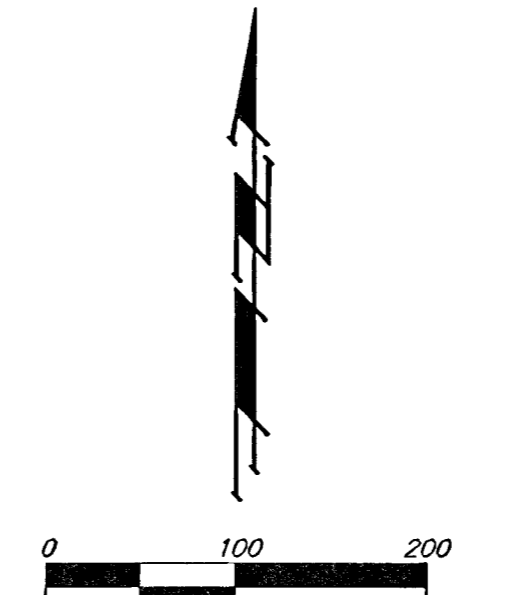
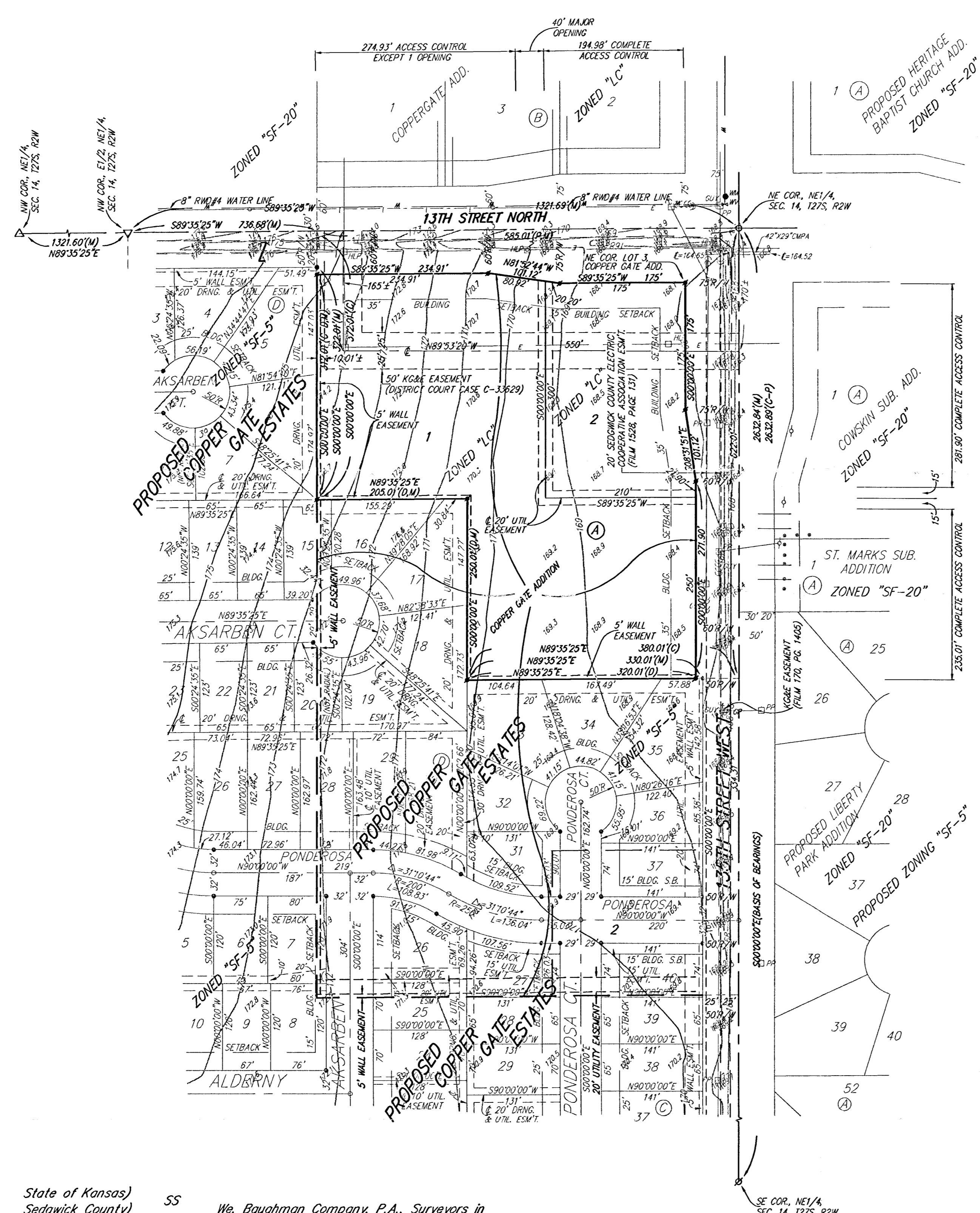


ONE-STEP FINAL PLAT
COPPER GATE 2ND ADDITION
 WICHITA, SEDGWICK COUNTY, KANSAS



DATE OF PREPARATION: 28 OCTOBER 2002
 DATE OF TOPOGRAPHY: 17 MAY 2002
 CONTOUR INTERVAL = 1 FT.

