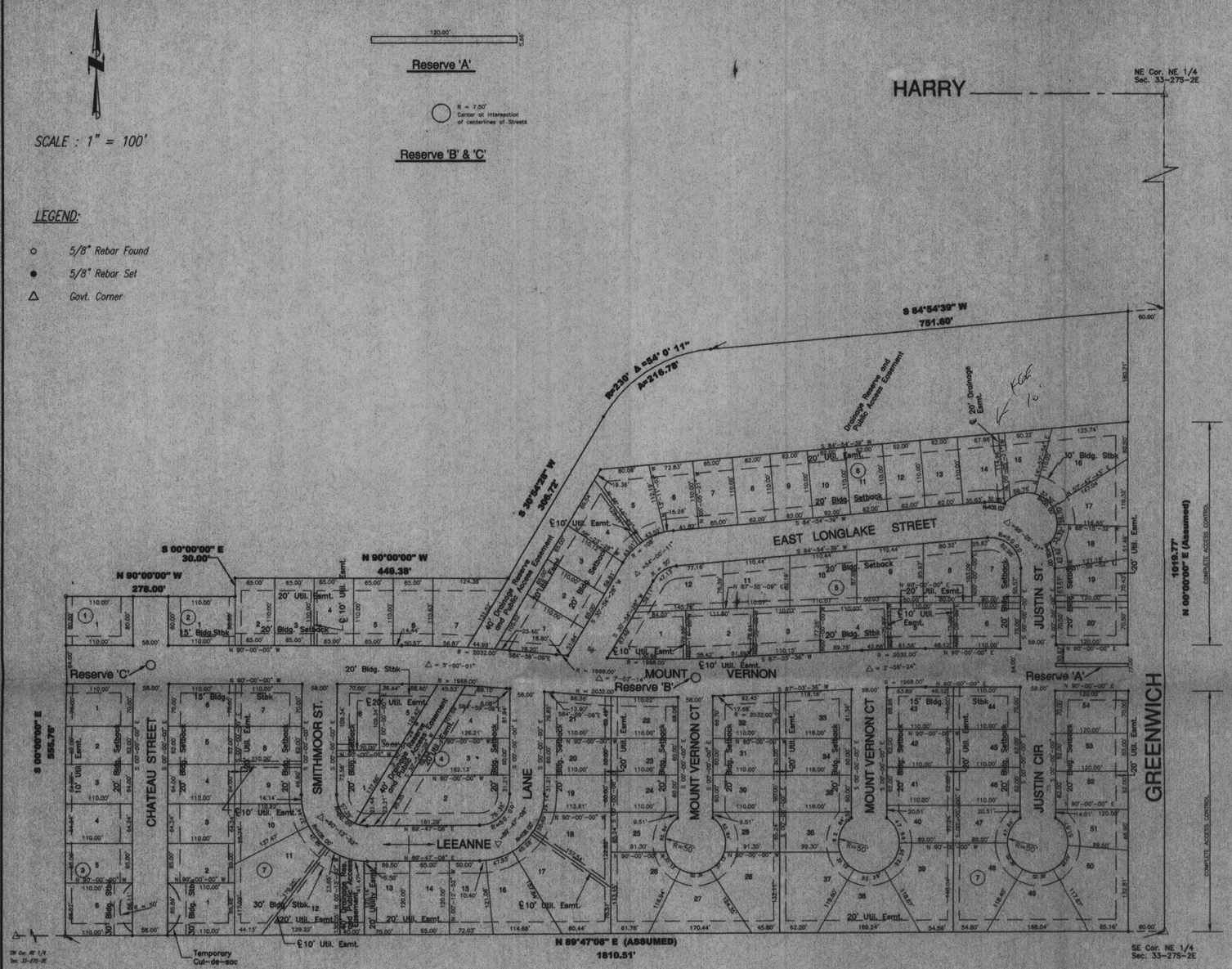
SCALE : 1" = 100'

