

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 "COLT MEADOWS ADDITION, 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. The wall easement is hereby granted as indicated for the construction and maintenance of a private screening wall and utility main lines and service lines shall be allowed to cross this easement. 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 Department of Engineering. The streets are hereby dedicated to and for the use of the public. No obstructions shall be constructed or placed within the street stubs providing future access to adjacent properties. Reserve "A" is hereby reserved for open space, landscaping, lakes, drainage purposes, and utilities as confined to easements. Reserve "B" is hereby reserved for entry monuments, landscaping, open space, streets, and drainage purposes. Reserves "A" & "B" shall be owned and maintained by the homeowners association for the addition. 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 appropriate governing body. 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.

COLT MEADOWS ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

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

Chisholm Trail State Bank N/K/A Stry Bank

State of Kansas) SS
Sedgwick County) We, the undersigned instrument acknowledged before me, this 4th day of April, 2022, by Zach West, Executive Vice President of Chisholm Trail State Bank, on behalf of the bank. (Title) President *N/K/A Stry Bank

Dena L. Goodall, Notary Public
My App't. Exp. 3-23-2025

State of Kansas) SS
Sedgwick County) We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "COLT MEADOWS ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as That part of the Northwest Quarter of Section 14, Township 28 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas described as follows: Beginning at the southwest corner of said Northwest Quarter, a distance of 647.11 feet; thence easterly perpendicular to the west line of said Northwest Quarter, a distance of 838.19 feet; thence northerly with a deflection angle to the left of 90°00'00", a distance of 642.00 feet; thence easterly with a deflection angle of the right of 90°00'00", a distance of 537.19 feet, more or less, to the intersection with the west line of Tract No. 5 of the Wichita and Valley Center Big Slough - Cowskin Floodway as condemned in Condemnation Case A-30410, and now known as the MS Mitch Mitchell Floodway; thence south-southeasterly coincident with the west line of said Tract No. 5 to the intersection with the south line of said Northwest Quarter; thence westerly coincident with the south line of said Northwest Quarter to the point of beginning, all being subject to road rights-of-way of record.

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

Dated this 3rd day of February, 2022.
Wichita-Sedgwick County Metropolitan Area Planning Commission



William M. Johnson, Chair

Scott A. Wadle, Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 4th day of April, 2022.

Brandon J. Whipple, Mayor, City of Wichita

Karen Sublett, City Clerk

Colt Meadows 1 LLC,
a Kansas limited liability company

Miles D. Millspough, Manager

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before me, this 1st day of April, 2022, by Miles D. Millspough, Manager of the Colt Meadows 1 LLC, a Kansas limited liability company, on behalf of the limited liability company.

Lynette A. Sauber, Notary Public

My App't. Exp. 09-20-2022

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512b, as amended.

All being situated in the NW Quarter of Section 14, Township 28 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas.

Baughman Company, P.A.

Preston A. Stewart, P.S.

**FOR REFERENCE ONLY
NOT TO SCALE**

on this 5th day of May, 2022, in accordance with K.S.A. 58-2005

Kelly B. Arnold, Deputy County Surveyor
Sedgwick County, Kansas

Entered on transfer record this 10th day of May, 2022.

Kelly B. Arnold, County Clerk

State of Kansas) SS
Sedgwick County) This is to certify that this plat has been filed for record in the office of the Register of Deeds, this 10th day of May, 2022 at 12:03:40 P.M. and is duly recorded.

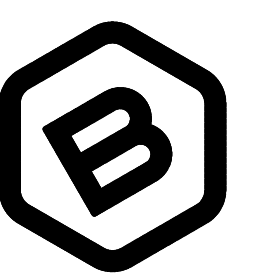
Tonya Buckingham, Register of Deeds

Kenny Zeiring, Deputy

COLT MEADOWS ADDITION

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

PRELIMINARY PLAN. NOT FOR CONSTRUCTION.
This document is preliminary in nature and is not a final, signed and sealed document.



