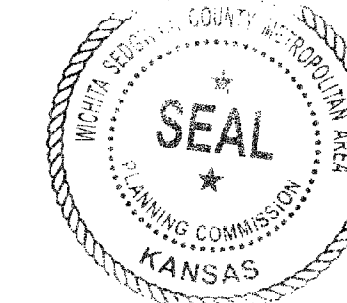


TOWNE PARC 10TH ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

FOR REFERENCE ONLY
NOT TO SCALE

This plat of "TOWNE PARC 10TH ADDITION",
Wichita, Sedgwick County, Kansas has been submitted to and approved by
the Wichita-Sedgwick County Metropolitan Area Planning Commission,
Wichita, Kansas.
Dated this 23 day of February, 2023
Wichita-Sedgwick County Metropolitan Area Planning Commission

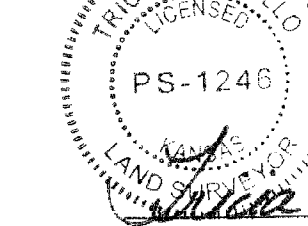


Ann M. Fox, Chair
Scott A. Wadle, Secretary

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this 7th day of March, 2023.

Brandon J. Whipple, Mayor,
City of Wichita
Jamie Buster, City Clerk

Reviewed in accordance with K.S.A. 58-2005
on this 27th day of February, 2023.



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

Entered on transfer record this 27th day
of March, 2023
Kelly B. Arnold, County Clerk

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 29th day
of March, 2023 at 10:46:23 o'clock A.M. and is duly recorded.

Tonya Buckingham, Register of Deeds
Kathy Lehning, Deputy

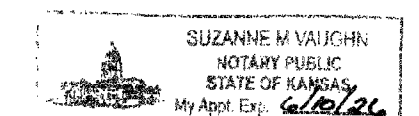
We, the undersigned, holders of a mortgage on the
above described property, do hereby consent to this plat of "TOWNE PARC
10TH ADDITION", Wichita, Sedgwick County, Kansas.

Legacy Bank
Rex Reynolds, EVP

State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this 10th day of February, 2023, by *Rex Reynolds*,
Executive VP of Legacy Bank, on behalf of the bank.

Suzanne M. Vauson, Notary Public
Suzanne M. Vauson

My App'l. Exp. 6/10/2026



TOWNE PARC 10TH ADDITION
BAUGHMAN COMPANY
315 Ellis St. Wichita, KS 67211 316-262-7271
BaughmanCo.com

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) aforesaid county and state do hereby certify that we have surveyed and
platted "TOWNE PARC 10TH ADDITION", Wichita, Sedgwick County, Kansas
and that the accompanying plat is a true and correct exhibit of the
property surveyed, described as Reserve "A", Towne Parc 8th Addition,
Wichita, Sedgwick County, Kansas, TOGETHER WITH the Southeast Quarter
of the Northeast Quarter of Section 5, Township 28 South, Range 2 East
of the 6th P.M., Sedgwick County, Kansas, EXCEPT that part of the East
Half of said Northeast Quarter described as follows: Beginning at the
southeast corner of Lot 9, Block 3, Towne Parc 7th Addition, Wichita,
Sedgwick County, Kansas, said southeast corner also being on the West
line of the East Half of said Northeast Quarter, thence N00°05'47"E along
the West line of the East Half of said Northeast Quarter, also being the
East line of Towne Parc 7th Addition, 284.73 feet to the southwest
corner of Lot 4, Block 2, Turtle Run Third Addition to Wichita, Kansas;
thence S89°56'24"E along the South line of Block 2 in said Turtle Run
Third Addition, 184.00 feet; thence S00°05'47"W parallel with the West line
of the East Half of said Northeast Quarter, 498.11 feet; thence
N89°54'13"W, 184.00 feet to a point on the West line of the East Half of
said Northeast Quarter; thence N00°05'47"E along the West line of the
East Half of said Northeast Quarter, 213.26 feet to the point of beginning.

