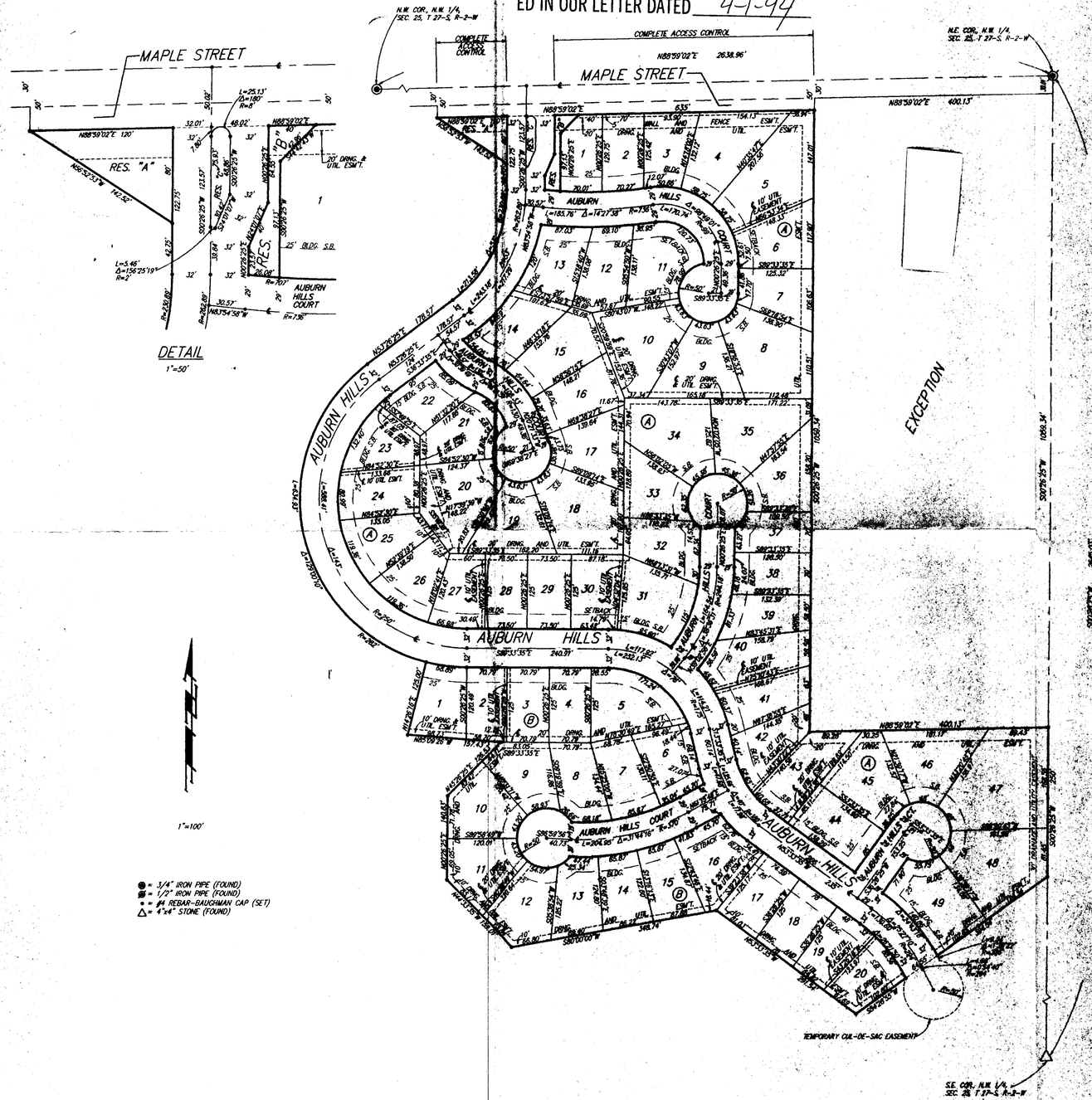
OFFICE COPY
DO NOT REMOVE

FINAL PLAT

AUBURN HILLS ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 3/31/94 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 4-1-94



