

SHOAL CREEK ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) aforesaid county and state do hereby certify that we have surveyed and
platted "SHOAL CREEK ADDITION", Wichita, Sedgwick County, Kansas and
that the accompanying plat is a true and correct exhibit of the property
surveyed, described as follows: All that portion of the NE 1/4 of Sec. 23,
Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas, lying south
and east of the southerly right-of-way line of the Kansas Turnpike Authority
as described in that certain condemnation action in District Court of
Sedgwick County, Kansas, styled as Case No. A-54126, EXCEPT a tract of
land in the NE 1/4 of Sec. 23, Twp. 27-S, R-2-E of the 6th P.M.,
Sedgwick County, Kansas described as follows: Commencing at the NE
corner of said NE 1/4; thence on an assumed basis of bearing of
S00°06'24"W along the east line of said NE 1/4, 849.22 feet to the
intersection of the southerly right-of-way line of Kansas Turnpike
Authority Condemnation Case A-54126 and for a point of beginning; thence
continuing S00°06'24"W along the east line of NE 1/4, 1173.38 feet; thence
N89°53'36"W perpendicular to the east line of said NE 1/4, 754.19 feet;
thence N36°39'27"W, 467.18 feet, more or less, to a point on the
southerly right-of-way of Kansas Turnpike Authority Condemnation Case
A-54126; thence northeasterly along said southerly right-of-way line,
being a curve to the left, having a radius of 23088.31 feet, a distance of
1233.66 feet to the P.T. of said curve; thence N50°57'24"E, 73.17 feet to
the point of beginning, subject to road right-of-way agreements on 143rd
Street East (Film 876, Page 450), (Film 876, Page 448); Quit Claim Deed
(Film 845, Page 1441), and Right-of-way Agreement recorded 8-12-59
(Misc. Book 447, Page 50).

We the undersigned holders of a mortgage on the
above described property, do hereby consent to this plat of "SHOAL
CREEK ADDITION", Wichita, Sedgwick County, Kansas.
State Bank of Kingman

State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this _____ day of _____, by _____,
Notary Public

This plat of "SHOAL CREEK 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 _____
Wichita-Sedgwick County Metropolitan Area Planning Commission

Chairman

Secretary

Mayor

City Clerk

This plat approved and all dedications shown
hereon, accepted by the City Council of the City of Wichita, Kansas,
and consent is hereby given for the formation of sanitary sewer
districts within the boundary of this plat by the Board of Sedgwick
County Commissioners as they deem necessary to provide sanitary
sewer service to this area, this _____ day of _____

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

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

Entered on transfer record this _____ day
of _____

County Clerk
James Alford
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 _____ at _____ o'clock _____, and is duly recorded.

Register of Deeds
Bill Meek

Deputy
Linda Kizzire

Existing easements and dedications being vacated by virtue
of K.S.A. 12-512(o).
Baughman Company, P.A.

Surveyor
Michael G. Conroy

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 "SHOAL
CREEK 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 well easements are
hereby granted as indicated for the construction and maintenance of
private screening walls and utility main lines and service lines shall be
allowed to cross these easements. Reserves "A", "C", "F", "G", "H", and "I"
are hereby reserved for entry monuments, landscaping, streets, open
space, and utilities. Reserve "B" is hereby reserved for drainage
purposes, open space, landscaping, berms, and utilities as confined to
easements. Any utilities installed in either Reserves "A" or "B" shall
be installed below finished grade, and no utilities or related appurtenances
shall be allowed to be installed above finished grade. Reserve "E" is hereby
reserved for drainage purposes, lakes, open space, utilities as confined to
easements, landscaping, berms, screening walls, recreational uses, sidewalks,
and swimming pools. Reserve "D" is hereby reserved for emergency access,
landscaping, street, open space, and utilities as confined to easements.
Reserves "A", "B", "C", "D", "E", "F", "G", "H", and "I" shall be owned and
maintained by the homeowners association for the addition. The streets
are hereby dedicated to and for the use of the public. All abutting rights
of access to or from 143rd St. East over and across the east line of
Lots 6, 7, 8, 9, 10, 11, and 12, Block A, and Reserve "B", are hereby
granted to the City of Wichita, Kansas. The Minimum Building Pod Elevations
for the lowest opening to the structures shall be as indicated on the face
of the plat.
Scott Land, L.L.C.

