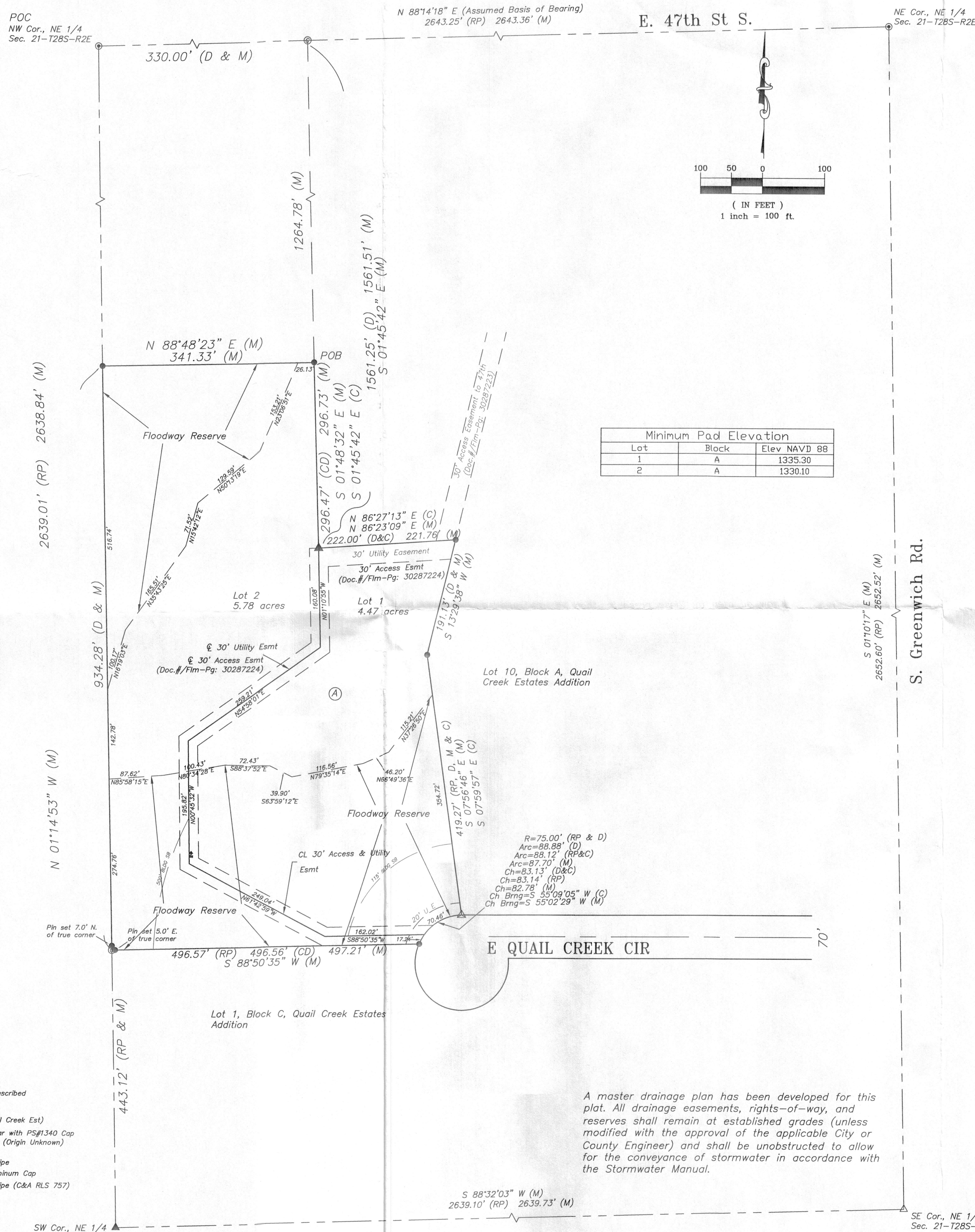


# Young Estates Sedgwick County, Kansas

Part of the NE 1/4, of Section 21, Township 28 South, Range 2 East of the 6th P.M.



State of Kansas )  
 County of Sedgwick ) SS

I, Chad R. Abbott, a licensed land surveyor of the State of Kansas, do hereby certify that the following described tract of land was surveyed on the 7th day of July, 2023 and the accompanying one step plat prepared and that all the monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief:

