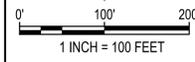


COLTER RIDGE ADDITION

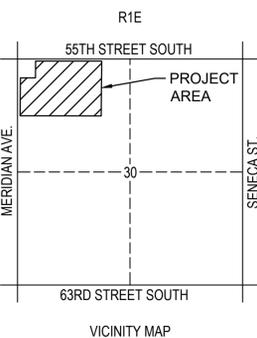
WICHITA, SEDGWICK COUNTY, KANSAS

PRELIMINARY PLAT



PLAT LEGEND

- △ FOUND CORNER AS NOTED
- FOUND MONUMENT AS NOTED
- SET 1/2" REBAR WITH MERESTONE CAP
- SET AS NOTED
- U.E. UTILITY EASEMENT
- B.S.L. BUILDING SETBACK LINE
- (CM) CALCD FROM MEASURE
- (M) MEASURED BEARING/DISTANCE
- (P) PLATTED



PARENT TRACT TO SPLIT
 (DOC #FILM PG:30253367 PER SECURITY 1ST TITLE ORDER #3091701
 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, SEDGWICK COUNTY, KANSAS.

TRACT 1
 THAT PART OF THE NORTH HALF OF THE NORTHWEST QUARTER (N1/2) OF SECTION 30,
 TOWNSHIP 28 SOUTH, RANGE 1 EAST OF THE 6TH P.M. SEDGWICK COUNTY KANSAS, AS
 PREPARED BY MERESTONE SURVEYING LLC, CLS-179, SURVEYORS IN THE
 AFOREMENTIONED COUNTY AND STATE ON OCTOBER 5, 2024, MORE PARTICULARLY
 DESCRIBED AS FOLLOWS:
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.), SUBJECT TRACT CONTAINS A GROSS AREA OF
 4.29 ACRES MORE OR LESS AND IS SUBJECT TO ANY EASEMENTS AND/OR
 RIGHT(S)-OF-WAY.

TRACT 2
 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, SEDGWICK COUNTY,
 KANSAS.
EXCEPT
 THE PART OF THE NORTH HALF OF THE NORTHWEST QUARTER (N1/2) OF SECTION
 30,
 TOWNSHIP 28 SOUTH, RANGE 1 EAST OF THE 6TH P.M. SEDGWICK COUNTY, KANSAS AS
 PREPARED BY MERESTONE SURVEYING LLC, CLS-179, SURVEYORS IN THE
 AFOREMENTIONED COUNTY AND STATE ON OCTOBER 7, 2024, MORE PARTICULARLY
 DESCRIBED AS FOLLOWS:
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.

SAVED 6/16/2025 9:13:29 AM BY BILL SEXSON
 PLOTTED 6/16/2025 9:13:58 AM BY BILL SEXSON
 U:\WIC-HITA-CIVIL\2024\240873\000\2PD4_PLANS\030\PRELIMINARY PLAT.DWG

NOTES:

DATE OF PREPARATION: JUNE 16, 2025
 DATE OF SURVEY: OCTOBER 08, 2024
 OWNER'S AND SUB-DIVIDERS: B.M. COLTER RIDGE, LLC
 9171 SOUTH WEST STREET
 HAYSVILLE, KS 67060

