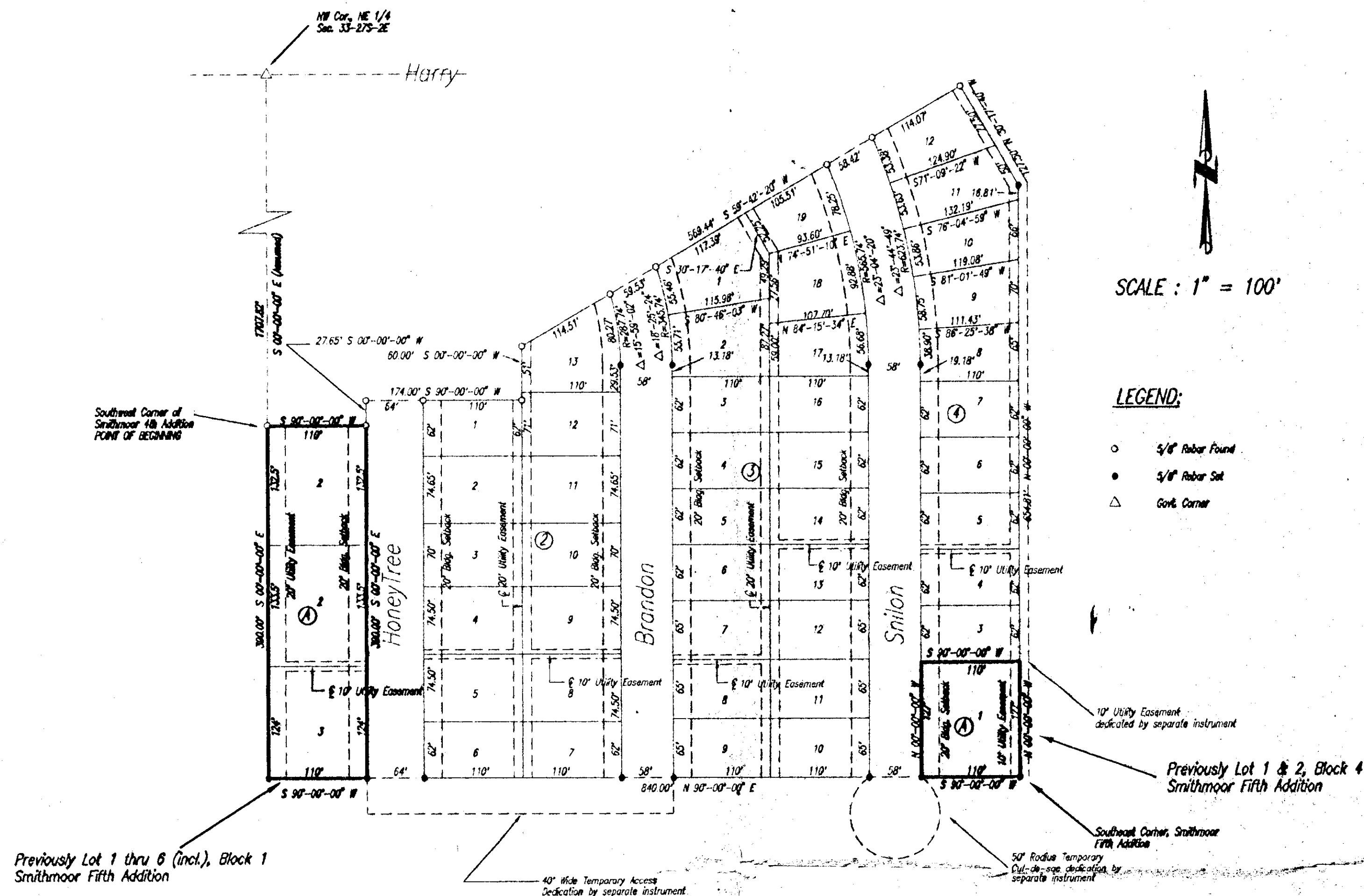




MINIMUM BUILDING PAD ELEVATIONS

Lot 1, Block A = 163.40 (City of Wichita Datum) = 1350.80 MSL
Lot 2, Block A = 164.20 (City of Wichita Datum) = 1351.60 MSL
Lot 3, Block A = 165.00 (City of Wichita Datum) = 1352.40 MSL

