

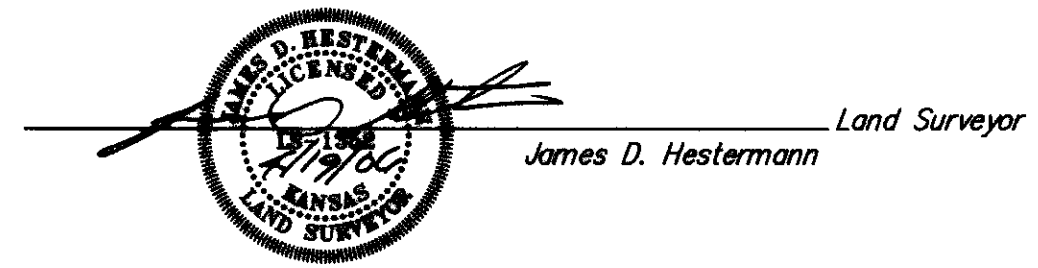
State of Kansas) SS  
Sedgwick County)

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.



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 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.

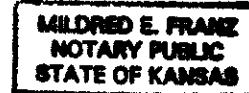
President  
Douglas Long

# SYCAMORE POND

## An Addition to Wichita, Sedgwick County, Kansas

State of Kansas)  
Sedgwick County) SS

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.



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.

First National-Bank of Anthony

Richard Clammy  
President

State of Kansas)  
Sedgwick County) SS

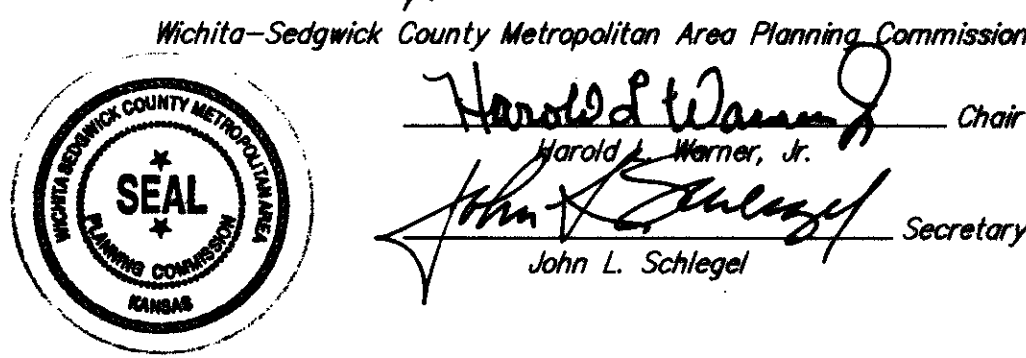
The foregoing instrument acknowledged before me this 24<sup>th</sup> day of April, 2006, by Richard Clammy, President of First National Bank of Anthony, on behalf of the Bank.

Notary Public  
Murla K. Crossman

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

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 July, 2006.



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

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  
Triton Medalla, LS #1245

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

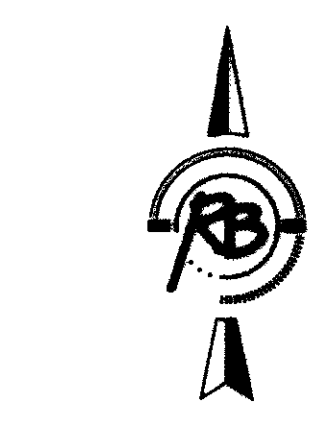
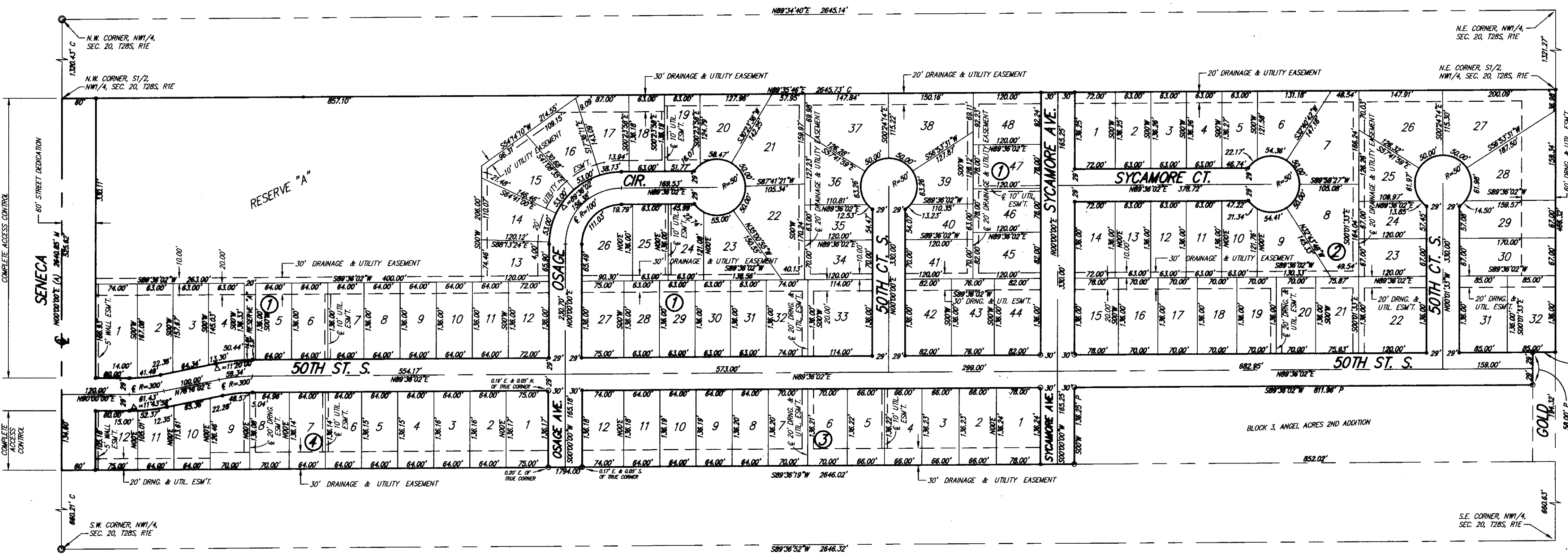
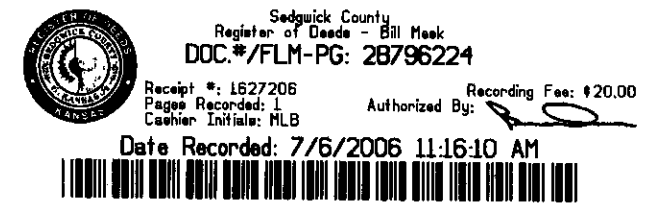
County Clerk  
Don Brace



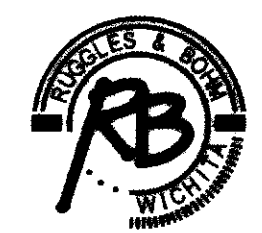
State of Kansas) SS  
Sedgwick County)

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

Register of Deeds  
Bill Meek  
Deputy  
Tonya Buckingham



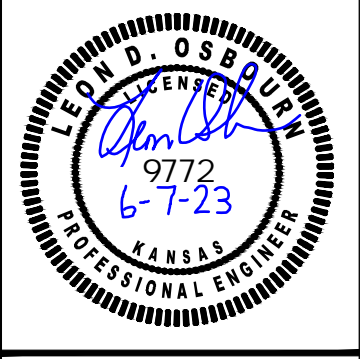
SETBACK LINES PER ZONING REGULATIONS  
P = Plotted (Angel Acres 2nd Addition)  
M = Measured  
A = Assumed  
SURVEY MARKER LEGEND  
○ ..... 3/4" IRON PIPE IN THIMBLE (FOUND)  
● ..... 3/4" IRON PIPE W/PEC CAP (FOUND)  
○ ..... 5/8" REBAR W/RUGGLES & BOHM CAP (SET)  
BENCH MARK: RAILROAD SPIKE IN WEST FACE OF POWER POLE, 30'± EAST OF E. OF SENECA AND 170'± NORTH OF SUNRISE ELEV.=1272.19 (NGVD)



Ruggles & Bohm, P.A.  
Engineering, Surveying, Land Planning  
824 North Main  
Wichita, Kansas 67203  
www.rbkansas.com  
(314) 284-0008  
(314) 284-4821 fax  
E-mail: info@rbkansas.com

DWG FILE: SURVEY BASE  
PROJECT NO. 2796P  
APRIL 13, 2006

REV	DATE	DESCRIPTION
2	06/07/23	ADDENDUM UPDATE
1	05/16/23	ADDENDUM NO. 1
0	03/21/23	INITIAL ISSUE



LEON D. OSBOURN  
ENGINEER  
KS # 9772

200 N. EMPORIA, SUITE 100  
WICHITA, KANSAS 67202  
PH: (316) 440-4304  
www.kawvalleyeng.com  
**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

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

PROJ. NO.	G22 2295
DESIGNER	SRB
DRAWN BY	CC
CFN	2295PPLAT
SHEET	REV
24	2