

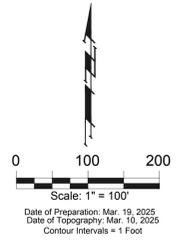
PRELIMINARY PLAT
YOUNG 2ND ADDITION
 WICHITA, SEDGWICK COUNTY, KANSAS

LAZY V. LLC
 1700 WATERWAY PKWY, BLDG 500
 WICHITA, KS 67206 ZONED "SR"

MATTHEW HENRY
 13150 E 29TH ST N
 WICHITA, KS 67228
 ZONED "RR"

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 13150 E 29TH ST N
 WICHITA, KS 67228
 ZONED "RR"

CHARLES PIERSON & CAREN WINDLE
 13300 E 29TH ST N
 WICHITA, KS 67228
 ZONED "RR"



Date of Preparation: Mar. 19, 2025
 Date of Topography: Mar. 10, 2025
 Contour Intervals = 1 Foot

OWNER/DEVELOPER:
 RACS HOLDINGS, LLC
 477N. WOODS NORTH, SUITE 303
 10333 E 21ST ST STE 303
 WICHITA, KS 67206

LEGAL DESCRIPTION:
 That portion of the Northwest Quarter, Section 2, Township 27 South, Range 2 East, Sixth Principal Meridian, Sedgewick County, Kansas, more particularly described as follows: All of said Northwest Quarter, EXCEPT that part platted as Young Moon Addition, Sedgewick County, Kansas, as filed in the office of the register of deeds; AND EXCEPT that part described as Beginning 384.80 feet south of the Northwest corner of said Northwest Quarter; THENCE East parallel with the west line of said Northwest Quarter, 466.69 feet; THENCE South parallel with the north line of said Northwest Quarter, 470.50 feet; THENCE West, parallel with the north line of said Northwest Quarter, a distance of 466.69 feet to a point on the west line of said Northwest Quarter, a distance of 466.69 feet; THENCE North on said west line, a distance of 470.50 feet to the point of beginning; ALSO EXCEPT that part described as: Commencing at the Northwest corner of said Northwest Quarter; THENCE N89°59'46"E, a distance of 1670.78 feet, for a Point of Beginning; THENCE N89°59'46"E, a distance of 1670.78 feet, for a Point of Beginning; THENCE N01°22'20"E, a distance of 884.69 feet, to the northeast corner of said Northwest Quarter; THENCE S00°30'21"E, coincident with the east boundary line of said Northwest Quarter, a distance of 1665.65 feet; to the southeast corner of said Northwest Quarter; THENCE S88°34'40"W, coincident with the south boundary line of said Northwest Quarter, a distance of 1365.35 feet; THENCE N01°22'20"E, a distance of 166.06 feet; THENCE N45°55'24"E, a distance of 103.67 feet; THENCE N00°55'52"E, a distance of 46.16 feet; THENCE N03°46'25"E, a distance of 355.24 feet; THENCE N20°02'10"E, a distance of 302.65 feet; THENCE N09°03'23"E, a distance of 244.94 feet; THENCE S81°11'08"E, a distance of 76.16 feet, to a point of tangency; THENCE along said curve, having a radius of 454.00 feet, a distance of 454.00 feet, to the northeast corner of said Northwest Quarter; THENCE N29°19'25"W, a distance of 132.88 feet; THENCE N63°24'31"E, a distance of 100.82 feet; THENCE N67°25'31"W, a distance of 131.29 feet; THENCE N29°19'25"W, a distance of 142.57 feet; THENCE N18°49'21"E, a distance of 139.97 feet; THENCE S83°24'31"W, a distance of 68.01 feet; THENCE N70°04'19"E, a distance of 211.39 feet; THENCE N29°19'25"W, a distance of 102.42 feet; THENCE N00°55'46"W, a distance of 372.16 feet, to the point of beginning.

