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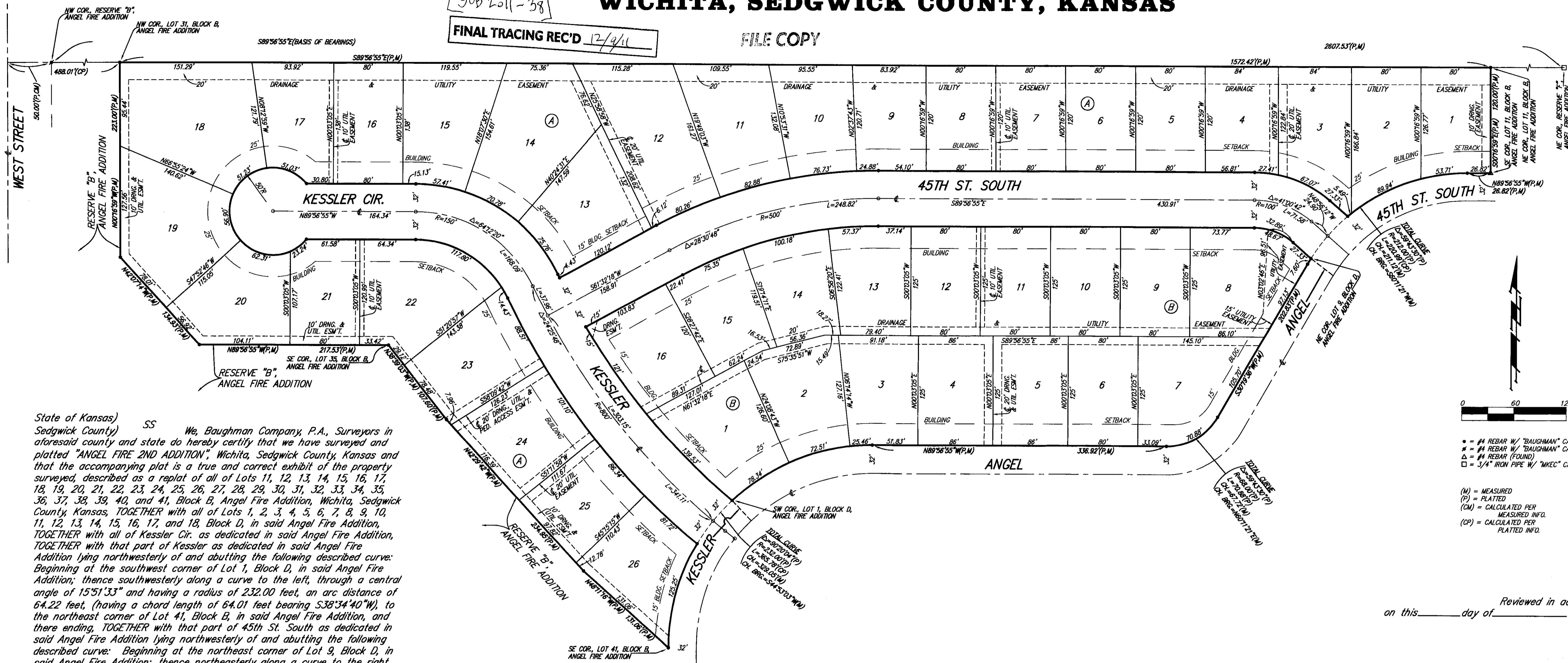
# ANGEL FIRE 2ND ADDITION

## WICHITA, SEDGWICK COUNTY, KANSAS

SUB 2011-38

FINAL TRACING REC'D 12/4/11

FILE COPY

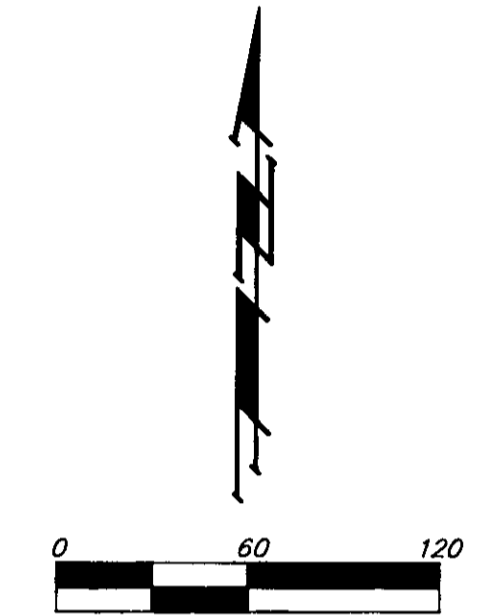


MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES	
LOT	ELEVATION
18-26	94.0
	1281.85

BENCHMARK: CITY OF WICHITA BENCHMARK DISC - SE COR OF INTERSECTION OF 47TH ST. S. AND WEST STREET 42.10' E. OF CENTERLINE 51.00' S. OF CENTERLINE 93.80' E. OF P.P. ON SW COR. 23.80' S. OF P.P. ELEV. = 92.29 CITY DATUM (1280.15 NAVD83)

BRASS DISC ON TOP OF CURB, NORTH END OF CURB RETURN, WEST OF THE SW COR., LOT 1, BLOCK B, ANGEL FIRE ADDITION. ELEV. = 94.37 CITY DATUM (1282.23 NAVD83)

BRASS DISC ON TOP OF CURB, NORTH END OF CURB RETURN, WEST OF THE SW COR., LOT 1, BLOCK B, ANGEL FIRE ADDITION. ELEV. = 94.37 CITY DATUM (1282.68 NAVD83)



- = #4 REBAR W/ 'BAUGHMAN' CAP (SET)
  - = #4 REBAR W/ 'BAUGHMAN' CAP (FOUND)
  - Δ = #4 REBAR (FOUND)
  - = 3/4" IRON PIPE W/ 'MKEC' CAP (FOUND)
- (M) = MEASURED  
(P) = PLATTED  
(CM) = CALCULATED PER MEASURED INFO.  
(CP) = CALCULATED PER PLATTED INFO.

