


NORTHGATE 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 ADDITION", Wichita, Sedgwick County, Kansas and that
the accompanying plat is a true and correct exhibit of the property
surveyed, described as the S1/2 of the NE1/4 of Sec. 13, Twp 26-S,
R-1-W of the 6th P.M., Sedgwick County, Kansas, together with that part
of the SE1/4 of said Sec. 13 described as follows: Commencing at the
SW corner of said SE1/4; thence N00°10'43"E along the west line of said
SE1/4, 1295.00 feet for a point of beginning; thence S89°49'20"E, 1727.29
feet to a point 1314.77 feet north of the south line of said SE1/4 as
measured parallel with the east line of said SE1/4 and 915.60 feet
normally distant west of the east line of said SE1/4; thence N00°00'00"E
parallel with the east line of said SE1/4, 139.23 feet to a point 1454.00
feet north of the south line of said SE1/4 as measured parallel with the
east line of said SE1/4; thence S89°09'05"E parallel with the south line
of said SE1/4, 255.03 feet to a point on the west line of the SE1/4 of
the NE1/4 of said SE1/4; thence N00°02'41"E along the west line of the
SE1/4 of the NE1/4 of said SE1/4, 440.37 feet to a point 91.00 feet
normally distant south of the south line of the NE1/4 of the NE1/4 of
said SE1/4; thence S89°05'14"E parallel with the south line of the NE1/4
of the NE1/4 of said SE1/4, 660.34 feet to a point on the east line of
said SE1/4; thence N00°00'00"E along the east line of said SE1/4, 91.01
feet to the SE corner of the NE1/4 of the NE1/4 of said SE1/4; thence
N89°05'14"W along the south line of the NE1/4 of the NE1/4 of said
SE1/4, 660.26 feet to the SW corner of the NE1/4 of the NE1/4 of said
SE1/4; thence N00°02'41"E along the west line of the NE1/4 of the
NE1/4 of said SE1/4, 661.79 feet to the NW corner of the NE1/4 of the
NE1/4 of said SE1/4; thence N89°03'57"W along the north line of said
SE1/4, 1979.26 feet to the NW corner of said SE1/4; thence S00°10'43"W,
along the west line of said SE1/4, 1355.03 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, Blocks, Streets, and Reserves to be known as
"NORTHGATE ADDITION", Wichita, Sedgwick County, Kansas. The utility
easements are hereby granted as indicated for the construction and
maintenance of all public utilities. 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. The streets are
hereby dedicated to and for the use of the public. Reserve "A" is hereby
reserved for open space, landscaping, berms, sidewalks, lakes, drainage
purposes, entry monuments, and utilities as confined to easements
Reserve "B" is hereby reserved for open space, landscaping, berms,
sidewalks, drainage purposes, entry monuments, and utilities as confined
to easements. Reserve "C" is hereby reserved for open space,
landscaping, berms, sidewalks, lakes, recreational areas including swimming
pools and related facilities, parking, entry monuments, gazebos, drainage
purposes, and utilities as confined to easements. Reserve "D" is hereby
reserved for open space, landscaping, berms, sidewalks, lakes, drainage
purposes, and utilities as confined to easements. Reserve "E" is hereby
reserved for open space, landscaping, sidewalks, drainage purposes, electric
lines as confined to easement, a contingent street dedication, and utilities
as confined to easements. Reserves "F", "G", "H", "I", "J", and "K" are
hereby reserved for open space, landscaping, entry monuments, utilities,
drainage purposes, and streets. The public shall not bear the cost of
any repair or replacement of improvements within said Reserves "F", "G",
"H", "I", "J", and "K" adversely affected by street construction, repair, or
maintenance. Reserves "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", and
"K" shall be owned and maintained by the homeowners association for the
addition. The contingent street dedication shall become effective in the
event that the City of Wichita determines a need for the right-of-way for
any street related purposes. This contingent street dedication shall be a
covenant running with the land and shall be binding on all heirs and
subsequent owners of all parts of said property covered by said
contingent street dedication. 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

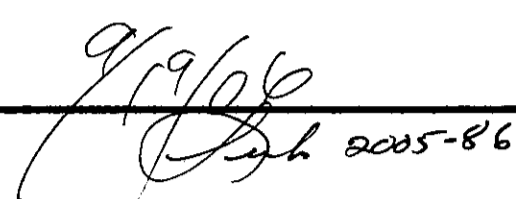

Jay W. Russell, Manager

Ritchie Associates, Inc., Manager



Rob Ranseyer, V.P.

