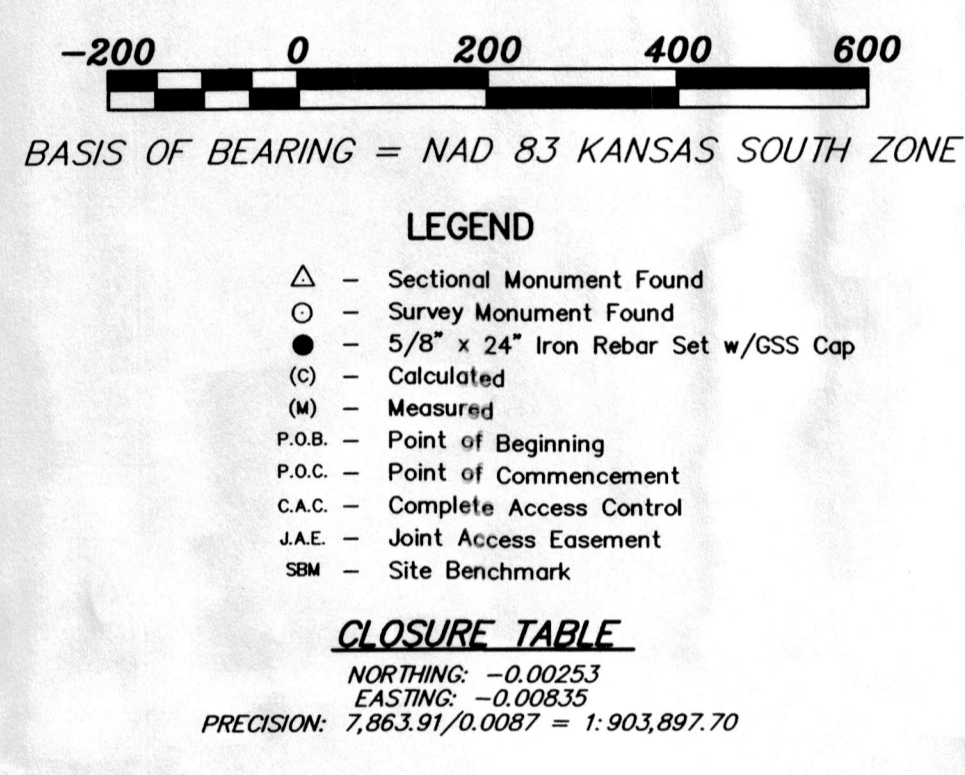
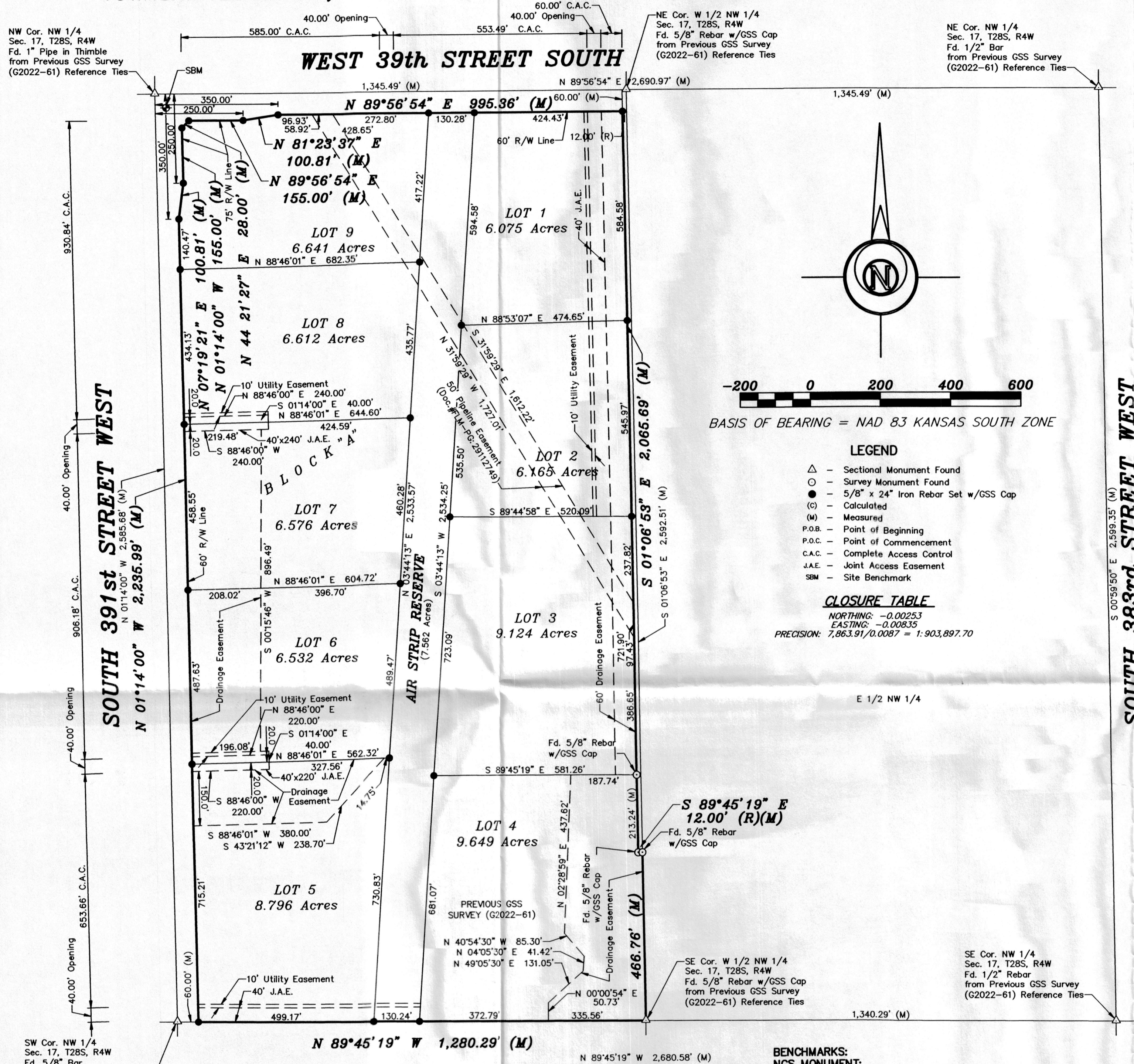


# FINAL PLAT (ONE STEP)

# SOUTH FORK AIRPARK

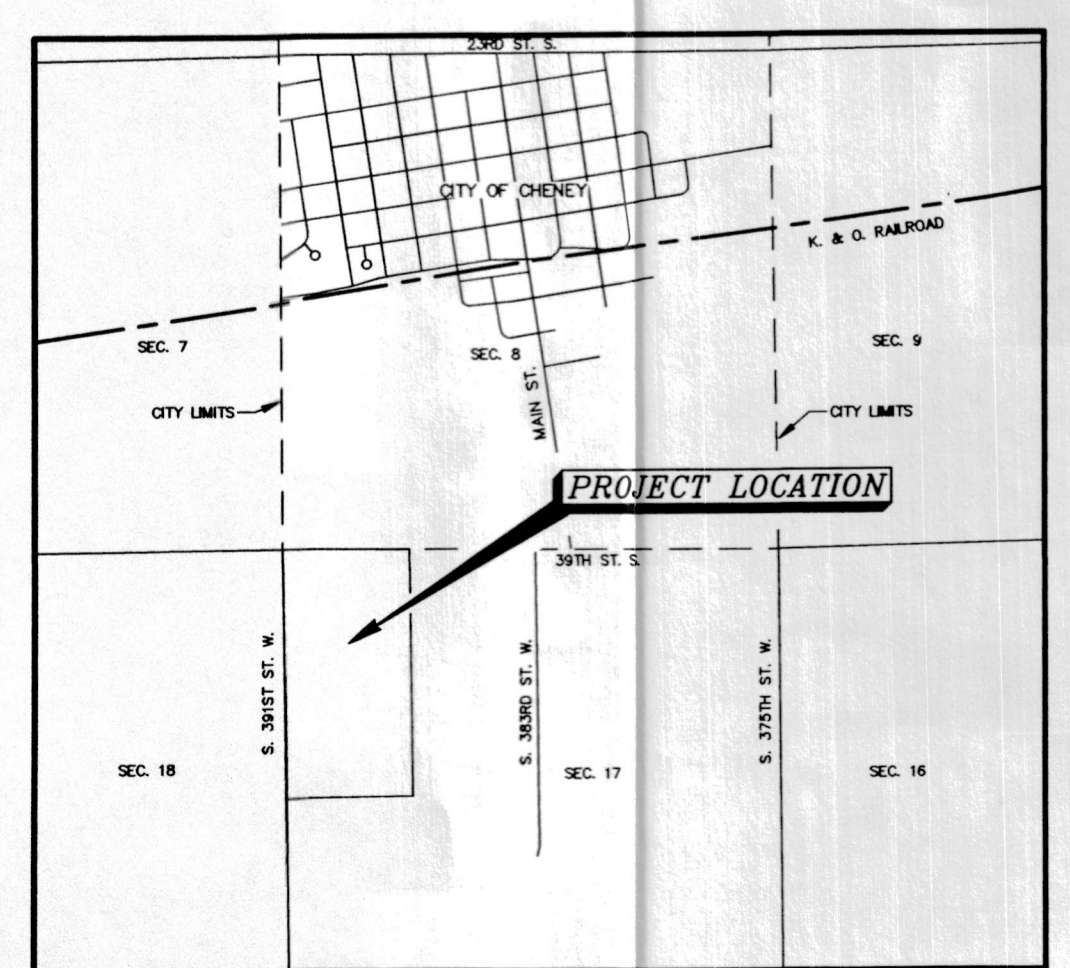
## A PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER SECTION 17, TOWNSHIP 28 SOUTH, RANGE 4 WEST OF THE 6TH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS.



- LEGEND**
- △ - Sectional Monument Found
  - - Survey Monument Found
  - - 5/8" x 24" Iron Rebar Set w/GSS Cap
  - (C) - Calculated
  - (M) - Measured
  - P.O.B. - Point of Beginning
  - P.O.C. - Point of Commencement
  - C.A.C. - Complete Access Control
  - J.A.E. - Joint Access Easement
  - SBM - Site Benchmark

**CLOSURE TABLE**

NORTHING	-0.00253
EASTING	-0.00835
PRECISION	7,863.91/0.0087 = 1,903,897.70



**SEDGWICK COUNTY, KANSAS  
VICINITY MAP**  
(NOT TO SCALE)

**BENCHMARKS:  
NGS MONUMENT:**  
Metal Disk Stamped "X 312 1956", located ±40' South of the Centerline of West 39th Street South and ±61' West of the Centerline of Section 17, Township 28 South, Range 4 West of the 6th Principal Meridian.  
Elevation=1382.54 (NAVD88)

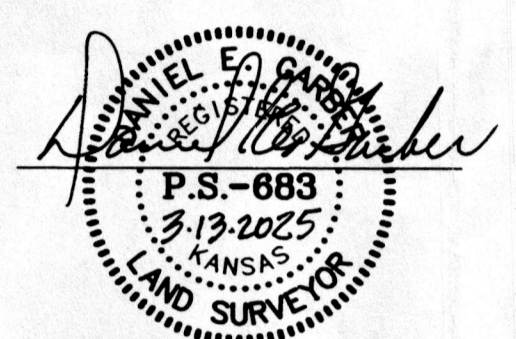
**SBM:** Railroad Spike in Power Pole, located ±39' South and ±32' East of the Northwest Corner of Section 17, Township 28 South, Range 4 West of the 6th Principal Meridian.  
Elevation=1383.62 (NAVD88)

**LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION**

I, the undersigned, Professional Land Surveyor of the State of Kansas, do hereby certify that the following described tract of land was surveyed on October 9, 2024 and the accompanying final plat prepared and that all monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief.

A portion of the West Half of the Northwest Quarter of Section 17, Township 28 South, Range 4 West of the 6th Principal Meridian, Sedgwick County, Kansas, more particularly described by Daniel E. Garber, Professional Surveyor #683, on June 19, 2024 as follows:

Beginning at the Northwest corner of the Northwest Quarter of Section 17, Township 28 South, Range 4 West of the 6th Principal Meridian; Thence with a bearing of North 89°56'54" East (basis of bearings is NAD 83 Kansas South Zone) along the North line of said Northwest Quarter a distance of 1,333.49 feet to a point 12.00 feet West of the Northeast corner of the West Half of said Northwest Quarter; Thence South 01°06'53" East parallel with the East line of the West Half of said Northwest Quarter a distance of 2,065.69 feet; Thence South 89°45'19" East parallel with the South line of said Northwest Quarter a distance of 12.00 feet to the East line of the West Half of said Northwest Quarter; Thence South 01°06'53" East along the East line of the West Half of said Northwest Quarter a distance of 466.76 feet to the Southeast corner of the West Half of said Northwest Quarter; Thence North 89°45'19" West along the South line of said Northwest Quarter a distance of 1,340.29 feet to the Southwest corner of said Northwest Quarter; Thence North 01°14'00" West along the West line of said Northwest Quarter a distance of 2,585.68 feet to the point of beginning, containing **79.213 Acres**.



