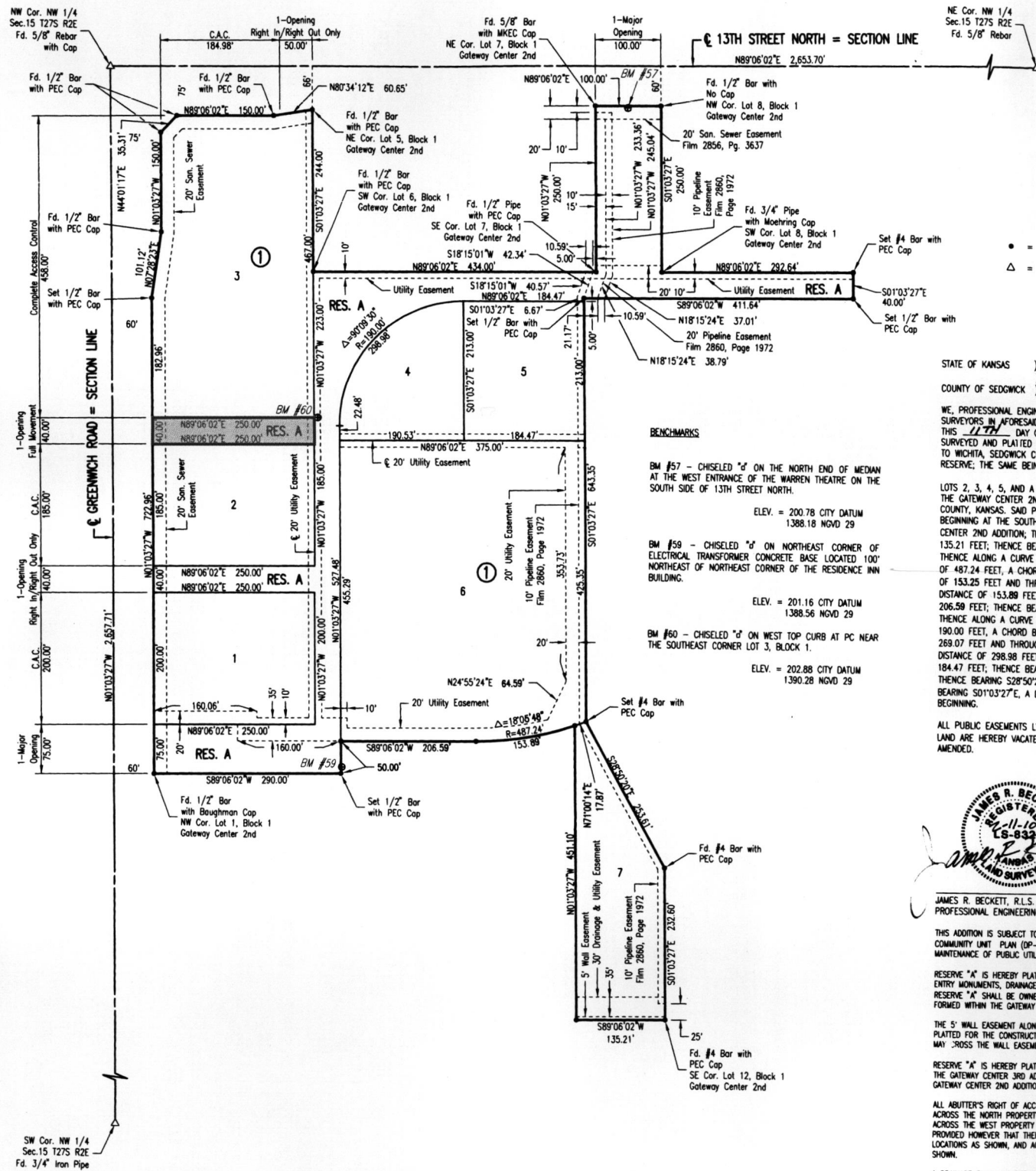


# THE GATEWAY CENTER 3RD ADDITION

## AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



SCALE: 1" = 100'

