AUBURN HILLS 5TH ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas)
Sedgwick County) SS

We, Baughman Company, P.A. Surveyors in aforesaid County and State do hereby certify that we have surveyed and platted "AUBURN HILLS 5TH 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 SW corner of the SW 1/4 of Sec. 26, Twp. 27-S, R-2-W of the 6th P.M., Sedgwick County, Kansas; thence N00°21'41"E, along the west line of said SW 1/4, 493 feet for a point of beginning; thence N89°49'15"E parallel with the north line of U.S. Highway 54 as condemned in District Court Case No. A-38302, 486 feet; thence S00°21'41"W parallel with the west line of said SW 1/4, 110 feet; thence N89°49'15"E parallel with the north line of said U.S. Highway 54, 264 feet; thence S00°21'41"W parallel with the west line of said SW 1/4, 54.25 feet; thence S89°43'06"E parallel with the south line of said SW 1/4, 629.70 feet to a point 3.00 feet west of the NW corner of Lot 1, Block 1, Fawnwood Addition, Sedgwick County, Kansas; thence N00°51'54"E, 10 feet to the P.C. of a curve to the right; thence northeasterly along said curve, having a central angle of 50°58'17" and a radius of 100 feet, an arc distance of 88.96 feet, (having a chord length of 86.06 feet bearing N26°21'03"E), to the P.T. of said curve; thence N51°50'11"E, 279.89 feet to the P.C. of a curve to the left; thence northeasterly and northerly along said curve, having a central angle of 70°59'05" and a radius of 175 feet, an arc distance of 216.81 feet, (having a chord length of 203.21 feet bearing N16°20'38"E), to the P.T. of said curve; thence N19°08'55"W, 292.41 feet; thence N35°34'13"W, 110.36 feet; thence N00°21'41"E, 216.05 feet; thence N35°40'23"E, 292 feet; thence N54°19'37"W, 304 feet; thence N35°40'23"E, 104.53 feet; thence N00°21'41"E, 163.35 feet; thence N49°18'04"W, 446.18 feet; thence N89°28'51"W, 134.98 feet; thence N00°31'09"E, 184 feet; thence N89°28'51"W, 39.26 feet; thence N00°31'09"E, 129.95 feet to a point on the north line of said SW 1/4; thence N89°28'51"W along the north line of said SW 1/4, 997.64 feet to the NW corner of said SW 1/4; thence S00°21'41"W along the west line of said SW 1/4, 2150.40 feet to the point of beginning.

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

Baughman Company, P.A.

Michael G. Conrey 4-15-98, Surveyor
Michael G. Conrey

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 5TH 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 drainage easements are hereby granted as indicated for drainage purposes. The wall easements are hereby granted as indicated for the construction and maintenance of a private wall and utility main lines and service lines shall be allowed to cross these easements. The streets are hereby dedicated to and for the use of the public. Reserves "A", "C", and "F" are hereby reserved for entry monuments, landscaping, berms, sidewalks, drainage purposes, and utilities as confined to easements. Reserve "D" is hereby reserved for entry monuments, drainage purposes, lakes, screening walls, landscaping, berms, open space, and utilities as confined to easements. Reserves "B" and "E" are hereby reserved for entry monuments, landscaping, streets, and utilities. Reserves "G" and "H" are hereby reserved for landscaping, open space, drainage purposes, sidewalks, and utilities as confined to easements. Reserves "I" and "J" are 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", "C", "D", "E", "F", "G", and "H" shall be owned and maintained by the homeowners association for the addition. Reserves "I" and "J" shall be owned and maintained by the City of Wichita, Kansas. All abutters rights of access to or from 151st Street West over and across the west line of Reserves "A", "C", "D", and "F", and over and across the west line of Lot 1, Block A, and Lots 1, 2, 3, 4, 5, 6, 7, and 8, Block B, and Lots 1, 2, 3, 4, 5, and 6, Block 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.

_____, President
Jay W. Russell

City of Wichita, Kansas, a Municipal Corporation

_____, Mayor
Bob Knight

Attest: _____, City Clerk
Pat Burnett

We the undersigned, holders of a mortgage on the above described property, do hereby consent to this plat of "AUBURN HILLS 5TH ADDITION", Wichita, Sedgwick County, Kansas.

State Bank of Colwich

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

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 21ST day of APRIL, 1998, by JAMES D. ASHCRAFT, VICE-PRES. (Title) of the State Bank of Colwich, on behalf of the bank.

