AGENDA
HOLCOMB - GARDEN CITY - FINNEY COUNTY AREA PLANNING COMMISSION
THURSDAY, AUGUST 15, 2024
9:00 AM
CITY COMMISSION CHAMBERS - GARDEN CITY, KANSAS

Note: If you require any accommodation (i.e. qualified interpreter, large print, reader, hearing assistance) in order to attend this meeting, please notify this office at (620) 276-1170 no later than 48 hours prior to the scheduled commencement of the meeting.

Workshop

I. Chairman calls regular meeting to order

II. Approval of Minutes -

A. Planning Commission Minutes- July 18, 2024
PC Minutes - July 18, 2024

III. PUBLIC COMMENT - Agenda Schedule Allowance: 30 minutes (5 minutes per spokesperson)

IV. General Staff Report and Update

A. General Staff Report-August 15, 2024
General Staff Report- August 15, 2024

V. Submittal of Exhibits for the Record

A. Finney County Zoning Regulations, Garden City Zoning Regulations and City of Holcomb Zoning Regulations all as amended
B. Finney County, City of Garden City, and City of Holcomb Subdivision Regulations all as amended
C. Finney County, City of Garden City, and City of Holcomb Comprehensive Plans all as amended
D. All Visual Aid Presentations with Aerial Maps, Site Plans, and Plats
E. All application files in their entirety including Staff Reports

VI. New Business

A. FC2024-32 Parcel Plat - Lightner Second Addition
FC2024-32 Parcel Plat - Lightner Second Addition
FC2024-32 Vicinity Map

B. GC2024-33 Plat – Pena's Schulman Avenue Addition.

GC2024-33 PENA'S SCHULMAN AVENUE ADDITION
GC2024-33 VICINITY MAP

VII. Adjourn

MINUTES

HOLCOMB - GARDEN CITY - FINNEY COUNTY AREA
PLANNING COMMISSION

July 18, 2024

The Holcomb-Garden City-Finney County Area Wide Planning Commission scheduled a Public Hearing at 9:00 a.m. Thursday, July 18, 2024, in the City Commission Chambers at the City of Garden City Administrative Center located at 301 N 8th Street, Garden City, Kansas.

1. CALL TO ORDER

Chair Germann called to order the Area Wide Planning Commission meeting at 9:00 a.m. The following Commission members were present: Member Anliker, Member Crist, Member Crocket, Member Michel, Member Randall and Member Rupp. Also present were Staff Maxwell, Staff Presisto, and Staff Thompson.

2. **APPROVAL OF MINUTES –** June 20, 2024

Member Crockett made a motion to approve the minutes from June 20, 2024. *Member Anliker* seconded the motion. Votes were taken by yeas and nays and recorded as follows:

Anliker	Collins	Crockett	Crist	Germann	Glass	Michel	Randall	Rupp
Yea	Not Present	Yea	Yea	Yea	Not Present	Yea	Yea	Yea

Motion passed.

Member Glass arrived after approval of minutes.

3. PUBLIC COMMENT- Agenda Schedule Allowance: 30 minutes (5 minutes per spokesperson)

OPEN PUBLIC COMMENT for items not on agenda.
CLOSED PUBLIC COMMENT

4. GENERAL STAFF REPORT AND UPDATE

Staff Presisto presented the General Staff Report, copies of which are available through the Neighborhood & Development Services office.

5. SUBMITTAL OF EXHIBITS FOR THE RECORD

a. **Finney County Zoning Regulations, Garden City Zoning Regulations and City of Holcomb Zoning Regulations all as amended.**
b. **Finney County, City of Garden City, and City of Holcomb Subdivision Regulations all as amended**
c. **Finney County, City of Garden City, and City of Holcomb Comprehensive Plans all as amended**
d. **All Visual Aid Presentations with Aerial Maps, Site Plans, and Plats**
e. **All application files in their entirety including Staff Reports**

6. NEW BUSINESS

GC2024-29: An amendment to the Garden City Zoning Regulations regarding parking requirements and any other-cross references at the request of staff.

Staff Thompson- Presented staff report.

Member Glass- So we are using the term dwelling for everything, all sorts of housing?

Staff Thompson- Yes.

Member Glass- Is that different from manufactured home versus single-family dwelling or is it still the same?

Staff Thompson- It will still have the same requirements as what is presented here, not the current.

Member Glass- What about a tri-plex?

Staff Thompson- Those would be considered a multi-family dwelling unit and will have those requirements that are listed. And same thing with the four-plex.

Member Glass- I don't know how you do a 1.7 parking space.

Staff Thompson- We'll round it up once we have the number of bedrooms, which is how we do that now.

Member Crist- Is there some sort of formula that determines that 1.7 or is that just an arbitrary formula?

Staff Thompson- The engineer from Wilson & Company used some data that did a national average of what some city's use, and it was very similar to that number and to my understanding that is where we got it from, was other cities. The information that they presented to us was kind of the general theme that we are seeing.

Member Rupp- When you researched other communities did any of them have the same requirements as we do currently? I know you said most of them were lower, but were any of them what we have now?

Staff Thompson- Not that we saw, no. Maybe some of the really smaller cities are ones that have older regulations than we have, but at least the ones that we looked at were more recent and more of the current trends.

Chair Germann- In the research that you have done do you feel like this will be adequate parking?

Staff Thompson- We think that this aligns with the current themes and will also support the increased housing numbers that we want that the City Commission has set as a goal and that is in the comprehensive plan. This is in line with what we are seeing and what the developers are proposing to us as they come in with their ideas.

