



Sedgwick County
Register of Deeds - Tonya Buckingham
Doc. #/Flm-Pg: 30262964

Receipt #: 2396004
Pages Recorded: 3

Recording Fee: \$0.00

Cashier: ephillip

Authorized By: Tonya Buckingham

Date Recorded: 09/08/2023 02:46:56 PM



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

**IN THE MATTER OF THE VACATION OF A PORTION)
OF STREET RIGHT-OF-WAY AND A 40-FOOT)
BUILDING SETBACK)**

**GENERALLY LOCATED ONE-BLOCK EAST OF SOUTH)
GREENWICH ROAD AND WITHIN ONE-QUARTER)
MILE SOUTH OF EAST LINCOLN STREET)**

VAC2023-00026

MORE FULLY DESCRIBED BELOW

VACATION ORDER

NOW on this 5th day of September 2023, comes on for hearing the petition for vacation filed by William and Cheryl Parker and David, David and Megan McGraw, and Windsor Lake Estates HOA (owners) praying for the vacation of a portion of street right-of-way and a 40-foot building setback, to wit:

Vacation of Street Right-of-Way:

Part of vacated Dowell Terrace in Ball Addition, Sedgwick County, Kansas, and in Windsor Park Addition, Sedgwick County, Kansas, more particularly described as BEGINNING at the Southeast corner of Lot 5, Block A in said Ball Addition, THENCE along said East line of said Lot 5 on a platted bearing of N00°02'E, a distance of 24.97 feet (measured N00°02'37"E, 25.00) to the beginning of a curve to the right; THENCE along said curve with a radius of 353.08 feet, an arc distance of 165.97 feet, having a platted chord of N13°30'00"E, 164.45 feet (measured N13°34'35"E, 164.49) to the beginning of a curve to the left; THENCE along said curve with a radius of 161.23 feet, an arc distance of 15.27 feet, having a platted chord of N24°15'15"E, 15.26 feet (measured N24°22'44"E, 14.05) to an extended line of the North line of Lot 5, Block 6, Windsor Park Addition, THENCE along said extended line on a platted bearing of S79°10'55"E, a distance of 60.77 feet (measured S80°15'02"E, 60.66) to the Northwest corner of said Lot 5; THENCE along the West line of said Lot 5 along a curve to the right with a radius of 221.23 feet, an arc distance of 32.26 feet, having a platted chord of S22°47'21"W, 32.23 feet (measured S22°56'01"W, 32.13) to the beginning of a curve to the left; THENCE along said curve with a radius of 293.08 feet, an arc distance of 137.77 feet, having a platted chord of S13°30'W, 136.50 feet (measured S13°29'15"W, 136.44) to the end of said curve; THENCE continuing along said

West line on a platted bearing of S00°02'W, a distance of 104.9 feet (measured S00°05'54"W, 104.84) to the Southwest corner of said Lot 5; THENCE along the South line of Windsor Park Addition and Ball Addition on a platted bearing of S89°56'22"W, a distance of 60.00 feet (measured S89°41'55"W, 59.86) to the Southeast corner of Reserve A, Ball Addition and the beginning of a curve to the right; THENCE along said curve with a radius of 40 feet, an arc distance of 125.66 feet, having a platted chord of N00°02'E, 80.00 feet (measured N00°06'55"E, 80.00) to the Point of BEGINNING.

Vacation of 40-Foot Building Setback:

That part of the platted 40-foot building setback on Lot 5, Block A, Ball Addition, Sedgwick County, Kansas, more particularly described as BEGINNING at the Southeast corner of said Lot 5; THENCE along the East line of said Lot 5 on a platted bearing of N00°02'E, a distance of 24.97 feet (measured N00°02'37"E, 25.00) to the beginning of a curve to the right; THENCE along said curve with a radius of 353.08 feet, an arc distance of 110.00 feet, having a platted chord of N08°57'32"E, 109.56 feet (measured N09°03'31"E, 109.56); THENCE on a platted bearing of N72°06'57"W, a distance of 40.00 feet (measured N72°03'59"W, 40.00), THENCE along a curve to the left with a radius of 393.08 feet, an arc distance of 108.73 feet, having a platted chord of S09°57'36"W, 108.38 feet (measured S10°02'22"W, 108.52) to the South line of said Lot 5; THENCE along the South line on a platted bearing of S45°44'16"E, a distance of 55.49 feet (measured S45°46'04"E, 55.42) to the Point of Beginning, containing 4,869 sq. ft. more or less.

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 July 6, 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 street right-of-way and a 40-foot building setback and the public will suffer no loss or inconvenience thereby.
3. A Dedication of a Utility and Access Easement for the vacated South Dowell Terrace right-of-way will be filed with this Vacation Order for recording at the Sedgwick County Register of Deeds, Wichita, Kansas.
4. A Dedication of a Share Access and Maintenance Easement for the drive approach to the vacated portion of South Dowell Terrace will be filed with the Vacation Order for recording at the Sedgwick County Register of Deeds, Wichita, Kansas.

5. A Restrictive Covenant, binding and tying the west half, except the south 79.79 feet of the vacated South Dowell Terrace, to Lot 5, Block A, Ball Addition, will be filed with this Vacation Order for recording at the Sedgwick County Register of Deeds.

6. A Restrictive Covenant, binding and tying the east half of the vacated South Dowell Terrace, to Lot 5, Block 6, Windsor Park Addition, will be filed with this Vacation Order for recording at the Sedgwick County Register of Deeds.

7. A Restrictive Covenant, binding and tying the south 79.79 feet of the west half of the vacated South Dowell Terrace, Reserve A, Ball Addition, will be filed with this Vacation Order for recording at the Sedgwick County Register of Deeds.

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

9. 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.

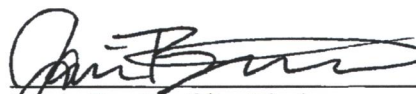
10. The vacation of the described portion of street right-of-way and a 40-foot building setback should be approved.

IT IS, THEREFORE, BY THE CITY COUNCIL, on this 5th day of September 2023, ordered that the above-described portion of street right-of-way and a 40-foot building setback are hereby vacated. IT IS FURTHER ORDERED that the City Clerk shall send this original Vacation Order, the Dedication of a Utility and Access Easement, the Dedication of Shared Access and Maintenance Easement, and the three (3) Restrictive Covenants to the Sedgwick County Register of Deeds for recording.

CITY OF WICHITA

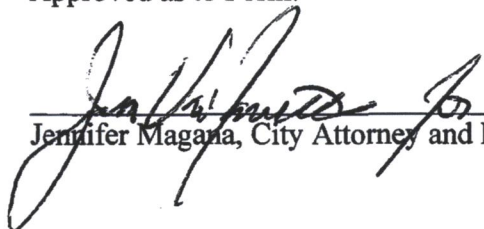

Brandon J. Whipple, Mayor

ATTEST:


Jamie Buster, City Clerk



Approved as to Form:


Jennifer Magana, City Attorney and Director of Law

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

**IN THE MATTER OF THE VACATION OF A PORTION)
OF STREET RIGHT-OF-WAY AND A 40-FOOT)
BUILDING SETBACK)**

**GENERALLY LOCATED ONE-BLOCK EAST OF SOUTH)
GREENWICH ROAD AND WITHIN ONE-QUARTER)
MILE SOUTH OF EAST LINCOLN STREET)**

VAC2023-00026

MORE FULLY DESCRIBED BELOW)

VACATION ORDER

NOW on this 5th day of September 2023, comes on for hearing the petition for vacation filed by William and Cheryl Parker and David, David and Megan McGraw, and Windsor Lake Estates HOA (owners) praying for the vacation of a portion of street right-of-way and a 40-foot building setback, to wit:

Vacation of Street Right-of-Way:

Part of vacated Dowell Terrace in Ball Addition, Sedgwick County, Kansas, and in Windsor Park Addition, Sedgwick County, Kansas, more particularly described as BEGINNING at the Southeast corner of Lot 5, Block A in said Ball Addition, THENCE along said East line of said Lot 5 on a platted bearing of N00°02'E, a distance of 24.97 feet (measured N00°02'37"E, 25.00) to the beginning of a curve to the right; THENCE along said curve with a radius of 353.08 feet, an arc distance of 165.97 feet, having a platted chord of N13°30'00"E, 164.45 feet (measured N13°34'35"E, 164.49) to the beginning of a curve to the left; THENCE along said curve with a radius of 161.23 feet, an arc distance of 15.27 feet, having a platted chord of N24°15'15"E, 15.26 feet (measured N24°22'44"E, 14.05) to an extended line of the North line of Lot 5, Block 6, Windsor Park Addition, THENCE along said extended line on a platted bearing of S79°10'55"E, a distance of 60.77 feet (measured S80°15'02"E, 60.66) to the Northwest corner of said Lot 5; THENCE along the West line of said Lot 5 along a curve to the right with a radius of 221.23 feet, an arc distance of 32.26 feet, having a platted chord of S22°47'21"W, 32.23 feet (measured S22°56'01"W, 32.13) to the beginning of a curve to the left; THENCE along said curve with a radius of 293.08 feet, an arc distance of 137.77 feet, having a platted chord of S13°30'W, 136.50 feet (measured S13°29'15"W, 136.44) to the end of said curve; THENCE continuing along said

West line on a platted bearing of S00°02'W, a distance of 104.9 feet (measured S00°05'54"W, 104.84) to the Southwest corner of said Lot 5; THENCE along the South line of Windsor Park Addition and Ball Addition on a platted bearing of S89°56'22"W, a distance of 60.00 feet (measured S89°41'55"W, 59.86) to the Southeast corner of Reserve A, Ball Addition and the beginning of a curve to the right; THENCE along said curve with a radius of 40 feet, an arc distance of 125.66 feet, having a platted chord of N00°02'E, 80.00 feet (measured N00°06'55"E, 80.00) to the Point of BEGINNING.

Vacation of 40-Foot Building Setback:

That part of the platted 40-foot building setback on Lot 5, Block A, Ball Addition, Sedgwick County, Kansas, more particularly described as BEGINNING at the Southeast corner of said Lot 5; THENCE along the East line of said Lot 5 on a platted bearing of N00°02'E, a distance of 24.97 feet (measured N00°02'37"E, 25.00) to the beginning of a curve to the right; THENCE along said curve with a radius of 353.08 feet, an arc distance of 110.00 feet, having a platted chord of N08°57'32"E, 109.56 feet (measured N09°03'31"E, 109.56); THENCE on a platted bearing of N72°06'57"W, a distance of 40.00 feet (measured N72°03'59"W, 40.00), THENCE along a curve to the left with a radius of 393.08 feet, an arc distance of 108.73 feet, having a platted chord of S09°57'36"W, 108.38 feet (measured S10°02'22"W, 108.52) to the South line of said Lot 5; THENCE along the South line on a platted bearing of S45°44'16"E, a distance of 55.49 feet (measured S45°46'04"E, 55.42) to the Point of Beginning, containing 4,869 sq. ft. more or less.

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 July 6, 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 street right-of-way and a 40-foot building setback and the public will suffer no loss or inconvenience thereby.
3. A Dedication of a Utility and Access Easement for the vacated South Dowell Terrace right-of-way will be filed with this Vacation Order for recording at the Sedgwick County Register of Deeds, Wichita, Kansas.
4. A Dedication of a Share Access and Maintenance Easement for the drive approach to the vacated portion of South Dowell Terrace will be filed with the Vacation Order for recording at the Sedgwick County Register of Deeds, Wichita, Kansas.

5. A Restrictive Covenant, binding and tying the west half, except the south 79.79 feet of the vacated South Dowell Terrace, to Lot 5, Block A, Ball Addition, will be filed with this Vacation Order for recording at the Sedgwick County Register of Deeds.

6. A Restrictive Covenant, binding and tying the east half of the vacated South Dowell Terrace, to Lot 5, Block 6, Windsor Park Addition, will be filed with this Vacation Order for recording at the Sedgwick County Register of Deeds.

7. A Restrictive Covenant, binding and tying the south 79.79 feet of the west half of the vacated South Dowell Terrace, Reserve A, Ball Addition, will be filed with this Vacation Order for recording at the Sedgwick County Register of Deeds.

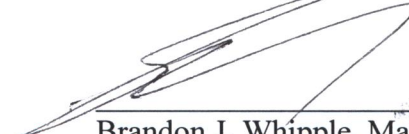
8. In justice to the petitioner(s), the prayer of the petition ought to be granted.

9. 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.

10. The vacation of the described portion of street right-of-way and a 40-foot building setback should be approved.

IT IS, THEREFORE, BY THE CITY COUNCIL, on this 5th day of September 2023, ordered that the above-described portion of street right-of-way and a 40-foot building setback are hereby vacated. IT IS FURTHER ORDERED that the City Clerk shall send this original Vacation Order, the Dedication of a Utility and Access Easement, the Dedication of Shared Access and Maintenance Easement, and the three (3) Restrictive Covenants to the Sedgwick County Register of Deeds for recording.

CITY OF WICHITA

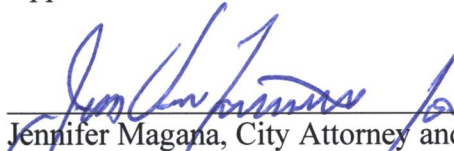

Brandon J. Whipple, Mayor

ATTEST:


Jamie Buster, City Clerk



Approved as to Form:


Jennifer Magana, City Attorney and Director of Law



Wichita-Sedgwick County Metropolitan Area Planning Department

September 5, 2023

William and Cheryl Ann Parker
1045 South Dowell Terrace
Wichita, KS 67207

David and Megan McGraw
1050 South Dowell Terrace
Wichita, KS 67207

Windsor Lake Estates, HOA
Attn: Ray Raymos
1360 South Greenwich Rd.
Wichita, KS 67207

RE: VAC2023-00026: Request in the City to vacate a portion of platted street right-of-way and a 40 foot platted building setback, generally located on the northeast corner of Harry Street and Greenwich Avenue (1045 S. Dowell Terrace).

Dear Applicant;

At its regular meeting on **September 5, 2023**, the Wichita City Council considered the above captioned request. The action of the City Council was to **APPROVE** the vacation request.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Philip Zevenbergen'.

Philip Zevenbergen, AICP
Current Plans
Division Manager



FILE COPY

**Wichita-Sedgwick County
Metropolitan Area
Planning Department**

July 28, 2023

William & Cheryl Ann Parker
1045 S. Dowell Ter
Wichita, KS 67207

David & Megan McGraw
1050 S. Dowell Ter
Wichita, KS 67207

Ray Raymos for
Windsor Lake Estates HOA
1360 S. Greenwich Rd
Wichita, KS 67207

Ref: VAC2023-00026: Request in the City to vacate a portion of platted street right-of-way and a 40-foot platted building setback, generally located on the northeast corner of Harry Street and Greenwich Avenue (1045 S. Dowell Terrace).

At the Thursday, July 27, 2023, meeting of the Metropolitan Area Planning Commission (MAPC), the above-referenced vacation request was approved subject to the following conditions:

- (1) Provide covenants, with original signatures, binding and tying the described vacated public street right-of-way to the applicants' abutting property. This must be provided to Planning prior to this case proceeding to City Council for final action and subsequent recording with the Vacation Order at the Sedgwick County Register of Deeds and the Sedgwick County Appraisers Office.
- (2) The applicants shall dedicate a shared access and maintenance agreement for the share drive approach. This must be provided to Planning prior to this case proceeding to City Council for final action and subsequent recording with the Vacation Order at the Sedgwick County Register of Deeds.
- (3) The applicants shall dedicate a utility and access easement for the entire portion of South Dowell Terrace requesting to be vacate except the west 4 feet of the right-of-way, north of the cul-de-sac bulb. This must be provided to Planning prior to this case proceeding to City Council for final action and subsequent recording with the Vacation Order at the Sedgwick County Register of Deeds and the Sedgwick County Appraisers Office.
- (4) The applicant of Lot 5, Block A, Ball Addition shall provide a legal description of the subject portion of Reserve A, Ball Addition, to be included in the Vacation order to vacate the platlor's text. This must be provided to Planning prior to this case proceeding to City Council for final action and subsequent recording with the Vacation Order at the Sedgwick County Register of Deeds

VAC2023-00026: Request in the City to vacate a portion of platted street right-of-way and a 40-foot platted building setback, generally located on the northeast corner of Harry Street and Greenwich Avenue (1045 S. Dowell Terrace).

July 28, 2023

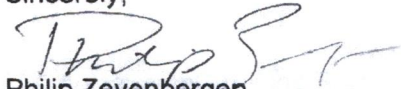
Page 2

FILE COPY

- (5) 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 Council for final action.
- (6) All improvements shall be according to City Standards and at the applicants' expense.
- (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.

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 **August 10, 2023**, (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



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	439976	Print Legal Ad-IPL01299290 - IPL0129929		\$142.59	2	85 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 July 6, 2023
(One Time Only)
MAPC/BZA July 27, 2023
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, July 27, 2023, 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 at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, KS 67202. Public participation may also occur through virtual methods (specified at the end 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) 2684421.

DER2023-00004: Unified Zoning Code amendment to the Old Town Overlay to allow Tattoo and Body Piercing Facility as a permitted use within the Old Town Overlay District, located between North Santa Fe Avenue and North Washington Avenue, and between East Douglas Avenue and East 3rd Street North.
VAC2023-00025: Request in the City to vacate a portion of a platted 100-foot building setback for site development; generally located on the southwest corner of West Maple Street and South Ridge Road (333 S. Ridge Road).
VAC2023-00026: Request in the City to vacate a portion of platted street right-of-way and a 40 foot platted building setback; generally located on the northeast corner of Harry Street and Greenwich Avenue (1045 S. Dowell Terrace).
ZON2023-00040: Zone change request in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District to allow duplex; generally located on the south of W MacArthur Road and east of S Hoover Road (5515 W MacArthur Rd).

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.

Options to participate (see below):

- 1) Participate virtually
- 2) Attend in-person at the Ronald Reagan Building
- 3) Submit comments ahead of time

Participate Virtually
Join Zoom Meeting
<https://us06web.zoom.us/j/4089866967?pwd=a0k3bW0ySElnbFJQTDFyV0xP-VDEkUT09>

Meeting ID: 408 986 6967

Passcode: 094136

One tap mobile

+16699006833, 4089866967#,,,,*094136# US (San Jose)

+17193594580, 4089866967#,,,,*094136# US

Meeting ID: 408 986 6967

Passcode: 094136

Find your local number: <https://us06web.zoom.us/j/4089866967>

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.

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

WITNESS MY HAND on July 6, 2023

Scott Wadle, Secretary

WichitaSedgwick County

Metropolitan Area Planning Commission

IPL0129929

Jul 6 2023

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

1 insertion(s) published on:

07/06/23

STATE OF KANSAS)

SS

County of Sedgwick)

Hayley Martin, of lawful age, being first duly sworn, depose 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 07/06/2023 to 07/06/2023.

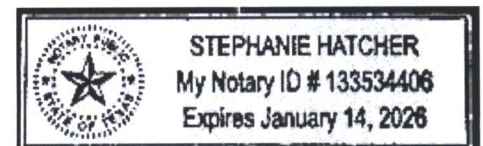
M. Hayley

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

DATED: 07/06/2023

Stephanie Hatcher

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



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

Galaxy edge LAFC in front of MLS record 82,110 fans

Field Level Media

In front of an MLS-record crowd of 82,110 supporters, Riqui Puig's 73rd-minute goal gave the Los Angeles Galaxy a 2-1 victory over visiting Los Angeles FC on Tuesday at the Rose Bowl in Pasadena, Calif.

The announced crowd marked the highest single-match attendance in MLS history. The previous record was 74,479 in attendance at Charlotte FC's inaugural home match on March 5, 2022, which was also against the Galaxy.

