

FINAL TRACING REC'D 10-23-13

FINAL PLAT

# COURTYARDS AT AUBURN HILLS

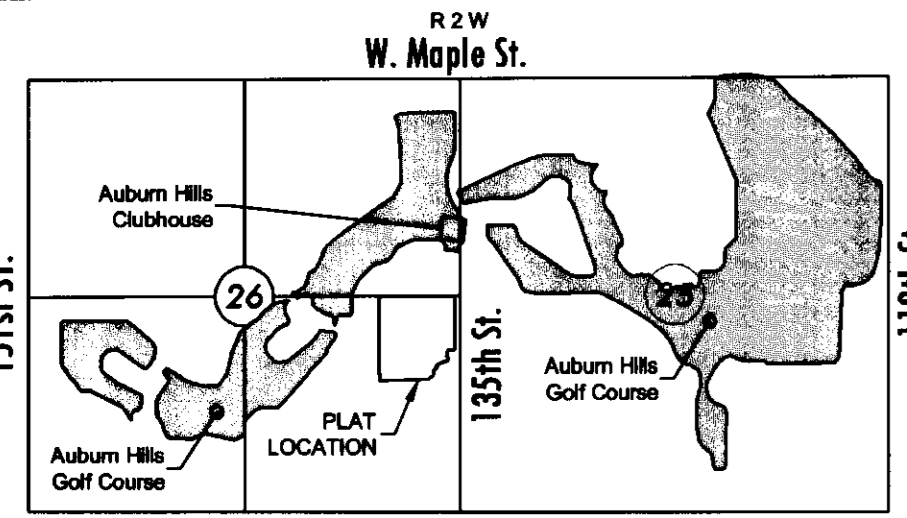
## AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

S89°43'34"W 2619.95'(M)

S89°43'34"W 940.00'

NE. cor., SE. 1/4, Sec. 26, T27S, R2W, 6th P.M.  
Fnd. 3/4" Pipe w/  
Sedgwick County id cap

Δ=15°15'42"  
R=78.50'  
L=20.91'  
C=20.85'  
CB.=N74°41'18"W



### VICINITY MAP

### BENCHMARK

Square Cut on east nose of center island, 50 feet west of 135th Street West and OneWood Street intersection. Elev.=1350.35 NAVD88 Datum.

