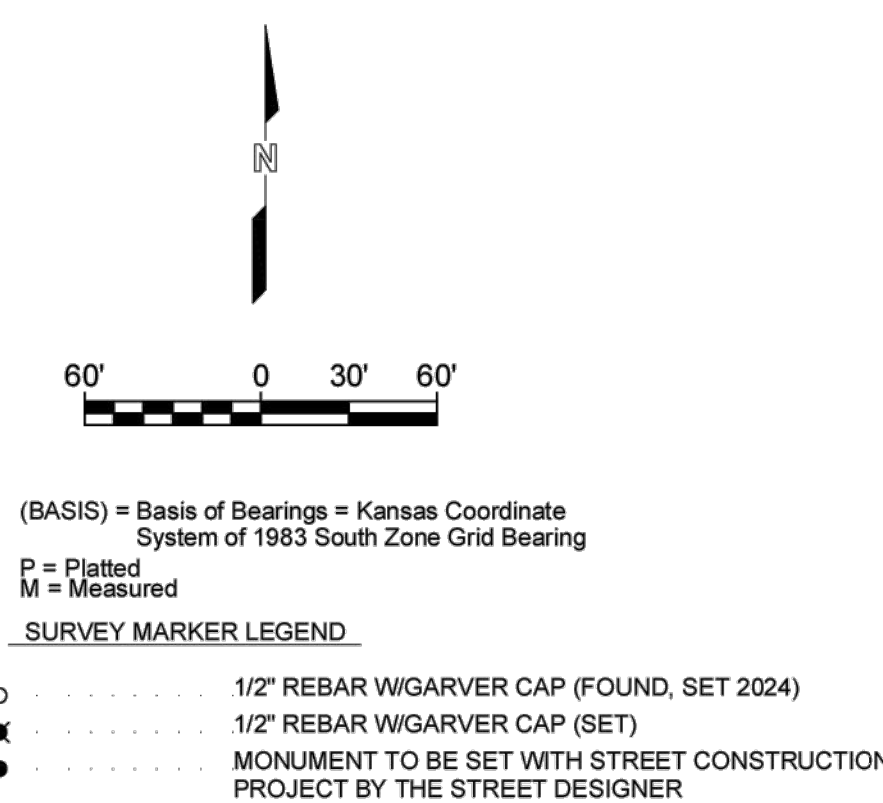
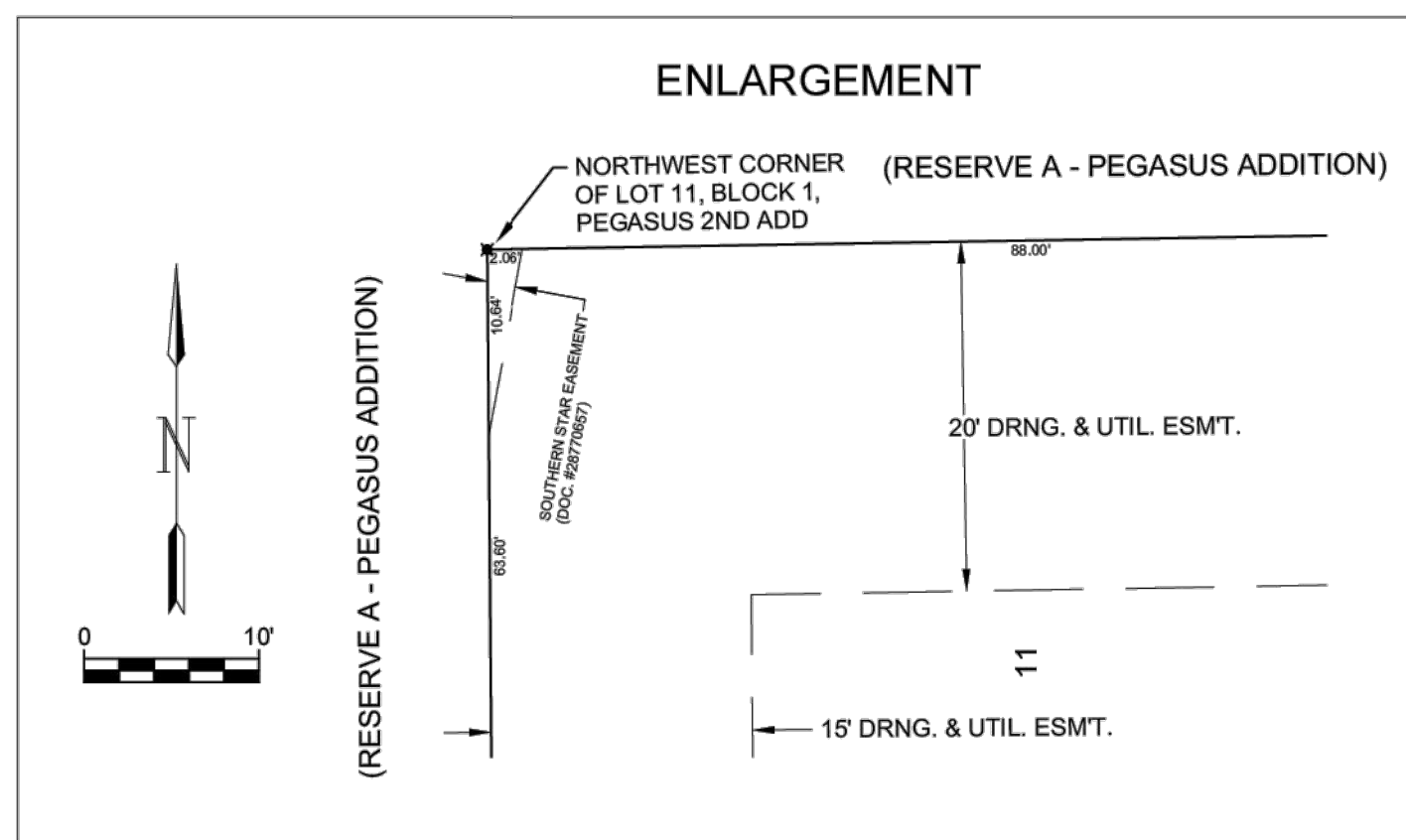
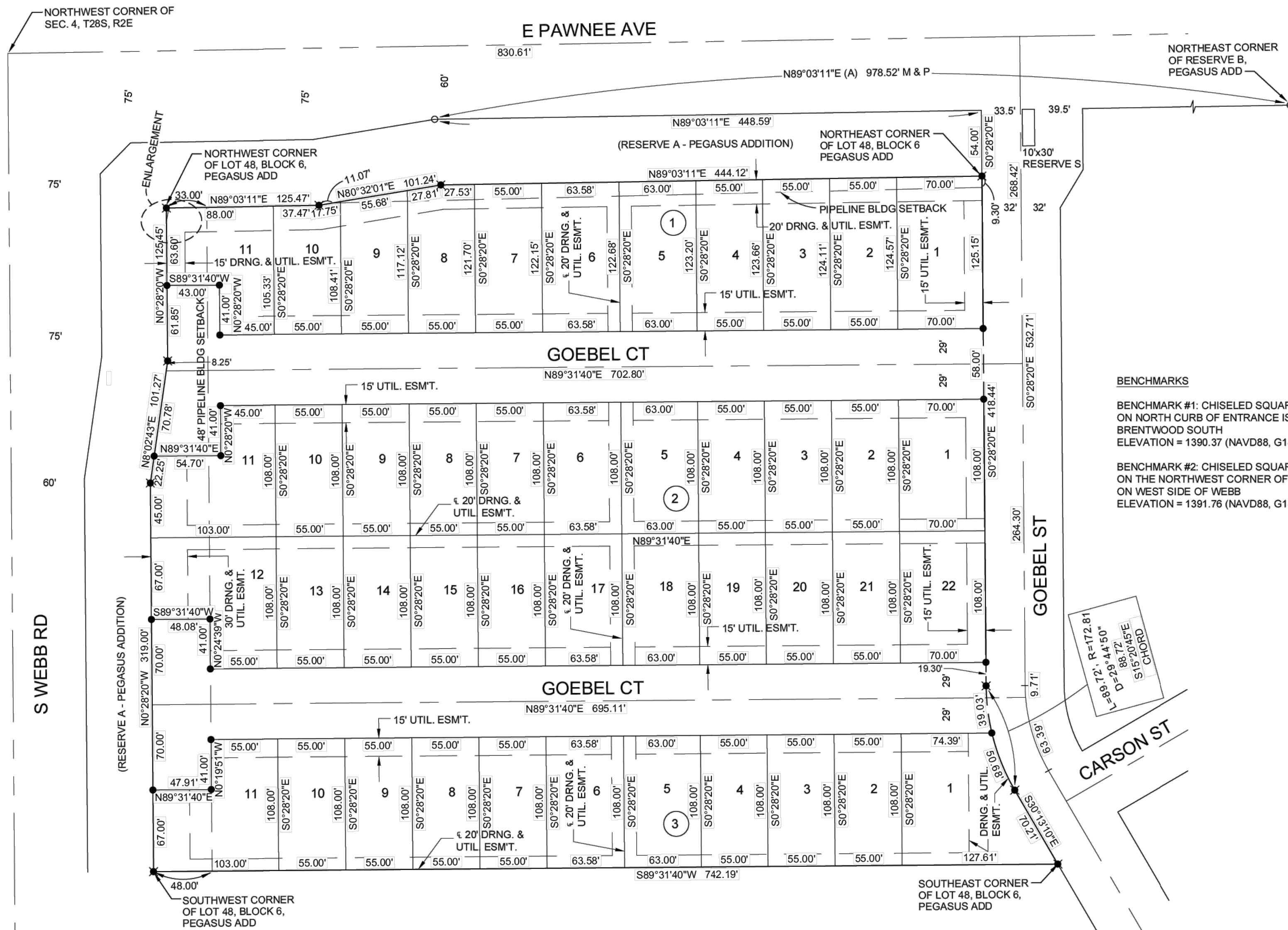


# PEGASUS 2ND ADDITION

A Replat of Part of Pegasus Addition  
Wichita, Sedgwick County, Kansas



State of Kansas)  
SS  
Sedgwick County)

We, Garver, LLC, Land Surveyors in aforesaid county and state, do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "PEGASUS 2ND ADDITION", Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

Lot 48, Block 6, Pegasus Addition, an addition to Wichita, Sedgwick County, Kansas.

All public easements and dedications are hereby vacated by virtue of K.S.A. 12-512b, as amended.

Garver, LLC  
 Land Surveyor  
 William K. Clevenger, PS #1437

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 and Streets, to be known as "PEGASUS 2ND ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted to the public as indicated for the construction and maintenance of all public utilities. No private drainage systems shall be located within public drainage easements unless a Residential Drainage Relief Permit is obtained from the City of Wichita Public Works & Utilities Department. No signs, light poles, private drainage systems, berms, walls, masonry trash enclosures or other structures shall be located within public utility easements unless permitted by the City of Wichita Department of Engineering and that they do not inhibit the conveyance of surface drainage. The drainage and utility easements are hereby granted to the public as indicated for drainage purposes and for the construction and maintenance of public utilities. A master drainage plan has been developed for this plat. All drainage easements, rights of way and reserves shall remain at established grades (unless modified with the approval of the City Engineer) and shall be unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual. The maintenance of all drainageways and drainage facilities in backyard easements and reserves shall be the responsibility of the property owner, and shall be enforced by the Homeowners' Association and be provided for in the Homeowners' Association covenants. The property owner shall provide a copy of the Individual Lot Grading Plan and the Individual Lot Grading Plan Certificate pertaining to such owner's lot to any person installing a lawn, landscaping, fencing, or other improvements or structures and require them to maintain the grade levels shown on the Individual Lot Grading Plan Certificate.

WebbPawn Development, LLC  
 Manager  
 Bryan Lagaly

State of Kansas)  
SS  
Sedgwick County)

The foregoing instrument acknowledged before me, this \_\_\_ day of \_\_\_\_\_, 2024, by Bryan Lagaly, Manager, on behalf of WebbPawn Development, LLC.

Notary Public

My appointment expires \_\_\_\_\_.

We the undersigned, holders of a mortgage on a portion of the above described property, do hereby consent to this plat of "PEGASUS 2ND ADDITION", Wichita, Sedgwick County, Kansas.

Big Bang Real Estate LLC,  
 a Kansas limited liability company  
 Manager  
 Joe Hemmelgarn

**NOTES:**

1. Unless otherwise noted, all Front Building Setbacks will be 20 feet and all Interior side yard setbacks will be 5 feet.
2. Unless otherwise noted, all front easements shall be 15' Utility Easements.

State of Kansas)  
SS  
Sedgwick County)

The foregoing instrument acknowledged before me this \_\_\_ day of \_\_\_\_\_, 2024, by Joe Hemmelgarn, Manager, on behalf of Big Bang Real Estate LLC, a Kansas limited liability company.

Notary Public

My appointment expires \_\_\_\_\_.

This plat of "PEGASUS 2ND ADDITION", Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this \_\_\_ day of \_\_\_\_\_, 2024.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Chair  
 Robert Dool  
 Secretary  
 Scott A. Wadle

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this \_\_\_ day of \_\_\_\_\_, 2024.

At the Direction of the City Council  
 Mayor  
 Lily Wu  
 City Clerk  
 Jamie Buster

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_ day of \_\_\_\_\_, 2024.

Deputy County Surveyor  
 Sedgwick County Kansas  
 Tricia L. Robello, PS #1246

Entered on transfer record this \_\_\_ day of \_\_\_\_\_, 2024.

County Clerk  
 Kelly B. Arnold

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 \_\_\_ day of \_\_\_\_\_, 2024, at \_\_\_ o'clock \_\_\_ M, and is duly recorded.

Register of Deeds  
 Tonya Buckingham  
 Deputy  
 Kenly Zehring

FOR INFORMATION ONLY

Sheet 36 of 36

**GARVER**  
 1995 MIDFIELD RD.  
 WICHITA, KS 67209  
 (316) 264-8008  
 www.GarverUSA.com

DWG FILE: T41-2400521 PLATTING BASE  
 PROJECT NO. T412400521  
 JULY 29, 2024