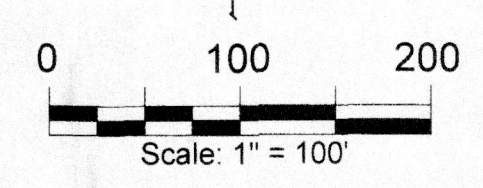
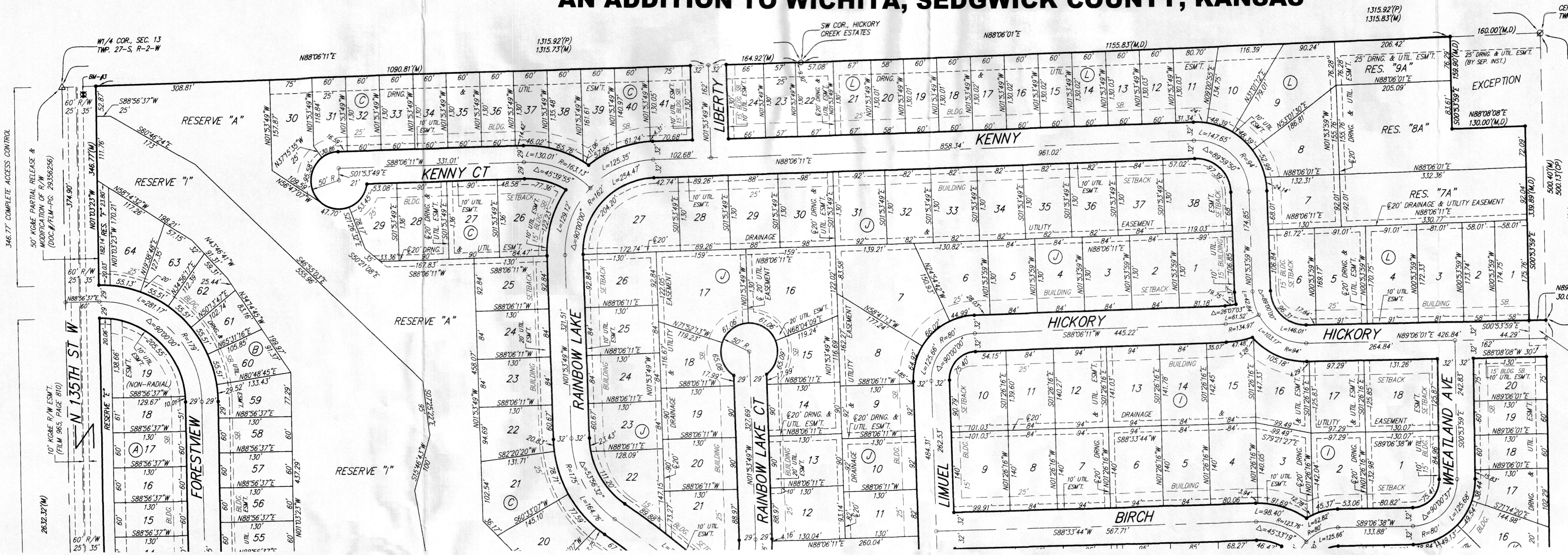


BRIDGER AT CENTRAL

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

CITY HALL - ENGINEERING
MAIL STOP 1-71
Arcefi Rosas
FOR YOUR FILES

FINAL TRACING REC'D
RECEIVED MAR. 26 2024



(M) = MEASURED
(P) = PLATTED
(C) = CALCULATED PER MEASURED INFO
(Q) = CALCULATED PER DESCRIBED INFO

- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- ⊗ = #4 REBAR W/ "ARMSTRONG" CAP (FOUND)
- ⊙ = #4 REBAR (FOUND) (ORIGIN UNKNOWN)
- = 1/2" IRON PIPE (FOUND) (ORIGIN UNKNOWN)
- ⊠ = 3/4" IRON PIPE (FOUND) (ORIGIN UNKNOWN)
- ⊞ = BENCHMARK

