

# COPPER GATE 3RD ADDITION

## WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS  
Sedgwick County) We, *Baughman Company, P.A.*, Surveyors in  
aforesaid county and state do hereby certify that we have surveyed and  
platted "COPPER GATE 3RD ADDITION", Wichita, Sedgwick County, Kansas  
and that the accompanying plat is a true and correct exhibit of the  
property surveyed, described as Lots 1, 2, 3, and 4, Block B, Copper Gate  
Addition, Sedgwick County, Kansas, EXCEPT the north 70.00 feet of said  
Lot 4.

We the undersigned holders of a mortgage on the  
above described property, do hereby consent to this plat of "COPPER  
GATE 3RD ADDITION", Wichita, Sedgwick County, Kansas.

Legacy Bank

State of Kansas) SS The foregoing instrument acknowledged be-  
fore me, this \_\_\_\_\_ day of \_\_\_\_\_, 2015, by \_\_\_\_\_  
(Title) of Legacy Bank, on behalf of the bank.

Existing public easements and dedications  
being vacated by virtue of K.S.A. 12-512b, as amended.

*Baughman Company, P.A.*

\_\_\_\_\_, Surveyor  
*Michael G. Conrey*

\_\_\_\_\_, Notary Public  
My App't. Exp. \_\_\_\_\_

Know all men by these presents that we,  
the undersigned, have caused the land in the surveyors certificate to be  
platted into Lots, Blocks, Reserves, and Streets, to be known as "COPPER  
GATE 3RD ADDITION", Wichita, Sedgwick County, Kansas. The utility  
easements are hereby granted as indicated for the construction and  
maintenance of all public utilities. The drainage and utility easements are  
hereby granted as indicated for drainage purposes and for the construction  
and maintenance of all public utilities. The drainage easements are  
hereby granted as indicated for drainage purposes. The street, drainage,  
and utility easements are hereby granted as indicated for street purposes,  
including sidewalks, for drainage purposes, and for the construction and  
maintenance of all public utilities. The wall easements are hereby granted  
as indicated for the construction and maintenance of private screening  
walls and utility main lines and service lines shall be allowed to cross  
these easements. Reserve "A" and "B" are reserved for open space,  
landscaping, walking paths, sidewalks, and utilities as confined to  
easements. Reserve "C" is reserved for open space, landscaping, 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. The streets are hereby dedicated to and for the use of the  
public. Access controls shall be as depicted on the face of the plat and  
are hereby granted to the City of Wichita, Kansas. The access opening  
with the contingent right turn in only and right turn out only is a  
permitted full movement opening until such time as 13th Street North is  
improved to a four lane arterial pavement standard by the City of Wichita,  
Kansas, at which time the respective opening shall be converted to right  
turn in only and right turn out only.

*Kelsey Investments, Inc.*

\_\_\_\_\_, President  
*Paul E. Kelsey*

State of Kansas) SS The foregoing instrument acknowledged before  
me, this \_\_\_\_\_ day of \_\_\_\_\_, 2015, by *Paul E. Kelsey, President of  
the Kelsey Investments, Inc.*, on behalf of the corporation.

\_\_\_\_\_, Notary Public

My App't. Exp. \_\_\_\_\_

This plat of "COPPER GATE 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 \_\_\_\_\_ day of \_\_\_\_\_, 2015.  
Wichita-Sedgwick County Metropolitan Area Planning Commission

\_\_\_\_\_, Chair  
*Carol Chapman Neugent*

\_\_\_\_\_, Secretary  
*Dale Miller*

This plat approved and all dedications  
shown hereon accepted by the City Council of the City of Wichita,  
Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_, Mayor, City of Wichita  
*Jeff Longwell*

\_\_\_\_\_, City Clerk  
*Karen Sublett*

Reviewed in accordance with K.S.A. 58-2005  
on this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_, Deputy County Surveyor  
*Tricia L. Robello, L.S. #1246*  
Sedgwick County, Kansas

Entered on transfer record this \_\_\_\_\_ day  
of \_\_\_\_\_, 2015.

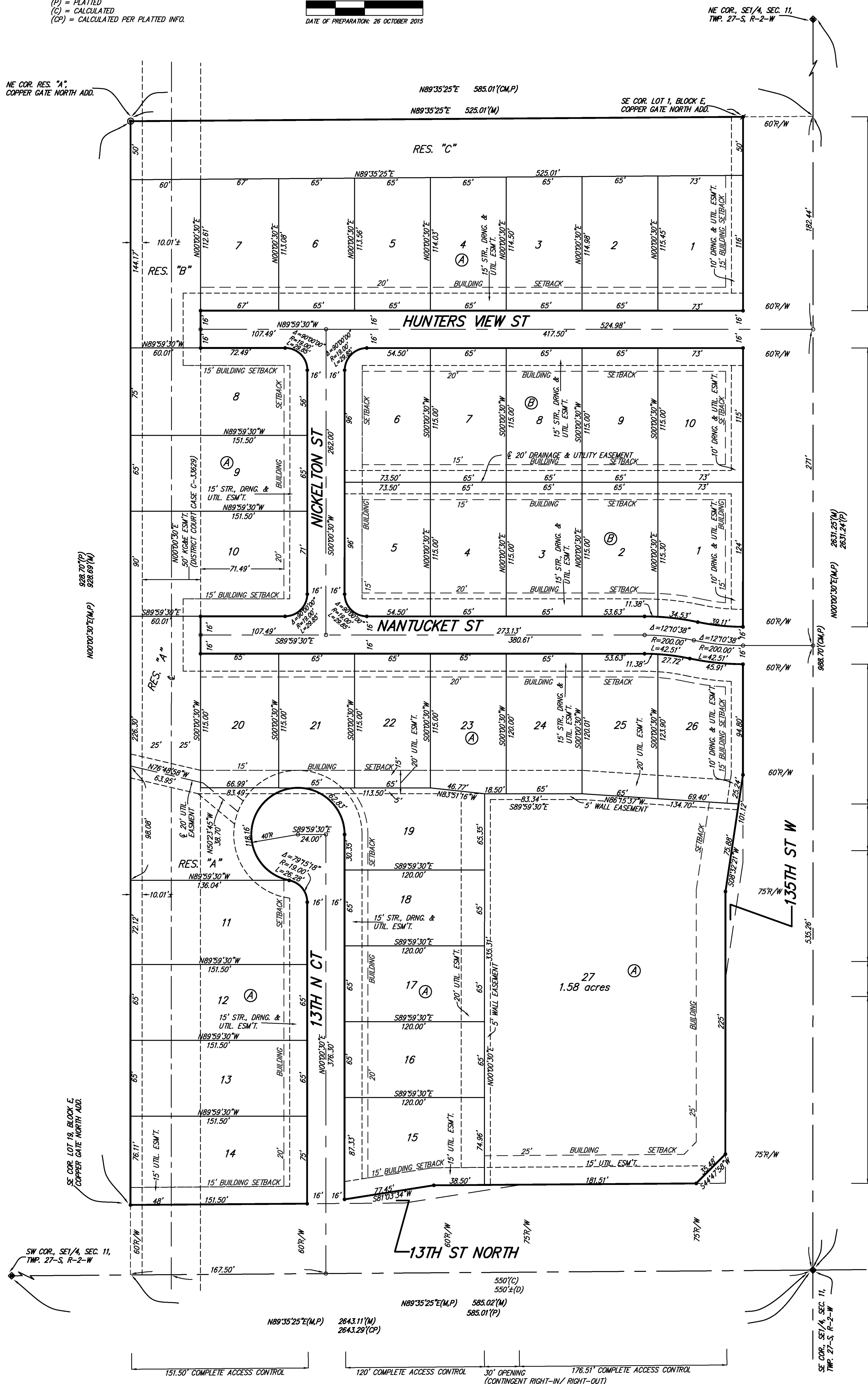
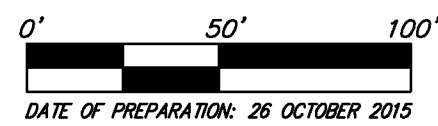
\_\_\_\_\_, County Clerk  
*Kelly B. Arnold*

State of Kansas) SS This is to certify that this plat has been  
filed for record in the office of the Register of Deeds, this \_\_\_\_\_ day  
of \_\_\_\_\_, 2015 at \_\_\_\_\_ o'clock \_\_\_\_\_ M; and is duly recorded.

\_\_\_\_\_, Register of Deeds  
*Bill Meek*

\_\_\_\_\_, Deputy  
*Tonya Buckingham*

- ⊙ = #4 REBAR (FOUND)
  - ⊙ = #4 REBAR W/ "BAUGHMAN" CAP (SET)
  - ⊙ = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
  - ⊙ = #5 REBAR W/ "SEDGWICK COUNTY" METAL CAP (FOUND)
- (M) = MEASURED  
(D) = DESCRIBED  
(P) = PLATTED  
(C) = CALCULATED  
(CP) = CALCULATED PER PLATTED INFO.



### COPPER GATE 3RD ADDITION

20 October 2015

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

E:\Projects\Copper Gate 3rd Addition\_V\Plat\Drawings\Copper Gate 3rd Add\_RDR.RK1

NOTE:  
A drainage plan has been developed for the plat and all drainage  
easements, rights-of-way, or reserves shall remain of established grades or  
as modified with the approval of the applicable City or County Engineer and  
unobstructed to allow for the conveyance of stormwater.