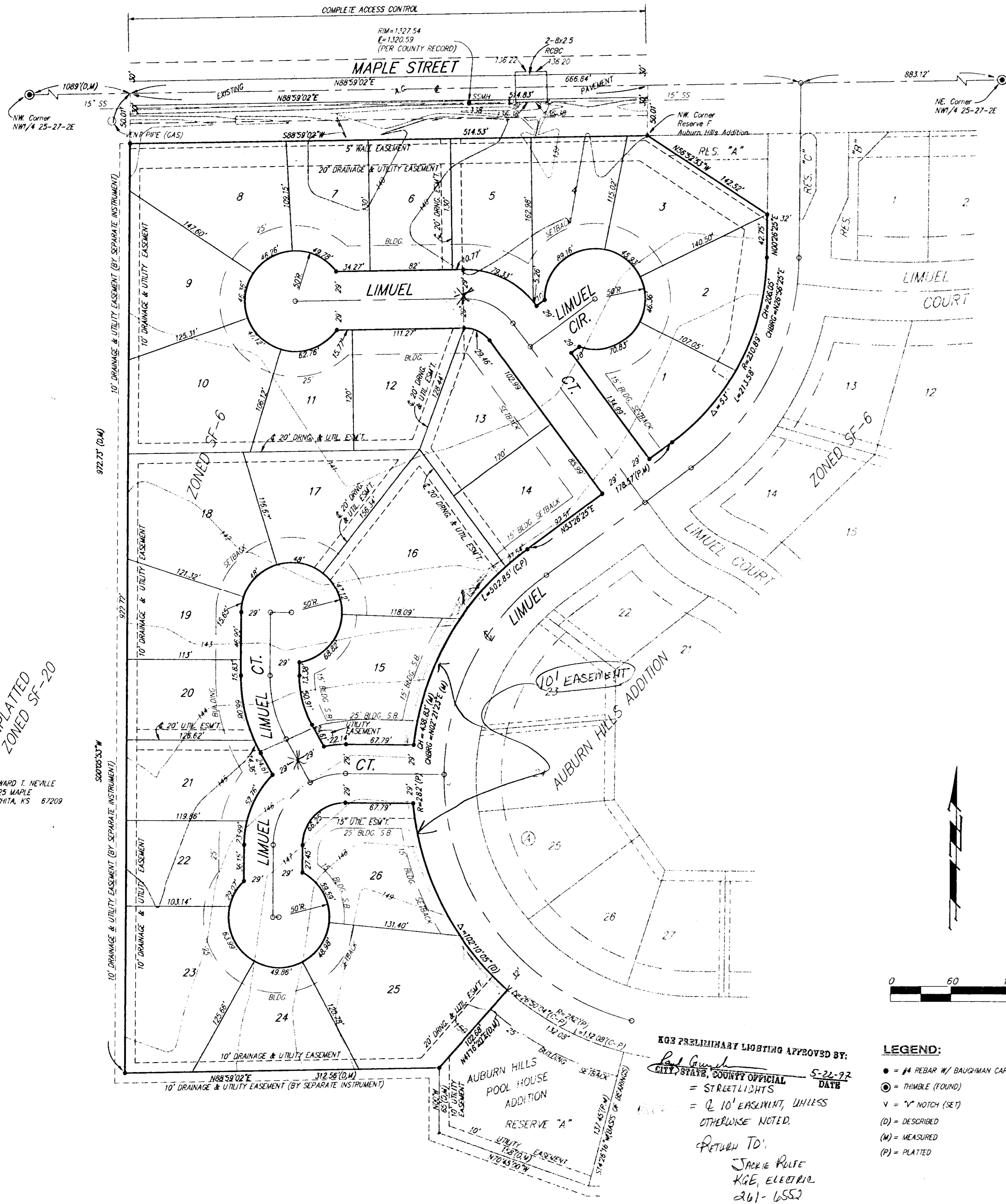


I-2  
5-22-97

# AUBURN HILLS 3RD ADDITION

## WICHITA, SEDGWICK COUNTY, KANSAS



State of Kansas )  
 County of Sedgwick) SS We, Baughman Company P.A., Surveyors in  
 aforesaid county and state do hereby certify that, under the supervision  
 of the undersigned, we have surveyed and platted "AUBURN HILLS 3RD ADDITION",  
 Wichita, Sedgwick County, Kansas and that the accompanying plat is a  
 true and correct exhibit of the property surveyed, described as follows:  
 That part of the NW1/4 of Sec. 25, Twp. 27-S, R-2-W of the 6th P.M.,  
 Sedgwick County, Kansas, described as commencing at the NW Corner  
 of said NW1/4; thence N88°59'02"E along the north line of said NW1/4,  
 1089 feet for a point of beginning; thence S00°05'53"W parallel with the  
 west line of said NW1/4, 972.73 feet; thence N88°59'02"E parallel with  
 the north line of said NW1/4, 312.56 feet; thence N41°16'20"E, 102.68 feet  
 to a point on the westerly right-of-way line of Limuel as platted in  
 Auburn Hills Addition, Wichita, Sedgwick County, Kansas; thence north-  
 westerly, northerly, and northeasterly along said right-of-way line, being  
 a curve to the right, having a central angle of 102°10'05" and a radius  
 of 282 feet, an arc distance of 502.85 feet, (having a chord length of  
 438.83 feet bearing N02°21'23"E), to the P.T. of said curve; thence  
 N53°26'25"E along said right-of-way line, 178.57 feet to the P.C. of a  
 curve to the left; thence northeasterly and northerly along said right-of-  
 way line, having a central angle of 53' and a radius of 230.89 feet, an  
 arc distance of 213.58 feet, (having a chord length of 206.05 feet  
 bearing N26°56'25"E), to the P.T. of said curve; thence N00°26'25"E  
 along said right-of-way line, 42.75 feet to the SE Corner of Reserve "A"  
 as platted in said Auburn Hills Addition; thence N56°52'53"W along the  
 southwesterly line of said Reserve "A", 142.52 feet to the NW Corner of  
 said Reserve "A"; thence N00°26'25"E parallel with the east line of said  
 NW1/4, 50.01 feet to a point on the north line of said NW1/4; thence  
 S88°59'02"W along the north line of said NW1/4, 514.83 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

Know all men by these presents that we, the undersigned have  
 caused the land described in the Surveyors certificate to be platted  
 into Lots, Blocks, Streets, to be known as "AUBURN HILLS 3RD ADDITION",  
 Wichita, Sedgwick County, Kansas. The utility easements are hereby  
 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 easement is hereby granted as indicated  
 for drainage purposes. The streets are hereby dedicated to and for the  
 use of the public.

Auburn Hills, Inc.

Jay W. Russell President

State of Kansas) SS The foregoing instrument acknowledged be-  
 fore me this \_\_\_\_\_ day of \_\_\_\_\_, 1997, by Jay W. Russell,  
 President of Auburn Hills, Inc., on behalf of the corporation.

My App't. Exp. \_\_\_\_\_ Notary Public

This plat of "AUBURN HILLS 3RD 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 \_\_\_\_\_, 1997.  
 Wichita-Sedgwick County Metropolitan Area Planning Commission.

John C. Frye 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 \_\_\_\_\_, 1997.

Bob Knight Mayor

Pat Burnett City Clerk

Entered on transfer record this \_\_\_\_\_ day  
 of \_\_\_\_\_, 1997.

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 \_\_\_\_\_, 1997, at \_\_\_\_\_ o'clock \_\_\_\_\_ M; and is duly  
 recorded.

Larry Consolver Register of Deeds

Michael D. Hurtt Deputy

We the undersigned, holders of a mortgage on  
 the above described property, do hereby consent to this plat of "AUBURN  
 HILLS 3RD ADDITION", Wichita, Sedgwick County, Kansas.