COPIES
(P. 1)


FINAL TRACING REC'D


0205-86

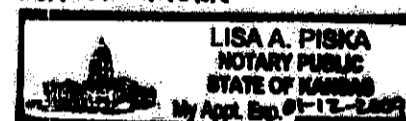
We, the undersigned holders of a mortgage on
the above described property, do hereby consent to this plat of "NORTH-
GATE ADDITION", Wichita, Sedgwick County, Kansas.
Legacy Bank


BRAD E. VAEGER, V.P.

State of Kansas) SS The foregoing instrument acknowledged be-
Sedgwick County) fore me, this 24th day of August, 2006, by Brad E. Vaeger,
Ex. Vice President of Legacy Bank, on behalf of the bank.


LISA A. PISKA, Notary Public

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



This plat of "NORTHGATE 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 _____, 2006.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
Harold L. Warner, Jr.

_____, 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 _____, 2006.

_____, Mayor
Carlos Mayans

_____, City Clerk
Karen Sublett

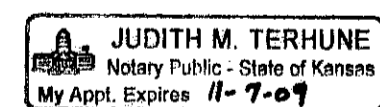
Reviewed in accordance with K.S.A. 58-2005
on this _____ day of _____, 2006.

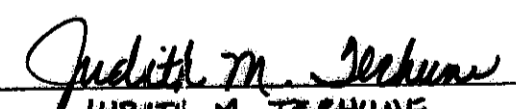
Tricia L. Robella, L.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

Entered on transfer record this _____ day
of _____, 2006.

_____, County Clerk
Don Brace

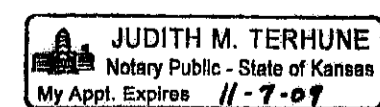
State of Kansas) SS The foregoing instrument acknowledged before me,
Sedgwick County) this 22nd day of August, 2006, by Jay W. Russell, Manager of
R & R Realty, LLC, a Kansas limited liability company, on behalf of the
limited liability company.




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 18th day of SEPTEMBER, 2006, by Rob Ranseyer,
V.P. 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

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 _____, 2006 at _____ o'clock _____ M. and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Tonya Buckingham

