

FINAL PLAT

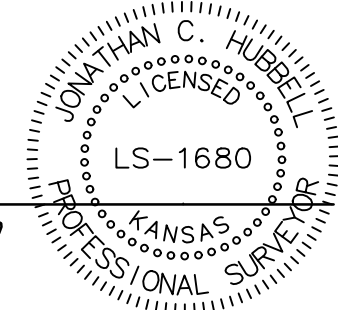
YODER AIRPORT 6TH ADDITION

SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) do hereby certify that we have surveyed and
platted "YODER AIRPORT 6TH ADDITION", Sedgwick County, Kansas and that
the accompanying plat is a true and correct exhibit of the property
surveyed, described as a replat of Reserves "A" and "B", Yoder Airport 4th
Addition, Sedgwick County, Kansas, TOGETHER with the Southeast Quarter
of Section 34, Township 27 South, Range 3 West, of the 6th P.M.,
Sedgwick County, Kansas, EXCEPT a parcel of land in the Southeast
Quarter of Section 34, Township 27 South, Range 3 West of the 6th P.M.,
Sedgwick County, Kansas described as follows: Commencing at the
Southeast corner of said Southeast Quarter (the south line of said
Southeast Quarter having an assumed basis of bearing of S90°00'00"E);
thence N01°49'23"E, along the east line of said Southeast Quarter a
distance of 264.00 feet to the point of beginning; thence continuing
N01°49'23"E along said east line for a distance of 2381.55 feet to the
Northeast corner of said Southeast Quarter; thence N87°49'08"W along the
north line of said Southeast Quarter for a distance of 305.17 feet; thence
S00°23'01"E for a distance of 1191.08 feet; thence N90°00'00"W for a
distance of 250.56 feet; thence S01°49'23"W, parallel with the east line of
said Southeast Quarter for a distance of 1201.52 feet to a point 264.00
feet north of the south line of said Southeast Quarter; thence
S90°00'00"E parallel with the south line of said Southeast Quarter for a
distance of 510.00 feet to the point of beginning; and EXCEPT a tract
beginning at the Southeast Corner of the Southeast Quarter of Section 34,
Township 27 South, Range 3 West of the 6th P.M., Sedgwick County,
Kansas, thence north 264 feet along the east line of said section, thence
west 510 feet parallel to the south line of said section, thence south 264
feet, thence east 510 feet to the point of beginning.

Existing public easements, dedications, building
setbacks and access controls, if any, being
vacated by virtue of K.S.A. 12-512b, as amended.

Baughman Company, P.A.



Jonathan C. Hubbell, PLS#1680

Surveyor

We, the undersigned holders of a mortgage on the
above described property, do hereby consent to this plat of "YODER
AIRPORT 6TH ADDITION", Sedgwick County, Kansas.
Frontier Farm Credit

State of Kansas) SS The foregoing instrument acknowledged before
County) me, this _____ day of _____, by _____
(title) of Frontier Farm Credit, on behalf of the bank.

_____, Notary Public

My App't. Exp. _____

Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate to be
platted into Lots, a Block, Reserves, and a Street to be known as "YODER
AIRPORT 6TH ADDITION", Sedgwick County, Kansas. The drainage
easements are hereby granted to the public as indicated for drainage
purposes. The drainage and utility easements are hereby granted to the
public as indicated for drainage purposes and for the construction and
maintenance of all public utilities. The street is hereby dedicated to and
for the use of the public. Any cul-de-sac with a 75 foot radius shall
have a driveable surface radius of 48 feet. Reserves "A" and "E" are
hereby reserved for open space, landscaping, drainage purposes, lakes, and
berms. Reserves "B" and "D" are hereby reserved for open space,
landscaping, drainage purposes, private streets, and utilities. Reserve "C"
is hereby reserved for open space, landscaping, aircraft landing strip and
related facilities, and drainage purposes. Reserves "A", "B", "C", "D", and
"E" shall be owned and maintained by the homeowners association for the
addition. Drainage Reserves "8" and "9" are hereby reserved for open
space, landscaping, floodplain, and drainage reserve purposes. No fill,
change of grade, creation of channel, or any other work shall be carried
on within said floodplain without the permission of the Engineer for the
appropriate governing body. Drainage Reserves "8" and "9" shall be
owned and maintained by the owners of the corresponding adjacent lots
and shall be the responsibility of said corresponding adjacent lot owners
until such time as the appropriate governing body elects to assume the
responsibility for maintenance and improvements to the drainage. Said
drainage reserves and corresponding adjacent lots shall be tied together
as one ownership and under this ownership shall be conveyed and
maintained together as one undivided parcel. Compliance with any platted
restrictions and applicable restrictive covenants affecting said Reserves
shall be binding on any owners, successors, heirs, or assigns. FEMA
floodplain and regulatory floodway boundaries are subject to periodic
change and such change may affect the intended land use within the
subdivision. The Minimum Building Pad Elevations for the lowest opening
to the structures shall be as indicated on the face of the plat. Access
controls shall be as depicted on the face of the plat and are hereby
granted to the appropriate governing body.

S & Y Holdings, LLC
a Kansas limited liability company

_____, Member
Zackary Robert Steffen

_____, Member
Chanelle Alyssia Steffen

_____, Member
Aaron Young

_____, Member
Anna Young

State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this _____ day of _____, by Zackary Robert Steffen,
Chanelle Alyssia Steffen, Aaron Young, and Anna Young, Members of S
& Y Holdings, LLC, a Kansas limited liability company, on behalf of the
limited liability company.

_____, Notary Public

My App't. Exp. _____

This plat of "YODER AIRPORT 6TH 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 _____,
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
Ann M. Fox

_____, Secretary
Scott A. Wadle

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

_____, Chairman
David T. Dennis, Third District

ATTEST: _____, County Clerk
Kelly B. Arnold

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

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

Entered on transfer record this _____ day
of _____.

_____, County Clerk
Kelly B. Arnold

State of Kansas) SS This is to certify that this plat has been
Sedgwick County) filed for record in the office of the Register of Deeds, this _____ day
of _____, at _____ o'clock _____ M, and is duly recorded.

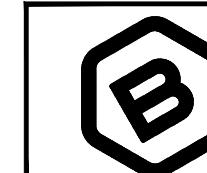
_____, Register of Deeds
Tonya Buckingham

_____, Deputy
Kenly Zehring

YODER AIRPORT 6TH ADDITION

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October 6, 2022



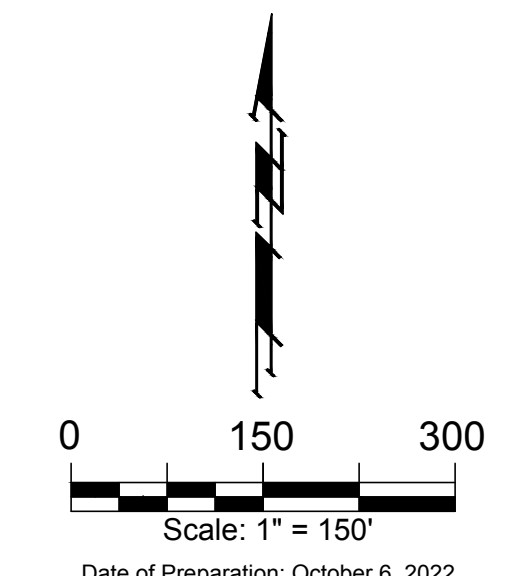
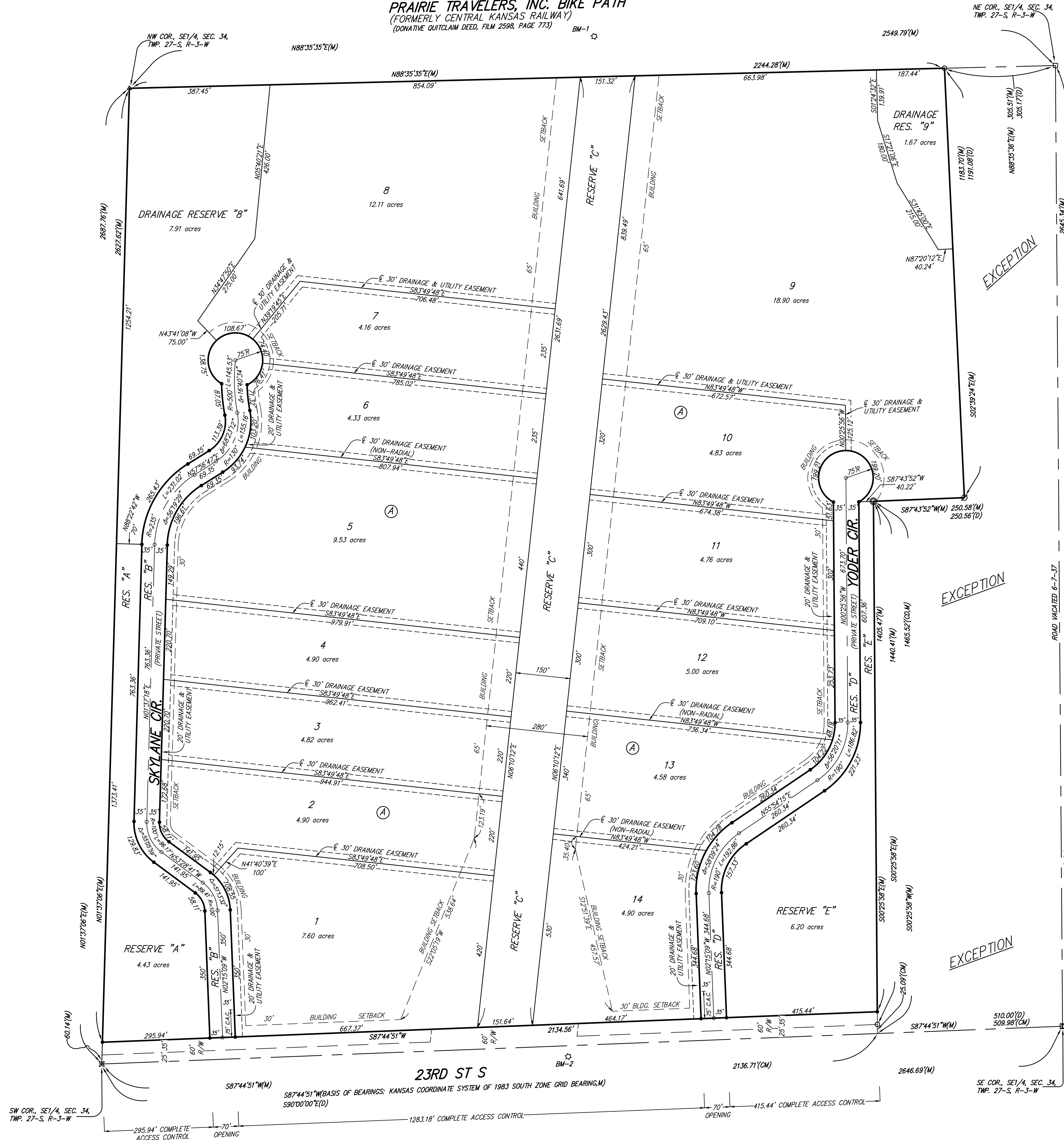
BAUGHMAN COMPANY
315 Ellis St. Wichita, KS 67211 316-262-7271
BaughmanCo.com