Judith M. Terhune, Notary Public
JUDITH M. TERHUNE

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

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

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 16TH day of APRIL, 1998, by Jay W. Russell, President of West Wichita Development, Inc., on behalf of the corporation.

Judith M. Terhune, Notary Public
JUDITH M. TERHUNE

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

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

State of Konsas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this _____ day of _____, 199__, by Bob Knight, Mayor of the City of Wichita, Kansas, a Municipal Corporation, on behalf of the corporation.

_____, Notary Public

My App't. Exp. _____

This plat of "AUBURN HILLS 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 _____, 199__.

Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chairman
Richard Lopez

_____, 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 _____, 199__.

_____, Mayor
Bob Knight

_____, City Clerk
Pat Burnett

Entered on transfer record this _____ day of _____, 199__.

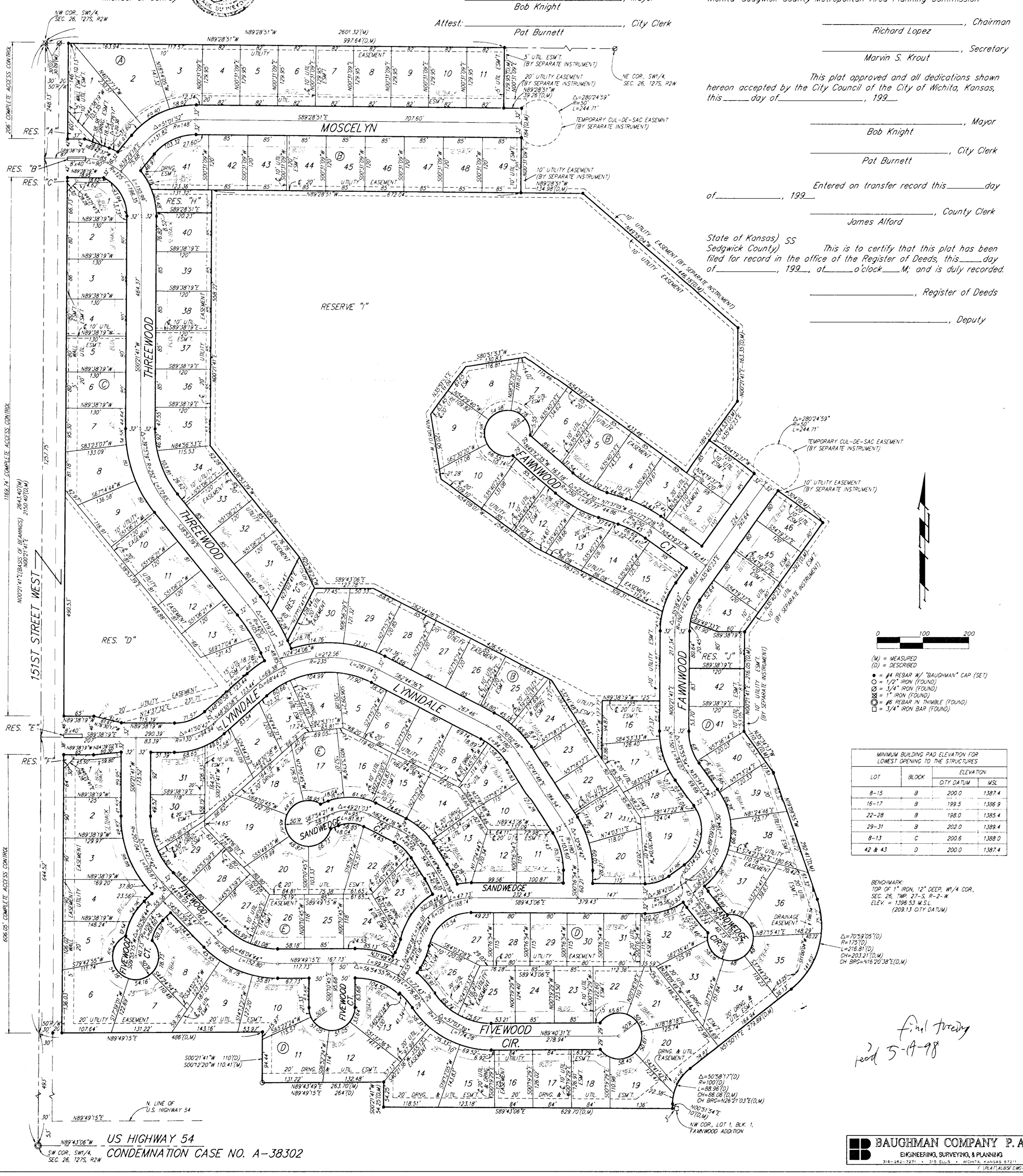
_____, County Clerk
James Alford

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 _____, 199__, at _____ o'clock ____ M; and is duly recorded.

