

TURKEY CREEK 4TH ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) do hereby certify that we have surveyed and
platted "TURKEY CREEK 4TH ADDITION", Wichita, Sedgwick County, Kansas
and that the accompanying plat is a true and correct exhibit of the
property surveyed, described as and being a replat of all of Lots 1, 2, 3,
4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24,
25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42,
and 43, Block A, TOGETHER with all of Lots 20, 21, 22, 23, 24, 25, 26,
27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44,
45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62,
63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80,
81, and 82, Block C, TOGETHER with all of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9,
10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28,
29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46,
47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64,
65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82,
83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, and 98,
Block D, TOGETHER with all of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12,
13, 14, 15, 16, and 17, Block E, TOGETHER with all of Lots 1, 2, 3, 4, 5,
6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, and 19, Block F, TOGETHER
with all of Reserves "C", "D", "E", "F", and "I", TOGETHER with all of the
six most westerly Jewell Cts., TOGETHER with all of Hickory Creek Ct.,
TOGETHER with all of the four most westerly Grant Cts., TOGETHER with all
of both Forestview Cirs., TOGETHER with all of both Saddle Cirs., TOGETHER
with all of Liberty, TOGETHER with all of Saddle, TOGETHER with that part
of Grant lying generally west of and abutting the following described line:
Beginning at the southeast corner of Lot 55 in said Block D; thence
S02°40'05"W coincident with the southerly prolongation of the most
southerly segment of the east line of Lot 55 in said Block D, 64.07 feet
to the intersection with the north line of Lot 19 in said Block F, said
intersection being 45.77 feet west of the northeast corner of Lot 19 in
said Block F as measured coincident with the north line of Lot 19 in said
Block F, and for a point of termination, and TOGETHER with that part of
Jewell lying generally west of and abutting the following described line:
Beginning at the northeast corner of Lot 46 in said Block D; thence
N17°34'03"W coincident with the northerly prolongation of the most
northerly segment of the east line of Lot 46 in said Block D, 64.08 feet
to the intersection with the south line of said Reserve "F", said
intersection being 3.00 feet west-southwest of the southeast corner of
said Reserve "F" as measured coincident with the south line of said
Reserve "F", and for a point of termination, all of the above being platted
and dedicated in Turkey Creek 3rd Addition, Wichita, Sedgwick County,
Kansas.

Existing public easements, building setback lines,
dedications, and access controls, if any, being
vacated by virtue of K.S.A. 12-512b, as amended.

Baughman Company, P.A.

_____, Surveyor
Michael G. Conrey

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 4TH 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. No signs, light poles, private
drainage systems, masonry fences, masonry trash enclosures or other
structures shall be located within public utility easements unless a Use of
Easement Permit is obtained from the City of Wichita Public Works &
Utilities Department. The drainage easements are hereby granted as
indicated for drainage purposes. The streets are hereby dedicated to and
for the use of the public. Reserves "A", and "B" are hereby reserved for
entry monuments, landscaping, open space, fence, screening wall, drainage
purposes, and utilities as confined to easements. Reserve "C" is 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 Reserve "C" adversely affected by
street construction, repair, or maintenance. Reserves "D" is hereby
reserved for entry monuments, landscaping, berms, open space, fence,
screening wall, emergency access as confined to easement, drainage
purposes, and utilities as confined to easements. Reserves "E" and "F"
are hereby reserved for open space, landscaping, drainage purposes, and
utilities as confined to easements. Reserves "G" and "H" 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. Reserves "A", "B", "C",
"D", "E", "F", "G", and "H" shall be owned and maintained by the
home owners 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.

DPK L.L.C.,
a Kansas limited liability company

_____, Member
Paul E. Kelsey

State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this _____ day of _____, 2020, by Paul E. Kelsey, Member
of the DPK L.L.C., a Kansas limited liability company, on behalf of the
limited liability company.

_____, Notary Public

My App't. Exp. _____

We the undersigned holders of a mortgage on the
above described property, do hereby consent to this plat of "TURKEY
CREEK 4TH ADDITION", Wichita, Sedgwick County, Kansas.

Legacy Bank

State of Kansas) SS The foregoing instrument acknowledged be-
Sedgwick County) fore me, this _____ day of _____, 2020, by _____,
_____, of Legacy Bank, on behalf of the bank.

