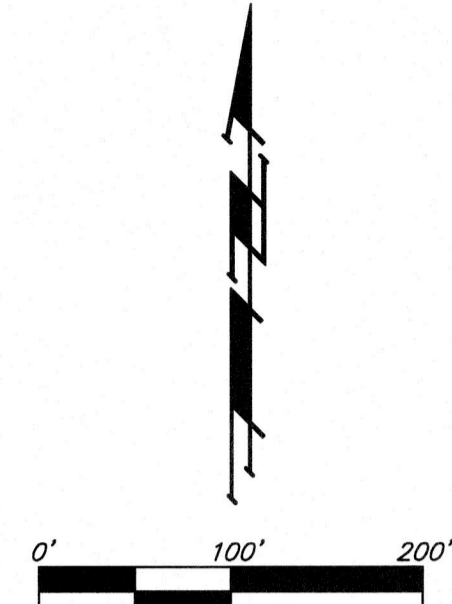
- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- ◻ = #5 REBAR W/ ILLEGIBLE YELLOW CAP (FOUND) (ORIGIN UNKNOWN)
- ◻ = 1/2" IRON PIPE (FOUND) (ORIGIN UNKNOWN)

- (M) = MEASURED
- (P) = PLATTED
- (D) = DESCRIBED
- (CP) = CALCULATED FROM PLATTED INFO.
- (CQ) = CALCULATED FROM DESCRIBED INFO.

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before me, this _____ day of _____, 2021, by _____, Notary Public
My App't. Exp. _____

FINAL TRACING REC'D
PAGE 1 OF 2
Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 F 316-262-7271 F 316-262-0149
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE
E:\Projects\Northgate 5th Addition_2003-P538\Plat\Drawings\Northgate 5th Edw-RRK

NORTHGATE 5TH ADDITION WICHITA, SEDGWICK COUNTY, KANSAS



- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
 - = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
 - = #5 REBAR W/ ILLEGIBLE YELLOW CAP (FOUND)(ORIGIN UNKNOWN)
 - ◇ = 1/2" IRON PIPE (FOUND)(ORIGIN UNKNOWN)
- (M) = MEASURED
(P) = PLATTED
(D) = DESCRIBED
(C) = CALCULATED FROM PLATTED INFO.
(O) = CALCULATED FROM DESCRIBED INFO.

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

NOTE:
LOTS 1-39, BLOCK A, AND LOTS 4-98, BLOCK B WITHIN NORTHGATE 5TH ADDITION SHALL HAVE A 5 FOOT MINIMUM INTERIOR SIDEYARD SETBACK.

DRAINAGE PLAN NOTE:
A master drainage plan has been developed for this plot. All drainage ESM's, rights-of-way, and reserves shall remain of established grades (unless modified with the approval of the City Engineer) and shall be unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual. The maintenance of all drainageways and drainage facilities in backyard drainage ESM's and reserves shall be the responsibility of the property owner, and shall be enforced by the Homeowners' Association and be provided for in the Homeowners' Association covenants.

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Grading Note:
No grading within abutting rights-of-way shall be allowed with the construction of the berms allowed within Reserves "B", "D", and "H".

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION
	NAVD88	
5, 6, 7, 16-21	A	1,336.0
31, 32	A	1,337.0
32-48	B	1,334.0
3, 18-22, 24-31	B	1,334.5
57-65, 83-86	B	1,334.5
49-56	B	1,335.0
87-93	B	1,335.0
104-121, 123	B	1,335.0

BENCHMARK:
BENCHMARK #1
CHISELED SQUARE, CENTER OF STORM WATER SEWER VAULT, WEST SIDE OF MERIDIAN, 22.4' S. & 30.9' E. OF THE SE COR., LOT 1, BLOCK D, NORTHGATE 4TH ADDITION.
ELEV. = 1,334.49 (NAVD88)
BENCHMARK #2
BENCHMARK DISK, TOP OF CURB, 14.8' W. & 0.7' N. OF THE SW COR., LOT 10, BLOCK D, NORTHGATE 4TH ADDITION.
ELEV. = 1,337.35 (NAVD 88)

