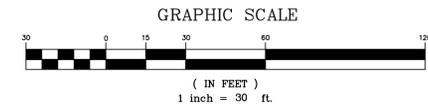
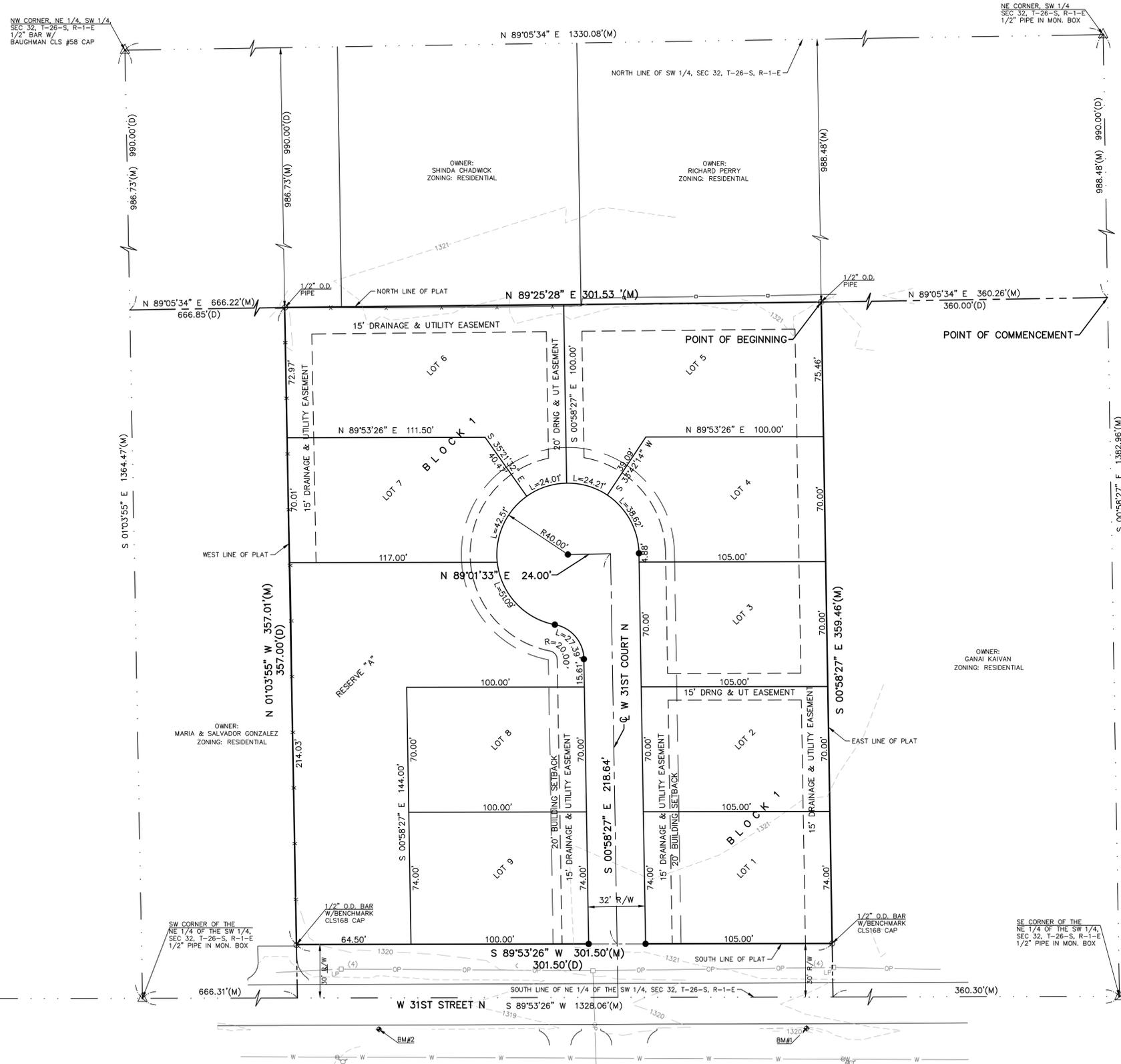


