

# THE DUGAN CENTRE THIRD AN ADDITION TO WICHITA, KANSAS

State of Kansas )  
County of Sedgwick ) SS We, Baughman Company P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted THE DUGAN CENTRE SECOND, an Addition to Wichita, Kansas, and that the accompany plat is a true and correct exhibit of the property surveyed, described as and being a replat of Lots 1, 2, and 3, The Dugan Centre, an addition to Wichita, Kansas, except beginning at the N.E. Corner of said Lot 1; thence south along the east line of said Lot 1, 935.03 feet to the S.E. Corner of said Lot 1; thence west along the south line of said Lot 1 and extended, 267.38 feet; thence north parallel with the east line of said Lot 1, 942.14 feet to the north line of said Lot 1; thence east 267.31 feet to beginning; and except beginning at the S.E. Corner of said Lot 3; thence north along the east line of said Lot 3, 221.5 feet to the south line of The Dugan Centre Second, an addition to Wichita, Kansas; thence west along the south line of said The Dugan Centre Second, 67.4 feet to the S.W. Corner thereof; thence south parallel with the east line of said Lot 3, 215.43 feet to the south line thereof; thence east along the south line of said Lot 3, 67.54 feet to beginning; and except beginning at the N.W. Corner of said Lot 2; thence N90°00'E, along the north line of said Lot 2, 162 feet to a corner of said Lot 2; thence S00°18'20"E, 10 feet; thence N90°00'E, 127.94 feet; thence S00°18'20"E, 286.58 feet more or less to a point on the north line of the roadway as established on the recorded plat of said Addition; thence S88°28'28"W, along the north line of said roadway, 325.01 feet to a point on the west line of said Lot 2; thence N00°18'20"W, along the west line of said Lot 2, 32.34 feet to a point on a cul-de-sac having a 50 foot radius; thence northeasterly and northerly along said cul-de-sac, being the west line of said Lot 2, 91.02 feet; thence N00°18'20"W, along the west line of said Lot 2, 201.92 feet to the point of beginning.

All being situated in the NW1/4 of Sec. 27, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas.

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

\_\_\_\_\_, Surveyor  
Gregory F. Severns

Know all men by these presents that we, the undersigned owners, have caused the land described in the surveyors certificate to be platted into lots and a Reserve to be known as THE DUGAN CENTRE THIRD, an Addition to Wichita, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. Reserve "A" is hereby reserved for floodway, drainage, open space, landscaping, and utilities as confined to easements. No buildings shall be constructed on or within said floodway, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the City Engineer of the City of Wichita, Kansas. Reserve "B" is hereby reserved for landscaping and signage for Lot 1. Reserves "A" and "B" shall be owned and maintained by the owners of Lot 1. All abutters rights of access to or from Taft over and across the north line of Lot 1 are hereby granted to the City of Wichita, Kansas provided, however, that Lot 1 shall have access to Taft at 3 locations as shall be determined by City Engineer of the City of Wichita, Kansas. The Minimum Building Pad Elevations for lowest floor elevation of the structures on Lots 1 and 2 shall be 132.00 City Datum.

_____ Jean H. Girrens	_____ Donald N. Girrens
_____ Nancy Ann Mohr	_____ Nicholas M. Mohr
_____ Mary Ellen Reichenberger	_____ Kenneth R. Reichenberger a/k/a Kenneth L. Reichenberger
_____ Elizabeth L. Orth	

State of Kansas )  
County of Sedgwick ) SS The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 1995, by Jean H. Girrens and Donald N. Girrens, wife and husband, and Nancy Ann Mohr and Nicholas M. Mohr, wife and husband, and Mary Ellen Reichenberger and Kenneth R. Reichenberger, a/k/a Kenneth L. Reichenberger, wife and husband, and Elizabeth L. Orth, a single person.

\_\_\_\_\_, Notary Public  
My App't. Expires \_\_\_\_\_

We, Jean H. Girrens and Donald N. Girrens, wife and husband, and Nancy Ann Mohr and Nicholas M. Mohr, wife and husband, and Mary Ellen Reichenberger and Kenneth R. Reichenberger, a/k/a Kenneth L. Reichenberger, wife and husband, holders of a mortgage on the above described property do hereby consent to this plat of "THE DUGAN CENTRE THIRD", an Addition to Wichita, Sedgwick County, Kansas.

_____ Jean H. Girrens	_____ Donald N. Girrens
_____ Nancy Ann Mohr	_____ Nicholas M. Mohr
_____ Mary Ellen Reichenberger	_____ Kenneth R. Reichenberger a/k/a Kenneth L. Reichenberger

State of Kansas )  
County of Sedgwick ) SS The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 1995, by Jean H. Girrens and Donald N. Girrens, wife and husband, and Nancy Ann Mohr and Nicholas M. Mohr, wife and husband, and Mary Ellen Reichenberger and Kenneth R. Reichenberger, a/k/a Kenneth L. Reichenberger, wife and husband, on behalf of themselves.

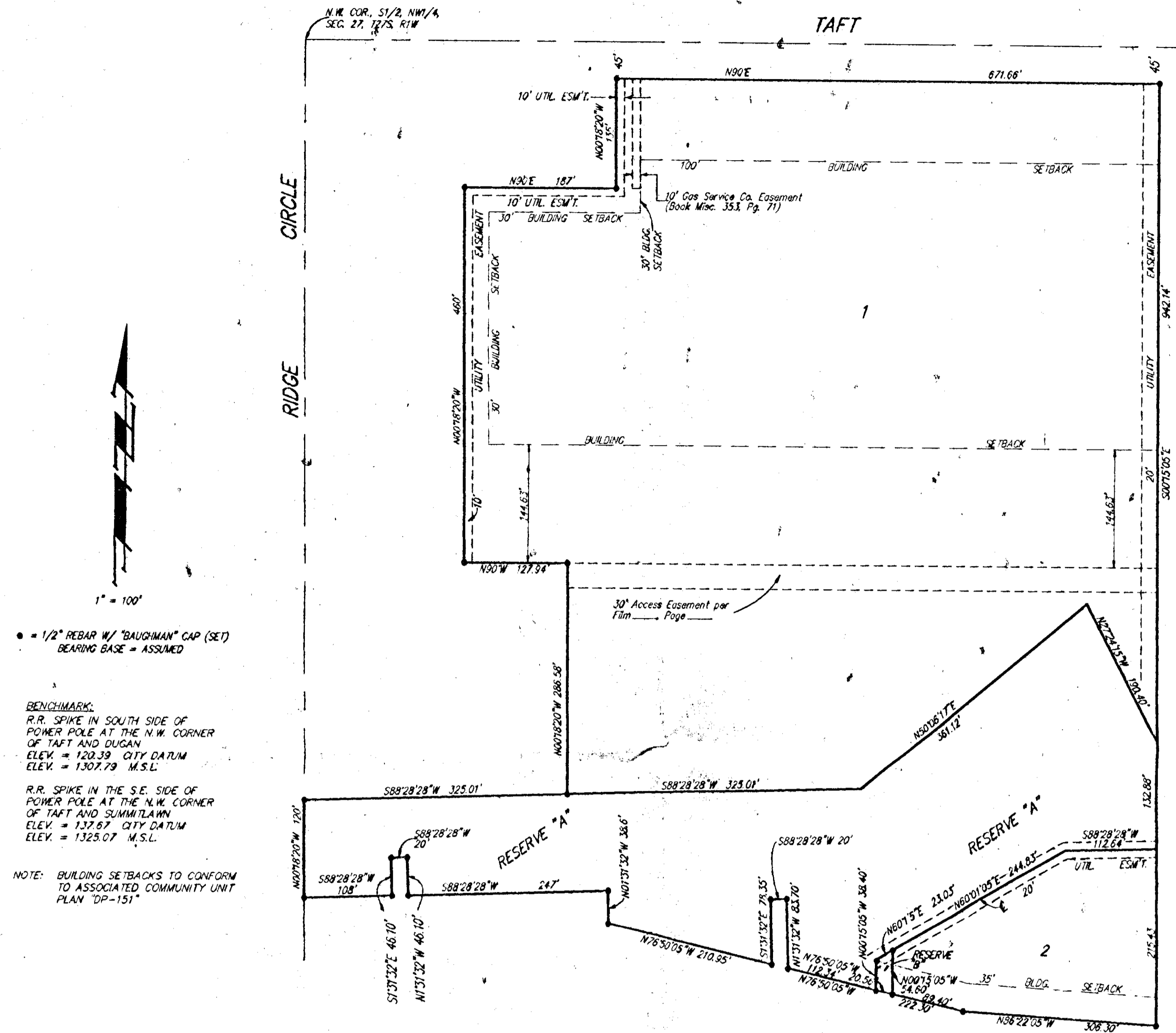
My App't. Expires \_\_\_\_\_, Notary Public

This plat of "THE DUGAN CENTRE THIRD", an Addition to Wichita, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.  
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 1995.  
Wichita-Sedgwick County Metropolitan Area Planning Commission.

