

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

November 21, 1989

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 89-70 GOEBEL BROS. 3RD ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on November 20, 1989, 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 20, 1989.

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 title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all real estate taxes for 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm

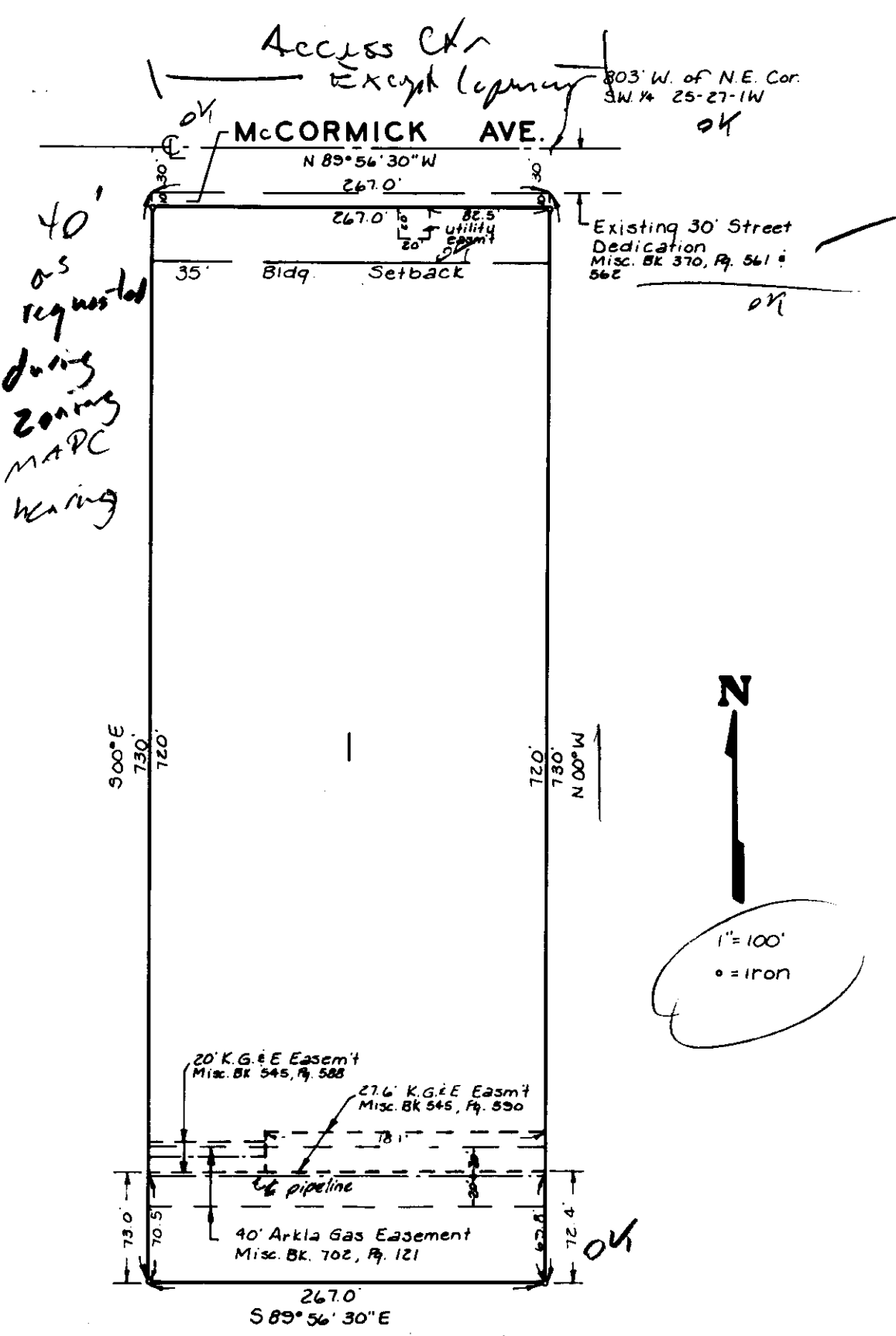
cc: Star Lumber & Supply Company, c/o Mike Goebel, 325 S. West,
Wichita, KS 67213
Mike Lindebak, City Engineer

FILE COPY

GOEBEL BROS. 3RD ADDITION

WICHITA, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 11/16/89 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 11/17/89



40' as requested during zoning MAPC hearing

State of Kansas } s.s.
 Sedgwick County } We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "GOEBEL BROS. 3RD ADDITION," Wichita, Kansas, and that the accompanying plat is a true and correct exhibit of the property described as a tract in the S.W. 1/4 of Sec. 25, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas, described as beginning at a point 803 feet west of the N.E. Corner of said S.W. 1/4; thence west, along the north line of said S.W. 1/4, 267 feet; thence south, parallel with the east line of said S.W. 1/4, 760 feet; thence east, parallel with the north line of said S.W. 1/4, 267 feet; thence north parallel with the east line of said S.W. 1/4, 760 feet to the point of beginning, except the north 30 feet thereof for street.

Baughman Company, P.A.

Date _____
 _____ Surveyor
 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 street and a Lot to be known as "GOEBEL BROS. 3RD ADDITION," Wichita, Kansas. The street is hereby dedicated to and for the use of the public. 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 Lot 1 shall have access to McCormick Ave. at one point as 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.

This plat of "GOEBEL BROS. 3RD ADDITION," Wichita, Kansas has been submitted to and approved by the Wichita Sedgwick County Metropolitan Area Planning Commission.
 Dated this _____ day of _____, 1989.
 Wichita-Sedgwick County Metropolitan Area Planning Commission

Star Lumber and Supply Company

 Wayne L. Brinegar Chairman

 Marvin S. Krout Secretary

 Michael G. Goebel Partner

This plat approved and all dedications shown hereon, accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1989.

State of Kansas } s.s.
 Sedgwick County } The foregoing instrument was acknowledged before me this _____ day of _____, 1989, by Michael G. Goebel, a partner of Star Lumber and Supply Company, on behalf of the partnership.

 Bob Knight Mayor

 John Moir City Clerk

My App't Exp. _____ Notary Public

Entered on transfer record this _____ day of _____, 1989.

State of Kansas } s.s.
 Sedgwick County } This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 1989, at _____ o'clock _____ M; and is duly recorded.

 Don Wright County Clerk

 Pat Kettler Register of Deeds

 Ed Resa Deputy

STAFF COMMENTS:

- A. This plat will not be forwarded to the City Council until the requested zone change is approved. The plat shall be subject to any requirements of the zone change approval.
- B. The applicant shall guarantee the extension of sanitary sewer 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. As indicated in the plattor's text, access control except for one opening is being established to McCormick Ave. The face of the final plat tracing shall also indicate this access control.
- E. The applicant shall submit a copy of the instrument which establishes the ARKLA Gas Line Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- F. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- G. 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.
- 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.
- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- J. Recording of the plat within 30 days after approval by the City Council.

November 20, 1989

STAFF REPORT
(Final Plat Approved 11/16/89;
Preliminary Plat Approved 10/19/89)

CASE NUMBER: S/D 89-70 - GOEBEL BROS. 2ND ADDITION

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

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: South of McCormick between Sheridan & West Street

SITE SIZE: 4.47 acres

NUMBER OF LOTS

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

MINIMUM LOT AREA: 4.47 Acres

CURRENT ZONING: "AA" One Family Dwelling

PROPOSED ZONING: "E" Light Industrial (Z-2971)

VICINITY MAP:

