

# One-Step Final Plat Yoder Airport 5th Addition Sedgwick County, Kansas

Part of the NE ¼, Section 34, Township 27 South, Range 3 West

State of Kansas )  
County of Sedgwick ) SS

I, Bradley C. Ward, a licensed land surveyor of the State of Kansas, do hereby certify that the following described tract of land was surveyed on this 5th day of June, 2018 and the accompanying one-step final 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**

Part of the Northeast Quarter of Section 34, Township 27 South, Range 3 West of the Sixth Principal Meridian, Sedgwick County, Kansas, being more particularly described as:  
The West Half of the Northeast Quarter of Section 34, Except the North 60 Feet for Road Right of Way, and Except Railroad Right of Way on the South and Except:  
Beginning at 60.02 feet South of the Northwest Corner of the Northeast Quarter of Section 34; thence East, a distance of 600 feet, on the South Right of Way of US 54, to the West Right of Way of Bonanza Circle; thence South, on the West Right of Way of Bonanza Circle, a distance of 100 feet; thence East on the Right of Way of Bonanza Circle, a distance of 12 feet; thence South, a distance of 160 feet; thence Southwesterly, a distance of 250 feet; thence West, to the West line of the Northeast Quarter of Section 34, a distance of 470 feet, to the Point of Beginning. And Except:  
Lots 1-8, Block A, and Reserve A (Bonanza Circle Right of Way), Yoder Airport 3rd Addition, to Sedgwick County, Kansas.

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

Bradley C. Ward, PS #920

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 the Yoder Airport 5th Addition, Sedgwick County, Kansas. Any street dedications shown are dedicated to and for the use of the public. The access controls are hereby granted to the appropriate governing body as shown hereon. Reserve A shall be used for a private drive, utilities and signage. A drainage plan has been developed for the plat and that all drainage easements, rights-of-way, and reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual. And further that 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: Christopher Gifford, Owner Date

State of Kansas )  
County of Sedgwick ) SS

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2018, by Christopher Gifford, Owner.

Notary Public  
My Commission Expires: \_\_\_\_\_

State of Kansas )  
City of Wichita ) SS

This plat of the Yoder Airport 5th 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 \_\_\_\_\_, 2018.  
Wichita-Sedgwick County Metropolitan Area Planning Commission.

David W. Foster, Chair

DaLe Miller, Secretary

State of Kansas )  
City of Wichita ) SS

This plat approved and all dedications shown hereon accepted by the Board of County Commissioners, Sedgwick County, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

David T. Dennis, Chairman, Third District

Kelly B. Arnold, County Clerk

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Kelly B. Arnold, County Clerk

State of Kansas )  
County of Sedgwick ) SS

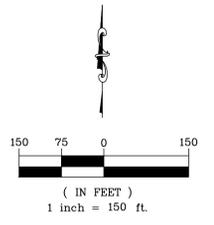
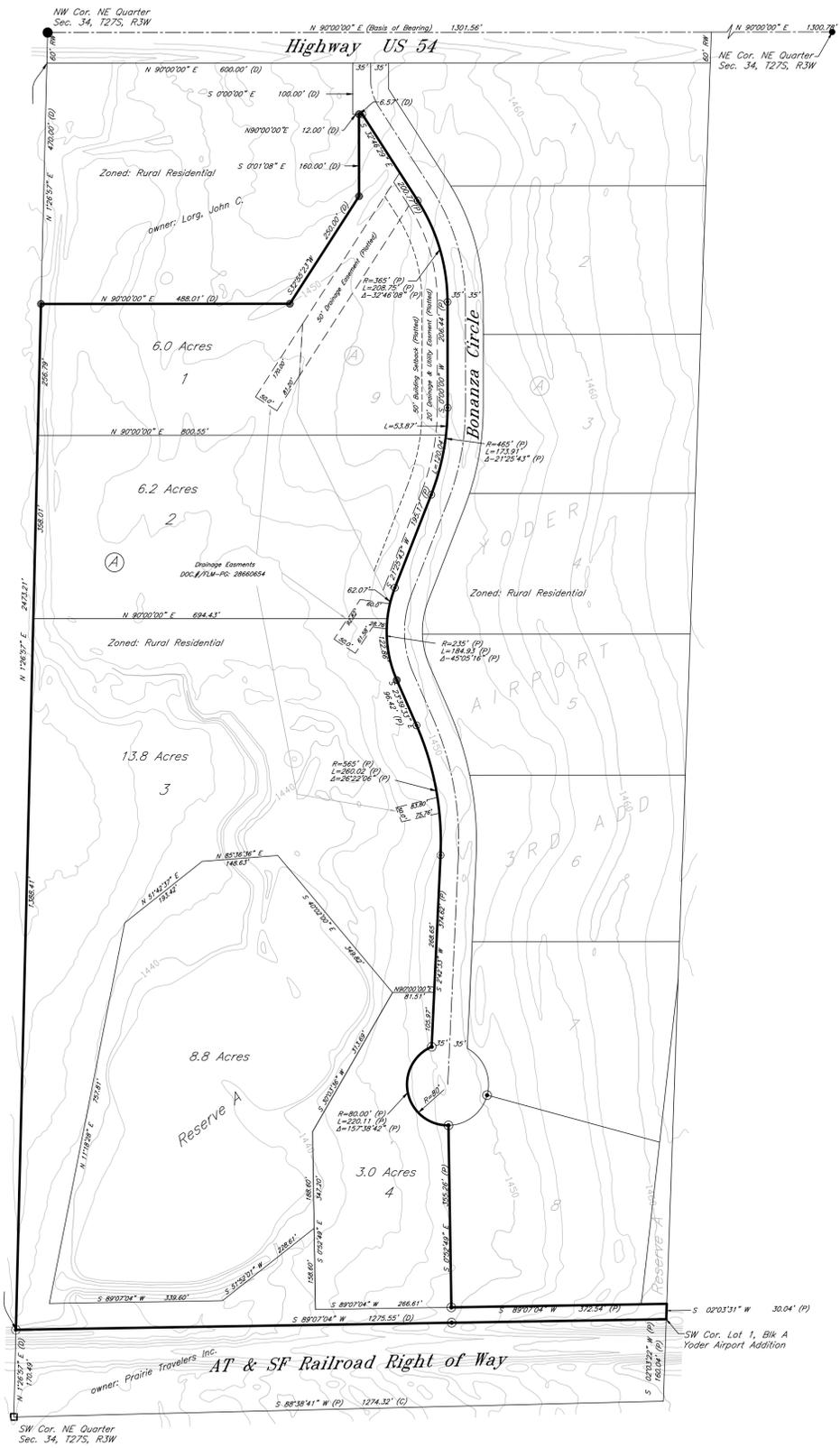
This is to certify that this plat has been filed for record in the Office of the Register of Deeds this \_\_\_\_\_ day of \_\_\_\_\_, 2018, at \_\_\_\_\_ o'clock \_\_\_\_\_M, and is duly recorded.

Tonya Buckingham, Register of Deeds

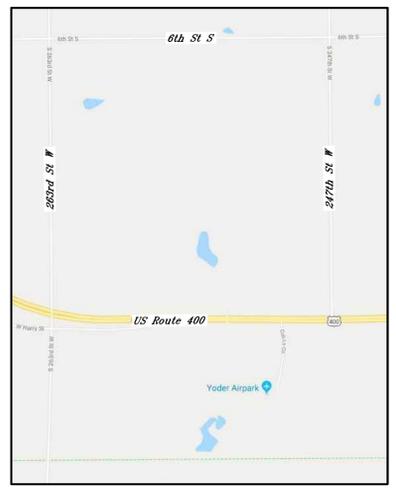
Judy J. Paget, Deputy

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

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



- Legend**
- M Measured
  - D Deeded
  - 1/2" Rebar (found) Baughman
  - 3/4" Rebar (found)
  - Stone (found)
  - ⊙ 5/8" Rebar (set) KEMPA CLS #157



Vicinity Map

**Benchmark**  
Top of Rebar marking the NW corner of Lot 8, Block A, Yoder Airport 3rd Addition to Sedgwick County Kansas.  
Elevation=1447.72 NAVD 88

180271 Yoder Airport One Step Final Plat.dwg Prepared: 6/11/18

**KEMILLER**  
ENGINEERING PA

117 E. Lewis, Wichita, KS 67202 (316)264-0242