

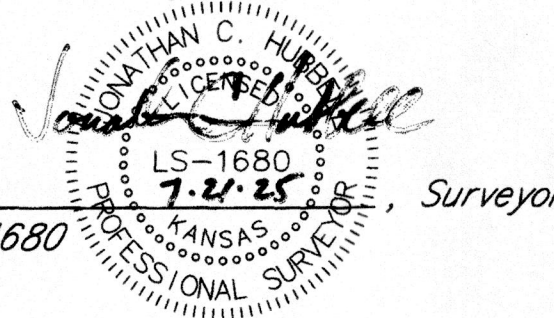
YOUNG 2ND ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgwick County) do hereby certify that we have surveyed and platted "YOUNG 2ND ADDITION", Wichita, Sedgwick County, Kansas and the accompanying plat is a true and correct exhibit of the property surveyed, described as That portion of the Northwest Quarter, Section 2, Township 27 South, Range 2 East, Sixth Principal Meridian, Sedgwick County, Kansas, more particularly described as follows: All of said Northwest Quarter; EXCEPT that part platted as Young Moon Addition, Sedgwick 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 north line of said Northwest Quarter, 466.69 feet; THENCE South parallel with the west 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; 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, coincident with the north boundary line of said Northwest Quarter, a distance of 1670.78 feet, for a Point of Beginning; THENCE N89°59'46"E, coincident with the north boundary line of said Northwest Quarter, a distance of 984.69 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 2665.65 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°25'20"E, a distance of 186.06 feet; THENCE N45°58'24"E, a distance of 102.67 feet; THENCE N09°53'36"E, a distance of 48.16 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 S61°11'06"E, a distance of 76.16 feet, to a point of tangency and a curve to the left; THENCE along said curve, having a radius of 454.00 feet, a delta of 79°18'30"; an arc length of 628.42 feet, a chord bearing of N79°09'39"E, and a chord distance of 579.44 feet, to a point of reverse curvature; THENCE along said curve, having a radius of 371.00 feet, a delta of 102°53'35"; an arc length of 67.51 feet, a chord bearing of N44°43'11"E, and a chord distance of 67.42 feet, to a point of non-tangency; THENCE N40°04'01"W, a distance of 58.00 feet; THENCE N26°35'29"W, a distance of 421.33 feet; THENCE N14°30'11"E, a distance of 127.88 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 S63°24'31"W, a distance of 68.01 feet; THENCE N77°00'43"W, a distance of 211.39 feet; THENCE N29°19'25"W, a distance of 102.42 feet; THENCE N00°30'46"W, a distance of 372.16 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 Northwest Quarter of Section 2, Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas.

Baughman Company, P.A.



Jonathan C. Hubbell, P.S. #1680

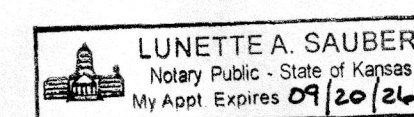
Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Blocks, Reserves, and Streets, to be known as "YOUNG 2ND ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted to the public as indicated 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. 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. The drainage easements are hereby granted to the public as indicated for drainage purposes. No private drainage systems shall be located within public drainage easements unless a Residential Drainage Relief Permit is obtained from the City of Wichita Public Works & Utilities Department. The street, drainage, and utility easements are hereby granted to the public as indicated for street purposes, for drainage purposes, and for the construction and maintenance of all public utilities. The pedestrian access easements are hereby granted to the public as indicated for the construction and maintenance of a public sidewalk and no fences or any other obstructions shall be located within these easements. 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. Reserves "A" and "B" are hereby reserved for open space, landscaping, entry monuments, streets, drainage purposes and utilities. Reserves "C", "D", "E", "F", and "G" are hereby reserved for open space, landscaping, entry monuments, berms, drainage purposes and utilities as confined to easements. Reserves "H" and "I" are hereby reserved for open space, landscaping, lakes, berms, drainage purposes and utilities as confined to easements. Reserve "J" is hereby reserved for open space, walking paths, landscaping, lakes, floodplain, floodway, drainage purposes, and utilities as confined to easements. Reserve "K" is hereby reserved for open space, walking paths, landscaping, neighborhood swimming pool and related appurtenances, playground, parking, sport courts, lakes, floodplain, floodway, drainage purposes, and utilities as confined to easements. Reserve "L" is hereby reserved for open space, landscaping, private streets, sidewalks, gates, drainage purposes, and a public utility and drainage easement. No regrading within abutting rights-of-way shall be allowed with the construction of the berms allowed within reserves. The berms cannot impact access to or bury manholes, water valves and/or water meters. Reserves "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", & "L" 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.

