NORTHGATE 3RD ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS

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 "NORTHGATE 3RD ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The water line easements are hereby granted as indicated for the construction and maintenance of public water lines and related appurtenances. The drainage easements are hereby granted as indicated for drainage purposes. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. 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 streets are hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for open space, landscaping, entry monuments, an emergency access drive as confined to easement, a gate, a private drive, drainage purposes, and utilities as confined to easements. Reserves "B" and "D" are hereby reserved for open space, landscaping, berms, lakes, drainage purposes, and utilities as confined to easements. Reserve "C" is hereby reserved for open space, landscaping, berms, sidewalks, trees, recreational areas including swimming pools and related facilities, parking, entry monuments, gazebos, drainage purposes, and utilities as confined to easements. Reserves "A", "B", "C", and "D" shall be owned and maintained by the homeowners association for the addition. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat. FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may effect the intended land use within the subdivision.

RMR Realty, LLC,
a Kansas limited liability company

_____, Manager
Jay W. Russell

_____, Manager
Kevin M. Mullen, President of
Ritchie Associates, Inc.

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 21st day of October, 2019, by Jay W. Russell, Manager of RMR Realty, LLC, a Kansas limited liability company, on behalf of the limited liability company.

Kelly A. Thomas Notary Public
My App't. Exp. 4-16-20

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 21st day of October, 2019, by Kevin M. Mullen, President of Ritchie Associates, Inc., as Manager of RMR Realty, LLC, a Kansas limited liability company, on behalf of the limited liability company.

Kelly A. Thomas Notary Public
My App't. Exp. 4-16-20

This plat of "NORTHGATE 3RD ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 10th day of October, 2019.
Wichita-Sedgwick County Metropolitan Area Planning Commission

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION SEAL KANSAS

_____, Chair
Charles A. Warren

_____, Secretary
Dale Miller

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 2 day of November, 2019.

_____, Mayor,
Jeff Longwell

_____, City Clerk
Karen Sublett

We, the undersigned holders of mortgages on the above described property, do hereby consent to this plat of "NORTHGATE 3RD ADDITION", Wichita, Sedgwick County, Kansas.

Legacy Bank
SVP
(Title)

State of Kansas)
Sedgwick County) SS
This instrument acknowledged before me on this 24th day of October, 2019, by Steve Young, SVP of Legacy Bank, on behalf of the bank.

Kelly A. Thomas Notary Public
My App't. Exp. 4-16-20
KELLY A. THOMAS
Notary Public - State of Kansas
My Appt. Expires 4-16-20

Approved by the City Engineer in accordance with K.S.A. 58-2005 on this 23rd day of October, 2019.

LS-1246
Nicholas C. Roberts, P.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

Entered on transfer record this 4th day of December, 2019.

SEDGWICK COUNTY KANSAS

Kelly W. 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 10th day of December, 2019, at 11:08 o'clock A.M. and is duly recorded.

