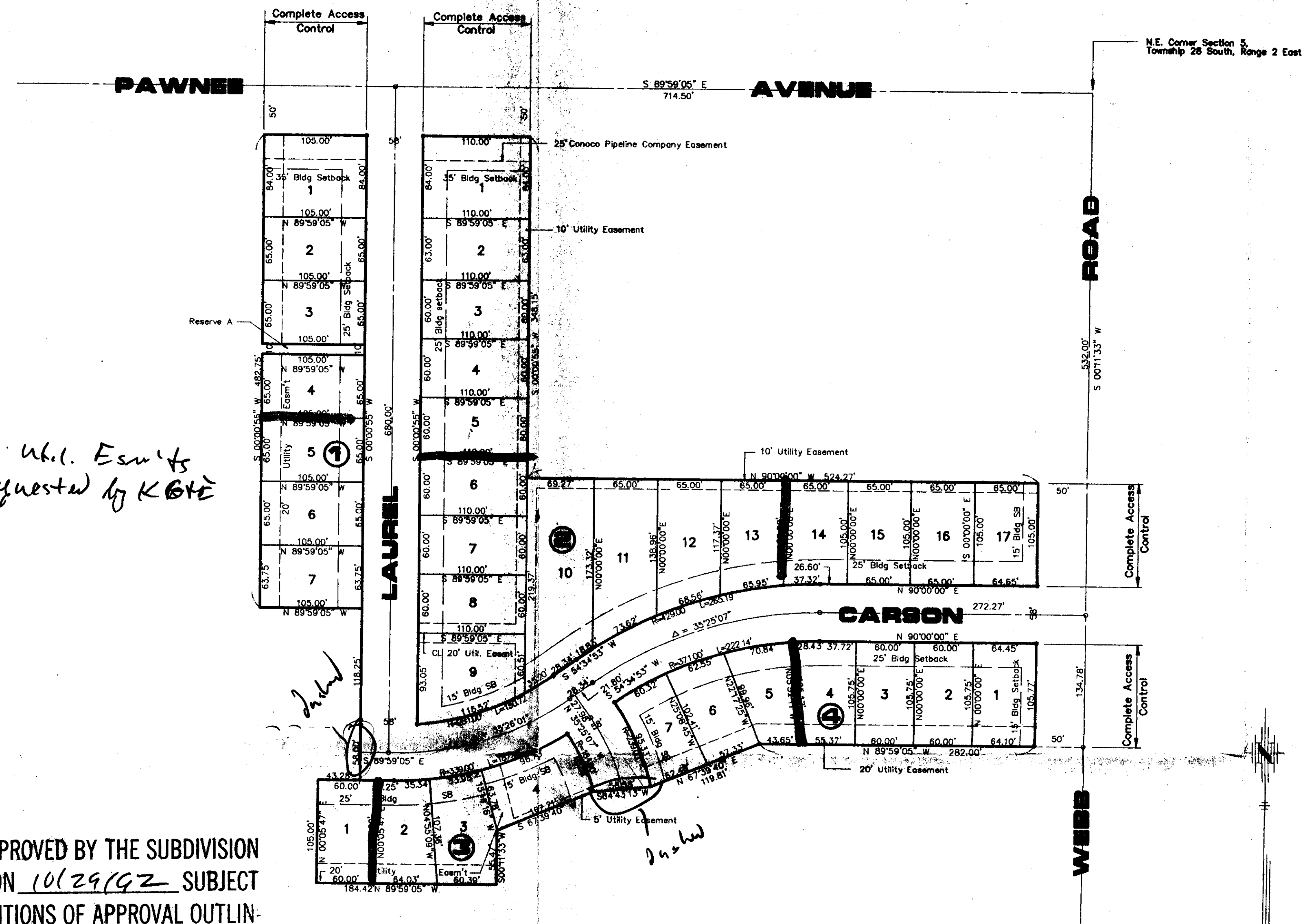




THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 10/29/92 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 11-2-92

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____, day of _____, 1992.

OFFICE COPY
DO NOT REMOVE

Entered on transfer record this _____, day of _____, 1992.

FINAL PLAT

TURTLE RUN

AN ADDITION TO WICHITA - SEDGWICK COUNTY, KANSAS

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" on addition to Wichita, Kansas, being described as follows:

A replat of Lots 15 through 23, Block 2, Lots 1 through 23, Block 3, Lots 1 through 4, Block 5 and Lots 1 through 8, Block 6, 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:

Commencing at the Northeast corner of Lot 1, Block 3, in said Cottage Gardens Addition; thence S00° 00' 55"W for a distance of 348.15 feet; thence N90° 00'E for a distance of 524.27 feet; thence S00° 11' 33"W for a distance of 268.77 feet; thence N89° 59' 05"W for a distance of 282.0 feet; thence S67° 39' 40"W for a distance of 119.81 feet; thence S84° 43' 13"W for a distance of 58.58 feet; thence S67° 39' 40"W for a distance of 107.21 feet; thence S00° 11' 33"W for a distance of 58.47 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 N89° 59' 05"E for a distance of 43.28 feet; 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 482.75 feet; thence S89° 59' 05"E for a distance of 273.00 feet to the point of beginning.

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

Dated this _____ day of _____, 1992.

Kenny E. Hill, L.S.

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 a reserve. 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. Reserve A is for common open area and for the construction and maintenance of drainage and utilities. The Reserve is to be owned and maintained by a property owners association consisting of all of the owners of property in this addition and the original addition of Cottage Gardens. All abutters' rights of access to or from Pawnee Avenue and Webb Road over and across the North line of Lot 1, Block 1 and Lot 1, Block 2 or over and across the East line of Lot 17, Block 2 or Lot 1, Block 4, are hereby granted to the appropriate governing body.

Devoe Treadwell

Thea Treadwell

STATE OF KANSAS, COUNTY OF SEDGWICK: ss.

This instrument was acknowledged before me on this _____ day of _____, 1992, by Devoe Treadwell and Thea Treadwell his wife.

Notary Public

My Appointment Expires: _____

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

Dated this _____, day of _____, 1992.

WICHITA SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

Christopher J. Goebel, Chairman

Marvin S. Krout, Secretary

Pat Kettler, Register of Deeds

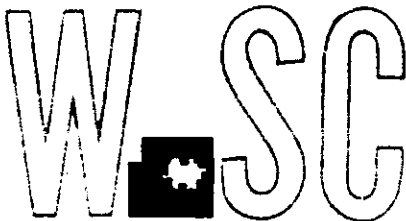
Ed Resa, Chief Deputy

Mayor

Pot Burnett, Deputy City Clerk

Don Wright, County Clerk

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

FILE COPY

November 9, 1992

Poe & Associates
434 N. Oliver
Wichita, KS 67208

Re: S/D 92-52 - TURTLE RUN ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on November 5, 1992, 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 November 2, 1992.

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 developers.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh

cc: Devoe Treadwell, 10101 East 47th Street South, Wichita, KS
67037
Mike Lindebak, City Engineer

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.

- L. 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.
- M. 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.
- N. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- O. The final plat shall indicate the utility easements requested by K.G. & E. which are indicated on the enclosed "marked" copy of the plat.
- 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.

November 5, 1992

STAFF REPORT
(Final Plat Approved October 29, 1992)

CASE NUMBER: S/D 92-52 - TURTLE RUN ADDITION

OWNER/APPLICANT: Devoe Treadwell, 10101 East 47th Street South,
Wichita, Ks 67037

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

LOCATION: Southwest corner of Pawnee and Webb

SITE SIZE: 7.64 Acres

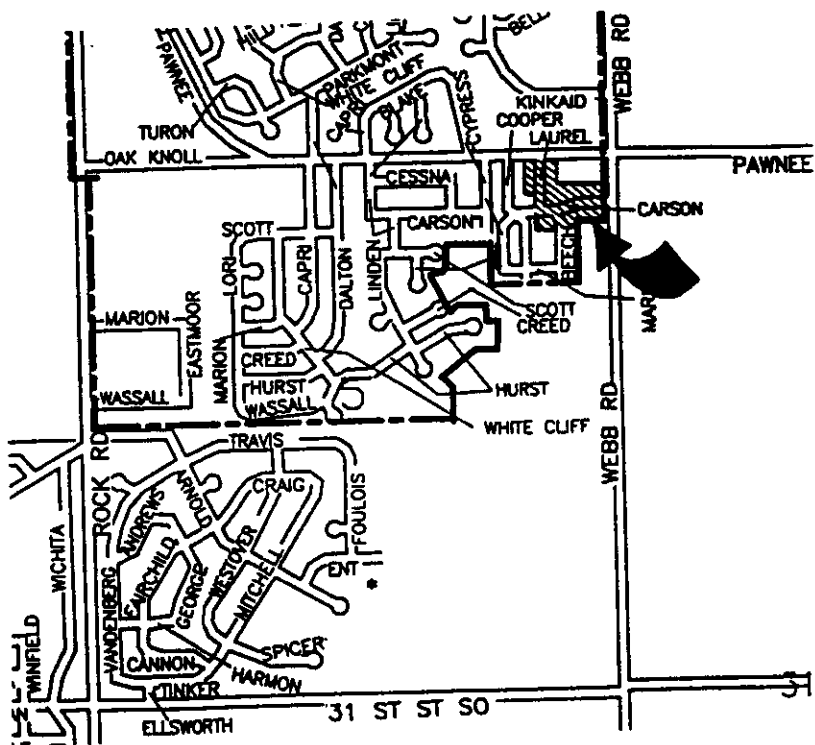
NUMBER OF LOTS

Residential:	35
Office:	
Commercial:	
Industrial:	
Total:	35

MINIMUM LOT AREA: 6,600 sq. ft.

CURRENT ZONING: "AA"

VICINITY MAP:



STAFF COMMENTS:

- A. As requested by City Engineering, the applicant shall resubmit petitions for needed improvements. These improvements include the provision 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. When this area was originally platted as the Cottage Gardens Addition, as a cluster development, permanent open space was platted for the benefit of and to be owned by all property owners of that Addition. This replat does not alter these original conditions. The applicant shall therefore submit a covenant for this Addition which establishes the ownership and maintenance responsibilities for the Reserve on this plat but also reiterates that this Addition will continue to have access to and responsibilities for maintaining the Reserves as originally created for the Cottage Gardens Addition.
- D. Because of the reduced frontages for the Cottage Gardens Addition, a waiver of the off-street parking requirement for lots adjacent to narrow streets (58-foot right-of-way), from four spaces per lot to three, was allowed. Since this plat is now proposing conventional lot frontages and sizes, a new covenant shall be submitted requiring the provision of four off-street parking spaces for the lots in this Addition.
- E. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- F. On the final plat tracing, the segment of street between Blocks 3 and 4 shall be labeled with the existing street name, Beech.
- G. On the final plat tracing dashed lines shall be used to indicate the termination of Beech at the south line and Carson at the west line of this plat.
- H. The final plat tracing shall label the center lines (CL) of both Webb and Pawnee.
- I. Since this plat is vacating previously platted easements, setbacks, etc. the surveyor's text shall make proper reference to K.S.A. 12-512 (b).
- J. On the final plat, the MAPC signature block shall be amended to indicate L. O. Breckenridge Jr. as Chairman.
- K. The applicant shall submit an avigational easement covering all