

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

MINIMUM PAD ELEVATIONS:

Lot 1, Block 1	168.0
Lot 2, Block 1	168.3
Lot 3, Block 1	168.6
Lot 4, Block 1	168.9
Lot 5, Block 1	169.2
Lot 6, Block 1	169.5
Lot 7, Block 1	174.5

Elevations shown are City of Wichita Datum.
BENCH MARK: Top of Mahole located 5' North and 10' East of Northwest corner of Lot 1, Block 1, Smithmoor Seventh Addition. Elev. = 167.20

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

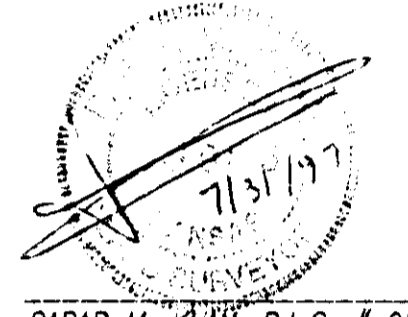
STATE OF KANSAS)
 SEDGWICK COUNTY) SS

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

Beginning at the Southwest corner of Smithmoor Fifth Addition to Wichita, Sedgwick County, Kansas, said point of beginning being on the West line of the Northeast quarter of Section 33, Township 27 South, Range 2 East of the 6th Principal Meridian, Sedgwick County, Kansas; Thence South along the West line of said Northeast quarter, 558.90 feet, more or less to the Southwest corner of said Northeast quarter; Thence East along the South line of said Northeast quarter, 840.00 feet; Thence North 555.76 feet to the Southeast corner of Smithmoor Fifth Addition; Thence West along the South line of Smithmoor Fifth Addition, 840.00 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 August 4, 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 platted into lots, blocks, and streets, the same to be known as "Smithmoor Seventh 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. The minimum building pad elevations for Lots 1 through 6, Block 1 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, Emprise Bank, holder of a mortgage on the above described property do hereby consent to this Plat "Smithmoor Seventh Addition to Wichita Sedgwick County, Kansas".

EMPRISE BANK

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 Seventh Addition" has been submitted to and approved by The Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated _____ day of _____, 1997.

_____, Chairman
 John C. Fry
 _____, 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 _____, 1997.

_____, Mayor
 Bob Knight
 _____, City Clerk
 Pat Burnett

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

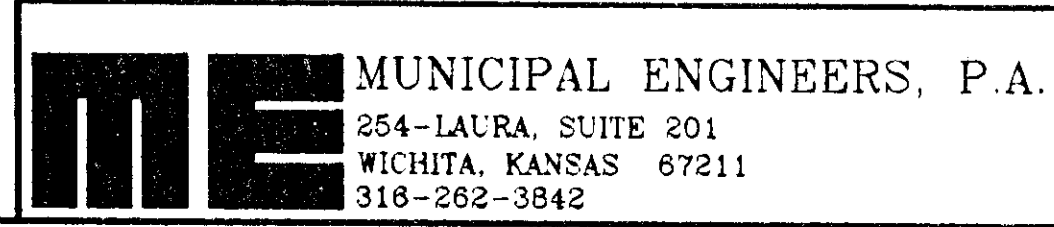
_____, County Clerk
 James Aford

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

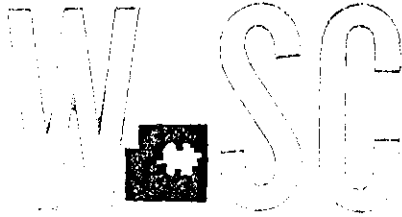
_____, Register of Deeds
 Larry Consolver
 _____, Deputy
 Michael Hurt

THIS PLAT APPROVED BY THE SUBMISSION COMMITTEE ON 8-21-97 TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 8/22/97

OFFICE COPY
DO NOT REMOVE



WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1588
316/268-4421
FAX 316/268-4390

August 28, 1997

Municipal Engineers, PA
254 S Laura Ste 201
Wichita, KS 67211

Re: S/D 9748 - FINAL PLAT OF SMITHMOOR 7TH ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on **August 28, 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 **August 22, 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
Keith Gooch

KG:lfb Current Plans Division

cc: Ron Smith, P O Box 780595, Wichita KS 67278
Mike Lindebak, City Engineer
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
435 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

August 22, 1997

FILE COPY

Municipal Engineers, PA
254 S Laura Ste 201
Wichita, KS 67211

Re: S/D 97-48 - FINAL PLAT OF SMITHMOOR 7TH ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 21, 1997, the above captioned plat was considered. The action of the Committee was to approve the plat, subject to the following:

- ✓ A. *Ask Vick* The applicant shall guarantee the extension of sanitary sewer to serve the lot being served.
- ✓ B. *Ask Vick* The applicant shall guarantee the extension of water service to serve the lot being served.
- ✓ C. *Off-site drainage easement* City Engineering needs to comment on the status of the applicant's drainage plan. Applicant shall provide an off-site easement so they can drain storm water to the east. That may require a detention pond (instead of drainage channel) at some point in the future for the property to the east. Drainage plan has been approved by City Engineering.
- ✓ D. *ok* The applicant shall guarantee the construction of any drainage improvements required by the platting of this property, including storm sewers.
- ✓ E. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property. K. G. & E. asked for additional easements. These are shown on the final plat.
- ✓ F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- ✓ G. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the 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.)
- ✓ H. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the

S/D 97-48 - FINAL PLAT OF SMITHMOOR 7TH ADDITION

August 22, 1997 - Page 2

notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.


