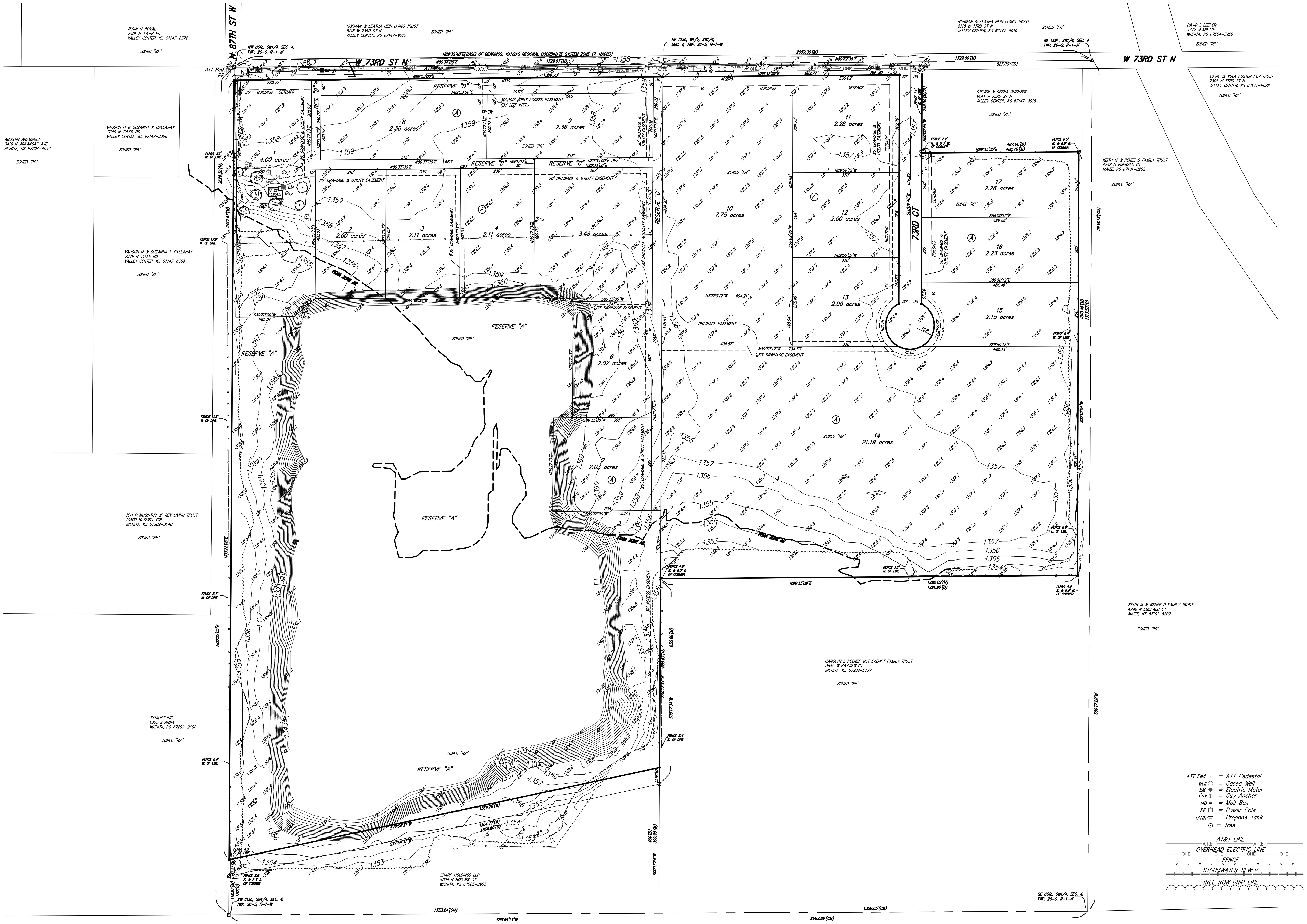
PRELIMINARY PLAT

WILLOW SPRINGS ADDITION

SEDGWICK COUNTY, KANSAS



0 150 300

Scale: 1" = 150'

Date of Preparation: January 30, 2025
Date of Topography: October 23, 2024
Contour Intervals = 1 Foot

(D) = DESCRIBED
(M) = MEASURED
(CM) = CALCULATED PER MEASURED INFO.

● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
Ø = #4 REBAR W/ "MKEC" CAP (FOUND)
= #5 REBAR W/ "MKEC" CAP (FOUND)
□ = #4 REBAR W/ "PEC" CAP (FOUND)
◎ = #4 REBAR (FOUND)(ORIGIN UNKNOWN)
= #5 REBAR (FOUND)(ORIGIN UNKNOWN)
△ = 1/2" IRON PIPE (FOUND)(ORIGIN UNKNOWN)
= BENCHMARK

OWNER/DEVELOPER:
SHARP HOLDINGS LLC
4006 N HOOVER CT
WICHITA, KS 67205-8905

LEGAL DESCRIPTION:
That part of the Southwest Quarter of Section 4, Township 26 South, Range 1 West, of the Sixth Principal Meridian, Sedgwick County, Kansas, as prepared by Baughman Company, P.A., CLS 58, surveyors in aforementioned county and state on January 28, 2025, more particularly described as follows: Beginning at the northwest corner of said Southwest Quarter; THENCE N89°32'48"E, coincident with the north boundary line of said Southwest Quarter, a distance of 2132.36 feet, to a point 527.00 feet west of the northeast corner of said Southwest Quarter; THENCE S00°09'48"W, a distance of 283.00 feet; THENCE N89°32'48"E, parallel with said north boundary line, a distance of 487.00 feet, to a point 40.00 feet west of and normally distant to the east boundary line of said Southwest Quarter; THENCE S00°12'04"W, parallel with and 40.00 feet normally distant to the west of the east boundary line of said Southwest Quarter, a distance of 1313.50 feet; THENCE S89°33'09"W, a distance of 1291.90 feet, to the east boundary line of the west half of said Southwest Quarter; THENCE S00°17'34"W, coincident with the east boundary line of said west half, a distance of 585.67 feet, to a point of deflection; THENCE S77°54'37"W, a distance of 1364.70 feet, to the west boundary line of said Southwest Quarter; THENCE N00°22'05"E, coincident with the west boundary line of said Southwest Quarter, a distance of 2457.47 feet, to the point of beginning.

BENCHMARK:
BM-#1:
60D SPIKE STEP IN NORTH FACE OF POWER POLE, SOUTH SIDE OF W 73RD ST N, 271.9'± EAST AND 11.2'± SOUTH OF NW COR., SW1/4, SEC. 4, TWP. 26-S, R-1-W.
ELEV. = 1359.27 NAVD88

BM-#2:
60D SPIKE STEP IN NORTH FACE OF POWER POLE, SOUTH SIDE OF W 73RD ST N, 664.9'± WEST AND 19.8'± SOUTH OF NE COR., SW1/4, SEC. 4, TWP. 26-S, R-1-W.
ELEV. = 1359.44 NAVD88

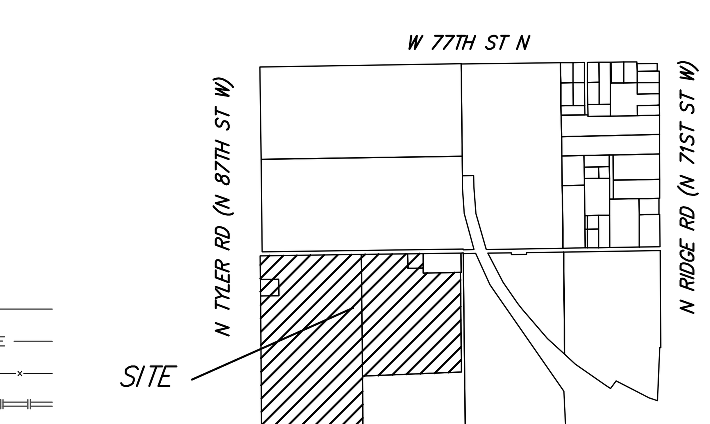
RESERVE USES:
RESERVE "A" IS HEREBY RESERVED FOR OPEN SPACE, LANDSCAPING, DRAINAGE PURPOSES, LAKES, RECREATIONAL USES, AND ACCESS EASEMENT.

RESERVES "B" & "C" ARE HEREBY RESERVED FOR OPEN SPACE, LANDSCAPING, DRAINAGE PURPOSES, PRIVATE DRIVES, AND UTILITIES.

RESERVE "D" IS HEREBY RESERVED FOR OPEN SPACE, LANDSCAPING, DRAINAGE PURPOSES, BERMS, AND JOINT ACCESS AS CONFINED TO EASEMENT.

ATT Ped = ATT Pedestal
Well = Cased Well
EM = Electric Meter
Guy = Guy Anchor
MB = Mail Box
PP = Power Pole
TANK = Propane Tank
= Tree

AT&T LINE
OVERHEAD ELECTRIC LINE
FENCE
STORMWATER SEWER
TREE ROW DRIP LINE



VICINITY MAP
SEC. 4, T26S, R1W

NOTE:
FEMA FLOODPLAIN BOUNDARIES ARE SCALED PER LOCATION PER THE PRELIMINARY FEMA FIRM PANEL 179 OF 690, FOR SEDGWICK COUNTY, KANSAS, MAP NUMBER 20173C0179G.

NOTE:
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 applicable City or County Engineer) and shall be unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual.

WILLOW SPRINGS ADDITION

January 30, 2025

BAUGHMAN COMPANY
315 Ellis St. Wichita, KS 67211 316-262-7271
BaughmanCo.com

E:\Projects\Willow Springs Addition_24-08-P029 (Sharp 73rd Plat)\Plat\Drawings\Willow Springs_P.dwg