

# COOPER CREEK ADDITION

Wichita, Sedgwick County, Kansas

State of Kansas)  
SS  
Sedgwick County)

We, Garver, LLC, Land Surveyors in aforesaid county and state, do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "COOPER CREEK ADDITION", Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

Lot 27, Block A, COPPER GATE 3RD ADDITION, Sedgwick County, Kansas.

All public easements and dedications are hereby vacated by virtue of K.S.A. 12-512b, as amended.

Garver, LLC  
Land Surveyor  
William K. Clevenger, PS #1437

Know all men by these presents that we, the undersigned, have caused the land described in the surveyor's certificate to be platted into Lots, a Block and a Street, to be known as "COOPER CREEK ADDITION", Wichita, Sedgwick County, Kansas. The drainage & utility easements are hereby granted to the public as indicated for the construction and maintenance of all public utilities and for drainage purposes. The street, drainage and utility easements are hereby granted to the public as indicated for street and drainage purposes and for the construction and maintenance of all public utilities. 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 & Utilities Department. The street is hereby dedicated to and for the use of the public. Access Controls as indicated are hereby granted to the appropriate governing body. A master drainage plan has been developed for this plat. 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 easements 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. This addition is subject to the general provisions of the Copper Gate CUP (DP-231).

K-2 Properties, LLC  
Member  
Kirk Richards

State of Kansas)  
SS  
Sedgwick County)

The foregoing instrument acknowledged before me, this \_\_\_ day of \_\_\_\_\_, 2021, by Kirk Richards, Member, on behalf of K-2 Properties, LLC.

Notary Public  
Marsha R. Bishop

My appointment expires \_\_\_\_\_.

This plat of "COOPER CREEK 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 \_\_\_\_\_, 2021.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Chair  
William M. Johnson  
Secretary  
Scott A. Wadle

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this \_\_\_ day of \_\_\_\_\_, 2021.

At the Direction of the City Council  
Mayor  
Brandon J. Whipple  
City Clerk  
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_ day of \_\_\_\_\_, 2021.

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

Entered on transfer record this \_\_\_ day of \_\_\_\_\_, 2021.

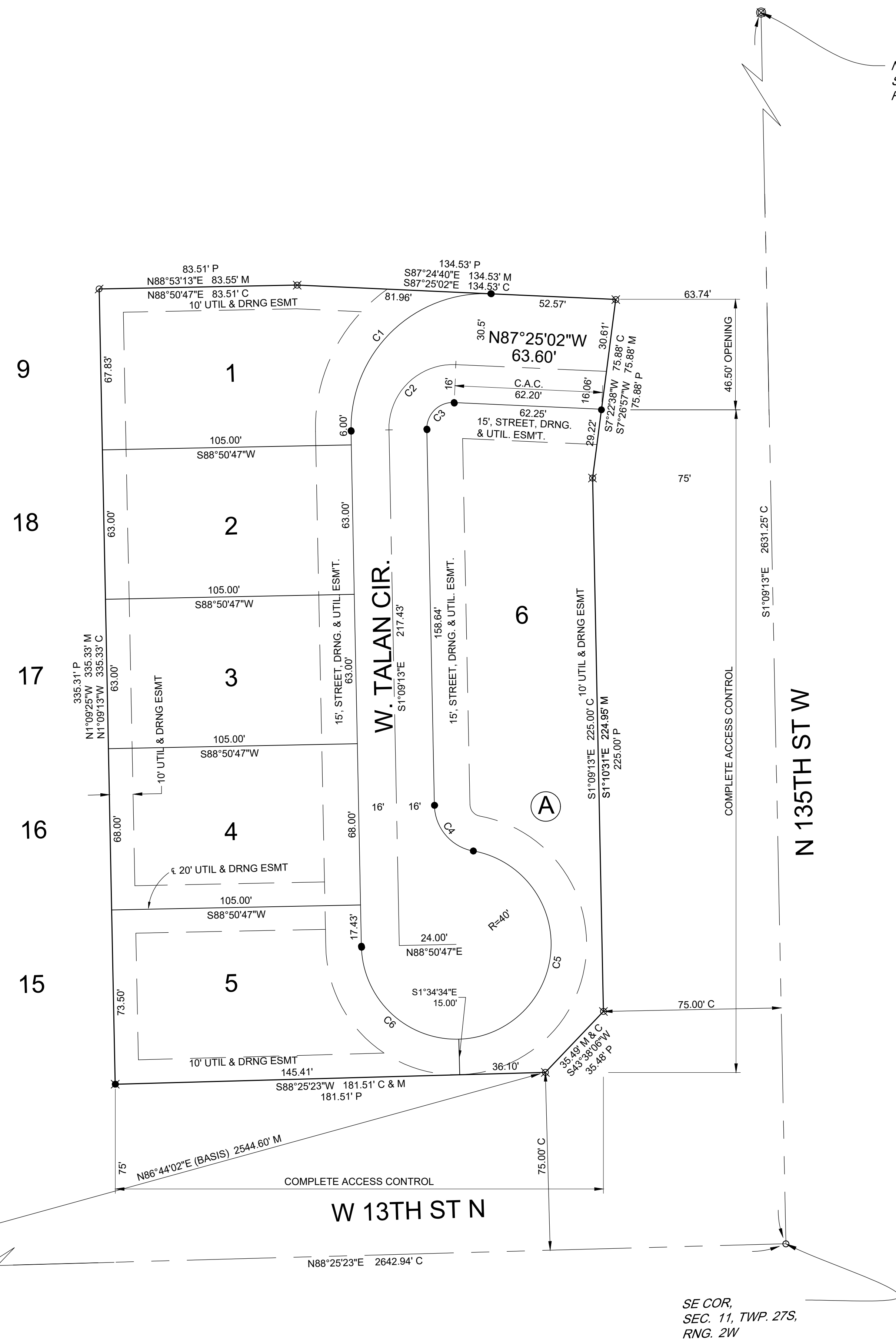
County Clerk  
Kelly B. Arnold

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 \_\_\_\_\_, 2021, at \_\_\_ o'clock \_\_\_ M, and is duly recorded.

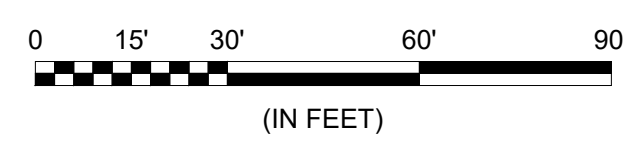
Register of Deeds  
Tonya Buckingham  
Deputy  
Kenly Zehring



NE COR, of the SE 1/4,  
SEC. 11, TWP. 27S,  
RNG. 2W

SW COR, of the SE 1/4,  
SEC. 11, TWP. 27S,  
RNG. 2W

SE COR,  
SEC. 11, TWP. 27S,  
RNG. 2W



- SURVEY MARKER LEGEND**
- ..... EMPTY THIMBLE
  - ⊗ ..... 5/8" REBAR (FOUND - ORIGIN UNKNOWN)
  - ⊗ ..... 1/2" REBAR W/BAUGHMAN CAP (FOUND)
  - ⊗ ..... 3/4" IRON PIPE WITH SEDGCO CAP (FOUND)
  - ⊗ ..... 3/4" IRON PIPE IN THIMBLE (FOUND, ORIGIN UNKNOWN)
  - ⊗ ..... 1/2" REBAR W/GARVER CAP (SET)
  - ..... BENCHMARK
  - ..... MONUMENT TO BE SET WITH STREET CONSTRUCTION PROJECT BY THE STREET DESIGNER

(BASIS) = Basis of Bearings = Kansas Coordinate System of 1983 South Zone Grid Bearing  
P = Platted  
M = Measured  
C = Calculated  
C.A.C. = Complete Access Control

BENCHMARK: CHISELED SQUARE ON THE TOP OF CURB ON THE NORTH CURB RETURN AT THE NORTHEAST CORNER OF 13TH ST. N. AND 13TH ST. CT. ELEVATION = 1360.73 (NAVD88, G18)

BENCHMARK: CHISELED SQUARE AT THE NORTHEAST CORNER OF A CURB INLET ON THE NORTH SIDE OF HUNTERS VIEW ST. AND WEST OF 135TH ST. W. ELEVATION = 1354.73 (NAVD88, G18)

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	92.62	56.61	93.74	S45° 42' 52"W	82.63
C2	44.17	27.00	93.74	S45° 42' 52"W	39.41
C3	18.00	11.00	93.74	S45° 42' 52"W	16.06
C4	27.39	20.00	78.46	S40° 23' 07"E	25.30
C5	117.31	40.00	168.04	N4° 24' 13"E	79.96
C6	63.13	40.00	90.42	S46° 21' 54"E	56.78

DWG FILE: 21S04019 SURVEY BASE  
PROJECT NO. 21S04019  
NOVEMBER 30, 2021

