

# SHADOW WOODS ADDITION 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 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 SE 1/4 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 SE 1/4, 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 SE 1/4; thence  
northerly along the east line of said SE 1/4, 304.00 feet, more or less, to  
the SE corner of the NE 1/4 of said SE 1/4, said SE corner also being the  
intersection of the east line of said SE 1/4 and the extended south line of  
Messner Estate, Wichita, Sedgwick County, Kansas; thence westerly along  
the south line of the NE 1/4 of said SE 1/4 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 SE 1/4; thence  
southerly along the west line of said SE 1/4, 757.47 feet to the SW corner  
of said SE 1/4; thence easterly along the south line of said SE 1/4, 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 E 1/2 of the SW 1/4 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 SW 1/4; thence northerly along the east line of said  
E 1/2, 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°35'55" along the southeast line of  
said Agreement, 158.90 feet; thence southwesterly with a deflection angle  
to the left of 02°41'15" 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 E 1/2, said point being 486.05 feet east of the SW  
corner of said E 1/2; thence easterly along the south line of said E 1/2,  
822.75 feet to the point of beginning, TOGETHER with that part of the  
SE 1/4 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 SE 1/4, 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 SE 1/4; thence southerly along the east line of said  
SE 1/4, 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

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  
"B" 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, entry monuments, and utilities as confined to easements. Reserve  
"F" is hereby reserved for open space, landscaping, lakes, drainage  
purposes, berms, entry monuments, 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) SS  
Sedgwick County) 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.

My App't. Exp. \_\_\_\_\_, Notary Public

State of Kansas) SS  
Sedgwick County) 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.

My App't. Exp. \_\_\_\_\_, Notary Public

State of Kansas) SS  
Sedgwick County) 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.

My App't. Exp. \_\_\_\_\_, Notary Public

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.

State of Kansas) SS  
Sedgwick County) The foregoing instrument acknowledged be-  
fore me, this day of 2003, by \_\_\_\_\_,  
of Kanza Bank, on behalf of the bank.

My App't. Exp. \_\_\_\_\_, Notary Public

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.

State of Kansas) SS  
Sedgwick County) The foregoing instrument acknowledged be-  
fore me, this day of 2003, by \_\_\_\_\_,  
of Prairie State Bank-West Wichita, on behalf of the  
bank.

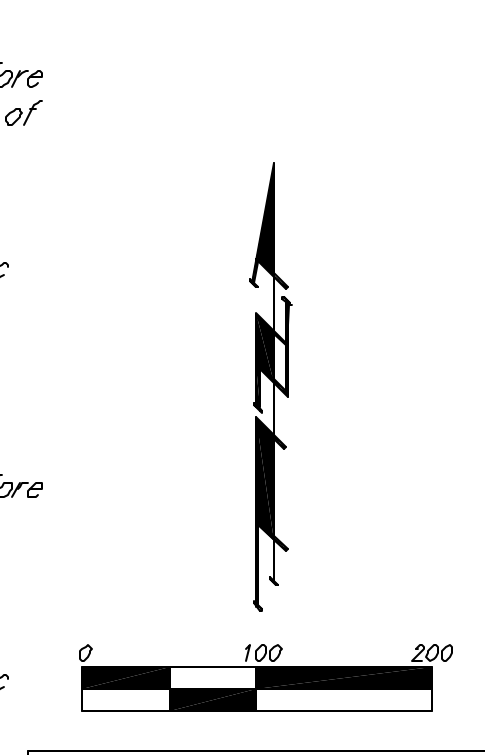
My App't. Exp. \_\_\_\_\_, Notary Public

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.

At the direction of the City Council  
Bernard A. Hentzen, Chair  
Dale Miller, Secretary

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

Chris Cherches, City Manager  
Pat Graves, City Clerk



MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION CITY DATUM
1-24	D	177.2
1-7	E	160.5

NOTE:  
A master grading plan for drainage has been developed for this  
subdivision and is on file with the City of Wichita, Kansas. All  
drainage easements, rights-of-way, or reserves shall remain of  
established grades or as modified with the approval of the City  
Engineer of the City of Wichita, Kansas. No obstructions which  
impede the flow of this drainage system shall be allowed.

NOTE:  
A drainage plan has been developed for this subdivision and is  
on file with the City of Wichita, Kansas. Drainage intent shall  
remain as depicted or as modified with the approval of the City  
Engineer of the City of Wichita, Kansas. No obstructions which  
impede the flow of this drainage plan shall be allowed.

BENCHMARK:  
135th St. N. & Maple -  
City of Wichita Benchmark Dac  
on headwall at NE corner  
of intersection.  
34.00' SW to Section Cor. iron.  
Elev. = 150.29 City Datum  
(1337.69 NGVD29)

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.  
Dan 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 2003 at o'clock M, and is duly recorded.

Bill Meek, Register of Deeds  
Linda Kizzire, Deputy

