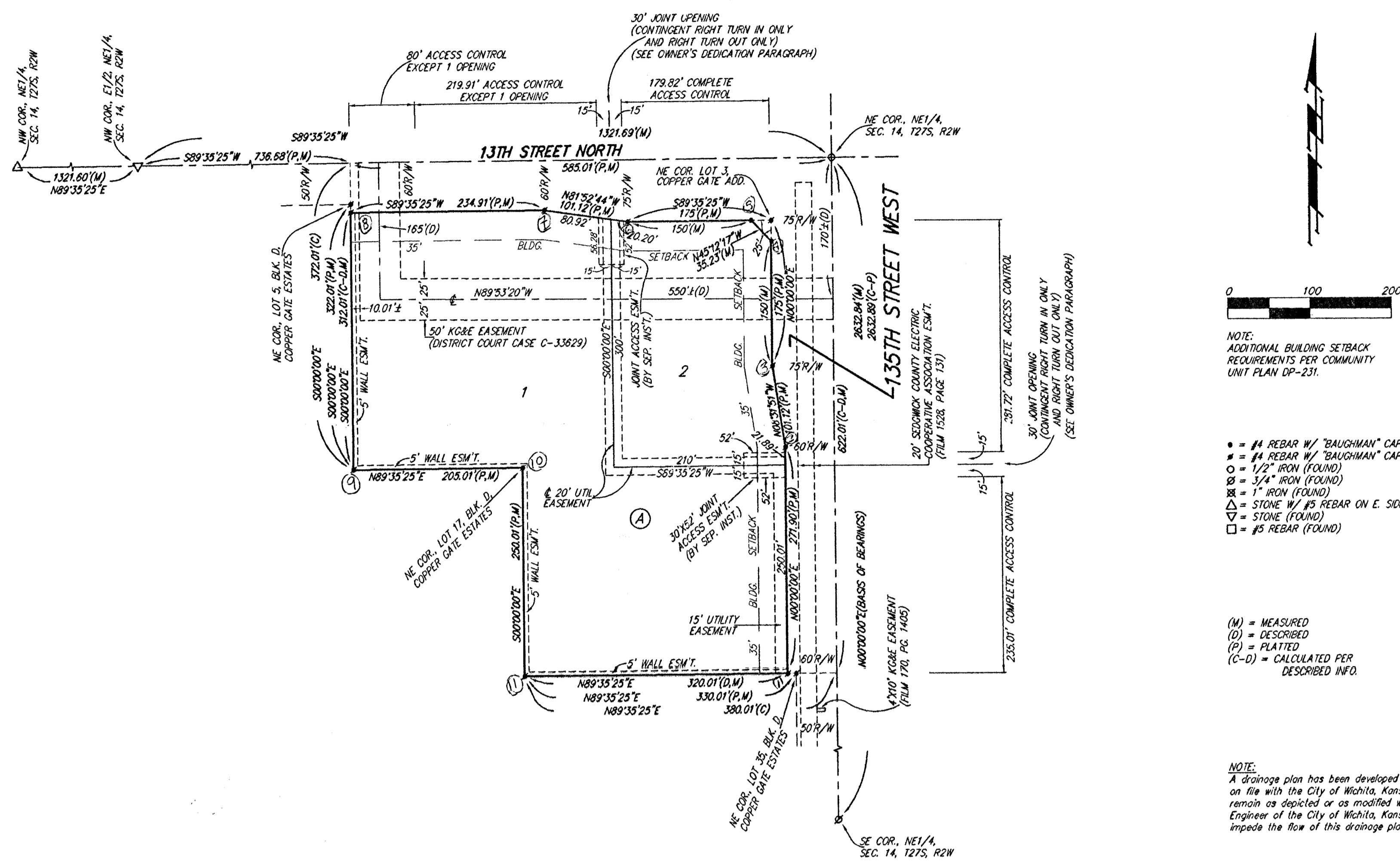


COPPER GATE 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



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

- #4 REBAR W/ 'BAUGHMAN' CAP (SET)
- #4 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
(C-D) = CALCULATED PER
DESCRIBED INFO.

NOTE:
A drainage plan has been developed for this subdivision and is on file with the City of Wichita, Kansas. Drainage intent shall remain as depicted 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 plan shall be allowed.

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) do hereby certify that we have surveyed and
platted "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. 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 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. The permitted opening
locations shall be as determined by the Engineer for the City of Wichita,
Kansas. The joint access openings with the contingent right turn in only
and right turn out only are permitted full movement openings until such
time as 13th Street North and/or 135th Street West are improved to a
four lane arterial pavement standard by the City of Wichita, Kansas, at
which time the respective openings shall be converted to right turn in
only and right turn out only.

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

John E. Dugan, Partner

State of Kansas) SS The foregoing instrument acknowledged be-
Sedgwick County) fore me, this 11th day of MAY, 2003, by John E. Dugan,
Partner of John E. Dugan Family Partnership, L.P., a Kansas limited
partnership, on behalf of the partnership.

Susan K. Monette, Notary Public

My App'l. Exp. 11-9-03

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 _____,
Wichita-Sedgwick County Metropolitan Area Planning Commission

Bernard A. Hantzen, Chair

Dale Miller, Secretary

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this _____ day of _____, 2003.

At the direction of the City Council

Chris Cherches, City Manager

Pot Graves, City Clerk

Reviewed in accordance with K.S.A. 58-2005
on this _____ day of _____, 2003.

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

Entered on transfer record this _____ day
of _____, 2003.

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 _____, 2003 at _____ o'clock _____ M. and is duly recorded.

Bill Meek, Register of Deeds

Linda Kizzire, Deputy