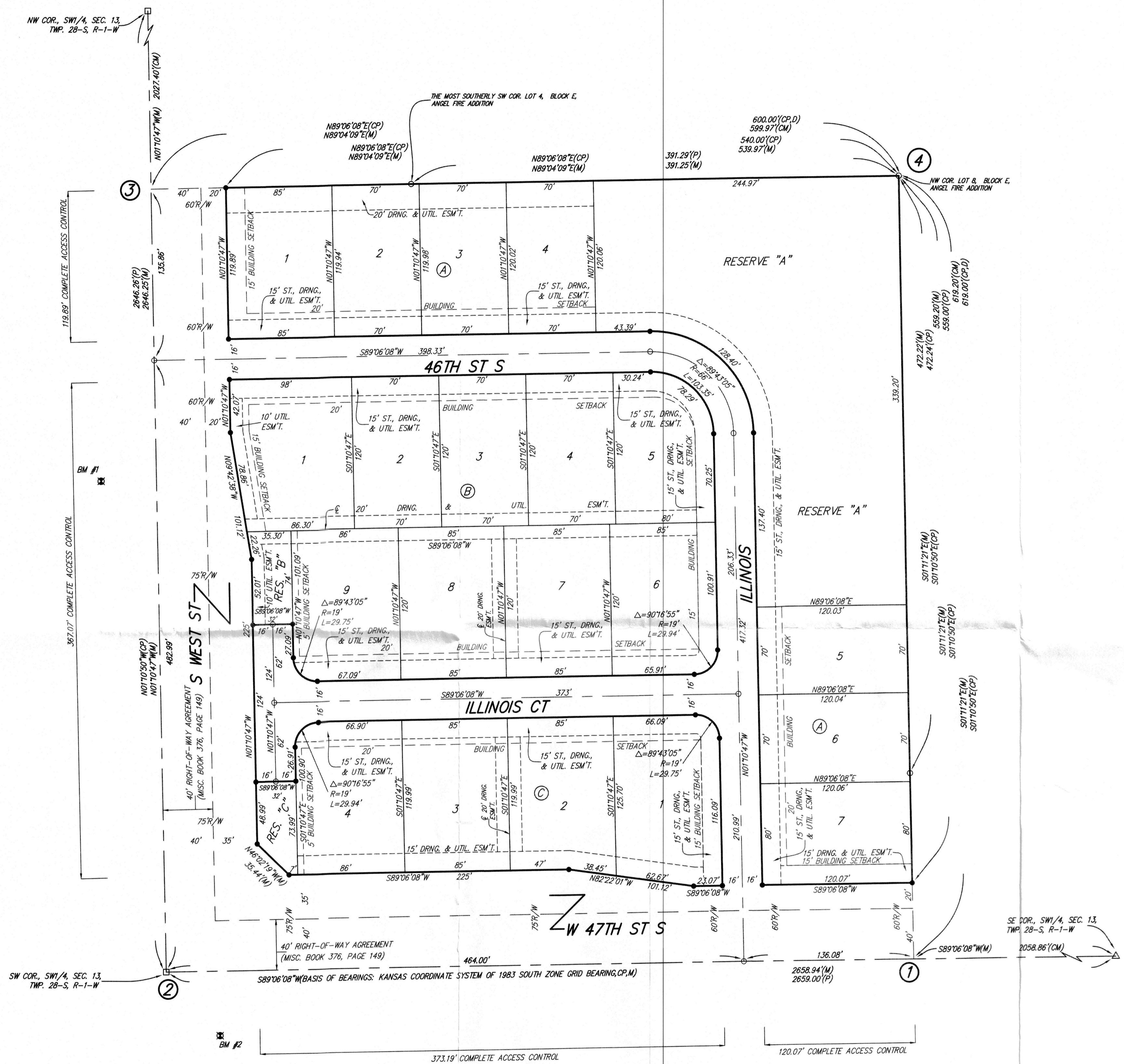


ANGEL FIRE 3RD ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



State of Kansas) SS
 Sedgwick County) We, Baughman Company, P.A., Surveyors in
 aforesaid county and state do hereby certify that we have surveyed and
 platted "ANGEL FIRE 3RD ADDITION", Wichita, Sedgwick County, Kansas and
 that the accompanying plat is a true and correct exhibit of the property
 surveyed, described as the south 619 feet of the west 600 feet of the
 Southwest Quarter of Section 13, Township 28 South, Range 1 West of the
 Sixth P.M., Sedgwick County, Kansas, subject to road right-of-way of
 record.

Existing public easements and dedications
 being vacated by virtue of K.S.A. 12-512b, as amended.

All being situated in the SW Quarter of Section 13,
 Township 28 South, Range 1 West of the Sixth
 Principal Meridian, Sedgwick County, Kansas.