# SHOCKER ADDITION TO THE CITY OF

WICHITA, SEDGWICK COUNTY, KANSAS  
A PORTION OF THE NE 1/4 OF THE SW 1/4, SEC 32, T-26-S, R-1-E,  
WICHITA, SEDGWICK COUNTY, KANSAS



- LEGEND**
- △ SECTION CORNER, ORIGIN UNKNOWN UNLESS OTHERWISE NOTED
  - 1/2" REBAR W/KVE CLS #20 CAP SET
  - MONUMENT FOUND, ORIGIN UNKNOWN UNLESS OTHERWISE NOTED
  - (D) DESCRIBED
  - (M) MEASURED
  - LINE NOT DRAWN TO SCALE

**OWNER'S CERTIFICATE**

STATE OF KANSAS, SEDGWICK COUNTY

KNOW ALL MEN BY THESE PRESENTS THAT ME, THE UNDERSIGNED, HAVE CAUSED THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE TO BE PLATTED INTO LOTS, A BLOCK, A RESERVE AND STREET TO BE KNOWN AS "SHOCKER ADDITION", WICHITA, SEDGWICK COUNTY, KANSAS. RESERVE "A" IS HEREBY RESERVED FOR GREEN SPACE, DRAINAGE PURPOSES AND FOR THE CONSTRUCTION AND MAINTENANCE OF ALL PUBLIC UTILITIES CONFINED TO EASEMENTS. NO SIGNS, LIGHT POLES, PUBLIC DRAINAGE SYSTEMS, MASONRY TRASH ENCLOSURES OR OTHER STRUCTURES SHALL BE LOCATED WITHIN PUBLIC UTILITY EASEMENTS. THE STREET IS HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. THE SANITARY SEWER EASEMENTS ARE HEREBY GRANTED FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER LINES. THE UTILITY EASEMENTS ARE HEREBY GRANTED FOR THE CONSTRUCTION AND MAINTENANCE OF ALL PUBLIC UTILITIES. A DRAINAGE PLAN HAS BEEN DEVELOPED FOR THIS PLAT AND ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, OR RESERVES SHALL REMAIN AT ESTABLISHED GRADES, OR AS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER AND UNOBSTRUCTED TO ALLOW FOR THE CONVEYANCE OF STORM WATER. THE MINIMUM PAD ELEVATIONS FOR LOWEST OPENINGS ARE AS SHOWN ON THE FACE OF THE PLAT.

BPB REAL ESTATE, LLC  
A KANSAS LIMITED LIABILITY COMPANY

OWNER  
CHRIS LEE

**NOTARY CERTIFICATE**

STATE OF KANSAS, COUNTY OF SEDGWICK } SS

THE FOREGOING INSTRUMENT ACKNOWLEDGED BEFORE ME, THIS \_\_\_\_\_ DAY OF 2015, BY CHRIS LEE, OWNER OF BPB REAL ESTATE, LLC, A KANSAS LIMITED LIABILITY COMPANY, ON BEHALF OF THE CORPORATION.

NOTARY PUBLIC

**LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION**

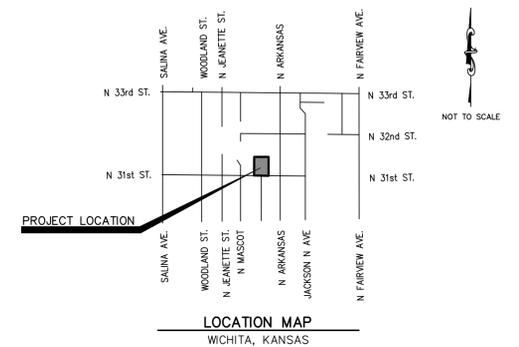
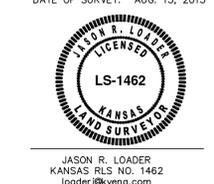
A TRACT IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 26 SOUTH, RANGE 1 EAST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS DESCRIBED AS COMMENCING AT A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER; SAID POINT BEING 990 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER, 360 FEET FOR A POINT OF BEGINNING; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER TO A POINT 1320 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE WEST, 301.50 FEET, THENCE NORTH 387 FEET MORE OR LESS TO A POINT 990 FEET SOUTH AND 666.85 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE EAST TO THE POINT OF BEGINNING; EXCEPT THE SOUTH 30 FEET FOR STREET RIGHT-OF-WAY.

SAID TRACT CONTAINS: 108,097 SQUARE FEET OR 2.48 ACRES OF LAND, MORE OR LESS.

LOWEST OPENING ELEVATION FOR ALL LOTS WITHIN SAID SHOCKER ADDITION SHALL BE 1321.50 (NAVD88 DATUM)

I, JASON R. LOADER, BEING A DULY LICENSED AND REGISTERED LAND SURVEYOR IN THE STATE OF KANSAS, HEREBY CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED, WAS MADE IN ACCORDANCE WITH THE CURRENT KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS, WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND IS CORRECT TO THE BEST OF MY BELIEF AND ABILITY.

DATE OF SURVEY: AUG. 13, 2015



**PLANNING COMMISSION CERTIFICATE**

STATE OF KANSAS, SEDGWICK COUNTY } SS

THIS PLAT OF "SHOCKER ADDITION", WICHITA, SEDGWICK COUNTY, KANSAS, HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, SEDGWICK COUNTY, KANSAS, DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

CHAIR  
CAROL CHAPMAN NUEGENT

SECRETARY  
DALE MILLER

**GOVERNING BODY CERTIFICATE**

STATE OF KANSAS, SEDGWICK COUNTY } SS

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON, ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

MAYOR  
JEFF LONGWELL

CITY CLERK  
KAREN SUBLETT

**REGISTER OF DEEDS CERTIFICATE**

STATE OF KANSAS, COUNTY OF SEDGWICK } SS

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016

REGISTER OF DEEDS  
TANYA BUCKINGHAM

DEPUTY  
JUDY J. PAGET

**DEPUTY COUNTY SURVEYOR CERTIFICATE**

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

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

**TRANSFER RECORD**

ENTERED ON TRANSFER RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016

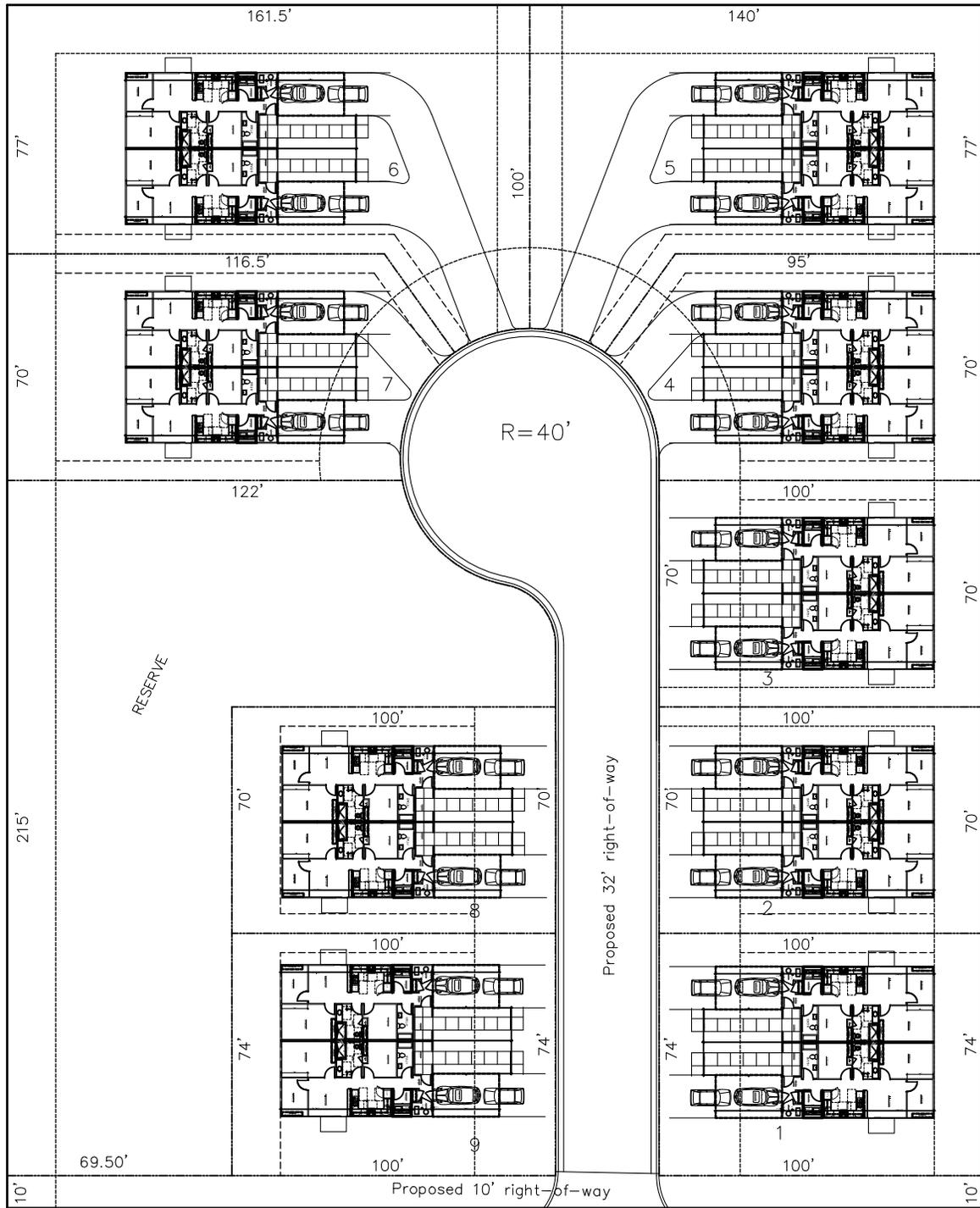
COUNTY CLERK  
KELLY B. ARNOLD

**BASIS OF BEARINGS:**  
NAVD88 DATUM  
N 89°05'34" E ALONG THE NORTH LINE OF THE SW 1/4, SEC 32, T-26-S, R-1-E, KANSAS COORDINATE SYSTEM OF 1983 SOUTH ZONE GRID BEARING.

**BENCHMARKS:**  
BM#1: CHISELED SQUARE SET IN WEST END-RADIUS OF CURB IN SOUTHWEST QUADRANT OF WEST 31ST STREET NORTH & NORTH MASCOOT. ELEV=1319.32  
BM#2: CHISELED SQUARE SET IN EAST END-RADIUS OF CURB IN SE QUADRANT OF WEST 31ST STREET NORTH & NORTH MASCOOT. ELEV=1318.78

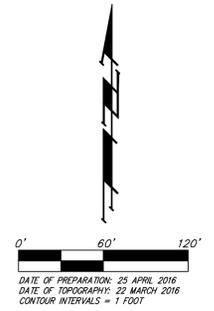
**KAW VALLEY ENGINEERING, INC.**  
200 N. EMPORIA, SUITE 100  
WICHITA, KANSAS 67202  
PH. (316) 440-4304 | FAX (316) 440-4309  
wh@kveng.com | www.kveng.com

DATE OF PREPARATION: APRIL 21, 2016 PROJECT NO. G15D0170 SHEET 1 OF 1



31ST STREET NORTH

PRELIMINARY PLAT  
**NORTHGATE 2ND ADDITION**  
**WICHITA, SEDGWICK COUNTY, KANSAS**



DATE OF PREPARATION: 25 APRIL 2016  
 DATE OF TOPOGRAPHY: 22 MARCH 2016  
 CONTOUR INTERVALS = 1 FOOT

OWNER:  
 R & R REALTY, LLC  
 P.O. BOX 75337  
 WICHITA, KS 67275-5337

LEGAL DESCRIPTION:  
 ALL OF LOTS 1, 2, AND 3, BLOCK A, NORTHGATE COMMERCIAL 2ND ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS, TOGETHER WITH ALL OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, AND 10, BLOCK B, AND ALL OF RESERVES "Y", "J", AND "X", ALL AS PLATTED IN NORTHGATE ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS, TOGETHER WITH ALL OF THE MOST EASTERLY 55TH CT. N. AS DEDICATED IN SAID NORTHGATE ADDITION, AND TOGETHER THAT PART OF 55TH ST. N. AS DEDICATED IN SAID NORTHGATE ADDITION LYING WEST OF AND ABUTTING THE WEST LINE OF HYDRAULIC AVENUE AS DEDICATED IN SAID NORTHGATE ADDITION AND LYING EAST OF AND ABUTTING THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE SOUTHWEST CORNER OF LOT 42, BLOCK D, IN SAID NORTHGATE ADDITION, THENCE S00°54'46"W 77.50 FEET TO A POINT 13.50 FEET NORMALLY DISTANT NORTH OF THE NORTH LINE OF LOT 1, BLOCK D, IN SAID NORTHGATE ADDITION; THENCE N89°05'14"W PARALLEL WITH THE NORTH LINE OF LOT 1 IN SAID BLOCK D, 1.83 FEET TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID 55TH CT. N.; THENCE S00°02'41"W ALONG SAID EXTENDED EAST LINE, 13.50 FEET TO THE NORTHWEST CORNER OF LOT 1 IN SAID BLOCK D, AND THERE ENDING.

BENCHMARK:  
 SQUARE CUT CENTER SWS VAULT, WEST SIDE OF MERIDIAN, NORTH SIDE OF 55TH ST N TO THE EAST, 145± SOUTH OF 55TH ST N TO THE WEST.  
 ELEV. = 1334.49 NAVD83

RESERVE "A" IS RESERVED FOR OPEN SPACE, LANDSCAPING, ENTRY MONUMENTS, UTILITIES, DRAINAGE PURPOSES, AND STREETS.

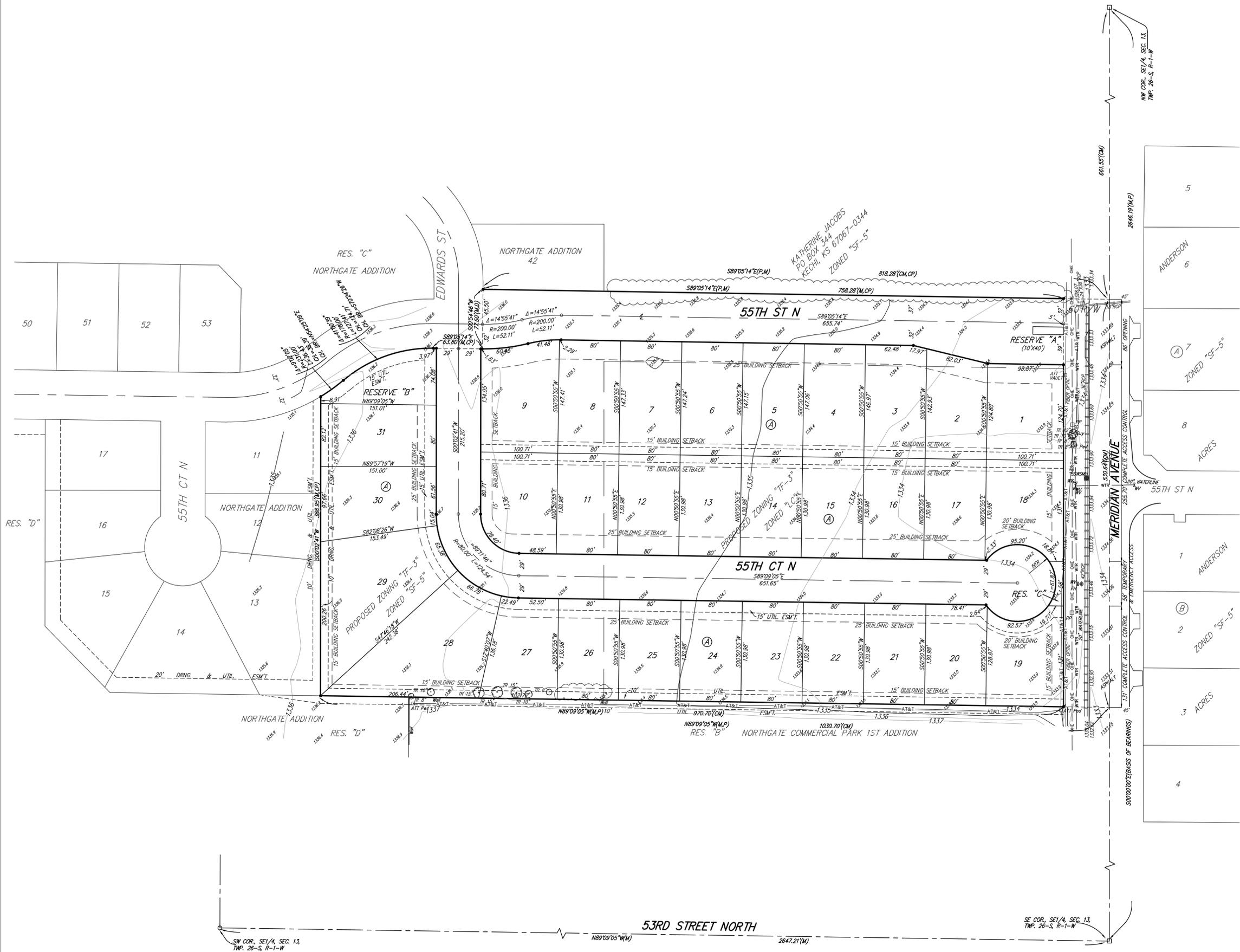
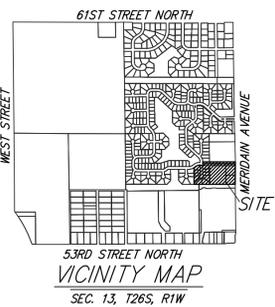
RESERVE "B" IS RESERVED FOR OPEN SPACE, LANDSCAPING, ENTRY MONUMENTS, DRAINAGE PURPOSES, AND UTILITIES AS CONFINED TO EASEMENT.

RESERVE "C" IS RESERVED FOR OPEN SPACE, TEMPORARY ACCESS UNTIL SUCH TIME AS 55TH ST N IS PAVED TO 55TH CT N THEN THE TEMPORARY ACCESS WILL CONVERT TO AN EMERGENCY ACCESS, AND UTILITIES.

- = #4 REBAR W/ "BAUGHMAN" SET (SET)
- = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- = 1/2" IRON (FOUND)
- = #5 REBAR W/ ILLEGIBLE CAP (FOUND)

- (M) = MEASURED
- (D) = DESCRIBED
- (C) = CALCULATED
- (CM) = CALCULATED PER MEASURED INFO.
- (P) = PLATTED

- PP □ = Power Pole
- FH ⊕ = Fire Hydrant
- Qu ⊕ = Cuy Anchor
- ATT Ped □ = ATT Pedestal
- SWM ⊙ = Stormwater Sewer Manhole
- T ⊙ = Tree
- WV ⊕ = Water Valve



**NORTHGATE 2ND ADDITION**

25 April 2016  
 Baughman Company, P.A.  
 315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149  
 ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

E:\Projects\Northgate 2nd Addition\Plat Drawings\Northgate 2nd\_P.dwg:RKR