

NOTE:  
ADDITIONAL BUILDING SETBACKS AND OTHER  
REQUIREMENTS PER THE DUGAN WEST KELLOGG  
COMMERCIAL 2ND PLANNED UNIT DEVELOPMENT PUD-89

LOT	BLOCK	ELEVATION NAVD88
1	A	1328.7

- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
  - = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
  - △ = #3 REBAR IN THIMBLE (FOUND)(ORIGIN UNKNOWN)
  - ◇ = 1" IRON PIPE (FOUND)(ORIGIN UNKNOWN)
  - ⊠ = #4 REBAR IN THIMBLE (FOUND)(ORIGIN UNKNOWN)
  - ⊞ = BENCHMARK
- (D) = DESCRIBED  
(M) = MEASURED  
(P) = PLATTED  
(CM) = CALCULATED PER MEASURED INFO.  
(CP) = CALCULATED PER PLATTED INFO.

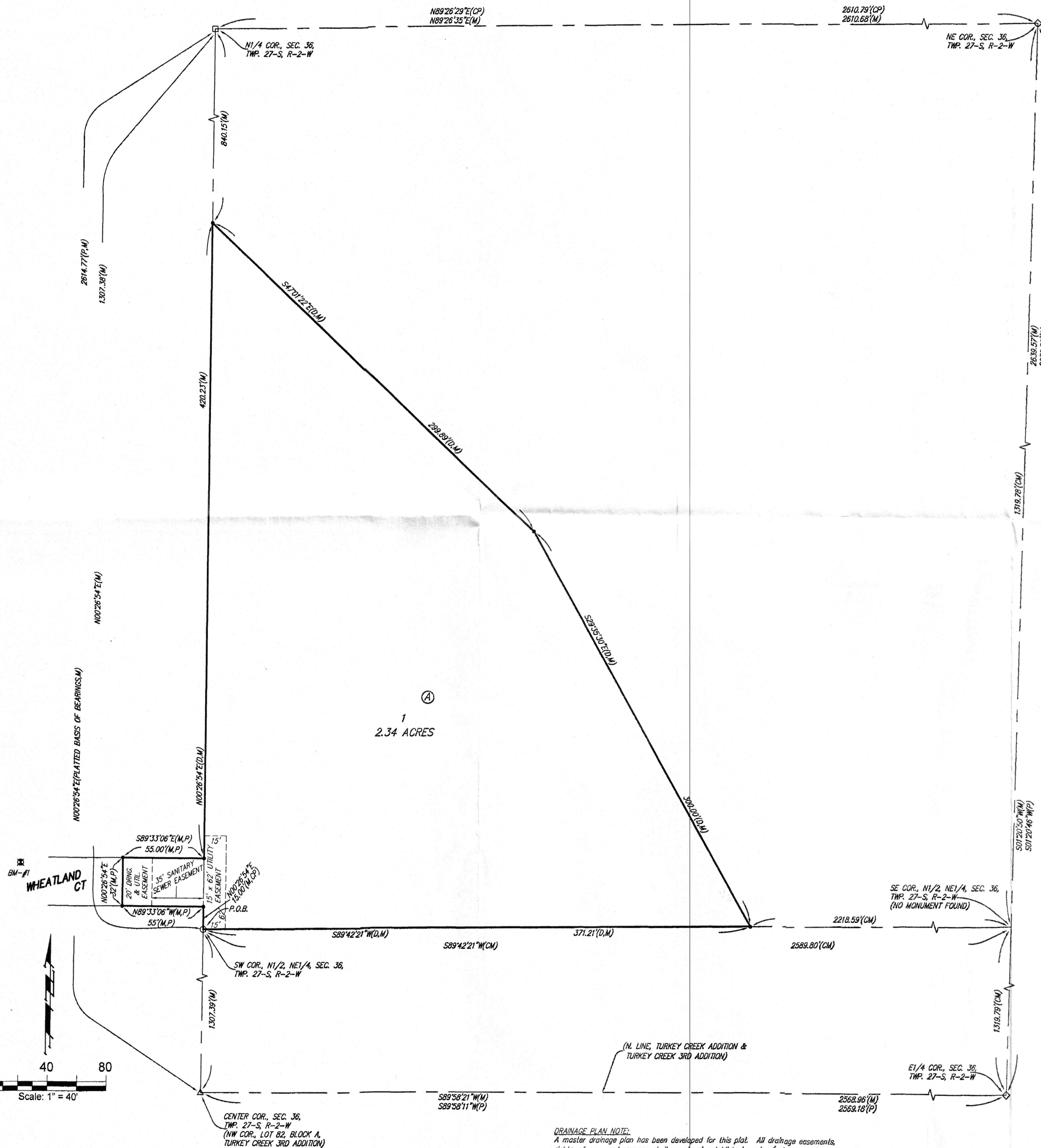
BENCHMARK:  
BM-#1: "C" ON TOP OF CURB NEAR THE COMMON FRONT LOT  
CORNER OF LOTS 1 & 2, BLOCK C, DUGAN WEST KELLOGG  
COMMERCIAL 2ND ADDITION.  
ELEV. = 1332.21 NAVD88

BM-#2: "L" ON TOP OF CURB NEAR THE COMMON FRONT LOT  
CORNER OF LOTS 3 & 4, BLOCK C, DUGAN WEST KELLOGG  
COMMERCIAL 2ND ADDITION.  
ELEV. = 1330.70 NAVD88

# AUBURN VILLAS ADDITION

## WICHITA, SEDGWICK COUNTY, KANSAS

U.S. HIGHWAY 54 (KELLOGG AVE.)  
(D.C.C. NO. A-38302)



DRAINAGE PLAN NOTE:  
A master drainage plan has been developed for this plat. All drainage easements,  
rights-of-way, and reserves shall remain of established grades (unless modified with  
the approval of the City Engineer) and shall be unobstructed to allow for the  
conveyance of stormwater in accordance with the Stormwater Manual. The  
maintenance of all drainageways and drainage facilities in backyard drainage easements  
and reserves shall be the responsibility of the property owner, and shall be enforced  
by the Homeowners' Association and be provided for in the Homeowners' Association  
covenants.

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

FINAL TRACING REC'D  
RECEIVED MAY 03 2023

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 "AUBURN VILLAS ADDITION", Wichita, Sedgwick County, Kansas and  
that the accompanying plat is a true and correct exhibit of the property  
surveyed, described as a tract of land lying in the North Half of the  
Northeast Quarter of Section 36, Township 27 South, Range 2 West of the  
Sixth Principal Meridian, Sedgwick County, Kansas, being more particularly  
described as follows: Beginning at the southwest corner of the North  
Half of said Northeast Quarter; thence N00°26'54"E, (platted basis of  
bearings), coincident with the west line of the North Half of said  
Northeast Quarter, 467.23 feet; thence S47°01'22"E, 299.89 feet; thence  
S29°35'30"E, 300.00 feet to the intersection with the south line of the  
North Half of said Northeast Quarter; thence S89°42'21"W coincident with  
the south line of the North Half of said Northeast Quarter, 371.21 feet to  
the point of beginning, TOGETHER with all of Reserve "D", as platted in  
Dugan West Kellogg Commercial 2nd Addition, Wichita, Sedgwick County,  
Kansas.

Existing public easements, dedications, building  
setbacks and access controls, if any, being  
vacated by virtue of K.S.A. 12-512b, as amended.

Baughman Company, P.A.



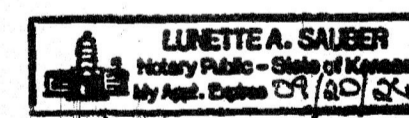
Preston A. Stewart, P.S. #1386, Surveyor

Know all men by these presents that we,  
the undersigned, have caused the land in the surveyors certificate to be  
platted into a Lot and a Block to be known as "AUBURN VILLAS ADDITION",  
Wichita, Sedgwick County, Kansas. The drainage and utility easements are  
hereby granted to the public as indicated for drainage purposes and for  
the construction and maintenance of all public utilities. No private  
drainage systems shall be located within public drainage easements unless  
a Residential Drainage Relief Permit is obtained from the City of Wichita  
Public Works & Utilities Department. The sanitary sewer easement is  
hereby granted to the public as indicated for the construction and  
maintenance of sanitary sewer systems and related appurtenances. The  
utility easement is hereby granted as indicated for the construction and  
maintenance of all public utilities. No sign, light poles, private drainage  
systems, berms, walls, masonry trash enclosures or other structures shall  
be located within public utility easements unless permitted by the City of  
Wichita Department of Engineering and that they do no inhibit the  
conveyance of surface drainage. The Minimum Building Pad Elevations for  
the lowest opening to the structures shall be as indicated on the face of  
the plat. FEMA floodplain and regulatory floodway boundaries are subject  
to periodic change, and such change may affect the intended land use  
within the subdivision.

Auburn Villas, LLC,  
a Kansas limited liability company

Jay W. Russell, Manager

State of Kansas) SS The foregoing instrument acknowledged before  
Sedgwick County) me, this 1st day of May, 2023, by Jay W. Russell, Manager of  
Auburn Villas, LLC, a Kansas limited liability company, on behalf of the  
limited liability company.



Lorette A. Sauer, Notary Public  
My App't. Exp. 09/30/2026

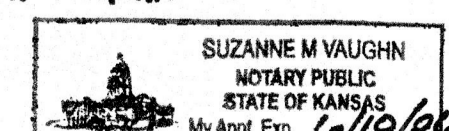
We, the undersigned, holders of a mortgage on  
the above described property, do hereby consent to this plat of  
"AUBURN VILLAS ADDITION", Wichita, Sedgwick County, Kansas.

Legacy Bank  
Rex Reynolds, EVP

State of Kansas) SS The foregoing instrument acknowledged before  
Sedgwick County) me, this 1st day of May, 2023, by Rex Reynolds,  
Exec Vice-Pres. of Legacy Bank, on behalf of the bank.

Suzanne M. Vaughn, Notary Public

My App't. Exp. 6/10/2026



This plat of "AUBURN VILLAS 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 \_\_\_\_\_, 2023,  
Wichita-Sedgwick County Metropolitan Area Planning Commission

Ann M. Fox, Chair  
Scott A. Wadle, Secretary

This plat approved and all dedications  
shown hereon accepted by the City Council of the City of Wichita,  
Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Brandon J. Whipple, Mayor  
Jamie Buster, City Clerk

Reviewed in accordance with K.S.A. 58-2005  
on this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

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

Entered on transfer record this \_\_\_\_\_ day  
of \_\_\_\_\_, 2023.

Kelly B. Arnold, County Clerk

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 \_\_\_\_\_, 2023 at \_\_\_\_\_ o'clock \_\_\_\_\_ M; and is duly recorded.

Tonya Buckingham, Register of Deeds  
Kenly Zehring, Deputy

AUBURN VILLAS ADDITION

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