

COPPER GATE 3RD ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS
Sedgwick County) 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 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 and dedications
being vacated by virtue of K.S.A. 12-512b, as amended.

Baughman Company, P.A.

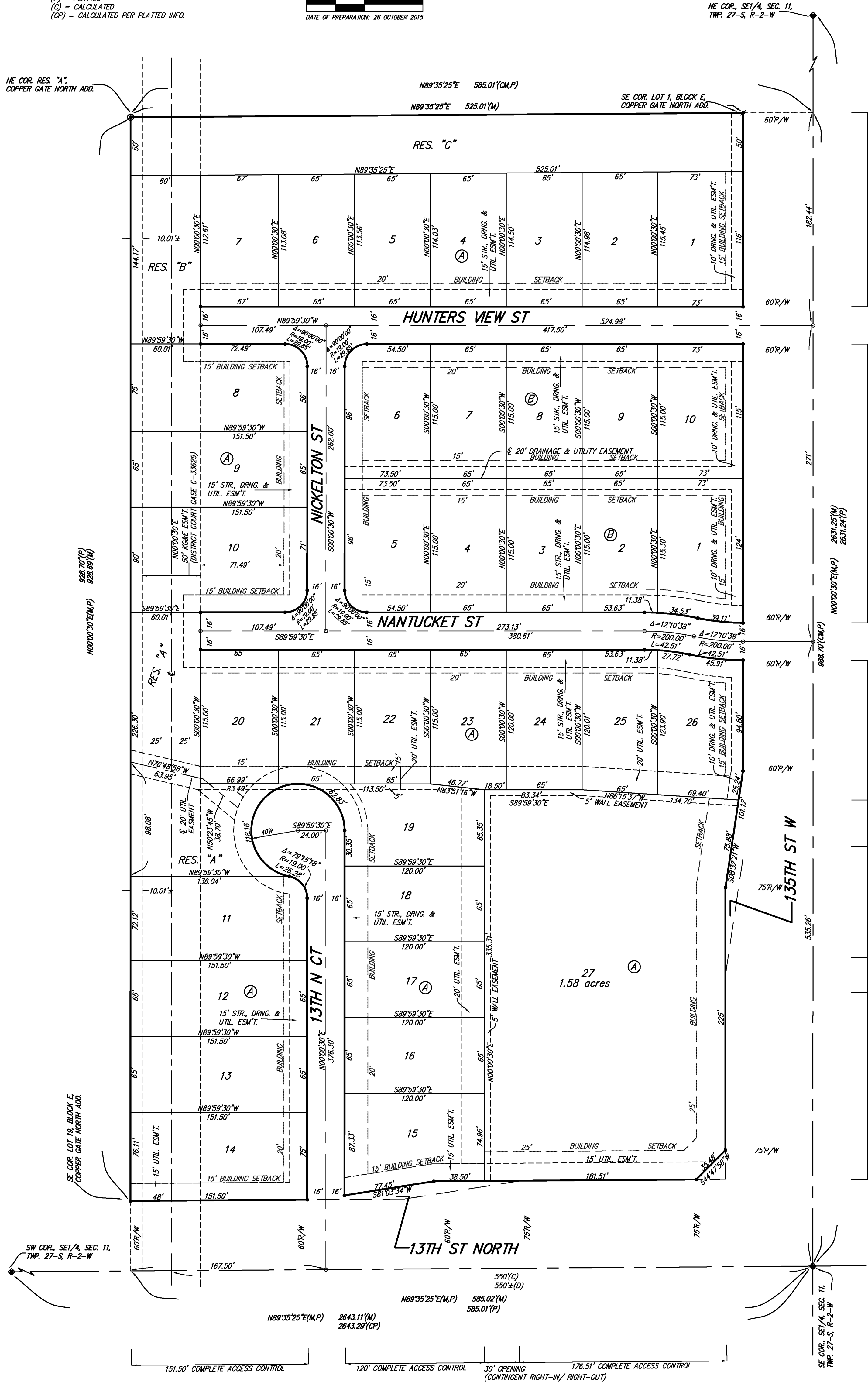
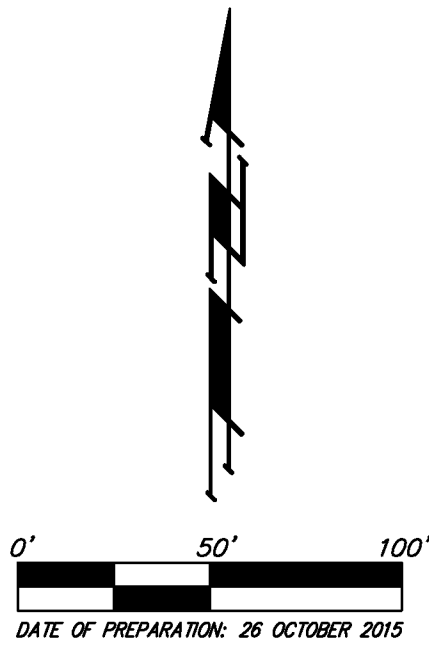
We the undersigned holders of a mortgage on the
above described property, do hereby consent to this plat of "COPPER
GATE 3RD ADDITION", Wichita, Sedgwick County, Kansas.

Legacy Bank

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged be-
fore me, this _____ day of _____, 2015, by _____
(Title) of Legacy Bank, on behalf of the bank.

My App't. Exp. _____

- = #4 REBAR (FOUND)
 - = #4 REBAR W/ "BAUGHMAN" CAP (SET)
 - = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
 - = #5 REBAR W/ "SEDGWICK COUNTY" METAL CAP (FOUND)
- (M) = MEASURED
(D) = DESCRIBED
(P) = PLATTED
(C) = CALCULATED
(CP) = CALCULATED PER PLATTED INFO.



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 drainage easements are
hereby granted as indicated for drainage purposes. 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. Reserve "A" and "B" are reserved for open space,
landscaping, walking paths, sidewalks, and utilities as confined to
easements. Reserve "C" is reserved for open space, landscaping, drainage
purposes, and utilities as confined to easements. Reserves "A", "B", and
"C" shall be owned and maintained by the homeowners association for the
addition. The streets are hereby dedicated to and for the use of the
public. 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 is 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.

Paul E. Kelsey, President

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before
me, this _____ day of _____, 2015, by Paul E. Kelsey, President of
the Kelsey Investments, Inc., on behalf of the corporation.

Notary Public

My App't. Exp. _____

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 _____, 2015.
Wichita-Sedgwick County Metropolitan Area Planning Commission

Carol Chapman Neugent, 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 _____, 2015.

Jeff Longwell, Mayor, City of Wichita

Karen Sublett, City Clerk

Reviewed in accordance with K.S.A. 58-2005
on this _____ day of _____, 2015.

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

Entered on transfer record this _____ day
of _____, 2015.

Kelly B. Arnold, County Clerk

State of Kansas) SS
Sedgwick County) This is to certify that this plat has been
filed for record in the office of the Register of Deeds, this _____ day
of _____, 2015 at _____ o'clock _____ M; and is duly recorded.

Bill Meek, Register of Deeds

Tonya Buckingham, Deputy

COPPER GATE 3RD ADDITION

20 October 2015

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\1\Plat\Drawings\Copper Gate 3rd EdwaeRKR

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.