Existing public easements, dedications, building
setbacks and access controls, if any, being
vacated by virtue of K.S.A. 12-512b, as amended.
Baughman Company, P.A.
Jonathan C. Hubbell, P.S. #1680, Surveyor

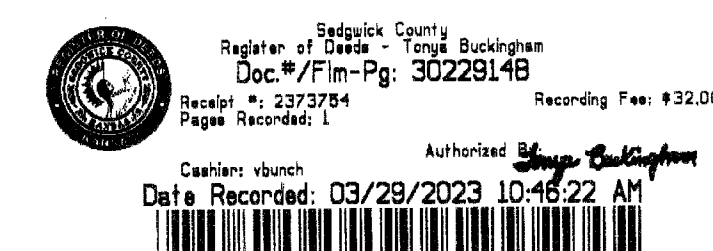
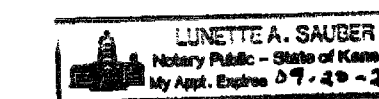
Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate to be
platted into Lots, Blocks, a Reserve, and Streets to be known as "TOWNE
PARC 10TH ADDITION", Wichita, Sedgwick County, Kansas. The utility
easements are hereby granted to the public as indicated for the
construction and maintenance of all public utilities. The drainage
easement is hereby granted to the public as indicated for drainage
purposes. 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. No signs, light poles, private drainage
systems, berms, walls, masonry trash enclosures or other structures shall
be located within public utility easements unless permitted by the City of
Wichita Department of Engineering 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. Reserve "A" is hereby reserved for open space, landscaping,
drainage purposes, lakes, berms, and utilities as confined to easements.
Reserve "A" shall be owned and maintained by the homeowners association
for the addition. No regrading within abutting rights-of-way shall be
allowed with the construction of berms allowed with Reserve "A". The
berms cannot impact access to or bury manholes, water valves, and/or
water meters. The Minimum Building Pad Elevations for the lowest
opening to the structures shall be as indicated on the face of the plat.
Access controls shall be as depicted on the face of the plat and are
hereby granted to the City of Wichita, Kansas.

Murdock Properties, LLC,
a Kansas limited liability company
Louis J. Robello, Managing Member

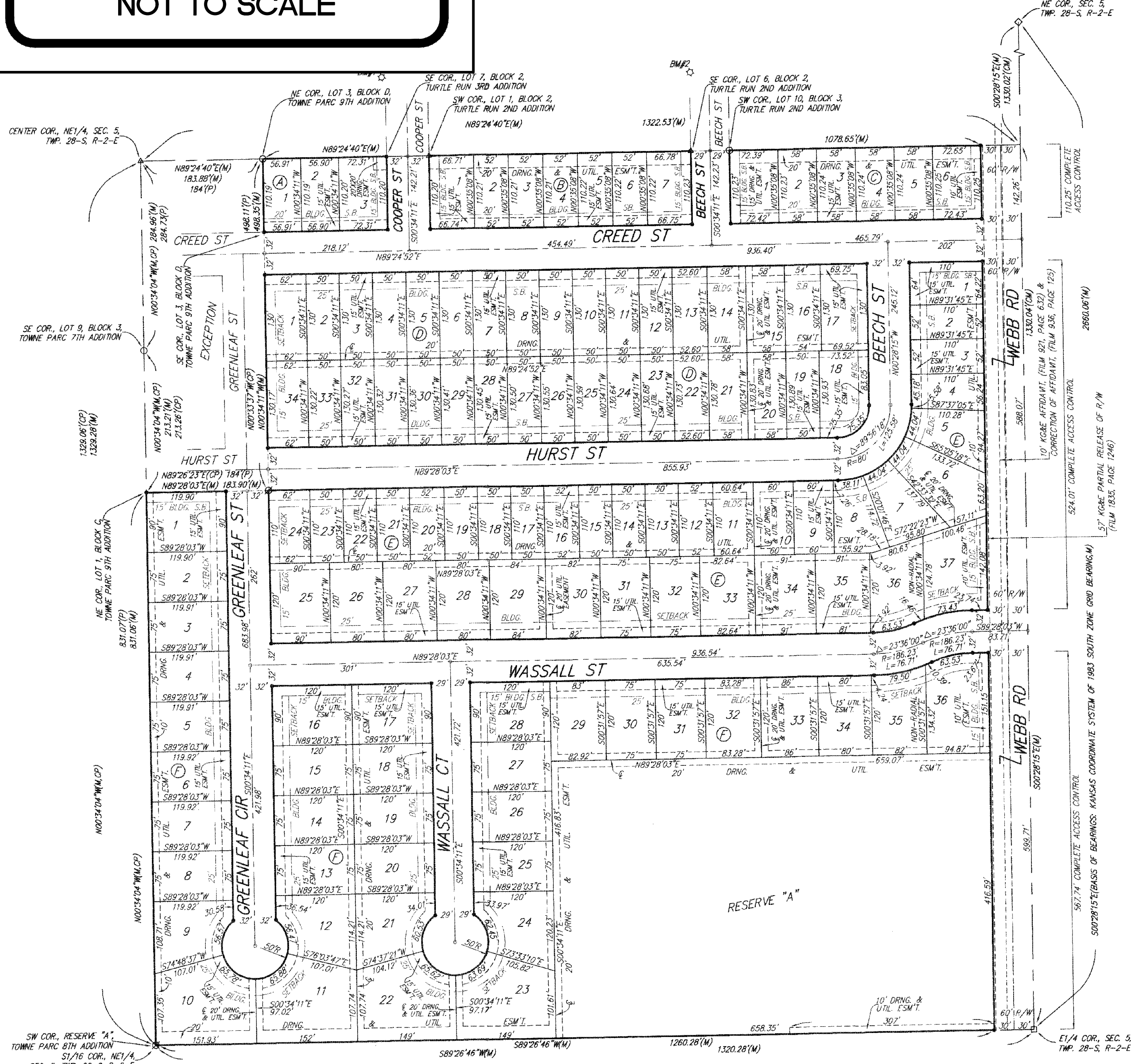
State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this 9th day of February, 2023, by *Louis J. Robello*, Managing
Member of Murdock Properties, LLC, a Kansas limited liability company, on
behalf of the limited liability company.

