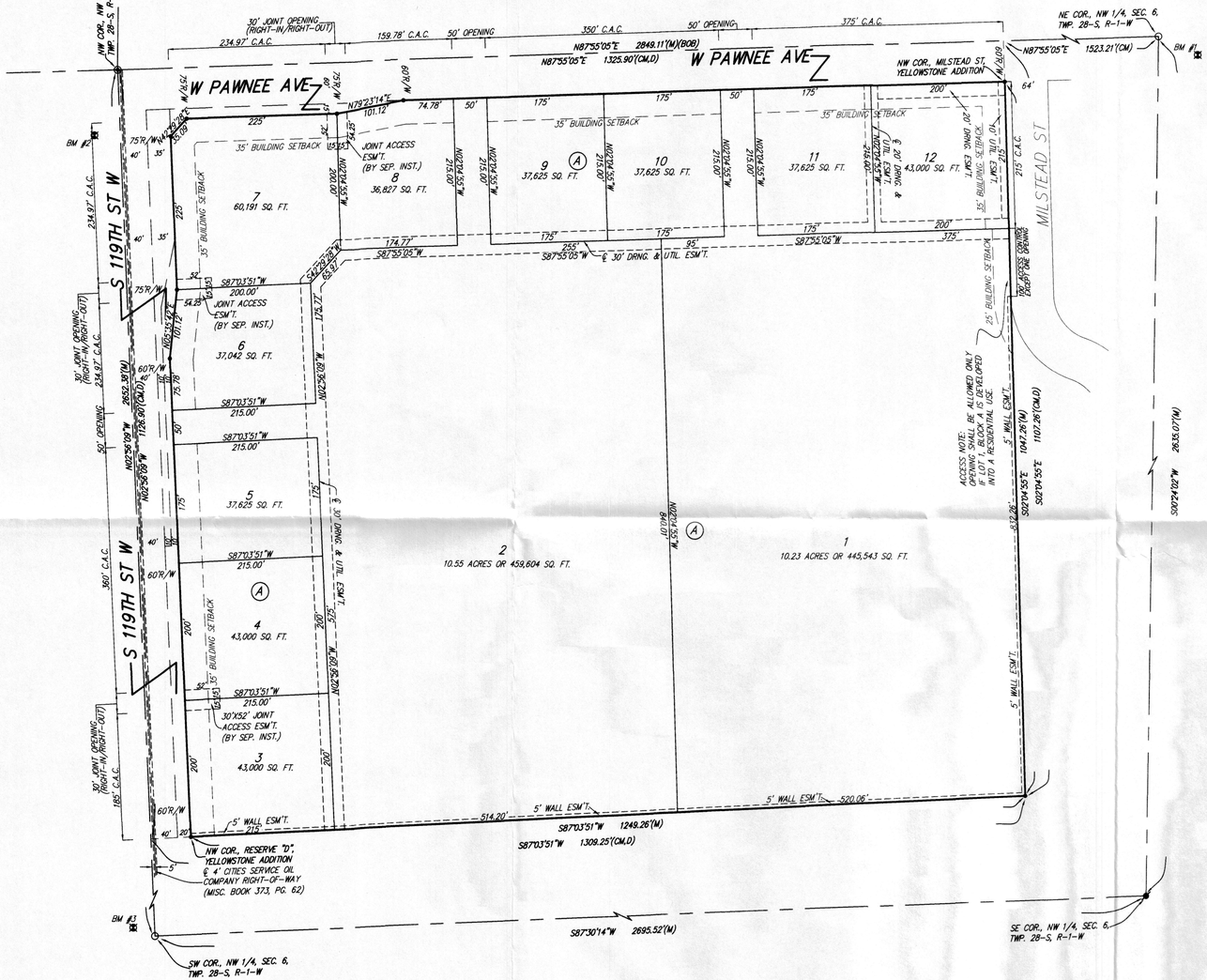
YELLOWSTONE COMMERCIAL ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



NOTE:
ADDITIONAL BUILDING SETBACK REQUIREMENTS AND RESTRICTIONS PER YELLOWSTONE COMMUNITY UNIT PLAN DP-382.

BENCHMARKS:
BM #1: CROSS SOUTHWEST CORNER OF CURB INLET, SOUTH SIDE OF PAWNEE, 178'± EAST OF NORTHEAST CORNER OF LOT 3, BLOCK A, YELLOWSTONE ADD.
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 RCP 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

● = #4 REBAR (FOUND)
• = #4 REBAR W/ "BAUGHMAN" CAP (SET)
✖ = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
○ = 1/2" IRON (FOUND)
⊠ = BENCHMARK

(M) = MEASURED
(P) = PLATTED
(D) = DESCRIBED
(BOB) = BASIS OF BEARINGS (KANSAS GRID SOUTH NAD83)
C.A.C. = COMPLETE ACCESS CONTROL

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

State of Kansas)
Sedgwick County) SS

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "YELLOWSTONE COMMERCIAL ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as a tract of land lying within the Northwest Quarter of Section 6, Township 28 South, Range 1 West, of the Sixth P.M., Sedgwick County, Kansas, more particularly described as 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 CERTIFICATE LS-1680 12-19-24 KANSAS PROFESSIONAL SURVEYOR

_____, Surveyor
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, and Streets, to be known as "YELLOWSTONE COMMERCIAL 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. The wall easement is hereby granted as indicated for the construction and maintenance of a private screening wall and utility main lines and service lines shall be allowed to cross this easement. The streets are hereby dedicated to and for the use of the public. Access controls shall be as depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas.

Kick "N" Development Corp.,
a Kansas corporation

_____, President
Paul E. Kelsey

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 19th 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 Appt. Expires 09/20/2026

_____ Notary Public
LUNETTE A. SAUBER

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 "YELLOWSTONE COMMERCIAL ADDITION", Wichita, Sedgwick County, Kansas.

Legacy Bank

_____, EVP
REX REYNOLDS (Title)

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 12th day of December, 2024, by Rex Reynolds, EVP (Title) of Legacy Bank, on behalf of the bank.

LUNETTE A. SAUBER
Notary Public - State of Kansas
My Appt. Expires

_____ Notary Public
LUNETTE A. SAUBER

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

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

FINAL TRACING REC'D
RECEIVED DEC 20 2024

This plat of "YELLOWSTONE COMMERCIAL 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

_____, Deputy City Clerk
Shinita Rice

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

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

_____, County Clerk
Kelly B. Arnold

State of Kansas)
Sedgwick County) SS

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

YELLOWSTONE COMMERCIAL ADDITION

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

E:\Projects\Yellowstone Addition(Kelsey)_23-09-P026\PlatDrawings\Yellowstone Commercial Add. Mylar.dwg