AUBURN HILLS 14TH ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas)
Sedgwick County) SS We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "AUBURN HILLS 14TH ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of all of Lots 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, and 33, Block A, Auburn Hills 12th Addition, Wichita, Sedgwick County, Kansas, together with all of Lots 9, 10, 11, and 12, Block C, in said Auburn Hills 12th Addition, together with all of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, and 52, Block D, in said Auburn Hills 12th Addition, together with all of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, and 21, Block E, in said Auburn Hills 12th Addition, together with all of Reserves "E" and "F" as platted in said Auburn Hills 12th Addition, together with all of Onewood Place as dedicated in said Auburn Hills 12th Addition, and together with that part of Nineiron as dedicated in said Auburn Hills 12th Addition lying northeasterly of the following described line: Beginning at the SW corner of Lot 12 in said Block C; thence S00°12'28"W along the west line of said Lot 12, as extended southerly, 33.73 feet to the NW corner of Lot 33 in said Block A, and there ending, and lying southerly and southwesterly of the following described line: Beginning at the NE corner of Lot 9 in said Block C; thence N90°00'00"E along the north line of said Lot 9, as extended east, 32.00 feet to the NW corner of Lot 27 in said Block A, and there ending.

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

All being situated in the NE1/4 and SE1/4 of Sec. 26, Twp. 27-S, R-2-W of the 6th P.M., Sedgwick County, Kansas.

Baughman Company, P.A.

Michael G. Conrey 4-29-2003, Surveyor
Michael G. Conrey

MICHAEL G. CONREY
LS-971
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 14TH 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 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 streets are hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for drainage purposes, utilities, streets as confined to easement, and open space. Reserve "B" is hereby reserved for drainage purposes, berms, open space, landscaping, and utilities as confined to easement. Reserves "A" and "B" shall be owned and maintained by the the homeowners association for the addition. 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.

_____, President
Jay W. Russell

Robl Construction, Inc.

_____, President
Steven J. Robl

final tracing left

We the undersigned, holders of a mortgage on the above described property, do hereby consent to this plat of "AUBURN HILLS 14TH ADDITION", Wichita, Sedgwick County, Kansas.

Legacy Bank

Brad E. Yaeger, S.V.P
BRAD E. YAEGER (Title)

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 24th day of April, 2003, by Brad E. Yaeger, Sr. Vice President (Title) of Legacy Bank, on behalf of the bank.

SUSAN K. MONETTE
Notary Public - State of Kansas
My Appt. Expires 11-9-03

_____, Notary Public
SUSAN K. MONETTE

My App't. Exp. 11-9-03

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 29th day of April, 2003, by Jay W. Russell, President of West Wichita Development, Inc., on behalf of the corporation.

SUSAN K. MONETTE
Notary Public - State of Kansas
My Appt. Expires 11-9-03

_____, Notary Public
SUSAN K. MONETTE

My App't. Exp. 11-9-03

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 29th day of April, 2003, by Steven J. Robl, President of Robl Construction, Inc., on behalf of the corporation.

SUSAN K. MONETTE
Notary Public - State of Kansas
My Appt. Expires 11-9-03

_____, Notary Public
SUSAN K. MONETTE

My App't. Exp. 11-9-03

This plat of "AUBURN HILLS 14TH ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this_____day of_____, _____.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chairman
Bernard A. Hentzen

_____, Secretary
Dale Miller

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this_____day of_____, 2003.

At the direction of the City Council

_____, _____ (Title)

_____, City Clerk
Pat Graves

Reviewed in accordance with K.S.A. 58-2005 on this_____day of_____, 2003.

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

Entered on transfer record this_____day of_____, 2003.

