

SCALE: 1"=60'

Basis of Bearings: Kansas coordinate system of 1983 south zone bearing of S88°11'57" on the south line of the Southwest Quarter, Section 25, Township 27 South, Range 2 West of the 6th Principal Meridian.

This plat is surveyed and planned in accordance with Kansas state plane zone coordinates, modified to the surface, having a combined adjustment scale factor of 1.000120014401728

BENCHMARKS

BM#1 Square Cut on east nose of center island, 50 feet west of 135th Street West and Orchard Street intersection. Elev. = 1593.35 NAVD83

BM#2 Square Cut on northeast corner curb inlet, east side of 135th Street West, 33 feet south of NW ¼, Sec. 25, T27S, R2W of the 6th P.M. Elev. = 1346.29 NAVD83

- LEGEND**
- ☐ Coniferous Tree
 - ☐ Edge Of Trees
 - ☐ Deciduous Tree
 - ☐ Sign
 - ☐ Pole
 - ☐ Power Pole
 - ☐ Light Pole
 - ☐ Electric Transformer
 - ☐ Sanitary Sewer Manhole
 - ☐ Fire Hydrant
 - ☐ Water Valve
 - ☐ Easement
 - ☐ Street
 - ☐ Storm Sewer Pipe
 - ☐ Water Line
 - ☐ Sanitary Sewer Line
 - ☐ Overhead Electric
 - ☐ Zoning Line
 - ☐ Existing Structure
 - ☐ FEMA 100 Yr. Floodplain
 - ☐ FEMA 500 Yr. Floodplain
 - ☐ FEMA Floodway
 - ☐ Section Corner Monument Found
 - ☐ Found monument (less annotation for type)
 - ☐ Set 5/8" rebar w/ MKEC CUS 30 d. cap
 - ☐ Benchmark
 - ☐ Measured
 - ☐ Planned
 - ☐ Described
 - ☐ Calculated from Measurement
 - ☐ Calculated from Plat
 - ☐ Calculated from Described
 - ☐ General Government
 - ☐ Utility
 - ☐ Sidewalk
 - ☐ Street
 - ☐ Easement
 - ☐ Lot
 - ☐ Block

MINIMUM PAD ELEVATIONS

LOTS	BLOCK	ELEVATION
1-52	1	1325.6
1-16	4	1325.6

PLAT LOCATION

Maple St
W. Kellogg Ave. / Hwy 54
VICINITY MAP

PRELIMINARY PLAT

A portion of the SW ¼, Sec. 25, T27S, R2W, 6th P.M.

AUBURN LAKES ADDITION

OWNER / DEVELOPER: Perfection Signature Properties, LLC 11828 W. Central, Suite 112, Wichita, KS 67212 (316) 729-1900

NOTES

- LOCATION: Located in west Wichita, east of South 135th Street and north of Kellogg Ave. (U.S. Highway 54) in an area of single-family housing to the west of the subject property, as described as BEGINNING at a point on the north of way line of U.S. Highway 54, as shown in District Court Case No. A-3802 and 1468.75 feet west of the east line of said Southwest Quarter (measured along said Highway right of way), thence west along said Highway right of way, a distance of 180 feet, thence north with a deflection angle to the right of 89°45' to a distance of 630.17 feet to a point 716.8 feet north of the south line of said Southwest Quarter; thence north parallel with the south line of said Southwest Quarter, a distance of 747.62 feet to a point 300 feet west of the west line of said Southwest Quarter; thence north parallel with the west line of said Southwest Quarter, a distance of 218 feet, thence east parallel with the south line of said Southwest Quarter, a distance of 300 feet to the west line of said Southwest Quarter; thence north along the north line of said Southwest Quarter, a distance of 1574.2 feet more or less to the Northeast Corner of said Southwest Quarter; thence east along the north line of said Southwest Quarter, a distance of 2023.9 feet more or less to the Northeast Corner of said Southwest Quarter; thence south parallel with the south line of said Southwest Quarter, a distance of 250 feet, thence south parallel with the east line of said Southwest Quarter, a distance of 312.54 feet, thence west with a deflection angle to the right of 88°24' to a distance of 41.37 feet, thence south with a deflection angle to the right of 89°15' to a distance of 541.04 feet, thence west with a deflection angle to the right of 89°56'30" to a distance of 498.68 feet, thence south with a deflection angle to the left of 50°15' to a distance of 305 feet, thence west with a deflection angle to the right of 89°15' to a distance of 341.18 feet, thence south with a deflection angle to the left of 89°57' to a distance of 630.17 feet to the place of BEGINNING, except that part contained in District Court Case KC-10792.
- LOT TOTAL: 146.
- EXISTING PROPOSED USES: Existing - Vacant land; Proposed - Single Family Residential with county and "OC" General Government.
- ZONING: Existing - "SF-20" Single Family Residential with county and "OC" General Government; Proposed - "SF-20" Single Family Residential with annotation / "OC" General Government for "OC" portion.
- PLAT AREA: Gross: 3,711,801 sq. ft. or 85.231 acres.
- SURVEY DATE: September 17, 2017 (by MKEC).
- RESERVES: As defined on the plat, Drains Reserves 2, 3, 4, 5, 6, 8, 9, 10, and 11 are planned for drainage, irrigation, open space, landscaping, and flood purposes; all of which shall be owned and maintained by the owners of the adjoining corresponding lot number, provided that no fee place within said Reserves, change of grade, creation of a channel or any other moving water thereon be carried out without the permission of the City Engineer.
- PUBLIC UTILITIES: Municipal sanitary sewer shall be extended to site by others from existing main; all other utilities shall be provided and extended from an existing system on the east side of South 135th Street and that runs parallel to the east line of said Southwest Quarter.
- FLOODING: According to FEMA FIRM Community Unit Panel 20170303G86, effective date December 22, 2016, this property has within a portion of flood zone Floodplain "A" and "AE". Floodplain, as shown, crosses through a portion of the northeast corner of subject property. Current Floodplain shall be removed and/or relocated by LOMR-F. The development is intended to occur outside the limits of the FEMA Floodplain. FEMA floodplain and regulatory floodplain boundaries are subject to periodic change and such change may affect the intended land use within the subdivision.
- ACCESS CONTROL: All easement rights of access to or from South 135th Street and across the west line of "AUBURN LAKES ADDITION" are hereby granted to the appropriate governing body, provided however that no full movement right shall be allowed as indicated hereon and one-half movement emergency access opening shall be allowed as indicated hereon.
- DRAINAGE: A drainage plan has been developed for this plat. All drainage easements, right-of-way, and 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. Lots 4-12 (inclusion). Lots 1-16 (inclusion), Block 1, Lots 1-16 (inclusion), Block 4 are required to adhere to the minimum pad elevation as per the "Minimum Pad Elevations" table shown on the final plat.
- EASEMENTS: A top sidewalk, street, and utility easement shall be shown in all areas adjacent to and across the frontage of a 32 foot street right-of-way, as shown hereon. Emergency access easements are provided for ingress and egress of vehicles and pedestrian emergency traffic along and across those parts of Reserve F, as shown hereon. Parking easements are non-exclusive and are granted for short term overflow residential parking only.
- BUILDING SETBACKS: A 20 foot setback shall be maintained from the west line of said Southwest Quarter, as described as BEGINNING at a point on the north of way line of U.S. Highway 54, as shown in District Court Case No. A-3802 and 1468.75 feet west of the east line of said Southwest Quarter (measured along said Highway right of way), a distance of 60 feet, thence north with a deflection angle to the right of 89°45' to a distance of 630.17 feet to a point 716.8 feet north of the south line of said Southwest Quarter; thence north parallel with the south line of said Southwest Quarter, a distance of 747.62 feet to a point 300 feet west of the west line of said Southwest Quarter; thence north parallel with the west line of said Southwest Quarter, a distance of 218 feet, thence east parallel with the south line of said Southwest Quarter, a distance of 300 feet to the west line of said Southwest Quarter; thence north along the north line of said Southwest Quarter, a distance of 1574.2 feet more or less to the Northeast Corner of said Southwest Quarter; thence east along the north line of said Southwest Quarter, a distance of 2023.9 feet more or less to the Northeast Corner of said Southwest Quarter; thence south parallel with the south line of said Southwest Quarter, a distance of 250 feet, thence south parallel with the east line of said Southwest Quarter, a distance of 312.54 feet, thence west with a deflection angle to the right of 88°24' to a distance of 41.37 feet, thence south with a deflection angle to the right of 89°15' to a distance of 541.04 feet, thence west with a deflection angle to the right of 89°56'30" to a distance of 498.68 feet, thence south with a deflection angle to the left of 50°15' to a distance of 305 feet, thence west with a deflection angle to the right of 89°15' to a distance of 341.18 feet, thence south with a deflection angle to the left of 89°57' to a distance of 630.17 feet to the place of BEGINNING, except that part contained in District Court Case KC-10792. All being subject to road right of ways of record.

LEGAL DESCRIPTION

A tract in the Southwest Quarter of Section 25, Township 27 South, Range 2 West of the 6th Principal Meridian, Sedgewick County, Kansas, described as BEGINNING at a point on the north of way line of U.S. Highway 54, as shown in District Court Case No. A-3802 and 1468.75 feet west of the east line of said Southwest Quarter (measured along said Highway right of way), thence west along said Highway right of way, a distance of 180 feet, thence north with a deflection angle to the right of 89°45' to a distance of 630.17 feet to a point 716.8 feet north of the south line of said Southwest Quarter; thence north parallel with the south line of said Southwest Quarter, a distance of 747.62 feet to a point 300 feet west of the west line of said Southwest Quarter; thence north parallel with the west line of said Southwest Quarter, a distance of 218 feet, thence east parallel with the south line of said Southwest Quarter, a distance of 300 feet to the west line of said Southwest Quarter; thence north along the north line of said Southwest Quarter, a distance of 1574.2 feet more or less to the Northeast Corner of said Southwest Quarter; thence east along the north line of said Southwest Quarter, a distance of 2023.9 feet more or less to the Northeast Corner of said Southwest Quarter; thence south parallel with the south line of said Southwest Quarter, a distance of 250 feet, thence south parallel with the east line of said Southwest Quarter, a distance of 312.54 feet, thence west with a deflection angle to the right of 88°24' to a distance of 41.37 feet, thence south with a deflection angle to the right of 89°15' to a distance of 541.04 feet, thence west with a deflection angle to the right of 89°56'30" to a distance of 498.68 feet, thence south with a deflection angle to the left of 50°15' to a distance of 305 feet, thence west with a deflection angle to the right of 89°15' to a distance of 341.18 feet, thence south with a deflection angle to the left of 89°57' to a distance of 630.17 feet to the place of BEGINNING, except that part contained in District Court Case KC-10792.

The north 691.94 feet of the following described property: A tract in the Southwest Quarter of Section 25, Township 27 South, Range 2 West of the 6th P.M., Sedgewick County, Kansas, described as follows: BEGINNING at a point on the north line of U.S. Highway 54 as shown in District Court Case A-3802, 250 feet west of the east line of said Southwest Quarter; thence west on said north line of said Highway, 378.15 feet; thence north along the north line of said Southwest Quarter, a distance of 1800.11 feet to the POINT OF BEGINNING; thence East, parallel with the South line of said Quarter, a distance of 50.01 feet to a point 50 feet normally distant East of said West line, thence North, parallel with said West line, a distance of 777.83 feet to the North line of said Quarter; thence West, along said North line, a distance of 50.01 feet to the Northwest corner of said Quarter; thence South, along said West line, a distance of 777.83 feet to the POINT OF BEGINNING; AND EXCEPT.

A tract in the Southwest Quarter of Section 25, Township 27 South, Range 2 West of the 6th P.M., Sedgewick County, Kansas, described as BEGINNING at the intersection of the north line of U.S. Highway 54 (Case No. A-3802) and the west line of said Southwest Quarter; thence east along the east line of said Southwest Quarter, a distance of 114.13 feet more or less to a point 1468.75 feet west of the east line of said Southwest Quarter, as measured along said Highway right-of-way; thence north with a deflection angle to the left of 90°27' to a distance of 630.5 feet to a point 736.6 feet north of the south line of said Southwest Quarter; thence north parallel with the south line of said Southwest Quarter, a distance of 747.62 feet to a point 300 feet west of the west line of said Southwest Quarter; thence north parallel with the west line of said Southwest Quarter, a distance of 218 feet, thence east parallel with the south line of said Southwest Quarter, a distance of 300 feet to the west line of said Southwest Quarter; thence north along the north line of said Southwest Quarter, a distance of 1574.2 feet more or less to the Northeast Corner of said Southwest Quarter; thence east along the north line of said Southwest Quarter, a distance of 2023.9 feet more or less to the Northeast Corner of said Southwest Quarter; thence south parallel with the south line of said Southwest Quarter, a distance of 250 feet, thence south parallel with the east line of said Southwest Quarter, a distance of 312.54 feet, thence west with a deflection angle to the right of 88°24' to a distance of 41.37 feet, thence south with a deflection angle to the right of 89°15' to a distance of 541.04 feet, thence west with a deflection angle to the right of 89°56'30" to a distance of 498.68 feet, thence south with a deflection angle to the left of 50°15' to a distance of 305 feet, thence west with a deflection angle to the right of 89°15' to a distance of 341.18 feet, thence south with a deflection angle to the left of 89°57' to a distance of 630.17 feet to the place of BEGINNING, except that part contained in District Court Case KC-10792, and subject to an easement for ingress and egress of vehicles and pedestrian emergency traffic along and across those parts of Reserve F, as shown hereon. Parking easements are non-exclusive and are granted for short term overflow residential parking only.

A tract in the Southwest Quarter of Section 25, Township 27 South, Range 2 West of the 6th Principal Meridian, Sedgewick County, Kansas, described as BEGINNING at a point on the north of way line of U.S. Highway 54, as shown in District Court Case No. A-3802 and 1468.75 feet west of the east line of said Southwest Quarter (measured along said Highway right of way), thence west along said Highway right of way, a distance of 60 feet, thence north with a deflection angle to the right of 89°45' to a distance of 630.17 feet to a point 716.8 feet north of the south line of said Southwest Quarter; thence north parallel with the south line of said Southwest Quarter, a distance of 747.62 feet to a point 300 feet west of the west line of said Southwest Quarter; thence north parallel with the west line of said Southwest Quarter, a distance of 218 feet, thence east parallel with the south line of said Southwest Quarter, a distance of 300 feet to the west line of said Southwest Quarter; thence north along the north line of said Southwest Quarter, a distance of 1574.2 feet more or less to the Northeast Corner of said Southwest Quarter; thence east along the north line of said Southwest Quarter, a distance of 2023.9 feet more or less to the Northeast Corner of said Southwest Quarter; thence south parallel with the south line of said Southwest Quarter, a distance of 250 feet, thence south parallel with the east line of said Southwest Quarter, a distance of 312.54 feet, thence west with a deflection angle to the right of 88°24' to a distance of 41.37 feet, thence south with a deflection angle to the right of 89°15' to a distance of 541.04 feet, thence west with a deflection angle to the right of 89°56'30" to a distance of 498.68 feet, thence south with a deflection angle to the left of 50°15' to a distance of 305 feet, thence west with a deflection angle to the right of 89°15' to a distance of 341.18 feet, thence south with a deflection angle to the left of 89°57' to a distance of 630.17 feet to the place of BEGINNING, except that part contained in District Court Case KC-10792. All being subject to road right of ways of record.

MINIMUM PAD ELEVATIONS

LOTS	BLOCK	ELEVATION
1-52	1	1325.6
1-16	4	1325.6

PLAT LOCATION

Maple St
W. Kellogg Ave. / Hwy 54
VICINITY MAP

PRELIMINARY PLAT

A portion of the SW ¼, Sec. 25, T27S, R2W, 6th P.M.

AUBURN LAKES ADDITION

OWNER / DEVELOPER: Perfection Signature Properties, LLC 11828 W. Central, Suite 112, Wichita, KS 67212 (316) 729-1900

Subdivision Meeting: December 28, 2017
Date submitted: December 11, 2017

Wichita, KS • 316.684.9600

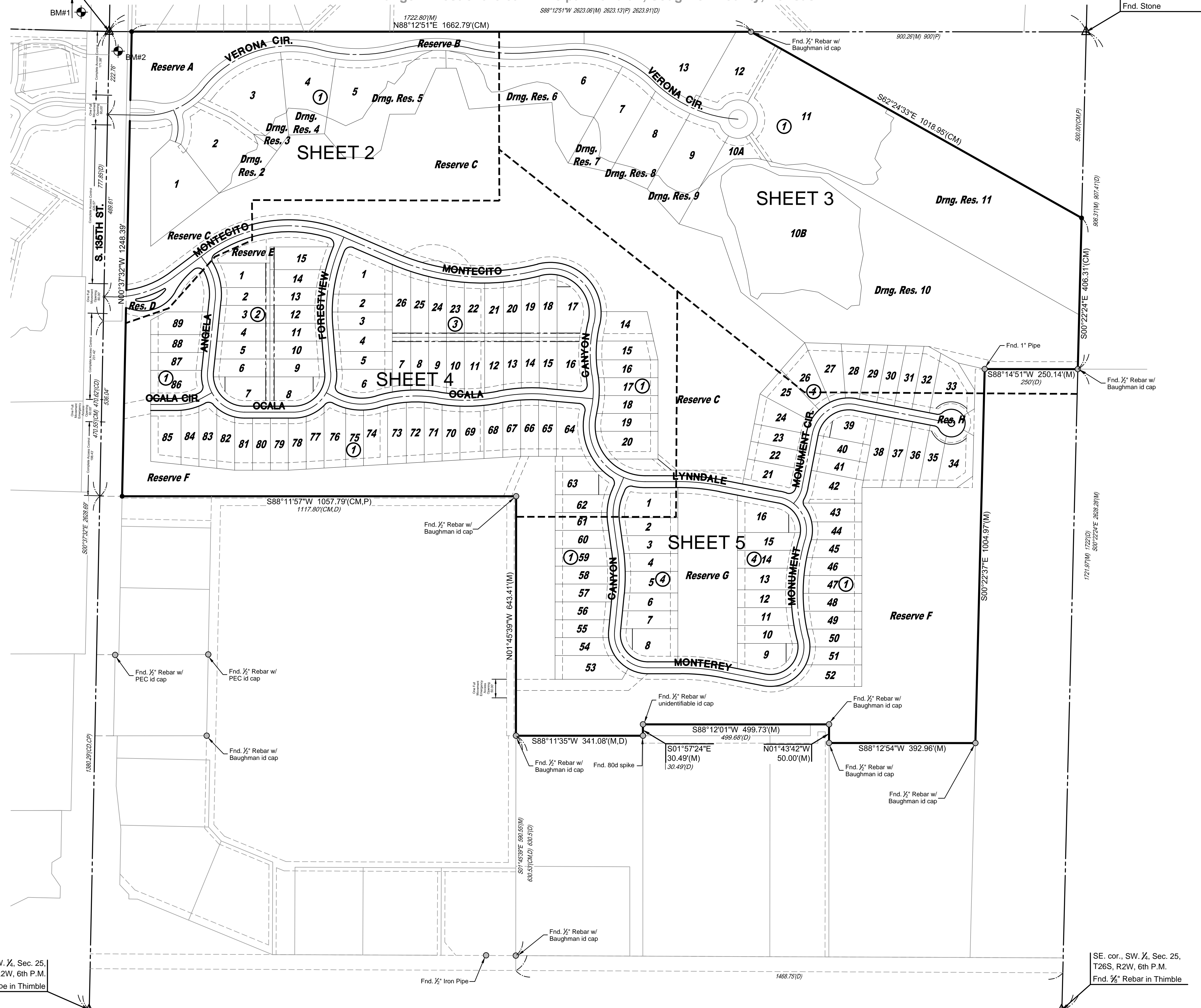
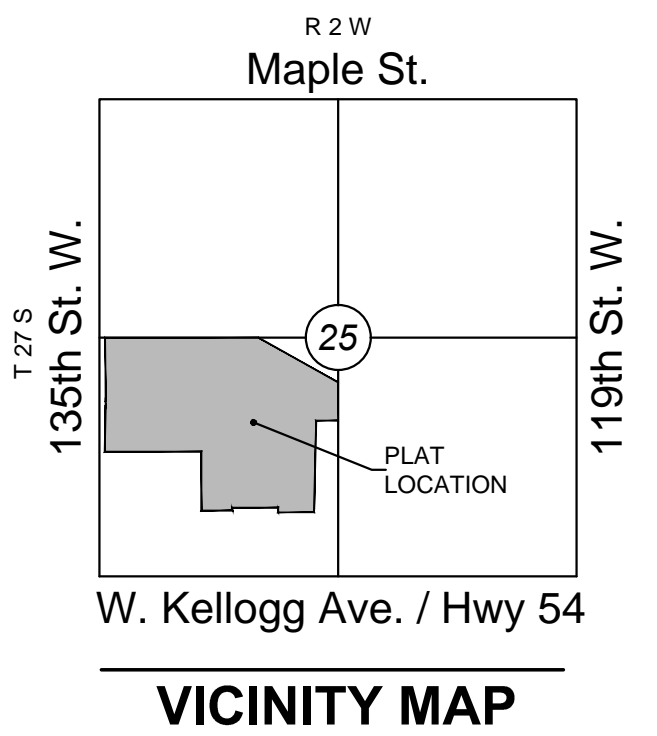
FINAL PLAT

AUBURN LAKES ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS
an unplatted tract in a portion of the Southwest Quarter of Section 25, Township 27 South,
Range 2 West of the 6th Principal Meridian, Sedgwick County, Kansas

NW cor., SW ¼, Sec. 25,
T26S, R2W, 6th P.M.
Fnd. 1" Iron Pipe in Thimble

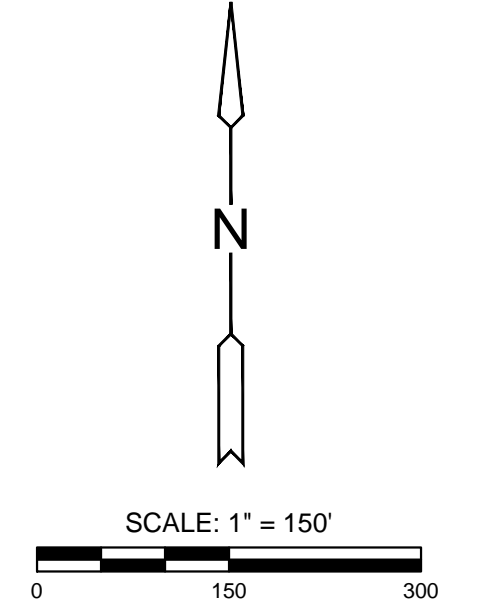
NE cor., SW ¼, Sec. 25,
T26S, R2W, 6th P.M.
Fnd. Stone



BENCHMARKS

- BM#1 Square Cut on east nose of center island, 50 feet west of 135th Street West and Onewood Street intersection. Elev.=1350.35 NAVD88
- BM#2 Square Cut on northeast corner curb inlet, east side of 135th Street West, 33 feet south of NW ¼, Sec. 25, T27S, R2W of the 6th P.M. Elev.=1346.29 NAVD88

MINIMUM PAD ELEVATIONS LOWEST OPENINGS		
LOTS inclusive	BLOCK	ELEVATION NAVD 88
1 - 52	1	1325.6
1 - 16	4	1325.6



Basis of Bearings: Kansas coordinate system of 1983 south zone bearing of S88°11'57"W on the south line of the Southwest Quarter, Section 25, Township 27 South, Range 2 West of the 6th Principal Meridian.
This plat is surveyed and platted on NAD83 using Kansas state plane south zone coordinates, modified to the surface, having a combined adjustment scale factor of 1.000120014401728

LEGEND

- Date of Survey: 9/17/17
- △ = Section Corner Monument Found
 - = Found monument (see annotation for type)
 - = Set ½" rebar w/ MKEC CLS 39 id. cap
 - ⊕ = Benchmark
 - (M) = Measured
 - (P) = Platted
 - (D) = Described
 - (CM) = Calculated from Measurement
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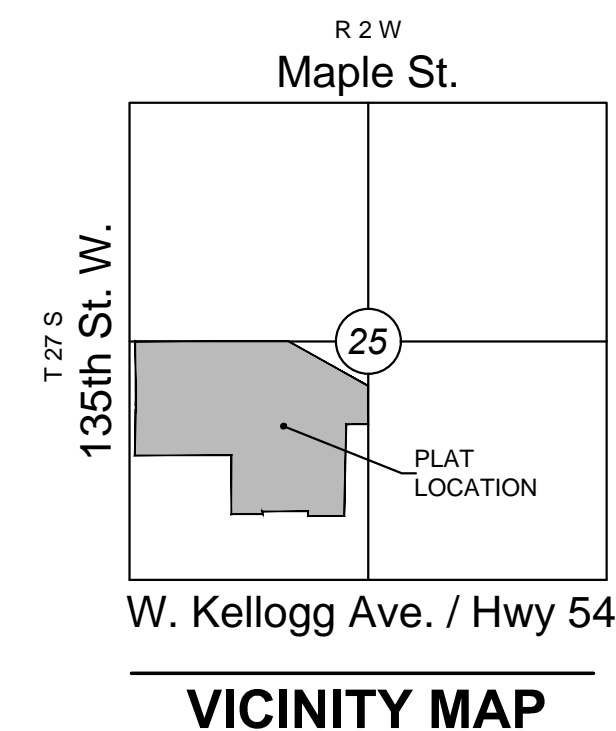
SW cor., SW ¼, Sec. 25,
T26S, R2W, 6th P.M.
Fnd. ½" Iron Pipe in Thimble

SE cor., SW ¼, Sec. 25,
T26S, R2W, 6th P.M.
Fnd. ½" Rebar in Thimble

FINAL PLAT

AUBURN LAKES ADDITION

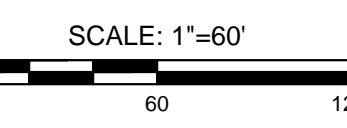
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS
an unplatted tract in a portion of the Southwest Quarter of Section 25, Township 27 South,
Range 2 West of the 6th Principal Meridian, Sedgwick County, Kansas



NE cor., SW 1/4, Sec. 25,
T26S, R2W, 6th P.M.
Fnd. Stone

VICINITY MAP

NE cor., SW 1/4, Sec. 25,
T26S, R2W, 6th P.M.
Fnd. Stone

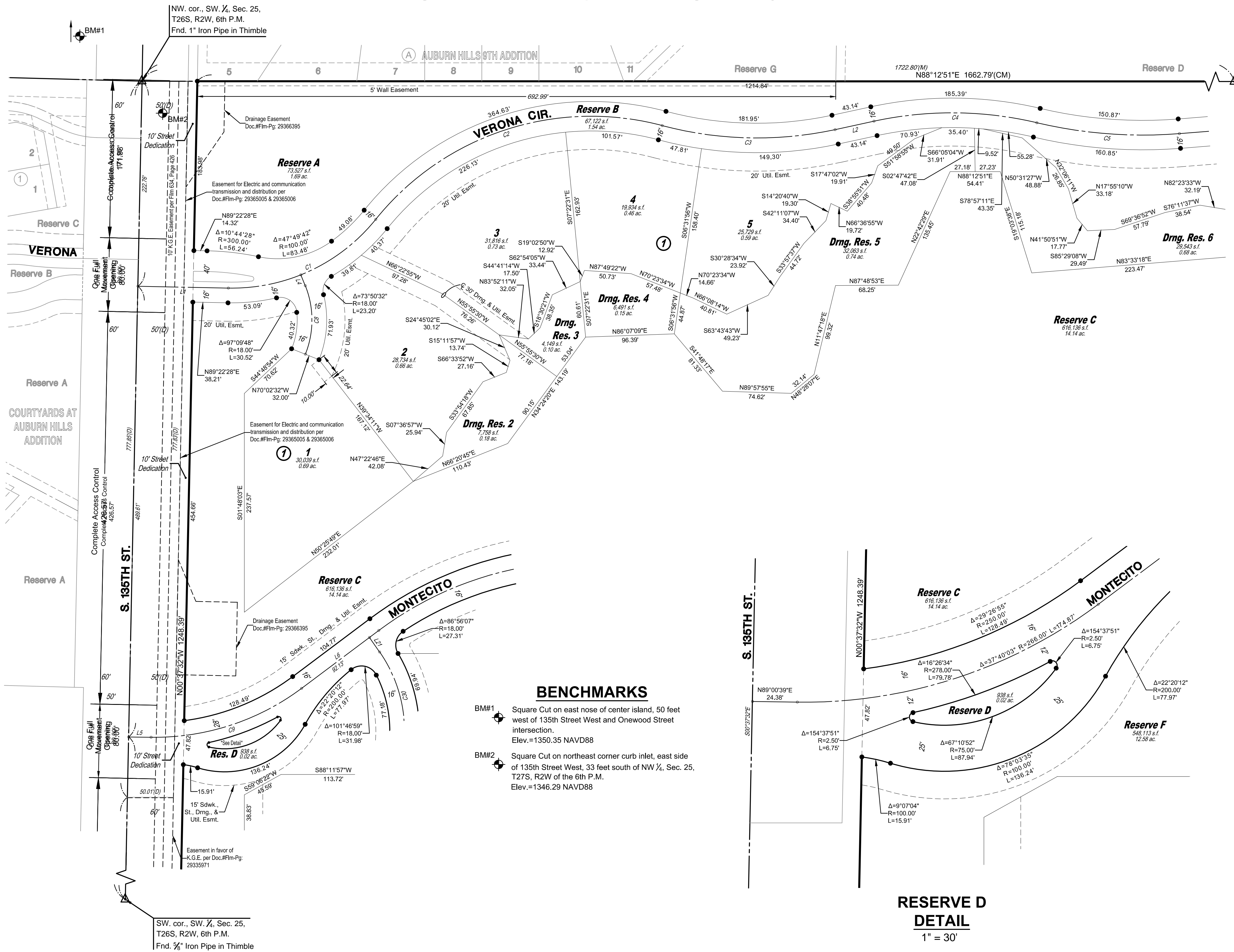


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Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	182.81'	200.00'	052°22'13"	N63°11'21"E	176.51'
C2	346.16'	300.00'	066°06'45"	N70°03'38"E	327.28'
C3	189.53'	400.00'	027°08'53"	N89°32'34"E	187.76'
C4	178.26'	400.00'	025°32'02"	N88°44'09"E	176.79'
C5	155.86'	500.00'	017°51'36"	S87°25'39"E	155.23'
C8	76.21'	100.00'	043°39'57"	N01°52'30"W	74.38'
C9	174.87'	266.00'	037°40'03"	N70°10'38"E	171.74'
C30	107.19'	150.00'	040°56'34"	S16°13'46"E	104.92'

Line #	Length	Direction
L1	98.21'	N89°22'28"E
L2	43.14'	N75°58'08"E
L4	12.74'	N23°42'29"W
L5	24.38'	N89°00'39"E
L6	104.77'	N51°20'36"E
L21	19.28'	S36°42'03"E

LOTS inclusive	BLOCK	ELEVATION NAVD 88
1 - 6	1	1325.6



BENCHMARKS

BM#1 Square Cut on east nose of center island, 50 feet west of 135th Street West and Onewood Street intersection. Elev.=1350.35 NAVD88

BM#2 Square Cut on northeast corner curb inlet, east side of 135th Street West, 33 feet south of NW 1/4, Sec. 25, T27S, R2W of the 6th P.M. Elev.=1346.29 NAVD88

RESERVE D DETAIL

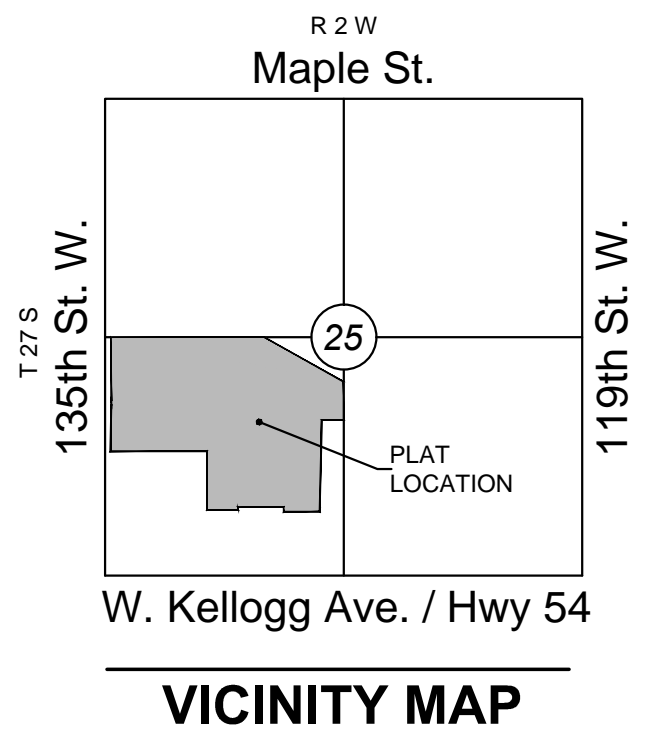
1" = 30'

- ### LEGEND
- Date of Survey: 9/17/17
- △ = Section Corner Monument Found
 - = Found monument (see annotation for type)
 - ⊙ = Set 5/8" rebar w/ MKEC CLS 39 id. cap
 - ⊕ = Benchmark
 - (M) = Measured
 - (P) = Platted
 - (D) = Described
 - (CM) = Calculated from Measurement
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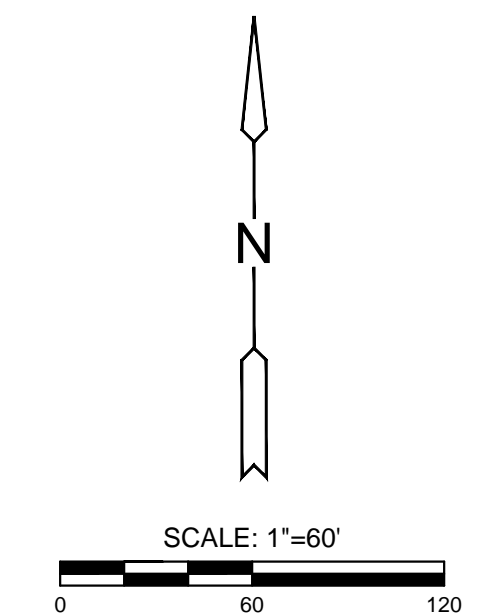
FINAL PLAT

AUBURN LAKES ADDITION

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an unplatted tract in a portion of the Southwest Quarter of Section 25, Township 27 South,
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VICINITY MAP

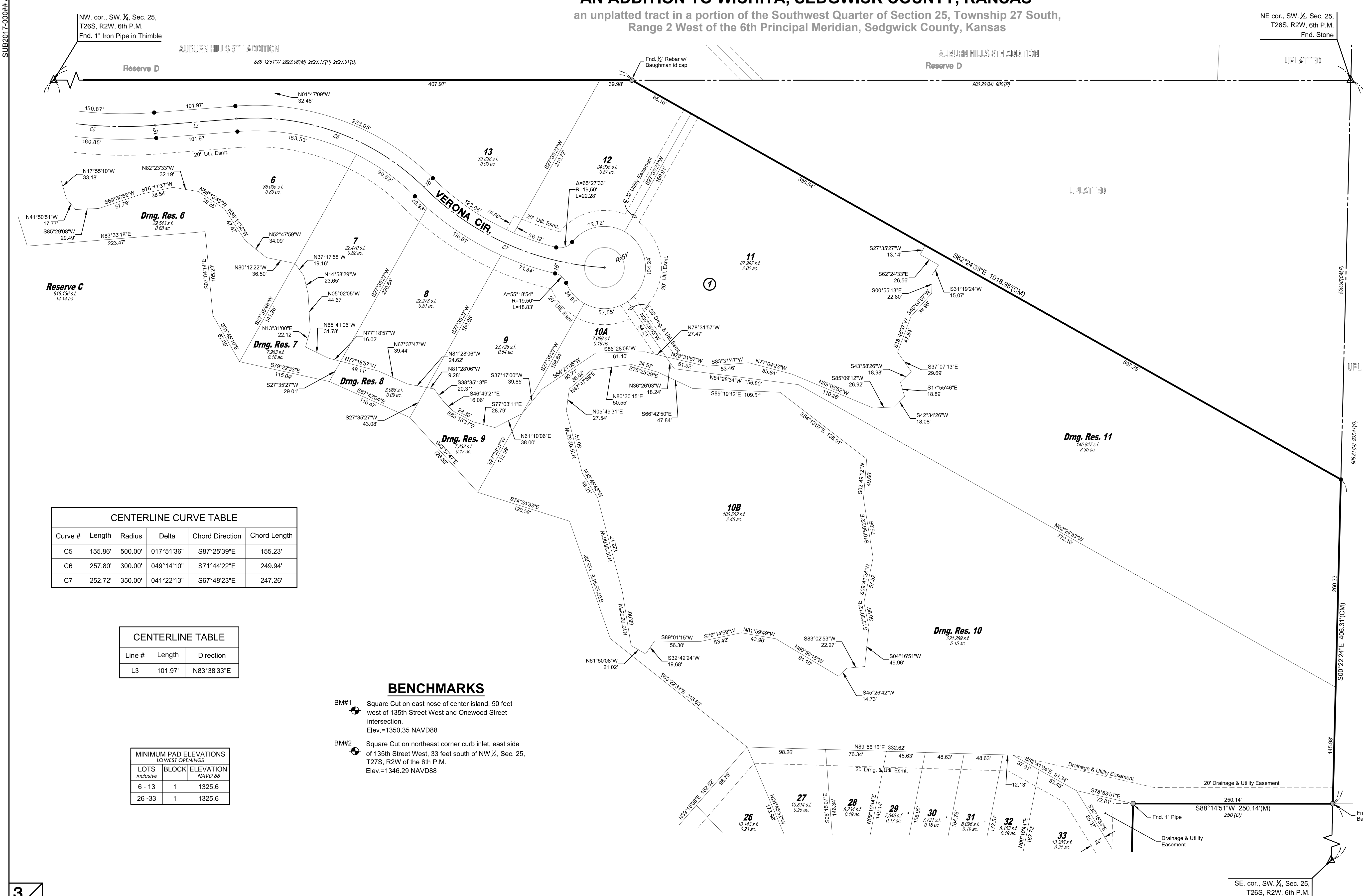


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CENTERLINE CURVE TABLE

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C5	155.86'	500.00'	017°51'36"	S87°25'39"E	155.23'
C6	257.80'	300.00'	049°14'10"	S71°44'22"E	249.94'
C7	252.72'	350.00'	041°22'13"	S67°48'23"E	247.26'

CENTERLINE TABLE

Line #	Length	Direction
L3	101.97'	N83°38'33"E

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**MINIMUM PAD ELEVATIONS
(LOWEST OPENINGS)**

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26 - 33	1	1325.6

3
6

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T26S, R2W, 6th P.M.
Fnd. 1/2" Rebar in Thimble

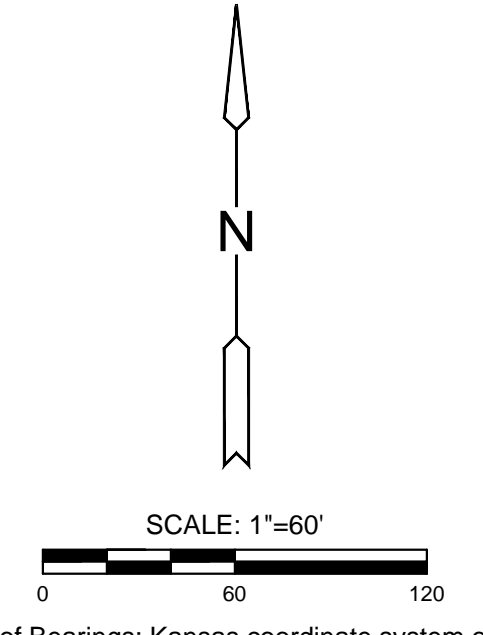
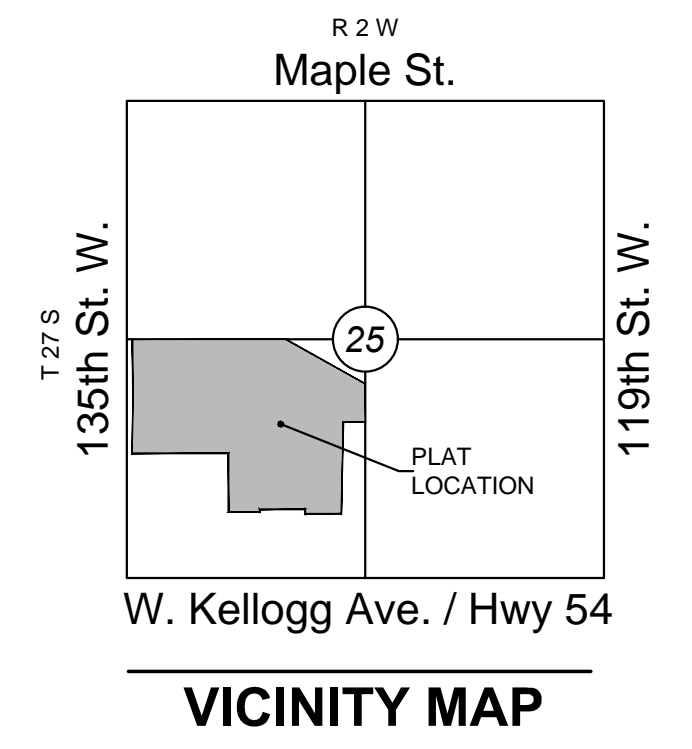
SUB2017-000# Auburn Lakes Addition

FINAL PLAT

AUBURN LAKES ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

an unplatted tract in a portion of the Southwest Quarter of Section 25, Township 27 South, Range 2 West of the 6th Principal Meridian, Sedgwick County, Kansas



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 - Sdwk. = Sidewalk
 - St. = Street
 - Esmt. = Easement
 - ① = Lot
 - ② = Block

BENCHMARKS

- BM#1** Square Cut on east nose of center island, 50 feet west of 135th Street West and Onewood Street intersection. Elev.=1350.35 NAVD88
- BM#2** Square Cut on northeast corner curb inlet, east side of 135th Street West, 33 feet south of NW 1/4, Sec. 25, T27S, R2W of the 6th P.M. Elev.=1346.29 NAVD88

MINIMUM PAD ELEVATIONS (LOWEST OPENINGS)			
LOTS inclusive	BLOCK	ELEVATION MAVD 88	
14 - 20	1	1325.6	
1 - 2	4	1325.6	

CENTERLINE CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C9	174.87'	266.00'	037°40'03"	N70°10'38"E	171.74'
C10	393.43'	375.00'	060°06'41"	N81°23'57"E	375.63'
C11	396.23'	600.00'	037°50'16"	S87°27'51"E	389.07'
C12	247.23'	120.00'	118°02'34"	S47°21'42"E	205.77'
C13	139.61'	350.00'	022°51'17"	S00°13'57"W	138.69'
C14	86.34'	250.00'	019°47'12"	S01°18'06"E	85.91'
C15	262.72'	150.00'	100°21'09"	S41°35'04"E	230.41'
C23	79.44'	150.00'	030°20'34"	N05°31'59"E	78.51'
C26	129.31'	450.00'	016°27'52"	N85°08'53"E	128.87'

CENTERLINE CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C27	164.99'	450.00'	021°00'27"	N87°25'11"E	164.07'
C28	163.09'	350.00'	026°41'55"	N84°34'28"E	161.62'
C29	119.23'	150.00'	045°32'39"	S86°00'10"E	116.12'
C30	107.19'	150.00'	040°56'34"	S16°13'46"E	104.92'
C31	167.63'	100.00'	096°02'33"	S43°46'46"E	148.68'
C32	74.81'	150.00'	028°34'29"	S73°54'43"W	74.04'
C33	165.24'	100.00'	094°40'37"	N40°51'39"E	147.07'
C34	219.38'	450.00'	027°55'57"	N07°29'18"E	217.22'

CENTERLINE TABLE			
Line #	Length	Direction	
L5	24.38'	N89°00'39"E	
L6	104.77'	N51°20'36"E	
L7	148.21'	S68°32'43"E	
L8	23.60'	S08°35'30"W	
L9	88.36'	N88°14'21"E	
L15	44.98'	N20°42'16"E	
L19	124.05'	S86°37'11"E	
L20	26.17'	S63°13'51"E	
L21	19.28'	S36°42'03"E	

CENTERLINE TABLE			
Line #	Length	Direction	
L22	191.08'	S04°14'31"W	
L23	68.13'	S88°11'57"W	
L24	28.01'	S59°37'28"W	
L25	131.14'	N88°11'57"E	
L26	122.91'	N06°28'40"W	
L27	27.22'	N21°27'17"E	

SUB2017-000# Auburn Lakes Addition

NW cor., SW 1/4, Sec. 25, T26S, R2W, 6th P.M.
Fnd. 1" Iron Pipe in Thimble

SW cor., SW 1/4, Sec. 25, T26S, R2W, 6th P.M.
Fnd. 3/8" Iron Pipe in Thimble

4
6



MKTAS030707000# Auburn Lakes Addition

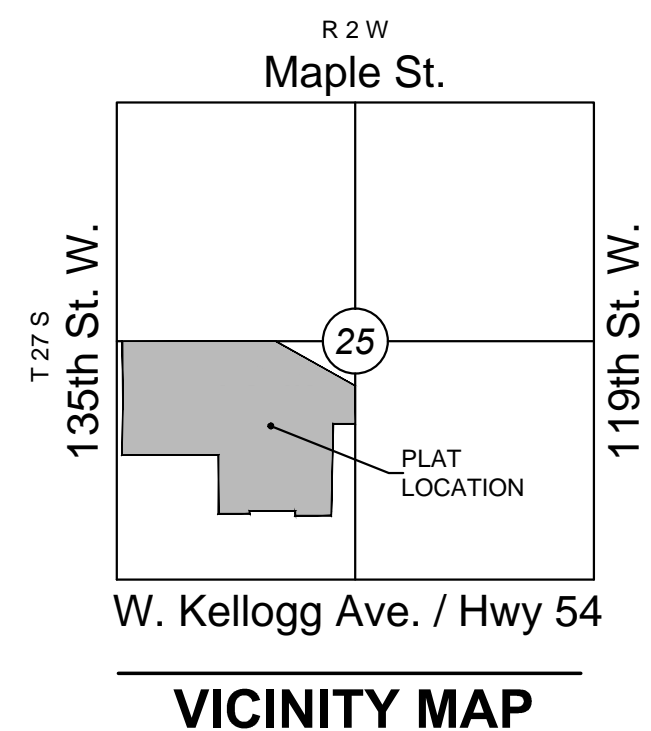
FINAL PLAT

AUBURN LAKES ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

an unplatted tract in a portion of the Southwest Quarter of Section 25, Township 27 South, Range 2 West of the 6th Principal Meridian, Sedgwick County, Kansas

NE cor., SW 1/4, Sec. 25,
T26S, R2W, 6th P.M.
Fnd. Stone



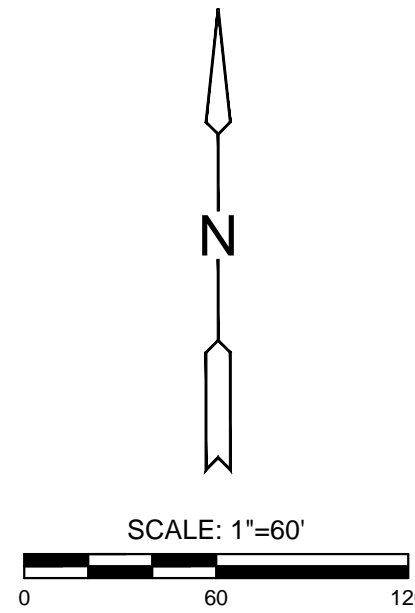
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C16	114.56'	600.00'	010°56'23"	S86°17'27"E	114.39'
C17	150.31'	90.00'	095°41'19"	S32°58'37"E	133.44'
C18	269.38'	500.00'	030°52'07"	S00°34'01"E	266.13'
C19	180.92'	90.00'	115°10'48"	S41°35'20"W	151.96'
C20	114.56'	600.00'	010°56'23"	N86°17'27"W	114.39'
C21	150.19'	90.00'	095°36'45"	N43°57'16"W	133.36'
C22	117.72'	500.00'	013°29'25"	N02°53'36"W	117.45'
C24	42.50'	90.00'	027°03'15"	N22°42'22"E	42.10'
C25	157.08'	100.00'	090°00'00"	N54°10'44"E	141.42'

Line #	Length	Direction
L10	161.10'	S80°49'16"E
L11	111.63'	N80°49'16"W
L12	88.25'	S88°14'21"W
L13	100.93'	N03°51'06"E
L14	76.06'	N09°38'18"W
L16	8.82'	N36°13'59"E
L17	144.29'	N09°10'44"E
L18	260.72'	S80°49'16"E

BENCHMARKS

- BM#1 Square Cut on east nose of center island, 50 feet west of 135th Street West and Onewood Street intersection. Elev.=1350.35 NAVD88
- BM#2 Square Cut on northeast corner curb inlet, east side of 135th Street West, 33 feet south of NW 1/4, Sec. 25, T27S, R2W of the 6th P.M. Elev.=1346.29 NAVD88