FINAL PLAT

YODER AIRPORT 6TH ADDITION

SEDGWICK COUNTY, KANSAS

PRAIRIE TRAVELERS, INC. BIKE PATH
(FORMERLY CENTRAL KANSAS RAILWAY)
(DONATIVE QUITCLAIM DEED, FILM 2598, PAGE 773)



Date of Preparation: October 6, 2022

- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- ⊗ = #5 REBAR (FOUND)(ORIGIN UNKNOWN)
- ⊠ = 5/8" IRON PIPE (FOUND)(ORIGIN UNKNOWN)
- ⊙ = #4 REBAR (FOUND)(ORIGIN UNKNOWN)
- ⊚ = 1/2" IRON PIPE (FOUND)(ORIGIN UNKNOWN)
- ⊛ = #4 REBAR W/ "S390" CAP (FOUND)
- ⊜ = STONE W/ CHISELED CROSS (FOUND)
- ☆ = BENCHMARK

(D) = DESCRIBED
(M) = MEASURED
(P) = PLATTED
(CM) = CALCULATED PER MEASURED INFO.
(CD) = CALCULATED PER DESCRIBED INFO.
C.A.C. = COMPLETE ACCESS CONTROL

BENCHMARK:
BM-#1:
"X" CUT ON TOP OF CONCRETE HEADWALL, 142.9± NORTH AND 1279.5± EAST OF NW CORNER, SE1/4, SEC. 34, TWP. 27-S, R-3-W. ELEV. = 1462.76 NAVD88
BM-#2:
#4 REBAR, 83.6± SOUTH AND 1360.7± WEST OF SE CORNER, SE1/4, SEC. 34, TWP. 27-S, R-3-W. ELEV. = 1442.63 NAVD88

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION NAVD88
8	A	1439.0
9	A	1447.0
13 & 14	A	1440.0

NOTE:
A master drainage plan has been developed for this plat. All drainage easements, rights-of-way, and reserves shall remain at established grades (unless modified with the approval of the applicable City or County Engineer) and shall be unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual.

NOTE:
Based on current Subdivision Regulation 8-103 (A)(2), any further subdivision or lot split within this plat prior to the paving of 23rd Street South will invoke the arterial paving policy. Final determination of any paving requirements shall be made by the Sedgwick County Public Works Department.

BAUGHMAN COMPANY
315 Ellis St. Wichita, KS 67211 316-262-7271
BaughmanCo.com

E:\Projects\Yoder Airport 6th Add_21-07-P668\Plat\Drawings\Yoder Airport 6th Add.dwg