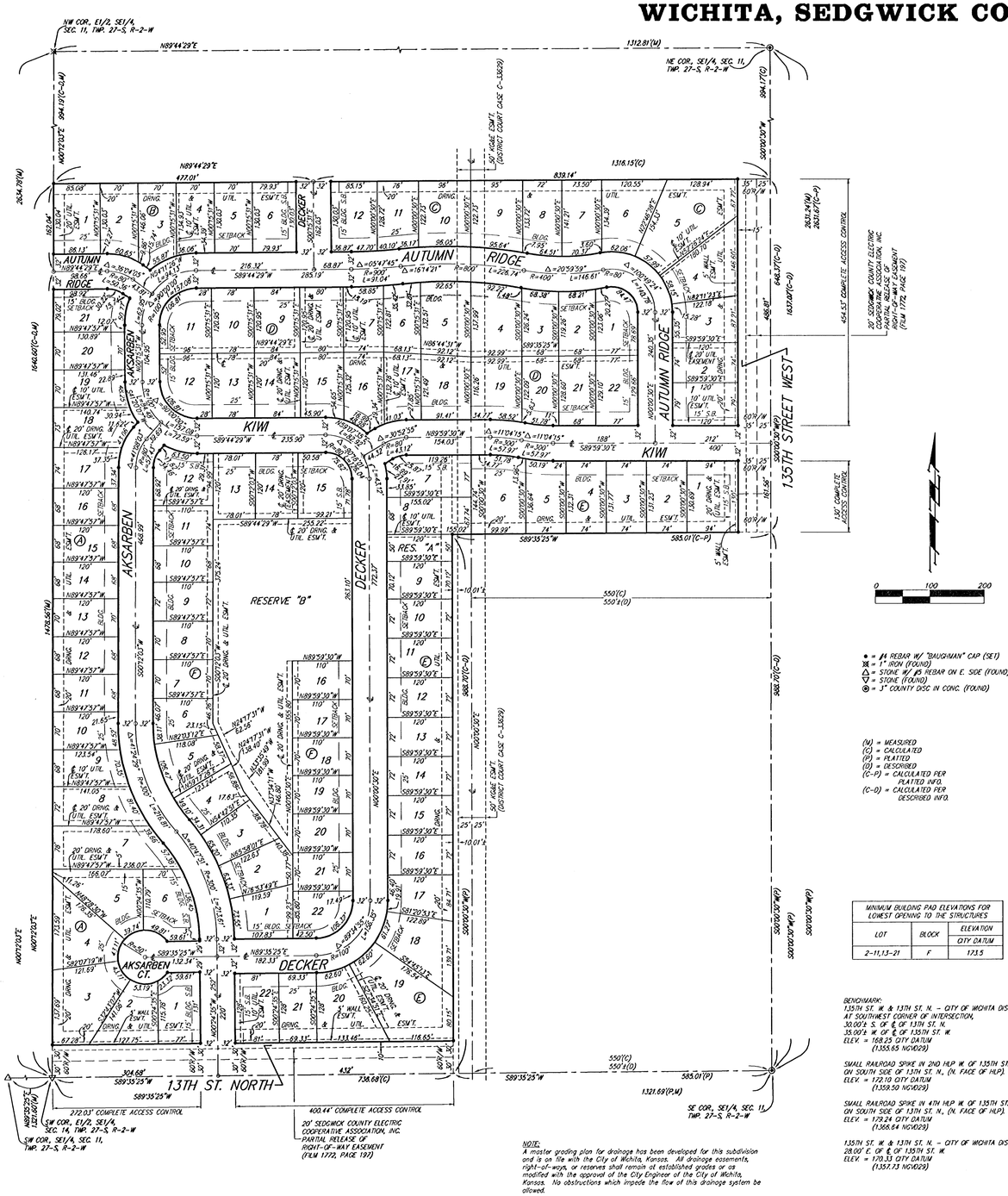
COPPER GATE NORTH ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS



● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
⊠ = 1" IRON (FOUND)
△ = STONE W/ #5 REBAR ON E. SIDE (FOUND)
▽ = STONE (FOUND)
◉ = 3" COUNTY DSC 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 ℄ OF 13TH ST. N. 35.00'± W. OF ℄ OF 135TH ST. W.
ELEV. = 168.25 CITY DATUM (1,355.65 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 (1,359.50 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 (1,366.64 NGVD29)

135TH ST. W. & 13TH ST. N. - CITY OF WICHITA DISC 28.00' E. OF ℄ OF 135TH ST. W.
ELEV. = 170.33 CITY DATUM (1,357.73 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.

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.

_____, 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 GAIE 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 be 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.

_____, President
Paul E. Kelsey

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 Metropoliton 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. #1246
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

SHEET 28 of 28

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 313 ELLIS • WICHITA, KANSAS 67211
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