TURKEY CREEK 3RD ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS

FILE COPY

FINAL TRACING REC'D

11-30-06

June 2006-09

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 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. CONREY REGISTERED LS-971 KANSAS LAND SURVEYOR

Michael G. Conrey 11-1-2006, Surveyor
Michael G. Conrey

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 MALLOY, VP
(Title)

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

LISA A. PISKA NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 01-12-2009

LISA A. PISKA, Notary Public

My App't. Exp. 01-12-2009

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 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
Paul E. Kelsey

John E. Dugan Family Partnership, LP

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

John E. Dugan Marilyn K. Dugan

State of Kansas)
Sedgwick County) 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 - State of Kansas My Appt. Expires 11-7-09

Judith M. Terhune, Notary Public
JUDITH M. TERHUNE

My App't. Exp. 11-7-09

State of Kansas)
Sedgwick County) 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 - State of Kansas My Appt. Expires 11-7-09

Judith M. Terhune, Notary Public
JUDITH M. TERHUNE

My App't. Exp. 11-7-09

State of Kansas)
Sedgwick County) 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 - State of Kansas My Appt. Expires 11-7-09

Judith M. Terhune, Notary Public
JUDITH M. TERHUNE

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

_____, Chair
Harold L. Warner, Jr.

_____, Secretary
John L. Schlegel

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

_____, Mayor
Carlos Mayans

_____, City Clerk
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005 on this_____ day of_____, 2006.

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

Entered on transfer record this_____ day of_____, 2006.

_____, 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_____, 2006 at____ o'clock__ M; and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Tonya Buckingham

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

F:\PLAT\TURKEY CREEK 3RD\DWG\TURKEY3FD.DWG MGC

TURKEY CREEK 3RD ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

U.S. HIGHWAY 54

BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS (DOC.#/FLM-PG: 28758025)

(PREVIOUSLY DESCRIBED AS A.T.&S.F. R.R.)

EXCEPTION

SE COR., LOT 1, CENTENNIAL SUB

15' YORK R/W EASEMENT (BOOK MISC. 612, PG 266)

NW COR., NW1/4, SEC. 36, TWP. 27-S, R-2-W

2645.82'(M)

1696.69'(C)

966.68'

2585.45'(M)

925.96' COMPLETE ACCESS CONTROL

323.06' COMPLETE ACCESS CONTROL

215.00'(P) 215.18'(M)

407.34'(P)

215.55' COMPLETE ACCESS CONTROL

135TH STREET WEST

JEWELL CT.

JEWELL CIR.

HICKORY CREEK CIR.

HICKORY CREEK CT.

WHEATLAND CT.

WHEATLAND

GRANT CT.

GRANT

SADDLE CIR.

FORESTVIEW CIR.

RESERVE "D" (6'X40')

RESERVE "C" (6'X40')

RESERVE "F"

RESERVE "G"

RESERVE "E"

RESERVE "I"

JEWELL EASEMENT

30' SANITARY SEWER ESM'T. (DOC.#/FLM-PG: 28571638)

35' SANITARY SEWER ESM'T. (DOC.#/FLM-PG: 28638897)

CENTER, SEC. 36, TWP. 27-S, R-2-W

N89°58'11"E(P,M)

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION NGVD29
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
66–73	H	1341.0
75–77	H	1341.0

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.&E. SUBSTATION, 135'± SOUTH OF RAILROAD TRACKS ON EAST SIDE OF 135TH ST. W.
ELEV. = 1367.77 NGVD29

0 100 200

- ● = #4 REBAR W/ "BAUGHMAN" 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)
- ⊠ = 3/4" IRON (FOUND)
- ◁ = 1/2" IRON (FOUND)

(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.

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

F:\PLAT\TURKEYCREEK3RD\DWG\TURKEY3RDWG.MGC

TURKEY CREEK 3RD ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

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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
66–73	H	1340.0
75–77	H	1341.0

BENCHMARK:
135TH ST. W. & PAWNEE– CITY OF WICHITA BENCHMARK DISC, NORTHEAST CORNER OF INTERSECTION ON SW CORNER OF CONCRETE BASE OF HIGH LINE POLE.
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◇ = BOLT OVER STONE (FOUND)
○ = 1/2" IRON IN THIMBLE (FOUND)
△ = 1" IRON IN BROKEN STONE (FOUND)
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TURKEY CREEK 3RD ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

JEWELL CT.
JEWELL
JEWELL CIR.
RY CREEK CT.
WHEATLAND CT.
WHEATLAND
GRANT CT.
GRANT
LIMUEL CT.
LIMUEL
LIMUEL CIR.
RESERVE "G"
RESERVE "H"
119TH ST. W.
PAWNEE
CENTER, SEC. 36, TWP. 27-S, R-2-W
NW COR. RESERVE "A", TURKEY CREEK 2ND ADD.
NE COR., SE1/4, SEC. 36, TWP. 27-S, R-2-W
SW COR., RESERVE "A", TURKEY CREEK 2ND ADD.
SW COR., SE1/4, SEC. 36, TWP. 27-S, R-2-W
SEDGWICK COUNTY R/W AGREEMENT (FILM 792, PG. 442)
POINT NOT SET (FALLS IN WATER)

0 100 200

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