_____, County Clerk
James Alford

State of Kansas)
Sedgwick County) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this_____day of_____, 2003 at_____o'clock___M; and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

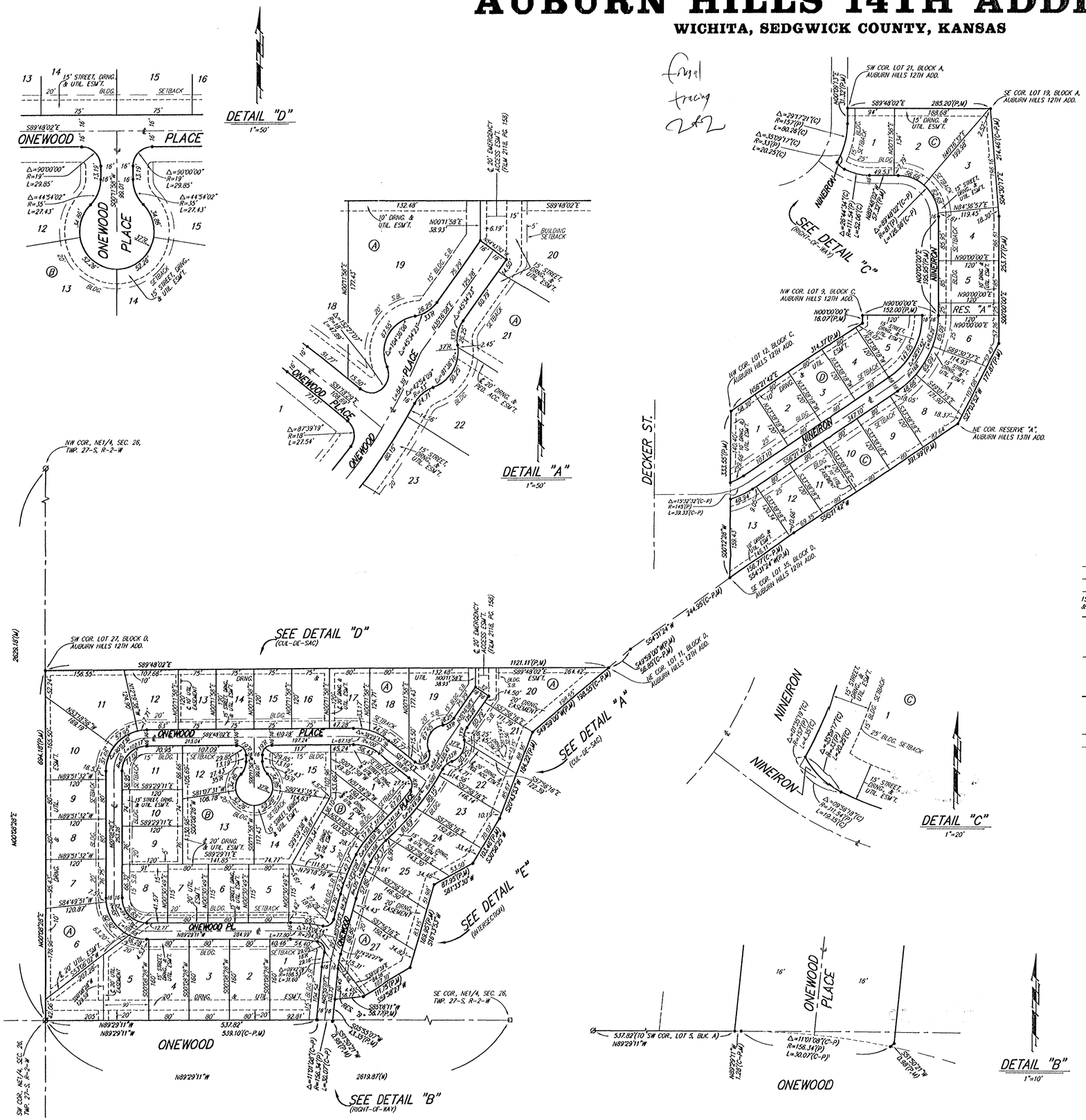
BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

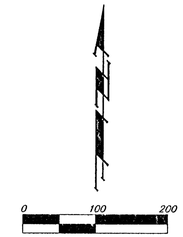
F:\PLAT\AUBURN HILLS 14TH\DWG\AUG14F.DWG-MGC

AUBURN HILLS 14TH ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

final tracing 2 of 2





• = #4 REBAR W/ "BAUGHMAN" CAP (SET)
Ø = 3/4" IRON (FOUND)
□ = #8 REBAR (FOUND)

