

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 platlor.
3. Certification that all real estate taxes for 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

A handwritten signature in dark ink, appearing to read "R. Timothy Bickhaus".

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

WICHITA, KANSAS

State of Kansas }
Sedgwick County } S.S. 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.

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 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.

Star Lumber and Supply Company

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

Michael G. Goebel Partner

Wayne L. Brinegar / Chairman

Marvin S. Krout Secretary

This plat approved and all dedications shown hereon, accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1987.

State of Kansas }
Sedgwick County } s.s. 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.

My App't Exp. _____ Notary Public

Bob Knight ~ Mayor

John Moir ~ City Clerk

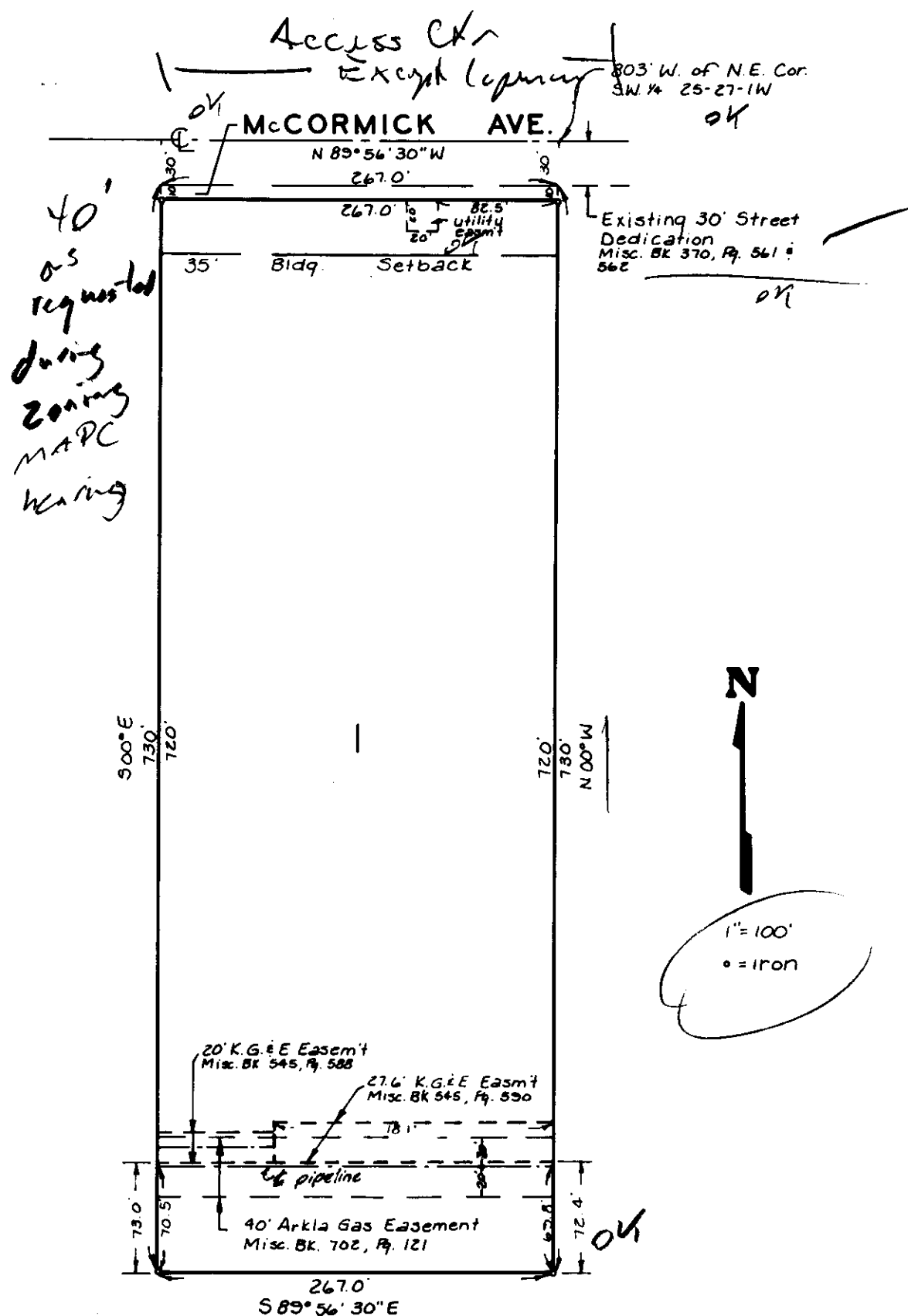
State of Kansas } ss. This is to certify that this plat has been filed
Sedgewick County }
for record in the office of the Register of Deeds, this ____ day of
_____, 1985, at ____ o'clock ____ M; and is duly recorded.

Entered on transfer record this day of
 , 1989.

Don Wright County Clerk

_____ Register of Deeds
Pat Kettler

_____ Deputy
Ed Risa



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 plat'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:

