COLTER RIDGE ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

FINAL PLAT

CERTIFICATE OF SURVEY:

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

ON THIS 24TH DAY OF OCTOBER, 2024, WE, MERESTONE SURVEYING LLC, DULY AUTHORIZED TO PRACTICE LAND SURVEYING (CLS179), IN THE AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT, UNDER THE RESPONSIBLE CHARGE OF THE UNDERSIGNED, WE HAVE SURVEYED AND PLATTED COLTER RIDGE ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCKS, RESERVES AND STREETS, AND THAT THE ACCOMPANYING PLAT IS A TRUE AND CORRECT EXHIBIT OF THE PROPERTY SURVEYED TO THE BEST KNOWLEDGE AND BELIEF OF THE UNDERSIGNED, DESCRIBED AS:

THE WEST SIXTY (60) ACRES OF THE NORTH HALF (N1/2) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 30, TOWNSHIP 28 SOUTH, RANGE 1 EAST, OF THE 6TH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS,
EXCEPT
BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 30; THENCE NORTH 89°08'34" EAST, COINCIDENT WITH THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 425.00 FEET; THENCE SOUTH 00°11'35" EAST, PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 439.48 FEET; THENCE SOUTH 89°08'34" WEST PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 425.00 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 00°11'35" WEST, COINCIDENT WITH SAID WEST LINE, A DISTANCE OF 439.48 FEET TO THE **POINT OF BEGINNING (P.O.B.)**, SAID EXCEPTION TRACT CONTAINING AN AREA OF 4.29 ACRES MORE OR LESS.

TRACT CONTAINS AN AREA OF 55.67 ACRES MORE OR LESS WHICH IS INCLUSIVE OF ROAD RIGHT-OF-WAY AND EXCLUSIVE OF EXCEPTION TRACT AND IS SUBJECT TO ANY EASEMENTS AND/OR RIGHT(S)-OF-WAY.

_____
TODD P. HORNBAKER P.S. NO. 1532
MERESTONE SURVEYING LLC, CLS-179

OWNER'S CERTIFICATION AND DEDICATION:

THIS IS TO CERTIFY THAT WE, THE OWNER OF THE LAND DESCRIBED IN THE CERTIFICATE OF SURVEY, HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED ON THE ACCOMPANYING PLAT INTO LOTS, BLOCKS, RESERVES, AND STREETS, TO BE KNOWN AS COLTER RIDGE ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS.

EXISTING PUBLIC EASEMENTS AND DEDICATIONS SHALL BE VACATED BY VIRTUE OF K.S.A. 12-512B, AS AMENDED.

ALL ABUTTERS' RIGHT OF ACCESS TO AND FROM MERIDIAN AVENUE AND TO AND FROM 55TH STREET SOUTH, ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY PROVIDED THAT ACCESS POINTS BE ALLOWED AT THE PLATTED STREET LOCATIONS. ALL ABUTTER'S RIGHT OF ACCESS TO AND FROM 59TH STREET SOUTH OVER THE SOUTH LINES OF LOT 1, BLOCK A AND LOT 28, BLOCK C ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY.

UTILITY EASEMENTS ARE HEREBY GRANTED TO THE PUBLIC AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF ALL PUBLIC UTILITIES.

DRAINAGE EASEMENTS ARE HEREBY GRANTED TO THE PUBLIC AS INDICATED FOR DRAINAGE PURPOSES.

DRAINAGE AND UTILITY EASEMENTS ARE HEREBY GRANTED TO THE PUBLIC AS INDICATED FOR DRAINAGE PURPOSES AND FOR THE CONSTRUCTION AND MAINTENANCE OF ALL PUBLIC UTILITIES.

NO SIGNS, LIGHT POLES, PRIVATE DRAINAGE SYSTEMS, 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 CONVEYANCE OF SURFACE DRAINAGE.

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 DRAINAGE 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 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.

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 AND UTILITIES DEPARTMENT. UNLESS SHOWN OTHERWISE ON THE FACE OF THE PLAT, INTERIOR SIDEYARD SETBACKS SHALL BE 5 FEET.

FEMA FLOODPLAIN AND REGULATORY FLOODWAY BOUNDARIES ARE SUBJECT TO PERIODIC CHANGE AND SUCH CHANGE MAY AFFECT THE INTENDED LAND USE WITHIN THE SUBDIVISION.

RESERVES "A" AND "B" ARE HEREBY PLATTED FOR OPEN SPACE, STORM WATER DETENTION, DRAINAGE, LANDSCAPING, BERMS, RECREATION, ENTRY MONUMENTS, SIGNS, UTILITIES CONFINED TO EASEMENTS, AND PRIVATE SIDEWALKS. RESERVE "C", "D", AND "E" ARE HEREBY DEDICATED FOR OPEN SPACE, LANDSCAPING, ENTRY MONUMENTS, AND UTILITIES CONFINED TO EASEMENTS. RESERVES "A" THROUGH "E" SHALL BE OWNED AND MAINTAINED BY AN OWNERS ASSOCIATION TO BE FORMED.

COMPLIANCE WITH ANY PLATTED RESTRICTIONS AND APPLICABLE RESTRICTIVE COVENANTS AFFECTING SAID RESERVES SHALL BE BINDING ON ANY OWNERS, SUCCESSORS, HEIRS OR ASSIGNS.

NO REGRADING WITHIN ABUTTING RIGHT-OF-WAY SHALL BE ALLOWED WITH THE CONSTRUCTION OF THE BERMS WHICH ARE ALLOWED WITHIN RESERVES "A" AND "B". THE BERMS SHALL NOT IMPACT ACCESS TO OR BURY MANHOLES, WATER VALVES, AND/OR WATER METERS.

ALL STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

NO OBSTRUCTIONS SHALL BE CONSTRUCTED OR PLACED WITHIN THE STREET STUBS PROVIDING FUTURE ACCESS TO ADJACENT PROPERTIES.

MINIMUM PAD TABLE

LOT/BLOCK	MINIMUM OPENING (LOWEST OPENING)
LOTS 1-29, BLOCK A	1276.1
LOTS 1-23, BLOCK B	1276.1
LOTS 1-28, BLOCK C	1276.1
LOTS 1-39, BLOCK D	1276.1
LOTS 1-10, BLOCK E	1276.1
LOTS 1-17, BLOCK F	1276.1

OWNER: BM COLTER RIDGE, LLC

_____
FISHER WELLS, MEMBER

NOTARY CERTIFICATE:

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025, BY FISHER WELLS, MEMBER OF BM COLTER RIDGE, LLC, OWNER OF THE PROPERTY DESCRIBED.

_____, NOTARY PUBLIC

MY APPOINTMENT EXPIRES _____

PLANNING COMMISSION CERTIFICATE:

THIS PLAT OF COLTER RIDGE ADDITION HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, APPROVED THE _____DAY OF _____, 2025.

_____, CHAIR
BRYAN K. FRYE

_____, SECRETARY
SCOTT A. WADLE

COUNTY SURVEYOR'S CERTIFICATE

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS _____DAY OF _____, 2025.

_____
TRICIA L. ROBELLO, P.S. #1246
DEPUTY COUNTY SURVEYOR
SEDGWICK COUNTY, KANSAS

GOVERNING BODY CERTIFICATE:

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS _____DAY OF _____, 2025.

_____, MAYOR
LILY WU

ATTEST:

_____, CITY CLERK
PAUL LEEKER

TRANSFER RECORD:

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 2025.

_____, COUNTY CLERK
KELLY B. ARNOLD

REGISTER OF DEEDS CERTIFICATE:

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE, AT _____O'CLOCK___M, ON THIS _____ DAY OF _____, 2025.

_____, REGISTER OF DEEDS
TONYA BUCKINGHAM

_____, DEPUTY
KENLY ZEHRING

PEC
PROFESSIONAL ENGINEERING CONSULTANTS
303 SOUTH TOPEKA
WICHITA, KS 67202
316-262-2691 www.pec1.com

SAVED 6/16/2025 8:04:08 AM BY BILL.SEXSON
PLOTTED 6/16/2025 8:43:36 AM BY BILL SEXSON
U:\WICHITA-CIVIL\2024\240873\000\2PD4_PLANS\030\PLATS\240873-000-LEGAL.DWG

COLTER RIDGE ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

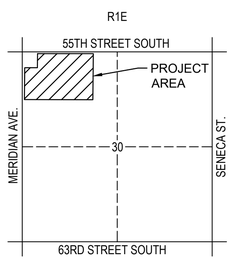
FINAL PLAT

0' 100' 200'

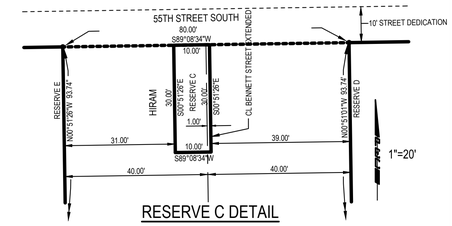
1 INCH = 100 FEET

PLAT LEGEND

- △ FOUND CORNER AS NOTED
- ○ FOUND MONUMENT AS NOTED
- • SET 1/2" REBAR WITH MERESTONE CAP
- U.E. UTILITY EASEMENT
- D.U.E. DRAINAGE AND UTILITY EASEMENT
- B.S.L. BUILDING SETBACK LINE
- (CM) CALC'D FROM MEASURE
- (M) MEASURED BEARING/DISTANCE
- (P) PLATTED
- C.A.C. COMPLETE ACCESS CONTROL

