

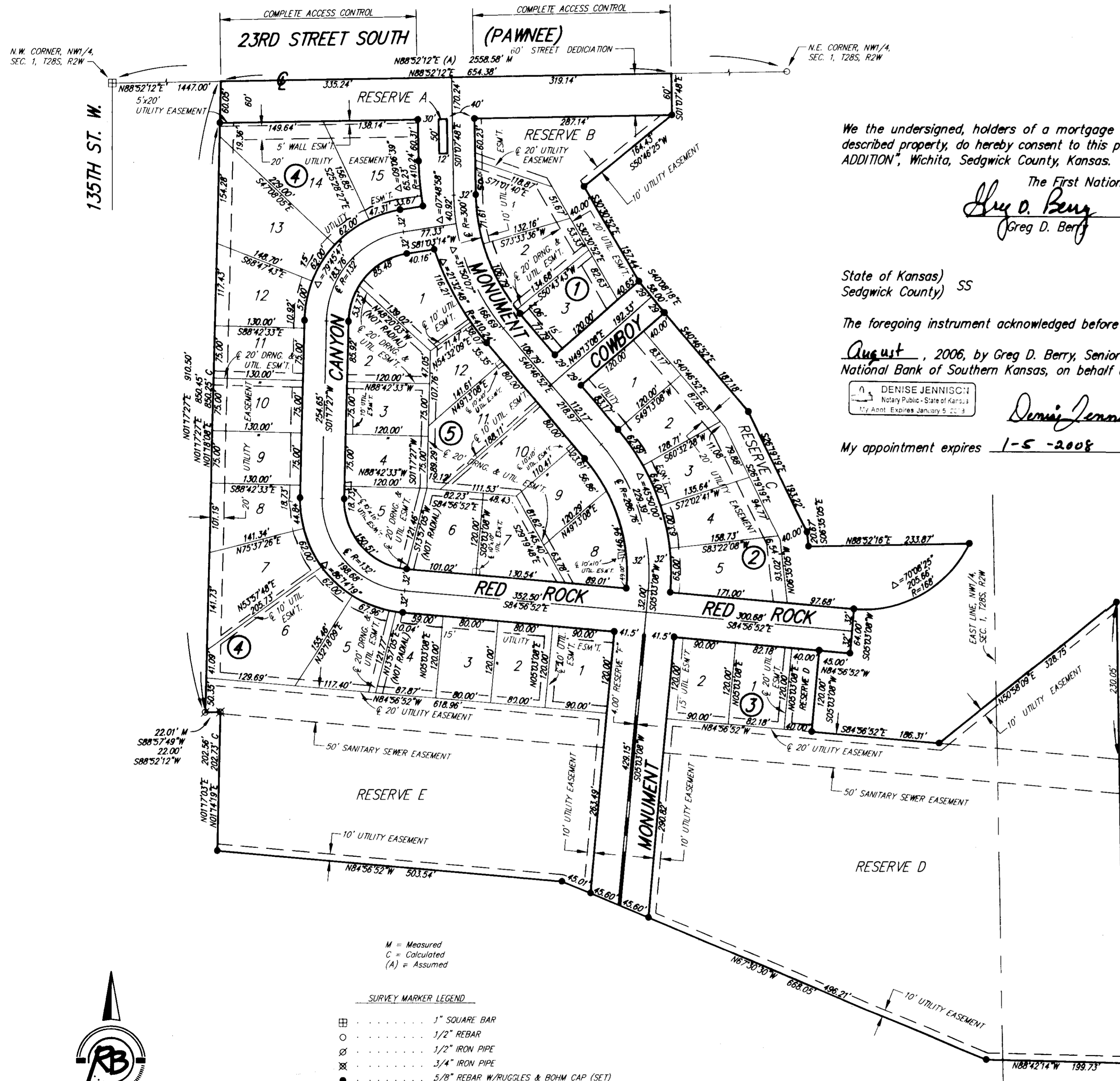
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FINAL TRACING REC'D

8-30-06
2005-88

SOUTHWEST PASSAGE ADDITION

Wichita, Sedgwick County, Kansas



SURVEY MARKER LEGEND
□ 1" SQUARE BAR
○ 1/2" REBAR
⊗ 1/2" IRON PIPE
⊗ 3/4" IRON PIPE
● 5/8" REBAR W/RUGGLES & BOHM CAP (SET)

BENCH MARK: CHISELED "4" ON WEST HUBCARD 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 1112' W. & 50' S. OF THE N.E. CORNER, NW1/4, SECTION 1-1285-R2W. ELEV = 1337.94 M.S.L.

