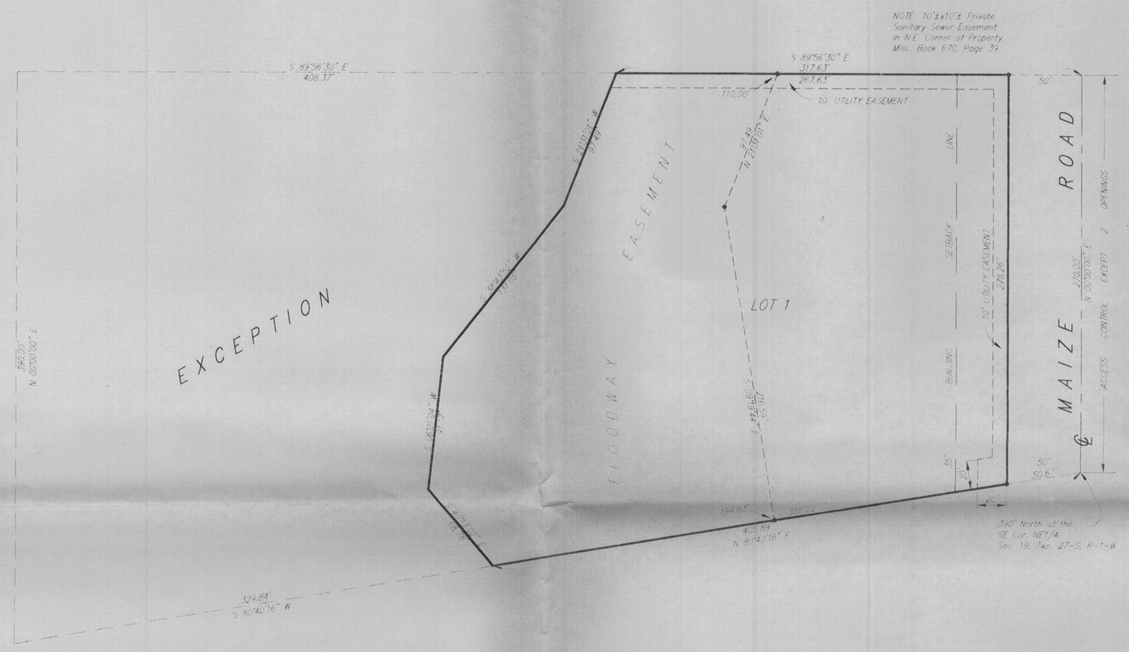


1" = 50'

• = 1/2" Rebar w/SRB Cap

Minimum Pad Elevation for
Lowest Floor = 1324 MSL

BENCH MARK:
Chisiled "□" on top of curb
@ NE Cor. Lot 1 Bradshaw Addition
Elev. = 1331.06 (City of Wichita, Datum)
Elev. = 1320.46 (MSL)

SRB 924 NORTH MAIN WICHITA, KANSAS 67203 316-264-8008 FAX 264-4621
SAVOY, RUGGLES & BOHM, P.A.
ENGINEERING & SURVEYING

DWG FILE: 00376PF-R.C.
PROJECT NO: 95.00376P

BOGUE ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

Copied from the Tracings
5/30/96

State of Kansas)
Sedgwick County) SS

We, Savoy, Ruggles & Bohm, P.A., Surveyors in aforesaid county and state do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "BOGUE ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

A tract in the South 660 feet of the East 726 feet of the NE1/4 Sec. 19; Twp. 27-S, R-1-W, of the 6th P.M., Sedgwick County, Kansas, described as follows: Commencing at a point 390 feet North of the SE Corner of the NE1/4 of said Sec. 19; thence North 270 feet; thence West 726 feet; thence South 390 feet; thence Northeasterly 735.85 feet, more or less, to the place of beginning.

EXCEPT,

A tract in the south 660 feet of the east 726 feet of the NE1/4 Sec.19, Twp. 27-S, R-1-W, of the 6th P.M., Sedgwick County, Kansas described as commencing at the SE Cor. of said NE1/4; thence N00°00'E, along the East line of said NE1/4, 390 feet; thence S80°40'16"W, along a line which intersects the West line of said east 726 feet, said point being 270 feet north of the Southwest corner of said south 660 feet of the east 726 feet, a distance of 405.89 feet for a place of beginnig; thence continuing S80°40'16"W, 329.84 feet to said point being 270 feet north of the Southwest corner of said south 660 feet of the east 726 feet; thence N00°00'E, parallel with the East line of said NE1/4, 390 feet; thence S89°56'30"E, parallel with the South line of said NE1/4, 408.37 feet; thence S21°31'01"W, 97.49 feet; thence S38°43'52"W, 131.05 feet; thence S6°01'04"W, 91.17 feet; thence S40°13'02"E, 68.78 feet to the place of beginning.

All Public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Savoy, Ruggles & Bohm, P.A.

Date 5/31/96

MARK A. SAVOY REGISTERED LS 788 KANSAS LAND SURVEYOR

Surveyor
Mark A. Savoy RLS #788

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into a Lot, to be known as "BOGUE ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The street is hereby dedicated to and for the use of the Public. All abutter's rights of access to or from Maize Road over and across the east line of lot 1 are hereby granted to the City of Wichita, provided, however, that lot 1 shall have access to Maize Road at two locations as shall be determined by the City Engineer of the City of Wichita, Kansas. The Floodway easement is hereby granted for Floodway purposes. The Floodway shall be the responsibility of the owner of lot 1, until such time as the governing body excercising jurisdiction elects to assume the responsibility for maintenance and improvement of drainage, provided further that no structure shall be constructed on or within said floodway, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the Engineer of the appropriate governing body. Minimum pad elevation is as shown on the face of the plat.

Richard J. Bogue X

Gwendolyn W. Bogue X

This plat of "BOGUE ADDITION", Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this 12th day of December, 1996

Wichita-Sedgwick County Metropolitan Area Planning Commission

Susan Osborne-Howes Chairman
SUSAN OSBORNE-HOWES

Secretary
Marvin S. Krout

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

Mayor
Bob Knight

Deputy City Clerk
Pat Burnett

Entered on transfer record this ____ day of _____, 1996

County Clerk
Susan E. Crockett-Spoon

State of Kansas)
Sedgwick County) SS

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this ____ day of _____ 1996, at _____ o'clock ___ M: and is duly recorded.

Register of Deeds
Pat Kettler

Deputy
Ed Resa

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 22nd day of May 1996, by Richard J. Bogue and Gwendolyn W. Bogue, husband and wife.

7-19-97

Cynthia L. Bogue Notary Public X
CYNTHIA L. BOGUE

My App't. Exp. 7/19/97

SEDGWICK COUNTY

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

December 14, 1995

Savoy, Ruggles & Bohm, P.A.
924 N. Main
Wichita, KS 67203

Re: S/D 95-81 BOGUE ADDITION (Final Plat)

Dear Sir:

At the regular meeting of the Metropolitan Area Planning Commission on December 14, 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 December 7, 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

Don Losew
Senior Planner

DL:rh
cc: Richard J. Bogue, 429 N. Maize Road, Wichita, KS 67212
Mike Lindebak, City Engineer

SEDGWICK COUNTY

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

December 7, 1995

Savoy, Ruggles & Bohm, P.A.
924 N. Main
Wichita, KS 67203

Re: S/D 95-81 BOGUE ADDITION (Final Plat)

Dear Sir:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 7, 1995, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

A. This site appears to be served by existing facilities. A guarantee for extension of sanitary sewer in Maize Road adjacent to this property will be required.

B. The applicant shall guarantee any drainage improvements required by the platting of this property. Drainage improvements will be required at the time of site development.

C. The indicated minimum building pad elevation is acceptable.

D. Prior to this plat being released for recording, the applicants shall submit a letter indicating that any objects presently under their ownership (yard lights, signs, etc.) have been removed from the area being dedicated for public street.

E. Prior to this plat being released for recording, the applicant shall also submit proof that all applicable property taxes have been paid. The platting binder presently indicates that all of 1995 taxes are due and the tax receipts note only that 1994 taxes are paid.

F. On the final plat tracing, the MAPC signature block shall be amended to indicate Susan Osborne-Howes as chair(man).

G. 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.)

H. 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.

I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

J. Recording of the plat within 30 days after approval by the City Council.

K. 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.

L. The applicant's drainage plan is approved.

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, December 14, 1995 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Don Losew

Don Losew
Senior Planner

DL:rh
Enclosure: Marked Copy of plat
cc: Richard J. Bogue, 429 N. Maize Road, Wichita, KS 67212
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-4

December 14, 1995

STAFF REPORT
(Final Plat Approved 12/7/95)