MEMBER RUPP MADE A MOTION TO RECOMMEND APPROVAL OF THE AMENDMENT TO THE GARDEN CITY ZONING REGULATIONS REGARDING PARKING REQUIREMENTS AND ANY OTHER-CROSS REFERENCES PER STAFF RECOMMENDATION ALTERNATIVE 1. MEMBER CRIST SECONDED THE MOTION.

Votes were taken by yeas and nays and recorded as follows:

Anliker	Collins	Crockett	Crist	Germann	Glass	Michel	Randall	Rupp
Yea	Not Present	Yea	Yea	Yea	Yea	Yea	Yea	Yea

Motion passed.

7. COMMISSION MEMBER REPORTS

8. ADJOURN

The meeting was adjourned at 9:08 A.M.

Trent Maxwell	Secretary	Vicki Germann	Chairman
Aleecya Charles	Staff	Sean Collins	Vice-Chairman

GENERAL STAFF REPORT AND UPDATE
August 15, 2024

City of Garden City, Kansas
Neighborhood & Development Services Department

Site Plans Approved: July 13, 2024 – August 5, 2024

Site Plan	SP#	Landscape	Address	Project
Storage Building	SPG24-23	N	2610 Prairie Ave.	Mastin
Rail Project	SPG24-25	N	2750 E Hwy 50	Wind River Grain

Lot Splits & Parcel Plats Approved Administratively: July 13, 2024 – August 5, 2024

Jurisdiction	Request	Description	Applicant/Surveyor
City	Lot Split	Wickwar Second Addition	Wes Wickwar Palmberg Land Surveying

Commercial Certificate of Occupancies Issued: July 13, 2024 – August 5, 2024

No Commercial Certificate of Occupancy Issued

Project	Address

Discussion:

GARDEN CITY
— KANSAS —

MEMORANDUM

TO: Holcomb - Garden City - Finney County Area Planning Commission Agenda
THRU: Trent Maxwell, Neighborhood and Development Services Director
FROM: Daunte Thompson, Planner
DATE: August 15, 2024
RE: FC2024-32 Parcel Plat - Lightner Second Addition

ISSUE:
The Planning Commission is asked to consider and provide a recommendation for the Lightner Second Addition Parcel Plat.

BACKGROUND:
Palmberg Land Surveying Services is requesting to plat the Lightner Second Addition. The property is generally located at 11480 Beef Land Road, Finney County, Kansas and contains +/- 15.68 acres . The property is currently zoned "A" Agricultural District and meets the non-conforming parcel exception since the lot is more than 5 acres and contains agricultural buildings that existed prior to 2006 according to Section 4.020(11) of the Finney County Zoning Regulations.

Section 4.020(11) PERMITTED USES:
Non-conforming parcels which are a minimum of five (5) acres or more, and less than forty (40) acres may be platted by parcel plat procedure as long as a home or agricultural accessory building existed prior to July 1, 2006. No parcel of 40 acres or less may be subdivided if it is vacant, or currently used for agricultural purposes unless properly rezoned to a new zoning district. This includes corners of existing crop circles. (Res. #19-2006, 06/05/06)

The second submittal was presented for review on July 31, 2024 and met requirements.

ALTERNATIVES:
1. The Planning Commission may recommend approval of the plat.
2. The Planning Commission may not recommend approval of the plat.

RECOMMENDATION:
Staff recommends the Planning Commission recommend approval of the plat.

FISCAL NOTE:
None.