Tonya Buckingham, Register of Deeds

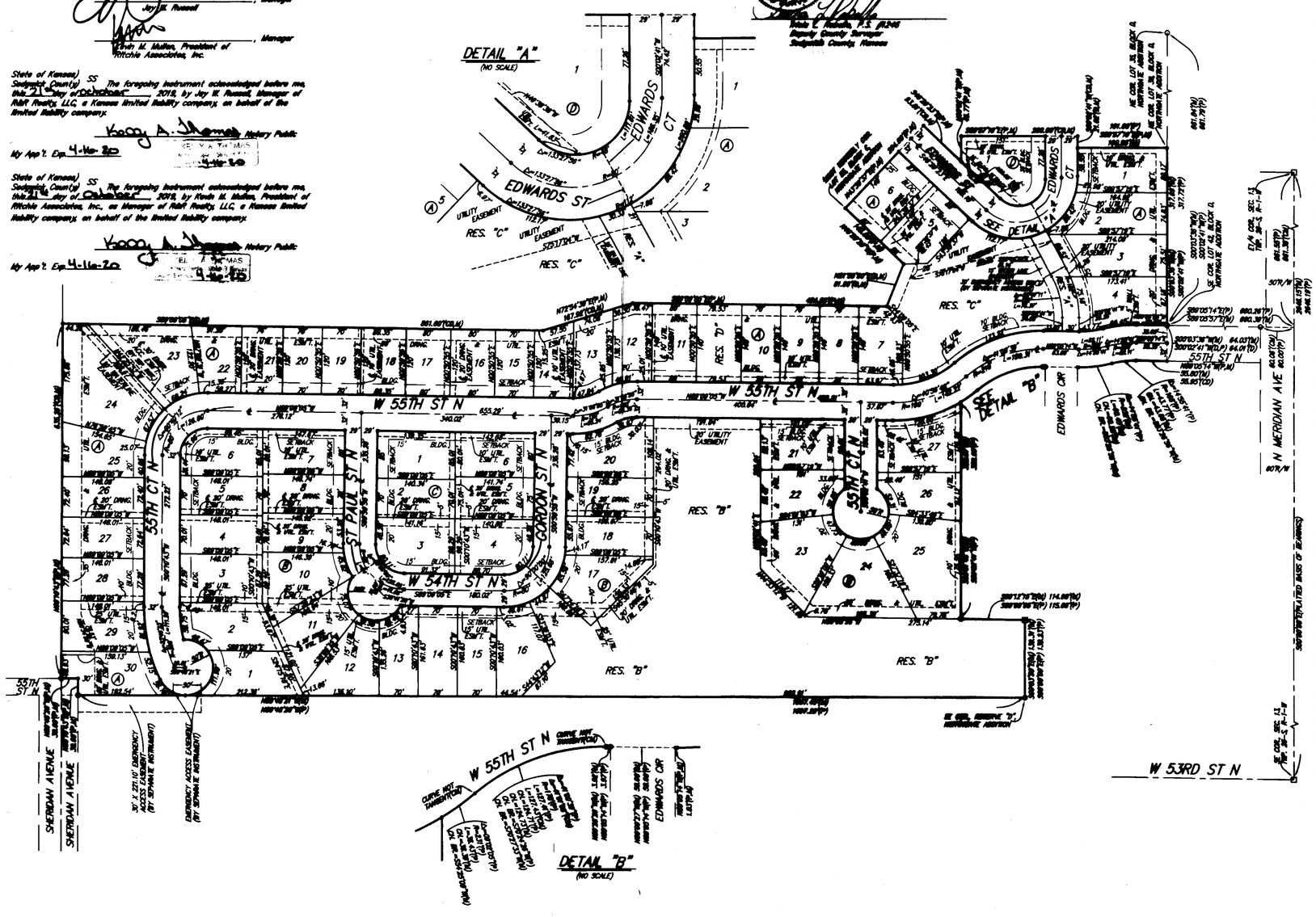
_____, Deputy
Kelly Zehring

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 "NORTHGATE 3RD 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 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, and 38, Block B, TOGETHER with all of Lots 32, 33, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, and 55, Block C, TOGETHER with all of Lots 30, 39, 40, 41, and 42, Block D, TOGETHER with all of Reserve "D", all as platted in Northgate Addition, Wichita, Sedgwick County, Kansas, TOGETHER with that part of Lot 39 in said Block B described as follows: Beginning at the southwest corner of said Lot 38; thence N00°10'43"E coincident with the west line of said Lot 38, 30.84 feet; thence S89°09'05"E, 150.01 feet to the intersection with the east line of said Lot 39; thence S00°10'43"W coincident with the east line of said Lot 39, 19.09 feet to the southeast corner of said Lot 39; thence N89°49'17"W coincident with the south line of said Lot 39, 150.00 feet to the point of beginning, TOGETHER with that part of Lots 32, 33, 34, 35, 36, and 37 in said Block C lying within and being coincident with the following described tract of land: Beginning at the southwest corner of said Lot 37; thence N00°10'43"E coincident with the west line of said Lot 37, 18.54 feet; thence S89°09'05"E, 95.32 feet to the intersection with the lot line common to said Lots 37 and 38, said intersection being 18.18 feet north of the most southerly corner common to said Lots 37 and 38; thence continuing S89°09'05"E, 80.01 feet to the intersection with the lot line common to said Lots 36 and 35, said intersection being 17.00 feet north of the most southerly corner common to said Lots 36 and 35; thence continuing S89°09'05"E, 80.01 feet to the intersection with the lot line common to said Lots 35 and 34, said intersection being 15.83 feet north of the most southerly corner common to said Lots 35 and 34; thence continuing S89°09'05"E, 80.01 feet to the intersection with the lot line common to said Lots 34 and 33, said intersection being 14.67 feet north of the most southerly corner common to said Lots 34 and 33; thence continuing S89°09'05"E, 125.02 feet to the intersection with the lot line common to said Lots 33 and 32, said intersection being 13.96 feet north-northwest of the most southerly corner common to said Lots 33 and 32; thence continuing S89°09'05"E, 23.83 feet to the intersection with the southeast line of said Lot 32, said intersection being 18.93 feet northeast of the most southerly southeast corner of said Lot 32; thence S48°39'12"W coincident with the southeast line of said Lot 32, 18.93 feet to the most southerly southeast corner of said Lot 32; thence N89°59'02"W coincident with the south line of said Lots 32, 33, 34, 35, 36, and 37, 470.00 feet to the point of beginning, TOGETHER with that part of Reserve "C" in said Northgate Addition, Wichita, Sedgwick County, Kansas lying within and being coincident with the following described tract of land: Beginning at the most westerly southwest corner of said Reserve "C", said most westerly southwest corner also being the most southerly southeast corner of Lot 32 in said Block C; thence N48°39'12"E coincident with the west line of said Reserve "C", (and coincident with the southeast line of said Lot 32), 18.93 feet; thence S89°09'05"E, 163.39 feet to the intersection with the south line of said Reserve "C", said intersection also being a point on the north line of Lot 46 in said Block C; thence S72°54'39"W coincident with the south line of said Reserve "C", (and coincident with the north line of said Lot 46 and Lot 45 in said Block C), 34.46 feet to a deflection corner in the south line of said Reserve "C"; thence N89°59'02"W coincident with the south line of said Reserve "C", (and coincident with the north line of said Lot 45 and Lot 44 in said Block C, 144.63 feet to the point of beginning, TOGETHER with that part of said Reserve "C" lying within and being coincident with the following described tract of land: Beginning at a deflection corner in the south line of said Reserve "C", said deflection corner also being the southeast corner of Lot 53 in said Block C; thence N00°50'55"E coincident with the south line of said Reserve "C", (and coincident with the east line of said Lot 53), 108.23 feet to a deflection corner in the south line of said Reserve "C", (said deflection corner also being the most easterly northeast corner of said Lot 53); thence N44°09'05"W coincident with the south line of said Reserve "C", (and coincident with the northeast line of said Lot 53), 42.43 feet to a deflection corner in the south