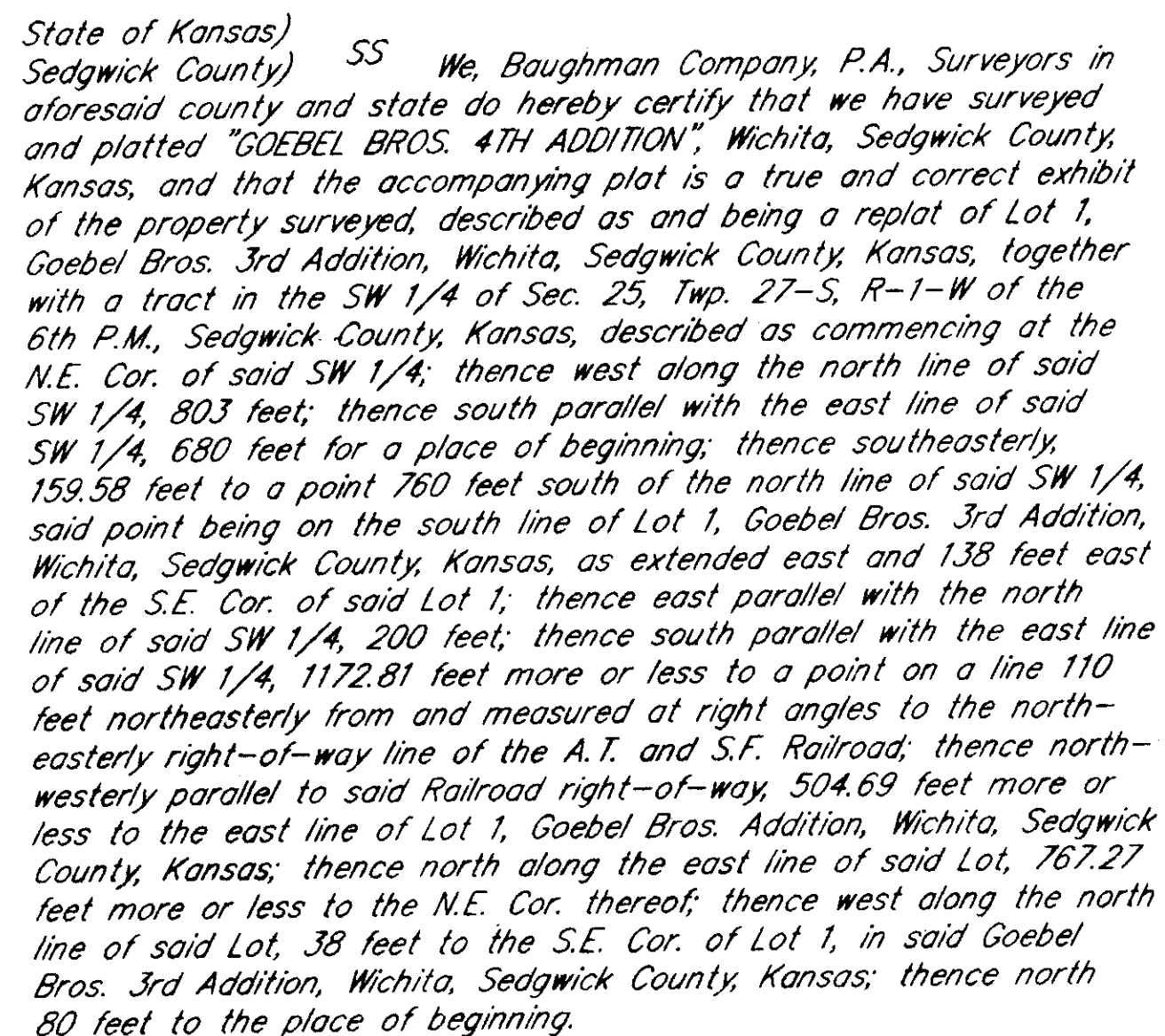


OFFICE COPY
DO NOT REMOVE

FINAL PLAT



Baughman Company, P.A.

Date _____

Gregory F. Severns

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into a lot to be known as "GOEBEL BROS. 4TH ADDITION", Wichita, Sedgwick County, Kansas. All abutters rights of access to or from McCormick Ave. over and across the north line of Lot 1 are hereby granted to the City of Wichita, provided however that Lot 1 shall have access to McCormick Ave. at one point as shall be determined by the City Engineer of the City of Wichita, Kansas. The utility easement is hereby granted as indicated for the construction and maintenance of all public utilities.

Star Lumber and Supply Company

Michael G. Goebel Partner

Star Lumber and Supply Company, Inc.

Christopher J. Goebel
President

State of Kansas) SS The foregoing instrument acknowledged
Sedgwick County) before me, this _____ day of _____, 1992, by Michael G.
Goebel, a partner of Star Lumber and Supply Company, on behalf of
the partnership.

My App't. Exp. _____ Notary Public

State of Kansas) SS The foregoing instrument acknowledged be-
Sedgwick County) fore me, this _____ day of _____ 1992, by Christopher J.
Goebel, President of Star Lumber and Supply Company, Inc., on behalf
of the corporation.

My App't. Exp. _____ Notary Public

*This plat of "GOEBEL BROS. 4TH ADDITION",
Wichita, Sedgwick County, Kansas, has been submitted to and approved
by the Wichita-Sedgwick County Metropolitan Area Planning Commission,
Wichita, Kansas.*

Dated this _____ day of _____, 1992.
Wichita-Sedgwick County Metropolitan Area Planning Commission.

