FILE COPY SUB2014-04

FINAL TRACING REC'D 5.5.14

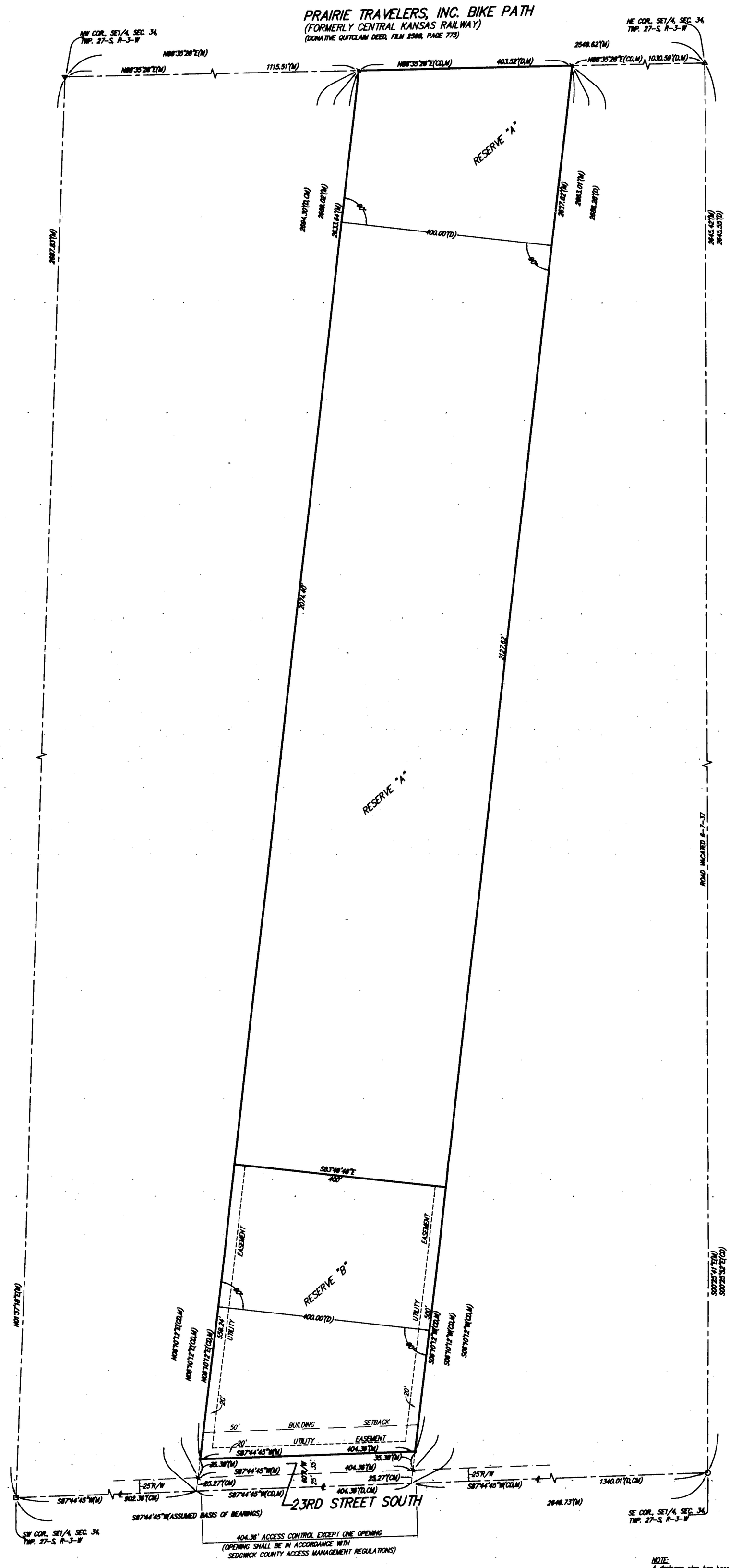
YODER AIRPORT 4TH ADDITION

SEDGWICK COUNTY, KANSAS

• = #4 REBAR W/ "BAUGHMAN" CAP (SET)
⌍ = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
□ = #5 REBAR (FOUND)(ORIGIN UNKNOWN)
△ = STONE (FOUND) W/ 1/2" IRON PIPE ON EAST SIDE OF STONE (ORIGIN OF IRON PIPE UNKNOWN)
○ = 1/2" IRON PIPE (FOUND)(ORIGIN UNKNOWN)
▽ = STONE W/ CHISELED CROSS (FOUND)

(M) = MEASURED
(D) = DESCRIBED
(CM) = CALCULATED PER MEASURED INFO.
(CD) = CALCULATED PER DESCRIBED INFO.

