

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°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 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.

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 "B" is hereby reserved for open space, landscaping, lakes, drainage purposes, berms, sidewalks, gazebos, recreational areas, and utilities as confined to easements. Reserves "m" and "n" 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.

Jay W. Russell, Member
New Life Covenant Church, Inc.
Joe A. Winger, President
Robert J. Schmidt, Vice-President

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. _____

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. _____

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. _____

- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- = #4 REBAR W/ "TITUS" CAP (FOUND)
- △ = STONE (FOUND)
- = 3/4" IRON W/ TRIMBLE (FOUND)
- (M) = MEASURED
- (P) = PLATTED
- (D) = DESCRIBED
- (C-P) = CALCULATED PER PLATTED INFO.
- (C-D) = CALCULATED PER DESCRIBED INFO.

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 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.

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.

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

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

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

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before me, this _____ day of _____, 2003, by _____, of Kanza Bank, on behalf of the bank.

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

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

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 _____, 2003.
Wichita-Sedgwick County Metropolitan Area Planning Commission

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.

At the direction of the City Council

Chris Cherches, City Manager
Pat Graves, City Clerk

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.

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 _____, 2003 at _____ o'clock _____M; and is duly recorded.

Bill Meek, Register of Deeds

Linda Kizzire, Deputy

