

# AUBURN HILLS 12TH ADDITION

## WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgwick County and state do hereby certify that we have surveyed and platted "AUBURN HILLS 12TH 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 in the NE 1/4 and 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 Auburn Hills Commercial 2nd Addition, Wichita, Sedgwick County, Kansas; thence S89°48'02"E along the south line of said Auburn Hills Commercial 2nd Addition, 48.28 feet to the NW corner of Reserve "A", Auburn Hills Clubhouse Addition, Wichita, Sedgwick County, Kansas; thence S20°07'12"E along the west line of said Reserve "A", 165.19 feet to a deflection corner in said west line; thence S04°30'17"E along the west line of said Reserve "A", 466.40 feet to a deflection corner in said west line; thence S00°00'00"E along the west line of said Reserve "A", 253.77 feet to a deflection corner in said west line; thence S27°03'52"W along the west line of said Reserve "A", 177.87 feet to a deflection corner in said west line; thence S56°21'42"W, 391.99 feet; thence S54°31'24"W, 401.72 feet; thence S49°59'00"W, 255.40 feet; thence S20°43'53"W, 184.22 feet; thence S30°56'25"W, 103.46 feet; thence S61°33'30"W, 87.95 feet; thence S16°13'53"W, 169.95 feet; thence S59°58'27"W, 111.75 feet; thence S85°06'11"W, 56.77 feet; thence S05°55'07"W, 43.35 feet; thence S51°50'21"W, 98.79 feet to a point 64.00 feet normally distant south of the south line of said NE 1/4; thence N89°29'11"W parallel with the south line of said NE 1/4, 229.64 feet; thence N00°30'49"E, 64.00 feet to a point on the south line of said NE 1/4; thence N89°29'11"W along the south line of said NE 1/4, 262.98 feet to the SW corner of said NE 1/4; thence N00°08'28"E along the west line of said NE 1/4, 843.18 feet, more or less, to the SW corner of City View Street as dedicated in O'Dell-White Addition to Sedgwick County, Kansas; thence S89°48'02"E along the south line of said City View Street and along the south line of said O'Dell-White Addition, 1179.63 feet to the SE corner of said O'Dell-White Addition; thence N00°12'28"E, 522.03 feet to the SE corner of Lot 8, Block 3, Maple Hill Fifth Addition, Sedgwick County, Kansas; thence S89°48'02"E along the south line of Decker Drive as dedicated in said Maple Hill Fifth Addition, 64.00 feet to a point 6.00 feet west of the SE corner of said Decker Drive; thence N00°09'13"E parallel with the east line of said Decker Drive, 206.00 feet to a point 6.00 feet north of the south line of Taft Street as dedicated in said Maple Hill Fifth Addition; thence S89°48'02"E parallel with the south line of said Taft Street, 33.00 feet to the P.C. of a curve to the left; thence easterly along said curve and parallel with the south line of said Taft Street, having a central angle of 27°48'00" and a radius of 271.45 feet, an arc distance of 131.71 feet, (having a chord length of 130.42 feet bearing N76°17'58"E) to the P.R.C. of a curve to the right; thence easterly along said curve and parallel with the south line of said Taft Street, having a central angle of 03°57'59" and a radius of 213.45 feet, an arc distance of 14.78 feet, (having a chord length of 14.77 feet bearing N64°22'57"E) to a point on the east line of said Taft Street; thence N00°09'13"E along the east line of said Taft Street and along the east line of Block 2 in said Maple Hill Fifth Addition, 492.51 feet to the SE corner of Lot 1 in said Block 2; thence N04°02'28"E along the east line of said Block 2, 176.06 feet to the NE corner of said Lot 1; thence N00°08'16"E parallel with the west line of said NE 1/4, 352.00 feet to a point on the north line of said NE 1/4; thence S89°48'02"E along the north line of said NE 1/4, 323.98 feet to the intersection with the west line of said Auburn Hills Commercial 2nd Addition, as extended north; thence S00°05'53"W along said extended west line, 413.52 feet to the point of beginning, all being subject to road rights-of-way of record.

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

Baughman Company, P.A.

Michael G. Conrey, Surveyor  
 Michael G. Conrey  
 Kansas Land Surveyor



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 12TH 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 the construction and maintenance of all public utilities. The drainage easements are hereby granted as indicated for drainage purposes. The drainage and pedestrian access easement is hereby granted as indicated for drainage purposes and for pedestrian access between OneWood Place and the golf course property, and no fences or other obstructions shall be constructed or placed on or within this easement. The street, drainage, and utility easements are hereby granted as indicated for street related purposes, for drainage purposes, and for the construction and maintenance of all public utilities. The wall easement is hereby granted as indicated for the construction and maintenance of a private screening wall and utility main lines and service lines shall be allowed to cross this easement. The streets are hereby dedicated to and for the use of the public. Reserves "A" and "B" are hereby reserved for lakes, drainage purposes, open space, landscaping, sidewalks, berms, and utilities as confined to easements. Reserves "C" and "E" are hereby reserved for drainage purposes, berms, open space, landscaping, and utilities as confined to easement. Reserve "D" is hereby reserved for streets, utilities, landscaping, berms, open space, and entry monuments. Reserve "F" is hereby reserved for drainage purposes, utilities, and open space. Reserves "A", "B", "C", "D", "E", and "F" shall be owned and maintained by the homeowners association for the addition. All abutters rights of access to or from Maple over and across the north line of Lots 1, 2, and 3, Block A, 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*  
 Jay W. Russell, President

State of Kansas) SS The foregoing instrument acknowledged before me, this 12th day of OCTOBER, 2000, by Jay W. Russell, President of West Wichita Development, Inc., on behalf of the corporation.



Judith M. Terhune, Notary Public  
 JUDITH M. TERHUNE

My App't. Exp. 11-7-2001

We the undersigned, holders of mortgages on the above described property, do hereby consent to this plat of "AUBURN HILLS 12TH ADDITION", Wichita, Sedgwick County, Kansas.

Legacy Bank

*Steve Gegan*  
 STEVE GEGAN, AVP

State of Kansas) SS The foregoing instrument acknowledged before me, this 12th day of OCTOBER, 2000, by STEVE GEGAN, ASST. PRES. of Legacy Bank, on behalf of the bank.



Judith M. Terhune, Notary Public  
 JUDITH M. TERHUNE

My App't. Exp. 11-7-2001

This plat of "AUBURN HILLS 12TH 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 OCTOBER, 2000.  
 Wichita-Sedgwick County Metropolitan Area Planning Commission

Francis S. Carofalo, Chairman

Marvin S. Krout, Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 10th day of OCTOBER, 2000.

Bob Knight, Mayor

Pat Burnett, City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this 10th day of OCTOBER, 2000.

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

Entered on transfer record this 10th day of OCTOBER, 2000.

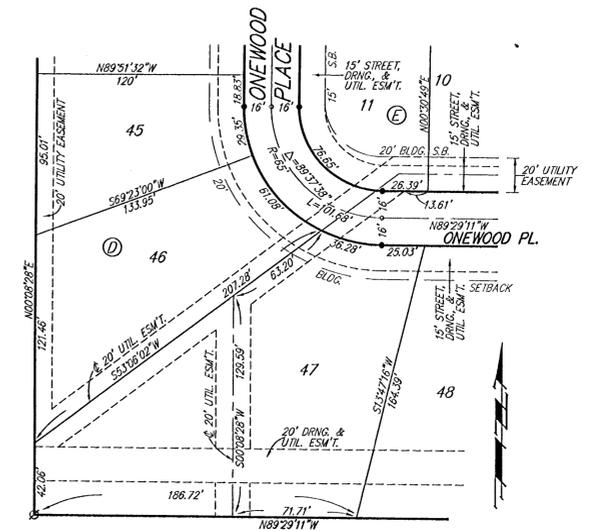
James Alford, County Clerk

State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this 10th day of OCTOBER, 2000 at 10:00 A.M. and is duly recorded.

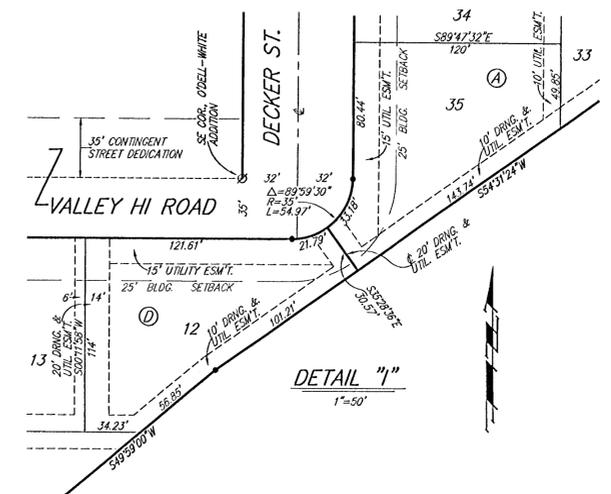
Bill Meek, Register of Deeds

Linda Kizzire, Deputy

1026-00  
 p1 of 2



DETAIL "H"  
 1"=50'

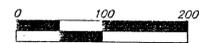


DETAIL "I"  
 1"=50'

# AUBURN HILLS 12TH ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

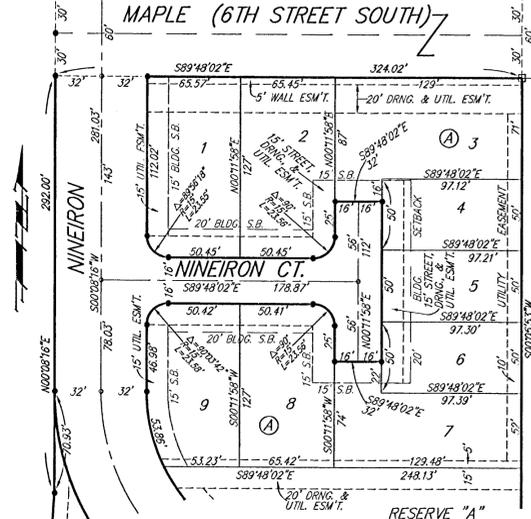
LOT	BLOCK	ELEVATION
2,8,9,10,11,14	A	167.0
1-12,14,15	C	172.8



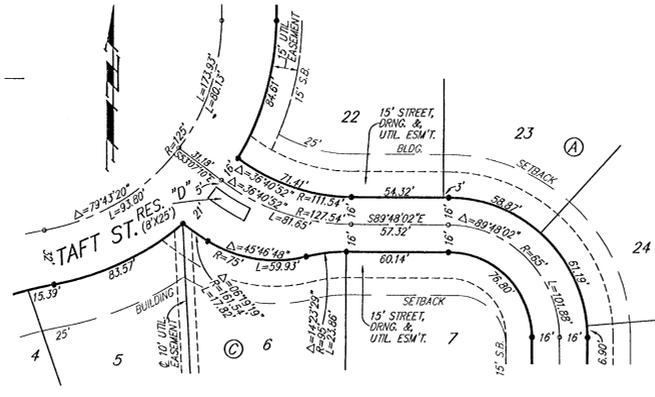
- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = 3/4" IRON (ROUND)
- ⊙ = 3/4" IRON IN THIMBLE (FOUND)
- = #5 REBAR W/ "MCKEY" CAP (FOUND)

BENCH MARKS:  
 CITY DISC - 34.3' E. & 3.3' N. OF  
 S.W. CORNER OF N.W. 1/4, SEC. 25,  
 T-27-S, R-2-W  
 ELEV. = 156.63 CITY DATUM  
 1344.03 M.S.L.

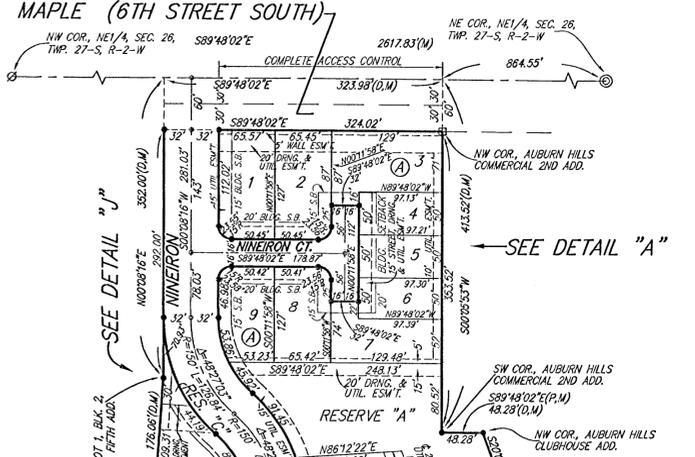
NOTE:  
 A MASTER GRADING PLAN FOR DRAINAGE HAS BEEN DEVELOPED FOR THIS  
 SUBDIVISION AND IS ON FILE WITH THE CITY OF WICHITA, KANSAS.  
 ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, OR RESERVES SHALL REMAIN  
 AT ESTABLISHED GRADES OR AS MODIFIED WITH THE APPROVAL OF THE  
 CITY ENGINEER OF THE CITY OF WICHITA, KANSAS. NO OBSTRUCTIONS WHICH  
 IMPEDE THE FLOW OF THIS DRAINAGE SYSTEM SHALL BE ALLOWED.



