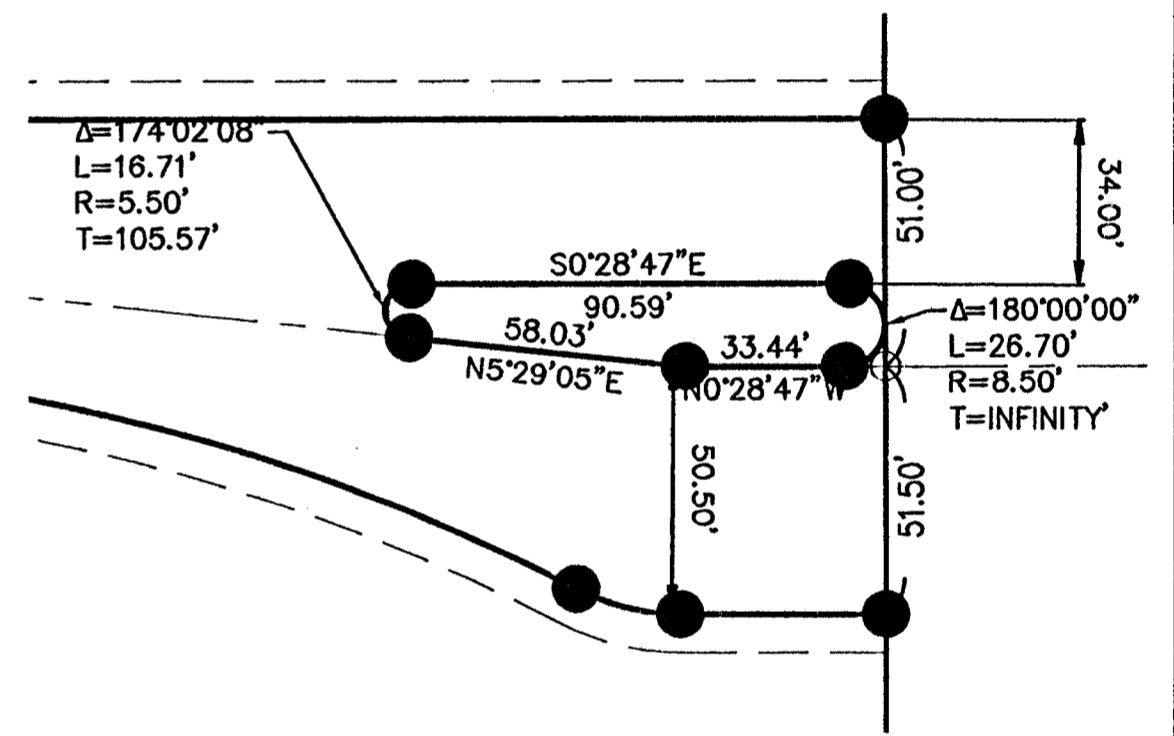


- LEGEND**
- ⊙ 1 1/2" Pipe Found
 - ⊗ Mooring B&C Found
 - ▲ Section Corner Found
 - 5/8" Bar w/Poe Cap Set

BENCHMARK:
 Bench Mark #77
 Top of Right-of-Way Marker in Fence Line @ End of Ramp, East Bound 47th to Southbound I-35.
 Elevation 1271.13 NGVD88

BENCHMARKS:
 This plat is subject to the Provisions of Southfork Addition Community Unit Plan, OP-249 on file with the Metropolitan Area Planning Dept.



RESERVE A DETAIL

①

Temp. Cul-De-Sac Easement
 Δ=266°20'12"
 L=404.42'
 R=87.00'
 T=92.75'

Δ=24°20'48"
 L=188.67'
 R=444.00'
 T=95.78'

Δ=2°58'19"
 L=71.89'
 R=1386.00'
 T=35.95'

Δ=90°51'23"
 L=25.37'
 R=16.00'
 T=16.24'