Date: March 13, 2025

**OWNER'S CERTIFICATE AND DEDICATION**

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS

This is to certify that the undersigned, Owner of the land described in the Surveyor's Certificate; has caused the same to be surveyed and subdivided on the accompanying plat into Lots, Block and Streets under the name of "SOUTH FORK AIRPARK", a portion of the West Half of the Northeast Quarter Section 17, Township 28 South, Range 4 West of the 6th Principal Meridian, Sedgwick County, Kansas; that all easements and public streets as denoted on the plat are hereby dedicated to and for the use of the public for the purpose of constructing, operating, maintaining and repairing public improvements; 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. Complete access control except for three openings are hereby granted along S. 391ST ST. W. and except for two openings are hereby granted along W. 39TH ST. S. 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. The maintenance of all drainageways and drainage facilities in backyard drainage easements and reserves shall be the responsibility of the property owner and shall be enforced by the Homeowners Association and be provided for in the Homeowners Association covenants. No new building permits shall be issued until the two dry detention ponds are constructed. Air strip is reserved for aviation, takeoff and landing and shall be owned, constructed and maintained by the South Fork Airpark Homeowners Association.

Clint DeVore, Owner  
Stacy DeVore, Owner  
Jeffery Grace, Owner  
Kathy Grace, Owner

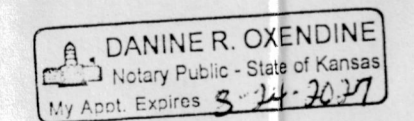
**NOTARY CERTIFICATE**

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS

**BE IT REMEMBERED:**  
That on this 14th day of March, 2025 A.D., before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Clint & Stacy DeVore who are known to me to be the same persons who executed the foregoing plat and the within instrument of writing.

**IN TESTIMONY WHEREOF:**  
I have hereunto set my hand and affixed my Notarial Seal the day and year last mentioned above.  
My Commission Expires: 8-24-2027

Danielle R. Oxendine, Notary Public



**NOTARY CERTIFICATE**

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS

**BE IT REMEMBERED:**  
That on this 14th day of March, 2025 A.D., before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Jeffery & Kathy Grace who are known to me to be the same persons who executed the foregoing plat and the within instrument of writing.

**IN TESTIMONY WHEREOF:**  
I have hereunto set my hand and affixed my Notarial Seal the day and year last mentioned above.  
My Commission Expires: 8-24-2027

Danielle R. Oxendine, Notary Public



STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS

I, the undersigned, do hereby certify that I have reviewed this plat on this \_\_\_ day of \_\_\_\_\_, 20\_\_\_. This plat has been reviewed for filing, pursuant to K.S.A. 58-2005 and K.S.A. 58-2001 for content only and is in compliance with those provisions. No other warranties are extended or implied.

Tricia L. Robello, P.S.# 1246

**PLANNING COMMISSION CERTIFICATE**

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS

This plat of "SOUTH FORK AIRPARK", a portion of the West Half of the Northwest Quarter Section 17, Township 28 South, Range 4 West of the 6th Principal Meridian, 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**

By \_\_\_\_\_ Chairman  
Bryan K. Frye

ATTEST:  
\_\_\_\_\_  
Scott A. Wadle Secretary

**GOVERNING BODY CERTIFICATE**

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS

This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas, this \_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Ryan Baty, Fourth District Chairman

ATTEST:  
\_\_\_\_\_  
Kelly B. Arnold County Clerk

**TRANSFER OF RECORD**

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS

Entered on transfer record on this \_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Kelly B. Arnold County Clerk

**REGISTER OF DEEDS CERTIFICATE**

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS

This is to certify that this instrument was filed for record in the Register of Deeds Office at \_\_\_\_\_, m. on this \_\_\_ day of \_\_\_\_\_, 20\_\_.

In Doc/Film# \_\_\_\_\_

\_\_\_\_\_  
Tonya E. Buckingham Register of Deeds

\_\_\_\_\_  
Kenly Zehring Deputy Register of Deeds

<b>FINAL PLAT</b>		<b>Description:</b> <b>SOUTH FORK AIRPARK SEDGWICK COUNTY, KANSAS</b>	
Prepared By: <b>Garber Surveying Service, P.A.</b>			
2908 North Plum St. 67502 Ph. 620-665-7032 (Main Office)		BRANCH OFFICES: MANHATTAN Ph. 785-320-4810 MCPIERSON Ph. 620-241-4441 NEWTON Ph. 316-283-5053 SALINA Ph. 785-404-6302 WICHITA Ph. 316-260-9933	
Drawn By: EWS	Scale: 1"=200'	Date of Field Work: October 9, 2024	Job No:
Checked By: DEG	Date: 03/13/2025	Sheet 1 of 1 Sheet(s)	G2024-447