Wichita-Sedgwick County Metropolitan Area Planning Department

December 20, 2022

Baughman Company, P.A.
Attn: Phil Meyer
315 Ellis St.
Wichita, KS 67211

Ref: VAC2022-00029: Vacation request in the City to vacate platted sanitary sewer easements on property zoned LI Limited Industrial, generally located 1200 feet south of the K-96 Highway and North Hoover Road, on the east side of North Hoover Road.

Dear Applicant;

At its regular meeting on **Tuesday, December 13h,** the Wichita City Council considered the above captioned request. The action of the City Council was to **APPROVE the vacation request.**

If you have any questions concerning this application, please contact our office at 268 4421.

Sincerely,

E. Ebach

Eryn Ebach
Associate Planner

cc: Big Bang Real Estate LLC, Joe Hemmelgarn, 8225 W Irving St, Wichita KS 67209

Wichita-Sedgwick County Metropolitan Area Planning Department

October 06, 2022

Baughman Company, P.A.
Attn: Phil Meyer
316 Ellis St.
Wichita, KS 67211

Ref: VAC2022-00029: Vacation request in the City to vacate platted sanitary sewer easements on property zoned LI Limited Industrial, generally located 1200 feet south of the K-96 Highway and North Hoover Road, on the east side of North Hoover Road.

Phil,

At the Thursday, October 06, 2022, meeting of the Metropolitan Area Planning Commission (MAPC), the above-referenced vacation request was approved subject to the following conditions:

(1) Abandonment or relocation/reconstruction of any/all utilities made necessary by the vacation of the platted utility easements shall be to City Standards and shall be the responsibility and at the expense of the applicant. As needed provide approval from franchised utilities for the relocation of franchised utilities. All to be provided to the Planning Department prior to this case going to City Commission for final action.

(2) As needed provide Planning with dedications of easements by separate instruments with original signatures to go with the Vacation Order to City Commission for final action and subsequent recording with the Vacation Order at the Register of Deeds. All to be provided to the Planning Department prior to this case going to City Commission for final action.

(3) As needed provide utilities with any needed project plans for the relocation of utilities for review and approval. Any relocation/reconstruction of utilities made necessary by this vacation shall be to City Standards and shall be the responsibility and at the expense of the applicants. Provide an approved project number(s) to Planning prior to the case going to City Commission for final action.

(4) All improvements shall be according to City Standards and at the applicants' expense.

(5) Provide Planning with a legal description of the vacated platted utility easement on a Word document via E-mail that can be used on the Vacation Order. This must be provided to the Planning Department prior to this case going to City Commission for final action.

(6) Per MAPC Policy Statement #7, all conditions are to be completed within one year of approval by the MAPC or the vacation request will be considered null and void. All vacation requests are not complete until the Wichita City Council or the Sedgwick County Board of County Commissioners have taken final action on the request and the vacation order and all required documents have been provided to the City, County and/or franchised utilities and the necessary documents have been recorded with the Register of Deeds.

continued on page 2…

When all of the above conditions have been completed and there are no other documents requested; this case will be scheduled for final action by the Wichita City Council at the first appropriate date after **October 20, 2022** (end of the two-week protest period). This letter also serves as a reminder that the vacation notification signs should now be removed from the property. If you have any questions concerning this case, please contact our office at 268-4421.

Sincerely,

Eryn Ebach-Freund
Associate Planner

EE:kw

cc: Big Bang Real Estate LLC, Joe Hemmelgarn, 8225 W Irving St, Wichita KS 67209

Sedgwick County
Register of Deeds - Tonya Buckingham
Doc.#/Flm-Pg: 30212565
Receipt #: 2358988
Pages Recorded: 2
Recording Fee: $0.00
Authorized By: Tonya Buckingham
Cashier: BFlowers
Date Recorded: 12/27/2022 03:31:47 PM

BEFORE THE CITY COUNCIL OF THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS

IN THE MATTER OF THE VACATION OF SANITARY SEWER EASEMENTS	)	
GENERALLY LOCATED 1200 FEET SOUTH OF THE K-96 HIGHWAY AND NORTH HOOVER ROAD, ON THE EAST SIDE OF NORTH HOOVER ROAD.	)	**VAC2022-00029**
MORE FULLY DESCRIBED BELOW	)	

VACATION ORDER

NOW on this 13th day of December, 2022, comes on for hearing the petition for vacation filed by Big Bang Real Estate, LLC (owner), praying for the vacation of described portion of platted sanitary sewer easements, to wit:

That part of Lot 1, Block A, Hoover Industrial Park 2nd Addition, Wichita, Sedgwick County, Kansas, more particularly described as follows: Commencing at the Northwest corner of Reserve "C"; THENCE N89°55'25"E, coincident with the north line of said Lot 1, a distance of 50.00 feet; THENCE S00°02'03"W, parallel with the west line of said Lot 1, a distance of 15.00 feet, for a Point of Beginning; THENCE N89°55'25"E, parallel with the north line of said Lot 1, a distance of 20.00 feet; THENCE S00°02'03"W, parallel with the west line of said Lot 1 and coincident with the east line of a 20 foot wide Sanitary Sewer Easement, a distance of 303.83 feet; THENCE N89°55'25"E, parallel with the south line of said Lot 1, a distance of 20.00 feet; THENCE S00°02'03"W, a distance of 40.00 feet, to the north line of a 20 foot wide Drainage Easement; THENCE S89°55'25"W, coincident with said Drainage Easement, a distance of 40.00 feet, to the east line of a 50 foot wide Waterline Easement; THENCE N00°02'03"E, coincident with said Waterline Easement, a distance of 10.00 feet, to the south line of a 20 foot wide Sanitary Sewer Easement; THENCE S89°55'25"W, coincident with said Sewer Easement, a distance of 50.00 feet, to the west line of said Lot 1; THENCE N00°02'03"E, coincident with the west line of said Lot 1, a distance of 20.00 feet; THENCE N89°55'25"E, coincident with the north line of said Sewer Easement, a distance of 50.00 feet, to the east line of said Waterline Easement; THENCE N00°02'03"E, coincident with the east line of said Waterline Easement, a distance of 313.95 feet, to the point of beginning.

