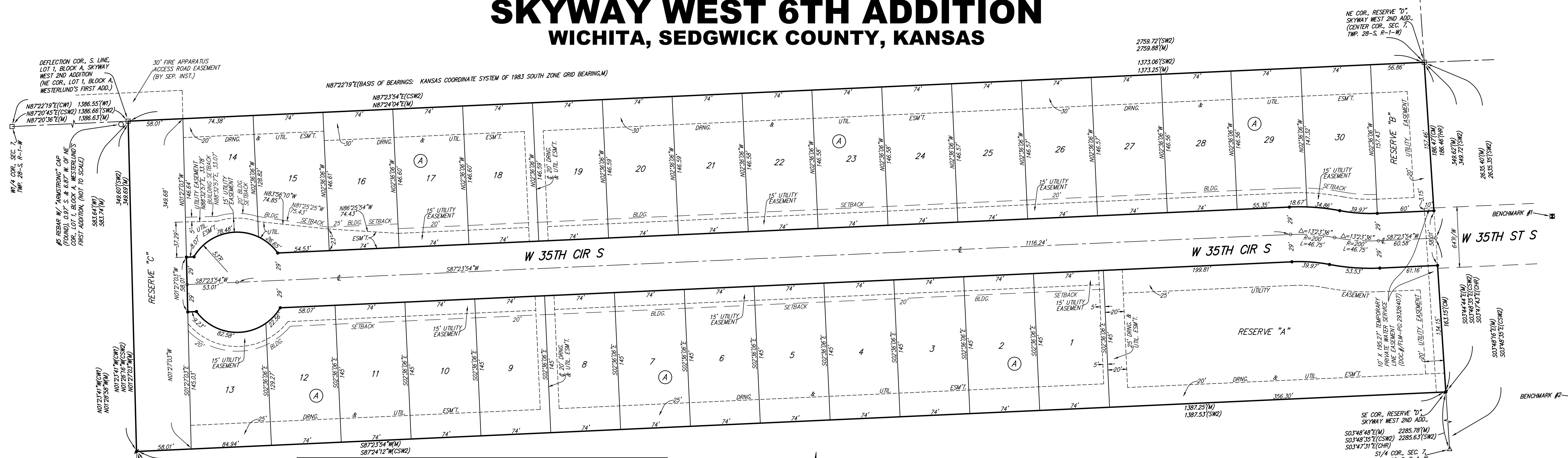
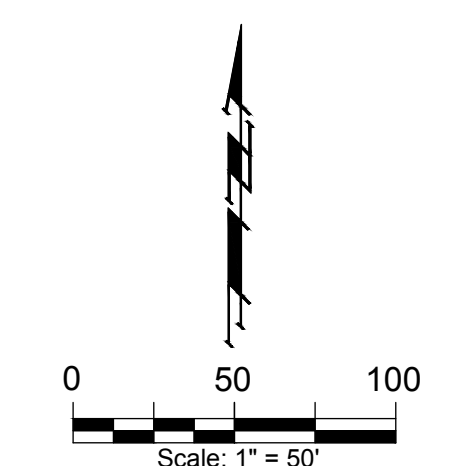


SKYWAY WEST 6TH ADDITION WICHITA, SEDGWICK COUNTY, KANSAS



**FOR REFERENCE ONLY
NOT TO SCALE**



(M) = MEASURED
(CM) = CALCULATED FROM MEASURED INFO.
(SW2) = PLATTED INFO. FROM SKYWAY WEST 2ND ADDITION
(CSW2) = CALCULATED INFO. FROM SKYWAY WEST 2ND ADDITION
(HR) = PLATTED INFO. FROM HARVEST RIDGE ADDITION
(CHR) = CALCULATED INFO. FROM HARVEST RIDGE ADDITION
(W) = PLATTED INFO. FROM WESTERLUND'S FIRST ADDITION
(CW) = CALCULATED INFO. FROM WESTERLUND'S FIRST ADDITION

LOT	BLOCK	ELEVATION
1, 27-30	A	1339.9

BENCHMARKS:
BENCHMARK #1: CROSS CUT IN SQUARE CUT, TOP OF CURB AT WEST END OF CURB RETURN, NORTHWEST CORNER OF SHEFFORD AND W 35TH ST S, 14.5' SOUTH & 5.0' WEST OF THE SOUTHEAST CORNER OF LOT 1, BLOCK D, HARVEST RIDGE ADDITION. ELEV. = 1336.39 (NAVD88)
BENCHMARK #2: CROSS CUT IN SQUARE CUT ON TOP FRONT CENTER OF CATCH BASIN, WEST SIDE OF HOLLYWOOD, 4.6' NORTH & 12.9' EAST OF SOUTHEAST CORNER OF LOT 2, BLOCK C, HARVEST RIDGE ADDITION. ELEVATION = 1335.39 (NAVD88)

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2023.

_____, Mayor,
Brandon J. Whipple, City of Wichita

_____, City Clerk
Jamie Buster

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2023.

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

Entered on transfer record this _____ day of _____, 2023.

_____, County Clerk
Kelly B. Arnold

State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 2023 at _____ o'clock _____ M; and is duly recorded.

_____, Register of Deeds
Tonya Buckingham

_____, Deputy
Kenly Zehring

SKYWAY WEST 6TH ADDITION

BAUGHMAN COMPANY
315 Ellis St. Wichita, KS 67211 316-262-7271
BaughmanCo.com

State of Kansas) SS We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "SKYWAY WEST 6TH ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of the following described tract of land: All of Reserve "D", Skyway West 2nd Addition, Wichita, Sedgwick County, Kansas, TOGETHER with that part of Lot 1, Block A, in said Skyway West 2nd Addition described as follows: Beginning at a deflection corner in the south line of said Lot 1, said deflection corner being the northwest corner of said Reserve "D" and also being a point on the north line of the Southwest Quarter of Section 7, Township 28 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas; thence S00°26'55"E coincident with a segment of the south line of said Lot 1 and coincident with the west line of said Reserve "D", a distance of 349.70 feet to a deflection corner in the south line of said Lot 1, said deflection corner also being the southwest corner of said Reserve "D"; thence S88°45'52"W coincident with a segment of the south line of said Lot 1, a distance of 1087.46 feet to a deflection corner in the south line of said Lot 1, said deflection corner also being a point on the east line of Westerlund's First Addition, Sedgwick County, Kansas; thence N00°04'37"W coincident with a segment of the south line of said Lot 1 and coincident with the east line of said Westerlund's First Addition, a distance of 349.60 feet to a deflection corner in the south line of said Lot 1, said deflection corner being the northeast corner of said Westerlund's First Addition and also being a point on the north line of said Southwest Quarter; thence N88°45'34"E coincident with the north line of said Southwest Quarter, a distance of 1072.99 feet to the point of beginning.

Existing public easements, dedications, building setbacks and access controls, if any, being vacated by virtue of K.S.A. 12-512b, as amended. All being situated in the Southwest Quarter of Section 7, Township 28 South, Range 1 West, of the Sixth Principal Meridian, Sedgwick County, Kansas.

Baughman Company, P.A.

_____, Surveyor
Jonathan C. Hubbell, P.S. #1680

KNOW all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, a Block, Reserves, and a Street, to be known as "SKYWAY WEST 6TH ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted to the public as indicated for the construction and maintenance of all public utilities. The drainage and utility easements are hereby granted to the public as indicated for drainage purposes and for the construction and maintenance of all public utilities. No signs, light poles, private drainage systems, berms, walls, masonry trash enclosures or other structures shall be located within public utility easements unless permitted by the City of Wichita Department of Engineering and that they do not inhibit the conveyance of surface drainage. No private drainage systems shall be located within public drainage easements unless a Residential Drainage Relief Permit is obtained from the City of Wichita Public Works & Utilities Department. The street is hereby dedicated to and for the use of the public. Any cul-de-sac with a 53' foot radius right-of-way shall have a pavement radius of 38' feet. The contingent street dedication shall become effective upon the filing of the plat. The construction of the street within the contingent right-of-way dedication shall be required upon the platting of any adjacent subdivision having a street connecting thereto. The costs of constructing said street are to be borne by the person(s) or agency that owns said adjacent subdivision. Reserve "A" is hereby reserved for open space, landscaping, walking paths, lakes, drainage purposes, utilities as confined to easements, and private water service lines as confined to easement. Reserve "B" is hereby reserved for open space, landscaping, drainage purposes, utilities as confined to easements, and private water service lines as confined to easement. Reserve "C" is hereby reserved for open space, landscaping, fire apparatus access road, contingent street dedication, drainage purposes, and utilities. Reserves "A", "B", and "C" shall be owned and maintained by the homeowners association for the addition. Compliance with any platted restrictions and applicable restrictive covenants affecting said Reserves shall be binding on any owners, successors, heirs, or assigns. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

John E. Dugan Family Partnership, L.P., a Kansas limited partnership

_____, Manager
John W. Dugan

This plat of "SKYWAY WEST 6TH 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 _____, 2023.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
Ann M. Fox

_____, Secretary
Scott A. Wadle

State of Kansas) SS The foregoing instrument acknowledged before me, this _____ day of _____, 2023, by John W. Dugan, Manager of the John E. Dugan Family Partnership, L.P., a Kansas limited partnership, on behalf of the limited partnership.

_____, Notary Public

My App'l. Exp. _____

DRAINAGE PLAN NOTE:
A master drainage plan has been developed for this plat. All drainage easements, rights-of-way, and reserves shall remain at established grades (unless modified with the approval of the City Engineer) and shall be unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual. The maintenance of all drainageways and drainage facilities in backyard drainage easements and reserves shall be the responsibility of the property owner, and shall be enforced by the Homeowners' Association and be provided for in the Homeowners' Association covenants.

PRELIMINARY PLAN. NOT FOR CONSTRUCTION.
This document is preliminary in nature and is not a final, signed and sealed document.



BAUGHMAN COMPANY
315 Ellis St.
Wichita, KS 67211
316-262-7271
BaughmanCo.com

SKYWAY WEST
6TH ADDITION

COPY OF PLAT

Street Paving Improvements
PROJECT NUMBER:
472-2023-085900
DESIGN: CDW DRAWN: CDW
DATE: August 15, 2023
SHEET OF
26 26