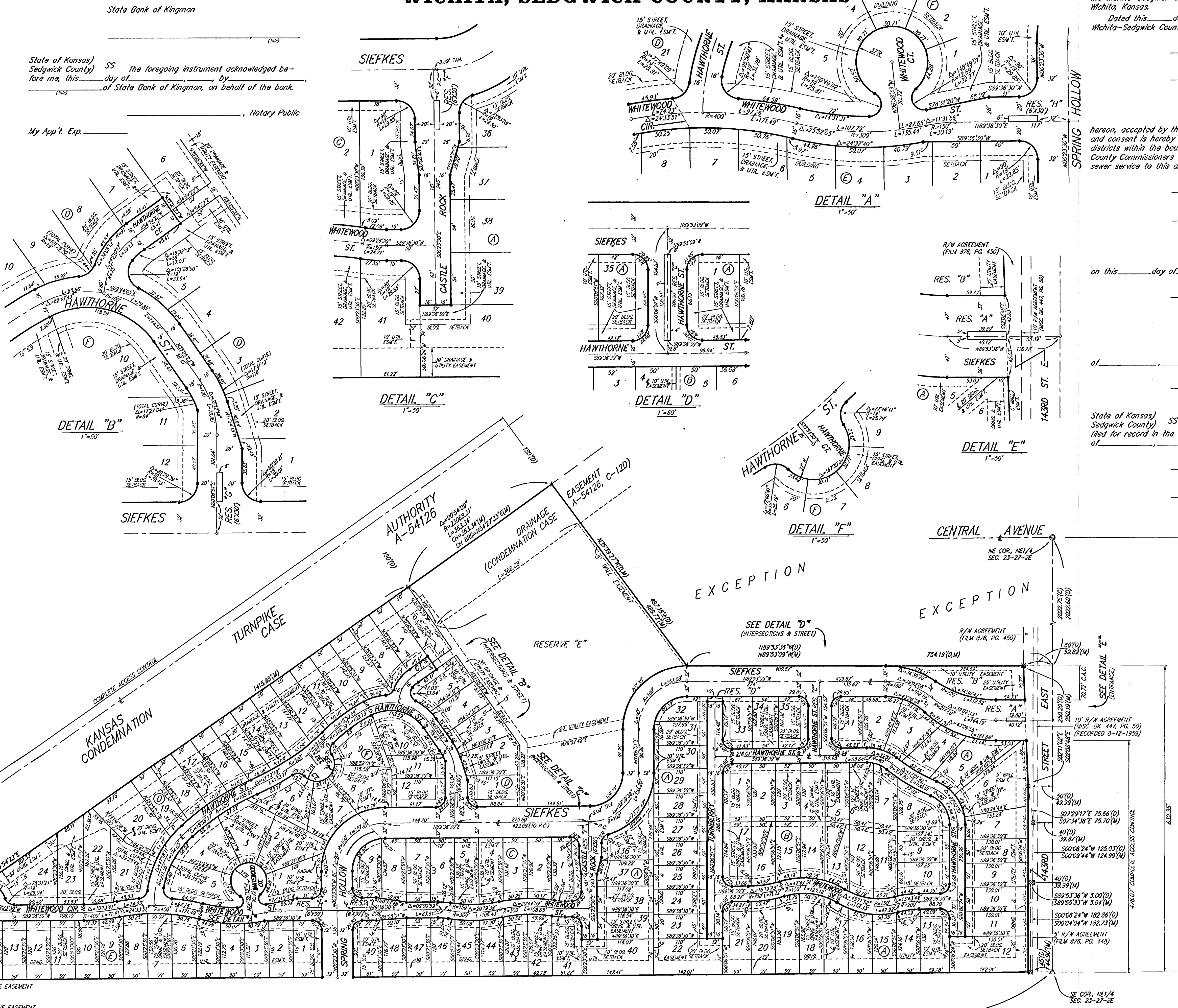
Member
Jay W. Russell

State of Kansas) SS The foregoing instrument acknowledged before
me, this _____ day of _____, by Jay W. Russell, Member
of Scott Land, L.L.C., on behalf of the limited liability company.

Notary Public

My App't. Exp. _____

SW COR. NE 1/4
SEC 23-27-2E
COOPERATIVE REFINING ASSOC. PIPELINE EASEMENT
(MISC. BOOK 241, PAGE 480)
CONTINUED TO:
50' FARMLAND INDUSTRIES, INC. PIPELINE EASEMENT



0 100 200

- #1 REBAR W/ "BAUGHMAN" CAP (FOUND)
- #1 REBAR W/ "THUMBLE" (FOUND)
- #1 REBAR W/ "TEC" CAP (FOUND)
- △ #6 REBAR W/ "S 1128" CAP (FOUND)
- △ #6 REBAR (FOUND)

(M) = MEASURED
(D) = DESCRIBED

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOTS	BLOCK	ELEVATION
1,2,3,4,5,6	D	141.6 1329.0

BENCHMARK:
"C1" CUT ON TOP OF CURB, NORTH SIDE SIEFKES,
NW OF CENTER LINE OF SIEFKES ST., SHADYBROOK
MEADOW ADDITION.
ELEV. = 138.19 CITY DATUM
(1322.59 NGVD)

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
IMPED THE FLOW OF THIS DRAINAGE SYSTEM SHALL
BE ALLOWED.