LEGEND:

- ○ 5/8" Rebar Found
- ● 5/8" Rebar Set
- △ Govt. Corner



BENCH MARK: City Disk on Traffic Signal Base at Northeast Corner of Harry & Greenwich. Elev. = 1343.49

Minimum Building Pad Elevations

Lot #	Block #	Elevation
7	2	1349.8
12-13	7	1352.0
1-2	4	1351.7
3	4	1351.2
4-5	4	1350.8
1	6	1349.8
2	6	1349.0
3	6	1348.5
4	6	1348.0
5 thru 16	6	1344.0

NOTE:

A Master grading plan for drainage has been developed for this subdivision and is on file with the appropriate governing body. All drainage easements, right-of-ways, or reserves shall remain at established grades or as modified with the approval of the appropriate City or County Engineer. No construction which impedes the flow of this drainage system shall be allowed.

FINAL PLAT

SMITHMOOR NINTH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

STATE OF KANSAS)
) SS
SEDGWICK COUNTY)

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

A tract of land located in the Northeast Quarter of Section 33, Township 27 South, Range 2 East of the 6th Principal Meridian, in Sedgwick County, Kansas, more particularly described as follows:

Beginning at the Southeast Corner of Smithmoor Seventh Addition to Wichita, Sedgwick County, Kansas; thence along the South line of Northeast Quarter of said Section 33, at an assumed bearing of N 89°47'06" E, a distance of 1810.51 feet to the Southeast Corner of the said Northeast Quarter; thence along the East line of said Northeast Quarter, at a bearing of N 00°00'00" E, a distance of 1019.77 feet; thence bearing S 84°54'39" W, a distance of 751.60 feet to P.C. of a curve; thence along a curve to the left having a radius of 230.00 feet and central angle of 54°-00'-11", an arc distance of 216.78 feet; thence bearing S 30°54'28" W, a distance of 306.72 feet; thence bearing N 90° 00'00" W, a distance of 449.38 feet, to a point on the East line of Smithmoor Eight Addition to Wichita, Sedgwick County, Kansas; thence bearing S 00°00'00" E, a distance of 30.00 feet, to the Southeast Corner of said Smithmoor Eight Addition; thence bearing N 90°00'00" W, a distance of 278.00 feet to the Southwest Corner of said Smithmoor Eight Addition; thence bearing S 00°00'00", E a distance of 555.76 feet to the point of beginning, containing an area of 32.87 acres more or less, EXCEPT the East 60 feet for Greenwich Road Right-of-Way.

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 on May 15, 1999.

BABAR M. KHAN LICENSED LS-985 KANSAS
5/17/99

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 platted into lots, blocks, Reserves and streets, the same to be known as "Smithmoor Ninth Addition to Wichita, Sedgwick County, Kansas". Easements as indicated for the construction and maintenance of public utilities are hereby granted. The streets are hereby dedicated to and for the use of the public. Reserves 'A', 'B', and 'C' will be used for installation of landscaping and shall be owned and maintained by the Home Owner's Association. Vacation of temporary cul-de-sac shall become effective upon extension of Chateau Street Towards South.

Access Control is hereby granted as follows:
There shall be complete access control to and from Greenwich Road, over and across the East lines of Lots 50 through 54 (incl.), Block 7, and Lots 16 through 20 (incl.), Block 6.

Ron Smith, President
Smith & Company, Inc.

STATE OF KANSAS)
) SS
SEDGWICK COUNTY)

ANGELA WIESNER Notary Public - State of Kansas My Appt. Expires Sept. 15, 2001

This instrument was acknowledged before me on this 18th day of May, 1999, BY Ron Smith as President of Smith & Company.

Angela Wiesner, Notary Public
ANGELA WIESNER
My Commission Expires: 9-15-2001

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

EMPRISE BANK
by: Jerry Fritz
VICE PRESIDENT JERRY FRITZ

STATE OF KANSAS)
) SS
SEDGWICK COUNTY)

ANGELA WIESNER Notary Public - State of Kansas My Appt. Expires Sept. 15, 2001

This instrument was acknowledged before me on this 18th day of May, 1999, BY JERRY FRITZ
As VICE PRESIDENT of Emprise Bank.

