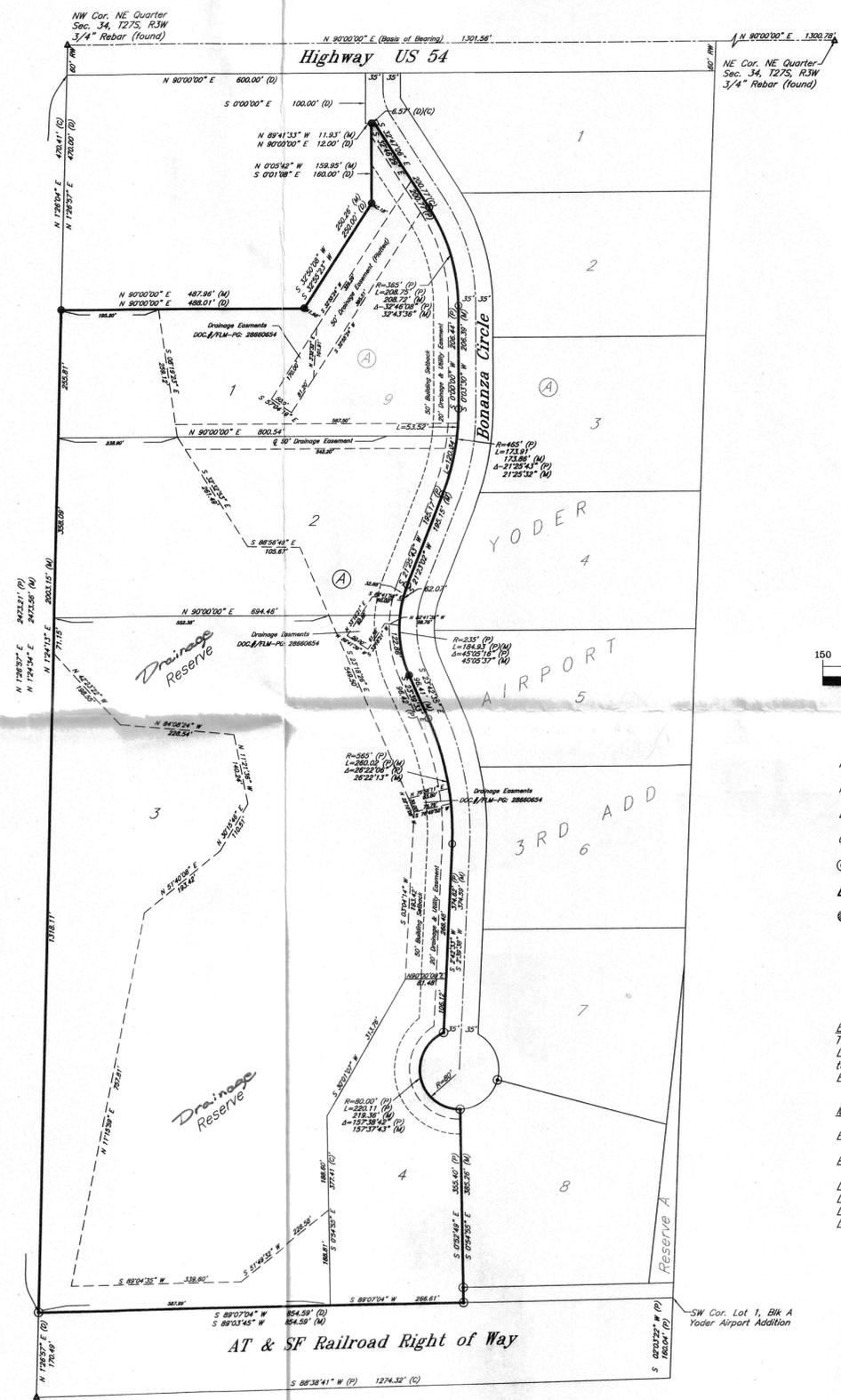


FINAL TRACING REC'D 9-6-18

Yoder Airport 5th Addition

Sedgwick County, Kansas

Part of the NE 1/4, 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 488.01 feet; thence North, on 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; and except that part of the Northeast Quarter of Section 34, Township 27 South, Range 3 West of the 6th Principal Meridian, Sedgwick County, Kansas, being described as follows: Beginning at the Southwest corner of Lot 8, Block A, Yoder Airport 3rd Addition, Sedgwick County, Kansas; thence N 89°07'11" E on the South line of said Lot 8, a distance of 372.54 feet, to the Southeast corner of said Lot 8, also being the Southwest corner of Reserve B in said Yoder Airport 3rd Addition; thence continuing N 89°07'11" E, on the South line of said Reserve B, a distance of 50.00 feet, to the Southeast corner of said Reserve B, also being a point on the East line of Yoder Airport 3rd Addition; thence S 2°03'22" W, on the East line of said Addition, a distance of 30.04 feet, to the North line of the AT & SF Railroad right of way; thence S 89°07'11" W, on the North line of said AT & SF Railroad right of way, a distance of 421.00 feet more or less, said point being the West line of Lot 8 extended; thence N 0°52'49" W, on said West line of Lot 8 extended, a distance of 30.00 feet, to the Point of Beginning.

All easements and rights-of-way within said tract are hereby vacated by virtue of KSA 12-510.



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 drainage reserve is hereby reserved for drainage reserve purposes and shall be the responsibility of the adjoining property owner, until such time as the appropriate governing body elects to assume the responsibility for the maintenance and improvements to the drainage. NO buildings shall be constructed or placed on or within said drainage reserves, nor shall any fill, change of grade, creation of channel or any other work be carried on without permission of the Engineer for said governing body. No signs, light poles, private drainage systems, masonry walls, masonry trash enclosures or other structures shall be located within public utility easements unless permitted by the Public Works Department of the appropriate governing body. FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision. 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: 8-29-18

State of Kansas }
 County of Sedgwick } SS



This instrument was acknowledged before me on this 29th day of August, 2018, by Christopher Gifford, Owner.

Notary Public

My Commission Expires: 12-31-2021

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 Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this _____ day of _____, 2018. Sedgwick County Metropolitan Area Planning Commission.

Joseph A. Johnson, Chair

Dale Miller, Secretary

State of Kansas }
 County of Sedgwick } 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, PS #1246
 Deputy County Surveyor
 Sedgwick County, Kansas

18077 Yoder Airport Final Plat.dwg Prepared: 8/21/18