

# FINAL PLAT OF AUBURN HILLS 17TH ADDITION

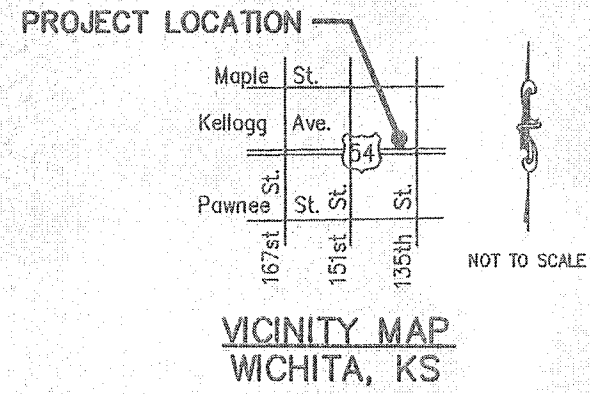
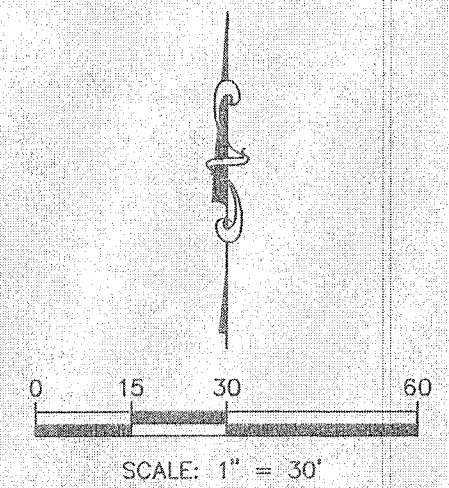
CITY OF WICHITA, COUNTY OF SEDGWICK COUNTY, STATE OF KANSAS

FINAL TRACING RECD 3-11-20

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

### LEGEND

- △ SECTION CORNER FOUND
- 1/2" REBAR W/BAUGHMAN CLS 58 CAP FOUND
- 1/2" X 24" REBAR W/KVE CLS 20 CAP SET
- (P) PLATTED (PER AUBURN HILLS 15TH ADDITION, PC 158-3)
- (D1) DESCRIBED (PER DOC#/FLM-PG: 29868746)
- (D2) DESCRIBED (PER DOC#/FLM-PG: 29244319)
- (M) MEASURED
- LINE NOT DRAWN TO SCALE



### PLAT DESCRIPTION:

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 27 SOUTH, RANGE 2 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN THE CITY OF WICHITA, COUNTY OF SEDGWICK, STATE OF KANSAS, BEING A PORTION OF A TRACT OF LAND DESCRIBED IN DOC#/FLM-PG: 29868746 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 26, THENCE ON AN ASSUMED BEARING ON THE SOUTH LINE OF SAID SECTION LINE, N89°38'19"E 993.24 FEET TO THE SOUTHERLY PROLONGATION OF THE WEST LINE OF SAID TRACT DESCRIBED IN DOC#/FLM-PG: 29868746; THENCE ON SAID SOUTHERLY PROLONGATION AND WEST LINE, N00°37'27"W 156.40 FEET TO NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DOC#/FLM-PG: 29244319 AND THE POINT OF BEGINNING; THENCE CONTINUING ON SAID WEST LINE, N00°37'27"W 248.02 FEET TO THE NORTHWEST CORNER OF SAID TRACT OF LAND DESCRIBED IN DOC#/FLM-PG: 29868746; THENCE ON THE NORTH LINE OF SAID TRACT OF LAND, N89°05'20"E 310.33 FEET TO NORTHEAST CORNER OF SAID TRACT OF LAND; THENCE ON EAST LINE OF SAID TRACT OF LAND, S00°37'27"E 239.78 FEET TO THE NORTHEAST CORNER OF SAID TRACT OF LAND DESCRIBED IN DOC#/FLM-PG: 29244319; THENCE ON THE NORTH LINE OF SAID TRACT OF LAND, S87°34'02"W 310.48 FEET TO THE POINT OF BEGINNING. CONTAINS 1.74 ACRES MORE OR LESS. END OF DESCRIPTION.

### GENERAL NOTE:

ANY PLAT OR PART THEREOF OR STREET, ALLEY OR OTHER PUBLIC RESERVATION, INCLUDING, WITHOUT LIMITATION, EASEMENTS, DEDICATED BUILDING SETBACK LINES, AND ACCESS CONTROL, WHETHER ESTABLISHED BY INSTRUMENT, CONDEMNATION OR EARLIER PLATS, SHALL BE VACATED BOTH AS TO USE AND AS TO TITLE WITHOUT ANY FURTHER PROCEEDINGS UPON THE FILING AND RECORDING OF THIS PLAT BY VIRTUE OF K.S.A. 12-512(B).

### OWNER'S CERTIFICATE AND DEDICATION

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, HAVE CAUSED THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE TO BE PLATTED INTO A LOT AND A BLOCK AND TO BE KNOWN AS "AUBURN HILLS 17th ADDITION," CITY OF WICHITA, SEDGWICK COUNTY, KANSAS.

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.

UTILITY EASEMENTS ARE HEREBY GRANTED AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF ALL PUBLIC UTILITIES. UTILITY EASEMENTS ARE HEREBY GRANTED FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY AND SANITARY SEWER LINES.

NAME: \_\_\_\_\_ TITLE: \_\_\_\_\_  
NAME: \_\_\_\_\_ TITLE: \_\_\_\_\_

### NOTARY CERTIFICATE

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_\_\_ BY \_\_\_\_ (PRINTED NAME), \_\_\_\_ (TITLE) OF \_\_\_\_ (COMPANY)

\_\_\_\_\_, NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

### PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS

THIS PLAT OF "AUBURN HILLS 17th 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 \_\_\_\_ 20\_\_\_\_.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION.

\_\_\_\_\_, CHAIR

ATTEST: \_\_\_\_\_, SECRETARY  
SCOTT KNEBEL

### GOVERNING BODY CERTIFICATE

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_\_\_.

AT THE DIRECTION OF THE CITY COUNCIL

\_\_\_\_\_, MAYOR  
BRANDON J. WHIPPLE

ATTEST: \_\_\_\_\_, CITY CLERK  
KAREN SUBLETT

### REGISTER OF DEEDS CERTIFICATE

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE, AT \_\_\_\_ M. ON \_\_\_\_ DAY OF \_\_\_\_ 20\_\_\_\_.

\_\_\_\_\_, REGISTER OF DEEDS  
TONYA E. BUCKINGHAM

\_\_\_\_\_, DEPUTY  
KENLY ZEHRING

### COUNTY SURVEYOR CERTIFICATE

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_\_\_.

\_\_\_\_\_, DEPUTY COUNTY SURVEYOR  
TRICIA L. ROBELLO, P.S. #1246  
DEPUTY COUNTY SURVEYOR  
SEDGWICK COUNTY, KS

### TRANSFER RECORD

ENTERED ON TRANSFER RECORD THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_\_\_.

\_\_\_\_\_, COUNTY CLERK  
KELLY B. ARNOLD

### SURVEYOR'S CERTIFICATION:

I, JASON R. LOADER, DO HEREBY CERTIFY THAT I AM A DULY LICENSED AND REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF KANSAS, WITH EXPERIENCE AND PROFICIENCY IN LAND SURVEYING; THAT THE HERETOFORE DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY ME OR UNDER MY DIRECT SUPERVISION; THAT ALL SUBDIVISION REGULATIONS OF WICHITA HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT; THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS, AND THAT ALL THE MONUMENTS SHOWN HEREIN ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF. GIVEN UNDER MY HAND AND SEAL AT JUNCTION CITY, KANSAS, THIS 10th DAY OF MARCH, 2020.

DATE OF SURVEY: AUGUST 30, 2019

		PROJECT NO. 018-1192 DRAWN BY AL CHECKED BY JRL DATE 3/10/20 SHEET 1 OF 1
	200 N. EMPORIA, SUITE 100 WICHITA, KANSAS 67202 PH. (316) 440-4304   FAX (316) 440-4309 wh@kveeng.com   www.kveeng.com	PROJECT: FINAL PLAT OF AUBURN HILLS 17TH ADDITION PREPARED FOR: SIMPLE VENTURES, LLC 934 S. WEST ST. WICHITA, KS 67213 KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20. EXPIRES 12/31/20

### DATUM BENCHMARK:

DATUM IS U.S. SURVEY FEET AND REFER TO NAVD 88 DATUM DERIVED FROM THE WICHITA RT0M 3.0 GNSS NETWORK ORTHOMETRIC HEIGHT WAS CALCULATED USING THE GEOID 12B MODEL.

### BENCHMARK (NAVD 88 DATUM):

- BM #60 CHISELED SQUARE CUT W/DIMPLE ON SOUTHWEST CORNER OF CURB INLET NEAR SOUTHWEST CORNER OF PROPERTY. ELEV.=1375.92
- BM #61 CHISELED SQUARE CUT W/DIMPLE ON NORTHEAST CORNER OF CURB INLET NEAR SOUTHWEST CORNER OF PROPERTY. ELEV.=1377.01

NW COR. SE 1/4  
SEC. 26, T27S, R2W  
3/4" IRON PIPE  
ORIGIN UNCERTAIN  
ACCEPTED BY LS-1159  
PROFESSIONAL ENG. CONSULTANTS  
DATED NOV. 15, 1997  
PER REF. TIES REPORT

S 00°37'27" E 263.263'(M)

POINT OF COMMENCEMENT  
SW COR. SE 1/4  
SEC. 26, T27S, R2W  
5/8" REBAR IN THIMBLE  
ORIGIN UNCERTAIN  
ACCEPTED BY LS-1159  
PROFESSIONAL ENG. CONSULTANTS  
DATED NOV. 15, 1997  
PER REF. TIES REPORT

**BASIS OF BEARINGS:**  
THE BASIS OF BEARINGS FOR THIS SURVEY IS AN ASSUMED BEARING OF S 89°38'19" W ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 26.

SE COR. SE 1/4  
SEC. 26, T27S, R2W  
5/8" REBAR IN THIMBLE  
ACCEPTED BY LS-0885  
GARBER SURVEYING SERVICE  
DATED JULY 11, 2000  
PER REF. TIES REPORT