

NORTHGATE 6TH ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

FINAL TRACING REC'D
RECEIVED AUG 02 2022

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

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 6TH ADDITION", Wichita, Sedgwick County, Kansas and
that the accompanying plat is a true and correct exhibit of the property
surveyed, described as the South 7 acres of the Northeast Quarter of the
Northeast Quarter of Section 13, Township 26 S, Range 1 West of the 6th P.M.,
Sedgwick County, Kansas, EXCEPT the South 1.35 feet thereof and EXCEPT
the East 50 feet thereof for road.

This plat of "NORTHGATE 6TH 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 _____, 2022.
Wichita-Sedgwick County Metropolitan Area Planning Commission

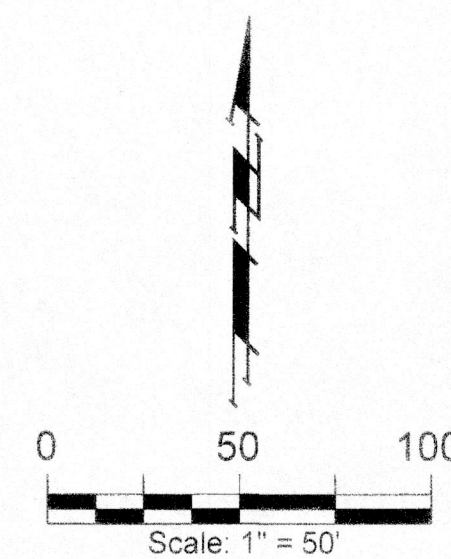
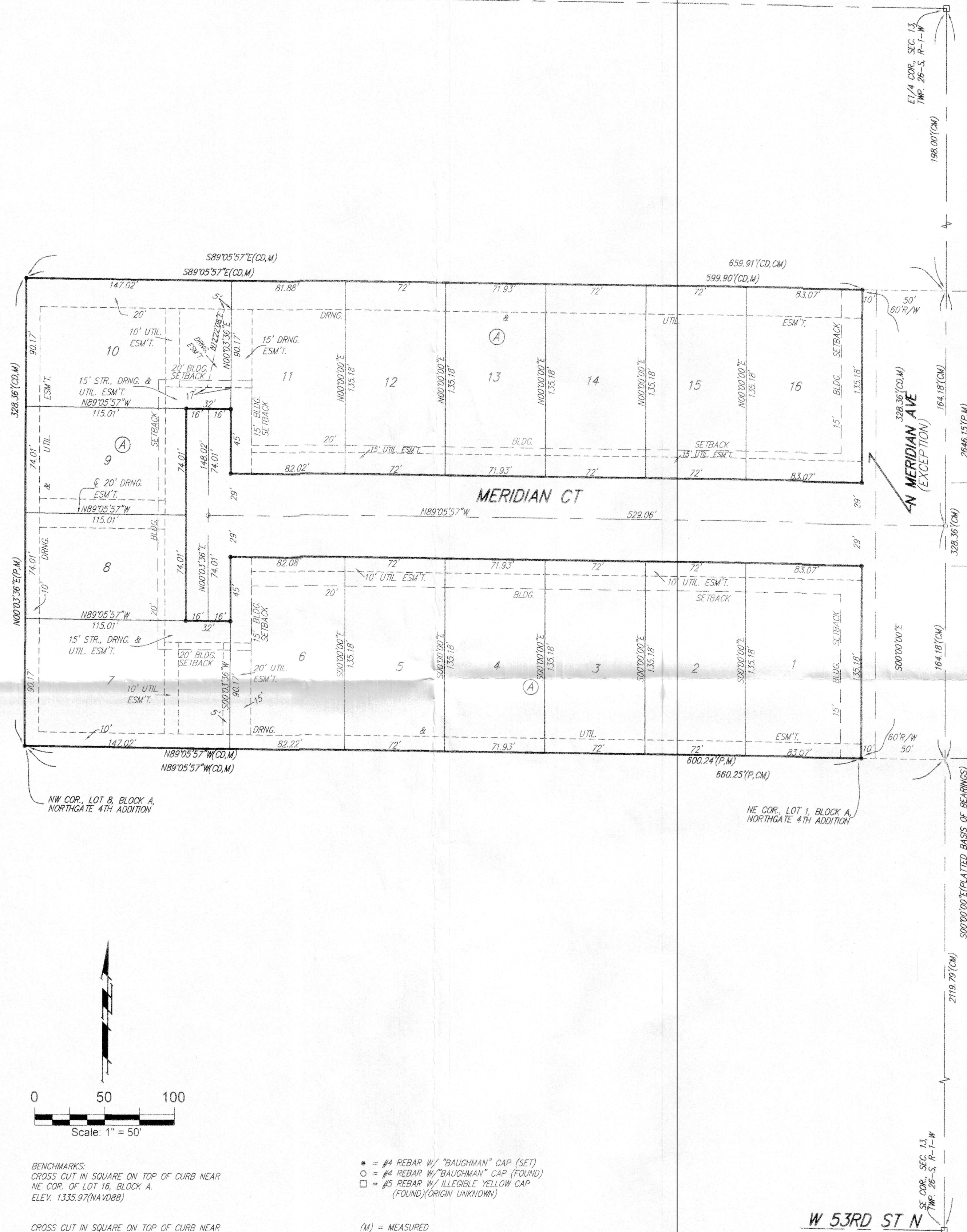
Existing public easements and dedications
being vacated by virtue of K.S.A. 12-512b, as amended.

