

# ANGEL ACRES 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

SCALE: 1" = 100'  
● = 3/4" IRON PIPE W/PEC CAP UNLESS OTHERWISE NOTED

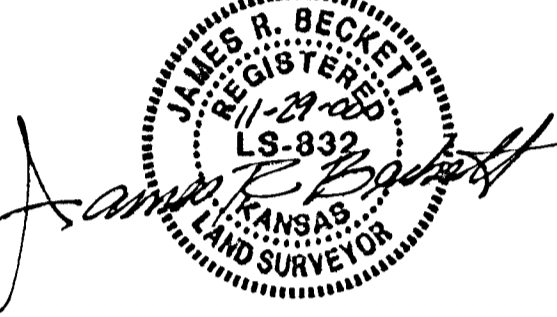
**BENCHMARKS**

- BM-1 C.O.W. Disc 74" N. and 44" E. of the center intersection of Seneca and 47th St. South. Elevation = 87.43 City Datum Elevation = 1274.83 N.G.V.D.
- BM-2 Railroad Spike in W. face of Power Pole 30± E. of @ of Seneca, 170± N. of Sunrise. Elevation = 84.79 City Datum Elevation = 1272.19 N.G.V.D.
- BM-3 Railroad Spike in N. face of Light Pole on S.E. Cor. of Sunrise and Osage. Elevation = 85.32 City Datum Elevation = 1272.72 N.G.V.D.
- BM-4 Railroad Spike in S. face of Light Pole on S.E. Cor. of Sunrise and Sycamore Ave. Elevation = 86.16 City Datum Elevation = 1273.56 N.G.V.D.
- BM-5 Railroad Spike in E. face of Light Pole on N.W. Cor. of Sunrise and Gold. Elevation = 87.44 City Datum Elevation = 1274.84 N.G.V.D.

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A. ENGINEERS AND SURVEYORS IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT OF THIS 29th DAY OF NOVEMBER, 2000, WE HAVE SURVEYED AND PLATTED ANGEL ACRES 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS INTO LOTS, BLOCKS AND STREETS, THE SAME BEING DESCRIBED AS FOLLOWS:

THE SOUTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER (S1/2 N1/2 S1/2 NW/4) OF SECTION 20, TOWNSHIP 28 SOUTH, RANGE 1 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, EXCEPT RAILROAD RIGHT OF WAY.



JAMES R. BECKETT, R.L.S. NO. 832  
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS, AND STREETS, THE SAME TO BE KNOWN AS ANGEL ACRES 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS. EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE ARE HEREBY GRANTED.

THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

ALL ABUTTER'S RIGHT OF ACCESS TO AND FROM SENECA OVER AND ACROSS THE EAST LINE OF BLOCK 5 AS SHOWN ARE HEREBY GRANTED TO THE CITY OF WICHITA.

RESERVE "A" IS HEREBY PLATTED FOR LAKES, DRAINAGE, LANDSCAPING, OPEN SPACE AND UTILITIES CONFINED TO EASEMENT. RESERVE "A" SHALL BE OWNED AND MAINTAINED BY AN OWNERS ASSOCIATION TO BE FORMED WITHIN ANGEL ACRES 2ND ADDITION.

A DRAINAGE PLAN HAS BEEN APPROVED FOR THIS PLAT. ALL DRAINAGE EASEMENTS AND RIGHTS-OF-WAY SHALL REMAIN AT ESTABLISHED GRADES AND UNOBSTRUCTED TO ALLOW FOR THE CONVEYANCE OF STORM WATER, UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER.

MINIMUM PAD ELEVATIONS (LOWEST OPENING) AS FOLLOWS:

	CITY DATUM	N.G.V.D.
BLOCK 5	85.4	1272.80
LOTS 1 AND 2		

MINIMUM FLOOR ELEVATIONS AS FOLLOWS:

	CITY DATUM	N.G.V.D.
ALL LOTS	81.5	1268.90

OWNER: Rankie Development Group, Inc.

Vickie Nevins  
VICKIE NEVINS, PRESIDENT

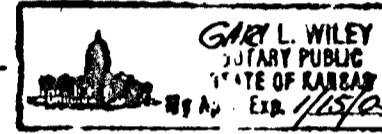
CONTRACT PURCHASERS:

Max Arnot  
MAX ARNOT  
Douglas Arnot  
DOUGLAS ARNOT

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 24th DAY OF August, 2001, BY VICKIE NEVINS, PRESIDENT OF RANKIE DEVELOPMENT GROUP, INC.

Gary L. Wiley, NOTARY PUBLIC  
GARY L. WILEY  
MY APPOINTMENT EXPIRES: 1/15/2005



STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 24th DAY OF August, 2001, BY MAX ARNOT AND DOUGLAS ARNOT, CONTRACT PURCHASERS.

