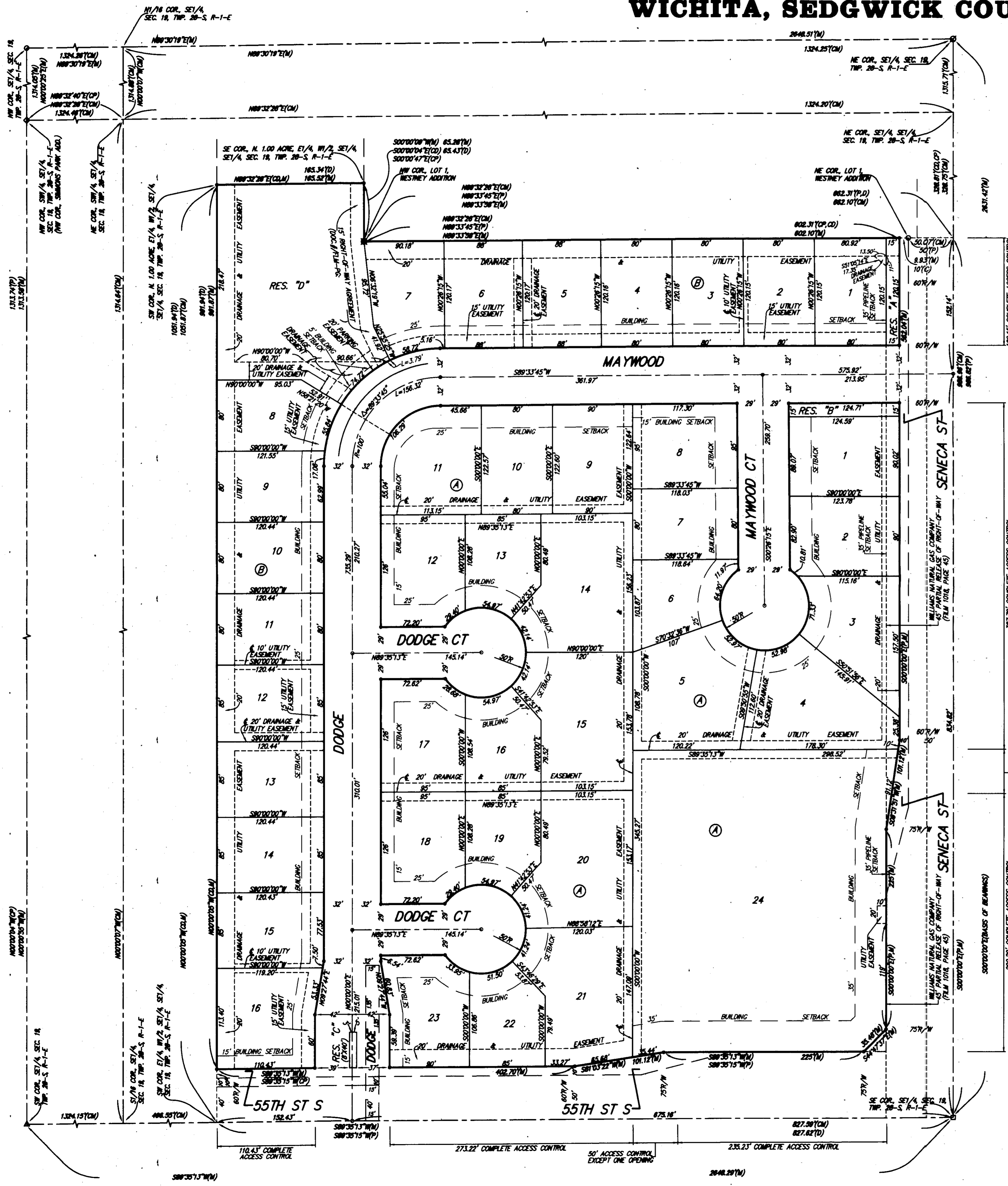


# SOUTHERN SHORES ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

FILE COPY sub2013-00051  
FINAL TRACING REC'D 5.27.14



State of Kansas) SS We, Baughman Company, P.A., Surveyors in  
Sedgwick County) aforesaid county and state do hereby certify that we have surveyed and  
platted "SOUTHERN SHORES ADDITION", Wichita, Sedgwick County, Kansas  
and that the accompanying plat is a true and correct exhibit of the  
property surveyed, described as follows: All of Lots 1, 2, 3, and 4,  
Westney Addition, Wichita, Sedgwick County, Kansas, together with a  
portion of the Southeast Quarter of the Southeast Quarter of Section 19,  
Township 28 South, Range 1 East of the Sixth Principal Meridian, Sedgwick  
County, Kansas, all of the above lying within and being coincident with  
the following described tract of land: Beginning at the southeast corner of  
said Southeast Quarter; thence westerly along the south line of said  
Southeast Quarter, 827.62 feet to the southwest corner of the East  
One-Fourth of the West Half of the Southeast Quarter of said Southeast  
Quarter; thence northerly along the west line of the East One-Fourth of  
the West Half of the Southeast Quarter of said Southeast Quarter,  
1051.94 feet to the southwest corner of the north 1.00 acre of the East  
One-Fourth of the West Half of the Southeast Quarter of said Southeast  
Quarter; thence easterly along the south line of the north 1.00 acre of  
the East One-Fourth of the West Half of the Southeast Quarter of said  
Southeast Quarter, 165.34 feet to the southeast corner of the north 1.00  
acre of the East One-Fourth of the West Half of the Southeast Quarter  
of said Southeast Quarter, said southeast corner also being on the  
northerly extension of the west line of said Westney Addition; thence  
southerly along the east line of the West Half of the Southeast Quarter  
of said Southeast Quarter, (and along the northerly extension of the west  
line of said Westney Addition), 65.43 feet to the northwest corner of said  
Westney Addition; thence easterly along the north line of said Westney  
Addition, and as extended easterly, 662.31 feet to a point on the east  
line of said Southeast Quarter; thence southerly along the east line of  
said Southeast Quarter, 986.82 feet to the point of beginning.

