

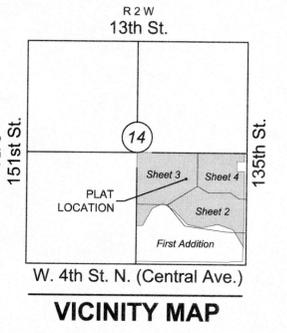
Courtyards at Jacobs Farm Second Addition (SUB2024-00006)

NW cor., SE 1/4, Sec. 14, T27S, R2W, 6th P.M.
Fnd. Stone w/ 1/2" Rebar over top
N88°16'40"E 2580.69'(CM)

COPPER GATE ESTATES
COPPER GATE ESTATES

FINAL PLAT COURTYARDS AT JACOBS FARM SECOND ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



NE. cor., SE 1/4, Sec. 14, T27S, R2W, 6th P.M.
Fnd. 1/2" Iron Pipe w/ Sedgwick County Alum Cap

FORESTVIEW ST.

N. 135TH ST. W.

BRIDGER AT CENTRAL

Res. E

Res. F

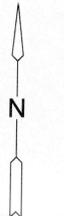
Res. G

Res. H

Res. I

Res. J

Res. K



SCALE: 1"=60'

LEGEND

- Date of Survey: June 2022
- △ = Section Corner Monument Found
- = Found 3" rebar w/ MKEC CLS 39 id. cap
- = Set 3/4" rebar w/ MKEC CLS 39 id. cap
- ⊕ = Benchmark
- (M) = Measured
- (D) = Described
- (P) = Platted
- (CM) = Calculated from Measurement
- (CD) = Calculated from Described
- Drng. = Drainage
- Util. = Utility
- Esmt. = Easement
- U.E. = Utility Easement
- D.&U.E. = Drainage and Utility Easement
- 1 = Lot
- ① = Block

BENCHMARKS

- BM#1 Nail in top of curb, south side of Lost Creek Road near northwest corner of inlet, 56 feet west and 145 feet north of Northeast Corner of SE 1/4, Sec. 14, T27S, R2W Elev.=1351.54 NAVD88 (offsite)
- BM#2 Nail in northeast corner of traffic signal, northwest corner of Central and 135th Street, 77 feet west and 36 feet north of Southeast Corner of SE 1/4, Sec. 14, T27S, R2W Elev.=1349.14 NAVD88 (offsite)

MINIMUM PAD ELEVATIONS LOWEST OPENINGS		
LOT(S)	BLOCK	ELEVATION NAVD 88
8-12	6	1352.0



SE. cor., SE 1/4, Sec. 14, T27S, R2W, 6th P.M.
Fnd. 1/2" Iron Pipe in Thimble

4/5



"CONTINUED ON SHEET 2"

"CONTINUED ON SHEET 2"

Courtyards at Jacobs Farm Second Addition (SUB2024-00006)

FINAL PLAT

COURTYARDS AT JACOBS FARM SECOND ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

CERTIFICATE OF SURVEY

I, Michael E. Small, a Professional Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "COURTYARDS AT JACOBS FARM SECOND ADDITION" an addition to Wichita, Sedgwick County, Kansas, into Lots, Blocks, Reserves, Streets, and Alleys, the same being accurately set forth in the accompanying plat and described herein:

A tract of land lying in the Southeast Quarter of Section 14, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas as prepared by Michael E. Small, Professional Surveyor, License Number 1390 on February 6, 2024, said tract of land being described as follows:

COMMENCING at the southeast corner of said Southeast Quarter; thence along the east line of said Southeast Quarter on a Kansas coordinate system of 1983 south zone bearing of N01°03'22"W, 705.01 feet to a point on the extended northernmost line of a tract of land described in Trustees' Deed recorded on Doc.#/Flm-Pg: 29267291, said point also being the POINT OF BEGINNING; thence along said extended northernmost line, S88°56'38"W, 60.00 feet to a northwest corner of said tract of land described in said Trustees' Deed; thence along the west line of said tract of land, S01°03'22"E, 280.00 feet to a point on the north line of Reserve D, Courtyards at Jacobs Farm Addition, an addition to Wichita, Sedgwick County, Kansas; thence along said north line for the next nine consecutive courses, N32°53'22"W, 474.90 feet; thence N72°05'50"W, 396.39 feet; thence S76°22'08"W, 389.68 feet; thence N79°24'50"W, 349.51 feet; thence N46°03'29"W, 455.48 feet; thence N57°53'54"W, 321.95 feet; thence S64°03'53"W, 289.01 feet; thence S27°45'34"W, 470.78 feet; thence S88°50'58"W, 149.00 feet to a point on the west line of said Southeast Quarter; thence along said west line, N01°09'02"W, 1694.85 feet to the northwest corner of said Southeast Quarter; thence along the north line of said Southeast Quarter, N88°16'40"E, 2640.69 feet to the northeast corner of said Southeast Quarter; thence along the east line of said Southeast Quarter, S01°03'22"E, 191.50 feet to the northeast corner of a tract of land described in Trustee's Deed recorded on Doc.#/Flm-Pg: 30185384; thence along the north, west and south lines of said tract of land described in said Trustee's Deed recorded on Doc.#/Flm-Pg: 30185384 for the next three consecutive courses, S88°56'38"W, 240.00 feet; thence S01°03'22"E, 235.00 feet; thence N88°56'38"E, 240.00 feet to a point on said east line of said Southeast Quarter; thence along said east line, S01°03'22"E, 1500.82 feet to the POINT OF BEGINNING.

CONTAINS: 4,186,318 square feet or 96.10 acres, more or less.

All streets, easements, rights-of-way, building setbacks, access controls, together with all other public dedications within the above described property are hereby vacated and replatted by virtue of K.S.A. 12-512b, as amended.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this ____ day of _____, 2025.

Michael E. Small, P.S. #1390
MKEC Engineering, Inc. (CLS 39)
411 North Webb Road
Wichita, Kansas 67206



OWNER'S CERTIFICATE

Know all men by these presents that we the undersigned property owners of the land above set forth in the Professional Surveyor's Certificate, have caused the same to be surveyed and platted into Lots, Blocks, Reserves, Streets, and Alleys, the same to be known as "COURTYARDS AT JACOBS FARM SECOND ADDITION" an addition to Wichita, Sedgwick County, Kansas.

The streets and alleys are hereby dedicated to and for the use of the public. Streets having 58 feet of right-of-way shall have a 29-foot roadway width, back of curb to back of curb. Streets having 26 feet of right-of-way shall have a minimum 21-foot roadway width, back of curb to back of curb. Streets having 32 feet of right-of-way shall have a minimum 24-foot roadway width, back of curb to back of curb. Alleys having 30 feet of right-of-way shall have a minimum 15-foot roadway width, without curb and gutters. Alleys with T-intersections shall have widened sections of pavement accommodating for standard trash trucks and emergency response vehicles. Alleys shall be kept open for the free-flow of traffic and/or public service vehicles, as such no gates are allowed that would prohibit the free-flow of traffic. No obstructions shall be constructed or placed within the street stubs lying within Block 6 adjacent to Lots 56 and 57, Lots 76 and 77, and Lots 89 and 90, providing future access to adjacent properties. 30-foot right-of-way alleys, as well as all angled or 90-degree parking located within any width public right-of-way or parking easement, shall be designed and installed publicly and maintained privately thereafter upon satisfaction of public infrastructure projects. It is necessary for the 30-foot right-of-way alleys to be built publicly due to the following: 30-foot right-of-way alleys shall be used by the public for access to ingress and egress to public streets, for franchise utility access and long-term maintenance of franchise equipment, for access of fire and emergency response services, for the construction of public water and sewer systems, for the construction of public drainage systems (inverted flume), and due to the public's interest in seeing all of such life and safety support systems it is necessary that the public ensure these facilities are built and inspected publicly to meet the life and safety standards. Maintenance of the 30-foot right-of-way alleys, as well as all angled or 90-degree parking located within any width public right-of-way or parking easement, after initial construction shall be the responsibilities of the developer, and/or a lot owner's association and/or their successors and/or assigns. The developer shall file a Covenant with specific pertinent language requiring that the Homeowners' Association to maintain the 30-foot right-of-way alleys in accordance with the Final Plat, City Code, and City standards, including but not limited to, repair of the 30-foot right-of-way alley pavement damaged by utility cuts to perform repair or maintenance of sanitary sewer, municipal water utilities, and franchise utilities. The Covenant shall further provide that if the City is required to maintain the 30-foot right-of-way alleys due to a failure of the Homeowners' Association to perform such obligations, the developer and/or Homeowners' Association shall pay promptly the costs expended by the City, and if the costs are not paid within thirty (30) days of the rendering of an account, the costs shall be considered an assessment against all lots in the Addition, and shall be considered a lien thereon and be treated in the same manner as a special assessment, per the recitals of said Covenant.

Utility easements are hereby granted to the public as indicated for the construction and maintenance of all public utilities. The drainage and utility easements are hereby granted to the public as indicated for drainage purposes and for the construction and maintenance of all public utilities. Sanitary Sewer easements are hereby granted to the public as indicated for the construction and maintenance exclusively for sanitary sewer utility. No sign, light poles, private drainage systems, berms, walls, masonry trash enclosures or other structures shall be located within public utility easements unless permitted by the City of Wichita Department of Engineering and that they do not inhibit the conveyance of surface drainage. Easements by separate instrument shall be obtained for the extension of utilities to service lots with the design and construction of said infrastructure. The fire apparatus road easements, as indicated hereon is hereby granted for the use of ingress and egress by emergency vehicles. The fire apparatus access road easement road surface, gating apparatus and sign installation shall meet the minimum standards for a Fire Apparatus Access Road required by the City of Wichita Fire Department and the City of Wichita Engineering Department. The Developer shall be responsible for the installation of the surface, gating apparatus and sign, and any other associated improvements as required within the fire apparatus access road easement area. The Lot Owners Association shall be responsible for the continued maintenance of the fire apparatus access road and easement area. The City of Wichita is hereby granted the right to enter upon such premises at any time for the purposes of constructing the fire apparatus access road and assessing costs for such, and for maintaining and repairing such road if necessary, and assessing costs for such to the Lot Owners Association.

All abutters rights of access to or from North 135th Street West over and across the east line of "COURTYARDS AT JACOBS FARM SECOND ADDITION," are hereby granted to the appropriate governing body, provided however two full movement openings are allowed as indicated hereon.

Each Lot where abutting and adjoining another lot line shall provide a minimum of a 6-foot maintenance and access easement for zero-lot line dwellings and for the benefit of the adjoining owner(s), their successors and assigns, and/or their agents, and emergency personnel, except when two or more units are attached. The maintenance access easements are hereby platted for the purpose of pedestrian emergency access, residence construction and residence maintenance, the extension of the footings, and for a 2-foot overhang of the structures on the adjoining lot.

Reserves A, B, C, D, E, F, G, H, I, and J are platted for open space, benches, berms, landscaping, irrigation, signs, monuments, water features, sidewalks (public and private), fences/walls, lighting, shade structures, construction and maintenance of public drainage facilities, including but not limited to drainage structures, drainage pipes and culverts, conveyance of cross-lot drainage, utilities confined by easement (platted or otherwise separate instrument), utility service lines and connections, and parking. Reserves D, E, and F are also platted for detention/retention ponds and floodplain uses defined as any land area susceptible to being inundated by floodwaters from any source. Reserve D is also platted for fire apparatus access roads confined by easements, a public shared-use path, and for private neighborhood amenities, including but not limited to clubhouse, pools, playgrounds, sport courts, shade structures/gazebos, and neighborhood gardens. Reserves A, B, C, D, E, F, G, H, I, and J are hereby reserved for the stated uses and shall be owned and maintained by the developer, and/or a homeowner's association, and/or their successors and/or assigns. Compliance with any platted restrictions and applicable restrictive covenants affecting said Reserves shall be binding on any owners, successors, heirs or assigns. No regrading within abutting rights-of-way shall be allowed with the construction of the berms allowed within said Reserves. The berms cannot impact access to or bury manholes, water valves and/or water meters.

OWNER'S CERTIFICATE (cont.)

