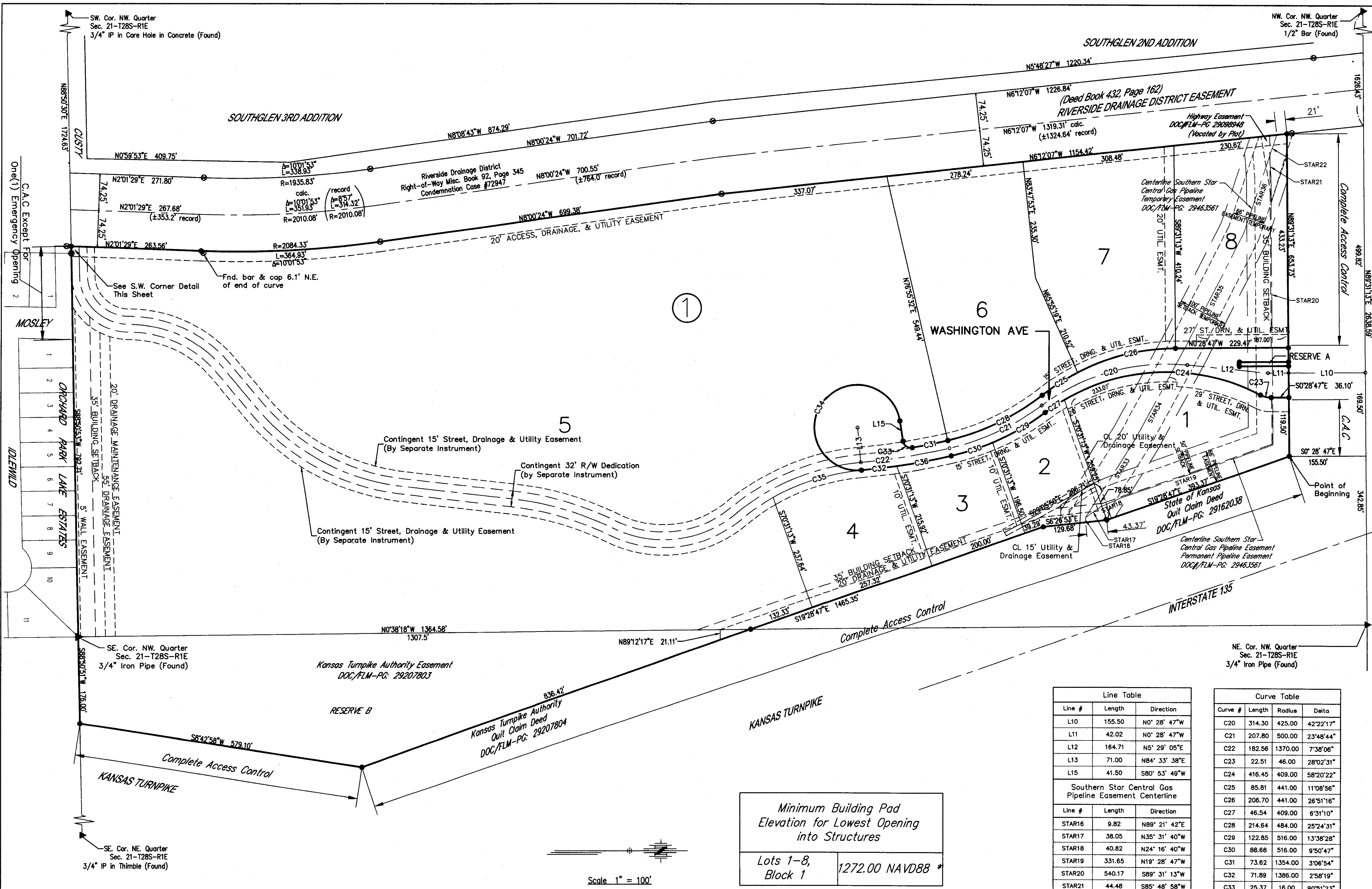




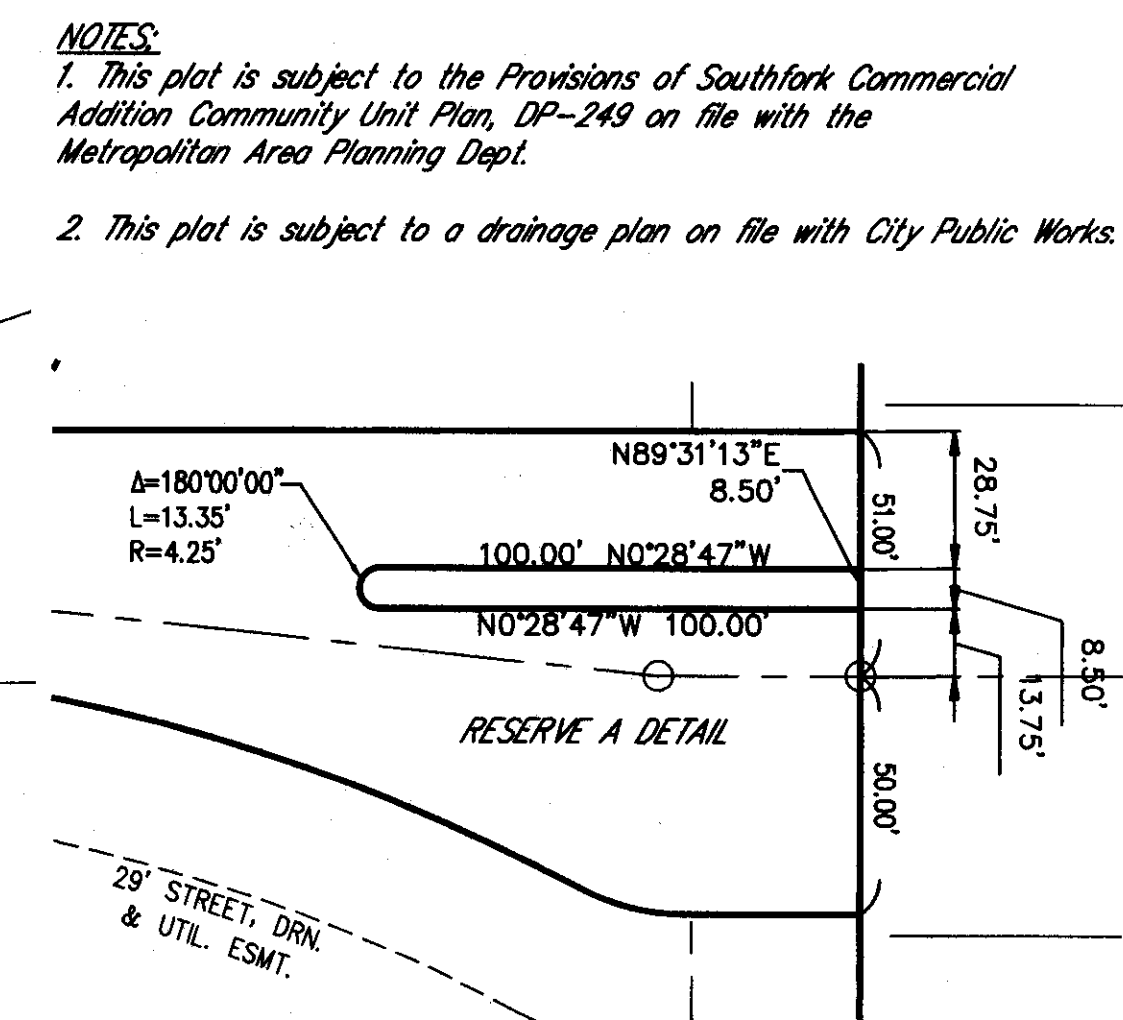
LEGEND

- 1 1/2" Pipe Found
- ⊗ Moehring Bar & Cap Found
- ▶ Section Corner Found
- 5/8" Bar w/ Poe Cap Set

Bench Mark
City of Wichita bench mark disk. 20.7' E. of E. Broadway curb and 41.5' S. of centerline Custy. Elevation 1274.71 NAVD88 (Elevation 86.82 city datum)

Bench Mark
Plus cut on Southwest corner 47th St. bridge over Riverside drainage channel at end of wingwall. Elevation 1273.28

S.W. CORNER DETAIL
Scale 1"=10'



Line #	Length	Direction
L10	155.50	N0° 28' 47" W
L11	42.02	N0° 28' 47" W
L12	184.71	N5° 29' 05" E
L13	71.00	N84° 33' 38" E
L15	41.50	S80° 53' 49" W