State Bank of Colwich

State of Kansas) SS The foregoing instrument acknowledged be-  
 fore me, this \_\_\_\_\_ day of \_\_\_\_\_, 1997, by \_\_\_\_\_  
 of the State Bank of Colwich, on behalf of the bank.

My App't. Exp. \_\_\_\_\_ Notary Public

4545

# SEDGWICK COUNTY



## METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
PHONE: 316-258-4421  
FAX: 316-258-4390

February 13, 1997

FILE COPY

Attn.: Phil Meyer  
Baughman Company, P.A.  
315 Ellis  
Wichita, KS 67211

Re: S/D 96-83 - AUBURN HILLS 3RD ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 13, 1997, 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 February 7, 1997.

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.

Please call if you have any questions.

Sincerely,

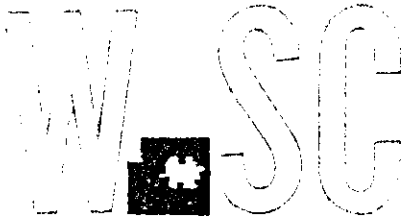
A handwritten signature in cursive script that reads "Don Losew".

Don Losew  
Senior Planner

DL:lfb

cc: Auburn Hills, Inc., P. O. Box 9007, Wichita, KS 67277  
Mike Lindebak, City Engineer, Mail Stop 1-71

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

February 7, 1997

FILE COPY

c/o Phil Meyer  
Baughman Company  
315 Ellis  
Wichita, KS 67211

Re: S/D 96-83 AUBURN HILLS 3RD ADDITION (Final Plat)

Gentlemen :

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 6, 1997, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant is advised that if any part of this site has not yet been annexed to Wichita, such annexation must be completed prior to this plat being forwarded to the City Council for their approval.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. The applicant shall guarantee the paving of the proposed interior streets.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. The applicant shall guarantee construction of the storm sewers required by this plat.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. On the final plat tracing, complete access control shall be shown to Maple from all abutting lots.

- I. The final plat tracing shall state in the plat's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- J. 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.
- K. 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.
- L. 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. Any plantings within the easement shall be reviewed by the City Forestry Division prior to installation.
- 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 58-foot and/or 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. 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.)
- O. 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.
- P. 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.
- Q. 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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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.

- R. The final plat tracing shall indicate the utility easements requested by K.G. & E. which are indicated on the enclosed "marked" copy of the plat.
- S. On the Final Plat Tracing, right-of-way for Maple shall be provided for 50-feet of 1/2 street right-of-way from this site. It appears that the 40-feet shown is not accurate and that 50-feet is the actual dimension. In any case, 50-feet shall be dedicated and properly shown.
- T. On the final plat tracing, the center line ("CL") of Maple shall be labeled.
- U. On the final plat tracing, the following amendments shall be made to the plattor's text.
1. The dedication of complete access control to Maple from adjacent lots shall be noted.
  2. The dedication of streets to and for the use of the public shall be acknowledged.
  3. The uses anticipated for each Reserve shall be clearly indicated.
  4. The prohibition on fences in all easements appears to be implied. If such fencing is only to be prohibited in the easements involving access, the text shall be amended to limit this restriction specifically to those easements (allowing access). For the other combined utility drainage easements, (not the street-drainage-utility easements) the text shall, however, clarify that fencing within these easements will be allowed.
  5. Both the face of the plat and plattor's text has deleted reference to a wall easement along the site's north line. If a wall is still intended, both the face of the plat and plattor's text will need to indicate this. In regard to the 20-foot easement now being shown, any 5-foot wall easement would need to be platted exclusive of any other such easements (utility, drainage, etc.). That is a 20-foot utility/drainage easement, with an adjacent 5 ft. wall easement would need to both be shown.
- V. Since this is a plat of unplatted property, the reference to K.S.A. 12-512(b) in the Surveyor's text is generally not appropriate unless public reservations by separate instruments are involved. However, the platting indicates that no separate instruments are involved on this site.
- W. In regard to W. Kent, the prefix "W" does not appear to be appropriate. Kent exists to the east of this site (1/2 mile) but is only found in this area. That is, there is no "E" side Kent and the use of "W" Kent may imply a new, different Street. The "W" therefore shall be deleted. Also, the "eyebrow" court coming off of Kent as shown is not a circle, and if distinctly named, should be labeled as a Court (a Kent Ct.)
- X. On the final plat tracing, all owners noted in the platting need to be signatories to this plat.