Lynette A. Sauber, Notary Public
Lynette A. Sauber

My App'l. Exp. 07-20-2026



Register of Deeds - Tonya Buckingham
Doc.#/Fil-Pg: 30229148
Record #: 2373754
Pages Recorded: 1
Recording Fee: \$32.00
Authorized *Suzanne M. Vauson*
Date Recorded: 03/29/2023 10:46:22 AM
Custodian: vbauch

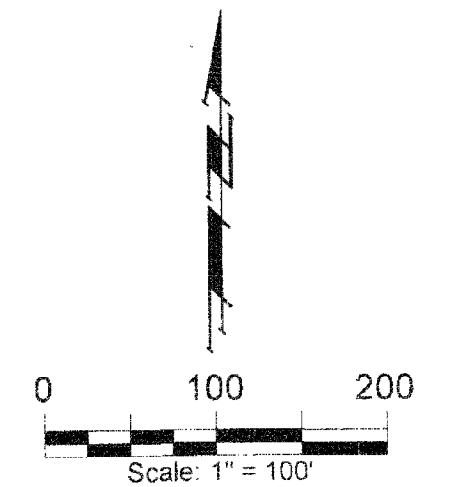


MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION
23-27	F	1,387.70
28-36	F	1,387.70

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 drainages 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:
BMF1:
SQUARE CUT ON TOP OF CURB ±119.3' N. & ±6.4' W. OF
SE. COR. LOT 7, BLOCK 2, TURTLE RUN 3RD ADDITION.
ELEV. = 1390.32 NAVD88
BMF2:
SQUARE CUT ON TOP OF CURB ±118.4' N. OF SE. COR.
LOT 6, BLOCK 2, TURTLE RUN 2ND ADDITION.
ELEV. = 1391.04 NAVD88

- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
 - = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
 - = #4 REBAR (FOUND)(ORIGIN UNKNOWN)
 - = #6 REBAR (FOUND)(ORIGIN UNKNOWN)
 - = 1/2" IRON PIPE (FOUND)(ORIGIN UNKNOWN)
 - = 1" IRON PIPE (FOUND)(ORIGIN UNKNOWN)
 - = 1/2" IRON PIPE IN THIMBLE (FOUND)(ORIGIN UNKNOWN)
- (M) = MEASURED
(CM) = CALCULATED FROM MEASURED INFO.
(P) = PLATTED
(CP) = CALCULATED FROM PLATTED INFO.
- DRNG. = DRAINAGE
UTL. = UTILITY
ESMT. = EASEMENT
BLDG. = BUILDING
S.B. = SETBACK



NOTE:
ALL LOTS WITHIN TOWNE PARC 10TH ADDITION SHALL
HAVE A 5 FOOT MINIMUM INTERIOR SIDE YARD SETBACK.