

SCALE : 1" = 100'

LEGEND:

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

**FINAL PLAT
SMITHMOOR EIGHT ADDITION,
TO
WICHITA, SEDGWICK COUNTY, KANSAS**

STATE OF KANSAS)
) SS
SEDGWICK COUNTY)

I, Babar M. Khan, A Licensed land surveyor in aforesaid county and state, do hereby certify that I have surveyed and platted 'Smithmoor Eight 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 West Half of Northeast Quarter of Section 33, Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas, described as follows:

Beginning at the Northeast corner of Lot 12, Block 4, Smithmoor Fifth Addition to Wichita, Sedgwick County, Kansas; thence bearing S 30°17'40" E, along the easterly line of said Smithmoor Fifth Addition, a distance of 127.50 feet; thence continuing along the East line of said Smithmoor Fifth Addition at a bearing of S 00°00'00" W, a distance of 654.81 feet to the Southeast corner of said Smithmoor Fifth Addition; thence bearing N 90°00'00" E, a distance of 278.00 feet; thence bearing N 00°00'00" E, a distance of 732.11 feet; thence bearing N 30°17'40" W, a distance of 221.00 feet to a point on the Southeastery line of Smithmoor Third Addition to Wichita, Sedgwick County, Kansas; thence bearing S 59°42'20" W along the Southeastery line of said Smithmoor Third Addition, a distance of 168.00 feet; thence bearing S 30°17'40" E a distance of 20.00 feet; thence bearing S 59°42'20" E, along the Southeastery line of said Smithmoor Third Addition, a distance of 111.03 feet to the point of beginning.

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 6-24-1998.



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

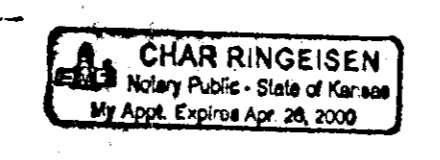
Know all men by these presents, That we, the undersigned owners of the land above set forth in the Surveyor's certificate, have caused the land to be surveyed and platted into lots, blocks, and streets, the same to be known as "Smithmoor Eight Addition to Wichita, Sedgwick County, Kansas". Easements 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.

Ron Smith
Ron Smith, President
Smith & Company, Inc.

STATE OF KANSAS)
) SS
SEDGWICK COUNTY)

This instrument was acknowledged before me on this 25th day of JUNE, 1998, BY Ron Smith as President of Smith & Company.

Char Ringeisen
Char Ringeisen, Notary Public
My Commission Expires: 4-26-2000 CHAR RINGEISEN



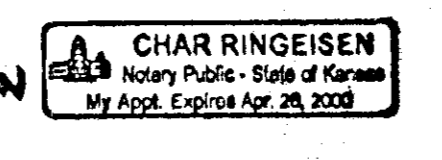
We, Emprise Bank, holder of a mortgage on the above described property do hereby consent to this Plat "Smithmoor Eight Addition to Wichita Sedgwick County, Kansas".

EMPRISE BANK
by *Jerry Fritz*
VICE PRESIDENT JERRY FRITZ

STATE OF KANSAS)
) SS
SEDGWICK COUNTY)

This instrument was acknowledged before me on 25th day of JUNE, 1998, By JERRY FRITZ as VICE PRESIDENT and by _____ as _____ of Emprise Bank and on behalf of Emprise Bank.

Char Ringeisen
Char Ringeisen, Notary Public
My Commission Expires: 4-26-2000 CHAR RINGEISEN



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

Dated _____ day of _____, 1998.

Richard Lopez _____, Chairman
Marvin Krout _____, Secretary

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 _____, 1998.

Bob Knight _____, Mayor
Pat Burnett _____, City Clerk

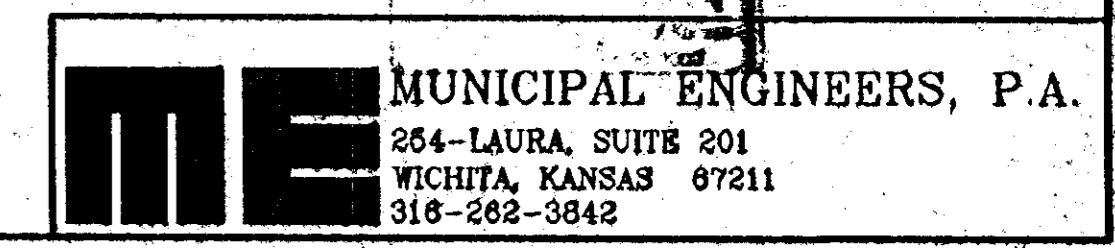
Entered on transfer record on this _____ day of _____, 1998.

James Afford _____, County Clerk

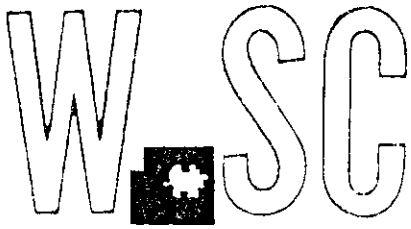
This is to certify that this instrument was filed for record in the Register of Deeds office at _____, on this _____ day of _____, 1998.

Bill Meek _____, Register of Deeds
Linda Kizzira _____, Deputy

find tracing road 7-7-98



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

June 11, 1998

FILE COPY

Municipal Engineers
Attn Babar Khan
254 Laura #201
Wichita, KS 67211

Re: S/D 98-47 - Final Plat of SMITHMOOR 8TH ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on June 11, 1998, 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 June 5, 1998.

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 five (5) 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 and residential developments.
4. Submission of a disk to the Planning Department detailing this plat. This will be used by the City and County GIS Departments.

