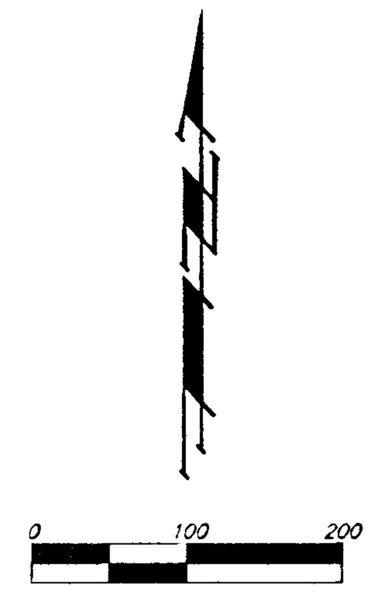
AUBURN HILLS 4TH ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

OFFICE COPY
DO NOT REMOVE

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 6/19/97 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 6/20/97



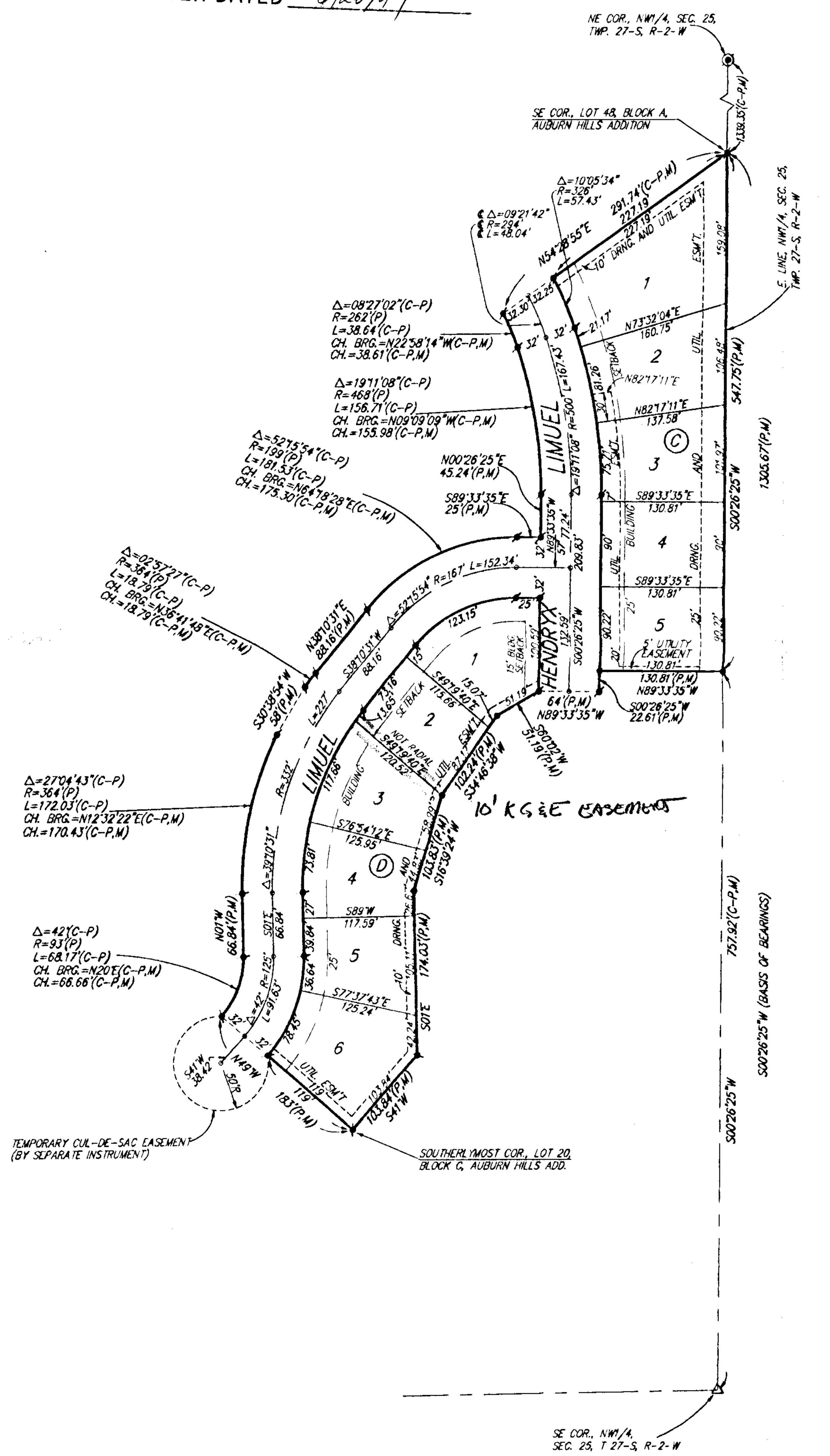
● = #4 REBAR W/ "BAUGHMAN CAP (SET)
ø = #4 REBAR W/ "BAUGHMAN CAP (FOUND)
△ = 4"x4" STONE (FOUND)
◉ = 1/2" IRON PIPE (FOUND)

