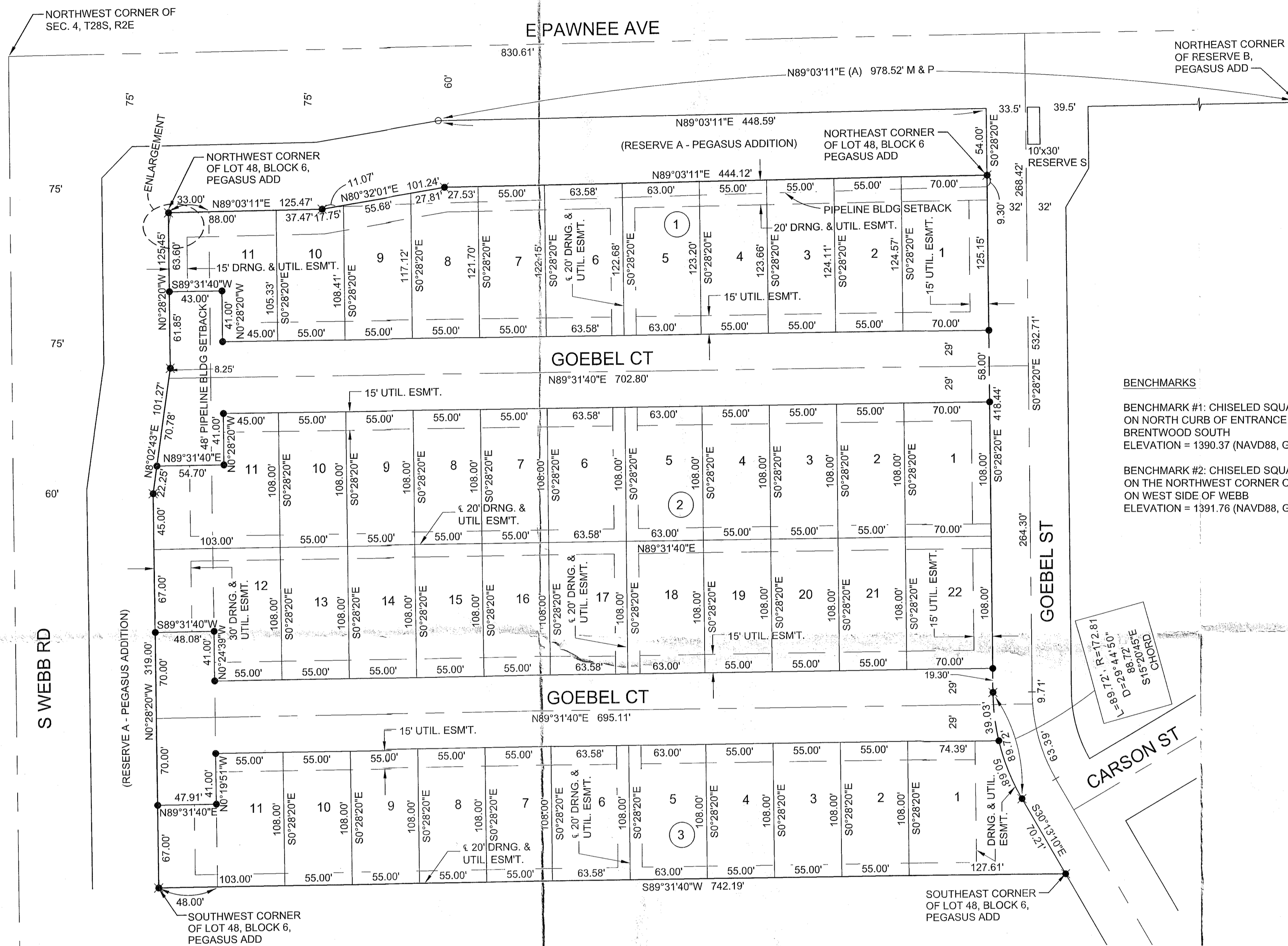


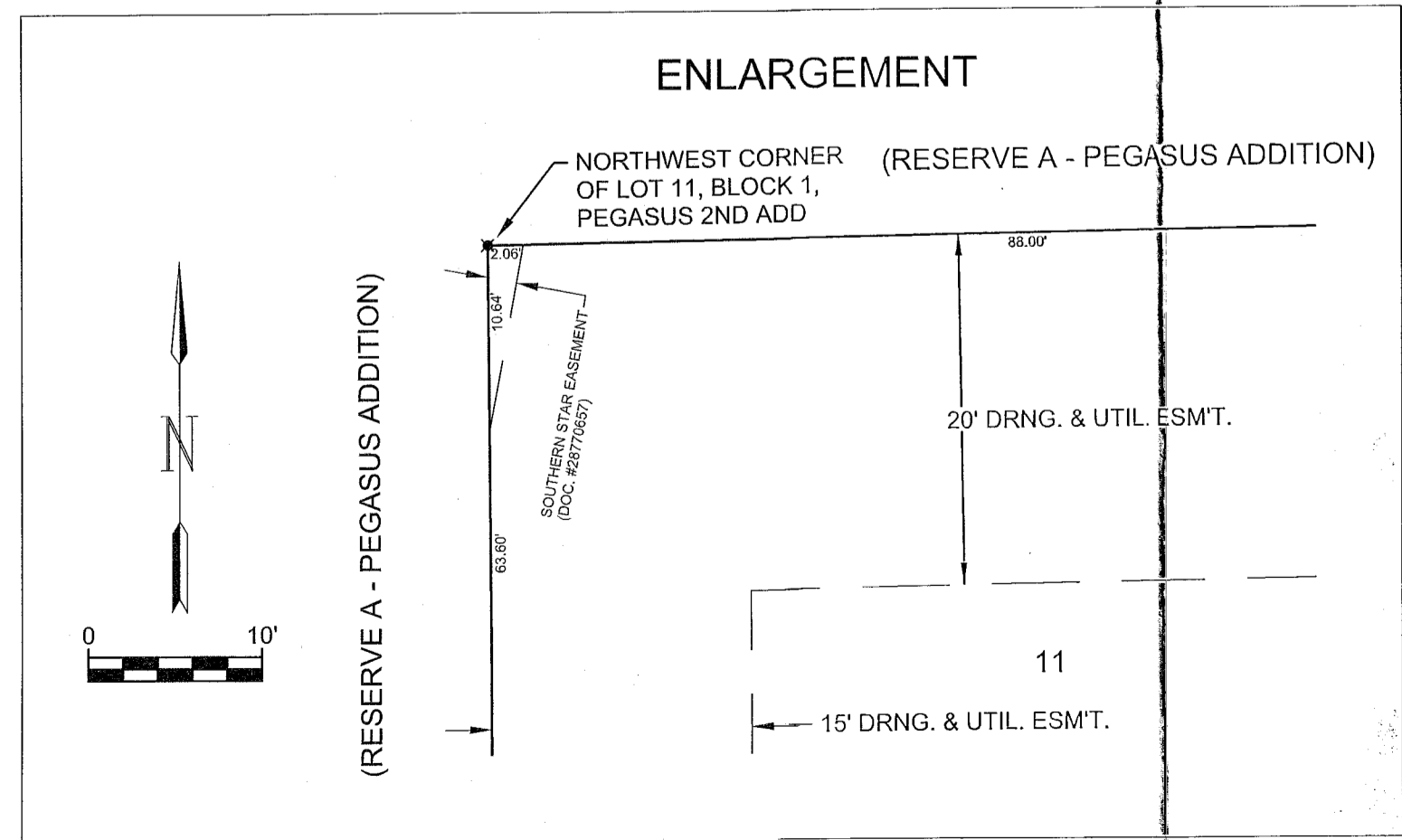
FINAL TRACING REC'D
RECEIVED OCT 25 2024
PEGASUS 2ND ADDITION

A Replat of Part of Pegasus Addition
Wichita, Sedgwick County, Kansas



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 WEST SIDE OF WEBB ELEVATION = 1391.76 (NAVD88, G18)

1-89°12' AN 50°
D=29.47Z
B=0445'E
S=CHORD



(BASIS) = Basis of Bearings = Kansas Coordinate System of 1983 South Zone Grid Bearing
P = Platted
M = Measured
SURVEY MARKER LEGEND
○ 1/2" REBAR W/GARVER CAP (FOUND, SET 204)
✱ 1/2" REBAR W/GARVER CAP (SET)
● MONUMENT TO BE SET WITH STREET CONSTRUCTION PROJECT BY THE STREET DESIGNER

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 2ND ADDITION", Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

Lot 48, Block 6, Pegasus Addition, an addition to Wichita, Sedgwick County, Kansas.

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 and Streets, to be known as "PEGASUS 2ND 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. 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. The property owner shall provide a copy of the Individual Lot Grading Plan and the Individual Lot Grading Plan Certificate pertaining to such owner's lot to any person installing a lawn, landscaping, fencing, or other improvements or structures and require them to maintain the grade shown on the Individual Lot Grading Plan Certificate.

WebbPawn Development, LLC
Bryan Galagy, Manager

State of Kansas)
SS
Sedgwick County)

The foregoing instrument acknowledged before me, this ___ day of _____, 2024, by Bryan Galagy, Manager, on behalf of WebbPawn Development, LLC.

Notary Public

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 2ND ADDITION", Wichita, Sedgwick County, Kansas.

Big Bang Real Estate LLC,
a Kansas limited liability company

Joe Hemmelgam, Manager

State of Kansas)
SS
Sedgwick County)

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

Notary Public

My appointment expires _____.

This plat of "PEGASUS 2ND 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

Robert Dool, Chair
Scott A. Wadle, Secretary

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
Lily Wu, Mayor
Jamie Buster, City Clerk

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.

Kelly B. Arnold, County Clerk

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.

Tonya Buckingham, Register of Deeds

Kenly Zehring, Deputy

NOTES:

1. yard otherwise noted, all Front Building Setbacks will be 20 feet and all Interior side yard setbacks will be 5 feet.
2. Unless otherwise noted, all front easements shall be 15' Utility Easements.

