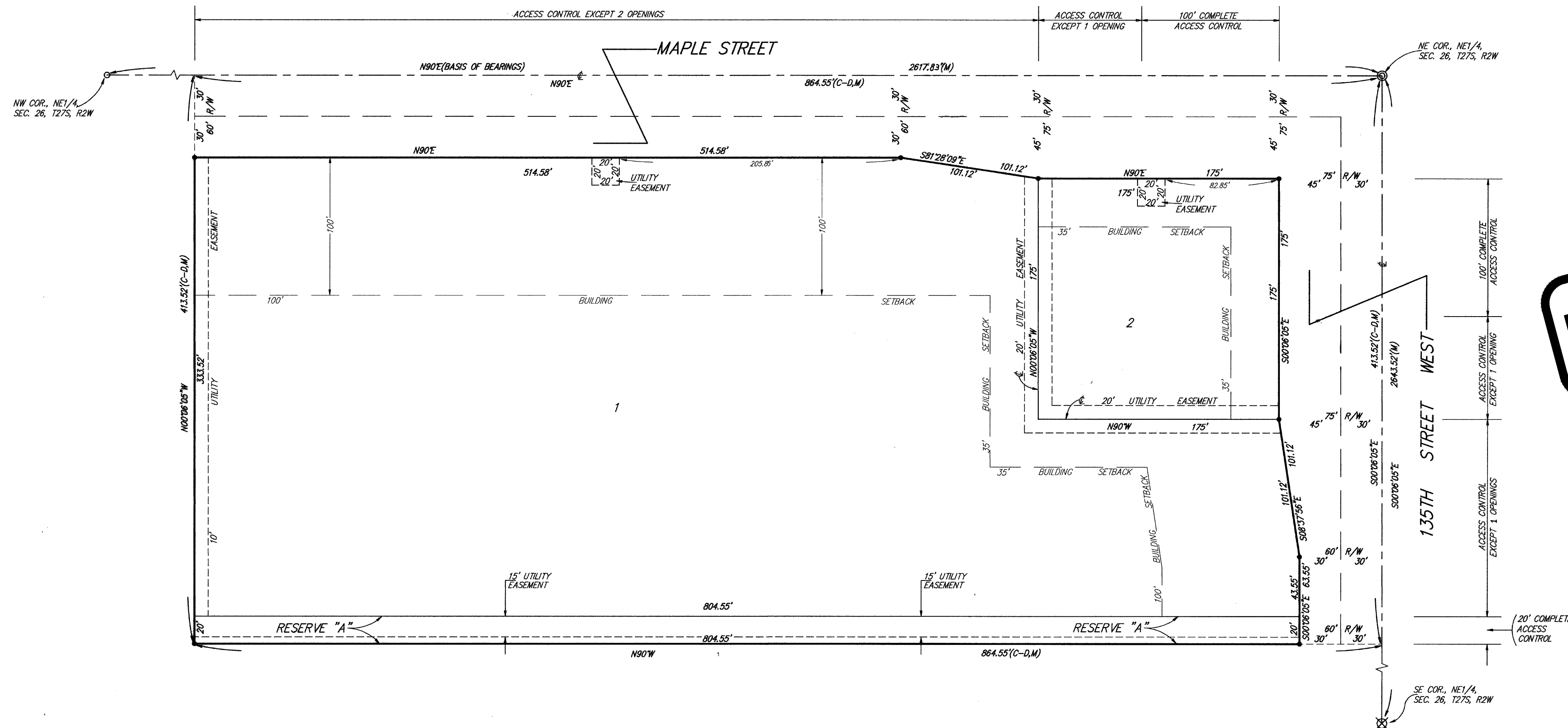


AUBURN HILLS COMMERCIAL 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



This plat of "AUBURN HILLS COMMERCIAL 2ND ADDITION", Sedgwick County, Kansas has been submitted to and approved by the Wichita, Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this 25 day of July, 1997. Wichita-Sedgwick County Metropolitan Area Planning Commission

John C. Frye Chairman
John C. Frye

Marvin S. Kraut Secretary
Marvin S. Kraut

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 17th day of JUNE, 1997.

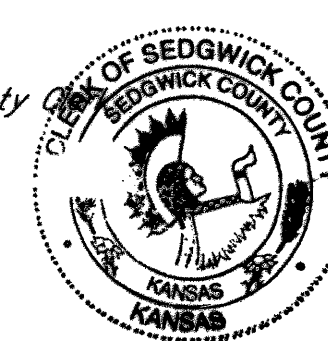


Bob Knight Mayor
Bob Knight

Pot Burnett City Clerk
Pot Burnett

Entered on transfer record this 9th day of July, 1997.

James Ward County Clerk
James Ward



State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this 16th day of July, 1997, at 4:00 o'clock P.M. and is duly recorded.

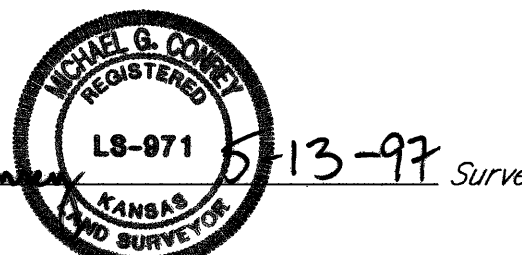
Garry Conserver Register of Deeds
Garry Conserver
Michael D. Hurtt Deputy
Michael D. Hurtt

#1616880



State of Kansas) SS We, Baughman Company, P.A., Surveyors in aforesaid County and State do hereby certify that we have surveyed and platted "AUBURN HILLS COMMERCIAL 2ND ADDITION", Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: The east 864.55 feet of the north 413.52 feet of the NE 1/4 of Sec. 26, 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 Co., P.A.



Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Streets and a Reserve to be known as "AUBURN HILLS COMMERCIAL 2ND ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. Reserve "A" is hereby reserved for a landscape buffer, landscaping, berms, open space, a private screening wall, and utilities as confined to easements. Utility main lines and service lines shall be allowed to cross the private screening wall areas within Reserve "A" not covered by the utility easement. Reserve "A" shall be owned and maintained by the owner of Lot 1. The streets are hereby dedicated to and for the use of the public. All abutters rights of access to or from 135th Street West over and across the east line of Lot 2 are hereby granted to the City of Wichita, Kansas provided, however, that said Lot 2 shall have access to 135th Street West at one location over all except the north 100 feet of the east line of said Lot 2 as shall be determined by the City Engineer of the City of Wichita, Kansas. All abutters rights of access to or from Maple Street over and across the north line of Lot 2 are hereby granted to the City of Wichita, Kansas provided, however, that said Lot 2 shall have access to Maple Street at one location over all except the east 100 feet of the north line of said Lot 2 as shall be determined by the City Engineer of the City of Wichita, Kansas. All abutters rights of access to or from 135th Street West over and across the east line of Lot 1 are hereby granted to the City of Wichita, Kansas provided, however, that said Lot 1 shall have access to 135th Street West at one location as shall be determined by the City Engineer of the City of Wichita, Kansas. All abutters rights of access to or from Maple Street over and across the north line of Lot 1 are hereby granted to the City of Wichita, Kansas provided, however, that said Lot 1 shall have access to Maple Street at two locations as shall be determined by the City Engineer of the City of Wichita, Kansas. All abutters rights of access to or from 135th Street West over and across the east line of Reserve "A" are hereby granted to the City of Wichita, Kansas.

BER, LLC.
Jay W. Russell Manager
Jay W. Russell

We, the undersigned, holders of a mortgage on the above described property, do hereby consent to this plat of "AUBURN HILLS COMMERCIAL 2ND ADDITION", Wichita, Sedgwick County, Kansas.

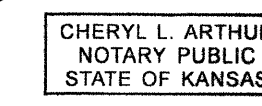
James D. Ashcraft A.V.P.
James D. Ashcraft

State of Kansas) SS The foregoing instrument acknowledged before me, this 3rd day of June, 1997, by James D. Ashcraft, A.V.P., of State Bank of Colwich, on behalf of the bank.

Cheryl L. Arthur Notary Public
Cheryl L. Arthur
My App't. Exp. 05/05/01

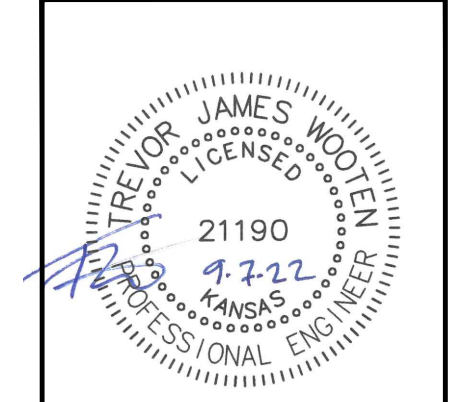
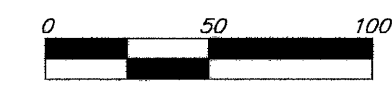
State of Kansas) SS The foregoing instrument acknowledged before me, this 27th day of May, 1997, by Jay W. Russell, Manager of BER, LLC., on behalf of the company.

Cheryl L. Arthur Notary Public
Cheryl L. Arthur
My App't. Exp. 05/05/01



- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- ⊙ = TRIMBLE (FOUND)
- = 3/4" IRON (FOUND)
- ⊗ = 1" IRON (FOUND)
- (M) = MEASURED
- (C-P) = CALCULATED PER DESCRIBED INFO.

NOTE: See Community Unit Plan (DP-225) for additional building setbacks.



BAUGHMAN COMPANY
315 Ellis St.
Wichita, KS 67211
316-262-7271
BaughmanCo.com

AUBURN FAMILY DENTAL

COPY OF PLAT

WATER DISTRIBUTION SYSTEM

PROJECT NUMBER: 22-01-E111

DESIGN: DRAWN: DATE: September 13, 2022

SHEET OF 12 12