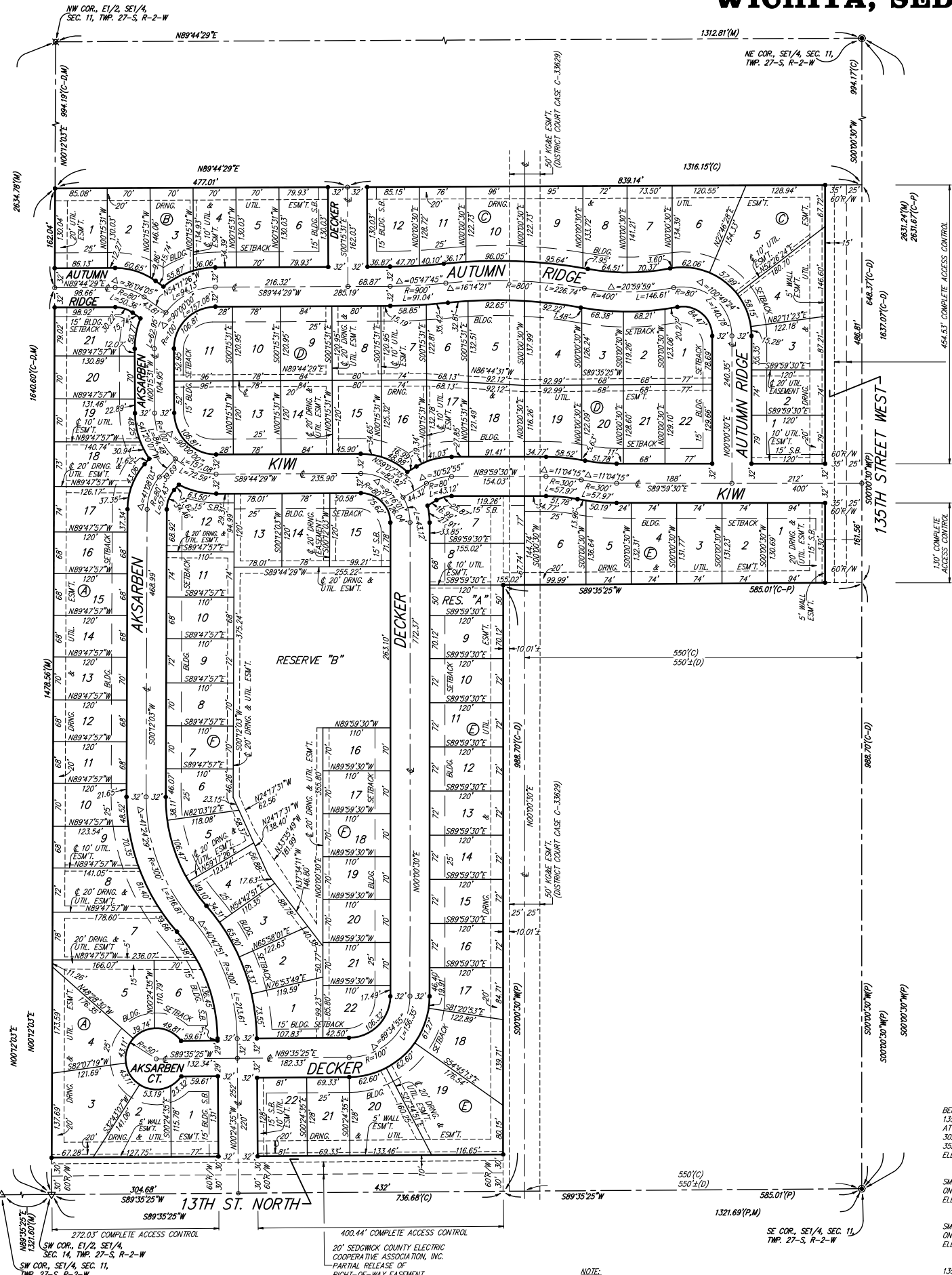


# COPPER GATE NORTH ADDITION

## WICHITA, SEDGWICK COUNTY, KANSAS



State of Kansas) SS We, Baughman Company, P.A., Surveyors in  
Sedgwick County) aforesaid county and state do hereby certify that we have surveyed and  
platted "COPPER GATE NORTH ADDITION", Wichita, Sedgwick County, Kansas  
and that the accompanying plot 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

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

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

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 be  
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.

Kelsey Investments, Inc.

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

Entered on transfer record this \_\_\_\_\_ day  
of \_\_\_\_\_, 2004.

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

\_\_\_\_\_, County Clerk  
Don Brace

State of Kansas) SS This is to certify that this plat has been  
Sedgwick County) 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 Kizzie

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

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

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

- ⊕ = #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) = PLATED
- (D) = DESCRIBED
- (C-P) = CALCULATED PER PLATED 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 @ OF 135TH ST. W.  
35.00'± W. OF @ 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 13TH ST. N. (N. FACE OF HLP).  
ELEV. = 172.10 CITY DATUM  
(1399.50 NGVD29)

SMALL RAILROAD SPIKE IN 4TH HLP. W. OF 135TH ST. W.  
ON SOUTH SIDE OF 13TH 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 @ OF 135TH ST. W.  
ELEV. = 170.33 CITY DATUM  
(1357.73 NGVD29)

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.