Angela Wiesner, Notary Public
ANGELA WIESNER
My Commission Expires: 9-15-2001

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

Dated _____ day of _____, 1999.

_____, Chairman
William M. Johnson

_____, Secretary
Marvin Krout

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 _____, 1999.

_____, Mayor
Bob Knight

_____, City Clerk
Pat Burnett

Entered on transfer record on this _____ day of _____, 1999.

_____, County Clerk
James Alford

This is to certify that this instrument was filed for record in the Register of Deeds office at _____, on this _____ day of _____, 1999.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

5-27-99
final tracing

Porject No. 99-08

MUNICIPAL ENGINEERS, P.A.
254-LAURA, SUITE 201
WICHITA, KANSAS 67211

WICHITA — SEDGWICK COUNTY

W.SC

METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

May 13, 1999

Barbar Kahn
Muncipal Engineers
254 Laura, #201
Wichita, KS 67211

S/D 99-20 -- Final Plat of SMITHMOOR NINTH ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on May 13, 1999, 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 April 23, 1999.

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. "Chateau Street" shall be extended to the south line of the plat.

2. Submission of the fully completed and signed tracing of the subdivision, along with four (4) copies, to the Metropolitan Area Planning Department.

3. 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.

4. 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.

5. Submission of a disk to the Planning Department detailing the final plat in digital format in Release 13 Version of Autocad. This will be used by the City and County GIS Departments.

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

Sincerely,

Neil Evan Strahl

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Copies to: Smith and Company, P.O. Box 780595, Wichita, KS 67278
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1144 S. Seneca, Wichita, KS 67213

WICHITA -- SEDGWICK COUNTY

W.S.C.

METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
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April 23, 1999

Barbar Kahn
Muncipal Engineers
254 Laura, #201
Wichita, KS 67211

S/D 99-20 -- Final Plat of SMITHMOOR NINTH ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 22, 1999, the above captioned plat was considered. The action of the Committee was to approve the final plat subject to:

STAFF COMMENTS:

A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall be with the County for service through the Four Mile Creek sanitary sewer system. On the final plat tracing, appropriate wording shall be added to the Mayor's signature block indicating the City's agreement to allow a County sewer district to be formed within the City.

B. The applicant shall guarantee the extension of City 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. A guarantee is required.***

E. 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 a method similar to special assessments.

F. The applicant shall plat a reserve within the 77-ft right-of-way at the entrance to the site. The reserves shall be referenced in the plattor's text.

G. The tie points shall read, "27S".

H. Traffic Engineering needs to comment on the need for improvements to Greenwich. ***A guarantee needs to be submitted for a left turn bay along Greenwich.***

I. The applicant shall guarantee the paving of the proposed interior streets. This paving guarantee shall also provide for sidewalks on at least one side of Mt. Vernon.

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. City Fire shall comment on the street names. ***City Fire has requested new street names on the final plat.*** Longlake Street shall be designated as "E. Longlake Street". Chateau shall be designated as "Chateau Circle".

L. The legal description needs to be revised to eliminate the paragraph beginning with, "A tract of land located in the west half of the northeast quarter..."

M. The dimension denoted for the east line of the plat does not coincide with the distance identified in the platting binder.

N. On the final plat tracing, the year 1998 shall be replaced with 1999 on all certifications.

O. The MAPC Chair shall be identified as William M. Johnson.

P. The Parks and Pathways Plan has indicated that a recreation corridor should be provided along the south line of this plat. The Applicant should contact the Planning Department's Land Use staff to discuss issues involving the dedication of public access easements. ***The applicant shall dedicate a public access easement along the drainage reserve.***

The public access easement has been denoted on the final plat.

Q. 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.

R. 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.)

S. 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.

T. 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.

U. 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.

V. 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.

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

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

Y. 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. ***KG&E has requested additional easements.***

Z. 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 Release 13 version of AutoCAD. This will be used by the City and County GIS Department.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, April 29, 1999, at 12:30 p.m.

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

Sincerely,

Neil Evan Strahl

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Smith and Company, P.O. Box 780595, Wichita, KS 67278
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1144 S. Seneca, Wichita, KS 67213

METROPOLITAN AREA PLANNING COMMISSION **AGENDA ITEM NO. 4-7**
May 13, 1999

STAFF REPORT
(Deferred 4/29/99; Final Plat Approved 4/22/99; Preliminary Plat Approved 3/18/99)

CASE NUMBER: S/D 99-20 - SMITHMOOR NINTH ADDITION

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

SURVEYOR/ENGINEER: Municipal Engineers, Attn: Babar Khan, 254 Laura, #201, Wichita, KS 67211

LOCATION: South of Harry, West side of Greenwich

SITE SIZE: 32.9 acres

NUMBER OF LOTS

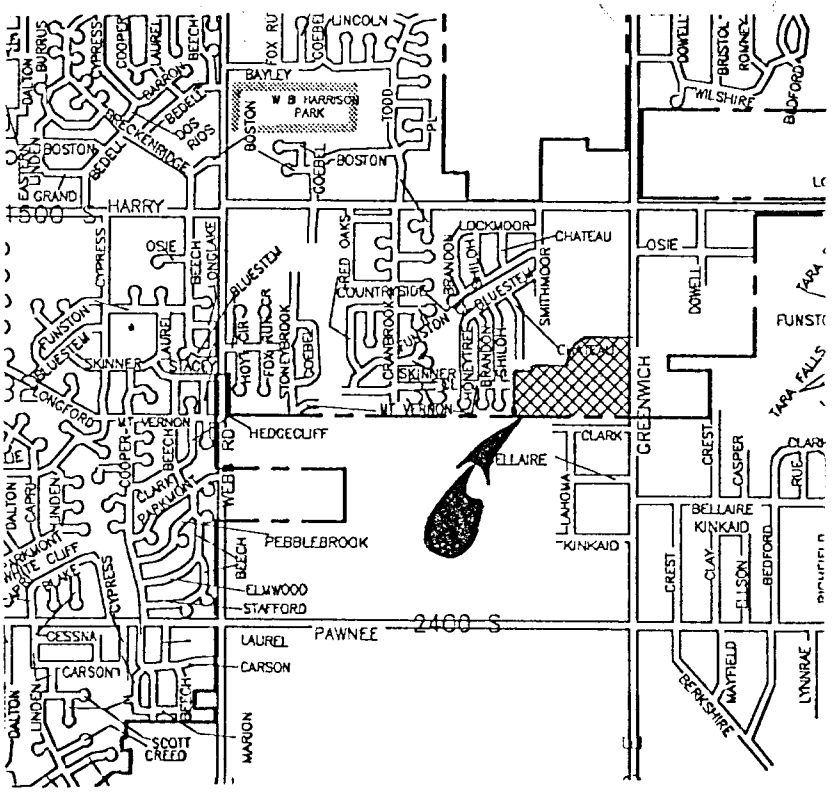
Residential:	105
Office:	
Commercial:	
Industrial:	
Total:	105

MINIMUM LOT AREA: 6,000 sq. ft.

CURRENT ZONING: SF-6 Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: The site will connect with Smithmoor 7th Addition to the west and Smithmoor 8th Addition to the north. This final plat contains the identical street layout and similar lot configuration (one less lot) as for the preliminary plat.

STAFF COMMENTS:

A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall be with the County for service through the Four Mile Creek sanitary sewer system. On the final plat tracing, appropriate wording shall be added to the Mayor's signature block indicating the City's agreement to allow a County sewer district to be formed within the City.

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