PW-ENGINEERING 1-71
Arceli Rosas
FOR YOUR FILES

FINAL TRACING RECD 12.14.15

COPPER GATE 3RD ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas)
Sedgwick County) SS We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "COPPER GATE 3RD ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as being a replat of Lots 1, 2, 3, and 4, Block B, Copper Gate Addition, Sedgwick County, Kansas, EXCEPT the north 70.00 feet of said Lot 4.

Existing public easements, building setbacks, access controls, and dedications, if any, being vacated by virtue of K.S.A. 12-512b, as amended.

Baughman Company, P.A.

MICHAEL G. CONREY REGISTERED LS-971 KANSAS

Michael G. Conrey 12-9-2015, Surveyor
Michael G. Conrey

We the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "COPPER GATE 3RD ADDITION", Wichita, Sedgwick County, Kansas.

Legacy Bank

BRICE MALLOY, SVP (Title)

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 14 day of December 2015, by Brice Malloy, SVP (Title) of Legacy Bank, on behalf of the bank.

SAMENTHA SPITLER, Notary Public

My App't. Exp. 1-31-2018

SAMENTHA SPITLER Notary Public - State of Kansas My Appt. Expires 1-31-2018

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Blocks, Reserves, and Streets, to be known as "COPPER GATE 3RD 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 street, drainage, and utility easements are hereby granted as indicated for street purposes, including sidewalks, for drainage purposes, and for the construction and maintenance of all public utilities. The wall easements are hereby granted as indicated for the construction and maintenance of private screening walls and utility main lines and service lines shall be allowed to cross these easements. The parking easements are hereby granted as indicated exclusively for residential parking. The streets are hereby dedicated to and for the use of the public. Reserves "A" and "B" are reserved for open space, landscaping, drainage purposes, walking paths, sidewalks, streets as confined to easement, utilities as confined to easement, electric lines and related appurtenances as confined to easement, and residential parking as confined to easement. Reserve "C" is reserved for open space, landscaping, drainage purposes, utilities as confined to easement, an irrigation system and related appurtenances as confined to easement, and and electric lines and related appurtenances as confined to easement. Reserves "A", "B", and "C" shall be owned and maintained by the homeowners 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 access opening with the contingent right turn in only and right turn out only shall be a permitted full movement opening until such time as 13th Street North is improved to a four lane arterial pavement standard by the City of Wichita, Kansas, at which time the respective opening shall be converted to right turn in only and right turn out only.

Kelsey Investments, Inc., a Kansas corporation

Paul E. Kelsey, President
Paul E. Kelsey

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 9th day of December, ____, by Paul E. Kelsey, President of the Kelsey Investments, Inc., a Kansas corporation, on behalf of the corporation.

KELLY A. THOMAS Notary Public - State of Kansas My Appt. Expires 4-16-16

Kelly A. Thomas, Notary Public
KELLY A. THOMAS

My App't. Exp. 4-16-16

This plat of "COPPER GATE 3RD 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

_____, Chair
Carol Chapman Neugent

_____, Secretary
Dale Miller

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

_____, Mayor
Jeff Longwell

_____, City Clerk
Karen Sublett

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

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

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

_____, County Clerk
Kelly B. Arnold

State of Kansas)
Sedgwick County) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, _____ at _____ o'clock ____ M; and is duly recorded.

