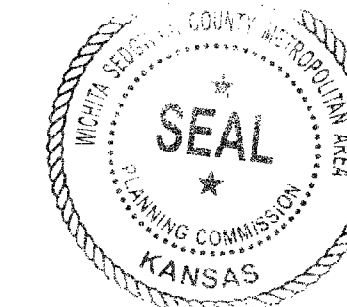


# TOWNE PARC 10TH ADDITION

## WICHITA, SEDGWICK COUNTY, KANSAS

FOR REFERENCE ONLY  
NOT TO SCALE

This plat of "TOWNE PARC 10TH ADDITION",  
Wichita, Sedgwick County, Kansas has been submitted to and approved by  
the Wichita-Sedgwick County Metropolitan Area Planning Commission,  
Wichita, Kansas.  
Dated this 23 day of February, 2023  
Wichita-Sedgwick County Metropolitan Area Planning Commission

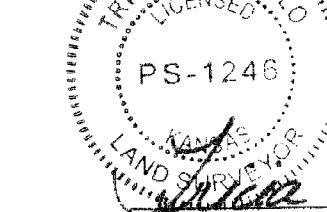


*[Signature]*, Chair  
Ann M. Fox  
*[Signature]*, Secretary  
Scott A. Wadle

This plat approved and all dedications  
shown hereon accepted by the City Council of the City of Wichita,  
Kansas, this 7th day of March, 2023.

*[Signature]*, Mayor,  
Brandon J. Whipple, City of Wichita  
*[Signature]*, City Clerk  
Jamie Buster

Reviewed in accordance with K.S.A. 58-2005  
on this 27th day of February, 2023.



*[Signature]*  
Trida L. Robello, P.S. #1246  
Deputy County Surveyor  
Sedgwick County, Kansas

State of Kansas) SS We, Baughman Company, P.A., Surveyors in  
Sedgwick County) atforesaid county and state do hereby certify that we have surveyed and  
platted "TOWNE PARC 10TH ADDITION", Wichita, Sedgwick County, Kansas  
and that the accompanying plat is a true and correct exhibit of  
the property surveyed, described as Reserve "A", Towne Parc 8th Addition,  
Wichita, Sedgwick County, Kansas, TOGETHER WITH the Southeast Quarter  
of the Northeast Quarter of Section 5, Township 28 South, Range 2 East  
of the 6th P.M., Sedgwick County, Kansas, EXCEPT that part of the East  
Half of said Northeast Quarter described as follows: Beginning at the  
southeast corner of Lot 9, Block 3, Towne Parc 7th Addition, Wichita,  
Sedgwick County, Kansas, said southeast corner also being on the West  
line of the East Half of said Northeast Quarter, thence N00°05'47"E along  
the West line of the East Half of said Northeast Quarter, also being the  
East line of Towne Parc 7th Addition, 284.73 feet to the southwest  
corner of Lot 4, Block 2, Turtle Run Third Addition to Wichita, Kansas;  
thence S89°56'24"E along the South line of Block 2 in said Turtle Run  
Third Addition, 184.00 feet; thence S00°05'47"W parallel with the West line  
of the East Half of said Northeast Quarter, 498.11 feet; thence  
N89°54'13"W, 184.00 feet to a point on the West line of the East Half of  
said Northeast Quarter; thence N00°05'47"E along the West line of the  
East Half of said Northeast Quarter, 213.26 feet to the point of beginning.  
Existing public easements, dedications, building  
setbacks and access controls, if any, being  
vacated by virtue of K.S.A. 12-512b, as amended.

Baughman Company, P.A.  
*[Signature]*, Surveyor  
Jonathan C. Hubbell, P.S. #1680

Know all men by these presents that we,  
the undersigned, have caused the land in the surveyors certificate to be  
platted into Lots, Blocks, a Reserve, and Streets to be known as "TOWNE  
PARC 10TH ADDITION", Wichita, Sedgwick County, Kansas. The utility  
easements are hereby granted to the public as indicated for the  
construction and maintenance of all public utilities. The drainage  
easement is hereby granted to the public as indicated for drainage  
purposes. The drainage and utility easements are hereby granted to the  
public as indicated for drainage purposes and for the construction and  
maintenance of all public utilities. No signs, light poles, private drainage  
systems, berms, walls, masonry trash enclosures or other structures shall  
be located within public utility easements unless permitted by the City of  
Wichita Department of Engineering and that they do not inhibit the  
conveyance of surface drainage. No private drainage systems shall be  
located within public drainage easements unless a Residential Drainage  
Relief Permit is obtained from the City of Wichita Public Works & Utilities  
Department. The streets are hereby dedicated to and for the use of the  
public. Reserve "A" is hereby reserved for open space, landscaping,  
drainage purposes, lakes, berms, and utilities as confined to easements.  
Reserve "A" shall be owned and maintained by the homeowners association  
for the addition. No regrading within abutting rights-of-way shall be  
allowed with the construction of berms allowed with Reserve "A". The  
berms cannot impact access to or bury manholes, water valves, and/or  
water meters. The Minimum Building Pad Elevations for the lowest  
opening to the structures shall be as indicated on the face of the plat.  
Access controls shall be as depicted on the face of the plat and are  
hereby granted to the City of Wichita, Kansas.

Murdock Properties, LLC,  
a Kansas limited liability company  
*[Signature]*, Managing Member  
Louis J. Robelli

State of Kansas) SS This is to certify that this plat has been  
Sedgwick County) filed for record in the office of the Register of Deeds, this 29th day  
of March, 2023 at 10:46:23 o'clock A.M. and is duly recorded.

*[Signature]*, Register of Deeds  
Tonya Buckingham  
*[Signature]*, Deputy  
Kelly Lehning

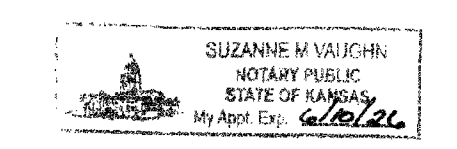
We, the undersigned, holders of a mortgage on the  
above described property, do hereby consent to this plat of "TOWNE PARC  
10TH ADDITION", Wichita, Sedgwick County, Kansas.

Legacy Bank  
*[Signature]*, EVP  
Rex Reynolds

State of Kansas) SS The foregoing instrument acknowledged before  
Sedgwick County) me, this 10th day of February, 2023, by Rex Reynolds,  
Executive VP of Legacy Bank, on behalf of the bank.

*[Signature]*, Notary Public  
Suzanne M. Vauson

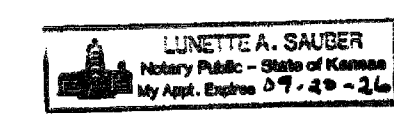
My App't. Exp. 6/10/2026



State of Kansas) SS The foregoing instrument acknowledged before  
Sedgwick County) me, this 9th day of February, 2023, by Louis J. Robelli, Managing  
Member of Murdock Properties, LLC, a Kansas limited liability company, on  
behalf of the limited liability company.

*[Signature]*, Notary Public  
Lynette A. Sauber

My App't. Exp. 07-20-2026

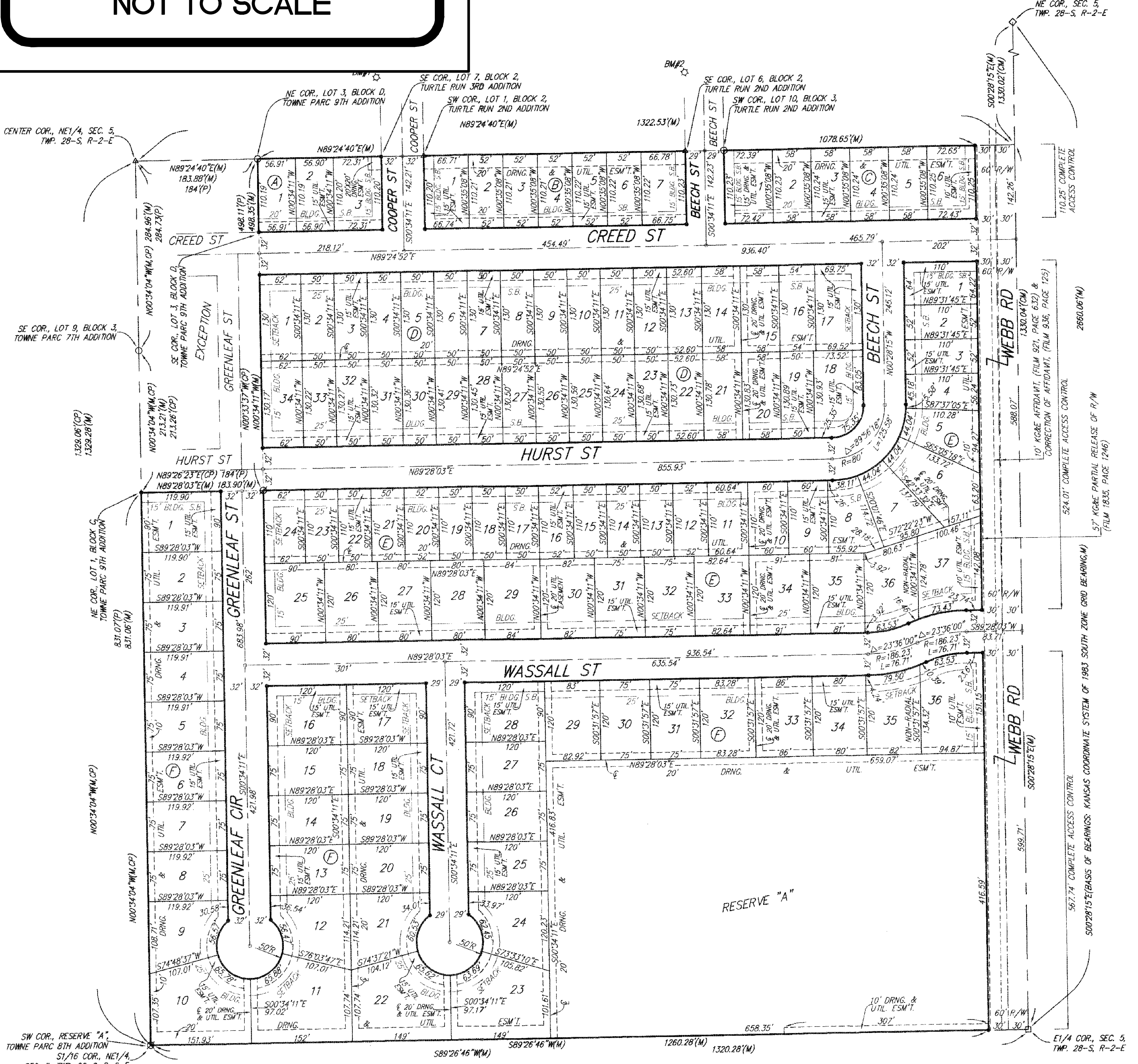


Register of Deeds - Tonya Buckingham  
Doc.#/Fil.-Pg: 30229148  
Record #: 2373754  
Pages Recorded: 1



Recording Fee: \$32.00  
Authorized: *[Signature]*  
Date Recorded: 03/29/2023 10:46:22 AM

**TOWNE PARC 10TH ADDITION**  
**BAUGHMAN COMPANY**  
315 Ellis St. Wichita, KS 67211 316-262-7271  
BaughmanCo.com



MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION
23-27	F	1387.70
28-36	F	1387.70

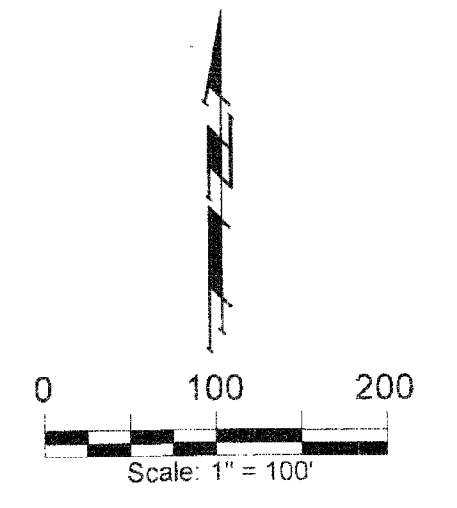
**DRAINAGE PLAN NOTE:**  
A master drainage plan has been developed for this  
plat. All drainage easements, rights-of-way, and  
reserves shall remain at established grades (unless  
modified with the approval of the City Engineer) and  
shall be unobstructed to allow for the conveyance  
of stormwater in accordance with the Stormwater  
Manual. The maintenance of all drainages and  
drainage facilities in backyard drainage easements  
and reserves shall be the responsibility of the  
property owner, and shall be enforced by the  
Homeowners' Association and be provided for in the  
Homeowners' Association covenants.

**BENCHMARK:**  
BMF1:  
SQUARE CUT ON TOP OF CURB ±119.3' N. & ±6.4' W. OF  
SE. COR. LOT 7, BLOCK 2, TURTLE RUN 3RD ADDITION.  
ELEV. = 1390.32 NAVD88  
BMF2:  
SQUARE CUT ON TOP OF CURB ±118.4' N. OF SE. COR.  
LOT 6, BLOCK 2, TURTLE RUN 2ND ADDITION.  
ELEV. = 1391.04 NAVD88

- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- = #4 REBAR (FOUND)(ORIGIN UNKNOWN)
- = #6 REBAR (FOUND)(ORIGIN UNKNOWN)
- = 1/2" IRON PIPE (FOUND)(ORIGIN UNKNOWN)
- = 1" IRON PIPE (FOUND)(ORIGIN UNKNOWN)
- = 1/2" IRON PIPE IN THIMBLE (FOUND)(ORIGIN UNKNOWN)

(M) = MEASURED  
(CM) = CALCULATED FROM MEASURED INFO.  
(P) = PLATTED  
(CP) = CALCULATED FROM PLATTED INFO.

DRNG. = DRAINAGE  
UTIL. = UTILITY  
ESMT. = EASEMENT  
BLDG. = BUILDING  
S.B. = SETBACK



NOTE:  
ALL LOTS WITHIN TOWNE PARC 10TH ADDITION SHALL  
HAVE A 5 FOOT MINIMUM INTERIOR SIDE YARD SETBACK.