

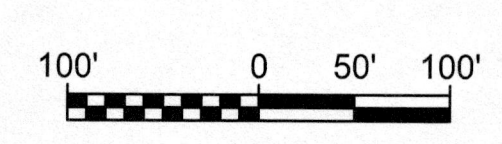
# Final Plat

## PEGASUS ADDITION

### Wichita, Sedgwick County, Kansas

CITY HALL - ENGINEERING  
 MAIL STOP 1-71  
 ARCHITECTS  
 FROM YOUR FILES

**FINAL TRACING RECORD**  
 RECEIVED FEB 20 2024



**BENCHMARKS**

BENCHMARK #1: CHISELED SQUARE WITH DIVIOT ON NORTH CURB OF ENTRANCE ISLAND TO BRENTWOOD SOUTH  
ELEVATION = 1390.37 (NAVD88, G18)

BENCHMARK #2: CHISELED SQUARE WITH DIVIOT ON THE NORTHWEST CORNER OF STORM INLET ON WEST SIDE OF WEBB  
ELEVATION = 1391.76 (NAVD88, G18)

(BASIS) = Basis of Bearings = Kansas Coordinate System of 1983 South Zone Grid Bearing

M = Measured  
 DS = Described  
 C.A.C. = Complete Access Control

- SURVEY MARKER LEGEND**
- 1/2" IRON PIPE (FOUND - ORIGIN UNKNOWN)
  - ⊙ 3/4" IRON PIPE (FOUND - ORIGIN UNKNOWN)
  - ⊗ 1/2" REBAR W/CL565 CAP (FOUND - SET BY PEC)
  - ⊕ 1/2" REBAR W/CL565 CAP (SET)
  - MONUMENT TO BE SET WITH STREET CONSTRUCTION PROJECT BY THE STREET DESIGNER

**MINIMUM BUILDING PAD ELEVATION FOR LOWEST OPENING INTO STRUCTURES**

BLOCK	LOT NO.	ELEVATION (NAVD88)
1	1-10 INCLUSIVE	1384.0
2	1-23 INCLUSIVE	1384.0

Final Plat  
**PEGASUS ADDITION**  
Wichita, Sedgwick County, Kansas

State of Kansas)  
SS  
Sedgwick County)

We, Garver, LLC, Land Surveyors in aforesaid county and state, do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "PEGASUS ADDITION", Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

The West Half of the Northwest Quarter of Section 4, Township 28 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas, EXCEPT that part dedicated for street on Film 1972, Page 158; Film 1972, Page 160 and Film 1972, Page 165.

All public easements and dedications are hereby vacated by virtue of K.S.A. 12-512b, as amended.

Garver, LLC

\_\_\_\_\_  
Land Surveyor  
William K. Clevenger, PS #1437

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, Reserves and Streets, to be known as "PEGASUS 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. 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. No signs, 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 and utility easements are hereby granted to the public as indicated for drainage purposes and for the construction and maintenance of public utilities. The street, drainage and utility easement is hereby granted to the public as indicated for street and drainage purposes and for the construction and maintenance of public utilities. 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. No obstructions shall be constructed or placed within street stub providing future access to the adjacent property. The Temporary turnaround easement on Carson Street is hereby granted for the use of the public, and will expire upon extension of the street beyond the limits of this plat. Reserves "A", "B", "E", "I", "M", "N", "P", "S" and "T" are hereby reserved for irrigation, walls, signage, entry features, landscaping, berms, drainage, drainage structures, and utilities confined to easements. Reserves "F", "G", "H", "J", "K" and "L" are hereby reserved for irrigation, walls, signage, landscaping, berms, drainage, drainage structures and utilities. Reserve "C" is hereby reserved for irrigation, walls, signage, entry features, landscaping, berms, drainage, drainage structures, sanitary sewer force main improvements, bicycle/pedestrian shared use path and public access improvements, and utilities confined to easements. Reserve "O" is hereby reserved for sanitary sewer lift station improvements, sanitary sewer force main improvements, landscaping, irrigation, drainage, drainage improvements, and utilities. Reserve "D" is hereby reserved for retaining walls, landscaping, lakes, drainage structures, sanitary sewer force main improvements, bicycle/pedestrian shared use path and public access improvements, and utilities confined to easements. Reserve "R" is hereby reserved for open space, landscaping, a fire apparatus access road, gates, drainage purposes, pedestrian access, and utilities as confined to easements. Gate and lock will be approved by the City of Wichita Fire Code Official. The HOA shall provide all members with an access code to open gate. No regrading within abutting rights-of-way shall be allowed with the construction of the berms allowed within the Reserves. The berms cannot impact access to or bury manholes, water valves and/or water meters. Compliance with any platted restrictions and applicable restrictive covenants affecting said Reserves shall be binding on any owners, successors, heirs or assigns. The Reserves are to be owned and maintained by the Home Owners Association for the addition, their successors and/or assigns. A Minimum Pad Elevation for lowest openings is as shown on the accompanying table. A master drainage plan has been developed for this plat. 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 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.

WebbPawn Development, LLC

\_\_\_\_\_  
Manager  
Bryan Lagaly

State of Kansas)  
SS  
Sedgwick County)

The foregoing instrument acknowledged before me, this \_\_\_\_ day of \_\_\_\_\_, 2024, by Bryan Lagaly, Manager, on behalf of WebbPawn Development, LLC.

\_\_\_\_\_  
Notary Public  
Marsha R. Bishop

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 "PEGASUS ADDITION", Wichita, Sedgwick County, Kansas.

Big Bang Real Estate LLC,  
a Kansas limited liability company

\_\_\_\_\_  
Manager  
Joe Hemmelgarn

State of Kansas)  
SS  
Sedgwick County)

The foregoing instrument acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2024, by Joe Hemmelgarn, Manager, on behalf of Big Bang Real Estate LLC, a Kansas limited liability company.

\_\_\_\_\_  
Notary Public

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

This plat of "PEGASUS 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 \_\_\_\_\_, 2024.

Wichita-Sedgwick County Metropolitan Area Planning Commission

\_\_\_\_\_  
Chair  
Robert Dool

\_\_\_\_\_  
Secretary  
Scott A. Wadle

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this \_\_\_\_ day of \_\_\_\_\_, 2024.

At the Direction of the City Council

\_\_\_\_\_  
Mayor  
Lily Wu

\_\_\_\_\_  
City Clerk  
Jamie Buster

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Deputy County Surveyor  
Sedgwick County Kansas  
Tricia L. Robello, PS #1246

Entered on transfer record this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
County Clerk  
Kelly B. Arnold

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 \_\_\_\_\_, 2024, at \_\_\_\_ o'clock \_\_ M, and is duly recorded.

\_\_\_\_\_  
Register of Deeds  
Tonya Buckingham

\_\_\_\_\_  
Deputy  
Kenly Zehring

**NOTES:**

1. Unless otherwise noted, all Front Building Setbacks will be 20 feet and all Interior side yard setbacks will be 5 feet.
2. Public access improvements located within Reserves "C" and "D" shall be paid for, installed and maintained by the City of Wichita.
3. Unless otherwise noted, all front easements shall be 15' Utility Easements.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	103.84	200.00	29.75	S74° 39' 15"W	102.68
C2	73.11	140.81	29.75	S15° 20' 45"E	72.29
C3	103.47	5000.00	1.19	S13° 30' 46"W	103.47
C4	125.46	250.00	28.75	N19° 44' 02"W	124.14
C5	77.55	1500.00	2.96	S6° 50' 20"E	77.55
C6	117.16	200.00	33.56	N16° 18' 34"E	115.49
C7	219.30	1000.00	12.57	S5° 48' 37"W	218.86
C8	285.09	1300.00	12.57	N5° 48' 37"E	284.52
C9	141.78	1000.00	8.12	S3° 35' 22"W	141.67
C10	212.68	1500.00	8.12	N3° 35' 22"E	212.50

Parcel Line Table		
Line #	Length	Direction
L1	21.00	N89° 31' 40"E
L2	82.87	N89° 31' 40"E
L3	167.23	N89° 31' 40"E
L4	30.18	N56° 54' 31"W
L5	83.24	N00° 28' 20"W
L6	116.42	N85° 11' 03"W
L7	46.95	S85° 11' 03"E
L8	55.11	N00° 28' 20"W

