SHADOW WOODS ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas)
Sedgwick County) SS

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "SHADOW WOODS ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as that part of the SE¼ of Sec. 23, Twp. 27-S, R-2-W of the 6th P.M., Sedgwick County, Kansas described as follows: Beginning at the NW corner of Riverside Health Systems Addition, Wichita, Sedgwick County, Kansas; thence westerly along the extended north line of said Riverside Health Systems Addition, 108.45 feet; thence northerly parallel with the east line of said SE¼, 403.25 feet; thence easterly with a deflection angle to the right of 90°07'06", 135.98 feet; thence northeasterly with a deflection angle to the left of 19°34'09", 143.34 feet; thence northeasterly with a deflection angle to the left of 20°51'47", 203.52 feet; thence easterly with a deflection angle to the right of 40°26'03", 465.29 feet to a point on the east line of said SE¼; thence northerly along the east line of said SE¼, 304.00 feet, more or less, to the SE corner of the N½ of said SE¼, said SE corner also being the intersection of the east line of said SE¼ and the extended south line of Messner Estate, Wichita, Sedgwick County, Kansas; thence westerly along the south line of the N½ of said SE¼ and along the south line of said Messner Estate, 1563.90 feet to the intersection with the southeast line of Amendment of Right of Way Agreement (District Court Case No. 82C2067); thence southwesterly with a deflection angle to the left of 28°28'30" along the southeast line of said Agreement, 257.33 feet; thence southwesterly with a deflection angle to the right of 00°41'55" along the southeast line of said Agreement, 311.52 feet; thence southwesterly with a deflection angle to the right of 00°21'28" along the southeast line of said Agreement, 208.09 feet; thence southwesterly with a deflection angle to the left of 00°11'24" along the southeast line of said Agreement, 103.87 feet; thence southwesterly with a deflection angle to the left of 00°45'07" along the southeast line of said Agreement, 208.56 feet; thence southwesterly with a deflection angle to the right of 01°27'43" along the southeast line of said Agreement, 103.24 feet; thence southwesterly with a deflection angle to the left of 01°49'16" along the southeast line of said Agreement, 1.37 feet to a point on the west line of said SE¼; thence southerly along the west line of said SE¼, 757.47 feet to the SW corner of said SE¼; thence easterly along the south line of said SE¼, 1834.59 feet, more or less, to the intersection with the extended west line of said Riverside Health Systems Addition; thence northerly along said extended west line, 431.02 feet to the point of beginning, TOGETHER with that part of the E½ of the SW¼ of said Sec. 23 lying south of and adjacent to the southeast line of Amendment of Right of Way Agreement (District Court Case No. 82C2067), more particularly described as follows: Beginning at the SE corner of said SW¼; thence northerly along the east line of said E½, 757.47 feet to the intersection with the southeast line of said Agreement; thence southwesterly with a deflection angle to the left of 118°23'51" along the southeast line of said Agreement, 102.29 feet; thence southwesterly with a deflection angle to the right of 01°34'26" along the southeast line of said Agreement, 103.84 feet; thence southwesterly with a deflection angle to the left of 00°55'55" along the southeast line of said Agreement, 158.90 feet; thence southwesterly with a deflection angle to the left of 02°41'18" along the southeast line of said Agreement, 52.94 feet; thence southwesterly with a deflection angle to the right of 02°59'50" along the southeast line of said Agreement, 53.50 feet; thence southwesterly with a deflection angle to the left of 02°25'29" along the southeast line of said Agreement, 66.56 feet; thence southwesterly with a deflection angle to the right of 02°22'24" along the southeast line of said Agreement, 157.26 feet; thence southwesterly with a deflection angle to the left of 01°37'50" along the southeast line of said Agreement, 58.97 feet; thence southwesterly with a deflection angle to the right of 01°53'14" along the southeast line of said Agreement, 101.55 feet; thence southwesterly with a deflection angle to the left of 00°58'26" along the southeast line of said Agreement, 60.68 feet; thence southerly with a deflection angle to the left of 59°18'40", 321.29 feet to a point on the south line of said E1/2, said point being 486.05 feet east of the SW corner of said E1/2; thence easterly along the south line of said E½, 822.75 feet to the point of beginning, TOGETHER with that part of the SE¼ of Sec. 23, Twp. 27-S, R-2-W of the 6th P.M., Sedgwick County, Kansas described as follows: Beginning at the NE corner of Lot 1, Riverside Health System Addition, Wichita, Sedgwick County, Kansas; thence westerly along the north line of said Riverside Health System Addition, and as extended westerly, 831.69 feet; thence northerly parallel with the east line of said SE¼, 403.25 feet; thence easterly with a deflection angle to the right of 90°07'06", 135.98 feet; thence northeasterly with a deflection angle to the left of 19°34'09", 143.34 feet; thence northeasterly with a deflection angle to the left of 20°51'47", 203.52 feet; thence easterly with a deflection angle to the right of 40°26'03", 465.29 feet to a point on the east line of said SE¼; thence southerly along the east line of said SE¼, 584.58 feet to the intersection with the north line of said Riverside Health System Addition, as extended easterly; thence westerly along said extended north line, 60.00 feet to the point of beginning, all being 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 Lots, Blocks, Streets, and Reserves to be known as "SHADOW WOODS 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 pedestrian access and drainage easement is hereby granted as indicated for pedestrian access purposes to or from Reserve "E", and for drainage purposes, and no fences or other obstructions shall be constructed or placed on or within this easement. The pedestrian access, drainage, and utility easement is hereby granted as indicated for pedestrian access purposes to or from Reserve "E", for drainage purposes, and for the construction and maintenance of all public utilities, and no fences or other obstructions shall be constructed or placed on or within this easement. The streets are hereby dedicated to and for the use of the public. Reserves "A", "D", "G", "J", "K", and "L" are hereby reserved for open space, landscaping, utilities, drainage purposes, and streets. Reserve "D" is hereby reserved for open space, landscaping, lakes, drainage purposes, berms, entry monuments, and utilities as confined to easements. Reserve "C" is hereby reserved for open space, landscaping, lakes, drainage purposes, berms, and utilities as confined to easements. Reserve "E" is hereby reserved for open space, landscaping, lakes, drainage purposes, berms, sidewalks, gazebos, recreational areas, and utilities as confined to easements. Reserves "F" and "H" are hereby reserved for open space, landscaping, screening walls, entry monuments, utilities, and drainage purposes. Reserve "I" is hereby reserved for open space, landscaping, utilities, screening walls, berms, and drainage purposes. Reserves "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", and "L" 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 permitted opening locations shall be as determined by the City Engineer of the City of Wichita, Kansas. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

