

TURKEY CREEK 3RD ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

FILE COPY

FINAL TRACING REC'D

11-30-06
John 2006-09

State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgwick County do hereby certify that we have surveyed and platted "TURKEY CREEK 3RD 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 west of and abutting the west line of Turkey Creek Addition, Wichita, Sedgwick County, Kansas, together with that part of the NW1/4 of said Sec. 36, lying south of and abutting the south right-of-way line of the A.T. & S.F. Railroad, except that part platted as Lot 1, Centennial Sub, Sedgwick County, Kansas, together with the SW1/4 of said Sec. 36, except for the following: Commencing at the southwest corner of the SW1/4 of said Section 36; thence north along the west line of said SW1/4, 627.63 feet for a point of beginning; thence east at right angles to the west line of said SW1/4, 249.20 feet; thence north at right angles, 259.16 feet; thence west at right angles 249.20 feet to the west line of said SW1/4; thence south along the west line of said SW1/4, 259.16 feet to the point of beginning, and EXCEPT that part of said SW1/4 described as follows: Beginning at the SW corner of said SW1/4; thence northerly along the west line of said SW1/4, 627.63 feet; thence easterly at right angles to the west line of said SW1/4, 660.00 feet; thence southerly parallel with the west line of said SW1/4, 630.03 feet to a point of the south line of said SW1/4; thence westerly along the south line of said SW1/4, 660.00 feet to the point of beginning, 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. Conroy, Surveyor
18-071
11-2006

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 Reserves, to be known as "TURKEY CREEK 3RD 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. Reserves "A", "B", "C", and "D" are hereby reserved for entry monuments, landscaping, open space, drainage purposes, streets, and utilities. The public shall not bear the cost of any repair or replacement of improvements within said Reserves "A", "B", "C" and "D" adversely affected by street construction, repair, or maintenance. Reserves "E" and "F" are hereby reserved for open space, landscaping, lakes, berms, sidewalks, gazebos, swimming pools and related facilities, parking, recreational uses, drainage purposes, and utilities as confined to easements. Reserve "G" is hereby reserved for open space, landscaping, lakes, sidewalks, berms, gazebos, drainage purposes, and utilities as confined to easements. Reserve "H" is hereby reserved for open space, landscaping, berms, lakes, drainage purposes, and utilities as confined to easements. Reserve "I" is hereby reserved for open space, landscaping, drainage purposes, and utilities as confined to easements. Reserves "A", "B", "C", "D", "E", "F", "G", "H", and "I" shall be owned and maintained by the home owners association for the addition. The streets are 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 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.

Kick"n" Development Corp., a Kansas corporation

Paul E. Kelsey, President

John E. Dugan Family Partnership, LP

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

John E. Dugan, Marilyn K. Dugan

State of Kansas) SS The foregoing instrument acknowledged before me, this 1st day of November, 2006, by Paul E. Kelsey, President of Kick"n" Development Corp., a Kansas corporation, on behalf of the corporation.

JUDITH M. TERHUNE, Notary Public
My App't. Exp. 11-7-09

State of Kansas) SS The foregoing instrument acknowledged before me, this 20th day of November, 2006, by John E. Dugan, Trustee of the John E. Dugan Revocable Trust #1, as Manager of the John E. Dugan Family Partnership, LP, on behalf of the partnership.

JUDITH M. TERHUNE, Notary Public
My App't. Exp. 11-7-09

State of Kansas) SS The foregoing instrument acknowledged before me, this 20th day of November, 2006, by John E. Dugan and Marilyn K. Dugan, husband and wife.

JUDITH M. TERHUNE, Notary Public
My App't. Exp. 11-7-09

This plat of "TURKEY CREEK 3RD 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 _____, 2006.
Wichita-Sedgwick County Metropolitan Area Planning Commission

Harold L. Warner, Jr., Chair

John L. Schlegel, Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2006.

Carlos Mayans, Mayor

Karen Sublett, City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2006.

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

Entered on transfer record this _____ day of _____, 2006.

Don Brace, County Clerk

State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 2006 at _____ o'clock _____ M; and is duly recorded.

Bill Meek, Register of Deeds

Tonya Buckingham, Deputy

We, the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "TURKEY CREEK 3RD ADDITION", Wichita, Sedgwick County, Kansas.

