Sedgwick County
Register of Deeds - Tonya Buckingham
Doc.#/Flm-Pg: 30298019
Receipt #: 2419753
Pages Recorded: 2
Recording Fee: $0.00
Authorized By: Tonya Buckingham
Cashier: ephillip
Date Recorded: 03/25/2024 02:36:01 PM

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

IN THE MATTER OF THE VACATION OF A PORTION OF A PLATTED BUILDING SETBACK	)	
GENERALLY LOCATED WITHIN ONE-QUARTER MILE WEST OF NORTH ROCK ROAD AND WITHIN ONE-QUARTER MILE SOUTH OF EAST 37TH STREET NORTH	)	**VAC2023-00050**

MORE FULLY DESCRIBED BELOW

VACATION ORDER

NOW on this 19th day of March 2024, comes on for hearing the petition for vacation filed by Elite USA Construction, LLC (owner) praying for the vacation of a portion of a platted building setback, to wit:

> Vacating the easterly 10 feet of the westerly 25 feet of the platted setback on the westerly side of Lots 1 and 2, Block 1, Killarney Plaza 2nd Addition, 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:

1. That due and legal notice has been given by publication, as required by law, in The Wichita Eagle on December 7, 2023, 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 portion of a platted building setback, and the public will suffer no loss or inconvenience thereby.

3. In justice to the petitioner, the prayer of the petitioner 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 portion of a platted building setback should be approved.

UNOFFICIAL COPY

IT IS, THEREFORE, BY THE CITY COUNCIL, on this 19th day of March 2024, ordered that the above-described portion of a platted building setback is hereby vacated. IT IS FURTHER ORDERED that the City Clerk shall send this original Vacation Order to the Sedgwick County Register of Deeds for recording.

Lily Wu, Mayor, City of Wichita

ATTEST:

Jamie Buster, City Clerk

Approved as to Form:

Jennifer Magana, City Attorney and Director of Law

UNOFFICIAL COPY

Sedgwick County
Register of Deeds - Tonya Buckingham
Doc.#/Flm-Pg: 30281617
Receipt #: 2408389 Recording Fee: $21.00
Pages Recorded: 1
Cashier: j1wheele Authorized By: Tonya Buckingham
Date Recorded: 12/19/2023 09:11:18 AM

QUIT CLAIM DEED

Elite USA Construction LLC, a limited liability company in the State of Kansas, and having its principal place of business in the State of Kansas, hereby conveys and quitclaims to

Elite USA Construction LLC, a limited liability company in the State of Kansas, as to ½ interest,
AND
Superior Homes LP, a limited partnership in the State of Kansas, as to ½ interest.

all the following REAL ESTATE in the County of SEDGWICK and the State of KANSAS, to-wit:

Parcel 1: All of the following described real estate, situated in the County of Sedgwick and the State of Kansas known and described as follows, to wit: Lot 2, Block 1, Killarney Plaza Second Addition, an Addition to Wichita, Sedgwick County, Kansas, EXCEPT that part platted as Comotara Power Center Addition.

Parcel 2: A portion of Lot 1, Block 1, Killarney Plaza Second Addition, an Addition to Wichita, Sedgwick County, Kansas described as follows: Commencing at the Northwest corner of Comotara Power Center, an Addition to Wichita, Kansas; Thence S 01°04'29" E on an assumed bearing along the west line of said Comotara Power Center for a distance of 326.72 feet to the north line of said Lot 1 for a Point of Beginning; Thence continuing S 01°04'29" E along the west line of said Comotara Power Center for a distance of 366. 69 feet; Thence S 88°53'25" W for a distance of 549.02 feet to the west line of said Lot 1; Thence N 00°55'46" W along the west line of said Lot 1 for a distance of 183.46 feet to a corner in said Killarney Plaza Second Addition; Thence on a tangential curve to the right along the west line of said Lot 1 for a distance of 193.48 feet to a corner in said Killarney Plaza Second Addition, said curve having a radius of 222 feet, a chord length of 187.41 feet, and a chord bearing of N 24°05'52" E; Thence N 48°55'35" E along the west line of said Lot 1 for a distance of 244.90 feet to the Northwest corner of said Lot 1; Thence southeast along the North line of said Lot 1 for a distance of 188.67 feet; Thence east along the North line of said Lot 1 for a distance of 157.41 feet to the Point of Beginning.

for the sum of zero dollars and other good and valuable consideration.

EXCEPT AND SUBJECT TO: Easements, restrictions and assessments of record, and all the taxes and assessments that may be levied, imposed or become payable hereafter. See attached deed restrictions (Exhibit A).

