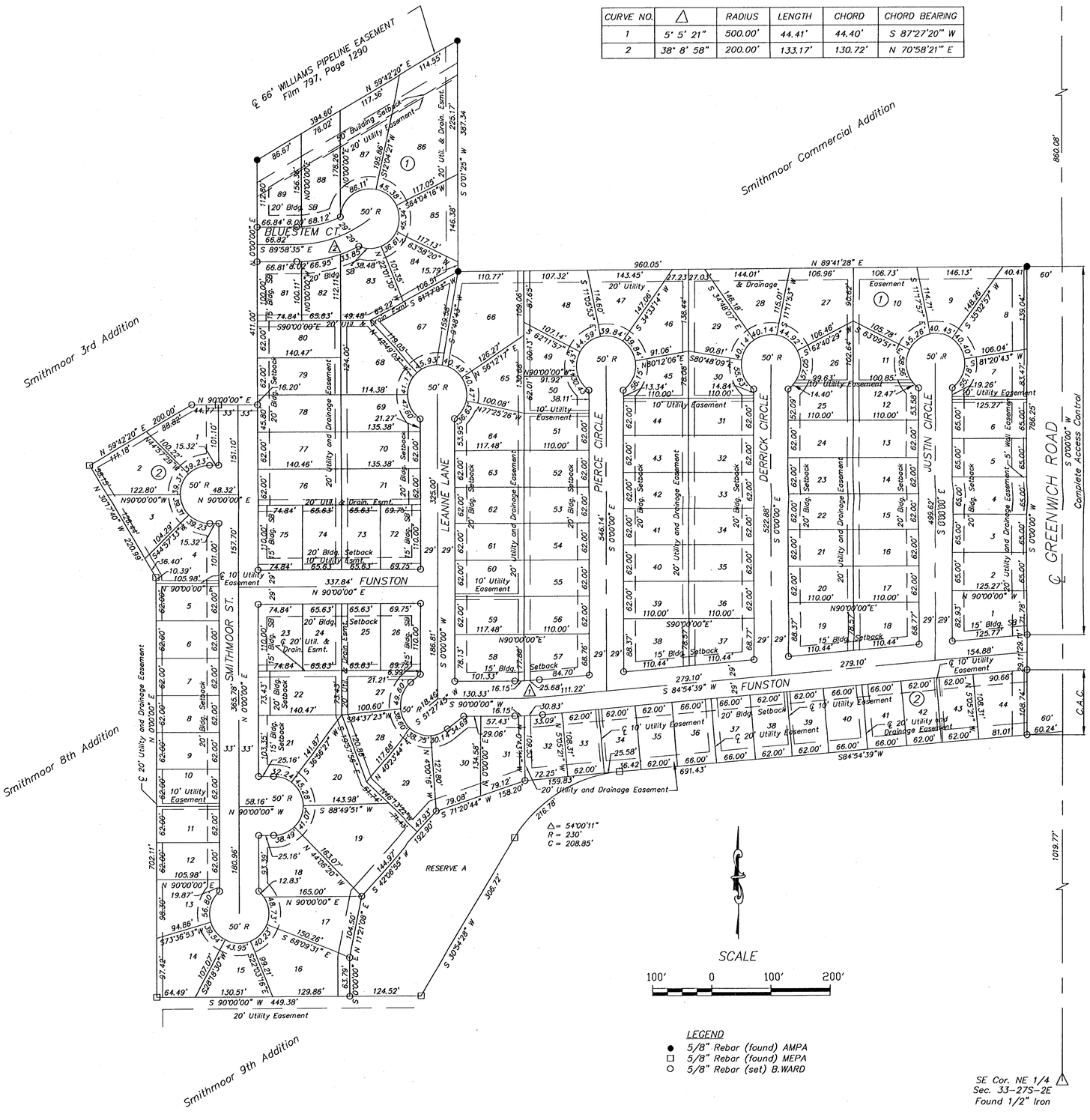
SMITHMOOR 10TH ADDITION

TO SEDGWICK COUNTY, KANSAS

Northeast Quarter of Section 33, Township 26 South, Range 2 East of the 6th. P.M.



CURVE NO.	△	RADIUS	LENGTH	CHORD	CHORD BEARING
1	5° 5' 21"	500.00'	44.41'	44.40'	S 87°27'20" W
2	38° 8' 58"	200.00'	133.17'	130.72'	N 70°58'21" E

State of Kansas) ss
Sedgwick County)

I, Bradley C. Ward, the undersigned licensed land surveyor in aforesaid county and state, do hereby certify that, under the supervision of the undersigned, we have surveyed and platted Smithmoor 10th Addition, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, being described as follows:

LEGAL DESCRIPTION

Commencing at the SE corner of the NE 1/4 , Sec. 33-T27S-R2E, on an assumed bearing of N0°00'00"E, on the east line of said NE 1/4, a distance of 1019.77'; thence S84°54'39"W, a distance of 60.24', to the POB, also being the NE corner of Smithmoor 9th Addition; thence S84°54'39"W, on the north line of said Smithmoor 9th, a distance of 691.43'; thence on a curve to the left with a delta of 54°00'11" and a radius of 230', on a chord bearing of S57°54'34"W, a distance of 208.85'; thence SJ0°54'28"W, on the north line of said Smithmoor 9th, a distance of 306.72'; thence S90°00'00"W, on the north line of said Smithmoor 9th Addition, a distance of 449.38', to the east line of Smithmoor 8th Addition; thence N0°00'00"E, on the east line of said Smithmoor 8th Addition, a distance of 702.11'; thence N30°17'40"W, on the east line of said Smithmoor 8th Addition, a distance of 220.99', to the south line of Smithmoor 3rd Addition; thence N59°42'20"E, on the south line of said Smithmoor 3rd Addition, a distance of 200'; thence N90°00'00"E, on the south line of said Smithmoor 3rd Addition, a distance of 110.77', to the SE corner of said Smithmoor 3rd Addition; thence N0°00'00"E on the east line of said Smithmoor 3rd Addition, a distance of 411', to the SW corner of Smithmoor Commercial Addition; thence N59°42'20"E, on the south line of said Smithmoor Commerical Addition, a distance of 394.60'; thence S0°01'25"W, on the south line of said Smithmoor Commercial Addition, a distance of 387.34'; thence N89°41'28"E, on the south line of said Smithmoor Commercial Addition, a distance of 960.05', to the southeast corner of said Smithmoor Commercial Addition; thence S0°00'00"W, parallel to the east line of said NE 1/4, a distance of 786.25', to the POB.

BRADLEY C. WARD REGISTERED LS-920 KANSAS LAND SURVEYOR

Bradley C. Ward, L.S. #920
Date: March 6, 2001

State of Kansas) ss
City of Wichita)

This plat of Smithmoor 10th 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_____, 2001. Wichita-Sedgwick County Metropolitan Area Planning Commission.

_____, *Acting Chair*
J.D. Michaelis

_____, *Secretary*
Marvin S. Krout

State of Kansas) ss
City of Wichita)

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this____ day of_____, 2001.

At the Direction of the City Council

_____, *City Manager*
Chris Cherches

_____, *City Clerk*
Pat Burnett

Entered on transfer record this____day of_____, 2001.

_____, *County Clerk*
Don Brace

State of Kansas) ss
Sedgwick County)

Know all men by these presents, that we, the undersigned, have caused the land described in the surveyor's certificate to be platted into Lots, Blocks, Streets and Reserves to be known as Smithmoor 10th Addition, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for constructing, maintaining, operating, and repairing public utilities. The drainage easements as indicated are hereby dedicated for the purpose of drainage within said addition. The wall easement is hereby granted for construction and maintenance of a wall. The land contained herein is held and shall be conveyed subject to any restrictions, reservations, and covenants on file or hereafter filed in the office of the Register of Deeds of Sedgwick County, Kansas.

Reserve "A" is hereby platted for drainage, drainage structures, utilities and retention/detention ponds. Said reserve shall be owned and maintained by the Smithmoor 10th Addition Home Owner's Association. Reserve "A" shall also be a flood reserve. A drainage plan has been developed for the plat. All drainage easements, rights-of-way, or reserves shall remain at established grades, or as modified with the approval of the applicable public agency, and unobstructed to allow for the conveyance of stormwater.

