

Know all men by these presents that the undersigned, hereinafter called the "grantor," have caused the land in the surveyor's 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 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 defined to easements, a gate, a private drive, drainage purposes, and utilities as defined to easements. Reserves "B" and "D" are hereby reserved for open space, landscaping, berms, lawns, drainage purposes, and utilities as defined to easements. Reserve "C" is hereby reserved for open space, landscaping, berms, lawns, recreational areas including swimming pools and related facilities, parking, entry monuments, garages, drainage purposes, and utilities as defined to easements. Reserves "A", "B", "C", and "D" shall be owned and maintained by the homeowners' association for the addition. The minimum Building Footprint Deviations for the lowest opening to the structure 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 affect the intended land use within the subdivision.

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. *Charles A. Warren*, Chair. *Dale Miller*, Secretary. *Jeff Longwell*, Mayor, City of Wichita. *Karen Sublett*, City Clerk.

NORTHGATE 3RD ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

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*

Entered on transfer record this 10th day of December, 2019. *Kelly B. Arnold*, Register of Deeds.

This plat approved and all dedications shown herein, accepted by the City Council of the City of Wichita, Kansas, this 6th day of November, 2019.

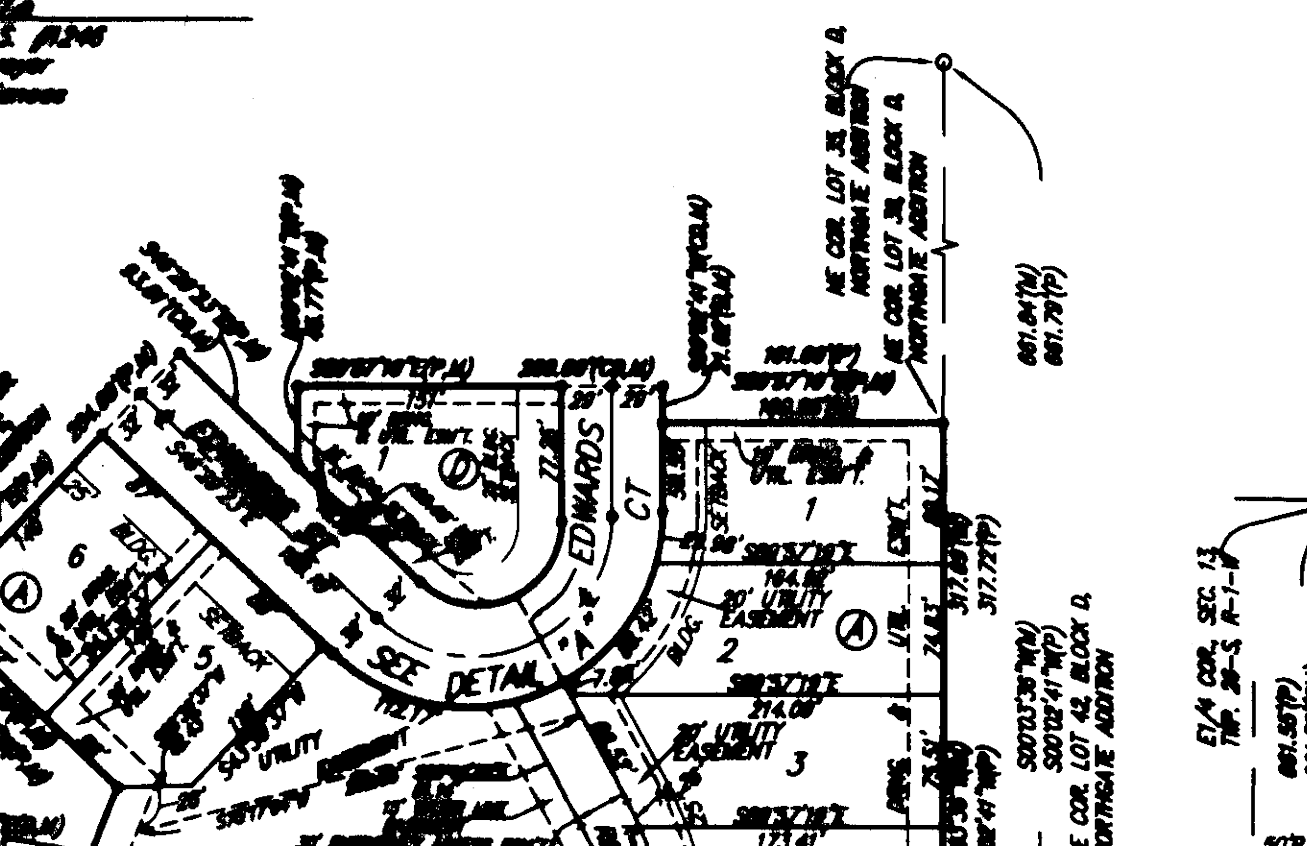
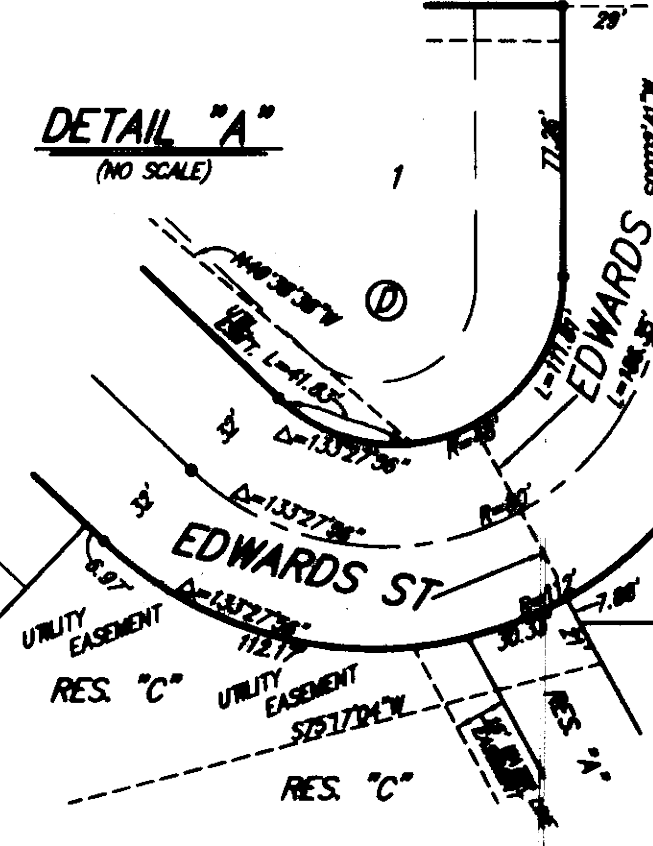
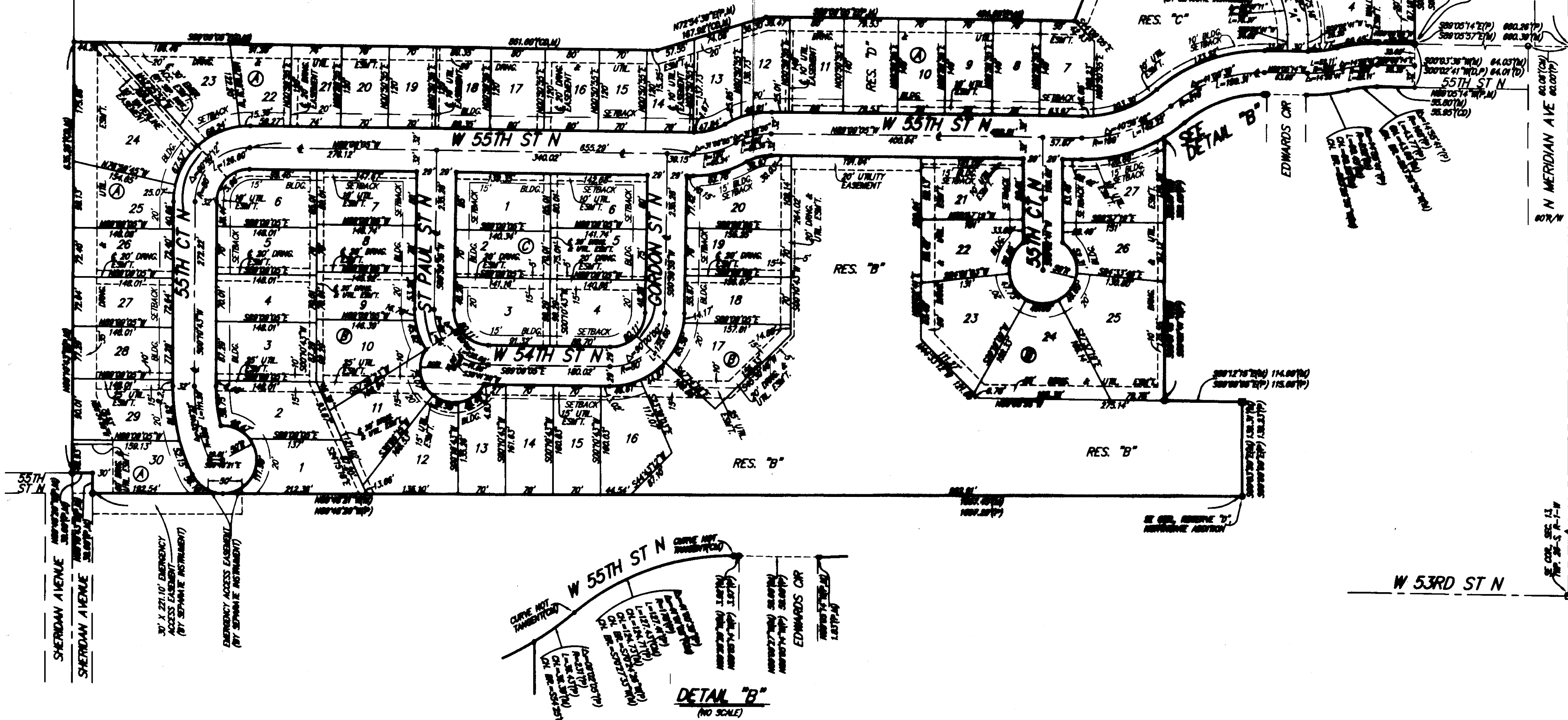
This is to certify that this plat has been filed for record in the office of the Register of Deeds, this 10th day of December, 2019, at 11:52 A.M. and is duly recorded. *Joseph B. Buehler*, Register of Deeds. *Andy Zehring*, Deputy.

