

COPPER GATE 3RD ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, **Baughman Company, P.A.** Surveyors in Sedgwick County and state do hereby certify that we have surveyed and plotted "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 roads, and dedications, if any, being vacated by virtue of K.S.A. 12-5-12b, as amended.

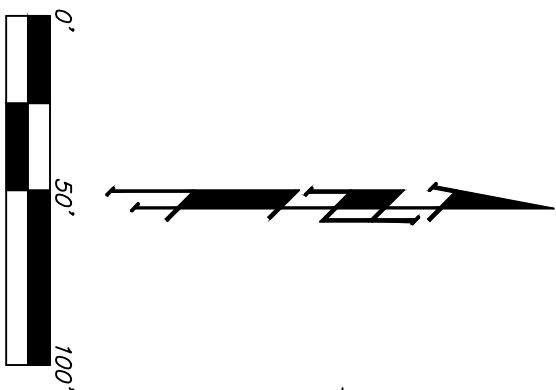
Baughman Company, P.A.

Michael G. Conroy

Surveyor

- = #4 REBAR W/ "BOLIGRAN" CAP (SET)
- = #4 REBAR W/ "BOLIGRAN" CAP (ROUND)
- = #4 REBAR W/ "SEDGWICK COUNTY" METAL CAP (ROUND)
- (M) = MEASURED
- (C) = CALCULATED
- (P) = CALCULATED PER MEASURED W/TA
- (W) = CALCULATED PER PLATTED W/TA
- (D) = CALCULATED PER DESIGNED W/TA

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



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 The foregoing instrument acknowledged before me, this _____ day of _____, by _____ of Legacy Bank on behalf of the bank.

My App't, Exp. _____

Notary Public

Know all men by these presents that we, the undersigned, have caused the land in the surveyor's certificate to be replatted 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 the construction and maintenance of all public utilities. The well easements are hereby granted as indicated for the construction and maintenance of private screening wells 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 combined to easement, utilities as combined to easement, electric lines and related appurtenances as combined to easement, and residential parking as combined to easement. Reserve "C" is reserved for open space, landscaping, drainage purposes, utilities as combined to easement, an irrigation system and related appurtenances as combined to easement, and electric lines and related appurtenances as combined 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