\* = 1/2" REBAR W/PEC CAP UNLESS OTHERWISE NOTED  
△ = SECTION CORNER

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND SURVEYORS IN FORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT OF THIS 11th DAY OF FEBRUARY, 2010, WE HAVE SURVEYED AND PLATTED THE GATEWAY CENTER 3RD ADDITION, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, A BLOCK AND RESERVE, THE SAME BEING A REPLAT OF AND DESCRIBED AS FOLLOWS:

LOTS 2, 3, 4, 5, AND A PORTION OF LOT 12, BLOCK 1, AND RESERVE "A", THE GATEWAY CENTER 2ND ADDITION, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, SAID PORTION OF LOT 12 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 12, BLOCK 1, THE GATEWAY CENTER 2ND ADDITION; THENCE BEARING S89°06'02"W, A DISTANCE OF 135.21 FEET; THENCE BEARING N01°03'27"W, A DISTANCE OF 451.10 FEET; THENCE ALONG A CURVE TO THE RIGHT (NON TANGENT), HAVING A RADIUS OF 487.24 FEET, A CHORD BEARING OF S87°03'08"W, A CHORD DISTANCE OF 153.25 FEET AND THROUGH A CENTRAL ANGLE OF 18°05'48", AN ARC DISTANCE OF 153.89 FEET; THENCE BEARING S89°06'02"W, A DISTANCE OF 206.59 FEET; THENCE BEARING N01°03'27"W, A DISTANCE OF 477.77 FEET; THENCE ALONG A CURVE TO THE RIGHT (TANGENT), HAVING A RADIUS OF 190.00 FEET, A CHORD BEARING OF N44°01'17"E, A CHORD DISTANCE OF 289.07 FEET AND THROUGH A CENTRAL ANGLE OF 90°09'30", AN ARC DISTANCE OF 298.98 FEET; THENCE BEARING N89°06'02"E, A DISTANCE OF 184.47 FEET; THENCE BEARING S01°03'27"E, A DISTANCE OF 638.35 FEET; THENCE BEARING S28°50'20"E, A DISTANCE OF 253.61 FEET; THENCE BEARING S01°03'27"E, A DISTANCE OF 232.60 FEET TO THE POINT OF BEGINNING.

ALL PUBLIC EASEMENTS LYING WITHIN THE ABOVE DESCRIBED TRACT OF LAND ARE HEREBY VACATED AND REPLATED BY VIRTUE OF KSA 12-512(b) AMENDED.



JAMES R. BECKETT, R.L.S. NO. 832  
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

THIS ADDITION IS SUBJECT TO THE CONDITIONS OF THE GATEWAY CENTER ADDITION COMMUNITY UNIT PLAN (DP-219). EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE ARE HEREBY GRANTED.

RESERVE "A" IS HEREBY PLATTED FOR PRIVATE DRIVES, LANDSCAPING, SIGNAGE, ENTRY MONUMENTS, DRAINAGE, SIDEWALKS, AND UTILITIES CONFINED TO EASEMENTS. RESERVE "A" SHALL BE OWNED AND MAINTAINED BY AN OWNER'S ASSOCIATION TO BE FORMED WITHIN THE GATEWAY CENTER 3RD ADDITION.

THE 5' WALL EASEMENT ALONG THE SOUTH LINE OF LOT 7, BLOCK 1 IS HEREBY PLATTED FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE WALL. UTILITIES MAY CROSS THE WALL EASEMENT.

RESERVE "A" IS HEREBY PLATTED FOR ACCESS TO LOTS 1 THROUGH 6, BLOCK 1, THE GATEWAY CENTER 3RD ADDITION, AND LOTS 1, 6, 7, 8, AND 9, BLOCK 1 THE GATEWAY CENTER 2ND ADDITION.

ALL ADJUTER'S RIGHT OF ACCESS TO AND FROM 13TH ST. NORTH OVER AND ACROSS THE NORTH PROPERTY LINE AND TO AND FROM GREENWICH ROAD OVER AND ACROSS THE WEST PROPERTY LINE IS HEREBY GRANTED TO THE CITY OF WICHITA. PROVIDED HOWEVER THAT THERE SHALL BE ACCESS TO 13TH STREET NORTH AT TWO LOCATIONS AS SHOWN, AND ACCESS TO GREENWICH ROAD AT THREE LOCATIONS AS SHOWN.

A DRAINAGE PLAN HAS BEEN APPROVED FOR THIS PLAT. ALL DRAINAGE EASEMENTS AND RIGHTS-OF-WAY SHALL REMAIN AT ESTABLISHED GRADES AND UNOBSERVED TO ALLOW FOR THE CONVEYANCE OF STORM WATER, UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, A BLOCK AND RESERVE, THE SAME TO BE KNOWN AS THE GATEWAY CENTER 3RD ADDITION, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

OWNER:  
GATEWAY CENTER, L.L.C.  
A RITCHIE DEVELOPMENT CORPORATION

KEVIN M. MULLEN, PRESIDENT

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 12th DAY OF FEBRUARY, 2010, BY KEVIN M. MULLEN, PRESIDENT OF GATEWAY CENTER, L.L.C., A RITCHIE DEVELOPMENT CORPORATION.

ANGIE M. SIZEMORE, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: 7/25/11

OWNER:  
VENTURE SEVEN DEVELOPMENT, LLC

GEORGE E. LAHAM, II, MANAGER

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 16th DAY OF FEBRUARY, 2010, BY GEORGE E. LAHAM, II, MANAGER, VENTURE SEVEN DEVELOPMENT, LLC.

CATHY ERIKSON, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: 9-23-12

OWNER:  
BLIND HOG, LC

JAMES H. STEVENS, MANAGING MEMBER

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 17th DAY OF FEBRUARY, 2010, BY JAMES H. STEVENS, MANAGING MEMBER, BLIND HOG, LC.

JULIA A. KILM, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: 5/16/2011

OWNER:  
RETAL BUILDINGS, INC.

ELAINE BRAUNS, PRESIDENT

STATE OF OKLAHOMA }  
COUNTY OF OKLAHOMA } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 25th DAY OF FEBRUARY, 2010, BY ELAINE BRAUNS, PRESIDENT OF RETAL BUILDINGS, INC.

MELODIE GREEN, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: 9/31/12

OWNER:  
GATEWAY CENTER ADDITION MASTER OWNERS ASSOCIATION

GEORGE E. LAHAM, II, PRESIDENT

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 16th DAY OF FEBRUARY, 2010, GEORGE E. LAHAM, II, PRESIDENT, GATEWAY CENTER ADDITION MASTER OWNERS ASSOCIATION.

ANGIE M. SIZEMORE, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: 9-23-12

WE, FIDELITY BANK, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATING OF THE GATEWAY CENTER 3RD ADDITION, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

TIMOTHY B. NELSON, EXEC. VICE PRESIDENT

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 18th DAY OF FEBRUARY, 2010, BY TIMOTHY B. NELSON, EXEC. VICE PRESIDENT OF FIDELITY BANK.

PAM LAMBERTZ, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: 4-1-2011

THIS PLAT OF THE GATEWAY CENTER 3RD ADDITION HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS 21st DAY OF JANUARY, 2010.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

JOHN L. SCHLEGEL, SECRETARY

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS 16th DAY OF FEBRUARY, 2010.



TRICIA L. ROBELLO, LS #1246

DEPUTY COUNTY SURVEYOR

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS 23rd DAY OF MARCH, 2010.

KAREN SUBLETT, CITY CLERK

ENTERED ON TRANSFER RECORD THIS 26th DAY OF MARCH, 2010.

KELLY B. ARNOLD, COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT 2:01:18 P.M. ON THE 26th DAY OF MARCH, 2010.

BILL MEER, REGISTER OF DEEDS

TONYA BUCKINGHAM, DEPUTY

Seal of the Register of Deeds.

Seal of the County Clerk.

Seal of the City Clerk.

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