No Real Estate Validation Transfer Questionnaire per KSA 1991 Supp. 79-1437e as amended (2).

Dated this 25th day of Sept, 2023.

Elite USA Construction, LLC

By: _____
Type Name: Thafer Ghieth
Type Title: Managing Partner

State of Kansas, County of SEDGWICK §

The foregoing instrument was acknowledged before me this 25 day of September 2023, by Thafer Ghieth Managing Partner of Elite US Construction, LLC, a Kansas corporation, on the behalf of the LLC.

RACHEL HATCHER
Notary Public - State of Kansas
My Appt. Expires 10/24/25

_____
Notary Public

Appointment expires: 10/24/25

UNOFFICIAL COPY

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

IN THE MATTER OF THE VACATION OF A PORTION OF A PLATTED BUILDING SETBACK	)	
GENERALLY LOCATED WITHIN ONE-QUARTER MILE WEST OF NORTH ROCK ROAD AND WITHIN ONE-QUARTER MILE SOUTH OF EAST 37TH STREET NORTH	)	**VAC2023-00050**

MORE FULLY DESCRIBED BELOW

VACATION ORDER

NOW on this 19th day of March 2024, comes on for hearing the petition for vacation filed by Elite USA Construction, LLC (owner) praying for the vacation of a portion of a platted building setback, to wit:

> Vacating the easterly 10 feet of the westerly 25 feet of the platted setback on the westerly side of Lots 1 and 2, Block 1, Killarney Plaza 2nd Addition, 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:

1. That due and legal notice has been given by publication, as required by law, in The Wichita Eagle on December 7, 2023, 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 portion of a platted building setback, and the public will suffer no loss or inconvenience thereby.

3. In justice to the petitioner, the prayer of the petitioner 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 portion of a platted building setback should be approved.

IT IS, THEREFORE, BY THE CITY COUNCIL, on this 19th day of March 2024, ordered that the above-described portion of a platted building setback is hereby vacated. IT IS FURTHER ORDERED that the City Clerk shall send this original Vacation Order to the Sedgwick County Register of Deeds for recording.

Lily Wu, Mayor, City of Wichita

ATTEST:

Jamie Buster, City Clerk

Approved as to Form:

Jennifer Magana, City Attorney and Director of Law

Wichita-Sedgwick County Metropolitan Area Planning Department

April 10, 2024

K.E. Miller Engineering, P.A.
Attn: Kirk Miller
117 E. Lewis
Wichita, KS 67202

RE: VAC2023-00050: Request in the City to vacate ten feet of a 24-foot platted setback on property zoned MF-29 Multi-Family Residential District, generally located south of east 36th Street North and west of North Rock Road.

Dear Applicant;

At its regular meeting on **March 19, 2024,** the Wichita City Council considered the above captioned request. The action of the City Council was to **APPROVE** the vacation request.

Sincerely,

Philip Zevenbergen, AICP
Current Plans
Division Manager

cc: Elite USA Construction, LLC, Thafer Gheith, 9235 E Harry St., Ste 100, Wichita, KS 67207

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

FILE COPY

December 28, 2023

K.E. Miller Engineering, P.A.
Attn: Kirk Miller
117 E. Lewis St.
Wichita, KS 67202

Ref: VAC2023-00050: Vacation request in the City to vacate ten feet of a 25-foot platted setback on property zoned MF-29 Multi-Family Residential District, generally located south of East 36th Street North and west of North Rock Road.

Kirk,

At the **Thursday, December 28, 2023**, meeting of the Metropolitan Area Planning Commission (MAPC), the above-referenced vacation request was approved subject to the following conditions:

(1) Vacate the described portion of the platted setback except where the public waterline crosses the setback. Provide planning staff with a revised legal description of the approved vacated portion of the platted setback on a Word document, via e-mail, to be used on the Vacation Order. This must be provided to Planning prior to the case going to Council for final action.

(2) Any relocation or reconstruction of utilities made necessary by this vacation shall be the responsibility and at the expense of the applicant. Provide Planning with any needed easements dedicated by separate instrument with original signatures. These conditions must be completed prior to the case going to Council for final action.

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

(4) The applicant shall work with Wichita Stormwater regarding the need for any additional easements for the existing floodway and any improvements needed to that floodway prior to the issuance of building permits.

(5) Per MAPC Policy Statement #7, all conditions shall 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.

FILE COPY

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 **January 11, 2024,** (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,

Philip Zevenbergen
Current Plans Division Manager

PZ:kw

cc: Elite USA Construction LLC, Thafer Gheith, 9235 E Harry St, Ste 100, Wichita KS 67207
City of Wichita, Property Mgmnt, John Philbrick, 455 N Main – 13th Fl, Wichita KS 67202

McClatchy

The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
16399	496666	Print Legal Ad-IPL01505650 - IPL0150565	OCA 150004	$188.68	3	75 L

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

MHEBERT@wichita.gov

LEGAL PUBLICATION

OCA 150004
Published in The Wichita Eagle on December 7, 2023
(One Time Only)
MAPC/BZA December 28, 2023
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, December 28, 2023, no earlier than 1:30 p.m., the Wichita-Sedgwick County Metropolitan Area Planning Commission/Board Zoning Appeals will consider the following applications. The meeting will be held in person at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, KS 67202. Public participation is encouraged (see instructions below). Virtual participation is not available. If you have any questions regarding the meeting or items on this notice, please call the Wichita-Sedgwick County Metropolitan Area Planning Department at (316) 268-4421.

CON2023-00064: Conditional Use request in the City to permit Tavern and drinking establishment uses on property zoned CBD Central Business District, generally located on the east side of N St Francis Avenue, 62 ft north of East Douglas Avenue (114 N Saint Francis Ave).

CON2023-00065: Conditional Use request in the City to allow vehicle storage facility for parking inoperable vehicles, generally located on the east side of South Broadway and within one-eighth of a mile north of Interstate 235 (4204 South Broadway Avenue).

VAC2023-00048: Vacation request of the South 10 feet of the North 35 feet of the platted North setback, generally located at the Southwest corner of West 21st Street North and North Hoover Road (2131 North Hoover Road).

VAC2023-00049: Request in the City to vacate the platted alley located between South Broadway Ave. and South Topeka Ave and between East English St. on the south and East. William St. on the north to facilitate redevelopment of the block.

VAC2023-00050: Vacation request in the City to vacate ten feet of a 25-foot platted setback on property zoned MF-29 Multi-Family Residential District, generally located south of East 36th Street North and west of North Rock Road.

VAC2023-00051: Vacation request in the City to vacate access control of the south 35 feet of the north 55 feet of Reserve A on property zoned SF-5 Single-Family Residential District, generally located on the east side of North Rock Road, within one-half mile south of East 45th Street North.

VAC2023-00052: Vacation request in the City to vacate platted access controls along North Greenwich Road located on the southeast corner of North Greenwich Road and East 13th Street North.

ZON2023-00068: Zone change request in the City from SF-5 Single-Family Residential District to NR Neighborhood Retail District with Protective Overlay #424 for commercial development, generally located on the east side of North Rock Road, within one-half mile north of East 45th Street North.

ZON2023-00070: Zone change request in the City from NO to LC to maintain usage rights in the NO district with PO 425 to allow Animal Care, Limited in accordance with LC district, generally located on the west side of Maize Road North and one-third of a mile south of West 21st Street North. (1901 Maize Road North).

ZON2023-00071: Zone Change request in the City from SF-5 Single-Family Residential, GC General Commercial and LC Limited Commercial to LI Limited Industrial for Wrecking/Salvage Yard use; generally located on the east side of South Broadway and within one-eighth of a mile of Interstate 235 (4204 South Broadway).

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 Wichita-Sedgwick 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.

Options to participate:

1) Attend In-Person at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, Kansas 67202. Self-paid parking is available nearby. If you have any written or visual materials you wish to present, please contact Planning Department Graphics staff (316-268-4464) by 5:00 PM, 3 days prior to the meeting.

2) Submit Comments Ahead of Time regarding items on the Planning Commission agenda to the Wichita-Sedgwick County Metropolitan Area Planning Department (Planning Department) – 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. Planning Departments staff make efforts to share all comments but may not be able to share those received after the deadlines below. Please be sure to provide ample time for delivery. Written Comments should be submitted by 5:00 PM the day before the meeting. Video and Audio Comments (mp3, etc.) formats be submitted at least 3 days prior to the MAPC meeting. The comments should indicate which item they pertain to and be less than three (3) minutes in duration.

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

3) If you need accommodations pursuant to the ADA, please contact Planning Staff within one week prior to the scheduled meeting.

Option to View Remotely (Not Participate)
The meeting will be streamed live and recorded. Virtual comment is not available. To view the live stream or recording, follow the link: https://www.wichita.gov/Planning.

WITNESS MY HAND on December 7, 2023
Scott Wadle, Secretary
Wichita-Sedgwick County
Metropolitan Area Planning Commission
IPL0150565
Dec 7 2023

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

1 insertion(s) published on:
12/07/23

STATE OF KANSAS)
SS
County of Sedgwick)

Stefani Beard, 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 12/07/2023 to 12/07/2023.

