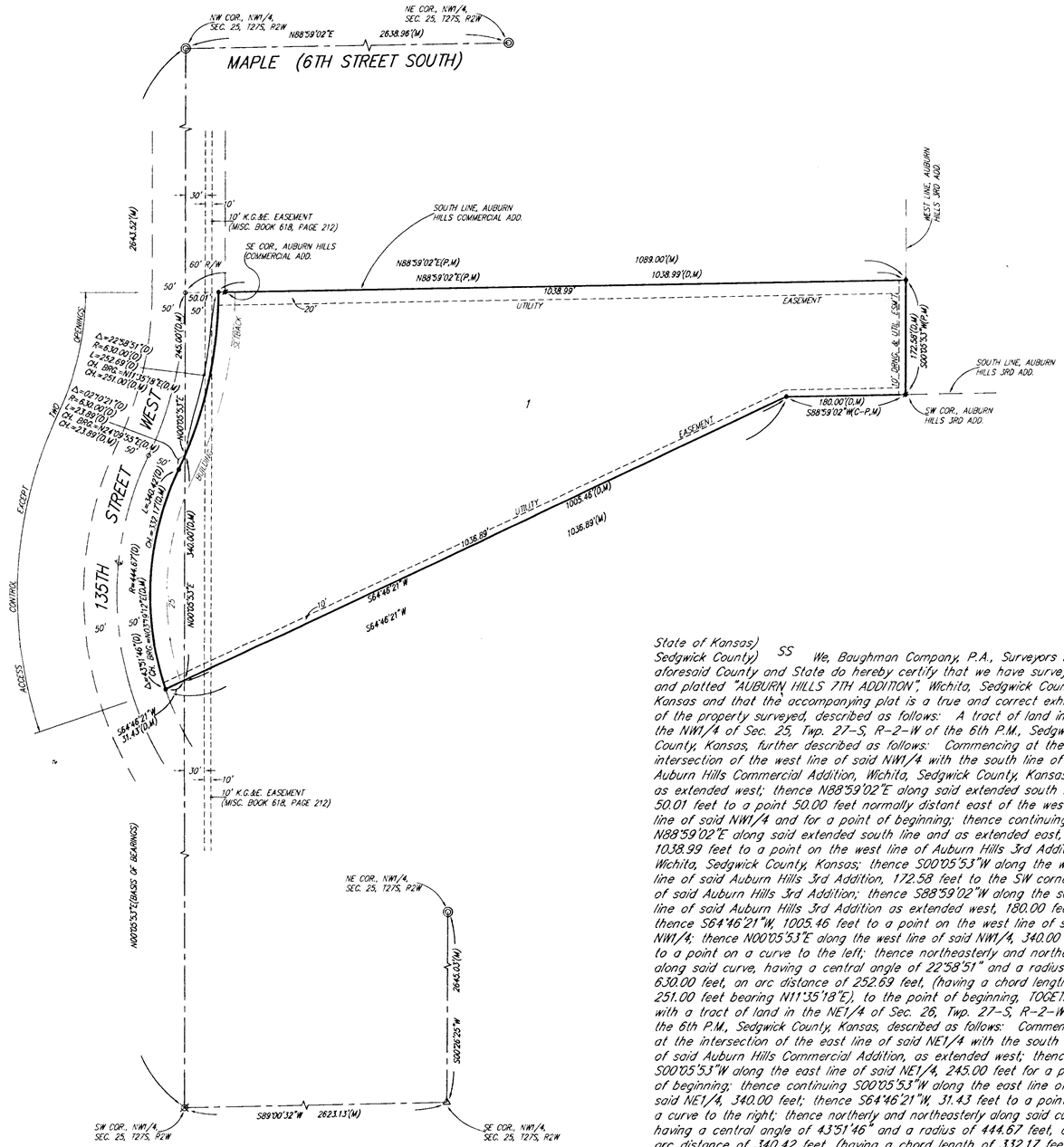
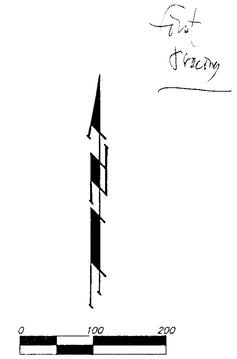
AUBURN HILLS 7TH ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS





● = ¼ REBAR W/ "BAUGHMAN" CAP (SET)
■ = ¼ REBAR W/ "BAUGHMAN" CAP (FOUND)
◎ = THIMBLE (FOUND)
⊗ = 1" IRON (FOUND)
△ = 4"X4" STONE (FOUND)

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

NOTE:
THIS ADDITION IS SUBJECT TO CONDITIONS OF PROTECTIVE OVERLAY NO. 38 ON FILE AT THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING DEPARTMENT

MINIMUM BUILDING PAD ELEVATION FOR LOWEST OPENING TO THE STRUCTURES		
LOT	ELEVATION	
	CITY DATUM	MSL
1	151.0	1338.4

BENCHMARKS:

CITY DISC - 135TH STREET WEST & MAPLE
NE CORNER OF INTERSECTION ON HEADWALL, 34" SW TO IRON @ SEC. COR.
ELEV. = 150.20 CITY DATUM (1337.60 M.S.L.)

CITY DISC - 1/2 MI. SOUTH OF MAPLE ON 135TH STREET WEST, 34" EAST OF ℄ 135TH, 17" NORTH OF ℄ BRIDGE (E-W), 2" NORTH OF 1/4 COR., 1' WEST OF FENCE SOUTH.
ELEV. = 156.63 CITY DATUM (1344.03 M.S.L.)

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 7TH 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, further described as follows: Commencing at the intersection of the west line of said NW1/4 with the south line of Auburn Hills Commercial Addition, Wichita, Sedgwick County, Kansas, as extended west; thence N88°59'02"E along said extended south line, 50.01 feet to a point 50.00 feet normally distant east of the west line of said NW1/4 and for a point of beginning; thence continuing N88°59'02"E along said extended south line and as extended east, 1038.99 feet to a point on the west line of Auburn Hills 3rd Addition, Wichita, Sedgwick County, Kansas; thence S00°05'53"W along the west line of said Auburn Hills 3rd Addition, 172.58 feet to the SW corner of said Auburn Hills 3rd Addition; thence S88°59'02"W along the south line of said Auburn Hills 3rd Addition as extended west, 180.00 feet; thence S64°46'21"W, 1005.46 feet to a point on the west line of said NW1/4; thence N00°05'53"E along the west line of said NW1/4, 340.00 feet to a point on a curve to the left; thence northeasterly and northerly along said curve, having a central angle of 22°58'51" and a radius of 630.00 feet, an arc distance of 252.69 feet, (having a chord length of 251.00 feet bearing N11°35'18"E), to the point of beginning, TOGETHER with a tract of land in the NE1/4 of Sec. 26, Twp. 27-S, R-2-W of the 6th P.M., Sedgwick County, Kansas, described as follows: Commencing at the intersection of the east line of said NE1/4 with the south line of said Auburn Hills Commercial Addition, as extended west; thence S00°05'53"W along the east line of said NE1/4, 245.00 feet for a point of beginning; thence continuing S00°05'53"W along the east line of said NE1/4, 340.00 feet; thence S64°46'21"W, 31.43 feet to a point on a curve to the right; thence northerly and northeasterly along said curve, having a central angle of 43°51'46" and a radius of 444.67 feet, on arc distance of 340.42 feet, (having a chord length of 332.17 feet bearing N03°19'12"E), to the P.R.C. of a curve to the left; thence northeasterly along said curve, having a central angle of 02°10'21" and a radius of 630.00 feet, an arc distance of 23.89 feet, (having a chord length of 23.89 feet bearing N24°09'55"E), to the point of beginning.

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

Baughman Co., P.A.

Michael G. Conrey 1-12-99 Surveyor

Michael G. Conrey

WICHITA, KANSAS REGISTERED LAND SURVEYOR

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into a Lot to be known as "AUBURN HILLS 7TH 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 easement is 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. All abutters rights of access to or from 135th Street West over and across the west line of Lot 1 are hereby granted to the City of Wichita, Kansas provided, however, that said Lot 1 shall have access to 135th Street West at two locations as shall be determined by the City Engineer of the City of Wichita, Kansas. The Minimum Building Pad Elevation for the lowest opening to the structures on Lot 1 shall be 148.0 City Datum (1335.4 M.S.L.).

West Wichita Development, Inc.

Jay W. Russell, President

State of Kansas)
Sedgwick County) SS 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 Appt. Exp. 11-7-2001

Judith M. Terhune, Notary Public
JUDITH M. TERHUNE

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

This plat of "AUBURN HILLS 7TH 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 _____, 199__.

Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chairman
Richard E. Lopez

_____, Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1999.

_____, Mayor
Bob Knight

_____, City Clerk
Pat Burnett

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

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

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

We the undersigned, holders of a mortgage on the above described property, do hereby consent to this plat of "AUBURN HILLS 7TH ADDITION", Wichita, Sedgwick County, Kansas.

State Bank of Colwich

James D. Ashcraft, V.P.
JAMES D. ASHCRAFT (Title)

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 12TH day of JANUARY, 1999, by JAMES D. ASHCRAFT VICE-PRES. (Title) of State Bank of Colwich, on behalf of the bank.

JUDITH M. TERHUNE
Notary Public - State of Kansas
My Appt. Exp. 11-7-2001

Judith M. Terhune, Notary Public
JUDITH M. TERHUNE

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

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211
PLAT AUBURN HILLS 7TH ADD.

WICHITA — SEDGWICK COUNTY

WSC

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

September 11, 1998

Baughman Company, PA
315 Ellis
Wichita, KS 67211

RE: S/D 98-83 -- Final Plat of Portion of Overall Preliminary of AUBURN HILLS 7TH ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 10, 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 September 4, 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 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 Department.

Please call if you have any questions.

Sincerely,

Neil Evan Strahl, Senior Planner
NES:ch

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

WICHITA — SEDGWICK COUNTY

WSC

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CITY HALL — TENTH FLOOR
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September 4, 1998

Baughman Company PA
315 Ellis
Wichita, KS 67211

Re: S/D 98-83 -- Final Plat of Portion of Overall Preliminary of AUBURN HILLS 7TH ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 3, 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 need for any guarantees. *The applicant shall submit a guarantee for extension of City water. 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.*

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.*

D. Traffic Engineering needs to comment on the two access openings denoted along 135th St. West. *The access controls are approved.*

E. Based upon the platting binder, the site is also in the ownership of other parties. These parties need to be made signatories to the plat.

F. The applicant is reminded that in accordance with the Protective Overlay, a landscape buffer is required along 135th Street, at least 40 feet from the lot line.

G. A Protective Overlay Certificate shall be submitted to MAPD for recording with the Register of Deeds prior to City Council consideration, identifying the approved Protective Overlay (P-O, No. 38) and its special conditions for development on this property.

H. A note shall be placed on the face of the plat indicating that this Addition is subject to conditions of Protective Overlay No. 38.

I. 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.)

J. 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.

K. 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.

L. 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.

M. 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.

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

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

P. 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 has requested additional easements.***

Q. 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, September 10, 1998, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Neil Evan Strahl

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

Enclosure: ***Marked Copy of plat***

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

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4-8
September 10, 1998

STAFF REPORT

(Final Plat of Portion of Overall Preliminary - Approved 9/03/98; Final Plat of Portion of Overall Preliminary- Deferred 8/20/98, Preliminary Plat - Approved 12/11/97)

CASE NUMBER: S/D 98-83 - AUBURN HILLS 7TH ADDITION

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

SITE SIZE: 8.2 acres

NUMBER OF LOTS

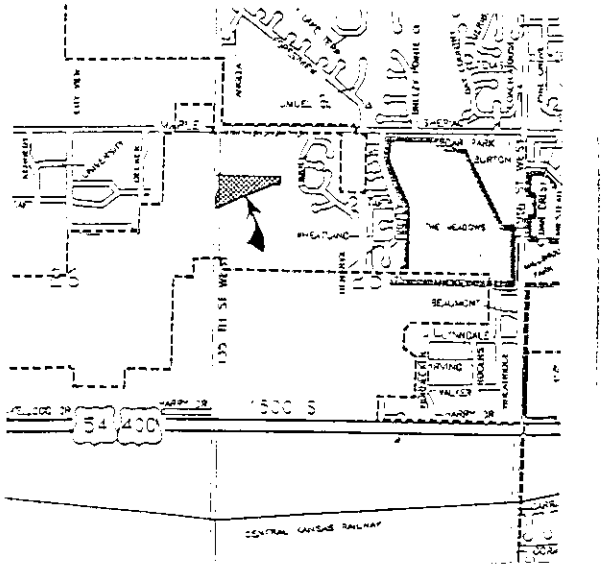
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 8.2 acres

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: MF-29, Multi-Family Residential

VICINITY MAP



Note: This plat is a portion of an overall preliminary plat (Auburn Hills 6th Addition) approved December 11, 1997. This site has been approved for a zone change (Z-3279) from SF-6, Single-Family to MF-29, Multi-Family zoning. A Protective Overlay district was also established (P-O No. 38) which imposed restrictions on architectural controls, building size and landscaping.

STAFF COMMENTS:

A. City Engineering needs to comment on the need for any guarantees. ***The applicant shall submit a guarantee for extension of City water. 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.***

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.***

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E. Based upon the platting binder, the site is also in the ownership of other parties. These parties need to be made signatories to the plat.

F. The applicant is reminded that in accordance with the Protective Overlay, a landscape buffer is required along 135th Street, at least 40 feet from the lot line.

G. A Protective Overlay Certificate shall be submitted to MAPD for recording with the Register of Deeds prior to City Council consideration, identifying the approved Protective Overlay (P-O, No. 38) and its special conditions for development on this property.

H. A note shall be placed on the face of the plat indicating that this Addition is subject to conditions of Protective Overlay No. 38.

I. 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.)

J. 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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