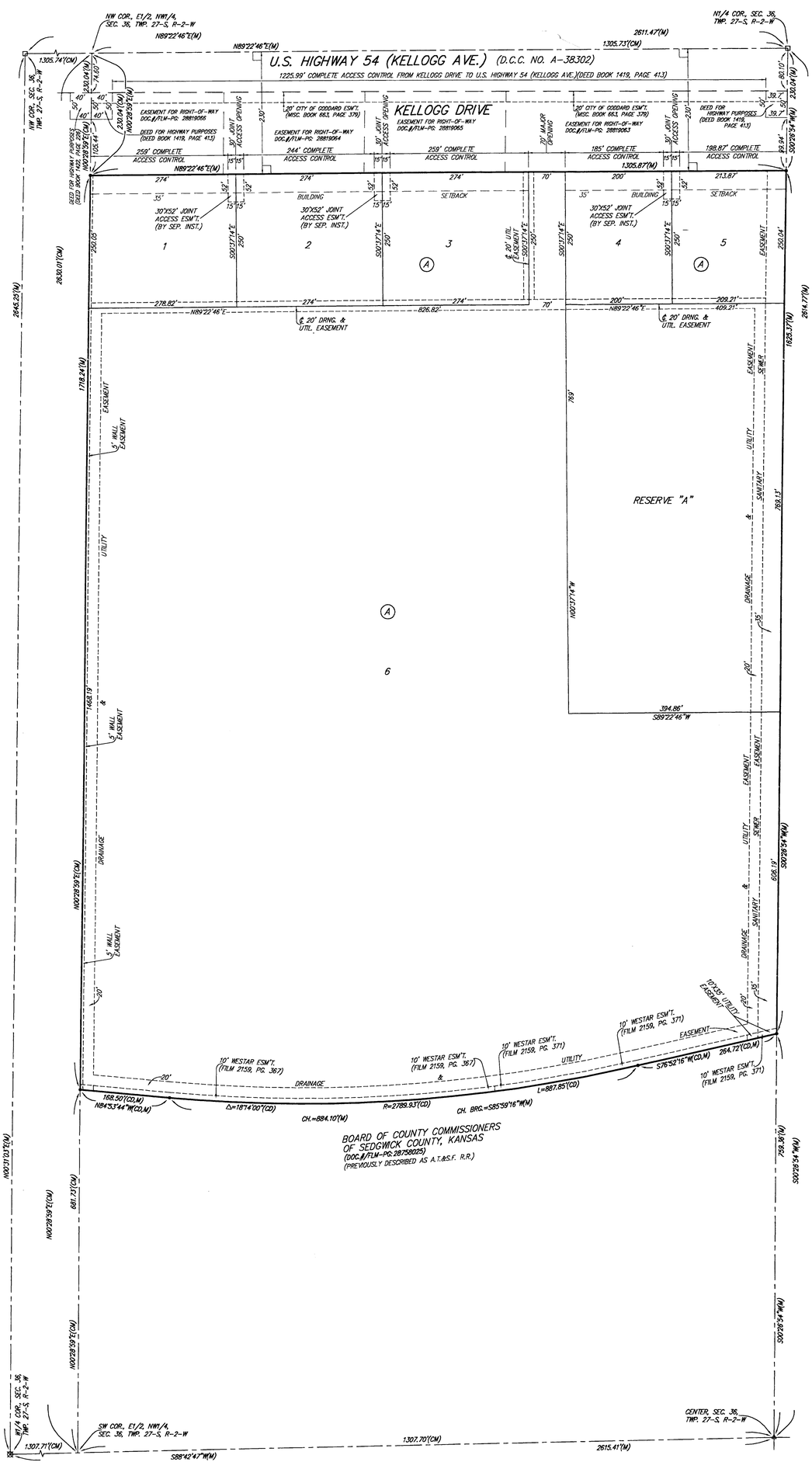
DUGAN WEST KELLOGG COMMERCIAL ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

FINAL TRACING REC'D 3-12-11



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 "DUGAN WEST KELLOGG COMMERCIAL ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as that part of the East Half of the Northwest Quarter lying north of the railroad right-of-way in Section 36, Township 27 South, Range 2 West of the 6th Principal Meridian, Sedgwick County, Kansas, except the portion condemned in Case A-38302 and except that portion deeded to the State of Kansas in Deed Book 1419, Page 413.

Existing public easements, dedications, building setback lines, and access openings being vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

Michael G. Conrey

LS-871 REGISTERED SURVEYOR STATE OF KANSAS

Michael G. Conrey 3-10-2011, Surveyor

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, a Block, a Street, and a Reserve to be known as "DUGAN WEST KELLOGG COMMERCIAL ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The wall easement is hereby granted as indicated for the construction and maintenance of a private screening wall and utility main lines and service lines shall be allowed to cross this easement. The sanitary sewer easement is hereby granted as indicated for the construction and maintenance of a sanitary sewer system and related appurtenances. The street is hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for open space, landscaping, berms, lakes, drainage purposes, sanitary sewer systems and appurtenances as confined to easement, and utilities as confined to easements. Reserve "A" shall be owned and maintained by the lot owners association for the addition. Access controls shall be as depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas. The permitted opening locations shall be as determined by the City Engineer of the City of Wichita, Kansas. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat. FEMA floodplain and regulatory floodway boundaries are subject to periodic change, and such change may affect the intended land use within the subdivision.

John E. Dugan

Marilyn K Dugan

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 17th day of March, 2011, by John E. Dugan and Marilyn K. Dugan, husband and wife.

JUDITH M. TERHUNE
Notary Public - State of Kansas
My Appt. Expires 11-7-2013

Judith M. Terhune, Notary Public

JUDITH M. TERHUNE

My App't. Exp. 11-7-13

This plat of "DUGAN WEST KELLOGG COMMERCIAL 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_____, 2010.

Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
Debra Miller Stevens

_____, Secretary
John L. Schlegel

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of_____, 2011.

_____, Mayor
Carl Brewer

_____, City Clerk
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005 on this_____ day of_____, 2011.

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

Entered on transfer record this_____ day of_____, 2011.

_____, County Clerk
Kelly B. Arnold

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_____, 2011 at_____o clock___M; and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Tonya Buckingham

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION NAVD88
1-6	A	1331.0

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

CHISELED "CROSS" ON TOP OF CATCH BASIN, 179.8' W. & 30.0' N. OF THE NE CORNER OF LOT 5, BLOCK A, DUGAN WEST KELLOGG COMMERCIAL ADDITION.
ELEV. = 1327.05 NAVD88

● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
△ = 1" IRON IN BROKEN STONE (FOUND)
□ = #5 REBAR IN THIMBLE (FOUND)
⊠ = 3/4" IRON (FOUND)

(M) = MEASURED
(CD) = CALCULATED PER DESCRIBED INFO.
(CM) = CALCULATED PER MEASURED INFO.

0 100 200

NOTE:
A DRAINAGE PLAN HAS BEEN DEVELOPED FOR THIS SUBDIVISION AND IS ON FILE WITH THE CITY OF WICHITA, KANSAS. DRAINAGE INTENT SHALL REMAIN AS DEPICTED 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 PLAN SHALL BE ALLOWED.

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

Baughman Company, P.A.
315 Ellis St., Wichita, KS 67211 P.316.263.2211 F.316.263.0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

E:\PROJECTS\DUGAN WEST KELLOGG COMMERCIAL ADDITION_09-047469\PLAT\DRAWINGS\DUGAN WEST KELLOGG.F DWG.MGC