

May 2, 1986

Baughman Company, P.A.
330 Laura
Wichita, KS 67211

Re: S/D 86-22 - Final Plat of Goebel Bros. 2nd Addition.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 1, 1986, 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 25, 1986.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners 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 platfor.
3. Certification that all real estate taxes for 1985 and all prior years have been paid.

Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: Star Lumber & Supply Co., c/o William J. Goebel, 325 S. West Street
Wichita, KS 67209
Mike Lindebak, City Engineer

FINAL PLAT OFFICE COPY

DO NOT REMOVE

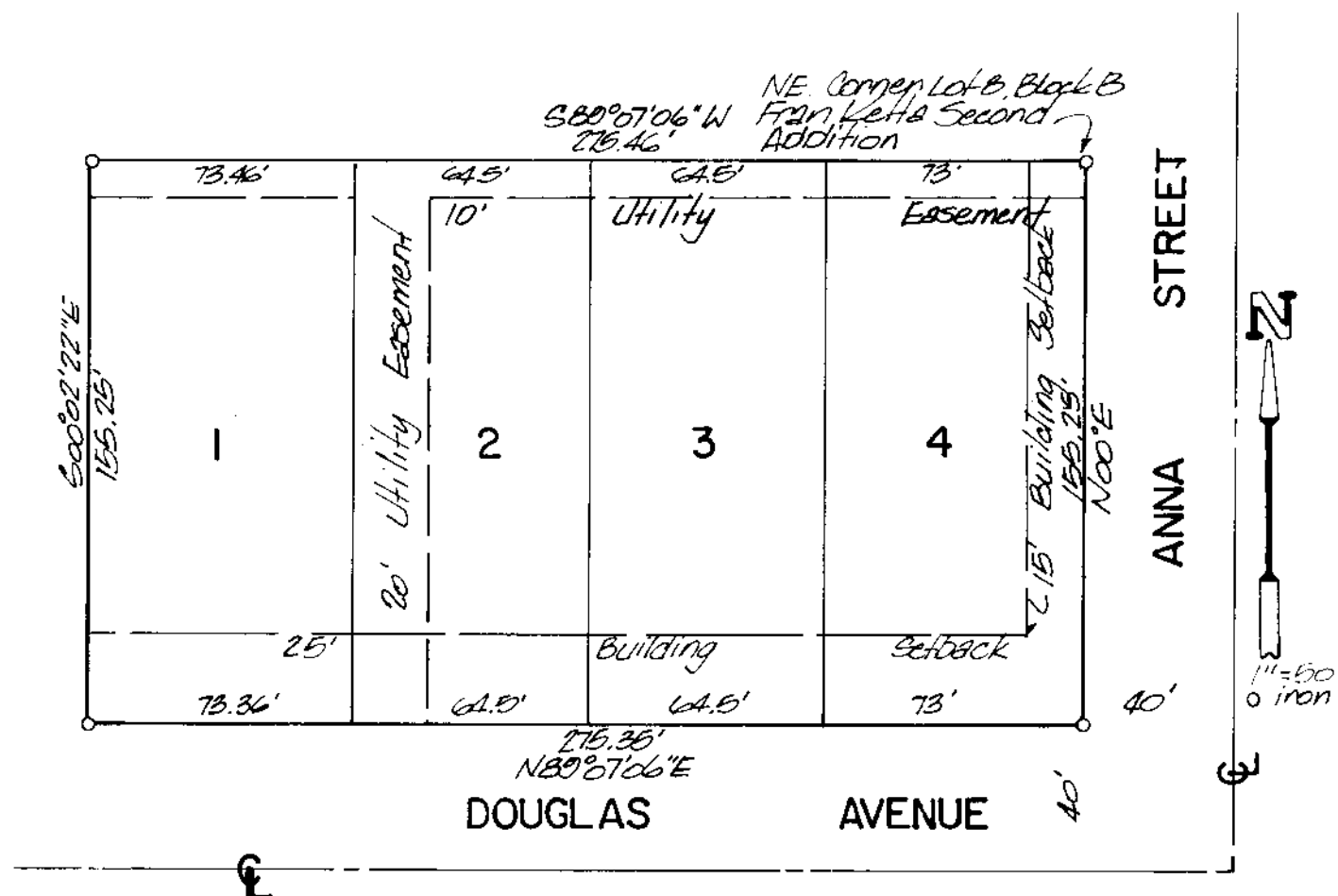
GOEBEL BROS. 2ND ADDITION

WICHITA, KANSAS

OFFICE COPY

DO NOT REMOVE

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 4-24-86
TO THE CONDITIONS OF THE PLAT COVERED
ED IN OUR LETTER DATED 4-25-86



