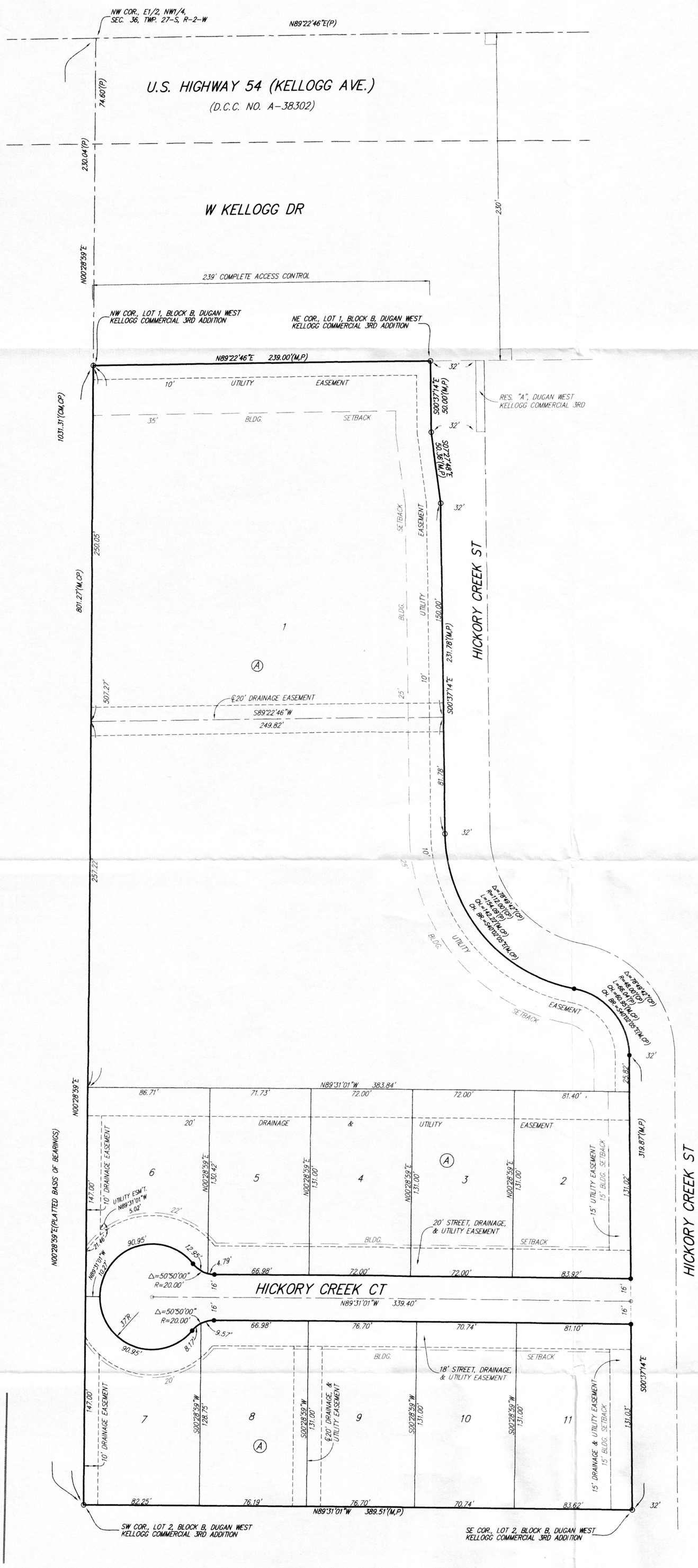
DUGAN WEST KELLOGG COMMERCIAL 4TH ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS



FINAL TRACING REC'D
RECEIVED AUG 14 2024

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 4TH 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 1 and 2, Block B, Dugan West Kellogg Commercial 3rd 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.

All being situated in the Northwest Quarter of Section 36, Township 27 South, Range 2 West of the Sixth Principal Meridian, Sedgwick County, Kansas.

Baughman Company, P.A.

JONATHAN C. HUBBELL LICENSED LS-1680 KANSAS PROFESSIONAL SURVEYOR

Jonathan C. Hubbell 8-8-24

Jonathan C. Hubbell, P.S. #1680, 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, and a Street to be known as "DUGAN WEST KELLOGG COMMERCIAL 4TH 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 easements are hereby granted to the public as indicated for drainage purposes. The drainage and utility easements are hereby granted to the public as indicated for drainage purposes and for the construction and maintenance of all public utilities. The street, drainage, and utility easements are hereby granted to the public as indicated for street purposes, for drainage purposes, and for 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. The street is hereby dedicated to and for the use of the public. Access controls shall be as depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas.

3BDS, LLC,
a Kansas limited liability company

Brock Beran, Manager

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 9th day of AUGUST, 2024, by Brock Beran, Manager of 3BDS, LLC, a Kansas limited liability company, on behalf of the limited liability company.

LUNETTE A. SAUBER
Notary Public - State of Kansas
My Appt. Expires 09/20/24

Lunette A. Sauber, Notary Public
LUNETTE A. SAUBER

My App't. Exp. 09/20/2024

This plat of "DUGAN WEST KELLOGG COMMERCIAL 4TH 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_____, 2024.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
Robert Dool

_____, 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_____, 2024.

_____, Mayor, City of Wichita
Lily Wu

_____, City Clerk
Jamie Buster

Reviewed in accordance with K.S.A. 58-2005 on this_____ day of_____, 2024.

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

Entered on transfer record this_____ day of_____, 2024.

_____, 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_____, 2024 at_____ o'clock___ M; and is duly recorded.

_____, Register of Deeds
Tonya Buckingham

_____, Deputy
Kenly Zehring

NOTE:
...11, BLOCK A WITHIN DUGAN WEST KELLOGG ...IAL 4TH ADDITION SHALL HAVE A 5 FOOT ... SIDEYARD SETBACK.

...E PLAN NOTE:
...r drainage plan has been developed for this plat. All ... easements, rights-of-way, and reserves shall remain at ...ed grades (unless modified with the approval of the City ...) and shall be unobstructed to allow for the conveyance of ...ter in accordance with the Stormwater Manual. The ...nce of all drainageways and drainage facilities in backyard ... easements and reserves shall be the responsibility of the ... owner, and shall be enforced by the Homeowners' Association ...provided for in the Homeowners' Association covenants.

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

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

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

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, 179.8' W. & 30.0' N. OF THE NE CORNER OF LOT 54, BLOCK A, DUGAN WEST KELLOGG COMMERCIAL 2ND ADDITION.
ELEV. = 1327.03 NAVD88

0 40 80
Scale: 1" = 40'

BAUGHMAN COMPANY
315 Ellis St. Wichita, KS 67211 316-262-7271
BaughmanCo.com

CITY HALL – ENGINEERING
MAIL STOP 1-71
Arceli Rosas
FOR YOUR FILES

...al 4th Addition_23-12.P955\Plat\Drawings\Dugan West Kellogg Commercial 4th_Mylar.dwg