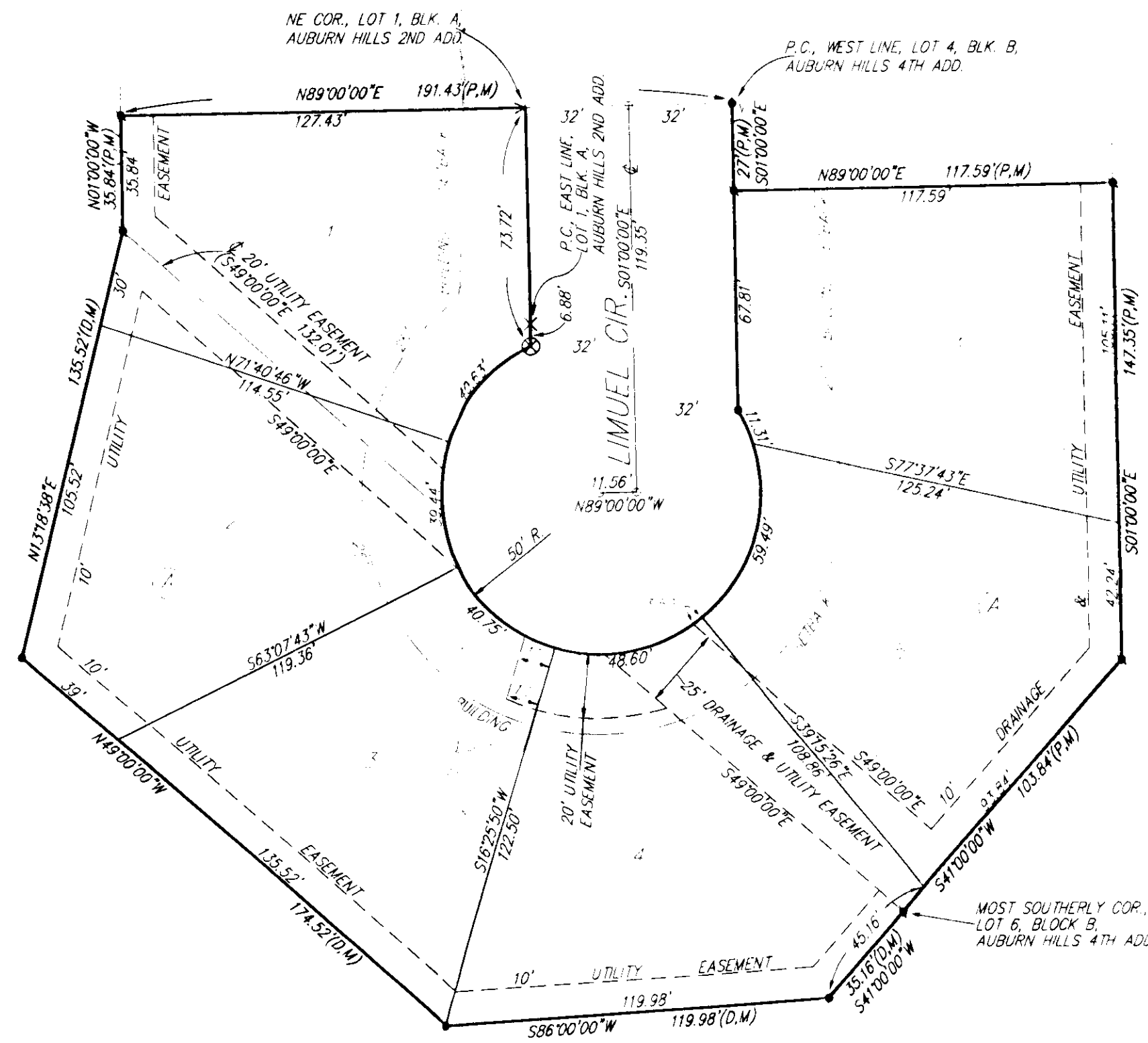


AUBURN HILLS 6TH ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

final tracing
received
6-27-98



MINIMUM BUILDING PAD ELEVATION FOR LOWEST OPENING TO THE STRUCTURES			
LOT	BLOCK	ELEVATION	
		CITY DATUM	MSL
1	A	140.0	1327.4
2	A	140.0	1327.4
3	A	139.0	1326.4
4	A	139.0	1326.4
5	A	138.6	1326.0

NOTE:
DRAINAGE EASEMENT GRANTED TO THE CITY OF WICHITA,
(FILM 1454, PAGE 1347), OVER THE EAST 1000 FEET OF
THE NW1/4 OF SEC. 25, TWP. 27-S, R-2-W, EXCEPT THE
NORTH 1339.35 FEET THEREOF.

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

CITY DISC - 135TH ST. W & MAPLE,
30' N & 15' E @ BOTH
ELEV. = 150.20 CITY DATUM
1337.60 MSL

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 6TH ADDITION", Wichita, Sedgwick County, Kansas
and that the accompanying plat is a true and correct exhibit of the
property surveyed, described as follows: A replat of Lot 1, Block A,
Auburn Hills 2nd Addition, Wichita, Sedgwick County, Kansas, TOGETHER
with a replat of Lots 5 and 6, Block B, Auburn Hills 4th Addition, Wichita,
Sedgwick County, Kansas, TOGETHER with that part of Limuel lying south
of the north line of said Lot 1 as extended east, TOGETHER with a tract
of land in the NW1/4 of Sec. 25, Twp. 27-S, R-2-W of the 6th P.M.,
Sedgwick County, Kansas, further described as follows: Beginning at the
most southerly corner of Lot 6, Block B, in said Auburn Hills 4th Addition;
thence N49°00'00"W along the southwest line of said Lot 6 and as extended
northwesterly, and along the southwest line of Lot 1, Block A, in said Auburn
Hills 2nd Addition, 322.33 feet to a deflection corner in the rear line of
said Lot 1; thence S13°18'38"W 135.52 feet; thence S49°00'00"E, 174.52 feet;
thence N86°00'00"E, 119.98 feet; thence N41°00'00"E, 35.16 feet to the
point of beginning.

All being situated in the NW1/4 of Sec. 25, Twp. 27-S,
R-2-W of the 6th P.M., Sedgwick County, Kansas.

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

Baughman Company, P.A.

Michael G. Conrey 10-9-98
Michael G. Conrey, Surveyor

Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate to be
platted into Lots, a Block, and a Street to be known as "AUBURN HILLS
6TH 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 street is hereby dedicated to and for the use of
the public. The Minimum Building Pad Elevations for the lowest opening
to the structures shall be as indicated on the face of the plat.

Auburn Hills, Inc.

Jay W. Russell
Jay W. Russell, President

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me,
this 12th day of OCTOBER, 1998, by Jay W. Russell, President of
Auburn Hills, Inc., on behalf of the corporation.

Judith M. Terhune
My App't. Exp. 11-7-2001
Judith M. Terhune, Notary Public

We the undersigned, holders of a mortgage on
the above described property, do hereby consent to this plat of "AUBURN
HILLS 6TH ADDITION", Wichita, Sedgwick County, Kansas.

State Bank of Colwich

James D. Ashcraft
James D. Ashcraft, V.P.

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged be-
fore me, this 12th day of OCTOBER, 1998, by JAMES D. ASHCRAFT,
VICE PRESIDENT, of the State Bank of Colwich, on behalf of the bank

Judith M. Terhune
My App't. Exp. 11-7-2001
Judith M. Terhune, Notary Public

This plat of "AUBURN HILLS 6TH ADDITION", Wichita,
Sedgwick County, Kansas, has been submitted to and approved by the
Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita,

Dated this 12th day of OCTOBER, 1998
Wichita-Sedgwick County Metropolitan Area Planning Commission.

Richard E. Lopez
Richard E. Lopez, Chairman

Marvin S. Kraut
Marvin S. Kraut, Secretary

This plat approved and all dedications,
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this 12th day of OCTOBER, 1998

Bob Knight
Bob Knight, Mayor

Pat Burnett
Pat Burnett, City Clerk

Entered on transfer record this 12th day
of OCTOBER, 1998.

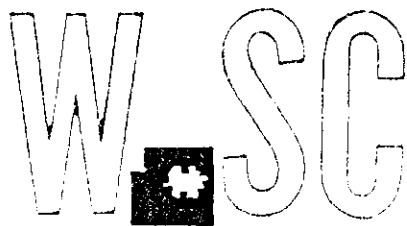
James Alford
James Alford, County Clerk

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 12th day
of OCTOBER, 1998, at 10 o'clock A.M.; and is duly
recorded.

Bill Meek
Bill Meek, Register of Deeds

Linda Kizzire
Linda Kizzire, Deputy

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

April 30, 1998

Baughman Company PA
Attn Phil Meyer
315 Ellis
Wichita, KS 67211

Re: S/D 97-96 -- Final Plat of AUBURN HILLS 6TH ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on April 30, 1998, 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 April 24, 1998.

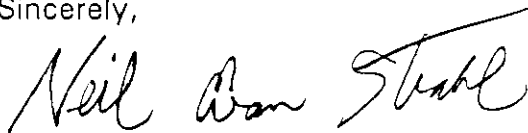
In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision, along with five (5) 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 and residential developments.
4. Submission of a disk to the Planning Department detailing this plat. This will be used by the City and County GIS Departments.