S/D 98-47 -- Final Plat . SMITHMOOR 8TH ADDITION
June 11, 1998 -- Page 2

Please call if you have any questions.

Sincerely,

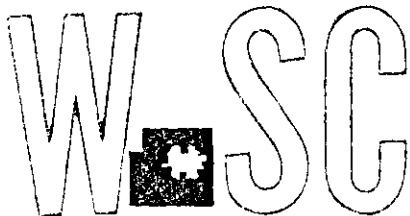
A handwritten signature in black ink that reads "Neil Evan Strahl". The signature is written in a cursive style with a large, sweeping "N" and "S".

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

cc: 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, 1250 S. Seneca, Wichita, KS 67213

WICHITA — SEDGWICK COUNTY —



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1528
(316) 268-4421
FAX (316) 268-4390

June 5, 1998

Municipal Engineers
Attn Babar Khan
254 Laura #201
Wichita, KS 67211

Re: S/D 98-47 - Final Plat of SMITHMOOR 8TH ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 4, 1998, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

- A. The applicant shall guarantee the extension of City water and sanitary sewer to serve the lots being platted. The sanitary sewer guarantee shall be with the County for service through the Four Mile Creek sanitary sewer system. **City Engineering has required a respread agreement.**
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. **City Engineering** needs to comment on the status of the applicant's drainage plan. **The drainage plan is approved. No guarantee will be required. An off-site drainage agreement is needed.**
- D. The applicant shall guarantee the paving of the proposed interior street. This guarantee shall include the installation of a temporary cul-de-sac for termination of the street. This dedication can either be provided by the plat or by separate instrument, with the vacation of the temporary cul-de-sac being effective upon the extension of the street southward.
- E. **City Fire Department** needs to comment on the street length (875 feet), which exceeds the 600 foot limit imposed by the Subdivision regulations. **Fire Department approves the length of the stub street. A rock base for a turnaround on either Lot 1 will be required.**
- F. **City Fire Department** needs to comment on the acceptability of the street name. **The street names are approved.**



S/D 98-47 -- Final Plat of SMITHMOOR 8TH ADDITION

June 5, 1998 - Page 2

- 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. The final tracing shall include "Richard Lopez" as the MAPC Chair.
- I. The distance denoted for the north line of Lot 12 Block 1 does not correspond with the legal description in the platting binder.
- J. 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.)
- K. 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.
- L. 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.
- M. 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.
- N. 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing.
- P. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Q. 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 requests additional easements which have been denoted on the final plat.**

R. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. 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. 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 plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, June 11, 1998, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

A handwritten signature in cursive script that reads "Neil Evan Strahl".

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

Enclosure

cc: 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, 1250 S. Seneca, Wichita, KS 67213

METROPOLITAN AREA PLANNING COMMISSION

June 11, 1998

STAFF REPORT

(Final Plat-Approved 06/04/98, Preliminary Plat approved 5/7/98)

CASE NUMBER: S/D 98-47 - SMITHMOOR 8TH 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 of Greenwich

SITE SIZE: 5.5 acres

NUMBER OF LOTS

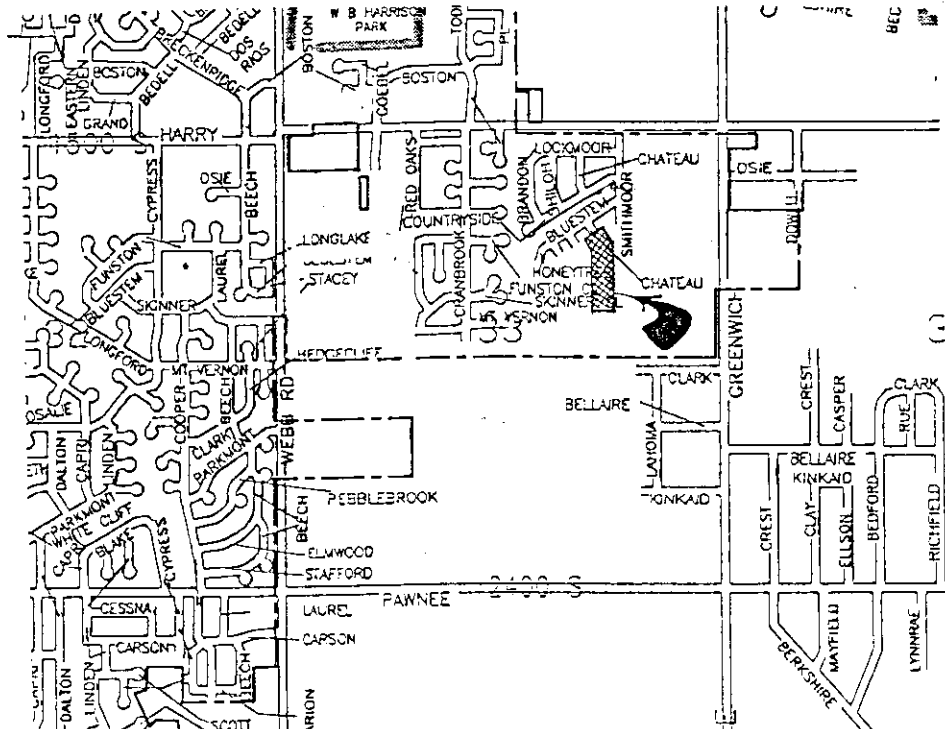
Residential:	26
Office:	
Commercial:	
Industrial:	
Total:	<u>26</u>

MINIMUM LOT AREA: 6,000 sq. ft.

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This is currently unplatted land zoned SF-6, Single-Family Residential.

STAFF COMMENTS:

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S/D 98-47 -- Final Plat of SMITHMOOR 8TH ADDITION
June 11, 1998 - Page 4

City and County GIS Department.