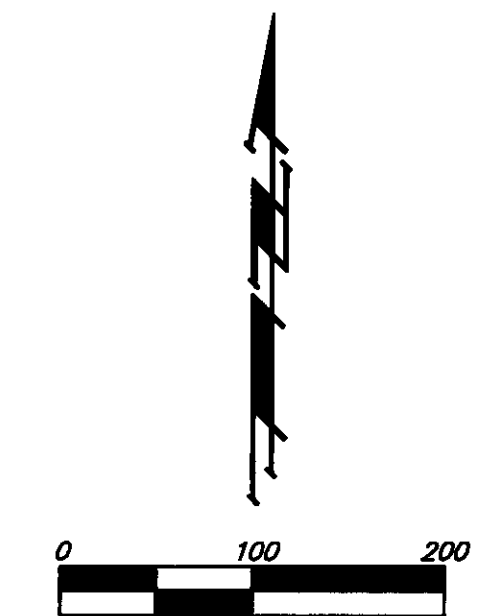
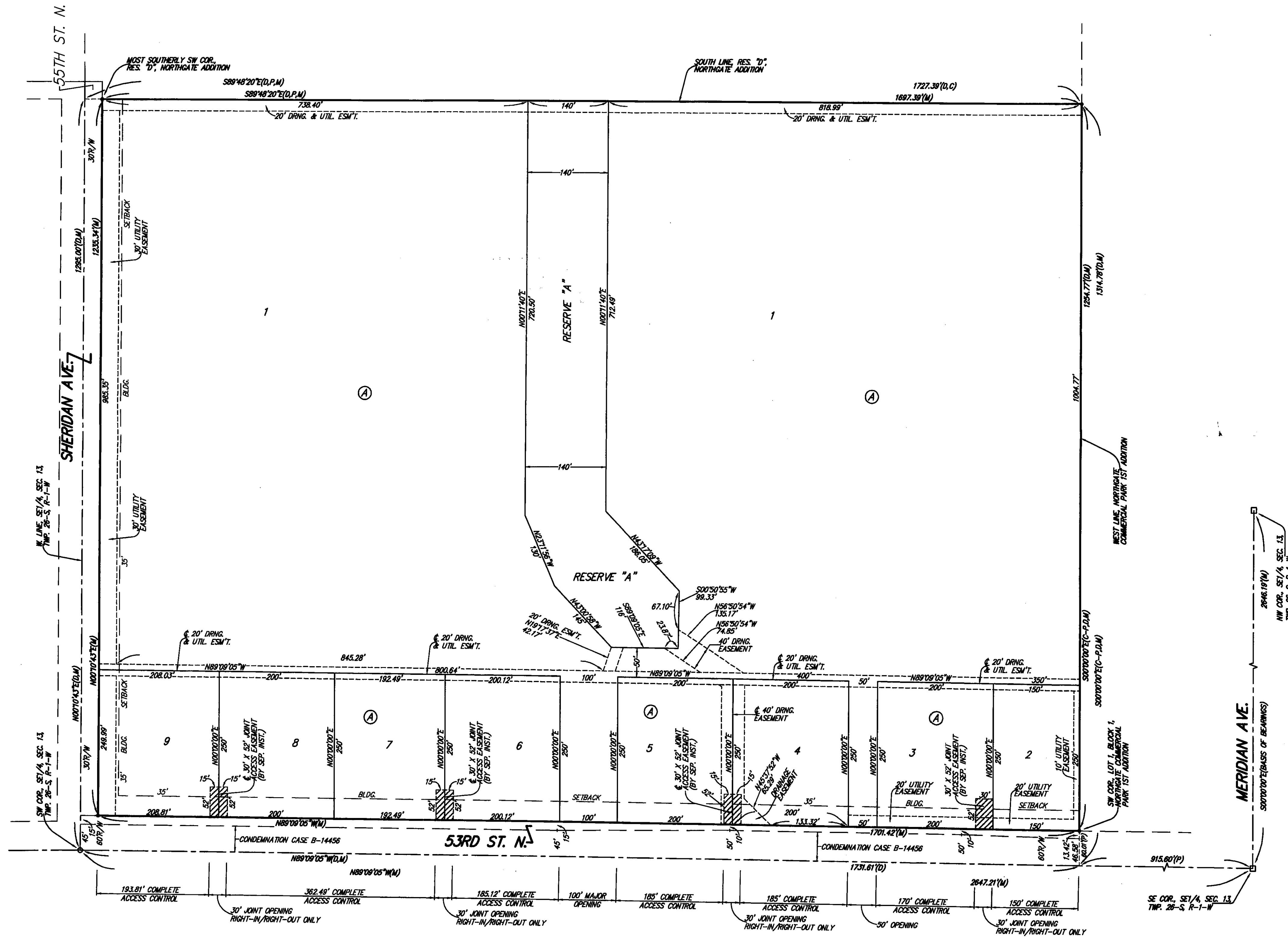


NORTHGATE COMMERCIAL ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



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

(M) = MEASURED
(P) = PLATTED
(D) = DESCRIBED
(C-P) = CALCULATED PER
PLATTED INFO.

• = #4 REBAR W/ "BAUGHMAN" CAP (SET)
□ = #6 REBAR W/ ILLEGIBLE CAP (FOUND)
○ = 1/2" IRON PIPE (FOUND)

BENCHMARK:
"C" CUT ON TOP OF NE COR. OF
WATER VAULT, 437' E & 54' N. OF
S1/4 COR., SEC. 13, TWP. 26-S, R-1-W
ELEV. = 1334.81 NGVD29
R.R. SPIKE IN N. FACE OF POWER POLE
45.6' S. & 240.7' W. OF THE SE COR.,
S1/4, SEC. 13, TWP. 26-S, R-1-W
ELEV. = 1331.16 NGVD29
R.R. SPIKE IN N. FACE OF POWER POLE
45.7' S. & 538.9' W. OF THE SE COR.,
S1/4, SEC. 13, TWP. 26-S, R-1-W
ELEV. = 1332.59 NGVD29

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION NGVD29
1, 4, 5	A	1334.0

NOTE:
EXISTING TEMPORARY DRAINAGE EASEMENT, (DOC.#/FLM-PG.20830740), OVER A
PORTION OF LOTS 1, 4, AND 5, BLOCK A, SAID TEMPORARY DRAINAGE
EASEMENT SHALL EXPIRE UPON THE IMPLEMENTATION AND COMPLETION OF A
STORM DRAIN SYSTEM TO SERVE SAID PROPERTY AND/OR THE REPLATTING OF
SAID PROPERTY.

NOTE:
A DRAINAGE PLAN HAS BEEN DEVELOPED FOR THIS SUBDIVISION AND IS
ON FILE WITH THE CITY OF WICHITA, KANSAS. DRAINAGE INTENT SHALL
REMAIN AS DEPICTED 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 PLAN SHALL BE ALLOWED.

NORTHGATE COMMERCIAL ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) do hereby certify that we have surveyed and
platted "NORTHGATE COMMERCIAL ADDITION", Wichita, Sedgwick County,
Kansas and that the accompanying plat is a true and correct exhibit of
the property surveyed, described as that part of the SE1/4 of Sec. 13,
Twp. 26-S, R-1-W of the 6th P.M., Sedgwick County, Kansas described as
follows: Beginning at the SW corner of said SE1/4; thence N00°10'43"E
along the west line of said SE1/4, 1295.00 feet to the intersection with
the westerly extension of the south line of Reserve "D", Northgate
Addition, Wichita, Sedgwick County, Kansas; thence S89°48'20"E along said
extended south line, and as extended easterly, 1727.39 feet to a point on
the west line of Northgate Commercial Park 1st Addition, an Addition to
Wichita, Sedgwick County, Kansas; thence southerly along the extended
west line of said Northgate Commercial Park 1st Addition with a
calculated bearing of S00°00'00"E, 1314.78 feet to a point on the south
line of said SE1/4, thence N89°09'05"W along the south line of said SE1/4,
1731.61 feet to the point of beginning, all being subject to road
rights-of-way of record.