PAGE 1 OF 3

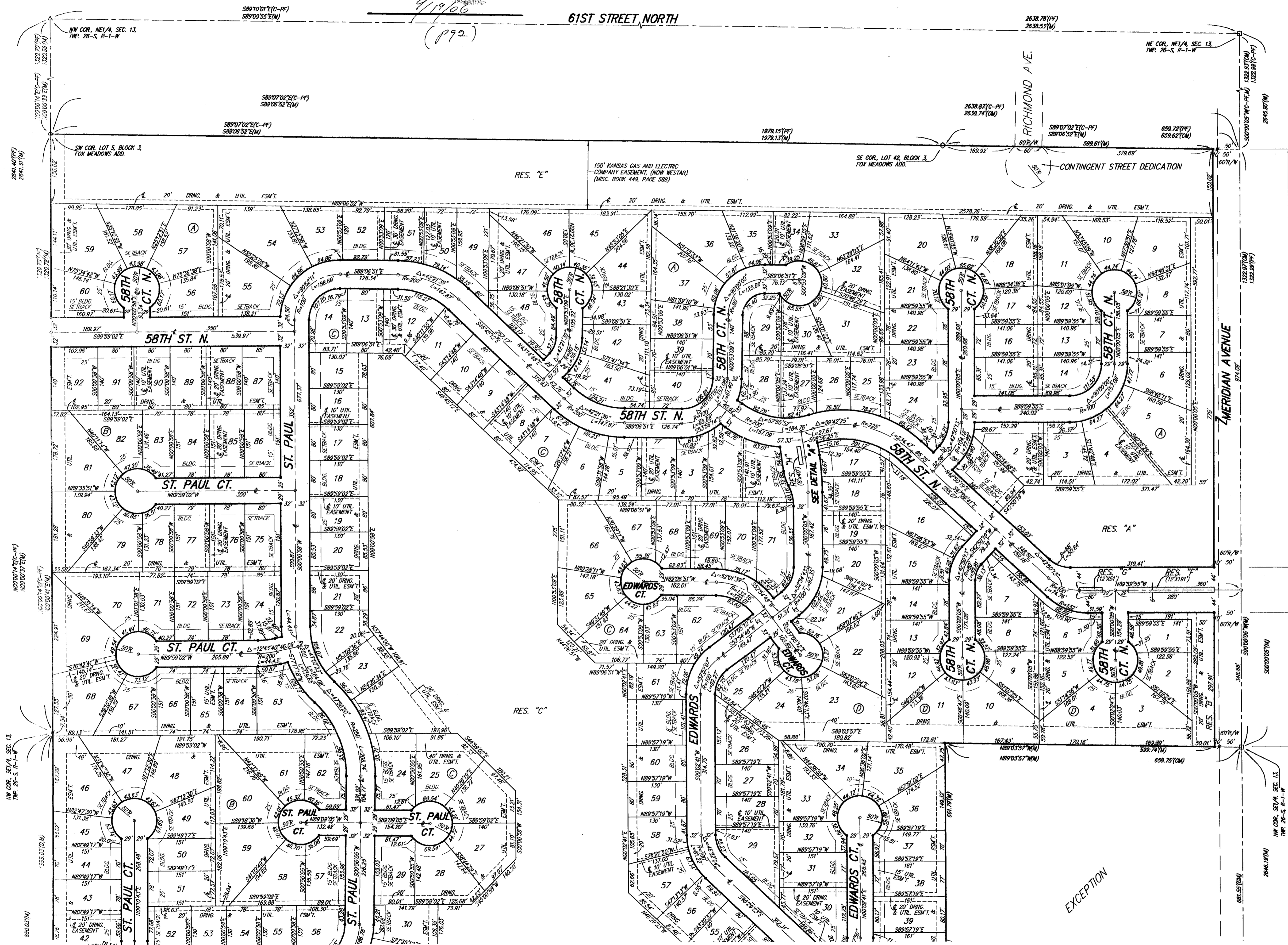
NORTHGATE ADDITION

FINAL TRACING REVISION

WICHITA, SEDGWICK COUNTY, KANSAS

9/19/06
(p92)

61ST STREET NORTH



- = #4 REBAR W/ "BAUGHMAN" SET (SET)
- = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- = 1" SQUARE IRON BAR (FOUND)
- = #5 REBAR (FOUND)
- = 1" SQUARE IRON BAR (FOUND)
- = #5 REBAR W/ ILLEGIBLE CAP (FOUND)

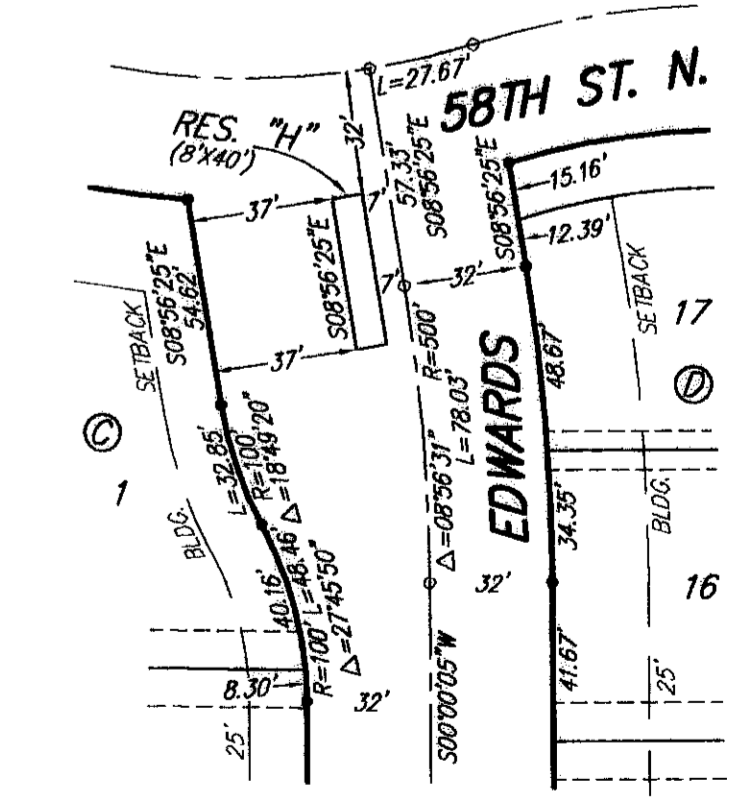
- (M) = MEASURED
- (D) = DESCRIBED
- (C) = CALCULATED
- (PF) = PLATTED INFO. PER FOX MEADOW ADD.
- (C-PF) = CALCULATED INFO. PER FOX MEADOW ADD.
- (CM) = CALCULATED PER MEASURED INFO.
- (C-D) = CALCULATED PER DESCRIBED INFO.