A master drainage plan has been developed for this plat. No private drainage systems shall be located within public drainage easements unless a Residential Drainage Relief Permit is obtained from the City of Wichita Public Works and Utilities Department. All drainage easements, rights-of-way, and reserves shall remain at established grades (unless modified with the approval of the City Engineer) and shall be unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual. The maintenance of all drainageways and drainage facilities in backyard drainage easements and reserves shall be the responsibility of the property owner, and shall be enforced by the Homeowners' Association and be provided for in the Homeowners' Association covenants. The property owner shall provide a copy of the Individual Lot Grading Plan and the Individual Lot Grading Plan Certificate pertaining to such owner's lot to any person installing a lawn, landscaping, fencing, or other improvements or structures and require them to maintain the grade levels shown on the Individual Lot Grading Plan Certificate. Lot 1, Block 1, Lots 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, and 16, Block 2, Lots 8, 9, 10, 11, 12, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, and 104, and Reserve F are required to adhere to the minimum pad elevation as per the "Minimum Pad Elevation" tables shown hereon.

FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision. Portions of the land within the plat boundaries are encumbered with a floodplain at the time of final platting. No permanent buildings shall be constructed within the floodplain, nor any fill, change in grade, creation of channel or other work be carried on without the written permission of the Floodplain Manager. For further information, see current applicable FEMA Flood Insurance Rate Maps (FIRM). See drainage plan/report on file with the City of Wichita for the base flood elevations and floodway/floodplain delineations.

The property is within a zone identified by the City Engineer's office as likely to have groundwater at some or all times within ten feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineer's office.

This plat shall comply with the recitals of the Jacobs Farm Planned Unit Development Plan No. 107 on file at the Wichita-Sedgwick County Planning Department.

Perfection Signature Properties, LLC,
a Kansas limited liability company

Scott A. Lehner, Chief Executive Manager/Member

STATE OF KANSAS, SEDGWICK COUNTY) ss:
This instrument was acknowledged before me on ____ day of _____, 2025, by Scott A. Lehner, as Chief Executive Manager/Member of Perfection Signature Properties, LLC, a Kansas limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.
Affix Seal

_____, Notary Public:

My Term Expires: _____

MORTGAGE CERTIFICATE

LEGACY BANK, holder of a mortgage on the above described property, does hereby consent to the "COURTYARDS AT JACOBS FARM SECOND ADDITION" final plat.

LEGACY BANK

Steven Suellentrop, President/CEO

STATE OF KANSAS, SEDGWICK COUNTY) ss:

This instrument was acknowledged before me on this ____ day of _____, 2025, by Steven Suellentrop, President/CEO of LEGACY BANK.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Affix Seal

_____, Notary Public

My Term Expires: _____

PLANNING COMMISSION CERTIFICATE

This plat of "COURTYARDS AT THE JACOBS FARM SECOND ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Area Planning Commission, Wichita, Kansas.

Dated this ____ day of _____, 2025.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION,
Wichita, Kansas.

By _____
Bryan Frye, Chair

Attest:

Scott A. Wadle, Secretary

GOVERNING BODY CERTIFICATE

This plat approved and all dedications shown hereon, accepted by the Wichita City Council of the City of Wichita, Kansas dated this ____ day of _____, 2025.

At the direction of the City Council.

Lily Wu, Mayor

Attest:

Paul Leeker, City Clerk

REGISTER OF DEEDS' CERTIFICATE

STATE OF KANSAS, SEDGWICK COUNTY) ss:

This is to certify that this instrument was filed for record in the Register of Deeds office this ____ day of _____, 2025, at ____ o'clock __M, and is duly recorded.

Tonya E. Buckingham, Register of Deeds

Attest:

Kenly Zehring, Deputy

TRANSFER RECORD

STATE OF KANSAS, SEDGWICK COUNTY) ss:

Entered on transfer record this ____ day of _____, 2025.

Kelly B. Arnold, County Clerk

COUNTY SURVEYOR

STATE OF KANSAS, SEDGWICK COUNTY) ss:

Reviewed in accordance with K.S.A. 58-2005 on this ____ day of _____, 2025.



_____, Deputy County Surveyor

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