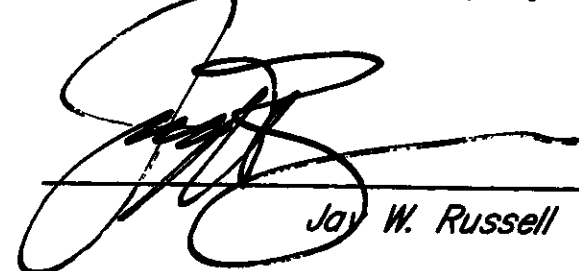
Existing public easements and dedications
being vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.


Michael G. Conrey, Surveyor

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, Streets, and a Reserve to be known as
"NORTHGATE COMMERCIAL ADDITION", Wichita, Sedgwick County, Kansas.
The utility easements are hereby granted as indicated for the construction
and maintenance of all public utilities. The drainage and utility easements
are 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.
Reserve "A" is hereby reserved for open space, landscaping, berms, access
drives and parking, lakes, drainage purposes, and utilities as confined to
easements. Reserve "A" shall be owned and maintained by the lot owners
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 shall be as indicated on the face of the plat.

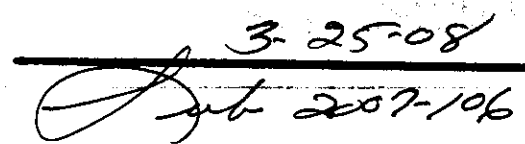
R & R Realty, LLC,
a Kansas limited liability company


Jay W. Russell, Manager

Ritchie Associates, Inc., Manager


Rob Ramseyer, Vice-President

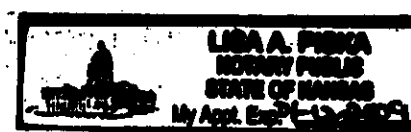
FINAL TRACING REC'D

3-25-08


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


STEVE GESE, (Title)

State of Kansas) SS The foregoing instrument acknowledged be-
Sedgwick County) fore me, this 21st day of March, 2008, by STEVE GESE,
Vice President of Legacy Bank, on behalf of the bank.




LISA R. PISKA, Notary Public

My App't. Exp. 12-12-2009

This plat of "NORTHGATE COMMERCIAL
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
M. S. Mitchell

_____, Secretary
John L. Schlegel

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this _____ day of _____, 2008.

_____, Mayor
Carl Brewer

_____, City Clerk
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005
on this _____ day of _____, 2008.

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

Entered on transfer record this _____ day
of _____, 2008.

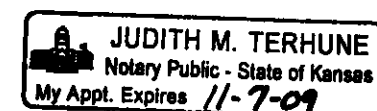
_____, County Clerk
Don Brace

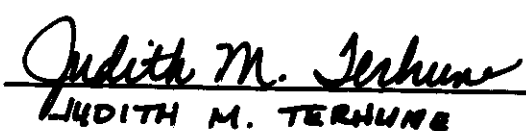
State of Kansas) SS This is to certify that this plat has been
Sedgwick County) filed for record in the office of the Register of Deeds, this _____ day
of _____, 2008 at _____ o'clock _____ M; and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Tonya Buckingham

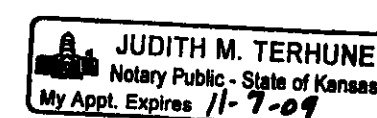
State of Kansas) SS The foregoing instrument acknowledged before me,
Sedgwick County) this 26th day of March, 2008, by Jay W. Russell, Manager of
R & R Realty, LLC, a Kansas limited liability company, on behalf of the
limited liability company.

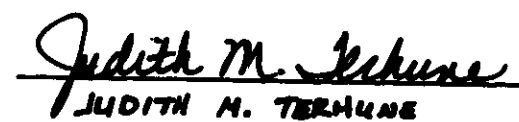



JUDITH M. TERHUNE, Notary Public

My App't. Exp. 11-7-09

State of Kansas) SS The foregoing instrument acknowledged before me,
Sedgwick County) this 26th day of March, 2008, by Rob Ramseyer, Vice-President
of Ritchie Associates, Inc., as Manager of R & R Realty, LLC, a Kansas
limited liability company, on behalf of the limited liability company.




JUDITH M. TERHUNE, Notary Public

My App't. Exp. 11-7-09