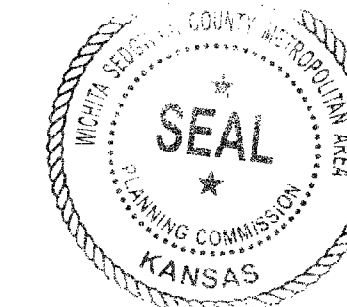


# TOWNE PARC 10TH ADDITION

## WICHITA, SEDGWICK COUNTY, KANSAS

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

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



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

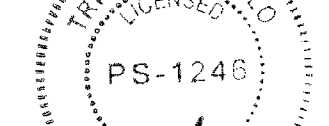
**FOR REFERENCE ONLY  
NOT TO SCALE**

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

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

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.

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



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

Jonathan C. Hubbell, P.S. #1680, Surveyor

Entered on transfer record this 27<sup>th</sup> day  
of March, 2023



Kelly B. Arnold, County Clerk

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.

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 29<sup>th</sup> 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

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

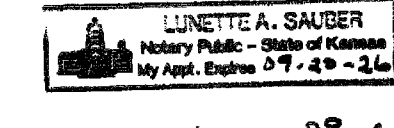
State of Kansas) SS The foregoing instrument acknowledged be-  
Sedgwick County) fore me, this 10<sup>th</sup> day of February, 2023, by Rex Reynolds,  
Executive VP of Legacy Bank, on behalf of the bank.

Suzanne M. Vauson, Notary Public  
SUZANNE M. VAUSON

My App't. Exp. 6/10/2026

State of Kansas) SS The foregoing instrument acknowledged before  
Sedgwick County) me, this 9<sup>th</sup> day of FEBRUARY, 2023, by Louis J. Robelli, Managing  
Member of Murdock Properties, LLC, a Kansas limited liability company, on  
behalf of the limited liability company.

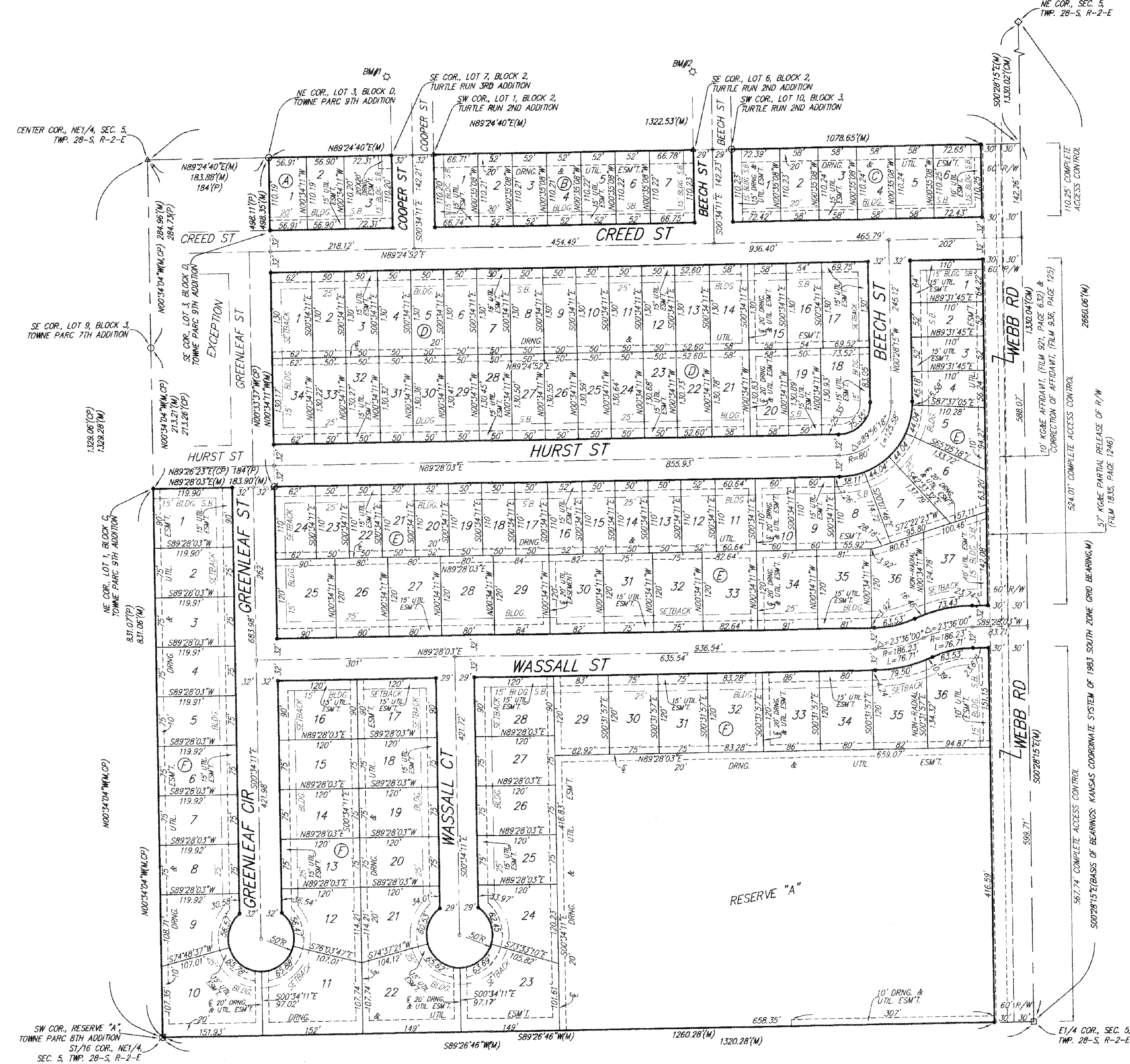
Lynette A. Sauber, Notary Public  
My App't. Exp. 07-20-2026



Suzanne M. Vauson, Notary Public  
SUZANNE M. VAUSON

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

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



MINIMUM BUILDING PAD ELEVATIONS FOR  
LOWEST OPENING TO THE STRUCTURES

LOT	BLOCK	ELEVATION
23-27	F	1387.70
28-36	F	1387.70

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:  
BM#1:  
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 NAVD83

BM#2:  
SQUARE CUT ON TOP OF CURB ±118.4' N. OF SE. COR.  
LOT 6, BLOCK 2, TURTLE RUN 2ND ADDITION.  
ELEV. = 1391.04 NAVD83

Legend:  
● = #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 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.