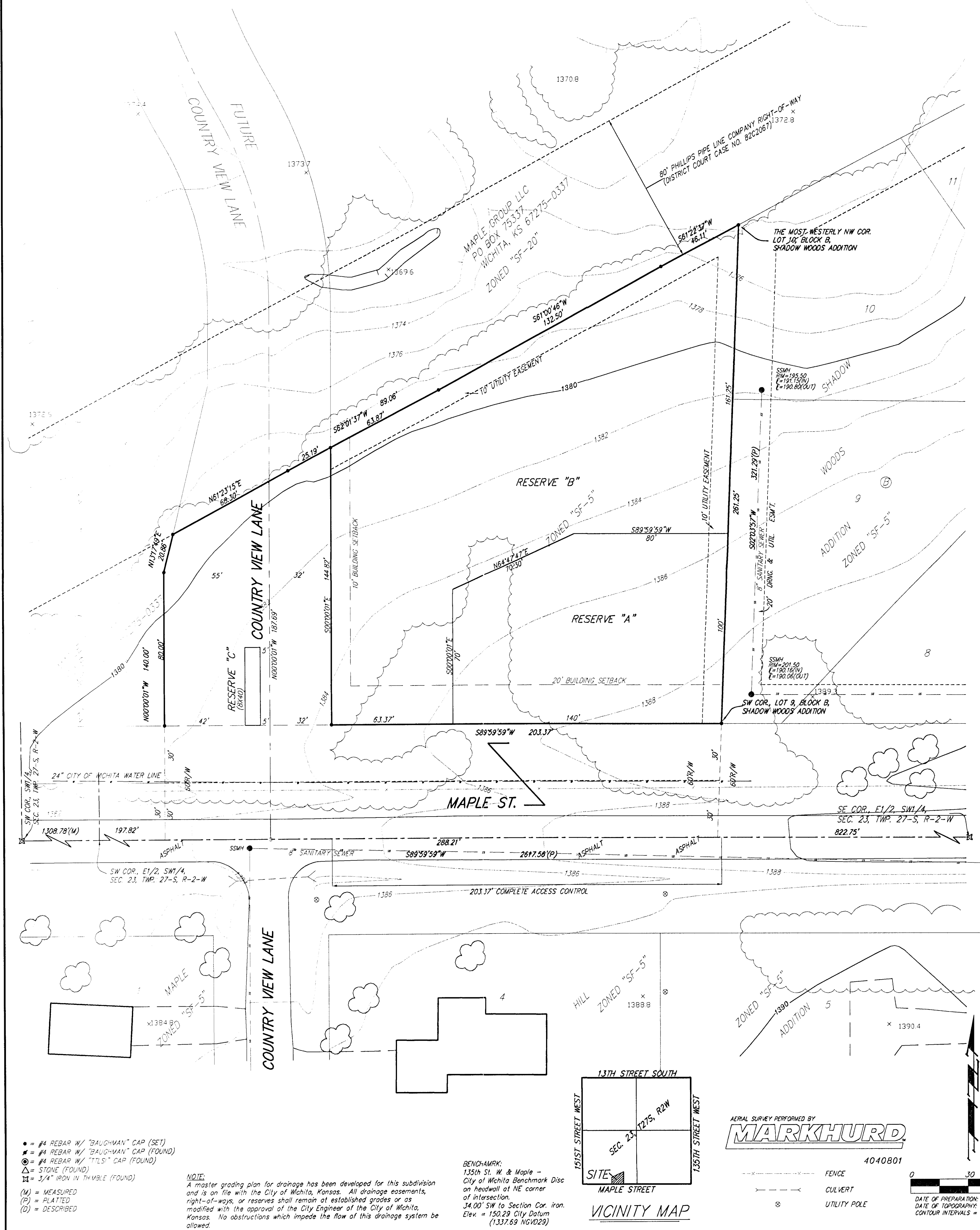


ONE-STEP FINAL PLAT
SHADOW WOODS RESERVE
WICHITA, SEDGWICK COUNTY, KANSAS



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 "SHADOW WOODS RESERVE", Wichita, Sedgwick County, Kansas and
 that the accompanying plat is a true and correct exhibit of the property
 surveyed, described as A tract of land in the SW 1/4, Sec. 23, Twp. 27-S,
 R-2-W of the 6th P.M., Sedgwick County, Kansas described as follows:
 Beginning at the most westerly northwest corner of Lot 10, Block B,
 Shadow Woods Addition, Wichita, Sedgwick County, Kansas; thence
 S02°03'57"W along the west line of said Block B, and as extended south,
 321.29 feet to a point on the south line of said SW 1/4; thence
 S89°59'59"W along said south line, 288.21 feet; thence N00°00'01"W,
 140.00 feet; thence N13°17'49"E, 20.86 feet to a point on the southeast
 line of Amendment of Right of Way Agreement (District Court Case No.
 82C2067); thence northeasterly with a deflection angle to the right of
 48°05'26" along the southeast line of said Agreement, 68.30 feet; thence
 northeasterly with a deflection angle to the right of 00°38'22" along the
 southeast line of said Agreement, 89.06 feet; thence northeasterly with a
 deflection angle to the left of 01°00'51" along the southeast line of said
 Agreement, 132.50 feet; thence northeasterly with a deflection angle to
 the right of 00°21'51" along the southeast line of said Agreement, 46.11
 feet to the point of beginning, subject to road rights-of-way of record.

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 Streets and Reserves to be known as "SHADOW WOODS
 RESERVE", Wichita, Sedgwick County, Kansas. The utility easements are
 hereby granted as indicated for the construction and maintenance of all
 public utilities. 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. Reserve "A" is
 hereby reserved for open space, landscaping, parking, drainage purposes,
 public water booster pump station and all related facilities, and utilities as
 confined to easements. Reserve "B" is hereby reserved for open space,
 landscaping, parking, swimming pool and related accessories, recreational
 activities, gazebos, drainage purposes, utilities as confined to easements.
 Reserve "C" is hereby reserved for streets, entry monuments, open space,
 landscaping, drainage purposes, and utilities. Reserve "A" shall be owned