_____ John W. McKay, Jr.	Chairman
_____ Marvin S. Krout	Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas this \_\_\_\_\_ day of \_\_\_\_\_, 1995.

_____ Bob Knight	Mayor
_____ Pat Burnett	City Clerk



• = 1/2" REBAR W/ "BAUGHMAN" CAP (SET)  
BEARING BASE = ASSUMED

BENCHMARK:  
R.R. SPIKE IN SOUTH SIDE OF  
POWER POLE AT THE N.W. CORNER  
OF TAFT AND DUGAN  
ELEV. = 120.39 CITY DATUM  
ELEV. = 1307.79 M.S.L.

R.R. SPIKE IN THE S.E. SIDE OF  
POWER POLE AT THE N.W. CORNER  
OF TAFT AND SUMMITLAWN  
ELEV. = 137.67 CITY DATUM  
ELEV. = 1325.07 M.S.L.

NOTE: BUILDING SETBACKS TO CONFORM  
TO ASSOCIATED COMMUNITY UNIT  
PLAN DP-151

Entered on transfer record this \_\_\_\_\_  
day of \_\_\_\_\_, 1995.

\_\_\_\_\_  
Susan E. Crockett-Spoon  
County Clerk

State of Kansas )  
County of Sedgwick ) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this \_\_\_\_\_ day of \_\_\_\_\_, 1995, at \_\_\_\_\_ o'clock \_\_\_\_\_ M; and is duly recorded.

\_\_\_\_\_  
Pat Kattler  
Register of Deeds

\_\_\_\_\_  
Ed Resa  
Deputy

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4421  
FAX (316) 268-4390

May 11, 1995

Baughman Company, P.A.  
315 Ellis  
Wichita, KS 67211

Re: S/D 95-29 DUGAN CENTRE THIRD ADDITION (Final Plat)


Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 11, 1995, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of May 4, 1995.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developments.

Please call if you have any questions.

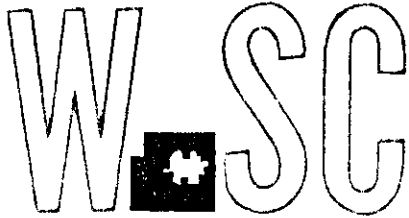
Sincerely,  
  
Don Losew  
Senior Planner

DL:rh

cc: Kenneth J. Reichenberger, 501 S. Summitlawn, Wichita, KS 67209  
Walter Morris & Sons, Attn: Mike Boyd, 128 S. Dellrose, Wichita, KS 67218  
Mike Lindebak, City Engineer

113005

WICHITA — SEDGWICK COUNTY



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May 4, 1995

Re: S/D 95-29 DUGAN CENTRE THIRD ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 4, 1995, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

*Ph. L. Meyer - no items that affect platting - only s.d. as possible*

- A. This plat will be subject to approval of the CUP and any relevant conditions (adjustments if any pertaining to platting requirements).
- ~~1004~~ B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. Any needed easements shall also be provided.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. On the final plat tracing, the face of the plat shall indicate the presence of Kellogg Drive and Kellogg adjacent to the south end of this plat. It shall also be indicated that complete access control exist between Kellogg Drive and Kellogg.
- E. A preliminary review of the CUP indicates that this site is expected to have only one (1) allowed opening to Taft. Both the face of the plat and plattor's text shall note this dedication of such access control.
- F. In regard to building setbacks, the CUP is indicating a 60-foot setback along the east line of Lot 1 and a "stepped" typed setback along the north line. If these are the setbacks for the approved CUP, the final plat tracing shall also plat such setbacks.
- G. The platting of minimum building pad elevations shall also be shown on the face of the final plat tracing. Such information is typically included below the north arrow.
- H. The final plat tracing shall show the recording information for the access easement. This is a private easement and shall be recorded by the applicant with a copy of the recorded

easement submitted to Planning for the plat file.

3  
b  
In regard to the existing access easement, this is not a public easement and cannot be vacated by this replat. The applicant shall submit documentation that all parties benefitting from or involved in this access easement are agreeable to the proposed changes. That is, a release of this easement needs to be obtained, with proof of such a release being provided to Planning.

