PC 186 - 7

SYCAMORE POND

An Addition to Wichita, Sedgwick County, Kansas

State of Kansas)
Sedgwick County) SS

We, Ruggles & Bohm, P.A., Land Surveyors in aforesaid county and state, do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "SYCAMORE POND", Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

A replat of Angel Acres 2nd Addition to Wichita, Sedgwick County, Kansas, EXCEPT Block 3, AND EXCEPT Gold lying south of the north right-of-way line of 50th Street South, together with the N1/2, N1/2, S1/2, NW1/4, Section 20, T28S, R1E of the 6th P.M., Sedgwick County, Kansas.

All public easements and dedications are hereby vacated by virtue of K.S.A. 12-512(b).

Ruggles & Bohm, P.A.

JAMES D. HESTERMAN LICENSED 1579 KANSAS LAND SURVEYOR

Land Surveyor
James D. Hestermann

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, a Reserve and Streets to be known as "SYCAMORE POND", Wichita, Sedgwick County, Kansas. 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. Utility Easements are hereby granted for the construction and maintenance of all public utilities. Drainage Easements are hereby granted to the public as indicated for drainage purposes. Reserve "A" is hereby reserve for irrigation, walls, signage, gazebos, playground, structures, picnic areas/ tables with canopies, walks, lighting, landscaping, berms, lakes, drainage, drainage structures and utilities confined to easements. The Reserve shall be owned and maintained by the Home Owners Association for the addition. A drainage plan has been developed for this plat; the property shall remain at established grades, or as modified with the approval of the City Engineer, and unobstructed to allow for the conveyance of storm water.

Castlewood Homes, Inc.

V. Douglas Long President

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 20th day of April, 2006, by Doug Long, President, on behalf of Castlewood Homes, Inc.

MILDRED E. FRANZ NOTARY PUBLIC STATE OF KANSAS

Mildred E. Franz Notary Public

My appointment expires 02-13-2007

We the undersigned, holders of a mortgage on a portion of the above described property, do hereby consent to this plat of "SYCAMORE POND" Wichita, Sedgwick County, Kansas.

First National Bank of Anthony

Richard Clemmy President

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me this 24th day of April, 2006, by Richard Clemmy, President of First National Bank of Anthony, on behalf of the Bank.

Murla K. Crossman, Notary Public

My appointment expires 4/26/2010

MURLA K. CROSSMAN Notary Public - State of Kansas My Appt. Expires 4/26/2010

This plat of "SYCAMORE POND", Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 6th day of April, 2006.

Wichita-Sedgwick County Metropolitan Area Planning Commission

SEAL

Harold L. Warner, Jr. 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 9th day of July, 2006.

At the Direction of the City Council

Carlos Mayans Mayor

Karen Sublett, CMC City Clerk
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005 on this 9th day of May, 2006.

PATRICIA M. ROBELLO LICENSED LS-1246

Tricia M. Robello, LS #1246 Deputy County Surveyor
Sedgwick County Kansas

Entered on transfer record this 6TH day of July, 2006.

Don Brace County Clerk

CITY OF SEDGWICK COUNTY KANSAS

State of Kansas)
Sedgwick County) SS

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this 6th day of July, 2006, at 11:16 o'clock A M, and is duly recorded.