Baughman Company, P.A.



Preston A. Stewart, P.S. #1386

Surveyor



BENCHMARKS:
CROSS CUT IN SQUARE ON TOP OF CURB NEAR
NE COR. OF LOT 16, BLOCK A.
ELEV. 1335.97(NVD088)

CROSS CUT IN SQUARE ON TOP OF CURB NEAR
SE COR. OF LOT 1, BLOCK A.
ELEV. 1334.28(NVD088)

NOTE:
ALL LOTS WITHIN NORTHGATE 6TH ADDITION
SHALL HAVE A 5 FOOT MINIMUM INTERIOR
SIDEYARD SETBACK.

DRAINAGE PLAN NOTE:
A master drainage plan has been developed for this plat. All
drainage easements, rights-of-way, and reserves shall remain at
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
backward drainage easements 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.

• = #4 REBAR W/ "BAUGHMAN" CAP (SET)
○ = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
□ = #5 REBAR W/ ALLEGIBLE YELLOW CAP
(FOUND)(ORIGIN UNKNOWN)

(M) = MEASURED
(D) = DESCRIBED
(P) = PLATTED
(CM) = CALCULATED
(CD) = CALCULATED FROM DESCRIBED INFO
(CP) = CALCULATED FROM PLATTED INFO

Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate to be
platted into Lots, a Block, and Streets, to be known as "NORTHGATE 6TH
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. No sign, light
poles, private drainage systems, berms, walls, masonry trash enclosures or
other structures shall be located within public utility easements unless
permitted by the City of Wichita Department of Engineering and that they
do not inhibit the conveyance of surface drainage. The drainage
easements are hereby granted to the public as indicated for drainage
purposes. 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 street,
drainage, and utility easement is hereby granted to the public as indicated
for street purposes, for drainage purposes, and for the construction and
maintenance of all public utilities. 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.

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this _____ day of _____, 2022.

Brandon J. Whipple, Mayor, City of Wichita

Jamie Buster, City Clerk

Red Foxx Rentals, LLC,
a Kansas limited liability company

Jay W. Russell, Trustee of the
Amended and Restated Jay W.
Russell Revocable Trust Dated
June 23, 2020

Sole Member

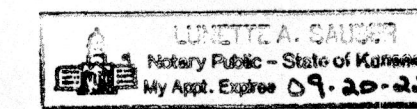
Reviewed in accordance with K.S.A. 58-2005
on this _____ day of _____, 2022.

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

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before
me, this 1st day of August, 2022, by Jay W. Russell, as Trustee of the
Amended and Restated Jay W. Russell Revocable Trust Dated June 23,
2020, as Sole Member of the Red Fox Rentals, LLC, a Kansas limited
liability company, on behalf of the limited liability company.

Entered on transfer record this _____ day
of _____, 2022.

Kelly B. Arnold, County Clerk



Lunette A. Jaubert, Notary Public

My App't. Exp. 09-20-2022

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 _____, 2022 at _____ o'clock _____ M; and is duly recorded.

Tonya Buckingham, Register of Deeds

Kenly Zehring, Deputy

NORTHGATE 6TH



BAUGHMAN COMPANY
315 Ellis St. Wichita, KS 67211 316-262-7271
BaughmanCo.com