Access Control is hereby granted as follows:

1. There shall be complete access control to and from Greenwich road, over and across the East lines of Lots 1-8 (inclusive), Block 1, and Lot 44, Block 2.

Date June 1, 2001

By: Ron Smith

owners
Ron Smith, President
Smith and Company, Inc.

State of Kansas) ss
Sedgwick County)

BE IT REMEMBERED, that on this 1st *day of* June, 2001, *before me, and the undersigned, a notary public in and for the County and State aforesaid, came owner, to me personally known to be the same person who executed this instrument and such person duly acknowledged the execution of the same.*

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

My appointment expires:

Jennifer Dodd
Notary Public
Jennifer Dodd

JENNIFER DODD NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 04-24-04

State of Kansas) ss
Sedgwick County)

This is to certify that this instrument was filed for record in the Register of Deeds Office, at:___on the____day of_____, 2001, and is duly recorded.

_____, *Register of Deeds*
Bill Meek

_____, *Deputy*
Linda Kizzire

Reviewed in accordance with K.S.A. 58-2005 on this____day of _____, 2001.

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

Filename: 01001/PlatFinal.dwg *Date Plat Prepared: 4/9/01*

kemiller engineering
516 S. Market, Wichita, KS 67202 316/264-0242

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

May 10, 2001

K.E. Miller Engineering
516 S. Market
Wichita, KS 67202

SUB 2001-42 -- One-Step Final Plat of Smithmoor Tenth Addition

At the regular meeting of the Metropolitan Area Planning Commission on May 10, 2001, the above captioned plat was considered. The action of the Planning Commission was to approve the plat as recommended by the Subdivision Committee subject, to the conditions stated in our letter dated April 27, 2001.

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, along with four (4) copies, 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, residential developments.

4. Submission of a disk to the Planning Department detailing the final plat in digital format in Autocad. This will be used by the City and County GIS Departments.

If you have any questions concerning this matter, please call.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

April 27, 2001

K.E. Miller Engineering
516 S. Market
Wichita, KS 67202

SUB 2000-42 -- One-Step Final Plat of Smithmoor Tenth Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 26, 2001, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

STAFF COMMENTS:

A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall be with the City for service through the Four Mile Creek sanitary sewer system.

B. The applicant shall guarantee the extension of public water to serve the lots being platted.

C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.

D. City Engineering needs to comment on the status of the applicant's drainage plan. *The drainage plan is approved; although revisions are needed.*

E. The plat should dedicate complete access control along Greenwich. The final plat tracing shall reference the access controls in the plattor's text.

F. The applicant shall guarantee the paving of the proposed streets. The guarantee shall also provide for sidewalks on one side of the through streets.

G. 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.

H. 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 1association and who is to own and maintain the reserves prior to the association taking over those responsibilities.

I. 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 the governing body.

J. The County Commissioners signature block may be omitted as this plat is located within the City of Wichita.

K. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for Lots 10, 27, 66, 86 in Block 1; and Lots 2, 16 and 19 in Block 2. The Subdivision Regulations state that the maximumum depth of all residential lots shall not exceed 2.5 times the width. ***The waiver has been approved.***

L. The **City Fire Department** needs to comment on the plat's street names. ***The street names are acceptable.***

M. Various utility, wall and drainage easements that are labelled need to be platted.

O. The wall easement needs to be referenced in the plattor's text.

P. The reference in the plattor's text regarding temporary cul-de-sac easements is not portrayed on the drawing, and may be omitted.

Q. The reference in the plattor's text to "repairing public street" needs to be omitted.

R. The applicant has platted 20-ft building setbacks which represents an adjustment of the Zoning Code standard of 25 feet for the SF-6, Single-Family District. The Subdivision Regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission. ***The Subdivision Committee recommends that the setback provisions be adjusted.***

S. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements.

T. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.

U. The applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.

V. The plattor's text shall include language that a drainage plan has been developed for the plat and that 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.

