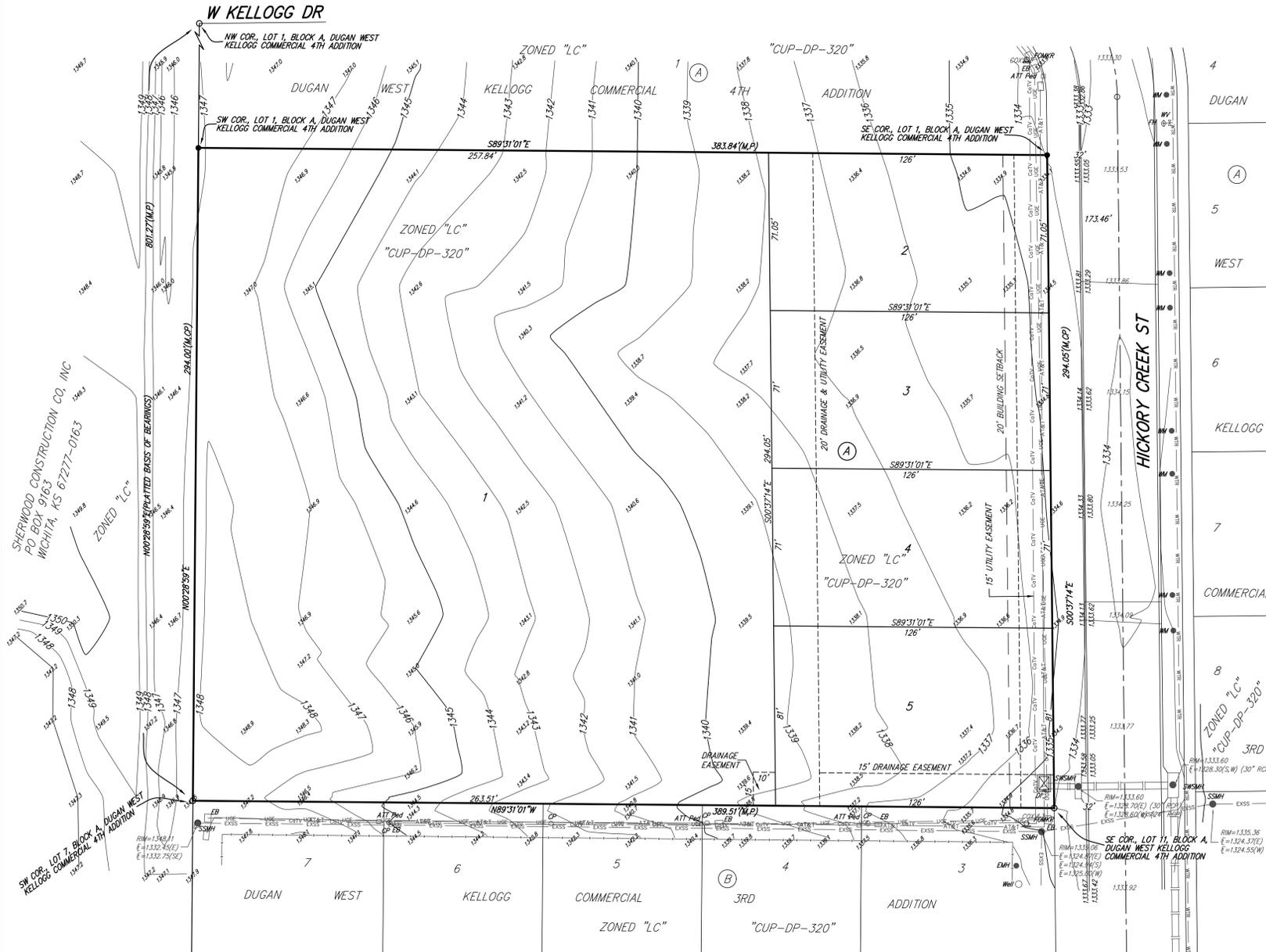


ONE-STEP FINAL PLAT

DUGAN WEST KELLOGG COMMERCIAL 5TH ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

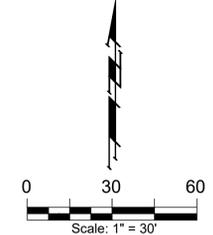


OWNER:
3BDS, LLC
ATTN: BROCK BERAN
8401 E. OAK KNOLL
WICHITA, KS 67207

NOTE:
ASSOCIATED ZONING CASE:
CUP2023-00049

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

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.



Date of Preparation: March 27, 2025
Date of Topography: February 20, 2024
Contour Intervals = 1 Foot

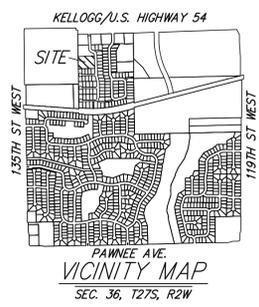
● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
○ = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)

(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



State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick 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.

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, 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 and a Block to be known as "DUGAN WEST KELLOGG COMMERCIAL
5TH ADDITION", Wichita, Sedgwick County, Kansas. The utility easement is
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 easement is hereby granted to the public as indicated 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.

3BDS, LLC,
a Kansas limited liability company

Brock Beran, Managing Member

State of Kansas) SS The foregoing instrument acknowledged before
me, this _____ day of _____, 2025, by Brock Beran, Managing
Member of 3BDS, LLC, a Kansas limited liability company, on behalf of the
limited liability company.

Notary Public

My App't. Exp. _____

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

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

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

Lily Wu, Mayor
Paul Leeker, City Clerk

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

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

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

Kelly B. Arnold, County Clerk

State of Kansas) SS This is to certify that this plat has been
filed for record in the office of the Register of Deeds, this _____ day
of _____, 2025 at _____ o'clock _____ M. and is duly recorded.

Tonya Buckingham, Register of Deeds

Kenly Zehring, Deputy

DUGAN WEST KELLOGG COMMERCIAL 5TH ADDITION

March 27, 2025

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

- ATT Ped □ = AT&T Pedestal
- CP ○ = Cable Pedestal
- Well ○ = Cased Well
- COMM V □ = Communications Vault
- DI □ = Drop Inlet
- EB □ = Electric Box
- EM ○ = Electric Meter
- ESTUB ○ = Electric Stub
- FOMR □ = Fiber Optic Marker
- FH ○ = Fire Hydrant
- GV ○ = Gas Valve
- LP ○ = Light Pole
- MB □ = Mail Box
- PM ○ = Pipeline Marker
- SSM ○ = Sanitary Sewer Manhole
- SM ○ = Sign
- SSM ○ = Stormwater Sewer Manhole
- = Tree
- WM ○ = Water Meter
- WV ○ = Water Valve