RACS Holdings, LLC,
a Kansas limited liability company

Jay W. Russell, President of
J Russell Development and Management, Inc.

Nicholas A. Cowgill, Manager of
127 Management, LLC

State of Kansas) SS The foregoing instrument acknowledged before me, this 21st day of July, 2025, by Jay W. Russell, as President of J Russell Development and Management Inc, as Manager of RACS Holdings, LLC, a Kansas limited liability company, on behalf of the limited liability company;



My App'l. Exp. 07/20/2026

State of Kansas) SS The foregoing instrument acknowledged before me, this 21st day of July, 2025, by Nicholas A. Cowgill, as Manager of 127 Management, LLC, as Manager of RACS Holdings, LLC, a Kansas limited liability company, on behalf of the limited liability company.



My App'l. Exp. 07/20/2026

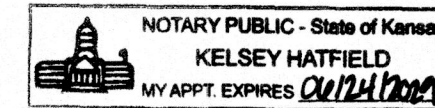
We the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "YOUNG 2ND ADDITION", Wichita, Sedgwick County, Kansas.

Peoples Bank and Trust Company

Marcus Houghton, Market President
MARCUS HOUGHTON (Title)

State of Kansas) SS The foregoing instrument acknowledged before me, this 19th day of July, 2025, by Marcus Houghton, MARKET PRESIDENT of Peoples Bank and Trust Company, on behalf of the bank.

Kelley Hatfield, Notary Public
My App'l. Exp. 01/24/2029



This plat of "YOUNG 2ND ADDITION", Wichita, 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

Bryan K. Frye, 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 ___ day of ___, 2025.

Lily Wu, Mayor
City of Wichita

Shinita Rice, Deputy City Clerk

Reviewed in accordance with K.S.A. 58-2005
on this ___ day of ___, 2025.
FINAL TRACING REC'D
RECEIVED 07/20/2025
CITY HALL - ENGINEERING
MAIL STOP 1-71
Arceli Rosas
FOR YOUR FILES

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

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

Kelly B. Arnold, County Clerk

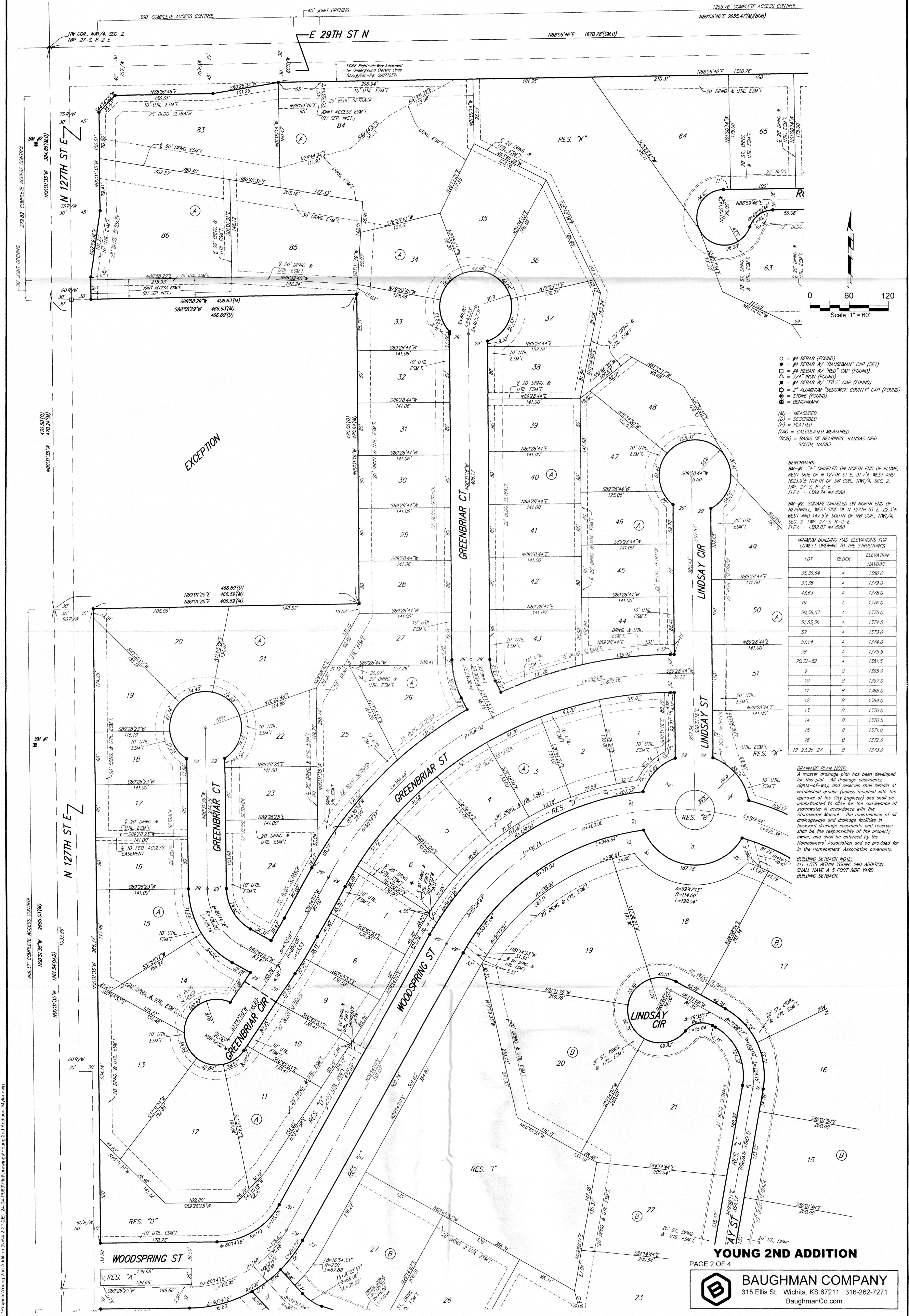
State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this ___ day of ___, 2025 at ___ o'clock ___ M; and is duly recorded.