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:

1. That due and legal notice has been given by publication, as required by law, in The Wichita Eagle on September 15, 2022, 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 described access control and the public will suffer no loss or inconvenience thereby.

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

4. 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.

5. The vacation of the described access control should be approved.

IT IS, THEREFORE, BY THE CITY COUNCIL, on this 13th day of December, 2022, ordered that the described sanitary sewer easements are hereby vacated. IT IS FURTHER ORDERED that the City Clerk shall send this original Vacation Order to the Register of Deeds of Sedgwick County.

CITY OF WICHITA, KANSAS

Brandon J. Whipple, Mayor

ATTEST:

Jamie Buster, City Clerk

Approved as to Form:

Jennifer Magaña, City Attorney and Director of Law

McClatchy

Beaufort Gazette | Belleville News-Democrat | Bellingham Herald | Bradenton Herald | Centre Daily Times | Charlotte Observer | Columbus Ledger-Enquirer | Fresno Bee | The Herald - Rock Hill | Herald Sun - Durham | Idaho Statesman | Island Packet | Kansas City Star | Lexington Herald-Leader | Merced Sun-Star | Miami Herald | el Nuevo Herald - Miami | Modesto Bee | Raleigh News & Observer | The Olympian | Sacramento Bee | Fort Worth Star-Telegram | The State - Columbia | Sun Herald - Biloxi | Sun News - Myrtle Beach | The News Tribune Tacoma | The Telegraph - Macon | San Luis Obispo Tribune | Tri-City Herald | Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
16399	316357	Print Legal Ad - IPL0089366		$335.58	4	100 L

Attention: MANDY HEBERT

CITY OF WICHITA/PLANNING DEPT
271 WEST THIRD ST., 2ND FL, SU 203
WICHITA, KS 67202

LEGAL PUBLICATION
OCA 180004
Published in The Wichita Eagle on September 15, 2022
(One Time Only)
MAPC/BZA October 6, 2022
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, October 6, 2022, no earlier than 1:30 p.m., the WichitaSedgwick County Metropolitan Area Planning Commission/ Board Zoning Appeals will consider the following applications. The meeting will be held virtually; public participation is available in multiple ways, those without technology options can participate by going to the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, Kansas 67202 (specified at the bottom of this notice). If you have any questions regarding the meeting or items on this notice, please call the WichitaSedgwick County Metropolitan Area Planning Department at (316)268-4421.

BZA2022-00038: Variance request in the City to permit a sign area increase from 32 sq. ft. to 42 sq. ft. to increase visibility of sign and to permit an LED sign on property zoned GO General Office, located on the west side of South Hillside Ave and within one half mile south of East Douglas Ave (311 S Hillside).
BZA2022-00041: Variance request in the City to increase the height of an off-site sign to 60 feet on property zoned LI Limited Industrial, generally located on the west side of Hydraulic Avenue, within one-quarter mile north of East 37th Street North (4035 North Hydraulic Avenue).
BZA2022-00042: Variance request in the City to increase the permitted height of a screening wall from 9 to 10 feet on property zoned SF-5 Single-Family Residential; generally located a quarter-mile east of the intersection of North Ridge Road and West 13th Street North.
CON2022-00032: Conditional Use request in the City for Day Care, General, located in SF-5 Single Family zoning district, approximately one-quarter mile east of the intersection of East Central Avenue and North Woodlawn Blvd (7011 East Central Avenue).
CON2022-00033: Conditional Use request in the City to amend CON2012-21 to allow outside music and dancing and amend CU-523 to modify hours of operation on property zoned LC Limited Commercial; generally located on the north side of West 21st Street North and within one block east of North Tyler Road (8550 & 8558 W 21st Street).
CON2022-00034: Conditional Use Request in the City to permit an off-site sign within 300 feet of residential property; on property zoned GI General Industrial; located between North Hydraulic and I-135 Highway and within one-quarter mile north of East 37th Street North (4035 N Hydraulic).
CON2022-00035: Conditional Use request in the City for Vehicle and Equipment Sales, Outdoor (associated with CON2022-00046) for a used car dealership on property zoned LC Limited Commercial; located on the east side of North Hillside Avenue and within one-block north of East 13th Street North (1414 N Hillside Ave).
CUP2022-00041: Request in the City to Amend the Hanley Community Unit Plan DP-154 to permit a carwash on Parcel 7, zoned LC Limited Commercial; located on the east side of North Webb Road within one-quarter mile south of East 21st Street North (2110 North Webb Rd).
CUP2022-00042: Community Unit Plan Amendment request in the City to DP-126 to increase the height of an existing cell tower from 120 feet to 137 feet on property zoned GC General Commercial; located within one-quarter mile north of East Central Avenue and within one-quarter mile east or North Edgemoor.
CUP2022-00043: Request in the City to Amend Parcel 5 of the Tallgrass East Business Park CUP DP-192 to convert a medical office into a general office use (with ZON2022-00048), located within one-block east of North Webb Road and one-half mile south of K-96 Highway (9727 E Shannon Woods Cir).
CUP2022-00044: Request in the City to amend the LC Limited Commercial zoned Community Unit Plan DP-279 to align all Parcels and Reserves with the replat of Cross Pointe 2nd Addition, and revise provisions for signage totals and size, access drives, landscaping, height of buildings and architectural control on certain parcels; generally located on the southeast side of East 21st Street North and North Greenwich Road.
VAC2022-00028: Request in the City to Vacate a portion of a platted setback on LI limited Industrial zoned property; generally located on the southwest corner of East 39th Street North and North Webb Road.
VAC2022-00029: Request in the City to Vacate platted sanitary sewer easements on property zoned LI Limited Industrial; generally located 1200 feet south of the K-96 Highway and North Hoover Road, on the east side of North Hoover Road.
VAC2022-00030: Request in the City to Vacate utility easements in Limited Commercial (LC) zoning in CUP DP-250 for site development; generally located on the west side of North Ridge Road and on the north side of West 37th Street North.
ZON2022-00040: Zone change request in the City from SF-5 Single-Family Residential and MH Manufactured Housing to MF-18 Multi-Family Residential on property located on the west side of South 167th Street West and within one-quarter mile north of West Maple Street.
ZON2022-00045: Zone Change request in the City from LC Limited Commercial District with PO #175 to GC General Commercial District with PO #397 to allow development of vacant parcels; generally located east of South Seneca Street within one-half mile of West Harry Street.
ZON2022-00046: Zone Change request in the City from MF-29 Multi-Family Residential to LC Limited Commercial (with CON2022-00035) for Vehicle and Equipment Sales, Outdoor, located on the east side of North Hillside Avenue and within one-block north of East 13th Street North (1414 North Hillside).
ZON2022-00047: Zone Change request in the City from LC Limited Commercial to CBD Central Business District to redevelop the site in a consistent manner with surrounding properties; generally located on the south side of West Douglas Avenue, within two-block east of South Seneca Street (901 W Douglas).
ZON2022-00048: Zone change request in the City from B Multi-Family Residential to GO General Office associated with CUP2022-00043 a minor amendment to Community Unit Plan DP-192 to allow general office uses on Parcel 5, generally located within one-block east of North Webb Road and one-half mile south of K-96 Highway (9727 E Shannon Woods Cir).
ZON2022-00050: Zoning change request in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District to build duplexes; generally located on the east side of South Greenwich Road, within one-quarter mile south of East Harry Street.
ZON2022-00051: Zone change request in the City from TF-3 Two-Family Residential District to MF-18 Multi-Family Residential District, generally located on the southwest corner of West Burton Avenue and South Meridian Avenue (201 South Meridian).
Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third St., 2nd Floor, Wichita, Kansas 67202. As provided in Section V of the WichitaSedgwick County Unified Zoning Code, the same will then and there be discussed and considered by the said MAPC, and all persons interested in said matters will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of the proposed changes to the zoning regulations will be considered by the MAPC as by law provided.
PLEASE NOTE THIS MEETING IS CONSIDERED AN EMERGENCY MEETING OF THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION DUE TO COVID-19, WHICH WILL IMPOSE SPECIAL PROCEDURES TO PARTICIPATE IN THE PUBLIC HEARING. THESE ARE AS FOLLOWS:
The meeting will be conducted "virtually" using Go-To-Meeting. You have multiple options to participate: 1) submit comments ahead of time, 2) participate remotely, or 3) attend in-person at the Ronald Reagan Building (see below)
Submit Comments Ahead of Time
You can submit comments regarding items on the Planning Commission agenda to the Wichita-Sedgwick County Metropolitan Area Planning Department (Planning Department). Comments must be received by the Planning Department no later than 5pm 3 days prior to the meeting. Please be sure to provide ample time for delivery. The comments can be submitted in the following formats: email; letter; video; and audio message (mp3, etc.). The comment should indicate which item they pertain to and be less than three (3) minutes in duration. The comments should be submitted to Planning Department staff using the contact information below. The comments received ahead of the submission deadline will be shared with the MAPC, prior to or during the meeting.
Email - Planning@wichita.gov
Mailing Address - Wichita-Sedgwick County Metropolitan Area Planning Department
Attn: Scott Wadle
271 W. 3rd Street - Suite 201
Wichita, KS 67202
Phone - 316.268.4421
Fax - 316.858.7764
Participate Remotely
Please join my meeting from your computer, tablet or smartphone
https://global.gotomeeting.com/join/651544141
You can also dial in using your phone
United States: +1 (571) 317-3112
Access Code: 651-544-141
Join from a video-conferencing room or system
Dial in or type: 67.217.95.2 or inroomlink.goto.com
Meeting ID: 651 544 141
Or dial directly: 651544141@67.217.95.2 or 67.217.95.2##651544141
New to GoToMeeting? Get the app now and be ready when your first meeting starts: https://global.gotomeeting.com/install/651544141
Attend In-Person
You may also participate in the hearing in-person at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, Kansas 67202.The in-person option is primarily intended for those without other technology options, and who have not previously submitted recorded audio or video comments. If you have any written or visual materials you wish to present, please contact Planning Department Graphics staff (316-2684464) by 5pm, 3 days prior to the meeting.
WITNESS MY HAND on September 15, 2022
Scott Wadle, Secretary
WichitaSedgwick County
Metropolitan Area Planning Commission
IPL0089366
Sep 15 2022

In The STATE OF KANSAS
In and for the County of Sedgwick

No. of Insertions: 1
Beginning Issue of: 09/15/2022
Ending Issue of: 09/15/2022

STATE OF KANSAS)
SS
County of Sedgwick)

Hayley Martin, of lawful age, being first duly sworn, deposeth and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has been continuously and uninterruptedly published in said County for more than one year prior to the first publication of the notice hereinafter mentioned, and which said newspaper has been entered as second class mail matter at the United States Post Office in Wichita, Kansas, and which said newspaper is not a trade, religious or fraternal publication and that a notice of a true copy is hereto attached was published in the regular and entire Morning issue of said The Wichita Eagle from 09/15/2022 to 09/15/2022.

H. Hayley

I certify (or declare) under penalty of perjury that the foregoing is true and correct.
DATED: 09/15/2022

Stefani Beard

Notary Public in and for the state of Texas, residing in Dallas County

STEFANI SCOTT BEARD
My Notary ID # 131768951
Expires October 23, 2022

Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

METROPOLITAN AREA PLANNING COMMISSION

AGENDA REPORT NO. 3.3
October 6, 2022

STAFF REPORT

CASE NUMBER: **VAC2022-00029-** Request in the City to vacate a platted utility easement

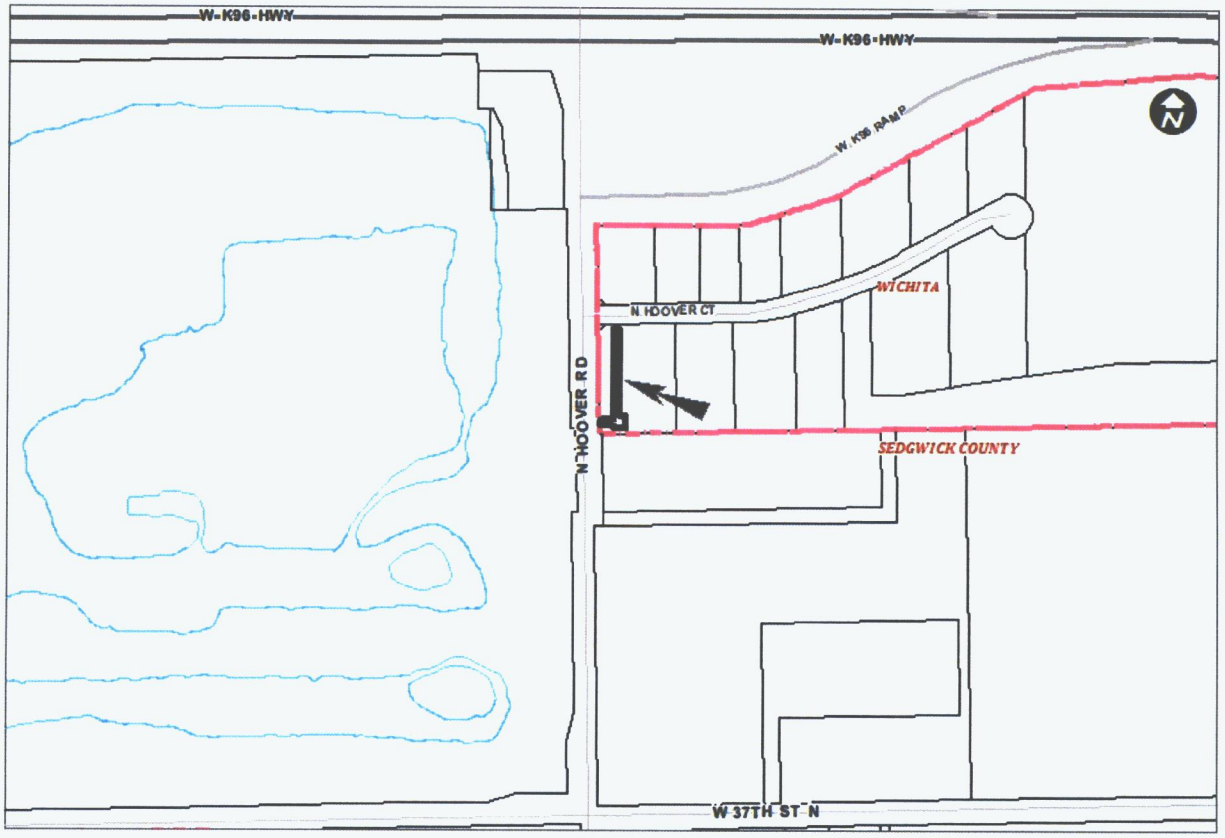
APPLICANTS: Big Bang Real Estate, LLC (applicant/owner), Baughman Company, PA (agent)

LEGAL DESCRIPTION: Generally described as vacating platted utility easements located within the west 90 feet of Lot 1, Block A, Hoover Industrial Park 2nd Addition (see attached legal).

LOCATION: Generally located 1200 feet south of the K-96 Highway and North Hoover Road, on the east side of North Hoover Road.

REASON FOR REQUEST: To allow future development of the lot.

CURRENT ZONING: The site is zoned LI Limited Industrial District and is undeveloped. Properties abutting the site to the north and east are zoned LI Limited Industrial District and are developed with warehouse and office uses. Property to the south is zoned GC General Commercial District and is currently being developed with a storage facility.



The applicant proposes to vacate platted sanitary sewer easements located within the west 90 feet of Lot 1, Block A, Hoover Industrial Park 2nd Addition, to allow for future site development. The subject site is 2.30-acres in size and in the LI Limited Industrial District. It is currently undeveloped.

The applicant is requesting to vacate three platted sanitary sewer easements which meet in the southwest corner of the subject property (see attachment 2, exhibit). The largest of the three is a platted 20-foot sanitary sewer easement beginning 50 feet east of the west property line and 15 feet south of the north property line. This easement runs south approximately 303.83 feet to its end. Abutting the 20-foot easement to the south is the second subject easement, a platted 40-foot by 40-foot square located 50 feet east of the west property line and 20 feet north of the south property line. The third subject easement is 20-foot in width, situated on the west side of the square-shaped easement, beginning 30 feet north of the south property line and running 30 feet to its end at the west property line.

The subject site is located on the east side of North Hoover Road, with frontage on North Hoover Court and along the arterial. A platted 50-foot waterline easement abuts the subject easements and runs parallel to the west property line. This waterline easement overlaps with a 35-foot platted setback on the property's west side. A platted 20-foot front setback and a platted 15-foot utility easement run parallel to the north property line on the property's North Hoover Court frontage. Additionally, a 20-foot platted drainage easement runs parallel to the property's south lot line, beginning 50 feet east of the west property line, and extending east onto abutting properties.

On December 26, 2017, The Hoover Industrial Park 2nd Addition was recorded with the Sedgwick County Register of Deeds. This subdivision was annexed into the City of Wichita on December 7, 2017. Properties surrounding the Hoover Industrial Park 2nd Addition are located in unincorporated Sedgwick County (See attachment 4, Hoover Industrial Park 2nd Addition City Limits Map).

City water and sanitary sewer equipment are located in the North Hoover Road and North Hoover Court rights-of-way. Evergy equipment is located in the North Hoover Road right-of-way and the platted 15-foot utility easement on the abutting property to the east. North Hoover Road is a two-lane arterial street with a sidewalk on its east side. Comments from all franchised utilities have not been received and are needed to determine whether franchise equipment is located within the described easements. Conditions #2 and #3 cover all utilities. Vehicular traffic, pedestrian traffic, public safety, and utilities should not be impacted by this vacation request if approved with the listed conditions.

Based upon information available prior to the public hearing and reserving the right to make recommendations based on subsequent comments from City Traffic, Public Works/Water & Sewer/Stormwater, Fire, franchised utility representatives and other interested parties, Planning Staff has listed the following considerations (but not limited to) associated with the request to vacate the described portions of the platted utility easements.

A. That after being duly and fully informed as to fully understand the true nature of this petition and the propriety of granting the same, the MAPC makes the following findings:

    1. That due and legal notice has been given by publication as required by law, in the Wichita Eagle, of notice of this vacation proceeding one time September 15, 2022, which was at least 20 days prior to this public hearing.

2. That no private rights will be injured or endangered by vacating the described utility easements and that the public will suffer no loss or inconvenience thereby.

3. In justice to the petitioner, the prayer of the petition ought to be granted.

Conditions (but not limited to) associated with the request:

(1) Abandonment or relocation/reconstruction of any/all utilities made necessary by the vacation of the platted utility easements shall be to City Standards and shall be the responsibility and at the expense of the applicant. As needed provide approval from franchised utilities for the relocation of franchised utilities. All to be provided to the Planning Department prior to this case going to City Commission for final action.

(2) As needed provide Planning with dedications of easements by separate instruments with original signatures to go with the Vacation Order to City Commission for final action and subsequent recording with the Vacation Order at the Register of Deeds. All to be provided to the Planning Department prior to this case going to City Commission for final action.

(3) As needed provide utilities with any needed project plans for the relocation of utilities for review and approval. Any relocation/reconstruction of utilities made necessary by this vacation shall be to City Standards and shall be the responsibility and at the expense of the applicants. Provide an approved project number(s) to Planning prior to the case going to City Commission for final action.

(4) All improvements shall be according to City Standards and at the applicants' expense.

(5) Provide Planning with a legal description of the vacated platted utility easement on a Word document via E-mail that can be used on the Vacation Order. This must be provided to the Planning Department prior to this case going to City Commission for final action.

(6) Per MAPC Policy Statement #7, all conditions are to be completed within one year of approval by the MAPC or the vacation request will be considered null and void. All vacation requests are not complete until the Wichita City Council or the Sedgwick County Board of County Commissioners have taken final action on the request and the vacation order and all required documents have been provided to the City, County and/or franchised utilities and the necessary documents have been recorded with the Register of Deeds.

SUBDIVISION COMMITTEE'S RECOMMENDED ACTION

The Subdivision Committee recommends approval subject to the following conditions:

(1) Per the approval of Public Works, vacate the platted described sanitary sewer easements located on Lot 1, Block 4, Hoover Industrial Park 2nd Addition to the City of Wichita, Sedgwick County, Kansas.

(2) Abandonment or relocation/reconstruction of any/all utilities made necessary by the vacation of the platted utility easements shall be to City Standards and shall be the responsibility and at the expense of the applicant. As needed provide approval from franchised utilities for the relocation of

franchised utilities. All to be provided to the Planning Department prior to this case going to City Commission for final action.

(3) As needed provide Planning with dedications of easements by separate instruments with original signatures to go with the Vacation Order to City Commission for final action and subsequent recording with the Vacation Order at the Register of Deeds. All to be provided to the Planning Department prior to this case going to City Commission for final action.

(4) As needed provide utilities with any needed project plans for the relocation of utilities for review and approval. Any relocation/reconstruction of utilities made necessary by this vacation shall be to City Standards and shall be the responsibility and at the expense of the applicants. Provide an approved project number(s) to Planning prior to the case going to City Commission for final action.

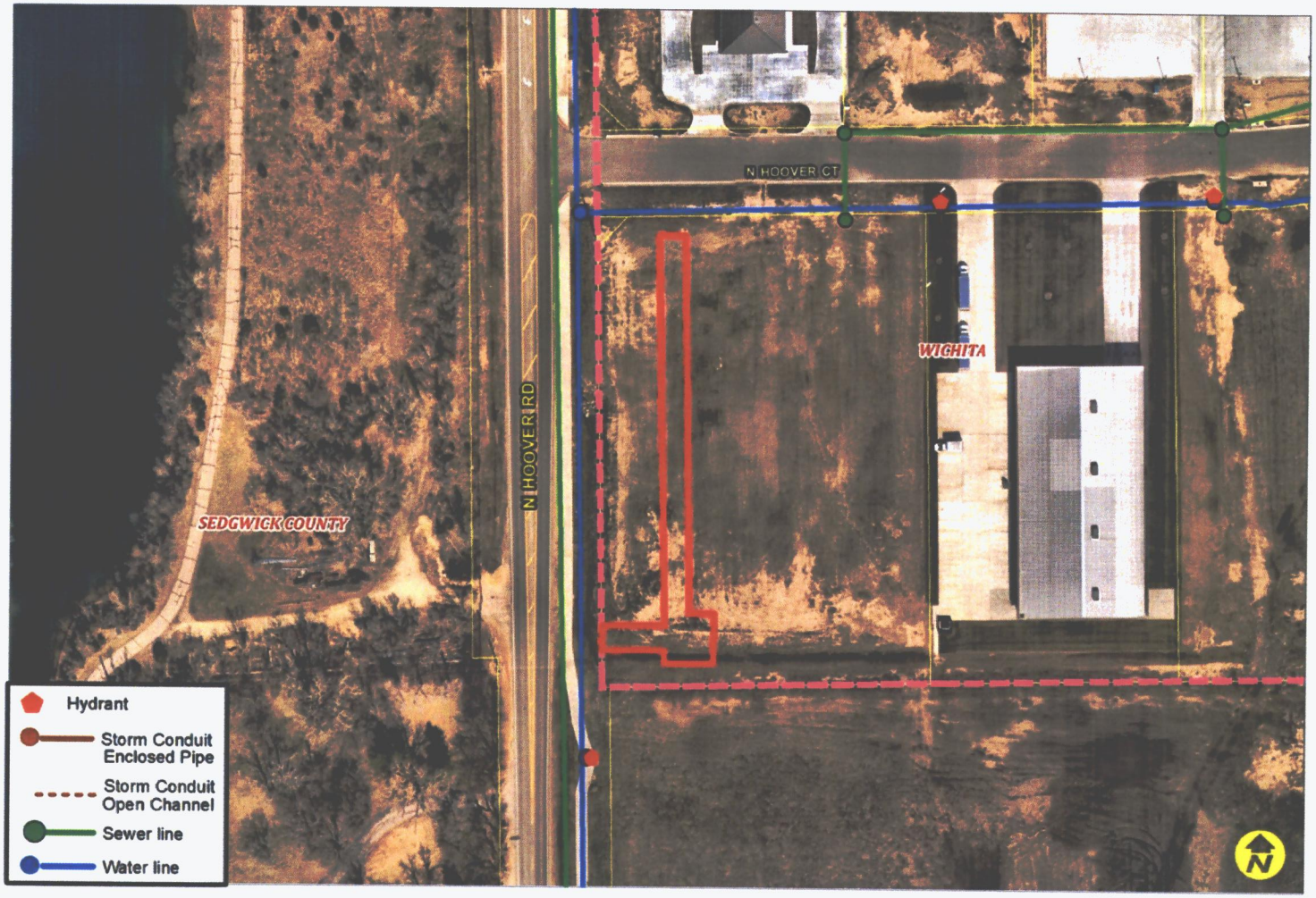
(5) All improvements shall be according to City Standards and at the applicant's expense.