State of Kansas }
Sedgwick County } ss. We Baughman Company, P.A. Surveyors
in aforesaid county and state do hereby certify that we have
surveyed and platted "GOEBEL BROS. 2ND ADDITION"
Wichita, Kansas, and that the accompanying plat is a true
and correct exhibit of the property surveyed described
as and being a replat of Lots 6, 7, and 8, Block B, Fran
Ketta Second Addition to Sedgwick County, Kansas. The
street, utility easements, and previously platted building
setbacks are hereby vacated by virtue of K.S.A. 12-012(b).
All being situated in the SW 1/4 of Sec. 23, TWP. 27-S, R-1-W
of the 6th p.m., Sedgwick County, Kansas

Date _____

Baughman Company P.A.

John E. Lundblade Surveyor

This plat of "GOEBEL BROS. 2ND ADDITION"
Wichita, Kansas, has been submitted to and approved by
the Wichita-Sedgwick County Metropolitan Area Planning
Commission, Wichita, Kansas. Dated this _____ day
of _____ 198__.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Vice Chairman
William J. Goebel
David Bayenath
Michael E. Lindebak
Secretary

This plat approved and all dedications
shown hereon accepted by the Board of Commissioners
of the City of Wichita, Kansas, this _____ day of
_____ 198__.

Mayor
Tony Casado
City Clerk
Donald C. Bisick

Entered on transfer record this
_____ day of _____ 198__.

County Clerk
Don Wright

Know all men by these presents
that we the undersigned have caused the land described
in the surveyors certificate to be platted into lots to
be known as "GOEBEL BROS. 2ND ADDITION" Wichita,
Kansas. The utility easements are hereby granted
as indicated for the construction and maintenance of
all public utilities.

Star Lumber and Supply Company

William J. Goebel President

State of Kansas }
Sedgwick County } ss. The foregoing instrument was
acknowledged before me this _____ day of _____
198__ by William J. Goebel, president of Star
Lumber and Supply

Notary Public

My App't. Date _____

State of Kansas }
Sedgwick County } ss. This is to certify that this
plat has been filed for record in the office of the
Register of Deeds this _____ day of _____
198__, at _____ o'clock _____ M.; and is duly recorded

Pat Kettler Register of Deeds

Ed Raso Deputy

Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 86-22 Name: GOEBEL BROS. 2ND ADDITION

Preliminary Approved: 3/13/86
Scheduled S/D Meeting: 4/24/86

DESCRIPTION

General Location: At the northwest corner of Douglas and Anna Street.
Owner: Star Lumber & Supply Company, c/o William J. Goebel, 325 S. West
Street, Wichita, KS 67209
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 0.9 Acre
 2. Number of Lots:
 - Residential: 4
 - Office:
 - Commercial:
 - Industrial:
 - Total: 4
 3. Minimum Lot Area: 9,367.52 Sq. Ft.
 4. Existing Zoning: "A"
 5. Proposed Zoning: "A"
-

STAFF COMMENTS:

- A. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structure constructed on subject property.
- B. The applicant shall submit a sidewalk certificate which requires the construction of a sidewalk on the north side of Douglas and the west side of Anna at the time of lot development. (Collector streets).
- C. The final plat tracing shall correct the Board of City Commissioners signature block to reference TONY CASADO as Mayor.
- D. The final plat tracing shall change the Metropolitan Area Planning Commission signature block to reference DAVID BAYOUTH as Vice-Chairman.
- E. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- G. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees needed with this replat?