

- L. The final plat tracing shall indicate the recording information or condemnation number for the existing drainage dedications along the north and west lines of this plat.
- M. The final plat tracing shall indicate the 10-foot wide utility easements requested by K.G.&E. at the time of preliminary plat approval. These easements were marked on the engineer's copy of the preliminary plat.
- N. As required at the time of preliminary plat approval, the following street name change shall be made:

HONEYTREE to CHATEAU

- O. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- P. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- Q. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, what minimum building pad elevation is required and what drainage guarantees are needed?

S/D No.: 85-62 Name: SMITHMOOR FIRST ADDITION

Preliminary Approved: 8/15/85
Scheduled S/D Meeting: 7/3/86

DESCRIPTION

General Location: On the south side of Harry, one-half mile east of Webb Road.
Owner: Janelle Properties, c/o R.L. Smith, 838 S. Edgemoor, Wichita, KS 67218
Surveyor/Engineer: Professional Engineering Consultants, P.A., 1440 E. English,
Wichita, KS 67211

1. Gross Acreage of Plat: 31.6 Acres ±
 2. Number of Lots:
 - Residential: 99
 - Office:
 - Commercial:
 - Industrial:
 - Total: 99
 3. Minimum Lot Area: 6,600 Sq. Ft.
 4. Existing Zoning: "R-1"
 5. Proposed Zoning: "AA" After Annexation
-

STAFF COMMENTS:

- A. Since this property is adjacent to the City of Wichita, the applicant shall request annexation into the City when this property can be served with sanitary sewer from the Four-Mile Creek Sewer System. Upon annexation, the property will be zoned "AA", and thereby permit the lot sizes being proposed. The final plat shall not be scheduled for the Board of City Commissioner's review until annexation has occurred. The applicant is advised that the City of Wichita will not annex this property until it is served with sanitary sewer.
- B. Since the property will be annexed into the City of Wichita before it is recorded, the final plat tracing shall reference that this is an addition to the City of Wichita.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- D. The applicant shall guarantee the extension of City water to serve the lots being platted.
- E. The applicant shall guarantee the paving of the proposed interior streets.
- F. The Smithmoor street paving petition shall provide for the construction of sidewalks on each side of this collector street.
- G. The applicant shall guarantee any drainage improvements required by the platting of this property. This shall include the signing of a petition so this property may be included in the benefit district for channel construction needed to the west and north of this plat.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. The applicant shall provide proof, by letter from the Cities Service Gas Company or by copy of the Pipeline Easement Agreement, that the dedication of street right-of-way over a portion of the pipeline easement is acceptable. Also, proof shall be submitted that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement.
- J. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- K. 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.

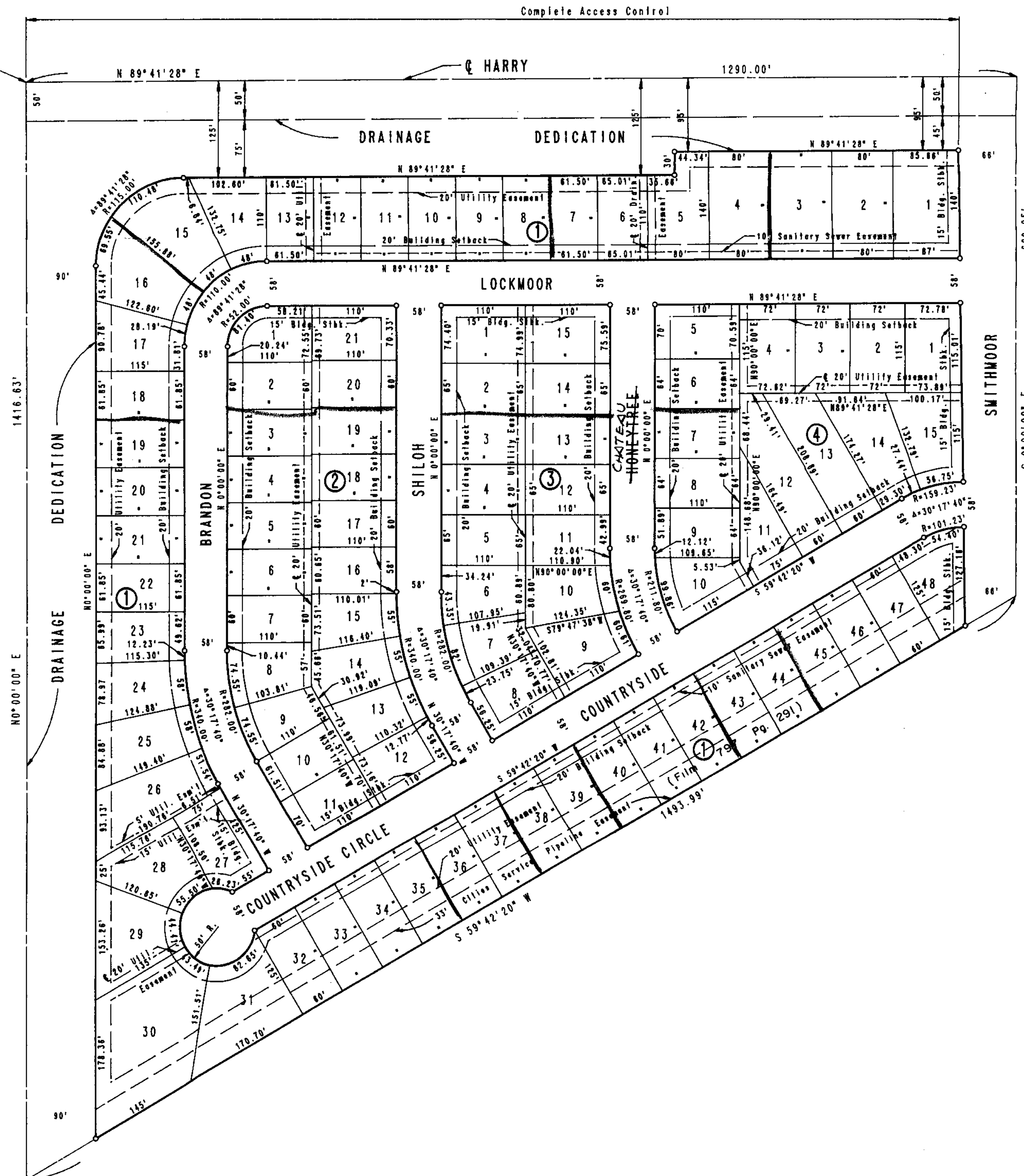
FINAL PLAT
SMITHMOOR FIRST ADDITION

SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 7/3/86 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 7/3/86

OFFICE COPY
DO NOT REMOVE

N.W. Cor. N.E. 1/4 Sec. 33
T27S, R2E of the 6th P.M.



SCALE: 1" = 100'

o = IRON SET

B.M. - N.W. COR. N. HEADWALL R.C.B. 800' ± E.
N.W. COR. N.E. 1/4 SEC. 33, T27S, R2E
ELEV. = 1339.47 M.S.L.

STATE OF KANSAS)
COUNTY OF SEDGWICK)

I, R. W. LINN, A PROFESSIONAL ENGINEER IN AFORESAID STATE AND COUNTY DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 1986, HAVE CAUSED TO BE SURVEYED AND PLATTED SMITHMOOR FIRST ADDITION, SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCKS, STREETS AND A DRAINAGE DEDICATION THE SAME BEING DESCRIBED AS BEGINNING AT THE N.W. CORNER OF THE N.E. 1/4 OF SECTION 33, T27S, R2E OF THE 6TH P.M. THENCE BEARING N 89°41'28"E ALONG THE NORTH LINE OF SAID N.E. 1/4 A DISTANCE OF 1290.00 FEET; THENCE BEARING S0°00'00"E PARALLEL WITH THE WEST LINE OF SAID N.E. 1/4 A DISTANCE OF 669.95 FEET; THENCE BEARING S59°42'20"W A DISTANCE OF 1493.99 FEET TO A POINT IN THE WEST LINE OF SAID N.E. 1/4; THENCE BEARING N0°00'00" ALONG THE WEST LINE OF SAID N.E. 1/4 A DISTANCE OF 1416.63 FEET TO THE POINT OF BEGINNING.

R.W. LINN P.E. 3684

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE LAND, AS ABOVE SET FORTH IN THE ENGINEER'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS, STREETS, AND A DRAINAGE DEDICATION, THE SAME TO BE KNOWN AS SMITHMOOR FIRST ADDITION, SEDGWICK COUNTY, KANSAS. EASEMENTS, AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES, DRAINAGE AND PIPELINE EASEMENT ARE HEREBY GRANTED.

ALL ABUTTERS' RIGHTS-OF-ACCESS TO AND FROM HARRY STREET, OVER AND ACROSS THE NORTH LINE OF BLOCK 1 AND NORTH LINE OF THE DRAINAGE DEDICATION ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. THE DRAINAGE DEDICATION IS HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. THE MINIMUM PAD ELEVATION FOR LOTS _____ THROUGH _____ IN BLOCK 1, SHALL BE _____ M.S.L. = (_____ CITY DATUM).

OWNER: SMITH & COMPANY, INC.

R. L. SMITH, PRESIDENT

STATE OF KANSAS)
COUNTY OF SEDGWICK)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1986, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME R. L. SMITH, PRESIDENT OF SMITH & COMPANY, INC., TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGE THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE VOLUNTARY ACT AND DEED OF SAID COMPANY. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

WE, WICHITA FEDERAL SAVINGS AND LOAN, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF SMITHMOOR FIRST ADDITION TO SEDGWICK COUNTY, KANSAS.

STATE OF KANSAS)
COUNTY OF SEDGWICK)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1986, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME _____

OF WICHITA FEDERAL SAVINGS AND LOAN, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGE THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE VOLUNTARY ACT AND DEED OF SAID SAVINGS AND LOAN IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1986.

DAVID BAYOUTH, VICE-CHAIRMAN

MICHAEL E. LINDEBAK, SECRETARY

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COMMISSION OF THE CITY OF WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1986

TONY CASADO, MAYOR

DONALD C. GISICK, CITY CLERK

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, DATED THIS _____ DAY OF _____, 1986.

BERNARD A. HENTZEN, CHAIRMAN

DONALD E. GRAGG, COMMISSIONER

TOM SCOTT, COMMISSIONER

ENTERED ON TRANSFER RECORD, THIS _____ DAY OF _____, 1986.

DON WRIGHT, COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M., ON THIS _____ DAY OF _____, 1986.

PAT KETTLER, REGISTER OF DEEDS

ED RESA, DUPLY

July 10, 1986

Professional Engineering Consultants, P.A.
1440 East English
Wichita, KS 67211

Re: Final Plat S/D 85-62 - SMITHMOOR FIRST ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 10, 1986, 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 3, 1986.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the platfor.
3. Certification that all real estate taxes for 1985 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Forrest L. Nagley
Senior Planner

FLN:dlk

cc: Janelle Properties, c/o R.L. Smith, 838 S. Edgemoor,
Wichita, KS 67218