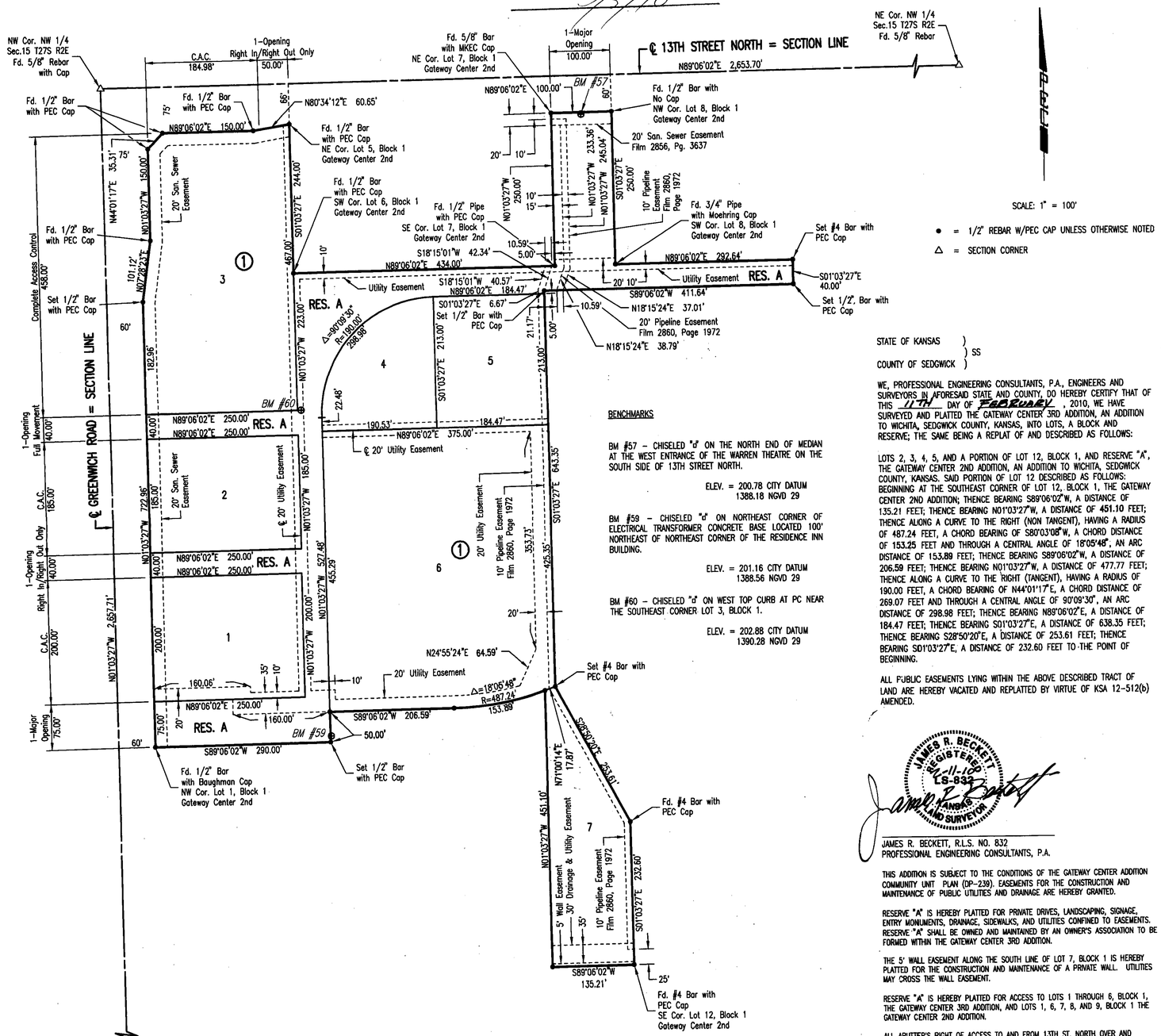
SUB 2009-84
FILE COPY

THE GATEWAY CENTER 3RD ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

FINAL TRACING REC'D
3/5/10



BENCHMARKS

BM #57 – CHISELED "d" ON THE NORTH END OF MEDIAN AT THE WEST ENTRANCE OF THE WARREN THEATRE ON THE SOUTH SIDE OF 13TH STREET NORTH.

ELEV. = 200.78 CITY DATUM
1388.18 NGVD 29

BM #59 – CHISELED "d" ON NORTHEAST CORNER OF ELECTRICAL TRANSFORMER CONCRETE BASE LOCATED 100' NORTHEAST OF NORTHEAST CORNER OF THE RESIDENCE INN BUILDING.