line of said Reserve "C", (said deflection corner also being the most northerly northeast corner of said Lot 53); thence N21°55'50"E, 81.86 feet to a deflection corner in the east line of said Reserve "C", (said deflection corner also being the most southerly southeast corner of Lot 54 in said Block C); thence N88°30'37"E coincident with the east line of said Reserve "C", (and coincident with the south line of said Lot 54), 42.43 feet to a deflection corner in the east line of said Reserve "C", (said deflection corner also being the most southerly southeast corner of said Lot 54); thence N44°30'37"E coincident with the east line of said Reserve "C", (and coincident with the southeast line of said Lot 54), 110.00 feet to a deflection corner in the east line of said Reserve "C", (said deflection corner also being the most easterly corner of said Lot 54); thence S46°29'23"E coincident with the east line of said Reserve "C", 147.65 feet to the point of curvature of a tangent curve to the right in said east line; thence southeasterly and southerly along said curve, having a central angle of 46°32'04" and a radius of 118.00 feet, an arc distance of 95.84 feet, (having a chord length of 93.22 feet bearing S23°13'21"E), to the point of tangency of said curve; thence S00°02'41"W coincident with the east line of said Reserve "C", 23.82 feet to the most easterly southeast corner of said Reserve "C", said most easterly southeast corner being a point of curvature of a non-tangent curve to the left in the south line of said Reserve "C"; thence westerly coincident with said curve, having a central angle of 41°00'39" and a radius of 242.00 feet, an arc distance of 173.22 feet, (having a chord length of 169.54 feet bearing S70°24'26"W), to the point of curvature of a tangent curve to the right in said south line; thence southwesterly and westerly along said curve, through a central angle of 35°26'33" and having a radius of 167.00 feet, an arc distance of 103.30 feet, (having a chord length of 101.66 feet bearing S87°37'18"W), to the point of beginning, TOGETHER with that part of 55th St. N. as dedicated in Northgate 2nd Addition, Wichita, Sedgwick County, Kansas lying west of and abutting the following described line: Beginning at the southeast corner of Lot 42, Block D, in said Northgate Addition, said southeast corner also being a point on the north line of 55th St. N. as dedicated in said Northgate 2nd Addition; thence S00°02'41"W coincident with the southerly prolongation of the east line of Lot 42 in said Block D, 64.01 feet to a point on the south line of 55th St. N. as dedicated in said Northgate 2nd Addition, and for a point of termination, TOGETHER with that part of 55th St. N. as dedicated in said Northgate 2nd Addition lying west of and abutting the west line of 55th St. N. as dedicated in said Northgate 2nd Addition and lying north of and abutting the north line of Edwards Cir. as dedicated in said Northgate 2nd Addition, TOGETHER with the four most westerly 35th St. N. cul-de-sacs as dedicated in said Northgate Addition, TOGETHER with that part of St. Paul as dedicated in said Northgate Addition lying generally south of and abutting the following described line: Commencing at the southeast corner of Lot 39 in said Block B; thence N00°10'43"E coincident with the east line of said Lot 39, 19.09 feet for a point of beginning; thence S89°09'05"E, 64.00 feet to the intersection with the west line of Lot 37 in said Block C, said intersection being 18.54 feet north of the southwest corner of said Lot 37, and for a point of termination, TOGETHER with that part of Edwards as dedicated in said Northgate Addition lying generally south and southwest of the following described line: Beginning at the most northerly corner of Lot 55 in said Block C; thence N43°30'37"E coincident with the northeasterly prolongation of the northeast line of said Lot 55, 64.00 feet to the intersection with the southwest line of Lot 29 in said Block D, said intersection being 93.81 feet northwest of the most southerly corner of said Lot 29, and for a point of termination, excepting therefrom any part of said Edwards replatted in said Northgate 2nd Addition, and TOGETHER with that part of the most southerly Edwards Ct. as dedicated in said Northgate Addition lying south of and abutting the following described line: Beginning at the northeast corner of Lot 30 in said Block D; thence S88°57'19"E coincident with the easterly prolongation of the north line of said Lot 30, 58.00 feet to the intersection with the west line of Lot 38 in said Block D, said intersection being 21.02 feet north of the southwest corner of said Lot 38, and for a point of termination.

