

AUBURN HILLS 13TH ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgwick County) do hereby certify that we have surveyed and platted "AUBURN HILLS 13TH 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 NE1/4 and the SE1/4 of Sec. 26, Twp. 27-S, R-2-W of the 6th P.M., Sedgwick County, Kansas, described as follows: Commencing 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 and for a point of beginning; 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 north line of said SE1/4; thence S89°29'11"E parallel with the north line of said SE1/4, 46.48 feet to the P.C. of a curve to the right; thence easterly along said curve, having a central angle of 01°50'32" and a radius of 92.34 feet, an arc distance of 2.97 feet, (having a chord length of 2.97 feet bearing S88°33'55"E); thence S51°50'21"W, 54.86 feet; thence S00°00'00"E, 111.03 feet; thence S24°09'13"E, 144.69 feet; thence S66°57'23"W, 134.92 feet; thence S45°41'59"W, 240.28 feet; thence S01°47'28"E, 143.39 feet; thence S42°03'36"E, 147.67 feet; thence N90°00'00"E, 138.12 feet; thence N52°05'23"E, 411.43 feet; thence N33°00'47"E, 166.46 feet to a point on a curve to the left; thence easterly along said curve, having a central angle of 25°19'14" and a radius of 210.00 feet, an arc distance of 92.81 feet, (having a chord length of 92.05 feet bearing S77°20'23"E), to the P.T. of said curve; thence N90°00'00"E, 106.45 feet; thence S00°00'00"E, 130.00 feet; thence N90°00'00"E, 324.62 feet; thence S88°11'46"E, 64.03 feet; thence S89°49'56"E, 125.00 feet to a point 990.00 feet normally distant west of the east line of said SE1/4; thence N00°10'03"E parallel with the east line of said SE1/4, 565.01 feet to a point on the south line of said NE1/4; thence S89°29'11"E along the south line of said NE1/4, 298.50 feet to a point 691.50 feet normally distant west of the east line of said NE1/4; thence N00°05'53"E parallel with the east line of said NE1/4, 329.26 feet to a point 329.25 feet north of the south line of said NE1/4; thence S89°29'11"E parallel with the south line of said NE1/4, 641.52 feet to a point on the west right-of-way line of 135th Street West as dedicated on Film 1905, at Page 577; thence northerly along said west right-of-way line, being a curve to the right, having a central angle of 17°42'40" and a radius of 630.30 feet, an arc distance of 194.84 feet, (having a chord length of 194.06 feet bearing N08°59'11"E), to the SE corner of Reserve "A" in said Auburn Hills Clubhouse Addition; thence N75°58'43"W along the south line of said Reserve "A", 60.00 feet to a deflection corner in said south line; thence N89°33'20"W along the south line of said Reserve "A", 42.60 feet to a deflection corner in said south line, said deflection corner also being the P.C. of a curve to the left; thence westerly along said curve, having a central angle of 15°26'48" and a radius of 202.64 feet, an arc distance of 54.63 feet, (having a chord length of 54.47 feet bearing N83°42'07"W), to the P.T. of said curve; thence S88°34'28"W along the south line of said Reserve "A", 3.54 feet to a deflection corner in said south line; thence N01°25'32"W along the south line of said Reserve "A", 125.34 feet to a deflection corner in said south line; thence N90°00'00"W along the south line of said Reserve "A", 396.07 feet to a deflection corner in said south line; thence S63°08'13"W along the south line of said Reserve "A", 205.45 feet to the SW corner of said Reserve "A"; thence N03°05'41"W along the west line of said Reserve "A", 627.07 feet to the point of beginning.

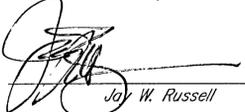
Existing easements and dedications being vacated by virtue of K.S.A. 12-512(b).
Baughman Company, P.A.


Michael G. Conrey, Surveyor

Final tracing received 7-26-01

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 13TH 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 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. Reserve "A" is hereby reserved for golf course and golf course related facilities, drainage purposes, and utilities as confined to easements. Reserve "B" is hereby reserved for streets, landscaping, berms, open space, entry monuments, and utilities. Reserve "A" shall be owned and maintained by the City of Wichita, Kansas. Reserve "B" shall be owned and maintained by the homeowners association for the addition. All abutters rights of access to or from 135th Street West over and across the east line of Lot 1, Block B, 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.

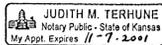

Jay W. Russell, President

City of Wichita, Kansas, a Municipal Corporation
At the direction of the City Council

Chris Cherches, City Manager

Attest: Pat Burnett, City Clerk

State of Kansas) SS The foregoing instrument acknowledged before me, Sedgwick County) this 24th day of JULY, 2001, by Jay W. Russell, President of West Wichita Development, Inc., on behalf of the corporation.



