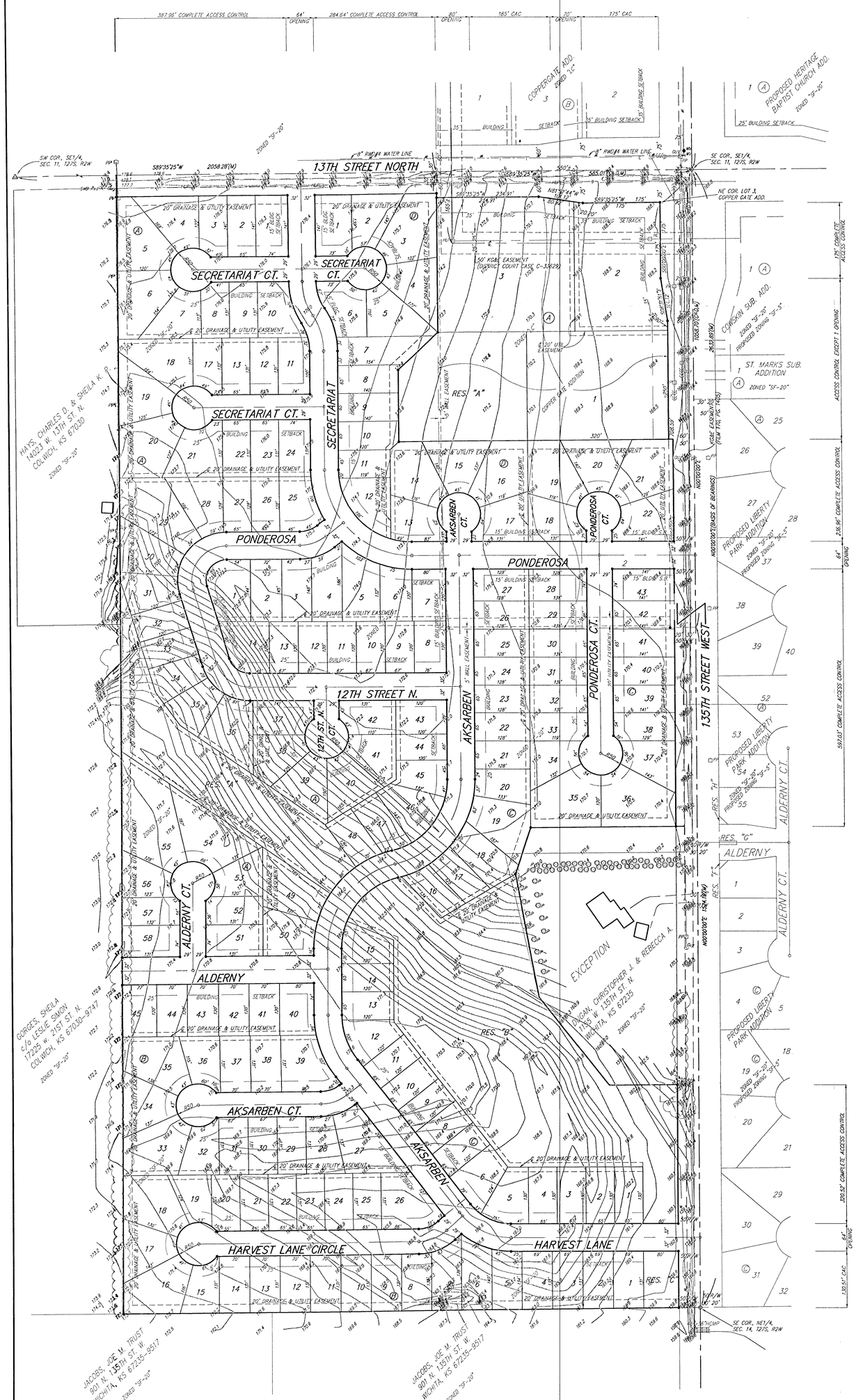
PRELIMINARY PLAT

# COPPER GATE ESTATES

## WICHITA, SEDGWICK COUNTY, KANSAS




OWNER:
John E. Dugan Family Partnership, L.P., a Kansas Limited Partnership
RR 1 Box 37
Clearwater, KS 67026

DEVELOPER/CONTRACT PURCHASER:
Kizer Development
ATTN: Paul Kaisey
716 N. 119th St. W.
Wichita, KS 67212

LEGAL DESCRIPTION:
A replat of Lots 1, 2 and 3, Block A, Copper Gate Addition, Sedgwick County, Kansas, TOGETHER With the East Half of the Northeast Quarter of Section 14, Township 27 south, Range 2 West of the Sixth Principle Meridian, Sedgwick County, Kansas, subject to road rights-of-way of record, EXCEPT commencing at the Northeast corner of the Northeast Quarter of Section 14, Township 27 South, Range 2 West of the 6th Principal Meridian, Sedgwick County, Kansas; thence S00°00'00"E along the East line of said Northeast Quarter, 1592 feet for a point of beginning; thence S89°35'25"W parallel with the North line of said Northeast quarter, 440 feet; thence S12°57'38"E, 341.70 feet; thence S37°54'47"E, 257.72 feet to a point 2118 feet south of the North line of said Northeast Quarter as measured parallel with the East line of said Northeast Quarter; thence N89°35'25"E parallel with the North line of said Northeast Quarter, 205 feet to a point on the East line of said Northeast quarter; thence N00°00'00"E along the East line of said Northeast quarter, 538 feet to the point of beginning.

BENCHMARK:
City of Wichita Benchmark at the SE Corner of intersection of 135th Street West and 13th Street North
Elevation=1617.83 (City Datum)
1355.23 (N.G.V.D.29)

● = ¾ REBAR W/ "BAUGHMAN" CAP (SET)
○ = 1/2" IRON (FOUND)
Ø = 3/4" IRON (FOUND)
△ = STONE W/ ⅝ REBAR ON E. SIDE (FOUND)

(M) = MEASURED
(C-D) = CALCULATED PER DESCRIBED INFO.

EB = Electric Box
FH = Fire Hydrant
GP = Guy Pole
GyA = Guy Anchor
HLP = High Line Pole
ICV = Irrigation Control Valve – Valve Box
LP = Light Pole
MW = Monitoring Well
P = Pine Tree
pp = Power Pole
Sgn = Sign
T = Tree

LOCATION

10 JUNE 2002

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211