

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 plattor.
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

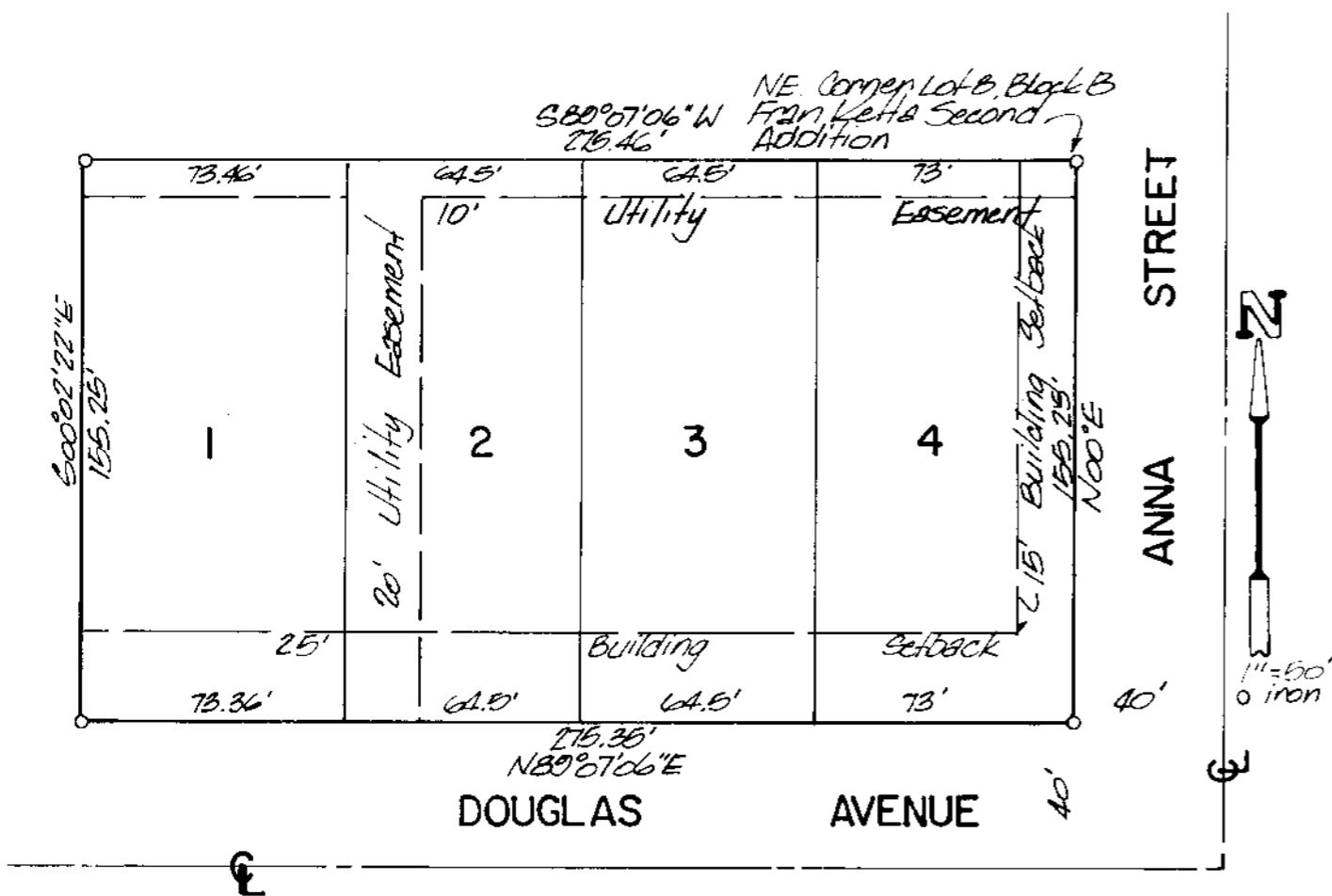
BRB:mlh

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

GOEBEL BROS. 2ND ADDITION

WICHITA, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 4-24-86 TO THE CONDITIONS OF THE PLAT COVERED 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. 12-612(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

William J. Goebel Vice Chairman

David Bayenath Secretary

Michael E. Lindebak

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

Robert E. Brown Mayor
Tony Casado

Donald C. Bisick City Clerk

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

Don Wright County Clerk

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

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"
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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?