AUBURN HILLS 10TH ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS

Received 5-8-00

MINIMUM BUILDING PAD ELEVATION FOR LOWEST OPENING TO THE STRUCTURES			
LOT	BLOCK	ELEVATION	
		CITY DATUM	NGVD
1,2,3	A	140.0	1321.4
4,5	A	139.0	1326.4

BENCH MARKS: CITY DISC – 34.3' E. & 3.3' N. OF S.W. CORNER OF N.W. 1/4, SEC. 25, T-27-S, R-2-W.
ELEV. = 156.63 CITY DATUM
1344.03 M.S.L.

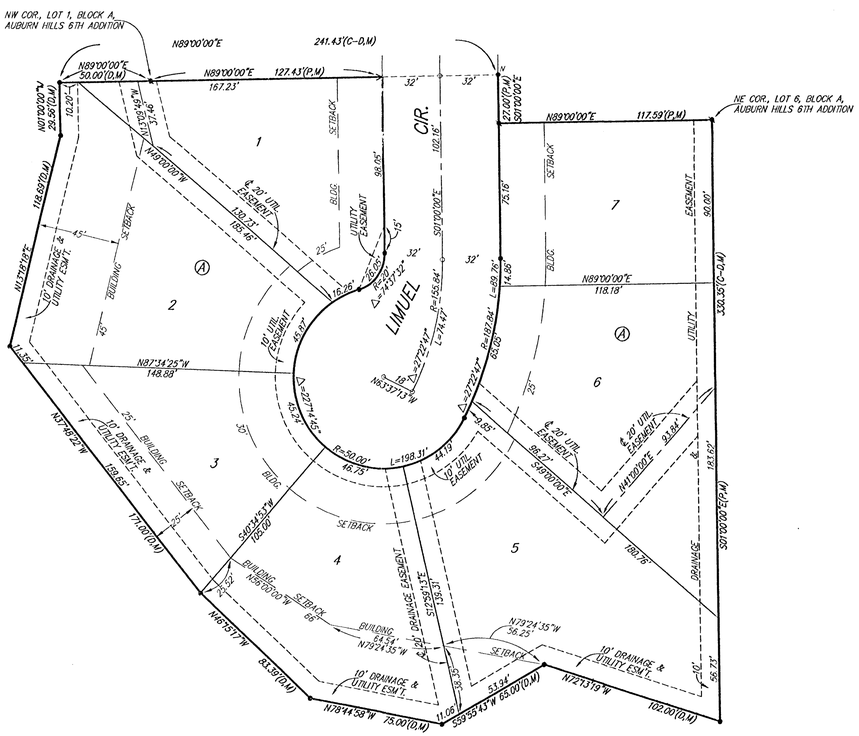
CITY DISC – 13.5TH ST. W. & MAPLE, 30' N. & 15' E. ℄ BOTH.
ELEV. = 150.20 CITY DATUM
1337.60 M.S.L.

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.

0 40 80

● = ½" REBAR W/ "BAUGHMAN" CAP (SET)
◣ = ½" REBAR W/ "BAUGHMAN" CAP (FOUND)
> = "V" NOTCH (FOUND)
● = "P-K" NAIL (SET)

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



State of Kansas) SS
Sedgwick County)