BENCHMARK:
BM-#1: SQUARE CUT NORTHEAST CORNER OF CURB INLET, NORTH SIDE OF W CENTRAL AVE, 27.5± S. & 90.2± W. OF SW COR., LOT 1, BLOCK A, CASTLEGATE 3RD. ELEV. = 1342.00 NAVD88
BM-#2: SQUARE CUT ON TOP OF RCP PIPE, 22.5± S. & 6.4± E. OF NW COR., LOT 7, BLOCK B, CASTLEGATE 3RD. ELEV. = 1341.75 NAVD88
BM-#3: CITY OF WICHITA BENCHMARK DISC, EAST SIDE OF N 135TH ST W, 13.2± S. & 37.7± E. OF W1/4 COR., SEC. 13, TWP. 27-S, R-2-W. ELEV. = 1347.48 NAVD88

Note:
Existing Blanket Phillips Pipe Line Company Easement for Telephone and Telegraph Lines over the Southwest Quarter of Sec. 13, Twp. 27-S, R-2-W, Misc. Book 98, Page 132, now assigned to Phillips 66 Gold Line System, LLC, (DOC.#/FLM-PG: 29464531).

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES

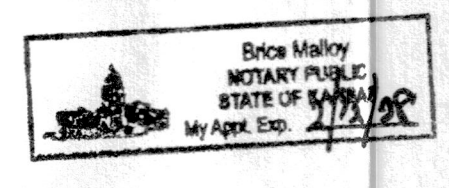
LOT	BLOCK	ELEVATION NAVD88
1-15	B	1350.0
35-64	B	1350.0
1-25	C	1350.0
27-30	C	1350.0
11, 12	J	1353.5
1-15	K	1349.0

State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgwick County) do hereby certify that we have surveyed and platted "BRIDGER AT CENTRAL", an Addition to Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as the North Half of the North Half of the West Half of the Southwest Quarter of Section 13, Township 27 South, Range 2 West of the Sixth Principal Meridian, Sedgwick County, Kansas; TOGETHER WITH the South Half of the North Half of the West Half of said Southwest Quarter; TOGETHER WITH the South Half of the West Half of said Southwest Quarter; TOGETHER WITH the South Half of said Southwest Quarter; EXCEPT that portion described as follows: Beginning at the southwest corner of Lot 1, Block D, Buckhead 3rd Addition, Wichita, Sedgwick County, Kansas; THENCE N00°53'59"W, coincident with the west boundary line of said Buckhead 3rd, said corner also being the northeast corner of said Southwest Quarter; THENCE S88°06'01"W, coincident with the north line of said Southwest Quarter, a distance of 160.00 feet, to the northerly prolongation of the west line of a "Lease Area" as described in Doc#FLM-Pg: 29260515, as filed with the Register of Deeds office, Sedgwick County, Kansas; THENCE S00°53'59"E, coincident with said northerly prolongation and the west line of said "Lease Area", a distance of 99.90 feet; THENCE N88°08'08"E, coincident with the south line of said "Lease Area", a distance of 130.00 feet, to the west line of an "Access and Utility Easement" as described in Doc#FLM-Pg: 29260515, and filed with said Register of Deeds; THENCE S00°53'59"E, coincident with said west line and parallel with and 30 feet normally distant to the west, to the east line of said Southwest Quarter and the west line of said Buckhead 3rd, a distance of 339.89 feet, to the westerly prolongation of the north right-of-way line of Hickory, as platted in said Buckhead 3rd; THENCE N89°06'01"E, coincident with said westerly prolongation, a distance of 30.00 feet, to the point of beginning.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512b, as amended.
All being situated in the Southwest Quarter of Section 13, Township 27 South, Range 2 West of the Sixth Principal Meridian, Sedgwick County, Kansas.

Baughman Company, P.A.

Jonathan C. Hubbell, P.S. #1680
Surveyor



State of Kansas) SS The foregoing instrument acknowledged before me, this 20 day of March, 2024, by Louis J. Robelli and Deborah J. Robelli, Members of Murdock Properties, LLC, a Kansas limited liability company, on behalf of the limited liability company,
Notary Public
My App't. Exp. 2/13/28

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Blocks, Reserves, and Streets, to be known as "BRIDGER AT CENTRAL", an Addition to Wichita, Sedgwick County, Kansas. The utility easements are hereby granted to the public as indicated for the construction and maintenance of all public utilities. The 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 sign, 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. 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. The street, drainage, and utility easements are hereby granted to the public as indicated for street purposes, for drainage purposes, and for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public. Reserves "A" and "I" are hereby reserved for open space, landscaping, walking paths, sidewalks, lakes, drainage purposes, parking, swimming pools and related appurtenances, utilities as confined to easements, and floodway purposes. No buildings shall be constructed or placed on or within said floodway, nor shall any fill, change of grade, creation of channel, or any other work be carried on without the permission of the Engineer for the appropriate governing body. Reserve "B" is hereby reserved for open space, landscaping, drainage purposes, lakes, sidewalks, screening walls, and utilities as confined to easements. Reserve "C" is hereby reserved for open space, landscaping, drainage purposes, utilities as confined to easements, and sidewalks. Reserves "D", "E", and "F" are hereby reserved for open space, landscaping, drainage purposes, screening walls, entry monuments, and utilities as confined to easements. Reserve "G" is hereby reserved for open space, landscaping, drainage purposes, utilities, entry monuments, and streets. Reserve "H" is hereby reserved for open space, landscaping, drainage purposes, lakes, sidewalks, and utilities as confined to easements. Reserves "7A", "7B", "7C", "7D", "7E", "7F", "7G", "7H", and "7I" shall be owned and maintained by the homeowners association for the addition. Reserves "7A", "7B", and "7A" shall be owned and maintained by the owners of corresponding adjacent lots and shall be the responsibility of said corresponding adjacent lot owners. Said reserves and corresponding adjacent lots shall be tied together as one ownership and under this ownership shall be conveyed and maintained together as one undivided parcel. Compliance with any platted restrictions and applicable restrictive covenants affecting said Reserves shall be binding on any owners, successors, heirs, or assigns. Access controls shall be as depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat. FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision.

Bridger on Central, LP, a Texas limited partnership
By: Bridger Development, LLC - West Wichita Series, a series of Bridger Development, LLC, a Texas series limited liability company, General Partner
By: Bridger Development, LLC, Managing Member

Fisher Wells, Manager
Murdock Properties, LLC, a Kansas limited liability company
Louis J. Robelli, Member
Deborah J. Robelli, Member

We the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "BRIDGER AT CENTRAL", an Addition to Wichita, Sedgwick County, Kansas.

Legacy Bank
REX REYNOLDS, EVP
(Title)

State of Kansas) SS The foregoing instrument acknowledged before me, this 22 day of MARCH, 2024, by REX REYNOLDS, EXECUTIVE VICE PRES. of Legacy Bank, on behalf of the bank.
(Title)

Philip J. Meyer, Notary Public
My App't. Exp. 10/31/25

This plat of "BRIDGER AT CENTRAL", an Addition to Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this 10/31 day of 2024.
Wichita-Sedgwick County Metropolitan Area Planning Commission

Robert Dool, Chair
Scott A. Wade, Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 10/31 day of 2024.
Lily Wu, Mayor, City of Wichita
Jamie Buster, City Clerk

State of Kansas) SS The foregoing instrument acknowledged before me, this 20 day of March, 2024, by Fisher Wells, as Manager of Bridger Development, LLC, as Managing Member of Bridger Development, LLC - West Wichita Series, a series of Bridger Development, LLC, a Texas series limited liability company, as General Partner of Bridger on Central, LP, a Texas limited partnership on behalf of said limited partnership.

Kelly A. Thomas, Notary Public
My App't. Exp. 4-16-24

Reviewed in accordance with K.S.A. 58-2005 on this 10/31 day of 2024.

Tricia L. Robello, P.S. #1246, Deputy County Surveyor, Sedgwick County, Kansas
Entered on transfer record this 10/31 day of 2024.
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 10/31 day of 2024 at 10 o'clock AM, and is duly recorded.
Tonya Buckingham, Register of Deeds
Kenly Zehring, Deputy

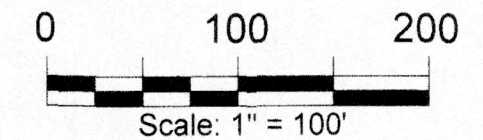
BRIDGER AT CENTRAL
315 Ellis St. Wichita, KS 67211 316-262-7271
BaughmanCo.com

DRAINAGE PLAN NOTE:
A master drainage plan has been developed for this plat. All drainage easements, rights-of-way, and reserves shall remain as 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 drainways 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.

E:\Projects\Bridger at Central Addition\Bridger at Central - Final Plat.dwg

BRIDGER AT CENTRAL

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



- (M) = MEASURED
 (P) = PLATTED
 (SM) = CALCULATED PER MEASURED INFO.
 (CD) = CALCULATED PER DESCRIBED INFO.
- = #4 REBAR W/ 'BAUGHMAN' CAP (SET)
 ○ = #4 REBAR W/ 'BAUGHMAN' CAP (FOUND)
 ⊗ = #4 REBAR W/ 'ARMSTRONG' CAP (FOUND)
 ⊕ = #4 REBAR (FOUND) (ORIGIN UNKNOWN)
 △ = 1/2" IRON PIPE (FOUND) (ORIGIN UNKNOWN)
 □ = 3/4" IRON PIPE (FOUND) (ORIGIN UNKNOWN)
- = BENCHMARK

BENCHMARK:
 BM-#1: SQUARE CUT NORTHEAST CORNER OF CURB INLET, NORTH SIDE OF W CENTRAL AVE, 27.5 ± S. & 90.2 ± W. OF SW COR. LOT 1, BLOCK A, CASTLEGATE 3RD. ELEV. = 1342.00 NAVD88

BM-#2: SQUARE CUT ON TOP OF RCP PIPE, 22.5 ± S. & 6.4 ± E. OF NW COR. LOT 7, BLOCK B, CASTLEGATE 3RD. ELEV. = 1341.75 NAVD88

BM-#3: CITY OF WICHITA BENCHMARK DISC, EAST SIDE OF N 135TH ST W, 13.2 ± S. & 37.7 ± E. OF W1/4 COR., SEC. 13, TWP. 27-S, R-2-W. ELEV. = 1347.48 NAVD88

NOTE: ALL LOTS WITHIN BRIDGER AT CENTRAL SHALL HAVE A 5 FOOT MINIMUM INTERIOR SIDEWALK SETBACK.

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION NAVD88
1-15	B	1,350.0
35-64	B	1,350.0
1-25	C	1,350.0
27-30	C	1,350.0
11, 12	J	1,353.5
1-15	K	1,349.0

NOTE: Existing Blanket Phillips Pipe Line Company License for Telephone and Telegraph Lines over the Southwest Quarter of Sec. 13, Twp. 27-S, R-2-W, (Misc. Book 98, Page 132), now assigned to Phillips 66 Gold Line System, LLC, (DOC #/FLM-PC-29464531).

DETAIL "A"
(NO SCALE)



SW COR., SEC. 13, TWP. 27-S, R-2-W
 588'33.44" (BASIS OF BEARINGS: KANSAS COORDINATE SYSTEM OF 1983 SOUTH ZONE GRID BEARING)
 1538.36' COMPLETE ACCESS CONTROL
 672.97' COMPLETE ACCESS CONTROL
 5.30' C.A.C.

DRAINAGE PLAN NOTES:
 A master drainage plan has been developed for this plot. 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 drainages 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.