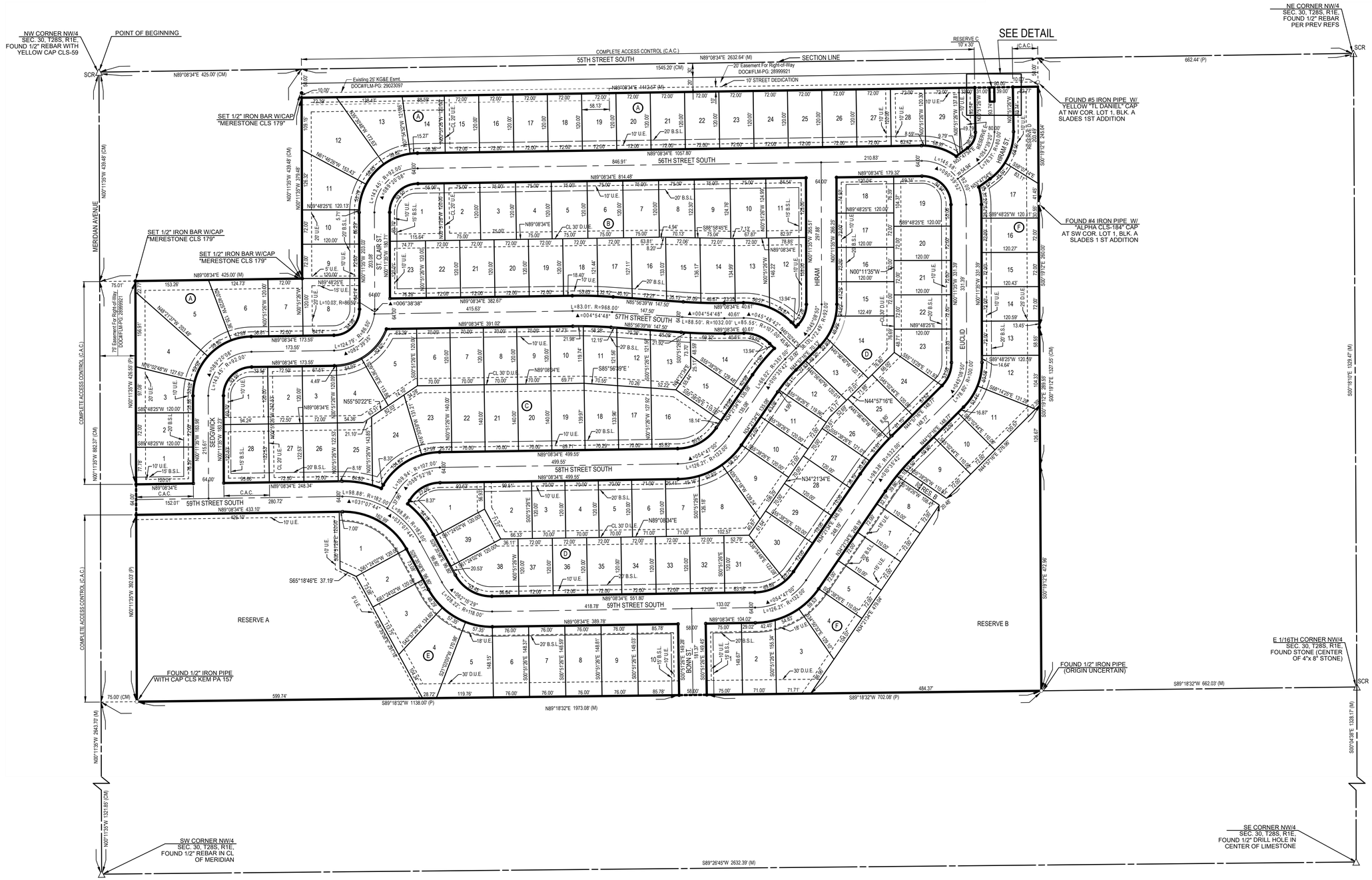


VICINITY MAP



RESERVE C DETAIL

PEC
PROFESSIONAL ENGINEERING CONSULTANTS
303 SOUTH TOPEKA
WICHITA, KS 67202
316-262-2691 www.pec1.com



SAVED 6/16/2025 9:10:29 AM BY BILL SEXSON
PLOTTED 6/16/2025 9:11:22 AM BY BILL SEXSON
U:\WICHITA-CIVIL\2024\240873\000\2PD4_PLANS\030\PLATS\240873-000-FINAL PLAT-REVISED-RESERVES.DWG