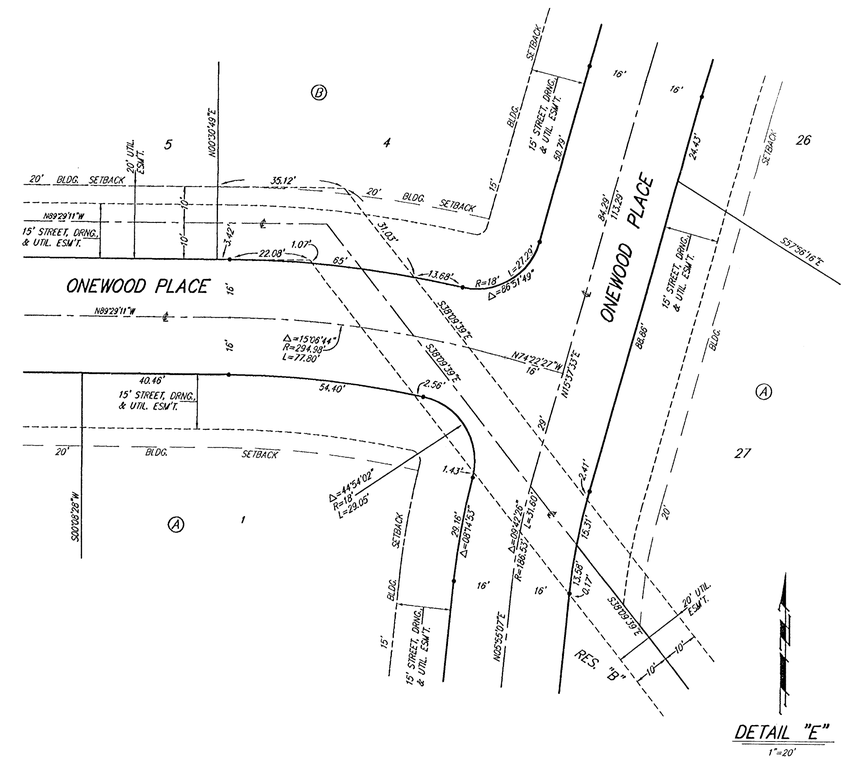
(M) = MEASURED
(P) = PLATTED
(C) = CALCULATED
(C-P) = CALCULATED PER PLATTED INFO.

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.

BENCHMARK:
135TH ST. W. & McCORMICK - CITY OF WICHITA BENCHMARK DISC, EAST SIDE OF 135TH ST. W. 0.5 MI. S. OF MAPLE
34.00' E. OF ℄ OF 135TH ST. W.
17.00' N. OF ℄ BRIDGE E-W
2.00' N. OF 1/4 COR.
1.00' W. OF FENCE SOUTH
ELEV. = 158.68 CITY DATUM

135TH ST. W. & MAPLE - CITY OF WICHITA BENCHMARK DISC, NE CORNER OF INTERSECTION ON HEADWALL.
34.00' SW TO SECTION COR. IRON
ELEV. = 150.29 CITY DATUM

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION CITY DATUM
1-5	D	172.8



BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

F:\PLAT\AUBURN HILLS 14TH\DWG\AUG14F.DWG-WCC

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

April 10, 2003

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

RE: SUB 2003-21 -- One-Step Final Plat of Auburn Hills 14th Addition

At the regular meeting of the Metropolitan Area Planning Commission on April 10, 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 March 28, 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 disk, which will be used by the City and County GIS Departments, detailing the final plat in digital format in Autocad.

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

Neil Evan Strahl

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Copies to: West Wichita Development, Inc., 12602 W. 13th Street No., Wichita, KS 67235
Kevin Holman, Sedgwick County Fire Department
Neil Cable, City Engineer, Department of Engineering
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

March 28, 2003

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

RE: SUB 2003-21 -- One-Step Final Plat of Auburn Hills 14th Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 13, 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. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.

B. City Engineering needs to comment on existing guarantees and the need for any requirements for providing new guarantees. ***For the existing improvements City Engineering has requested a respread agreement for special assessments due to the lot reconfiguration. For future improvements City engineering has requested new guarantees.***

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. ***The drainage plan is approved.***

E. The applicant shall guarantee the paving of the interior streets.

F. Standard gating and signing are required per City Fire Department standards for the emergency access easement

G. 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.

H. 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.

I. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 32-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.