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

State of Kansas) SS The foregoing instrument acknowledged before me, Sedgwick County) this 25th day of JULY, 2001, by Chris Cherches, City Manager of the City of Wichita, Kansas, a Municipal Corporation, on behalf of the corporation.

My App't. Exp. _____, Notary Public

We the undersigned, holders of mortgages on the above described property, do hereby consent to this plat of "AUBURN HILLS 13TH ADDITION", Wichita, Sedgwick County, Kansas.
Legacy Bank


STEVE GEAGAN, VP (Title)

State of Kansas) SS The foregoing instrument acknowledged before me, Sedgwick County) this 25th day of JULY, 2001, by STEVE GEAGAN, VICE-PRES. of Legacy Bank, on behalf of the bank.



Susan K. Monette, Notary Public
My App't. Exp. 11-9-2003

This plat of "AUBURN HILLS 13TH 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 _____, 2001.
Wichita-Sedgwick County Metropolitan Area Planning Commission

Francis S. Garafalo, 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 _____ day of _____, 2001.

At the direction of the City Council

Chris Cherches, City Manager

Pat Burnett, City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2001.

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

Entered on transfer record this _____ day of _____, 2001.

James Alford, County Clerk

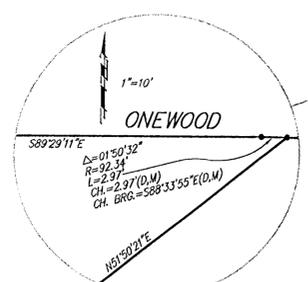
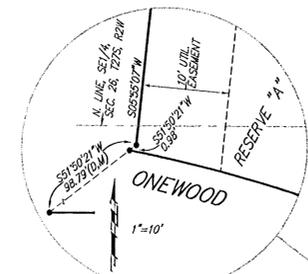
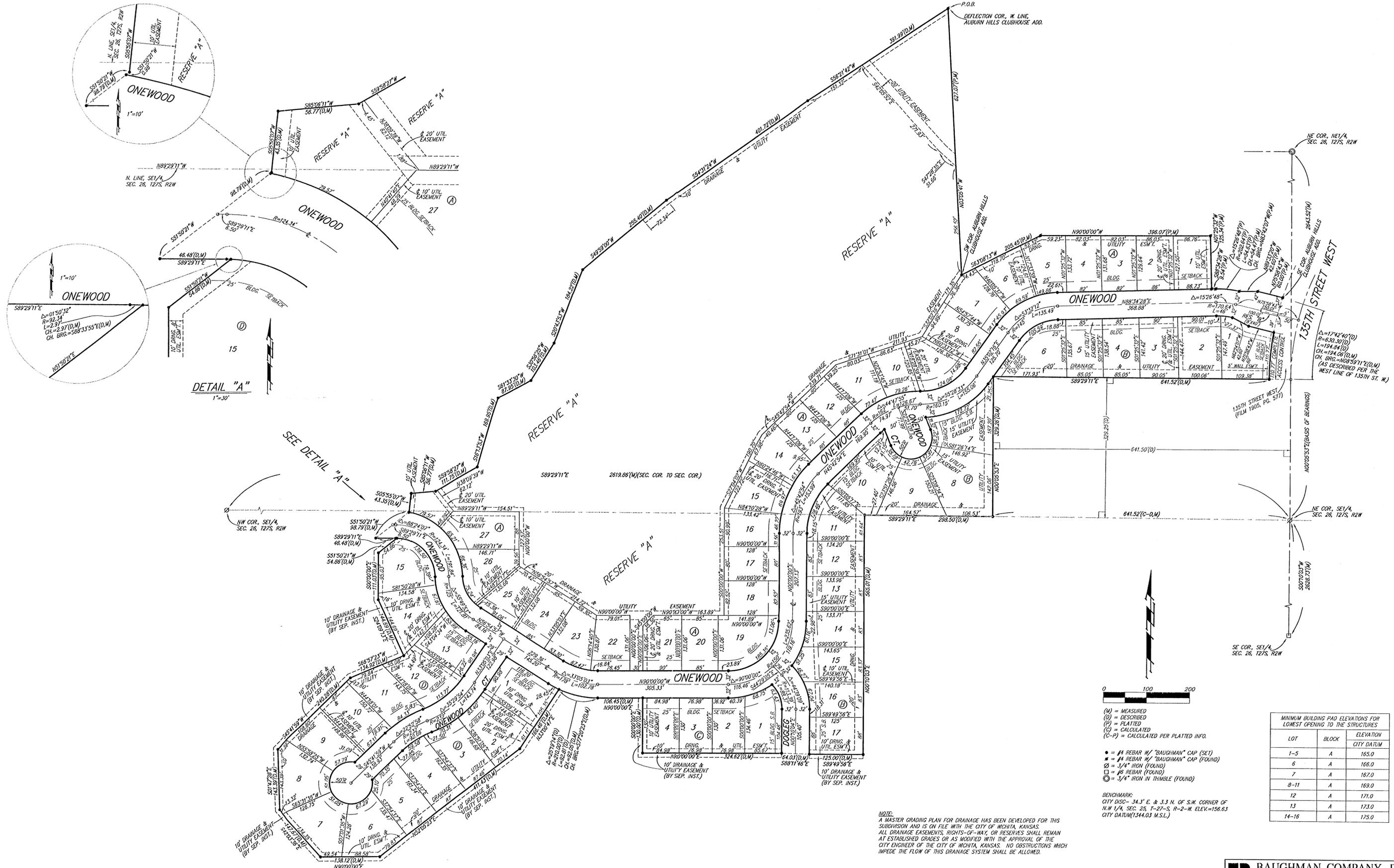
State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 2001, at _____ o'clock _____ M., and is duly recorded.

