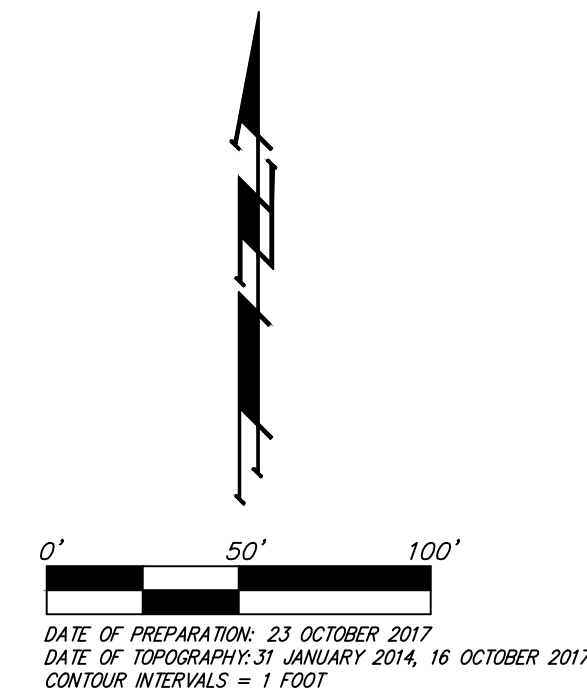
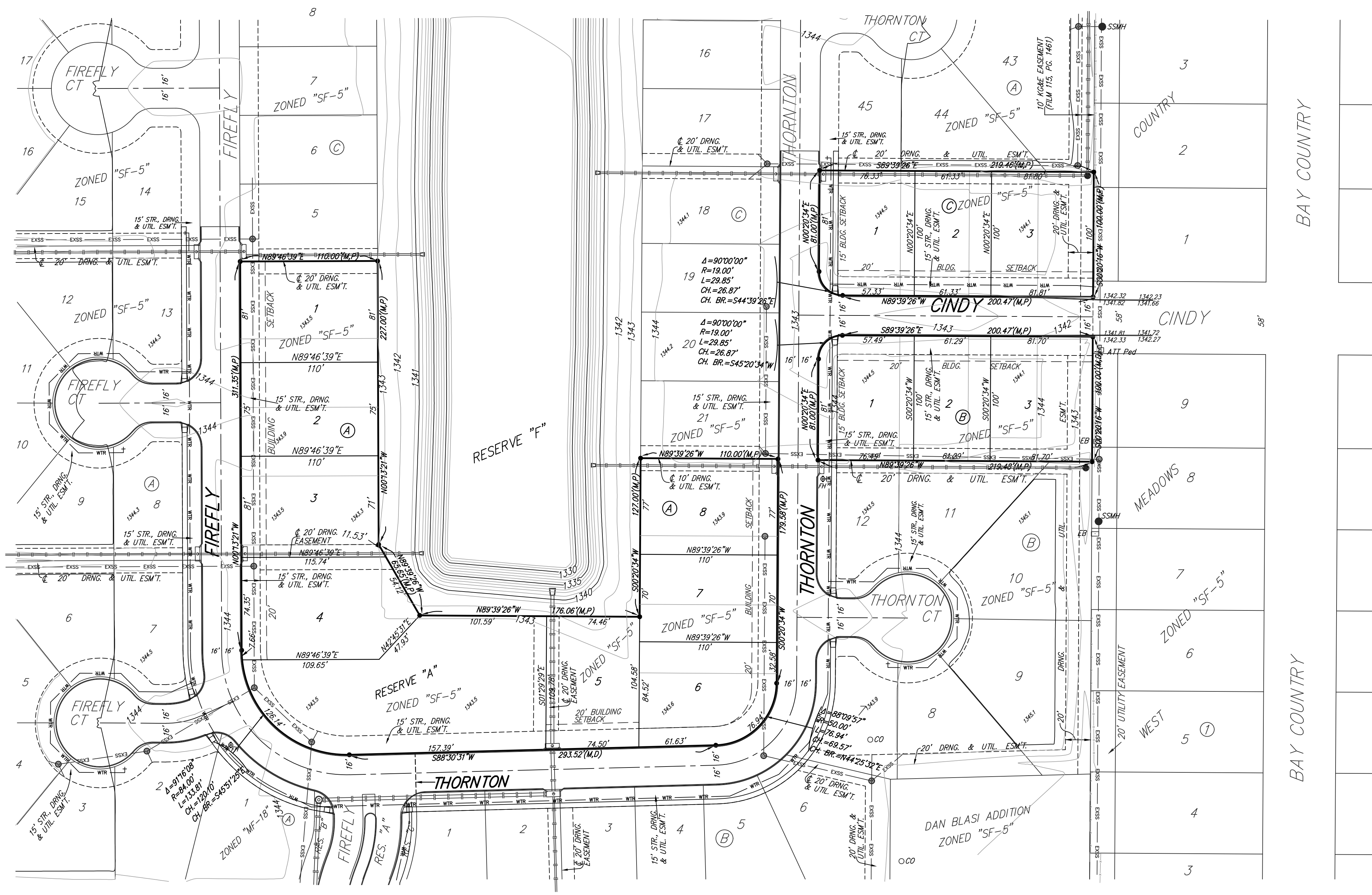


PRELIMINARY PLAT
CASTLEGATE 2ND ADDITION
 WICHITA, SEDGWICK COUNTY, KANSAS



DATE OF PREPARATION: 23 OCTOBER 2017
 DATE OF TOPOGRAPHY: 31 JANUARY 2014, 16 OCTOBER 2017
 CONTOUR INTERVALS = 1 FOOT

OWNER/DEVELOPER:
 CASTLEGATE DEVELOPMENT, LLC
 ATTN: RANDY HARDER
 3908 N. LAKECREST
 WICHITA, KS 67205

LEGAL DESCRIPTION:
 ALL OF LOTS 46, 47, AND 48, BLOCK A,
 TOGETHER WITH LOTS 13, 14, AND 15, BLOCK B,
 TOGETHER WITH LOTS 1, 2, 3, 4, 22, 23, 24,
 BLOCK C, TOGETHER WITH RESERVE "D",
 RESERVE "E" AND RESERVE "F" ALL AS
 PLATTED IN CASTLEGATE ADDITION, WICHITA,
 SEDGWICK COUNTY, KANSAS.

● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
 (M) = MEASURED
 (P) = PLATTED

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION
1-8	A	1340.0

BENCHMARK:
 CHISELED CROSS CUT ON TOP OF CATCH BASIN, NORTH
 SIDE OF CENTRAL, 26.4' SOUTH & 95.7' WEST OF THE
 SOUTHWEST CORNER OF LOT 1, BLOCK A, CASTLEGATE
 ADDITION.
 ELEVATION = 1341.99 (NAVD88)

CHISELED PLUS CUT INSIDE OF CHISELED SQUARE CUT, TOP
 OF CURB ON NORTH SIDE OF CINDY, 2.1' SOUTH & 14.9'
 EAST OF THE SOUTHEAST CORNER OF RESERVE "E",
 CASTLEGATE ADDITION.
 ELEVATION = 1342.39 (NAVD88)

NOTE:
 ALL LOTS WITHIN CASTLEGATE 2ND ADDITION
 SHALL HAVE A 5 FOOT INTERIOR SIDEYARD
 SETBACK.

- CB = Catch Basin
- SSMH = Sanitary Sewer Manhole
- EB = Electric Box
- FH = Fire Hydrant
- ATT Ped = ATT Pedestal

RESERVE "A" SHALL BE RESERVED FOR OPEN
 SPACE, LANDSCAPING, DRAINAGE PURPOSES,
 BERMS, GAZEBOS, PLAYGROUNDS, PARKING, A
 CLUBHOUSE AND RELATED APPURTENANCES,
 SWIMMING POOLS AND RELATED APPURTENANCES,
 UTILITIES AS CONFINED TO EASEMENTS AND
 STREETS AS CONFINED TO EASEMENTS.



CENTRAL SITE
 VICINITY MAP
 SEC. 13, T27S, R2W

NOTE:
 A drainage plan has been developed for the plat and that 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.

CASTLEGATE 2ND ADDITION
 18 October 2017

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

CASTLEGATE 2ND ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS
Sedgwick County) We, *Baughman Company, P.A.*, Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "CASTLEGATE 2ND ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as All of Lots 46, 47, and 48, Block A, TOGETHER with Lots 13, 14, and 15, Block B, TOGETHER with Lots 1, 2, 3, 4, 22, 23, 24, Block C, TOGETHER with Reserve "D", Reserve "E" and Reserve "G" all as platted in Castlegate Addition, Wichita, Sedgwick County, Kansas.

This plat of "CASTLEGATE 2ND 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 _____, 2017.
Wichita-Sedgwick County Metropolitan Area Planning Commission

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

All being situated in the Southeast Quarter of Section 13, Township 27 South, Range 2 West of the Sixth Principal Meridian, Sedgwick County, Kansas.

Baughman Company, P.A.

_____, Surveyor
Michael G. Conrey

_____, Chairman
Joseph A. Johnson

_____, Secretary
Dale Miller

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Blocks, and a Reserve, to be known as "CASTLEGATE 2ND 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 street, drainage, and utility easements are hereby granted as indicated for street purposes, including sidewalks, for drainage purposes, and for the construction and maintenance of all public utilities. No signs, light poles, private drainage systems, masonry trash enclosures or other structures shall be located within public utility easements unless permitted by the Public Works Department of the appropriate governing body. The drainage easements are hereby granted as indicated for drainage purposes. Reserve "A" shall be reserved for open space, landscaping, drainage purposes, berms, gazebos, playgrounds, parking, a clubhouse and related appurtenances, swimming pools and related appurtenances, utilities as confined to easements and streets as confined to easements. The public shall not bear the cost of any repair or replacement of improvements within said Reserve "A" adversely affected by street construction, repair, or maintenance. Reserve "A" 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.

Castlegate Development, LLC,
a Kansas limited liability company

_____, Manager
Larry Higgins

_____, Mayor, City of Wichita
Jeff Longwell

_____, City Clerk
Karen Sublett

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2017.

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2017.

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

Entered on transfer record this _____ day of _____, 2017.

_____, County Clerk
Kelly B. Arnold

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before me, this _____ day of _____, 2017, by *Larry Higgins, Manager of Castlegate Development, LLC*, on behalf of the limited company.

_____, Notary Public

My App't. Exp. _____

We the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "CASTLEGATE 2ND ADDITION", Wichita, Sedgwick County, Kansas.

Garden Plain State Bank

_____,
(Title)

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before me, this _____ day of _____, 2017, by _____ of *Garden Plain State Bank*, on behalf of the bank.

_____, Notary Public

My App't. Exp. _____

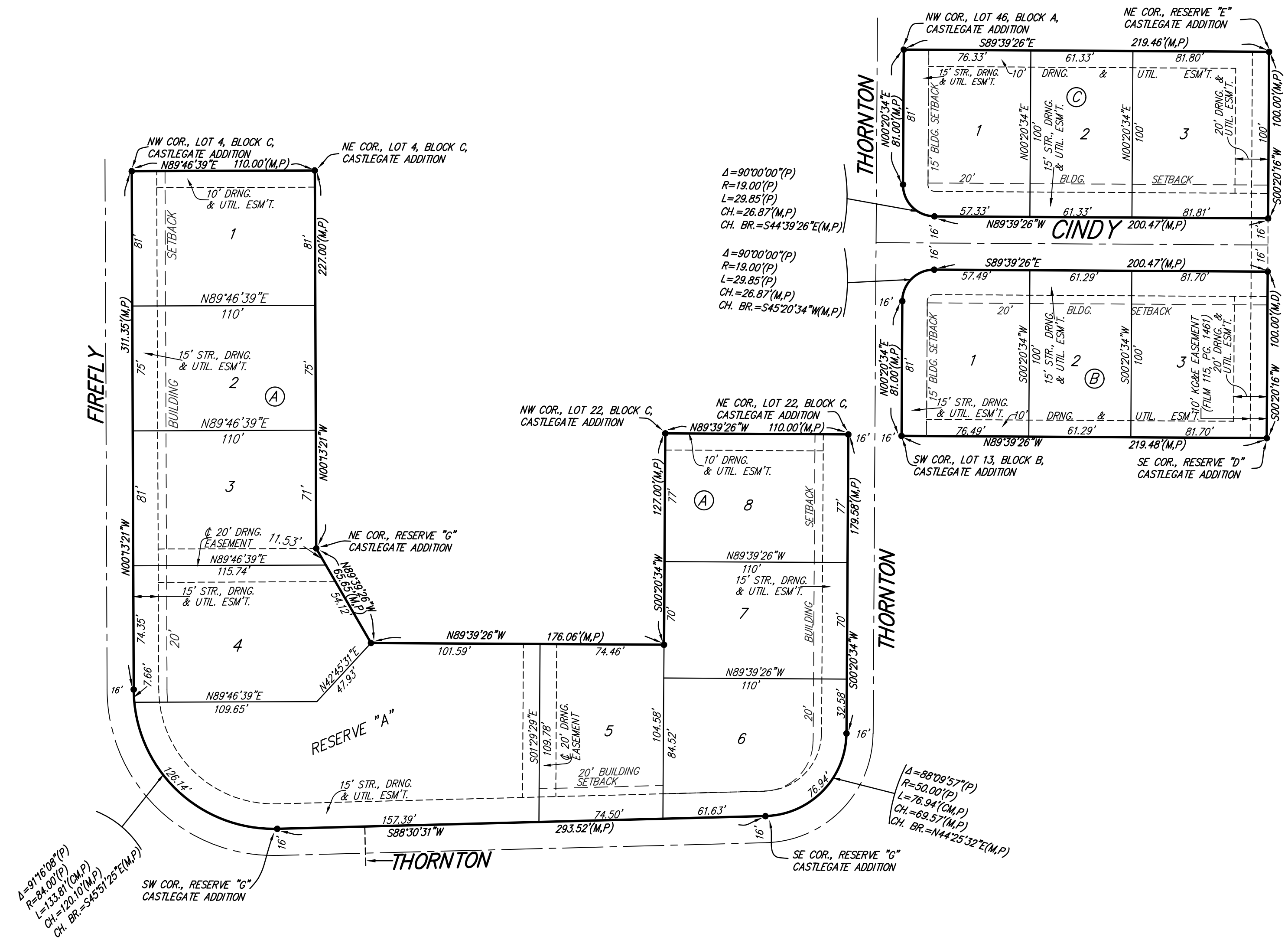
_____, Register of Deeds
Tonya Buckingham

_____, Deputy
Judy J. Paget

State of Kansas) SS
Sedgwick County) This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 2017 at _____ o'clock _____ M, and is duly recorded.

CASTLEGATE 2ND ADDITION

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



NOTE:
ALL LOTS WITHIN CASTLEGATE 2ND ADDITION SHALL HAVE A 5 FOOT INTERIOR SIDEYARD SETBACK.

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

• = #4 REBAR W/ "BAUGHMAN" CAP (SET)
(M) = MEASURED
(P) = PLATTED

BENCHMARK:
CHISELED CROSS CUT ON TOP OF CATCH BASIN, NORTH SIDE OF CENTRAL, 25.4' SOUTH & 95.7' WEST OF THE SOUTHWEST CORNER OF LOT 1, BLOCK A, CASTLEGATE ADDITION.
ELEVATION = 1341.99 (NAVD88)

CHISELED PLUS CUT INSIDE OF CHISELED SQUARE CUT, TOP OF CURB ON NORTH SIDE OF CINDY, 2.1' SOUTH & 14.9' EAST OF THE SOUTHWEST CORNER OF RESERVE "E", CASTLEGATE ADDITION.
ELEVATION = 1342.39 (NAVD88)