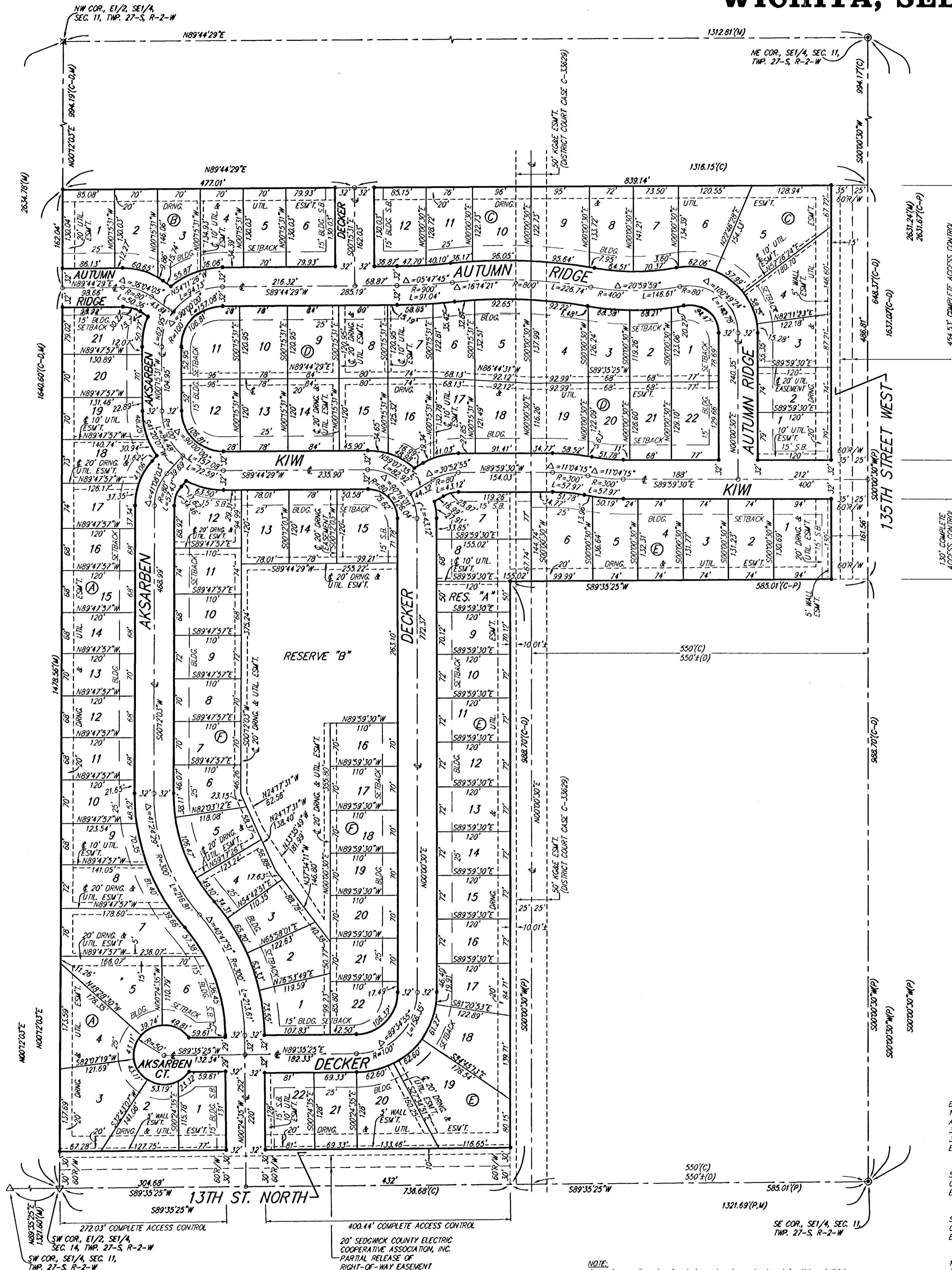


# COPPER GATE NORTH ADDITION

## 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 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.

20' SEDGWICK COUNTY ELECTRIC  
 COOPERATIVE ASSOCIATION, INC.  
 RIGHT-OF-WAY EASEMENT  
 (FILED 1/17/21 PAGE 197)

150' COMPLETE ACCESS CONTROL

• = #4 REBAR W/ "BAUGHMAN" CAP (SET)  
 ✕ = 1" IRON (FOUND)  
 △ = STONE W/ #8 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
2-11, 13-21	F	1715

BENCHMARK:  
 135TH ST. W. & 13TH ST. N. - CITY OF WICHITA DISC  
 AT SOUTHWEST CORNER OF INTERSECTION.  
 30.00' S. OF E. OF 13TH ST. W.  
 35.00' E. W. OF E. OF 13TH ST. W.  
 ELEV. = 168.25 CITY DATUM  
 (1335.65 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  
 (1335.50 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  
 (1336.64 NGVD29)

135TH ST. W. & 13TH ST. N. - CITY OF WICHITA DISC  
 28.00' E. OF E. OF 13TH ST. W.  
 ELEV. = 170.33 CITY DATUM  
 (1337.73 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 as 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.

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 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.

Michael G. Conrey, Surveyor

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.

Paul E. Kelsey, President

State of Kansas) SS  
 Sedgwick County) The foregoing instrument acknowledged before  
 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. \_\_\_\_\_

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

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

Tricia L. Robello, L.S. #1216  
 Deputy County Surveyor  
 Sedgwick County, Kansas

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

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

State of Kansas) SS  
 Sedgwick County) 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

**BAUGHMAN COMPANY P.A.**  
 ENGINEERING, SURVEYING, & PLANNING  
 315-202-7211 • 315 ELLIS • WICHITA, KANSAS 67211  
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