

D-0829 - Fidelity Development, Inc.  
Dedicates Utility Easements, on the  
north side of Mainsgate Road, in  
the general area between Edge-  
moor Drive & Woodlawn Blvd.

POSTED  
6-15-78

# ACTION

S/D COMMITTEE Approved DATE 6-29-78

M.A.P.C. Approved 7-6-78

B.C.C./B.E.C. Approved 2-18-78

Sec Approved 7-25-78

DEDICATION REPORT AND PROGRESS

MAP No. 5850  
 SEC. No. 1  
 TWP. No. 27S  
 RANGE 1E

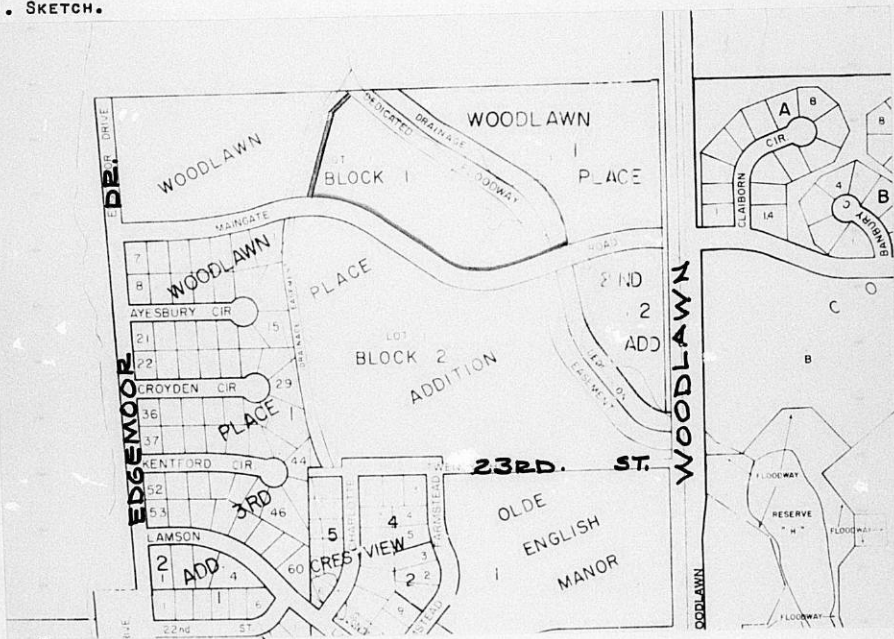
CASE No. D - 0829

I. OFFER TO DEDICATE: Utility Easements  
 GENERALLY LOCATED: on the north side of Mainsgate Road, in the general area between Edgemoor Drive and Woodlawn Blvd.

LEGALLY DESCRIBED AS:

DEDICATED BY: Fidelity Development, Inc.  
 AGENT: \_\_\_\_\_ PHONE \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 PURPOSE OF DEDICATION:

II. SKETCH.



III. FILED 6-13-78  
 POSTED TO ATLAS  
 S/D COMM. ACTION 6-29-78 *Approved*  
 M.A.P.C. ACTION 7-6-78 *Approved*

B.C.C. ACTION 7-18-78 *defer 1 wks*  
7-25-78 *Approved*  
 PLACED ON RECORD  
 CITY CLERKS No. \_\_\_\_\_

MAPC CASE NO. D-0829      Dedication of      utility easements

Dedicated by: Fidelity Development, Inc.

Generally located on the north side of Mainsgate Road in an area west of Woodlawn.

This dedication is given for the following reason:

To permit the installation of a gas service in easements originally granted for sewer only.

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

**BILL RECORDING FEE TO:**  
Fidelity Development, Inc., 229 S. Market, Wichita, Kansas 67202

Newby

**THE CITY OF WICHITA**

**OFFICE OF Superintendent of Public  
Works Maintenance**

**DATE June 7, 1978**

**TO Curtis Newby, Planning Dept.**

**FROM G. H. Wilton**

**SUBJECT Change Sewer Easements to Utility  
Easements. Lot 1, Block 1, Woodlawn  
Place Addition**

Attached is an easement form which changes existing sanitary sewer easements to utility easements in Lot 1, Block 1, Woodlawn Place Addition.

The purpose of the change is to provide for the installation of gas service. This office approves of the change and requests that you proceed with the acceptance of the easement.



G. H. Wilton  
Superintendent  
Public Works Maintenance

gc

Attachments

cc: Fred Muenchrath  
Max Greene, Flood Control Engineer  
Dick Linn, City Engineer



FIDELITY INVESTMENT COMPANY  
AN AFFILIATE OF FIDELITY SAVINGS



229 SOUTH MARKET ■ WICHITA, KANSAS 67202 ■ (316) 265-2261  
Branch Office — 3100 Gage, Topeka, Kansas 66614, (913) 273-2687

Incorporated 1905

June 6, 1978

Mr. George Wilton  
Superintendent of Public Works Maintenance  
City of Wichita  
Wichita, Kansas

Re: Sanitary Sewer Line Easement  
Sanitary Sewer #23, Lateral 3, Main 6  
Fidelity Development, Inc.