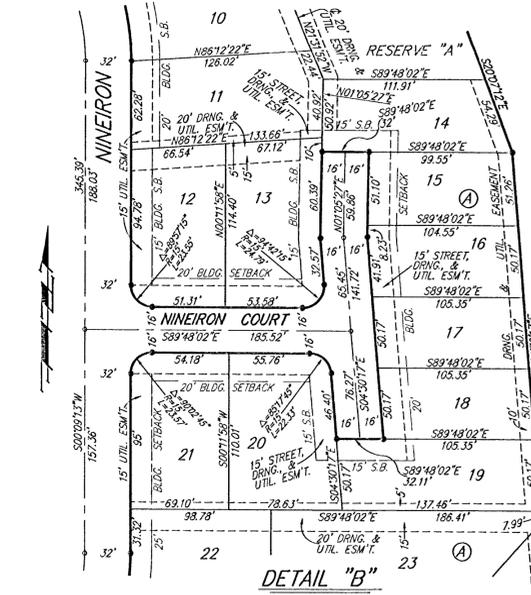
DETAIL "A"  
1"=60'



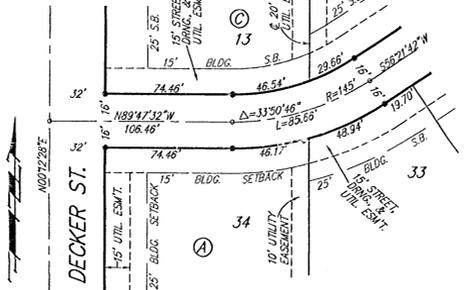
DETAIL "C"  
1"=50'



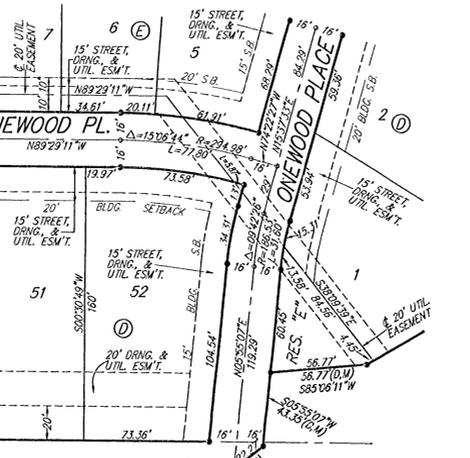
DETAIL "J"  
1"=50'



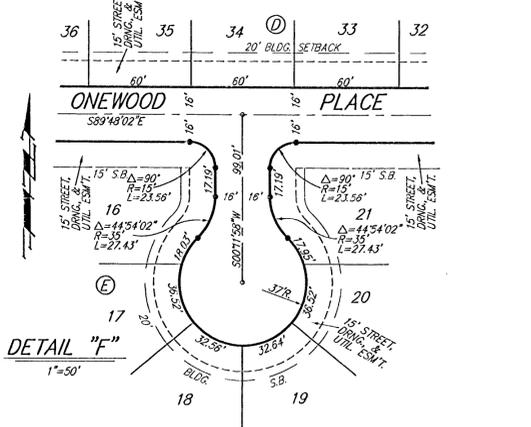
DETAIL "B"  
1"=60'