0' 100' 200'



State of Kansas)
Sedgwick County) SS

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "YODER AIRPORT 4TH ADDITION", Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: A 400.00 foot wide tract of land in the Southeast Quarter of Section 34, Township 27 South, Range 3 West of the Sixth Principal Meridian, Sedgwick County, Kansas, said tract of land being more particularly described as follows: Commencing at the southeast corner of said Southeast Quarter; FIRST COURSE, thence westerly along the south line of said Southeast Quarter, 1340.01 feet for a point of beginning; SECOND COURSE, thence continuing westerly along the south line of said Southeast Quarter, 404.36 feet; THIRD COURSE, thence northerly with a deflection angle to the right of 98°25'27" from the previously described SECOND COURSE, 2694.30 feet to a point on the north line of said Southeast Quarter, said point being 1434.11 feet westerly of the northeast corner of said Southeast Quarter; FOURTH COURSE, thence easterly along the north line of said Southeast Quarter, 403.52 feet to a point 1030.59 feet westerly of the northeast corner of said Southeast Quarter, said point also being 400.00 feet normally distant easterly of the northerly extension of the previously described THIRD COURSE; FIFTH COURSE, thence southerly with a deflection angle to the right of 97°34'44" and parallel with the previously described THIRD COURSE, 2688.28 feet to the point of beginning, subject to road right-of-way of record along the south line of said Southeast Quarter.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512b, as amended.

Baughman Company, P.A.

LS-871

Michael G. Conrey 5-21-2014, Surveyor
Michael G. Conrey

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into a Street and Reserves be known as "YODER AIRPORT 4TH ADDITION", Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. Reserve "A" is hereby reserved for landscaping, open space, aircraft landing strip and related facilities, and drainage purposes. Reserve "B" is hereby reserved for landscaping, open space, aircraft landing strip and related facilities, aircraft hangars, drainage purposes, and utilities as confined to easements. Reserves "A" and "B" shall be owned and maintained by the owner/owners of said reserves or by an owners association. The street is hereby dedicated to and for the use of the public. Access controls shall be as depicted on the face of the plat and are hereby granted to the appropriate governing body. The permitted opening location shall be as determined by the Engineer for the appropriate governing body.

Donald D. Yoder — Janet S. Yoder

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 12 day of May, 2014, by Donald D. Yoder and Janet S. Yoder, husband and wife.

JUDITH M. TERHUNE
Notary Public - State of Kansas
My Appt. Expires 11-7-17

Judith M. Terhune, Notary Public

My App't. Exp. 11-7-17

This plat of "YODER AIRPORT 4TH 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_____, 2014.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
Don Klausmeyer

_____, Secretary
John L. Schlegel

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of Sedgwick County, Kansas, this_____ day of_____, 2014.

_____, Chairman
Dave Unruh, 1st District

ATTEST:_____, County Clerk
Kelly B. Arnold

Reviewed in accordance with K.S.A. 58-2005 on this_____ day of_____, 2014.

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

Entered on transfer record this_____ day of_____, 2014.

_____, County Clerk
Kelly B. Arnold

State of Kansas)
Sedgwick County) SS

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this_____ day of_____, 2014 at_____ o'clock____ M; and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Tonya Buckingham

NOTE:
EXISTING BLANKET EASEMENT OVER SUBJECT PROPERTY ASSIGNED TO THE SEDGWICK COUNTY ELECTRIC COOPERATIVE ASSOCIATION, INC. BY THE BILL OF SALE RECORDED IN MISC. BOOK 472, PAGE 235, SEDGWICK COUNTY RECORDS. THE OVERHEAD ELECTRIC LINES LOCATED IN SAID BLANKET EASEMENT LIE WITHIN THE 60' RIGHT-OF-WAY FOR 23RD STREET SOUTH.

NOTE:
A drainage plan has been developed for this subdivision and is on file in the office of the County Engineer or the Engineer for the appropriate governing body. All drainage easements, right-of-ways, or reserves shall remain at established grades or as modified with the approval of the County Engineer or the Engineer for the appropriate governing body. No obstructions which impede the flow of this drainage system shall be allowed.

Baughman Company, P.A.
315 Hills St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

E:\PROJECTS\YODER AIRPORT 4TH ADDITION_13-08-P971\PLAT\DRAWINGS\YODER4F.DWG-MGC