OWNER:
 John Dugan
 2416 Morning Dew
 Wichita, KS 67205
 (316) 721-2416

- = #1 REBAR W/ "BAUGHMAN" CAP (SET)
- = #1 REBAR W/ "BAUGHMAN" CAP (FOUND)
- = 1/2" IRON (FOUND)
- = 3/4" IRON (FOUND)
- = 1" IRON (FOUND)
- △ = STONE W/ #5 REBAR ON E. SIDE (FOUND)
- △ = STONE (FOUND)
- = #5 REBAR (FOUND)

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

- EB □ = Electric Box
- FM ○ = Fire Hydrant
- GP ○ = Guy Pole
- GA ○ = Guy Anchor
- HL ○ = High Line Pole
- ICV □ = Irrigation Control Valve - Valve Box
- LP ○ = Light Pole
- MP ○ = Monitoring Well
- P ○ = Pine Tree
- PP □ = Power Pole
- SP △ = Sign

NOTE:
 ADDITIONAL BUILDING SETBACK
 REQUIREMENTS PER COMMUNITY
 UNIT PLAN GP-231.

BENCHMARK:
 135th St. W. & 13th St. N. - City of Wichita
 Benchmark Disc. at SE. Corner of Intersection.
 56.00' E. of E.
 55.00' N. of E.
 Elev. = 1618.83 City Datum
 1355.21 NGVD29

135th St. W. & 13th St. N. - City of Wichita
 Benchmark Disc. at SW. Corner of Intersection.
 E. side of concrete base for M.P.
 30.00' S. of E.
 35.00' W. of E.
 Elev. = 1628.25 City Datum
 1355.63 NGVD29

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
 Sedgwick County) and state do hereby certify that we have surveyed and
 plotted "COPPER GATE 2ND ADDITION", Wichita, Sedgwick County, Kansas
 and that the accompanying plat is a true and correct exhibit of the
 property surveyed, described as follows: A replat of all of Lot 3, Block A,
 Copper Gate Addition, Sedgwick County, Kansas, TOGETHER with Lot 1 in
 said Block A, EXCEPT that part of said Lot 1 described as follows:
 Beginning at the most easterly corner common to said Lots 1 and 2;
 thence S89°35'25"W along the north line of said Lot 2, 200.00 feet to
 the NW corner of said Lot 2; thence S00°00'00"W along the west line of
 said Lot 2, 200.00 feet to the SW corner of said Lot 2; thence S89°35'25"W
 along the south line of said Lot 1, 325.01 feet to the SW corner of said
 Lot 1; thence N00°00'00"E along the west line of said Lot 1, 686.69 feet;
 thence N89°35'25"E, 205.01 feet to a point 205.00 feet normally distant
 east of the west line of said Lot 1; thence S00°00'00"E, 250.01 feet;
 thence N89°35'25"E, 320.01 feet to a point on the east line of said Lot 1;
 thence S00°00'00"E along the east line of said Lot 1, 236.69 feet to the
 point of beginning, all being subject to road rights-of-way of record.

All being situated in the NE1/4 of Sec. 14, Twp. 27-S,
 R-2-W of the 6th P.M., Sedgwick County, Kansas.
 Existing public easements and dedications
 being vacated by virtue of K.S.A. 12-512(b).
 Baughman Company, P.A.

Michael G. Conroy, Surveyor

Know all men by these presents that we,
 the undersigned, have caused the land in the surveyors certificate to be
 platted into Lots and a Block to be known as "COPPER GATE 2ND
 ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are
 hereby granted as indicated for the construction and maintenance of all
 public utilities. 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.
 Access controls shall be as depicted on the face of the plat and are
 hereby granted to the City of Wichita, Kansas.

John E. Dugan Family Partnership, L.P.,
 a Kansas limited partnership

John E. Dugan, Partner

State of Kansas) SS The foregoing instrument acknowledged be-
 fore me, this _____ day of _____, 2002, by John E. Dugan,
 Partner of John E. Dugan Family Partnership, L.P., a Kansas limited
 partnership, on behalf of the partnership.

