

# AUBURN HILLS 2ND ADDITION

## WICHITA, SEDGWICK COUNTY, KANSAS

*Copied from  
Tracing 7/17/96*

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 2ND 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 N.W. 1/4 of Sec. 25, Twp. 27-S, R-2-W of the 6th P.M., Sedgwick County, Kansas, described as beginning at the SE Corner of Lot 48, Block A, Auburn Hills Addition, Wichita, Sedgwick County, Kansas, said point being on the east line of NW 1/4, 1339.35 feet south of the NE Corner of the said NW 1/4; thence 500'26'25"W along the east line of said NW 1/4, 1190.66 feet to a point 115 feet north of the SE Corner of said NW 1/4; thence S89'00'32"W, 211.46 feet; thence N48'W, 141.86 feet; thence N01'W, 147.54 feet; thence S41'W, 103.84 feet; thence N49'W, 322.33 feet; thence N01'W, 170.66 feet; thence N44'W, 48.62 feet; thence N21'W, 240 feet; thence N44'W, 130 feet; thence N10'W, 100 feet; thence N30'E, 110 feet to a point on the south line of Lot 13, Block B, in said Auburn Hills Addition; thence N80'E, 263.73 feet to the SW Corner of Lot 17, Block B, in said Auburn Hills Addition; thence S53'33'35"E, 291.54 feet to the southerly most point of Lot 20, Block B, in said Auburn Hills Addition; thence N54'28'55"E, 394.54 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.

This plat of "AUBURN HILLS 2ND ADDITION", Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.  
Dated this 27th day of July, 1996.  
Wichita-Sedgwick County Metropolitan Area Planning Commission.

\_\_\_\_\_  
Susan Osborne-Howes, Chair  
\_\_\_\_\_  
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 \_\_\_\_\_, 1996.

*Michael G. Conrey 7-15-96*  
Michael G. Conrey, Surveyor



\_\_\_\_\_  
Bob Knight, Mayor  
\_\_\_\_\_  
Pat Burnett, City Clerk

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, and Streets to be known as "AUBURN HILLS 2ND 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 easement is hereby granted as indicated for drainage purposes. The streets are hereby dedicated to and for the use of the public. The Minimum Building Pad Elevations for lowest opening to the structures shall be as shown on the face of the plat.

Auburn Hills, Inc.

*Jay W. Russell*  
Jay W. Russell, President

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 1996.