State of Kansas) SS We, Baughman Company, P.A., Surveyors in  
Sedgwick County) aforesaid county and state do hereby certify that we have surveyed and  
platted "ANGEL FIRE 2ND ADDITION", Wichita, Sedgwick County, Kansas and  
that the accompanying plat is a true and correct exhibit of the property  
surveyed, described as a replat of all of Lots 11, 12, 13, 14, 15, 16, 17,  
18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35,  
36, 37, 38, 39, 40, and 41, Block B, Angel Fire Addition, Wichita, Sedgwick  
County, Kansas, TOGETHER with all of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10,  
11, 12, 13, 14, 15, 16, 17, and 18, Block D, in said Angel Fire Addition,  
TOGETHER with all of Kessler Cir. as dedicated in said Angel Fire Addition,  
TOGETHER with that part of Kessler as dedicated in said Angel Fire  
Addition lying northwesterly of and abutting the following described curve:  
Beginning at the southwest corner of Lot 1, Block D, in said Angel Fire  
Addition; thence southwesterly along a curve to the left, through a central  
angle of 15°51'33" and having a radius of 232.00 feet, an arc distance of  
64.22 feet, (having a chord length of 64.01 feet bearing S38°34'40"W), to  
the northeast corner of Lot 41, Block B, in said Angel Fire Addition, and  
there ending, TOGETHER with that part of 45th St. South as dedicated in  
said Angel Fire Addition lying northwesterly of and abutting the following  
described curve: Beginning at the northeast corner of Lot 9, Block D, in  
said Angel Fire Addition; thence northeasterly along a curve to the right,  
through a central angle of 17°21'48" and having a radius of 212.00 feet,  
an arc distance of 64.25 feet, (having a chord length of 64.00 feet  
bearing N41°03'48"E), to the most southerly deflection corner in the south  
line of Lot 13, Block B, in said Angel Fire Addition, and there ending.

Existing public easements and dedications  
being vacated by virtue of K.S.A. 12-512(b).  
Baughman Company, P.A.



Michael G. Conrey, Surveyor

We, the undersigned holders of mortgages on the  
above described property, do hereby consent to this plat of "ANGEL FIRE  
2ND ADDITION", Wichita, Sedgwick County, Kansas.  
Legacy Bank

Steve Gegen, SVP

State of Kansas) SS The foregoing instrument acknowledged before  
Sedgwick County) me, this 8<sup>th</sup> day of December, 2011, by Steve Gegen,  
SVP of Legacy Bank, on behalf of the bank.

Judy M. Terhune, Notary Public

Know all men by these presents that we,  
the undersigned, have caused the land in the surveyors certificate to be  
platted into Lots, Blocks, and Streets, to be known as "ANGEL FIRE 2ND  
ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are  
hereby granted as indicated for the construction and maintenance of all  
public utilities. The drainage and utility easements are hereby granted as  
indicated for drainage purposes and for the construction and maintenance  
of all public utilities. The drainage easements are hereby granted as  
indicated for drainage purposes. The drainage, utility, and pedestrian  
access easement is hereby granted as indicated for drainage purposes, for  
the construction and maintenance of all public utilities, and for public  
pedestrian access purposes to or from Reserve "B", Angel Fire Addition,  
Wichita, Sedgwick County, Kansas, and no fences or other obstructions  
shall be constructed or placed on or within this easement. The streets  
are hereby dedicated to and for the use of the public. The Minimum  
Building Pad Elevations for the lowest opening to the structures shall be  
as indicated on the face of the plat.

Caywood, L.L.C., a Kansas limited liability company

Mathias F. Eck, Manager

State of Kansas) SS The foregoing instrument acknowledged before  
Sedgwick County) me, this 8<sup>th</sup> day of December, 2011, by Mathias F. Eck, Manager of  
the Caywood, L.L.C., a Kansas limited liability company, on behalf of the  
limited liability company.

Judith M. Terhune, Notary Public

This plat of "ANGEL FIRE 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 \_\_\_\_\_,  
Wichita-Sedgwick County Metropolitan Area Planning Commission

Shawn Farney, Chair

John L. Schlegel, Secretary

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

Carl Brewer, Mayor

Karen Sublett, City Clerk

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

Tricia L. Robello, L.S. #1246  
Deputy County Surveyor  
Sedgwick County, Kansas

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

Kelly B. Arnold, County Clerk

State of Kansas) SS This is to certify that this plat has been  
Sedgwick County) filed for record in the office of the Register of Deeds, this \_\_\_\_\_ day  
of \_\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M; and is duly recorded.

Bill Meek, Register of Deeds

Tonya Buckingham, Deputy

NOTE: A master grading plan for drainage has been developed for this  
subdivision and is on file with the City of Wichita, Kansas. All  
drainage easements, rights-of-way, or reserves shall remain at  
established grades or as modified with the approval of the City  
Engineer of the City of Wichita, Kansas. No obstructions which  
impede the flow of this drainage system shall be allowed.

