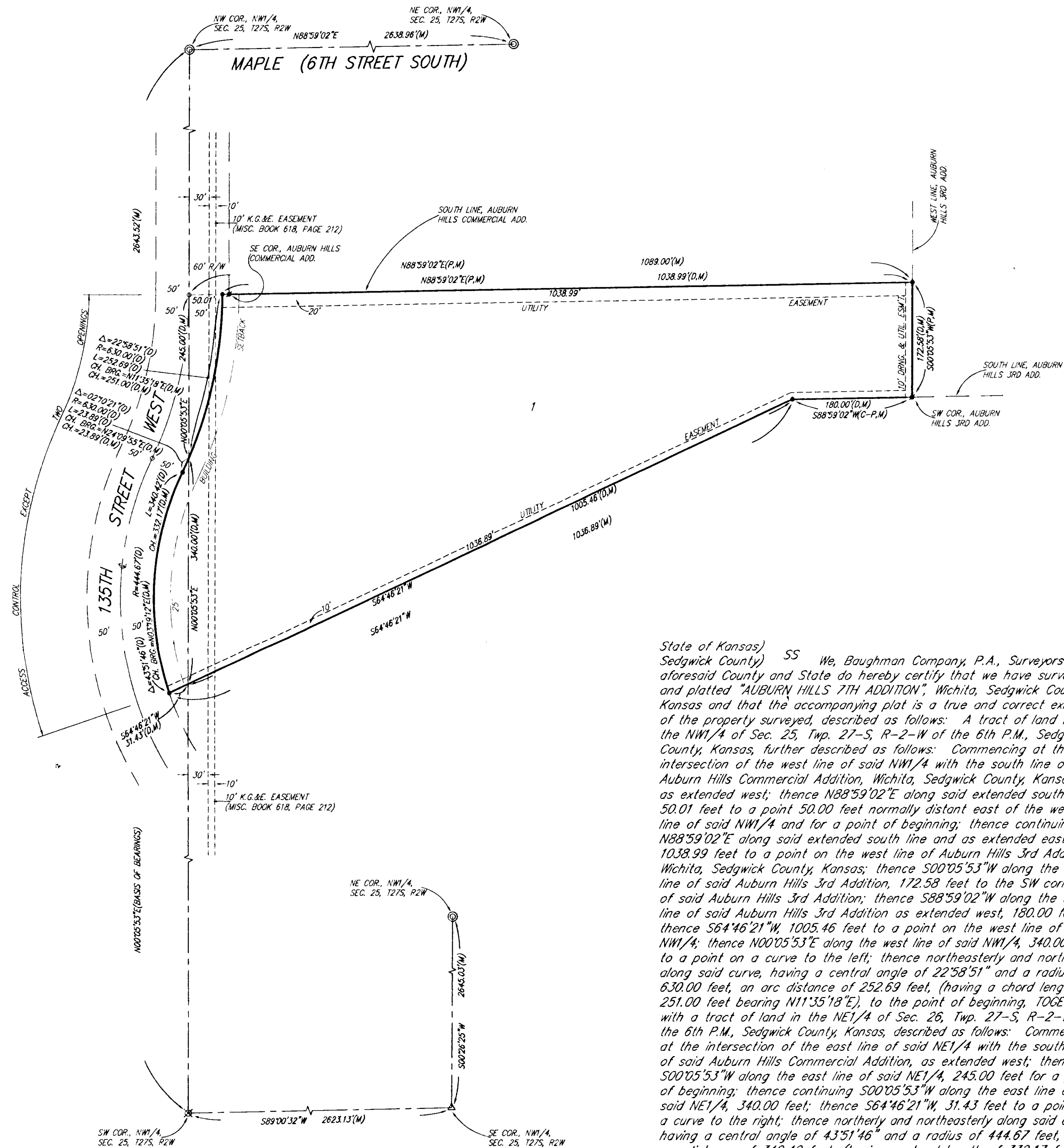


AUBURN HILLS 7TH ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) aforesaid County and State do hereby certify that we have surveyed
and platted "AUBURN HILLS 7TH ADDITION", Wichita, Sedgwick County,
Kansas and that the accompanying plat is a true and correct exhibit
of the property surveyed, described as follows: A tract of land in
the NW1/4 of Sec. 25, Twp. 27-S, R-2-W of the 6th P.M., Sedgwick
County, Kansas, further described as follows: Commencing at the
intersection of the west line of said NW1/4 with the south line of
Auburn Hills Commercial Addition, Wichita, Sedgwick County, Kansas,
as extended west; thence N88°59'02"E along said extended south line,
50.01 feet to a point 50.00 feet normally distant east of the west
line of said NW1/4 and for a point of beginning; thence continuing
N88°59'02"E along said extended south line and as extended east,
1038.99 feet to a point on the west line of Auburn Hills 3rd Addition,
Wichita, Sedgwick County, Kansas; thence S00°05'53"W along the west
line of said Auburn Hills 3rd Addition, 172.58 feet to the SW corner
of said Auburn Hills 3rd Addition; thence S88°59'02"W along the south
line of said Auburn Hills 3rd Addition as extended west, 180.00 feet;
thence S64°46'21"W 1005.46 feet to a point on the west line of said
NW1/4; thence N00°05'53"E along the west line of said NW1/4, 340.00 feet
to a point on a curve to the left; thence northeasterly and northerly
along said curve, having a central angle of 22°58'51" and a radius of
630.00 feet, an arc distance of 252.69 feet, (having a chord length of
251.00 feet bearing N11°35'18"E), 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 east line of said NE1/4 with the south line
of said Auburn Hills Commercial Addition, as extended west; thence
S00°05'53"W along the east line of said NE1/4, 245.00 feet for a point
of beginning; thence continuing S00°05'53"W along the east line of
said NE1/4, 340.00 feet; thence S64°46'21"W, 31.43 feet to a point on
a curve to the right; thence northerly and northeasterly along said curve,
having a central angle of 43°51'46" and a radius of 444.67 feet, an
arc distance of 340.42 feet, (having a chord length of 332.17 feet
bearing N03°19'12"E), to the P.R.C. of a curve to the left; thence north-
easterly along said curve, having a central angle of 02°10'21" and a
radius of 630.00 feet, an arc distance of 23.89 feet, (having a chord
length of 23.89 feet bearing N24°09'55"E), to the point of beginning.

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

Baughman Co., P.A.

Michael G. Conrey
Michael G. Conrey
Surveyor

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

JUDITH M. TERHUNE
Notary Public - State of Kansas
My App't. Exp. 11-7-2001

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

This plat of "AUBURN HILLS 7TH 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 _____, 199____
Wichita-Sedgwick County Metropolitan Area Planning Commission

Richard E. Lopez, 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 _____, 1999.

Bob Knight, Mayor

Pat Burnett, City Clerk

Entered on transfer record this _____ day
of _____, 1999.

James Alford, County Clerk

State of Kansas) SS This is to certify that this plat has been
Sedgwick County) 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, Register of Deeds

Linda Kizzire, Deputy

We the undersigned, holders of a mortgage
on the above described property, do hereby consent to this plat of
"AUBURN HILLS 7TH ADDITION", Wichita, Sedgwick County, Kansas.

State Bank of Colwich

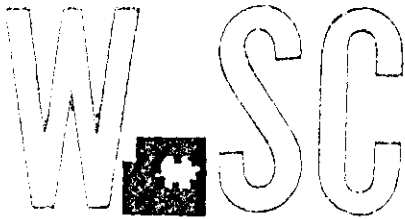
JAMES D. ASHCRAFT, Vice-President
JAMES D. ASHCRAFT, Vice-President

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

JUDITH M. TERHUNE
Notary Public - State of Kansas
My App't. Exp. 11-7-2001

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

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

September 11, 1998

Baughman Company, PA
315 Ellis
Wichita, KS 67211

RE: S/D 98-83 -- Final Plat of Portion of Overall Preliminary of AUBURN HILLS 7TH
ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 10, 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 September 4, 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 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 this plat. This will be used by the City and County GIS Department.

S/D 98-83 -- Final Plat of Portion of Overall Preliminary of AUBURN HILLS 7TH
ADDITION

Page 2

Please call if you have any questions.

Sincerely,

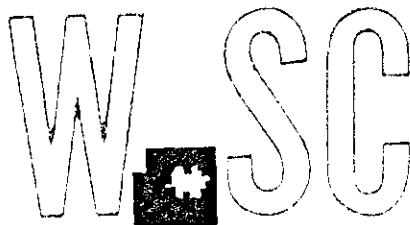
A handwritten signature in black ink, appearing to read "Neil Evan Strahl". The signature is fluid and cursive, with the first name "Neil" being more prominent.

Neil Evan Strahl, Senior Planner

NES:ch

cc: West Wichita Development, Inc., Attn.: Jay Russell, 12602 W. 13th, Wichita, KS 67235
Mike Lindebak, City Engineer, Public Works Department (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public
Services, 1250 S. Seneca, Wichita, KS 67213
Mike Lindebak, City Engineer

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

September 4, 1998

Baughman Company PA
315 Ellis
Wichita, KS 67211

Re: S/D 98-83 -- Final Plat of Portion of Overall Preliminary of AUBURN HILLS 7TH
ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 3, 1998, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

- A. City Engineering needs to comment on the need for any guarantees. The applicant shall submit a guarantee for extension of City water. 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.
- 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. Traffic Engineering needs to comment on the two access openings denoted along 135th St. West. The access controls are approved.
- E. Based upon the platting binder, the site is also in the ownership of other parties. These parties need to be made signatories to the plat.

- F. The applicant is reminded that in accordance with the Protective Overlay, a landscape buffer is required along 135th Street, at least 40 feet from the lot line.
- G. A Protective Overlay Certificate shall be submitted to MAPD for recording with the Register of Deeds prior to City Council consideration, identifying the approved Protective Overlay (P-O, No. 38) and its special conditions for development on this property.
- H. A note shall be placed on the face of the plat indicating that this Addition is subject to conditions of Protective Overlay No. 38.
- I. 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.)
- J. 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.
- K. 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.
- L. 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.
- M. 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.

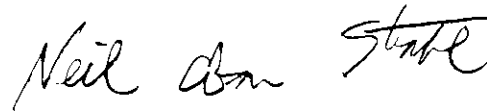
- N. Perimeter closure computations shall be submitted with the final plat tracing.
- O. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- P. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property. **Southwestern Bell has requested additional easements.**
- Q. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. 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 plat* is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, September 10, 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

NES\lfb

Enclosure: ***Marked Copy of plat***

cc: West Wichita Development, Inc., Attn.: Jay Russell, 12602 W. 13th, Wichita, KS 67235
Mike Lindebak, City Engineer, Public Works Department (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department,
Bureau of Public Services, 1250 S. Seneca, Wichita, KS 67213

STAFF REPORT

(Final Plat of Portion of Overall Preliminary - Approved 9/03/98; Final Plat of Portion of Overall Preliminary- Deferred 8/20/98, Preliminary Plat - Approved 12/11/97)

CASE NUMBER: S/D 98-83 - AUBURN HILLS 7TH 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: 8.2 acres

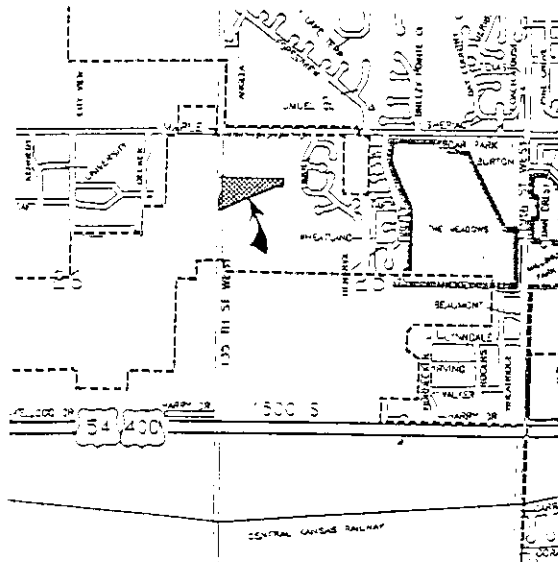
NUMBER OF LOTS

Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 8.2 acres

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: MF-29, Multi-Family Residential

VICINITY MAP

Note: This plat is a portion of an overall preliminary plat (Auburn Hills 6th Addition) approved December 11, 1997. This site has been approved for a zone change (Z-3279) from SF-6, Single-Family to MF-29, Multi-Family zoning. A Protective Overlay district was also established (P-O No. 38) which imposed restrictions on architectural controls, building size and landscaping.

STAFF COMMENTS:

- A. City Engineering needs to comment on the need for any guarantees. *The applicant shall submit a guarantee for extension of City water. 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.*
- 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. Traffic Engineering needs to comment on the two access openings denoted along 135th St. West. *The access controls are approved.*
- E. Based upon the platting binder, the site is also in the ownership of other parties. These parties need to be made signatories to the plat.
- F. The applicant is reminded that in accordance with the Protective Overlay, a landscape buffer is required along 135th Street, at least 40 feet from the lot line.
- G. A Protective Overlay Certificate shall be submitted to MAPD for recording with the Register of Deeds prior to City Council consideration, identifying the approved Protective Overlay (P-O, No. 38) and its special conditions for development on this property.
- H. A note shall be placed on the face of the plat indicating that this Addition is subject to conditions of Protective Overlay No. 38.
- I. 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.)
- J. 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.
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