Bill Meek, Register of Deeds

Linda Kizzire, Deputy

AUBURN HILLS 13TH ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



DETAIL "A"
1"=30'

SEE DETAIL "A"

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

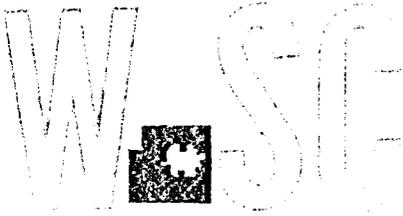
- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- = 3/4" IRON (FOUND)
- = #8 REBAR (FOUND)
- ⊙ = 3/4" IRON IN THUMB (FOUND)

BENCHMARK:
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.

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST GROWING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION CITY DATUM
1-5	A	165.0
6	A	166.0
7	A	167.0
8-11	A	168.0
12	A	171.0
13	A	173.0
14-16	A	175.0

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 16, 2000

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

RE: S/D 00-10 -- Final Plat of AUBURN HILLS 13TH 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.

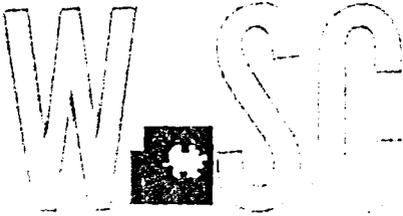
In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council and/or County Commission for consideration:

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

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 00-10 -- Final Plat of AUBURN HILLS 13TH 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.
- D. If this site develops before Auburn Hills 12th, a temporary turnaround will need to be provided at the terminus of Onewood to the west and referenced in the plat's text on the final plat.
- E. The applicant shall guarantee the paving of the interior streets. This guarantee shall also provide for sidewalks on one side of Onewood.
- 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. City Fire Department shall comment on the acceptability of the plat's street names. The street names are approved.

- H. 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.
- I. A definite location needs to be denoted for the utility easement in the northeast portion of Reserve A.
- J. A definite location needs to be denoted for the utility easement northeast of Lot 27, Block A, in Reserve A.
- K. The centerline of Dogleg Street needs to be located at Onewood Street.
- L. Bearings needs to be added for the north line of Lot 1, Block B.
- 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 platator'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 316-729-0102) 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 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.
- 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.
- 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 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.

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.



Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Copies to: Jay Russell, West Wichita Development, Inc., 12602 W. 13th Street,
Wichita, KS 67235
Sid Rousseau, 14320 University, Wichita, KS 67235
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of
Public Services, 1144 S. Seneca, Wichita, KS 67213

STAFF REPORT

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

CASE NUMBER: S/D 00-10 -- AUBURN HILLS 13TH ADDITION

APPLICANT: West Wichita Development, Inc., Attn: Jay Russell, 12602 W. 13th,
Wichita, KS 67235