Existing public easements, dedications, building setbacks,  
and access controls, if any, being vacated by virtue of  
K.S.A. 12-512b, as amended.

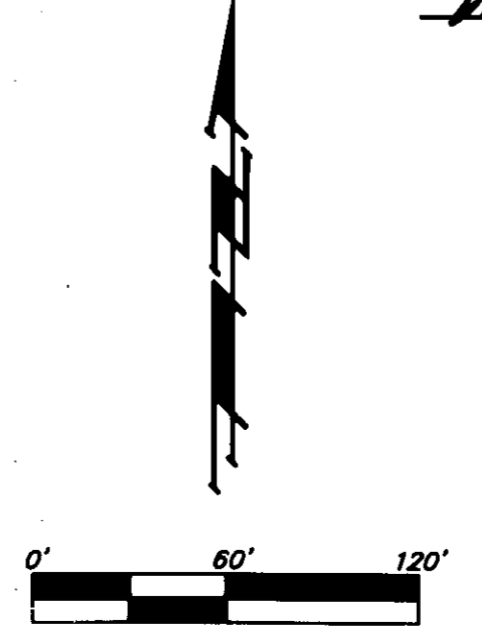
All being situated in the Southeast Quarter of  
Section 19, Township 28 South, Range 1 East of the  
Sixth Principal Meridian, Sedgwick County, Kansas.



Michael J. Brand, Surveyor  
Michael & Conroy

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  
"SOUTHERN SHORES ADDITION", Wichita, Sedgwick County, Kansas. The  
utility easements are hereby granted as indicated for the construction and  
maintenance of all public utilities. The drainage easements are hereby  
granted as indicated for drainage purposes. The drainage and utility  
easements are hereby granted as indicated for drainage purposes and for  
the construction and maintenance of all public utilities. The parking  
easement is 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 hereby reserved for open space, landscaping,  
entry monuments, berms, drainage purposes, gas lines and related  
appurtenances as confined to easement, and utilities as confined to  
easement. Reserve "C" is hereby reserved for entry monuments, streets,  
landscaping, open space, drainage purposes, and utilities. Reserve "D" is  
hereby reserved for open space, landscaping, pedestrian access to the  
public park, recreational uses, parking as confined to easement, an access  
drive as confined to right-of-way agreement, drainage purposes, and  
utilities as confined to easements. Reserves "A", "B", "C", and "D" shall  
be owned and maintained by the homeowners association for the addition.  
All egress rights of access are hereby granted to the City of Wichita,  
Kansas.

Angel Fire, LLC, a Kansas  
limited liability company  
Michael J. Brand, Managing Member



NOTE:  
A drainage plan has been developed for the plat and all  
drainage easements, rights-of-way, or reserves shall  
remain of established grades or as modified with the  
approval of the applicable City or County Engineer and  
unaffected to allow for the conveyance of stormwater.

This plat of "SOUTHERN SHORES 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 \_\_\_\_\_, 2014.  
Wichita-Sedgwick County Metropolitan Area Planning Commission

\_\_\_\_\_, Chair  
Don Klausmeyer  
\_\_\_\_\_, 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 \_\_\_\_\_, 2014.

\_\_\_\_\_, Mayor  
Carl Brewer  
\_\_\_\_\_, City Clerk  
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005  
on this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

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

Entered on transfer record this \_\_\_\_\_ day  
of \_\_\_\_\_, 2014.

\_\_\_\_\_, County Clerk  
Kelly B. Arnold

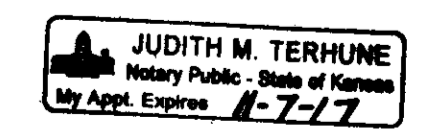
State of Kansas) SS This is to certify that this plat has been  
Sedgwick County) filed for record in the office of the Register of Deeds, this \_\_\_\_\_ day  
of \_\_\_\_\_, 2014 at \_\_\_\_\_ o'clock \_\_\_\_\_ M; and is duly recorded.

\_\_\_\_\_, Register of Deeds  
Bill Meek  
\_\_\_\_\_, Deputy  
Tonya Buckingham

State of Kansas) SS The foregoing instrument acknowledged before  
Sedgwick County) me, this \_\_\_\_\_ day of \_\_\_\_\_, 2014, by Michael J. Brand, Managing  
Member of Angel Fire, LLC, a Kansas limited liability company, on behalf  
of the limited liability company.

Judith M. Terhune, Notary Public  
JUDITH M. TERHUNE

My App't. Exp. 11-7-17



**Baughman Company, P.A.**  
315 Ellis St. Wichita, KS 67211 P 316-262-7211 F 316-262-0149  
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE