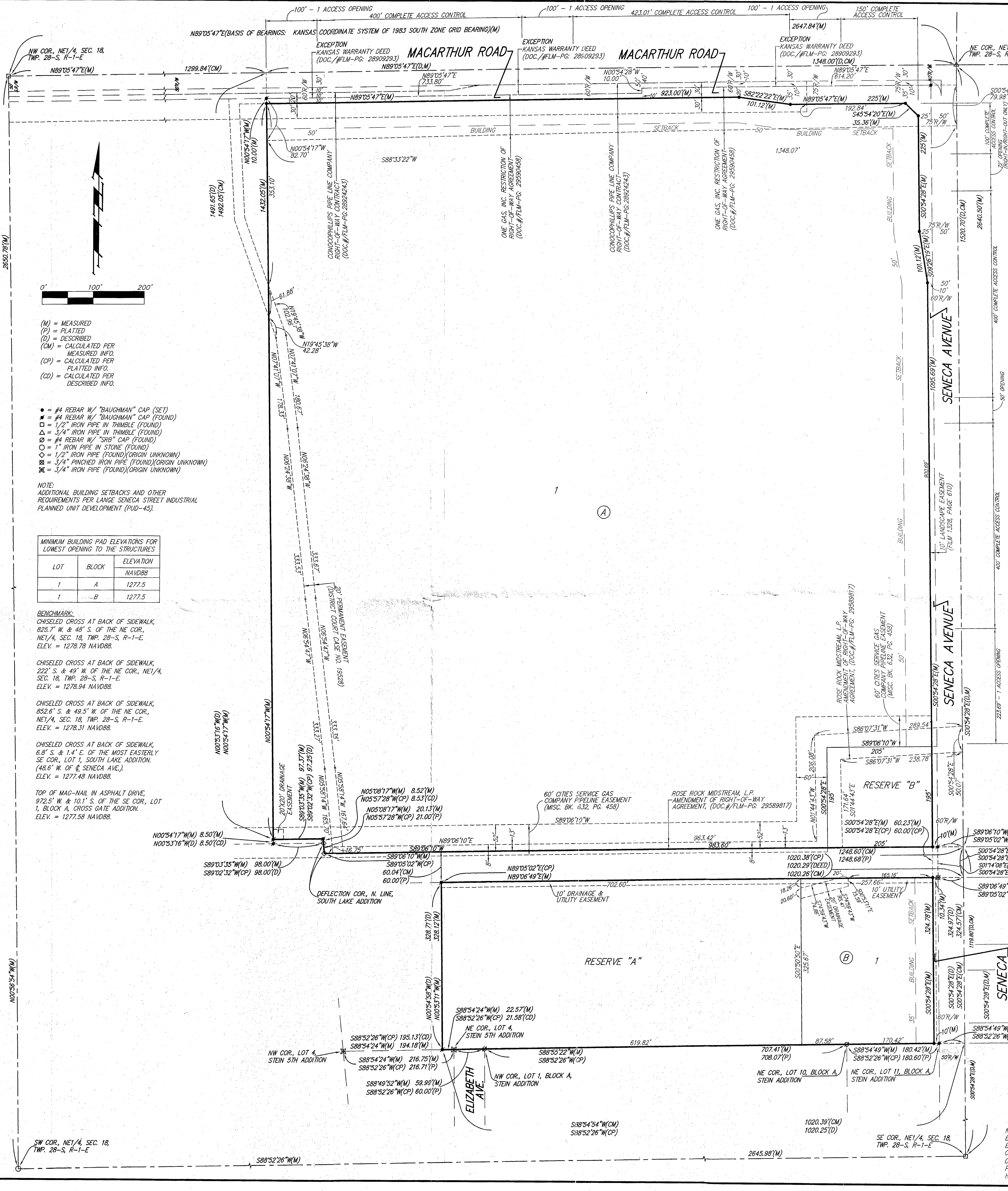
FINAL TRACING REC'D 3.15.16 **FILE COPY** SUB2015-00013

