AUBURN HILLS POOL HOUSE ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

Copied from the Tracing 5/1/97

State of Kansas) SS
County of Sedgwick)

We, Baughman Company P.A., Surveyors in aforesaid county and state do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "AUBURN HILLS POOL HOUSE 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 in the N.W. 1/4 of Sec. 25, Twp. 27-S, R-2-W of the 6th P.M., Sedgwick County, Kansas, described as beginning at the NW Corner of Lot 1, Block B, Auburn Hills Addition, Wichita, Sedgwick County, Kansas; thence S14°26'16"W along the westerly line of said Lot 1, 137.45 feet to the SW Corner of said Lot 1; thence N70°45'00"W, 158 feet; thence N00°W, 65 feet; thence N41°16'20"E, 102.68 feet to a point on the southwesterly right-of-way line of Limuel as platted in said Auburn Hills Addition, said southwesterly right-of-way line being a curve to the left; thence southeasterly along said southwesterly right-of-way line, having a central angle of 26°50'04" and a radius of 282 feet, an arc distance 132.08 feet, (having a chord length of 130.87 feet bearing S62°08'42"E), 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 4-16-97 Surveyor
Michael G. Conrey

MICHAEL G. CONREY REGISTERED KANSAS LAND SURVEYOR

Know all men by these presents that we, the undersigned have caused the land described in the Surveyors certificate to be platted into a Lot to be known as "AUBURN HILLS POOL HOUSE ADDITION", Wichita, Sedgwick County, Kansas. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The Minimum Building Pad Elevations for lowest opening to the structures shall be as shown on the face of the plat.

Auburn Hills, Inc.

_____, President
Jay W. Russell

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me this 22nd day of APRIL, 1997, by Jay W. Russell, President, Auburn Hills, Inc. on behalf of corporation.

My App't Exp. 5/5/97 _____ Notary Public
PHILIP J. MEYER

PHILIP J. MEYER
NOTARY PUBLIC
STATE OF KANSAS

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

State Bank of Colwich

_____, S.V.P.
BRAD B. YABGER (Title)

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 23rd day of APRIL, 1997, by BRAD B. YABGER, S.V.P. (Title) of the State Bank of Colwich, on behalf of the bank.

My App't. Exp. 5/5/97 _____ Notary Public
PHILIP J. MEYER

PHILIP J. MEYER
NOTARY PUBLIC
STATE OF KANSAS

This plat of "AUBURN HILLS POOL HOUSE ADDITION", Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 25th day of July, 1996.

Wichita-Sedgwick County Metropolitan Area Planning Commission.

_____ Chairman
Susan Osborne-Howes

SEDGWICK COUNTY, KANSAS

_____ 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 _____, 1997.

_____ Mayor
Bob Knight

_____ City Clerk
Pat Burnett

Entered on transfer record this _____ day of _____, 1997.

_____ 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 _____, 1997, at _____ o'clock ___M; and is duly recorded.

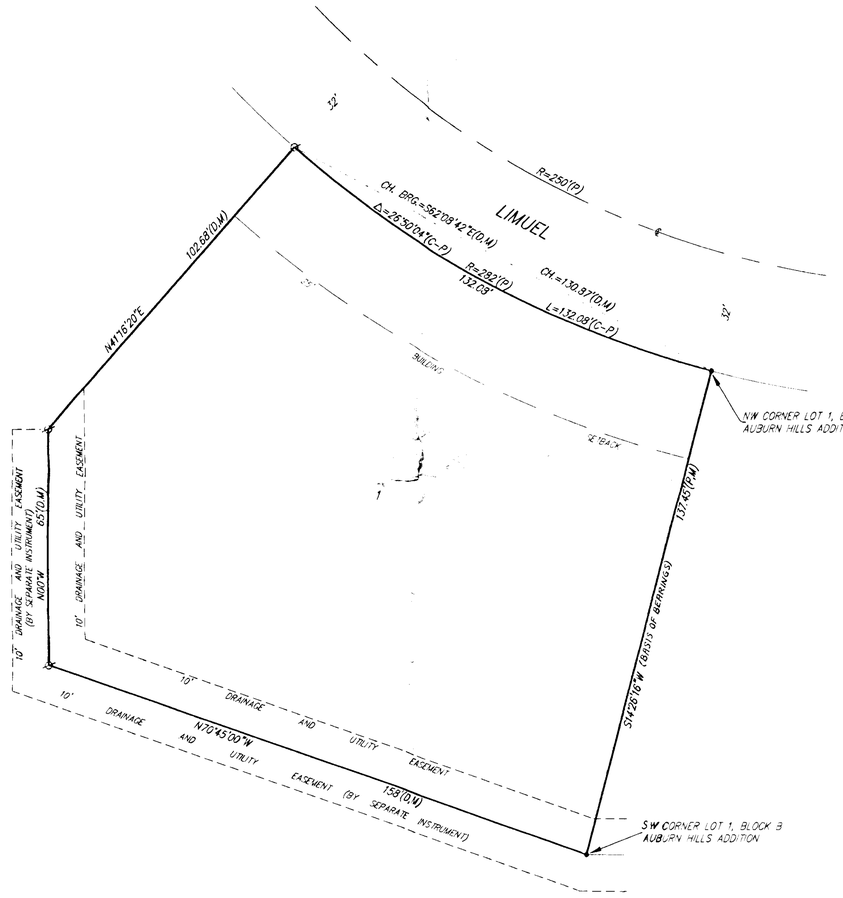
_____ Register of Deeds
Larry Consolver

_____ Deputy
Michael D. Hurtt

0 20 40

• = #4 REBAR-BAUGHMAN CAP (FOUND)
⊠ = #4 REBAR-BAUGHMAN CAP (SET)

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



BENCHMARK:

135TH ST. W. & McCORMICK
CITY OF WICHITA BENCHMARK DISC - EAST SIDE OF 135TH ST., 1/2 MI. SOUTH OF MAPLE. 34' E. OF ℄ 135TH, 17' N. OF ℄ BRIDGE (E-W), 2' N. OF 1/4 COR., 1' W. OF FENCE SOUTH.

ELEV. = 156.63 CITY DATUM
1344.03 M.S.L.

135TH ST. W. & MAPLE
CITY OF WICHITA BENCHMARK DISC - NE. COR. OF INTERSECTION ON HEADWALL, 34' SW. TO IRON AT SECTION CORNER.

ELEV. = 150.20 CITY DATUM
1337.60 M.S.L.

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO STRUCTURES		
LOT	ELEVATION	
	CITY DATUM	M.S.L.
1	147.00	1334.40

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

July 25, 1996

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

Re: S/D 96-48 - AUBURN HILLS POOL HOUSE ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 25, 1996, 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 July 18, 1996.

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: Auburn Hills, Inc., Attn: Jay Russell, P. O. Box 9007, Wichita, KS 67277
Mike Lindebak, City Engineer

SEDGWICK COUNTY

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July 18, 1996

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

Re: S/D 96-48 - AUBURN HILLS POOL HOUSE ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 18, 1996, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

A. The applicant is advised that platting this site as a lot does not allow it to be used directly as a neighborhood swimming pool/recreational site. Approval of such uses on a one-family zoned lot will require additional approval by either the Board of Zoning Appeals, or approval as a conditional use.

   This site may, however, be platted as a Reserve. If this site is platted as a Reserve, covenants need to be provided concerning the Reserves ownership and maintenance, a site development plan needs to be submitted to Planning for review and approval [see Article 7-209(J) of Subdivision Regulations] and the plattor's text needs to specifically indicate the intended uses of the Reserve for a swimming pool, clubhouse, and so forth.

   It should be noted that the platting of a Reserve only, for such a purpose is not typical. Rather, such a Reserve(s) is typically identified as part of an overall subdivision's layout.

B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.

C. The applicant shall guarantee any drainage improvements required by the platting of this property.

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

E. On the final plat tracing, Deputy shall be deleted from the City Clerk's signature line.

F. As noted by the platting binder, a mortgage is behind held by the State Bank of Colwich. This party needs to either be shown as a signatory on the final plat tracing or a release of the mortgage submitted to Planning.

G. A number of easements are listed in the platting binder. If these easements are being replatted, proper reference to KSA 12-512(b) should be noted on the plat. In any case, the applicant's agent shall submit to Planning, information on the location of these easements.

H. 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.)

I. 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.

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

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

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, July 25, 1996 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Don Losew
Senior Planner

DL:rh
Enclosure: Marked Copy of plat
cc: Auburn Hills, Inc., Attn: Jay Russell, P. O. Box 9007, Wichita, KS 67277
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-5

July 25, 1996

STAFF REPORT
(Final Plat Approved 7/18/96)

CASE NUMBER: S/D 96-48 AUBURN HILLS POOL HOUSE ADDITION

OWNER/APPLICANT: Auburn Hills, Inc., Attn: Jay Russell, P. O. Box 9007, Wichita, KS 67277

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

LOCATION: South of Maple and east of 135th Street West

SITE SIZE: 0.52 ± Acre

NUMBER OF LOTS

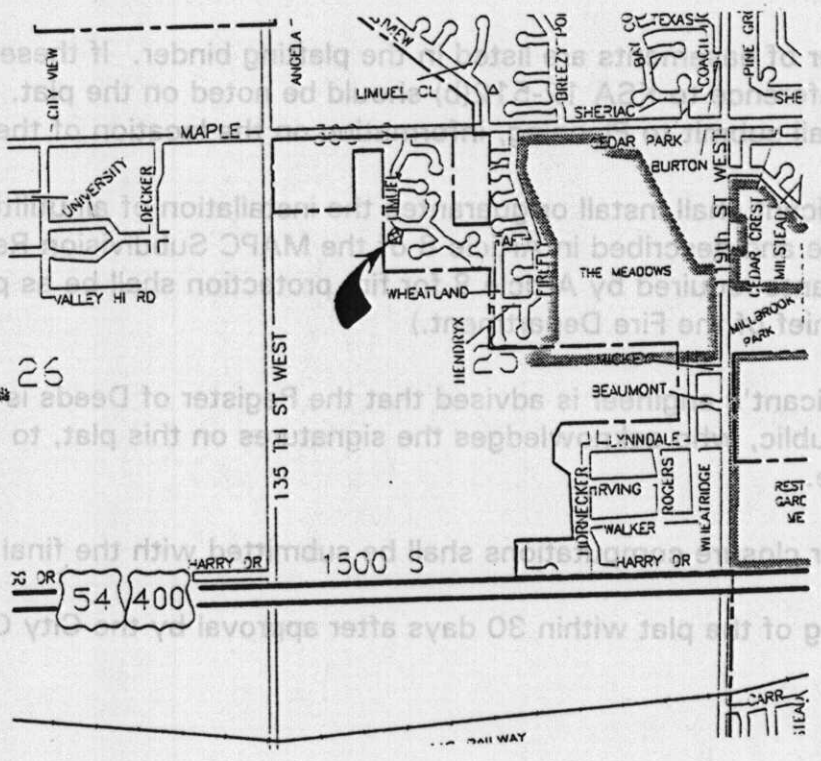
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 22,644.34 SQ. FT.

CURRENT ZONING: "SF-6"

PROPOSED ZONING:

VICINITY MAP:



FILE COPY

STAFF COMMENTS:

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