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. HESTERMANN LICENSED LAND SURVEYOR 1308 KANSAS LAND SURVEYOR

7/19/06

James D. Hestermann, Land Surveyor

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 Ciemmy, President

State of Kansas)
Sedgwick County) SS

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

Murla K. Crossman, Notary Public

My appointment expires 4/20/2010

MURLA K. CROSSMAN Notary Public - State of Kansas My Appt. Expires 4/20/2010

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

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION SEAL KANSAS

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 8 day of July 2006.

SEDGWICK COUNTY KANSAS

At the Direction of the City Council

Carlos Mayans, Mayor

Karen Sublett, CMC, City Clerk

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

LICENSED LAND SURVEYOR 18-1308 KANSAS

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

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

Don Brace, County Clerk

CLERK OF SEDGWICK COUNTY 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.

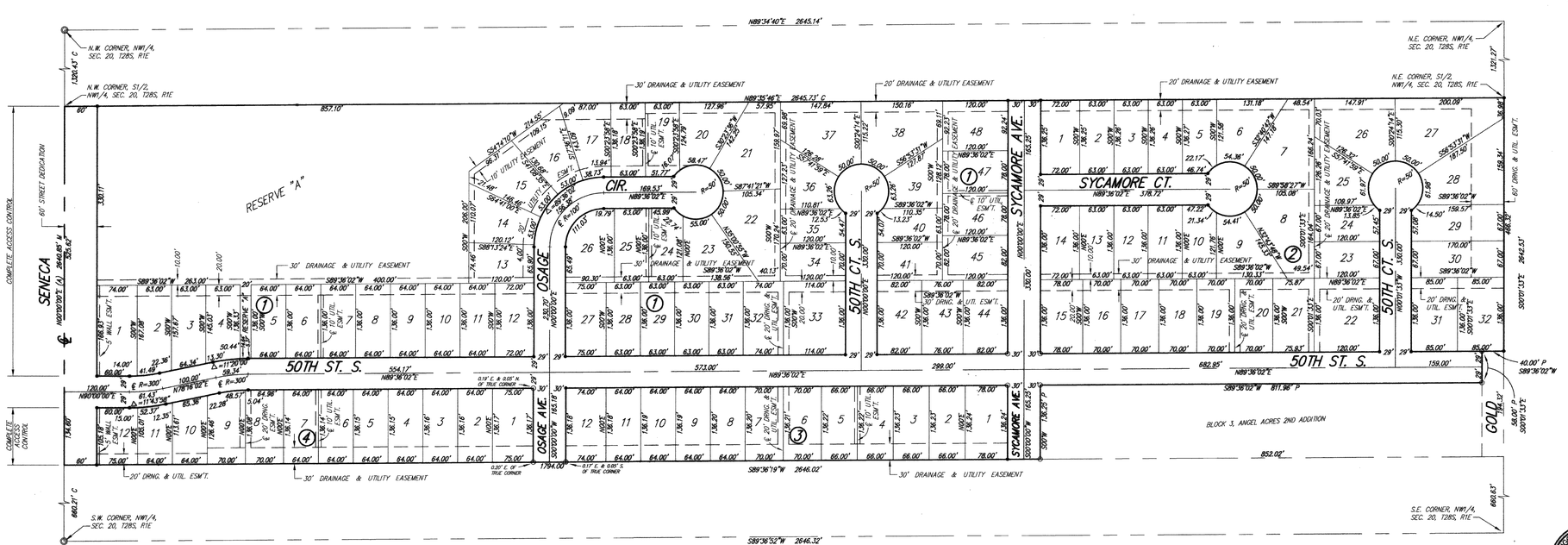
Register of Deeds

Bill Meek, Register of Deeds

Tonya Buckingham, Deputy

Sedgwick County
Register of Deeds - Bill Meek
DOC.#/FILM-PG: 28796224
Receipt #: 1627206
Pages Recorded: 3
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



SETBACK LINES PER ZONING REGULATIONS

P = Plotted (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)

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

PC 186 - 7

SYCAMORE POND ADDITION

REV	DATE	DESCRIPTION	DSN	DWN	CHK

KAW VALLEY ENGINEERING
200 N. EMPORIA, SUITE 100
WICHITA, KANSAS 67202
PH: (316) 440-4304 | FAX (316) 440-4309
wt@kaveng.com | www.kaveng.com
KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES IN THE STATE OF KANSAS UNDER KANSAS STATE CERTIFICATE OF AUTHORIZATION # E-1153. EXPIRES 12/31/22

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

PHASE II - STORM SEWER IMROVEMENTS
FINAL PLAT

PROJ. NO.	G19_1259
DESIGNER	DRAWN BY
TRA	JT
CFN	
1259-1D_PLAT	
SHEET	REV
16	

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.