L. O. Breckenridge, Jr. Chairman

Marvin S. Krout

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 10/29/92 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 11-2-92

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1992.

_____ Mayor

Pat Burnett City Clerk

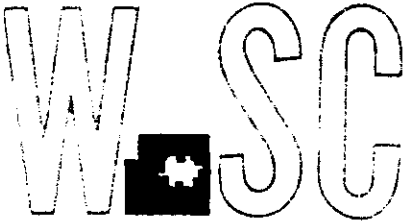
Entered on transfer record this _____ day
of _____ 1992.

Don Wright County Clerk

State of Kansas) SS This is to certify that this plat has been
Sedgwick County) filed for record in the office of the Register of Deeds, this ____ day
of _____, 1992, at ____ o'clock ____ M; and is duly
recorded.

_____ Register of Deeds
Pat Kettler

Ed Resa Deputy



METROPOLITAN AREA PLANNING
DEPARTMENT

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

November 9, 1992

Baughman Company, P. a.
315 Ellis
Wichita, KS 67211

Re: S/D 53 GOEBEL BROS 4TH ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on November 5, 1992, 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 November 2, 1992.

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 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 developers.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh

cc: Star Lumber & Supply Company, c/o Michael G. Goebel, 325 S.
West Street, Wichita, KS 67213
Mike Lindebak, City Engineer

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

- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- L. Recording of the plat within 30 days after approval by the City Council.

METROPOLITAN AREA PLANNING COMMISSION

November 5, 1992

STAFF REPORT
(Final Plat Approved 10/29/92)

CASE NUMBER: S/D 92-53 - GOEBEL BROS. 4TH ADDITION

OWNER/APPLICANT: Star Lumber and Supply Company, c/o Michael G. Goebel, 325 S. West Street, Wichita, KS 67213

SURVEYOR/ENGINEER: Baughman Company, P. A. 315 Ellis, Wichita, KS 67211

LOCATION: South side of McCormick in an area west of Sheridan.

SITE SIZE: 11.2 Acres

NUMBER OF LOTS

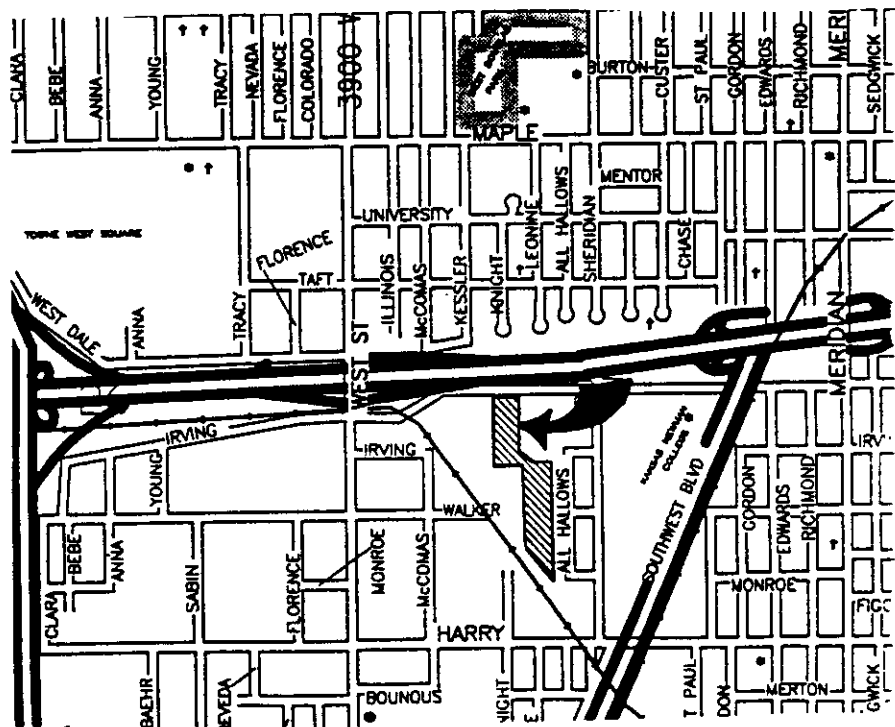
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

MINIMUM LOT AREA: 11.2 Acres

CURRENT ZONING: "E" and "AA"

PROPOSED ZONING: "E" (Z-3069)

VICINITY MAP:



- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. The applicant shall also obtain the off-site easement needed for this sewer extension. The easement shall be submitted to Planning for recording with the plat.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Approval of this plat will be subject to approval of the associated zone change (Z-3069) and any applicable platting requirements of that zone change. This plat will not be scheduled for City Council review until the zone change is approved by the City Council.
- E. As is indicated by the sketch plat for this Addition, access to the southern section of the plat is severely restricted by two existing buildings. While the property to the west of this site is apparently in the same ownership (or will be) as is indicated for this site, some means of access needs to be provided or assured to this portion of the Addition. The applicant shall either create in the adjoining property an access easement to benefit this site or provide some other means of access agreement between this site and adjoining properties. The applicant shall submit such documents to Planning for recording with the plat.
- F. If the final plat tracing indicates the vacation of the 20-foot drainage easement along the west line of the southern section of this plat, a temporary drainage easement shall be submitted to Planning for recording, which retains this area as an easement until the associated storm sewer improvement is completed.
- G. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- H. According to the platting binder, ownership of a portion of this site is not presently vested in the parties indicated in the final plat. Prior to this plat being released for recording proof shall be provided that ownership of all of the site is with the parties signing the plat.
- I. 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.
- J. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the