_____, Notary Public

My App't. Exp. _____

This plat of "TURKEY CREEK 4TH 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 _____, 2020,
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
Charles A. Warren

_____, Secretary
Scott Knebel

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this _____ day of _____, 2020.

_____, Mayor,
City of Wichita
Brandon J. Whipple

_____, City Clerk
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005
on this _____ day of _____, 2020.

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

Entered on transfer record this _____ day
of _____, 2020.

_____, County Clerk
Kelly B. Arnold

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 _____ day
of _____, 2020 at _____ o'clock _____ M; and is duly recorded.

_____, Register of Deeds
Tonya Buckingham

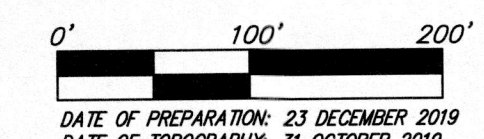
_____, Deputy
Kenly Zehring

TURKEY CREEK 4TH ADDITION

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WICHITA, SEDGWICK COUNTY, KANSAS

BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS
(000-717M-PC-20760025)
PLAT NO. 20760025
PROPOSED TO BE RECORDED AS A PLAT (P.A.)



DATE OF PREPARATION: 23 DECEMBER 2019
DATE OF SURVEY: 31 OCTOBER 2019
CONV. INTERVALS = 1 FOOT

- ⊙ = Cleanout
- ⊠ = Electric Box
- ⊕ = Fire Hydrant
- ⊙ = Guy Anchor
- ⊠ = Manhole
- ⊕ = Power Pole
- ⊙ = Sign
- ⊠ = Cased Well
- ⊕ = Yard Hydrant (Spigot)

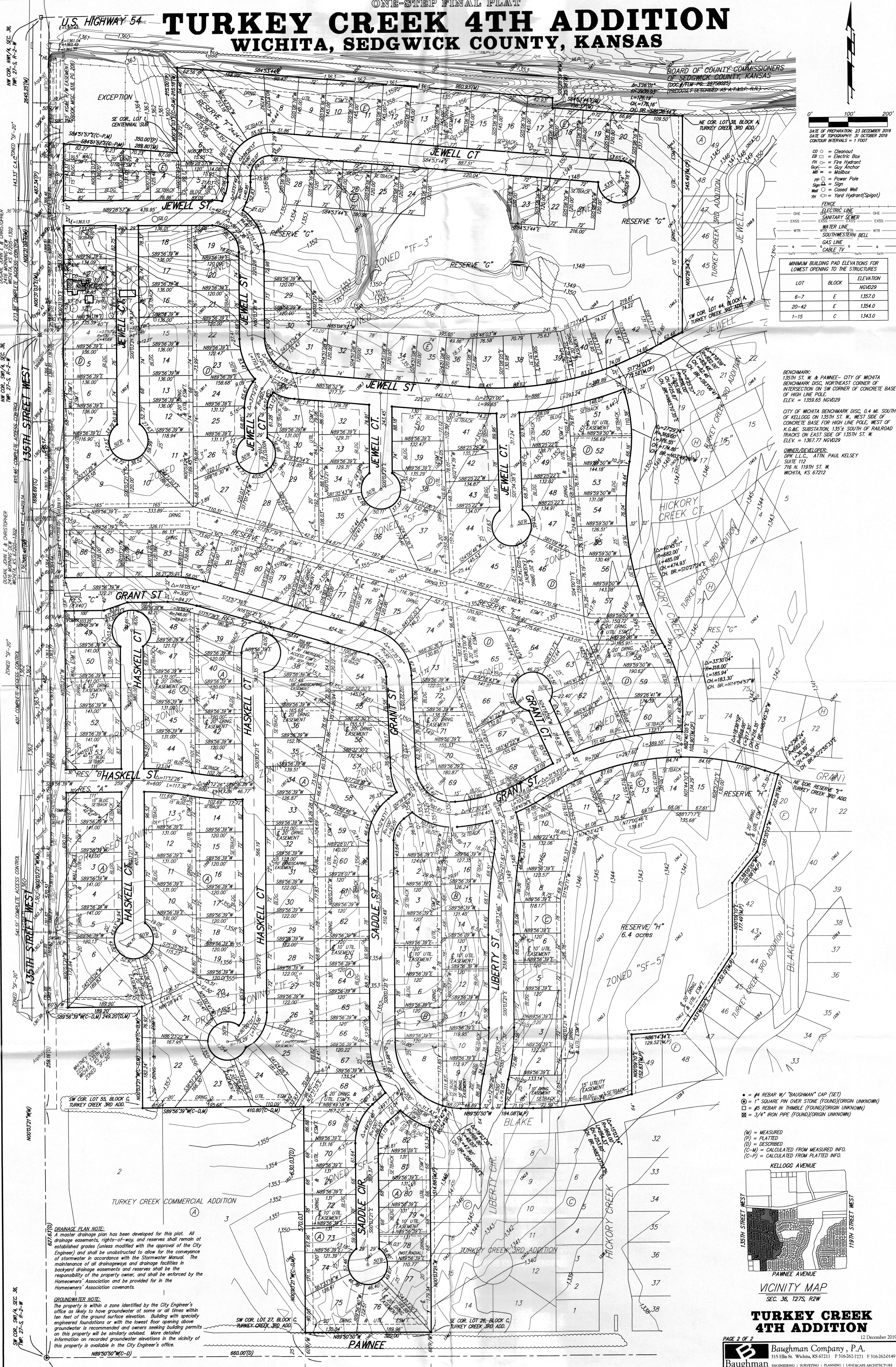
- FENCE
- ELECTRIC LINE
- SANITARY SEWER
- EXCESS
- WATER LINE
- SOUTHWESTERN BELL
- GAS LINE
- CABLE TV

| LOT | BLOCK | ELEVATION |
|-------|-------|-----------|
| 6-7 | E | 1357.0 |
| 20-42 | E | 1354.0 |
| 1-15 | C | 1343.0 |

BENCHMARK:
135TH ST. W. & PAWNEE - CITY OF WICHITA
BENCHMARK DISC. NORTHEAST CORNER OF
INTERSECTION ON SW CORNER OF CONCRETE BASE
OF HIGH LINE POLE. WEST OF
ELEV. = 1358.65 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 MI. SOUTH OF RAILROAD
TRACKS ON EAST SIDE OF 135TH ST. W.
ELEV. = 1357.77 NGVD29

CONVEYANCE:
SUITE 111
316 N. 14TH ST. W.
WICHITA, KS 67212



MINIMUM BUILDING PAD ELEVATIONS FOR
LOWEST OPENING TO THE STRUCTURES

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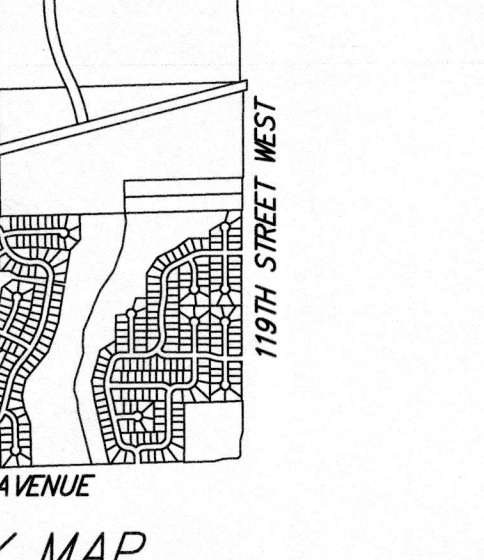
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WICHITA, KS 67212

DRAINAGE PLAN NOTE:
A master drainage plan has been developed for this plat. All drainage easements, rights-of-way, and reserves shall remain as established grades (unless modified with the approval of the City Engineer) and shall be undisturbed to allow for the conveyance of stormwater in accordance with the Stormwater Manual. The maintenance of all 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.

GROUNDWATER NOTE:
The property is within a zone identified by the City Engineer's office as likely to have groundwater at some or all times within ten feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineer's office.

- ⊙ = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- ⊕ = 1" SQUARE PIN OVER STONE (FOUND/CRIGAN UNKNOWN)
- ⊙ = #6 REBAR IN TRIMBLE (FOUND/CRIGAN UNKNOWN)
- ⊕ = 3/4" IRON PIPE (FOUND/CRIGAN UNKNOWN)

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



VICINITY MAP
SEC. 36, T27S, R2W

TURKEY CREEK 4TH ADDITION