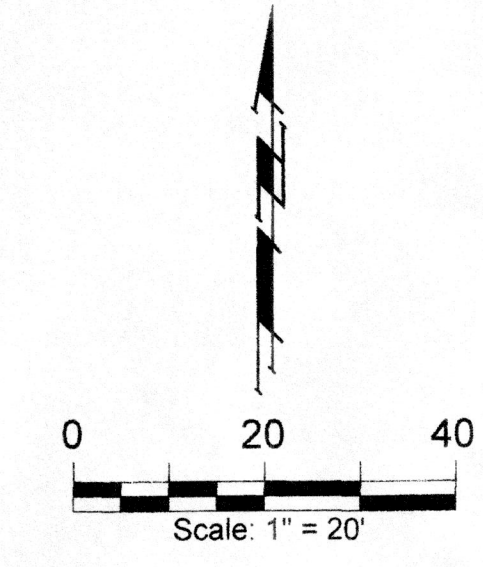
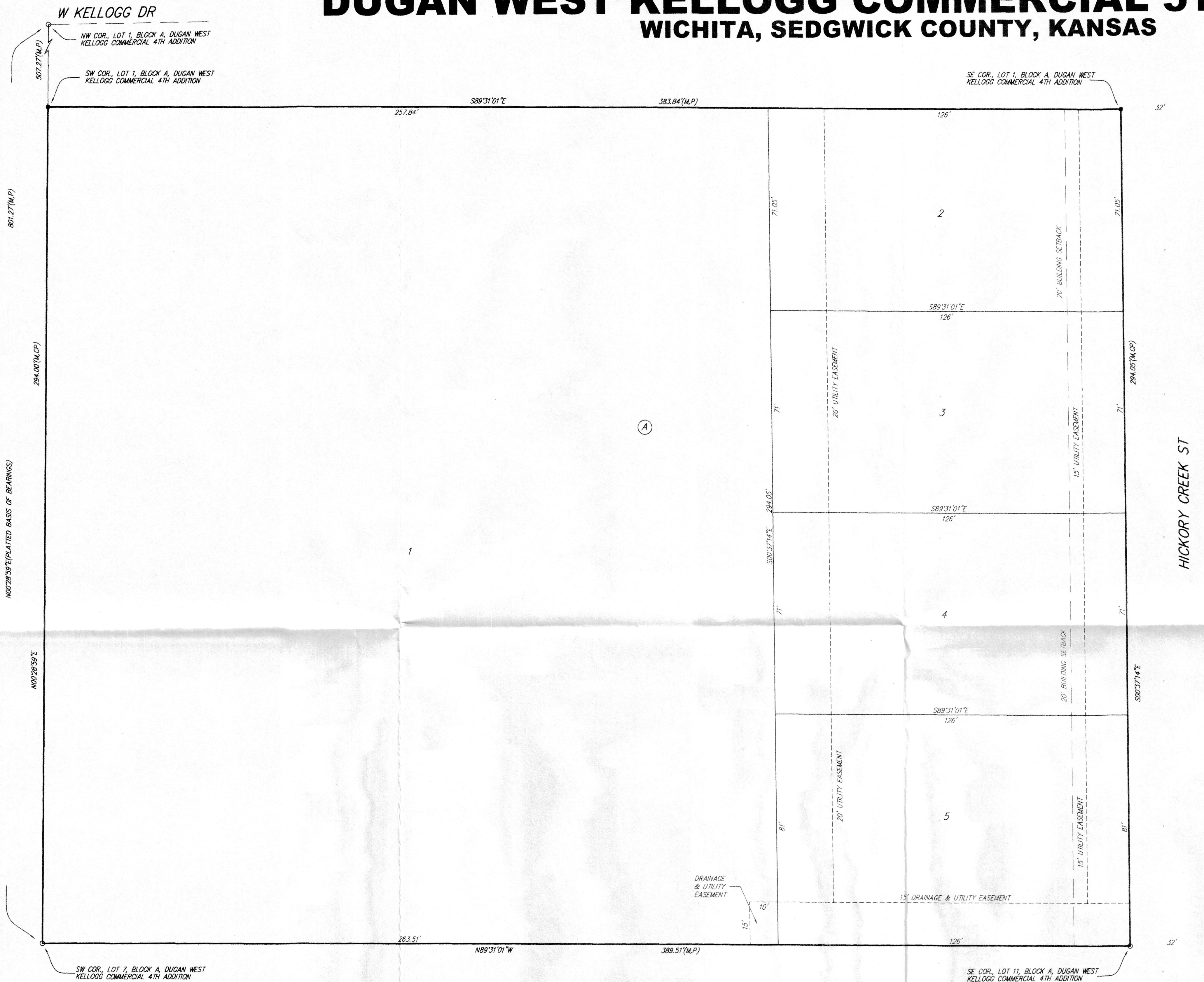


DUGAN WEST KELLOGG COMMERCIAL 5TH ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
○ = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)

(M) = MEASURED
(P) = PLATTED
(CP) = CALCULATED FROM PLATTED INFO.

BENCHMARK:
CHISELED CROSS ON TOP OF CATCH BASIN, 174.1' E. & 35.2' N. OF THE NW CORNER OF LOT 1, BLOCK B, DUGAN WEST KELLOGG COMMERCIAL 3RD ADDITION. ELEV. = 1332.69 NAVD88

CHISELED CROSS ON TOP OF CATCH BASIN, 178.8' W. & 30.0' N. OF THE NE CORNER OF LOT 5A, BLOCK A, DUGAN WEST KELLOGG COMMERCIAL 2ND ADDITION. ELEV. = 1327.03 NAVD88

NOTE:
ADDITIONAL BUILDING SETBACK REQUIREMENTS AND RESTRICTIONS PER DUGAN WEST KELLOGG COMMUNITY UNIT PLAN DP-320.

NOTE:
LOTS 2-5, BLOCK A, WITHIN DUGAN WEST KELLOGG COMMERCIAL 5TH ADDITION SHALL HAVE A 5 FOOT INTERIOR SIDEYARD SETBACK.

We the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "DUGAN WEST KELLOGG COMMERCIAL 5TH ADDITION", Wichita, Sedgwick County, Kansas.

Legacy Bank
Rex Reynolds
REX REYNOLDS (Title)

State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this 19th day of June, 2025, by REX REYNOLDS,
EVP of Legacy Bank, on behalf of the bank.
(Title)

LUNETTE A. SAUBER
Notary Public - State of Kansas
My Appt. Expires 09/20/26
Lunette A. Sauber
LUNETTE A. SAUBER, Notary Public

My App't. Exp. 09/20/2026

This plat of "DUGAN WEST KELLOGG COMMERCIAL 5TH ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 2025.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
Bryan K. Frye
_____, Secretary
Scott A. Wadle

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2025.

_____, Mayor
Lily Wu, City of Wichita

FINAL TRACING REC'D
RECEIVED JUN 24 2025
CITY HALL - ENGINEERING
MAIL STOP 1-71
Arceli Rosas
FOR YOUR FILES
Paul Leeker

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2025.

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

Entered on transfer record this _____ day of _____, 2025.

_____, County Clerk
Kelly B. Arnold

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 _____ day
of _____, 2025 at _____ o'clock _____ M.; and is duly recorded.

_____, Register of Deeds
Tonya Buckingham

_____, Deputy
Kenly Zehring

DUGAN WEST KELLOGG COMMERCIAL 5TH 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 "DUGAN WEST KELLOGG COMMERCIAL 5TH ADDITION", Wichita, Sedgwick
County, Kansas and that the accompanying plat is a true and correct exhibit
of the property surveyed, described as and being a replat of all of Lots 2, 3,
4, 5, 6, 7, 8, 9, 10, and 11, Block A, TOGETHER with Hickory Creek Ct., all as
platted and dedicated in Dugan West Kellogg Commercial 4th Addition, Wichita,
Sedgwick County, Kansas

Existing public easements, building setback lines, dedications, and access controls, if any, being vacated by virtue of K.S.A. 12-512b, as amended.

Baughman Company, P.A.

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

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots and a Block to be known as "DUGAN WEST KELLOGG COMMERCIAL 5TH 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 and utility easement is hereby granted to the public as indicated for drainage purposes and the construction and maintenance of all public utilities. No signs, light poles, private drainage systems, masonry fences, masonry trash enclosures or other structures shall be located within public utility easements unless a Use of Easement Permit is obtained from the City of Wichita Public Works & Utilities Department. 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.

JBDS, LLC,
a Kansas limited liability company

Brock Beran
Brock Beran, Managing Member

State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this 18th day of June, 2025, by Brock Beran, Managing
Member of JBDS, LLC, a Kansas limited liability company, on behalf of the
limited liability company.

LUNETTE A. SAUBER
Notary Public - State of Kansas
My Appt. Expires 09/20/26
Lunette A. Sauber
LUNETTE A. SAUBER, Notary Public

My App't. Exp. 09/20/2026

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 drainageways 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.

E:\Projects\Dugan West Kellogg Commercial 5th Addition_25-03-F086\Drawings\Dugan West Kellogg Commercial 5th_mylar.dwg