CASE NUMBER: S/D 95-81 BOGUE ADDITION

OWNER/APPLICANT: Richard J. Bogue, 429 N. Maize Road, Wichita, KS 67212

SURVEYOR/ENGINEER: Savoy, Ruggles & Bohm, P.A., 924 N. Main, Wichita, KS 67203

LOCATION: South of Central and west of Maize Road

SITE SIZE: 2.7 Acres

NUMBER OF LOTS

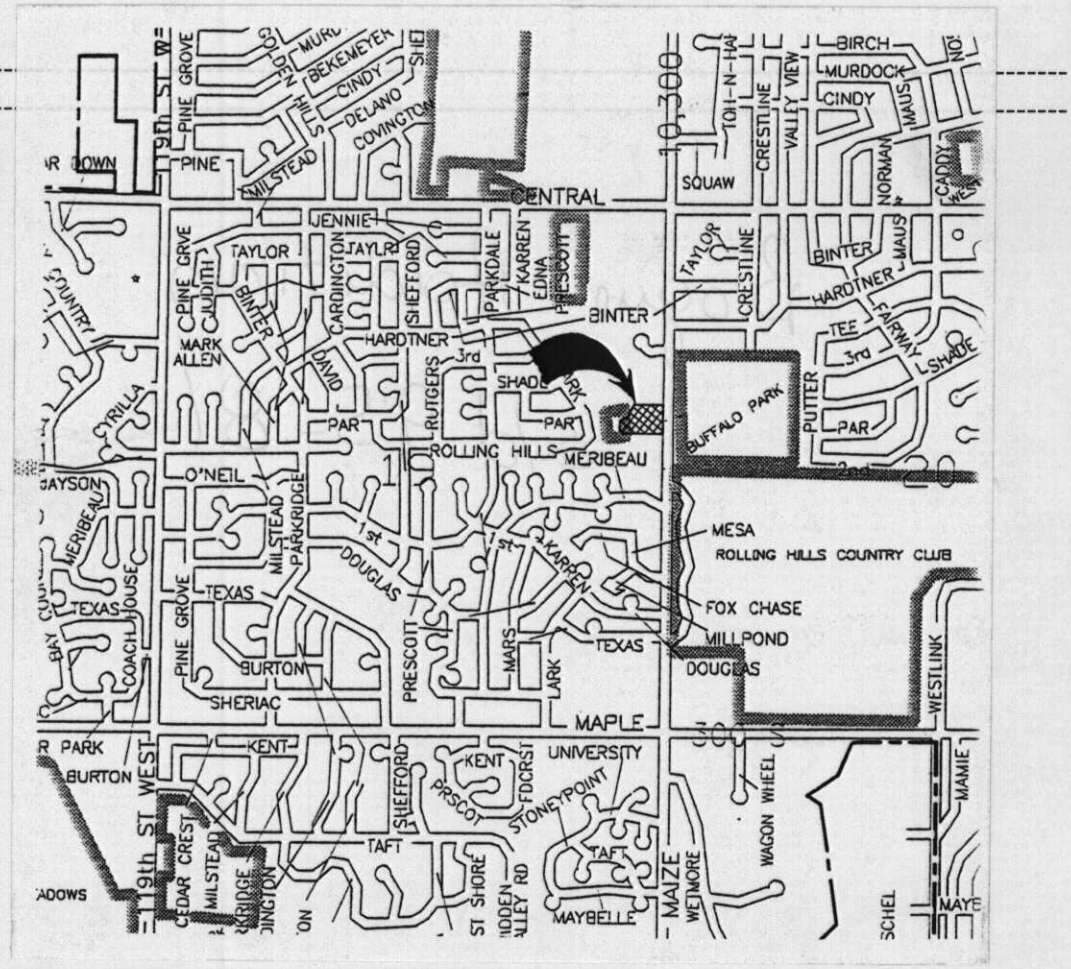
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 105,924 sq. ft.

CURRENT ZONING: "C"

PROPOSED ZONING:

VICINITY MAP:



NOTE: Although this site is already developed with an existing structure and had been previously zoned "C" Commercial, the property has not been platted. Apparently a change in use or expansion of the present use has caused the requirement to plat. It should be noted that while the area west of this site (being shown as an exception) appears to be landlocked, this tract of land has apparently been donated to the City for use of a park or recreational corridor being developed along the Cowskin Creek.

STAFF COMMENTS:

A. This site appears to be served by existing facilities. A guarantee for extension of sanitary sewer in Maize Road adjacent to this property will be required.

B. The applicant shall guarantee any drainage improvements required by the platting of this property. Drainage improvements will be required at the time of site development.

C. The indicated minimum building pad elevation is acceptable.

D. Prior to this plat being released for recording, the applicants shall submit a letter indicating that any objects presently under their ownership (yard lights, signs, etc.) have been removed from the area being dedicated for public street.

E. Prior to this plat being released for recording, the applicant shall also submit proof that all applicable property taxes have been paid. The platting binder presently indicates that all of 1995 taxes are due and the tax receipts note only that 1994 taxes are paid.

F. On the final plat tracing, the MAPC signature block shall be amended to indicate Susan Osborne-Howes as chair(man).

G. 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.)

H. 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.

I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

J. Recording of the plat within 30 days after approval by the City Council.

K. 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.

L. The applicant's drainage plan is approved.

Note: This plat has been submitted in final form only.