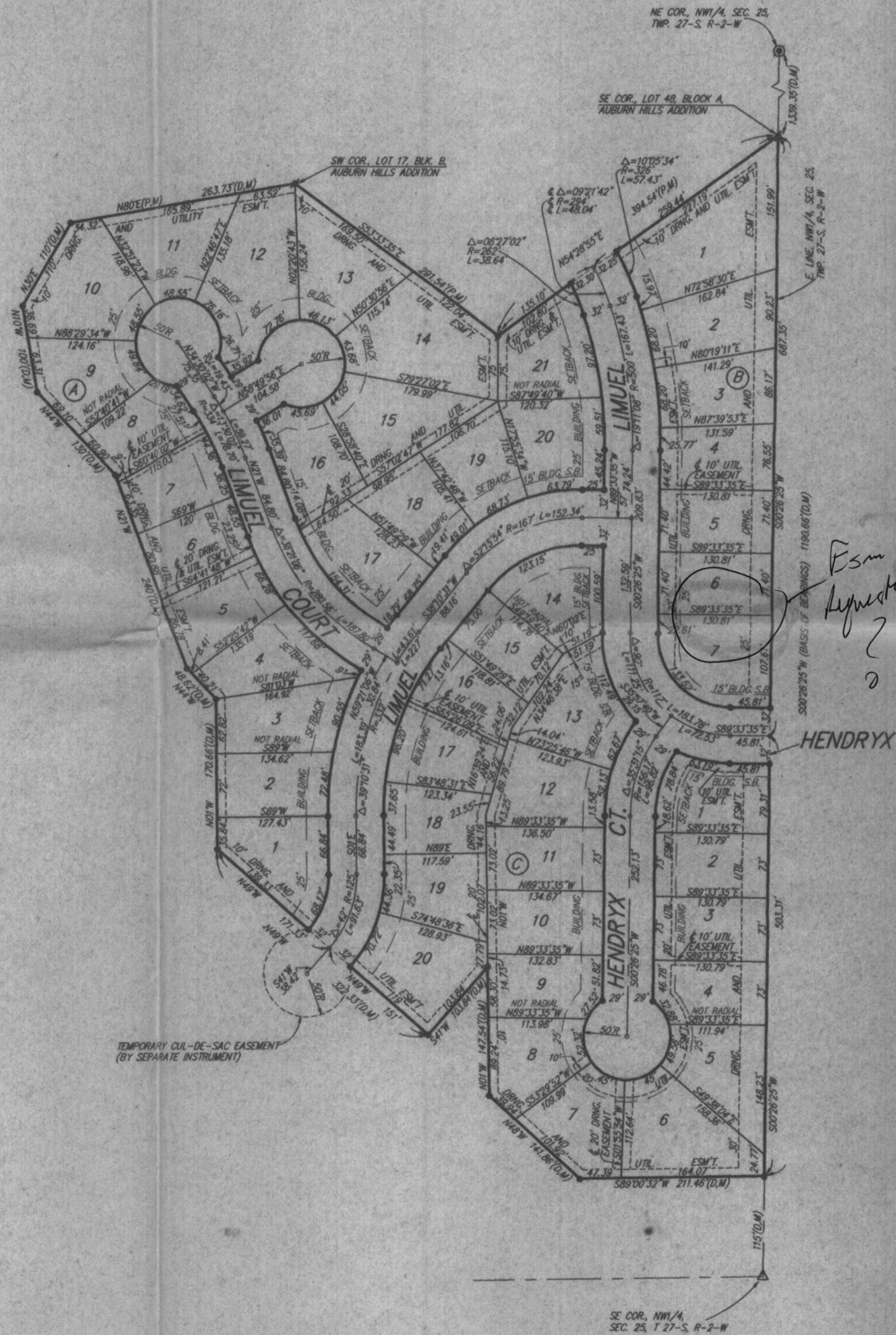
\_\_\_\_\_  
Susan E. Crockett-Spoon, County Clerk

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 \_\_\_\_\_, 1996, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and is duly recorded.

\_\_\_\_\_  
Pat Kettler, Register of Deeds  
\_\_\_\_\_  
Ed Resa, Deputy

State of Kansas )  
Sedgwick County ) SS  
The foregoing instrument acknowledged before me this 16th day of JULY, 1996, by Jay W. Russell, President, Auburn Hills, Inc., on behalf of the corporation.

My App't Exp. 5/5/97  
*Philip J. Meyer*  
PHILIP J. MEYER, Notary Public

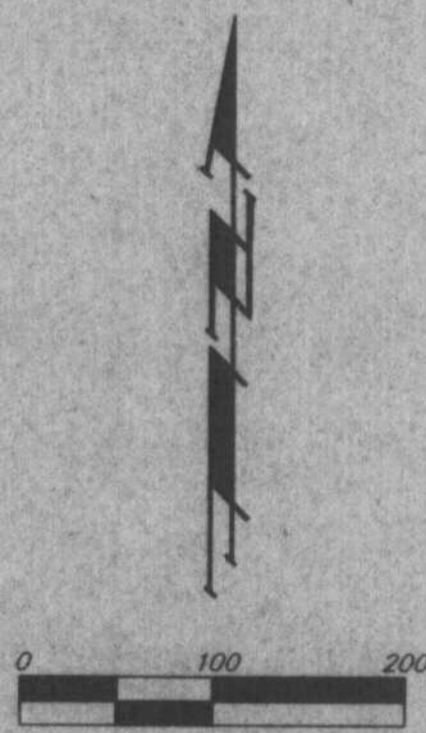


*Esm. Adjusted*

HENDRYX

TEMPORARY CUL-DE-SAC EASEMENT (BY SEPARATE INSTRUMENT)