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

Carol Chapman Neugent, Chair

Dale Miller, Secretary

Jeff Longwell, Mayor

Karen Sublett, City Clerk

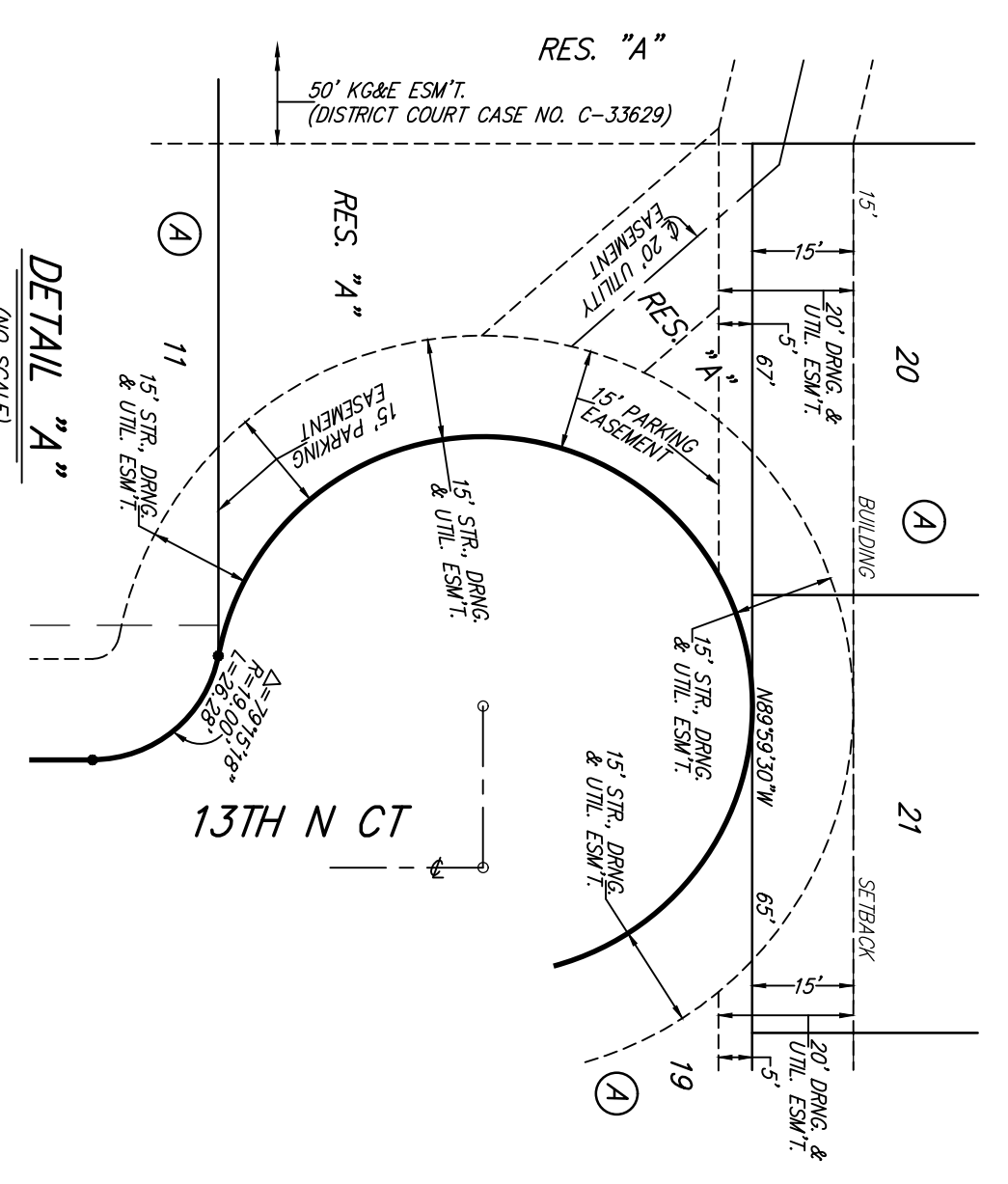
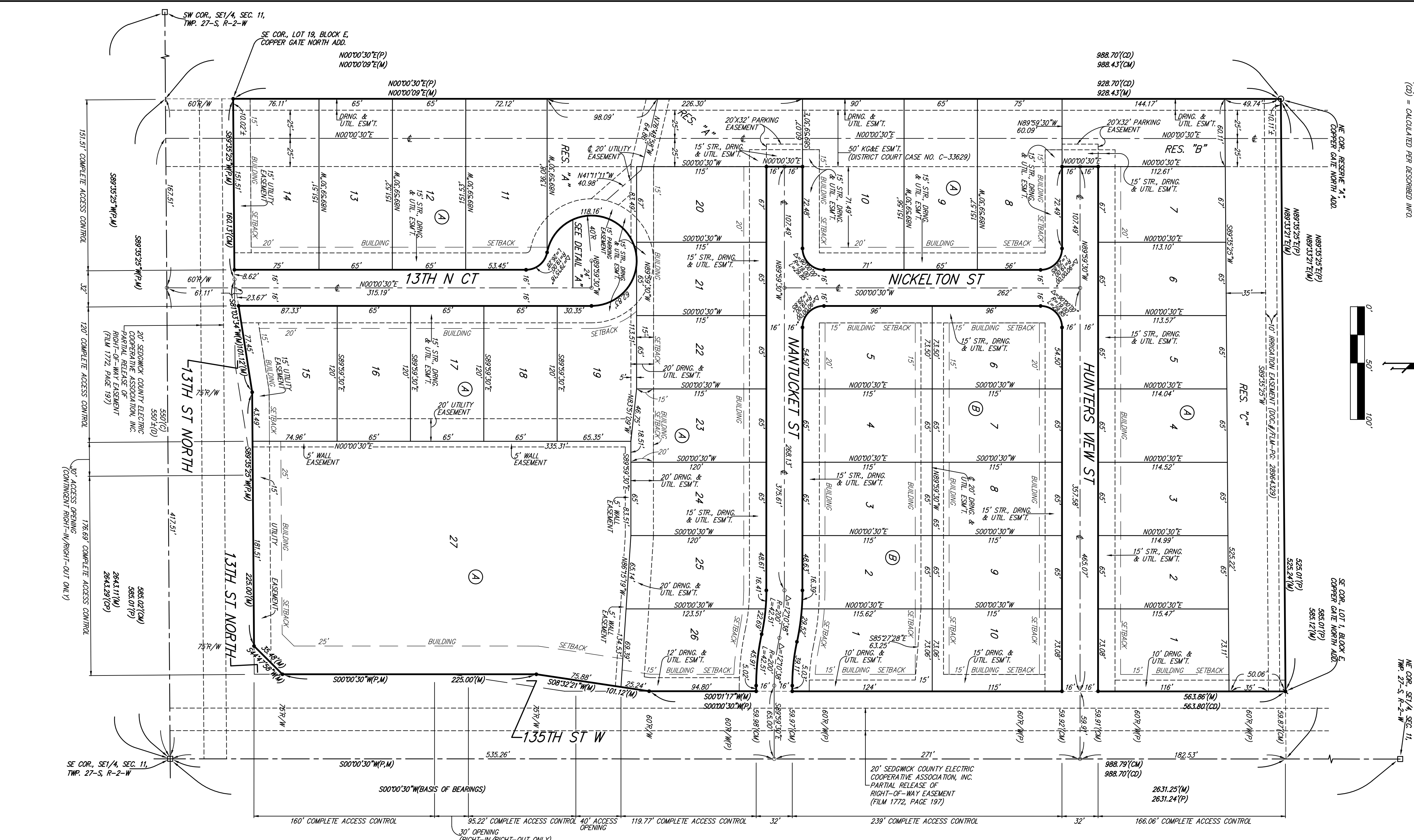
Tricia L. Robello, L.S. #1246, Deputy County Surveyor, Sedgwick County, Kansas

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

Entered on transfer record this _____ day of _____, _____, County Clerk
Kelly B. Arnold
Tanya Buckingham, Deputy

State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 2005, at _____, Mo. and is duly recorded.

Bill Meek, Register of Deeds



NOTE:
A drainage plan has been developed for the plat and all drainage easements, rights-of-way, or reserves shall remain in existence until the plat is recorded. The plat is subject to the provisions of the Sedgwick County Ordinance No. 1772, which is hereby incorporated by reference into this plat. The plat is subject to the provisions of the Sedgwick County Ordinance No. 1772, which is hereby incorporated by reference into this plat.

Baughman Company, P.A.
113 HIBBS, WICHITA, KS 67211 P: 316.262.2171 F: 316.262.0110
MEMBER: NATIONAL ASSOCIATION OF PROFESSIONAL LAND SURVEYORS