

TURKEY CREEK 5TH ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

This plat of "TURKEY CREEK 5TH 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 _____, 2022.
Wichita-Sedgwick County Metropolitan Area Planning Commission

William M. Johnson, Chair

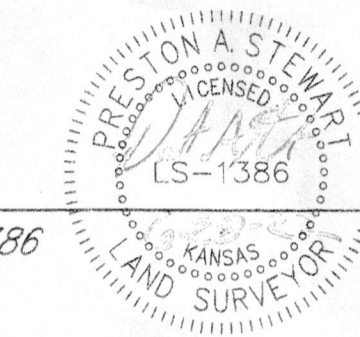
Scott A. Wadle, Secretary

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 5TH ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as all of Lots 1, 2, and 3, Block A, Turkey Creek Commercial Addition, Wichita, Sedgwick County, Kansas.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512b, as amended.

All being situated in the SW Quarter of Section 36, Township 27 South, Range 2 West of the Sixth Principal Meridian, Sedgwick County, Kansas.

Baughman Company, P.A.



Preston A. Stewart, P.S. #1386

Surveyor

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2022.

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, a Block, and Streets, to be known as "TURKEY CREEK 5TH ADDITION", Wichita, Sedgwick County, Kansas. 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. The street, drainage, and utility easements are hereby granted to the public as indicated for street purposes, for drainage purposes, and for the construction and maintenance of all public utilities. No signs, berms, 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 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. Access controls shall be as depicted on the face of the plat and are hereby granted to the appropriate governing body.

Brandon J. Whipple, Mayor, City of Wichita

Jamie Buster, City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2022.

Ast Investment Properties LLC
a Kansas limited liability company

Isaiah J Ast, Manager

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

Entered on transfer record this _____ day of _____, 2022.

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before me, this 29 day of August, 2022, by Isaiah J Ast, Manager of Ast Investment Properties LLC, a Kansas limited liability company, on behalf of the limited liability company.

LUNETTE A. JAUBEA, Notary Public

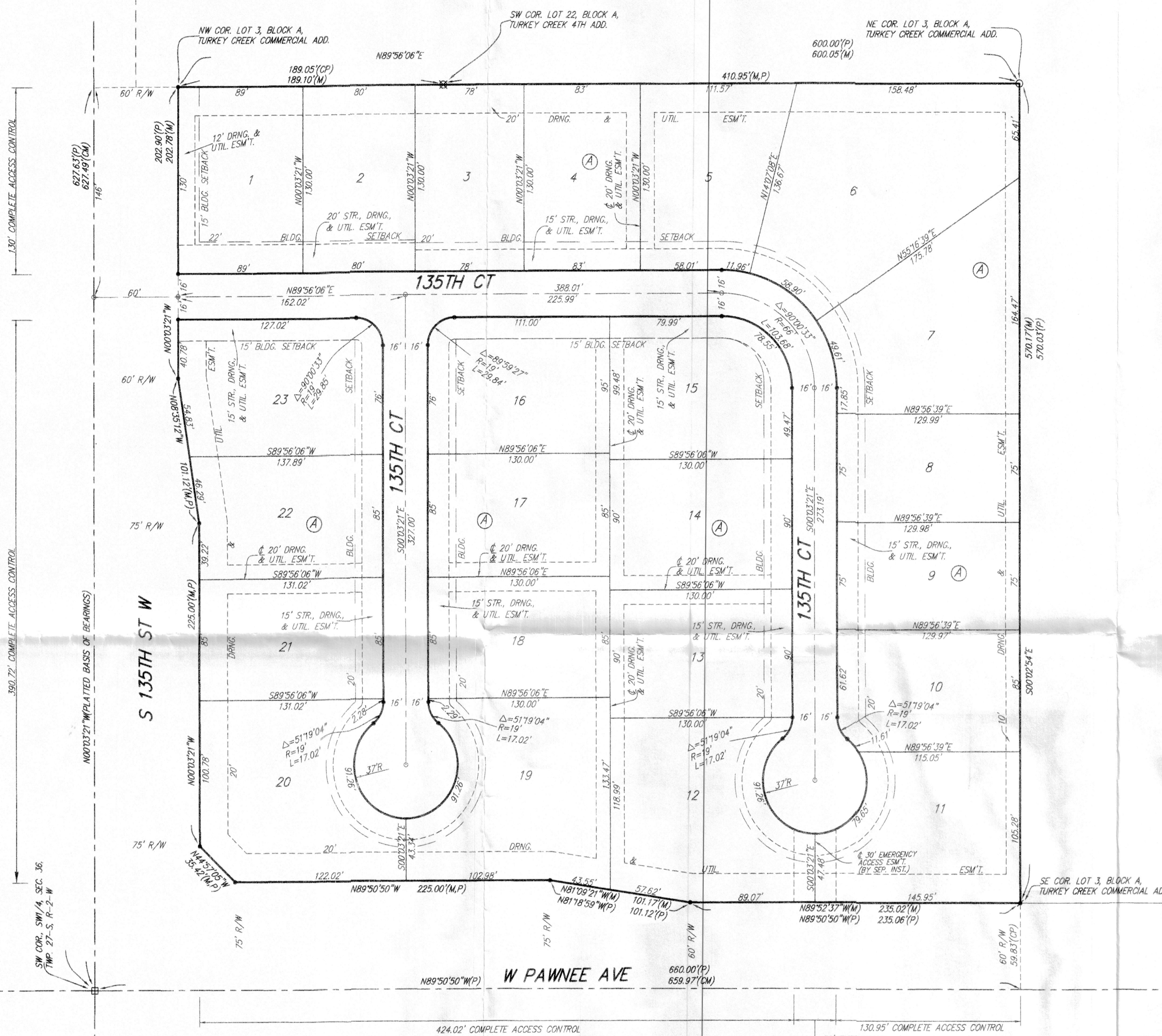
My App't. Exp. 09-20-2022

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 _____, 2022 at _____ o'clock _____M, and is duly recorded.

Tonya Buckingham, Register of Deeds

Kenly Zehring, Deputy



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.

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 drainageways 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:
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.M.E. SUBSTATION, 135 1/2 SOUTH OF RAILROAD TRACKS ON EAST SIDE OF 135TH ST. W.
ELEV. = 1367.77 NGVD29

CHISELED SQUARE ON TOP OF CURB, 14.5' S. OF THE SE COR., LOT 53, BLOCK A, TURKEY CREEK 3RD ADD.
ELEV. = 1345.43 NGVD29

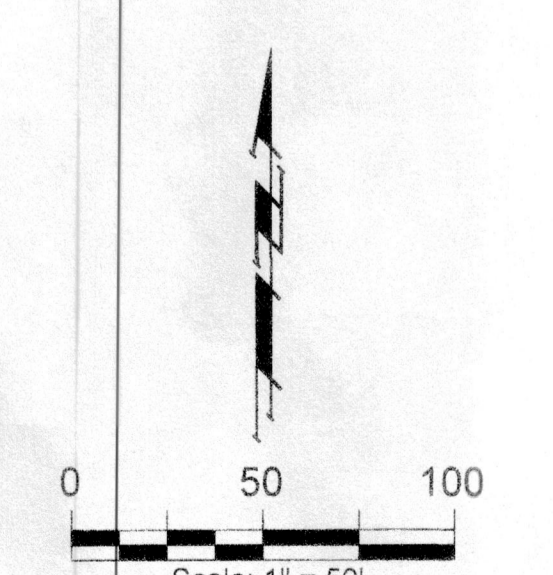
CHISELED SQUARE ON TOP OF CURB INLET, 8.6' SW OF THE SE COR., LOT 81, BLOCK A, TURKEY CREEK 3RD ADD.
ELEV. = 1335.95 NGVD29

NOTE:
ADDITIONAL BUILDING SETBACK REQUIREMENTS AND RESTRICTIONS PER TURKEY CREEK COMMERCIAL COMMUNITY UNIT PLAN DP-314.

NOTE:
LOTS 1-23, BLOCK A WITHIN TURKEY CREEK 5TH ADDITION SHALL HAVE A 5 FOOT INTERIOR SIDEYARD SETBACK.

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

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



CITY HALL - ENGINEERING
MAIL STOP 1-71
Arceli Rosas
FOR YOUR FILES
FINAL TRACING RECORD
RECEIVED AUG 30 2022

TURKEY CREEK 5TH ADDITION
BAUGHMAN COMPANY
315 Ellis St. Wichita, KS 67211 316-262-7271
BaughmanCo.com