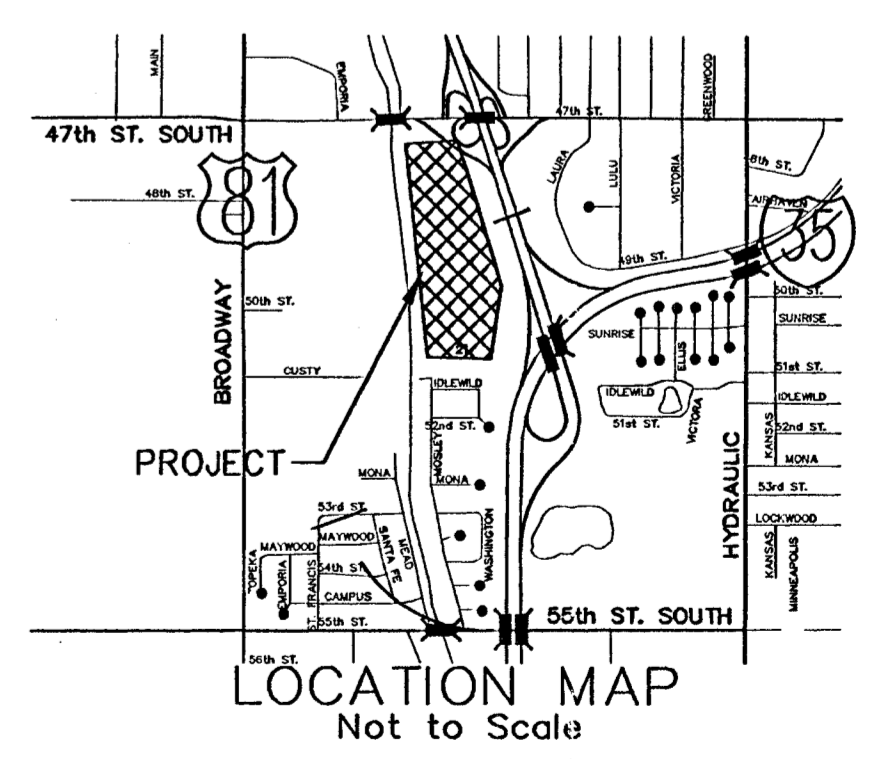
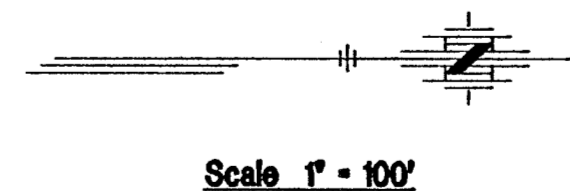
Δ=57°09'46"
 L=408.05'
 R=409.00'
 T=222.82'

Δ=27°34'47"
 L=22.62'
 R=47.00'
 T=11.54'

© Southern Star Pipeline Easement
 Book Misc. 165, Page 416
 Partial Release-Film 413, Page 341

Centerline Line & Curve Table

Line #/Curve #	Length	Direction/Delta	Radius
C20	314.30	42°22'17"	425.00'
C21	207.80	23°48'44"	500.00'
C22	182.56	7°38'06"	1370.00'
L10	155.50'	N0°28'47"W	
L11	42.02'	N0°28'47"W	
L12	164.71'	N5°29'05"E	
L13	71.00'	N84°33'38"E	



ONE STEP FINAL PLAT SOUTHFORK COMMERCIAL ADDITION

TO
 WICHITA, 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

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 DDC #FLM-PG: 29162038, thence S19°28'47"E a distance of 383.37 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-56279, thence along said Kansas Turnpike Authority right-of-way line S84°2'59"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 689.38 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 DDC #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. 12-512(b).

_____, Surveyor
William P. Fox # 709
for Poe & Associates, Inc.

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 Lots, a Block and Reserves to be known as "SOUTHFORK COMMERCIAL ADDITION", Wichita, Sedgwick County, Kansas. Reserve A is reserved for entry monuments, lighting, landscaping, utilities confined to easements and irrigation systems. Reserve B is reserved for signage, lighting, fencing, irrigation, sidewalks, landscaping, ponds and drainage improvements. Reserves shall be owned and maintained by a property 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. The temporary cut-de-sac easement is granted until such time as Washington Street Circle is extended by separate instrument. The pipeline easement is hereby granted as indicated for maintaining, operating and repairing pipeline. 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.

Southfork Investment, LLC

By: _____

Name: _____

Title: _____

ONE STEP FINAL PLAT 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 report 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
Debra Miller-Stevens

_____, Secretary
John L. Schlegel

State of Kansas) ss
City of Wichita)

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) ss
Sedgwick County)

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

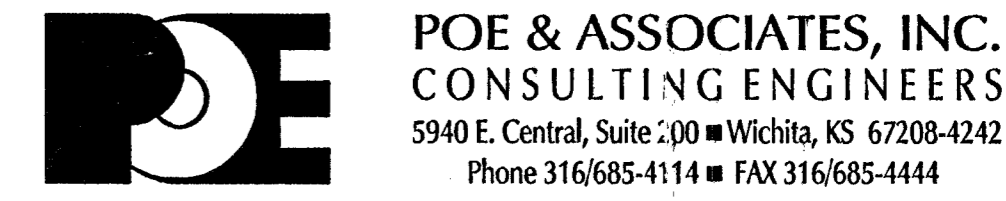
_____, Deputy
Tanya Buckingham

State of Kansas) ss
Sedgwick County)

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