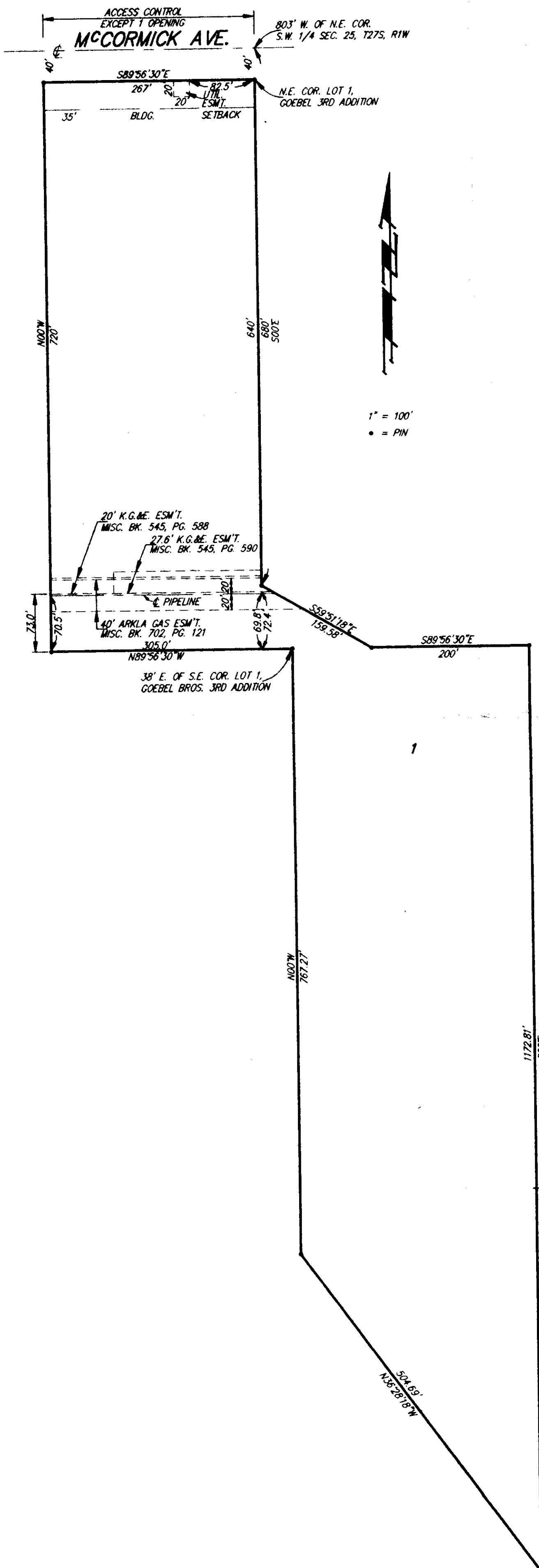


GOEBEL BROS. 4TH ADDITION

OFFICE COPY
DO NOT REMOVE

WICHITA, SEDGWICK COUNTY, KANSAS

FINAL PLAT



State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) aforesaid county and state do hereby certify that we have surveyed
and platted "GOEBEL BROS. 4TH ADDITION", Wichita, Sedgwick County,
Kansas, and that the accompanying plat is a true and correct exhibit
of the property surveyed, described as and being a replat of Lot 1,
Goebel Bros. 3rd Addition, Wichita, Sedgwick County, Kansas, together
with a tract in the SW 1/4 of Sec. 25, Twp. 27-S, R-1-W of the
6th P.M., Sedgwick County, Kansas, described as commencing at the
N.E. Cor. of said SW 1/4; thence west along the north line of said
SW 1/4, 803 feet; thence south parallel with the east line of said
SW 1/4, 680 feet for a place of beginning; thence southeasterly,
159.58 feet to a point 760 feet south of the north line of said SW 1/4,
said point being on the south line of Lot 1, Goebel Bros. 3rd Addition,
Wichita, Sedgwick County, Kansas, as extended east and 138 feet east
of the S.E. Cor. of said Lot 1; thence east parallel with the north
line of said SW 1/4, 200 feet; thence south parallel with the east line
of said SW 1/4, 1172.81 feet more or less to a point on a line 110
feet northeasterly from and measured at right angles to the north-
easterly right-of-way line of the A.T. and S.F. Railroad; thence north-
westerly parallel to said Railroad right-of-way, 504.69 feet more or
less to the east line of Lot 1, Goebel Bros. Addition, Wichita, Sedgwick
County, Kansas; thence north along the east line of said Lot, 767.27
feet more or less to the N.E. Cor. thereof; thence west along the north
line of said Lot, 38 feet to the S.E. Cor. of Lot 1, in said Goebel
Bros. 3rd Addition, Wichita, Sedgwick County, Kansas; thence north
80 feet to the place of beginning.

Existing public easements and dedications being vacated by
virtue of KSA 12-512(b).

Baughman Company, P.A.

Date _____
Gregory F. Severns Surveyor

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 be-
Sedgwick County) fore 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 Secretary

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

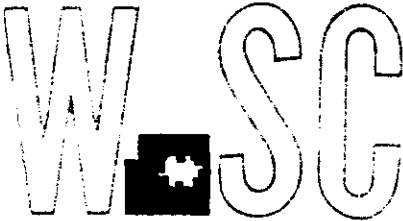
Entered on transfer record this _____ day
of _____, 1992.

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.

Pat Kettler Register of Deeds

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

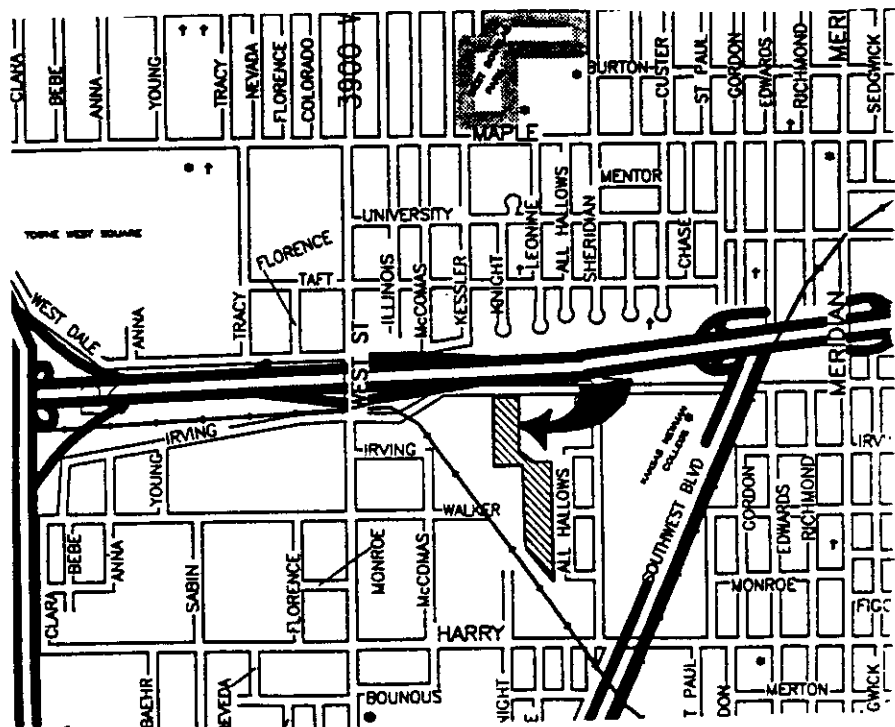
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

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