

D-0950 - Ritchie Paving, Inc.
grants Contingent Dedications for
Street ROW - generally located at
the Northeast corner of 23rd St.
and Gilda, as extended from the
North.

POSTED
5-16-80

ACTION

DATE

COMMITTEE

M.A.P.C.

B.G.G./B. CO. C.

accept

5-7-80

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

DEDICATION REPORT AND PROGRESS

CASE No. D - 0950

ASSOCIATED CASE NO. CU-231

I. OFFER TO DEDICATE: Contingent Dedications for street ROW
GENERALLY LOCATED: Northeast corner of 23rd St. & Gilda as extended
from the North.

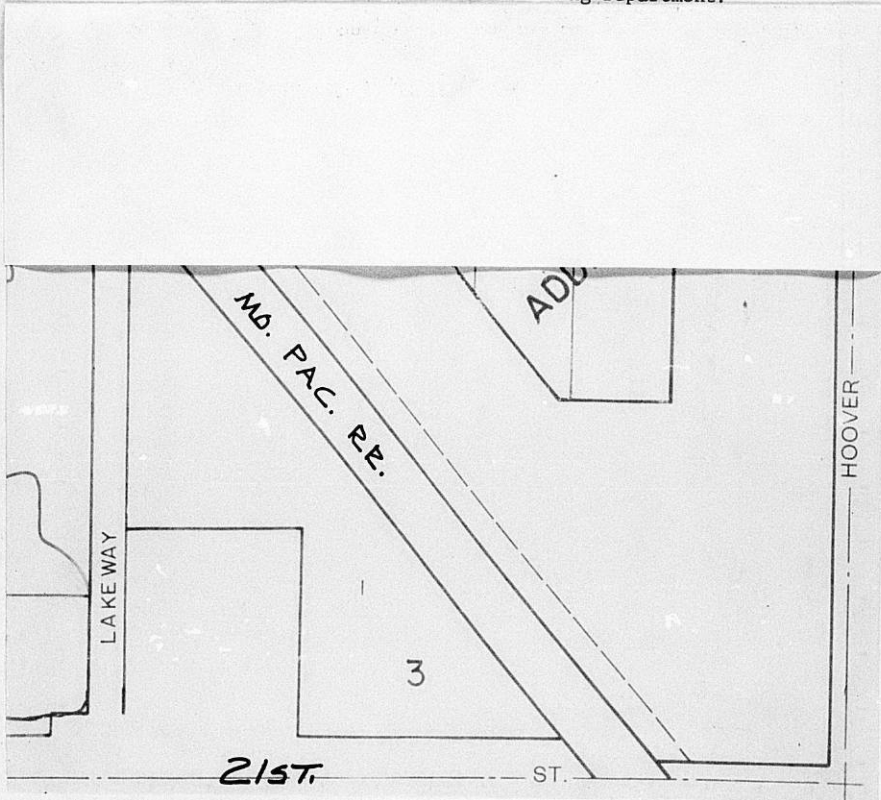
LEGALLY DESCRIBED AS: _____

DEDICATED BY: Ritchie Paving, Inc P.O.Box 4048, Wichita, 67204 (838-9301)

AGENT: _____

ADDRESS: _____ PHONE _____

PURPOSE OF DEDICATION: Condition of approval for Conditional Use (CU-231)
with cost to be billed to the Planning Department.



III. FILED 5-7-80
POSTED TO ATLAS _____
S/D COMM. ACTION _____
M.A.P.C. ACTION _____

B.CeC. ACTION 5-7-80 - Accept.
PLACED ON RECORD _____
CITY CLERKS No. _____

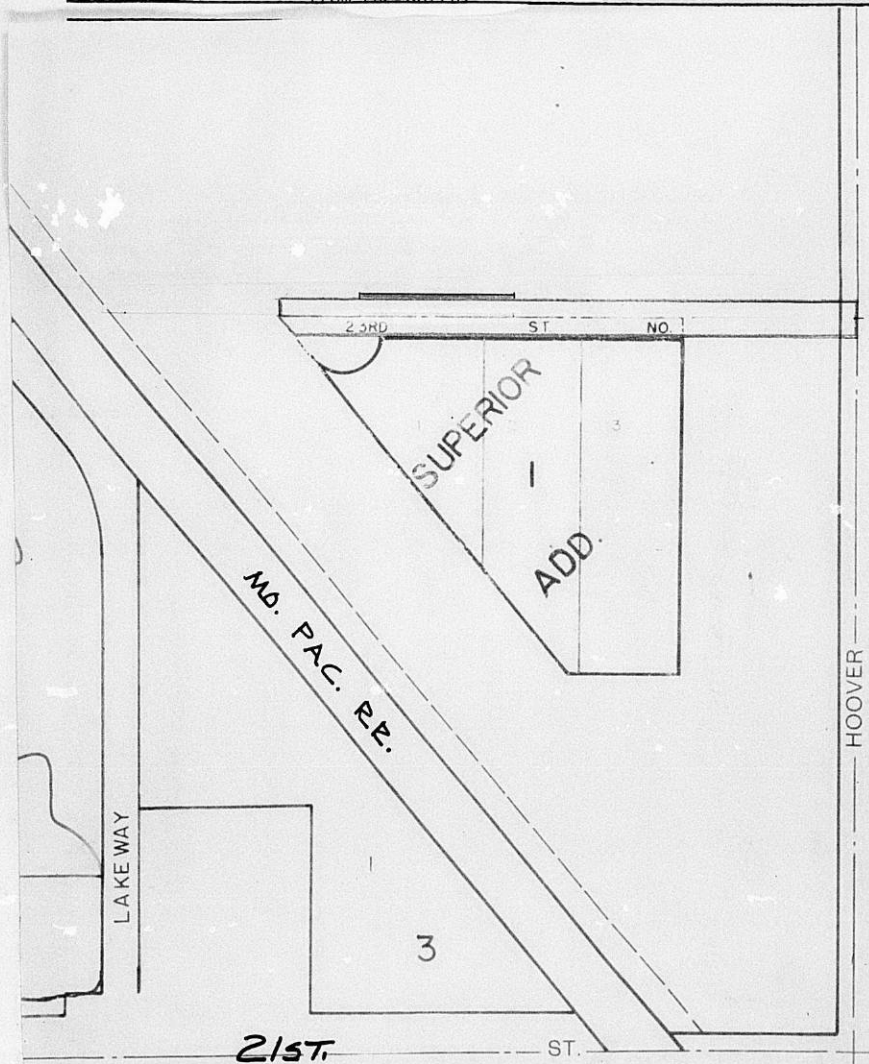
DEDICATION REPORT AND PROGRESS

MAP No. 5050
SEC. No. 3
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CASE No. D - 0950

ASSOCIATED CASE NO. CU-231

I. OFFER TO DEDICATE: Contingent Dedications for street ROW
GENERALLY LOCATED: Northeast corner of 23rd St. & Gilda, as extended
from the North



III. FILED 5-7-80
POSTED TO ATLAS _____
S/D COMM. ACTION _____
M.A.P.C. ACTION _____

B.C.C. ACTION 5-7-80 - Accept.
PLACED ON RECORD _____
CITY CLERKS No. _____

May 8, 1980

Donald C. Gisick, City Clerk

Jack H. Galbraith, Chief Planner

CU-231 - Earth Borrow Operation - Northeast corner of
23rd Street and Gilda, as extended from the north.

✓ D-0950

Attached are two Contingent Dedications for street right-of-way which were a condition of approval of the above captioned case, by the Board of County Commissioners at their meeting of May 7, 1980.

Please file with the Register of Deeds, with the cost being billed to the Planning Department.