BAUGHMAN COMPANY

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

COLT MEADOWS ADD.
Phase 1

COPY OF PLAT

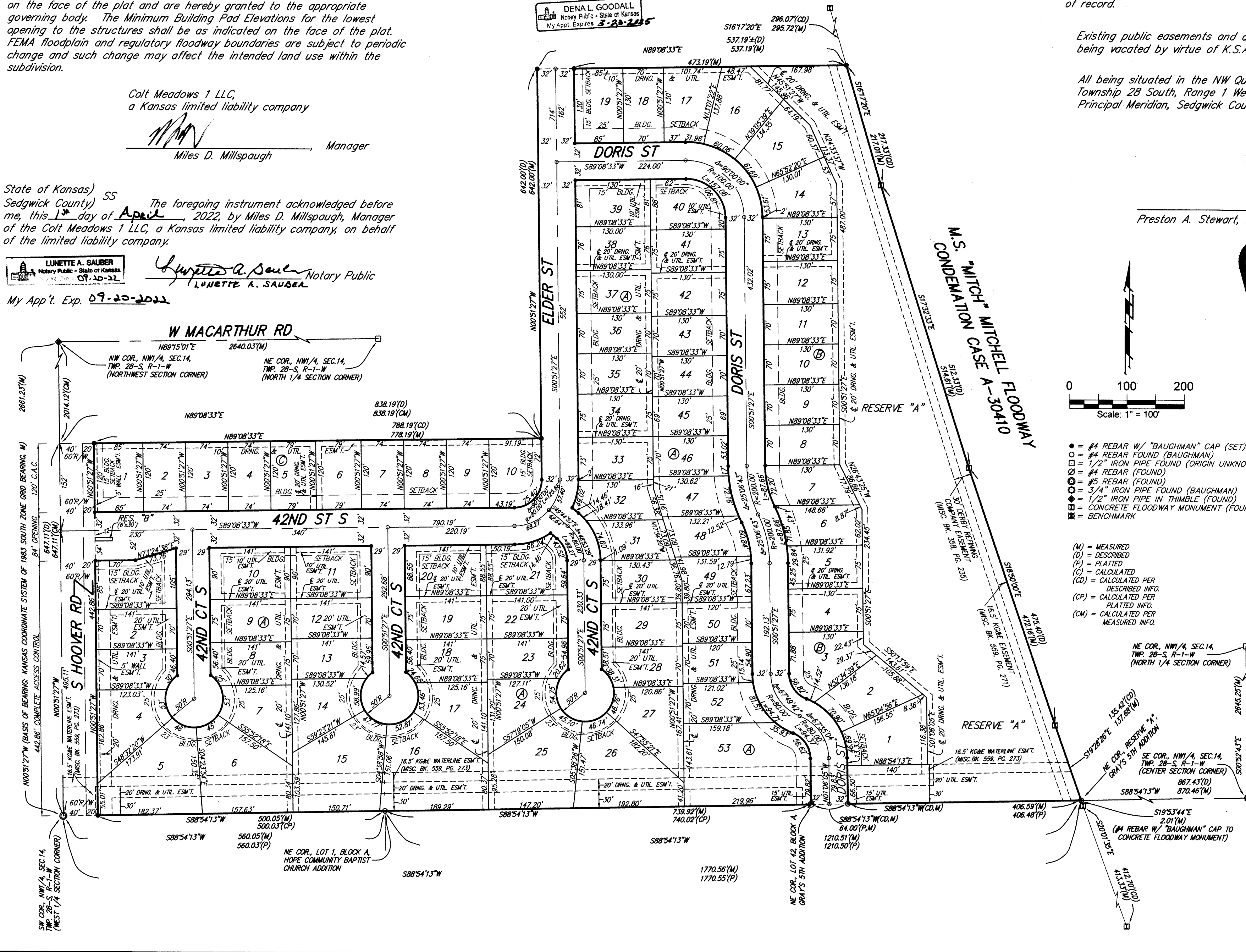
STREET IMPROVEMENTS

PROJECT NUMBER:
22-04-E166

DESIGN: DRAWN:

DATE: August 23, 2022

SHEET OF
32 32



MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES

LOT	BLOCK	ELEVATION
1-19	A	NAVD88
1-19	B	1294.0

- #4 REBAR W/ "BAUGHMAN" CAP (SET)
 - #4 REBAR FOUND (BAUGHMAN)
 - 1/2" IRON PIPE FOUND (ORIGIN UNKNOWN)
 - #4 REBAR (FOUND)
 - #5 REBAR (FOUND)
 - 3/4" IRON PIPE FOUND (BAUGHMAN)
 - 1/2" IRON PIPE IN THIMBLE (FOUND)
 - CONCRETE FLOODWAY MONUMENT (FOUND)
 - BENCHMARK
- (M) = MEASURED
(D) = DESCRIBED
(P) = PLATTED
(C) = CALCULATED
(CO) = CALCULATED PER DESCRIBED INFO.
(CP) = CALCULATED PER PLATTED INFO.
(CM) = CALCULATED PER MEASURED INFO.

BENCHMARK #1
TOP OF 1" ALUMINUM MKEC DISC SOUTH SIDE OF FIELD ENTRANCE 35' WEST OF HOOVER ROAD, 17' N.E. OF POWER POLE 28' SOUTH AND 35' WEST OF NE CORNER, SEC. 15, T28S, R1W, ELEV. = 1285.88 NAVD88

BENCHMARK #2
CROSS CURB OF CURB NORTH SIDE OF NORTH CIRCLE DRIVE TO OATVILLE ELEMENTARY, 3' WEST OF FIRE HYDRANT, 7' EAST OF FENCE CORNER, 373' NORTH AND 48' WEST OF NE CORNER, SEC. 15, T28S, R1W, ELEV. = 1315.78 NAVD88

NOTE:
ALL LOTS WITHIN COLT MEADOWS ADDITION SHALL HAVE A 5 FOOT SIDE YARD BUILDING SETBACK.

DRAINAGE PLAN 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 City Engineer) and shall be undisturbed 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.

EASEMENT NOTES:
Existing Blanket Cities Service Gas Company Pipeline Right of Way for a residential gas tap over the Northwest Quarter of Sec. 14, Twp. 28-S, R-1-W of the Sixth Principal Meridian, Sedgwick County, Kansas, (Misc. Book 152, Page 607), no record of assignment. No pipeline within plat legal description.

Existing Kansas Gas Supply Corporation Valve Site Agreement over the Northwest Quarter of Sec. 14, Twp. 28-S, R-1-W of the Sixth Principal Meridian, Sedgwick County, Kansas, (Film 416, Page 216), now assigned to ONE Gas, Inc. (Doc#/Film-Pg: 29803419). Valve located north of plat legal description.