Gary L. Wiley, NOTARY PUBLIC  
GARY L. WILEY  
MY APPOINTMENT EXPIRES: 1/15/2005



WE, VIRGINIA HORN AND GEORGE D. HORN, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF ANGEL ACRES 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

Virginia Horn  
VIRGINIA HORN  
George D. Horn  
POA GEORGE D. HORN

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 24th DAY OF August, 2001, BY VIRGINIA HORN AND GEORGE D. HORN, HUSBAND AND WIFE.

Gary L. Wiley, NOTARY PUBLIC  
GARY L. WILEY  
MY APPOINTMENT EXPIRES: 1/15/2005



THIS PLAT OF ANGEL ACRES 2ND ADDITION HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS 20TH DAY OF APRIL, 2000.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

Francis M. Garofalo, CHAIRMAN

Marvin S. Krouit, SECRETARY

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2001.

Tricia L. Robello, LS #1246  
DEPUTY COUNTY SURVEYOR  
SEDGWICK COUNTY KANSAS

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2001.

AT THE DIRECTION OF THE CITY COUNCIL

\_\_\_\_\_, CITY MANAGER

CHRIS CHERCHES

PAT BURNETT

\_\_\_\_\_, CITY CLERK

ENTERED ON TRANSFER RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2001.

\_\_\_\_\_, COUNTY CLERK

DON BRACE

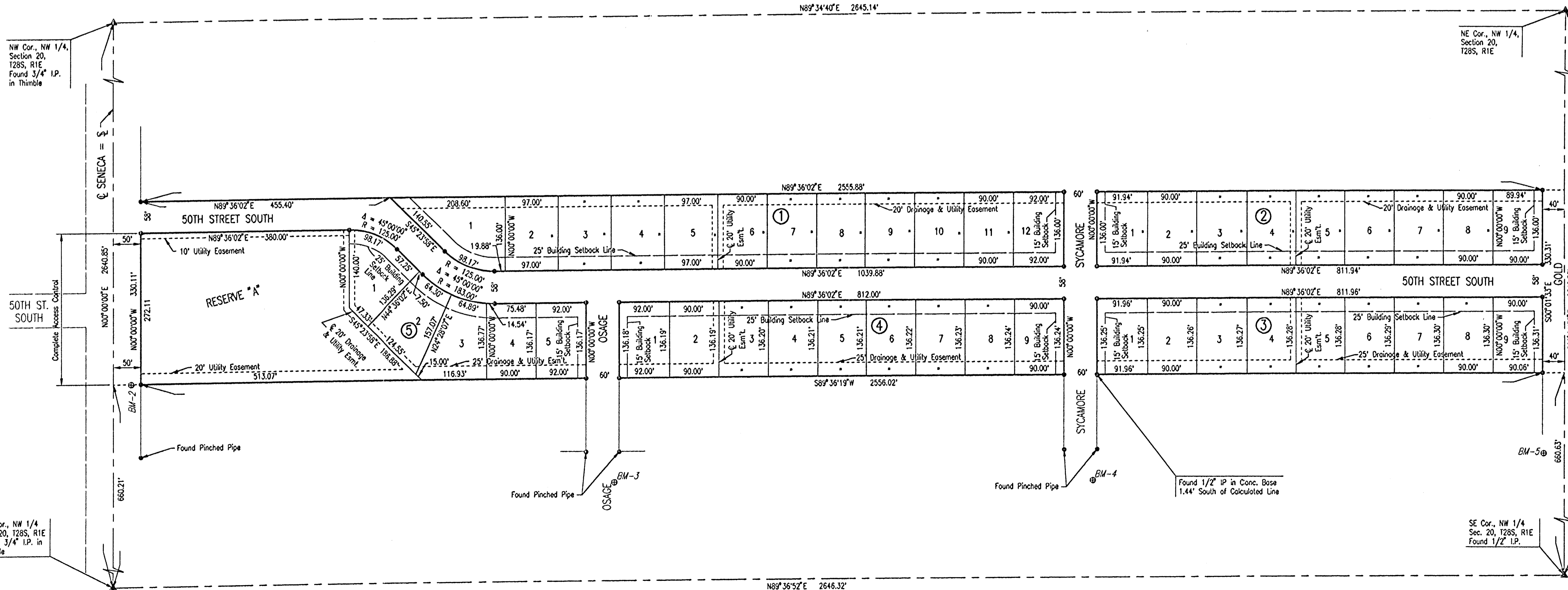
THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT \_\_\_\_\_ M., ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2001.

\_\_\_\_\_, REGISTER OF DEEDS

BILL WEEK

\_\_\_\_\_, DEPUTY

LINDA KIZZIRE



C:\2000\000081\Angel Acres 2nd.dwg\FINAL PLAT 08-01-2001 03:15:21 pm