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

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 - 135TH ST. W. & MAPLE, 30' N. & 15' E. ℄ BOTH.
ELEV. = 150.20 CITY DATUM
1337.60 M.S.L.

MINIMUM BUILDING PAD ELEVATION FOR LOWEST OPENING TO THE STRUCTURES			
LOT	BLOCK	ELEVATION	
		CITY DATUM	MSL
6	D	138.6	1326.0



State of Kansas)
County of Sedgwick) SS 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 4TH 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 B, together with all of Lots 14, 15, 16, 17, 18, 19, and 20, Block C, together with all of Limuel and that part of Hendryx lying east of and adjacent to the east line of Lot 14, Block C, all as platted in Auburn Hills 2nd Addition, Wichita, Sedgwick County, Kansas.

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.

____________________, Surveyor
Michael G. Conrey

Know all men by these presents that we, the undersigned, have caused the land described in the Surveyors certificate to be platted into Lots, Blocks, and Streets to be known as "AUBURN HILLS 4TH 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 streets are hereby dedicated to and for the use of the public. 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____day of___________, 1997, by Jay W. Russell, President, Auburn Hills, Inc., on behalf of the corporation.

____________________, Notary Public

My App't Exp.__________

This plat of "AUBURN HILLS 4TH 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_______________, 1997.
Wichita-Sedgwick County Metropolitan Area Planning Commission.

____________________, Chairman
John C. Frye

____________________, 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

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211
F:\PLAT\AUBHIL4F.DWG-MGC

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

June 26, 1997

FILE COPY

Baughman Company, PA
315 Ellis
Wichita, KS 67211

Re: S/D 97-42 - One-Step Preliminary-Final Plat of AUBURN HILLS 4TH ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on June 26, 1997, 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 June 20, 1997.

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.

Please call if you have any questions.

Sincerely,

Dale Miller
Chief Planner, Current Plans Division

DM\lfb

cc: Auburn Hills, Inc., Jay Russell, 455 N. Maize Rd., Wichita, KS 67212
Mike Lindebak, City Engineer

WICHITA — SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR
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June 20, 1997

Baughman Company, PA
315 Ellis
Wichita, KS 67211

Re: S/D 97-42 - One-Step Preliminary-Final Plat of AUBURN HILLS 4TH ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 19, 1997, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

A. **City Engineering** indicates the applicant's drainage plan is approved. The applicant shall guarantee the construction of any drainage improvements required by the platting of this property, including storm sewers.

B. The applicant shall guarantee the installation of interior, residential streets.

C. **City Engineering** indicates specials should be respread due to reduction from 13 Lots to 11 Lots.

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

E. If additional, off-site utility easements are required along the west line of this plat, these easements shall be granted by separate instrument submitted with the final plat tracing.

F. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the 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.)

G. 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.

H. 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 (316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

I. The applicant is advised that various State and Federal requirements 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 (Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette Kansas, 67464, 913-546-2294 or Kansas Department of Wildlife and Parks)

J. The **representatives from the utility companies** should be prepared to comment on the need for utility easements to be platted on this property. In the 2nd Addition, a utility easement was requested between Lots 4 and 5, Block B.

K. Perimeter closure computations should be submitted with the final plat tracing.

L. The applicant will provide utility easement requested.

M. **Appropriate departments** have approved the proposed street name(s).

N. Since this is a separate plat, the Blocks should be labeled "A" and "B" instead of "C" and "D".

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, June 26, 1997 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Dale Miller
Chief Planner, Current Plans Division

DM\lfb

Enclosure: Marked Copy of plat

cc: Auburn Hills, Inc., Jay Russell, 455 N. Maize Rd., Wichita, KS 67212
Mike Lindebak, City Engineer, Public Works Department (1-71)

Recorded 9-9-97

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3-7

June 26, 1997

STAFF REPORT
(One-Step Preliminary-Final Plat Approved 6/19/97)

CASE NUMBER: S/D 97-42 Auburn Hills 4th Addition

OWNER/APPLICANT: Auburn Hills, Inc., Jay Russell,
455 N. Maize Rd, Wichita, KS 67212

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

LOCATION: South of Maple, East of 135th Street West

SITE SIZE: 4.8 Acres

NUMBER OF LOTS

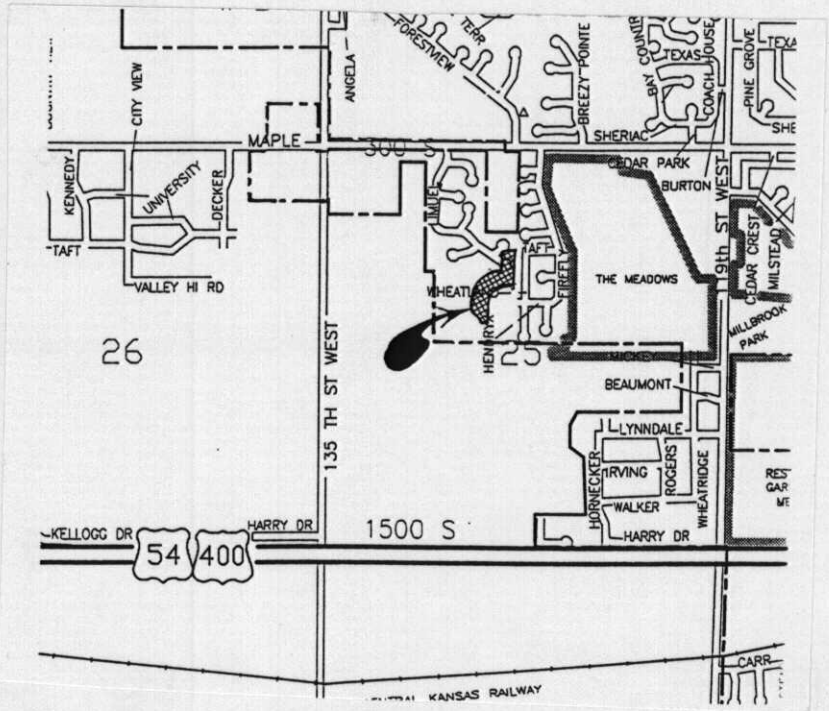
Residential:	11
Office:	
Commercial:	
Industrial:	
Total:	11

MINIMUM LOT AREA: 9,000 sq. ft.

CURRENT ZONING: "SF-6" Single Family

PROPOSED ZONING: "SF-6" Single Family

VICINITY MAP:



Note: This plat is a replat of Lots 1,2,3,4,5 and 6, Block B, together with all of Lots 14,15,16,17,18,19 and 20, Block C, together with all of Limuel and that part of Hendryx lying east of and adjacent to the east line of Lot 14, Block C, Auburn Hills 2nd Addition.

STAFF COMMENTS:

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