Dear Mr. Wilton:

We have attached a completed Easement form which in effect causes the 16 foot sanitary sewer easement to be utilized by all underground public utilities. I have simply retyped the previous easement which was recorded in Sedgwick County on Film 145, page 103, and inserted the word "underground" in the public utilities blank form you gave me during my recent visit with you.

It is our intent to have the Gas Service Company run their gas main so as to utilize this 16 foot easement as well as some additional footage we will be granting to them, so as to create a 20 foot easement for the Gas Service Company. I would appreciate a letter from you indicating that you have no objections to the subject 16 foot sanitary sewer easement now being converted to a public underground utility easement. If this needs to be processed through the city on a formal basis, we would appreciate getting on the agenda as soon as possible.

Very truly yours,

FIDELITY DEVELOPMENT, INC.

*Fred Muenchrath*  
Fred Muenchrath, Vice President

H. MARVIN BASTIAN  
Chairman of the Board  
IVAN P. SALTER  
President  
FRED MUENCHRATH  
Senior Vice President  
DAVID B. OSBURN  
Vice President  
DONALD L. DAY  
Comptroller and Treasurer  
HUGH M. McCLURE  
Secretary  
FRANK L. SCOTT  
Asst. Vice President, Topeka Division  
RICHARD B. STRIBLING  
Asst. Secretary

FM/jzp

JUN 6 1978



FHA, GI, CONVENTIONAL, COMMERCIAL, FARM LOANS AND PROPERTY MANAGEMENT

May 5850  
1  
278  
1E

EASEMENT

D-0829

THIS EASEMENT made this 6th day of June, 19 78,  
by and between Fidelity Development, Inc.

on the first part and the City of Wichita, of the second part.

WITNESSETH: That the said first party, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey unto the said second party a perpetual right of way and easement for the purpose of constructing, maintaining, and repairing sewer and all other underground public utilities, over, along and under the following described real estate situated in Sedgwick County, Kansas, to wit:

A permanent easement described as the sixteen (16) feet adjacent to and on the westerly side of a platted twenty (20) foot drainage easement in Lot 1, Block 1, Woodlawn Place Addition.

Also, a permanent easement described as the twenty (20) feet adjacent to and on the northerly side of the following described line: Beginning at the point of intersection of the westerly line of a platted twenty (20) foot drainage easement in Lot 1, Block 1, Woodlawn Place Addition with the north line of Mainsgate Road; thence easterly along the north line of Mainsgate Road and on a curve to the right having a radius of four hundred eighty-one and ninety seven hundredths (481.97) feet to a distance of two hundred forty-seven and forty-two hundredths feet more or less (247.42 ±) to the point of tangency to said curve; thence southeasterly two hundred fifty (250) feet along the tangent to said curve to the point of curvature of a curve to the left having a radius of two hundred twenty-seven and ninety-nine hundredths (227.99) feet; thence easterly along said curve to the left a distance of one hundred eighty-two and thirty-four hundredths (182.34) feet.

*Utility Easements: north side of Mainsgate Rd, in the general area between Edgemore Dr. & Woodlawn Pl.*

And said second party is hereby granted the right to enter upon said premises at any time for the purpose of constructing, operating, maintaining, and repairing such sewer and all other underground public utilities.

IN WITNESS WHEREOF: The said first party has signed these presents the day and year first written.

FIDELITY DEVELOPMENT, INC.

By: *Fred Muenchrath*  
Fred Muenchrath, Vice President

STATE OF KANSAS )  
SEDGWICK COUNTY ) SS

Personally appeared before me a notary public in and for the County and State aforesaid Fred Muenchrath, Vice President of Fidelity Development, Inc.

to me personally known to be the same person(s) who executed the foregoing instrument of writing and said person(s) duly acknowledged the execution thereof.

Dated at Wichita, Kansas, this 6th day of June, 1978.

10-26-1981  
Commission Expires

*Gene Anne Pickerson*  
Notary Public

EASEMENT

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by and between Fidelity Development, Inc.

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IN WITNESS WHEREOF: The said first party has signed these presents the day and year first written.

FIDELITY DEVELOPMENT, INC.

By: Fred Muenchrath  
Fred Muenchrath, Vice President

STATE OF KANSAS )  
SEDGWICK COUNTY ) SS

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Dated at Wichita, Kansas, this 6th day of June, 1978.

10-26-1981  
Commission Expires

June Anne Peterson  
Notary Public