Legacy Bank
BRICE MALLEY, VP

State of Kansas) SS The foregoing instrument acknowledged before me, this 21st day of November, 2006, by Brice Malloy, V.P. of Legacy Bank, on behalf of the bank.

LISA A. PISKA, Notary Public
My App't. Exp. 01-12-2009

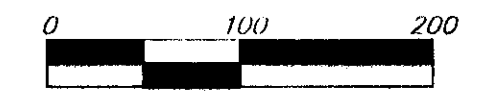
TURKEY CREEK 3RD ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS
(DOC.#/PLM-PC-28758225)

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OF SEDGWICK COUNTY, KANSAS
(DOC.#/PLM-PC-28758225)

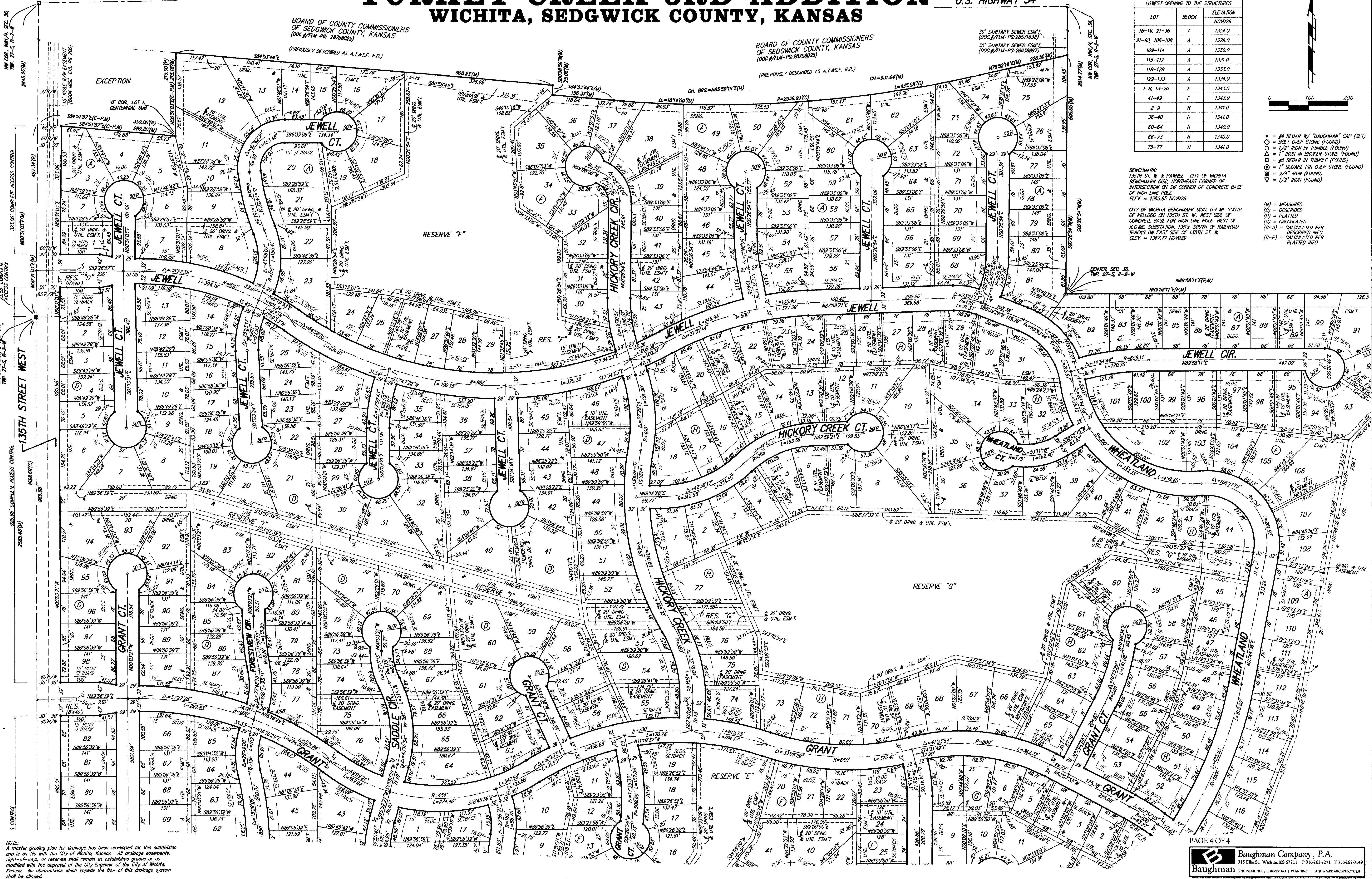
LOT	BLOCK	ELEVATION
16-18, 21-36	A	1,354.0
91-93, 106-108	A	1,329.0
109-114	A	1,330.0
115-117	A	1,331.0
118-128	A	1,333.0
129-133	A	1,334.0
1-8, 13-20	F	1,343.5
41-49	F	1,343.0
2-9	H	1,341.0
36-40	H	1,341.0
60-64	H	1,340.0
66-73	H	1,340.0
75-77	H	1,341.0



