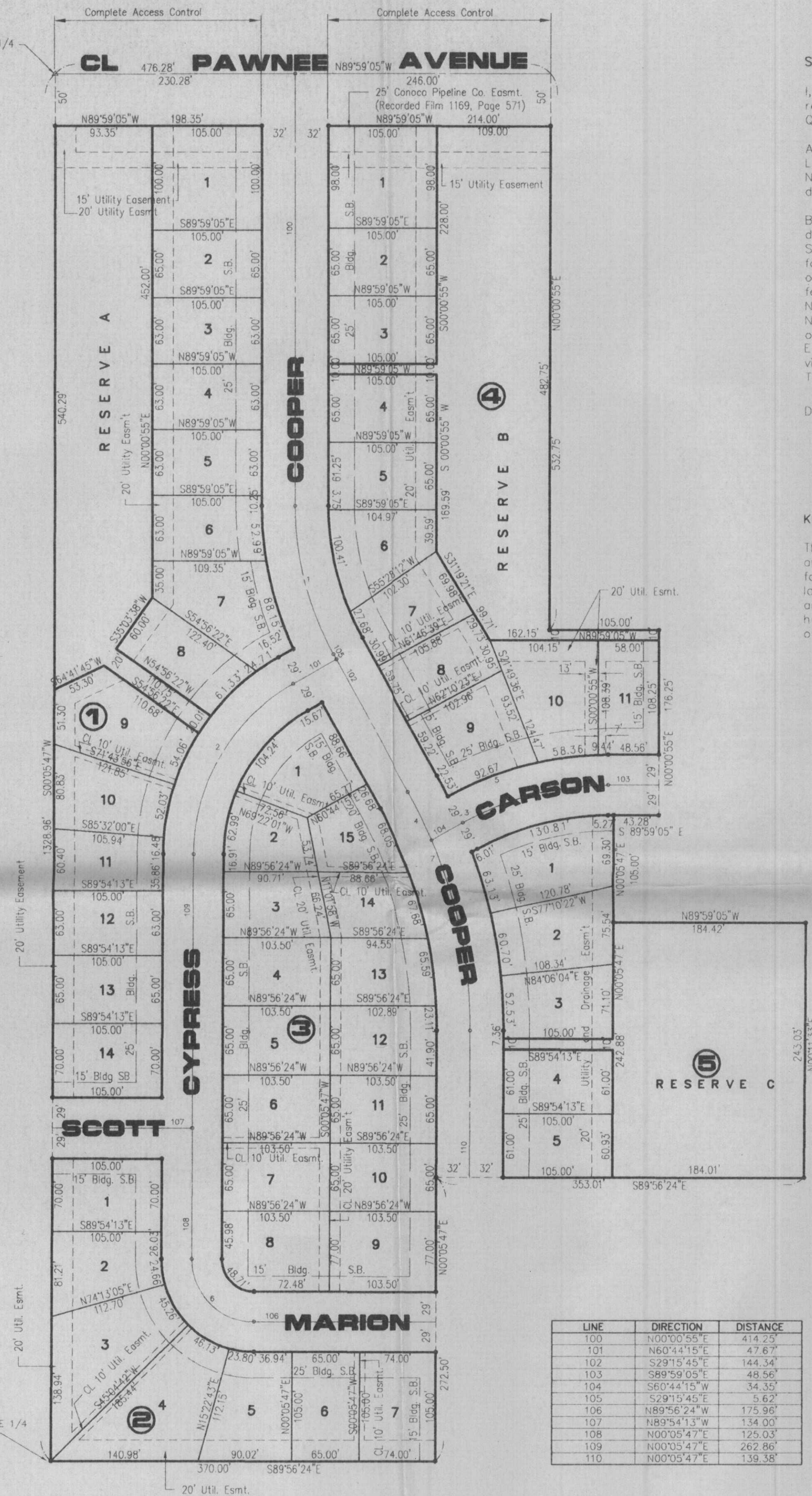


NW Cor., NE 1/4, NE 1/4
Sec. 5, T28S, R2E



Scale 1" = 80'

SW COR., NE 1/4, NE 1/4
Sec. 5, T28S, R2E



LINE	DIRECTION	DISTANCE
100	N00°00'55\"E	414.25'
101	N60°44'15\"E	47.67'
102	S29°15'45\"E	144.34'
103	S89°59'05\"E	48.56'
104	S60°44'15\"W	34.35'
105	S29°15'45\"E	5.62'
106	N89°56'24\"W	175.96'
107	N89°54'13\"W	134.00'
108	N00°05'47\"E	125.03'
109	N00°05'47\"E	262.86'
110	N00°05'47\"E	139.38'

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	290.00'	145.19'	75.75'	146.58'	S143°57'25\"E	29°16'40\"
2	187.00'	197.92'	109.36'	188.81'	S30°25'01\"W	60°38'28\"
3	285.00'	145.63'	74.44'	144.05'	S75°22'35\"W	29°16'40\"
4	470.00'	51.62'	25.84'	51.60'	N26°06'57\"W	06°17'35\"
5	314.00'	160.47'	82.03'	158.73'	S75°22'28\"W	29°16'52\"
6	60.00'	94.29'	60.04'	84.88'	S44°55'18\"E	90°02'11\"
7	470.00'	189.21'	95.90'	187.93'	N112°6'11\"W	23°03'57\"

STATE OF KANSAS, COUNTY OF SEDGWICK: ss.

I, Kenny E. Hill, being a duly licensed Land Surveyor, in said County and State, do hereby certify that I have been in responsible charge of surveying and platting "TURTLE RUN THIRD ADDITION" to Wichita, Kansas, located in the Northeast Quarter of Section 5, Township 28 South, Range 2 East of the 6th P.M. Sedgwick County, Kansas being described as follows:

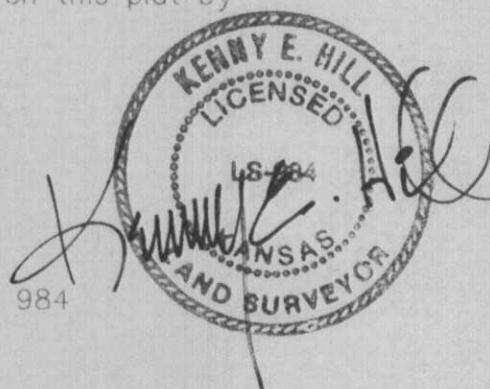
A replat of Lots 1 through 18, Block 1; Lots 1 through 14, Block 2; Lots 1 through 20, Block 4; Lots 5 through 11, Block 5; Lots 1 through 10, Block 7; and Reserves A, B, and C, Cottage Gardens an addition to Wichita, Kansas located in the Northeast Quarter of Section 5, Township 28 South, Range 2 East of the 6th P.M. Sedgwick County, Kansas, more particularly described as follows:

Beginning at the Northwest Corner of the Northeast Quarter of said Northeast Quarter, thence S00°05'47\"W for a distance of 1328.96 feet to the Southwest Corner of the Northeast Quarter of said Northeast Quarter; thence S89°56'24\"E along the South line of Cottage Gardens Addition for a distance of 370.00 feet; thence N00°05'47\"E for a distance of 272.50 feet; thence S89°56'24\"E for a distance of 353.01 feet; thence N00°11'33\"E for a distance of 243.03 feet; thence N89°59'05\"W for a distance of 184.42 feet; thence N00°05'47\"E for a distance of 105.00 feet; thence S89°59'05\"E for a distance of 43.28; thence N00°00'55\"E for a distance of 176.25 feet; thence N89°59'05\"W for a distance of 105.00 feet; thence N00°00'55\"E for a distance of 532.75 feet; thence S89°59'05\"W along the North line of the Northeast Quarter of the Northeast Quarter of Sec. 5, Township 28 South, Range 2 East of the 6th P.M. Sedgwick County, Kansas, for a distance of 476.28 feet to the point of beginning. Easements and other public reservations are hereby vacated to conform to those shown on this plat by virtue of KSA 12-512(b) as amended.

The accompanying plat is a true and correct exhibit of property surveyed.

Dated this 5TH day of MARCH, 1996.

Kenny E. Hill, L.S. 984



KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned, have caused the land described in the Surveyor's Certificate to be platted into lots, blocks, streets and reserves. The streets are hereby dedicated to and for the use of the public. Easements are hereby granted as indicated for the construction and maintenance of drainage and utilities. Reserves A, B, and C shall permit lighting, drainage, landscaping, utilities, sidewalks, fencing, recreation facilities, irrigation systems and open space. All reserves are to be owned and maintained by a property owners association its successors and assigns. The minimum low opening elevation for the homes built in this addition shall be 190.0 (City of Wichita Datum). All abutters' rights of access to or from Pawnee Avenue over and across the North line of Reserve A and B, Lot 1, Block 1; and Lot 1, Block 4 are hereby granted to the City of Wichita.

Pawnee Development, Inc.

Devoe Treadwell
Devoe Treadwell, President

Thea Treadwell
Thea Treadwell, Secretary

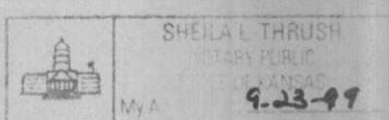
KNOW ALL MEN BY THESE PRESENTS:

That we, Bank IV, N.A., holder of a mortgage on the property described in the Surveyor's Certificate, do hereby consent to the plat of Turtle Run 3rd Addition.

Thomas J. McGrath
Thomas J. McGrath, Assistant Vice-President

STATE OF KANSAS, COUNTY OF SEDGWICK: ss.

This instrument was acknowledged before me on this 5th day of March, 1996, for Bank IV, N.A. by Thomas J. McGrath, Assistant Vice-President.



My appointment expires: Sept. 23, 1999

Sheila L. Thrush
Notary Public Sheila L. Thrush

STATE OF KANSAS, COUNTY OF SEDGWICK: ss.

This instrument was acknowledged before me on this 11th day of March, 1996, for Pawnee Development, Inc. by Devoe Treadwell, President and Thea Treadwell, Secretary.



My Appointment Expires:

Carol R. Barnes
Notary Public
CAROL R. BARNES

This plat of TURTLE RUN 3RD ADDITION to Wichita, Kansas has been submitted to and approved by this WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, Wichita, Kansas.

Dated this 31st day of August, 1995

WICHITA SEDGWICK COUNTY METROPOLITAN
AREA PLANNING COMMISSION

Susan Osborne - Howes, Chairman

Marvin S. Krout, Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this ____ day of ____, 1996.

Bob Knight, Mayor

Pat Burnett, Deputy City Clerk

Entered on transfer record this ____, day of ____, 1996.

Don Wright, County Clerk

This is to certify that this instrument was filed for record in the Register of Deeds Office at ____, A.M.-P.M. on the ____, day of ____, 1996.

Pat Kettler, Register of Deeds

Ed Reso, Chief Deputy

Benchmarks

- City of Wichita Std. BM disc at Webb & Pawnee. 53' S. & 47' W. centerline of both. Elev. 205.68
- "□" on headwall (SE corner South Headwall) 5'x 5' RCB under Pawnee approximately 1300' W. of NE Corner Sec. 5-28S-2E. Elev 186.94
- 40d nail in service pole approximately 1330' S. and 150' W. of NE Corner Sec. 5-28S-R2E. Elev. 204.69

TURTLE RUN 3RD ADDITION

TO WICHITA - SEDGWICK COUNTY, KANSAS

Coped from Tracing
3/19/96

2
SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1668
(316) 268-4421
FAX (316) 268-4390

August 31, 1995

Poe and Associates
434 N. Oliver - Suite 110
Wichita, KS 67208

Re: S/D 95-55 TURTLE RUN 3RD ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 31, 1995, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of August 24, 1995.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developments.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh

cc: Devoe Treadwell, 10628 E. Pawnee, Wichita, KS 67207
Mike Lindebak, City Engineer



August 24, 1995

METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
PHONE (316) 268-4421
FAX (316) 268-4390

Poe and Associates
434 N. Oliver - Suite 110
Wichita, KS 67208

Re: S/D 95-55 TURTLE RUN 3RD ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 24, 1995, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

~~A.~~ As indicated by City Engineering, the applicant shall resubmit petitions for the provision of public improvements. These improvements include the provisions of municipal water, sanitary sewer, drainage/storm sewer and paving (including sidewalk along Carson.)

~~B.~~ If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

~~C.~~ Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities. This covenant shall also provide for the maintenance of the "parking strip" area, located between this plat's north line and the driving surface of Pawnee, by this homeowners' association.

~~It is also expected that the Reserves in this Addition have or will be made accessible to and maintained by those properties previously replatted from the original Cottage Gardens Addition.~~

~~D.~~ For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.

August 24, 1995

Page 2

- ~~F.~~ The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- ~~F.~~ The final plat shall indicate the recording information for the 25-foot pipeline easement on this property.
- ~~G.~~ The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement. It is the applicant's responsibility to determine any setback requirements from the pipeline by researching the text of the pipeline easement agreement.
- ~~H.~~ Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- ~~I.~~ On the final plat tracing, the platlor's text shall note that the dedication of access controls is to the City of Wichita rather than the "appropriate governing body. This site is within Wichita.
- ~~J.~~ On the final plat tracing, the termination of Carson Street at the east line of the plat, shall be shown with dashed lines rather than a solid line.
- ~~K.~~ On the final plat, the reference to replatting under KSA 12-512(b) should be placed under the surveyor's text rather than with the platlor's text.
- ~~L.~~ The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- ~~M.~~ The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- ~~N.~~ The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- ~~O.~~ To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- ~~P.~~ Perimeter closure computations shall be submitted with the final plat tracing. Section

S/D 95 - 55 Final Plat of the TURTLE RUN 3RD ADDITION

August 24, 1995

Page 3

5-101(c).

- ☒ Q. Recording of the plat within 30 days after approval by the City Council.
- ☒ R. The applicant and their agent are reminded that any final plat requires submittal of the platting binder along with the plat. This plat will be subject to review of such a platting binder and any relevant conditions found during such a review.
- ☒ S. The final plat shall indicate the utility easements requested by K.G. & E. and Southwestern Bell which are indicated on the enclosed "marked" copy of the plat.
- ☒ T. *As indicated by City Engineering, even though this is a replat, a drainage plan, depicting this new Addition, still needs to be provided for Engineering's files.*

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, August 31, 1995 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: Devoe Treadwell, 10628 E. Pawnee, Wichita, KS 67207
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

August 31, 1995

STAFF REPORT
(Final Plat Approved 8/24/95)

CASE NUMBER: S/D 95-55 TURTLE RUN 3RD ADDITION

OWNER/APPLICANT: Devoe Treadwell, 10628 E. Pawnee, Wichita, KS 67207

SURVEYOR/ENGINEER: Poe and Associates, 434 N. Oliver - Suite 110, Wichita, KS 67208

LOCATION: South of Pawnee and west of Webb Road

SITE SIZE: 15.8 Acres

NUMBER OF LOTS

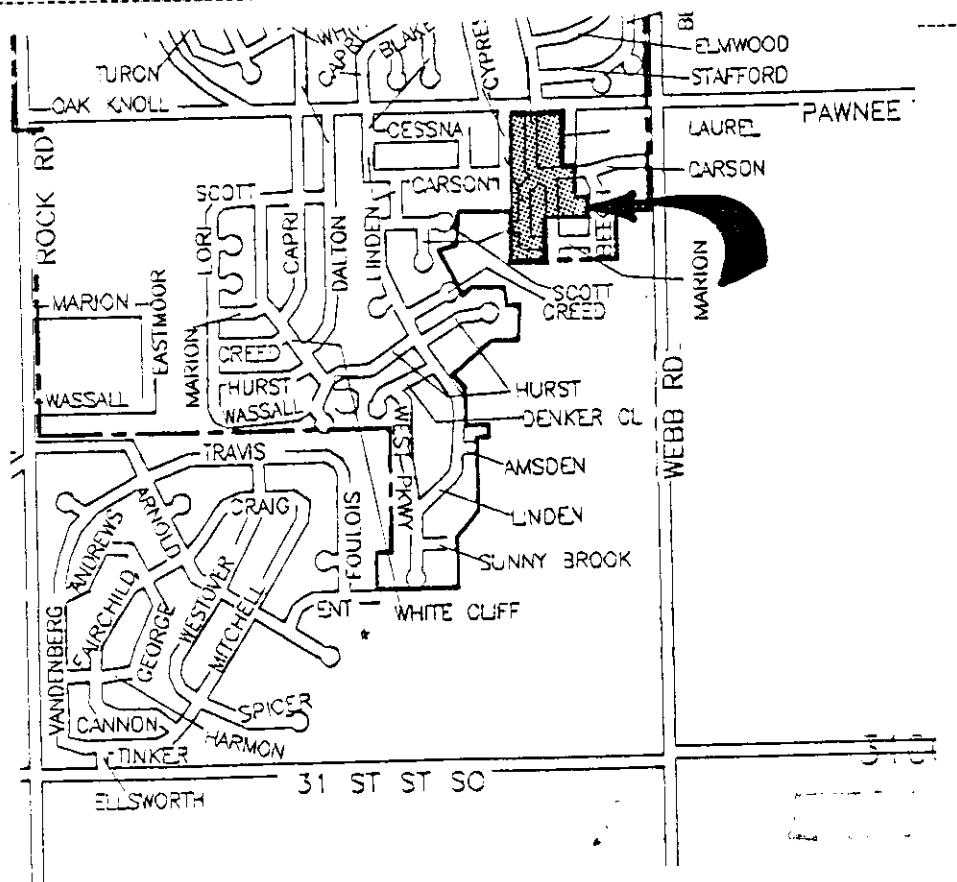
Residential:	52
Office:	
Commercial:	
Industrial:	
Total:	<u>52</u>

MINIMUM LOT AREA: 6,000 sq. ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "AA"

VICINITY MAP:



STAFF COMMENTS:

- A. As indicated by City Engineering, the applicant shall resubmit petitions for the provision of public improvements. These improvements include the provisions of municipal water, sanitary sewer, drainage/storm sewer and paving (including sidewalk along Carson.)
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities. This covenant shall also provide for the maintenance of the "parking strip" area, located between this plat's north line and the driving surface of Pawnee, by this homeowners' association.

It is also expected that the Reserves in this Addition have or will be made accessible to and maintained by those properties previously replatted from the original Cottage Gardens Addition.
- D. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- E. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- F. The final plat shall indicate the recording information for the 25-foot pipeline easement on this property.
- G. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement. It is the applicant's responsibility to determine any setback requirements from the pipeline by researching the text of the pipeline easement agreement.
- H. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- I. On the final plat tracing, the platlor's text shall note that the dedication of access controls is to the City of Wichita rather than the "appropriate governing body. This site is within Wichita.

- J. On the final plat tracing, the termination of Carson Street at the east line of the plat, shall be shown with dashed lines rather than a solid line.
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- L. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- M. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- N. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- O. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- P. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- Q. Recording of the plat within 30 days after approval by the City Council.
- R. The applicant and their agent are reminded that any final plat requires submittal of the platting binder along with the plat. This plat will be subject to review of such a platting binder and any relevant conditions found during such a review.
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