W. 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.)

X. 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.

Y. 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.

Z. 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.

AA. 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.

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

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

DD. 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.

EE. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. 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. Certificates, which are required if petitions are submitted, and forms for the Bond and Irrevocable Letter of Credit are 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, May 10, 2001. The meeting will begin at 12:00 noon; Subdivision cases will be heard no earlier than 12:45 p.m.

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3-7
MAY 10, 2001

STAFF REPORT
(One-Step Final Plat Approved 4/26/01)

CASE NUMBER: SUB 2001-42 -- SMITHMOOR TENTH ADDITION

OWNER/APPLICANT: Smith & Company, P.O. Box 758, Wichita, KS 67002

SURVEYOR/ENGINEER: K.E. Miller Engineering, 516 S. Market, Wichita, KS 67202

LOCATION: South of Harry, West side of Greenwich

SITE SIZE: 34.7 Acres

NUMBER OF LOTS

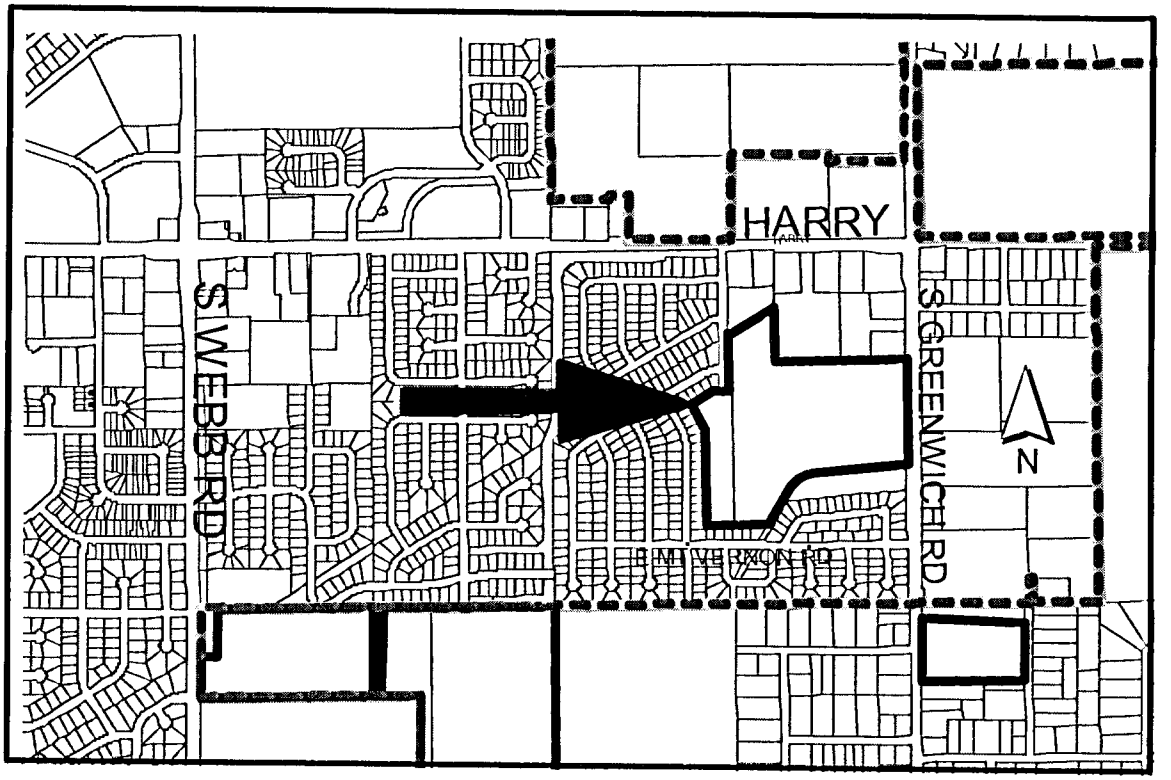
Residential:	133
Office:	
Commercial:	
Industrial:	
Total:	133

MINIMUM LOT AREA: 6,000 Sq. Ft.

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This is an unplatted site located within the City.

STAFF COMMENTS:

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