Tonya Buckingham, Register of Deeds

Kenly Zehring, Deputy

YOUNG 2ND ADDITION
PAGE 1 OF 4
BAUGHMAN COMPANY
315 Ellis St. Wichita, KS 67211 316-262-7271
BaughmanCo.com

YOUNG 2ND ADDITION WICHITA, SEDGWICK COUNTY, KANSAS



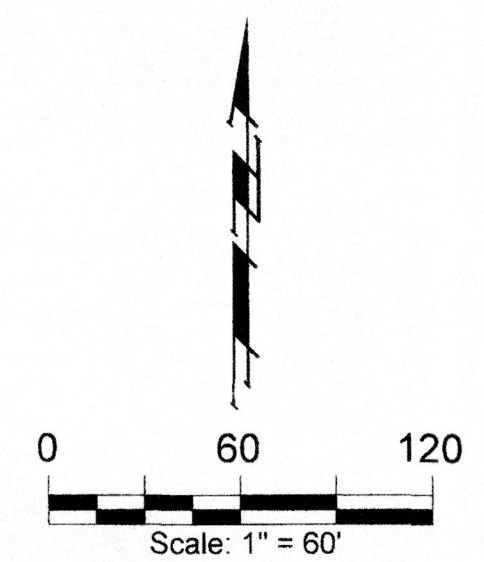
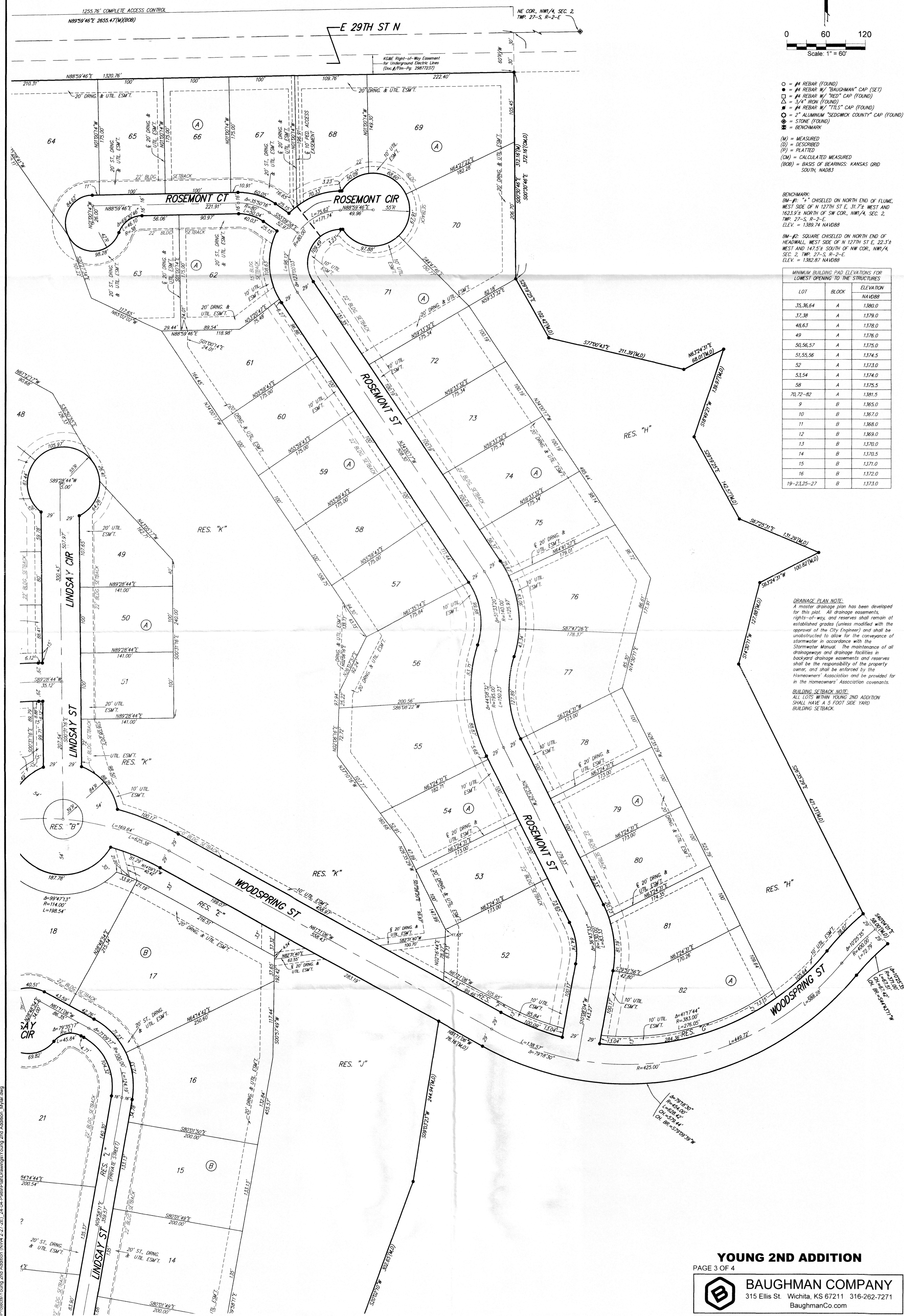
- = #4 REBAR (FOUND)
 - = #4 REBAR W/ "BAUGHMAN" CAP (SET)
 - ◐ = #4 REBAR W/ "RED" CAP (FOUND)
 - △ = #4" IRON (FOUND)
 - ◑ = #4 REBAR W/ "TILES" CAP (FOUND)
 - ◒ = 2" ALUMINUM "SEDGWICK COUNTY" CAP (FOUND)
 - ⊕ = STONE (FOUND)
 - ⊙ = BENCHMARK
- (M) = MEASURED
(D) = DESCRIBED
(P) = PLATTED
(CM) = CALCULATED MEASURED
(BOB) = BASIS OF BEARINGS: KANSAS GRID SOUTH, NAD83
- BENCHMARK:
BM-#1: "X" CHISELED ON NORTH END OF FLUME, WEST SIDE OF N 127TH ST E, 31.75' WEST AND 162.35' NORTH OF SW COR. NW 1/4, SEC. 2, TWP. 27-S, R-2-E. ELEV. = 1389.74 NAVD08
BM-#2: SQUARE CHISELED ON NORTH END OF HEADWALL, WEST SIDE OF N 127TH ST E, 22.3' WEST AND 143.55' SOUTH OF NW COR. NW 1/4, SEC. 2, TWP. 27-S, R-2-E. ELEV. = 1382.87 NAVD08

| LOT | BLOCK | ELEVATION NAVD08 |
|-------------|-------|------------------|
| 35,36,64 | A | 1380.0 |
| 37,38 | A | 1379.0 |
| 48,63 | A | 1378.0 |
| 49 | A | 1378.0 |
| 50,56,57 | A | 1375.0 |
| 51,55,56 | A | 1374.5 |
| 52 | A | 1373.0 |
| 53,54 | A | 1374.0 |
| 58 | A | 1375.5 |
| 70,72-82 | A | 1381.5 |
| 9 | D | 1365.0 |
| 10 | B | 1367.0 |
| 11 | B | 1368.0 |
| 12 | B | 1369.0 |
| 13 | B | 1370.0 |
| 14 | B | 1370.5 |
| 15 | B | 1371.0 |
| 16 | B | 1372.0 |
| 19-23,25-27 | B | 1373.0 |