Curve #	Length	Radius	Delta
C20	314.30	425.00	42°22'17"
C21	207.80	500.00	23°48'44"
C22	182.56	1370.00	7°38'06"
C23	22.51	46.00	28°02'31"
C24	416.45	409.00	58°20'22"
C25	85.81	441.00	11°08'56"
C26	206.70	441.00	26°51'16"
C27	46.54	409.00	6°31'10"
C28	214.64	484.00	25°24'31"
C29	122.85	516.00	13°38'28"
C30	88.68	516.00	9°50'47"
C31	73.62	1354.00	3°06'54"
C32	71.89	1386.00	2°58'19"
C33	25.37	16.00	90°51'23"
C34	404.42	87.00	266°20'12"
C35	188.67	444.00	24°20'48"
C36	112.80	1386.00	4°39'47"

Minimum Building Pad
Elevation for Lowest Opening
into Structures

Lots 1-8,
Block 1 1272.00 NAVD88 *

* Or as approved by the
City Stormwater Engineer

SOUTHFORK COMMERCIAL ADDITION

TO
WICHITA, SEDGWICK COUNTY, KANSAS

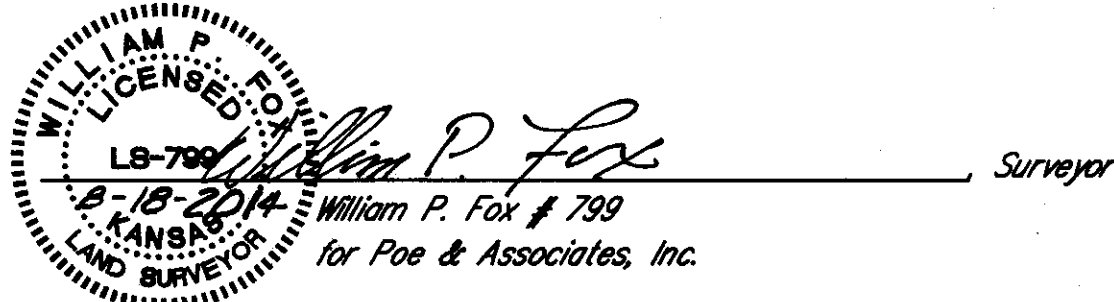
PE POE & ASSOCIATES, INC.
CONSULTING ENGINEERS
5940 E. Central, Suite 200 ■ Wichita, KS 67208-4242
Phone 316/685-4114 ■ FAX 316/685-4444

LOCATION MAP
Not to Scale

State of Kansas) ss
Sedgwick County)

I, the undersigned licensed land surveyor in aforesaid county and state, do hereby certify that, under the supervision of the undersigned, we, Poe & Associates, Inc., have surveyed and platted "SOUTHFORK COMMERCIAL ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:
A Tract of land in the North Half of Section 21, Township 28 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas. Commencing at the Northwest Corner of the Northwest Quarter of Section 21, Township 28 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas, thence along an assumed bearing of N89°31'13"E on the North line of said Northwest Quarter for 2295.74 feet to a point, thence S0°28'47"E for 155.50 feet to the point of beginning on the Kansas Department of Transportation right-of-way line as described in the Quit Claim Deed recorded as DOC.#FLM-PG: 29162038, thence S19°28'47"E a distance of 393.37 feet to a point on the Kansas Department of Transportation right-of-way line as described in the Deed recorded in Deed Book 1351 at page 253, thence S 6°26'53"E a distance of 129.68 feet, thence S19°28'47"E a distance of 1465.35 feet to a point on the right-of-way line of the Kansas Turnpike Authority as described in condemnation case A-55278, thence along said Kansas Turnpike Authority right-of-way line S8°42'58"W a distance of 579.10 feet to a point on the South line of the Northeast Quarter of Section 21, Township 28 South, Range 1 East, thence S88°50'51"W along the South line of said Northeast Quarter a distance of 176.00 feet to the Southwest corner of said Northeast Quarter, thence S88°50'53"W along the South line of the Northwest Quarter of Section 21, Township 28 South, Range 1 East a distance of 792.71 feet to a point on the East line of the Riverside Drainage District easement as recorded in Deed Book 432 at page 162, thence N2°01'29"E along said Riverside Drainage District easement a distance of 263.56 feet to a point of curvature, thence continuing along the Riverside Drainage District easement along a curve to the left, having a radius of 2084.33 feet a delta angle of 10°01'53", for an arc distance of 364.93 feet to a point of tangency, thence continuing along said Riverside Drainage District easement N8°00'24"W a distance of 699.38 feet to a point, thence continuing along said Riverside Drainage District easement N6°12'07"W a distance of 1154.42 feet to a point on the Kansas Department of Transportation right-of-way line as described in the Quit Claim Deed recorded as DOC.#FLM-PG: 29162038, thence along said Kansas Department of Transportation right-of-way line bearing N89°31'13"E a distance of 653.73 feet to the point of beginning. Said tract contains 50.389 acres, more or less

