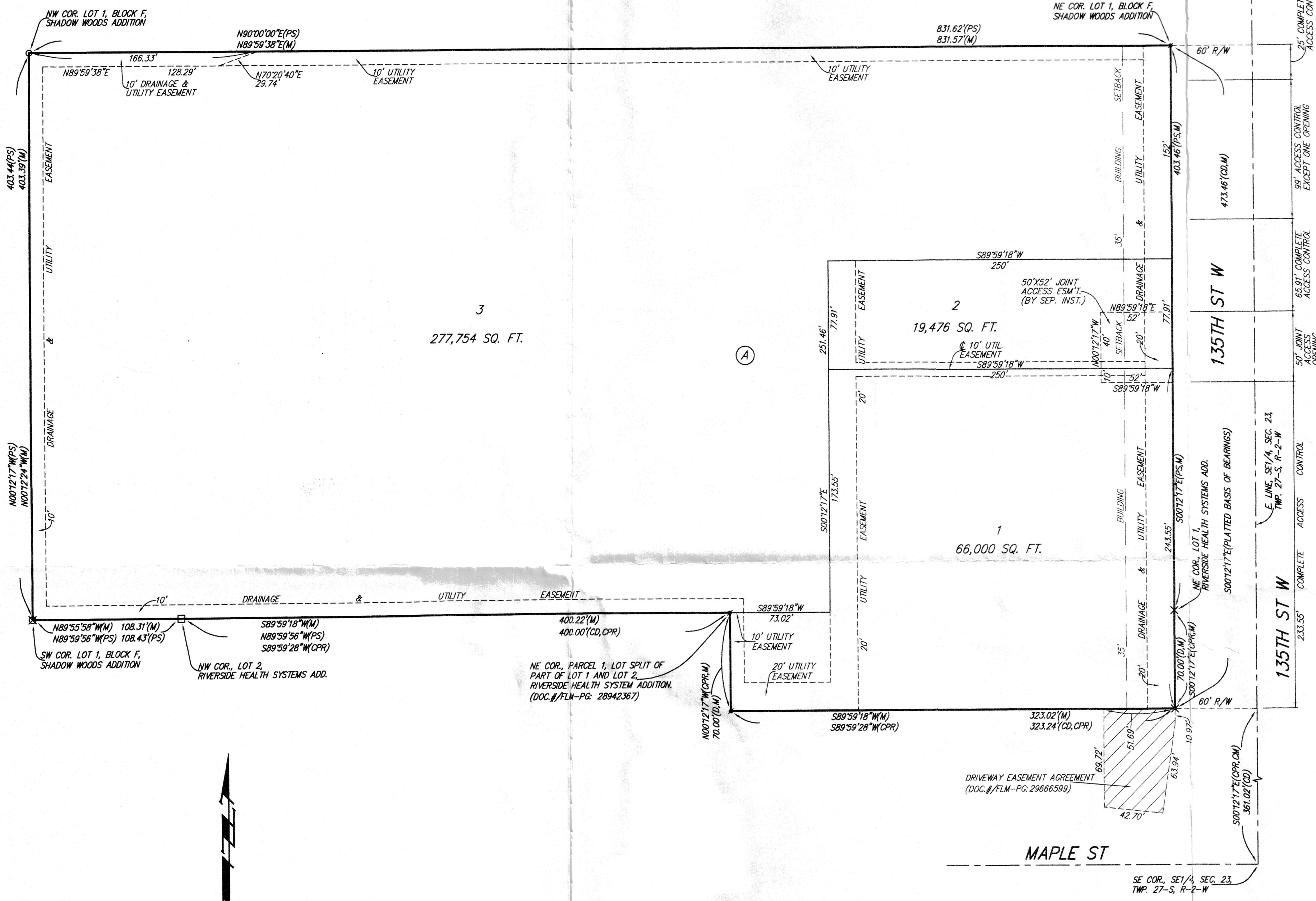


# THE HERITAGE AT AUBURN HILLS

## AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

FINAL TRACING REC'D 10-02-19

CITY HALL - ENGINEERING  
MAIL STOP 1-71  
Arceli Rosas  
FOR YOUR FILES



State of Kansas) SS We, Baughman Company, P.A., Surveyors in  
Sedgwick County) aforesaid county and state do hereby certify that we have surveyed and  
platted "THE HERITAGE AT AUBURN HILLS", an Addition to 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 Lot 1, Block F, Shadow Woods Addition, Wichita, Sedgwick County,  
Kansas, TOGETHER with the north 70.00 feet of Lot 1, EXCEPT the west  
47.78 feet, Riverside Health System Addition, Wichita, Sedgwick County,  
Kansas.  
Existing public easements, building setbacks,  
access controls, and dedications, if any, being  
vacated by virtue of K.S.A. 12-512b, as amended.  
Baughman Company, P.A.

This plat of "THE HERITAGE AT AUBURN  
HILLS", an Addition to 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 \_\_\_\_\_,  
Wichita-Sedgwick County Metropolitan Area Planning Commission

*Michael G. Conrey*  
Michael G. Conrey, Surveyor

\_\_\_\_\_, Chair  
Charles A. Warren  
\_\_\_\_\_, Secretary  
Dale Miller

This plat approved and all dedications  
shown hereon accepted by the City Council of the City of Wichita,  
Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Know all men by these presents that we,  
the undersigned, have caused the land in the surveyors certificate to be  
platted into Lots and a Block to be known as "THE HERITAGE AT  
AUBURN HILLS", an Addition to 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. No signs, light poles, private  
drainage systems, masonry fences, masonry trash enclosures or other  
structures shall be located within public utility easements unless a Use of  
Easement Permit is obtained from the City of Wichita Public Works &  
Utilities Department. Access controls shall be as depicted on the face of  
the plat and are hereby granted to the City of Wichita, Kansas. The  
permitted opening locations shall be as determined by the City Engineer  
of 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.

\_\_\_\_\_, Mayor,  
Jeff Longwell  
\_\_\_\_\_, City Clerk  
Karen Sublett

Maple 135, LLC,  
a Kansas limited liability company

Reviewed in accordance with K.S.A. 58-2005  
on this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

*J. Douglas Malone*  
J. Douglas Malone, Manager

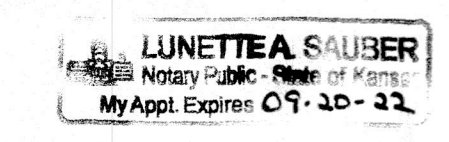
State of Kansas) SS The foregoing instrument acknowledged before  
Sedgwick County) me, this \_\_\_\_\_ day of \_\_\_\_\_, 2019, by J. Douglas Malone, Manager  
of Maple 135, LLC, a Kansas limited liability company, on behalf of the  
limited liability company.

Tricia L. Robello, P.S. #1246  
Deputy County Surveyor  
Sedgwick County, Kansas

*Lunette A. Sauber*  
LUNETTE A. SAUBER, Notary Public

Entered on transfer record this \_\_\_\_\_ day  
of \_\_\_\_\_, 2019.

My App't. Exp. 09-20-22



\_\_\_\_\_, County Clerk  
Kelly B. Arnold

We, the undersigned holders of a mortgage on the  
above described property, do hereby consent to this plat of "THE  
HERITAGE AT AUBURN HILLS", an Addition to Wichita, Sedgwick County,  
Kansas.

Legacy Bank

*Brad E. Jaeger*  
BRAD E. YAEGER, Pres

State of Kansas) SS This is to certify that this plat has been  
Sedgwick County) filed for record in the office of the Register of Deeds, this \_\_\_\_\_ day  
of \_\_\_\_\_, 2019 at \_\_\_\_\_ o'clock \_\_\_\_\_ M; and is duly recorded.

\_\_\_\_\_, Register of Deeds  
Tonya Buckingham

State of Kansas) SS The foregoing instrument acknowledged be-  
Sedgwick County) fore me, this \_\_\_\_\_ day of \_\_\_\_\_, 2019, by Brad E. Jaeger,  
President of Legacy Bank, on behalf of the bank.

*Karla Rourk*  
KARLA ROURK, Notary Public

\_\_\_\_\_, Deputy  
Kenly Zehring

My App't. Exp. 9-26-21

NOTE:  
A 20.00 FOOT WIDE PRIVATE SANITARY SEWER EASEMENT EXISTS, (DOC.#/FLM-PG. 28942369),  
FOR A SANITARY SEWER SERVICE LINE BENEFITING THE BUILDING ON A PARCEL DESCRIBED AS  
FOLLOWS: LOT 1, EXCEPT THE WEST 47.78 FEET THEREOF, RIVERSIDE HEALTH SYSTEM ADDITION,  
WICHITA, SEDGWICK COUNTY, KANSAS. THIS EASEMENT HAS NO DIRECT BENEFIT FOR OR CONTACT  
WITH THE NORTH 70.00 FEET OF THE ABOVE DESCRIBED BENEFITED PARCEL. SAID NORTH 70.00  
FEET IS BEING REPLATED ALONG WITH ANOTHER PARCEL INTO THIS PLAT OF "THE HERITAGE AT  
AUBURN HILLS", AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS. BECAUSE THIS PLAT OF  
"THE HERITAGE AT AUBURN HILLS" INCLUDES A PORTION OF THE BENEFITED PARCEL AS DESCRIBED  
IN SAID PRIVATE SANITARY SEWER EASEMENT, THE PRIVATE SANITARY SEWER EASEMENT IS  
CONSIDERED AN ENCUMBRANCE ON THE ABOVE DESCRIBED 70.00 FOOT PORTION OF THIS PLAT.

NOTE:  
A drainage plan has been developed for the plat and  
all drainage easements, rights-of-way, or reserves shall  
remain at established grades or as modified with the  
approval of the applicable City or County Engineer and  
unobstructed to allow for the conveyance of stormwater.