Jack H. Galbraith
Chief Planner

JHG:GLS:e1
Attachments

CONTINGENT DEDICATION

D-0950
(Case CV-231)

WHEREAS, Ritchie Paving, Inc. a Kansas Corporation, is the owner of real property described as follows, to-wit:

Beginning at a point 30 feet north and 623 feet west of the SE corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 3-27-1W, thence west parallel with the south line of said NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 3, 277 feet; thence north 471.82 feet parallel with the east line of said SE $\frac{1}{4}$; thence east 225 feet; thence north 14 feet; thence east 52 feet; thence south 485.82 feet to point of beginning.

and

WHEREAS, said owner is in the process of requesting a conditional use permit for removal of silt on said property; and

WHEREAS, as a condition of issuance of said permit, the Metropolitan Area Planning Commission is requiring the dedication to the public of a portion of said property for street purposes, but said dedication not to occur until the land is needed for street purposes, including paving, excavation, fill, drainage, and other similar street purposes;

NOW, THEREFORE, the owner hereby dedicates to the public for street purposes, the following described property, to-wit:

The south 5 feet of the following described tract: Beginning at a point 30 feet north and 623 feet west of the SE corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 3-27-1W, thence west parallel with the south line of said NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 3, 277 feet; thence north 471.82 feet parallel with the east line of said SE $\frac{1}{4}$; thence east 225 feet; thence north 14 feet; thence east 52 feet; thence south 485.82 feet to point of beginning.

but the right of the public to use said property shall not occur until road improvements are proposed to be made.

It is the intent of the owner that this contingent dedication shall be a covenant running with the land and shall be binding upon their successors and assigns and all subsequent owners of any part or parcel of said property covered by the dedication.

EXECUTED this 3rd day of April, 1980.

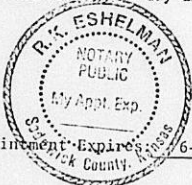
RITCHIE PAVING, INC.

By: H. T. Ritchie, President
H. T. Ritchie

STATE OF KANSAS
SEDGWICK COUNTY ss

BE IT REMEMBERED that on this 3rd day of April, 1980, before me, a Notary Public in and for the County and State aforesaid, came H. T. Ritchie, known personally to me to be the same person who executed the foregoing instrument and duly acknowledged the execution of the same.

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



R. K. Eshelman
R. K. Eshelman, Notary Public

(SEAL)

My Appointment Expires 6-28-81

CONTINGENT DEDICATION

WHEREAS, Henry Koster, Jr. and Emma Koster, his wife, are the owners of real property described as follows, to-wit:

The South Thirty (30) feet of the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) and the North Thirty (30) feet of the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$) except the West 275.68 feet thereof in Section 3, Township 27 South, Range 1 West of the Sixth P.M. in Sedgwick County, Kansas,

and

WHEREAS, Ritchie Paving, Inc. is in the process of requesting a conditional use permit for removal of silt on property adjacent thereto; and

WHEREAS, as a condition of issuance of said permit, the Metropolitan Area Planning Commission is requiring the dedication to the public of a portion of said property for street purposes, but said dedication not to occur until the land is needed for street purposes, including paving, excavation, fill, drainage, and other similar street purposes;

NOW, THEREFORE, the owners hereby dedicate to the public for street purposes, the following described property, to-wit:

The South Thirty (30) feet of the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) and the North Thirty (30) feet of the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$) except the West 275.68 feet thereof in Section 3, Township 27 South, Range 1 West of the Sixth P.M. in Sedgwick County, Kansas,

but the right of the public to use said property shall not occur until road improvements are proposed to be made.

It is the intent of the owners that this contingent dedication shall be a covenant running with the land and shall be binding upon their successors and assigns and all subsequent owners of any part or parcel of said property covered by the dedication.

EXECUTED this 23RD day of APRIL, 1980.

Henry Koster, Jr.
Henry Koster, Jr.
Emma Koster
Emma Koster

STATE OF KANSAS ss
SEDGWICK COUNTY

BE IT REMEMBERED that on this 23RD day of APRIL, 1980, before me, a Notary Public in and for the County and State aforesaid, came Henry Koster, Jr. and Emma Koster, known personally to me 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.

(SEAL)



My Appointment Expires 1628-81p

R.K. Eshelman
R. K. Eshelman, Notary Public