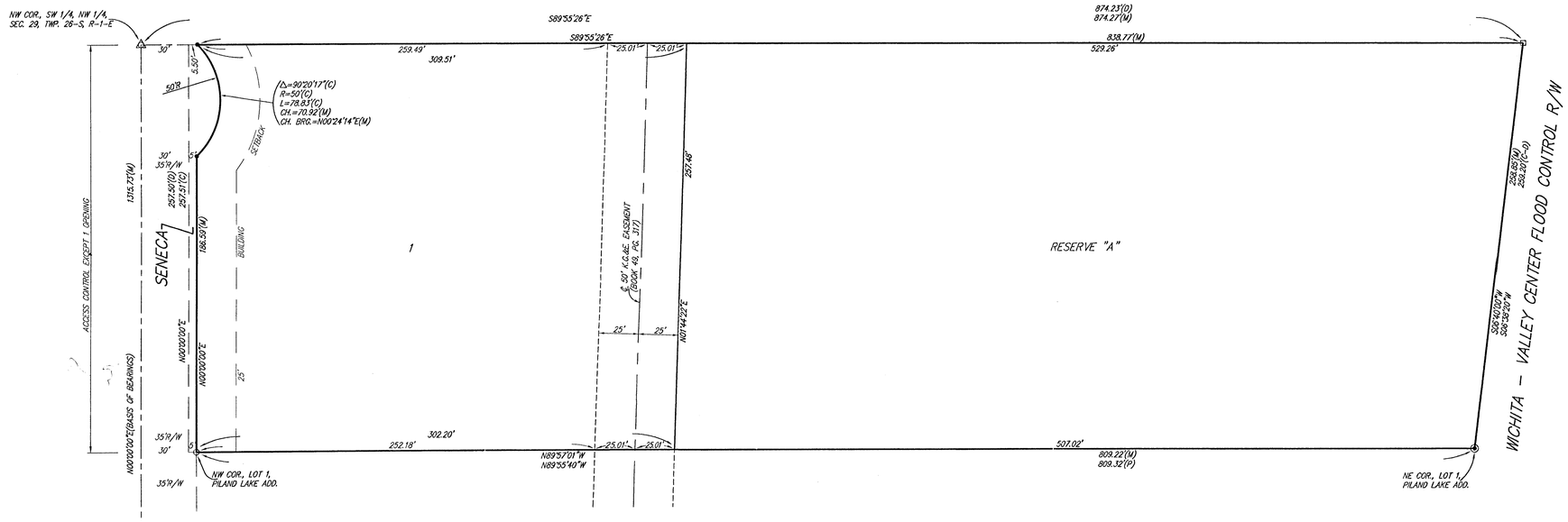
BELLOWS ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS



0 40 80

● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
△ = 1/2" IRON IN STONE (FOUND)
□ = #5 REBAR IN CONC. MONUMENT (FOUND)
⊠ = #4 REBAR ON N. SIDE OF STONE (FOUND)
○ = 1/2" IRON (FOUND)
◉ = 3/4" IRON (FOUND)

(M) = MEASURED
(D) = DESCRIBED
(P) = PLATTED
(C) = CALCULATED
(C-D) = CALCULATED PER DESCRIBED INFO.

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	ELEVATION	
	CITY DATUM	NGVD
1	136.60	1324.00

BENCHMARK:
CITY OF WICHITA BENCHMARK DISC - TOP OF CONCRETE WING ON SE. COR. OF BRIDGE OVER BIG DITCH AT 37TH ST. N. AND 400'± EAST OF SENECA ST.
ELEV. = 144.74 CITY DATUM (1332.14 M.S.L.)

NOTE:
A MASTER GRADING PLAN FOR DRAINAGE HAS BEEN DEVELOPED FOR THIS SUBDIVISION AND IS ON FILE WITH THE CITY OF WICHITA, KANSAS. ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, OR RESERVES SHALL REMAIN AT ESTABLISHED GRADES OR AS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS. NO OBSTRUCTIONS WHICH IMPEDE THE FLOW OF THIS DRAINAGE SYSTEM SHALL BE ALLOWED.

State of Kansas)
Sedgwick County) SS

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "BELLOWS ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as the north 257.50 feet of the part of the SW 1/4 of the NW 1/4 of Sec. 29, Twp. 26-S, R-1-E of the 6th P.M., Sedgwick County, Kansas, lying west of the Wichita-Valley Center Flood Control Right-of-Way.

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

Baughman Company, P.A.

MICHAEL G. CONLEY REGISTERED LS-971 LICENSED KANSAS SURVEYOR

Michael G. Conley 8-22-2000
Michael G. Conley, Surveyor

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into a Lot, a Street, and a Reserve to be known as "BELLOWS ADDITION", Wichita, Sedgwick County, Kansas. The street is hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for floodway purposes and shall be the responsibility of the owner of Lot 1 until such time as the appropriate governing body elects to assume responsibility for maintenance and improvements to the drainage. No buildings shall be constructed or placed on or within said floodway, nor shall any fill, change of grade, creation of channel, or any other work be carried on without the permission of the Engineer of the appropriate governing body. Reserve "A" shall be owned by the owner of Lot 1. All abutters rights of access to or from Seneca over and across the west line of Lot 1 are hereby granted to the City of Wichita, Kansas provided, however, that said Lot 1 shall have access to Seneca at one location as shall be determined by the City Engineer of the City of Wichita, Kansas. The Minimum Building Pad Elevation for the lowest opening to the structures on Lot 1 shall be 136.6 City Datum, (1324.00 NGVD).

Gene E. Bellows
Gene E. Bellows

V. Raye Bellows
V. Raye Bellows

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 23rd day of AUGUST, 2000, by Gene E. Bellows and V. Raye Bellows, as husband and wife.

JUDITH M. TERHUNE
Notary Public - State of Kansas
My Appt. Expires 11-7-2001

Judith M. Terhune
JUDITH M. TERHUNE, Notary Public

My App't. Exp. 11-7-2001

This plat of "BELLOWS 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_____, 2000.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chairman
Francis S. Garofalo

_____, 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_____, 2000.

_____, Mayor
Bob Knight

_____, City Clerk
Pat Burnett

Reviewed in accordance with K.S.A. 58-2005 on this____day of_____, 2000.

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

Entered on transfer record this____day of_____, 2000.

_____, County Clerk
James Alford

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_____, 2000 at____o'clock__M; and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211
P:\PLAT\BELLOWS ADD\DWG\BELLOWSP.DWG-MG2