

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.

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.

_____, President
Paul E. Kelsey

Entered on transfer record this _____ day
of _____, 2004.

_____, 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 Kizzire

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. _____

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION CITY DATUM
2-11,13-21	F	123.5

BENCHMARK:
135TH ST. N. & 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. N.
ELEV. = 168.25 CITY DATUM
(1355.65 NGVD29)

SMALL RAILROAD SPIKE IN 2ND H.P. W. OF 135TH ST. N.
ON SOUTH SIDE OF 13TH ST. N. (N. FACE OF H.P.).
ELEV. = 172.10 CITY DATUM
(1359.50 NGVD29)

SMALL RAILROAD SPIKE IN 4TH H.P. W. OF 135TH ST. N.
ON SOUTH SIDE OF 13TH ST. N. (N. FACE OF H.P.).
ELEV. = 179.24 CITY DATUM
(1366.64 NGVD29)

135TH ST. N. & 13TH ST. N. - CITY OF WICHITA DISC
28.00± E. OF & OF 135TH ST. N.
ELEV. = 170.13 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.