

ANGEL FIRE 2ND ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

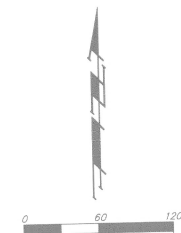


MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION
18-26	A	94.0 1281.88

BENCHMARK:
CITY OF WICHITA BENCHMARK DISC - SE COR OF INTERSECTION OF 47TH ST. S. AND WEST STREET
42.10 E. OF CENTERLINE
51.00' S. OF CENTERLINE
99.80' E. OF P.P. ON SW COR.
23.80' S. OF P.P.
ELEV. = 92.29 CITY DATUM
(1282.23 NAVARS)

BRASS DISC ON TOP OF CURB, EAST END OF CURB RETURN, NORTH OF THE SW COR. LOT 48, BLOCK C, ANGEL FIRE ADDITION.
ELEV. = 94.37 CITY DATUM
(1282.23 NAVARS)

BRASS DISC ON TOP OF CURB, WEST END OF CURB RETURN, WEST OF THE SW COR. LOT 1, BLOCK D, ANGEL FIRE ADDITION.
ELEV. = 94.82 CITY DATUM
(1282.68 NAVARS)



- = #4 REBAR W/ "TRAUGHMAN" CAP (SET)
- = #4 REBAR W/ "TRAUGHMAN" CAP (FOUND)
- △ = #4 REBAR (FOUND)
- = 3/4" IRON PIPE W/ "WEEC" CAP (FOUND)

- (M) = MEASURED
- (P) = PLATTED
- (CM) = CALCULATED PER MEASURED INFO
- (CP) = CALCULATED PER PLATTED INFO

State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgwick County and state do hereby certify that we have surveyed and platted "ANGEL FIRE 2ND ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as a replat of all of Lots 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, and 41, Block B, Angel Fire Addition, Wichita, Sedgwick County, Kansas, TOGETHER with all of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, and 18, Block D, in said Angel Fire Addition, TOGETHER with all of Kessler Cir. as dedicated in said Angel Fire Addition, TOGETHER with that part of Kessler as dedicated in said Angel Fire Addition lying northwesterly of and abutting the following described curve: Beginning at the southwest corner of Lot 1, Block D, in said Angel Fire Addition; thence southwesterly along a curve to the left, through a central angle of 15°51'33" and having a radius of 232.00 feet, an arc distance of 64.22 feet, (having a chord length of 64.01 feet bearing S38°34'40"W), to the northeast corner of Lot 41, Block B, in said Angel Fire Addition, and there ending, TOGETHER with that part of 45th St. South as dedicated in said Angel Fire Addition lying northwesterly of and abutting the following described curve: Beginning at the northeast corner of Lot 9, Block D, in said Angel Fire Addition; thence northeasterly along a curve to the right, through a central angle of 172°1'48" and having a radius of 212.00 feet, an arc distance of 64.25 feet, (having a chord length of 64.00 feet bearing N41°03'48"E), to the most southerly deflection corner in the south line of Lot 13, Block B, in said Angel Fire Addition, and there ending.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-1512(b).



Michael G. Canrey, Surveyor

We, the undersigned holders of mortgages on the above described property, do hereby consent to this plat of "ANGEL FIRE 2ND ADDITION", Wichita, Sedgwick County, Kansas.
Legacy Bank

Steve Geyler, SVP

State of Kansas) SS The foregoing instrument acknowledged before me, this 5th day of December, 2011, by Steve Geyler, SVP of Legacy Bank, on behalf of the bank.

Notary Public

My App't. Exp. 5-3-2015

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Blocks, and Streets, to be known as "ANGEL FIRE 2ND ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage, utility, and pedestrian access easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities, and for public pedestrian access purposes to or from Reserve "B", Angel Fire Addition, Wichita, Sedgwick County, Kansas, and no fences or other obstructions shall be constructed or placed on or within this easement. The streets shall be constructed to and for the use of the public. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

Caywood, L.L.C., a Kansas limited liability company

Mathias F. Eck, Manager

State of Kansas) SS The foregoing instrument acknowledged before me, this 2nd day of December, 2011, by Mathias F. Eck, Manager of the Caywood, L.L.C., a Kansas limited liability company, on behalf of the limited liability company.

Judith M. Terhune, Notary Public

My App't. Exp. 11-7-13

This plat of "ANGEL FIRE 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 20th day of October, 2011.
Wichita-Sedgwick County Metropolitan Area Planning Commission



Shawn Farney, 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 10th day of January, 2012.

Carl Brewer, Mayor
Karen Sublett, City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____



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

Entered on transfer record this 18th day of May, 2012.



Kelly B. Arnold, County Clerk

State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this 18th day of May, 2012, at 2:56:40 clock P.M.; and is duly recorded.

Bill Meek, Register of Deeds

Tonya Buckingham, Deputy



Date Recorded: 5/18/2012 2:56:16 PM

NOTE: A master grading plan for drainage has been developed for this subdivision and is on file with the City of Wichita, Kansas. All drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the City Engineer of the City of Wichita, Kansas. No obstructions which impede the flow of this drainage system shall be allowed.

Baughman Company, P.A.
115 Ellis St., Wichita, KS 67211 P: 316-263-7271 F: 316-263-0149

This digital plat record accurately reproduces in full details the original plat with the Sedgwick County Register of Deeds. Sedgwick County Geographic Information Systems.
Bill Meek, Register of Deeds
Digitized reproduction of original signature.