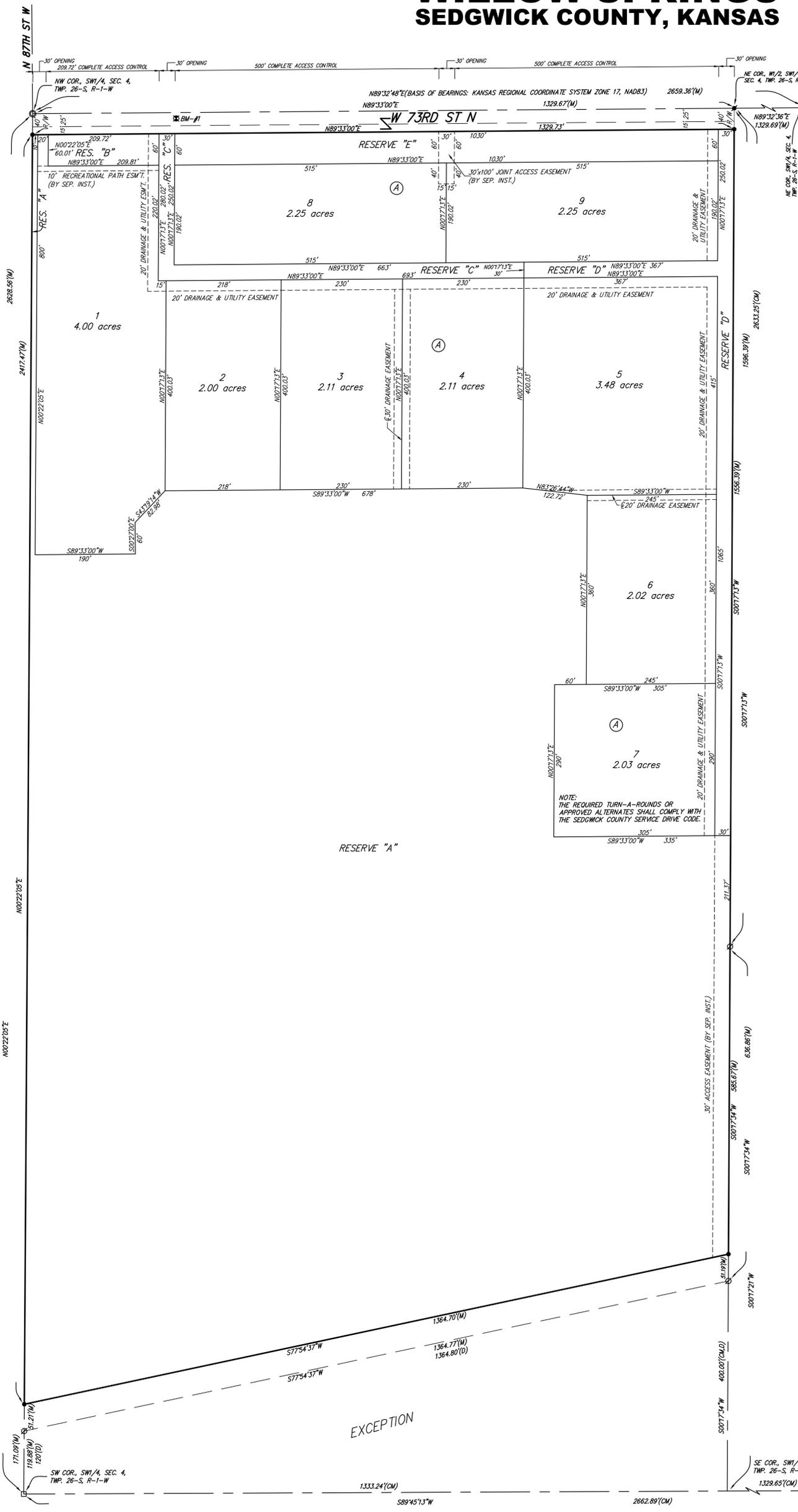


FINAL PLAT

WILLOW SPRINGS

SEDGWICK COUNTY, KANSAS



State of Kansas) Sedgwick County) SS We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "WILLOW SPRINGS ADDITION", Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as the West Half of the Southwest Quarter of Section 4, Township 26 South, Range 1 West, of the Sixth Principal Meridian, Sedgwick County, Kansas, EXCEPT that part of the West Half of said Southwest Quarter, more particularly described as follows: Beginning at the southwest corner of said Southwest Quarter, a distance of 171.09 feet; THENCE N00°22'05"E, a distance of 1364.70 feet, to the east boundary line of said West Half; THENCE S00°17'34"W, a distance of 451.19 feet, to the southeast corner of said West Half; THENCE S89°45'13"W, a distance of 1333.24 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 SW Quarter of Section 4, Township 26 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas.

Baughman Company, P.A.

_____, Surveyor

Jonathan C. Hubbell, P.S. #1680

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, a Block, a Street, and Reserves, to be known as "WILLOW SPRINGS ADDITION", Sedgwick County, Kansas. 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. The drainage easements are hereby granted to the public as indicated for drainage purposes. The street is hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for open space, landscaping, lakes, and drainage purposes, recreational uses. Reserve "B" is hereby reserved for open space, landscaping, drainage purposes, berms, and utilities as confined to easement. Reserves "C" & "D" are hereby reserved for open space, landscaping, drainage purposes, private drives, and utilities. Reserve "C" shall provide access to Lots 2, 3, and 4, Block A. Reserve "D" shall provide access to Lots 5, 6, and 7, Block A. Reserve "E" is hereby reserved for open space, landscaping, drainage purposes, berms, utilities as confined to easement, and private drives as confined to easement. Reserves "A", "B", "C", "D", and "E" shall be owned and maintained by the homeowners association for the addition. FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat. Access controls shall be as depicted on the face of the plat and are hereby granted to the appropriate governing body.

Sharp Holdings, LLC,
a Kansas limited liability company

_____, Member

Craig A. Sharp

State of Kansas) Sedgwick County) SS The foregoing instrument acknowledged before me, this _____ day of _____, 2025, by Craig A. Sharp, Member of Sharp Holdings, LLC, a Kansas limited liability company, on behalf of the limited liability company.

_____, Notary Public

My App't. Exp. _____

This plat of "WILLOW SPRINGS ADDITION", Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 2025.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair

Bryan K. Frye

_____, Secretary

Scott A. Wadle

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of Sedgwick County, Kansas, this _____ day of _____, 2025.

_____, Chairman

Ryan Baty, Fourth District

ATTEST: _____, County Clerk

Kelly B. Arnold

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2025.

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

Entered on transfer record this _____ day of _____, 2025.

_____, County Clerk

Kelly B. Arnold

State of Kansas) Sedgwick County) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 2025 at _____ o'clock _____ M; and is duly recorded.

_____, Register of Deeds

Tonya Buckingham

_____, Deputy

Kenly Zehring

We the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "WILLOW SPRINGS ADDITION", Sedgwick County, Kansas.

Peoples Bank and Trust Company

State of Kansas) Sedgwick County) SS The foregoing instrument acknowledged before me, this _____ day of _____, 2025, by _____, of Peoples Bank and Trust Company, on behalf of the bank.

_____, Notary Public

My App't. Exp. _____

Date of Preparation: March 13, 2025

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

● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
○ = #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

LOT	BLOCK	ELEVATION
1-7	A	1359.0

WILLOW SPRINGS ADDITION
March 13, 2025

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

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