- = #4 REBAR W/ "DAUGHMAN" CAP (SET)
- ⊙ = BOLT OVER STONE (FOUND)
- ⊖ = 1/2" IRON IN THIMBLE (FOUND)
- ⊕ = 1" IRON IN BROKEN STONE (FOUND)
- ⊗ = #5 REBAR IN THIMBLE (FOUND)
- ⊙ = 1" SQUARE PIN OVER STONE (FOUND)
- ⊖ = 1/2" IRON (FOUND)

BENCHMARK:
135TH ST. W. & PANHOLE - CITY OF WICHITA
BENCHMARK DISC. NORTHEAST CORNER OF
CONCRETE BASE ON SW CORNER OF CONCRETE BASE
OF HIGH LINE POLE, WEST OF
K.G.B. SUBSTATION, 135TH SOUTH OF RAILROAD
TRACKS ON EAST SIDE OF 135TH ST. W.
ELEV. = 1367.77 NGVD29

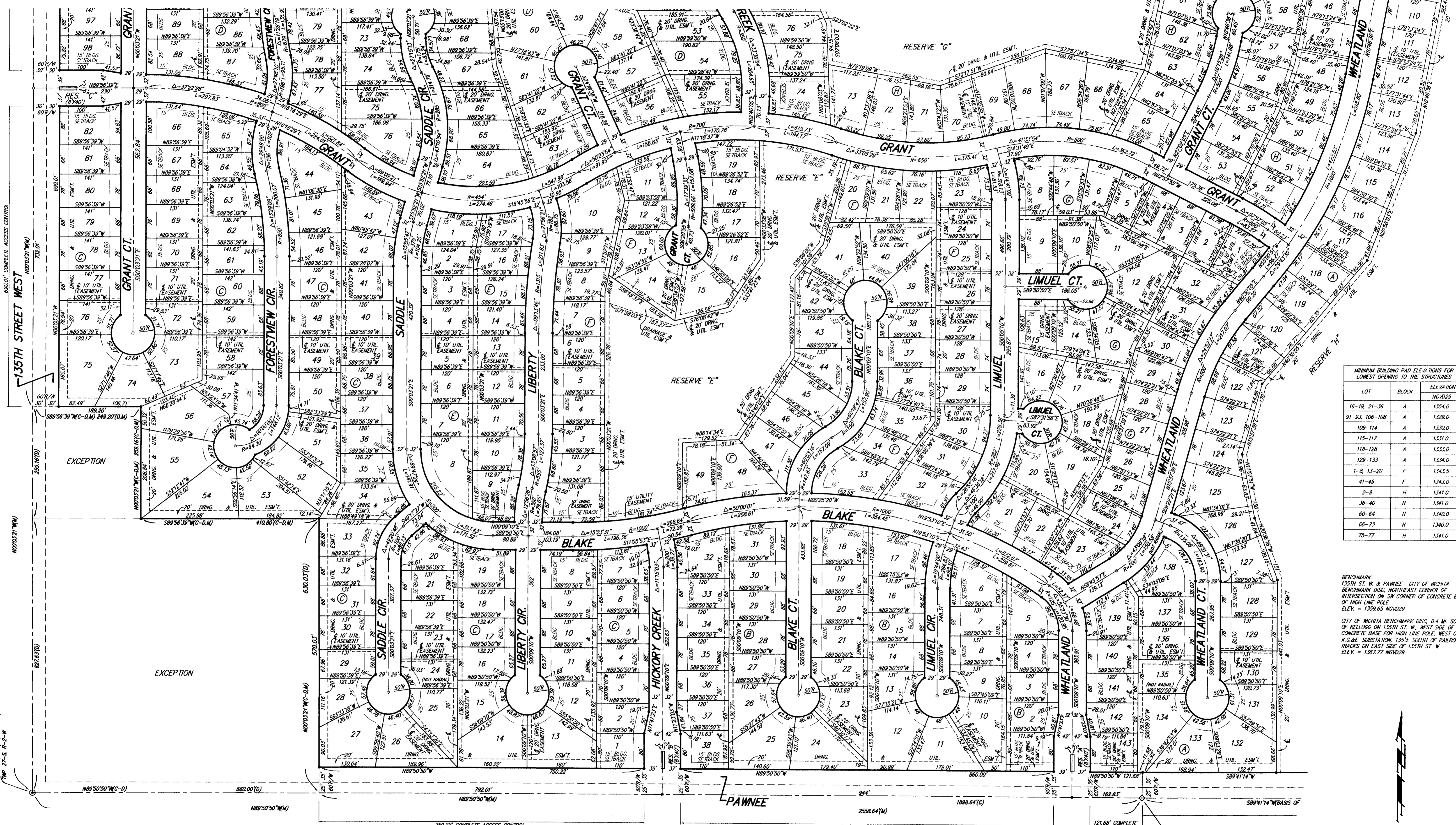
(M) = MEASURED
(D) = DESCRIBED
(P) = PLATTED
(C) = CALCULATED
(C-D) = CALCULATED PER DESCRIBED INFO.
(C-P) = CALCULATED PER PLATTED INFO.



