THE DUGAN CENTRE SECOND

AN ADDITION TO WICHITA, KANSAS

State of Kansas)
) SS
County of Sedgwick)

We, Baughman Company P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted THE DUGAN CENTRE SECOND, an Addition to Wichita, Kansas, and that the accompany plat is a true and correct exhibit of the property surveyed, described as and being a replat of part of Lots 1, 3, and 4 of The Dugan Centre, an Addition to Wichita, Kansas, more particularly described as follows: Lot 4, The Dugan Centre, an Addition to Wichita, Kansas, except beginning at the S. E. Corner of said Lot 4; thence north along the line common to said lots 4 and 5 in said Addition, 650 feet to the N. W. Corner of said Lot 5; thence west along the north line of said Lot 5 extended, 75 feet; thence south parallel with the line common to said Lots 4 and 5, 345 feet; thence west parallel with the north line of said Lot 5 extended 160 feet; thence south parallel with the line common to said Lots 4 and 5, 316.04 feet to the south line of said Lot 4; thence east 235.26 feet to beginning, together with that part of Lots 1 and 3 in The Dugan Centre, an Addition to Wichita, Kansas, described as beginning at the N. E. Corner of said Lot 1; thence south along the east line of said Lot 1, 935.03 feet to the S. E. Corner of said Lot 1; thence west along the south line of said Lot 1 and extended 267.38 feet; thence north parallel with the east line of said Lot 1, 942.14 feet to the north line of said Lot 1; thence east 267.31 feet to beginning.

All being situated in the N.W. 1/4 of Sec. 27, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas.
Existing easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Date_____ Baughman Company P.A.

_____ Surveyor
Gregory F. Severns

Know all men by these presents that we, the undersigned owners, have caused the land described in the surveyors certificate to be platted into lots and a drainage dedication to be known as THE DUGAN CENTRE SECOND, an Addition to Wichita, Kansas. The drainage dedication is hereby dedicated to the public for drainage purposes. The easements are hereby granted as indicated for the construction and maintenance of all public utilities. All abutters rights of access to Taft over and across the north line of Lots 2, 3, and 4 are hereby granted to the City of Wichita, Kansas, except however that Lots 3 and 4 shall have access to Taft at one location each which shall be determined by the City Engineer. Building setbacks shall conform to the associated Community Unit Plan DP-151, Amendment #1. The Minimum Building Pad Elevations for the lowest opening to the structures are shown are as shown on the accompanying plat.

_____ Jean H. Girrens
_____ Donald N. Girrens
_____ Nancy Ann Mohr
_____ Nicholas M. Mohr
_____ Mary Ellen Reichenberger
_____ Kenneth R. Reichenberger a/k/a Kenneth L. Reichenberger
_____ Elizabeth L. Orth

State of Kansas)
) SS
County of Sedgwick)

The foregoing instrument was acknowledged before me this____day of_____, 1993, by Jean H. Girrens and Donald N. Girrens, wife and husband, and Nancy Ann Mohr and Nicholas M. Mohr, wife and husband, and Mary Ellen Reichenberger and Kenneth R. Reichenberger, a/k/a Kenneth L. Reichenberger, wife and husband, and Elizabeth L. Orth, a single person.

_____ Notary Public
My App't. Expires_____

We, The Suburban West State Bank, holder of a mortgage on the above described property do hereby consent to this plat of THE DUGAN CENTRE SECOND, an Addition to Wichita, Kansas.

The Suburban West State Bank

_____ _____ (Title)

State of Kansas)
) SS
County of Sedgwick)

The foregoing instrument was acknowledged before me this _____ day of _____ 1993, by _____, _____ (Title) of The Suburban West State Bank, on behalf of the bank.

_____ Notary Public
My App't. Expires_____

This plat of THE DUGAN CENTRE SECOND an Addition to Wichita, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this _____ day of _____ 1993.
Wichita-Sedgwick County Metropolitan Area Planning Commission.

_____ Chairman
L. O. Breckenridge, Jr.

_____ Secretary
Marvin S. Krout

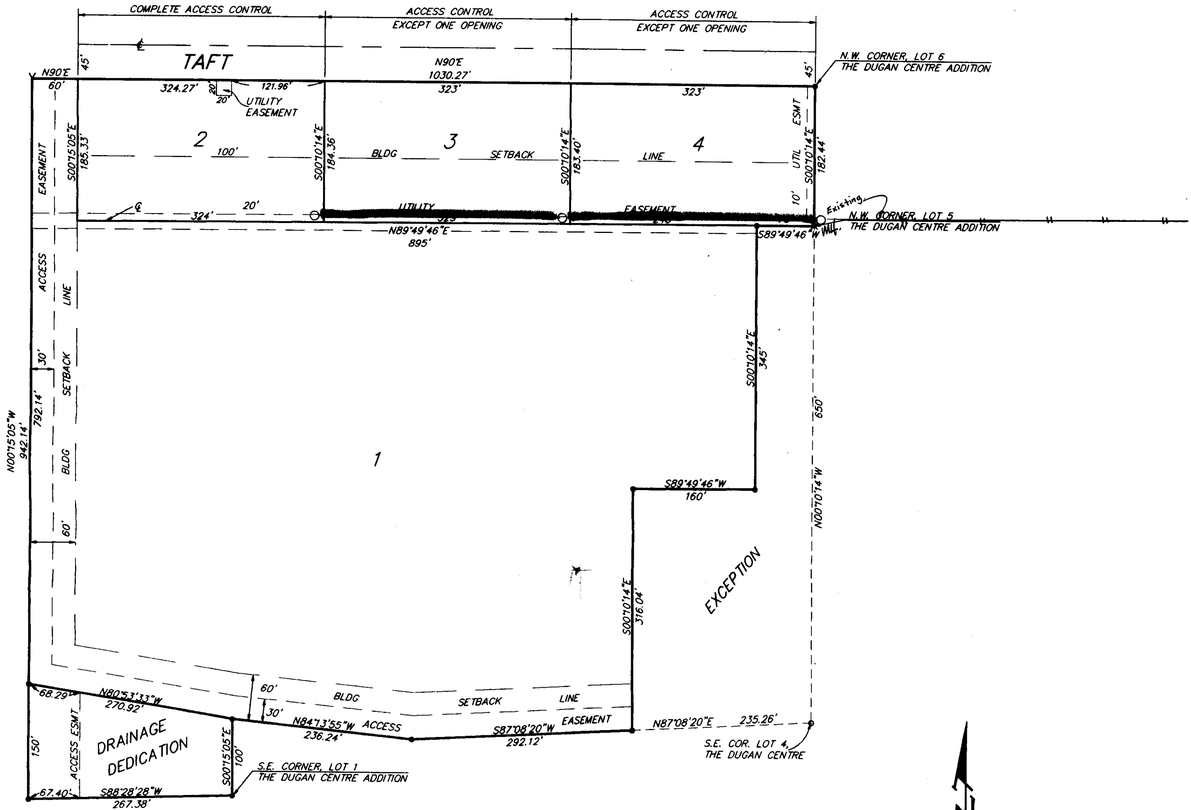
This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas this _____ day of _____ 1993.

_____ Mayor
Frank M. Ojile

_____ City Clerk
Pat Burnett

Entered on transfer record this _____ day of _____ 1993.

_____ County Clerk
Susan E. Crockett-Spoon



MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING OF STRUCTURE

Lot	Elevation	
	City Datum	M.S.L.
1, 2, 3, 4	123.50	1310.90

NOTE: BUILDING SETBACKS TO CONFORM TO ASSOCIATED COMMUNITY UNIT PLAN "DP-151"

State of Kansas)
) SS
County of Sedgwick)

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____ 1993, at _____ o'clock ____M; and is duly recorded.

_____ Register of Deeds
Pat Kettler

_____ Deputy
Ed Resa

SANITARY SEWER - GREEN
MANHOLES - O

1" = 100'
• = 1/2" REBAR W/ "BAUGHMAN" CAP (SET)
× = CROSS (SET)
v = "V" NOTCH (SET)

BEARING BASE = ASSUMED

BENCHMARK:
R.R. SPIKE IN SOUTH SIDE OF POWER POLE AT THE N.W. CORNER OF TAFT AND DUGAN
ELEV. = 120.39 CITY DATUM
ELEV. = 1307.79 M.S.L.

R.R. SPIKE IN THE S.E. SIDE OF POWER POLE AT THE N.W. CORNER OF TAFT AND SUMMITLAWN
ELEV. = 137.67 CITY DATUM
ELEV. = 1325.07 M.S.L.

WICHITA — SEDGWICK COUNTY

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

December 18, 1992

Baughman Company, P. A.
315 Ellis
Wichita, KS 67211

Re: S/D 92-66 THE DUGAN CENTRE SECOND ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on December 18, 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 December 11, 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

Don Losew
Senior Planner

DL:rh

cc: Kenneth L. Reichenberger, et al, 501 S. Summitlawn, Wichita, KS 67209
Mike Lindebak, City Engineer

K. The final plat shall state in the plattor's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.

L. 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.

M. 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.

N. The applicant is advised that a portion of Lot 1 is within an indicated FEMA flood area, and that prior to a building being allowed in this area, revision of the FEMA flood map will be necessary.

O. The indicated minimum building pad elevation shall also be referenced in the plattor's text. It shall also be indicated if this elevation involves the lowest opening or floor level. Also, the required elevation shall be three (3) feet higher than presently dedicated.

P. 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.

Q. 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.

R. 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.

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

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

METROPOLITAN AREA PLANNING COMMISSION

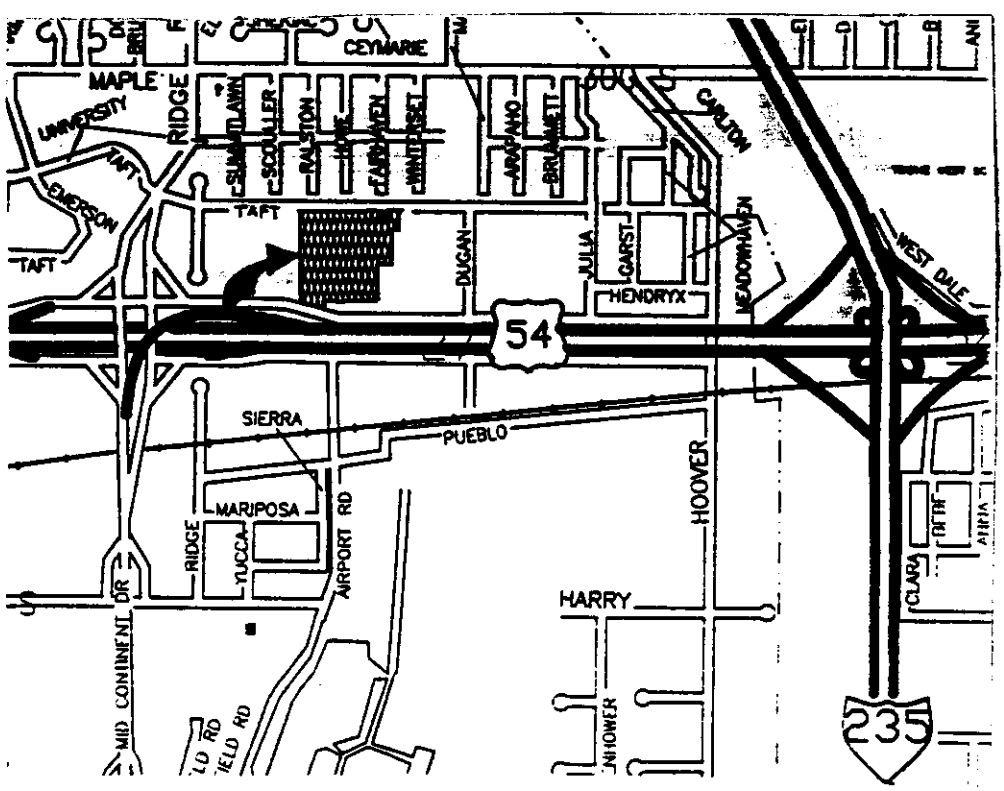
AGENDA ITEM NO. 2-7

December 17, 1992

STAFF REPORT
(Final Plat Approved 12/10/92)

CASE NUMBER:	**S/D 92-66 - THE DUGAN CENTRE SECOND ADDITION**
OWNER/APPLICANT:	Kenneth L. Reichenberger, et al, 501 S. Summitlawn, Wichita, KS 67209
SURVEYOR/ENGINEER:	Baughman Company, P. A., 315 Ellis, Wichita, KS 67211
LOCATION:	South side of Taft west of Dugan Road
SITE SIZE:	18.4 Acres
NUMBER OF LOTS	
Residential:	
Office:	
Commercial:	4
Industrial:	
Total:	4
MINIMUM LOT AREA:	59,430 sq. ft.
CURRENT ZONING:	"C" Commercial (DP-151)

VICINITY MAP:



FILE COPY

STAFF COMMENTS:

A. The applicant shall submit a guarantee to extend sanitary sewer to all of the lots now being platted and shall either resubmit petitions or submit square footage information so that existing guarantees can be respread (water, drainage, etc.).

Also, the final plat tracing shall indicate any additional easements needed for the extension of sanitary sewer, or to cover existing sewer lines such as to Lot 2.

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

C. On the final plat tracing, Taft, adjacent to the north line of this plat shall be indicated with the center line and half street right-of-way shown.

D. Prior to this plat being scheduled for City Council review, the applicant shall obtain an adjustment to CUP, DP-151, Amendment #1, so that the boundaries of the plat correspond to the CUP's parcel boundaries. The applicant is advised that as now indicated in the CUP only four (4) buildings, one per lot, would be expected.

E. On the final plat tracing, the note in regard to building setbacks should be amended to indicate that the CUP is DP-151, "Amendment #1".

F. For Lots 3 and 4, since access is being allowed to Taft, the word "complete" should be eliminated from the face of the plat, north of these lots.

G. For Lot 2, either an agreement needs to be recorded which allows access to it from Lot 1 or a private access easement needs to be established and shown on this plat with appropriate recording information. If an agreement is used, a recorded copy shall be submitted for the plat file.

H. In terms of the access easement along the west line of Lot 1, since this is a private easement, the applicant shall record this easement and show the recording information on the final plat tracing. A copy shall be provided for the plat file.

I. The applicant is advised that the access of Lot 1, to Taft will be counted as one of the openings originally allocated to Parcel 4 of the CUP.

J. The final plat shall indicate the platting of a Reserve, for drainage, rather than the drainage dedication as is presently being indicated.