CROSS GATE ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS


100' - 1 ACCESS OPENING
400' COMPLETE ACCESS CONTROL
100' - 1 ACCESS OPENING
423.01' COMPLETE ACCESS CONTROL
100' - 1 ACCESS OPENING
150' COMPLETE ACCESS CONTROL
N89°05'47"E(BASIS OF BEARINGS: KANSAS COORDINATE SYSTEM OF 1983 SOUTH ZONE GRID BEARING)(M)
EXCEPTION KANSAS WARRANTY DEED (DOC./#FLM-PG: 28909293)
MACARTHUR ROAD
MACARTHUR ROAD
NW COR., NE1/4, SEC. 18, TWP. 28-S, R-1-E
NE COR., NE1/4, SEC. 18, TWP. 28-S, R-1-E
N89°05'47"E(M)
1299.84'(CM)
N89°05'47"E(D,M)
N89°05'47"E 733.80'
N89°05'47"E(M)
2647.84'(M)
1348.00'(D,CM)
N89°05'47"E 614.20'
N00°54'28"W 10.00'
923.00'(M)
S82°22'22"E(M) 101.12'(M)
N89°05'47"E(M) 225'(M)
192.84'
S45°54'20"E(M) 35.36'(M)
S00°54'28"E 79.98'
60'R/W
75'R/W
50'R/W
BUILDING SETBACK
1348.07'
S88°33'22"W
N00°54'17"W(M) 10.00'(M)
N00°54'17"W 82.70'
1491.65'(D)
1492.05'(CM)
1432.05'(M)
353.10'
2650.78'(M)
CONOCOPHILLIPS PIPE LINE COMPANY RIGHT-OF-WAY CONTRACT (DOC.#/FLM-PG: 28924243)
ONE GAS, INC. RESTRICTION OF RIGHT-OF-WAY AGREEMENT (DOC.#/FLM-PG: 29590458)
225'(M)
S00°54'28"E(M)
101.12'(M)
S09°26'19"E(M)
1095.69'(M)
900.69'
1520.70'(D,CM)
2640.50'(M)
SENECA AVENUE
100' COMPLETE ACCESS CONTROL
72' OPENING (RIGHT-IN/RIGHT-OUT ONLY)
400' COMPLETE ACCESS CONTROL
50' OPENING
10' LANDSCAPE EASEMENT (FILM 1328, PAGE 610)
223.69' - 1 ACCESS OPENING
61.88'
N19°45'38"W 102.96'
N19°45'38"W 42.28'
N07°41'07"W 178.33'
N07°41'07"W 180.67'
N06°24'38"W
N06°24'38"W
333.53'
333.67'
20' PERMANENT EASEMENT (DISTRICT COURT CASE NO. 19528)
N06°54'47"W
N06°54'47"W
333.27'
333.35'
N05°58'14"W 165.70'
N05°58'14"W 167.64'
1
A
N00°54'17"W(M)
N00°53'16"W(D)
N00°54'17"W(M)
20'X20' DRAINAGE EASEMENT
S89°03'35"W(M) 97.37'(M)
S89°02'32"W(CP) 97.25'(D)
N05°08'17"W(M) 8.52'(M)
N05°57'28"W(CP) 8.53'(CD)
N05°08'17"W(M) 20.13'(M)
N05°57'28"W(CP) 21.00'(P)
N00°54'17"W(M) 8.50'(M)
N00°53'16"W(D) 8.50'(CD)
S89°03'35"W(M) 98.00'(M)
S89°02'32"W(CP) 98.00'(D)
16.75'
N89°06'10"E
S89°06'10"W
S89°06'10"W(M)
S89°05'02"W(CP)
60.04'(CM)
60.00'(P)
DEFLECTION COR., N. LINE, SOUTH LAKE ADDITION
