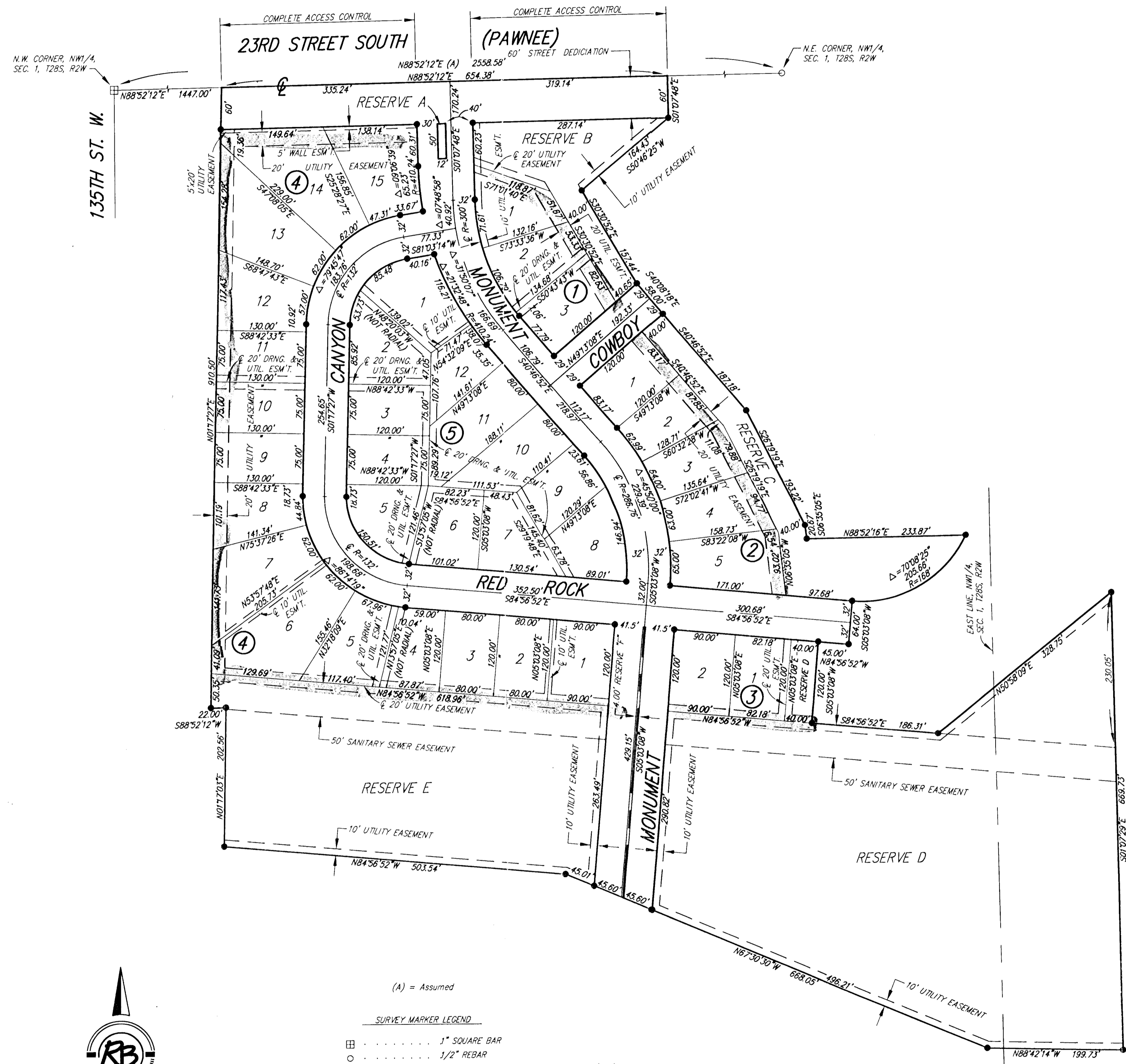


# SOUTHWEST PASSAGE ADDITION

## Wichita, Sedgwick County, Kansas



(A) = Assumed

**SURVEY MARKER LEGEND**

- ▣ 3" SQUARE BAR
- 1/2" REBAR
- 5/8" REBAR W/RUGGLES & BOHM CAP (SET)

BENCH MARK: CHISELED "A" ON WEST HUBBIARD OF R.C.B.C., 125' S. OF N.E. CORNER SECTION 1-1285-R2W. ELEV = 1337.94 M.S.L.

ON-SITE BENCH MARK: TOP OF RUGGLES & BOHM BRASS DISK SET IN CONCRETE 111.7' W & 50' S OF THE N.E. CORNER, NW1/4, SECTION 1-1285-R2W. ELEV = 1337.84 M.S.L.