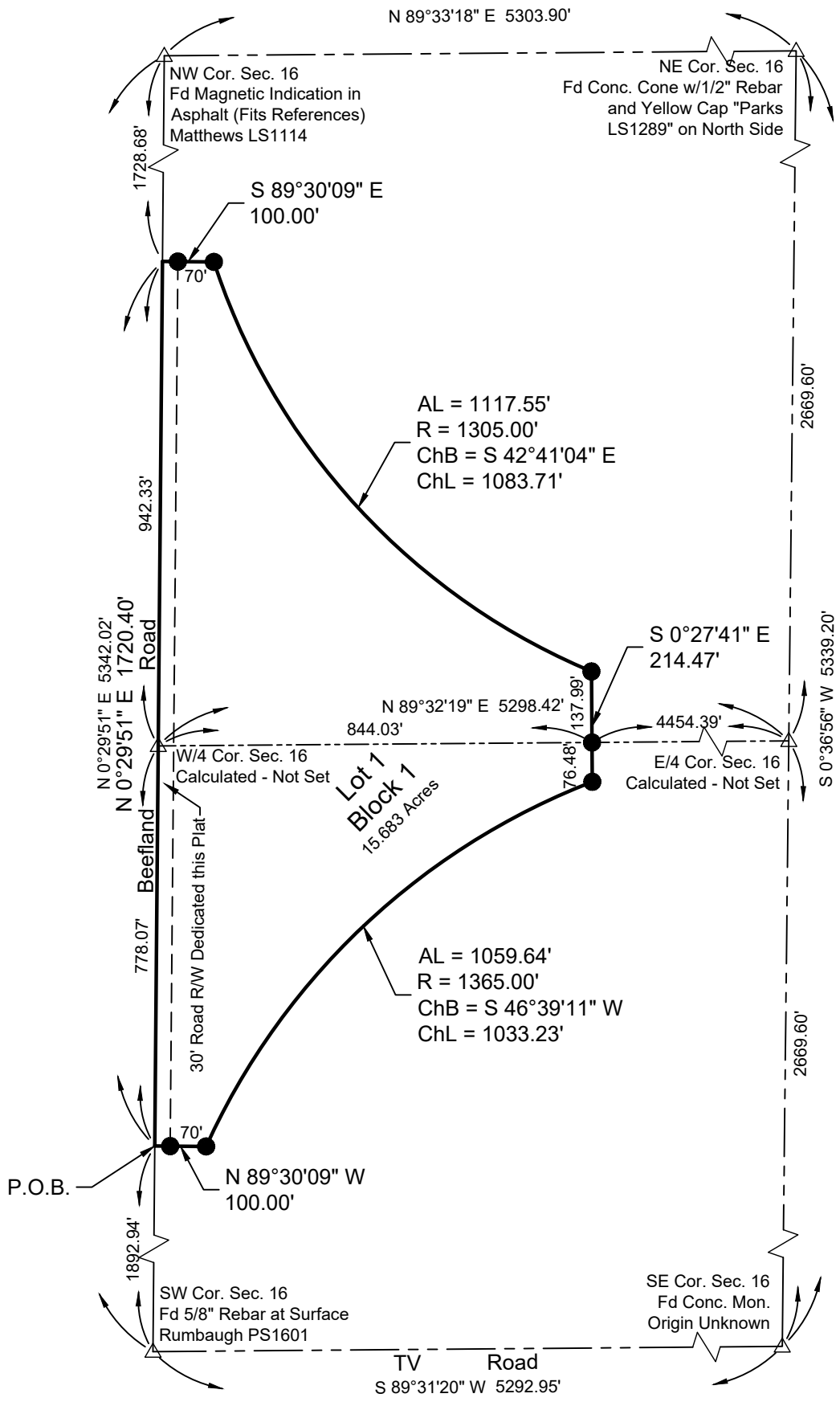
ATTACHMENTS:
FC2024-32 Parcel Plat - Lightner Second Addition
FC2024-32 Vicinity Map

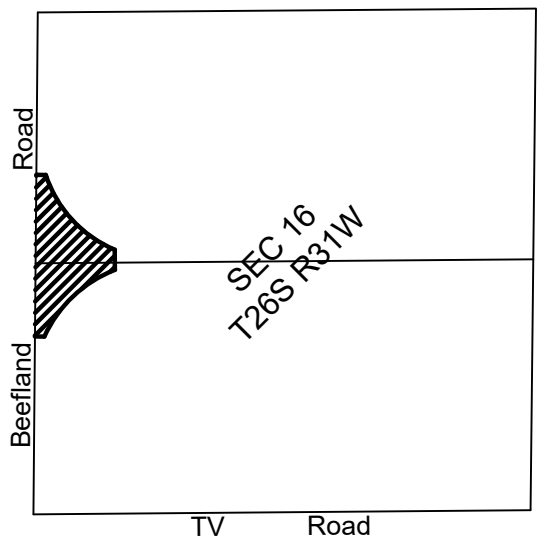
Lightner Second Addition

A Parcel Plat in the W/2 of Sec. 16, T26S, R31W
in Finney County, Kansas

APPROVED
CITY COPY
City of Garden City, KS
Project Number: SPFC24-28
Approved by: SR
Date: 01Aug2024
No. of Pages: 2(PLATS)
2nd Submittal

RECEIVED
City of Garden City, KS
Project Number: SPFC24-28
Received by: SR
Date: 31Jul2024
No. of Pages: 2(PLATS)
2nd Submittal

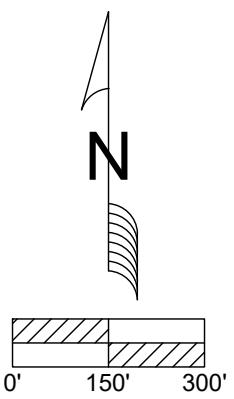




Vicinity Map
Not to Scale

Acreages

Lot 1, Block 1	15.683
Dedicated R/W	1.185
Total	16.868



Scale: 1" = 300'

LEGEND

- △ Section Corner
- ■ Concrete Monument
- ◆ Previous Survey Points Found and Used
- ● Set 1/2" Rebar w/Pink Plastic Cap (Palmberg PS1382)
- Not To Scale
- ( ) Platted Distance
- { } Deed Distance
- < > GLO Distance

Zoning Classification
Currenty Zoned "A"
Agricultural District

Survey Review
I, hereby certify, that this plat was reviewed by me and that it is in compliance with K.S.A. 58-2005 and the Kansas Minimum Standards for Boundary Surveys.

David J. Matthews Licensed LS-1114 Kansas Land Surveyor

I hereby certify, that this drawing represents the results of a field survey completed by me on .

DUANE K. PALMBERG LICENSED LS-1382 KANSAS LAND SURVEYOR

Palmberg Land Surveying Services, LLC
605 Main Street P.O. Box 38 Ashland, Kansas 67831
Garden City Office (620)277-2002 Ashland Office (620)255-9530
duane@plss-ks.com www.plss-ks.com

Notes:
1. No Improvements are shown by agreement with Client
2. Easement and Setback are Not shown by agreement with Client
3. The Basis of Bearings is the W. line of Sec. 16, assumed to be N 0°29'51" E.
4. Error of Closure: >1:

Lightner Second Addition
A Parcel Plat in the W/2 of Sec. 16, T26S, R31W
in Finney County, Kansas

File Name: 2024-021	Job Number: 2024-021	Date:6/25/2024

Lightner Second Addition

A Parcel Plat in the W/2 of Sec. 16, T26S, R31W
in Finney County, Kansas

Legal Descriptions of Record

A tract of land located in the Southwest Quarter of Section 16, Township 26 South, Range 31 West of the 6th P.M. in Finney County, Kansas, more fully described as follows:
Commencing at the Southwest corner of said Section 16;
Thence on an assumed bearing of North 0°29'51" East, on the West line of said Section 16, for a distance of 1892.94 feet to the Point of Beginning;
Thence on a bearing of South 89°30'09" East for a distance of 100.00 feet;
Thence on a curve to the left, concave to the Southeast, described by an Arc Length of 1059.64 feet, a Radius of 1365.00 feet, a Chord Bearing of North 46°39'11" East and a Chord Length of 1033.23 feet;
Thence on a bearing of North 0°27'41" West for a distance of 76.48 feet to the North line of said Southwest Quarter;
Thence on a bearing of South 89°32'19" West, on said North line, for a distance of 844.03 feet to the Northwest corner of said Southwest Quarter;
Thence on a bearing of South 0°29'51" West, on said West line, for a distance of 778.07 feet to the Point of Beginning, as prepared by Duane K. Palmberg, PS1382 on June 23, 2024.

The above described tract contains 7.493 acres, more or less, and is subject to easements and rights-of-ways of record.

AND

A tract of land located in the Northwest Quarter of Section 16, Township 26 South, Range 31 West of the 6th P.M. in Finney County, Kansas, more fully described as follows:
Commencing at the Northwest corner of said Section 16;
Thence on an assumed bearing of South 0°29'51" West, on the West line of said Section 16, for a distance of 1728.68 feet to the Point of Beginning;
Thence on a bearing of South 89°30'09" East for a distance of 100.00 feet;
Thence on a curve to the right, concave to the Northeast, described by an Arc Length of 1117.55 feet, a Radius of 1305.00 feet, a Chord Bearing of South 42°41'04" East and a Chord Length of 1083.71 feet;
Thence on a bearing of South 0°27'41" East for a distance of 137.99 feet to the South line of said Northwest Quarter;
Thence on a bearing of South 89°32'19" West, on said South line, for a distance of 844.03 feet to the Southwest corner of said Northwest Quarter;
Thence on a bearing of North 0°29'51" East, on said West line, for a distance of 942.33 feet to the Point of Beginning, as prepared by Duane K. Palmberg, PS1382 on June 23, 2024.

The above described tract contains 9.375 acres, more or less, and is subject to easements and rights-of-ways of record.

Land Surveyors Boundary Description

A tract of land located in the West Half of Section 16, Township 26 South, Range 31 West of the 6th P.M. in Finney County, Kansas, more fully described as follows:
Commencing at the Southwest corner of said Section 16;
Thence on an assumed bearing of North 0°29'51" East, on the West line of said Section 16, for a distance of 1892.94 feet to the Point of Beginning;
Thence continuing on the bearing of North 0°29'51" East, on said West line, for a distance of 1720.40 feet;
Thence on a bearing of South 89°30'09" East for a distance of 100.00 feet;
Thence on a curve to the right, concave to the Northeast, described by an Arc Length of 1117.55 feet, a Radius of 1305.00 feet, a Chord Bearing of South 42°41'04" East and a Chord Length of 1083.71 feet;
Thence on a bearing of South 0°27'41" East for a distance of 214.47 feet;
Thence on a curve to the right, concave to the Southeast, described by an Arc Length of 1059.64 feet, a Radius of 1365.00 feet, a Chord Bearing of South 46°39'11" West and a Chord Length of 1033.23 feet;
Thence on a bearing of North 89°30'09" West for 100.00 feet to the Point of Begining, as prepared by Duane K. Palmberg, PS1382 on July 5, 2024.

The above described tract contains 16.868 acres, more or less, and is subject to easements and rights-of-ways of record.

Owner's Certification

State of Kansas)
) ss:
County of Finney)

I, Gerald W. Lightner, being the owner of the property described herein, have caused the same to be surveyed and subdivided, and hereby dedicate said plat and easement.

Gerald W. Lightner

Notary Acknowledgment

State of Kansas)
) ss:
County of Finney)

This dedication was acknowledged before me, the undersigned officer, by Gerald W. Lightner, this ____ day of _____ , 2024.

Notary Public for
Gerald W. Lightner

HOLCOMB - GARDEN CITY - FINNEY COUNTY AREA PLANNING COMMISSION

The Plat described herein has been reviewed and considered by the Holcomb - Garden City - Finney County Area Planning Commission at it's regular meeting held this _____ day of _____, 2024, and the same is hereby recommended for approval.

Vicki Germann, Chairman

Trent Maxwell, Director
Neighborhood & Development Services

ACCEPTANCE OF BOARD OF COUNTY COMMISSIONERS

I, Dori Munyan, Clerk of the Board of County Commissioners of Finney County, Kansas, hereby certify that said Board on _____ day of _____, 2024, accepted on behalf of the public the forgoing described parcel of real estate, road right-of-way and public utility easements for public use.

Dori Munyan, Clerk
Board of County Commissioners

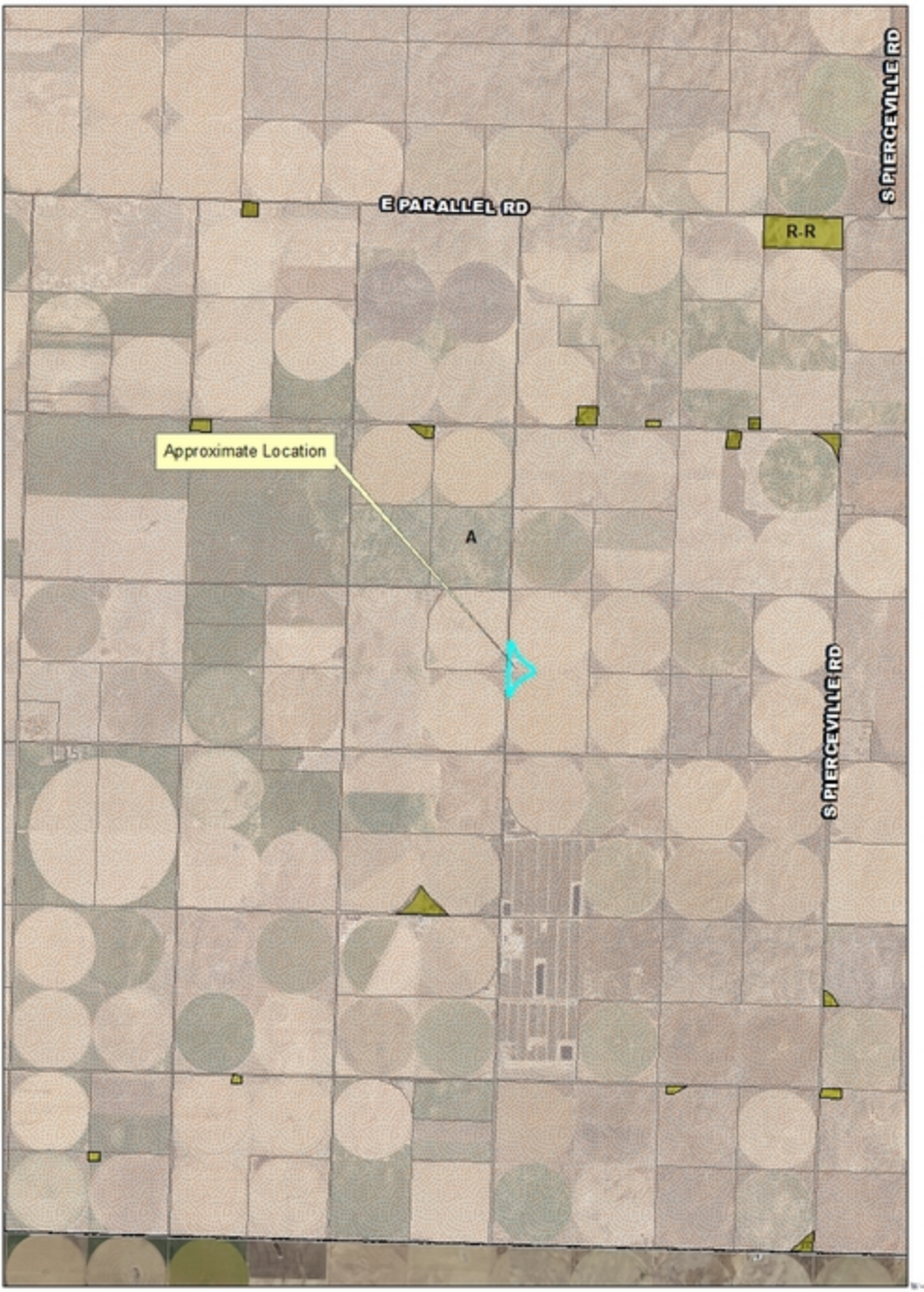
Gerry Schultz, Chairman
Board of County Commissioners

Palmberg Land Surveying Services, LLC
605 Main Street P.O. Box 38 Ashland, Kansas 67831
Garden City Office (620)277-2002 Ashland Office (620)255-9530
duane@plss-ks.com www.plss-ks.com

Notes:
1. No Improvements are shown by agreement with Client
2. Easement and Setback are Not shown by agreement with Client
3. The Basis of Bearings is the W. line of Sec. 16, assumed to be N 0°29'51" E.
4. Error of Closure: >1:

Lightner Second Addition
A Parcel Plat in the W/2 of Sec. 16, T26S, R31W
in Finney County, Kansas

File Name: 2024-021	Job Number: 2024-021	Date:6/25/2024


E PARALLEL RD
S PIERCEVILLE RD
R-R
Approximate Location
A
S PIERCEVILLE RD

MEMORANDUM

TO: Holcomb - Garden City - Finney County Area Planning Commission Agenda
THRU: Trent Maxwell, Neighborhood and Development Services Director
FROM: Daunte Thompson, Planner
DATE: August 15, 2024
RE: GC2024-33 Plat – Pena's Schulman Avenue Addition

ISSUE:
The Planning Commission is asked to consider and provide a recommendation for the Pena's Schulman Avenue Addition Plat.

BACKGROUND:

Palmberg Land Surveying Services, LLC is requesting to plat the Pena's Schulman Avenue Addition. The property is generally located at 2602 E. Schulman Avenue, Garden City, Kansas. The property is currently zoned "R-1" Single Family District and contains one home, one accessory structure and the property owner intends to construct another accessory structure on the southwest corner of the property. The property has not been previously platted but is a requirement before a building permit can be issued for the proposed accessory structure. The property contains +/- .80 acres.

The first submittal was presented for plat review on August 2, 2024 , and the following concerns were declared:

NDS:

1. SETBACKS: Please remove the listed setbacks and note as “Setbacks for this plat will need to be in accordance with the “R-1” Single Family Residential Zoning District of the Garden City Zoning Regulations”
2. SUBTITLE: Please remove the word “Parcel” from the subtitle.
3. CLOSURE: Please match the error of closure form the first page with the second page.
4. VICINITY MAP: Please provide a vicinity map.
5. SIGNATURE LINES: Signature Lines need to be corrected to:
    a. Planning Commission signature line
        i. “The Plat described herein has been reviewed and considered by the Holcomb-Garden City Finney County Area Planning Commission…”
    b. City of Garden City signature line
        a. “These rights-of-ways are accepted by the Governing Body of the City of Garden City

ALTERNATIVES:

1. The Planning Commission may recommend approval of the Pena's Schulman Avenue Addition contingent on the plat meeting the minimum requirements of the subdivision and zoning regulations.

2. The Planning Commission may not recommend approval of the Pena's Schulman Avenue Addition.

RECOMMENDATION:

Staff recommends the Planning Commission recommend approval of the Pena's Schulman Avenue Addition contingent on the plat meeting the minimum requirements of the subdivision and zoning regulations.

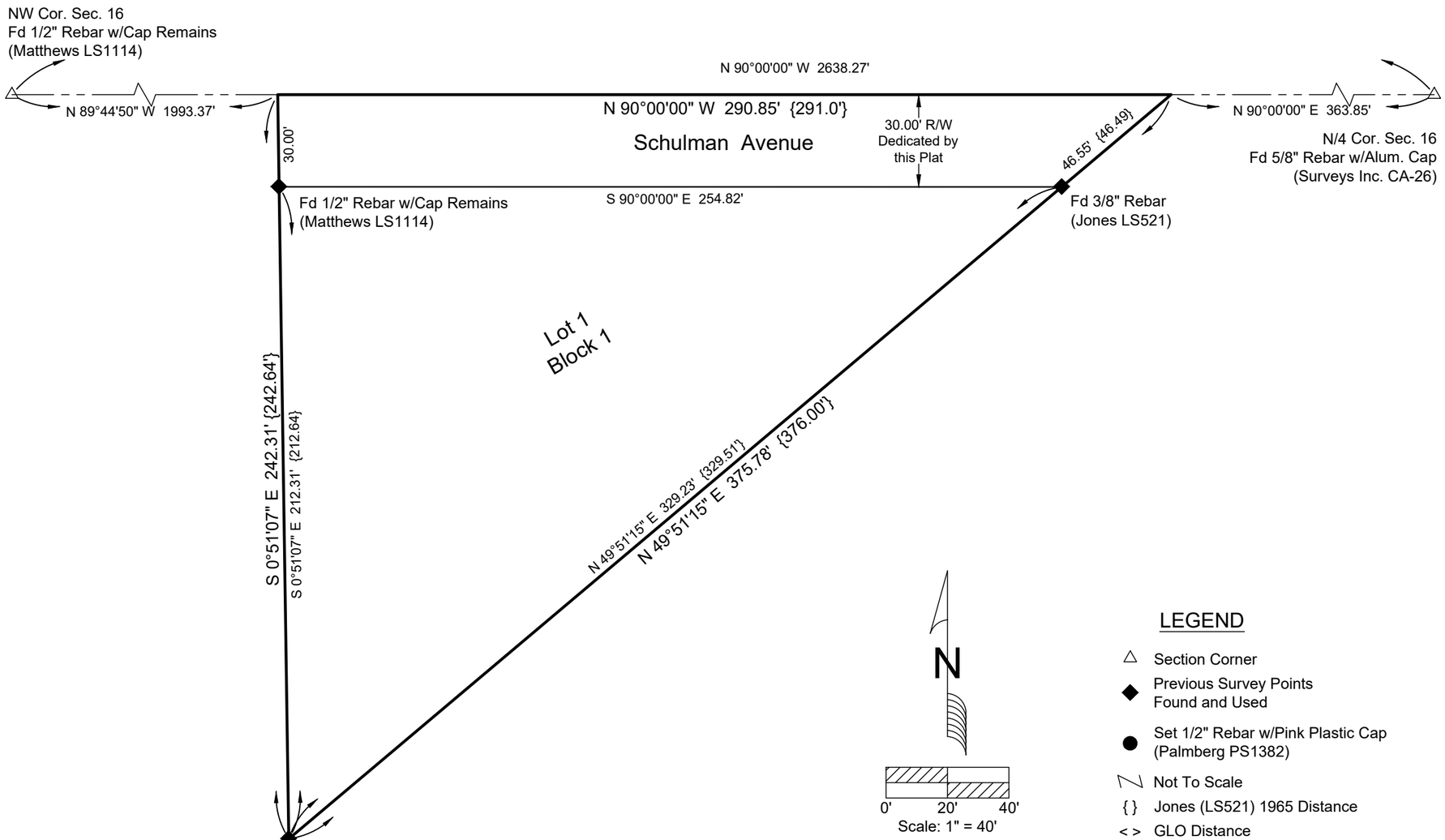
FISCAL NOTE:

None.