60' CITIES SERVICE GAS COMPANY PIPELINE EASEMENT (MISC. BK. 632, PG. 458)
S89°06'10"W
ROSE ROCK MIDSTREAM, L.P. AMENDMENT OF RIGHT-OF-WAY AGREEMENT, (DOC.#/FLM-PG: 29589817)
963.42'
983.60'
52'
13'
8'
N89°05'02"E(CP)
N89°06'49"E(M)
702.60'
10' DRAINAGE & UTILITY EASEMENT
1020.38'(CP)
1020.29'(DEED)
1020.26'(CM)
1248.60'(CM)
1248.68'(P)
205'
S86°07'31"W 289.54'
S89°06'10"W
205'
S86°07'31"W 238.78'
206.08'
60'
N01°44'43"W
S00°54'28"E
195'
171.64'
S01°44'43"E
RESERVE "B"
195'
S00°54'28"E 50.07'
S00°54'28"E(M) 60.23'(M)
S00°54'28"E(CP) 60.00'(CP)
10'(M)
S89°06'10"W(CM) 50.00'(CM)
S89°05'02"W(CP) 50.00'(P)
S00°54'28"E(CM) 60.24'(CM)
S00°54'28"E(CP) 60.00'(P)
S01°14'08"E(M) 60.23'(M)
S00°54'28"E(CP) 60.00'(P)
S89°06'49"W(CM) 49.66'(CM)
S89°05'02"W(CP) 50.00'(P)
200' COMPLETE ACCESS CONTROL
131' COMPLETE ACCESS CONTROL
50' OPENING (RIGHT-IN/RIGHT-OUT ONLY)
103.78' COMPLETE ACCESS CONTROL
40' OPENING
20'
165.16'
257.66'
18.26'
20.60'
S74°59'43"W 74.86'
S74°59'43"W 95.41'
S00°53'11"E 15.59'
20' DRAINAGE EASEMENT
10' UTILITY EASEMENT
RESERVE "A"
328.71'(D)
328.12'(M)
N00°54'58"W(D)
N00°53'11"W(M)
S00°50'50"E 325.67'
B
1
SETBACK
BUILDING
35'
324.78'(M)
10.34'(M)
324.97'(D)
324.57'(CM)
1119.80'(D,CM)
S00°54'28"E(M)
S00°54'28"E(D)
S00°54'28"E(CM)
S00°54'28"E(D,M)
SENECA AVENUE
S88°54'24"W(M) 22.57'(M)
S88°52'26"W(CP) 21.58'(CD)
NE COR., LOT 4, STEIN 5TH ADDITION
S88°52'26"W(CP) 195.13'(CD)
S88°54'24"W(M) 194.18'(M)
NW COR., LOT 4, STEIN 5TH ADDITION
S88°54'24"W(M) 216.75'(M)
S88°52'26"W(CP) 216.71'(P)
S88°49'52"W(M) 59.99'(M)
S88°52'26"W(CP) 60.00'(P)
ELIZABETH AVE.
NW COR., LOT 1, BLOCK A, STEIN ADDITION
S88°55'22"W(M)
S88°52'26"W(CP)
619.82'
87.58'
170.42'
707.41'(M)
708.07'(P)
S88°54'49"W(M) 180.42'(M)
S88°52'26"W(CP) 180.60'(P)
NE COR., LOT 10, BLOCK A, STEIN ADDITION
NE COR., LOT 11, BLOCK A, STEIN ADDITION
S88°54'49"W(CM) 50.00'(CM)
S88°52'26"W(CP) 50.00'(P)
S00°54'28"E(D,M)
S88°54'54"W(CM)
S88°52'26"W(CP)
1020.39'(CM)
1020.25'(D)
N00°56'54"W(M)
SW COR., NE1/4, SEC. 18, TWP. 28-S, R-1-E
SE COR., NE1/4, SEC. 18, TWP. 28-S, R-1-E
S88°52'26"W(M)
2645.98'(M)
0' 100' 200'