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENINGS TO THE STRUCTURES		
LOT	BLOCK	ELEVATION
1-5	A	1,337.0
6, 7, 13-22	B	1,338.0
26, 27, 32, 33	B	1,335.0
6-13, 15-28	C	1,335.0
30-33, 43-52	C	1,335.0
55-61, 64-66	C	1,335.0
53, 54	C	1,336.0

BENCHMARK:
BENT 60# NAIL IN LIGHT POLE,
55' SSW OF THE E1/4 COR.,
SEC. 13, TWP. 26-S, R-1-W
ELEV. = 1,336.54 NGVD29

RAILROAD SPIKE IN E. FACE OF N. 7" POLE,
60' S. OF N. LINE, S1/2, NE1/4, SEC. 13,
TWP. 26-S, R-1-W
ELEV. = 1,335.83 NGVD29

"L" CUT ON TOP OF NE COR. OF
WATER VALVE, 437' E. & 54' N. OF
S1/4 COR., SEC. 13, TWP. 26-S, R-1-W
ELEV. = 1,334.81 NGVD29

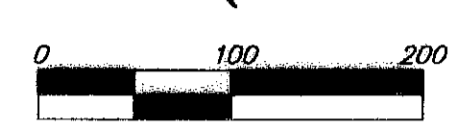
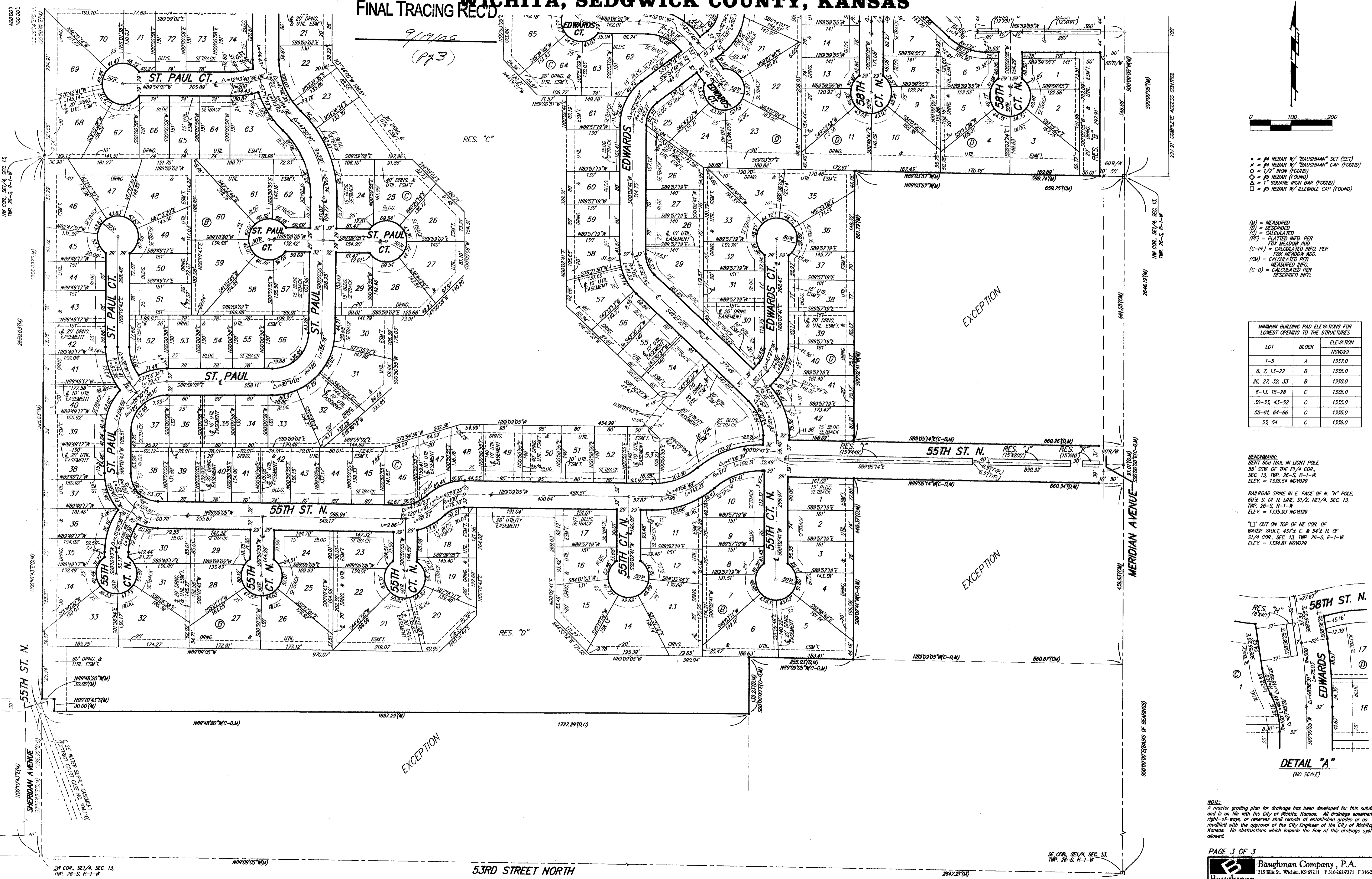