Re: S/D 97-96 -- Final Plat of AUBURN HILLS 6TH ADDITION
April 30, 1998 -- Page 2

Please call if you have any questions.

Sincerely,

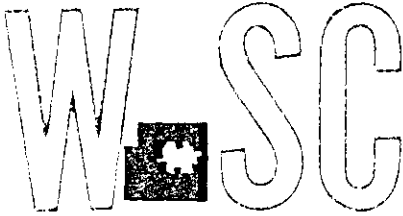
A handwritten signature in black ink, reading "Neil Evan Strahl". The signature is fluid and cursive, with the first name "Neil" being the most prominent.

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

cc: Auburn Hills, Inc., Attn: Jay Russell, 12602 W. 13th, Wichita, KS 67235
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services,
1250 S. Seneca, Wichita, KS 67213

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

April 24, 1998

Baughman Company PA
Attn Phil Meyer
315 Ellis
Wichita, KS 67211

Re: S/D 97-96 -- Final Plat of AUBURN HILLS 6TH ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 23, 1998, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

- A. City Engineering needs to comment on the existing guarantees and the need for any requirements for providing new guarantees. *A guarantee for sanitary sewer extension is needed for lot 3. A guarantee is needed for the realignment of the water line along the end of the cul-de-sac.*
- B. The applicant shall guarantee the paving of the interior street.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- E. City Engineering should be prepared to comment on the status of the applicant's drainage plan. *The drainage plan is approved. An off-site drainage easement to relocate the drainage ditch. A guarantee is needed for the drainage improvements.*
- F. 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.)
- G. 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.



- H. 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.
- I. 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.
- J. Perimeter closure computations shall be submitted with the final plat tracing.
- K. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- L. 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. *The applicant needs to pay for relocation of vacated Southwestern Bell easement, or cover it under new easement. Reimbursement for possible lowering of existing cable under new cul-de-sac is also requested.*
- M. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. 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 plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, April 30, 1998, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

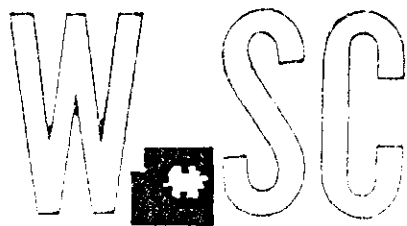


Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb
Enclosure

cc: Auburn Hills, Inc., Attn: Jay Russell, 12602 W. 13th, Wichita, KS 67235
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services,
1250 S. Seneca, Wichita, KS 67213

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

April 30, 1998

Baughman Company PA
Attn Phil Meyer
315 Ellis
Wichita, KS 67211

Re: S/D 97-96 -- Final Plat of AUBURN HILLS 6TH ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on April 30, 1998, 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 April 24, 1998.

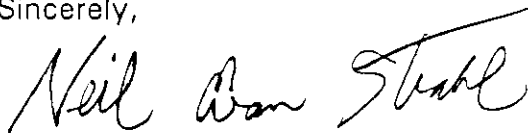
In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision, along with five (5) 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 and residential developments.
4. Submission of a disk to the Planning Department detailing this plat. This will be used by the City and County GIS Departments.

Re: S/D 97-96 -- Final Plat of AUBURN HILLS 6TH ADDITION
April 30, 1998 -- Page 2

Please call if you have any questions.

Sincerely,

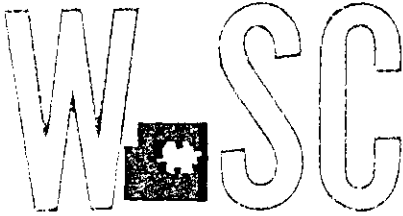
A handwritten signature in black ink, reading "Neil Evan Strahl". The signature is fluid and cursive, with the first name "Neil" being the most prominent.

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

cc: Auburn Hills, Inc., Attn: Jay Russell, 12602 W. 13th, Wichita, KS 67235
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services,
1250 S. Seneca, Wichita, KS 67213

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

April 24, 1998

Baughman Company PA
Attn Phil Meyer
315 Ellis
Wichita, KS 67211

Re: S/D 97-96 -- Final Plat of AUBURN HILLS 6TH ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 23, 1998, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

- A. City Engineering needs to comment on the existing guarantees and the need for any requirements for providing new guarantees. *A guarantee for sanitary sewer extension is needed for lot 3. A guarantee is needed for the realignment of the water line along the end of the cul-de-sac.*
- B. The applicant shall guarantee the paving of the interior street.
- C.  The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- E. City Engineering should be prepared to comment on the status of the applicant's drainage plan. *The drainage plan is approved. An off-site drainage easement to relocate the drainage ditch. A guarantee is needed for the drainage improvements.*
- F. 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.)
- G. 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.



