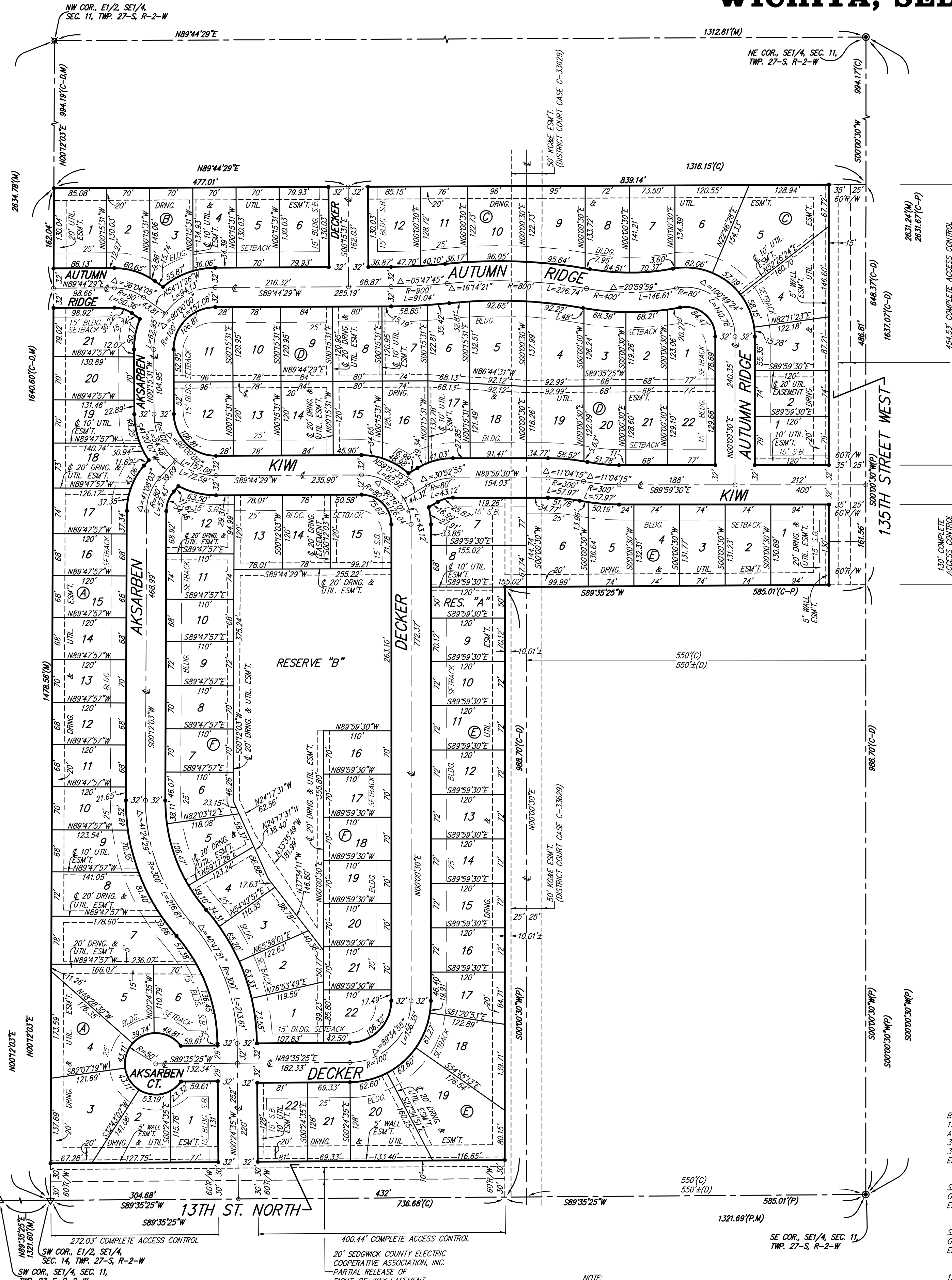


# COPPER GATE NORTH ADDITION

## WICHITA, SEDGWICK COUNTY, KANSAS



State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgwick County and state do hereby certify that we have surveyed and platted "COPPER GATE NORTH ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as the south 50 acres of the E1/2 of the SE1/4 of Sec. 11, Twp. 27-S, R-2-W of the 6th P.M., Sedgwick County, Kansas, except that part platted as Copper Gate Addition, TOGETHER with the north 70.00 feet of Lot 4, Block B, in said Copper Gate Addition, all being subject to road rights-of-way of record.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512(b),  
Baughman Company, P.A.