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

Baughman Company, P.A.

LS-971
Michael G. Conrey 12-11-2019, Surveyor



0' 100' 200'

• = #4 REBAR W/ "BAUGHMAN" CAP (SET)
○ = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
□ = #8 REBAR W/ ILLEGIBLE YELLOW CAP (FOUND)(ORIGIN UNKNOWN)

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

BENCHMARK:
CHISELED SQUARE, CENTER OF STORM WATER SEWER VAULT, WEST SIDE OF MERIDIAN, 145' S. & 30.6' E. OF THE NE COR., LOT 1, BLOCK A, NORTHGATE 2ND ADDITION.
ELEV. = 1334.49 (NAVD88)

BENCHMARK DISK, TOP OF CURB, 14.8' W. & 0.7' N. OF THE SW COR., LOT 9, BLOCK A, NORTHGATE 2ND ADDITION.
ELEV. = 1337.35 (NAVD 88)

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION NAVD88
5-24	A	1338.5
16-25	B	1335.5

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 backyard 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. The property owner shall provide a copy of the Individual Lot Grading Plan and the Individual Lot Grading Plan Certificate pertaining to such owner's lot to any person installing a lawn, landscaping, fencing, or other improvements or structures and require them to maintain the grade levels shown on the Individual lot Grading Plan Certificate.

Sedgwick County
Register of Deeds - Tonya Buckingham
Doc.#/Film-Pg: 239197 99
Receipt #: 214301B
Pages Recorded: 1
Recording Fee: $32.00
Authorized Signature
Cashier: ghunt
Date Recorded: 12/10/2019 11:08:39 AM

SHEET 14 OF 14

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

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