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

● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
⌀ = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
□ = 1/2" IRON PIPE IN THIMBLE (FOUND)
△ = 3/4" IRON PIPE IN THIMBLE (FOUND)
Ø = #4 REBAR W/ "SRB" CAP (FOUND)
○ = 1" IRON PIPE IN STONE (FOUND)
◇ = 1/2" IRON PIPE (FOUND)(ORIGIN UNKNOWN)
⊠ = 3/4" PINCHED IRON PIPE (FOUND)(ORIGIN UNKNOWN)
☒ = 3/4" IRON PIPE (FOUND)(ORIGIN UNKNOWN)

NOTE:
ADDITIONAL BUILDING SETBACKS AND OTHER REQUIREMENTS PER LANGE SENECA STREET INDUSTRIAL PLANNED UNIT DEVELOPMENT (PUD-45).

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION NAVD88
1	A	1277.5
1	B	1277.5

BENCHMARK:
CHISELED CROSS AT BACK OF SIDEWALK, 825.7' W. & 48' S. OF THE NE COR., NE1/4, SEC. 18, TWP. 28-S, R-1-E.
ELEV. = 1278.78 NAVD88.

CHISELED CROSS AT BACK OF SIDEWALK, 222' S. & 49' W. OF THE NE COR., NE1/4, SEC. 18, TWP. 28-S, R-1-E.
ELEV. = 1278.94 NAVD88.

CHISELED CROSS AT BACK OF SIDEWALK, 852.6' S. & 49.5' W. OF THE NE COR., NE1/4, SEC. 18, TWP. 28-S, R-1-E.
ELEV. = 1278.31 NAVD88.

CHISELED CROSS AT BACK OF SIDEWALK, 6.8' S. & 1.4' E. OF THE MOST EASTERLY SE COR., LOT 1, SOUTH LAKE ADDITION. (48.6' W. OF ℄ SENECA AVE.).
ELEV. = 1277.48 NAVD88.

TOP OF MAG-NAIL IN ASPHALT DRIVE, 972.5' W. & 10.1' S. OF THE SE COR., LOT 1, BLOCK A, CROSS GATE ADDITION.
ELEV. = 1277.58 NAVD88.

NOTE:
EXISTING PIPE LINE ORDER GRANTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS TO CITIES SERVICE OIL COMPANY, (MISC. BOOK 373, PAGE 472), TO LAY PIPE LINE ALONG, UNDER, AND ACROSS COUNTY HIGHWAYS INCLUDING THOSE ABUTTING THIS PLAT.

State of Kansas)
Sedgwick County) SS

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "CROSS GATE ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as a portion of the Northeast Quarter of Section 18, Township 28 South, Range 1 East, of the Sixth Principal Meridian, Sedgwick County, Kansas described as Beginning at the northeast corner of said Northeast Quarter; thence S00°54'28"E (assumed), along the east line of said Northeast Quarter, 1520.70 feet, to a point 1119.80 feet north of the southeast corner of said Northeast Quarter, also being the northeast corner of South Lake Addition to the City of Wichita, Kansas, Sedgwick County, Kansas; thence S89°05'02"W, along the north line of Lot 1, in said South Lake Addition, 1248.68 feet to a deflection point in the north line of said Lot 1; thence N05°57'28"W, along an easterly line of said Lot 1 extended north, 29.53 feet; thence S89°02'32"W, parallel with the northern most north line of said Lot 1, and 8.50 feet normally distant north of the northern most north line of said Lot 1, 97.25 feet; thence N00°53'16"W, 1491.65 feet to a point on the north line of said Northeast Quarter, said point being 1348.00 feet west of the northeast corner of said Northeast Quarter; thence N89°05'47"E, along the north line of said Northeast Quarter, 1348.00 feet to the Point of Beginning, EXCEPT that part deeded to the City of Wichita by Kansas Warranty Deed filed on DOC.#/FLM-PG: 28909293, all being subject to Road Rights of Way of Record, TOGETHER with a portion of the Northeast Quarter of Section 18, Township 28 South, Range 1 East, of the Sixth Principal Meridian, Sedgwick County, Kansas described as commencing at the northeast corner of said Northeast Quarter; thence S00°54'28"E (assumed), along the east line of said Northeast Quarter, 1580.70 feet, to a point 1059.80 feet north of the southeast corner of said Northeast Quarter, also being the southeast corner of South Lake Addition to the City of Wichita, Kansas, Sedgwick County, Kansas and for a point of beginning; thence continue S00°54'28"E, along the east line of said Northeast Quarter, 324.97 feet to the northeast corner of Stein Addition, Wichita, Sedgwick County, Kansas; thence S88°52'26"W, along the north line of said Stein Addition, and Stein 5th Addition, Wichita, Sedgwick County, Kansas, 1020.25 feet; thence N00°54'58"W, perpendicular to the northern most south line of Lot 1 in said South Lake Addition, 328.71 feet, to a point on the northern most south line of Lot 1 in said South Lake Addition; thence N89°05'02"E, along the northern most south line of Lot 1 in said South Lake Addition, 1020.29 feet calculated per deed, and 1020.38 feet calculated per plat to the Point of Beginning, subject to Road Rights of Way of record.