 and maintained by the City of Wichita, Kansas. Reserves "B" and "C"
 shall be owned by the home owners association for the addition.

Maple Group, LLC
 _____, Member
 Jay W. Russell

State of Kansas) SS
 Sedgwick County) The foregoing instrument acknowledged before
 me, this _____ day of _____, 2005, by Jay W. Russell, Member of
 Maple Group, LLC, on behalf of the limited liability company.
 _____, Notary Public
 My App't. Exp. _____

We the undersigned holders of a mortgage on the
 above described property, do hereby consent to this plat of "SHADOW
 WOODS RESERVE", Wichita, Sedgwick County, Kansas.
 Kanza Bank
 _____ (Title)

State of Kansas) SS
 Sedgwick County) The foregoing instrument acknowledged be-
 fore me, this _____ day of _____, 2005, by _____,
 _____ of Kanza Bank, on behalf of the bank.
 _____ (Title)
 _____, Notary Public
 My App't. Exp. _____

This plat of "SHADOW WOODS RESERVE",
 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 _____, 2005.
 Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
 Morris K. Dunlap
 _____, Secretary
 John L. Schlegel

This plat approved and all dedications
 shown hereon accepted by the City Council of the City of Wichita,
 Kansas, this _____ day of _____, 2005.

_____, Mayor
 Carlos Mayans
 _____, City Clerk
 Karen Sublett

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

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

Entered on transfer record this _____ day
 of _____, 2005.
 _____, County Clerk
 Don Brace

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 _____, 2005 at _____ o'clock _____ M.; and is duly recorded.
 _____, Register of Deeds
 Bill Meek

_____, Deputy
 Tonya Buckingham
 21 MARCH 2005
 Baughman Company, P.A.
 315 Ellis St. Wichita, KS 67211 F 316-262-7171 F 316-262-0149
 ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE
 E:\PLAT\SHADOWWOODSRESERVE\DWG\SHADOWWOODSRESERVE.DWG:RKR

• = #4 REBAR W/ "BAUGHMAN" CAP (SET)
 * = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
 ○ = #4 REBAR W/ "T.L.S." CAP (FOUND)
 △ = STONE (FOUND)
 ⊕ = 3/4" IRON IN THUMB (FOUND)
 (M) = MEASURED
 (P) = PLATTED
 (D) = DESCRIBED
 BENCHMARK:
 135th St. W. & Maple -
 City of Wichita Benchmark Disc
 on headwall at NE corner
 of intersection.
 34.00' SW to Section Cor. Iron
 Elev. = 150.29 City Datum
 (1337.69 NGVD29)