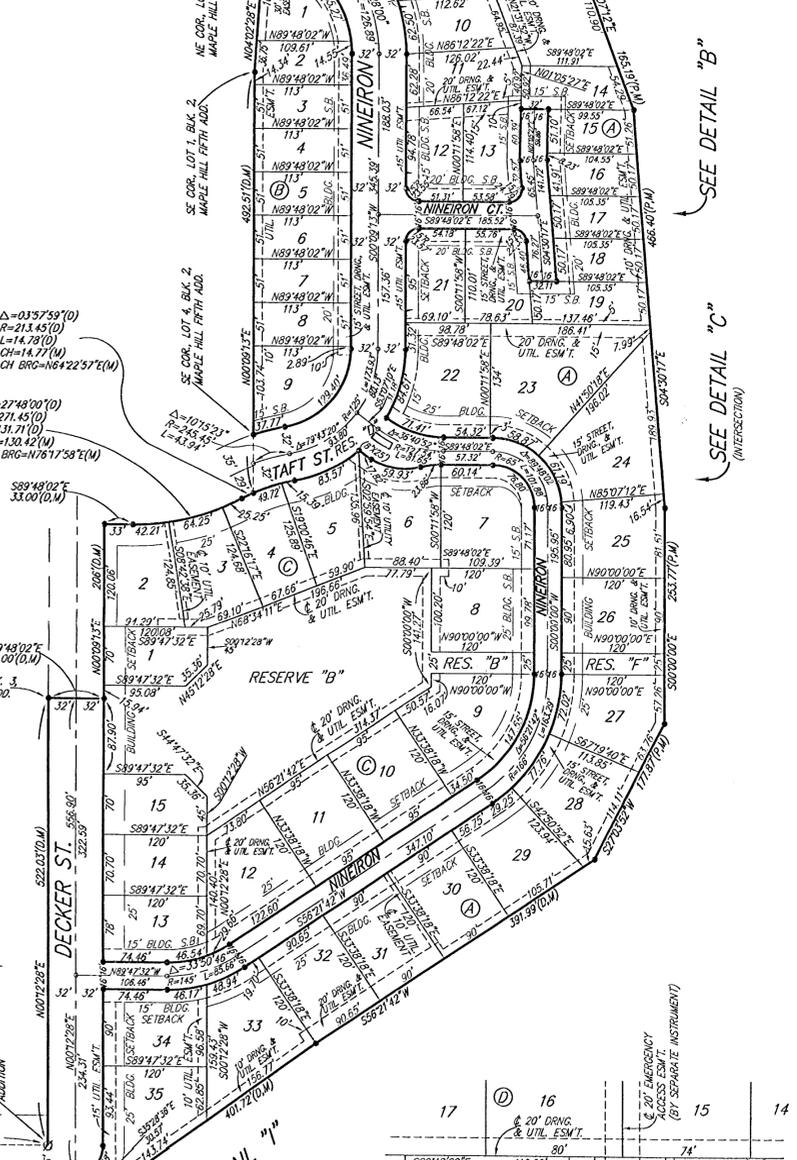
DETAIL "D"  
1"=50'



DETAIL "G"  
1"=50'

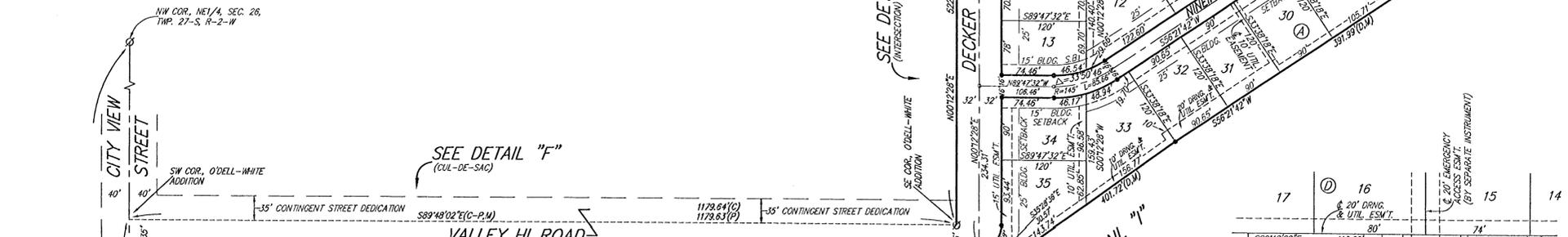


DETAIL "F"  
1"=50'