My App'l. Exp. 4-11-20. *Kelly A. Thomas*, Notary Public. My App'l. Exp. 4-11-20. *Rob C. Rieck, P.S. #1100*, Notary Public. My App'l. Exp. 4-11-20. *Rob C. Rieck, P.S. #1100*, Notary Public.

RBT Realty, LLC, a Kansas limited liability company. *Jay K. Russell*, Manager. *John M. Mullin, President of Wichita Associates, Inc.*

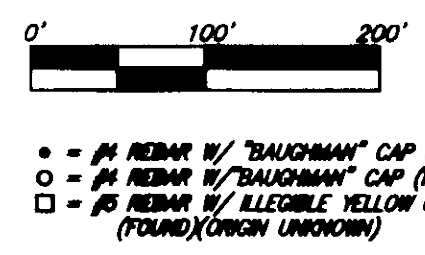
The foregoing instrument acknowledged before me, this 21st day of October, 2019, by *Jay K. Russell*, Manager of *RBT Realty, LLC*, a Kansas limited liability company, on behalf of the United Liability company. *Kacey A. Thomas*, Notary Public. My App'l. Exp. 4-11-20.

The foregoing instrument acknowledged before me, this 21st day of October, 2019, by *John M. Mullin*, President of *Wichita Associates, Inc.*, on behalf of the United Liability company. *Kacey A. Thomas*, Notary Public. My App'l. Exp. 4-11-20.



Northgate 2nd Addition, and for a point of termination, TOGETHER with that part of 55th St. N. as dedicated in said Northgate 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 Ct. as dedicated in said Northgate 2nd Addition, TOGETHER with the four most westerly 55th St. N. cut-in-pieces 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: Beginning 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, 18.00 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 southeast corner of said Lot 37, and for a point of termination, TOGETHER with that part of Edwards Ct. 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 G; 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 Ct. as dedicated in said Northgate 2nd Addition, and TOGETHER with that part of the most westerly 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 G; thence S89°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 easements, if any, being vacated by virtue of K.S.A. 12-312b, as amended. *Baughman Company, P.A.*

Michael G. Conroy, Surveyor. *Michael G. Conroy*, Surveyor.



- = IN REAR W/ "DAUBMAN" CAP (SET)
- = IN REAR W/ "DAUBMAN" CAP (FOUND)
- = IN REAR W/ ALLEGIBLE YELLOW CAP (FOUND) (ORIGIN UNKNOWN)
- (M) = MEASURED
- (D) = DESCRIBED
- (P) = PLATTED
- (C) = CALCULATED
- (O) = CALCULATED FROM DESCRIBED

BENCHMARK:
CHISELED SQUARE, CENTER OF STORM WATER SEWER MANHOLE, WEST SIDE OF MEDIAN, 145' S. & 30.6' E. OF THE NE COR. LOT 1, BLOCK A, NORTHGATE 2ND ADDITION. ELEV. = 1334.49 (NAVD89)

BENCHMARK: DISK TOP OF CURB, 14.6' N. & 0.7' W. OF THE SW COR. LOT 8, BLOCK A, NORTHGATE 2ND ADDITION. ELEV. = 1337.35 (NAVD 89)

| LOT | BLOCK | ELEVATION |
|-------|-------|-----------|
| 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 as 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 drainage easements 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.

Register of Deeds, Sedgwick County, Kansas
Doc # F1m-Pg: 25919789
Recording Fee: \$32.00
Cashed: 12/10/2019 11:06:39 AM
Date Recorded: 12/10/2019 11:06:39 AM