4.  
Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.

5.  
For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.

6.  
K  
Prior to this plat being released for recording, proof shall be provided that all applicable property taxes have been paid. At this time, the platting binder indicates outstanding 1994 taxes of over \$12,000.

7.  
L  
The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.

8.  
M  
As requested by KG&E-Gas, the 20-foot easement along the east line of this plat shall be extended across Reserve A.

9.  
N  
The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)

10.  
O  
The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.

11.  
P  
Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

12.  
Q  
Recording of the plat within 30 days after approval by the City Council.

THE CITY

S/D 95 - 29 DUGAN CENTRE JIRD ADDITION

May 4, 1995 - Page 3

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, May 11, 1995 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

A handwritten signature in black ink that reads "Don Losew". The signature is written in a cursive, slightly slanted style.

Don Losew  
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: Kenneth J. Reichenberger, 501 S. Summitlawn, Wichita, KS 67209  
Walter Morris & Sons, Attn: Mike Boyd, 128 S. Dellrose, Wichita, KS 67218  
Mike Lindebak, City Engineer

**METROPOLITAN AREA PLANNING COMMISSION**

May 11, 1995

**STAFF REPORT**  
(Final Plat Approved 5/4/95)

**CASE NUMBER:** S/D 95-29 THE DUGAN CENTRE THIRD ADDITION

**OWNER/APPLICANT:** Kenneth J. Reichenberger, 501 S. Summitlawn, Wichita, KS 67209

**AGENT:** Walter Morris & Sons, Attn: Mike Boyd, 128 S. Dellrose, Wichita, KS 67218

**SURVEYOR/ENGINEER:** Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

**LOCATION:** North of Kellogg and east of Ridge

**SITE SIZE:** 20.49 Acres

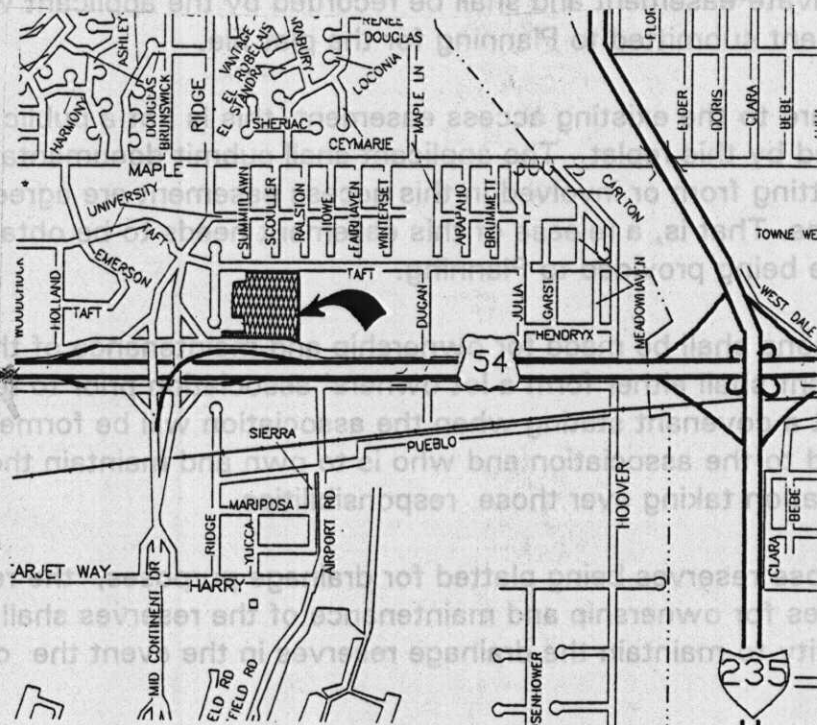
**NUMBER OF LOTS**

Residential:	
Office:	
Commercial:	2
Industrial:	2
Total:	2

**MINIMUM LOT AREA:** 52,245.46 sq. ft.

**CURRENT ZONING:** "C" (DP-151 amended)

**VICINITY MAP:**



STAFF COMMENTS:

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- J. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The

covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.

- K. Prior to this plat being released for recording, proof shall be provided that all applicable property taxes have been paid. At this time, the platting binder indicates outstanding 1994 taxes of over \$12,000.
- L. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- M. As requested by KG&E-Gas, the 20-foot easement along the east line of this plat shall be extended across Reserve A.
- N. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- O. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- P. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- Q. Recording of the plat within 30 days after approval by the City Council.