CITY HALL – ENGINEERING
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FINAL TRACING REC'D
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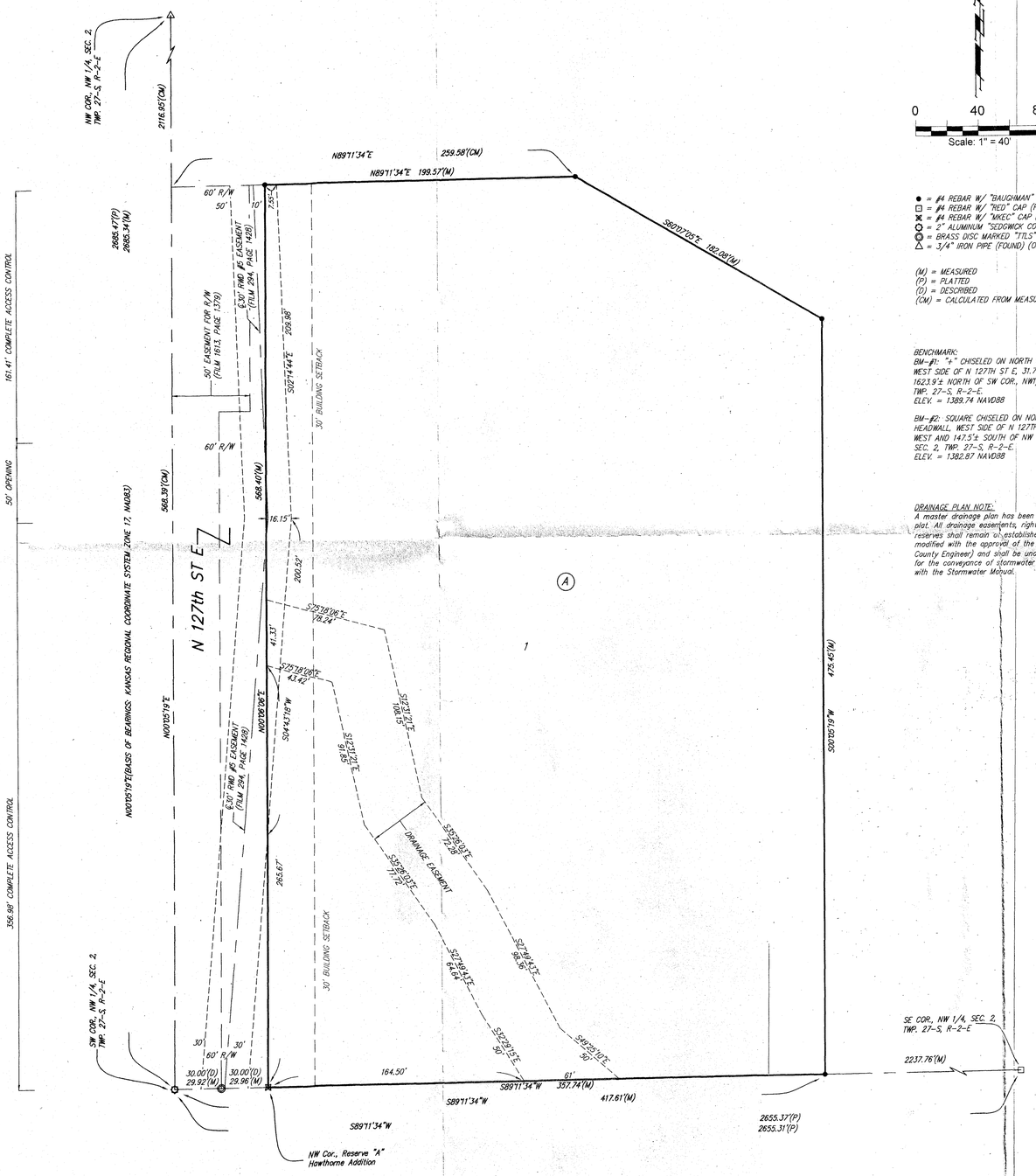
YOUNG MOON ADDITION
SEDGWICK COUNTY, KANSAS



0 40 80
Scale: 1" = 40'

● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
□ = #4 REBAR W/ "RED" CAP (FOUND)
✕ = #4 REBAR W/ "MKEC" CAP (FOUND)
⬡ = 2" ALUMINUM "SEDGWICK COUNTY" CAP (FOUND)
◎ = BRASS DISC MARKED "TILS" (FOUND)
△ = 3/4" IRON PIPE (FOUND) (ORIGIN UNKNOWN)

(M) = MEASURED
(P) = PLATTED
(D) = DESCRIBED
(CM) = CALCULATED FROM MEASURED INFO.

BENCHMARK:
BM-#1: "+" CHISELED ON NORTH SIDE OF FLUME, WEST SIDE OF N 127TH ST E, 31.7'± WEST AND 1623.9'± NORTH OF SW COR., NW1/4, SEC. 2, TWP. 27-S, R-2-E.
ELEV. = 1389.74 NAVD88

BM-#2: SQUARE CHISELED ON NORTH SIDE OF HEADWALL, WEST SIDE OF N 127TH ST E, 22.3'± WEST AND 147.5'± SOUTH OF NW COR., NW1/4, SEC. 2, TWP. 27-S, R-2-E.
ELEV. = 1382.87 NAVD88

DRAINAGE PLAN NOTE:
A master drainage plan has been developed for this plat. All drainage easements, rights-of-way, and reserves shall remain on 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 "YOUNG MOON ADDITION", Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as that part of the Northwest Quarter of Section 2, Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas, as prepared by Baughman Company, P.A., CLS 58, surveyors in aforementioned county and state on October 16, 2024, more particularly described as follows: Beginning at the southwest corner of said Northwest Quarter; thence N00°05'19"E coincident with the west boundary line of said Northwest Quarter, a distance of 568.39 feet; thence N89°11'34"E parallel with the south boundary line of said Northwest Quarter, a distance of 259.58 feet; thence S60°07'05"E, a distance of 182.08 feet; thence S00°05'19"W parallel with the west boundary line of said Northwest Quarter, a distance of 475.45 feet to a point on the south boundary line of said Northwest Quarter; thence S89°11'34"W coincident with the south boundary line of said Northwest Quarter, a distance of 417.61 feet to the point of beginning.

Existing public easements, building setbacks, access controls, and dedications, if any, 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 LICENSED LS-1680 KANSAS PROFESSIONAL SURVEYOR 1-7-25

_____, 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 a Lot, a Block, and a Street to be known as "YOUNG MOON ADDITION", Sedgwick County, Kansas. The drainage easement is hereby granted to the public as indicated for drainage purposes. No signs, light poles, private drainage systems, masonry fences, masonry trash enclosures or other structures shall be located within public utility easements unless a Use of Easement Permit is obtained from the City of Wichita Public Works & Utilities Department. The street is 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 appropriate governing body.

RACS Holdings, LLC,
a Kansas limited liability company

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

_____, Manager
Nicholas A. Cowgill, Manager of
127 Management, LLC

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 7th day of January, 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.

LUNETTE A. SAUBER
Notary Public - State of Kansas
My Appt. Expires 09/20/26

_____, Notary Public
LUNETTE A. SAUBER

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

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 7th day of January, 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.

LUNETTE A. SAUBER
Notary Public - State of Kansas
My Appt. Expires 09/20/26

_____, Notary Public
LUNETTE A. SAUBER

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

This plat of "YOUNG MOON ADDITION", 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

_____, Chairman
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_____, 2025.

Mayor
_____, City of Wichita
Lily Wu

Deputy
_____, City Clerk
Shinita Rice

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of Sedgwick County, Kansas, this_____day of_____, 2025.

_____, Chairman

ATTEST: _____, County Clerk
Kelly B. Arnold

Reviewed in accordance with K.S.A. 58-2005 on this_____day of_____, 2025.

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

Entered on transfer record this_____day of_____, 2025.

_____, 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_____, 2025 at_____o'clock___M. and is duly recorded.

_____, Register of Deeds
Tonya Buckingham

_____, Deputy
Kenly Zehring

YOUNG MOON ADDITION

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

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