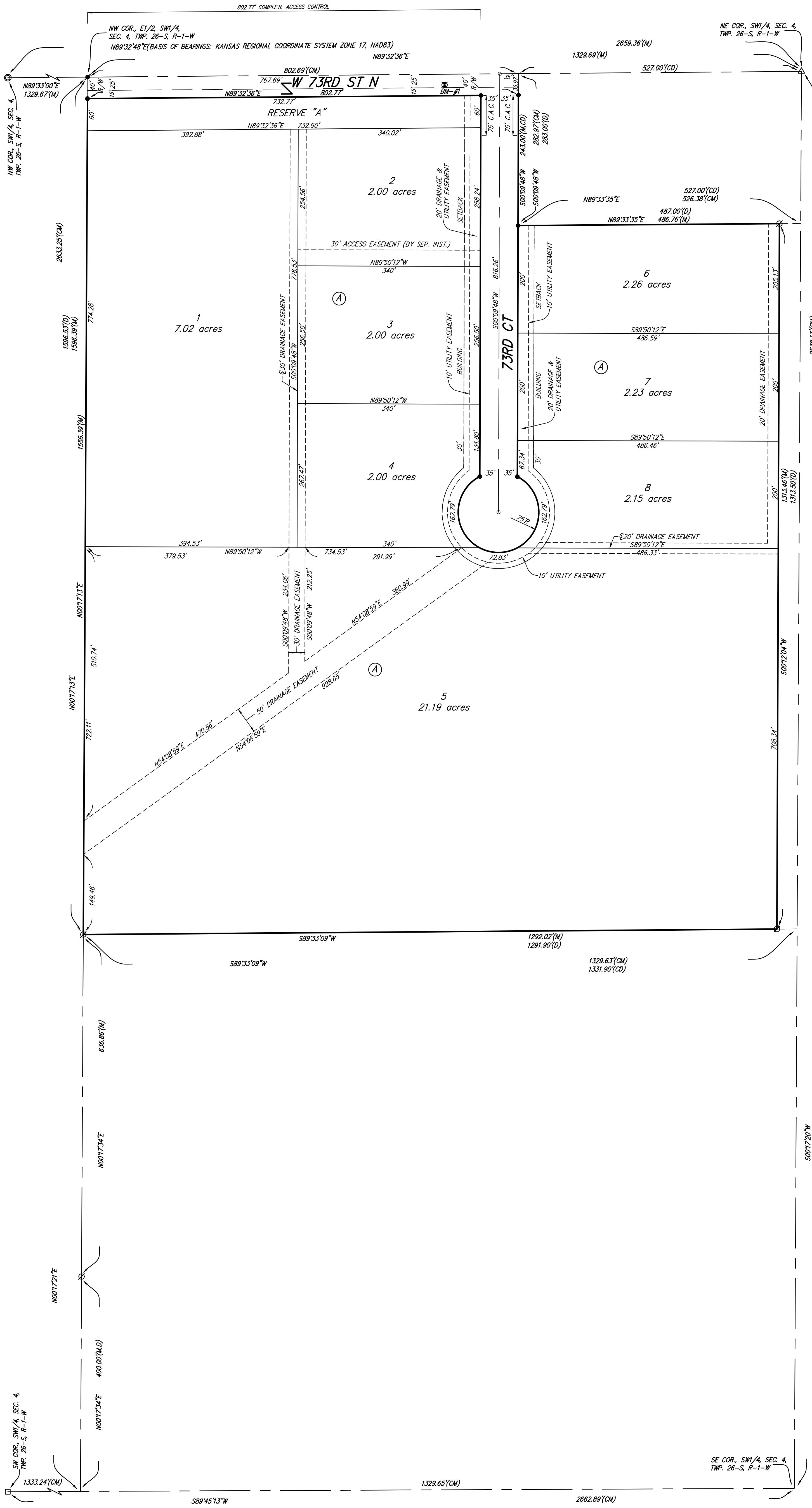


FINAL PLAT

WILLOW SPRINGS 2ND ADDITION

SEDGWICK COUNTY, KANSAS



State of Kansas) SS We, Baughman Company, P.A., Surveyors in aforesaid Sedgwick 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 that part of the East Half 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 aforesaid county and state on January 28, 2025, more particularly described as follows: Beginning at the northwest corner of said East Half, THENCE N89°32'36"E, coincident with the north boundary line of said Southwest Quarter, a distance of 802.69 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 west boundary line of the East Half of said Southwest Quarter; THENCE N00°17'13"E, coincident with the west boundary line of the East Half of said Southwest Quarter, a distance of 1596.53 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, Streets, and a Reserve, to be known as "WILLOW SPRINGS 2ND 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 streets are hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for open space, landscaping, drainage purposes, berms, and utilities as confined to easement. Reserve "A" shall be owned and maintained by a 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.

Willow Springs, LLC,
a Kansas limited liability company

_____, Member
Craig A. Sharp

State of Kansas) 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 2ND 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.

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

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

_____, County Clerk
Kelly B. Arnold

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 _____ day of _____, 2025 at _____ o'clock _____ M.; and is duly recorded.

_____, Register of Deeds
Tonya Buckingham

_____, Deputy
Kenly Zehring

WILLOW SPRINGS 2ND ADDITION
Revised: April 23, 2025
March 13, 2025

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

BENCHMARK:
BM-#1: 600 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: 600 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

LOT	BLOCK	ELEVATION
5	A	1359.0

NOTE: AN EASEMENT FOR PIPELINE IN FAVOR OF SKELLY PIPELINE COMPANY, AS EVIDENCED BY "CONVEYANCE OF PIPELINE AND ASSIGNMENT OF RIGHTS TO EASEMENTS" (FILM 24, PAGE 063). THE LOCATION OF EASEMENT CANNOT BE ASCERTAINED FROM RECORD INFORMATION.

State of Kansas) 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. _____

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.

E:\Projects\Willow Springs Addition_24-05-P029 (Sharp, 73rd Plat)\PlatDrawings\Willow Springs 2nd F.dwg