

# AUBURN HILLS 8TH ADDITION

## WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS  
Sedgwick County)

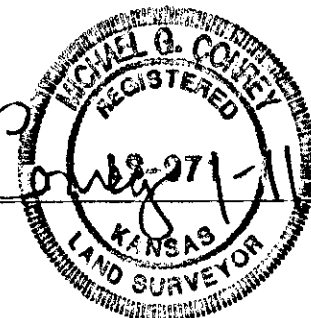
We, Baughman Company, P.A. Surveyors in aforesaid County and State do hereby certify that we have surveyed and platted "AUBURN HILLS 8TH ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: Commencing at the intersection of the south line of Auburn Hills Commercial 2nd Addition, Wichita, Sedgwick County, Kansas, as extended east, with the west line of the NW1/4 of Sec. 25, Twp. 27-S, R-2-W of the 6th P.M., Sedgwick County, Kansas; thence S00°05'53"W along the west line of said NW1/4, 971.63 feet for a point of beginning; thence N64°46'21"E, 1005.46 feet; thence N88°59'02"E, 180 feet to the SW corner of Auburn Hills 3rd Addition, Wichita, Sedgwick County, Kansas; thence continuing N88°59'02"E along the south line of said Auburn Hills 3rd Addition, 312.56 feet to the most westerly NW corner of Auburn Hills Pool House Addition, Wichita, Sedgwick County, Kansas; thence S00°00'00"W along the west line of said Auburn Hills Pool House Addition, 65 feet to the SW corner of said Auburn Hills Pool House Addition; thence S70°45'00"E along the south line of said Auburn Hills Pool House Addition, 158 feet to the SW corner of Lot 1, Block B, Auburn Hills Addition, Wichita, Sedgwick County, Kansas; thence S89°33'35"E along the south line of said Lot 1 and Lot 2 in said Block B, 159.98 feet to the most northerly NW corner of Lot 9 in said Block B; thence S45°26'25"W along the northwest line of said Lot 9 and Lot 10 in said Block B, 126.53 feet to a deflection corner in the rear line of said Lot 10; thence S00°26'25"W along the west line of said Lot 10 and Lot 11 in said Block B, 140.83 feet to a deflection corner in the rear line of said Lot 11; thence S44°33'35"E along the southwest line of said Lot 11 and Lot 12 in said Block B, 159.01 feet to a deflection corner in the rear line of said Lot 12; thence N80°00'00"E along the south line of said Lot 12 and Lot 13 in said Block B, 85.01 feet to the most northerly deflection corner in Lot 10, Block A, Auburn Hills 2nd Addition, Wichita, Sedgwick County, Kansas; thence S30°00'00"W along the northwest line of said Lot 10, 110 feet to the most southerly deflection corner in said Lot 10; thence S10°00'00"E along the west line of said Lot 10 and Lot 9 in said Block A, 100 feet to a deflection corner in the rear line of said Lot 9; thence S44°00'00"E along the southwest line of said Lot 9 and Lot 8 in said Block A, 130 feet to a deflection corner in the rear line of said Lot 8; thence S21°00'00"E along the southwest line of said Lot 8 and as extended southeasterly, 240 feet to a deflection corner in the rear line of Lot 5 in said Block A; thence S44°00'00"E along the southwest line of said Lot 5 and Lot 4 in said Block A, 48.62 feet to the NW corner of Lot 3 in said Block A; thence S01°00'00"E along the west line of said Lot 3 and as extended south, 170.66 feet to a deflection corner in the rear line of Lot 1 in said Block A; thence S13°18'38"W, 135.52 feet; thence S49°00'00"E, 174.52 feet; thence N86°00'00"E, 119.98 feet; thence N41°00'00"E, 35.16 feet to the most southerly corner of Lot 6, Block B, Auburn Hills 4th Addition, Wichita, Sedgwick County, Kansas; thence continuing N41°00'00"E along the southeast line of said Lot 6, 103.84 feet to a deflection corner in the rear line of said Lot 6; thence S01°00'00"E along the rear line of Lot 9 and Lot 8, Block C, in said Auburn Hills 2nd Addition, 147.54 feet to a deflection corner in the rear line of said Lot 8; thence S48°00'00"E along the southwest line of said Lot 8 and Lot 7 in said Block C, 141.86 feet to a deflection corner in said Lot 7; thence N89°00'32"E along the south line of said Lot 7, 47.39 feet to the SW corner of Lot 6 in said Block C; thence S01°55'54"W along the west line of said Lot 6 as extended south, 115.11 feet to a point on the south line of the NW1/4 of said Sec. 25; thence S89°00'32"W along the south line of said NW1/4, 1703.24 feet; thence N00°00'00"W, 120.76 feet; thence N35°09'00"W, 652.49 feet; thence N90°00'00"W, 237.07 feet to a point on a curve to the left; thence northerly and northwesterly along said curve, having a central angle of 50°00'52" and a radius of 544.67 feet, an arc distance of 475.45 feet, (having a chord length of 460.50 feet bearing N122°06'W), to the P.R.C. of a curve to the right; thence northwesterly along said curve, having a central angle of 09°28'45" and a radius of 444.67 feet, an arc distance of 73.57 feet, (having a chord length of 73.48 feet bearing N32°36'09"W), to the point of beginning, TOGETHER with a tract of land in the NE1/4 of Sec. 26, Twp. 27-S, R-2-W of the 6th P.M., Sedgwick County, Kansas, described as follows: Commencing at the intersection of the south line of said Auburn Hills Commercial 2nd Addition, as extended east, with the east line of said NE1/4; thence S00°05'53"W along the east line of said NE1/4, 971.63 feet for a point of beginning; thence continuing S00°05'53"W along the east line of said NE1/4, 79.30 feet to a point on a curve to the right; thence northwesterly along said curve, having a central angle of 09°45'06" and a radius of 444.67 feet, an arc distance of 71.80 feet, (having a chord length of 71.72 feet bearing N23°14'14"W); thence N64°46'21"E, 31.43 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, and in the NE1/4 of Sec. 26, 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  
Michael G. Conrey



\*to a point on the west line of said NW1/4; thence N00°05'53"E along the west line of said NW1/4, 79.30 feet

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Blocks, Streets, and Reserves to be known as "AUBURN HILLS 8TH ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage easements are hereby granted as indicated for drainage purposes. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for landscaping, entry monuments, utilities, and streets. Reserves "B" and "C" are hereby reserved for entry monuments, open space, landscaping, drainage, sidewalks, screening walls, and utilities as confined to easements. Reserve "D" is hereby reserved for all public uses related to a golf course and golf course facilities, drainage purposes, and utilities as confined to easements. Reserves "A", "B", and "C" shall be owned and maintained by the homeowners association for the addition. Reserve "D" shall be owned and maintained by the City of Wichita, Kansas. All abutters rights of access to or from 135th Street West over and across the west line of Reserves "B", "C", and "D" are hereby granted to 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.

West Wichita Development, Inc.

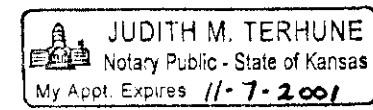
Jay W. Russell  
Jay W. Russell

City of Wichita, Kansas, a Municipal Corporation

Bob Knight  
Bob Knight

Pat Burnett  
Pat Burnett

State of Kansas) SS  
Sedgwick County) The foregoing instrument acknowledged before me, this 11th day of JANUARY, 1999, by Jay W. Russell, President of West Wichita Development, Inc., on behalf of the corporation.



Judith M. Terhune  
JUDITH M. TERHUNE, Notary Public  
My App't. Exp. 11-7-2001

State of Kansas) SS  
Sedgwick County) The foregoing instrument acknowledged before me, this 24th day of February, 1999, by Bob Knight, Mayor of the City of Wichita, Kansas, a Municipal Corporation, on behalf of the corporation.

Patricia L. Burnett  
PATRICIA L. BURNETT, Notary Public  
My App't. Exp.

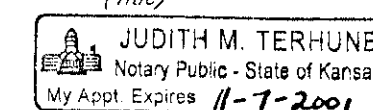


We the undersigned, holders of mortgages on the above described property, do hereby consent to this plat of "AUBURN HILLS 8TH ADDITION", Wichita, Sedgwick County, Kansas.

State Bank of Colwich

James D. Ashcraft  
JAMES D. ASHCRAFT, V.P. (Title)

State of Kansas) SS  
Sedgwick County) The foregoing instrument acknowledged before me, this 12th day of JANUARY, 1999, by JAMES D. ASHCRAFT, VICE-PRESIDENT of the State Bank of Colwich, on behalf of the bank.



Judith M. Terhune  
JUDITH M. TERHUNE, Notary Public  
My App't. Exp. 11-7-2001

This plat of "AUBURN HILLS 8TH ADDITION", Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this 17th day of December, 1998. Wichita-Sedgwick County Metropolitan Area Planning Commission.

William M. Johnson  
William M. Johnson, Chairman

Marvin S. Krout  
Marvin S. Krout, Secretary



This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 26 day of JANUARY, 1999.



Bob Knight  
Bob Knight, Mayor

Pat Burnett  
Pat Burnett, City Clerk

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 1999.

James Alford  
James Alford, County Clerk

State of Kansas) SS  
Sedgwick County) This is to certify that this plat has been filed for record in the office of the Register of Deeds, this \_\_\_\_\_ day of \_\_\_\_\_, 1999, at \_\_\_\_\_ o'clock \_\_\_\_\_ M; and is duly recorded.

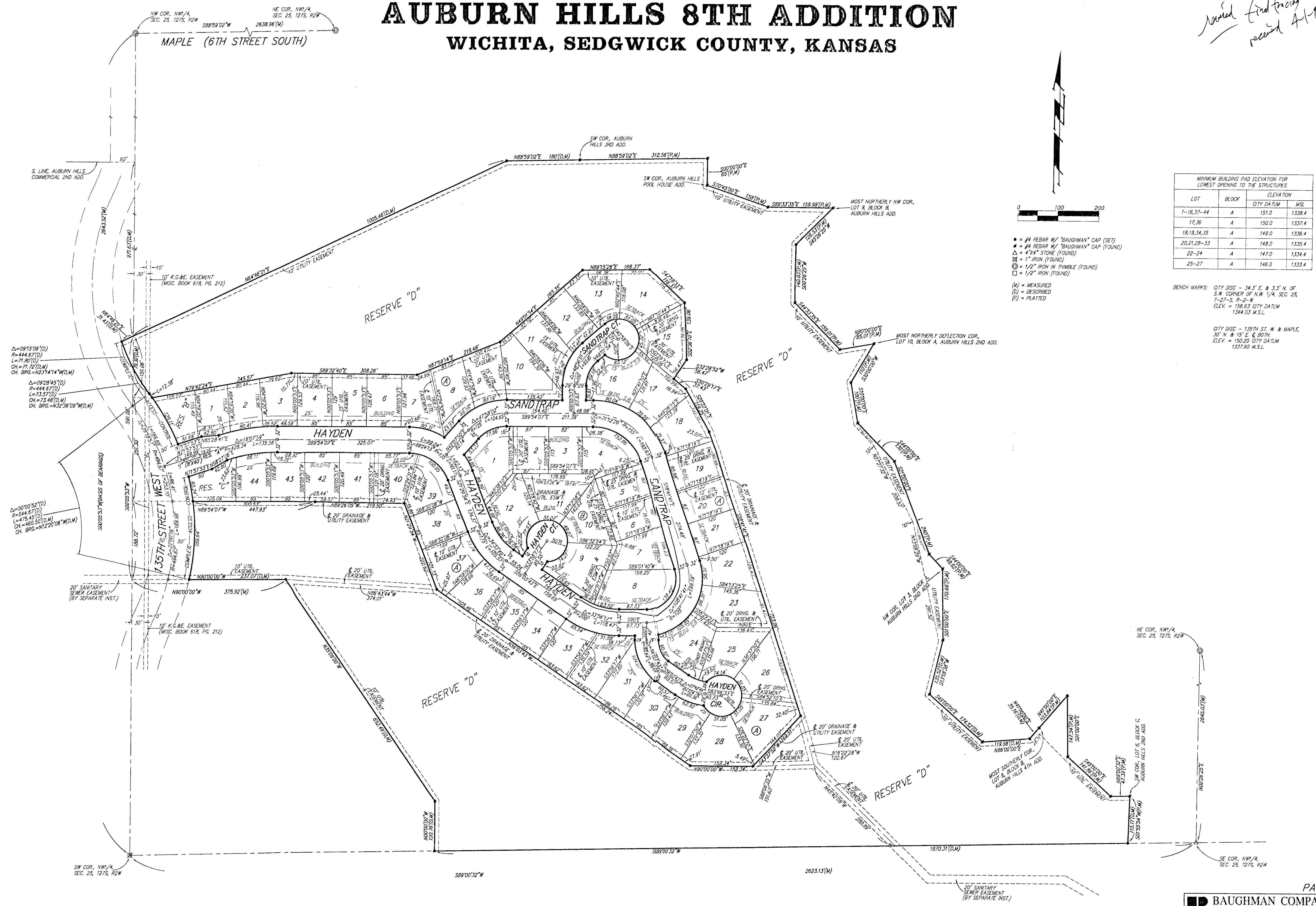
Bill Meek  
Bill Meek, Register of Deeds

Linda Kizzire  
Linda Kizzire, Deputy

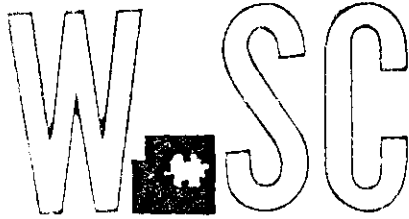
revised final tracing  
received April 19

# AUBURN HILLS 8TH ADDITION

## WICHITA, SEDGWICK COUNTY, KANSAS



WICHITA — 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

December 18, 1998

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

RE: S/D 98-112 -- Final Plat of AUBURN HILLS 8TH ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on December 17, 1998, 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 December 9, 1998.

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 and 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.

S/D 98-112 -- Final Plat of AUBURN HILLS 8TH ADDITION  
December 18, 1998  
Page 2

If you have any questions concerning this matter, please call.

Sincerely,

A handwritten signature in black ink, appearing to read "Neil Evan Strahl". The signature is fluid and cursive, with the first name "Neil" and last name "Strahl" clearly legible, and "Evan" in the middle.

Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Jay Russell, West Wichita Development, Inc., 12602 W. 13th Street, Wichita,  
KS 67235  
Mike Lindebak, City Engineering, Mail Stop (1-71)  
Jim Weber, PE-Director, Sewer Operations & Maintenance Department,  
Bureau of Public Services, 1144 S. Seneca, Wichita, KS 67213



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
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December 11, 1998

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

RE: S/D 98-112 -- Final Plat of AUBURN HILLS 8TH ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 10, 1998, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

- A. The applicant shall guarantee the extension of City water and sanitary sewer to serve the lots being platted.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. A right-of-way dedication will need to be established by separate instrument for the relocation of 135th St. West. A paving guarantee is required for 135th St. West.
- D. City Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved.
- E. The applicant shall guarantee the paving of the interior streets. This guarantee shall also provide for sidewalks on one side of the 64-ft street.
- F. 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.
- G. 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.
- H. The MAPC Chairman needs to be revised to read, "William M. Johnson".
- I. City Fire Department shall comment on the acceptability of the plat's street names. *Racehorse shall be renamed as Sandtrap.*
- J. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- K. The boundaries of the plat at the southeastern corner should be extended to include the property located south of Auburn Hills 2nd.
- L. 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.)
- M. 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.
- N. 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.
- O. 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

December 11, 1998

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applicant's responsibility to contact all appropriate agencies to determine any such requirements.

- P. 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.
- Q. Perimeter closure computations shall be submitted with the final plat tracing.
- R. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- S. 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. **Southwestern Bell and KGE have requested additional easements.**
- T. 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.

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, December 17, 1998, at 1:30 p.m.

If you have any questions concerning this matter, please call.

Sincerely,



Neil Evan Strahl, AICP  
Senior Planner, Current Plans Division

S/D 98-112 -- Final Plat of AUBURN HILLS 8TH ADDITION

December 11, 1998

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NES:ch

Enclosure: Marked Copy of Plat

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KS 67235

Mike Lindebak, City Engineering, Mail Stop (1-71)

Jim Weber, PE-Director, Sewer Operations & Maintenance Department,  
Bureau of Public Services, 1144 S. Seneca, Wichita, KS 67213

**STAFF REPORT**

(Final Plat Approved 12/10/98; Overall Preliminary Plat Approved 12/11/97 )

**CASE NUMBER:** S/D 98-112- AUBURN HILLS 8TH ADDITION

**OWNER/APPLICANT:** West Wichita Development Inc., Attn: Jay Russell, 12602 W.  
13th, Wichita, KS 67235

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

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

**SITE SIZE:** 58.28 acres

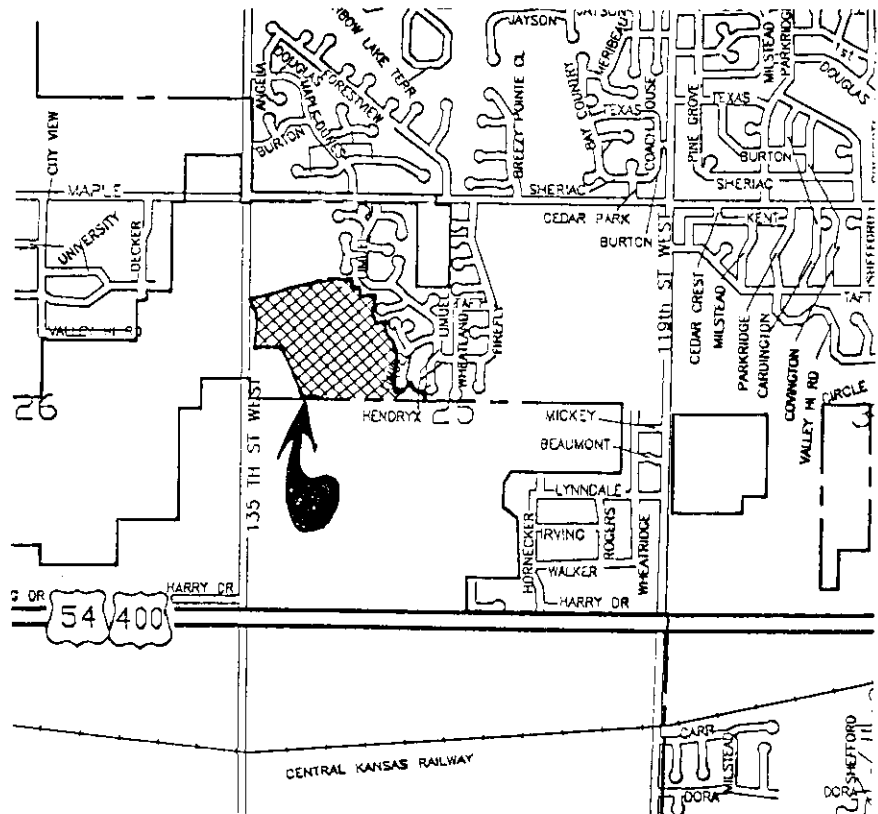
**NUMBER OF LOTS**

|              |           |
|--------------|-----------|
| Residential: | 56        |
| Office:      |           |
| Commercial:  |           |
| Industrial:  |           |
| Total:       | <u>56</u> |

**MINIMUM LOT AREA:** 9,322 sq. ft.

**CURRENT ZONING:** SF-6, Single-Family Residential

**PROPOSED ZONING:** Same

**VICINITY MAP**

Note: This site is a portion of the overall preliminary plat for Auburn Hills 6th Addition. The street and lot layout represent the same configuration as for this portion in the preliminary plat.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water and sanitary sewer to serve the lots being platted.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. A right-of-way dedication will need to be established by separate instrument for the relocation of 135th St. West. A paving guarantee is required for 135th St. West.
- D. City Engineering needs to comment on the status of the applicant's drainage plan. *The drainage plan is approved.*
- E. The applicant shall guarantee the paving of the interior streets. This guarantee shall also provide for sidewalks on one side of the 64-ft street.
- F. 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.
- G. 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.
- H. The MAPC Chairman needs to be revised to read, "William M. Johnson".
- I. City Fire Department shall comment on the acceptability of the plat's street names. *Racehorse shall be renamed as Sandtrap.*

- J. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- K. The boundaries of the plat at the southeastern corner should be extended to include the property located south of Auburn Hills 2nd.
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- P. 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.
- Q. Perimeter closure computations shall be submitted with the final plat tracing.

S/D 98-112 -- One-Step Final Plat of AUBURN HILLS 8TH ADDITION  
December 17, 1998 - Page 4

- R. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- S. 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. **Southwestern Bell and KGE have requested additional easements.**
- T. 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.