ATTACHMENTS:

GC2024-33 PENA'S SCHULMAN AVENUE ADDITION
GC2024-33 VICINITY MAP

Pena's Schulman Avenue Addition
A Parcel Plat in the NW/4 of Sec. 16, T24S, R32W
Garden City, Finney County, Kansas



LEGEND

- △ Section Corner
- ◆ Previous Survey Points Found and Used
- ● Set 1/2" Rebar w/Pink Plastic Cap (Palmberg PS1382)
- Not To Scale
- { } Jones (LS521) 1965 Distance
- < > GLO Distance

Zoning Classification:

R-1 Single Family Residential
Setbacks:
Front: Dwellings 15' (All other Structures 25')
Side: 3 1/2'
Rear: 10'

Area Calculations

Lot 1, Block 1	0.621 Acres
Dedicated R/W	0.188 Acres
Total Acreage	0.809 Acres

Survey Review
I, hereby certify, that this plat was reviewed by me and that it is in compliance with K.S.A. 58-2005 and the Kansas Minimum Standards for Boundary Surveys.

David J. Matthews Licensed LS-1114 Kansas Land Surveyor

I hereby certify, that this drawing represents the results of a field survey completed by me on June 20, 2024.

DUANE K. PALMBERG LICENSED LS-1382 KANSAS LAND SURVEYOR

Palmberg Land Surveying Services, LLC
605 Main Street P.O. Box 38 Ashland, Kansas 67831
Garden City Office (620)277-2002 Ashland Office (620)255-9530
duane@plss-ks.com www.plss-ks.com

Notes:
1. No Improvements are shown by agreement with Client
2. Easement and Setback are Not shown by agreement with Client
3. The Basis of Bearings is the N. line of NW/4 Sec. 16, assumed to be S90°00'00" E.
4. Error of Closure: >1:190,000 0.00' @ S 15°36'38" E

Pena's Schulman Avenue Addition
A Parcel Plat in the NW/4 of Sec. 16, T24S, R32W
Garden City, Finney County, Kansas

File Name: 2024-024	Job Number: 2024-024	Date:6/20/2024

Pena's Schulman Avenue Addition
A Parcel Plat in the NW/4 of Sec. 16, T24S, R32W
Garden City, Finney County, Kansas

Legal Description of Record

A tract of land located in the Northwest Quarter (NW/4) of Section Sixteen (16), Township Twenty-four (24) South, Range Thirty-two (32) West of the 6th P.M. in Finney County, Kansas, described as follows: Beginning at a point on the North line of Section 16, Township 24 South, Range 32 West of the 6th P.M., in Finney County, Kansas, said point being 1698.9 feet east of the northwest corner of said section, thence south at a deflection angle to the right of 89°07' a distance of 481.1 feet, thence in a northeasterly direction at an interior angle of 50°42' a distance of 745.54 feet to the north line of said section, thence west along the north line of said section at an interior angle of 40°11' a distance of 577.0 feet to the point of beginning.

Except a tract described as: Commencing at the NW Corner of Section 16, T24S, R32W of the 6th P.M., thence N 90°00'00" E on the North line of the NW Quarter of Section 16 for a distance of 1697.80' (recorded as 1698.9') to the point of beginning; thence continuing N 90°00'00" E for a distance of 285.78 feet (recorded as 286.0'), thence S. 00°51'01" E for a distance of 242.30 feet (recorded as 242.64') thence S 49°49'10" W for a distance of 369.41 feet (recorded as 369.54') thence N 00°51'01" W for a distance of 480.67 feet (recorded as 481.1') to the point of beginning.

Surveyors Boundary Description

A tract of land located in the Northwest Quarter of Section 16, Township 24 South, Range 32 West of the Sixth P.M. in Garden City, Finney County, Kansas, more fully described as follows:
Commencing at the Northwest corner of Section 16;
Thence on an assumed bearing of North 90°00'00" East, on the North liine of said Section 16, for a distance of 1993.37 feet to the Point of Beginning;
Thence on a bearing of South 0°51'07" East for a distance of 242.54 feet;
Thence on a bearing of North 49°51'15" East for a distance of 375.78 feet to said North line;
Thence on a bearing of North 90°00'00" West, on said North line, for a distance of 290.85 feet to the Point of Beginning, as prepared by Duane K. Palmberg, PS1382 on August 2, 2024.
The above described tract contains 0.809 acres, more or less, and subject to easements and rights-of-ways of record.

Owner's Certification

State of Kansas)
) ss:
County of Finney)

We, Alfredo Pena and Berta J. Pena aka Bertha J. Pena, being the owners of the property described herein, have caused the same to be surveyed and subdivided, and hereby dedicate said plat and easement.

Alfredo Pena

Berta J. Pena aka Bertha J. Pena

Notary Acknowledgment

State of Kansas)
) ss:
County of Finney)

This dedication was acknowledged before me, the undersigned officer, by Alfredo Pena and Berta J. Pena aka Bertha J. Pena, this ____day of_____ , 2024.

Notary Public for
Alfredo Pena

Notary Public for
Berta J. Pena aka Bertha J. Pena

Holcomb - Garden City - Finney County Area Planning Commission Approval

The Parcel Plat described herein has been reviewed and considered by the Holcomb - Garden City - Finney County Area Planning Commission, this ____ day of _____, 2024, and same is hereby approved for final approval.

