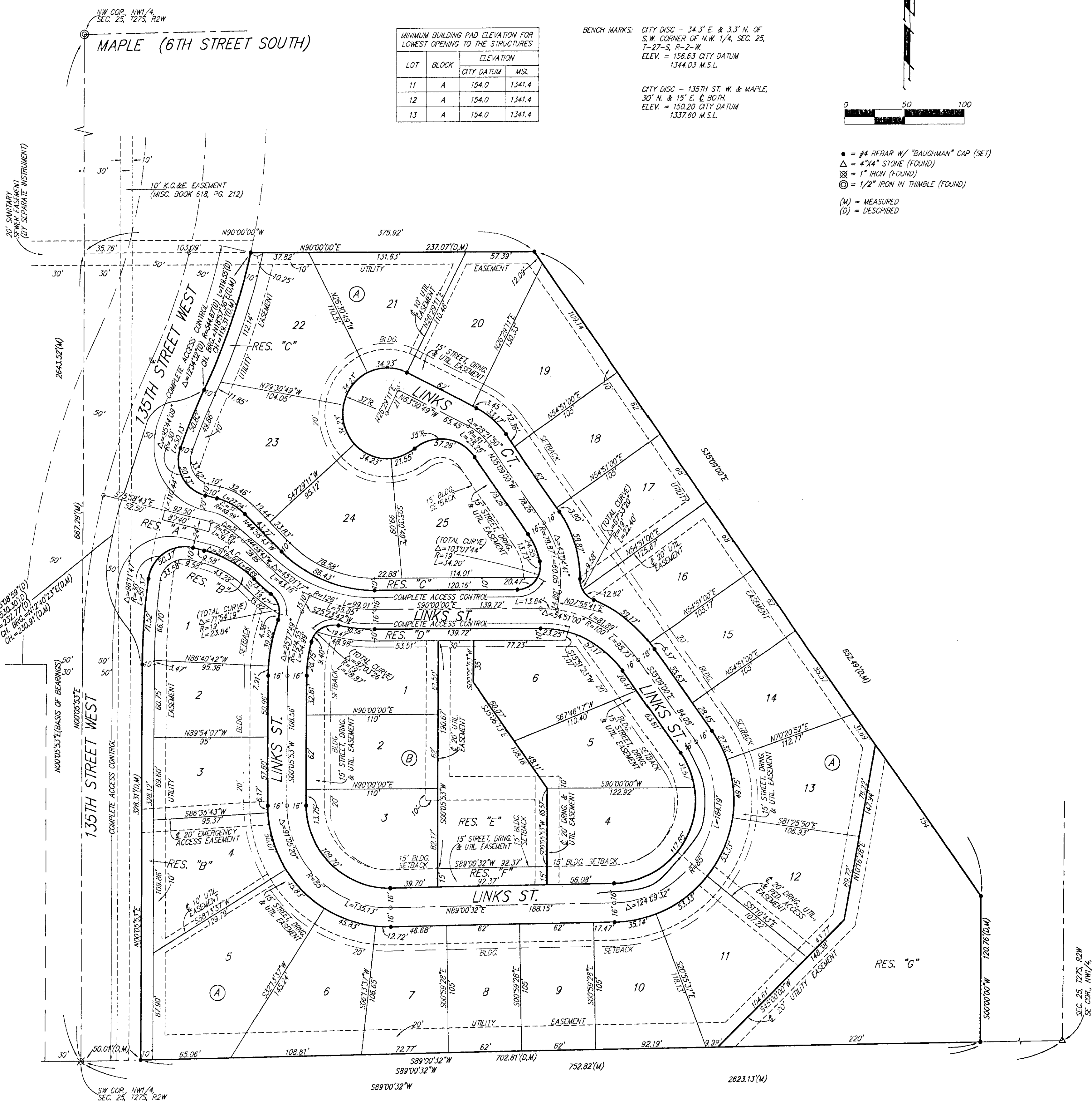


AUBURN HILLS 9TH ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

fin tuning
3-1-99



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 9TH ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: 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, described as follows: Commencing at the SW corner of said NW1/4; thence N89°00'32"E along the south line of said NW1/4, 50.01 feet to a point 50 feet normally distant east of the west line of said NW1/4 and for a point of beginning; thence N00°05'53"E parallel with the west line of said NW1/4, 328.31 feet to the P.C. of a curve to the right; thence northerly and northeasterly along said curve, having a central angle of 25°08'59" and a radius of 530.30 feet, an arc distance of 232.77 feet, (having a chord length of 230.91 feet bearing N12°40'23"E), to the P.R.C. of a curve to the left; thence northeasterly along said curve, having a central angle of 12°34'32" and a radius of 544.67, an arc distance of 119.55 feet, (having a chord length of 119.31 feet bearing N18°57'36"E); thence N90°00'00"E, 237.07 feet; thence S35°09'00"E, 652.49 feet; thence S00°00'00"W, 120.76 feet to a point on the south line of said NW1/4; thence S89°00'32"W along the south line of said NW1/4, 702.81 feet to the point of beginning.

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

Baughman Company, P.A.

Michael G. Conrey, Surveyor
Michael G. Conrey

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Blocks, Streets, and Reserves to be known as "AUBURN HILLS 9TH ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage easement is hereby granted as indicated for drainage purposes. The street, drainage and utility easements are hereby dedicated to and for the use of the public, granted as indicated for drainage purposes, and granted as indicated for the construction and maintenance of all public utilities. The emergency access easement is hereby granted as indicated for emergency access purposes and no fences or other obstructions shall be constructed or placed on or within this easement. The drainage, utility, and pedestrian access easement is hereby granted as indicated for drainage purposes, for the construction and maintenance of all public utilities, and for pedestrian access purposes to or from Reserve "G", and no fences or other obstructions shall be constructed or placed on or within this easement. The streets are hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for landscaping, entry monuments, utilities, and streets. Reserves "B" and "C" are hereby reserved for entry monuments, open space, berms, landscaping, drainage, sidewalks, streets, screening walls, and utilities. Reserves "D" and "E" are hereby reserved for open space, berms, landscaping, drainage, sidewalks, screening walls, streets, and utilities. Reserve "F" is hereby reserved for open space, berms, landscaping, drainage, sidewalks, gazebos, and utilities as confined to easements. Reserve "G" is hereby reserved for open space, berms, landscaping, drainage, sidewalks, ponds, gazebos, and utilities as confined to easements. Reserves "A", "B", "C", "D", "E", "F", and "G" 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 west line of Reserves "B" and "C", and to or from Links St. over and across the south line of Reserve "C" and over and across the north line of Reserves "B" and "D" are hereby granted to the City of Wichita, Kansas. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

West Wichita Development, Inc.

Jay W. Russell, President

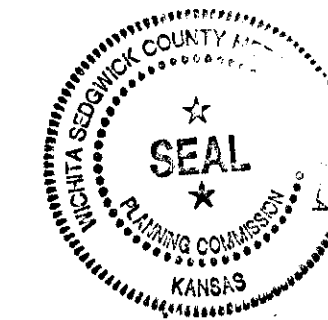
State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 11th day of JANUARY, 1999, by Jay W. Russell, President of West Wichita Development, Inc., on behalf of the corporation.

JUDITH M. TERHUNE
Notary Public, State of Kansas
My App't. Expires 11-7-2001
Judith M. Terhune, Notary Public
JUDITH M. TERHUNE

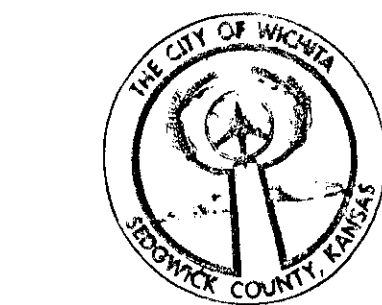
This plat of "AUBURN HILLS 9TH ADDITION", Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 17th day of December, 1998.
Wichita-Sedgwick County Metropolitan Area Planning Commission.



William M. Johnson, Chairman

Marvin S. Krout, Secretary



Bob Knight, Mayor

Pat Burnett, City Clerk

Entered on transfer record this _____ day of _____, 1999.

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 _____ day of _____, 1999, at _____ o'clock _____ M.; and is duly recorded.

Bill Meek, Register of Deeds

Linda Kizzire, Deputy

We the undersigned, holders of a mortgage on the above described property, do hereby consent to this plat of "AUBURN HILLS 9TH ADDITION", Wichita, Sedgwick County, Kansas.

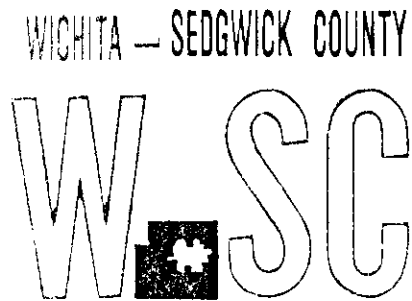
State Bank of Colwich

JAMES D. ASHCRAFT, V.P.

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 12th day of JANUARY, 1999, by JAMES D. ASHCRAFT, VICE-PRES., of State Bank of Colwich, on behalf of the bank.

JUDITH M. TERHUNE
Notary Public, State of Kansas
My App't. Expires 11-7-2001
Judith M. Terhune, Notary Public
JUDITH M. TERHUNE



METROPOLITAN AREA PLANNING
DEPARTMENT

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

December 18, 1998

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

RE: S/D 98-113 -- One-Step Final Plat of AUBURN HILLS 9TH ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on December 17, 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 December 9, 1998.

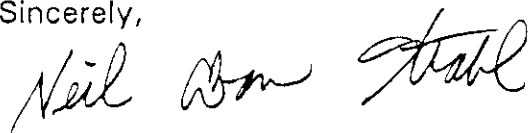
In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision, along with 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 and residential developments.
4. Submission of a disk to the Planning Department detailing the final plat in digital format in Release 13 Version of Autocad. This will be used by the City and County GIS Departments.

S/D 98-113 -- One-Step Final Plat of AUBURN HILLS 9TH ADDITION
December 18, 1998
Page 2

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

Sincerely,

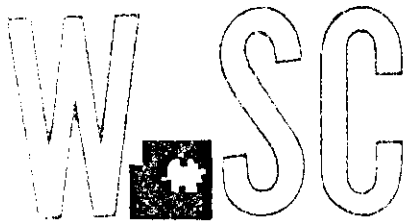
A handwritten signature in black ink, appearing to read "Neil Evan Strahl". The signature is fluid and cursive, with the first name "Neil" being the most prominent.

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
Jim Goentzel Construction, C/O Jim Goentzel, 216 N. Waco, Ste. C, Wichita,
KS 67202
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

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1588
(316) 268-4421
FAX (316) 268-4390

December 11, 1998

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

RE: S/D 98-113 -- One-Step Final Plat of AUBURN HILLS 9TH ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 10, 1998, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

- 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. A right-of-way dedication will need to be established by separate instrument for the relocation of 135th St. West. A paving guarantee is required for 135th St. West.
- D. City Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved. A guarantee is required.
- E. The applicant shall guarantee the paving of the interior streets. For the narrow public 32-foot streets, this guarantee shall be for the 29-foot paving standard. This guarantee shall also include all needed improvements required for the emergency access easement as is required by the City Fire Department.
- 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 a method similar to special assessments.
- H. Access to Reserve G shall be created with an access easement or extending the reserve to the street. *The Applicant shall establish an access easement.*
- I. The 20-ft building setback in Lot 6, Block B needs to be labeled accurately.
- J. The MAPC Chairman needs to be revised to read, "William M. Johnson".
- K. *City Fire Department* shall comment on the acceptability of the plat's street names. *Links Lane shall be renamed Short Grass. The east-west segment of Short Grass shall be renamed Bent Grass. Short Grass Circle shall be renamed as Short Grass Court.*
- L. The final plat tracing shall also be signed by any party holding a mortgage on the site. The platting binder shows that the State Bank of Colwich as holding such a mortgage.
- M. 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.
- N. 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.
- 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. **Southwestern Bell and KGE have requested additional easements.**
- 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 Release 13 version of 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 98-113 -- One-Step Final Plat of AUBURN HILLS 9TH ADDITION
December 11, 1998
Page 4

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

Sincerely,

A handwritten signature in black ink, reading "Neil Evan Strahl". The signature is written in a cursive, flowing style.

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Jay Russell, West Wichita Development, Inc., 12602 W. 13th Street, Wichita,
KS 67235
Jim Goentzel Construction, C/O Jim Goentzel, 216 N. Waco, Ste. C, Wichita,
KS 67202
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
(One-Step Final Plat Approved 12/10/98)

CASE NUMBER: S/D 98-113- AUBURN HILLS 9TH ADDITION

OWNER/APPLICANT: West Wichita Development Inc., Attn: Jay Russell, 12602 W. 13th, Wichita, KS 67235; Jim Goentzel Construction, Inc. (contract purchaser), Attn: Jim Goentzel, 216 N. Waco, Suite C, Wichita, KS 67202

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

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

SITE SIZE: 8.07 acres

NUMBER OF LOTS

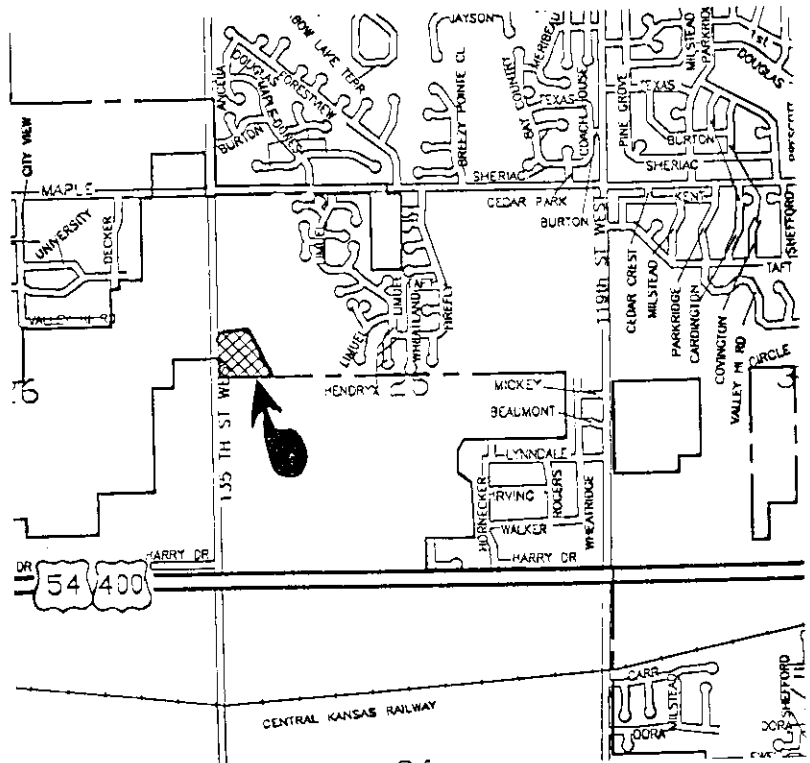
Residential:	31
Office:	
Commercial:	
Industrial:	
Total:	<u>31</u>

MINIMUM LOT AREA: 6,405 sq. ft.

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This site was included in the overall preliminary plat for Auburn Hills 6th Addition, originally platted as one parcel and designated as "Future Multi-Family". The applicant currently proposes 31 single family lots.

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. A right-of-way dedication will need to be established by separate instrument for the relocation of 135th St. West. A paving guarantee is required for 135th St. West.
- D. City Engineering needs to comment on the status of the applicant's drainage plan. **The drainage plan is approved. A guarantee is required.**
- E. The applicant shall guarantee the paving of the interior streets. For the narrow public 32-foot streets, this guarantee shall be for the 29-foot paving standard. This guarantee shall also include all needed improvements required for the emergency access easement as is required by the **City Fire Department.**
- 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 a method similar to special assessments.
- H. Access to Reserve G shall be created with an access easement or extending the reserve to the street. **The Applicant shall establish an access easement.**

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- 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.
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- 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. **Southwestern Bell and KGE have requested additional easements.**
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