

D-0761 - Kessler Bros., Inc. -
Dedicate for Street, Sewer, Water
and Utility purposes - Between
Coover and Ridge Road, in an area
north of 21st Street North.

POSTED
4-13-77
[Signature]

ACTION

DATE 4-21-77

S/D COMMITTEE accept

M.A.P.C. Accepted

B.C.C./B.C.C. Accepted 5-24-77

(Book 2; C-C-C)

DEDICATION REPORT AND PROGRESS

MAP No. 5050
SEC. No. 3
TWP. No. 27S
RANGE 1W

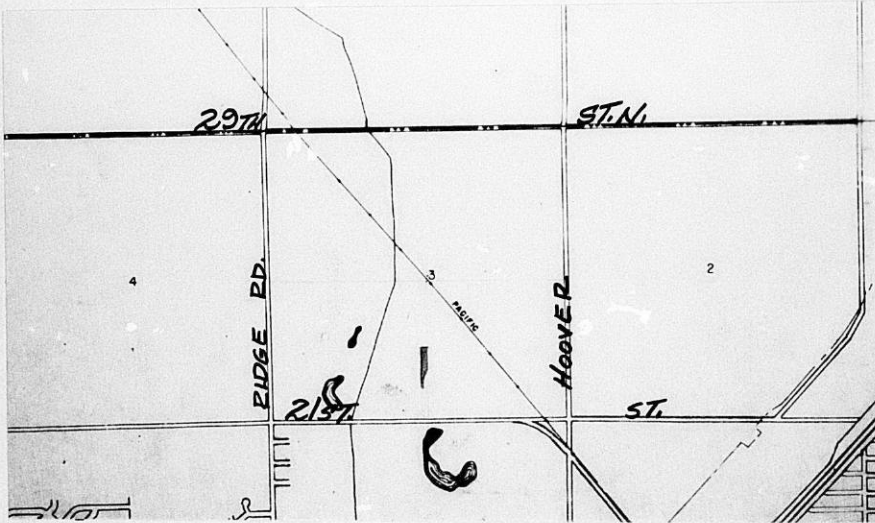
CASE No. D - 0761

- I. OFFER TO DEDICATE: Street, Sewer, Water and Utility Purposes
GENERALLY LOCATED: Between Hoover & Ridge Road, in an area north of
21st Street North.

LEGALLY DESCRIBED AS:

DEDICATED BY: Kessler Bros., Inc.
AGENT: _____
ADDRESS: _____ PHONE _____
PURPOSE OF DEDICATION: _____

II. SKETCH.



III. FILED 4-11-77
POSTED TO ATLAS _____
S/D COMM. ACTION 4-21-77 accept
M.A.P.C. ACTION 4-28-77 Accepted
B.C.C. ACTION 5-24-77 Accepted
PLACED ON RECORD _____
CITY CLERK'S No. _____

MAPC CASE NO. D-0761 Dedication of Street right-of-way

Dedicated by: Kessler Brothers, Inc.

Generally located in an area north of 21st Street, 1/2 mile east of Ridge Road.

This dedication is given for the following reason: Requirement of plat approval - North Lakes Addition.

ACTION: Accept the dedication and instruct the City Clerk to file with the Register of Deeds.

BILL RECORDING FEE TO: Ritchie Brothers, Inc.

D-0761 gg



April 4, 1977

Mr. Gene Denton
City Manager
City of Wichita
455 N. Main
Wichita, KS 67202

Dear Mr. Denton:

Enclosed is a dedication of Frank Kessler's land to the city to be used for a street right-of-way.

We request that this tract be annexed to the City of Wichita, so that we can proceed with the final plat of our North Lakes addition.

Sincerely,

A handwritten signature in cursive script, appearing to read 'E. D. Ritchie'.

E. D. Ritchie

EDR:jd
Encl.

cc: Mr. Jack Galbraith
Chief Planner
Metropolitan Area Planning Dept.
City of Wichita

Denton probably has the original dedication form

(Book 2: e-o-c)

5050
3
275
10

D-0761

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:


That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, Frank M. Kessler

being the owner of the following described real estate in Sedgwick County, Kansas, to wit:

(See attached page)

Between Hoover Ridge Rd in an area north of 21st ST. NORTH

dos hereby dedicate the above described real estate to the public for Street, Sewer, Water and Utility purposes.

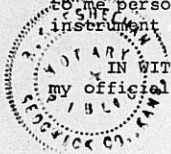
Witnessed this 4th day of April 1977.
 Frank M. Kessler
KARL F. KESSLER Secy

STATE OF KANSAS)
SEDGWICK COUNTY) ss

BE IT REMEMBERED, that on this 4TH day of APRIL 1977,

came FRANK M. KESSLER, PRESIDENT OF KESSLER BROTHERS INC, AND
KARL F. KESSLER, SECRETARY OF KESSLER BROTHERS, INC.

to me personally known to be the same persons who executed the foregoing instrument and duly acknowledged the execution of the same.



IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, the day and year last above written.

Submitted to the Wichita-Sedgwick County Metropolitan Area Planning Commission and the Board of Commissioners of the City of Wichita, Kansas, and approved by said Board of Commissioners of the City of Wichita, Kansas,

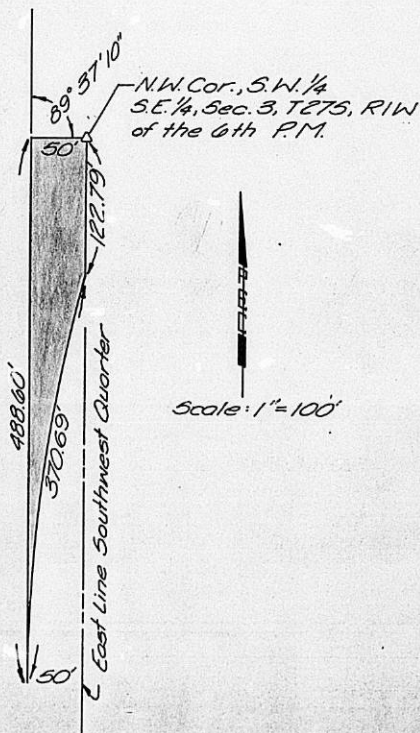
R.K. Eschelma
Notary Public
R.K. ESHELMA

My Commission Expires: 6-28-77

this _____,

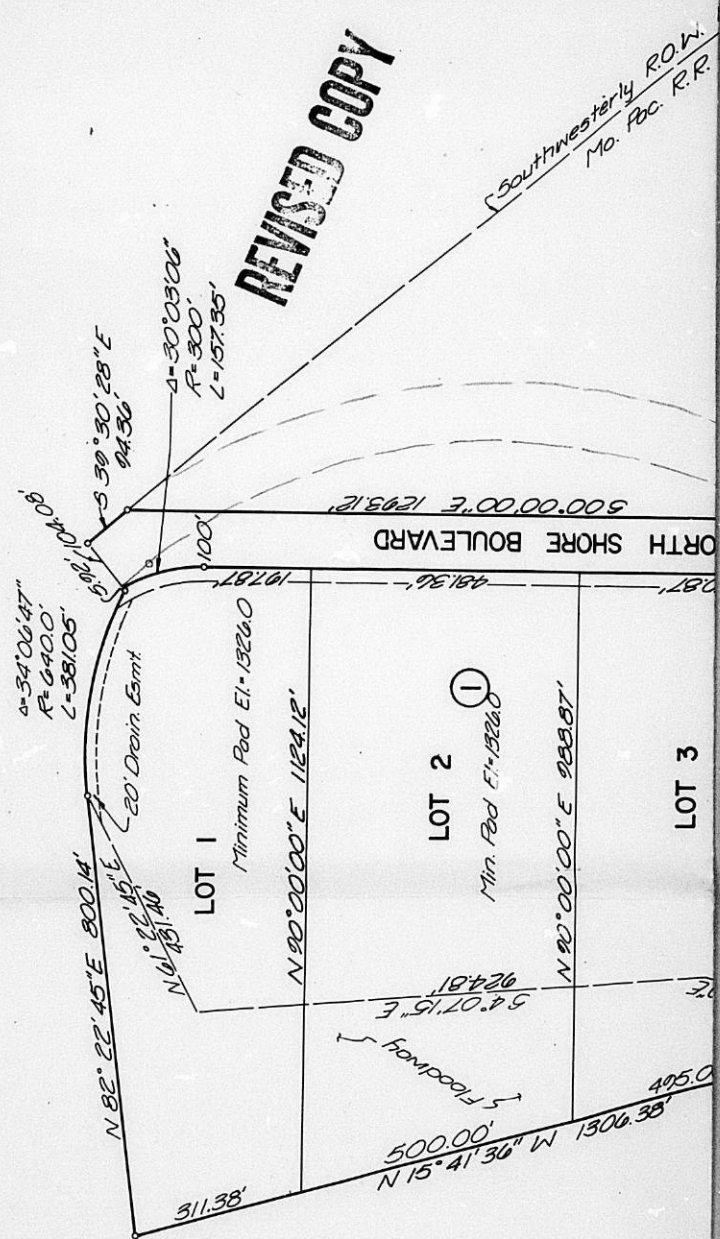
City Clerk

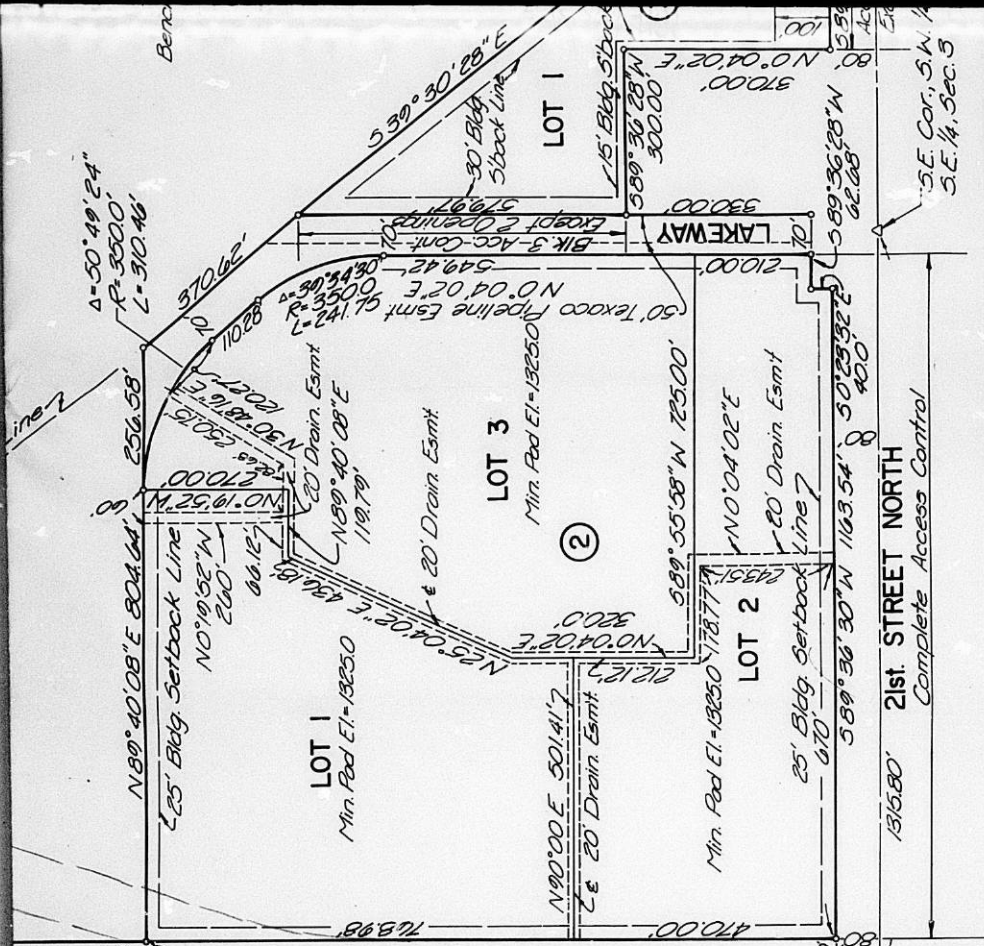
COMMENCING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 21ST STREET NORTH AND ON THE EAST LINE OF THE SOUTHWEST QUARTER (S.W. 1/4) OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 1 WEST OF THE 6TH P.M., SAID POINT BEING 80 FEET NORTH OF THE S.E. CORNER OF SAID S.W. 1/4; THENCE WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 50.00 FEET; THENCE NORTH WITH A DEFLECTION ANGLE TO THE RIGHT OF $90^{\circ}23'07''$ A DISTANCE OF 750.10 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH ALONG THE PREVIOUSLY DESCRIBED COURSE A DISTANCE OF 488.60 FEET TO THE NORTH LINE OF THE S.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 3; THENCE EAST ALONG THE NORTH LINE OF SAID S.E. 1/4 WITH A DEFLECTION ANGLE TO THE RIGHT OF $89^{\circ}37'10''$ A DISTANCE OF 50.00 FEET TO THE N.E. CORNER OF SAID S.E. 1/4; THENCE SOUTH ALONG EAST LINE OF SAID S.E. 1/4 WITH A DEFLECTION ANGLE TO THE RIGHT OF $90^{\circ}22'50''$ A DISTANCE OF 122.79 FEET TO A POINT ON A CURVE TO THE LEFT WHOSE TANGENT HAS A DEFLECTION ANGLE TO THE RIGHT OF $15^{\circ}33'07''$ FROM THE PREVIOUSLY DESCRIBED COURSE; THENCE ALONG SAID CURVE TO THE LEFT WHOSE RADIUS IS 1365.68 FEET AND THRU A CENTRAL ANGLE OF $15^{\circ}33'07''$ A DISTANCE OF 370.69 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 19,473 SQ.FT. OR 0.4471 ACRES.



METROPOLITAN AREA PLANNING COMMISSION

NORTH LAKES ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS





STATE OF KANSAS
 COUNTY OF SEDGWICK

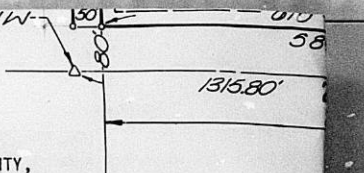
*dedication of
 1/2 of 90°23'01"
 w/ half of 90°23'01"
 reference to
 S.W. Cor. S.E. 1/4
 Sec. 3, T.75, R.1W
 6th P.M.*

I, CHARLES M. JEFFRIES, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY,
 DO HEREBY CERTIFY, THAT ON THIS DAY OF
 AND PLATTED NORTH LAKES ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO BLOCKS,

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE BOARD OF SURVEY AND COMMISSIONERS OF THE STATE OF KANSAS.

STATE OF KANSAS
SS
COUNTY OF SEDGWICK

Sec. 3, T27S, R1W-
6th P.M.



I, CHARLES M. JEFFRIES, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY, THAT ON THIS _____ DAY OF _____ 1977, I HAVE AND PLATTED NORTH LAKES ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO BLOCKS, LOTS AND STREETS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 21ST STREET NORTH SAID POINT BEING ON THE WEST LINE OF THE SOUTHEAST QUARTER (S.E. 1/4) SECTION 3, TOWNSHIP 27 RANGE 1 WEST OF THE 6TH P.M. AND 80 FEET NORTH OF THE S.W. CORNER OF SAID S.E. 1/4; THENCE BEARING N 00°00'00" E A DISTANCE OF 1238.70 FEET TO THE N.E. CORNER OF THE S.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 3; THENCE ALONG THE NORTH LINE OF SAID S.E. 1/4, S.W. 1/4, BEARING S 89°37'10" W A DISTANCE OF 905.00 FEET; THENCE BEARING N 15°41'36" W A DISTANCE OF 1306.38 FEET; THENCE BEARING N 82°22'45" E A DISTANCE OF 800.14 FEET TO THE P.C. OF A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT WHOSE RADIUS IS 640.00 FEET AND THRU A CENTRAL ANGLE OF 34°06'47" A DISTANCE OF 381.05 FEET TO A POINT 110.0 FEET SOUTHWESTERLY OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE MISSOURI PACIFIC RAILROAD, AS MEASURED AT 90°00'; THENCE BEARING N 50°29'32" E A DISTANCE OF 110.0 FEET TO SAID SOUTHWESTERLY R/W LINE; THENCE ALONG SAID SOUTHWESTERLY R/W LINE BEARING S 39°30'28" E A DISTANCE OF 94.36 FEET; THENCE BEARING S 00°00'00" E ON A LINE 50 FEET DISTANT FROM AND PARALLEL WITH THE WEST LINE OF SAID S.E. 1/4 SECTION 3, A DISTANCE OF 1293.12 FEET, TO A POINT ON THE NORTH LINE OF THE S.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 3 SAID POINT BEING 50 FEET EAST OF THE N.W. CORNER THEREOF; THENCE ALONG SAID NORTH LINE OF SAID S.W. 1/4 S.E. 1/4 BEARING N 89°40'08" E A DISTANCE OF 1061.22 FEET TO THE SOUTHWESTERLY R/W LINE OF THE AFOREMENTIONED MISSOURI PACIFIC RAILROAD; THENCE ALONG SAID SOUTHWESTERLY R/W LINE BEARING S 39°30'28" E A DISTANCE OF 1594.96 FEET TO THE NORTH R/W LINE OF 21ST STREET NORTH; THENCE BEARING S 89°36'28" W ALONG SAID NORTH R/W LINE A DISTANCE OF 480.04 FEET; THENCE BEARING N 00°04'02" E A DISTANCE OF 370.00 FEET; THENCE BEARING S 89°36'28" E A DISTANCE OF 300.0 FEET TO A POINT 30.00 FEET EAST OF THE EAST LINE OF THE AFORESAID S.W. 1/4 OF THE S.E. 1/4; THENCE BEARING S 00°04'02" W ON A LINE PARALLEL WITH THE EAST LINE OF SAID S.W. 1/4 S.E. 1/4 A DISTANCE OF 330.00 FEET TO THE NORTH R/W LINE OF 21ST STREET NORTH; THENCE CONTINUING ALONG SAID NORTH R/W LINE, BEARING S 89°36'28" W A DISTANCE OF 132.68 FEET; THENCE CONTINUING ALONG SAID NORTH R/W LINE BEARING S 00°23'32" E A DISTANCE OF 40.00 FEET; THENCE CONTINUING ALONG SAID NORTH R/W LINE BEARING S 89°36'30" W A DISTANCE OF 1213.53 FEET TO THE POINT OF BEGINNING.

CHARLES M. JEFFRIES
REG. NO. 555

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS SET FORTH IN THE SURVEYOR'S CERTIFICATE HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS, AND STREETS, THE SAME TO BE KNOWN AS NORTH LAKES ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. THE EASEMENT, AS INDICATED, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE, IS HEREBY GRANTED. ALL ADJUTTER'S RIGHTS OF ACCESS TO AND FROM 21ST STREET NORTH OVER AND ACROSS THE SOUTH LINE OF BLOCK 2 AND BLOCK 3 ARE HEREBY GRANTED TO THE CITY OF WICHITA, PROVIDING HOWEVER THAT: BLOCK 3 HAVE ACCESS TO 21ST STREET NORTH AT TWO LOCATIONS; SAID LOCATIONS TO BE DESIGNATED BY THE CITY ENGINEER OF THE CITY OF WICHITA. ALL ADJUTTER'S RIGHTS OF ACCESS TO AND FROM LAKEWAY OVER AND ACROSS THE WEST LINE OF BLOCK 3 ARE HEREBY GRANTED TO THE CITY OF WICHITA, PROVIDING HOWEVER THAT: BLOCK 3 HAVE ACCESS TO LAKEWAY AT TWO LOCATIONS; SAID LOCATIONS TO BE DESIGNATED BY THE CITY ENGINEER OF THE CITY OF WICHITA.

RITCHIE PAVING, INC., A CORPORATION

H. T. RITCHIE _____ PRESIDENT

E. D. RITCHIE _____ SECRETARY

STATE OF KANSAS
SS
COUNTY OF SEDGWICK

BE IT REMEMBERED THAT ON THIS DAY _____ DAY OF _____, 1977 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, CAME RITCHIE PAVING, INC., A CORPORATION, BY H. T. RITCHIE, PRESIDENT AND E. D. RITCHIE, SECRETARY, TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF THE SAME. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

THENCE ALONG SAID SOUTHWESTERLY R/W LINE BEARING S 39°30'28" E A DISTANCE OF 94.36 FEET; THENCE BEARING S 00°00'00" E ON A LINE 50 FEET DISTANT FROM AND PARALLEL WITH THE WEST LINE OF SAID S.E. 1/4 SECTION 3, A DISTANCE OF 1293.12 FEET, TO A POINT ON THE NORTH LINE OF THE S.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 3 SAID POINT BEING 50 FEET EAST OF THE N.W. CORNER THEREOF; THENCE ALONG SAID NORTH LINE OF SAID S.W. 1/4 S.E. 1/4 BEARING N 89°40'08" E A DISTANCE OF 1061.22 FEET TO THE SOUTHWESTERLY R/W LINE OF THE AFOREMENTIONED MISSOURI PACIFIC RAILROAD; THENCE ALONG SAID SOUTHWESTERLY R/W LINE BEARING S 39°30'28" A DISTANCE OF 1594.96 FEET TO THE NORTH R/W LINE OF 21ST STREET NORTH; THENCE BEARING S 89°36'28" W ALONG SAID NORTH R/W LINE A DISTANCE OF 480.04 FEET; THENCE BEARING N 00°04'02" E A DISTANCE OF 370.00 FEET; THENCE BEARING S 89°36'28" E A DISTANCE OF 300.0 FEET TO A POINT 30.00 FEET EAST OF THE EAST LINE OF THE AFORESAID S.W. 1/4 OF THE S.E. 1/4; THENCE BEARING S 00°04'02" W ON A LINE PARALLEL WITH THE EAST LINE OF SAID S.W. 1/4 S.E. 1/4 A DISTANCE OF 330.00 FEET TO THE NORTH R/W LINE OF 21ST STREET NORTH; THENCE CONTINUING ALONG SAID NORTH R/W LINE, BEARING S 89°36'28" W A DISTANCE OF 132.68 FEET; THENCE CONTINUING ALONG SAID NORTH R/W LINE BEARING S 00°23'32" E A DISTANCE OF 40.00 FEET; THENCE CONTINUING ALONG SAID NORTH R/W LINE BEARING S 89°36'30" W A DISTANCE OF 1213.53 FEET TO THE POINT OF BEGINNING.

CHARLES M. JEFFRIES
REG. NO. 555

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RITCHIE PAVING, INC., A CORPORATION

H. T. RITCHIE _____ PRESIDENT

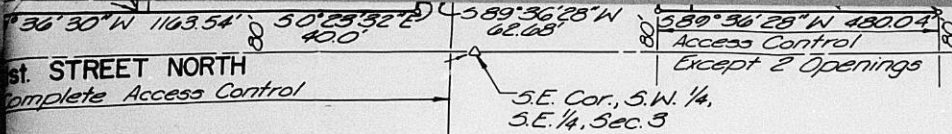
E. D. RITCHIE _____ SECRETARY

STATE OF KANSAS SS
COUNTY OF SEDGWICK

BE IT REMEMBERED THAT ON THIS DAY _____ DAY OF _____, 1977
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, CAME RITCHIE
PAVING, INC., A CORPORATION, BY H. T. RITCHIE, PRESIDENT AND E. D. RITCHIE;
SECRETARY, TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE
FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF THE
SAME. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY
NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____



THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS _____ DAY OF _____, 197 .

_____ CHAIRMAN
WILLIAM J. GOEBEL

_____ SECRETARY
ROBERT A. LARIN

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COMMISSION OF THE CITY OF WICHITA, KANSAS, THIS _____ DAY OF _____, 197 .

_____ MAYOR
JAMES M. DONNELL

_____ CITY CLERK
DONALD C. GISTICK

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, THIS _____ DAY OF _____, 197 .

_____ CHAIRMAN
TOM SCOTT

_____ COMMISSIONER
JOHN HALE

_____ COMMISSIONER
EVERETT PATRICK

ATTEST

DOROTHY K. WHITE
COUNTY CLERK

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____ 197 .

_____ COUNTY CLERK
DOROTHY K. WHITE

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M., ON THE _____ DAY OF _____ 197 .

SECRETARY

ROBERT A. LAKIN

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COMMISSION OF THE CITY OF WICHITA, KANSAS, THIS _____ DAY OF _____, 197 .

MAYOR

JAMES M. DONNELL

CITY CLERK

DONALD C. GISTICK

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CHAIRMAN

TOM SCOTT

COMMISSIONER

JOHN HALE

COMMISSIONER

EVERETT PATRICK

ATTEST

DOROTHY K. WHITE
COUNTY CLERK

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COUNTY CLERK

DOROTHY K. WHITE

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M., ON THE _____ DAY OF _____ 197 .

REGISTER OF DEEDS

BETTE F. Mc CART

DEPUTY

PAT KETTLER