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

Baughman Company, P.A.

MICHAEL G. CONREY REGISTERED LS-971 KANSAS

Michael G. Conrey 3-3-2016, *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, Reserves and Streets, to be known as "CROSS GATE ADDITION", Wichita, Sedgwick County, Kansas. The utility easement is hereby granted as indicated for the construction and maintenance of all public utilities. The drainage and utility easement is hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The drainage easements are hereby granted as indicated for drainage purposes. The streets are hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for landscaping, open space, lakes, drainage purposes, utilities as confined to easement, and communication systems and related appurtenances as confined to easement. Reserve "B" is hereby reserved for landscaping, open space, lakes, drainage purposes, and pipelines and related appurtenances as confined to easement. Reserves "A" and "B" shall be owned and maintained by the owner of Lot 1, Block A. Access controls shall be as depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas. The permitted opening locations shall be as determined by the City Engineer of 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.

TCRS, LLC, a Kansas limited liability company

______________________, *President*
Jeff M. Lange

State of Kansas)
Sedgwick County) SS *The foregoing instrument acknowledged before me, this* 11th *day of* March*, 2016, by Jeff M. Lange, President of TCRS, LLC, a Kansas limited liabilty company, on behalf of the company.*

KELLY A. THOMAS
Notary Public - State of Kansas
My Appt. Expires 4-16-16

Kelly A. Thomas, *Notary Public*
KELLY A. THOMAS

My App't. Exp. 4-16-16

NOTE:
EXISTING K.G.&E. RIGHT-OF-WAY EASEMENT, (MISC. BOOK 284, PAGE 251), IS OF UNDEFINED WIDTH AND MAY AFFECT ALL, PART, OR NONE OF CROSS GATE ADDITION.

NOTE:
EXISTING 5' S.W.B. RIGHT-OF-WAY AGREEMENT, (FILM 158, PAGE 673), AFFECTS PART OF RESERVE "A" AND PART OF LOT 1, BLOCK B, CROSS GATE ADDITION.

NOTE:
5' & 10' K.G.&E. PERMANENT EASEMENTS, (CONDEMNATION CASE NO. 13-CV-2587), WILL LIE WITHIN SENECA AVENUE RIGHT-OF-WAY UPON THE RECORDING OF THIS PLAT.

NOTE:
A drainage plan has been developed for the plat and all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer and unobstructed to allow for the conveyance of stormwater.

This plat of "CROSS GATE 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______________, ______.
Wichita-Sedgwick County Metropolitan Area Planning Commission

______________________, *Chair*
Carol Chapman Neugent

______________________, *Secretary*
Dale Miller

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this______day of______________, 2016.

______________________, *Mayor*
Jeff Longwell

______________________, *City Clerk*
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005 on this______day of______________, 2016.

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

Entered on transfer record this______day of______________, 2016.

______________________, *County Clerk*
Kelly B. Arnold

State of Kansas)
Sedgwick County) SS *This is to certify that this plat has been filed for record in the office of the Register of Deeds, this______day of______________, 2016 at______o'clock___M; and is duly recorded.*

______________________, *Register of Deeds*
Tonya Buckingham

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

KS StateBank

James D. Ashcraft, Sr VP
JAMES D. ASHCRAFT (Title)

State of Kansas)
Sedgwick County) SS *The foregoing instrument acknowledged before me, this* 11th *day of* March*, 2016, by* James D. Ashcraft JAMES D. ASHCRAFT
Sr VP *(Title) of KS StateBank, on behalf of the bank.*

Brianna Copeland, *Notary Public*
BRIANNA D. COPELAND

My App't. Exp. 5/21/17

Brianna D. Copeland
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 5/21/17

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

E:\Projects\Cross Gate Addition_(15-04-E233)\Plat\Drawings\LANGE INDUSTRIAL 4TH_F.dwg-RKR