NORTHGATE 4TH ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS

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 4TH 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 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10, Block A, TOGETHER with all of Lot 21, 22, 23, 24, 25, 26, and 27, Block B, TOGETHER with all of Lot 1, Block D, TOGETHER with all of Reserves "A", "C", and "D", TOGETHER with all of Edwards Ct, Edwards St, and the most easterly 55th Ct N, TOGETHER with that part of Reserve "B" described as follows: Beginning at the northwest corner of Lot 21 in said Block B; thence S00°02'41"W coincident with the west line of said Lot 21, 17.73 feet to a point on a non-tangent curve to the right; thence westerly and northwesterly coincident with said curve, through a central angle of 56°11'01" and having a radius of 50.00 feet, an arc distance of 49.03 feet, (having a chord length of 47.09 feet bearing N67°02'06"W), to the intersection with the south right-of-way line of W 55th St N; thence S89°09'05"E coincident with the south right-of-way line of said W 55th St N, 43.38 feet to the point of beginning, and TOGETHER with that part of said W 55th St N lying west of and abutting the following described line: Beginning at the northeast corner of Lot 21 in said Block B; thence N00°02'41"E coincident with the northerly prolongation of the east line of said Lot 21, 64.01 feet to the intersection with the north right-of-way line of said W 55th St N, and for a point of termination, (said point of termination being N89°09'05"W, 23.35 feet from the southeast corner of Lot 8 in said Block A), and lying east of and abutting the following described curve: Commencing at the northwest corner of Lot 21 in said Block B; thence N89°09'05"W coincident with the south right-of-way line of said W 55th St N, 43.38 feet to a point on a non-tangent curve to the right; thence northwesterly, northerly, and northeasterly coincident with said curve, through a central angle of 79°35'01" and having a radius of 50.00 feet, an arc distance of 69.45 feet, (having a chord length of 64.00 feet bearing N00°50'55"E), to the intersection with the north right-of-way line of said W 55th St N, and for a point of termination, (said point of termination being N89°09'05"W, 6.84 feet from the southeast corner of said Reserve "D"), all of the above being platted and dedicated in Northgate 3rd Addition, Wichita, Sedgwick County, Kansas, TOGETHER with a replat of all of Lots 1, 2, 3, 4, 5, 6, 7, 8, and 9, Block A, TOGETHER with all of Reserve "A", and TOGETHER with 55th St N, all as platted and dedicated in Northgate 2nd Addition, Wichita, Sedgwick County, Kansas, EXCEPT that part of said 55th St N lying east of and abutting the east line of that part of said 55th St N replatted and dedicated in said Northgate 3rd Addition, and TOGETHER with the south 135.00 feet of the South Seven (7) Acres of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter (NE1/4 NE1/4 SE1/4) except the East 50 feet for road, all in Section 13, Township Twenty-six (26) Range One (1) West of the Sixth Principal Meridian, Sedgwick County, Kansas.

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

All being situated in the Southeast Quarter of Section 13, Township 26 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas.

Baughman Company, P.A.

____________________, Surveyor
Michael G. Conrey, P.S. #971

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 4TH ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted to the public as indicated for the construction and maintenance of all public utilities. The drainage easements are hereby granted to the public as indicated for drainage purposes. The drainage and utility easements are hereby granted to the public 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 water line easement is hereby granted to the public as indicated for the construction and maintenance of public water lines and related appurtenances. The streets are hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for open space, an emergency access drive as confined to easement, a gate or bollards, pedestrian access, drainage purposes, water lines and related appurtenances as confined to easement, and utilities as confined to easement. Reserve "B" is hereby reserved for open space, landscaping, berms, sidewalks, recreational areas including swimming pools and related facilities, parking, gazebos, drainage purposes, and utilities as confined to easements. Reserve "C" is hereby reserved for open space, landscaping, berms, lakes, drainage purposes, and utilities as confined to easements. Reserves "A", "B", and "C", shall be owned and maintained by the homeowners association for the addition. FEMA floodplain and regulatory fl... boundaries are subject to periodic change and such chan... intended land use within the subdivision. All abutters righ... be as depicted on the face of the plat and are hereby gr... of Wichita, Kansas. The Minimum Building Pad Elevations fo... opening to the structures shall be as indicated on the face...

R&R Realty, LLC,
a Kansas limited liability company

____________________,
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____day of________, 2020, by Jay W. Russell, Manager of R&R Realty, LLC, a Kansas limited liability company, on behalf of the limited liability company.

____________________, Notary Public

My App't. Exp.________

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowled... ...fore me, this____day of________, 2020, by Kevi... ...ident of Ritchie Associates, Inc., as Manager of R&... ...limited liability company, on behalf of th...

FOR REFERENCE ONLY
NOT TO SCALE

We, the undersigned holders of mortgages on the above described property, do hereby consent to this plat of "NORTHGATE 4TH ADDITION", Wichita, Sedgwick County, Kansas.

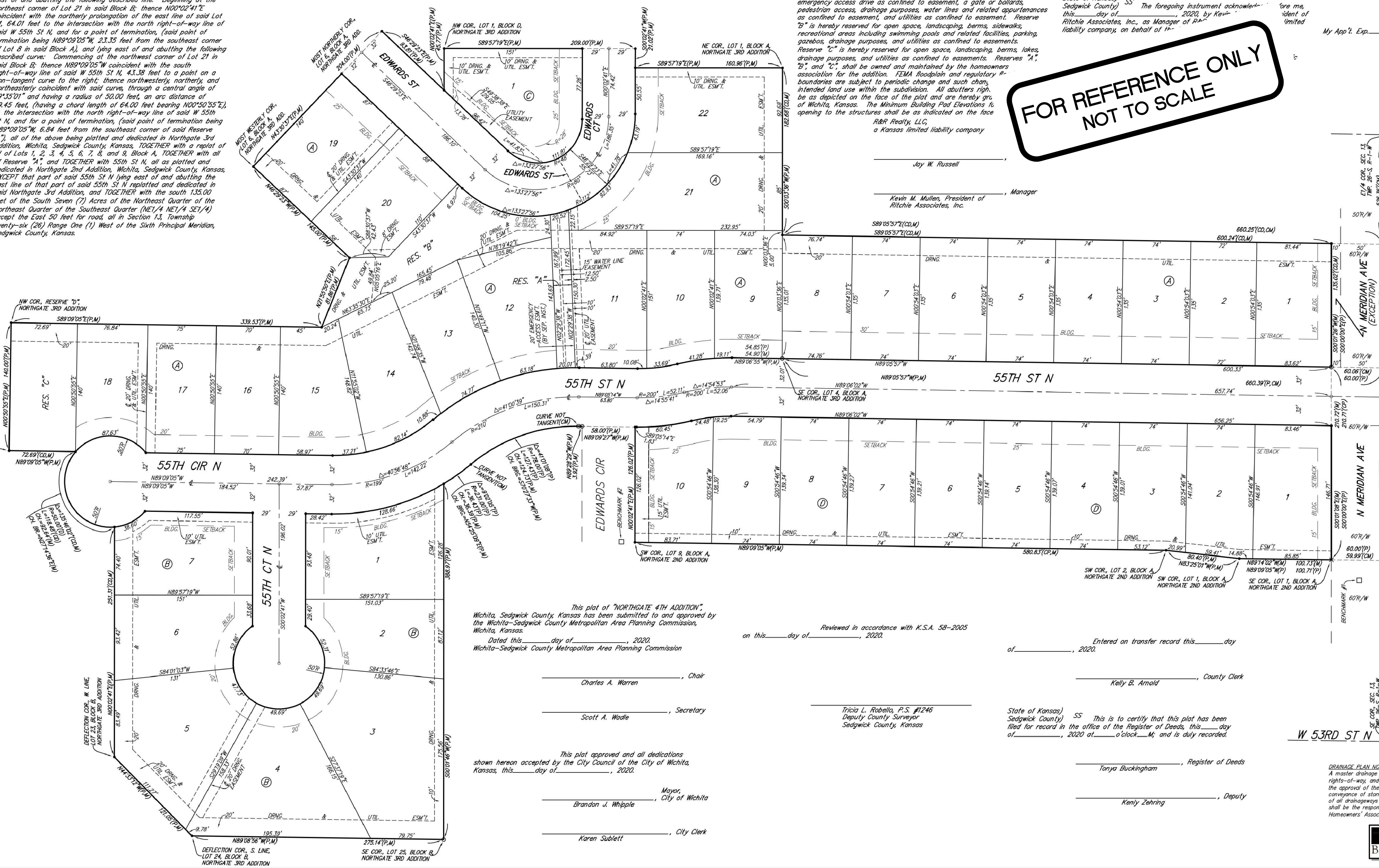
Legacy Bank

____________________, ________
(Title)

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this____day of________, 2020, by____________,
________ of Legacy Bank, on behalf of the bank.
(Title)

____________________, Notary Public

My App't. Exp.________



0' 50' 100'

NOTE:
ALL LOTS WITHIN NORTHGATE 4TH ADDITION SHALL HAVE A 5 FOOT INTERIOR SIDEYARD SETBACK.

● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
○ = #4 REBAR W/"BAUGHMAN" CAP (FOUND)
□ = #5 REBAR W/ ILLEGIBLE YELLOW CAP (FOUND)(ORIGIN UNKNOWN)
× = CHISELED CROSS (FOUND)(ORIGIN UNKNOWN)

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

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES

LOT	BLOCK	ELEVATION NAVD88
12–15, 20	A	1336.5
16–19	A	1335.5
3–7	B	1335.5

BENCHMARK:

BENCHMARK #1
CHISELED SQUARE, CENTER OF STORM WATER SEWER VAULT, WEST SIDE OF MERIDIAN, 22.4' & 30.5' E. OF THE SE COR., LOT 1, BLOCK A NORTHGATE 4TH ADDITION.
ELEV. = 1334.49 (NAVD88)

BENCHMARK #2
BENCHMARK DISK, TOP OF CURB, 14.8' W. & 0.7' N. OF THE SW COR., LOT 9, BLOCK A, NORTHGATE 4TH ADDITION.
ELEV. = 1337.35 (NAVD 88)

This plat of "NORTHGATE 4TH 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________, 2020.
Wichita–Sedgwick County Metropolitan Area Planning Commission

____________________, Chair
Charles A. Warren

____________________, Secretary
Scott A. Wadle

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this____day of________, 2020.

____________________, Mayor, City of Wichita
Brandon J. Whipple

____________________, City Clerk
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005 on this____day of________, 2020.

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

Entered on transfer record this____day of________, 2020.

____________________, County Clerk
Kelly B. 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____day of________, 2020 at____o'clock__M; and is duly recorded.

____________________, Register of Deeds
Tonya Buckingham

____________________, Deputy
Kenly Zehring

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 mainten... of all drainageways and drainage facilities in backyard drainage easements and reser... shall be the responsibility of the property owner, and shall be enforced by the Homeowners' Association and be provided for in the Homeowners' Association coven...

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-...
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHIT...
C:\COVID-19 PLATS\NORTHGATE 4TH\NORTHGATE 4TH F...

BAUGHMAN COMPANY
315 Ellis St.
Wichita, KS 67211
316-262-7271
BaughmanCo.com

NORTHGATE ADDITION
Phase 4B

COPY OF PLAT

STREET IMPROVEMENTS

PROJECT NUMBER:

DESIGN: DRAWN:

DATE: July 8, 2021

SHEET 18 OF 18

File: E:\Projects\Northgate\Engineering\Phase 4B\STR\STR.dwg