SE COR. NW 1/4, SEC. 25, T 27-S, R-2-W



- = #4 REBAR W/ BAUGHMAN CAP (SET)
- = #4 REBAR W/ BAUGHMAN CAP (FOUND)
- △ = 4"x4" STONE (FOUND)
- ⊙ = 1/2" IRON PIPE (FOUND)
- (D) = DESCRIBED
- (P) = PLATTED
- (M) = MEASURED

BENCH MARKS: 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.  
CITY DISC - 135TH ST. W. & MAPLE, 30' N. & 15' E. BOTH. ELEV. = 150.20 CITY DATUM 1337.60 M.S.L.

LOT	BLOCK	ELEVATION	
		CITY DATUM	M.S.L.
10	A	143.4	1330.8
9	A	143.0	1330.4
8	A	142.2	1329.6
7	A	141.9	1329.3
6	A	141.6	1329.0
5	A	141.2	1328.6
4	A	140.8	1328.2
3	A	140.6	1328.0
2	A	140.3	1327.7
1	A	140.0	1327.4
20	C	138.6	1326.0
9	C	138.1	1325.5
8	C	137.9	1325.3
7	C	137.4	1324.8
6	C	136.4	1323.8

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

June 27, 1996

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

Re: S/D 96-37 - One Step Preliminary-Final Plat of the AUBURN HILLS 2nd ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on June 27, 1996, 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 June 20, 1996.

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 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,

Don Losew  
Senior Planner

DL:rh

cc: Auburn Hills, Inc., Attn: Jay W. Russell, President, P. O. Box 9007, Wichita, KS 67277  
Mike Lindebak, City Engineer

SEDGWICK COUNTY



June 20, 1996

METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
435 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4427  
FAX (316) 268-4390

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

Re: S/D 96-37 - One Step Preliminary-Final Plat of the AUBURN HILLS 2nd ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 20, 1996, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Prior to this plat being scheduled for City Council review, this site shall have been annexed to the City. Annexation will allow the lot sizes now being platted.
- 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 any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee construction of the storm sewers required by this plat.
- F. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall also provide for sidewalks along one side of Limuel and Hendryx (so as to connect to the sidewalk system required in the Maple Valley Addition).
- G. At the time of the platting of the Auburn Hills (1st) Addition, requirements which would also serve this site were made for traffic improvements along Maple and the paving of 135th Street West. That is the Additions in the overall development (as shown in the Maple Valley II sketch plat) were expected to participate in any such improvements. City Engineering needs to indicate if existing guarantees have been provided for such improvements or if this site needs to still provide for such participation.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall

THOMAS

be submitted to the Planning Department for recording.

- I. The off-site temporary cul-de-sac needs to be created by separate instrument. Such instrument should be submitted to Planning for processing with the final plat tracing.
- J. 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.
- K. On the final plat tracing, the City's signature block shall be amended by deleting "Deputy" from the City Clerk's signature line.
- L. If additional, off-site utility easements are required along the west line of this plat, these easements shall be granted by separate instrument and submitted to Planning for processing with the final plat tracing.
- M. On the final plat tracing, Lot 16, Block A shall be properly depicted. The plat presently shows two (2) Lot 17's at that area of the plat.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- S. Recording of the plat within 30 days after approval by the City Council.
- T. The final plat shall indicate the utility easements requested by K.G.& E. which are indicated on the enclosed "marked" copy of the plat.

S/D 96 - 37 - One Step Preliminary Final Plat of the AUBURN HILLS 2<sup>ND</sup> ADDITION  
June 20, 1996  
Page 3

U. The City Fire Department indicated that there are 90° turns on Hendryx and Limuel. The applicant should contact Central Inspection for addressing purposes.