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

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

SITE SIZE: 42.23 Acres

NUMBER OF LOTS

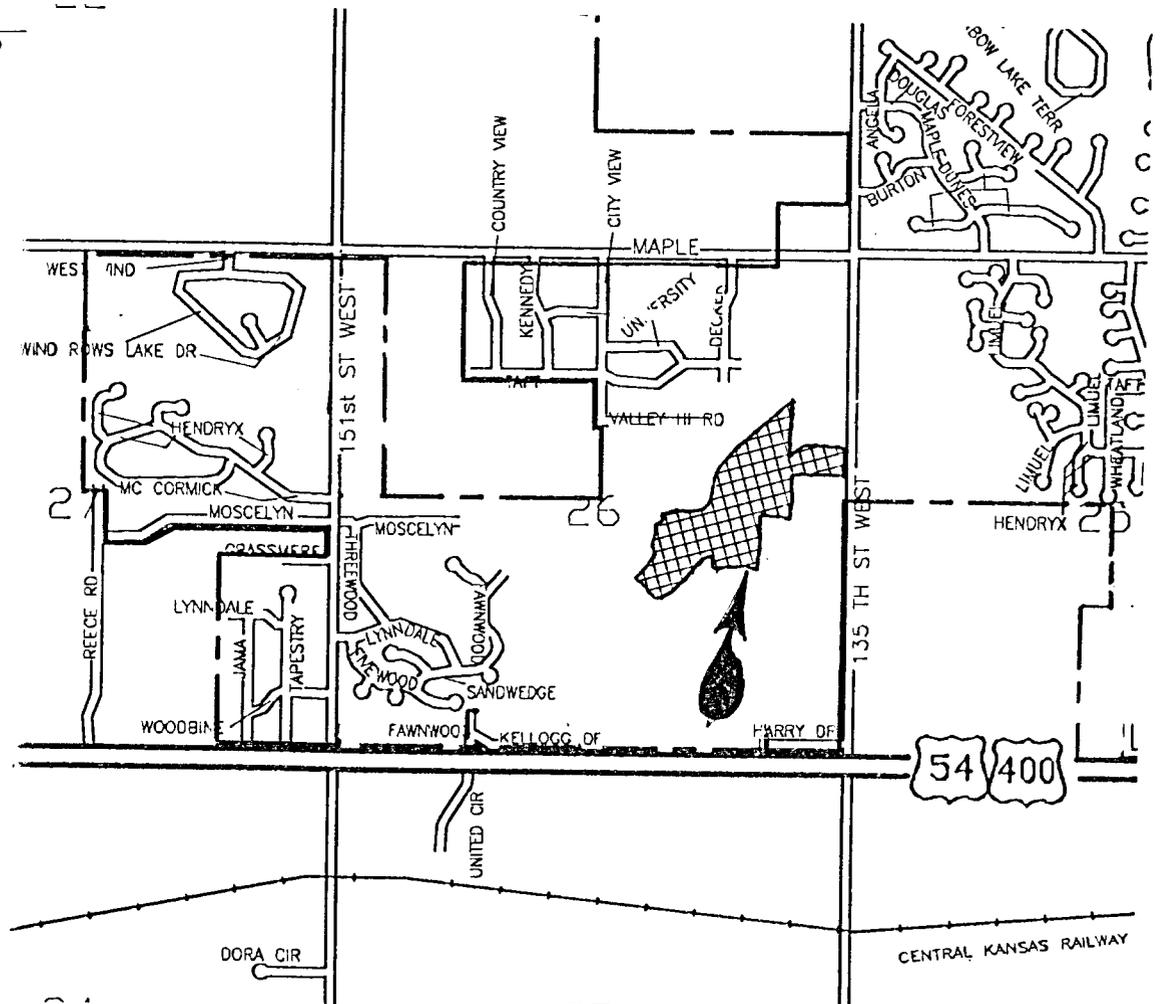
Residential:	63
Office:	
Commercial:	
Industrial:	
Total:	<u>63</u>

MINIMUM LOT AREA: 10,000 Sq. Ft.

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



S/D 00-10 – Final Plat of AUBURN HILLS 13TH ADDITION
March 16, 2000 - Page 2

Note: This site is a portion of the overall preliminary plat for Auburn Hills 6th Addition. The street layout represents the same configuration as for this portion in the preliminary plat. The lot configuration in this plat contains two additional lots. This plat will connect with Auburn Hills 12th Addition to the west.

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.**
- D. If this site develops before Auburn Hills 12th, a temporary turnaround will need to be provided at the terminus of Onewood to the west and referenced in the plat's text on the final plat.
- E. The applicant shall guarantee the paving of the interior streets. This guarantee shall also provide for sidewalks on one side of Onewood.
- 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. **City Fire Department** shall comment on the acceptability of the plat's street names. **The street names are approved.**
- H. 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.
- I. A definite location needs to be denoted for the utility easement in the northeast portion of Reserve A.
- J. A definite location needs to be denoted for the utility easement northeast of Lot 27, Block A, in Reserve A.
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- L. Bearings needs to be added for the north line of Lot 1, Block B.
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- N. 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/D 00-10 – Final Plat of AUBURN HILLS 13TH ADDITION
March 16, 2000 - Page 3

- 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.)
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