This plat of "COPPER GATE NORTH 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 \_\_\_\_\_, 2004.  
Wichita-Sedgwick County Metropolitan Area Planning Commission

\_\_\_\_\_, Chair  
Ronald L. Marnell  
\_\_\_\_\_, Secretary  
John L. Schlegel

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

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

\_\_\_\_\_, Mayor  
Carlos Mayans  
\_\_\_\_\_, City Clerk  
Karen Sublett

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 "COPPER GATE NORTH 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 wall easements are hereby granted as indicated for the construction and maintenance of a private screening wall and utility main lines and service lines shall be allowed to cross these easements. The streets are hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for open space, landscaping, drainage purposes, and utilities as confined to easements. Reserve "B" is hereby reserved for open space, landscaping, berms, lakes, drainage purposes, and utilities as confined to easements. Reserves "A" and "B" shall be owned and maintained by the home owners association for the addition. Access controls shall be as depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

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

- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
  - ⊠ = 1" IRON (FOUND)
  - △ = STONE W/ #5 REBAR ON E. SIDE (FOUND)
  - ◇ = STONE (FOUND)
  - ⊙ = 3" COUNTY DISC IN CONC. (FOUND)
- (M) = MEASURED  
(C) = CALCULATED  
(P) = PLATTED  
(D) = DESCRIBED  
(C-P) = CALCULATED PER PLATTED INFO.  
(C-D) = CALCULATED PER DESCRIBED INFO.

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION CITY DATUM
2-11,13-21	F	173.5

BENCHMARK:  
135TH ST. W. & 13TH ST. N. - CITY OF WICHITA DISC AT SOUTHWEST CORNER OF INTERSECTION, 30.00± S. OF C. OF 135TH ST. N. 35.00± W. OF C. OF 135TH ST. W. ELEV. = 168.25 CITY DATUM (1355.65 NGVD29)

SMALL RAILROAD SPIKE IN 2ND HLP W. OF 135TH ST. W. ON SOUTH SIDE OF 135TH ST. N. (N. FACE OF HLP). ELEV. = 172.10 CITY DATUM (1359.50 NGVD29)

SMALL RAILROAD SPIKE IN 4TH HLP W. OF 135TH ST. W. ON SOUTH SIDE OF 135TH ST. N. (N. FACE OF HLP). ELEV. = 179.24 CITY DATUM (1366.64 NGVD29)

135TH ST. W. & 13TH ST. N. - CITY OF WICHITA DISC 28.00' E. OF C. OF 135TH ST. W. ELEV. = 170.33 CITY DATUM (1357.73 NGVD29)

State of Kansas) SS The foregoing instrument acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, 2004, by Paul E. Kelsey, President of Kelsey Investments, Inc., on behalf of the corporation.

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 2004.  
\_\_\_\_\_, President  
Paul E. Kelsey  
\_\_\_\_\_, County Clerk  
Don Brace

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

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 \_\_\_\_\_, 2004 at \_\_\_\_\_ o'clock \_\_\_\_\_ M.; and is duly recorded.

\_\_\_\_\_, Register of Deeds  
Bill Meek  
\_\_\_\_\_, Deputy  
Linda Kizzire

NOTE:  
A master grading plan for drainage has been developed for this subdivision and is on file with the City of Wichita, Kansas. All drainage easements, right-of-ways, or reserves shall remain at established grades or as modified with the approval of the City Engineer of the City of Wichita, Kansas. No obstructions which impede the flow of this drainage system be allowed.