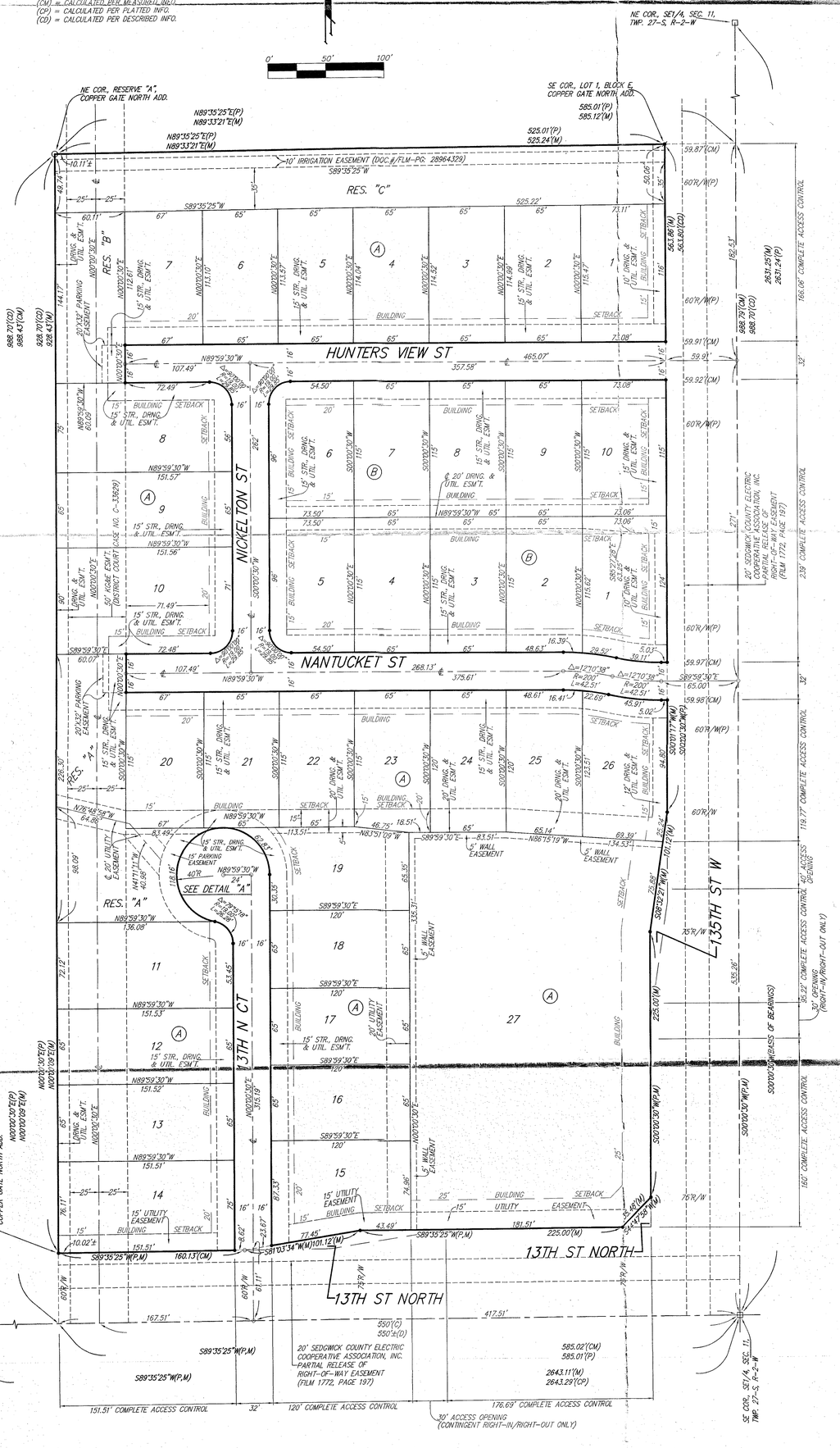
_____, Register of Deeds
Bill Meek

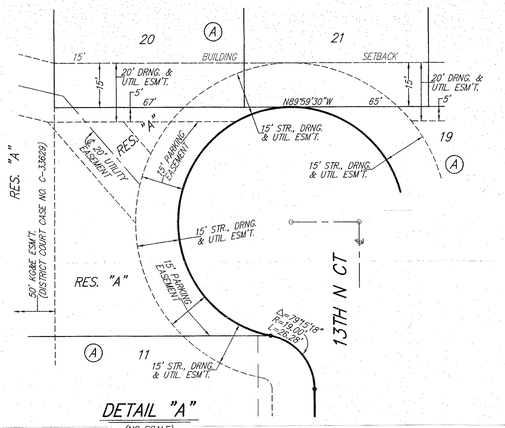
_____, Deputy
Tonya Buckingham

- ● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- ○ = #4 REBAR (FOUND)
- ✱ = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- □ = #5 REBAR W/ "SEDGWICK COUNTY" METAL CAP (FOUND)

(M) = MEASURED
(P) = PLATTED
(D) = DESCRIBED
(C) = CALCULATED
(CM) = CALCULATED PER MEASURED INFO.
(CP) = CALCULATED PER PLATTED INFO.
(CD) = CALCULATED PER DESCRIBED INFO.

NOTE:
ADDITIONAL BUILDING SETBACKS PER COMMUNITY UNIT PLAN DP-231.





DETAIL "A"
(NO SCALE)

NOTE:
A drainage plan has been developed for the plat and all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer and unobstructed to allow for the conveyance of stormwater.

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

E:\Projects\Copper Gate 3rd Addition \Plat\Drawings\Copper Gate 3rd Edug.RRR