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, June 27, 1996 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew  
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: Auburn Hills, Inc., Attn: Jay W. Russell, President, P. O. Box 9007, Wichita, KS 67277

Mike Lindebak, City Engineer

**METROPOLITAN AREA PLANNING COMMISSION**

June 27, 1996

**STAFF REPORT**

**(One-Step Preliminary-Final Plat Approved 6/20/96)**

**CASE NUMBER:** S/D 96-37 AUBURN HILLS 2ND ADDITION

**OWNER/APPLICANT:** Auburn Hills, Inc., Attn: Jay W. Russell, President, P. O. Box 9007, Wichita, KS 67277

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

**LOCATION:** South of Maple and east of 135th street West

**SITE SIZE:** 15.526 Acres

**NUMBER OF LOTS**

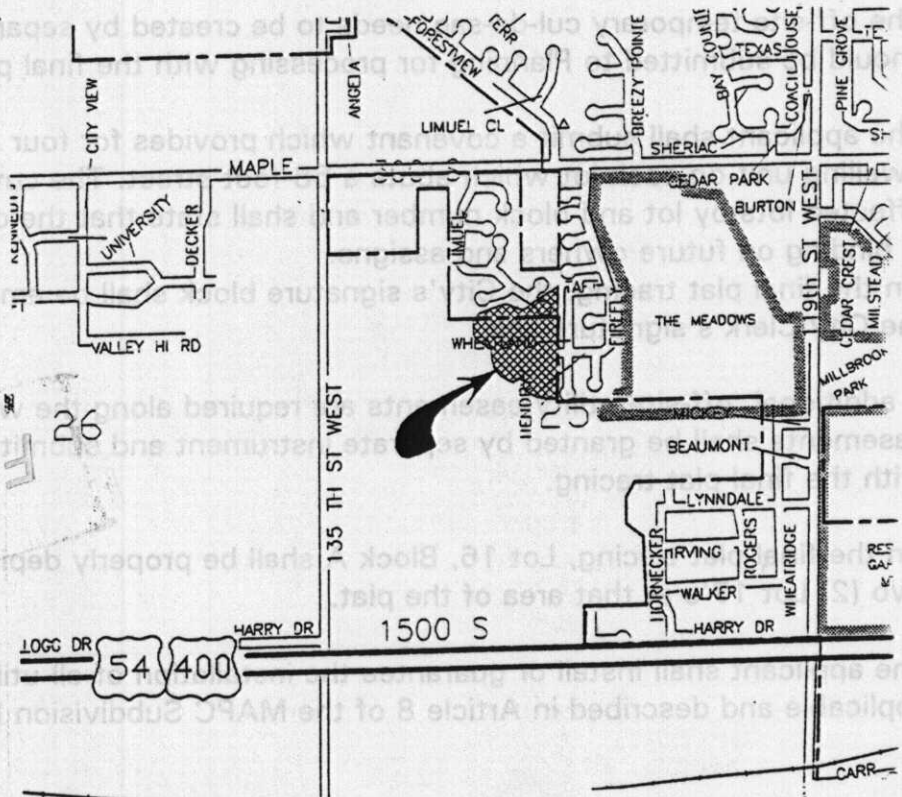
- Residential: 48
- Office:
- Commercial:
- Industrial:
- Total: 48

**MINIMUM LOT AREA:** 8,400 sq. ft.

**CURRENT ZONING:** "SF-20"

**PROPOSED ZONING:** "SF-6" (Upon annexation)

**VICINITY MAP:**



STAFF COMMENTS:

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- 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 any drainage improvements required by the platting of this property.
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- J. 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.
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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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- U. The City Fire Department indicated that there are 90° turns on Hendryx and Limuel. The applicant should contact Central Inspection for addressing purposes.

Note: This plat has been submitted as a one-step preliminary-final plat.