Sedgwick County
Register of Deeds - Bill Meek
DOC.#/FLM-PG: 29353666
Receipt #: 1847818
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Recording Fee: 0DH
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BEFORE THE CITY COUNCIL OF THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS

IN THE MATTER OF THE VACATION OF A PLATTED ALLEY AND AN ALLEY DEDICATED BY SEPARATE INSTRUMENT	)	**CITY CLERK'S ORIGINAL RETURN TO CITY CLERK**
GENERALLY LOCATED BETWEEN OLIVER AND GLENDALE AVENUES NORTH OF DOUGLAS AVENUE	)	**Case No. VAC2012-00044**
MORE FULLY DESCRIBED BELOW	)	

VACATION ORDER

NOW on this day of February 12, 2013, comes on for hearing the petition for vacation filed by W.G. Enterprises, LLC, c/o W.G. Farha, Douglas Partners, LLC, c/o Christian Ablah & Citizens Bank of Kansas, c/o Bob Drouhard (owners abutting subject alleys), praying for the vacation of the following described platted alley and an alley dedicated by separate instrument (Deed Record 521, Page 209), to-wit:

The north twenty (20) feet of Lot 20, Block 8, Glendale Avenue, East Boulevard Addition to Wichita, Sedgwick County, Kansas, previously dedicated to the public as an alley and recorded with the Sedgwick County Register of Deeds at Deed Record 521, Page 209; ALONG WITH the twenty (20) foot east-west alley as platted in Block 8, Glendale Avenue, East Boulevard Addition to Wichita, Sedgwick County, Kansas.

The City Council, after being duly and fully informed as to fully understand the true nature of this petition and the propriety of granting the same, makes the following findings:

00002935666

1. That due and legal notice has been given by publication as required by law, in The Wichita Eagle on December 20, 2013, which was at least 20 days prior to the public hearing.

2. No private rights will be injured or endangered by the vacation of the above-described platted alley and the alley dedicated by separate instrument and the public will suffer no loss or inconvenience thereby.

3. Three utility easements dedicated by separate instrument and three restrictive covenants will be recorded with the Vacation Order at the Sedgwick County Register of Deeds.

4. In justice to the petitioner(s), the prayer of the petition ought to be granted.

5. No written objection to said vacation has been filed with the City Clerk by any owner or adjoining owner who would be a proper party to the petition.

6. The vacation of the described platted alley and the alley dedicated by separate instrument should be approved.

IT IS, THEREFORE, BY THE CITY COUNCIL, on this 12th day of February, 2013, ordered that the above-described platted alley and the alley dedicated by separate instrument are hereby vacated. IT IS FURTHER ORDERED that the City Clerk shall certify a copy of this order to the Register of Deeds of Sedgwick County.

Carl Brewer, Mayor

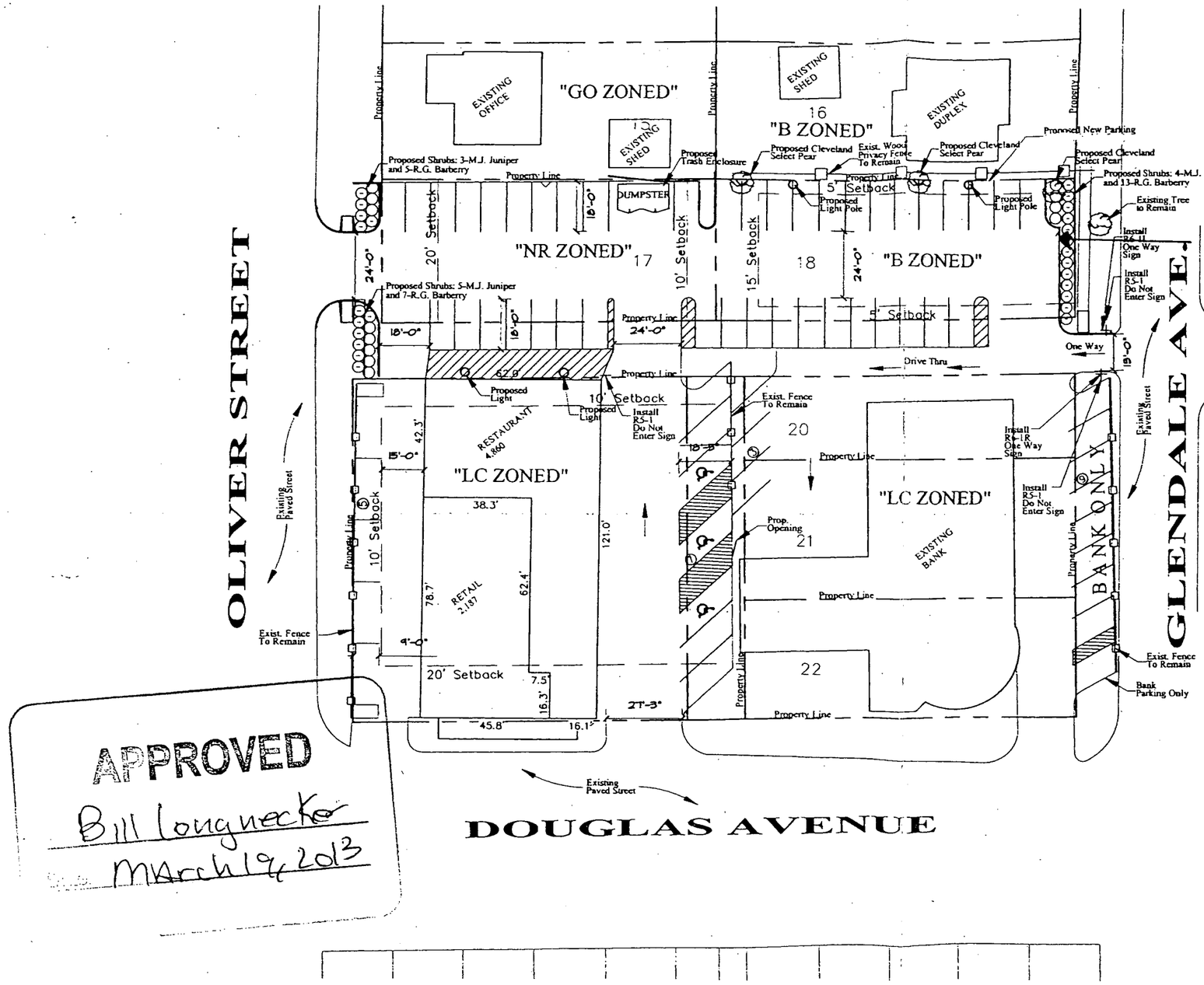
ATTEST:

Karen Sublett, City Clerk

Approved as to Form:

Gary Rebenstorf, Director of Law

CONDITIONAL USE FOR LOT 18, BLOCK 8
EAST BOULEVARD ADDITION

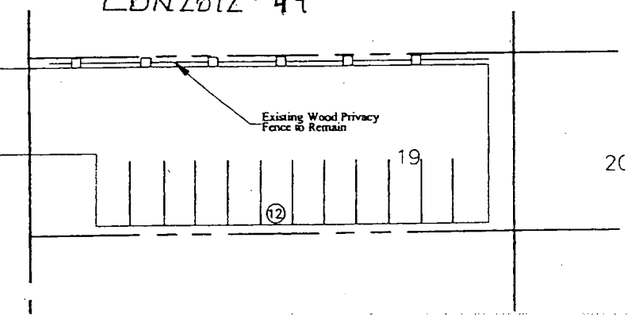


APPROVED
Bill Longnecker
March 19, 2013

SCALE
20 0 20 40
Scale: 1"=20'
Parcel Size = 36,155 Sq. Ft.

NOTE:
All pole mounted parking lot lights shall be no more than 12' in height and have screening to dispense light away from neighboring properties.

SOLID SCREENING Per CON2012-44



RESTAURANT=4,860 S.F.

RETAIL=2,187 S.F.

EXISTING PARKING=12 SPACES

CROSS PARKING WITH BANK=15 SPACES

PROPOSED NEW PARKING=41 SPACES

TOTAL PARKING=77 SPACES

BANK PARKING ONLY=9 SPACES

LEGAL DESCRIPTION:
Lot 17 Except the West 10 feet for Street, Block 8, East Boulevard Addition

and

Lot 18, Block 8, East Boulevard Addition

and

Lot 19 and ½ of the Vacated Alley Adjoining, Block 8, East Boulevard Addition

This site concept does not constitute a survey. Poe & Associates does not warrant the accuracy of the information shown hereon.

DOUGLAS & OLIVER
CONCEPT 9
CITY OF WICHITA, KANSAS

POE & ASSOCIATES OF KANSAS, INC.
CONSULTING ENGINEERS
5940 E. Central, Suite 200 ■ Wichita, KS 67208-4242
Phone 316/685-4111 ■ FAX 316/685-4444

CONCEPT
Designed By: SS
Drawn By: SS
Drawing: P:\MISC\07030-Douglas-Oliver\Concept\concept10 survey rev4.dwg
Date: 3/15/2013
Sheet 1 of 1