4/30/04

FILE COPY

TURKEY CREEK ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS

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 "TURKEY CREEK ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as that part of the SE1/4 of Sec. 36, Twp. 27-S, R-2-W of the 6th P.M., Sedgwick County, Kansas lying east of the following described line: Commencing at the SE corner of said SE1/4; thence S89°41'14"W along the south line of said SE1/4, 1605.18 feet for a point of beginning; thence N12°55'36"W, 621.59 feet; thence N03°28'13"W, 116.96 feet; thence N16°38'01"W, 108.06 feet; thence N06°57'07"E, 102.74 feet; thence N18°34'36"E, 291.51 feet; thence N01°44'45"W, 101.94 feet; thence N04°57'52"E, 137.02 feet; thence N25°48'53"E, 214.61 feet; thence N16°48'41"E, 57.04 feet; thence N25°37'44"E, 169.42 feet; thence N35°20'37"E, 254.23 feet; thence N21°16'07"E, 263.06 feet; thence N10°01'32"E, 263.12 feet; thence N07°49'18"W, 92.39 feet to a point on the north line of said SE1/4, said point being 1274.02 feet west of the NE corner of said SE1/4, and there ending, except the south 660.00 feet of the east 660.00 feet thereof, all being subject to road rights-of-way of record.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

Michael G. Conrey 4-27-2004
Michael G. Conrey, Surveyor

MICHAEL G. CONREY
REGISTERED
KANSAS
LAND SURVEYOR

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Blocks, Streets, and a Reserve, to be known as "TURKEY CREEK ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The drainage easements are hereby granted as indicated for drainage purposes. The streets are hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for lakes, landscaping, open space, berms, drainage purposes, and utilities as confined to easements. Reserve "A" shall be owned and maintained by the homeowners association for the addition. Access controls shall be as depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

John E. Dugan Family Partnership, L.P.

John E. Dugan, Manager
John E. Dugan, Trustee of
The John E. Dugan Revocable Trust #1

John E. Dugan
Marilyn K. Dugan
Marilyn K. Dugan

This plat of "TURKEY CREEK ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this____day of_____, 2004.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
Ronald L. Marnell

_____, Secretary
John L. Schlegel

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 28TH day of APRIL, 2004, by John E. Dugan, Trustee of The John E. Dugan Revocable Trust #1, Manager of the John E. Dugan Family Partnership, L.P., on behalf of the limited partnership.

JUDITH M. TERHUNE
Notary Public - State of Kansas
My Appt. Expires 11-7-2005

Judith M. Terhune, Notary Public
JUDITH M. TERHUNE

My App't. Exp. 11-7-2005

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 28TH day of APRIL, 2004, by John E. Dugan and Marilyn K. Dugan, husband and wife.

JUDITH M. TERHUNE
Notary Public - State of Kansas
My Appt. Expires 11-7-2005

Judith M. Terhune, Notary Public
JUDITH M. TERHUNE

My App't. Exp. 11-7-2005

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this____ day of _____, 2004.

_____, Mayor
Carlos Mayans

_____, City Clerk
Karen Schofield

Reviewed in accordance with K.S.A. 58-2005 on this_____day of_____, 2004.

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

Entered on transfer record this_____day of_____, 2004.

_____, County Clerk
Don Brace

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_____, 2004 at____o'clock__M; and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-1271 • 315 ELLIS • WICHITA, KANSAS 67211

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TURKEY CREEK ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS

NW COR., SE1/4, SEC. 36, TWP. 27-S, R-2-W
N89°58'11"E
2569.18'(M)
1274.02'(D)
1079.00'
NE COR., SE1/4, SEC. 36, TWP. 27-S, R-2-W
N01°09'30"E
2651.57'(M)
SW COR., SE1/4, SEC. 36, TWP. 27-S, R-2-W
POINT NOT SET (FALLS IN WATER)
N07°49'18"W
92.39'(D)
263.12'(D)
N01°01'32"E
263.08'(D)
N21°16'07"E
254.23'(D)
N35°20'37"E
169.42'(D)
N25°57'44"E
214.61'(D)
N25°48'53"E
137.02'(D)
N04°57'52"E
101.94'(D)
N01°44'46"W
291.51'(D)
N08°57'07"E
102.74'(D)
N16°38'01"W
106.06'(D)
N03°28'13"W
116.96'(D)
RESERVE "A"
JEWELL CT.
JEWELL
UPLAND HILLS
UPLAND HILLS CT.
UPLAND HILLS CT.
ROGERS CIR.
GRANT CT.
GRANT CT.
ROGERS LN.
ROGERS LN.
HASKELL
UPLAND HILLS CT.
GRANT
Δ=30°24'32" R=50' L=26.54'
Δ=27°24'22" R=300' L=143.50'
Δ=111°22'45" R=50' L=97.20'
Δ=161°35'35" R=800' L=226.56'
Δ=67°35'18" R=175' L=206.44'
Δ=21°10'06" R=800' L=295.56'
Δ=99°56'11" L=155.78'
Δ=74°16'10" R=100' L=129.62'
Δ=45°22'22" R=100' L=79.10'
Δ=12°14'50" R=300' L=102.52'
Δ=19°34'50" R=300' L=102.52'
Δ=28°32'34" R=375' L=188.81' L=188.55'
Δ=37°34'22" R=100' L=65.58'
Δ=34°45'12" R=100' L=60.66'
Δ=87°22'02" R=100' L=152.49'
Δ=76°16'37" R=100' L=133.13'
Δ=88°16'48" R=100' L=154.08'
Δ=90°00'00" R=100' L=157.08'
Δ=90°00'00" R=80' L=125.66'
Δ=12°48'44" R=300' L=67.08'
Δ=3°49'04" L=349.04' L=193.08'
Δ=2°17'06" R=800' L=31.50'
S88°35'34"E 1078.32'(C-D)
414.73' COMPLETE ACCESS CONTROL
2638.22'(M)
2638.27'(P)
16.5' SOUTHWESTERN BELL TELEPHONE COMPANY RIGHT-OF-WAY AGREEMENT (FILM 78, PAGE 838)
1031.10' COMPLETE ACCESS CONTROL
1095.10'
405.39' COMPLETE ACCESS CONTROL
Z 119TH STREET WEST
S01°24'26"W (BASIS OF BEARINGS)
435.59'
660.30'(C-D)
600.27'(M)
S89°41'14"W
1605.18'(D)
2557.99'(M)
NW COR., SE1/4, SEC. 36, TWP. 27-S, R-2-W
SW COR., SE1/4, SEC. 36, TWP. 27-S, R-2-W
POINT NOT SET (FALLS IN WATER)
N01°09'30"E 2651.57'(M)
S89°41'14"W 463.81'
180.94'
143.16'
106.59'
445.23'
450.87'
144.92'
47.55'
Z PAWNEE
481.07'
944.88'(C-D)
445.23' COMPLETE ACCESS CONTROL
450.88' COMPLETE ACCESS CONTROL
EXCEPTION

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION CITY DATUM
5-12	B	140.7
13-19	B	140.9
20,21,34	B	141.0
35	B	142.0
36	B	142.5
37	B	143.0
38	B	143.5
39-41	B	144.0
42-44	B	144.2
45-47	B	144.7
48-50	B	145.0
51-53	B	145.2
54-57	B	145.5

- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
◇ = BOLT OVER STONE (FOUND)
○ = #5 REBAR W/ "ARMSTRONG" CAP (FOUND)
⊠ = 1/2" IRON IN THIMBLE (FOUND)
△ = 1" IRON OVER STONE (FOUND)

(M) = MEASURED
(D) = DESCRIBED
(P) = PLATTED
(C-D) = CALCULATED PER DESCRIBED INFO.

0 100 200

BENCHMARK:
119TH ST. W. & PAWNEE
CITY OF WICHITA BENCHMARK DISC
NE. CORNER OF INTERSECTION
40.00' E. OF ℄
30.00' N. OF ℄
59.50' N. OF P.P. AT SE. COR. OF INTERSECTION
156.80' NNE. OF ℄ OF E. CONC. HEADWALL ON CULVERT UNDER 119TH ST. W.
ELEV. = 148.68 CITY DATUM (1336.08 NGVD29)
(PER CITY RECORD)

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

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

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CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

March 11, 2004

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

RE: SUB 2004-05 -- Final Plat of Turkey Creek Addition

At the regular meeting of the Metropolitan Area Planning Commission on March 11, 2004, the above captioned plat was considered. The action of the Planning Commission was to approve the plat as recommended by the Subdivision Committee, subject to the conditions stated in our letter dated February 26, 2004.

The following items must be submitted to the Metropolitan Area Planning Department before the plat is scheduled for the City Council and/or County Commission's consideration:

1. A completed and signed tracing of the subdivision, along with five (5) copies. Also, if a change is required on the tracing after submittal, five (5) revised copies must be submitted;

2. A check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting ($8.00 for the first page; $4.00 for each additional page), **if the site is located within the City of Wichita's city limits, OR, in the County within three miles of Wichita's city limits; and,**

3. A disk, which will be used by the City and County GIS Departments, detailing the final plat in digital format in Autocad.

If you have any questions regarding this plat, please call.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Copies to: Paul Kelsey, Kick'N Development, 716 N. 119th Street, Ste. 112, Wichita, KS 67212
Jim Armour, Acting City Engineer, Department of Engineering
Kevin Holman, Sedgwick County Fire Department
Jim Weber, Deputy Director, Sedgwick County Department, Bureau of Public Works

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

February 27, 2004

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

RE: SUB 2004-05 -- Final Plat of Turkey Creek Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 26, 2004, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following staff comments:

A. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed. Upon annexation, the property will be zoned SF-5, Single-Family Residential and allow for the lot sizes being platted.

B. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted. *City Engineering requests a sewer layout and advises that an off-site sewer easement may be needed. The drainage plan is approved. A guarantee is required.*

C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

D. *County Engineering requests a drainage plan for review. Concerns exist regarding long range drainage on Pawnee between Maize and 135th W. City Engineering has approved the drainage plan.*

E. *Traffic Engineering requests a guarantee for a left-turn lane along both entrances on 119th St. and a contingent left-turn lane along Pawnee.*

F. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.

G. The Applicant shall guarantee the paving of the proposed streets. The guarantee shall also provide for sidewalks on at least one side of all through, non cul-de-sac streets.

H. In accordance with the KS Wetland Mapping Conventions under the Memorandum of Understanding between the USDA-NRCS; USEPA; USACE; and USF&WS, this site has been identified as one with potential wetland hydrology. The US Army Corps of Engineers (USACE) should be contacted (316-322-8247) to have a wetland determination completed."

I. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.

J. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.

K. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.

L. *GIS has requested a new name for Wheatland.*

M. The Park and Pathways Plan indicates a greenway along the west line of the plat. A public access easement (30-ft minimum width) should be platted within the Reserve. *The Subdivision Committee approved both the preliminary and final plats without this access easement.*

N. The plattor's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or 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.

O. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)

P. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.

Q. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (Phone 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

R. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may

impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.

S. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.

T. Perimeter closure computations shall be submitted with the final plat tracing.

U. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

V. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.

W. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov) . This will be used by the City and County GIS Department.

If this plat requires the guaranteeing of improvements, a list of the five (5) methods that have been adopted as being acceptable is available in the Planning Department. Also available, are Certificates that are required if petitions are submitted, bond forms and Irrevocable Letter of Credit forms.

This case will be forwarded to the Planning Commission for consideration on Thursday, March 11, 2004. The meeting will begin at 12:30 p.m., in the Metropolitan Area Planning Conference Room - 10th Floor, 455 N. Main Street, Wichita, KS.

The enclosed "marked" copy of the plat is for your information and files.

If you have any questions regarding this plat, please call.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure

Copies to: Paul Kelsey, Kick'N Development, 716 N. 119th Street, Ste. 112, Wichita, KS 67212
Jim Armour, Acting City Engineer, Department of Engineering
Kevin Holman, Sedgwick County Fire Department
Jim Weber, Deputy Director, Sedgwick County Department, Bureau of Public Works

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2
FEBRUARY 26, 2004

STAFF REPORT
(Final Plat, Preliminary Plat Approved 1/29/04)

CASE NUMBER: SUB 2004-05 -- TURKEY CREEK ADDITION

OWNER/APPLICANT: Kick 'N Development, Attn: Paul Kelsey, 716 N. 119th, Suite 112, Wichita, KS 67212

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: North side of Pawnee, West side of 119th St. West

SITE SIZE: 96.5 Acres

NUMBER OF LOTS

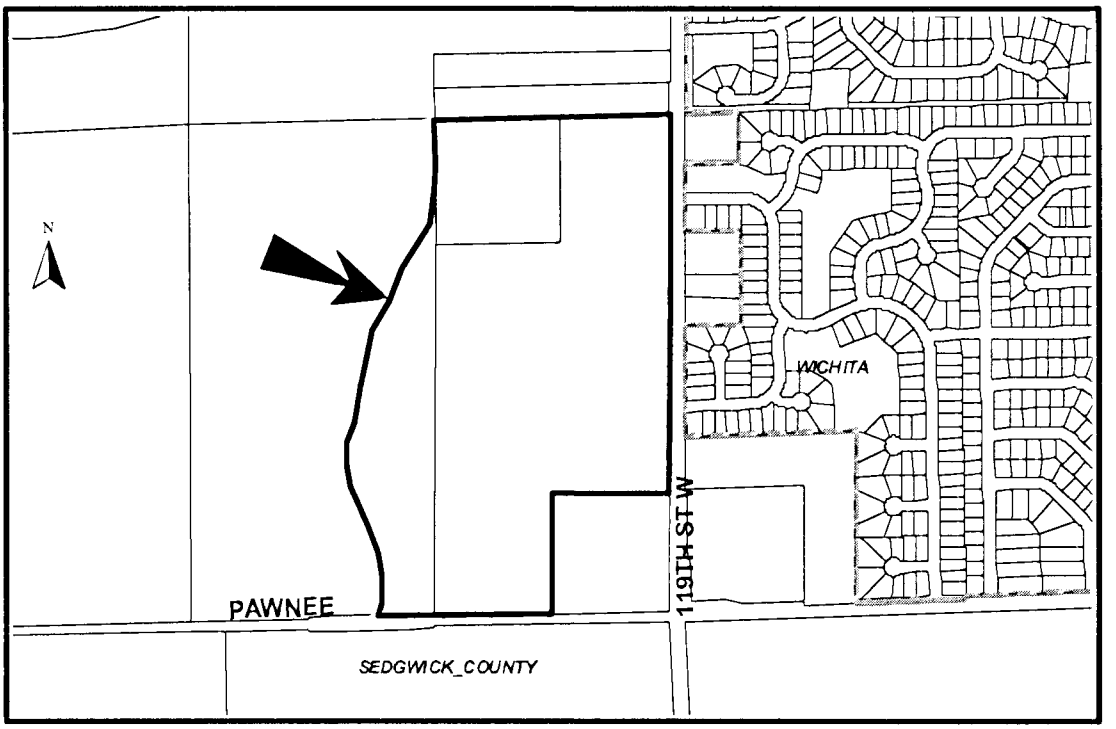
Residential:	193
Office:	
Commercial:	
Industrial:	
Total:	**193**

MINIMUM LOT AREA: 8,160 Sq. Ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: SF-5, Single-Family Residential

VICINITY MAP



NOTE: This unplatted site is located in the County adjoining Wichita's city limits and annexation is required. The site is located within the 100-year floodplain.

STAFF COMMENTS:

A. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed. Upon annexation, the property will be zoned SF-5, Single-Family Residential and allow for the lot sizes being platted.

B. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted. ***City Engineering requests a sewer layout and advises that an off-site sewer easement may be needed.***

C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

D. ***County Engineering requests a drainage plan for review. Concerns exist regarding long range drainage on Pawnee between Maize and 119th W. A flood study has been requested delineating the 100-year floodplain and regulatory floodway. City Engineering has approved the drainage plan.***

E. ***Traffic Engineering requests a guarantee for a left-turn lane along entrances on 119th St. and a contingent left-turn lane along Pawnee.***

F. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.

G. The Applicant shall guarantee the paving of the proposed streets. The guarantee shall also provide for sidewalks on at least one side of all through, non cul-de-sac streets.

H. In accordance with the KS Wetland Mapping Conventions under the Memorandum of Understanding between the USDA-NRCS; USEPA; USACE; and USF&WS, this site has been identified as one with potential wetland hydrology. The US Army Corps of Engineers (USACE) should be contacted (316-322-8247) to have a wetland determination completed."

I. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.

J. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.

K. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.

L. ***GIS has requested a new name for Wheatland.***

M. The plattor's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or 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.

N. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)

O. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.

P. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (Phone 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

Q. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.

R. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.

S. Perimeter closure computations shall be submitted with the final plat tracing.

T. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

U. The representatives from the **utility companies** should be prepared to comment on the need for any additional utility easements to be platted on this property.

V. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov) . This will be used by the City and County GIS Department.