BENCH MARK:

Top of Manhole located 5 feet North and 10 feet East of the Northwest corner of Lot 1, Block 1, Smithmoor 5th Addition.
Elev. = 164.31 (City of Wichita Datum) = 1351.71 MSL

OFFICE COPY
DO NOT REMOVE
THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 7-10-97 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 7-11-97

FINAL PLAT SMITHMOOR SIXTH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

A REPLAT OF LOTS 1 THRU 6 (INCL.), BLOCK 1 AND LOTS 1 & 2, BLOCK 4 SMITHMOOR FIFTH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

STATE OF KANSAS)
SEDGWICK COUNTY) SS

I, Babar M. Khan, A Licensed land surveyor in aforesaid county and state, do hereby certify that I have surveyed and plotted Smithmoor Sixth Addition to Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of property surveyed, described as follows:

Lots 1 thru 6 (incl.), Block 1, Smithmoor Fifth Addition to Wichita, Sedgwick County, Kansas, AND
Lots 1 & 2, Block 4, Smithmoor Fifth Addition to Wichita, Sedgwick County, Kansas.

All easement, right-of-ways, previously granted are hereby vacated in accordance with K.S.A. 12-512(b), as amended.

This survey was completed in June, 1997.

BABAR M. KHAN, R.L.S. / 985

Know all men by these presents, That we, the undersigned owners of the land above set forth in the Surveyor's certificate, have caused the land to be surveyed and plotted into lots, blocks, and streets, the same to be known as "Smithmoor Sixth Addition to Wichita, Sedgwick County, Kansas". Easements as indicated for the construction and maintenance of public utilities are hereby granted. The minimum building pad elevations for Lots 1 through 3, Block A are as set forth on this plat.

Ron Smith, President
Smith & Company, Inc.

STATE OF KANSAS)
SEDGWICK COUNTY) SS

This instrument was acknowledged before me on this _____ day of _____, 1997, BY Ron Smith as President of Smith & Company.

_____, Notary Public

My Commission Expires: _____

We, _____, holder of a mortgage on the above described property do hereby consent to this Plat "Smithmoor Sixth Addition to Wichita Sedgwick County, Kansas".

STATE OF KANSAS)
SEDGWICK COUNTY) SS

This instrument was acknowledged before me on _____ day of _____, 1997, By _____ as _____ and by _____ as _____ of Emprise Bank and on behalf of Emprise Bank.

_____, Notary Public

My Commission Expires: _____

We, _____, holder of a mortgage on the above described property do hereby consent to this Plat "Smithmoor Sixth Addition to Wichita Sedgwick County, Kansas".

STATE OF KANSAS)
SEDGWICK COUNTY) SS

This instrument was acknowledged before me on _____ day of _____, 1997, By _____ as _____ and by _____ as _____ of Emprise Bank and on behalf of Emprise Bank.

_____, Notary Public

My Commission Expires: _____

This Plat of "Smithmoor Sixth Addition" has been submitted to and approved by The Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated _____ day of _____, 1997.

_____, Chairman
Susan Osborne-Howes
_____, Secretary
Marvin Kroul

Consent is hereby given for the formation of Sanitary Sewer District within the boundary of this plat by the Board of Sedgwick County Commissioners, as they deem necessary to provide sanitary sewer service to this area.

This plat approved and all dedications, shown hereon, if any, accepted by the City Council of City of Wichita, Kansas, This _____ day of _____, 1997.

_____, Mayor
Bob Knight
_____, City Clerk
Pat Burnett

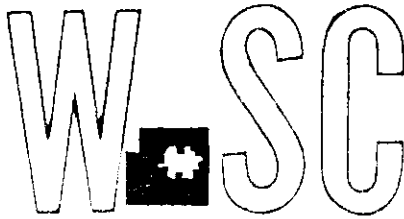
Entered on transfer record on this _____ day of _____, 1997.

_____, County Clerk
Susan Crockett-Spoon

This is to certify that this instrument was filed for record in the Register of Deeds office at _____, on this _____ day of _____, 1997.

