

# TURKEY CREEK 4TH ADDITION

## WICHITA, SEDGWICK COUNTY, KANSAS

FINAL TRACING RECORD 5-26-20

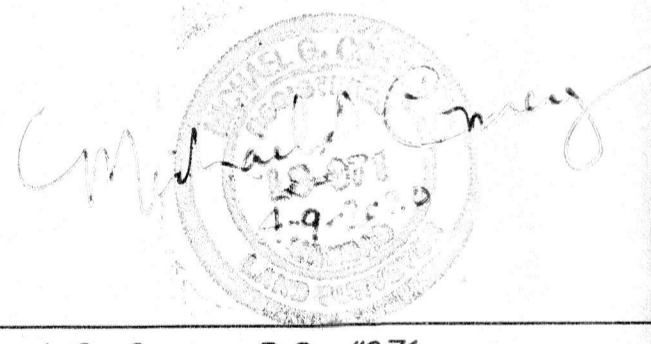
CITY HALL - ENGINEERING  
MAIL STOP 1-71  
Arceli Rosas  
FOR YOUR FILES

State of Kansas) SS  
Sedgwick County) We, Baughman Company, P.A., Surveyors in  
aforesaid county and state 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 Cir., TOGETHER with all of both Saddle Cir., 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.

All being situated in the Southwest Quarter and the Northwest  
Quarter of Section 36, Township 27 South, Range 2 West of  
the Sixth Principal Meridian, 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.



Michael G. Conrey P.S. #971

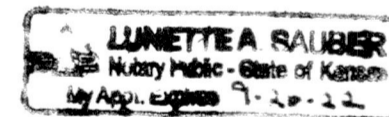
Surveyor

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 Reserves, to be known as "TURKEY  
CREEK 4TH ADDITION", Wichita, Sedgwick County, Kansas. The utility  
easements are hereby granted as indicated to the public for the  
construction and maintenance of all public utilities. The drainage  
easements are hereby granted as indicated to the public for drainage  
purposes. The drainage and utility easements are hereby granted as  
indicated to the public for drainage purposes and for the construction and  
maintenance of all public utilities. 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 landscaping easements are hereby granted as indicated  
for landscaping purposes. The wall easements are hereby granted as  
indicated for the construction and maintenance of private screening walls  
and utility main lines and service lines shall be allowed to cross these  
easements. The streets are hereby dedicated to and for the use of the  
public. Reserves "A" and "B" are hereby reserved for open space,  
landscaping, drainage purposes, entry monuments, fences, screening walls  
as confined to easement, and utilities as confined to easement. Reserve  
"C" is hereby reserved for open space, landscaping, drainage purposes,  
entry monuments, 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.  
Reserve "D" is hereby reserved for open space, landscaping, drainage  
purposes, entry monuments, berms, fences, screening walls as confined to  
easement, emergency access purposes as confined to easement, 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, drainage purposes, lakes, berms, sidewalks, gazebos,  
swimming pools and related facilities, playgrounds, parking, recreational  
uses, 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, LLC,  
a Kansas limited liability company

Paul E. Kelsey, Member  
Paul E. Kelsey

State of Kansas) SS  
Sedgwick County) The foregoing instrument acknowledged before  
me, this 22<sup>nd</sup> day of May, 2020, by Paul E. Kelsey, Member  
of DPK, LLC, a Kansas limited liability company, on behalf of the limited  
liability company.



My App't. Exp. 09-20-2022

Lunette A. Saubert, Notary Public  
LUNETTE A. SAUBERT

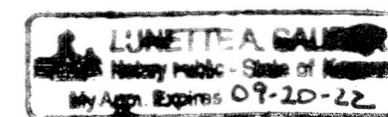
We, the undersigned holders of mortgages on the  
above described property, do hereby consent to this plat of "TURKEY  
CREEK 4TH ADDITION", Wichita, Sedgwick County, Kansas.

Legacy Bank  
SVP  
REX REYNOLDS

State of Kansas) SS  
Sedgwick County) The foregoing instrument acknowledged be-  
fore me, this 26<sup>th</sup> day of May, 2020, by REX REYNOLDS,  
SVP of Legacy Bank, on behalf of the bank.

My App't. Exp. 09-20-2022

Lunette A. Saubert, Notary Public  
LUNETTE A. SAUBERT



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

Charles A. Warren, Chair  
Scott A. Wade, Secretary

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

Brandon J. Whipple, Mayor,  
City of Wichita  
Karen Sublett, City Clerk

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.

Kelly B. Arnold, County Clerk

State of Kansas) SS  
Sedgwick County) This is to certify that this plat has been  
filed for record in the office of the Register of Deeds, this \_\_\_\_\_ day  
of \_\_\_\_\_, 2020 at \_\_\_\_\_ o'clock \_\_\_\_\_ M; and is duly recorded.

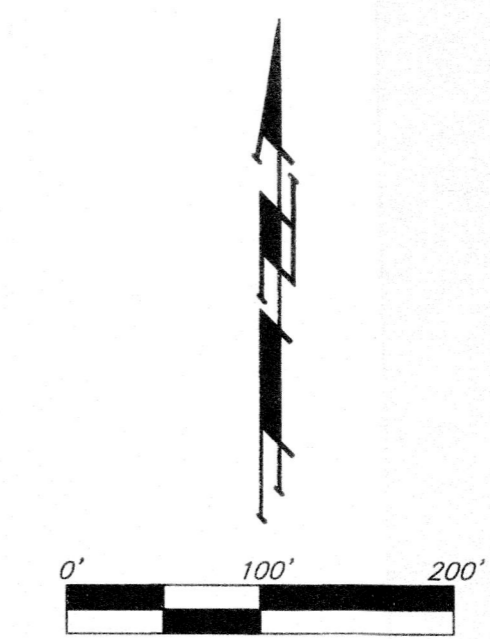
Tonya Buckingham, Register of Deeds

Kenly Zehring, Deputy

# TURKEY CREEK 4TH ADDITION

## WICHITA, SEDGWICK COUNTY, KANSAS

BOARD OF COUNTY COMMISSIONERS  
OF SEDGWICK COUNTY, KANSAS  
(DOCS #174-PC 2878823)  
(PREVIOUSLY DESCRIBED AS A.T.&S.F. R.R.)



- #4 REBAR W/ "BAUGHMAN" CAP (SET)
- #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- #4 REBAR W/ CAP (FOUND/UNKNOWN)
- #4 REBAR W/ "SCHWAB-EATON" CAP (FOUND)
- ⊗ 3/4" IRON PIPE (FOUND/UNKNOWN)

- (M) = MEASURED
- (P) = PLATED
- (D) = DESCRIBED
- (SM) = CALCULATED FROM MEASURED INFO.
- (CP) = CALCULATED FROM PLATED INFO.
- (CD) = CALCULATED FROM DESCRIBED INFO.

LOT	BLOCK	ELEVATION NOV29
6-7	E	1,361.0
20-23	E	1,349.8
39-42	E	1,349.8
24-25	E	1,333.5
33-38	E	1,333.5
26-32	E	1,336.0
1-15	C	1,342.5

**BENCHMARK:**  
15TH ST. W. & PAWNEE - CITY OF WICHITA  
BENCHMARK DISC. NORTHEAST CORNER OF  
INTERSECTION ON SW CORNER OF CONCRETE BASE  
OF HIGH LINE POLE.  
ELEV. = 1,358.65 NOV29

**CITY OF WICHITA BENCHMARK DISC. 0.4 MI. SOUTH  
OF KELLCO ON 15TH 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 15TH ST. W.  
ELEV. = 1,367.72 NOV29**

**CHISELED SQUARE ON TOP OF CURB, 14.5' S. OF  
THE SE COR. LOT 35, BLOCK A, TURKEY CREEK  
3RD ADD.  
ELEV. = 1,345.43 NOV29**

**CHISELED SQUARE ON TOP OF CURB INLET, 8.6'  
SW OF THE SE COR. LOT B1, BLOCK A, TURKEY  
CREEK 3RD ADD.  
ELEV. = 1,335.95 NOV29**

**DRAINAGE PLAN NOTE:**  
A master drainage plan has been developed for this plot. 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 unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual. The maintenance of all drainage 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.

**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.