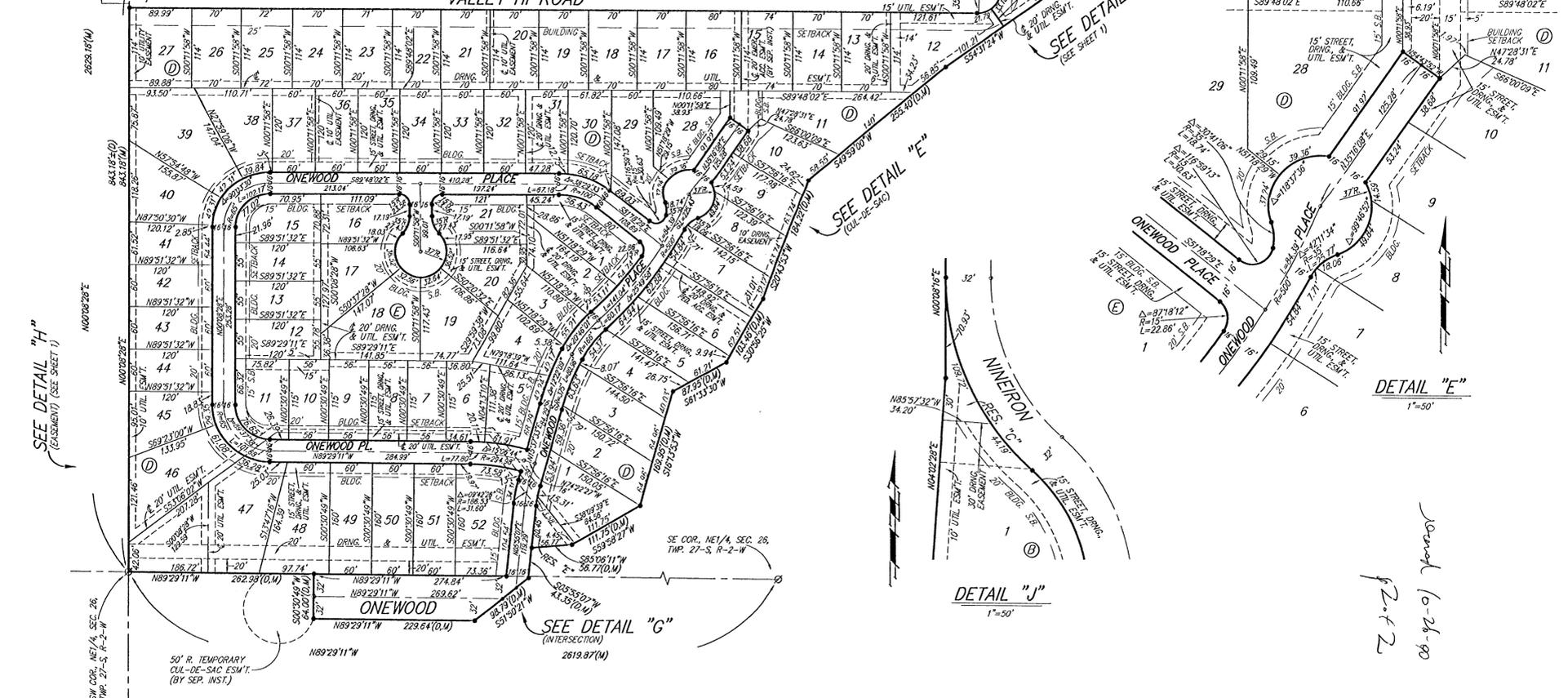
DETAIL "D" (INTERSECTION)

DETAIL "I" (SEE SHEET J)



SEE DETAIL "F" (CUL-DE-SAC)

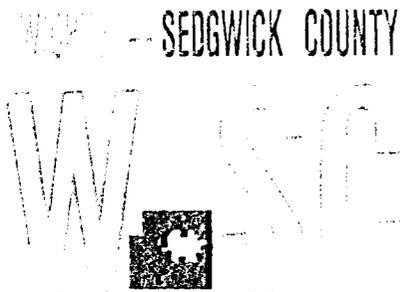
SEE DETAIL "E" (CUL-DE-SAC)



SEE DETAIL "G" (INTERSECTION)

DETAIL "J" 1"=50'

Revised 10-26-90  
 P. 2 of 2



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4421  
FAX (316) 268-4390

March 16, 2000

Baughman Company, P.A.  
315 Ellis  
Wichita, KS 67211

RE: S/D 00-09 -- Final Plat of AUBURN HILLS 12<sup>TH</sup> ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on March 16, 2000, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of March 10, 2000.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision, along with four (4) copies, to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot, residential developments.
4. Submission of a disk to the Planning Department detailing the final plat in digital format in Autocad. This will be used by the City and County GIS Departments.

If you have any questions concerning this matter, please call.

Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch

WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL -- TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4421  
FAX (316) 268-4390

March 10, 2000

Baughman Company, P.A.  
315 Ellis  
Wichita, KS 67211

RE: S/D 00-09 -- Final Plat of AUBURN HILLS 12<sup>TH</sup> ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 9, 2000, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

**STAFF COMMENTS:**

- A. The applicant shall guarantee the extension of City water and sanitary sewer to serve the lots being platted.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved. A drainage guarantee is required. Drainage easements need to be included on the final plat tracing.
- D. A temporary turnaround will need to be provided at the western terminus of Onewood.
- E. The applicant shall guarantee the paving of the interior streets, Valley Hi Road and the portion of Decker and Taft which adjoins the lots in this plat.
- F. 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.

- G. 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.
- H. City Fire Department should comment on the acceptability of the plat's street names. Decker Drive should be Decker Street. Nineiron Place should be Nineiron Court.
- I. The Applicant shall dedicate an additional 6 feet of right of way along Valley Hi Road in order to activate the contingent right-of-way dedication along the northern half of the street.
- J. To provide an additional point of access for the lots located on Onewood Place, City Fire Department requests an emergency access easement to connect Onewood Place with Valley Hi Road or Decker.
- K. 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.
- L. Since this plat proposes the platting of narrow street right-of-way with adjacent 15-foot street, drainage and utility easements, a restrictive covenant shall be submitted which calls out restrictions for lot owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings.
- M. 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.
- N. The plat consists of fifteen lots that contain under 6,000 sq. ft., the minimum lot standard of the SF-6 district. The Cluster Development option in the Subdivision Regulations require that any reduction in lot size is offset by the provision of permanent open space. The Applicant has submitted a table indicating that the amount of open space provided in the Reserves (102,533 sq. ft.) exceeds the cumulative total reduction in lot area (8,513 sq. ft.) in conformance with the Cluster Development provisions.
- O. In addition to the standard restrictive covenant required per Item G above, the Subdivision regulations require the submittal of a restrictive covenant addressing the Reserves associated with the clustering development. The covenant shall ensure that the open space will not be further subdivided in the future, that the use of open space will continue in perpetuity, and that the common undeveloped open space shall not be turned into a commercial enterprise admitting the general public at a fee.
- P. The definite location of the gas easement needs to be denoted for Lot 47, Block D.
- Q. Dimensions need to be added for the following: Between lots 8 and 9, Block A; the north line of Lots 12 and 13, Block A; west line of Lot 14, Block A; and the south line of Lot 7, Block C. -
- R. The plat's 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.

- S. 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.)
- T. 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.
- U. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- V. 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.
- W. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- X. Perimeter closure computations shall be submitted with the final plat tracing.
- Y. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Z. 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. ***KGE has requested additional easements.***
- AA. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also available from this office.

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

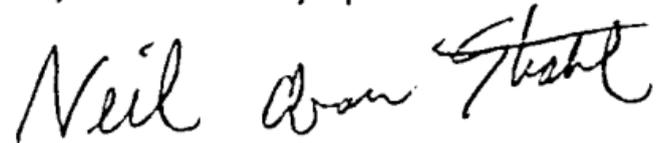
S/D 00-09 -- Final Plat of AUBURN HILLS 12<sup>TH</sup> ADDITION

March 10, 2000

Page 4

This matter will be forwarded to the Planning Commission for its consideration on Thursday, March 16, 2000, at 1:00 p.m.

If you have any questions concerning this matter, please call.

A handwritten signature in cursive script that reads "Neil Evan Strahl". The signature is written in black ink and is positioned above the typed name.

Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

**STAFF REPORT**

(Final Plat Approved 3/09/2000; Revised Preliminary Plat Approved 2/3/2000)

**CASE NUMBER:** S/D 00-09 -- AUBURN HILLS 12<sup>TH</sup> ADDITION

**APPLICANT:** West Wichita Development, Inc., Attn: Jay Russell, 12602 W. 13<sup>th</sup>,  
Wichita, KS 67235

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

**LOCATION:** West of 135<sup>th</sup> St. West, South side of Maple

**SITE SIZE:** 36.6 Acres

**NUMBER OF LOTS**

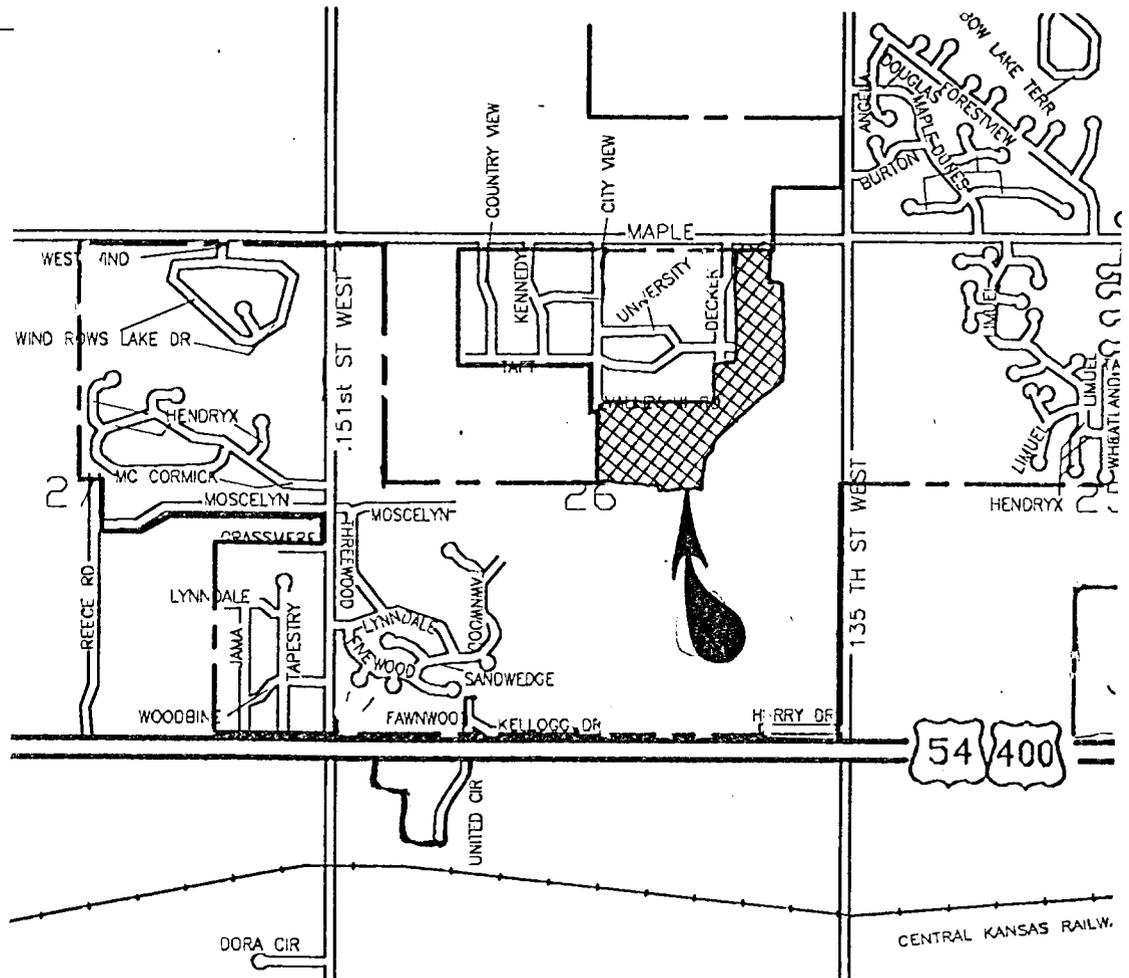
Residential:	134
Office:	
Commercial:	
Industrial:	
Total:	<u>134</u>

**MINIMUM LOT AREA:** 5,000 Sq. Ft.

**CURRENT ZONING:** SF-6, Single-Family Residential

**PROPOSED ZONING:** Same

**VICINITY MAP**



**Note:** This site is a portion of the overall preliminary plat for Auburn Hills 6th Addition. This street layout eliminates a connection from Maple to the southern portion of the plat. This southern portion will connect with Auburn Hills 13<sup>th</sup> Addition to the east. The plat includes the dedication of right-of-way for Valley Hi Road which triggers the dedication of this contingent right-of-way.

**STAFF COMMENTS:**

- A. The applicant shall guarantee the extension of City water and sanitary sewer to serve the lots being platted.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. **City Engineering** needs to comment on the status of the applicant's drainage plan. *The drainage plan is approved. A drainage guarantee is required. Drainage easements need to be included on the final plat tracing.*
- D. *A temporary turnaround will need to be provided at the western terminus of Onewood.*
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- I. *The Applicant shall dedicate an additional 6 feet of right of way along Valley Hi Road in order to activate the contingent right-of-way dedication along the northern half of the street.*
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**S/D 00-09 – Final Plat of AUBURN HILLS 12<sup>TH</sup> ADDITION**

**March 16, 2000 - Page 3**

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- P. The definite location of the gas easement needs to be denoted for Lot 47, Block D.
- Q. Dimensions need to be added for the following: Between lots 8 and 9, Block A; the north line of Lots 12 and 13, Block A; west line of Lot 14, Block A; and the south line of Lot 7, Block C.
- R. 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.
- S. 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.)
- T. 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.
- U. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- V. 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.
- W. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.

**S/D 00-09 – Final Plat of AUBURN HILLS 12<sup>TH</sup> ADDITION**

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- X. Perimeter closure computations shall be submitted with the final plat tracing.
- Y. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Z. 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. *KGE has requested additional easements.*
- AA. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.