Specifically, John W. McKay needs to be added to the final plat tracing or a revision to the plat binder submitted showing this site's ownership is only in the party now shown on the tracing.

- Y. Also, the plat binder indicates that the State Bank of Colwich holds a mortgage on this site. This party shall therefore be shown on the plat as a signatory.
- Z. On the final plat tracing, "Deputy" shall be deleted from the City Clerk's signature block.
- AA. On the final plat tracing, additional information shall be shown for street right-of-way. Both the width of Limuel Court along the spine of this street and the radius of the turnaround need to be shown.  
  
For Kent, additional street right-of-way dimensions need to be shown for this street's entrance from Limuel and for the Court area that surrounds Reserve "D". If necessary, separate distinct drawings of these areas may need to be added to the final plat tracing.
- BB. On the final plat tracing, the indicated tiepoint to the N.E. corner of the N.W. 1/4 (quarter) needs to reference range 2W not 2E.
- CC. Also, the tying of this site to a Reserve in the Auburn Hills (1st) Addition, at the northeast corner of this plat, should correct the involved Reserve as being Reserve "A" not "F".
- DD. On the final plat tracing, appropriate dimensions shall be shown for the building setbacks of corner lots. Specifically, Lots 20 and 25, Block 1, shall indicate a 15-foot building setback to Limuel. Lot 1, Block 2 also needs to indicate additional dimensions to better describe the setback being shown to Limuel.
- EE. Before this plat can be released for recording, proof shall be provided that all applicable property taxes have been paid on this site. The plat binder presently indicates that 1996 taxes are/were outstanding.
- FF. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- GG. Recording of the plat within 30 days after approval by the City Council and/or County Commission.

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.

S/D 96 - 83

February 7, 1997

Page 5

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, February 13, 1997 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

A handwritten signature in black ink that reads "Don Losew". The signature is written in a cursive style with a long, sweeping underline.

Don Losew

Senior Planner

DL:lfb

Enclosure: Marked Copy of plat

cc: Auburn Hills, Inc., P. O. Box 9007, Wichita, Ks 67277  
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

February 13, 1997

**STAFF REPORT**

(Final Plat Approved 2/6/97, Preliminary Plat Approved 11/21/96)

**CASE NUMBER:** S/D 96-83 - AUBURN HILLS 3RD ADDITION

**OWNER/APPLICANT:** Auburn Hills, Inc., P. O. Box 9007, Wichita, KS 67277

**SURVEYOR/ENGINEER:** c/o Phil Meyer, Baughman Company, 315 Ellis, Wichita, KS 67211

**LOCATION:** East of 135th Street West and south of Maple

**SITE SIZE:** 9.13 ± Acres

**NUMBER OF LOTS**

Residential:	35
Office:	
Commercial:	
Industrial:	
Total:	<u>35</u>

**MINIMUM LOT AREA:** 6,200 sq. ft.

**CURRENT ZONING:** "SF-6"

**PROPOSED ZONING:**

**VICINITY MAP:**



STAFF COMMENTS:

- A. The applicant is advised that if any part of this site has not yet been annexed to Wichita, such annexation must be completed prior to this plat being forwarded to the City Council for their approval.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. The applicant shall guarantee the paving of the proposed interior streets.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. The applicant shall guarantee construction of the storm sewers required by this plat.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. On the final plat tracing, **complete access control** shall be shown to Maple from all abutting lots.
- I. The final plat tracing shall state in the plat's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- J. 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.
- K. 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.
- L. 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. Any plantings within the easement shall be reviewed by the City Forestry Division prior to installation.
- 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 58-foot and/or 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. 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.)
- O. 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.
- P. 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.
- Q. 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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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.
- R. The final plat tracing shall indicate the utility easements requested by K.G.& E. which are indicated on the enclosed "marked" copy of the plat.
- S. On the Final Plat Tracing, right-of-way for Maple shall be provided for 50-feet of 1/2 street right-of-way from this site. It appears that the 40-feet shown is not accurate and that 50-feet is the actual dimension. In any case, 50-feet shall be dedicated and properly shown.
- T. On the final plat tracing, the center line ("CL") of Maple shall be labeled.
- U. On the final plat tracing, the following amendments shall be made to the plattor's text.
1. The dedication of complete access control to Maple from adjacent lots shall be noted.
  2. The dedication of streets to and for the use of the public shall be acknowledged.
  3. The uses anticipated for each Reserve shall be clearly indicated.
  4. The prohibition on fences in all easements appears to be implied. If such fencing is only to be prohibited in the easements involving access, the text shall be amended to limit this restriction specifically to those easements (allowing access). For the other combined utility drainage easements, (not the street-drainage-utility easements) the text shall, however, clarify that fencing within these easements will be allowed.
  5. Both the face of the plat and plattor's text has deleted reference to a wall easement along the site's north line. If a wall is still intended, both the face of the plat and plattor's text will need to indicate this. In regard to the 20-foot easement now being shown, any 5-foot wall easement would need to be platted exclusive of any other such easements (utility, drainage, etc.). That is a 20-foot utility/drainage easement, with an adjacent 5 ft. wall

easement would need to both be shown.

- V. Since this is a plat of unplatted property, the reference to K.S.A. 12-512(b) in the Surveyor's text is generally not appropriate unless public reservations by separate instruments are involved. However, the platting indicates that no separate instruments are involved on this site.
- W. In regard to W. Kent, the prefix "W" does not appear to be appropriate. Kent exists to the east of this site (1/2 mile) but is only found in this area. That is, there is no "E" side Kent and the use of "W" Kent may imply a new, different Street. The "W" therefore shall be deleted. Also, the "eyebrow" court coming off of Kent as shown is not a circle, and if distinctly named, should be labeled as a Court (a Kent Ct.)
- X. On the final plat tracing, all owners noted in the platting need to be signatories to this plat. Specifically, John W. McKay needs to be added to the final plat tracing or a revision to the plat binder submitted showing this site's ownership is only in the party now shown on the tracing.
- Y. Also, the plat binder indicates that the State Bank of Colwich holds a mortgage on this site. This party shall therefore be shown on the plat as a signatory.
- Z. On the final plat tracing, "Deputy" shall be deleted from the City Clerk's signature block.
- AA. On the final plat tracing, additional information shall be shown for street right-of-way. Both the width of Limuel Court along the spine of this street and the radius of the turnaround need to be shown.  
  
For Kent, additional street right-of-way dimensions need to be shown for this street's entrance from Limuel and for the Court area that surrounds Reserve "D". If necessary, separate distinct drawings of these areas may need to be added to the final plat tracing.
- BB. On the final plat tracing, the indicated tiepoint to the N.E. corner of the N.W. 1/4 (quarter) needs to reference range 2W not 2E.
- CC. Also, the tying of this site to a Reserve in the Auburn Hills (1st) Addition, at the northeast corner of this plat, should correct the involved Reserve as being Reserve "A" not "F".
- DD. On the final plat tracing, appropriate dimensions shall be shown for the building setbacks of corner lots. Specifically, Lots 20 and 25, Block 1, shall indicate a 15-foot building setback to Limuel. Lot 1, Block 2 also needs to indicate additional dimensions to better describe the setback being shown to Limuel.
- EE. Before this plat can be released for recording, proof shall be provided that all applicable property taxes have been paid on this site. The plat binder presently indicates that 1996 taxes are/were outstanding.
- FF. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- GG. Recording of the plat within 30 days after approval by the City Council and/or County Commission.