

FRONTGATE ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) aforesaid county and state do hereby certify that we have surveyed and
platted "FRONTGATE 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 all of Lots 1, 2, 3, and 4,
Block 1, Plaza Central Office Park 2nd Addition to Wichita, Sedgwick County,
Kansas, TOGETHER with that part of Jackson Heights as dedicated in said
Plaza Central Office Park 2nd Addition and that part of Jackson Ave., (now
Jackson Heights), as dedicated in Gilder's Gardens, Sedgwick County, Kansas
described as follows: Beginning at the northeast corner of said Lot 3;
thence easterly along the extension of the north line of said Lot 3, (and
along the north line of said Jackson Heights), 35.22 feet, more or less, to
the centerline of said Jackson Heights, said centerline being 35.00 feet
normally distant easterly of the west line of said Jackson Heights; thence
southerly along the centerline of said Jackson Heights, (and parallel with
the west line of said Jackson Heights), 109.85 feet; thence westerly
perpendicular to the west line of said Jackson Heights, 35.00 feet to a
point on the west line of said Jackson Heights; thence northerly along the
west line of said Jackson Heights, 113.81 feet to the point of beginning.

All being situated in the Northwest Quarter and the Northeast
Quarter of Section 22, Township 27 South, Range 2 East
of the Sixth Principal Meridian, Sedgwick County, Kansas.

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

Baughman Company, P.A.

Michael G. Conrey
23-2013, Surveyor



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
"FRONTGATE ADDITION", Wichita, Sedgwick County, Kansas. The utility
easements are hereby granted as indicated for the construction and
maintenance of all public utilities. The drainage easement is hereby
granted as indicated for drainage purposes. The wall easements are
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 these easements. The drainage and utility easements
are hereby granted as indicated for drainage purposes and for the
construction and maintenance of all public utilities. The street, drainage,
and utility easements are hereby granted as indicated for street purposes,
for drainage purposes, and for the construction and maintenance of all
public utilities. The parking easements are hereby granted as indicated
exclusively for residential parking. Reserves "A", "F" and "G" are hereby
reserved for open space, landscaping, streets, entry monuments, drainage
purposes, and utilities. Reserve "B" is hereby reserved for open space,
landscaping, drainage purposes, entry monuments, berms, streets as
confined to easements, utilities as confined to easements, fences,
sidewalks, playgrounds, parking, gazebos, a clubhouse and related
appurtenances, and neighborhood swimming pools and related
appurtenances. Reserve "C" is hereby reserved for open space,
landscaping, berms, lakes, gazebos, drainage purposes, utilities as
confined to easements, sidewalks, parking as confined to easement, entry
monuments, walls as confined to easement, and streets as confined to
easements. There shall be no building setback requirements in said
Reserve "C" along Frontgate. The parking easement within said Reserve
"C" shall be used exclusively for residential parking. No obstructions
shall be constructed or placed on or within the parking easement in said
Reserve "C". Reserve "D" is hereby reserved for open space, landscaping,
drainage purposes, utilities as confined to easement, and walls as
confined to easement. Reserve "E" is hereby reserved for open space,
landscaping, sidewalks, drainage purposes, berms, gazebos, parking as
confined to easement, utilities as confined to easements, streets as
confined to easements, entry monuments, and sanitary sewer main lines
and service lines. The parking easement within said Reserve "E" shall be
used exclusively for residential parking. No obstructions shall be
constructed or placed on or within the parking easement in said Reserve
"E". Reserves "A", "B", "C", "D", "E", "F", and "G" shall be owned and
maintained by the homeowners association for the addition. Access
controls 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 on Lot 1, Block B
shall be 1351.5 NAVD88.

Frontgate Developers LLC,
a Kansas limited liability company

State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this 24th day of APRIL, 2013, by MARK E. HUTTON
MANAGER of Frontgate Developers LLC, a Kansas limited liability
company, on behalf of the limited liability company.

JUDITH M. TERHUNE
Notary Public - State of Kansas
My App. Expires 11-7-15

My App't. Exp. 11-7-13

BENCHMARK:
CITY OF WICHITA DISC - WEST END OF CONCRETE
HEADWALL OF REINFORCED CONCRETE BOX CULVERT,
SOUTHWEST CORNER OF JACKSON HEIGHTS AND CENTRAL
66.7' EAST & 11.6' NORTH OF THE NORTHEAST CORNER
OF RESERVE "C", FRONTGATE ADDITION.
ELEV. = 1349.46 NAVD88

SQUARE CUT ON TOP OF REINFORCED CONCRETE BOX
CULVERT, 19.2' WEST & 24.7' NORTH OF THE NORTHEAST
CORNER OF RESERVE "B", FRONTGATE ADDITION.
ELEV. = 1351.80 NAVD88

LOT	BLOCK	ELEVATION NAVD88
1	B	1351.5

NOTE:
ALL LOTS WITHIN FRONTGATE ADDITION SHALL
HAVE A 5 FOOT INTERIOR SIDEYARD SETBACK.

NOTE:
A MASTER GRADING PLAN FOR DRAINAGE HAS BEEN DEVELOPED FOR THIS
SUBDIVISION AND IS ON FILE WITH THE CITY OF WICHITA, KANSAS.
ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, OR RESERVES SHALL REMAIN
AT ESTABLISHED GRADES OR AS MODIFIED WITH THE APPROVAL OF THE
CITY ENGINEER OF THE CITY OF WICHITA, KANSAS. NO OBSTRUCTIONS WHICH
IMPEDE THE FLOW OF THIS DRAINAGE SYSTEM SHALL BE ALLOWED.

We, the undersigned, holders of a mortgage on
the above described property, do hereby consent to this plat of
"FRONTGATE ADDITION", Wichita, Sedgwick County, Kansas.

RelianzBank

DAVID W. HARRIS (Title)

State of Kansas) SS The foregoing instrument acknowledged be-
Sedgwick County) fore me, this day of 2013, by DAVID W. HARRIS,
PRESIDENT & C.E.O. of RelianzBank, on behalf of the bank.

My App't. Exp. , Notary Public

This plat of "FRONTGATE 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 2013,
Wichita-Sedgwick County Metropolitan Area Planning Commission

David Dennis, Chair

John L. Schlegel, Secretary

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this day of 2013.

Carl Brewer, Mayor

Karen Sublett, City Clerk

Reviewed in accordance with K.S.A. 58-2005
on this day of 2013.

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

Entered on transfer record this day
of 2013.

Kelly B. Arnold, County Clerk

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 2013 at o'clock M; and is duly recorded.

Bill Meek, Register of Deeds

Tonya Buckingham, Deputy

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE