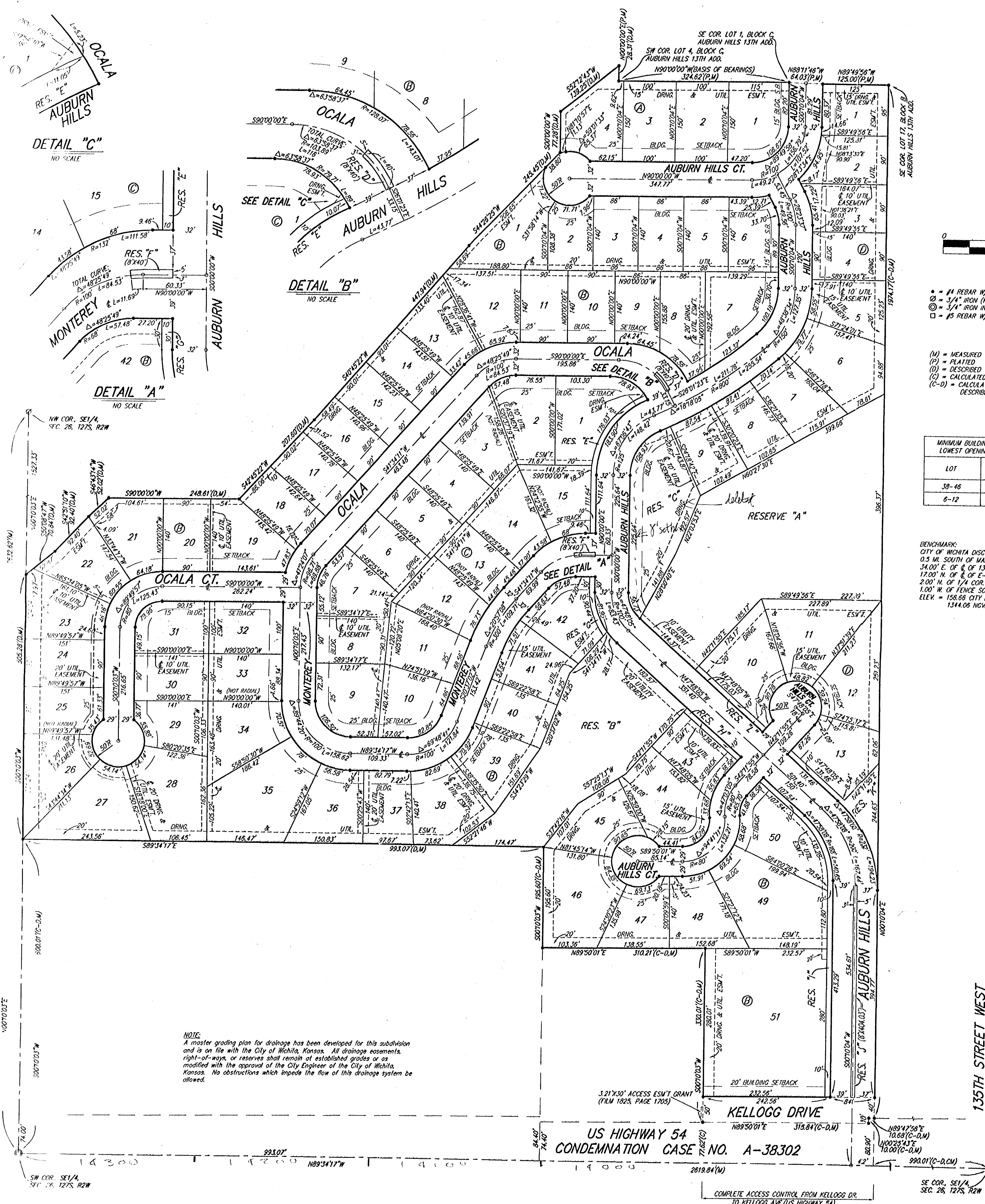


AUBURN HILLS 15TH ADDITION WICHITA, SEDGWICK COUNTY, KANSAS



State of Kansas) SS
Sedgwick County) We, Baughman Company, P.A., Surveyors in
aforesaid county and state do hereby certify that we have surveyed and
platted "AUBURN HILLS 15TH ADDITION", Wichita, Sedgwick County, Kansas
and that the accompanying plat is a true and correct exhibit of the
property surveyed, described as that part of the SE 1/4 of Sec. 26, Twp.
27-S, R-2-W of the 6th P.M., Sedgwick County, Kansas described as
follows: Beginning at the SW corner of Lot 4, Block C, Auburn Hills 13th
Addition, Wichita, Sedgwick County, Kansas; thence N00°00'00"E along the
west line of said Lot 4, 28.31 feet; thence S52°12'43"W, 139.25 feet; thence
S40°45'22"W, 447.94 feet; thence S42°45'22"W, 207.60 feet; thence
S90°00'00"W, 248.61 feet; thence S46°43'14"W, 52.02 feet; thence
S42°51'10"W, 92.40 feet; thence S50°08'47"W, 70.84 feet to a point on
the west line of the SE 1/4 of said Sec. 26; thence S00°00'03"E along the
west line of said SE 1/4, 503.28 feet to a point 800 feet normally distant
north of the south line of said SE 1/4; thence S89°34'17"E parallel with the
south line of said SE 1/4, 993.07 feet to a point on the east line of the
west 30 acres of the SW 1/4 of said SE 1/4; thence N00°10'03"E along the
east line of said west 30 acres, 715.56 feet to a point on the north line
of the SW 1/4 of said SE 1/4; thence S89°31'44"E along the north line of
the SW 1/4 of said SE 1/4, 316.86 feet to the NE corner of the SW 1/4 of said
SE 1/4; thence continuing S89°31'44"E along the south line of the NE 1/4 of said
SE 1/4, 319.91 feet to a point 990 feet normally distant west of the east
line of said SE 1/4; thence N00°10'03"E parallel with the east line of said
SE 1/4, 750.09 feet to the SE corner of Lot 17, Block B, in said Auburn
Hills 13th Addition; thence N89°49'56"W along the south line of said Lot
17, 125.00 feet to the SW corner of said Lot 17, said SW corner also
being the SE corner of Dogleg, said SW corner also being the SE
corner of Lot 1, Block C, in said Auburn Hills 13th Addition; thence
N90°00'00"W along the south line of said Block C, 324.62 feet to the
point of beginning, TOGETHER with the SE 1/4 of the SE 1/4 of Sec. 26, Twp.
27-S, R-2-W of the 6th P.M., Sedgwick County, Kansas, EXCEPT the east
990.00 feet thereof, and EXCEPT that part condemned for U.S. Highway
54 in Case No. A-38302, TOGETHER with the SW 1/4 of the SE 1/4 of said
Sec. 26, EXCEPT the west 30 acres thereof, and EXCEPT that part
condemned for U.S. Highway 54 in Case No. A-38302, and EXCEPT a
tract in the SW 1/4 of the SE 1/4 of said Sec. 26 described as follows:
Beginning at the intersection of the north line of said U.S. Highway 54
with the east line of the west 30 acres of the SW 1/4 of the SE 1/4 of said
Sec. 26; thence north along the east line of said west 30 acres, 330.01
feet to a point 330.00 feet normally distant north of the north line of
said U.S. Highway 54; thence east parallel with the north line of said U.S.
Highway 54, 310.21 feet to a point 310.20 feet normally distant east of
the east line of said west 30 acres, thence south parallel with the east
line of said west 30 acres, 330.01 feet to a point on the north line of
said U.S. Highway 54; thence west along the north line of said U.S.
Highway 54, 310.21 feet to the point of beginning.

Existing public easements and dedications
being vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

Michael A. Conrey, Surveyor
Michael G. Conrey

Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate to be
platted into Lots, Blocks, Streets, and Reserves, to be known as "AUBURN
HILLS 15TH ADDITION", 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. The drainage
easement is hereby granted as indicated for drainage purposes. The
streets are hereby dedicated to and for the use of the public. Reserves
"A" and "B" are hereby reserved for lakes, landscaping, berms, open space,
drainage purposes, and utilities as confined to easements. Reserve "C" is
hereby reserved for open space, parking, swimming pools and swimming
pool related facilities, recreational activities, gazebos, landscaping, drainage
purposes, and utilities as confined to easements. Reserves "D", "F", and
"J" are hereby reserved for entry monuments, landscaping, streets,
drainage purposes, and utilities. Reserves "E", "G", "H", "I", "K", and "L"
are hereby reserved for landscaping, open space, berms, drainage
purposes, and utilities. Reserves "A", "B", "C", "D", "E", "F", "G", "H", "I",
"J", "K", and "L" shall be owned and maintained by the homeowners
association for the addition. Access controls shall be as depicted on the
face of the plat and are hereby granted to 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.

West Wichita Development, Inc.

Jay W. Russell, President

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before
me, this 9th day of December, 2003, by Jay W. Russell, President
of West Wichita Development, Inc., on behalf of the corporation.

Susan K. Monette, Notary Public
My App'l. Exp. 11-9-07

This plat of "AUBURN HILLS 15TH ADDITION",
Wichita, Sedgwick County, Kansas has been submitted to and approved by the
Wichita-Sedgwick County Metropolitan Area Planning Commission,
Wichita, Kansas.

Dated this 10th day of December, 2003,
Wichita-Sedgwick County Metropolitan Area Planning Commission

Ronald L. Marnell, Chair

John L. Schlegel, Secretary

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this 10th day of December, 2003.

Carlos Mayans, Mayor

Karen Schofield, City Clerk

Reviewed in accordance with K.S.A. 58-2005
on this 10th day of December, 2003.

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

Entered on transfer record this 10th day
of December, 2003.

Don Brace, County Clerk

State of Kansas) SS
Sedgwick County) This is to certify that this plat has been
filed for record in the office of the Register of Deeds, this 10th day
of December, 2003, at 10:00 a.m.; and is duly recorded.

Bill Meek, Register of Deeds

Linda Kizzire, Deputy

We the undersigned holders of a mortgage on the
above described property, do hereby consent to this plat of "AUBURN
HILLS 15TH ADDITION", Wichita, Sedgwick County, Kansas.
Legacy Bank

Mad E. Yeager, S.V.P.

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged be-
fore me, this 10th day of December, 2003, by Mad E. Yeager,
S.V.P. of Legacy Bank, on behalf of the bank.

Notary Public

My App'l. Exp. 1-12-2005

LISA A. PISKA, Notary Public

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
318-282-7271 • 318-282-7272 • WICHITA, KANSAS 67211
F:\141\AUBURN HILLS 15TH ADDITION\AUBURN HILLS 15TH ADDITION.DWG



Wichita-Sedgwick County Metropolitan Area Planning Department

October 31, 2003

Baughman Company
315 Ellis
Wichita KS 67211

RE: SUB 2003-122 -- One-Step Final Plat of Auburn Hills 15th Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 31, 2003, the above captioned plat was considered. The action of the Committee was to approve the one-step final plat, subject to the following staff comments:

- A. This plat will be subject to approval of the associated zone change and any related conditions of such a change. Prior to this plat being considered by MAPC, the zone change will need to be approved. In the alternative, a restrictive covenant shall be submitted limiting this portion of the site to uses permitted in the SF-5 zoning district.
- B. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. City Engineering needs to comment on the status of the applicant's drainage plan. City Engineering requests additional information.
- E. The plat proposes a full movement intersection on Kellogg at a quarter-mile point on Kellogg. Traffic Engineering has advised that the City has worked with KDOT on an access management plan for the Kellogg Freeway that allows only signalized full movement intersections every half mile. The developer will need to obtain KDOT's approval for connection to Kellogg prior to development.
- F. The applicant is advised that the right-of-way width of Dogleg Cir may be revised to the 58-ft standard for cul-de-sac streets.
- G. The Applicant shall guarantee the paving of the proposed streets. The guarantee shall also provide for sidewalks on at least one side of all through, non cul-de-sac streets.
- H. As noted in the platlor's text, the applicant intends to restrict the utilities to easements on Reserves A and B and therefore such easements should be platted in these reserves.

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 **F** 316.268.4390

www.wichitagov.org

- I. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- J. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.
- K. Since Reserve C includes a swimming pool use, a site plan shall be submitted with the final plat tracing, for review and approval by the Planning Director. The site plan shall include the information indicated in the Subdivision Regulations. Otherwise a conditional use and public hearing will be needed in the future.
- L. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- M. The blocks need to be renumbered (dividing Block A into two blocks) as the perimeter of the blocks should be bounded by streets. Block D should be encompassed within Block A.
- N. GIS needs to comment on the plat's street names. *The will be requesting that Dogleg in the adjacent plat to the north be revised to Auburn Hills by affidavit. The northernmost cul-de-sac shall be denoted as "Ct". Cross St. shall be assigned two new street names.*
- O. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- P. For any lots with existing tree rows that may be impacted by the installation of utilities, it is recommended that 30-ft utility easements be platted in order to allow for the installation of the utilities without damage to such tree rows.
- Q. The platting text shall include language that a drainage plan has been developed for the plat and that 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.
- R. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- S. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.

October 31, 2003

Page 3

- T. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (Phone 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- U. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- V. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- W. Perimeter closure computations shall be submitted with the final plat tracing.
- X. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Y. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property. Westar Energy requests additional easements.
- Z. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov) . This will be used by the City and County GIS Department.

If this plat requires the guaranteeing of improvements, a list of the five (5) methods that have been adopted as being acceptable is available in the Planning Department. Also available, are Certificates that are required if petitions are submitted, bond forms and Irrevocable Letter of Credit forms.

This case will be forwarded to the Planning Commission for consideration on Thursday, November 6, 2003, at 1:30 p.m. The meeting will begin at 1:30 p.m., in the Metropolitan Area Planning Conference Room - 10th Floor, 455 N. Main Street, Wichita, KS.

The enclosed "marked" copy of the plat is for your information and files.

If you have any questions regarding this plat, please call.



Neil Evan Strahl, Senior Planner
Current Plans Division



Wichita-Sedgwick County Metropolitan Area Planning Department

November 6, 2003

Baughman Company
315 Ellis
Wichita KS 67211

RE: SUB 2003-122 -- One-Step Final Plat of Auburn Hills 15th Addition

At the regular meeting of the Metropolitan Area Planning Commission on November 6, 2003, the above captioned plat was considered. The action of the Planning Commission was to approve the plat as recommended by the Subdivision Committee, subject to the conditions stated in our letter dated October 31, 2003.

The following items must be submitted to the Metropolitan Area Planning Department before the plat is scheduled for the City Council and/or County Commission's consideration:

1. A completed and signed tracing of the subdivision, along with five (5) copies. Also, if a change is required on the tracing after submittal, five (5) revised copies must be submitted;
2. A check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting (\$8.00 for the first page; \$4.00 for each additional page), if the site is located within the City of Wichita's city limits, OR, in the County within three miles of Wichita's city limits; and,
3. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in Autocad. If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail address: cholloway@wichita.gov). Please include the name of the plat on the disc.

If you have any questions regarding this plat, please call.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

www.wichitagov.org

METROPOLITAN AREA PLANNING COMMISSION

**AGENDA ITEM NO. 2-4
NOVEMBER 6, 2003**

STAFF REPORT
(One-Step Final Plat Approved 10/30/03)

CASE NUMBER: SUB 2003-122 -- AUBURN HILLS 15TH ADDITION

OWNER/APPLICANT: West Wichita Development Inc., 12602 W. 13th St. North, Wichita, KS 67235

SURVEYOR/ENGINEER: Baughman Company, P.A., and 315 Ellis, Wichita, KS 67211

LOCATION: West of 135th St. West, North side of Kellogg

SITE SIZE: 45.82 Acres

NUMBER OF LOTS

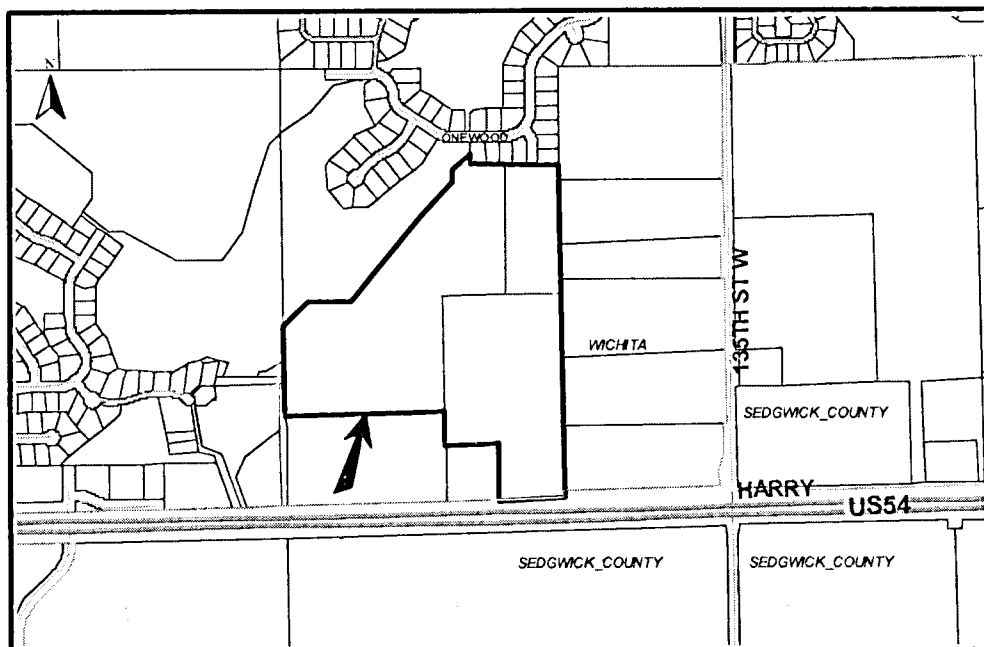
Residential:	82
Office:	
Commercial:	1
Industrial:	
Total:	<u>83</u>

MINIMUM LOT AREA: 12,600 Sq. Ft.

CURRENT ZONING: SF-5, Single-Family Residential; GC, General Commercial

PROPOSED ZONING: SF-5, Single-Family Residential; GC, General Commercial (Lot 1, Block D)

VICINITY MAP



SUB 2003-122 -- One-Step Final Plat of AUBURN HILLS 15TH ADDITION
November 6, 2003 - Page 2

NOTE: This is an unplatted site located within the City. The applicant requests a zone change from GC, General Commercial to SF-5, Single-Family Residential for Lots 50-53, Block A.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. This plat will be subject to approval of the associated zone change and any related conditions of such a change. Prior to this plat being considered by MAPC, the zone change will need to be approved. In the alternative, a restrictive covenant shall be submitted limiting this portion of the site to uses permitted in the SF-5 zoning district.
- B. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. City Engineering needs to comment on the status of the applicant's drainage plan. City Engineering requests additional information.
- E. The plat proposes a full movement intersection on Kellogg at a quarter-mile point on Kellogg. Traffic Engineering has advised that the City has worked with KDOT on an access management plan for the Kellogg Freeway that allows only signalized full movement intersections every half mile. The developer will need to obtain KDOT's approval for connection to Kellogg prior to development.
- F. The applicant is advised that the right-of-way width of Dogleg Cir may be revised to the 58-ft standard for cul-de-sac streets.
- G. The Applicant shall guarantee the paving of the proposed streets. The guarantee shall also provide for sidewalks on at least one side of all through, non cul-de-sac streets.
- H. As noted in the plat's text, the applicant intends to restrict the utilities to easements on Reserves A and B and therefore such easements should be platted in these reserves.
- I. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- J. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.

SUB 2003-122 -- One-Step Final Plat of AUBURN HILLS 15TH ADDITION
November 6, 2003 - Page 3

- K. Since Reserve C includes a swimming pool use, a site plan shall be submitted with the final plat tracing, for review and approval by the Planning Director. The site plan shall include the information indicated in the Subdivision Regulations. Otherwise a conditional use and public hearing will be needed in the future.
- L. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- M. The blocks need to be renumbered (dividing Block A into two blocks) as the perimeter of the blocks should be bounded by streets. Block D should be encompassed within Block A.
- N. **GIS** needs to comment on the plat's street names. **The will be requesting that Dogleg in the adjacent plat to the north be revised to Auburn Hills by affidavit. The northernmost cul-de-sac shall be denoted as "Ct". Cross St. shall be assigned two new street names.**
- O. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- P. For any lots with existing tree rows that may be impacted by the installation of utilities, it is recommended that 30-ft utility easements be platted in order to allow for the installation of the utilities without damage to such tree rows.
- Q. The platting text shall include language that a drainage plan has been developed for the plat and that 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.
- R. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- S. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- T. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (Phone 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- U. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS