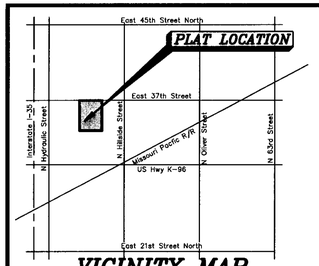
FILE COPY

FINAL PLAT

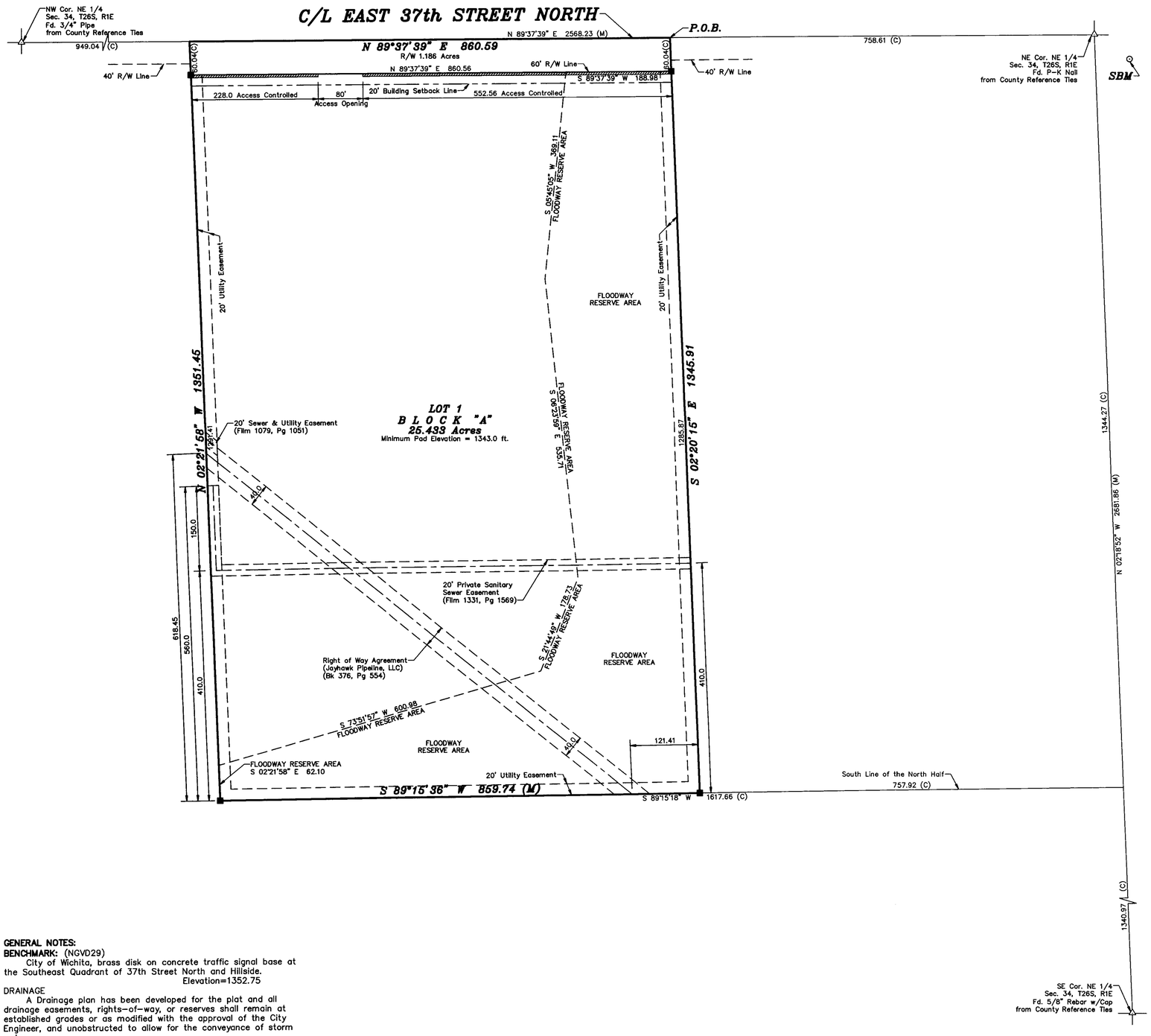
SUNFLOWER BROADCASTING, INC. ADDITION

A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 26 SOUTH, RANGE 1 EAST OF THE 6th PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS.



VICINITY MAP
Not to Scale

FINAL TRACING REC'D
11-1-07
Tech 207743



PERIMETER CLOSURE TABLE
NORTHING: -0.0033
EASTING: 0.0010
PRECISION: 0.0034 / 4417.69 = 1:1,281,159

LEGEND
- △ – Sectional Monument Found
- ○ – Fd. 1" Pipe (Unknown Origin) Unless Noted Otherwise
- ■ – Poured Concrete around Existing Found Rebar, per PS-G06-557
- (C) – Calculated
- (M) – Measured
- ▨ – Total Access Control

-100 0 100 200 300

BASIS OF BEARING = ASSUMED

LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION

I, the undersigned, licensed land surveyor of the State of Kansas, do hereby certify that the following described tract of land was surveyed on August 7, 2007 and the accompanying final lat prepared and that all monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief:

DESCRIPTION:

The West 860 feet of the East 50 Acres of the North Half of the Northeast Quarter of Section 34, Township 26 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas; more particularly described as follows;

Commencing at the Northeast Corner of the Northeast Quarter of Section 34, Township 26 South, Range 1 East of the 6th Principal Meridian; thence with an assumed bearing of South 89°37'39" West along the North line of said Northeast Quarter 758.61 feet for the point of beginning; thence departing said line bearing South 02°20'15" East 1345.91 feet to the South line of the North Half of said Northeast Quarter (said point being 757.92 feet West of the East line of said Northeast Quarter); thence bearing South 89°15'36" West along the South line of the North Half of said Northeast Quarter 859.74 feet; thence bearing North 02°21'58" West 1351.45 feet to the North line of said Northeast Quarter; thence bearing North 89°37'39" East along the North line of said Northeast Quarter 860.59 feet to the point of beginning, containing **26.619 Acres.**

DANIEL E. GARBER
REGISTERED
LS-683
KANSAS
LAND SURVEYOR

Daniel E. Garber LS

EASEMENTS:

Easements are hereby dedicated to the public, the rights-of-way of which are shown as dashed lines on the accompanying plat, and said easements may be employed in perpetuity as a covenant running with the land for the purpose of installing, repairing, reinstalling, replacing and maintaining sewers, water lines, gas lines, electric lines and poles, telephone lines and poles and other forms and types of public utilities now or hereafter generally utilized by the public and for ingress and egress to and from individual lots.

The undersigned do hereby grant a permanent Avigational Easement to the public authority authorized by Law to own and operate public-owned airports in Sedgwick County, Kansas, for the use of "Navigable Airspace" as defined by the Federal Aviation Act of 1958, over all the land included it this plat.

BUILDING LINES:

Building lines or setback lines are hereby established as shown on the accompanying plat and no building or portion thereof shall be built or constructed between this line and the street line. Building setback of this plat shall be 20.00 feet except where shown otherwise on plat, measured at right angles to the street.

STREETS:

Streets shown on this plat and not heretofore dedicated to the public are hereby so dedicated.

One Access opening is approved along East 37th Street North as shown hereon.

DEDICATION:

The undersigned, Joan M Barrett, and Michele A Paris, President and Secretary, respectively, of Sunflower Broadcasting, Inc., owners of the property described hereon, have subdivided the same into a Lot and a Block in the manner shown on the accompanying plat. Said subdivision shall be known as **Sunflower Broadcasting, Inc. Addition,** a subdivision in the Northeast Quarter of Section 34, Township 26 South, Range 1 East of the 6th Principal Meridian, Sedgwick County, Kansas.

_____ _____
Joan M Barrett, President Michele A Paris, Secretary

NOTARY CERTIFICATE:
STATE OF KANSAS }
COUNTY OF SEDGWICK } **SS**

This instrument was acknowledged before me on this __ day of _____, 2007 A.D, by Joan M Barrett, and Michele A Paris, President and Secretary, respectively, of Sunflower Broadcasting, Inc., on behalf of said Company.

_____
_____, Notary Public

My Commission Expires: _____

COUNTY SURVEYOR'S CERTIFICATE
STATE OF KANSAS }
COUNTY OF SEDGWICK } **SS**

I hereby certify that I have reviewed the Surveyed Plat and certify said plat to be in compliance with the requirements of K.S.A. 58-2005.

_____
Tricia L. Robello, LS#1246

PLANNING COMMISSION:
STATE OF KANSAS }
CITY OF WICHITA } **SS**
COUNTY OF SEDGWICK }

This plat of **Sunflower Broadcasting, Inc. Addition,** a subdivision in the Northeast Quarter of Section 34, Township 26 South, Range 1 East 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 _____, 2007 A.D

Wichita-Sedgwick County Metropolitan Area Planning Commission

_____ _____
M.S. Mitchell, Chairman John L. Schlegel, Secretary

MUNICIPAL GOVERNING BODY:
STATE OF KANSAS }
CITY OF WICHITA } **SS**
COUNTY OF SEDGWICK }

This plat approved and all dedications shown hereon, if any, accepted by the Municipal Governing Body of the City of Wichita, Kansas, this __ day of _____, 2007 A.D

_____ _____
Carl Brewer, Mayor Karen Sublett, City Clerk

TRANSFER RECORD
STATE OF KANSAS }
COUNTY OF SEDGWICK } **SS**

Entered on transfer record this __ day of _____, 2007 A.D

_____
Don Brace, 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 __:__ a.m.-p.m. on this __ day of _____, 2007 A.D

_____ _____
Bill Meeks, Register of Deeds Tonya Buckingham, Deputy

GENERAL NOTES:

BENCHMARK: (NGVD29)
City of Wichita, brass disk on concrete traffic signal base at the Southeast Quadrant of 37th Street North and Hillside.
Elevation=1352.75

DRAINAGE
A Drainage plan has been developed for the plat and all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the City Engineer, and unobstructed to allow for the conveyance of storm water.

FINAL PLAT	Description: SUNFLOWER BROADCASTING INC. ADDITION TO THE CITY OF WICHITA		
Prepared By: GSS™ Garber Surveying Service, P.A. 423 West 1st Ave. Hutchinson, Kansas 67501 Phone (620) 665-7032 • FAX (620) 663-7401 / 511 North Poplar Street Newton, Kansas 67114 Phone (316) 283-5053 • FAX (316) 283-5073			
Drawn By: ELA	Scale: 1"=100'	Date of Field Work: August 7, 2007	Job No:
Checked By: DEG	Date: 10/31/2007	Sheet 1 of 1 Sheet(s)	G2007-452