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 shall be allowed.

TURKEY CREEK 3RD ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



LOT	BLOCK	ELEVATION
16-19, 21-36	A	1,354.0
91-93, 106-108	A	1,329.0
109-114	A	1,330.0
115-117	A	1,331.0
118-128	A	1,333.0
129-133	A	1,334.0
1-8, 13-20	F	1,343.0
41-49	F	1,343.0
2-9	H	1,341.0
36-40	H	1,341.0
60-64	H	1,340.0
66-73	H	1,340.0
75-77	H	1,341.0

BENCHMARK:
 135TH ST. W. & PAWNEE - CITY OF WICHITA
 BENCHMARK DISC, NORTHEAST CORNER OF
 INTERSECTION ON SW CORNER OF CONCRETE BASE
 OF HIGH LINE POLE.
 ELEV. = 1359.65 NGVD29

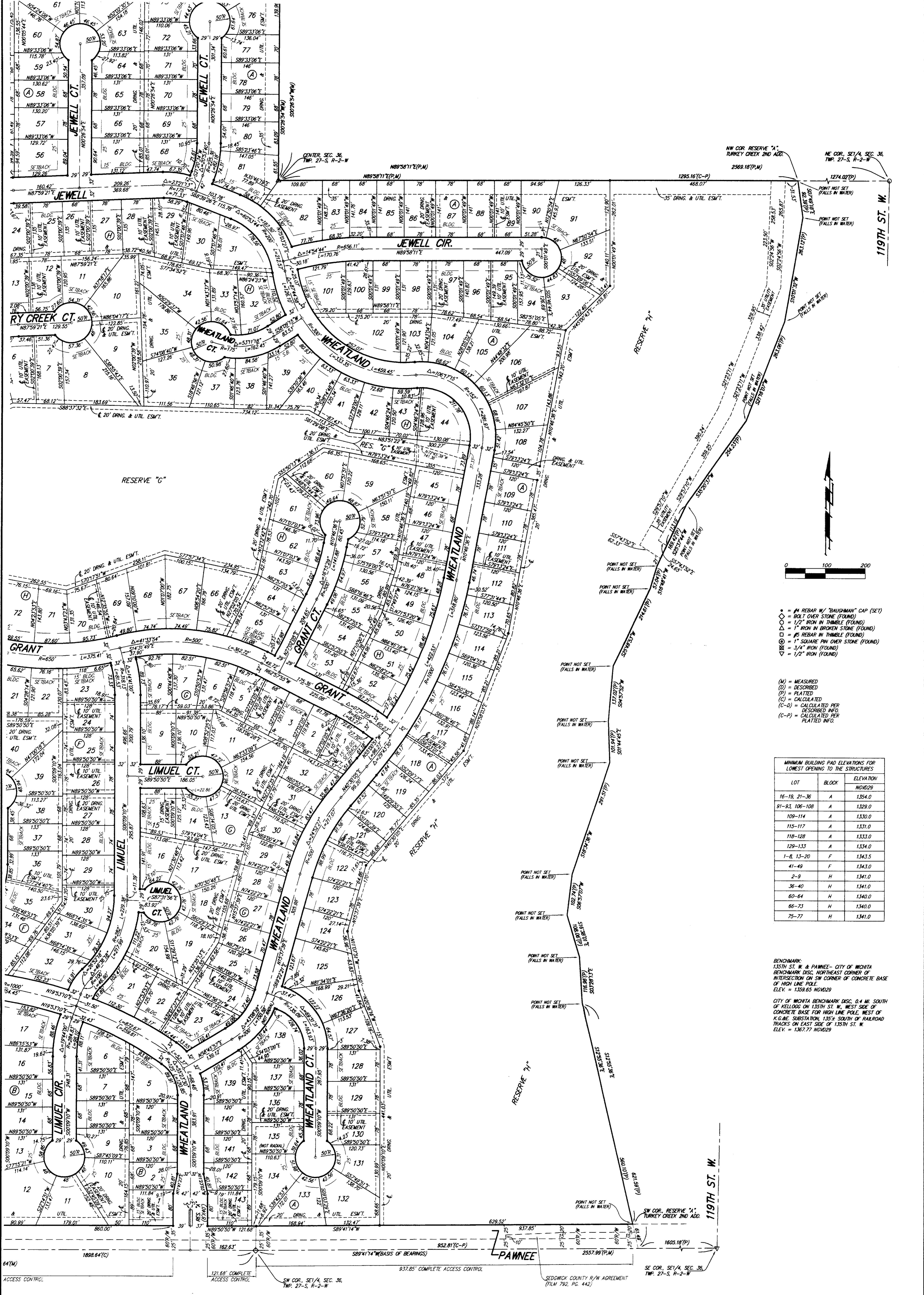
CITY OF WICHITA BENCHMARK DISC, 0.4 MI. SOUTH
 OF KELLOGG ON 135TH ST. W. WEST SIDE OF
 CONCRETE BASE FOR HIGH LINE POLE, WEST OF
 K.G.B.E. SUBSTATION, 1.35± SOUTH OF RAILROAD
 TRACKS ON EAST SIDE OF 135TH ST. W.
 ELEV. = 1367.77 NGVD29

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- (M) = MEASURED
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- (P) = PLATED
- (C) = CALCULATED
- (C-D) = CALCULATED PER DESCRIBED INFO
- (C-P) = CALCULATED PER PLATED INFO
- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- ◊ = BOLT OVER STONE (FOUND)
- = 1/2" IRON IN THUMB (FOUND)
- △ = 1" IRON IN BROKEN STONE (FOUND)
- = #5 REBAR IN THUMB (FOUND)
- ⊙ = 1" SQUARE PIN OVER STONE (FOUND)
- ⊞ = 3/4" IRON (FOUND)
- ▽ = 1/2" IRON (FOUND)

TURKEY CREEK 3RD ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



- #4 REBAR W/ "DAUGHMAN" CAP (SET)
- = BOLT OVER STONE (FOUND)
- △ = 1" IRON IN THIMBLE (FOUND)
- = #5 REBAR IN THIMBLE (FOUND)
- ⊗ = 1" SQUARE PIN OVER STONE (FOUND)
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- (C-D) = CALCULATED PER DESCRIBED INFO.
- (C-P) = CALCULATED PER PLATTED INFO.

LOT	BLOCK	ELEVATION
16-19, 21-36	A	1354.0
91-93, 106-108	A	1329.0
109-114	A	1330.0
115-117	A	1331.0
118-128	A	1333.0
129-133	A	1334.0
1-8, 13-20	F	1343.5
41-49	F	1343.0
2-9	H	1341.0
36-40	H	1341.0
60-64	H	1340.0
66-75	H	1340.0
75-77	H	1341.0

BENCHMARK:
 135TH ST. W. & PANNEE - CITY OF WICHITA
 BENCHMARK DISC. NORTHEAST CORNER OF
 INTERSECTION ON SW CORNER OF CONCRETE BASE
 OF HIGH LINE POLE.
 ELEV. = 1359.65 NGVD29

**CITY OF WICHITA BENCHMARK DISC. 0.4 MI. SOUTH
 OF KELLOGG ON 135TH ST. W., WEST SIDE OF
 K.G.B.E. SUBSTATION, 135.5' SOUTH OF RAILROAD
 TRACKS ON EAST SIDE OF 135TH ST. W.
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