● = 3/4" IRON PIPE (FOUND)
■ = 1/2" IRON PIPE (FOUND)
• = Ø REBAR-BAUGHMAN CAP (SET)
△ = 4 1/4" STONE (FOUND)

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 ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: That part of the N.W. 1/4 of Sec. 25, Twp. 27-S, R-2-W of the 6th P.M., Sedgwick County, Kansas, described as commencing at the N.E. Corner thereof; thence S00°26'25"W along the east line of said N.W. 1/4, a distance of 30.01 feet to a point on the south right-of-way line of a county road known as Maple Street for a point of beginning; thence continuing S00°26'25"W along the east line of said N.W. 1/4, a distance of 1309.34 feet; thence S54°28'55"W, a distance of 394.54 feet; thence N53°33'35"W, a distance of 291.54 feet; thence S80°00'00"W, a distance of 348.74 feet; thence N44°33'35"W, a distance of 159.01 feet; thence N00°26'25"W, a distance of 140.83 feet; thence N45°26'25"W, a distance of 126.53 feet; thence N85°09'26"W, a distance of 157.43 feet; thence N14°29'16"E along a radial line, a distance of 1.25 feet to a point on a curve; thence along a curve to the right to a point of tangency with a chord bearing N11°03'40"W and a chord distance of 509.06 feet, said curve having a radius of 282 feet, a central angle of 129°00'10", and an arc length of 634.93 feet; thence N53°26'25"E, a distance of 178.57 feet to a point of curvature; thence along a curve to the left to a point of tangency with a chord bearing N26°56'25"E and a chord distance of 208.05 feet, said curve having a radius of 230.89 feet, a central angle of 53°00'00", and an arc length of 213.58 feet; thence N00°26'25"E, a distance of 42.75 feet; thence N56°52'33"W, a distance of 142.52 feet; thence N88°59'02"E, a distance of 635 feet; thence N00°26'25"W, a distance of 20 feet; thence N88°59'02"E, a distance of 400.13 feet to the point of beginning, EXCEPT the north 1089 feet of the east 400 feet of said N.W. 1/4.

Baughman Company, P.A.

Date _____

_____ Surveyor
Gregory F. Severns

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, Streets, and Reserves to be known as "AUBURN HILLS ADDITION", Wichita, Sedgwick County, Kansas. Reserves "A" and "B" are hereby reserved for entry monuments, landscaping, berms, sidewalks, and utilities as confined to easements. Reserve "C" is hereby reserved for entry monuments, landscaping, streets, and utilities. Reserves "A", "B", and "C" shall be owned and maintained by the homeowners association for the addition. 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 wall/fence easement is hereby granted as indicated for the construction and maintenance of a private screening wall and/or fence and utilities may cross this easement. All abutters rights of access to or from Maple Street, over and across the north line of Reserves "A" and "B" and Lots 1, 2, 3, 4, and 5, Block A are hereby granted to the City of Wichita, Kansas. The temporary Cul-De-Sac easement will expire at such time as Auburn Hill is extended further south or terminated as a permanent Cul-De-Soc on the property to the south.

Auburn Hills, Inc.

_____ President
Jay W. Russell

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me this ____ day of _____, 1994, by Jay W. Russell, President of Auburn Hills, Inc., on behalf of the corporation.

_____ Notary Public

My App't Exp. _____

This plat of "AUBURN HILLS 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
James O. Miner

_____ 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 _____, 1994.

_____ Mayor
Elmo Broadfoot

_____ Deputy City Clerk
Pat Burnett

Entered on transfer record this ____ day of _____, 1994.

_____ County Clerk
Susan E. Crockett-Spoon

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 _____, 1994, at ____ o'clock ____ M, and is duly recorded.

_____ Register of Deeds
Pat Kettler

_____ Deputy
Ed Resa

SEDGWICK COUNTY

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

April 11, 1994

Baughman Company
Attn: Phil Meyer
315 Ellis
Wichita, KS 67211

Re: S/D 94-12 - AUBURN HILLS ADDITION (Final Plat)

Dear Mr. Meyer:

At the regular meeting of the Metropolitan Area Planning Commission on April 7, 1994, 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 April 1, 1994.

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 developers.

Please call if you have any questions.

Sincerely,

Don Losew

Don Losew
Senior Planner

DL:rh

cc: Jay Russell, P. O. Box 9007, Wichita, KS 67277
Yung Design Group, c/o Terry Smythe, 4912 East 29th Street North - #1, Wichita, Ks 67220
Mike Lindebak, City Engineer

FILE COPY

Wichita All-America City 1993

5-101(c).

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

U. As requested by City Engineering, the applicant shall submit, by separate instrument, needed off-site drainage and utility easements. These easements need to be submitted to Engineering for review and approval and subsequently to Planning with the plat, for recording.

Also, as indicated by City Engineering, minimum building pad elevations shall be dedicated for all lots adjacent to an open space area containing lakes and/or detention ponds. It shall be noted if the elevation is for the lowest opening or floor elevation and both on-site and off-site benchmarks shall be referenced.

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 1-6

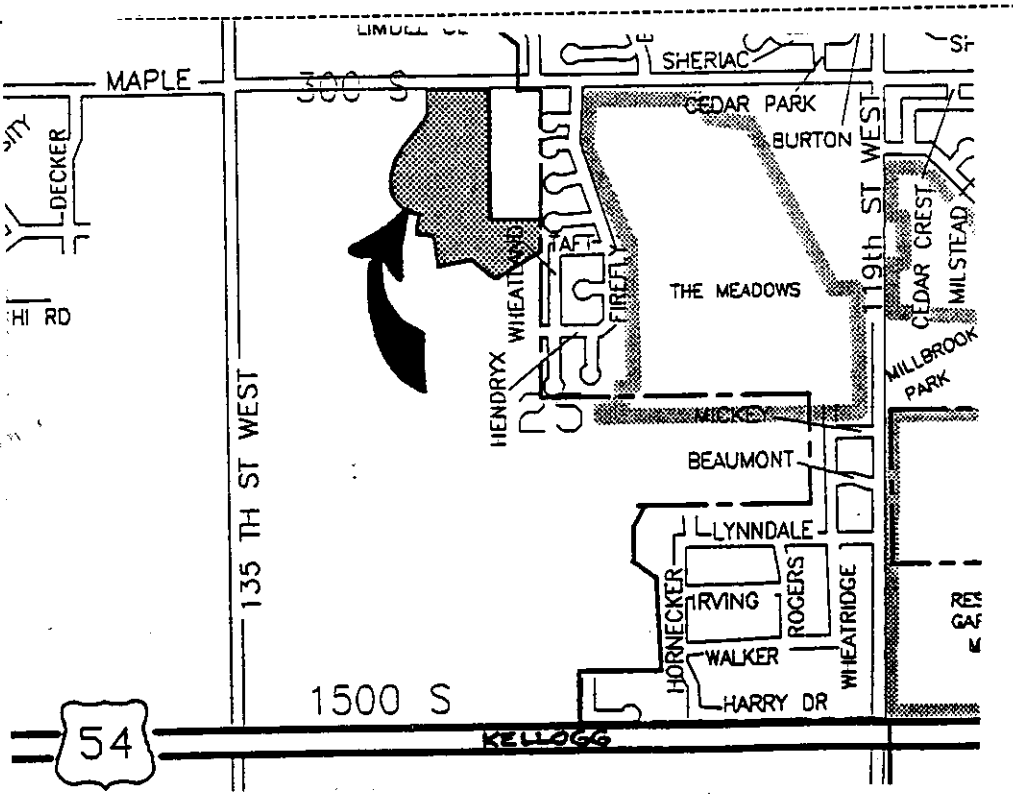
April 7, 1994

STAFF REPORT

(Final Plat Approved 3/31/94, Preliminary Plat Approved 3/3/94)

CASE NUMBER:	S/D 94-12 AUBURN HILLS [Previously CANNONBALL ADDITION (135th & Maple)]
OWNER/APPLICANT:	Jay Russell, P. O. Box 9007, Wichita, KS 67277
SURVEYOR/ENGINEER:	Yung Design Group, c/o Terry Smythe, 4912 East 29th Street North, Wichita, Kansas 67220
and	Baughman Company, 315 S. Ellis, Wichita, KS 67211
LOCATION:	West of 119th Street West and south of Maple Street
SITE SIZE:	24 ± Acres
NUMBER OF LOTS	
Residential:	68
Office:	
Commercial:	
Industrial:	
Total:	68
MINIMUM LOT AREA:	8,600 sq. ft.
CURRENT ZONING:	"R-1"
PROPOSED ZONING:	"AA" (Upon Annexation)

VICINITY MAP:



NOTE: An overall sketch plat has been submitted for most of the northwest quarter section in which this Addition is located. As indicated on this preliminary plat, a large tract to the east of the plat is being excluded and is apparently being considered as a future church site. An even larger area (16 acres) at the southwest corner of Maple and 135th was excluded from the sketch but was shown as being proposed for light-commercial zoning. The original ownership, if not still the same at this time, was under one entity and consequently this site's development is still in essence under the control of one party. Except for the proposed church and "LC" sites, the remaining quarter section bounded by Maple and 135th Street West is being planned for residential, one-family development.

STAFF COMMENTS:

A. Prior to this plat being scheduled for City Council review, this site will need to be annexed to the City. Annexation is required in order to plat the size of lots being indicated by this plat. Although this portion of the quarter section does abut the present City Limits at its eastern most property line and can therefore be annexed by itself, it is recommended that the applicant(s) submit an annexation request for the entire quarter section.

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

C. The applicant shall guarantee the extension of City water to serve the lots being platted.

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

E. The applicant shall guarantee construction of the storm sewers required by this plat.

F. The applicant shall guarantee the paving of the proposed interior streets.

G. The above paving petition shall also provide for sidewalks along one side of Auburn Hills. Based upon the overall sketch plat, some portions of sidewalks could be considered, as an alternative, being located in an open space/drainage corridor that crosses this site from west to east. At this time the applicant shall guarantee sidewalk adjacent to the street up to the vicinity of Lot 1, Block B. Based upon the applicant's overall plans for this area and indicated agreement, an equivalent segment of sidewalk may be placed in the open space reserve to be platted south of this site rather than along the remaining portion of Auburn Hills.

H. In terms of the overall development planned for this quarter section, 135th Street West can be expected to be a major means of access to both the residential development and if a 16 acre area of "LC" zoning is obtained, even more so for these uses. As an unpaved street consequently, paving is going to be needed for this street south from Maple. This plat and all subsequent plats in this quarter section need to therefore guarantee their participation in future paving of 135th Street that is proportionate to the traffic impact created by this development.

   Therefore, before submitting the final plat tracing for City Council review, the applicant shall meet with Planning and City Engineering in order to determine an appropriate guarantee from this site for the paving of 135th Street West.

I. The overall plan for this site is indicating that approximately 370 single family lots will be

developed. Only one entrance, as shown on this plat, and two off of 135th Street West will be used for access. These improvements need to be considered not only in light of the anticipated number of residential lots but also the potential "LC" zoning being proposed. As indicated by Traffic Engineering, a guarantee shall be provided for left-turn improvements in Maple to serve this site's entrance at Maple. This guarantee will be held until traffic levels and planned improvements to Maple warrant this improvement.

J. 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. This covenant shall provide that the homeowners' association will maintain the open space area or "parking strip' located between this plat's north line and the paved surface of Maple.

K. 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.

L. As requested by the representative from the City's Fire Department, the street names on this plat shall be changed to reflect the use of the existing street name Limuel.

M. The platting binder presently indicates that this site is owned by another party or not as is indicated on this final plat. Before the plat will be released for recording, proof of ownership shall be shown for the party indicated on the final plat.

N. 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.

O. 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.

P. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

Q. 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.

R. The applicant needs to determine with Engineering the nature or extent of any detailed drainage study needed for the overall quarter section in which this plat is located.

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