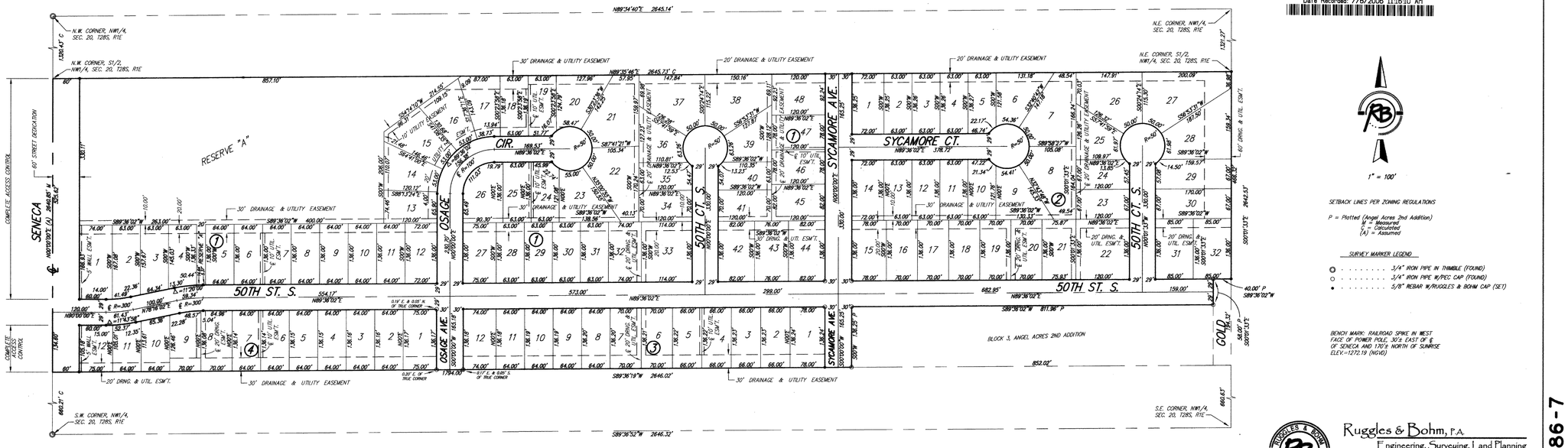
Register of Deeds

Bill Meek Register of Deeds

Tonya Buckingham Deputy
Tonya Buckingham

Sedgwick County
Register of Deeds - Bill Meek
DOC #/FLM-PG: 26786224
Receipt #: 1627206
Pages Recorded: 1
Cashier Initials: MLB
Recording Fee: $20.00
Authorized By:
Date Recorded: 7/6/2006 11:16:10 AM

MINIMUM BUILDING PAD ELEVATION FOR LOWEST OPENING INTO STRUCTURES		
BLOCK	LOT NO.	ELEVATION (N.G.V.D.)
1	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 14, 15, 16, 17	1269.9



1" = 100'

SETBACK LINES PER ZONING REGULATIONS

P = Platted (Angel Acres 2nd Addition)
M = Measured
C = Calculated
(A) = Assumed

SURVEY MARKER LEGEND

- ○ . . . . . 3/4" IRON PIPE IN THIMBLE (FOUND)
- ○ . . . . . 3/4" IRON PIPE W/PEC CAP (FOUND)
- • . . . . . 5/8" REBAR W/RUGGLES & BOHM CAP (SET)

BENCH MARK: RAILROAD SPIKE IN WEST FACE OF POWER POLE, 30'± EAST OF ℄ OF SENECA AND 170'± NORTH OF SUNRISE ELEV.=1272.19 (NGVD)

PC 186-7

DWG FILE: SURVEY BASE
PROJECT NO. 2796P
APRIL 19, 2006

Ruggles & Bohm, P.A.
Engineering, Surveying, Land Planning
924 North Main
Wichita, Kansas 67203
www.rbkansas.com
(316) 264-8008
(316) 264-4821 fax
E-mail: info@rbkansas.com

SYCAMORE POND ADDITION

REV	DATE	DESCRIPTION	DSN	DWN	CHK
0	4-15-22	INITIAL ISSUE	SRB	JT	KS

SHAWN R. BRYAN LICENSED 17899 KANSAS PROFESSIONAL ENGINEER
4/16/22

SHAWN R. BRYAN
ENGINEER
KS # 17899

KAW VALLEY ENGINEERING
200 N. EMPORIA, SUITE 100
WICHITA, KANSAS 67202
PH. (316) 440-4304 | FAX (316) 440-4309
wn@kveng.com | www.kveng.com

KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES UNDER KANSAS STATE CERTIFICATE OF AUTHORIZATION # E-1113. EXPIRES 12/31/22.

SYCAMORE POND ADDITION
W 50TH STREET S & S OSAGE CIRCLE
WICHITA, KANSAS

PHASE II - WATER IMPROVEMENT PLANS
FINAL PLAT

PROJ. NO.	
G19_1259	
DESIGNER	DRAWN BY
TRA	JT
CFN	
1259-1W_PLAT	
SHEET	REV
14	0

THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF KAW VALLEY ENGINEERING, INC.