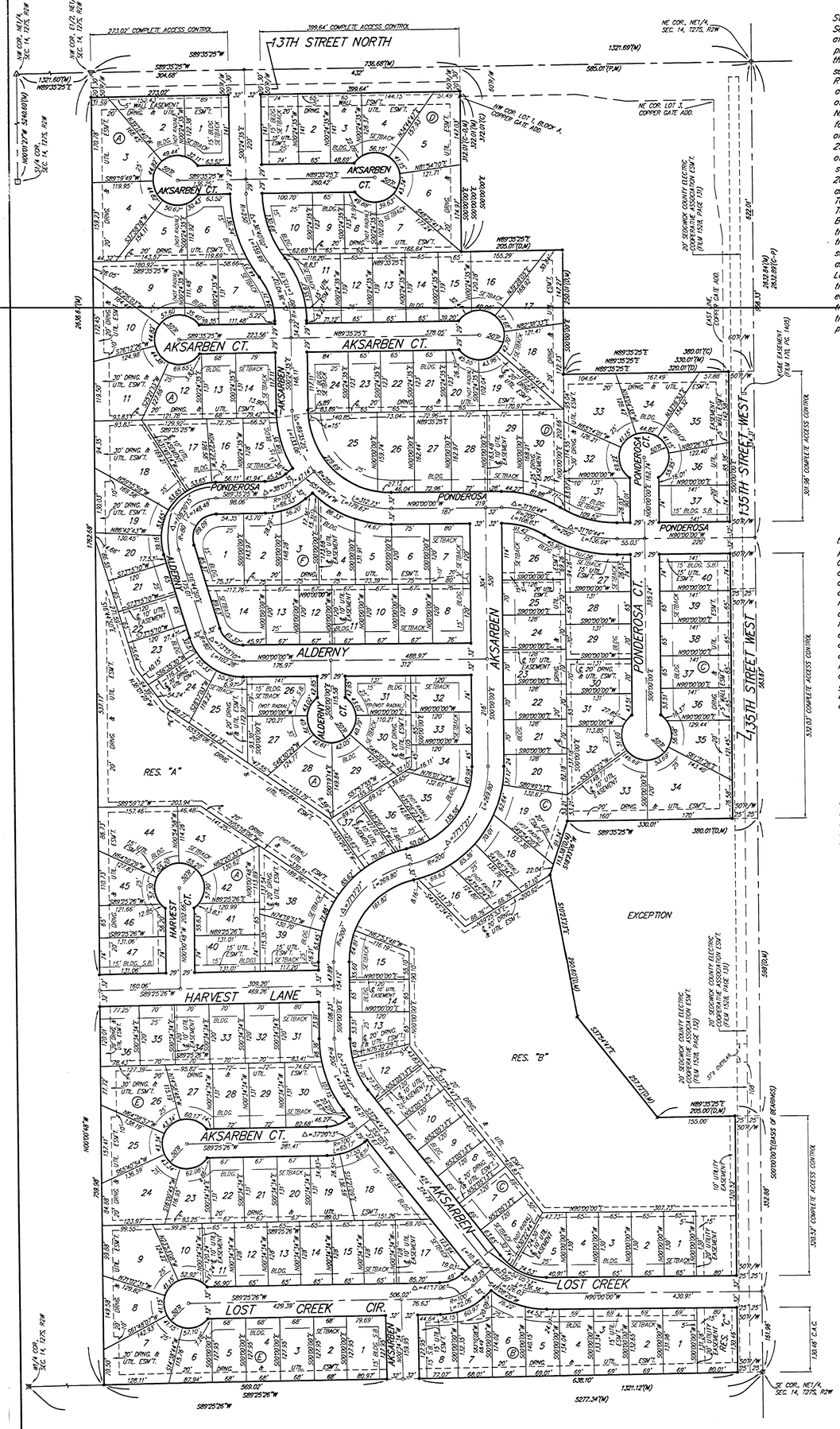
10-03-03-01

COPPER GATE ESTATES
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 ESTATES", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: The E1/2 of the NE1/4 of Sec. 14, Twp. 27-S, R-2-W of the 6th P.M., Sedgwick County, Kansas, EXCEPT that part platted as Copper Gate Addition, Sedgwick County, Kansas, and EXCEPT that part of said E1/2 described as follows: Commencing at the NE corner of said NE1/4; thence S00°00'00"E along the east line of said NE1/4, 1520.00 feet for a point of beginning; thence S89°35'25"W parallel with the north line of said NE1/4, 380.01 feet; thence S16°23'26"W, 113.38 feet; thence S10°23'23"E, 290.60 feet; thence S37°54'47"E, 257.72 feet to a point 2118.00 feet south of the north line of said NE1/4 as measured parallel with the east line of said NE1/4; thence N89°35'25"E parallel with the north line of said NE1/4, 205.00 feet to a point on the east line of said NE1/4; thence N00°00'00"E along the east line of said NE1/4, 598.00 feet to the point of beginning. TOGETHER with all of Lot 2, Block A, in said Copper Gate Addition, and TOGETHER with that part of Lot 1 in said Block A 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 202.00 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.

_____, Surveyor
Michael G. Conrey

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Blocks, Streets, and Reserves to be known as "COPPER GATE ESTATES", 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 streets are hereby dedicated to and for the use of the public. Reserves "A" and "B" are hereby reserved for open space, landscaping, berms, drainage purposes, lakes, sidewalks, and utilities as confined to easements. Reserve "C" is hereby reserved for open space, drainage purposes, landscaping, berms, sidewalks, and utilities 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 Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

Kelsey Investments, Inc., a Kansas corporation

_____, President
Paul E. Kelsey

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this_____day of_____, 2002, by Paul E. Kelsey, President of Kelsey Investments, Inc., a Kansas corporation, on behalf of the corporation.

_____, Notary Public

My App't. Exp._____

This plat of "COPPER GATE ESTATES", 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

_____, Chair
J. D. Michaelis

_____, Secretary
Michael E. Lindebak

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

_____, City Manager
Chris Cherches

_____, City Clerk
Pat Burnett

Reviewed in accordance with K.S.A. 58-2005 on this_____day of_____, 2002.

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

Entered on transfer record this_____day of_____, 2002.

_____, County Clerk
Don Brace

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_____, 2002 at_____o'clock___M; and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

● = #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.

0 100 200

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.

BENCHMARK:
1.35th St. W. & 13th St. N. - City of Wichita Benchmark Disc at SE. Corner of intersection. 56.00' E. of ℄
55.00' N. of ℄
Elev. = 167.83 City Datum
1355.23 NGVD29

135th St. W. & 13th St. N. - City of Wichita Benchmark Disc at SW. Corner of intersection. E. side of concrete base for MLP
30.00' S. of ℄
35.00' W. of ℄
Elev. = 168.25 City Datum
1355.65 NGVD29

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES

LOT	BLOCK	ELEVATION CITY DATUM
20	A	170.0
21,22	A	169.0
23,24	A	168.0
25,27	A	167.0
26,37,38	A	166.0
42	A	167.0
43	A	168.0
44	A	169.0
1	B	165.0
1-18	C	165.0

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211
F:\COPPERGATE 2ND ADD\DWG\COPPERGATEINDX.DWG-MGC