Notary Public

My App't. Exp. _____

This plat of "COPPER GATE 2ND 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 _____, 2002.
 Wichita-Sedgwick County Metropolitan Area Planning Commission

Bernard A. Hontzen, Chair

Secretary

This plat approved and all dedications
 shown hereon accepted by the City Council of the City of Wichita,
 Kansas, this _____ day of _____, 2002.

At the direction of the City Council

Chris Charches, City Manager

Pat Burnett, City Clerk

Tricia L. Robello, L.S. #1246
 Deputy County Surveyor
 Sedgwick County, Kansas

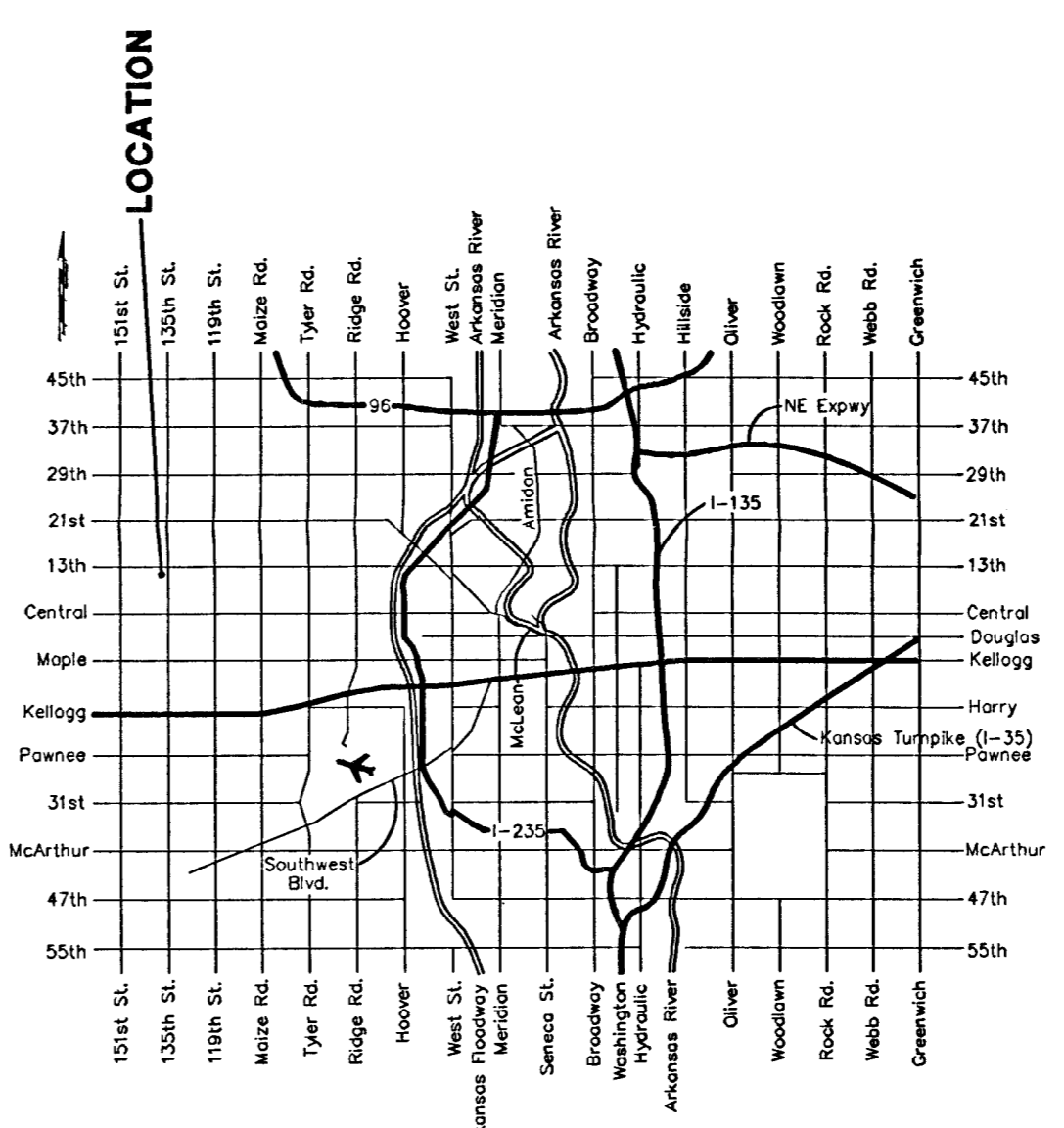
Entered on transfer record this _____ day
 of _____, 2002.

Don Brace, County Clerk

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 _____, 2002 at _____ o'clock _____ M., and is duly recorded.

Bill Meek, Register of Deeds

Linda Kizzire, Deputy



VICINITY MAP

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, rights-of-way 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 shall be allowed.