- H. 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.
- I. 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.
- J. Perimeter closure computations shall be submitted with the final plat tracing.
- K. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- L. 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. *The applicant needs to pay for relocation of vacated Southwestern Bell easement, or cover it under new easement. Reimbursement for possible lowering of existing cable under new cul-de-sac is also requested.*
- M. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. 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 plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, April 30, 1998, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb
Enclosure

cc: Auburn Hills, Inc., Attn: Jay Russell, 12602 W. 13th, Wichita, KS 67235
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services,
1250 S. Seneca, Wichita, KS 67213

METROPOLITAN AREA PLANNING COMMISSION

April 30, 1998

STAFF REPORT

(Final Plat of Portion of Overall Preliminary-Approved 4/23/98,
Preliminary Plat-Approved 12/11/97)

CASE NUMBER: S/D 97-96 AUBURN HILLS 6TH ADDITION

OWNER/APPLICANT: Auburn Hills, Inc., Attn: Jay Russell, 12602 W.
13th, Wichita, KS 67235

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

LOCATION: South of Maple, East of 135th St. West

SITE SIZE: 1.78 acres

NUMBER OF LOTS

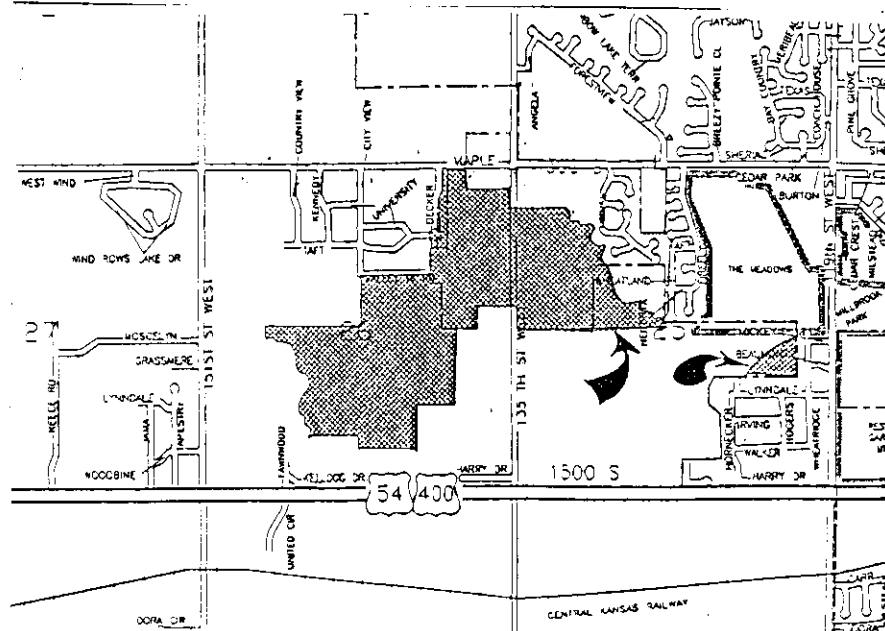
Residential:	6
Office:	
Commercial:	
Industrial:	
Total:	<u>6</u>

MINIMUM LOT AREA: 9,611 sq. ft.

CURRENT ZONING: SF-6, Single Family

PROPOSED ZONING: Same

VICINITY MAP



Note: This plat is a portion of an overall preliminary plat approved December 11, 1997. It is also a replat of a portion of Auburn Hills 2nd and 4th Additions. The overall preliminary plat contained three lots which has been increased to six lots in this plat.

STAFF COMMENTS:

- A. City Engineering needs to comment on the existing guarantees and the need for any requirements for providing new guarantees. *A guarantee for sanitary sewer extension is needed for lot 3. A guarantee is needed for the realignment of the water line along the end of the cul-de-sac.*
- B. The applicant shall guarantee the paving of the interior street.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- E. City Engineering should be prepared to comment on the status of the applicant's drainage plan. *The drainage plan is approved. An off-site drainage easement to relocate the drainage ditch. A guarantee is needed for the drainage improvements.*
- F. 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.)
- G. 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.
- H. 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.
- I. 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.

- J. Perimeter closure computations shall be submitted with the final plat tracing.
- K. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- L. 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. *The applicant needs to pay for relocation of vacated Southwestern Bell easement, or cover it under new easement. Reimbursement for possible lowering of existing cable under new cul-de-sac is also requested.*
- M. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.