With the score tied 1-1, a pass downfield found Tyler Boyd on the far side, and Puig outpaced two LAFC players racing up the middle of the field. Boyd's cross found the streaking Puig, whose sliding touch delivered his second goal of the season.

The Galaxy are unbeaten (2-0-4) in their past six matches, as the team is starting to regain its form after some dire early-season struggles. Even with the unbeaten streak, the Galaxy (4-9-7, 19 points) still sit in 13th place in the 14-team Western Conference.

LAFC (9-6-5, 32 points)



KIRBY LEE, USA TODAY SPORTS

A general overall view shows an MLS record crowd of 82,110 during the game between the LA Galaxy and the LAFC at the Rose Bowl in Pasadena, California.

have lost three consecutive matches, and they have a 2-5-1 record in their past eight matches. Boyd put the Galaxy ahead in the 26th minute

on a superbly aimed shot from the corner of the box. Taking a pass from Puig, Boyd had space to turn and fire across the box and into the top right

corner. Iñaki Sanchez had Los Angeles FC's lone goal, leveling the score in the 57th minute. After an uninspiring performance

in the first half, LAFC dominated the first 15 minutes after the halftime break, highlighted by Sanchez's header deflection of a corner kick.

Court 18 incidents result in 3 arrests at Wimbledon

FIELD LEVEL MEDIA

Two separate incidents involving protesters on Court 18 resulted in the arrests of three persons on Wednesday at Wimbledon.

Just Stop Oil activists stormed the court of two different matches and unloaded containers of confetti and puzzle pieces onto the grass court. Two men and a woman were taken into custody and removed from the grounds.

They were charged with

aggravated trespass and criminal damage, according to a post from the Wimbledon Twitter account.

The first match that was disrupted was between No. 21 seed Grigor Dimitrov and Shob Shimabukuro, a match won by Dimitrov in straight sets.

"Obviously it's not pleasant," said Dimitrov. "In the end of the day, there is not much you can do. I think everyone in a way did their part as quick as possible."

The second match disrupted was between Brit-

ish wild card Katie Boulter and Daria Saville of Australia. Both players helped clean up the debris before Boulter went on to win in straight sets.

The incidents took place despite "uplifted" security measures being taken by the All England Club.

The measures that were announced last week came in the aftermath of similar incidents in Britain, including a cricket match last Wednesday between England and Australia. Anti-oil activists and protesters also disrupted the Premiership Rugby final, World Snooker Championship and the Grand National horse race, among others.

FROM PAGE 1B

WILSON

player with zero years of service. Only players with four or fewer years of NBA service are able to sign two-way contracts, which can be for either one or two seasons. The two-way contract salary is expected to be \$560,000 for the 2023-24 season.

According to NetsDaily.com, "It has been common practice for the Nets to sign second rounders to two-ways. In addition to Gray who was taken at No. 59 in the 2021, the Nets signed Kessler Edwards, taken at No. 44 in that same draft,



JEFFREY BECKER, USA TODAY SPORTS

Kansas Jayhawks forward Jalen Wilson (10) dribbles against Arkansas Razorbacks guard Davonte Davis (4) during the second half at Wells Fargo Arena in Des Moines on March 18, 2023.

to a two-way before he was converted to a standard deal in 2022."

Gary Bedore:
816-234-4068,
@garybedore

FROM PAGE 1B

FOOTBALL

homa State
WR Xavier Worthy,
Texas
WR Jerard Bradley,
Texas Tech
TE Ja'Tavion Sanders,
Texas
OL Kingsley Suamataia,
BYU
OL Mike Novitsky,
Kansas
OL Cooper Beebe, Kansas State
OL Kelvin Banks Jr., Texas
OL Zavi Frazier, West Virginia
PK Griffin Kell, TCU
KR/PR Phillip Brooks, Kansas State

DEFENSE
DL Dontay Corleone, Cincinnati
DL Ethan Downs, Oklahoma State

homa
DL Damon Williams, TCU
DL Byron Murphy II, Texas
DL Jaylon Hutchings, Texas
LB Johnny Hodges, TCU
LB Jaylan Ford, Texas
DB T.J. Tampa, Iowa State
DB Cobee Bryant, Kansas
DB Kobe Savage, Kansas State
DB Kendal Daniels, Oklahoma State
DB Josh Newton, TCU
P Mason Fletcher, Cincinnati

Kellis Robinson:
@KellisRobinn

FROM PAGE 1B

GREINKE

around." The Royals replaced him with reliever Nick Wittgren. Prior to his exit, Greinke generated 35 swings and just four whiffs. "I didn't feel very sharp that last inning going out," Greinke said. "I actually felt good most of the game."

BOBBY WITT JR. DRILLS 13TH HOME RUN

Bobby Witt Jr. continued his surge at the plate. Witt, who was named the Royals player of the Month for June, carried over his momentum against the Twins.

In the fourth inning, Witt hit his 13th home run off Twins starter Kenta Maeda. The blast traveled 432 feet and landed in the Royals bullpen. Witt connected on a 91.4 four-

seam fastball that was left in the strike zone.

"Bobby is swinging the bat great," Quattraro said. "His at-bats have been tremendous for a while now. He is super competitive up there and making some adjustments on the fly."

The home run cut into the Twins' four-run lead. It was one of the Royals' three hits against Maeda on Tuesday.

Witt is hitting .444 (4 for 9) with three RBIs, two extra-base hits and two stolen bases this series. What's next: The Royals conclude their three-game set against the Twins. Alec Marsh will make his second MLB start against Pablo Lopez on Wednesday night.

Jaylon Thompson:
@jaylonthompson

classified FIND. BUY. SELL.
classifieds.kansas.com

Legals

LEGAL PUBLICATION

Published in the Wichita Eagle on July 6, 2023

OPTIONAL HEARING NOTICE

MAJPC/2023 July 27, 2023

NOTICE IS HEREBY GIVEN that on Thursday, July 27, 2023, no earlier than 1:30 p.m., the Wichita-Sedgewick County Metropolitan Area Planning Commission Board Zoning Appeals will consider the following applications. The meeting will be held at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, KS 67202. Public participation may also occur through virtual methods specified at the end of this notice. If you have any questions regarding the meeting or items on this notice, please call the Wichita-Sedgewick County Metropolitan Area Planning Department at (316) 268-4421.

DEP0223-0004: Unified Zoning Code amendment to the Old Town Overlay to allow Tattoo and Body Piercing Facility as a permitted use within the Old Town Overlay District, located between North Santa Fe Avenue and North Washington Avenue, between East Douglas Avenue and East 3rd Street North.