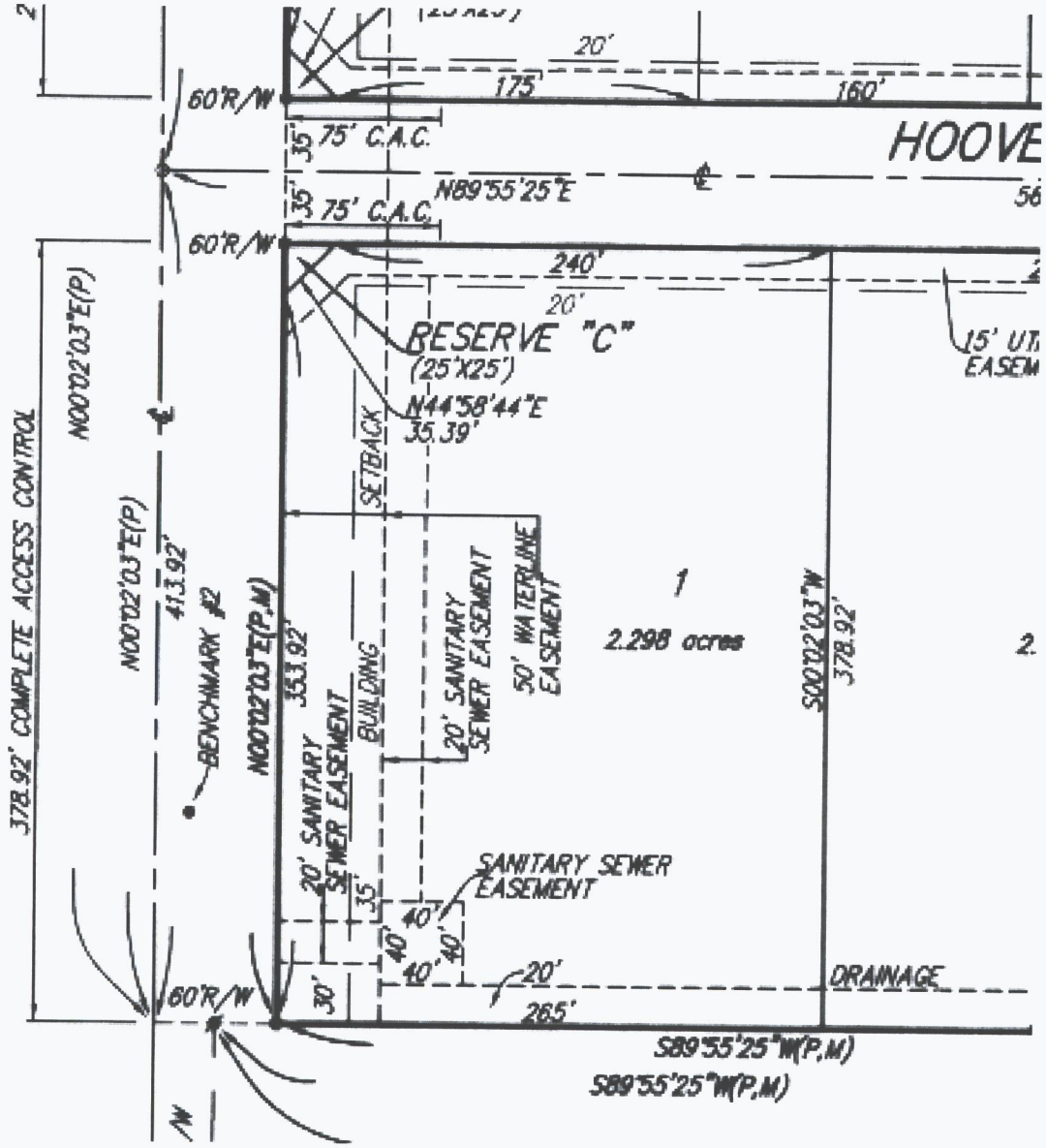
(6) Provide Planning with a legal description of the vacated platted utility easement on a Word document via E-mail that can be used on the Vacation Order. This must be provided to the Planning Department prior to this case going to City Commission for final action.

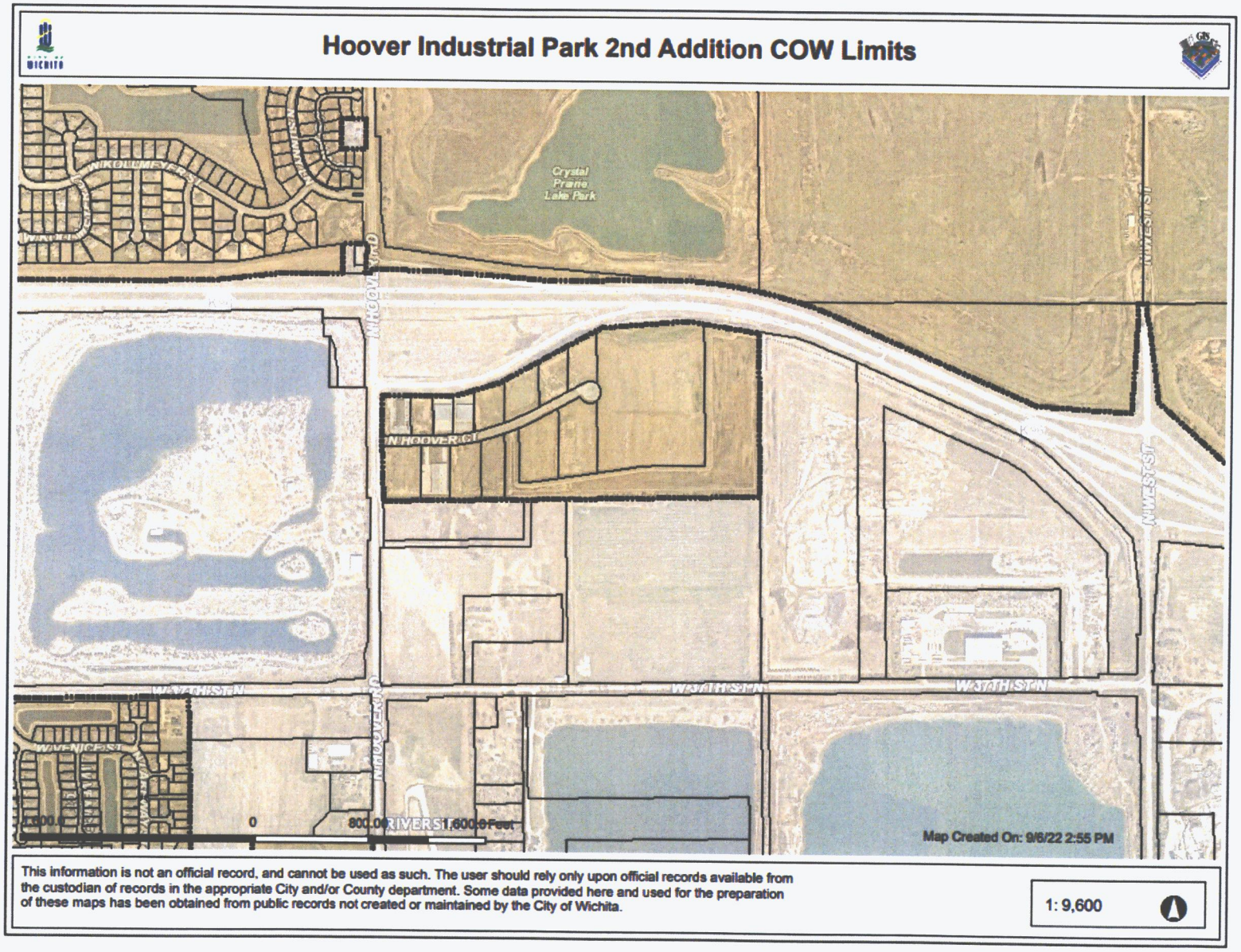
(7) Per MAPC Policy Statement #7, all conditions are to be completed within one year of approval by the MAPC or the vacation request will be considered null and void. All vacation requests are not complete until the Wichita City Council or the Sedgwick County Board of County Commissioners have taken final action on the request and the vacation order and all required documents have been provided to the City, County and/or franchised utilities and the necessary documents have been recorded with the Register of Deeds.