Stefani Beard

I certify (or declare) under penalty of perjury that the foregoing is true and correct.
DATED: 12/07/2023

Stephanie Hatcher

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

STEPHANIE HATCHER
My Notary ID # 133534406
Expires January 14, 2026

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

METROPOLITAN AREA PLANNING COMMISSION

AGENDA REPORT NO. 3.3
December 28, 2023

STAFF REPORT

CASE NUMBER: **VAC2023-00050** - City vacation of a portion of platted building setback.

APPLICANT/AGENT: Elite USA Construction, LLC (applicant)/ K.E. Miller Engineering

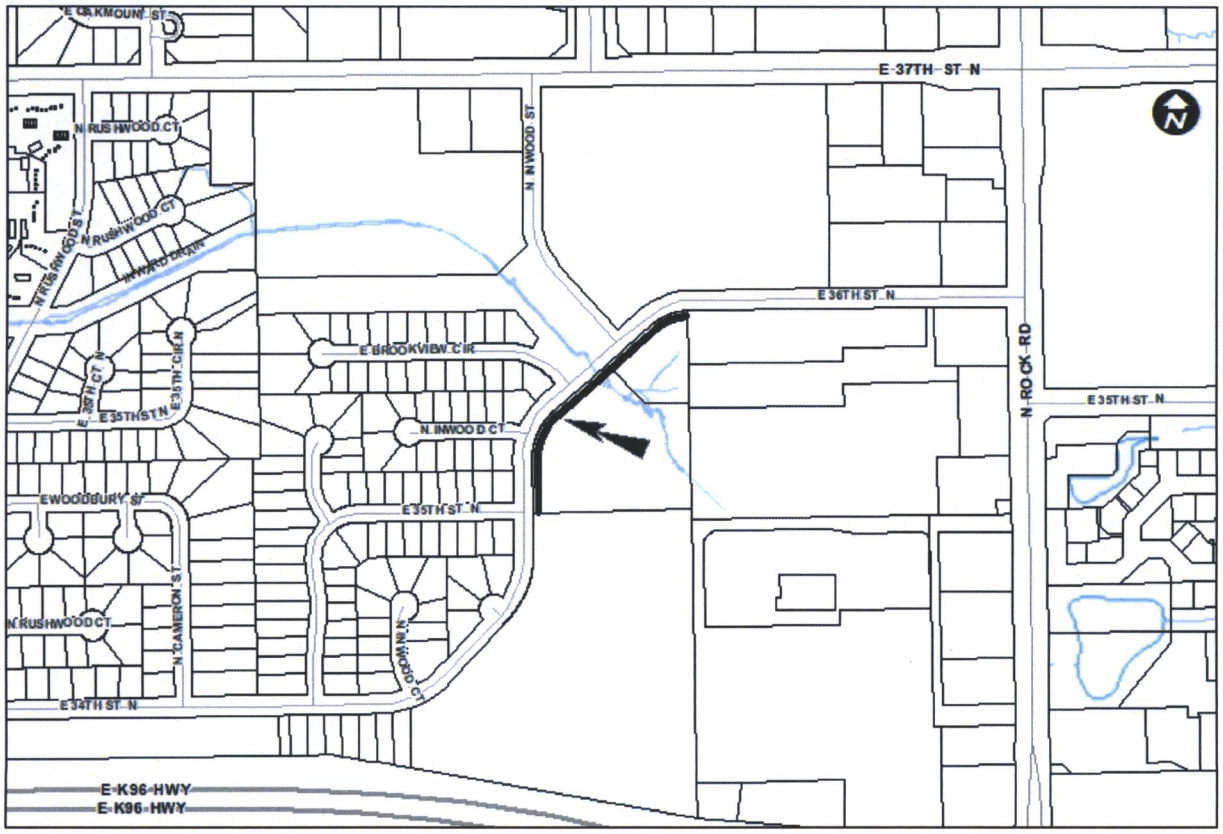
LEGAL DESCRIPTION: Vacating the easterly 10 feet of the westerly 25 feet of the platted setback on the westerly side of Lots 1 and 2, Block 1, Killarney Plaza 2nd Addition, Wichita, Sedgwick County, Kansas.

LOCATION: Generally located within one-quarter mile west of North Rock Road and within one-quarter mile south of East 37th Street North at the intersection of East 36th Street North and North Inwood Street. (WCC I)

REASON FOR REQUEST: To facilitate future development

CURRENT ZONING: The site is zoned MF-18 Multi-Family Residential District. Properties to the east are zoned LC Limited Commercial District with CUP DP-195 and developed with a retail shopping center. Properties to the north and south are zoned MF-29 Multi-Family District and developed with apartments. Properties to the west are zoned SF-5 Single-Family Residential District and developed with single-family dwellings.

VICINITY MAP:



The applicant is requesting the vacation of the easterly 10 feet of the westerly 25 feet of the platted setback on the westerly side of Lots 1 and 2, Block 1, Killarney Plaza 2nd Addition, Wichita, Sedgwick County, Kansas. The site is generally located within one-quarter mile west of North Rock Road and within one-quarter mile south of East 37th Street North at the intersection of East 36th Street North and North Inwood Street. The property is zoned MF-18 Multi-Family Residential District and currently undeveloped. The purpose of this request is to reduce the setback from 25 feet to 15 feet to facilitate future development. The applicant indicates that the intended development will be duplexes served by internal private drives. None of the duplexes would front onto North Inwood Street or East 36th Street North. The current platted 25-foot setback mirrors the required front zoning setback for the MF-18 District. A street side zoning setback in the MF-18 District is 20 feet. A reduction to 15 feet exceeds both of these setbacks, but matches the street side zoning setback of the SF-5 District to the west, across North Inwood Street. Permitting a reduction in the setback would permit structures to be build as close to North Inwood Street as the single-family dwellings to the west.

Public Works and Utilities; Wichita Fire; and Traffic Engineering have no objection to the vacation. Toward the north end of the subject site, a public sewer line crosses the setback, but it is confined to an easement. Additionally, a public water line is in the setback near the bridge that crosses the drainage ditch. This waterline is confined to an easement. No easement is part of the vacation and are being retained. No development of structures is permitted within easements. Evergy and Cox have lines in or near the setback in question, but do not object to the vacation. Their lines may not be in conflict with the request. Any removal or relocation of the equipment is at the applicant's expense. Steven Chronister, Design Representative, is Evergy's contact for this area. He can be reached at 785-508-2682. The Killarney Plaza 2nd Addition was recorded with the Register of Deeds July 18, 1988.

Based upon information available prior to the public hearing and reserving the right to make recommendations based on subsequent comments from Public Works, Stormwater, Water and Sewer, Traffic, 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 portion of platted building setback.

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 December 7, 2023, 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 portion of the platted building setback 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) Vacate the described portion of the platted setback except where the public waterline crosses the setback. Provide planning staff with a revised legal description of the approved vacated portion of the platted setback on a Word document, via e-mail, to be used on the Vacation Order. This must be provided to Planning prior to the case going to Council for final action.

(2) Any relocation or reconstruction of utilities made necessary by this vacation shall be the responsibility and at the expense of the applicant. Provide Planning with any needed easements dedicated by separate instrument with original signatures. These conditions must be completed prior to the case going to Council for final action.

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

(4) The applicant shall work with Wichita Stormwater regarding the need for any additional easements for the existing floodway and any improvements needed to that floodway prior to the issuance of building permits.

(5) Per MAPC Policy Statement #7, all conditions shall 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. Setback Exhibit
2. Aerial Map
3. Plat Excerpt

SUBDIVISION COMMITTEE'S RECOMMENDED ACTION

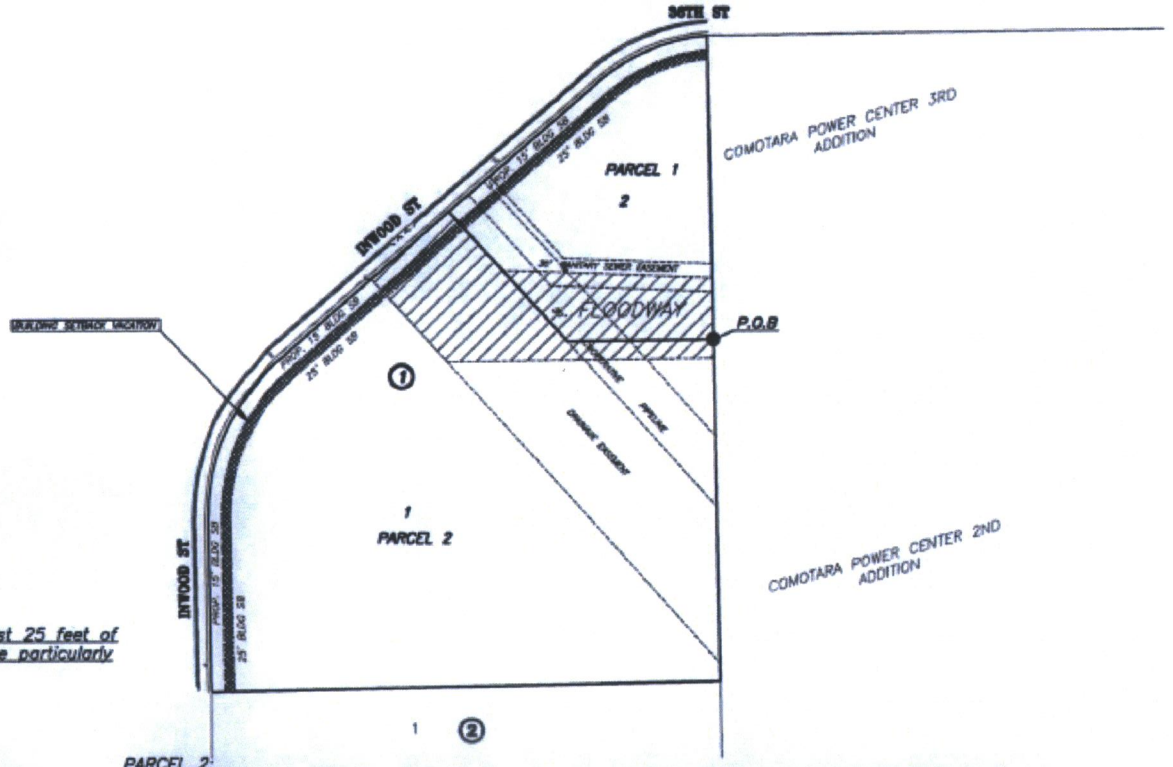
The Subdivision Committee recommends approval per staff recommendations.

EXHIBIT "A"

25' BUILDING SETBACK VACATION EXHIBIT

KILLARNEY PLAZA 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



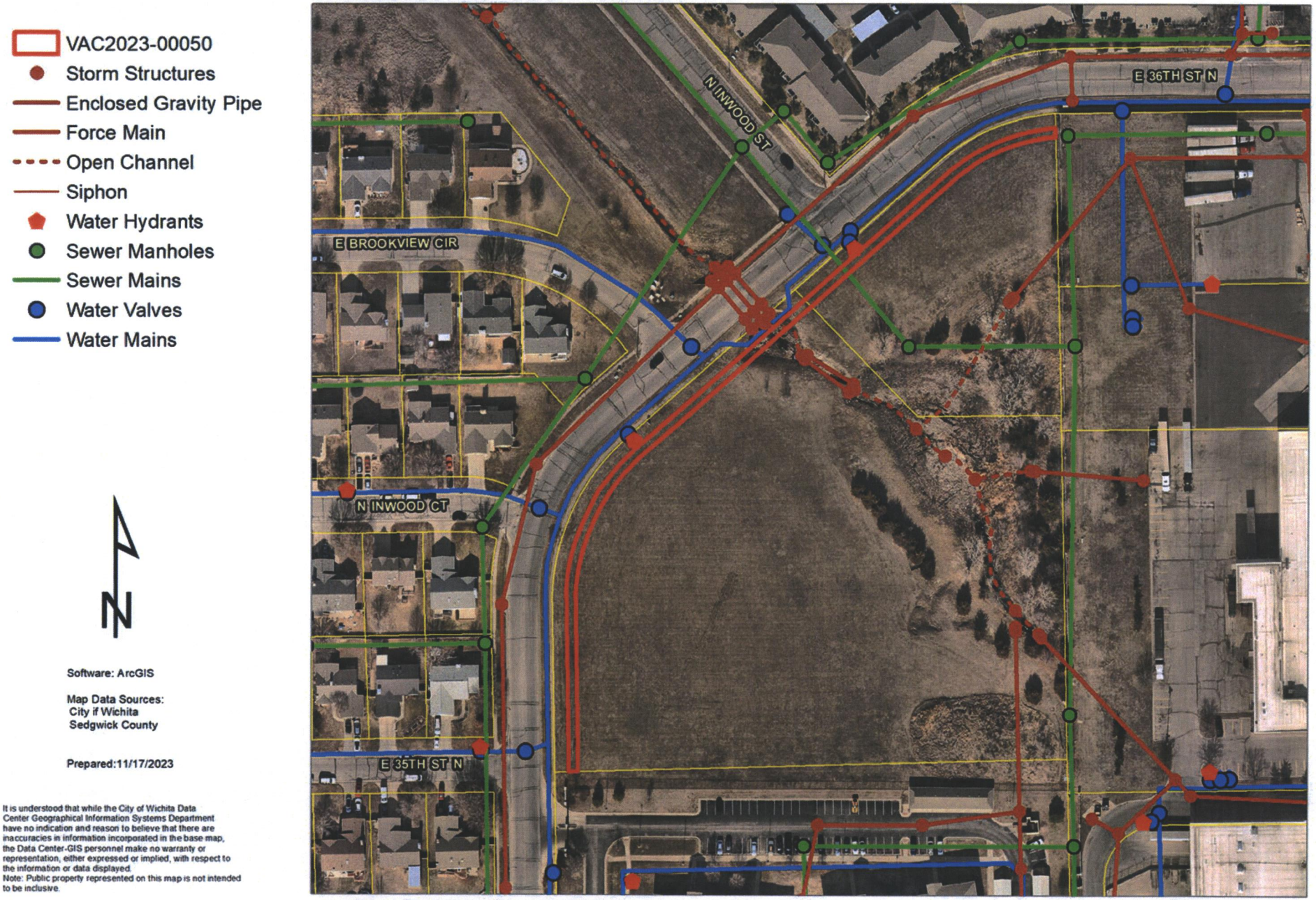
Vacation Legal Description:
The East 10 feet of the West 25 feet of Parcel 1 and Parcel 2, more particularly described as follows:

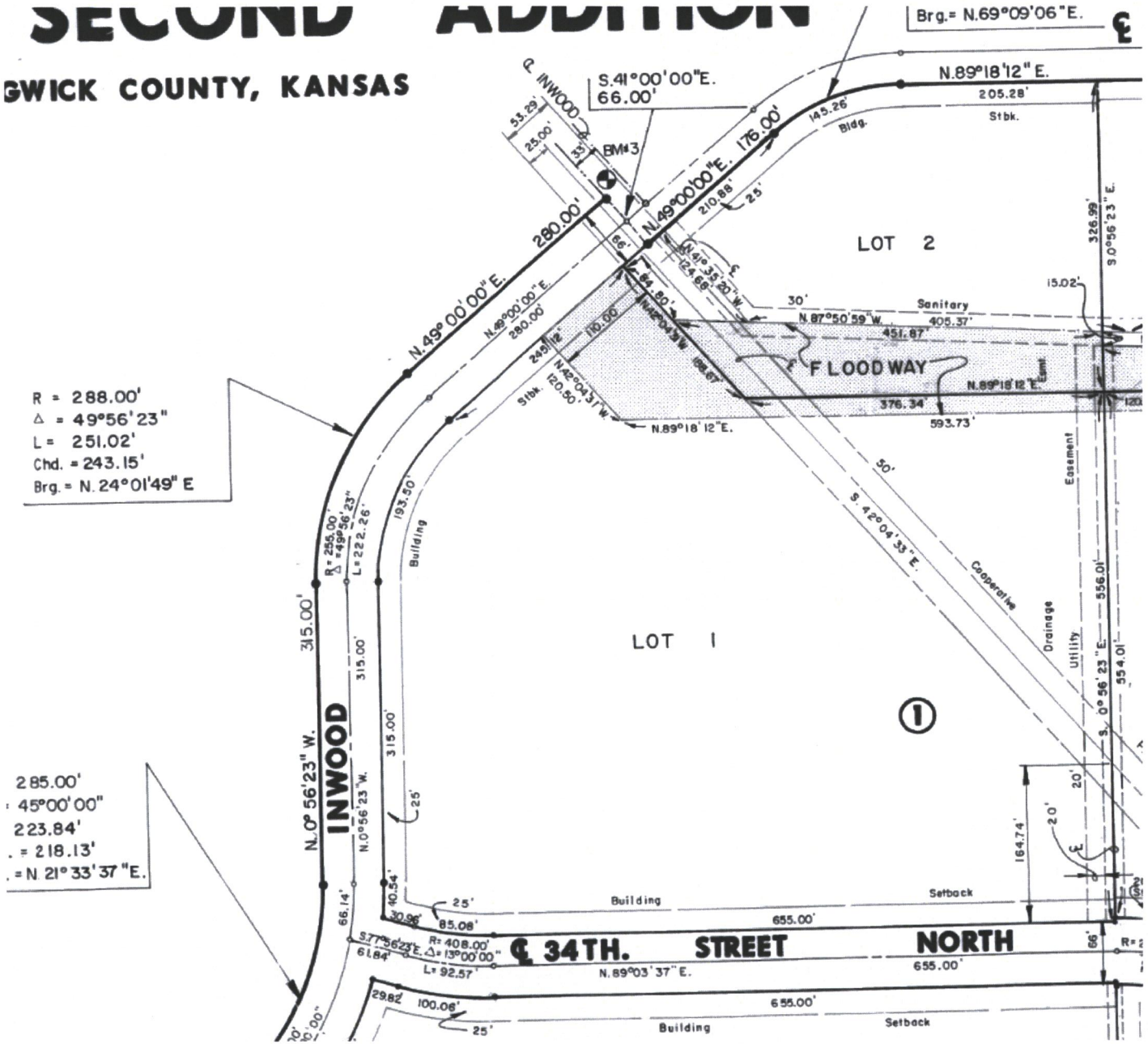
PARCEL 1:
All of the following described real estate, situated in the County of Sedgwick and the State of Kansas known and described as follows, to wit: Lot 2, Block 1, Killarney Plaza Second Addition, an Addition to Wichita, Sedgwick County, Kansas, EXCEPT that part platted as Comotara Power Center Addition.

PARCEL 2:
A portion of Lot 1, Block 1, Killarney Plaza Second Addition, an Addition to Wichita, Sedgwick County, Kansas described as follows: Commencing at the Northwest corner of Comotara Power Center, an Addition to Wichita, Kansas; Thence S 01°04'29" E on an assumed bearing along the west line of said Comotara Power Center for a distance of 326.72 feet to the north line of said Lot 1 for a Point of Beginning; Thence continuing S 01°04'29" E along the west line of said Comotara Power Center for a distance of 366.69 feet; Thence S 88°53'25" W for a distance of 549.02 feet to the west line of said Lot 1; Thence N 00°55'46" W along the west line of said Lot 1 for a distance of 183.46 feet to a corner in said Killarney Plaza Second Addition; Thence on a tangential curve to the right along the west line of said Lot 1 for a distance of 193.48 feet to a corner in said Killarney Plaza Second Addition, said curve having a radius of 222 feet, a chord length of 187.41 feet, and a chord bearing of N 24°05'52" E; Thence N 48°55'35" E along the west line of said Lot 1 for a distance of 244.90 feet to the Northwest corner of said Lot 1; Thence southeast along the North line of said Lot 1 for a distance of 188.67 feet; Thence east along the North line of said Lot 1 for a distance of 157.41 feet to the Point of Beginning.

DATE: 11.13.2023

KEMILLER ENGINEERING
117 E. Lewis, Wichita, KS 67202 (316)264-6242


VAC2023-00050
Storm Structures
Enclosed Gravity Pipe
Force Main
Open Channel
Siphon
Water Hydrants
Sewer Manholes
Sewer Mains
Water Valves
Water Mains
N INWOOD ST
E 36TH ST N
E BROOKVIEW CIR
N INWOOD CT
E 35TH ST N
N
Software: ArcGIS
Map Data Sources:
City if Wichita
Sedgwick County
Prepared:11/17/2023
It is understood that while the City of Wichita Data Center Geographical Information Systems Department have no indication and reason to believe that there are inaccuracies in information incorporated in the base map, the Data Center-GIS personnel make no warranty or representation, either expressed or implied, with respect to the information or data displayed.
Note: Public property represented on this map is not intended to be inclusive.


SECOND ADDITION
GWICK COUNTY, KANSAS
Brg.= N.69°09'06"E.
S.41°00'00"E.
66.00'
N.89°18'12" E.
205.28'
Stbk.
145.26'
Bldg.
175.00'
N.49°00'00"E.
280.00'
N.49°00'00" E.
BM#3
LOT 2
LOT 1
FLOOD WAY
Sanitary
N.87°50'59"W.
405.37'
451.87'
376.34'
593.73'
N.89°18'12"E.
326.99'
S.0°56'23"E.
15.02'
30'
Easement
50'
S.42°04'33"E.
Cooperative
Drainage
Utility
556.01'
354.01'
R = 288.00'
Δ = 49°56'23"
L = 251.02'
Chd. = 243.15'
Brg. = N. 24°01'49" E
R= 255.00'
Δ=49°56'23"
L=222.26'
193.50'
Building
315.00'
N.0°56'23"W.
INWOOD
25'
Setback
655.00'
66.14'
30.96'
85.08'
R= 408.00'
Δ= 13°00'00"
L= 92.57'
34TH. STREET NORTH
N.89°03'37"E.
655.00'
29.82'
100.06'
164.74'
20'
285.00'
45°00'00"
223.84'
= 218.13'
= N. 21°33'37"E.