DETAIL "A"
(NO SCALE)

NOTE:
A master grading plan for drainage has been developed for this subdivision and is on file with the City of Wichita, Kansas. All drainage easements, right-of-ways or reserves shall remain at established grades 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 system be allowed.

NORTHGATE ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

FINAL TRACING RECD



- = #4 REBAR W/ "BAUGHMAN" SET (SET)
- = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- ◇ = #5 REBAR (FOUND)
- △ = 1" SQUARE IRON BAR (FOUND)
- = #5 REBAR W/ ILLEGIBLE CAP (FOUND)

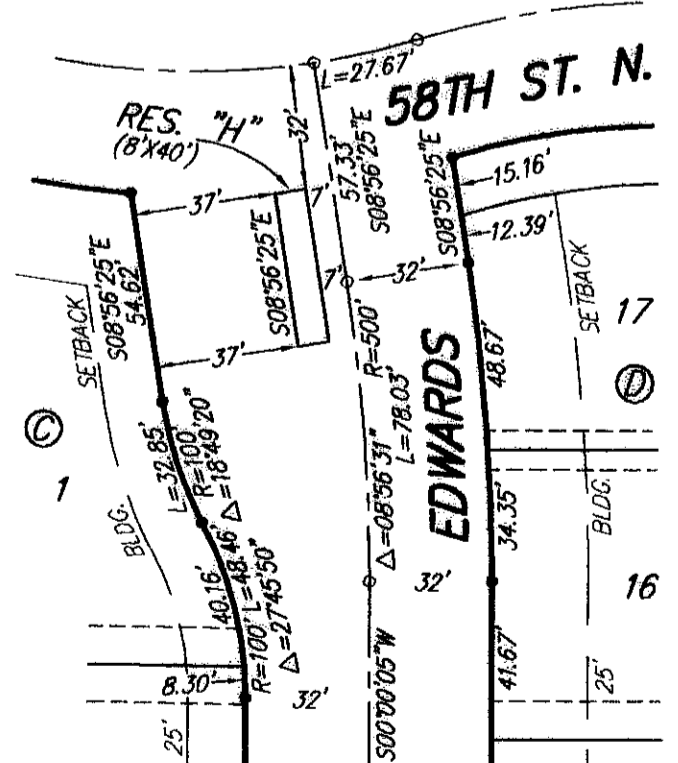
- (M) = MEASURED
- (D) = DESCRIBED
- (C) = CALCULATED
- (F) = PLATTED INFO. PER FOX MEADOW ADD.
- (C-F) = CALCULATED INFO. PER FOX MEADOW ADD.
- (CM) = CALCULATED PER MEASURED INFO.
- (C-D) = CALCULATED PER DESCRIBED INFO.

LOT	BLOCK	ELEVATION
1-5	A	1337.0
6, 7, 13-22	B	1335.0
26, 27, 32, 33	B	1335.0
6-13, 15-26	C	1335.0
30-33, 43-52	C	1335.0
55-61, 64-66	C	1335.0
53, 54	C	1336.0

BENCHMARK:
BENT 60d NAIL IN LIGHT POLE.
55' SSW OF THE E1/4 COR.
SEC. 13, TWP. 26-S, R-1-W.
ELEV. = 1336.54 NGVD29

RAILROAD SPIKE IN E. FACE OF N. 7" POLE.
60' S. OF N. LINE, 51/2' NE 1/4, SEC. 13,
TWP. 26-S, R-1-W.
ELEV. = 1335.93 NGVD29

"I" CUT ON TOP OF NE COR. OF
WATER VAULT, 43' E. & 54' E. OF
S1/4 COR., SEC. 13, TWP. 26-S, R-1-W.
ELEV. = 1334.81 NGVD29



DETAIL "A"
(NO SCALE)

NOTE:
A master grading plan for drainage has been developed for this subdivision and is on file with the City of Wichita, Kansas. All drainage easements, right-of-ways, or reserves shall remain at established grades 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 system be allowed.