J. 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.

K. Detail "A" needs to be included.

L. Detail "B" needs to be clarified in regards to the connection between Onewood Place and Onewood.

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 plattor'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.

O. 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.)

P. 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.

Q. 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.

R. 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.

S. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than one acre 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.

T. Perimeter closure computations shall be submitted with the final plat tracing.

U. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

V. 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 advises that any relocation or reconstruction of utilities made necessary by this plat shall be the responsibility of the applicant.***

W. 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 (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, April 10, 2003, at 1:30 p.m.

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

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure

Copies to: West Wichita Development, Inc., 12602 W. 13th Street No., Wichita, KS 67235
Kevin Holman, Sedgwick County Fire Department
Neil Cable, City Engineer, Department of Engineering
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-3
APRIL 10, 2003

STAFF REPORT
(One-Step Final Plat Approved 3/27/03)

CASE NUMBER: SUB 2003-21 -- AUBURN HILLS 14TH ADDITION

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

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

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

SITE SIZE: 18.8 acres

NUMBER OF LOTS

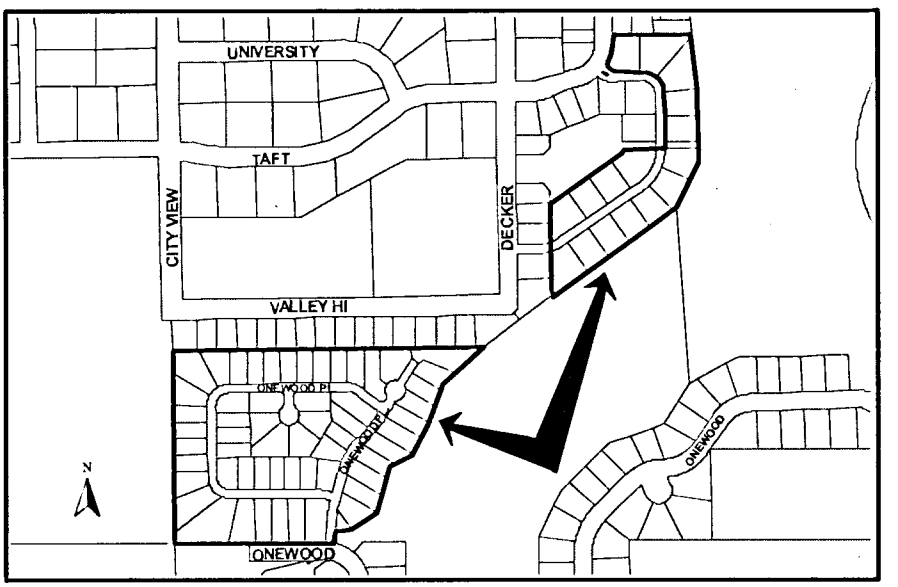
Residential:	60
Office:	
Commercial:	
Industrial:	
Total:	60

MINIMUM LOT AREA: 8,880 sq. ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is a replat of a portion of the Auburn Hills 12th Addition. The street layout has not changed; however the width of the lots has been increased to create 13 fewer lots.

STAFF COMMENTS:

A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.

B. City Engineering needs to comment on existing guarantees and the need for any requirements for providing new guarantees. ***For the existing improvements City Engineering has requested a respread agreement for special assessments due to the lot reconfiguration. For future improvements City engineering has requested new guarantees.***

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. ***The drainage plan is approved.***

E. The applicant shall guarantee the paving of the interior streets.

F. Standard gating and signing are required per City Fire Department standards for the emergency access easement

G. 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.

H. 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.

I. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 32-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.

J. 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.

K. Detail "A" needs to be included.

L. Detail "B" needs to be clarified in regards to the connection between Onewood Place and Onewood.

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 plattor'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.

O. 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.)

P. 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.

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T. Perimeter closure computations shall be submitted with the final plat tracing.

U. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

V. 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 advises that any relocation or reconstruction of utilities made necessary by this plat shall be the responsibility of the applicant.***

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