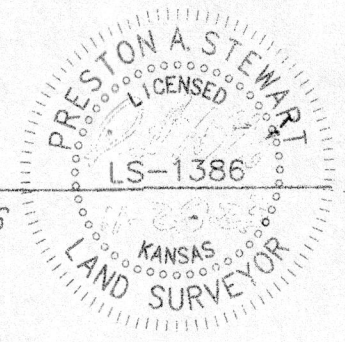


BLUESTEM ESTATES SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) aforesaid county and state do hereby certify that we have surveyed and
platted "BLUESTEM ESTATES", 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 Southeast Quarter, Section 17, Township
28 South, Range 2 East, of the Sixth P.M., Sedgwick County, Kansas,
EXCEPT the west 488.50 feet of the south 1327.50 feet of the West Half
of said Southeast Quarter. Subject to road rights of way of record.

Existing public easements, dedications, building
setbacks and access controls, if any, being
vacated by virtue of K.S.A. 12-512b, as amended.

Baughman Company, P.A.



Preston A. Stewart, P.S. #1386

Surveyor

Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate to be
platted into Lots, Blocks, a Reserve, and Streets to be known as
"BLUESTEM ESTATES", 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 easements are hereby
granted to the public as indicated for drainage purposes. 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 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. 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 streets are hereby dedicated to and for the use of the
public. Reserve "A" is hereby reserved for open space, landscaping,
drainage purposes, lakes, walking paths, utilities as confined to easement,
and berms. No regrading within abutting rights-of-way shall be allowed
with the construction of the berms allowed within Reserve "A". The berms
cannot impact access to or bury manholes, water valves, and/or water
meters. Reserve "A" shall be owned and maintained by the homeowners
association for the addition. Compliance with any platted restrictions and
applicable restrictive covenants affecting said Reserve shall be binding on
any owners, successors, heirs, or assigns. 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.

BJ Ventures, LLC,
a Kansas limited liability company

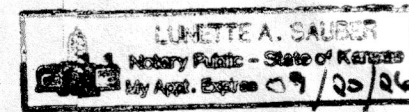
Ed Barakeh

Emad Muhammed Barakeh, Member

Ammar

Ammar Jesri, Member

State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this 5th day of December, 2023, by Emad Muhammed Barakeh,
Member, and Ammar Jesri, Member, of BJ Ventures, LLC, a Kansas limited
liability company, on behalf of the limited liability company.



Lunette A. Sauber
LUNETTE A. SAUBER, Notary Public

My App't. Exp. 09/20/2026

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

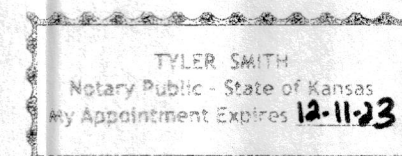
The Valley State Bank

Matt Canfield EVP
MATT CANFIELD

State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this 6th day of December, 2023, by Matt Canfield,
EVP of The Valley State Bank, on behalf of the bank.

Tyler Smith
TYLER SMITH, Notary Public

My App't. Exp. 12-11-23



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

Dated this _____ day of _____, 20____
Wichita-Sedgwick County Metropolitan Area Planning Commission

Robert Dool, 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 _____, 20____

Mayor,
City of Wichita

Jamie Buster, City Clerk

This plat approved and all dedications
shown hereon accepted by the Board of Commissioners of
Sedgwick County, Kansas, this _____ day of _____, 20____

Chairman

ATTEST: Kelly B. Arnold, County Clerk

Reviewed in accordance with K.S.A. 58-2005
on this _____ day of _____, 20____

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

Entered on transfer record this _____ day
of _____, 2024.

Kelly B. Arnold, County Clerk

State of Kansas) SS This is to certify that this plat has been
Sedgwick County) filed for record in the office of the Register of Deeds, this _____ day
of _____, 2024 at _____ o'clock _____ M., and is duly recorded.