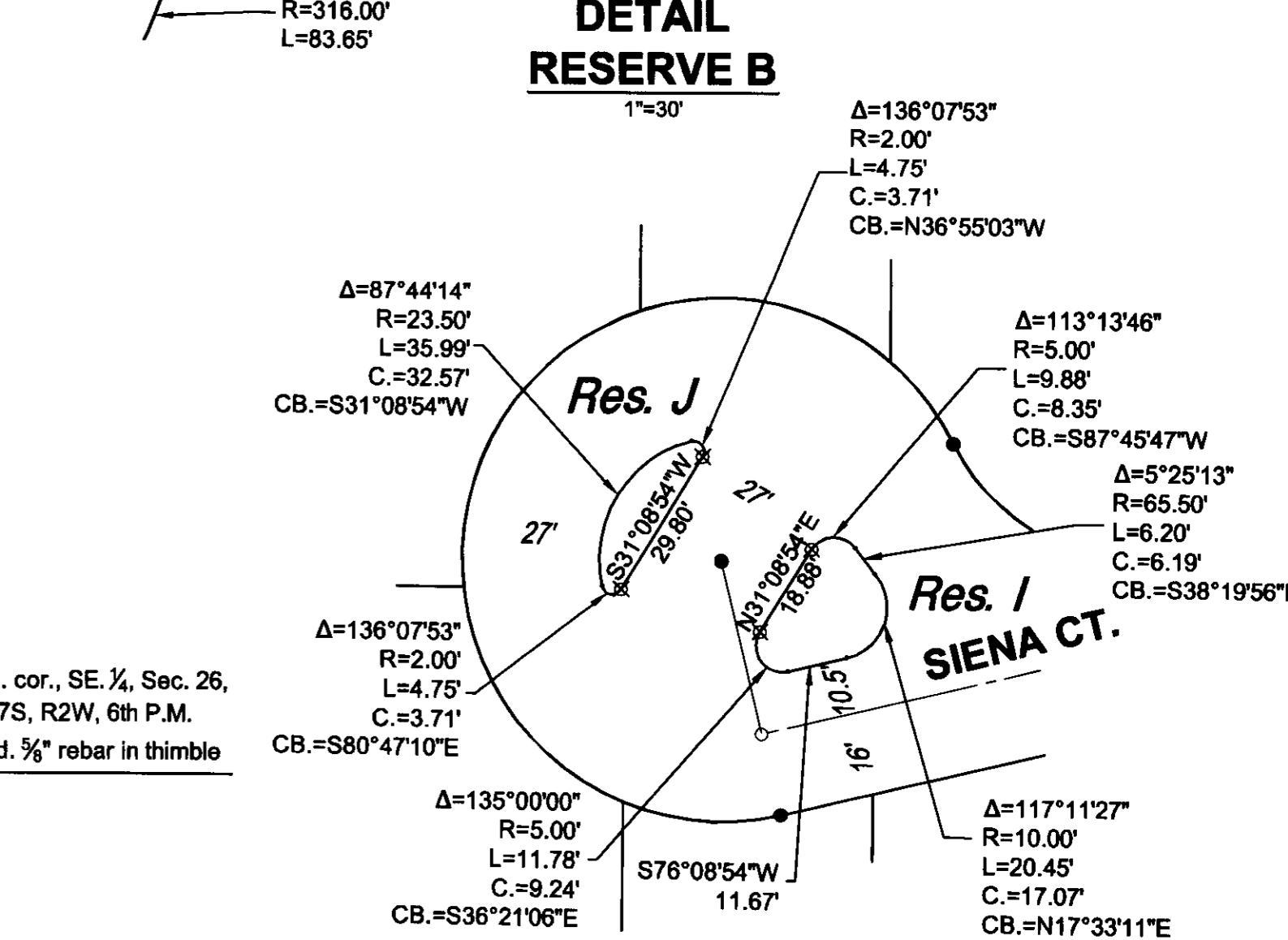
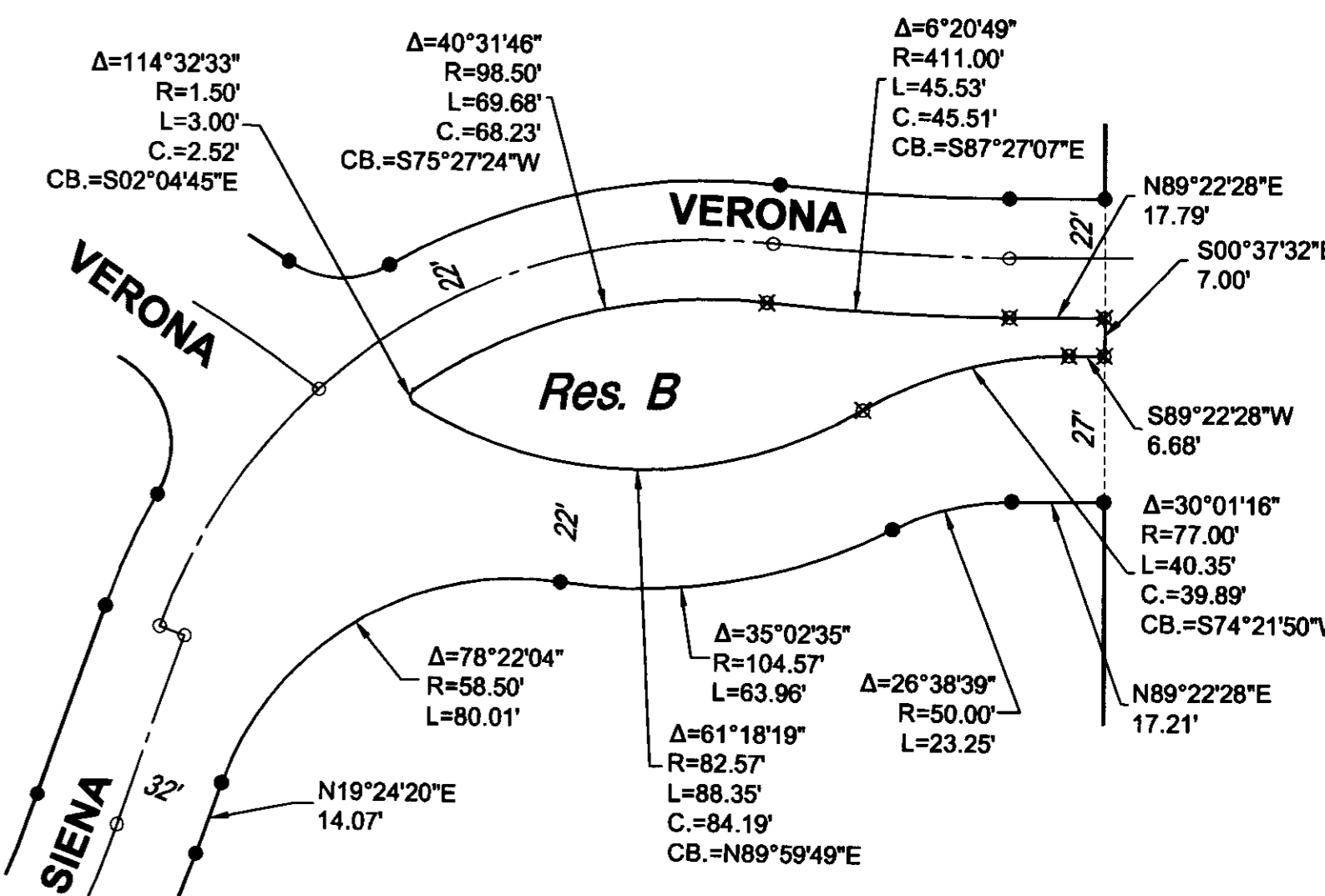
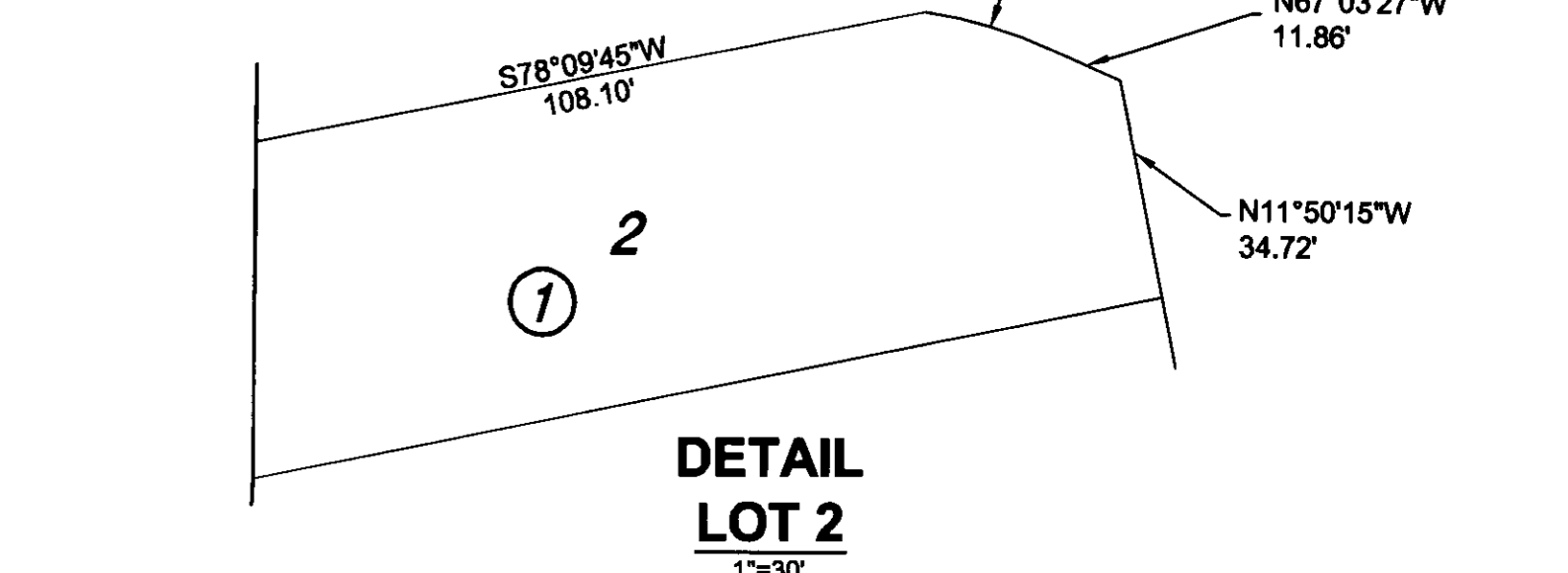
LOT	BLOCK	ELEVATION NAVD88
35	1	1349.7
36	1	1350.2
37	1	1348.7
38	1	1348.1
39	1	1347.6
40	1	1347.6
41	1	1347.2
42	1	1346.8
43	1	1346.3
44	1	1346.0
45	1	1346.0
46	1	1353.4

