COPPER GATE 3RD 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 "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.

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

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

_____, _____
(Title)

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this_____day of_____, 2015, by_____, _____of Legacy Bank, on behalf of the bank.
(Title)

_____, 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)
Sedgwick County) 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.

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

Entered on transfer record this_____day of _____ , 2015.

_____, 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_____, 2015 at_____o'clock___M; and is duly recorded.

_____, Register of Deeds
Bill Meek

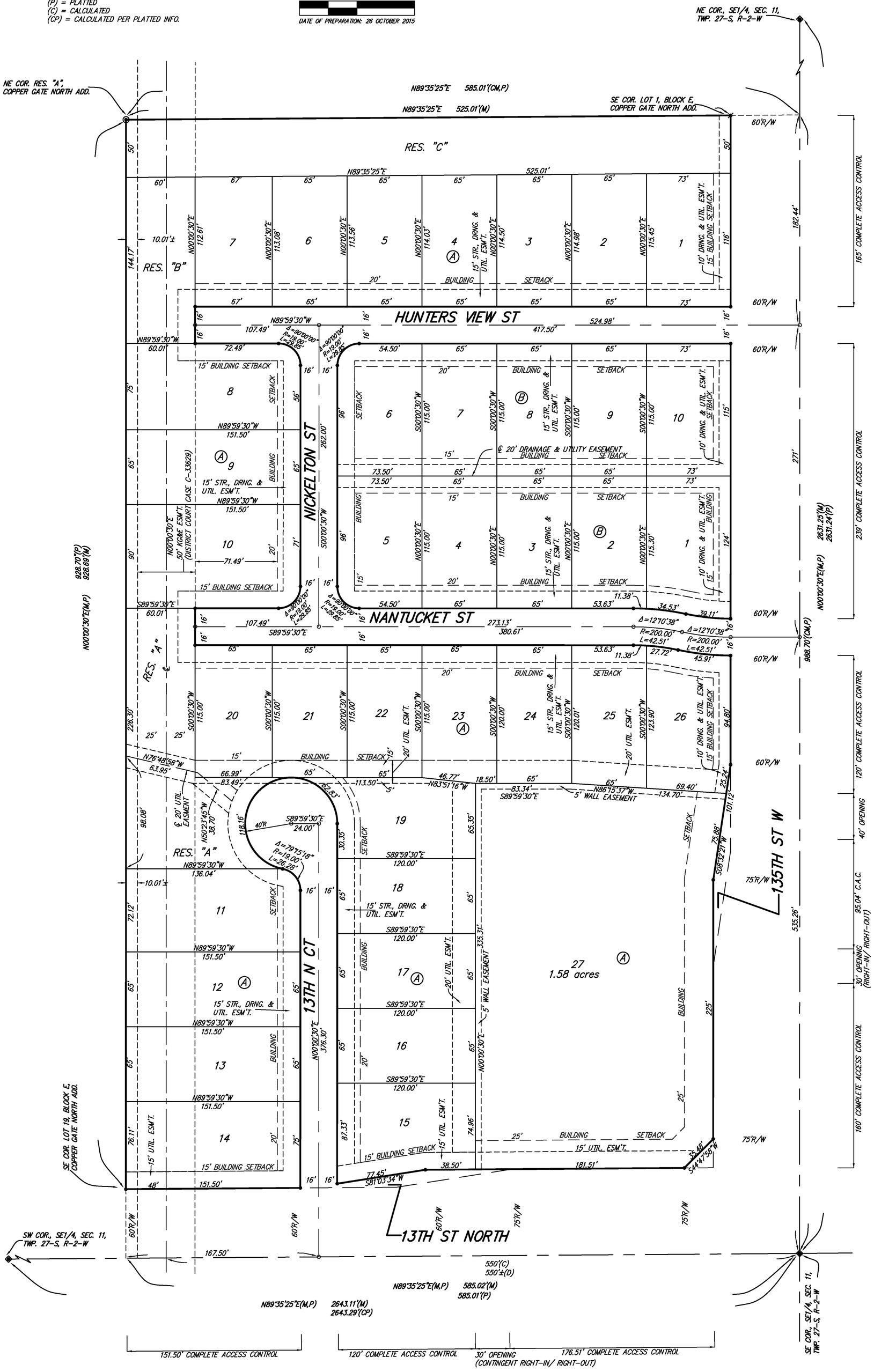
_____, Deputy
Tonya Buckingham

◉ = #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.

0' 50' 100'

DATE OF PREPARATION: 26 OCTOBER 2015



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

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

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