Baughman Company, P.A.
 Preston A. Stewart, P.S. #1386, Surveyor

This plat of "ANGEL FIRE 3RD 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 _____, 2022.
 Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
 William M. Johnson
 _____, Secretary
 Scott A. Wade

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 "ANGEL
 FIRE 3RD 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 sign, 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. The drainage easements are hereby granted to the public as
 indicated for drainage purposes. 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, drainage, and utility easements are hereby
 granted to the public as indicated for street purposes, for drainage
 purposes, and for the construction and maintenance of all public utilities.
 No private drainage systems shall be located within public drainage
 easements unless a Residential Drainage Relief Permit is obtained from the
 City of Wichita Department of Engineering. The streets are hereby
 dedicated to and for the use of the public. Reserve "A" is hereby
 reserved for open space, landscaping, drainage purposes, lakes, streets
 as confined to easement, and utilities as confined to easement. Reserves
 "B" & "C" are hereby reserved for open space, landscaping, drainage
 purposes, berms, and utilities as confined to easement. 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. Access controls shall be as depicted
 on the face of the plat and are hereby granted to the appropriate
 governing body. The Minimum Building Pad Elevations for the lowest
 opening to the structures shall be as indicated on the face of the plat.

This plat approved and all dedications
 shown hereon accepted by the City Council of the City of Wichita,
 Kansas, this _____ day of _____, 2022.

_____, Mayor, City of Wichita
 Brandon J. Whipple
 _____, City Clerk
 Jamie Buster

Caywood, LLC,
 a Kansas Limited Liability Company

_____, Manager
 Mathias F. Eck

Reviewed in accordance with K.S.A. 58-2005
 on this _____ day of _____, 2022.

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

Entered on transfer record this _____ day
 of _____, 2022.

_____, County Clerk
 Kelly B. Arnold

State of Kansas) SS
 Sedgwick County) The foregoing instrument acknowledged before
 me, this _____ day of _____, 2022, by Mathias F. Eck, Manager of
 the Caywood, LLC, a Kansas Limited Liability Company, on behalf of the
 limited liability company.

_____, Notary Public

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 _____, 2022 at _____ o'clock _____ M., and is duly recorded.

_____, Register of Deeds
 Tonya Buckingham
 _____, Deputy
 Kenly Zehring

My App't. Exp. _____

We the undersigned holders of a mortgage on the
 above described property, do hereby consent to this plat of "ANGEL FIRE
 3RD ADDITION", Wichita, Sedgwick County, Kansas.

State Bank of Colwich
 _____ (Title)

State of Kansas) SS
 Sedgwick County) The foregoing instrument acknowledged before
 me, this _____ day of _____, 2022, by _____
 of State Bank of Colwich, on behalf of the bank.

_____, Notary Public

My App't. Exp. _____

BUILDING SETBACK NOTE:
 All lots within Angel Fire 3rd Addition shall
 have a 5 foot side yard building setback.

RIGHT-OF-WAY NOTE:
 No reprobing within abutting rights-of-way
 shall be allowed with the construction of the berms allowed within
 Reserves A, B, and C. The berms cannot impact access to or
 bury manholes, water valves and/or water meters.

GROUNDWATER NOTE:
 The property is within a zone identified by the City Engineer's office as
 likely to have groundwater at some or all times within ten feet of the
 ground surface elevation. Building with specially engineered foundations
 or with the lowest floor opening above groundwater is recommended
 and owners seeking building permits on this property will be similarly
 advised. More detailed information on recorded groundwater elevations
 in the vicinity of this property is available in the City Engineer's office.

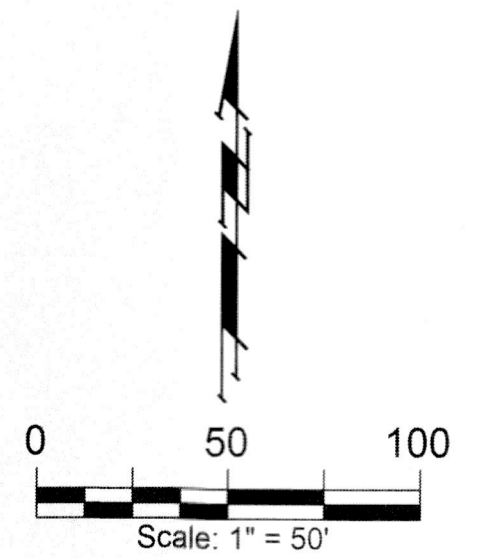
DRAINAGE PLAN NOTE:
 A master drainage plan has been developed for this plot. All
 drainage easements, rights-of-way, and reserves shall remain at
 established grades (unless modified with the approval of the City
 Engineer) and shall be unobstructed to allow for the conveyance
 of stormwater in accordance 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.

● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
 ○ = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
 □ = #5 REBAR (FOUND)(ORIGIN UNKNOWN)
 △ = 3/4" IRON PIPE W/ BROKEN ALUMINUM
 CAP (FOUND)(ORIGIN UNKNOWN)
 ■ = BENCHMARK

(CP) = CALCULATED PER PLATTED INFO.
 (D) = DESCRIBED
 (M) = MEASURED
 (P) = PLATTED

BENCHMARK:
 BM#1:
 600 STEP IN WEST FACE OF POWER POLE, 388.8± N. &
 44.4± W. OF SW COR. SW1/4, 13-28-1W.
 ELEV. = 1282.84 (NAVD88)

BM#2:
 CITY OF WICHITA BENCHMARK DISC, 50.9± S & 42.5± E
 OF SW COR. SW1/4, 13-28-1W
 ELEV. = 1280.15 (NAVD88)



MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION
4-5	A	1283.0

**CITY HALL - ENGINEERING
 MAIL STOP 1-71**
 Arceli Rosas
 FOR YOUR FILES

FINAL TRACING REC'D
 RECEIVED AUG 30 2022

ANGEL FIRE 3RD ADDITION

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