

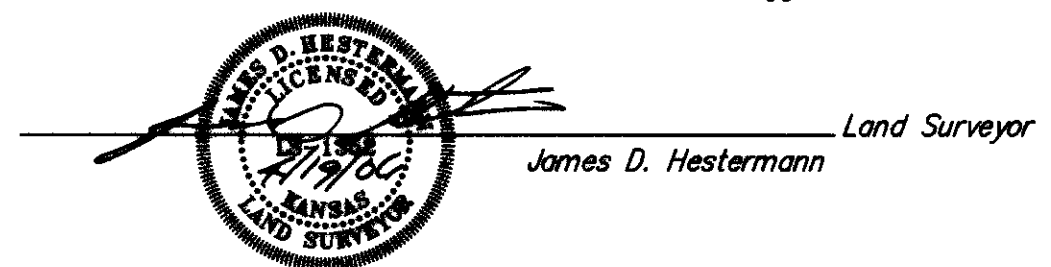
State of Kansas) SS
Sedgwick County)

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.



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 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.

W. 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 20th day of April, 2006, by Doug Long, President, on behalf of Castlewood Homes, Inc.



Mildred E. Franz Notary Public
Mildred E. Franz

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
Richard Ciemmy
First National Bank of Anthony

State of Kansas) SS
Sedgwick County)

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
MURLA K. CROSSMAN
Notary Public, State of Kansas
My App. Expires 7/26/2006

My appointment expires 4/24/2010

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 24th day of April, 2006.

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



This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 2 day of July, 2006.

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

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



Trish M. Sobello Deputy County Surveyor
Trish M. Sobello, LS #1246
Sedgwick County Kansas

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

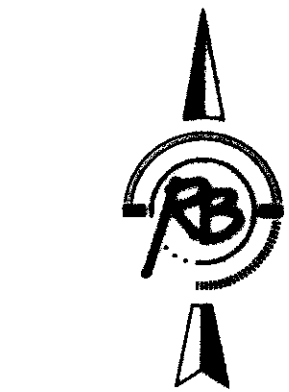
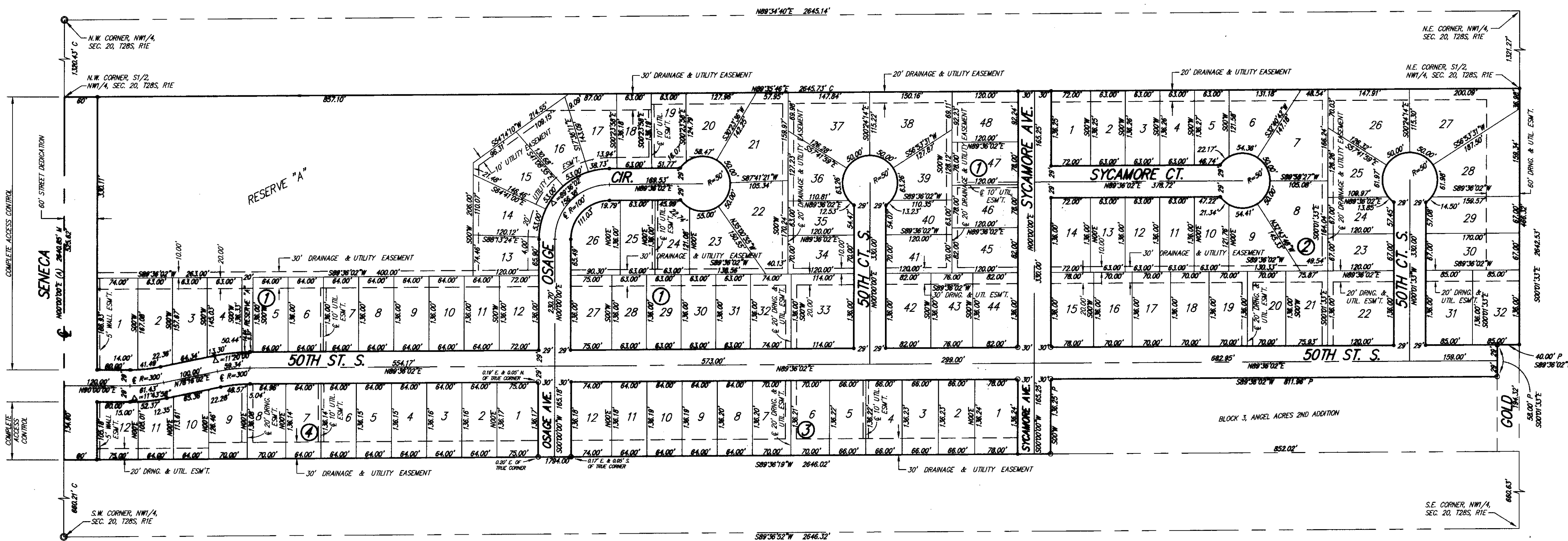
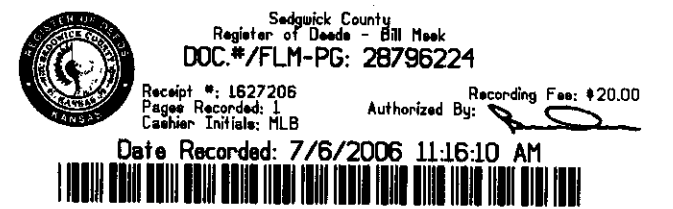
Don Brace County Clerk
Don Brace



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 6th day of July, 2006, at 11:16 o'clock A.M., and is duly recorded.

Bill Meek Register of Deeds
Tonya Buckingham Deputy
Tonya Buckingham



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 E. OF SENECA AND 170' NORTH OF SUNRISE ELEV.=1272.19 (NGVD)



Ruggles & Bohm, P.A.
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(316) 284-4621 fax
E-mail: info@rbkansas.com

DWG FILE: SURVEY BASE
PROJECT NO: 2786P
APRIL 19, 2006

PC 186 - 7

SYCAMORE POND ADDITION
W 50TH STREET S & SYCAMORE AVE
WICHITA, KANSAS
PHASE 3-STORM SEWER IMPROVEMENTS
FINAL PLAT

PROJ. NO.	G22 2295
DESIGNER	SRB
DRAWN BY	CC
CFN	2295DPLAT
SHEET	23
REV	2

LEON D. OSBOURN
ENGINEER
KS # 9772

KAW VALLEY ENGINEERING
KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION # E-113. EXPIRES 12/31/24
200 N. EMPORIA, SUITE 100
WICHITA, KANSAS 67202
PH: (316) 440-4304
www.kaveg.com | www.kveg.com

REV	DATE	DESCRIPTION
2	06/07/23	ADDENDUM UPDATE
1	05/16/23	ADDENDUM NO. 1
0	03/21/23	INITIAL RELEASE
DSN	DWN	CHK