Vicki Germann
Chairman

Trent Maxwell, Director
Neighborhood & Development Services

City of Garden City

State of Kansas)
) ss:
County of FInney)

These rights-of-ways and easements accepted by the Governing Body of the City of Garden City, Kansas, as shown on said plat, are hereby dedicated this ____ day of _____, 2024.

Manuel F. Ortiz, Mayor

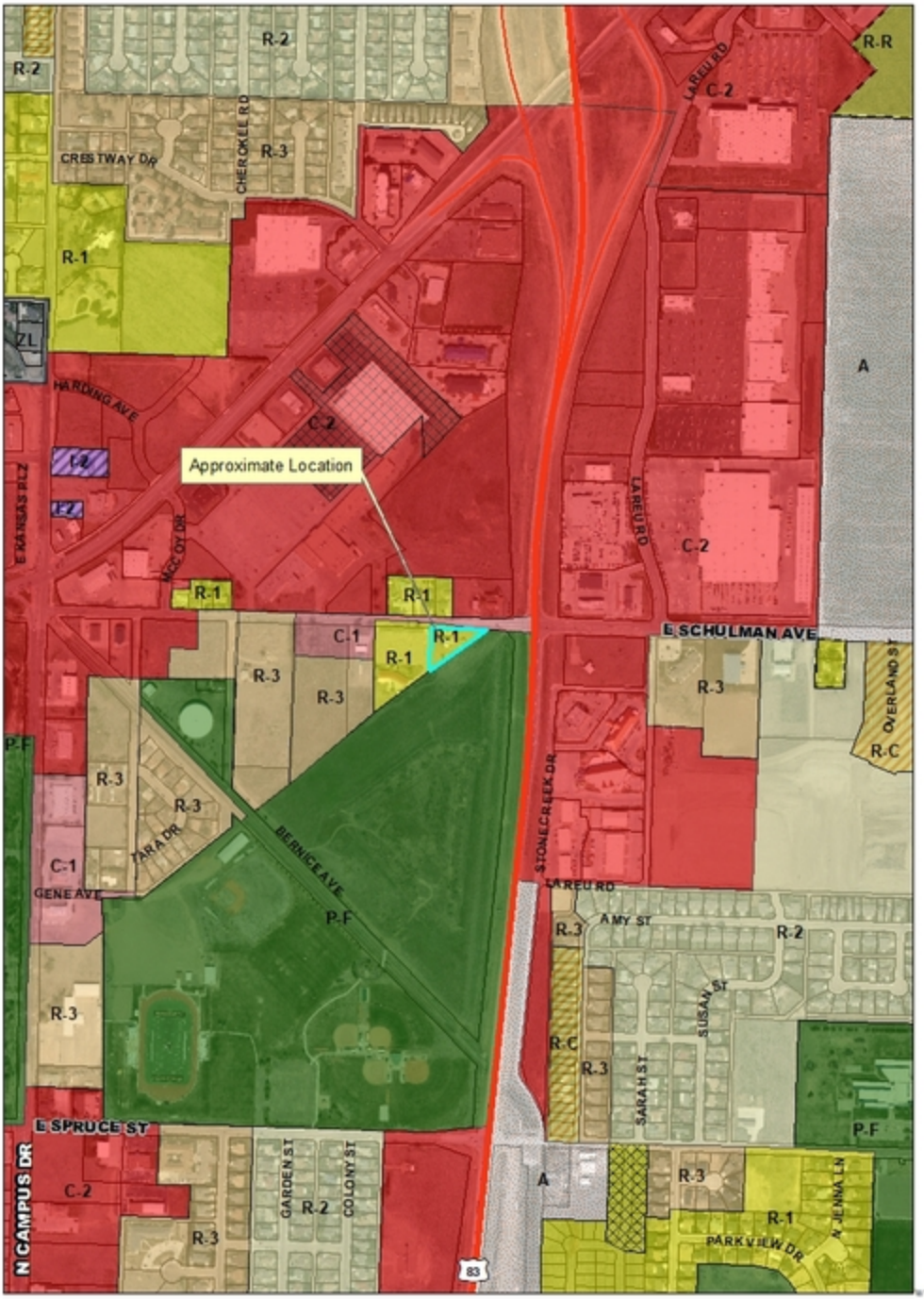
Attest: Celyn Hurtado,City Clerk

Palmberg Land Surveying Services, LLC
605 Main Street P.O. Box 38 Ashland, Kansas 67831
Garden City Office (620)277-2002 Ashland Office (620)255-9530
duane@plss-ks.com www.plss-ks.com

Notes:
1. No Improvements are shown by agreement with Client
2. Easement and Setback are Not shown by agreement with Client
3. The Basis of Bearings is the N. line of NW/4 Sec. 16, assumed to be S90°00'00" E.
4. Error of Closure: >1:

Pena's Schulman Avenue Addition
A Parcel Plat in the NW/4 of Sec. 16, T24S, R32W
Garden City, Finney County, Kansas

File Name: 2024-024	Job Number: 2024-024	Date:6/20/2024


Approximate Location
R-2
R-3
R-1
C-2
C-1
R-R
A
P-F
R-C
CRESTWAY DR
CHEROKEE RD
HARDING AVE
E KANSAS PLZ
MCCOY DR
LAREU RD
E SCHULMAN AVE
OVERLAND ST
STONE CREEK DR
AMY ST
SUSAN ST
SARAH ST
N JENNA LN
PARKVIEW DR
TARA DR
BERNICE AVE
GENE AVE
E SPRUCE ST
N CAMPUS DR
GARDEN ST
COLONY ST
83