RESERVE USES:
 Reserves "A" and "B" are hereby reserved for open space, landscaping, entry monuments, streets, drainage purposes and utilities. Reserves "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T", "U", "V", "W", "X", "Y" and "Z" are hereby reserved for open space, landscaping, entry monuments, berms, drainage purposes and utilities as confined to easements. Reserves "A" through "Z" are hereby reserved for open space, landscaping, lakes, berms, drainage purposes and utilities as confined to easements. Reserve "A" is hereby reserved for open space, landscaping, lakes, berms, drainage purposes and utilities as confined to easements. Reserve "B" is hereby reserved for open space, landscaping, lakes, berms, drainage purposes and utilities as confined to easements. Reserve "C" is hereby reserved for open space, landscaping, lakes, berms, drainage purposes and utilities as confined to easements. Reserve "D" is hereby reserved for open space, landscaping, lakes, berms, drainage purposes and utilities as confined to easements. Reserve "E" is hereby reserved for open space, landscaping, lakes, berms, drainage purposes and utilities as confined to easements. Reserve "F" is hereby reserved for open space, landscaping, lakes, berms, drainage purposes and utilities as confined to easements. Reserve "G" is hereby reserved for open space, landscaping, lakes, berms, drainage purposes and utilities as confined to easements. Reserve "H" is hereby reserved for open space, landscaping, lakes, berms, drainage purposes and utilities as confined to easements. Reserve "I" is hereby reserved for open space, landscaping, lakes, berms, drainage purposes and utilities as confined to easements. Reserve "J" is hereby reserved for open space, landscaping, lakes, berms, drainage purposes and utilities as confined to easements. Reserve "K" is hereby reserved for open space, landscaping, lakes, berms, drainage purposes and utilities as confined to easements. Reserve "L" is hereby reserved for open space, landscaping, lakes, berms, drainage purposes and utilities as confined to easements. Reserve "M" is hereby reserved for open space, landscaping, lakes, berms, drainage purposes and utilities as confined to easements. Reserve "N" is hereby reserved for open space, landscaping, lakes, berms, drainage purposes and utilities as confined to easements. Reserve "O" is hereby reserved for open space, landscaping, lakes, berms, drainage purposes and utilities as confined to easements. Reserve "P" is hereby reserved for open space, landscaping, lakes, berms, drainage purposes and utilities as confined to easements. Reserve "Q" is hereby reserved for open space, landscaping, lakes, berms, drainage purposes and utilities as confined to easements. Reserve "R" is hereby reserved for open space, landscaping, lakes, berms, drainage purposes and utilities as confined to easements. Reserve "S" is hereby reserved for open space, landscaping, lakes, berms, drainage purposes and utilities as confined to easements. Reserve "T" is hereby reserved for open space, landscaping, lakes, berms, drainage purposes and utilities as confined to easements. Reserve "U" is hereby reserved for open space, landscaping, lakes, berms, drainage purposes and utilities as confined to easements. Reserve "V" is hereby reserved for open space, landscaping, lakes, berms, drainage purposes and utilities as confined to easements. Reserve "W" is hereby reserved for open space, landscaping, lakes, berms, drainage purposes and utilities as confined to easements. Reserve "X" is hereby reserved for open space, landscaping, lakes, berms, drainage purposes and utilities as confined to easements. Reserve "Y" is hereby reserved for open space, landscaping, lakes, berms, drainage purposes and utilities as confined to easements. Reserve "Z" is hereby reserved for open space, landscaping, lakes, berms, drainage purposes and utilities as confined to easements.

BUILDING SETBACK NOTE:
 ALL LOTS WITHIN YOUNG 2ND ADDITION SHALL HAVE A 5 FOOT SIDE YARD BUILDING SETBACK.

BENCHMARK:
 BM-#1: "X" CHISELED ON NORTH SIDE OF FLUME, WEST SIDE OF N 127TH ST E, 317'± WEST AND 1633.5± NORTH OF SW COR., NW1/4, SEC. 2, TWP. 27-S, R-2-E, ELEV. = 1389.74 NAVD88

BM-#2: SQUARE CHISELED ON NORTH SIDE OF HEADWALL, WEST SIDE OF N 127TH ST E, 22.5'± WEST AND 143.5± SOUTH OF NW COR., NW1/4, SEC. 2, TWP. 27-S, R-2-E, ELEV. = 1382.87 NAVD88

NOTE: FEMA Floodplain Boundaries are scaled per location per the FEMA FIRM Panel 381 of 690 for Sedgewick County, Kansas, Map Number 2017X00381G.

- = #4 REBAR (FOUND)
- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- △ = #4 REBAR W/ "TREE" CAP (FOUND)
- ◇ = 3/4" IRON (FOUND)
- = #4 REBAR W/ "TILES" CAP (FOUND)
- = 2" ALUMINUM SEDGWICK COUNTY CAP (FOUND)
- = STONE (FOUND)
- ⊠ = BENCHMARK
- (M) = MEASURED
- (D) = DESCRIBED
- (P) = PLATTED
- (CM) = CALCULATED MEASURED
- (BOB) = BASIS OF BEARINGS: KANSAS GRID SOUTH, NAD83

- = Cable TV Pedestal
- = Drop Inlet
- = Electric Box
- = Fire Hydrant
- = Guy Anchor
- = Light Pole
- = Mail Box
- = Power Pole
- = Sign
- = Sanitary Sewer Manhole
- = ATT Pedestal
- = Stormwater Sewer Manhole
- = Tree
- = Cased Well
- = Water Meter
- = Water Valve
- = Transformer
- = Yard Hydrant (Spigot)



VICINITY MAP
 SEC. 2, T27S, R2E

YOUNG 2ND ADDITION
 May 15, 2025

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

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