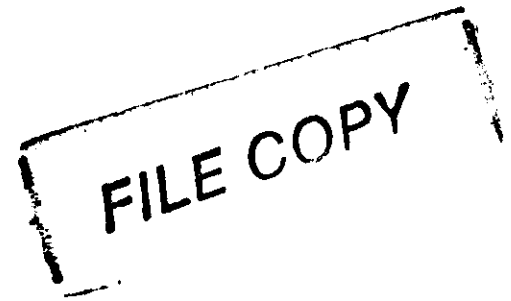
_____, Register of Deeds
Pat Kettler
_____, Deputy
Ed Resa

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



July 21, 1997

Municipal Engineers PA
254 S Laura Ste 201
Wichita KS 67211

Re: S/D 97-45 - ONE-STEP PRELIMINARY-FINAL PLAT OF SMITHMOOR 6TH ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 17, 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 July 11, 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.

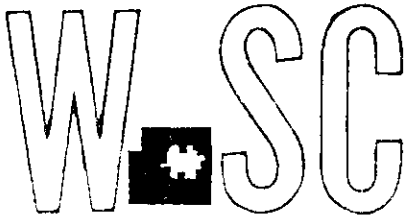
Sincerely,

Keith Gooch
Current Plans Division

KG:lfb

cc: Ron Smith, P O Box 780595, Wichita KS 67278
Mike Lindebak, City Engineer

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

July 11, 1997

FILE COPY

Municipal Engineers PA
254 S Laura Ste 201
Wichita KS 67211

Re: S/D 97-45 - ONE-STEP PRELIMINARY-FINAL PLAT OF SMITHMOOR 6TH ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 11, 1997, the above captioned plat was considered. The action of the Committee was to approve the plat, subject to the following:

- A. The applicant needs to guarantee extension of City Water to serve the lots being replatted. Engineering may want to comment on the need, if any, to respread assessments.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee will be with the County for use of the 4-Mile Creek System. County Public Works may want to comment on the need, if any, to respread assessments.
- \C. There is no indication of a water line along lots 1 through 3, Block A, Smithmoor Sixth Addition. The applicant needs to verify that a water line exists along these lots.
- D. The representative from the **City Engineer's Office** should be prepared to comment on the status of the applicant's drainage plan.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- \F. 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.
- (G.) The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage plan. City Engineering is requesting a drainage plan.
- \H. 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. (i.e. Lot 1, Block A) 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.

- ✓ I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording. Both City and County Certificates shall be provided as appropriate.
- ✓ J. Perimeter closure computations shall be submitted with the final plat tracing.
- ✓ K. 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.)
- ✓ L. The applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of the binder and any conditions found by such a review. The platting binder from Smithmoor 5th Addition is outdated and must be updated.
- ✓ M. 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.
- ✓ N. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- ✓ O. 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 deliver, and the tentative mailbox locations can be determined.
- ✓ P. 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.
- ✓ Q. On the final plat tracing the Chairperson of the MAPC should read John C. Frye not Susan Osborne-Howes.
- ✓ R. On the final plat tracing the County Clerk should read James Alford.
- ✓ S. On the final plat tracing the Register of Deeds should read Larry Consolver.
- ✓ T. On the final plat tracing the Deputy should read Michael Hurtt.

NOTE: Subject to drainage plan approval, plat is approved.

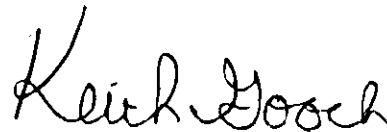
S/D - 97-45- One-Step Preliminary-Final Plat of SMITHMOOR 67. ADDITION
July 11, 1997 - Page 3

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, July 17, 1997 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

A handwritten signature in black ink, appearing to read "Keith Gooch". The signature is fluid and cursive, with the first name "Keith" and last name "Gooch" clearly distinguishable.

Keith Gooch
Current Plans Division

KG:lfb

Enclosure

cc: RON SMITH, P O BOX 780595, WICHITA KS 67278
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

July 17, 1997

STAFF REPORT

(One -Step Preliminary-Final Plat-Approved 7/10/97)

CASE NUMBER: S/D 97-45 SMITHMOOR 6TH ADDITION

OWNER/APPLICANT: Ron Smith, P.O. Box 780595, Wichita, KS 67278

SURVEYOR/ENGINEER: Municipal Engineers, P.A., 254 Laura, Suite 201,
Wichita, KS 67211

