

State of Kansas) SS
Sedgwick County)

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 "SYCAMORE POND", Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

A replat of Angel Acres 2nd Addition to Wichita, Sedgwick County, Kansas, EXCEPT Block 3, AND EXCEPT Gold lying south of the north right-of-way line of 50th Street South, together with the N1/2, N1/2, S1/2, NW1/4, Section 20, T28S, R1E of the 6th P.M., Sedgwick County, Kansas.

All public easements and dedications are hereby vacated by virtue of K.S.A. 12-512(b).

Ruggles & Bohm, P.A.



James D. Hestermann Land Surveyor

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, a Reserve and Streets to be known as "SYCAMORE POND", Wichita, Sedgwick County, Kansas. Access Controls as indicated are hereby granted to the appropriate governing body. The streets are hereby dedicated to and for the use of the public. 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. Reserve "A" is 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. The Reserve shall be owned and maintained by the Home Owners Association for the addition. 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.

Castlewood Homes, Inc.

W. Douglas Long President

FILE COPY SYCAMORE POND

An Addition to Wichita, Sedgwick County, Kansas

FINAL TRACING REC'D

5-09-06
(508 2005-133)

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 20th day of April, 2006, by Doug Long, President, on behalf of Castlewood Homes, Inc.



Mildred E. Franz Notary Public
Mildred E. Franz

My appointment expires 02-13-2007

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me this 24th day of April, 2006, by Richard Ciemmy, President of First National Bank of Anthony, on behalf of the Bank.

Murla K. Crossman, Notary Public
MURLA K. CROSSMAN
Notary Public - State of Kansas
My Appt. Expires 11/26/2010

My appointment expires 4/26/2010

This plat of "SYCAMORE POND", 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. Robello, LS #1246

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

County Clerk
Don Brace

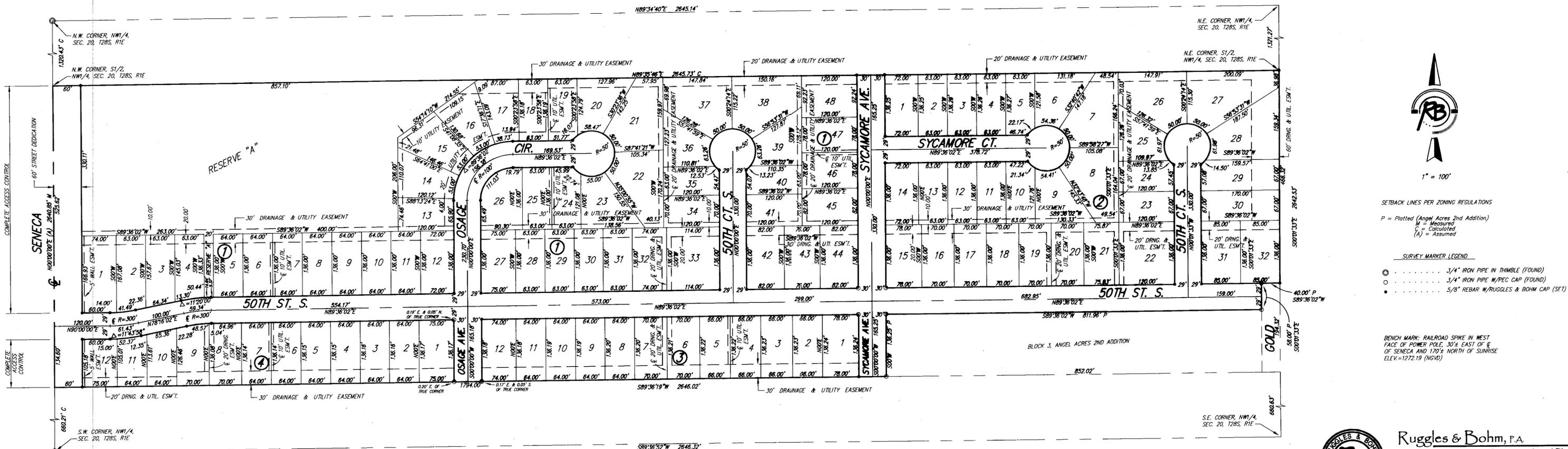
State of Kansas) SS
Sedgwick County)

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 2006, at _____ o'clock _____ M, and is duly recorded.

Register of Deeds
Bill Meek

Deputy
Tonya Buckingham

BLOCK	LOT NO.	ELEVATION (M.G.V.D.)
1	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 14, 15, 16, 17	1269.9



SETBACK LINES PER ZONING REGULATIONS

P = Platted (Angel Acres 2nd Addition)
M = Measured
C = Calculated
A = Assumed

SURVEY MARKER LEGEND

- 3/4" IRON PIPE IN THIMBLE (FOUND)
- 3/4" IRON PIPE W/PEC CAP (FOUND)
- 5/8" REBAR W/RUGGLES & BOHM CAP (SET)

BENCH MARK: RAILROAD SPIKE IN WEST FACE OF POWER POLE, 30'± EAST OF E. OF SENECA AND 170'± NORTH OF SUNRISE ELEV.=1272.19 (NGVD)

DWG FILE: SURVEY BASE
PROJECT NO. 2796P
APRIL 19, 2006



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