LINE	LENGTH	BEARING
L1	77.79'	N89°22'28"E
L2	104.55'	S83°44'51"W
L3	101.92'	N84°32'01"W
L4	76.42'	S07°03'47"E
L5	44.86'	S10°29'25"W
L6	29.65'	S06°02'29"W
L7	165.88'	N87°21'41"E
L8	183.37'	N24°00'32"E
L9	61.82'	N41°30'34"E
L10	37.55'	N19°24'20"E
L11	5.00'	N70°35'40"W
L12	24.99'	N21°15'20"E

LINE	LENGTH	BEARING
L13	84.58'	N00°16'26"W
L14	6.78'	N45°47'54"W
L15	112.41'	S89°43'34"W
L16	24.67'	S46°42'05"W
L17	87.52'	S87°24'43"W
L18	5.82'	N63°59'45"W
L19	111.87'	S78°08'54"W
L20	34.00'	N13°51'06"W
L21	45.90'	N89°43'34"E
L22	30.39'	S67°03'27"E
L23	47.96'	N89°22'29"E

CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	92.13'	109.50'	89.43'	S71°37'08"W	48°12'19"
C2	44.31'	400.00'	44.29'	S87°27'08"E	6°20'49"
C3	222.44'	300.00'	217.38'	N75°00'40"W	42°28'58"
C4	122.72'	600.00'	122.51'	N89°36'25"E	11°43'08"
C5	161.05'	90.00'	140.41'	S44°12'06"W	102°31'46"
C6	61.27'	200.00'	61.03'	N01°42'49"E	17°33'12"
C7	111.18'	300.00'	110.55'	S00°07'37"E	21°14'04"
C8	175.78'	600.00'	175.15'	N02°21'05"W	16°47'08"
C9	172.23'	100.00'	151.72'	S43°17'55"E	98°40'48"
C10	105.04'	95.00'	99.77'	N55°41'07"E	63°21'08"
C11	107.38'	350.00'	106.96'	N15°13'12"E	17°34'40"
C12	122.45'	200.00'	120.54'	S23°58'13"W	35°04'42"
C13	115.74'	300.00'	115.02'	N30°27'27"E	22°06'14"
C14	53.72'	109.50'	53.19'	S33°27'39"W	28°06'39"
C15	37.58'	100.00'	37.36'	N10°29'27"E	21°31'46"
C16	38.81'	50.00'	37.84'	N68°02'10"W	44°28'31"
C17	49.74'	70.00'	48.70'	N87°03'24"E	40°42'38"
C18	121.73'	175.00'	119.28'	N83°55'28"W	39°51'21"
C19	69.91'	108.17'	68.70'	S71°12'36"W	37°01'58"
C20	36.47'	90.00'	36.22'	N78°39'56"W	23°12'58"
C21	37.02'	90.00'	36.76'	S78°50'29"E	23°34'04"

LOT/RESERVE	LENGTH	BEARING
C22	19.88'	S88°48'19"E
C23	25.47'	S22°24'04"E
C24	28.39'	N60°09'11"E
C25	28.47'	N15°00'49"W
C26	18.70'	N88°17'26"E
C27	35.45'	N33°51'18"W
C28	26.05'	N12°59'52"E
C29	22.81'	S85°44'54"W
C30	28.72'	N28°38'10"W
C31	23.54'	N71°25'06"E
C32	51.97'	S65°40'32"E



### LEGEND

- Date of Survey: July, 16 2013
- Δ = 11.5' Rear Lot Setback
- △ = Section Corner Monument Found
- = Set 3/4" rebar w/ MKEC CLS 39 id cap
- = Found 3/4" rebar w/ MKEC CLS 39 id cap or see annotation
- for type
- ⊗ = Not Set
- ⊙ = Not Set
- ⊕ = Benchmark
- (M) = Measured
- (C) = Calculated from measured
- (D) = Described
- (CD) = Calculated from Described
- (P) = Platted



# FINAL PLAT

# COURTYARDS AT AUBURN HILLS

## AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

### CERTIFICATE OF SURVEY

I, Curtis W. Luttrell, a registered land surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "COURTYARDS AT AUBURN HILLS" an addition to Wichita, Sedgwick County, Kansas, into Lots, Blocks, Reserves and Streets, the same being accurately set forth in the accompanying plat and described herein:

Beginning at the Northeast corner of the Southeast Quarter of Section 26, Township 27 South, Range 2 West; thence West 60 rods; thence South 40 rods; thence East 60 rods; thence North 40 rods to beginning, Sedgwick County, Kansas; EXCEPT the East 50 feet thereof deeded to the City of Wichita, Kansas on Doc#/Flm-Pg: 29329494, TOGETHER WITH, Beginning at a point 660 feet south of the Northeast corner of the Southeast Quarter of Section 26, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas, thence West 990 feet; thence South 372 feet; thence in an Easterly direction 990.8 feet to a point on the East line of said Southeast Quarter, 992 feet South of said Northeast corner of said Southeast Quarter, thence North 332 feet the point of beginning, EXCEPT that part lying East of the center line of the creek.

All streets, easements, rights-of-way, building setbacks, access controls, together with all other public dedications within the above described property, are hereby vacated and replatted by virtue of K.S.A. 12-512b, as amended.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this \_\_\_ day of \_\_\_\_\_, 2013.

Curtis W. Luttrell, R.L.S. #1238  
MKEC Engineering Consultants, Inc.  
411 North Webb Road  
Wichita, Kansas 67206

### OWNER'S CERTIFICATE

Know all men by these presents that we the undersigned property owners of the land above set forth in the Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into Lots, Blocks, Reserves and Streets, the same to be known as "COURTYARDS AT AUBURN HILLS" an addition to Wichita, Sedgwick County, Kansas.

The streets are hereby dedicated to and for the use of the public.

Easements for the construction and maintenance of streets, drainage, and utilities, as indicated hereon, are hereby granted to the public. The emergency access easement is non-exclusive and is platted for the ingress and egress of vehicular and pedestrian emergency traffic along and across that part of Reserve C as depicted hereon, and is hereby granted to and for the use of the public. Parking easements are non-exclusive and are granted for short term overflow residential parking only. No utility obstructions or other vertical obstructions shall prohibit the placement of paved parking within said parking easement. The parking easements as indicated hereon are hereby granted to and for the use of the public.

Each lot where abutting and adjoining another zero lot line lot within this plat shall provide a 3.5 foot maintenance and access easement for the benefit of the adjoining owner(s), their successors and assigns, and/or their agents, and emergency personnel. The maintenance access easements are hereby platted for the purpose of pedestrian emergency access, construction, maintenance, the extension of the footings and a 2 foot overhang of the structure onto the adjoining lot. Opposite of the zero lot line the minimum side yard setback shall be 6 feet. The residences with the 6 foot side yard setback may be constructed without a fire separation, but only window well and roof encroachments are permitted into the side yard, moreover, no building cantilevers or equipment are permitted in the side yard and sight restrictions shall be maintained on the windows.

All reserve are platted for utilities confined to easements, drainage, landscaping, irrigation, open space, berming, walkways, and monuments (monuments and berming are not allowed within platted floodway). Reserve C is also platted for emergency access. Reserves C, E, F, G, H and K are also platted for residential parking. Reserves A, G, and K are platted for private parks and recreation, swimming pool, neighborhood clubhouse, neighborhood amenities, private playground, pond and fountain. Reserves A and C are also platted for privacy walls. A portion of Reserve A is also platted for a floodway. The reserves shall be owned and maintained by the developer and/or a homeowners owner association, and are reserved for the stated uses.

All abutters rights of access to or from South 135th Street over and across the east line of "COURTYARDS AT AUBURN HILLS," are hereby granted to the appropriate governing body, provided however two full movement opening as indicated hereon one of which is platted for the exclusive use of emergency access.

The floodway, as indicated, shall be the responsibility of the owners until such time as the appropriate governing body exercising jurisdiction elects to assume the responsibility for the maintenance and improvements of the drainage, provided further, that no structure shall be constructed on or within said floodway, nor shall any fill, change of grade, creation of a channel or any work on be carried out without the permission of the City Engineer.

A drainage plan has been developed for this plat. 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.

Perfection Signature Properties, LLC, a Kansas limited liability company  
and  
Perfection Builders, LLC, a Kansas limited liability company

\_\_\_\_\_, Chief Executive Manager / Member

\_\_\_\_\_, Chief Operations Manager / Member

STATE OF KANSAS, SEDGWICK COUNTY} ss:

This instrument was acknowledged before me on \_\_\_ day of \_\_\_\_\_, 2013, by Scott A. Lehner, Chief Executive Manager, and Jason R. Ronk, Chief Operations Manager, and Members of, Perfection Signature Properties, LLC, a Kansas limited liability company, and Perfection Builders, LLC, a Kansas limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

\_\_\_\_\_, Notary Public      Notary Public:  
My Term Expires: \_\_\_\_\_

### MORTGAGE CERTIFICATE

The Fidelity Bank, holder of a mortgage on a portion of the above described property, does hereby consent to the plat of "COURTYARDS AT AUBURN HILLS."

FIDELITY BANK

\_\_\_\_\_,  
Terry L. Carpenter, Senior Vice President

This instrument was acknowledged before me on \_\_\_ day of \_\_\_\_\_, 2013, by Terry L. Carpenter, Senior Vice President, Fidelity Bank.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

\_\_\_\_\_, Notary Public

My Term Expires: \_\_\_\_\_

### PLANNING COMMISSION CERTIFICATE

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

Dated this \_\_\_ day of \_\_\_\_\_, 2013

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

\_\_\_\_\_, Chair

Don Klausmeyer, Chair

Attest:

\_\_\_\_\_, Secretary  
John L. Schlegel, Secretary

### GOVERNING BODY CERTIFICATE

The dedications shown on this plat are hereby accepted and this plat is hereby approved by the governing body of the City of Wichita, Kansas.

Dated this \_\_\_ day of \_\_\_\_\_, 2013

At the direction of the City Council.

\_\_\_\_\_, Mayor

Carl Brewer, Mayor

Attest:

\_\_\_\_\_, City Clerk  
Karen Sublett, City Clerk

### COUNTY SURVEYOR

STATE OF KANSAS, SEDGWICK COUNTY} ss:

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_, Deputy County Surveyor

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

### TRANSFER RECORD

STATE OF KANSAS, SEDGWICK COUNTY} ss:

Entered on transfer record this \_\_\_ day of \_\_\_\_\_, 2013

\_\_\_\_\_, County Clerk

Kelly B. Arnold, County Clerk

### REGISTER OF DEEDS' CERTIFICATE

STATE OF KANSAS, SEDGWICK COUNTY} ss:

This is to certify that this instrument was filed for record in the Register of Deeds office this day of \_\_\_\_\_, 2013, at \_\_\_\_\_ o'clock \_\_\_M; and is duly recorded.

\_\_\_\_\_, Register of Deeds

Bill Meek, Register of Deeds

Attest:

\_\_\_\_\_, Deputy  
Tonya E. Buckingham, Deputy