

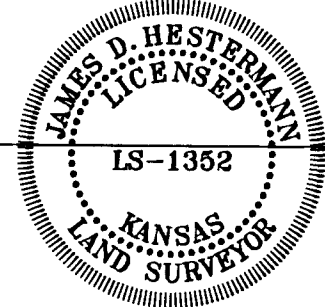
State of Kansas)  
Sedgwick County) SS

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 "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.



Land Surveyor  
James D. Hestermann

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 reserve 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.

President  
V. Douglas Long

State of Kansas)  
Sedgwick County) SS

The foregoing instrument acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_,

2006, by Doug Long, President, on behalf of Castlewood Homes, Inc.

Notary Public  
Mildred E. Franz

My appointment expires \_\_\_\_\_

We the undersigned, holders of a mortgage on a portion of the above described property, do hereby consent to this plat of "SYCAMORE POND" Wichita, Sedgwick County, Kansas.

First National Bank of Anthony

, President  
Richard Ciemmy

| MINIMUM BUILDING PAD ELEVATION FOR LOWEST OPENING INTO STRUCTURES |                                                       |                  |
|-------------------------------------------------------------------|-------------------------------------------------------|------------------|
| BLOCK                                                             | LOT NO.                                               | ELEVATION (NGVD) |
| 1                                                                 | 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 14, 15, 16, 17 | 1269.9           |

State of Kansas)  
Sedgwick County) SS

The foregoing instrument acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_,

2006, by Richard Ciemmy, President of First National Bank of Anthony, on behalf of the Bank.

, Notary Public

My appointment expires \_\_\_\_\_

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.

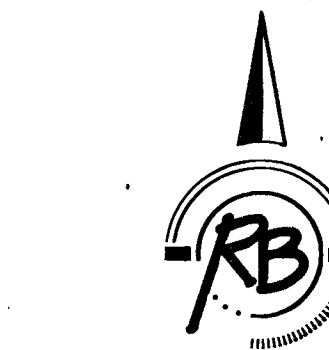
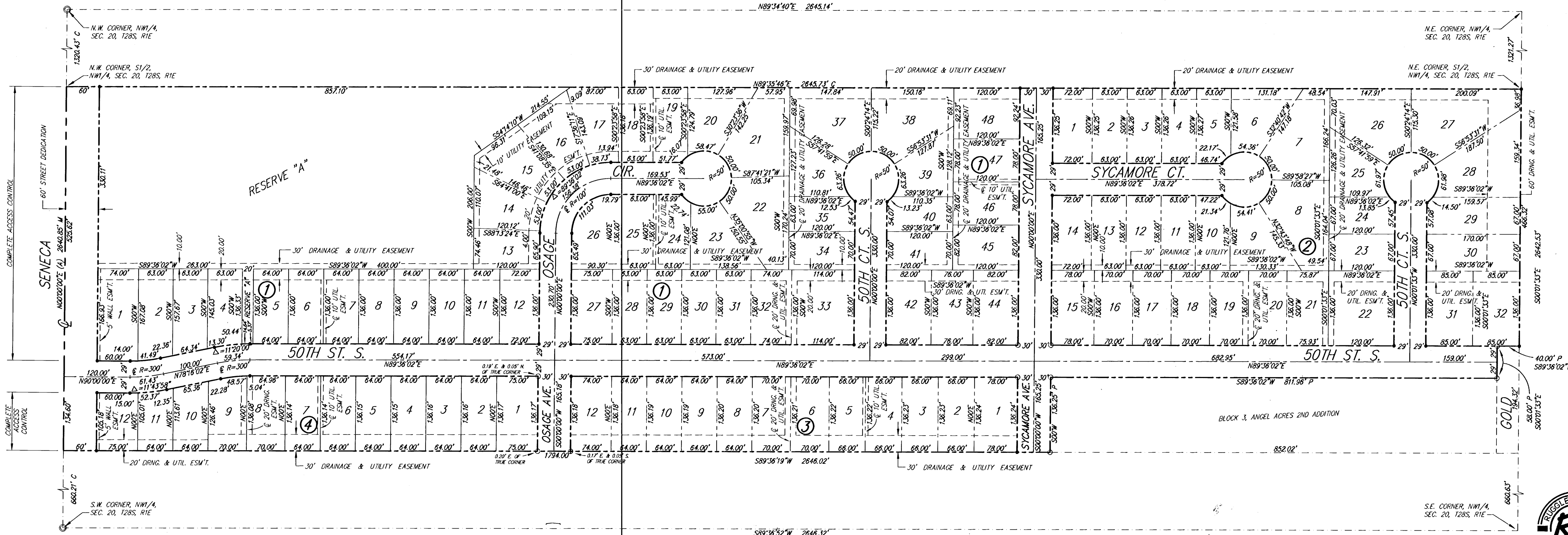
County Clerk  
Don Brace

State of Kansas)  
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



1" = 100'

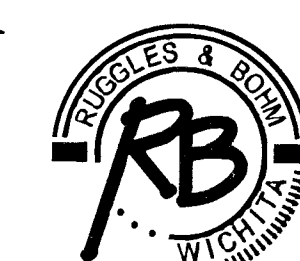
SETBACK LINES PER ZONING REGULATIONS

P = Plotted (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)

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



Ruggles & Bohm, P.A.

Engineering, Surveying, Land Planning

924 North Main (316) 264-8008  
Wichita, Kansas 67203 (316) 264-4621 fax  
www.rbkansas.com E-mail: info@rbkansas.com

DWG FILE: SURVEY BASE  
PROJECT NO. 2706P  
APRIL 19, 2006

58-00-04-05