- I. 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 (316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- J. The applicant is advised that various State and Federal requirements 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 (Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette Kansas, 67464, 913-546-2294 or Kansas Department of Wildlife and Parks)
- 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.
- L. Perimeter closure computations should be submitted with the final plat tracing.
- M. Recording of the plat within 30 days after approval by the City Council.
- N. The east-west street should be named Mt. Vernon.

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, August 28, 1997 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Keith Gooch
Current Plans Division

KG\lfb

Enclosure

cc: Ron Smith, P O Box 780595, Wichita KS 67278

Mike Lindebak, City Engineer

Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1250 S. Seneca, Wichita, KS 67213

METROPOLITAN AREA PLANNING COMMISSION

August 28, 1997

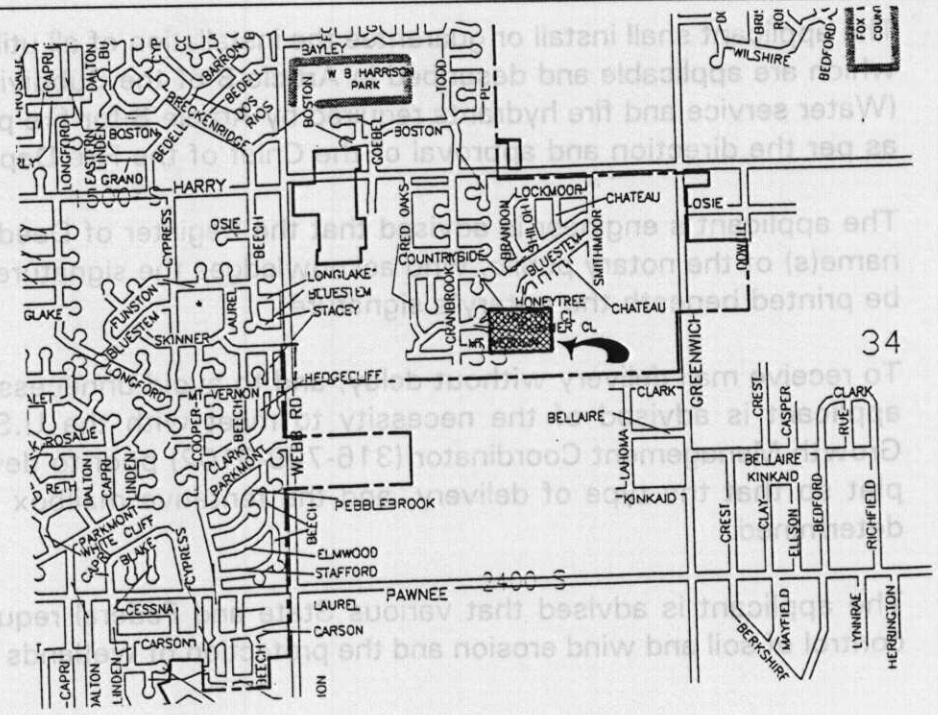
STAFF REPORT

(Final-Approved 8/21/97, Preliminary-Approved 7/24/97)

FILE COPY

- CASE NUMBER:** S/D 97-48 SMITHMOOR 7TH ADDITION
- OWNER/APPLICANT:** Ron Smith, P. O. Box 780595, Wichita, KS, 67278
- SURVEYOR/ENGINEER:** Municipal Engineers, P. A., 254 S. Laura, Ste 201, Wichita, KS, 67211
- LOCATION:** South of Harry and West of Greenwich
- SITE SIZE:** 10.7 acres
- NUMBER OF LOTS**
 - Residential: 40
 - Office:
 - Commercial:
 - Industrial:
 - Total: 40
- MINIMUM LOT AREA:** 7,000 sq. ft.
- CURRENT ZONING:** SF-6, Single-Family
- PROPOSED ZONING:** SF-6, Single-Family

VICINITY MAP



Note: Smithmoor 7th completes the road system established by Smithmoor 4th, 5th and 6th Additions. (Smithmoor 6th was to have been considered by the Subdivision Committee on July 10.)

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lot being served.
- B. The applicant shall guarantee the extension of water service to serve the lot being served.
- C. City Engineering needs to comment on the status of the applicant's drainage plan. Applicant shall provide an off-site easement so they can drain storm water to the east. That may require a detention pond (instead of drainage channel) at some point in the future for the property to the east. *Drainage plan has been approved by City Engineering.*
- D. The applicant shall guarantee the construction of any drainage improvements required by the platting of this property, including storm sewers.
- E. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property. K. G. & E. asked for additional easements. These are shown on the final plat.
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- H. 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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