MAJPC/2023-0005: Request in the City to vacate a portion of a platted 100-foot building setback for site development, generally located on the southwest corner of West Maple Street and South Ridge Road (S33 S. Ridge Road).

MAJPC/2023-0006: Request in the City to vacate a portion of platted street right-of-way and a 40-foot platted building setback, generally located on the northeast corner of Harry Street and Greenwood Avenue (1045 S. Dowell Terrace).

ZON0223-00042: Zone change request in the City from SF-S Single-Family Residential District to TF-3 Two-Family Residential District to allow duplex, generally located on the south of W MacArthur Road and east of S Hoover Road (S515 W MacArthur Rd).

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-Sedgewick County Unified Zoning Code, the same will then 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 (see below):
1) Participate virtually
2) Attend in-person at the Ronald Reagan Building
3) Submit comments ahead of time

Participate Virtually
Join Zoom Meeting
https://us06web.zoom.us/j/4089869677pwd=dk3Hf0Y5ZlRlZlJUTDFvQVp-VDh0U09

Meeting ID: 408 986 9967
Passcode: 094136
One tap mobile
+16059353333; 4089869677, 094136 US (San Jose)

+16059353333; 4089869677, 094136 US (San Jose)
Meeting ID: 408 986 9967
Passcode: 094136

Find your local number: https://us06web.zoom.us/j/4089869677
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 (316-268-4464) by 5pm, 3 days prior to the meeting.

Submit Comments Ahead of Time
You can submit comments regarding items on the Planning Commission agenda to the Wichita-Sedgewick 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
Meeting Address: Wichita-Sedgewick County Metropolitan Area Planning Department
Attn: Scott Wade
271 W. 3rd Street - Suite 201
Wichita, KS 67202
Phone: 316-268-4421
Fax: 316-268-7764
WITNESS MY HAND on July 6, 2023
Scott Wade, Secretary
Wichita-Sedgewick County
Metropolitan Area Planning Commission
PL0129929
Jul 6 2023

LEGAL PUBLICATION

BEFORE THE STATE CORPORATION COMMISSION

OF THE STATE OF KANSAS

IN THE MATTER OF THE APPLICATION OF MERIT ENERGY COMPANY, LLC, FOR AN EXCEPTION TO THE 10-YEAR TIME LIMITATION OF K.A.R. 82-5-111 FOR ITS JOHNSON HEIRS 1 WELL IN THE SOUTHEAST QUARTER OF THE NORTH-EAST QUARTER OF SECTION 30, TOWNSHIP 25 SOUTH, RANGE 38 WEST, GRANT COUNTY, KANSAS.

DOCKET NO. 24-COME-2003-CDC

CONSERVATION DIVISION

LICENSE NO. 32446

NOTICE OF PENDING APPLICATION

THE STATE CORPORATION COMMISSION

TO ALL OIL AND GAS PRODUCERS, UNLEASED MINERAL, INTEREST OWNERS, LANDOWNERS, AND ALL PERSONS WHO MAY BE CONCERNED:

YOU and each of you, are hereby notified that Merit Energy Company has filed an Application for an exception to the ten-year time limitation of K.A.R. 82-5-111 for the Johnson Heirs 1 well, located in the Southeast Quarter of the Northeast Quarter of Section 30, Township 25 South, Range 38 West, Grant County, Kansas, A.R. # 15-087-0102-00-01.

YOU are further notified that unless written protest is received by the State Corporation Commission within fifteen (15) days after publication of this Notice, the Application in this matter can be granted by administrative approval after said 15-day period. Any such protest should be mailed to the State Corporation Commission at the address shown.

All parties in any way interested or concerned shall take notice of the foregoing and govern themselves accordingly.

Merit Energy Company, by: Katherine McKurran

Regulatory Analyst

13727 Noel Road, Suite 1200

Dallas, Texas 75240

(972) 628-1660

PL0129140

Jul 6 2023

Announcements

Art House 310 First

Friday

310 S. Laura

6-10pm

First Friday, July 7th

Charlotte and Sarah Daniels

Show hangs through July 23rd, 2023.

Announcements

Community Events

Maize Lions Club

Pancake Foe & Garage Sale Fundraiser

Maize Community Center, 401 S. Khedive, Maize, KS 67101

8am-12pm

July 22, 2023

All-you-can-eat pancakes, sausage, coffee, and juice

Auctions

Garage Sales

St. Anne Parish Annual Garage Sale

July 6 & 7 8AM-5PM July 8 8AM-4PM

2801 S. Seneca St, Wichita

Animals

Dogs

Mini Bernedoodle & Cockapoo

Puppies for sale! 816-382-0489

Microchipped & vaccinated \$1500+

Golden Retrievers 5W Vet Check

\$400 Email/text for info 316-777-9993

also stand @ gmail.com Ready to go.

Multi-Pup Puppies

Sweet pappies! Farm raised, vet checked, free shots given. 8 wks old.

Call 620-259-0148 for more info.

Merchandise

Want to Buy

FREDON WANTED: Certified buyer

looking to buy R11, R12, R22 & more!

Call Xomars at 312-697-1976.

Service Directory

Auto/Truck Detailing Removal

Estimate on-site, Junk hauling, free removal 990-8587

Lawn/Garden/Landscaping/Trees

Landscaping, dirt work, tree removal 990-8587

KANSAS.COM



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

Page 1 of 1

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

MEMO INVOICE	
Order No.:	439976
Memo Date:	07/06/2023
Bill-To Account:	16399

Dates	Order No.	Description	Product	Size	Billed Units	Times Run	Net Amount
07/06/2023 - 07/06/2023	439976	Print Legal Ad-IPL01299290 IPL0129929	WIC-Wichita Eagle Legal Legals & Public Notices CLS	2 x 85 L	170 L	1	\$142.59

Please Return This Portion With Your Payment (Thank You)

McClatchy Company LLC
PO Box 510150
Livonia MI 48151

*** MEMO INVOICE ***

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

MEMO INVOICE	
Order No.:	439976
Account No.:	16399
Account Name:	CITY OF WICHITA/PLANNING DEPT
Order Amount:	\$142.59

Email questions to ssccreditandcollections@mcclatchy.com

McClatchy Company LLC
PO Box 510150
Livonia MI 48151

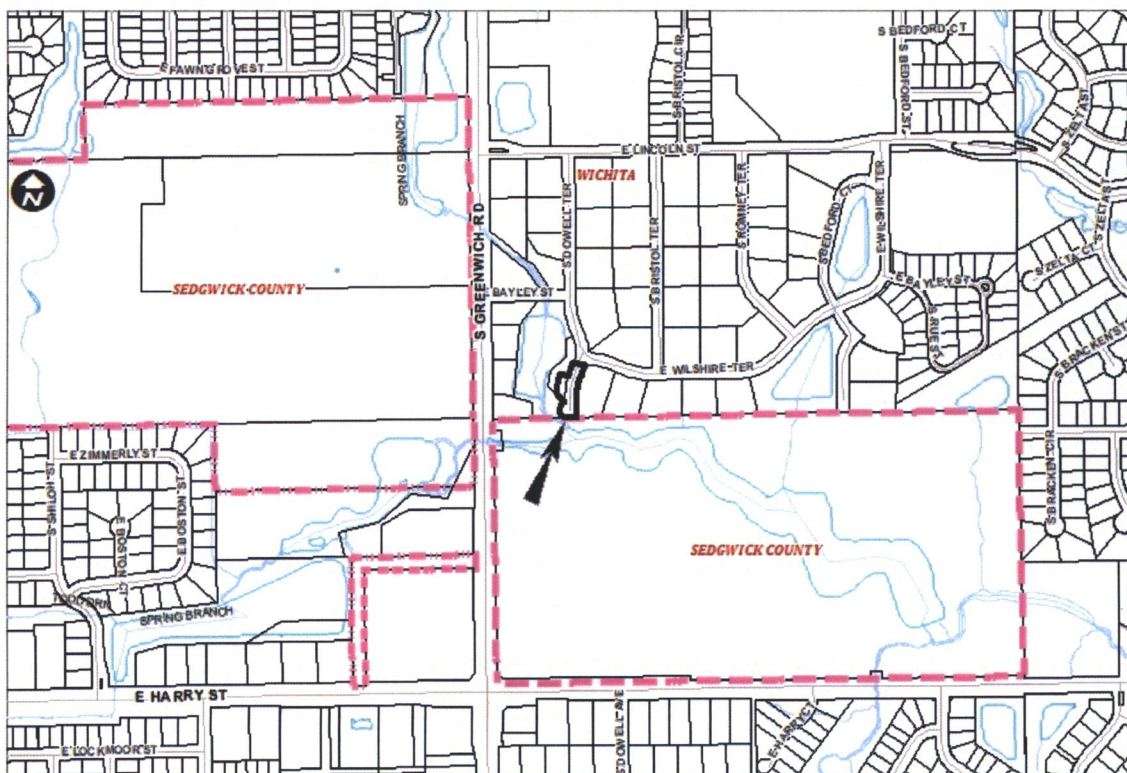
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3.2
July 27, 2023

STAFF REPORT

- CASE NUMBER:** VAC2023-00026 – City Vacation of a portion of the platted public street right-of-way and platted 40-foot building setback.
- APPLICANT:** William and Cheryl Parker; David and Megan McGraw; and Windsor Lake Estates HOA (applicants)
- LEGAL DESCRIPTION:** Generally described as vacating a portion of the platted South Dowell Terrace public street right-of-way between Lot 5, Block 6 Windsor Park Addition, Lot 5, Block A, Ball Addition, and Reserve A, Ball Addition; and vacating the platted 40-foot building setback along the east property line of Lot 5, Block A, Ball Addition (see attached legal description).
- LOCATION:** Generally located one block east of South Greenwich Road and within one-quarter mile south of East Lincoln Street. (WCC II)
- REASON FOR REQUEST:** To remove unused public street right-of-way and permit the construction of a proposed garage structure.
- CURRENT ZONING:** Abutting and adjacent properties are zoned SF-5 and SF-20 Single-Family Residential Districts. Properties to the north, east, and west are developed with single-family dwellings. Property to the south is undeveloped floodway.

VICINITY MAP:



The applicants are requesting two things.

1. the vacation of a portion of the South Dowell Terrace right-of-way abutting Lot 5, Block 6 Windsor Park Addition, Lot 5, Block A, Ball Addition, and Reserve A, Ball Addition; and
2. the vacation of a platted 40-foot building setback along the east side of Lot 5, Block 6, Ball Addition.

The purpose of the request is to remove unused public street right-of-way that will likely not be improved to provide access to the south due to the abutting floodway. The right-of-way currently has a single access point off of East Wilshire Terrace, which splits into two private driveways serving the residential properties on Lot 5, Block 6, Windsor Park Addition; and Lot 5, Block A, Ball Addition. The portion of the right-of-way being vacated is prior to where the driveways split into two separate private drives. The access to the two private drives will remain public right-of-way. However, Public Works requires maintenance of the shared drive approach to be addressed in some manner. This can be accomplished through a cross-lot access and maintenance agreement where the two parties involved agree to the future maintenance of the shared drive approach. It also appears that if the vacation is approved, it will create an encroachment of the driveway serving the eastern property (Lot 5, Block 6 Windsor Park Addition) onto the property owned by the western side (Lot 5, Block A, Ball Addition). The above stated cross lot access agreement can remedy this if the legal description is written to cover this area of encroachment.

Additionally, the property owner of Lot 5, Block A, Ball addition is requesting the vacation of the 40-foot building setback along the east property line (abutting the subject right-of-way) in order to construct a new garage structure on the site. The vacation of the platted setback places the site under the zoning setback requirements of the SF-5 Single-Family Residential District. With the vacation of the abutting portion of South Dowell Terrace, the east setback becomes an interior side setback of six feet. The closest point on the proposed garage to the new property line is 24.5 feet.

A public sewer line runs south through this portion of the subject right-of-way. The applicants submitted a draft 20-foot utility easement with the application materials. Public Works stated that the sewer line at this location is 20 feet deep, and a 30-foot utility easement is required. Every has no objections to this request. The customer service line for 1045 S. Dowell Terrace runs through this area of the right-of-way. Kansas Gas has a service line and main in the subject area. Condition #4 covers all utilities. To cover all utilities and access to a stormwater dam in Reserve A, the Subdivision Committed recommended the entire South Dowell Street right-of-way be retained as a utility and access easement, except the west 4 feet above the cul-de-sac bulb, which allows the property owner to construct his garage addition to his desired dimensions. The Windsor Park Addition was recorded with the Register of Deeds on November 1, 1955. The Ball Addition was recorded with the Register of Deeds on June 23, 1988.

Based upon information available prior to the public hearing and reserving the right to make recommendations based on subsequent comments from City Public Works, Water & Sewer, Stormwater, 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 public street right-of-way and 40-foot 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 July 6, 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 street right-of-way and 40-foot 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) Provide covenants, with original signatures, binding and tying the described vacated public street right-of-way to the applicants' abutting property. This must be provided to Planning prior to this case proceeding to City Council for final action and subsequent recording with the Vacation Order at the Sedgwick County Register of Deeds and the Sedgwick County Appraisers Office.
- (2) The applicants shall dedicate a shared access and maintenance agreement for the share drive approach. This must be provided to Planning prior to this case proceeding to City Council for final action and subsequent recording with the Vacation Order at the Sedgwick County Register of Deeds.
- (3) The applicants shall dedicate a utility and access easement for the entire portion of South Dowell Terrace requesting to be vacate except the west 4 feet of the right-of-way, north of the cul-de-sac bulb. This must be provided to Planning prior to this case proceeding to City Council for final action and subsequent recording with the Vacation Order at the Sedgwick County Register of Deeds and the Sedgwick County Appraisers Office.
- (4) The applicant of Lot 5, Block A, Ball Addition shall provide a legal description of the subject portion of Reserve A, Ball Addition, to be included in the Vacation order to vacate the platlor's text. This must be provided to Planning prior to this case proceeding to City Council for final action and subsequent recording with the Vacation Order at the Sedgwick County Register of Deeds
- (5) 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 Council for final action.
- (6) All improvements shall be according to City Standards and at the applicants' expense.
- (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.

SUBDIVISION COMMITTEE'S RECOMMENDED ACTION

The Subdivision Committee recommends approval per conditions stated above based on the discussion at the Subdivision and Utility Advisory Committee meeting.

Attachments:

1. Aerial Map
2. Vacation Exhibit with Public Works Comments
3. Windsor Park Addition Plat Excerpt
4. Ball Addition Plat Excerpt
5. Site Photos

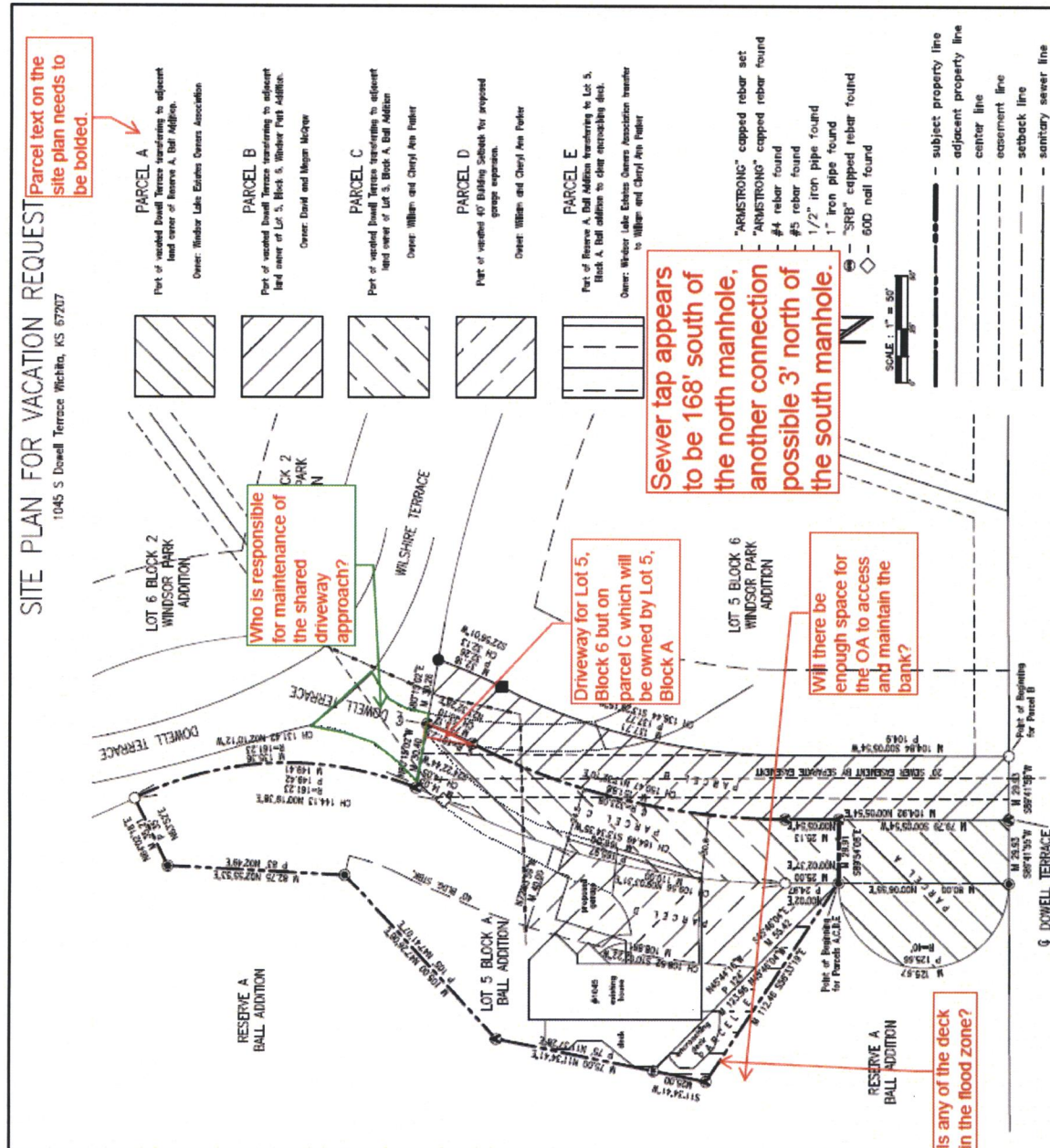
July 27, 2023

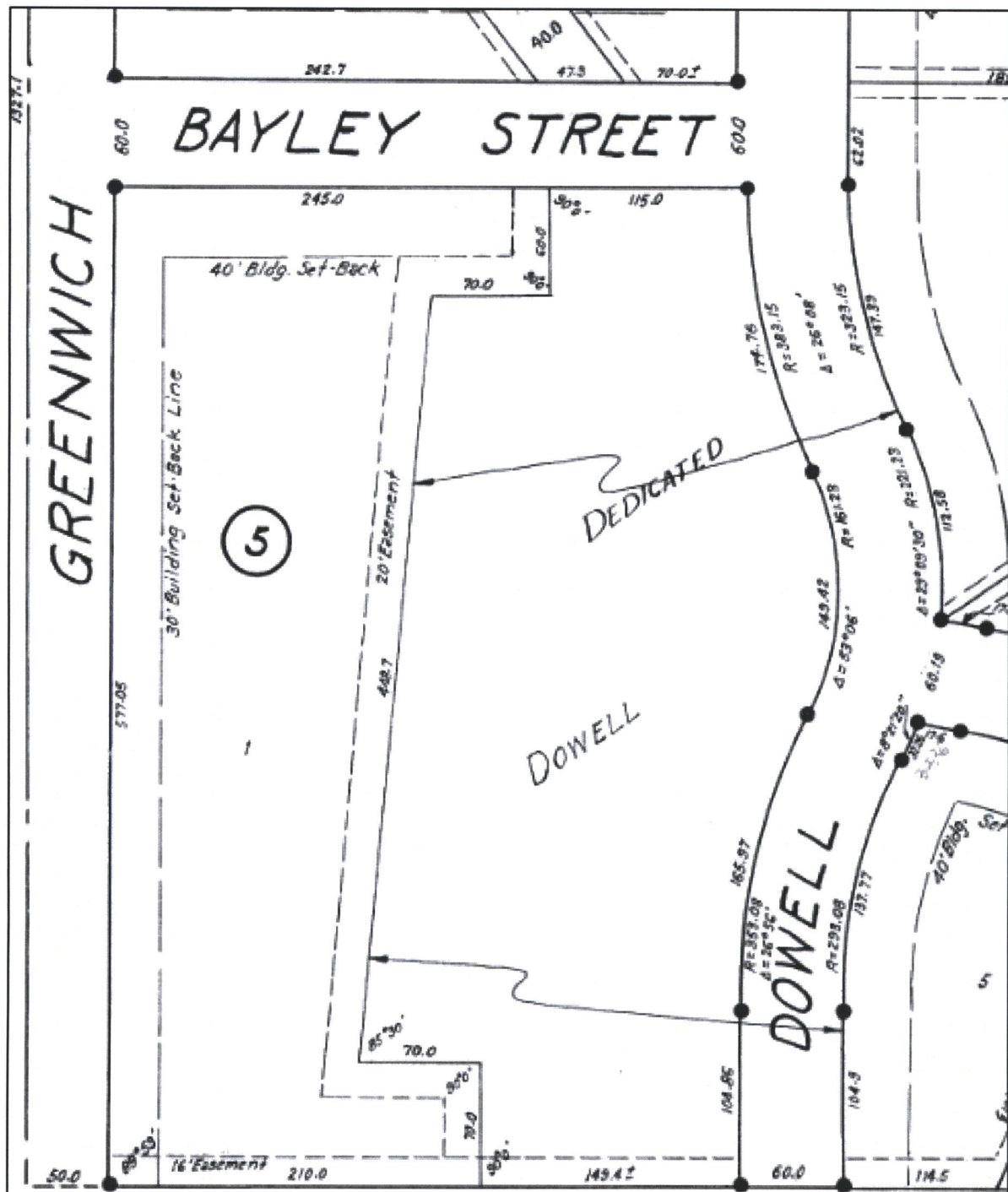
Page 4

Attachment 1. Aerial Map

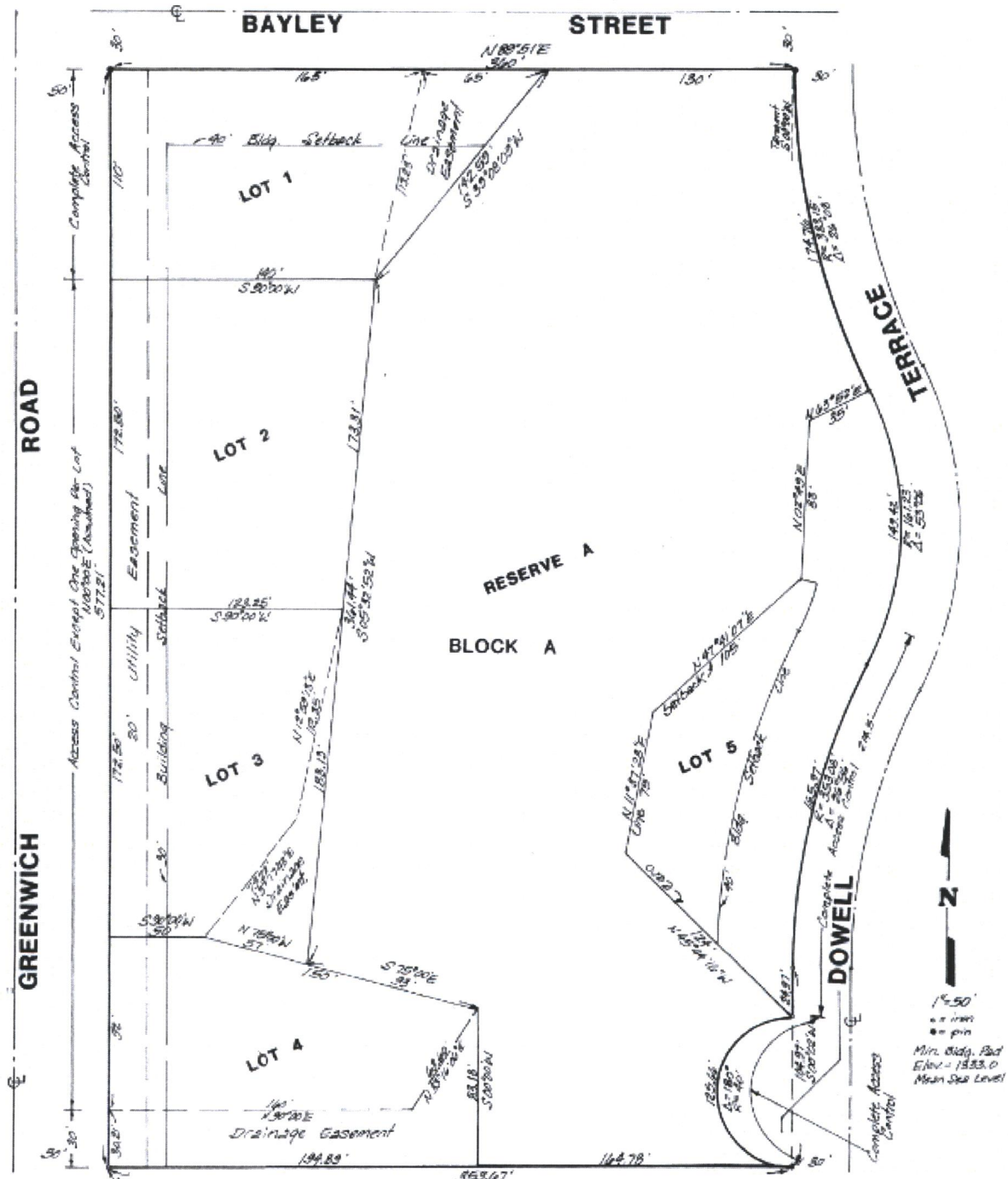


Attachment 2. Vacation Exhibit





Attachment 4. Ball Addition Plat Excerpt



VAC2023-00026 – Request to vacate a portion of public street right-of-way and platted 40-foot platted building setback one-block east of South Greenwich Road and within one-quarter mile south of East Lincoln Street.

July 27, 2023

Page 8

Attachment 6. Site Photos

Looking southwest at site



Looking southeast at site