Maple Group, L.L.C.

_____, Member
Jay W. Russell

New Life Covenant Church, Inc.

_____, President
Joe A. Winger

_____, Vice-President
Robert J. Schmidt

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this_____day of_____, 2003, by Jay W. Russell, Member of Maple Group, L.L.C., on behalf of the company.

_____, Notary Public
My App't. Exp._____

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this_____day of_____, 2003, by Joe A. Winger, President of New Life Covenant Church, Inc., on behalf of the corporation.

_____, Notary Public
My App't. Exp._____

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this_____day of_____, 2003, by Robert J. Schmidt, Vice-President of New Life Covenant Church, Inc., on behalf of the corporation.

_____, 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 ADDITION", Wichita, Sedgwick County, Kansas.

Kanza Bank

_____, _____
(Title)

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this_____day of_____, 2003, by_____, _____ (Title) of Kanza Bank, on behalf of the bank.

_____, 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 ADDITION", Wichita, Sedgwick County, Kansas.

Prairie State Bank-West Wichita

_____, _____
(Title)

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this_____day of_____, 2003, by_____, _____ (Title) of Prairie State Bank-West Wichita, on behalf of the bank.

_____, Notary Public
My App't. Exp._____

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

_____, Chair
Bernard A. Hentzen

_____, Secretary
Dale Miller

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this_____day of_____, 2003.

At the direction of the City Council

_____, City Manager
Chris Cherches

_____, City Clerk
Pat Graves

Reviewed in accordance with K.S.A. 58-2005 on this_____day of_____, 2003.

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

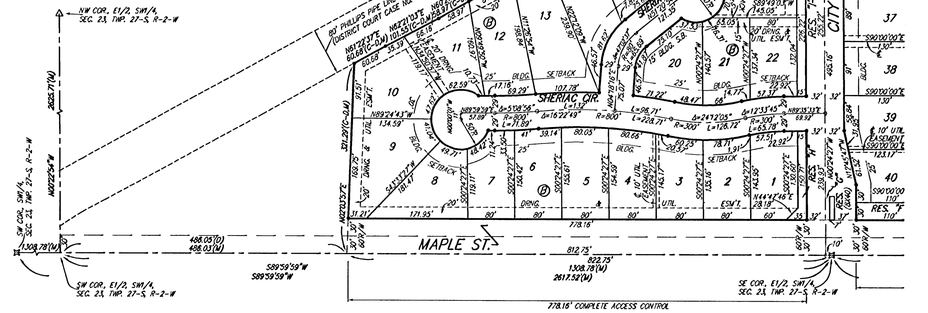
Entered on transfer record this_____day of_____, 2003.

_____, County Clerk
Don Brace

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_____, 2003 at_____o'clock__M; and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire


NW COR. E1/2, SW1/4, SEC. 23, TWP. 27-S, R-2-W
2623.71'(M)
N00°22'54"W
SW COR. E1/2, SW1/4, SEC. 23, TWP. 27-S, R-2-W
1308.78'(M)
488.05'(M)
488.03'(M)
S89°59'59"W
MAPLE ST.
812.75'
822.75'
1308.78'(M)
2611.52'(M)
778.18' COMPLETE ACCESS CONTROL
SW COR. LOT 1, MESSNER ESTATE
SE COR. E1/2, SW1/4, SEC. 23, TWP. 27-S, R-2-W
S00°24'53"E
583.71'(M)
CITY VIEW
SHERIDAN CIR.
SHERIDAN CT.
H. BURTON
RES. "I"
RES. "J"
RES. "K"
RES. "L"
10' UTIL. EASEMENT
S90°00'00"E 130'
S90°00'00"E 130'
S90°00'00"E 130'
S90°00'00"E 130'
S90°00'00"E 110'
S90°00'00"E 123.17'
S89°59'39"W 130'
S89°59'39"W 130'
S89°59'39"W 130'
S89°59'39"W 130'
S89°59'39"W 110'
S89°59'39"W 123.17'
N89°24'44"W 134.59'
N89°24'44"W 134.59'
N89°24'44"W 134.59