Existing public dedications, rights-of-way, and easements being vacated by virtue of K.S.A. 12-512b, as amended.



State of Kansas)
) ss
Sedgwick County)

Know all men by these presents that we, the undersigned, have caused the land described in the surveyor's certificate to be platted into a Street, Easements, Lots, a Block and Reserves to be known as "SOUTHFORK COMMERCIAL ADDITION", Wichita, Sedgwick County, Kansas. Reserve A is reserved for entry monuments, signage, lighting, landscaping and utilities confined to easements and irrigation systems. Reserve B is reserved for signage, lighting, fencing, irrigation, sidewalks, landscaping, artwork, ponds and drainage improvements. Reserves shall be owned and maintained by an owners association its successors and assigns. The utility easements are hereby granted as indicated for constructing, maintaining, operating, and repairing utilities. The access controls are hereby granted to the appropriate governing body as shown hereon. Right of Way as shown is hereby dedicated to the public for streets. The wall easement is for a screening wall. Utilities may cross under the wall easement. A drainage plan has been developed for the plat. All drainage easements and/or right-of-ways 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. The 55 foot drainage easement is hereby granted as indicated for constructing, maintaining, operating and repairing the conveyance of stormwater. The 20 foot access and drainage easement is hereby granted to the Riverside Drainage District to use as access to maintain the existing drainage ditch when such use doesn't interfere with the surface rights retained by the owner. Contingent right-of-way, as shown hereon, shall become effective upon the City's need for the right-of-way for any street related purpose.

Southfork Investment, LLC

By: Jay S. Maxwell

Name: JAY S. MAXWELL

Title: MANAGING MEMBER

SOUTHFORK COMMERCIAL ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) ss
Sedgwick County)

BE IT REMEMBERED that on this _____ day of _____, 20____, before me, the undersigned, a notary public in and for the County and state aforesaid came _____, Southfork Investment, LLC, to me personally known to be the same persons who executed this instrument and such persons duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

My appointment expires:

Notary Public

Print

We, Intrust Bank, N.A., holders of a mortgage on the described tract, Sedgwick County, Kansas, do hereby consent to the plat of "SOUTHFORK COMMERCIAL ADDITION", Wichita, Sedgwick County, Kansas

Intrust Bank, N.A.,

By: _____

Name: _____

Title: _____

State of Kansas) ss
Sedgwick County)

BE IT REMEMBERED that on this _____ day of _____, 20____, before me, the undersigned, a notary public in and for the County and State aforesaid came _____, Intrust Bank, N.A., to me personally known to be the same person who executed this instrument and such person duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Notary Public

My appointment expires:

Print

State of Kansas) ss
Sedgwick County)

This plat of "SOUTHFORK 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 _____, 20____,
Wichita/Sedgwick County Metropolitan Area Planning Commission.

_____, Chair
Dan Klausmeyer

_____, Secretary
John L. Schlegel

State of Kansas)
City of Wichita) ss

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 20____, At the Direction of the City Council.

_____, Mayor
Carl Brewer

_____, City Clerk
Karen Sublett

Entered on transfer record this _____ day of _____, 20____.

_____, County Clerk
Kelly B. Arnold

State of Kansas)
Sedgwick County) ss

This is to certify that this instrument was filed for record in the Register of Deeds office at _____ o'clock _____ .m., on the _____ day of _____, 20____, and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Tonya Buckingham

State of Kansas)
Sedgwick County) ss

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 20____.

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



POE & ASSOCIATES, INC.
CONSULTING ENGINEERS
5940 E. Central, Suite 200 ■ Wichita, KS 67208-4242
Phone 316/685-4114 ■ FAX 316/685-4444