Attachments:

1. Aerial Map
2. Exhibit
3. Excerpt from the Hoover Industrial Park 2nd Addition
4. Hoover Industrial Park 2nd Addition City Limits Map
5. Site Photos
6. Legal Description


N HOOVER CT
N HOOVER RD
SEDGWICK COUNTY
WICHITA
Hydrant
Storm Conduit Enclosed Pipe
Storm Conduit Open Channel
Sewer line
Water line
N


60'R/W
20'
175'
160'
35'
75' C.A.C.
HOOVE
N89°55'25"E
56
60'R/W
240'
20'
RESERVE "C"
(25'X25')
N44°58'44"E
35.39'
15' UT
EASEM
SETBACK
N00°02'03"E(P)
378.92' COMPLETE ACCESS CONTROL
N00°02'03"E(P)
413.92'
BENCHMARK #2
N00°02'03"E(P,M)
353.92'
BUILDING
20' SANITARY SEWER EASEMENT
50' WATERLINE EASEMENT
1
2.298 acres
S00°02'03"W
378.92'
2
20' SANITARY SEWER EASEMENT
35'
SANITARY SEWER EASEMENT
40'
40'
40'
40'
20'
DRAINAGE
30'
60'R/W
265'
S89°55'25"W(P,M)
S89°55'25"W(P,M)
N


Hoover Industrial Park 2nd Addition COW Limits
Crystal Prairie Lake Park
N HOOVER RD
N HOOVER CT
NW EST ST
W 37TH ST N
W 37TH ST N
W 37TH ST N
N HOOVER RD
0
800.00
1,600.00 Feet
Map Created On: 9/6/22 2:55 PM
This information is not an official record, and cannot be used as such. The user should rely only upon official records available from the custodian of records in the appropriate City and/or County department. Some data provided here and used for the preparation of these maps has been obtained from public records not created or maintained by the City of Wichita.
1: 9,600











BAUGHMAN
BETTER BY [DESIGN]

Hoover Industrial Park 2nd Addition
Vacation of Sanitary Sewer Easements

That part of Lot 1, Block A, Hoover Industrial Park 2nd Addition, Wichita, Sedgwick County, Kansas, more particularly described as follows: Commencing at the Northwest corner of Reserve "C"; THENCE N89°55'25"E, coincident with the north line of said Lot 1, a distance of 50.00 feet; THENCE S00°02'03"W, parallel the west line of said Lot 1, a distance of 15.00 feet, for a Point of Beginning; THENCE N89°55'25"E, parallel with the north line of said Lot 1 and coincident with a 15 foot wide Utility Easement, a distance of 20.00 feet; THENCE S00°02'03"W, parallel with the west line of said Lot 1 and coincident with the east line of a 20 foot wide Sanitary Sewer Easement, a distance of 303.83 feet; THENCE N89°55'25"E, parallel with the south line of said Lot 1, a distance of 20.00 feet; THENCE S00°02'03"W, a distance of 40.00 feet, to the north line of a 20 foot wide Drainage Easement; THENCE S89°55'25"W, coincident with said Drainage Easement, a distance of 40.00 feet, to the east line of a 50 foot wide Waterline Easement; THENCE N00°02'03"E, coincident with said Waterline Easement, a distance of 10.00 feet, to the south line of a 20 foot wide Sanitary Sewer Easement; THENCE S89°55'25"W, coincident with said Sewer Easement, a distance of 50.00 feet, to the west line of said Lot 1; THENCE N00°02'03"E, coincident with the west line of said Lot 1, a distance of 20.00 feet; THENCE N89°55'25"E, coincident with the north line of said Sewer Easement, a distance of 50.00 feet, to the east line of said Waterline Easement; THENCE N00°02'03"E, coincident with the east line of said Waterline Easement, a distance of 313.92 feet, to the point of beginning. Subject property contains 8,679.9 sq. ft. or 0.20 acres.

As prepared by Jonathan C. Hubbell, Professional Surveyor, license number 1680, on August 16th, 2022.