We, Baughman Company, P.A. Surveyors in aforesaid County and State do hereby certify that we have surveyed and platted "AUBURN HILLS 10TH 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, 2, 3, 4, 5, and 6, Block A, Auburn Hills 6th Addition, Wichita, Sedgwick County, Kansas, TOGETHER with that part of Limuel Cir. as dedicated in said Auburn Hills 6th Addition, and TOGETHER with that part of Reserved "D", Auburn Hills 8th Addition, Wichita, Sedgwick County, Kansas, described as follows: Beginning at the NW corner of said Lot 1; thence S01°00'00"E along the rear line of said Lot 1, 35.84 feet to a deflection corner in the rear line of said Lot 1; thence S1.3'18'38"W along the rear line of said Lots 1 and 2, 135.52 feet to a deflection corner in the rear line of said Lot 2; thence S49°00'00"E along the rear line of said Lots 2 and 3, 174.52 feet to the rear corner common to said Lots 3 and 4; thence N86°00'00"E along the rear line of said Lot 4, 119.98 feet to a deflection corner in the rear line of said Lot 4; thence N41°00'00"E along the rear line of said Lots 4 and 5, 139.00 feet to a deflection corner in the rear line of said Lot 5, said deflection corner also being on the rear line of Lot 9, Block C, Auburn Hills 2nd Addition, Wichita, Sedgwick County, Kansas; thence S01°00'00"E along the rear line of said Lot 9 and Lot 8 in said Block C, and as extended south, 183.00 feet; thence N72°13'19"W, 102.00 feet; thence S59°55'43"W, 65.00 feet; thence N78°44'58"W, 75.00 feet; thence N46°15'17"W, 83.39 feet; thence N37°48'22"W, 171.00 feet; thence N1.3'18'18"E, 118.69 feet; thence N01°00'00"W, 29.56 feet to the intersection with the north line of Lot 1, Block A, in said Auburn Hills 6th Addition, as extended west; thence N89°00'00"E along said extended north line, 50.00 feet to the point of beginning.

All being situated in the NW1/4 of Sec. 25, Twp. 27-S, R-2-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).

Baughman Company, P.A.

Michael G. Conrey LS-971 4-20-2000 Surveyor
Michael G. Conrey

MICHAEL G. CONREY REGISTERED LS-971 KANSAS LAND 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 "AUBURN HILLS 10TH 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 street is hereby dedicated to and for the use of the public. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

Auburn Hills, Inc.

_____, President
Jay W. Russell

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 24TH day of APRIL, 2000, by Jay W. Russell, President of Auburn Hills, Inc., on behalf of the corporation.

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

_____, Notary Public
JUDITH M. TERHUNE

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

We the undersigned, holders of a mortgage on the above described property, do hereby consent to this plat of "AUBURN HILLS 10TH ADDITION", Wichita, Sedgwick County, Kansas.

State Bank of Colwich

STEVE GEGEN, AVP
STEVE GEGEN (Title)

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 25TH day of APRIL, 2000, by STEVE GEGEN, ASST. V. P (Title) of State Bank of Colwich, on behalf of the bank.

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

_____, Notary Public
JUDITH M. TERHUNE

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

This plat of "AUBURN HILLS 10TH 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 _____, _____.
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, LS #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\AUBURN HILLS 10TH (2ND)\AUBTOP.DWG-MSC

WICHITA — SEDGWICK COUNTY

W SC

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

November 30, 1999

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

RE: S/D 99-74 -- One-Step Final Plat of AUBURN HILLS 10TH ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on November 29, 1999, 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 November 19, 1999.

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 and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision, along with four (4) copies, 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 residential developments.

4. Submission of a disk to the Planning Department detailing the final plat in digital format in Release 13 Version of Autocad. This will be used by the City and County GIS Departments.

WICHITA — SEDGWICK COUNTY

W.SC

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November 19, 1999

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

RE: S/D 99-74 -- One-Step Final Plat of AUBURN HILLS 10TH ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 18, 1999, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

STAFF COMMENTS:

A. City Engineering needs to comment on the existing guarantees and the need for any requirements for providing new guarantees. ***Guarantees will need to be provided for paving, sewer and water improvements.***

B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.

C. City Engineering needs to comment on the status of the applicant's drainage plan. ***The drainage plan is approved.***

D. It is requested that the final plat tracing reference a tie point to a section corner.

E. The minimum building openings shall be referenced in City datum and NGVD.

F. The plattor's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.

G. 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.)

H. 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.

I. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

J. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.

K. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka.

Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.

L. Perimeter closure computations shall be submitted with the final plat tracing.

M. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

N. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property. ***KGE has requested additional easements.***

O. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in Release 13 version of AutoCAD. This will be used by the City and County GIS Department.

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.

This matter will be forwarded to the Planning Commission for its consideration on Monday, November 29, at 12:30 p.m.

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

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4-5
November 29, 1999

STAFF REPORT
(One-Step Final Plat Approved 11/18/99)

CASE NUMBER: S/D 99-74 -- AUBURN HILLS 10TH ADDITION

OWNER/APPLICANT: Auburn Hills, Inc., 12602 W. 13th, Wichita, KS 67235; City of Wichita, Attn: Mike Lindebak, 455 N. Main, 7th Floor, Wichita, KS 67202

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

LOCATION: South of Maple, East of 135th St. West

SITE SIZE: 2.58 Acres

NUMBER OF LOTS

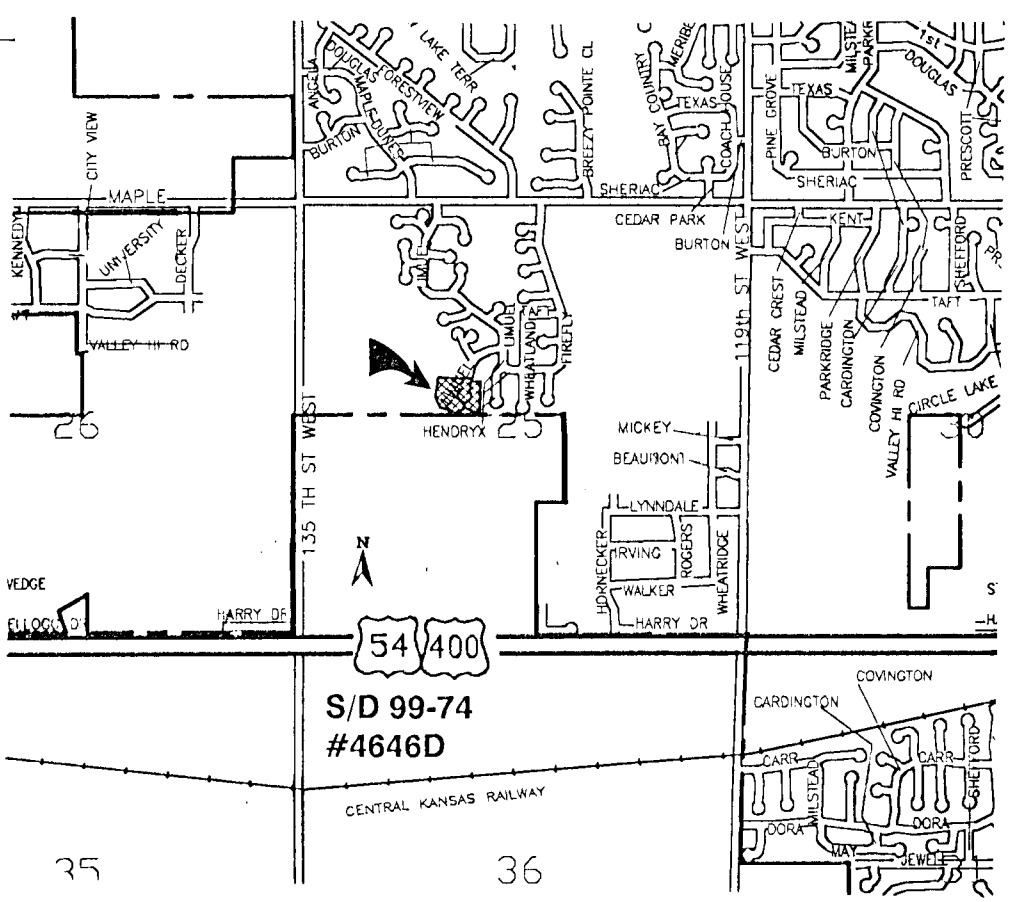
Residential:	7
Office:	
Commercial:	
Industrial:	
Total:	7

MINIMUM LOT AREA: 10,585 Sq. Ft.

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This site is a replat of six lots in the Auburn Hills 6th Addition to incorporate part of Reserve D (golf course) in the Auburn Hills 8th Addition.

STAFF COMMENTS:

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C. City Engineering needs to comment on the status of the applicant's drainage plan. ***The drainage plan is approved.***

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G. 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.)

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