

LAND FOR SALE / LEASE

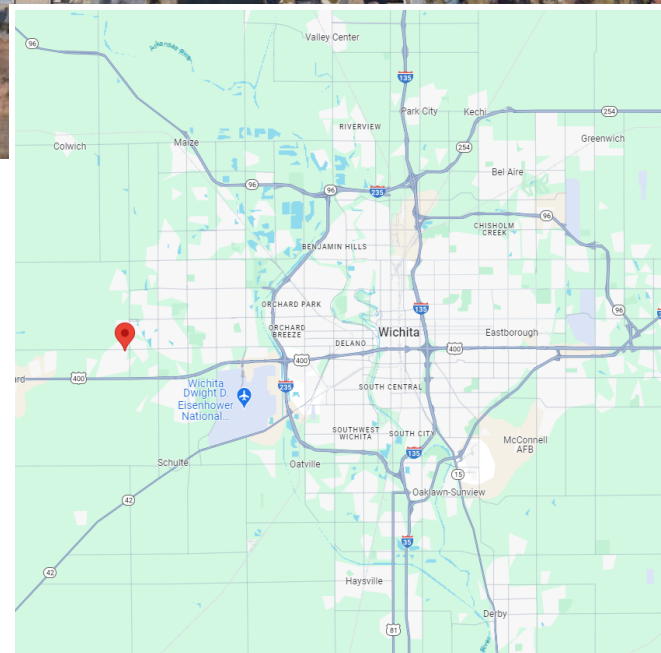


OFFERING SUMMARY

Sale Price:	CONTACT BROKER
Lease Rate:	CONTACT BROKER
Lot Size:	1.1 Acres
Taxes:	Generals: \$23.75

PROPERTY DETAILS

- Located to the west of the SWC of Maple and & 135th St
- Zoning: Limited Commercial
- Approx. 54,246 SF at \$11/PSF
- Common drive under construction
- One of the last pads at a fast growing intersection!
- Area neighbors: Meritrust Credit Union, Ziggy's Pizza, Dillons, Sonic, Great Wall, Walgreens, Great Clips, and more!



Brad Saville, CCIM

Founder & CEO

O: 316.262.2442

M: 316.990.8979

bsaville@landmarkrealestate.net

Tate Brumfield

Sales Associate

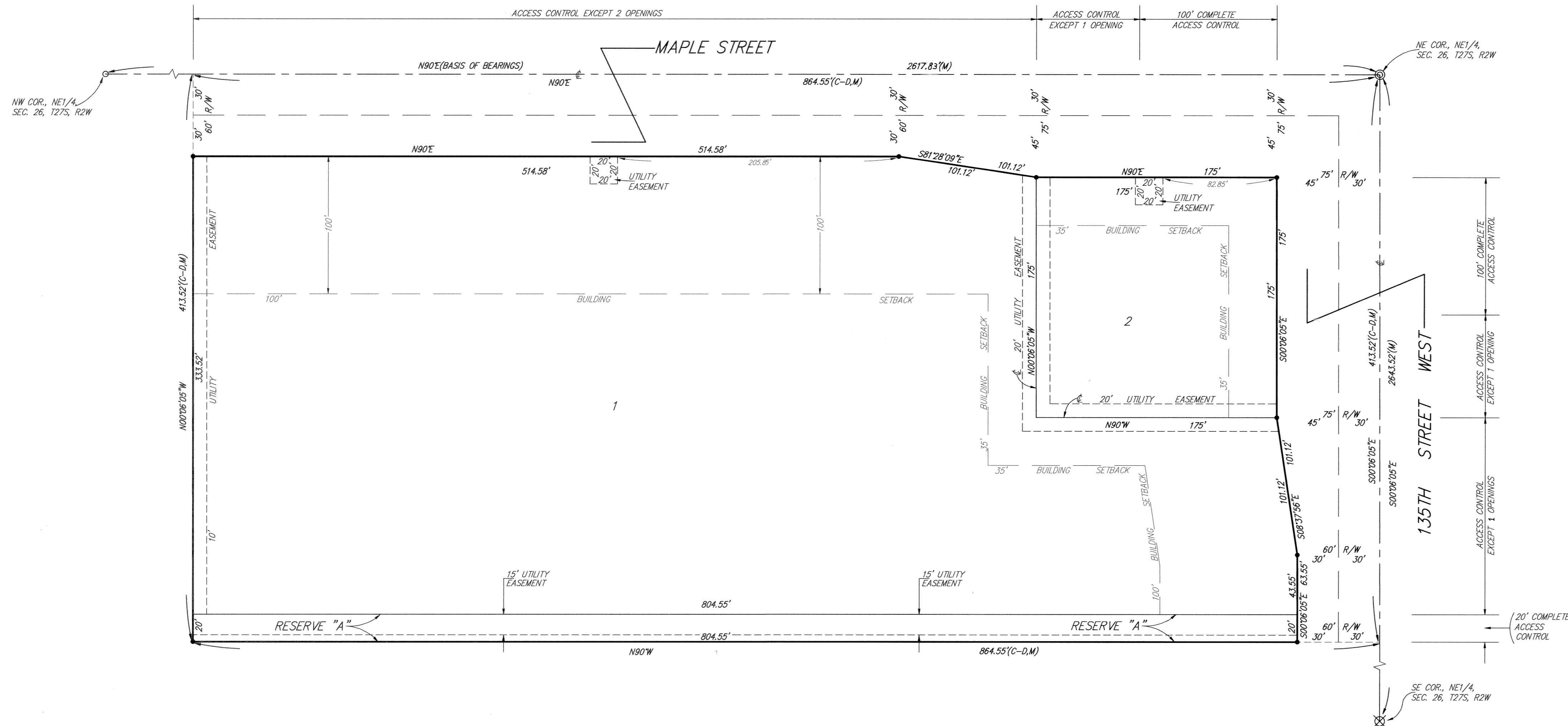
O: 316.867.2233

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bsaville@landmarkrealestate.net

AUBURN HILLS COMMERCIAL 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

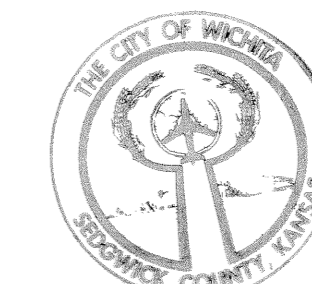


This plat of "AUBURN HILLS COMMERCIAL 2ND ADDITION", Sedgwick County, Kansas has been submitted to and approved by the Wichita, Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this 25 day of July, 1997.
Wichita-Sedgwick County Metropolitan Area Planning Commission

John C. Fry
John C. Fry
Chairman

Marvin S. Krout
Marvin S. Krout
Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 17th day of JUNE, 1997.

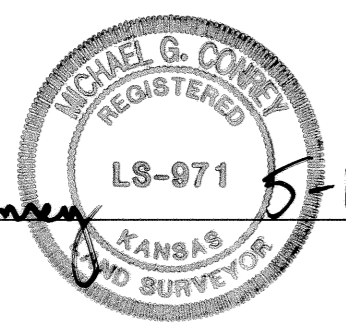


Bob Knight
Bob Knight
Mayor

Pat Burnett
Pat Burnett
City Clerk

State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgwick County and State do hereby certify that we have surveyed and platted "AUBURN HILLS COMMERCIAL 2ND ADDITION", Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: The east 864.55 feet of the north 413.52 feet of the NE1/4 of Sec. 26, Twp. 27-S, R-2-W of the 6th P.M., Sedgwick County, Kansas.

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



Michael G. Conroy
Michael G. Conroy
Surveyor

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Streets and a Reserve to be known as "AUBURN HILLS COMMERCIAL 2ND ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. Reserve "A" is hereby reserved for a landscape buffer, landscaping, berms, open space, a private screening wall, and utilities as confined to easements. Utility main lines and service lines shall be allowed to cross the private screening wall areas within Reserve "A" not covered by the utility easement. Reserve "A" shall be owned and maintained by the owner of Lot 1. The streets are 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 east line of Lot 2 are hereby granted to the City of Wichita, Kansas provided, however, that said Lot 2 shall have access to 135th Street West at one location over all except the north 100 feet of the east line of said Lot 2 as shall be determined by the City Engineer of the City of Wichita, Kansas. All abutters rights of access to or from Maple Street over and across the north line of Lot 2 are hereby granted to the City of Wichita, Kansas provided, however, that said Lot 2 shall have access to Maple Street at one location over all except the east 100 feet of the north line of said Lot 2 as shall be determined by the City Engineer of the City of Wichita, Kansas. All abutters rights of access to or from 135th Street West at one location as shall be determined by the City Engineer of the City of Wichita, Kansas. All abutters rights of access to or from Maple Street over and across the north line of Lot 1 are hereby granted to the City of Wichita, Kansas provided, however, that said Lot 1 shall have access to Maple Street at two locations as shall be determined by the City Engineer of the City of Wichita, Kansas. All abutters rights of access to or from 135th Street West over and across the east line of Reserve "A" are hereby granted to the City of Wichita, Kansas.

BER, LLC.

Jay W. Russell
Jay W. Russell
Manager

We, the undersigned, holders of a mortgage on the above described property, do hereby consent to this plat of "AUBURN HILLS COMMERCIAL 2ND ADDITION", Wichita, Sedgwick County, Kansas.

State Bank of Colwich

James D. Ashcraft
JAMES D. ASHCRAFT
A.U.P.
(Title)

State of Kansas) SS The foregoing instrument acknowledged before me, this 3rd day of June, 1997, by James D. Ashcraft, A.U.P., of State Bank of Colwich, on behalf of the bank.

My App'l. Exp. 05/05/01
Cheryl L. Arthur
CHERYL L. ARTHUR
Notary Public

State of Kansas) SS The foregoing instrument acknowledged before me, this 27th day of May, 1997, by Jay W. Russell, Manager of BER, LLC., on behalf of the company.

My App'l. Exp. 05/05/01
Cheryl L. Arthur
CHERYL L. ARTHUR
Notary Public

Entered on transfer record this 9th day of July, 1997.

James Afford
James Afford
County Clerk

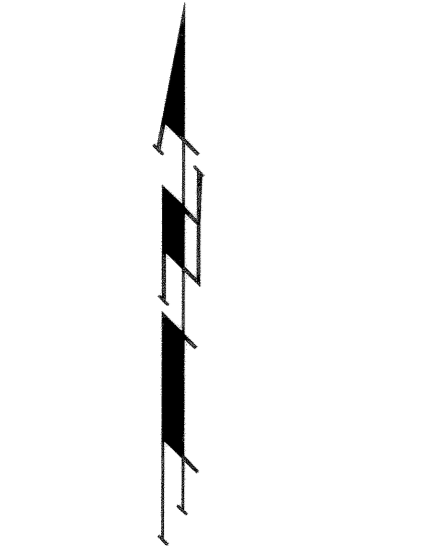


State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this 10th day of July, 1997, at 4:00 o'clock P.M. and is duly recorded.

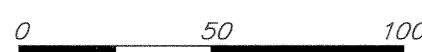
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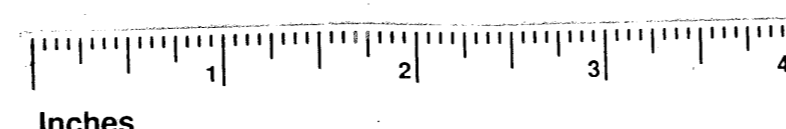
Larry Consolver
Larry Consolver
Register of Deeds
Michael D. Hurtt
Michael D. Hurtt
Deputy



- #4 REBAR W/ "BAUGHMAN" CAP (SET)
- ⊙ = TRIMBLE (FOUND)
- = 3/4" IRON (FOUND)
- ⊗ = 1" IRON (FOUND)
- (M) = MEASURED
- (C-P) = CALCULATED PER DESCRIBED INFO.



NOTE:
See Community Unit Plan (DP-225) for additional building setbacks.



This digital plat record accurately reproduces in all details the original plat filed with the Sedgwick County Register of Deeds. Digitized under the supervision of Register of Deeds Bill Meek by Sedgwick County Geographic Information Systems.

Bill Meek, Register of Deeds
Digitized rendition of original signature

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
(316)-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211