SURVEYOR: MERESTONE SURVEYING, LLC
 216 W. ROSEWOOD ST. ROSE HILL, KS 67133

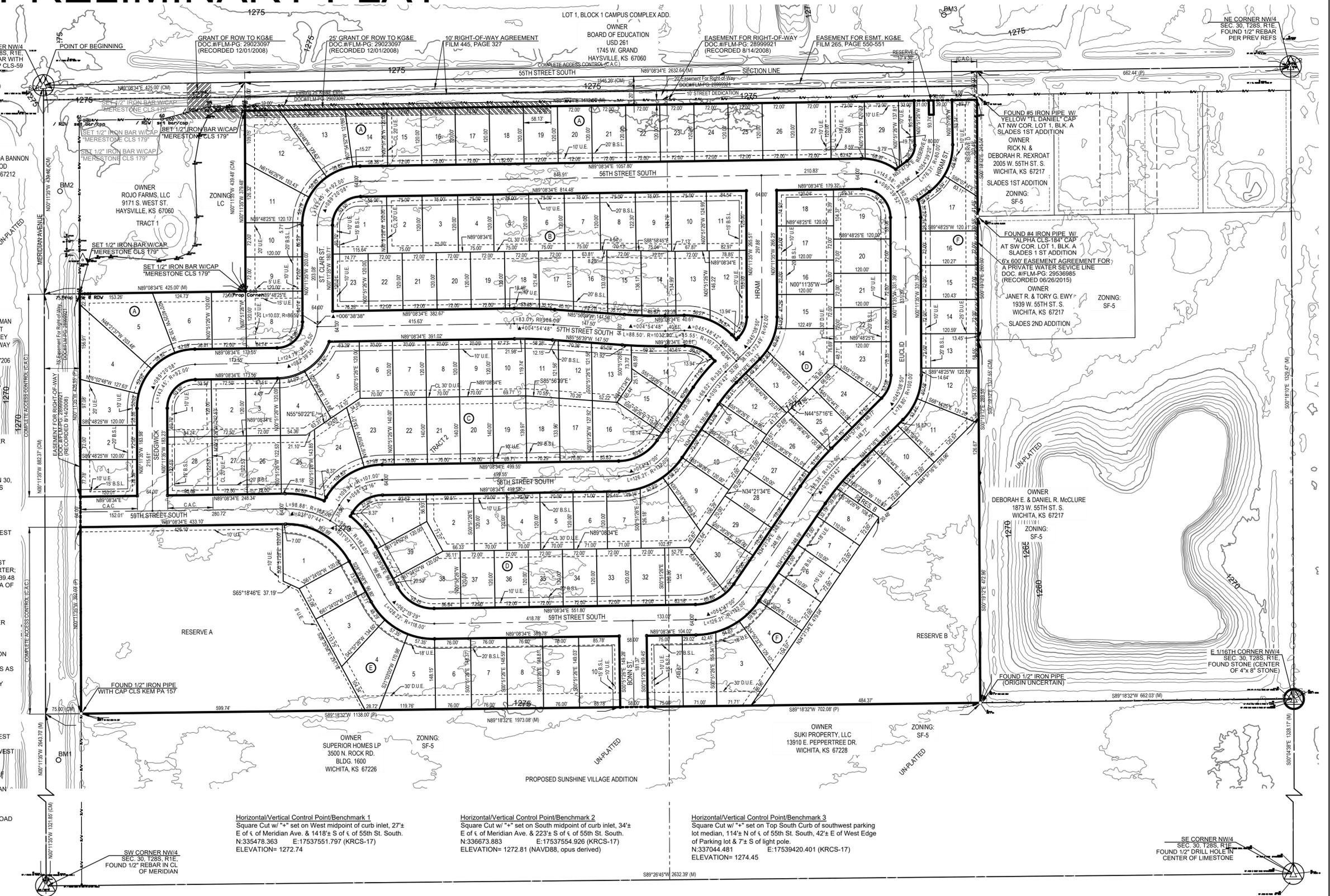
ENGINEER: PROFESSIONAL ENGINEERING CONSULTANTS
 303 S. TOPEKA, WICHITA, KS 67202

EXISTING ZONING: TF-3
 PROPOSED ZONING: TF-3
 EXISTING USE: AGRICULTURAL

FLOOD ZONE: ZONE X - AREA OF SPECIAL CONSIDERATION,
 AREA WITH REDUCED FLOOD RISK DUE TO LEVEE.

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. RESERVES "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.

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



Horizontal/Vertical Control Point/Benchmark 1
 Square Cut w/ "x" set on West midpoint of curb inlet, 27'±
 E of ϵ of Meridian Ave. & 1418'± S of ϵ of 55th St. South.
 N:335478.363 E:17537551.797 (KRCS-17)
 ELEVATION= 1272.74

Horizontal/Vertical Control Point/Benchmark 2
 Square Cut w/ "x" set on South midpoint of curb inlet, 34'±
 E of ϵ of Meridian Ave. & 223'± S of ϵ of 55th St. South.
 N:336673.883 E:17537554.926 (KRCS-17)
 ELEVATION= 1272.81 (NAVD88, opus derived)

Horizontal/Vertical Control Point/Benchmark 3
 Square Cut w/ "x" set on Top South Curb of southwest parking
 lot median, 114'± N of ϵ of 55th St. South, 42'± E of West Edge
 of Parking lot & 7'± S of light pole.
 N:337044.481 E:17539420.401 (KRCS-17)
 ELEVATION= 1274.45

