

YELLOWSTONE ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

CITY HALL - ENGINEERING
MAIL STOP 1-71
Arcefi Rosas
FOR YOUR FILES

FINAL TRACING REC'D
RECEIVED DEC 20 2024



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 "YELLOWSTONE ADDITION", Wichita, Sedgwick County, Kansas and
that the accompanying plat is a true and correct exhibit of the property
surveyed, described as the Northwest Quarter of Section 6, Township 28
South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, EXCEPT
that portion described as follows: beginning at the northwest corner of
said Northwest Quarter, thence N87°55'05"E, coincident with the north line
of said Northwest Quarter, 1325.90 feet; thence S02°04'55"E, 1107.26 feet;
thence S87°03'51"W, perpendicular to the west line of said Northwest
Quarter, 1309.25 feet; thence N02°56'09"W, coincident with the west line
of said Northwest Quarter, 1126.90 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
6, Township 28 South, Range 1 West of the Sixth
Principal Meridian, Sedgwick County, Kansas.

Baughman Company, P.A.
Jonathan C. Hubbell, P.S. #1680, 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, Streets and Reserves, to be known as
"YELLOWSTONE 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 streets are hereby dedicated to and for the use of the
public. Reserves "A" and "B" are hereby reserved for open space, entry
monuments, development signs, landscaping, drainage purposes, and utilities as
confined to easements. Reserve "D" is hereby reserved for open space,
entry monuments, development signs, landscaping, contingent street
dedication, drainage purposes, and utilities as confined to easements.
Reserve "I" is hereby reserved for open space, entry monuments,
landscaping, berms and drainage purposes. Reserves "A", "B", "C", "D",
"E", "F", "G", "H", "I" and "J" 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.

Kick "N" Development Corp.,
a Kansas corporation
Paul E. Kelsey, President

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before
me, this 17th day of December, 2024, by Paul E. Kelsey, President of
Kick "N" Development Corp., a Kansas corporation, on behalf of the
corporation.

LUNETTE A SAUBER
Notary Public - State of Kansas
My App't. Expires 09/10/26
My App't. Exp. 09/10/2026

This plat of "YELLOWSTONE 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 _____, 2024.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
Bryan K. Frye
_____, Secretary
Scott A. Wadle

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

_____, Mayor
Lily Wu, City of Wichita
_____, Deputy City Clerk
Shinita Rice

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

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

Entered on transfer record this _____ day
of _____, 202__.

_____, County Clerk
Kelly B. Arnold

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 _____ day
of _____, 202__ at _____ o'clock _____ M., and is duly recorded.

_____, Register of Deeds
Tonya Buckingham

_____, Deputy
Kenly Zehring

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

Legacy Bank
_____, EVP
REX REYNOLDS (Title)

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged be-
fore me, this 12th day of December, 2024, by REX REYNOLDS,
EVP of Legacy Bank, on behalf of the bank.

LUNETTE A SAUBER
Notary Public - State of Kansas
My App't. Expires 09/10/26
My App't. Exp. 09/10/2026
LUNETTE A SAUBER, Notary Public

PROJECT: Yellowstone Addition (Kelsey), 24.06.192024 (Drawings) Yellowstone, Add. Mylar (dwg)
● = #4 REBAR (FOUND)
○ = #4 REBAR W/ "BAUGHMAN" CAP (SET)
○ = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
○ = 1/2" IRON (FOUND)
○ = #4 REBAR W/ "ARMSTRONG" CAP (FOUND)
■ = BENCHMARK
(D) = DESCRIBED
(CM) = CALCULATED PER MEASURED
(M) = MEASURED
(P) = PLATTED
(B) = BASIS OF BEARINGS (KANSAS GRID SOUTH NAD83)
C.A.C. = COMPLETE ACCESS CONTROL

NOTE:
ALL LOTS WITHIN YELLOWSTONE ADDITION
SHALL HAVE A 5 FOOT INTERIOR SIDEYARD
SETBACK.

SCALE: 1" = 100'

NOTE:
No regrading within abutting rights-of-way
shall be allowed with the construction of the
berms allowed within Reserve "I". The berms
cannot impact access to or bury manholes,
water valves and/or water meters.

LOT	BLOCK	ELEVATION
1-17, 29-36	B	1333.0
51-64	B	1333.0
63-94	E	1335.0

MINIMUM BUILDING PAD ELEVATIONS FOR
LOWEST OPENING TO THE STRUCTURES

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
backyards 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.

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

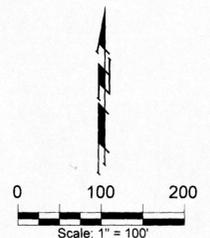
YELLOWSTONE ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

NW COR. NW 1/4, SEC. 6,
TWP. 28-S, R-1-W
W PAWNEE AVE

SE COR. LOT 1, BLOCK A,
YELLOWSTONE COMMERCIAL ADDITION

SW COR. NW 1/4, SEC. 6,
TWP. 28-S, R-1-W



- = #4 REBAR (FOUND)
 - = #4 REBAR W/ "BAUGHMAN" CAP (SET)
 - = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
 - = 1/2" IRON (FOUND)
 - = #4 REBAR W/ "ARMSTRONG" CAP (FOUND)
 - ◆ = BENCHMARK
- (D) = DESCRIBED
(CM) = CALCULATED PER MEASURED
(M) = MEASURED
(P) = PLATTED
(BOB) = BASIS OF BEARINGS (KANSAS GRID SOUTH MAGD.3)
- C.A.C. = COMPLETE ACCESS CONTROL

- BENCHMARKS:**
- BM #1: CROSS SOUTHWEST CORNER OF CURB INLET SOUTH SIDE OF PAWNEE, 178'± EAST OF NORTHEAST CORNER OF LOT 3, BLOCK A. ELEVATION = 1331.25 NAVD88
- BM #2: SQUARE CUT NORTHWEST CORNER OF CURB INLET WEST SIDE OF 119TH ST W, 100'± SOUTH OF NORTHWEST CORNER OF THE NORTHWEST QUARTER, SEC. 6, 28-S, R-1-W. ELEVATION = 1338.39 NAVD88
- BM #3: CROSS CUT SOUTH END OF ROP WEST SIDE OF 119TH ST W, 12'± NORTH OF SOUTHWEST CORNER OF THE NORTHWEST QUARTER, SEC. 6, 28-S, R-1-W. ELEVATION = 1334.57 NAVD88

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION NAVD88
1-17, 29-36	B	1333.0
51-64	B	1333.0
63-94	E	1335.0

NOTE:
ALL LOTS WITHIN YELLOWSTONE ADDITION SHALL HAVE A 5 FOOT INTERIOR SIDEYARD SETBACK.

DRAINAGE PLAN NOTE:
A master drainage plan has been developed for this plat. All drainage easements, rights-of-way, and reserves shall remain 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 drainage ways 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.

NOTE:
No grading within abutting rights-of-way shall be allowed with the construction of the lots allowed within Reserve "A". The berms cannot impact access to or bury manholes, water valves and/or water meters.

SE COR. NW 1/4, SEC. 6,
TWP. 28-S, R-1-W
SW COR. LOT 33, BLOCK C,
SOUTHERN RIDGE 3RD ADDITION
NW COR. RESERVE "B"
SCHULTE-JOHNSON 2ND ADDITION

YELLOWSTONE ADDITION

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