_____, Register of Deeds

_____, Deputy



MINIMUM BUILDING PAD ELEVATION FOR LOWEST OPENING TO THE STRUCTURES			
LOT	BLOCK	ELEVATION	
		CITY DATUM	MSL
8-15	B	200.0	1387.4
16-17	B	199.5	1386.9
22-28	B	198.0	1385.4
29-31	B	202.0	1389.4
8-13	C	200.6	1388.0
42 & 43	D	200.0	1387.4

final drawing
5-14-98

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211
F:\PLAT\AUBSF.DWG-MGC

SEDGWICK COUNTY

FILE COPY

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

December 12, 1997

Savoy, Ruggles & Bohm PA
924 N. Main
Wichita, KS 67203

Re: S/D97-84 -- Final Plat of AUBURN HILLS 5TH ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 11, 1997, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

A. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed.

B. City Engineering needs to indicate the status of Wichita water and sanitary services for this area and what guarantees need to be provided at this time. ***An off-site utility easement will be required for the extension of sanitary sewer. A 10-foot off-site utility easement will also be required for Lots 38 through 48 in Block 4.***

C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording. ***Water, sanitary sewer, paving and drainage guarantees are required.***

D. The applicant shall guarantee the paving of the interior streets. This guarantee shall also provide for sidewalks. Sidewalks shall be required along one side of each looped street or through-type street; which would consist of all streets denoted on the plat as containing a 64-foot right-of-way.

E. A street stub to the north of this plat should be shown for connection to potential future development.

The final plat does not indicate the street stub to the north, as requested during preliminary plat review. However, the preliminary plat submitted for Auburn Hills 6th Addition indicates a street stub to the north adjoining the northeast corner of this plat.

F. Distances should be shown for all segments of access control. On the final plat tracing, since the site will be within Wichita City limits upon annexation, the plattor's text shall note that the access controls are being dedicated to the "City of Wichita".

G. 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.

H. 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.

I. The applicant needs to revise the legal description on the face of the plat to accurately portray the land being platted. The distances and degrees adjoining lots 11 and 12 on the southern line of the property need to be included in the plattor's text. In addition, several southern bearings on the face of the plat need to be corrected to reflect northern bearings as identified in the legal description.

J. Temporary turnarounds will be needed for the terminus of Fawnwood and Onewood Streets. On the final plat, the area for temporary turnarounds should be shown with dashed lines around the area of the actual street.

The plattor's text should indicate that the temporary turnaround areas will automatically be vacated upon the extension of the streets.

K. City and/or County Engineering needs to comment on the need, if any, for improvements to 151st Street West. ***A paving petition will be needed for 151st Street West.***

L. The distance to the lots at the terminus of Fawnwood Court is approximately 1,600 feet from the Sandwedge/Lynndale intersection, exceeding the 1,200 foot maximum noted in the Subdivision regulations for cul-de-sac street access. The representative from the City's Fire Department should be prepared to comment on the acceptability of this access.

The Fire Department representative stated that their policy is to allow stub streets up to 1,600 feet when a plan is shown for continuation. The final plat is in compliance with this policy.

Fire Department has approved the cul-de-sac street access.

M. City Engineering should be prepared to comment on the status of the applicant's drainage

plan. *City Engineering has approved the drainage plan. An off-site drainage easement is required.*

N. 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.

O. The representative from the City's Fire Department should be prepared to comment on the acceptability of the plat's street names

Fire Department is meeting with the Applicant to discuss street names. The street names are acceptable.

P. 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.)

Q. 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.

R. 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.

S. 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.

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

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

V. 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.

The KG&E representative requested a 10-foot utility easement adjoining the right-of-way between Lots 15 and 16 in Block B which has not been denoted on the final plat.

KGE has requested additional easements as denoted on the attached plats.

W. 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.

X. Based upon the platting binder, property taxes are still outstanding. Before the plat is forwarded to City Council for consideration, proof shall be provided indicating that all applicable property taxes have been paid.

Y. The final plat tracing should also be signed by any party holding a mortgage on the site. The platting binder indicates the State Bank of Colwich as holding such a mortgage. If this mortgage has been released, proof shall be provided on such a release.

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 18, 1997 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Neil Evan Strahl

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb
Enclosure

cc: West Wichita Development Inc., Attn. Jay Russell, 12602 W. 13th Street West. Wichita, KS 67235
Baughman Company PA, Attn: Phil Meyer, 315 Ellis, Wichita, KS 67211
Mike Lindebak, City Engineer, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1250 S. Seneca, Wichita, KS 67213

AGENDA ITEM NO. 4-5.

METROPOLITAN AREA PLANNING COMMISSION

December 18, 1997

STAFF REPORT

(Final Plat-Approved 12/11/979, Preliminary Plat Approved 11/06/97)

CASE NUMBER: S/D 97-84 AUBURN HILLS 5TH ADDITION

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

SURVEYOR/ENGINEER: Savoy, Ruggles & Bohm, Randy Johnson, 924 N. Main, Wichita, KS 67203

AGENT: Baughman Co., Phil Meyer, 315 S. Ellis, Wichita, KS 67211

LOCATION: East side of 151st St. West, North of Kellogg Drive

SITE SIZE: 73.2 acres

NUMBER OF LOTS

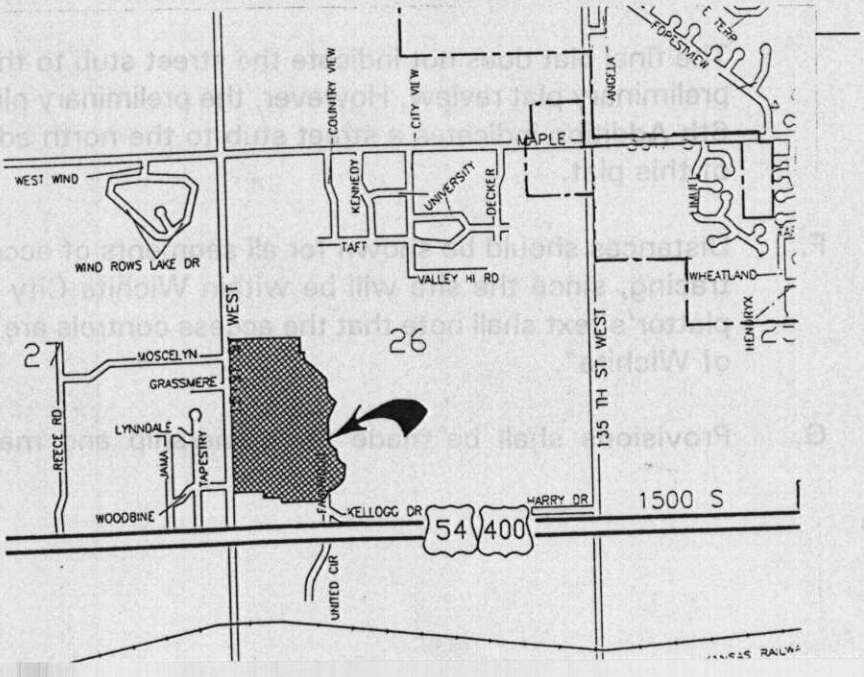
Residential:	155
Office:	
Commercial:	
Industrial:	
Total:	**155**

MINIMUM LOT AREA: 9,600 sq. ft.

CURRENT ZONING: SF-20, Single Family

PROPOSED ZONING: SF-6, Single Family, and TF-3, Two-Family

VICINITY MAP



Note: This site is within three miles of Wichita's City limits and will be annexed to the City on December 9, 1997 which is necessary to allow for the lot sizes being platted. The property, currently zoned SF-20, Single Family, will be converted to SF-6, Single Family upon annexation. The applicant will request a zone change request to TF-3, Two-Family for lots 1 through 25 in Block 4. This site is located in an area designated as "Urban Reserve" and "New Growth" by the Wichita-Sedgwick County Comprehensive Plan.

STAFF COMMENTS:

A. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed.

B. City Engineering needs to indicate the status of Wichita water and sanitary services for this area and what guarantees need to be provided at this time. ***An off-site utility easement will be required for the extension of sanitary sewer. A 10-foot off-site utility easement will also be required for Lots 38 through 48 in Block 4.***

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