DRAINAGE PLAN NOTE:
A master drainage plan has been developed for this plot. 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 unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual. The maintenance of all drainageways 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.

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

YOUNG 2ND ADDITION WICHITA, SEDGWICK COUNTY, KANSAS



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

BENCHMARK:
 BM-#1: "X" CHISELED ON NORTH END OF FLUME, WEST SIDE OF N 127TH ST E, 31.74' WEST AND 162.52' NORTH OF SW COR., NW 1/4, SEC. 2, TWP. 27-S, R-2-E, ELEV. = 1,389.74 NAVD88
 BM-#2: SQUARE CHISELED ON NORTH END OF HEADWALL, WEST SIDE OF N 127TH ST E, 22.32' WEST AND 147.52' SOUTH OF NW COR., NW 1/4, SEC. 2, TWP. 27-S, R-2-E, ELEV. = 1,382.87 NAVD88

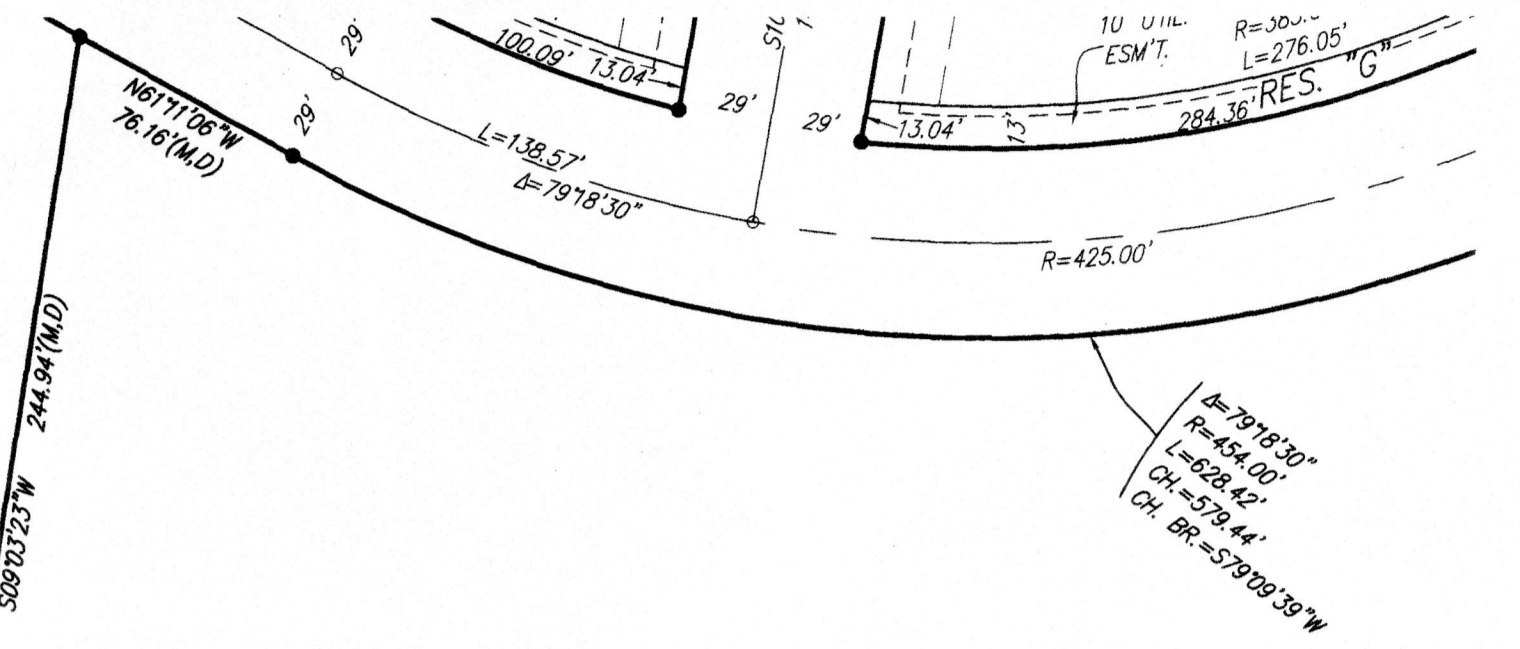
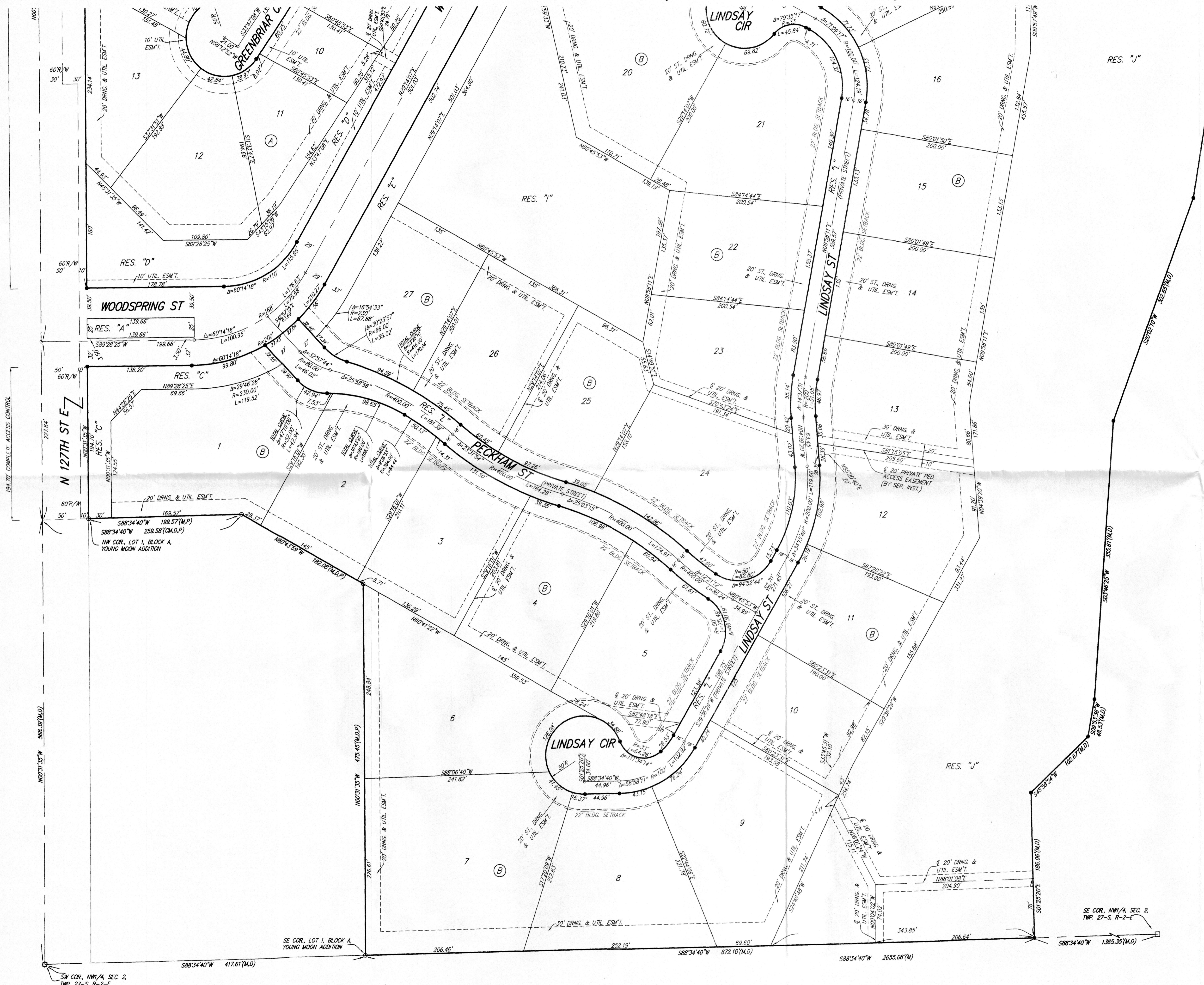
| MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES | | |
|--|-------|------------------|
| LOT | BLOCK | ELEVATION NAVD88 |
| 33, 36, 64 | A | 1,380.0 |
| 37, 38 | A | 1,378.0 |
| 48, 63 | A | 1,378.0 |
| 49 | A | 1,376.0 |
| 50, 56, 57 | A | 1,375.0 |
| 51, 55, 56 | A | 1,374.5 |
| 52 | A | 1,373.0 |
| 53, 54 | A | 1,374.0 |
| 58 | A | 1,375.5 |
| 70, 72-82 | A | 1,381.5 |
| 9 | B | 1,365.0 |
| 10 | B | 1,367.0 |
| 11 | B | 1,368.0 |
| 12 | B | 1,368.0 |
| 13 | B | 1,370.0 |
| 14 | B | 1,370.5 |
| 15 | B | 1,371.0 |
| 16 | B | 1,372.0 |
| 19-21, 25-27 | B | 1,373.0 |

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

E:\Projects\Young 2nd Addition (NW 4 2 27-2E)_24-04.dwg\p\p\Drawings\Young 2nd Addition_Mylar.dwg

YOUNG 2ND ADDITION WICHITA, SEDGWICK COUNTY, KANSAS



- = #4 REBAR (FOUND)
 - ◻ = #4 REBAR W/ "BAUGHMAN" CAP (SET)
 - ◻ = #4 REBAR W/ "RED" CAP (FOUND)
 - △ = 3/4" IRON (FOUND)
 - ◻ = #4 REBAR W/ "TILES" CAP (FOUND)
 - = 2" ALUMINUM "SEDMOK COUNTY" CAP (FOUND)
 - ⊙ = STONE (FOUND)
 - ⊙ = BENCHMARK
- (M) = MEASURED
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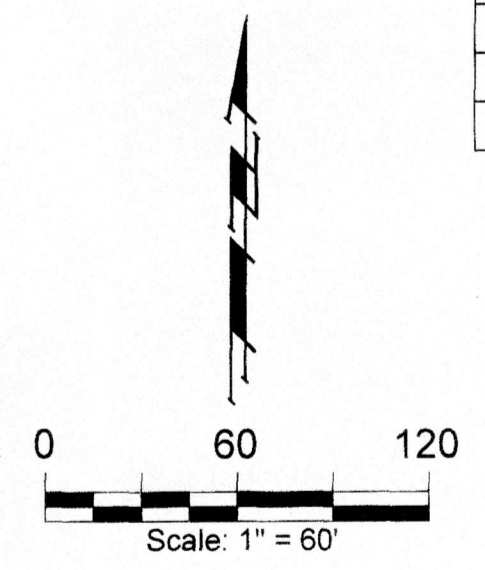
BENCHMARK:
BM-#1: "4" CHISELED ON NORTH END OF FLUME, WEST SIDE OF N 127TH ST E, 31.7± WEST AND 1623.9± NORTH OF SW COR., NW 1/4, SEC. 2, TWP. 27-S, R-2-E. ELEV. = 1389.74 NAVD88

BM-#2: SQUARE CHISELED ON NORTH END OF HEADWALL, WEST SIDE OF N 127TH ST E, 22.3± WEST AND 147.5± SOUTH OF NW COR., NW 1/4, SEC. 2, TWP. 27-S, R-2-E. ELEV. = 1382.87 NAVD88

| LOT | BLOCK | ELEVATION NAVD88 |
|-------------|-------|------------------|
| 35,36,64 | A | 1380.0 |
| 37,38 | A | 1379.0 |
| 48,63 | A | 1378.0 |
| 49 | A | 1376.0 |
| 50,56,57 | A | 1375.0 |
| 51,55,56 | A | 1374.5 |
| 52 | A | 1373.0 |
| 53,54 | A | 1374.0 |
| 58 | A | 1375.5 |
| 70,72-82 | A | 1381.5 |
| 9 | B | 1365.0 |
| 10 | B | 1367.0 |
| 11 | B | 1368.0 |
| 12 | B | 1369.0 |
| 13 | B | 1370.0 |
| 14 | B | 1370.5 |
| 15 | B | 1371.0 |
| 16 | B | 1372.0 |
| 19-23,25-27 | B | 1373.0 |

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



E:\Projects\Young 2nd Addition (NIM 2-27-2E)_24-04-09889.dwg; Young 2nd Addition, Mylar.dwg