**LEGAL DESCRIPTION:**

Commencing at the Northwest corner of the Northeast Quarter of Section 21, Township 28 South, Range 2 East of the 6th Principal Meridian, Sedgwick County, Kansas, as prepared by Chad R. Abbott, P.S. #1340, on November 14, 2023, thence N 88°14'18" E (assumed) along the North line of said Northeast Quarter, a distance of 330.00 feet; thence S 01°45'42" E, a distance of 1264.78 feet to the Point of Beginning; thence continuing S 01°45'42" E, a distance of 296.47 feet; thence N 86°27'13" E, a distance of 222.00 feet to a point on the West line of Lot 10, Block C, Quail Creek Estates, Sedgwick County, Kansas; thence S 13°29'38" W along said line, a distance of 191.13 feet; thence S 07°59'57" E along said line, a distance of 419.27 feet to the Southwest corner of said Lot 10, and to a point of curvature; thence along said curve to the left, having a radius of 75.00 feet, an arc distance of 88.12, a chord bearing of S 55°09'05" W, and a chord distance of 83.13 feet to the Northeast corner of Lot 1, Block C, in said Addition; thence S 88°50'35" W along the North line of said Lot, a distance of 497.21 feet to a point being on the West line of said Northeast Quarter; thence N 01°14'53" W along said line, a distance of 934.28 feet; thence N 88°48'23" E, a distance of 341.33 feet to the Point of Beginning.

All easements and rights-of-way within said tract are hereby vacated by virtue of KSA 12-512b as amended.

Chad R. Abbott, P.S. #1340 \_\_\_\_\_ Date \_\_\_\_\_

State of Kansas )  
 County of Sedgwick ) SS

Know all men by these presents, that we, the undersigned, have caused the land described in the surveyor's certificate to be platted into Lots and a Block to be known as Young Estates, Sedgwick County, Kansas. Any 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. 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 for 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. 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 Public Works & Utilities Department. The floodway reserve is hereby reserved for floodway preservation purposes and shall be the responsibility of the property owner until such time as the appropriate governing body elects to assume the responsibility for maintenance and improvement of the drainage. For those reserves being platted for drainage purposes, the required covenant that provides for ownership and maintenance of the reserves, shall grant to the appropriate governing body the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body. No buildings shall be constructed or place on or within said floodway reserves. There shall not be any fill, change of grade, creation of channel, or any other work carried on or in said floodway reserves without the permission of the engineer for the appropriate governing body. FEMA Floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision. The access easement is hereby granted to the public for the purposes of providing access to the property. Buildings shall be constructed at the specified minimum pad elevation. The land contained herein is held and shall be conveyed subject to any applicable restrictions, reservations and covenants now on file or hereafter filed in the Office of the Register of Deeds of Sedgwick County, Kansas.

By: \_\_\_\_\_  
 Russell D Young, Owner \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_  
 Sherri Young, Owner \_\_\_\_\_ Date \_\_\_\_\_

State of Kansas )  
 County of Sedgwick ) SS

This instrument was acknowledged before me on this \_\_\_\_\_ day \_\_\_\_\_ of 202\_\_\_\_, by Russell D Young, Owner and Sherri Young, Owner.

\_\_\_\_\_, Notary Public

My commission expires: \_\_\_\_\_

State of Kansas )  
 City of Wichita ) SS

This plat of Young 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 \_\_\_\_\_, 202\_\_\_\_.

\_\_\_\_\_, Chair  
 Robert Dool  
 \_\_\_\_\_, Secretary  
 Scott A. Wadle

State of Kansas )  
 County of Sedgwick ) SS

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_.

At the Direction of the City Council.

\_\_\_\_\_  
 Lily Wu, Mayor

\_\_\_\_\_  
 Jamie Buster, City Clerk

State of Kansas )  
 County of Sedgwick ) SS

This plat of Young Estates, Sedgwick County, Kansas has been submitted to and approved by the Board of County Commissioners of Sedgwick County, Kansas. On this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_.

\_\_\_\_\_  
 Ryan Baty, Fourth District, Chairman

Attest: Kelly B. Arnold, County Clerk

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_.

\_\_\_\_\_  
 Kelly B. Arnold, County Clerk

State of Kansas )  
 County of Sedgwick ) SS

This is to certify that this instrument was filed for record in the Register of Deeds Office, at \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_, and is duly recorded.

\_\_\_\_\_, Register of Deeds  
 Tonya Buckingham

\_\_\_\_\_, Deputy  
 Kenly Zehring

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_.

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

31102 / Young Estates Addition Prepared: 08/21/2024

**KEMILLER**  
 ENGINEERING PA  
 117 E. Lewis, Wichita, KS 67202 (316)264-0242

- Legend**
- (CD) Calculated per Described
  - (D) Described
  - (M) Measured
  - (RP) Record Plat (Quail Creek Est)
  - Set 1/2"x24" Rebar with PS#1340 Cap
  - Found 5/8" Rebar (Origin Unknown)
  - ⊙ Calculated Point
  - ▲ Found 3/4" Iron Pipe
  - ▲ Found 3" dia. Aluminum Cap
  - ▲ Found 3/4" Iron Pipe (C&A RLS 757)
  - ⊕ Benchmark
  - BM

**Benchmark:**  
 "Square cut" at north end of Northwest Wing Wall, 154.4' North of the south line of plat and 130' east of the west line of plat  
 Elevation = 1324.07 (NAVD88)

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 applicable City or County Engineer) and shall be unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual.