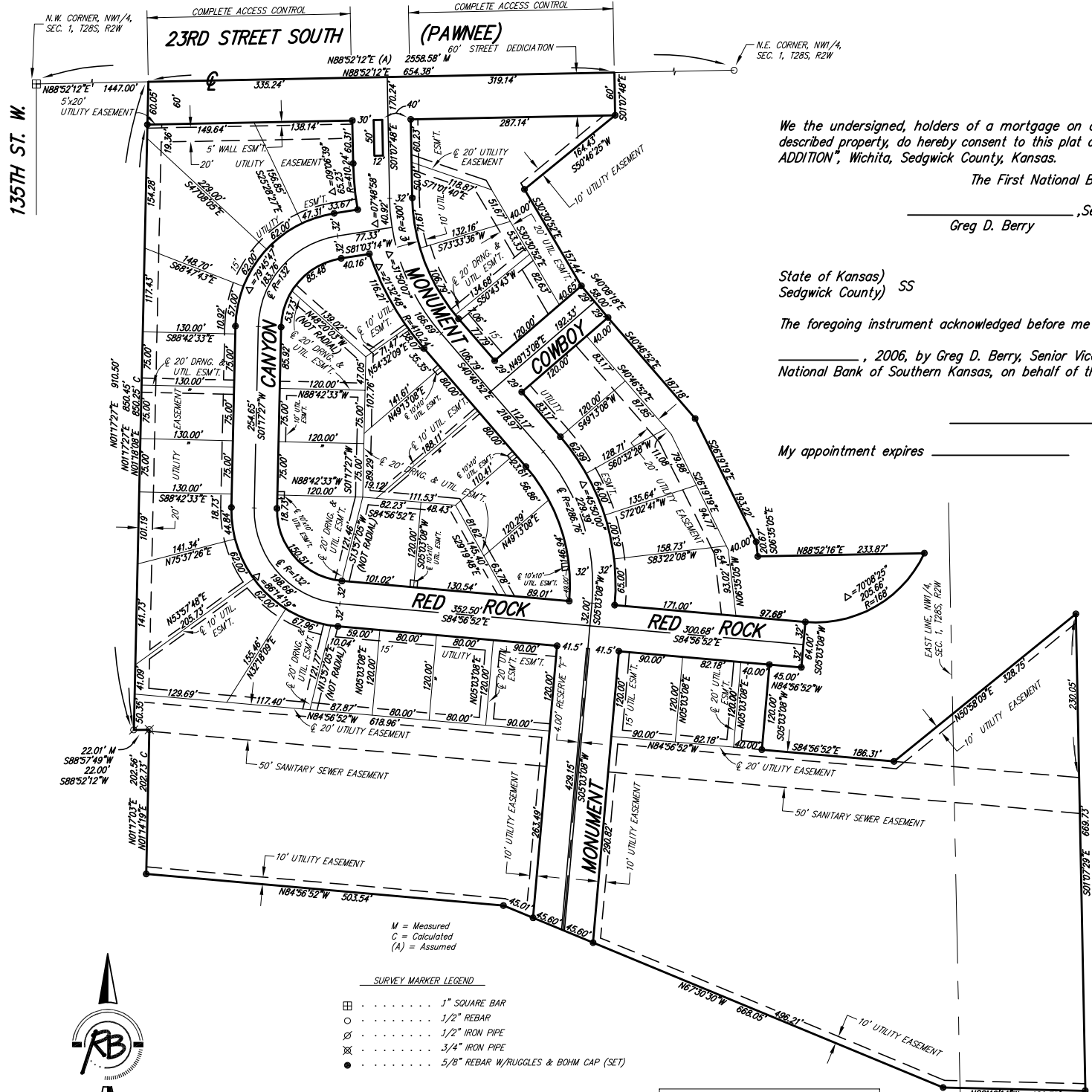


SOUTHWEST PASSAGE ADDITION

Wichita, Sedgwick County, Kansas



M = Measured
C = Calculated
A = Assumed

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

BENCHMARK: COW BENCHMARK, NE CORNER,
INTERSECTION OF 135TH WEST AND PAWNEE,
SOUTHWEST CORNER OF CONCRETE BASE FOR H.L.P.
ELEV. 1359.65 M.S.L.

ON-SITE BENCH MARK: TOP OF RUGGLES & BOHM
BRASS DISK SET IN CONCRETE 1112' W. & 50' S. OF
THE NE CORNER, NW1/4, SECTION 1-128S-R2W.
ELEV = 1337.84 M.S.L.

MINIMUM BUILDING PAD ELEVATION FOR LOWEST OPENING INTO STRUCTURES		
BLOCK	LOT NO.	ELEVATION (N.G.V.D.)
3	1, 2	1,335.4
4	1, 2, 3, 4, 5, 6	1,337.2

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

State of Kansas)
Sedgwick County) SS

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.

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
_____, Senior Vice President
Greg D. Berry

State of Kansas) SS
Sedgwick County) SS
The foregoing instrument acknowledged before me this _____ day of _____, 2006, by Greg D. Berry, Senior Vice President of The First National Bank of Southern Kansas, on behalf of the bank.

_____, Notary Public
My appointment expires _____

Ruggles & Bohm, P.A.

_____, Land Surveyor
Thomas C. Ruggles

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

Development Partnership
_____, Partner
Mark A. Chappelle
_____, Partner
Michael J. Dold
_____, Partner
Mark A. Murphy

State of Kansas)
Sedgwick County) SS

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

_____, Notary Public
Mildred E. Franz
My appointment expires _____

State of Kansas)
Sedgwick County) SS

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

_____, Notary Public
Mildred E. Franz

My appointment expires _____

State of Kansas)
Sedgwick County) SS

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

_____, Notary Public
Mildred E. Franz

My appointment expires _____

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

_____, Chair
Harold L. Warner, Jr.
_____, 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 _____, 2006.

At the Direction of the City Council
_____, Mayor
Carlos Mayans
_____, City Clerk
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2006.

_____, Deputy County Surveyor
Sedgwick County Kansas
Tricia L. Robella, LS #1246

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

_____, County Clerk
Don Brace

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 _____ day of _____, 2006, at _____ o'clock _____ M, and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Tonya Buckingham



Ruggles & Bohm, P.A.
Engineering, Surveying, Land Planning

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