

State of Kansas) SS  
Sedgwick County)

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 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 to the appropriate governing body. The streets are hereby dedicated to and for the use of the public. Utility Easements are hereby granted to the appropriate governing body. Reserve "A" is hereby reserved 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.

Douglas Long President

# SYCAMORE POND

## An Addition to Wichita, Sedgwick County, Kansas

State of Kansas) SS  
Sedgwick County)

The foregoing instrument acknowledged before me, this 20<sup>th</sup> 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.

Richard Ciemmy President  
First National-Bank of Anthony

State of Kansas) SS  
Sedgwick County)

The foregoing instrument acknowledged before me this 24<sup>th</sup> 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 4/26/2010

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 6<sup>th</sup> day of April, 2006.

Wichita-Sedgwick County Metropolitan Area Planning Commission  
Harold Warner, Jr. Chair  
John L. Schlegel Secretary

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	1289.9

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 8<sup>th</sup> day of June, 2006.

At the Direction of the City Council  
Carlos Mayor Mayor  
Karen Sublett City Clerk

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



Deputy County Surveyor  
Sedgwick County Kansas

Entered on transfer record this 6<sup>th</sup> day of July, 2006.

Don Brace County Clerk

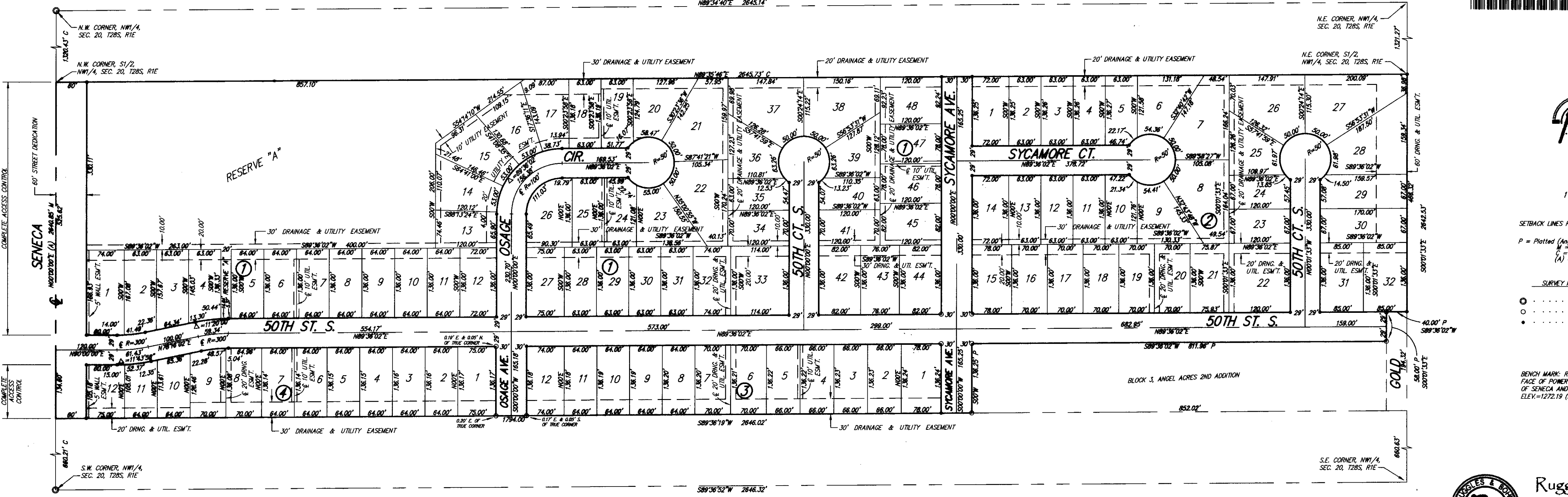


State of Kansas) SS  
Sedgwick County)

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

Bill Meek Register of Deeds  
Tonya Buckingham Deputy

Seal of Sedgwick County, Kansas  
Register of Deeds  
Bill Meek  
Deputy  
Tonya Buckingham



Scale: 1" = 100'  
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)

SENECA  
SYCAMORE AVE  
50TH ST. S.  
SYCAMORE CT.  
OSAGE AVE.

Ruggles & Bohm, P.A.  
Engineering, Surveying, Land Planning  
824 North Main  
Wichita, Kansas 67203  
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(314) 264-4821 fax  
E-mail: info@rbkansas.com

SYCAMORE POND ADDITION  
LEON D. OSBOURN ENGINEER KS # 9772  
KAW VALLEY ENGINEERING  
200 N. EMPORIA, SUITE 100 WICHITA, KANSAS 67202  
PH: (316) 440-4304  
www.kaveg.com  
KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION # E-113. EXPIRES 12/31/24  
SYCAMORE POND ADDITION  
W 50TH STREET & SYCAMORE AVE WICHITA, KANSAS  
PHASE 3 - WATER IMPROVEMENTS PLAT  
PROJ. NO. G22 2295  
DESIGNER SRB DRAWN BY CC  
CFN 2295WPLAT  
SHEET 17 REV 2