BUILDING SETBACK LINES PER ZONING REGULATIONS

State of Kansas)  
Sedgwick County) SS

We, Ruggles & Bohm, P.A., Land Surveyors in aforesaid county and state, do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "SOUTHWEST PASSAGE ADDITION", Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

**LEGAL DESCRIPTION:**  
That part of Sec. 1, T28S, R2W of the 6th P.M., Sedgwick County, Kansas described as commencing at the N.W. corner of said Sec. 1, thence N88°52'12"E, along the north line of said Sec. 1, 1447.00 feet to the place of beginning; thence continuing N88°52'12"E, along said north line, 654.38 feet; thence S01°07'48"E, 60.00 feet; thence S50°46'25"W, 163.43 feet; thence S30°30'52"E, 157.44 feet; thence S40°08'18"E, 58.00 feet; thence S40°46'52"E, 187.18 feet; thence S26°19'19"E, 193.22 feet; thence S06°35'05"E, 20.67 feet; thence N88°52'16"E, 233.87 feet; thence along a curve to the right, having a radius of 168.00 feet, a chord distance of 193.06 feet, bearing S59°58'55"W, 205.66 feet; thence S05°03'08"W, 64.00 feet; thence N84°56'52"W, 45.00 feet; thence S05°03'08"W, 120.00 feet; thence S84°56'52"E, 186.31 feet; thence N50°58'09"E, 328.75 feet; thence S01°07'29"E, 669.73 feet; thence N88°42'14"W, 199.73 feet; thence N67°30'30"W, 668.05 feet; thence N84°56'52"W, 503.54 feet; thence N01°17'03"E, 202.56 feet; thence S88°52'12"W, 22.00 feet; thence N01°17'27"E, 910.50 feet to the place of beginning.

Ruggles & Bohm, P.A.

\_\_\_\_\_  
Thomas C. Ruggles  
Land Surveyor

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, Blocks, Reserves and Streets to be known as "SOUTHWEST PASSAGE ADDITION", Wichita, Sedgwick County, Kansas. Reserve "A" is hereby reserved for entry features, signage, irrigation, lighting and landscaping. Reserve "B" is hereby reserved for signage, irrigation, walls, lighting, landscaping, drainage, drainage structures and utilities confined to easements. Reserve "C" is hereby reserved for irrigation, lighting, landscaping, drainage, drainage structures, gazebos, playground structures and utilities confined to easements. Reserves "D" and "E", are hereby reserved for irrigation, walls, signage, gazebos, playground structures, picnic areas/ tables with canopies, walks, lighting, landscaping, berms, lakes, drainage, drainage structures and utilities confined to easements. Reserve "F" is hereby reserved for a medial island and landscaping. The Reserves shall be owned by the Home Owners Association for the addition. The Home Owners Association will be responsible for the reconstruction of improvements within Reserves "A" and "B" when Pawnee is reconstructed. The streets are hereby dedicated to and for the use of the public. Access Controls as indicated are hereby granted to the appropriate governing body. The wall easement is hereby granted to the Home Owners Association for a screening wall. Utility Easements are hereby granted for the construction and maintenance of all public utilities. Drainage Easements are hereby granted to the public as indicated for drainage purposes. A drainage plan has been developed for this plat; the property shall remain at established grades, or as modified with the approval of the City Engineer, and unobstructed to allow for the conveyance of storm water.

Development Partnership

\_\_\_\_\_  
Mark A. Chappelle Partner

\_\_\_\_\_  
Michael J. Dold Partner

\_\_\_\_\_  
Mark A. Murphy Partner

State of Kansas)  
Sedgwick County) SS

The foregoing instrument acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, 2006, by Mark A. Chappelle, Partner, on behalf of Development Partnership.

\_\_\_\_\_  
Mildred E. Franz  
Notary Public

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

State of Kansas)  
Sedgwick County) SS

The foregoing instrument acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, 2006, by Michael J. Dold, Partner, on behalf of Development Partnership.

\_\_\_\_\_  
Mildred E. Franz  
Notary Public

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

State of Kansas)  
Sedgwick County) SS

The foregoing instrument acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, 2006, by Mark A. Murphy, Partner, on behalf of Development Partnership.

\_\_\_\_\_  
Mildred E. Franz  
Notary Public

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

This plat of "SOUTHWEST PASSAGE 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 \_\_\_\_\_, 2006.  
Wichita-Sedgwick County Metropolitan Area Planning Commission

\_\_\_\_\_  
Harold L. Warner, Jr. Chair

\_\_\_\_\_  
John L. Schlegel Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

At the Direction of the City Council

\_\_\_\_\_  
Carlos Mayans Mayor

\_\_\_\_\_  
Karen Sublett City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

\_\_\_\_\_  
Tricia L. Robella, LS #1246  
Deputy County Surveyor  
Sedgwick County Kansas

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

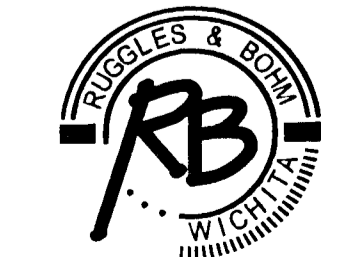
\_\_\_\_\_  
Don Brace  
County Clerk

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 \_\_\_\_\_, 2006, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and is duly recorded.

\_\_\_\_\_  
Bill Meek  
Register of Deeds

\_\_\_\_\_  
Tonya Buckingham  
Deputy



**Ruggles & Bohm, P.A.**  
Engineering, Surveying, Land Planning

DWG FILE: SURVEY BASE  
PROJECT NO. 2717P  
JANUARY 12, 2005

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