LOCATION: South of Harry and West of Greenwich

SITE SIZE: 1.3 Acres

NUMBER OF LOTS

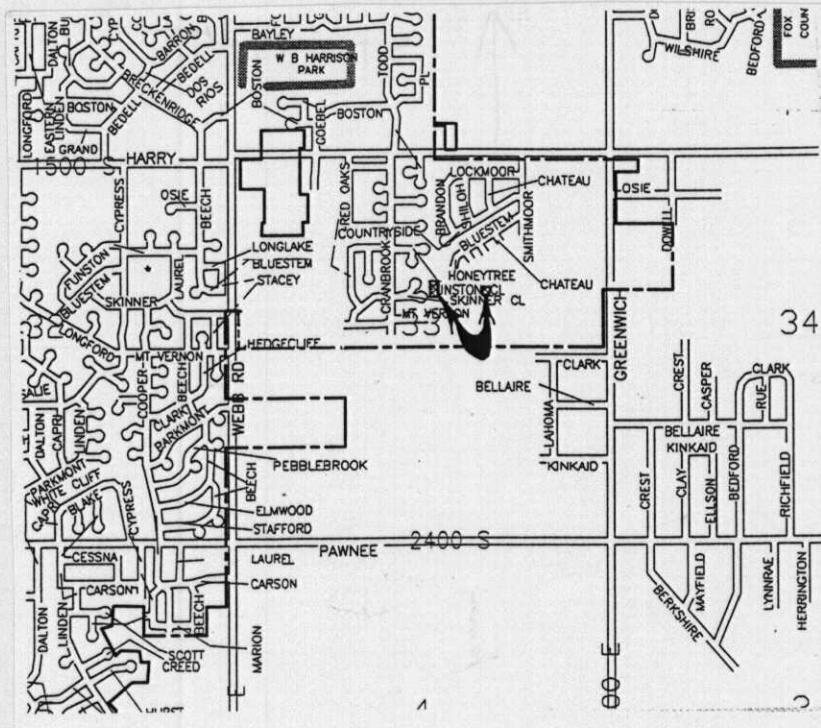
Residential:	5
Office:	
Commercial:	
Industrial:	
Total:	<u>5</u>

MINIMUM LOT AREA: 6,000 sq. Ft.

CURRENT ZONING: "SF-6"

PROPOSED ZONING:

VICINITY MAP:



S/D 97-45 -- One-Step Preliminary Final Plat of SMITHMOOR 6TH ADDITION
July 17, 1997 - Page 2

Note: This is a replat of lots 1 through 6, Block 1 and lots 1 and 2, Block 4, Smithmoor 5th Addition. Smithmoor 5th Addition was approved in July, 1996 by the MAPC.

STAFF COMMENTS:

- A. The applicant needs to guarantee extension of City Water to serve the lots being replatted. Engineering may want to comment on the need, if any, to respread assessments. City Engineering approved the guarantees.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee will be with the County for use of the 4-Mile Creek System. County Public Works may want to comment on the need, if any, to respread assessments. City Engineering approved the guarantees.
- C. There is no indication of a water line along lots 1 through 3, Block A, Smithmoor Sixth Addition. The applicant needs to verify that a water line exists along these lots. City Engineering acknowledged a water line does exist for these lots.
- D. The representative from the **City Engineer's Office** should be prepared to comment on the status of the applicant's drainage plan.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. 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.
- G. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage plan. City Engineering does not have a drainage plan.
- H. 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. (i.e. Lot 1, Block A) 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.
- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording. Both City

and County Certificates shall be provided as appropriate.

- J. Perimeter closure computations shall be submitted with the final plat tracing.
- K. 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.)
- L. The applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of the binder and any conditions found by such a review. The platting binder from Smithmoor 5th Addition is outdated and must be updated.
- M. 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.
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- Q. On the final plat tracing the Chairperson of the MAPC should read John C. Frye not Susan Osborne-Howes.
- R. On the final plat tracing the County Clerk should read James Alford.

S/D 97-45 -- One-Step Preliminary Final Plat of SMITHMOOR 6TH ADDITION
July 17, 1997 - Page 4

S. On the final plat tracing the Register of Deeds should read Larry Consolver.

T. On the final plat tracing the Deputy should read Michael Hurtt.

NOTE: Subject to drainage plan approval, plat is approved.