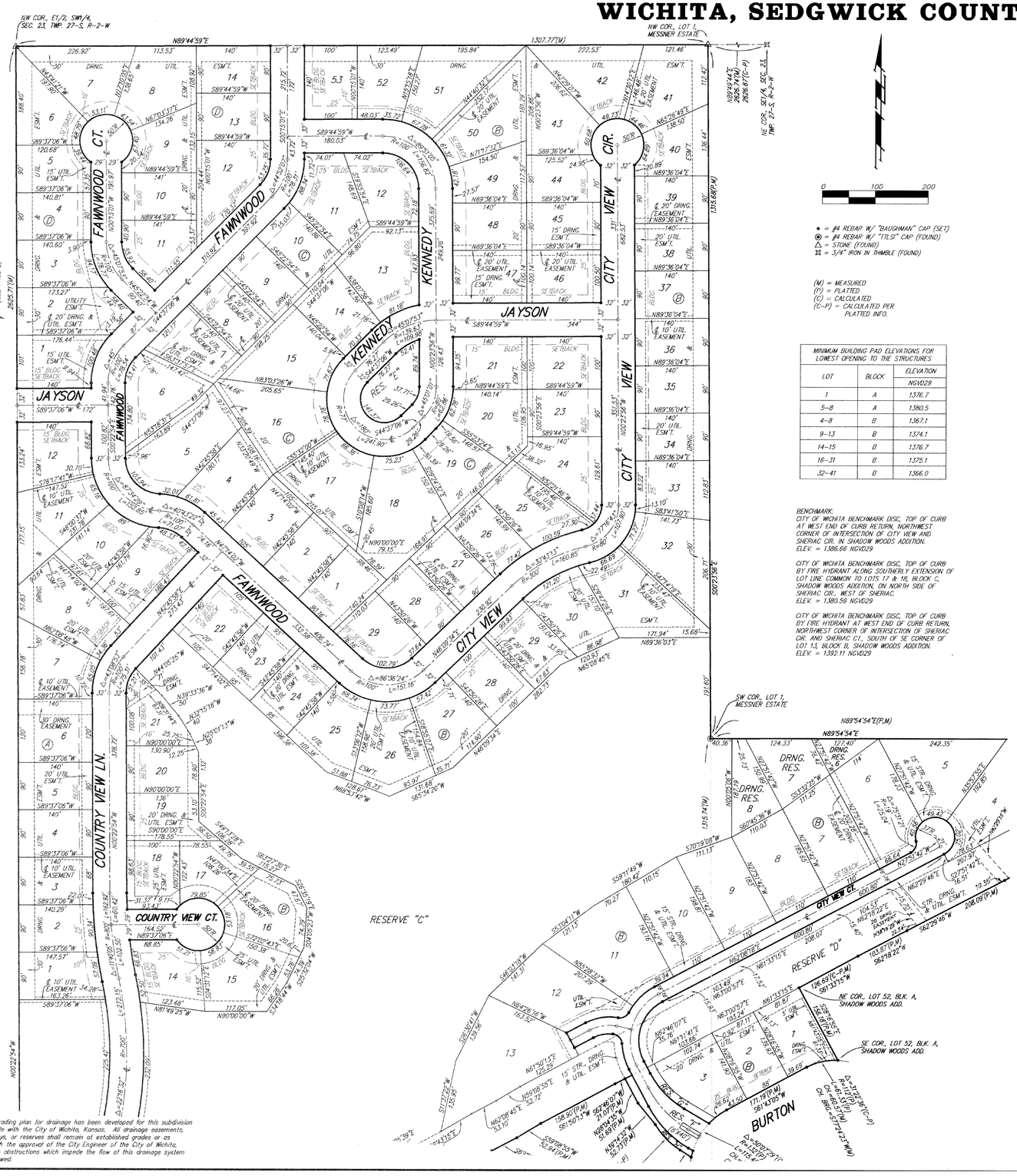
THE WOODS ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS



• = #4 REBAR W/ "BAUGHMAN" CAP (SET)
⊛ = #4 REBAR W/ "TTLSC" CAP (FOUND)
△ = STONE (FOUND)
⌘ = 3/4" IRON IN THIMBLE (FOUND)

(M) = MEASURED
(P) = PLATTED
(C) = CALCULATED
(C-P) = CALCULATED PER PLATTED INFO.

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION NGVD29
1	A	1376.7
5–8	A	1380.5
4–8	B	1367.1
9–13	B	1374.1
14–15	B	1376.7
16–31	B	1375.1
32–41	B	1366.0

BENCHMARK:
CITY OF WICHITA BENCHMARK DISC, TOP OF CURB AT WEST END OF CURB RETURN, NORTHWEST CORNER OF INTERSECTION OF CITY VIEW AND SHERIAC CIR. IN SHADOW WOODS ADDITION. ELEV. = 1,386.66 NGVD29

CITY OF WICHITA BENCHMARK DISC, TOP OF CURB BY FIRE HYDRANT ALONG SOUTHERLY EXTENSION OF LOT LINE COMMON TO LOTS 17 & 18, BLOCK C, SHADOW WOODS ADDITION, ON NORTH SIDE OF SHERIAC CIR., WEST OF SHERIAC. ELEV. = 1,380.59 NGVD29

CITY OF WICHITA BENCHMARK DISC, TOP OF CURB BY FIRE HYDRANT AT WEST END OF CURB RETURN, NORTHWEST CORNER OF INTERSECTION OF SHERIAC CIR. AND SHERIAC CT., SOUTH OF SE CORNER OF LOT 13, BLOCK B, SHADOW WOODS ADDITION. ELEV. = 1,392.11 NGVD29

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, right-of-ways, or reserves shall remain at 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.

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 "THE WOODS ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as a replat of all of Lots 52, 53, and 54, Block A, Shadow Woods Addition, Wichita, Sedgwick County, Kansas, together with all of Reserve "L" in said Shadow Woods Addition, together with that part of Reserve "I" in said Shadow Woods Addition lying northwesterly of the following described line: Beginning at the most easterly NE corner of Lot 18, Block B, in said Shadow Woods Addition; thence S57°32'53"E, 15.93 feet to a point on the east line of said Reserve "I", and there ending, together with that part of City View as dedicated in said Shadow Woods Addition lying northwesterly of the following described line: Beginning at the SW corner of Lot 54 in said Block A; thence southwesterly along the extended south line of said Lot 54, being a curve to the left, having a central angle of 28°03'34" and a radius of 132.00 feet, an arc distance of 64.64 feet, (having a chord length of 64.00 feet bearing S32°27'07"W), to a deflection corner in the east line of said Reserve "I", and there ending, TOGETHER with that part of the S1/2 of the SE1/4 of Sec. 23, Twp. 27–S, R–2–W of the 6th P.M., Sedgwick County, Kansas lying northwesterly of the northwest line of said Shadow Woods Addition, and TOGETHER with the E1/2 of the SW1/4 of said Sec. 23, (including Country View Lane as dedicated in The Woods Reserve, Wichita, Sedgwick County, Kansas), except that part of the E1/2 of said SW1/4 platted as said Shadow Woods Addition, (subject to the inclusion of that part of said Shadow Woods Addition as cited above), and except Reserve "A" and Reserve "B", in said The Woods Reserve, all being subject to road rights-of-way on the south.

All being situated in the SE1/4 and the SW1/4 of Sec. 23, Twp. 27–S, R–2–W of the 6th P.M., Sedgwick County, Kansas

Existing public easements and dedications being vacated by virtue of K.S.A. 12–512(b).

Baughman Company, P.A.

Michael G. Conrey 10-11-2005, Surveyor
Michael G. Conrey

MICHAEL G. CONREY REGISTERED LS-973 KANSAS LAND 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 "THE 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 streets are hereby dedicated to and for the use of the public. Reserves "A" and "F" are hereby reserved for open space, landscaping, streets, entry monuments, and utilities. Reserve "B" is hereby reserved for open space, landscaping, berms, entry monuments, lakes, drainage purposes, recreation areas, sidewalks, utilities as confined to easements, pipelines as confined to easement, and a public bike path. Reserve "C" is hereby reserved for open space, landscaping, berms, entry monuments, lakes, drainage purposes, recreation areas, sidewalks, utilities as confined to easements, streets as confined to easement, pipelines as confined to easement, and a public bike path. The homeowners association for the addition hereby acknowledges that the City of Wichita has the right to construct and maintain a public bike path in said Reserves "B" and "C". The homeowners association for the addition shall have the final right of approval of the location and route of said public bike path. Reserve "D" is hereby reserved for open space, streets as confined to easement, drainage purposes, utilities as confined to easements, and pipelines as confined to easement. Reserve "E" is hereby reserved for open space, landscaping, recreation areas, and drainage purposes. Reserves "G", and "H" are hereby reserved for open space, landscaping, berms, drainage purposes, and utilities. Drainage Reserves "6", "7", and "8" are hereby reserved for open space, landscaping, and drainage purposes. Reserves "A", "B", "C", "D", "E", "F", "G", and "H" shall be owned and maintained by the homeowners association for the addition. Drainage Reserves "6", "7", and "8" shall be owned and maintained by their corresponding adjacent Lots. Access controls shall be as depicted on the face of the plat and are hereby granted to 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., a Kansas limited liability company

Jay W. Russell, Member

This plat of "THE 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 9th day of June, 2005.
Wichita–Sedgwick County Metropolitan Area Planning Commission

Morris K. Dunlap, Chair

John L. Schlegel, Secretary
John L. Schlegel

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 28 day of Feb, 2006

Carlos Mayans, Mayor

Karen Sublett, CMC, City Clerk
Karen Sublett

Reviewed in accordance with K.S.A. 58–2005 on this 1st day of November, 2005.

TRICIA L. ROBELLO LICENSED LS-1246 KANSAS LAND SURVEYOR

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

Entered on transfer record this 15th day of March, 2006.

Don Brace, County Clerk
Don Brace

CLERK OF SEDGWICK COUNTY, KANSAS

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 15th day of March, 2006 at 9:02 o'clock A.M. and is duly recorded.

Bill Meek, Register of Deeds
Bill Meek

Tonya Buckingham, Deputy
Tonya Buckingham

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

Kanza Bank

JAMES D. ASHCRAFT, Sr V.P (Title)

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 21 day of October, 2005, by James D. Ashcraft, Sr Vice President (Title) of Kanza Bank, on behalf of the bank.

Jacqueline C. Neal, Notary Public
JACQUELINE C. NEAL

My App't. Exp. 2/14/2009

JACQUELINE C. NEAL NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 2/14/09

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 20TH day of OCTOBER, 2005, by Jay W. Russell, Member of Maple Group, L.L.C., a Kansas limited liability company, on behalf of the limited liability company.

JUDITH M. TERHUNE Notary Public - State of Kansas My Appt. Expires 11-7-05

Judith M. Terhune, Notary Public
JUDITH M. TERHUNE

My App't. Exp. 11-7-05

SHEET 33 OF 33

PAGE 1 OF 2

Sedgwick County
Register of Deeds - Bill Meek
DOC.#/FILM-PG: 2B/653861
Receipt #: 1615523
Pages Recorded: 2
Recording Fee: $40.00

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316.262.7271 F 316.262.0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

F:\PLAT\THE WOODS ADDITION\DWG\THEWOODSF.DWG-MGC