BLOCK	LOT NO.	ELEVATION (N.G.V.D.)
3	1, 2	1335.4
4	1, 2, 3, 4, 5, 6	1337.2



BUILDING SETBACK LINES PER ZONING REGULATIONS
ALL DIMENSIONS ARE PLATTED UNLESS OTHERWISE NOTED

We the undersigned, holders of a mortgage on a portion of the above described property, do hereby consent to this plat of "SOUTHWEST PASSAGE ADDITION", Wichita, Sedgwick County, Kansas.

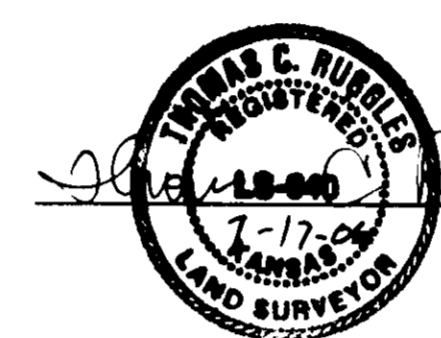
The First National Bank of Southern Kansas
Greg D. Berry, Senior Vice President

State of Kansas) SS
Sedgwick County)
The foregoing instrument acknowledged before me this 16th day of August, 2006, by Greg D. Berry, Senior Vice President of The First National Bank of Southern Kansas, on behalf of the bank.
DENEISE JENNINGS, Notary Public
My appointment expires 1-5-2008

State of Kansas) SS
Sedgwick County)

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.

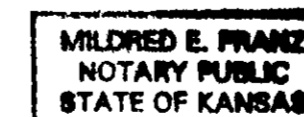
Thomas C. Ruggles, Land Surveyor

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 structures and utilities confined to easements. Reserve "C" is hereby reserved for irrigation, lighting, landscaping, 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.

Mark A. Chappelle, Partner
Michael J. Dold, Partner
Mark A. Murphy, Partner

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 18th day of July, 2006, by Mark A. Chappelle, Partner, on behalf of Development Partnership.

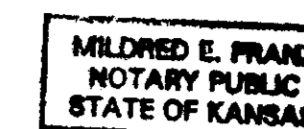


Mildred E. Franz, Notary Public

My appointment expires 02-13-2007

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 18th day of July, 2006, by Michael J. Dold, Partner, on behalf of Development Partnership.

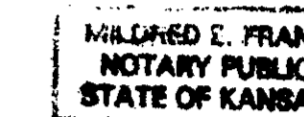


Mildred E. Franz, Notary Public

My appointment expires _____

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 19th day of July, 2006, by Mark A. Murphy, Partner, on behalf of Development Partnership.



Mildred E. Franz, Notary Public

My appointment expires 02-13-2007

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 7th day of August, 2006.



Tricia Ann Bello, Deputy County Surveyor
Sedgwick County Kansas

Entered on transfer record this _____ day of _____, 2006.

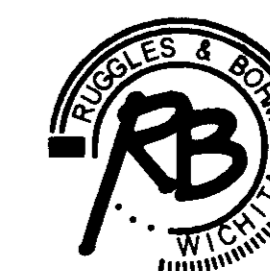
Don Brace, County Clerk

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 _____, 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
924 North Main
Wichita, Kansas 67203
www.rbkansas.com
(316) 264-8008
(316) 264-4821 fax
E-mail: info@rbkansas.com

DWG FILE: SURVEY BASE
PROJECT NO. 2717P
JULY 12, 2006