ELEV. = 201.16 CITY DATUM
1388.56 NGVD 29

BM #60 – CHISELED "d" ON WEST TOP CURB AT PC NEAR THE SOUTHEAST CORNER LOT 3, BLOCK 1.

ELEV. = 202.88 CITY DATUM
1390.28 NGVD 29

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND SURVEYORS IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT OF THIS 11TH DAY OF FEBRUARY, 2010, WE HAVE SURVEYED AND PLATTED THE GATEWAY CENTER 3RD ADDITION, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, A BLOCK AND RESERVE; THE SAME BEING A REPLAT OF AND DESCRIBED AS FOLLOWS:

LOTS 2, 3, 4, 5, AND A PORTION OF LOT 12, BLOCK 1, AND RESERVE "A", THE GATEWAY CENTER 2ND ADDITION, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS. SAID PORTION OF LOT 12 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 12, BLOCK 1, THE GATEWAY CENTER 2ND ADDITION; THENCE BEARING S89°06'02"W, A DISTANCE OF 135.21 FEET; THENCE BEARING N01°03'27"W, A DISTANCE OF **451.10** FEET; THENCE ALONG A CURVE TO THE RIGHT (NON TANGENT), HAVING A RADIUS OF 487.24 FEET, A CHORD BEARING OF S80°03'08"W, A CHORD DISTANCE OF 153.25 FEET AND THROUGH A CENTRAL ANGLE OF 18°05'48"; AN ARC DISTANCE OF 153.89 FEET; THENCE BEARING S89°06'02"W, A DISTANCE OF 206.59 FEET; THENCE BEARING N01°03'27"W, A DISTANCE OF 477.77 FEET; THENCE ALONG A CURVE TO THE RIGHT (TANGENT), HAVING A RADIUS OF 190.00 FEET, A CHORD BEARING OF N44°01'17"E, A CHORD DISTANCE OF 269.07 FEET AND THROUGH A CENTRAL ANGLE OF 90°09'30", AN ARC DISTANCE OF 298.98 FEET; THENCE BEARING N89°06'02"E, A DISTANCE OF 184.47 FEET; THENCE BEARING S01°03'27"E, A DISTANCE OF 638.35 FEET; THENCE BEARING S28°50'20"E, A DISTANCE OF 253.61 FEET; THENCE BEARING S01°03'27"E, A DISTANCE OF 232.60 FEET TO THE POINT OF BEGINNING.

ALL PUBLIC EASEMENTS LYING WITHIN THE ABOVE DESCRIBED TRACT OF LAND ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF KSA 12-512(b) AMENDED.

JAMES R. BECKETT REGISTERED 2-11-10 LS-832 KANSAS LAND SURVEYOR

JAMES R. BECKETT, R.L.S. NO. 832
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

THIS ADDITION IS SUBJECT TO THE CONDITIONS OF THE GATEWAY CENTER ADDITION COMMUNITY UNIT PLAN (DP-239). EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE ARE HEREBY GRANTED.

RESERVE "A" IS HEREBY PLATTED FOR PRIVATE DRIVES, LANDSCAPING, SIGNAGE, ENTRY MONUMENTS, DRAINAGE, SIDEWALKS, AND UTILITIES CONFINED TO EASEMENTS. RESERVE "A" SHALL BE OWNED AND MAINTAINED BY AN OWNER'S ASSOCIATION TO BE FORMED WITHIN THE GATEWAY CENTER 3RD ADDITION.

THE 5' WALL EASEMENT ALONG THE SOUTH LINE OF LOT 7, BLOCK 1 IS HEREBY PLATTED FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE WALL. UTILITIES MAY CROSS THE WALL EASEMENT.

RESERVE "A" IS HEREBY PLATTED FOR ACCESS TO LOTS 1 THROUGH 6, BLOCK 1, THE GATEWAY CENTER 3RD ADDITION, AND LOTS 1, 6, 7, 8, AND 9, BLOCK 1 THE GATEWAY CENTER 2ND ADDITION.

ALL ABUTTER'S RIGHT OF ACCESS TO AND FROM 13TH ST. NORTH OVER AND ACROSS THE NORTH PROPERTY LINE AND TO AND FROM GREENWICH ROAD OVER AND ACROSS THE WEST PROPERTY LINE IS HEREBY GRANTED TO THE CITY OF WICHITA. PROVIDED HOWEVER THAT THERE SHALL BE ACCESS TO 13TH STREET NORTH AT TWO LOCATIONS AS SHOWN, AND ACCESS TO GREENWICH ROAD AT THREE LOCATIONS AS SHOWN.

A DRAINAGE PLAN HAS BEEN APPROVED FOR THIS PLAT. ALL DRAINAGE EASEMENTS AND RIGHTS-OF-WAY SHALL REMAIN AT ESTABLISHED GRADES AND UNOBSTRUCTED TO ALLOW FOR THE CONVEYANCE OF STORM WATER, UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, A BLOCK AND RESERVE; THE SAME TO BE KNOWN AS THE GATEWAY CENTER 3RD ADDITION, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

OWNER:

GATEWAY CENTER, L.L.C.
A RITCHIE DEVELOPMENT CORPORATION

KEVIN M. MULLEN, PRESIDENT

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 12th DAY OF February, 2010, BY KEVIN M. MULLEN, PRESIDENT OF GATEWAY CENTER, L.L.C., A RITCHIE DEVELOPMENT CORPORATION.

Angie M. Sizemore, NOTARY PUBLIC
ANGIE M. SIZEMORE

ANGIE M. SIZEMORE Notary Public State of Kansas My Appt. Expires 7/25/11

MY APPOINTMENT EXPIRES: 7/25/11

OWNER:

VENTURE SEVEN DEVELOPMENT, LLC

GEORGE E. LAHAM, II, MANAGER

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 16th DAY OF February, 2010, BY GEORGE E. LAHAM, II, MANAGER, VENTURE SEVEN DEVELOPMENT, LLC.

Cathy Erickson, NOTARY PUBLIC
CATHY ERICKSON

CATHY ERICKSON NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 9-22-12

MY APPOINTMENT EXPIRES: 9-22-12

OWNER:

BLIND HOG, LC

JAMES H. STEVENS, MANAGING MEMBER

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 17th DAY OF February, 2010, BY JAMES H. STEVENS, MANAGING MEMBER, BLIND HOG, LC.

Julia A. Kuhn, NOTARY PUBLIC
JULIA KUHN

JULIA A. KUHN NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 5/26/2011

MY APPOINTMENT EXPIRES: 5/26/2011

OWNER:

RETAIL BUILDINGS, INC.

ELAINE BRAUMS, PRESIDENT

STATE OF OKLAHOMA)
) SS
COUNTY OF OKLAHOMA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 25th DAY OF February, 2010, BY ELAINE BRAUMS, PRESIDENT OF RETAIL BUILDINGS, INC.

Melodie Green, NOTARY PUBLIC
MELODIE GREEN

MELODIE GREEN NOTARY PUBLIC #00005135 EXP. 03/31/12 STATE OF OKLAHOMA

MY APPOINTMENT EXPIRES: 3/31/12

OWNER:

GATEWAY CENTER ADDITION MASTER OWNER'S ASSOCIATION

GEORGE E. LAHAM, II, PRESIDENT

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 16th DAY OF February, 2010, GEORGE E. LAHAM, II, PRESIDENT, GATEWAY CENTER ADDITION MASTER OWNER'S ASSOCIATION.

Cathy Erickson, NOTARY PUBLIC
CATHY ERICKSON

CATHY ERICKSON NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 9-22-12

MY APPOINTMENT EXPIRES: 9-22-12

WE, FIDELITY BANK, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF THE GATEWAY CENTER 3RD ADDITION, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

TIMOTHY B. NELSON, EXEC. VICE PRESIDENT

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 18th DAY OF February, 2010, BY TIMOTHY B. NELSON, EXEC. VICE PRESIDENT OF FIDELITY BANK.

Pam Lambertz, NOTARY PUBLIC
PAM LAMBERTZ

PAM LAMBERTZ NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 4-1-2011

MY APPOINTMENT EXPIRES: 4-1-2011

THIS PLAT OF THE GATEWAY CENTER 3RD ADDITION HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS _____ DAY OF _____, 2010.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, CHAIR
G. NELSON VAN FLEET

_____, SECRETARY
JOHN L. SCHLEGEL

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS _____ DAY OF _____, 2010.

_____
TRICIA L. ROBELLO, LS #1246
DEPUTY COUNTY SURVEYOR
SEDGWICK COUNTY KANSAS

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS _____ DAY OF _____, 2010.

_____, MAYOR
CARL BREWER

_____, CITY CLERK
KAREN SUBLETT

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 2010.

_____, COUNTY CLERK
KELLY B. ARNOLD

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M., ON THE _____ DAY OF _____, 2010.

_____, REGISTER OF DEEDS
BILL MEEK

_____, DEPUTY
TONYA BUCKINGHAM

Saved 02-11-2010 11:17:24 AM by AEE
Plot Scale 1:100 02-11-2010 11:18:04 AM by AEE
Q:\2009\09532\09532 FINAL PLAT