LOTS	BLOCK	ELEVATION NAVD 88
21 - 52	1	1325.6
2 - 16	4	1325.6

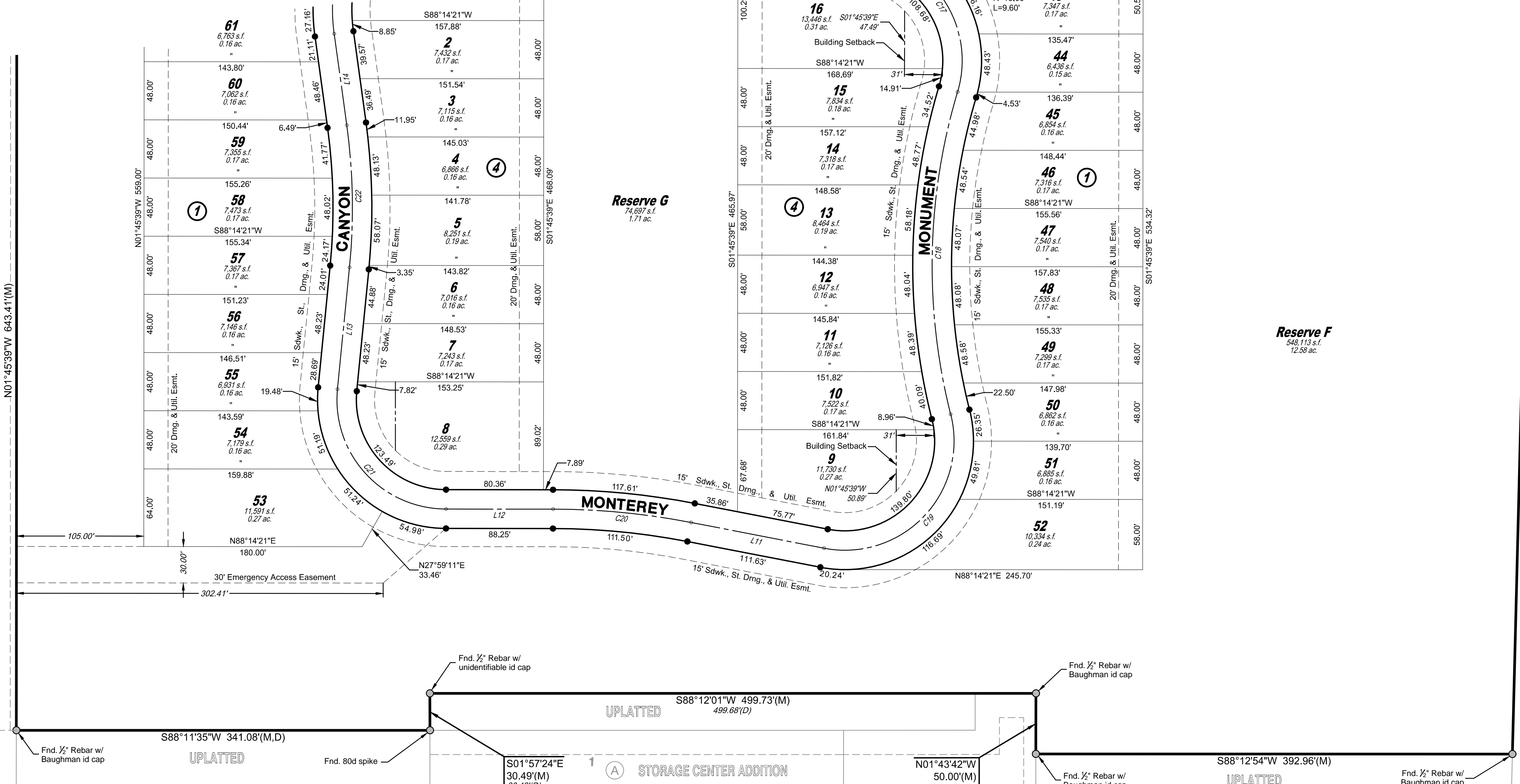
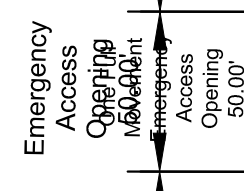


Basis of Bearings: Kansas coordinate system of 1983 south zone bearing of S88°11'57"W on the south line of the Southwest Quarter, Section 25, Township 27 South, Range 2 West of the 6th Principal Meridian. This plat is surveyed and platted on NAD83 using Kansas state plane south zone coordinates, modified to the surface, having a combined adjustment scale factor of 1.000120014401728

LEGEND

- Date of Survey: 9/17/17
- △ = Section Corner Monument Found
 - = Found monument (see annotation for type)
 - = Set 5/8" rebar w/ MKEC CLS 39 id. cap
 - ⊕ = Benchmark
 - (M) = Measured
 - (P) = Platted
 - (D) = Described
 - (CM) = Calculated from Measurement
 - (CP) = Calculated from Plat
 - (CD) = Calculated from Described
 - Drng. = Drainage
 - Util. = Utility
 - Sdsk. = Sidewalk
 - St. = Street
 - Esmt. = Easement
 - 1 = Lot
 - ① = Block

"Future"
WEST KELLOGG
COMMERCIAL
ADDITION



SE. cor., SW 1/4, Sec. 25,
T26S, R2W, 6th P.M.
Fnd. 5/8" Rebar in Thimble



FINAL PLAT
AUBURN LAKES ADDITION
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS
an unplatted tract in a portion of the Southwest Quarter of Section 25, Township 27 South, Range 2 West of the 6th Principal Meridian, Sedgwick County, Kansas

CERTIFICATE OF SURVEY

I, Curtis W. Luttrell, a Professional Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "AUBURN LAKES ADDITION" an addition to Wichita, Sedgwick County, Kansas, into Lots, Blocks, Reserves, and Streets, the same being accurately set forth in the accompanying plat and described herein:

A tract in the Southwest Quarter of Section 25, Township 27 South, Range 2 West of the 6th Principal Meridian, Sedgwick County, Kansas, described as: BEGINNING at a point on the north right of way line of U.S. Highway 54, as condemned in District Court Case No. A-38302 and 1468.75 feet west of the east line of said Southwest Quarter (measured along said Highway right of way); thence west along said Highway right of way, a distance of 80 feet; thence north with a deflection angle to the right of 89°48', a distance of 630.17 feet to a point 716.6 feet north of the south line of said Southwest Quarter; thence west parallel with the south line of said Southwest Quarter, a distance of 747.62 feet to a point 300 feet east of the west line of said Southwest Quarter; thence north parallel with the west line of said Southwest Quarter, a distance of 218 feet; thence west parallel with the south line of said Southwest Quarter, a distance of 300 feet to the west line of said Southwest Quarter; thence north along the west line of said Southwest Quarter, a distance of 1674.2 feet more or less to the Northwest Corner of said Southwest Quarter; thence east along the north line of said Southwest Quarter, a distance of 2623.91 feet more or less to the Northeast Corner of said Southwest Quarter; thence south along the east line of said Southwest Quarter, a distance of 907.41 feet more or less to a point 1722 feet north of the Southeast Corner of said Southwest Quarter; thence west parallel with the south line of said Southwest Quarter, a distance of 250 feet; thence south parallel with the east line of said Southwest Quarter, a distance of 312.54 feet; thence west with a deflection angle to the right of 88°29'42" a distance of 411.37 feet; thence south with a deflection angle to the left of 89°57' a distance of 641.94 feet; thence west with a deflection angle to the right of 89°56'20" a distance of 499.68 feet; thence south with a deflection angle to the left of 90° a distance of 30.5 feet; thence west with a deflection angle to the right of 90° a distance of 341.08 feet; thence south with a deflection angle to the left of 89°59'10" a distance of 630.5 feet to the place of BEGINNING, except that part condemned in District Court Case #C-10792;

TOGETHER WITH,

The north 691.94 feet of the following described property: A tract in the Southwest Quarter of Section 25, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas, described as follows: BEGINNING at a point on the north line of U.S. Highway 54 as condemned in Case A-38302, 250 feet west of the east line of said Southwest Quarter; thence west on said north line of said highway, 378.15 feet; thence north with a deflection angle to the right of 89°49', 1306.51 feet; thence east at an interior angle of 90°03', 411.37 feet to a point 250 feet west of the east line of said Southwest Quarter; thence south 1308.50 feet to the POINT OF BEGINNING;

EXCEPT THEREFROM THE FOLLOWING PARCELS:

1.) A tract described as BEGINNING at the Northeast corner of said Southwest Quarter; thence West, along the North line of said Southwest Quarter, 900 feet; thence Southeasterly to a point on the East line and 500 feet South of the Northeast corner of said Southwest Quarter; thence North, along the East line of said Southwest Quarter, 500 feet to the POINT OF BEGINNING;

2.) COMMENCING from the Southwest corner of the Southwest Quarter of Section 25, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas; thence North, along the West line of said Quarter, a distance of 1850.91 feet to the POINT OF BEGINNING; thence East, parallel with the South line of said Quarter, a distance of 50.01 feet to a point 50 feet normally distant East of said West line, thence North, parallel with said West line, a distance of 777.83 feet to the North line of said Quarter; thence West, along said North line, a distance of 50.01 feet to the Northwest corner of said Quarter; thence South, along said West line, a distance of 777.85 feet to the POINT OF BEGINNING;

AND EXCEPT,

A tract in the Southwest Quarter of Section 25, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas described as BEGINNING at the intersection of the north line of U.S. 54 Highway (Case No. A38302) and the west line of said Southwest Quarter; thence east along said north line of said U.S. 54 Highway, 1144.10 feet more or less to a point 1468.75 feet west of the east line of said Southwest Quarter, also measured along said highway right-of-way; thence north with a deflection angle to the left of 90°12' a distance of 630.5 feet to a point 736.6 feet north of the south line of said Southwest Quarter (being the west line of deed recorded Book 1355, Page 416); thence west parallel with the south line of said Southwest Quarter, 1131.21 feet more or less to the west line of said Southwest Quarter; thence south 626.39 feet more or less to the place of BEGINNING, except therefrom the south 40 feet which has been condemned in Case C-10792-67 and the east 80 feet, and except that part conveyed to the City of Wichita in the Kansas Warranty Deed recorded in DOC.#FLM-PG: 29233674, and subject to an easement for road purposes on the north 60 feet thereof, and all being subject to the following: an Easement for Right-of-Way recorded in DOC.#FLM-PG: 28869287 and an Easement for Right-of-Way recorded in DOC.#FLM-PG: 28869292;

AND EXCEPT,

A tract in the SW ¼ of Section 25, Township 27 South, Range 2 West of the 6th Principal Meridian, Sedgwick County, Kansas described as: BEGINNING at a point on the north right of way line of U.S. Highway 54, as condemned in District Court Case No. A-38302 and 1468.75 feet west of the east line of said SW ¼ (Measured along said Highway right of way); thence west along said Highway right of way, a distance of 80 feet; thence north with a deflection angle to the right of 89°48', a distance of 630.17 feet to a point 736.6 feet north of the south line of said SW ¼; thence west parallel with the south line of said SW ¼, a distance of 750.49 feet to a point 300 feet east of the west line of said SW ¼, said point being the SE corner of Lot 1, Block A, Weber Addition, Sedgwick County, Kansas; thence north parallel with the west line of said SW ¼ and along the east line of said Lot 1, a distance of 218 feet to the NE corner of said Lot 1; thence west parallel with the south line of said SW ¼ and along the north line of said Lot 1, a distance of 300.06 feet to the west line of said SW ¼; thence north along the west line of said SW ¼, a distance of 425.57 feet to a point 1380.00 feet normally distant north of the south line of said SW 1/4; thence easterly parallel with and 1380.00 feet normally distant north of the south line of said SW 1/4, 1117.80 feet to the intersection with the northerly extension of the west line of that part of said SW ¼ described and conveyed in the Kansas Warranty Deed recorded in DOC.#FLM-PG: 28778360; thence southerly along said extended west line, 1273.94 feet to the POINT OF BEGINNING EXCEPT that part condemned for Highway right of way in Condemnation Case C-10792. All being Subject to road right of ways of record.

All streets, easements, rights-of-way, building setbacks, access controls, together with all other public dedications within the above described property, are hereby vacated and replatted by virtue of K.S.A. 12-512b, as amended.

Drainage Easement recorded on Doc.#Flm-Pg: 29366395 is not replatted by K.S.A. 12-512b, as amended.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this ___ day of ___, 2018.

Curtis W. Luttrell, P.S. #1238
MKEC Engineering, Inc. (CLS 39)
411 North Webb Road
Wichita, Kansas 67206

OWNER'S CERTIFICATE

Know all men by these presents that we the undersigned property owners of the land above set forth in the Professional Surveyor's Certificate, have caused the same to be surveyed and platted into Lots, Blocks, Reserves, and Streets, the same to be known as "AUBURN LAKES ADDITION" an addition to Wichita, Sedgwick County, Kansas.

The streets are hereby dedicated to and for the use of the public.

Easements for the construction and maintenance of sidewalks, streets, drainage, utilities, and sanitary sewer, as indicated hereon, are hereby granted to the public. No signs, light poles, private drainage systems, masonry trash enclosures or other structures shall be located within public utility easements unless permitted by the Public Works Department of the appropriate governing body. The wall easements are non-exclusive and are hereby platted for the construction and maintenance of private walls; utilities may cross under the private walls. The walls shall be owned and maintained by the developer, and/or a lot owner's association, and/or their successors and/or assigns.

Parking easements are non-exclusive and are granted for short term overflow residential parking only. No utility obstructions or other vertical obstructions shall prohibit the placement of paved parking within said parking easement. The parking easements as indicated hereon are hereby granted to and for the use of the public. The parking within the parking easements shall be maintained by the developer, and/or a lot owner's association, and/or their successors and/or assigns.

Emergency access easements are platted for the ingress and egress of vehicular and pedestrian emergency traffic along and across those parts of Reserve F, as shown hereon, and is hereby granted to and for the use of the public.

As to Lots 14-89, inclusive, Block 1, all Lots within Blocks 2, 3, and 4: Each Lot where abutting and adjoining another lot line within the aforesaid Lots and Blocks shall provide a minimum of a 6 foot maintenance and access easement for the benefit of the adjoining owner(s), their successors and assigns, and/or their agents, and emergency personnel. The maintenance access easements are hereby platted for the purpose of pedestrian emergency access, residence construction and residence maintenance, the extension of the footing, and for a 2-foot overhang of the structure on the adjoining lot. Opposite of the zero lot line, the minimum side yard setback shall be 6 feet, except where abutting a reserve. The minimum rear setback shall be 11.5 feet, except where abutting a reserve may be reduced to 5 feet as needed.

All abutters rights of access to or from South 135th Street over and across the west line of "AUBURN LAKES ADDITION," are hereby granted to the appropriate governing body, provided however two full movement openings shall be allowed as indicated hereon and one full movement emergency access opening shall be allowed as indicated hereon.

A drainage plan has been developed for this plat. All drainage easements, rights-of-way, and 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. Lots 4-12 (inclusive), Lots 1-52 (inclusive), Block 1, Lots 1-16 (inclusive), Block 4 are required to adhere to the minimum pad elevation as per the "Minimum Pad Elevations" table shown on the final plat.

All reserves are platted for open space, berms, landscaping, irrigation, signs, monuments, sidewalks, fences, lighting, conveyance of cross-lot drainage, utilities confined by easement (platted or otherwise separate instrument), and parking confined by easement. Reserves A, B, C, and F, are also platted for walls and gates for which public and/or utilities may cross under. Reserve A is also platted for a putting green. Reserve B is also platted for private street and public utilities; such utilities are not confined by easements. Reserves C, F, and G are also platted for drainage facilities, including but not limited to drainage structures and detention/retention ponds, and fountains. Reserve C is also platted for private neighborhood amenities, including but not limited to clubhouse, pools, playgrounds, sports courts, shade structures / gazebos, and neighborhood gardens. The reserves are hereby reserved for the stated uses and shall be owned and maintained by the developer, and/or a lot owner's association, and/or their successors and/or assigns. The owners of the reserves containing private street shall bear the cost of any repair or replacement of improvements with said reserves resulting from street construction, repair, and/or maintenance.

Drainage Reserves 2, 3, 4, 5, 6, 8, 9, 10, and 11 are platted for drainage, irrigation, open space, landscaping, and flood purposes; all of which shall be owned and maintained by the owners of the adjoining corresponding Lot number, provided that no fill be place within said Drainage Reserves, change of grade, creation of a channel or any other earth moving work thereon be carried out without the permission of the City Engineer.

FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision.

PERFECTION SIGNATURE PROPERTIES, LLC,
a Kansas limited liability company

Scott A. Lehner, Chief Executive Manager / Member

Jason R. Ronk, Chief Operations Manager / Member

STATE OF KANSAS, SEDGWICK COUNTY} ss:
This instrument was acknowledged before me on ___ day of ___, 2018, by Scott A. Lehner, Chief Executive Manager / Member and Jason R. Ronk, Chief Operations Manager / Member of Perfection Signature Properties, LLC, a Kansas limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.
Affix Seal

Notary Public:
print name
My Term Expires: _____

MORTGAGE CERTIFICATE

The Halstead Bank, holder of a mortgage on the above described property, does hereby consent to the "AUBURN LAKES ADDITION" final plat.

THE HALSTEAD BANK

STATE OF KANSAS, SEDGWICK COUNTY} ss:

This instrument was acknowledged before me on ___ day of ___, 2018, by _____ of The Halstead Bank.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.
Affix Seal

Notary Public:
print name
My Term Expires: _____

PLANNING COMMISSION CERTIFICATE

This plat of "AUBURN LAKES ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Area Planning Commission, Wichita, Kansas.

Dated this ___ day of ___, 2018.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

By:
Joseph A. Johnson, Chairman

Attest:

Dale Miller, Secretary

GOVERNING BODY CERTIFICATE

This plat approved and all dedications shown hereon, accepted by the Wichita City Council of the City of Wichita, Kansas dated this ___ day of ___, 2018.

At the direction of the City Council.

Jeff Longwell, Mayor

Attest:

Karen Sublett, City Clerk

REGISTER OF DEEDS' CERTIFICATE

STATE OF KANSAS, SEDGWICK COUNTY} ss:

This is to certify that this instrument was filed for record in the Register of Deeds office this ___ day of ___, 2018, at ___ o'clock __M, and is duly recorded.

Tonya E. Buckingham, Register of Deeds

Attest:

Judy J. Paget, Deputy

TRANSFER RECORD

STATE OF KANSAS, SEDGWICK COUNTY} ss:

Entered on transfer record this ___ day of ___, 2018.

Kelly B. Arnold, County Clerk

COUNTY SURVEYOR

STATE OF KANSAS, SEDGWICK COUNTY} ss:

Reviewed in accordance with K.S.A. 58-2005 on this ___ day of ___, 2018.

_____, Deputy County Surveyor

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