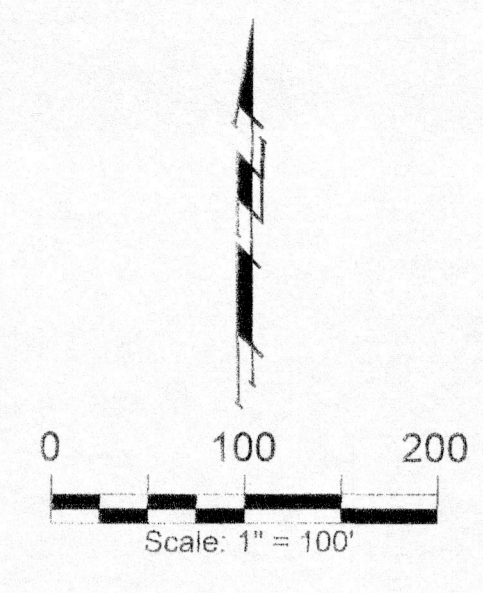
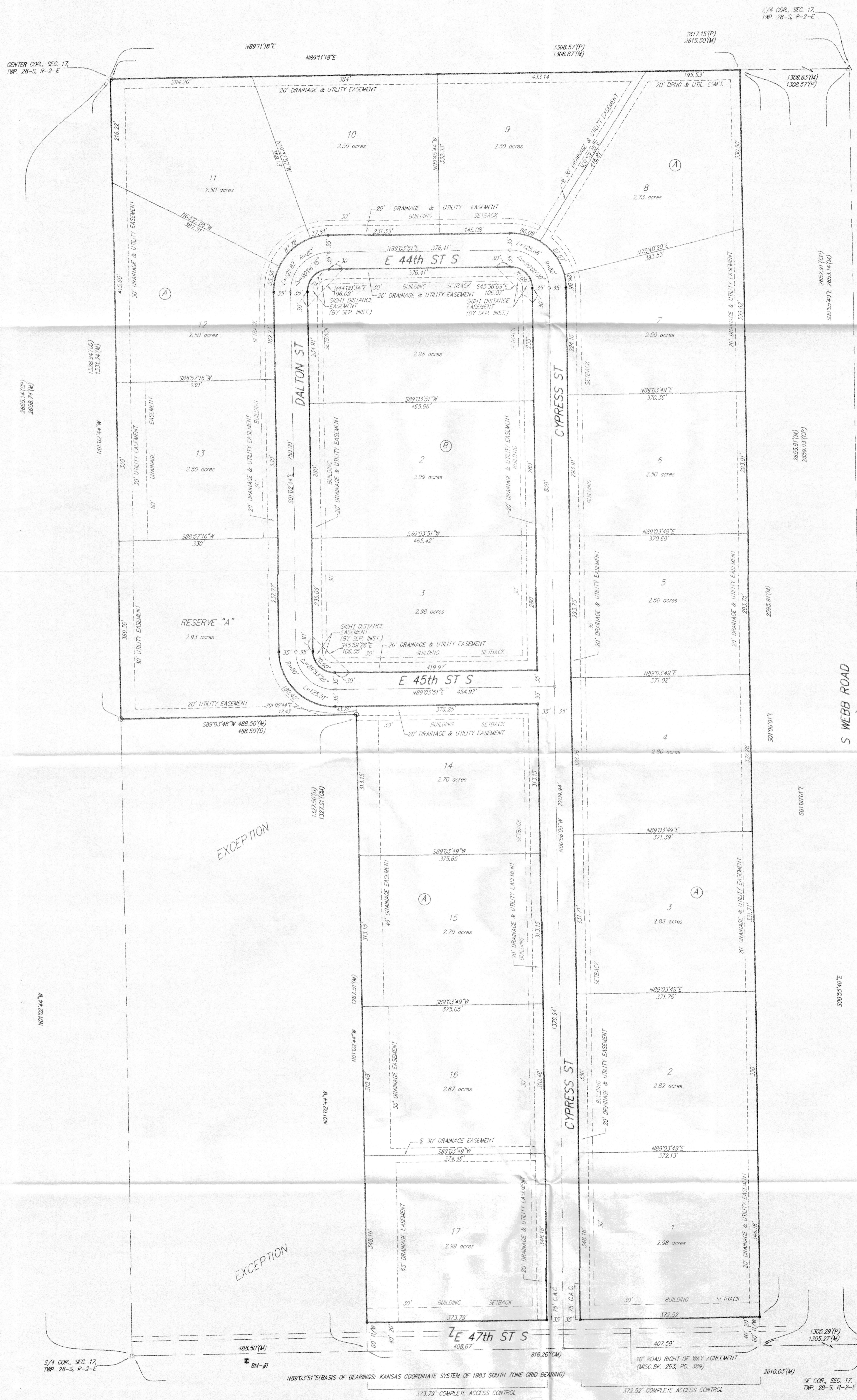
Tonya Buckingham, Register of Deeds

Keny Zehring, Deputy

BLUESTEM ESTATES

BLUESTEM ESTATES

SEDGWICK COUNTY, KANSAS



- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
 - = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
 - = 1/2" IRON PIPE (FOUND)(ORIGIN UNKNOWN)
 - △ = 1/4" IRON PIPE (FOUND)(ORIGIN UNKNOWN)
 - = BENCHMARK
- (D) = DESCRIBED
(M) = MEASURED
(P) = PLATED
(CD) = CALCULATED PER DESCRIBED INFO
(CM) = CALCULATED PER MEASURED INFO
(CN) = CALCULATED PER PLATED INFO
C.A.C. = COMPLETE ACCESS CONTROL

MINIMUM BUILDING PAD ELEVATION FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION
13	A	1363.0

BENCHMARK:
BM-#1
CROSS CUT WITH SQUARE CUT, TOP OF CONCRETE HEADWALL, 15.0'± SOUTH AND 237.4'± EAST OF SW CORNER, SET/4 17-28-26.
ELEV. = 1354.19 NAVD88

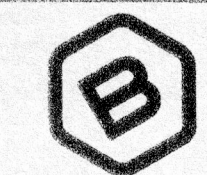
DRAINAGE PLAN NOTE:
A master drainage plan has been developed for this plat. All drainage easements, rights-of-way, and reserves shall remain at established grades (unless modified with the approval of the City Engineer) and shall be unobstructed to allow for the conveyance of stormwater in accordance 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.

EXCEPTION

EXCEPTION

BLUESTEM ESTATES

PAGE 2 OF 2



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