

# ONE STEP FINAL PLAT SOUTHFORK ADDITION

A TRACT IN THE NORTH HALF OF SECTION 21-T28S-R1E  
WICHITA, SEDGWICK COUNTY, KANSAS

### LEGEND

- 1 1/2" Pipe Found
- ⊗ 3/4" Pipe Found
- 1/2" Pipe Found
- △ MKEC B&C Found

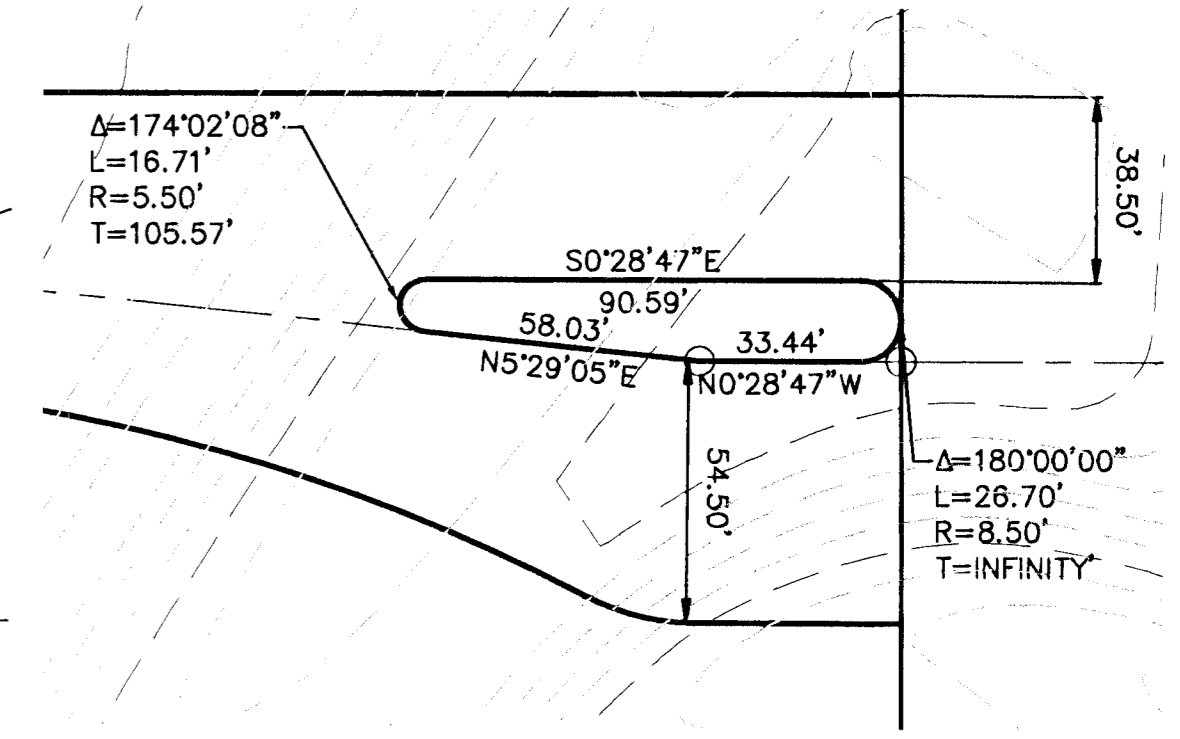
### BENCHMARKS

**Bench Mark #56**  
5/8" bar with aluminum cap stamped POE & ASSOC. set in an 18" dia. concrete post set flush with the ground on the south side of 47th street and on the east side of the Riverside Drainage Ditch.  
Elevation 1272.63 NGVD88

**Bench Mark #72**  
City of Wichita bench mark disk 20.7' E. of E. Broadway curb and 41.5' S. of centerline Custy.  
Elevation 1274.71 NGVD88 (Elevation 86.82 city datum)

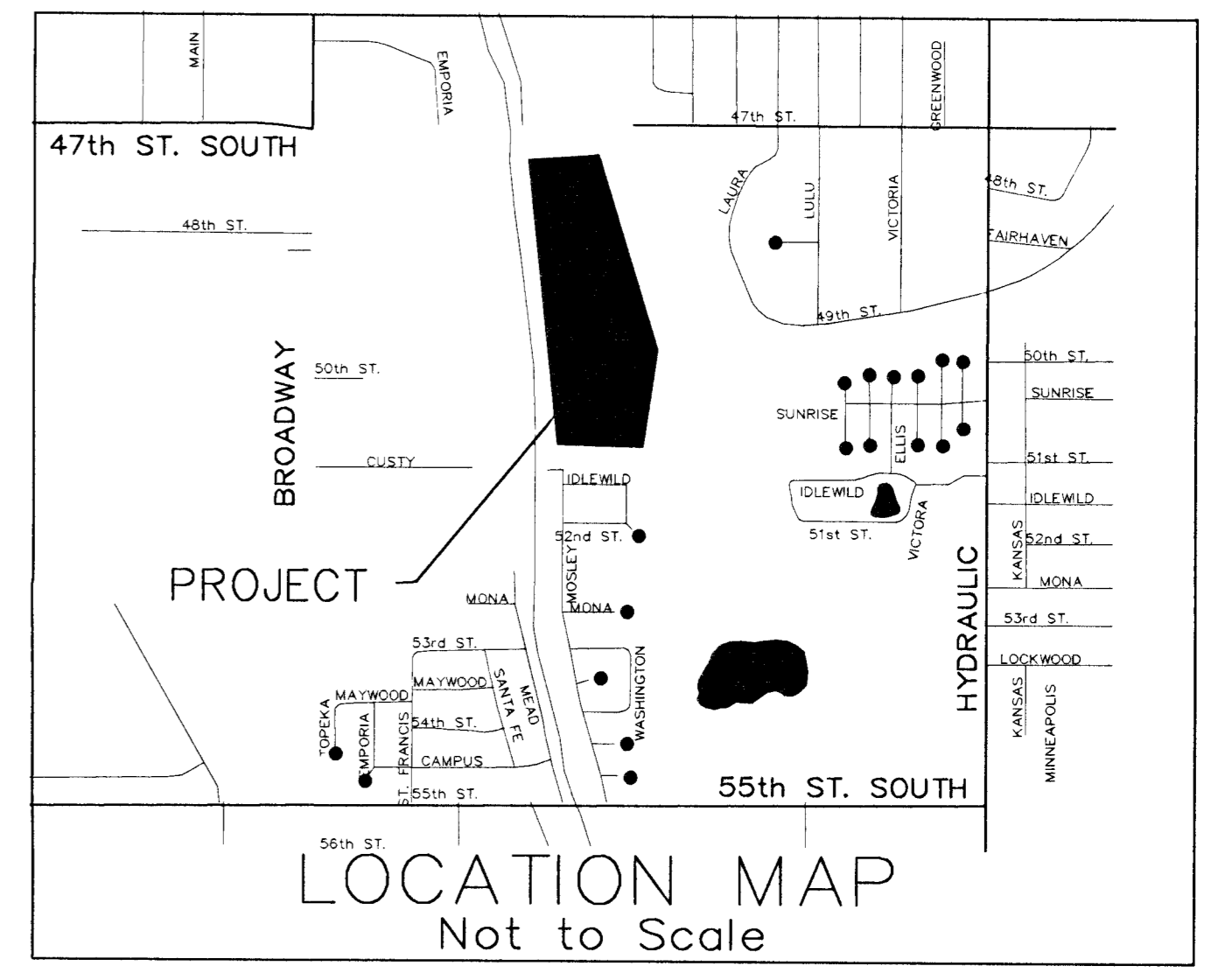
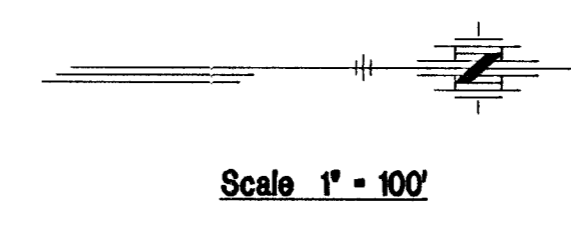
### BENCHMARKS

This plat is subject to the Provisions of Southfork Addition Community Unit Plan, DP-\_\_\_ on file with the Metropolitan Area Planning Dept.



**RESERVE A DETAIL**

Centerline Line & Curve Table			
Line #/Curve #	Length	Direction/Delta	Radius
L1	155.50'	N0'28'47"W	
L2	65.00'	N59'59'54"E	
L3	164.71'	N5'29'05"E	
L4	42.02'	N0'28'47"W	
C1	197.198	24.5622	460.00'
C2	314.296	42.3714	425.00'
C3	182.561	7.6350	1370.00'
C4	207.801	23.8123	500.00'



**LOCATION MAP**  
Not to Scale

State of Kansas)  
Sedgwick County) ss

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 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-55279, 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. 12-512(b).

\_\_\_\_\_, Surveyor  
William P. Fox # 739  
for Poe & Associates, Inc.

State of Kansas)  
Sedgwick County) 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 "SOUTHFORK ADDITION", Wichita, Sedgwick County, Kansas. 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 ADDITION

## A TRACT IN THE NORTH HALF OF SECTION 21, T28S, R1E WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas)  
Sedgwick County) ss

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 Addition", Wichita, Sedgwick County, Kansas

Intrust Bank, N.A.,

By \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

State of Kansas)  
Sedgwick County) ss

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)  
Sedgwick County) ss

This report of "SOUTHFORK 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)  
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  
Tanya 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

