Sedgwick County
Register of Deeds - Tonya Buckingham
Doc.#/Flm-Pg: 30298022
Receipt #: 2419753
Pages Recorded: 2
Recording Fee: $0.00
Authorized By: Tonya Buckingham
Cashier: ephillip
Date Recorded: 03/25/2024 02:36:04 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 UTILITY EASEMENT**

**GENERALLY LOCATED ON THE EAST SIDE OF NORTH ST. FRANCIS STREET AND WITHIN ONE-BLOCK SOUTH OF EAST 37TH STREET NORTH**

**VAC2024-00003**

**MORE FULLY DESCRIBED BELOW**

## VACATION ORDER

NOW on this 19th day of March 2024, comes on for hearing the petition for vacation filed by Prestige Worldwide Holdings, LLC (owner) praying for the vacation of a portion of a platted utility easement, to wit:

Vacating a 10 Foot Utility Easement and a portion of a 20 Foot Utility Easement out of Lot 1, Block 1, Bridgeport Industrial Park I, an Addition to Wichita, Sedgwick County, Kansas, as prepared by Baughman Co. P.A. Professional Surveyors, CLS 58, in aforesaid County and State, and described as follows: COMMENCING at the northwest corner of said Lot 1; THENCE South 00°06'08" East, coincident with the west boundary of said Lot 1, a distance of 633.77 feet, to the northwest corner of said 10 Foot Utility Easement and the POINT OF BEGINNING; THENCE North 89°53'52" East, coincident with the north line of said 10 Foot Utility Easement, a distance of 160.43 feet, to the intersection of the north line of said 10 Foot Utility Easement with the east line of said 20 Foot Utility Easement; THENCE South 00°03'16" East, coincident with the east line of said 20 Foot Utility Easement, a distance of 113.54 feet; THENCE South 89°41'06" West, over and across said 20 Foot Utility Easement, a distance of 20.01 feet, to the west line of said 20 Foot Utility Easement; THENCE North 00°03'04" West, coincident with the west line of said 20 Foot Utility Easement, a distance of 103.62 feet, to the intersection of west line of said 20 Foot Utility Easement with the south line of said 10 Foot Utility Easement; THENCE South 89°53'52" West, coincident with the south line of said 10 Foot Utility Easement, a distance of 140.42 feet, to the west boundary of said Lot 1; THENCE North 00°06'08" West, coincident with the west boundary of said Lot 1, a distance of 10.00 feet, to the POINT OF BEGINNING.

UNOFFICIAL COPY

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 February 1, 2024, 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 utility easement, 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 utility easement 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 utility easement 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

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

| | | |
|---|---|---|
| **IN THE MATTER OF THE VACATION OF A PORTION OF A PLATTED UTILITY EASEMENT** | ) | |
| **GENERALLY LOCATED ON THE EAST SIDE OF NORTH ST. FRANCIS STREET AND WITHIN ONE-BLOCK SOUTH OF EAST 37TH STREET NORTH** | ) | **VAC2024-00003** |

**MORE FULLY DESCRIBED BELOW**

VACATION ORDER

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> Vacating a 10 Foot Utility Easement and a portion of a 20 Foot Utility Easement out of Lot 1, Block 1, Bridgeport Industrial Park I, an Addition to Wichita, Sedgwick County, Kansas, as prepared by Baughman Co. P.A. Professional Surveyors, CLS 58, in aforesaid County and State, and described as follows: COMMENCING at the northwest corner of said Lot 1; THENCE South 00°06'08" East, coincident with the west boundary of said Lot 1, a distance of 633.77 feet, to the northwest corner of said 10 Foot Utility Easement and the POINT OF BEGINNING; THENCE North 89°53'52" East, coincident with the north line of said 10 Foot Utility Easement, a distance of 160.43 feet, to the intersection of the north line of said 10 Foot Utility Easement with the east line of said 20 Foot Utility Easement; THENCE South 00°03'16" East, coincident with the east line of said 20 Foot Utility Easement, a distance of 113.54 feet; THENCE South 89°41'06" West, over and across said 20 Foot Utility Easement, a distance of 20.01 feet, to the west line of said 20 Foot Utility Easement; THENCE North 00°03'04" West, coincident with the west line of said 20 Foot Utility Easement, a distance of 103.62 feet, to the intersection of west line of said 20 Foot Utility Easement with the south line of said 10 Foot Utility Easement; THENCE South 89°53'52" West, coincident with the south line of said 10 Foot Utility Easement, a distance of 140.42 feet, to the west boundary of said Lot 1; THENCE North 00°06'08" West, coincident with the west boundary of said Lot 1, a distance of 10.00 feet, to the POINT OF BEGINNING.

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

April 10, 2024

Baughman Company, P.A.
Attn: Jay Cook
315 S. Ellis St.
Wichita, KS 67211

**RE: VAC2024-00003:** Request in the City to vacate a portion of a utility easement to develop a warehouse on existing property zoned GI General Industrial District, generally located on the southwest corner of East 37th Street North and North St. Francis Street.

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: Prestige Worldwide Holdings, LLC., 12910 E. Killenwood, Wichita, KS 67230

CITY OF WICHITA

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

February 22, 2024

Baughman Company, P.A.
Attn: Jay Cook
315 S. Ellis St
Wichita, KS 67211

**Ref: VAC2024-00003:** Vacation request in the City to vacate a portion of a utility easement to develop a warehouse on existing property zoned GI General Industrial District, generally located on southwest corner of 37th Street N & Saint Francis Street.

Jay,

At the **Thursday, February 22, 2024**, 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 described portion of a utility easement shall be to City Standards and shall be the responsibility and at the expense of the applicant. The applicant shall provide a Private Project Sewer to Public Works and Utilities. 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 Council for final action.

(2) As needed provide Planning with dedication of easements by separate instruments with original signatures to go with the Vacation Order to City Council 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 Council for final action.

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

(4) Per the approval of Public Works, vacate the described portion of platted 16-foot utility easement located on Lot 1, Block 1, Bridgeport Industrial Park 1st Addition, Wichita, Sedgwick County, Kansas.

(5) Provide Planning with a legal description of the vacated portion of the 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 Council 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.

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 **March 07, 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, AICP
Current Plans Division Manager

PZ:kw

cc: Prestige Worldwide Holdings, LLC, 12910 E Killenwood, Wichita, KS, 67230

**MAPC**

**February 22, 2024**

| | |
|---|---|
| 2-1. **SUB2024-00002: One-Step Final Plat – BUNKER HILL ADDITION;** located East of South Oliver Avenue, 900-ft south of the intersection of South Oliver Avenue and South George Washington Boulevard (City).<br><br>**MOTION BY A.FOX SECOND BY C.MILES** | **APPROVED 14-0** |
| 2-2. **SUB2024-00004: One-Step Final Plat – AZMI ADDITION;** located West along North Hillside Avenue and 825-ft South of East 85th Street North (COUNTY).<br><br>**MOTION BY A.FOX SECOND BY C.MILES** | **APPROVED 14-0** |
| 2-3. **SUB2024-00005: One-Step Final Plat – BALLPARK VILLAGE 2ND ADDITION;** located Northwest and Northeast corners of West Maple Street and South McLean Boulevard (City).<br><br>**MOTION BY A.FOX SECOND BY C.MILES** | **APPROVED 14-0** |
| 3-1. **VAC2024-00001: Vacation request in the City to vacate a portion of a utility easement to allow for a walking connection between two buildings on property zoned LI Limited Industrial District,** generally located on southeast corner of Esthner Avenue and Meridian Avenue (2621 W Esthner Ct).<br><br>**MOTION BY J.BLICK SECOND BY J.WILLIAMS-BEY** | **APPROVED 14-0** |
| 3-2. **VAC2024-00002: Vacation request in the City to vacate a sewer easement under an existing building,** located approximately 680 feet east of the intersection of S. Seneca St. and West 31st St. S. (928 W. 31st St. S.).<br><br>**MOTION BY J.BLICK SECOND BY J.WILLIAMS-BEY** | **APPROVED 14-0** |
| 3-3. **VAC2024-00003: Vacation request in the City to vacate a portion of a utility easement to develop a warehouse on existing property zoned GI General Industrial District,** generally located on southwest corner of 37th Street N & Saint Francis Street.<br><br>**MOTION BY J.BLICK SECOND BY J.WILLIAMS-BEY** | **APPROVED 14-0** |
| 3-4. **VAC2024-00004: Vacation request in the City to vacate a portion of Oak Street Right-of-Way to allow to create a private parking area for a commercial campus,** generally located on within one-block north of West Douglas Avenue and one block west of North Sycamore (130 N Oak St).<br><br>**MOTION BY J.BLICK SECOND BY J.WILLIAMS-BEY** | **APPROVED 14-0** |
| 3-5. **VAC2024-00005: Vacation request in the City to vacate a portion of a utility easement to allow for development on property zoned GC General Commercial (PO 282 & 416),** generally located on northwest corner of North Hoover Avenue & West Central Avenue (715 N & 721 N Hoover Ave).<br><br>**MOTION BY J.BLICK SECOND BY J.WILLIAMS-BEY** | **APPROVED 14-0** |
| 3-6. **VAC2024-00006: Vacation request in the County to vacate a portion of access control to permit a new driveway;** generally located on the south side of West MacArthur Road and within one-quarter mile east of South 135th Street West (13301 West MacArthur Road).<br><br>**MOTION BY J.JOHNSON SECOND BY C.MILES** | **APPROVED 14-0** |

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 |
|---|---|---|---|---|---|---|
| 23834 | 514932 | Print Legal Ad-IPL01573790 - IPL0157379 | | $206.32 | 3 | 82 L |

**Attention:** MANDY HEBERT
CITY OF WICHITA / MABCD
271 W 3RD ST N
3RD FLOOR STE 301
WICHITA, KS 67202
kgonzalez@wichita.gov

## LEGAL PUBLICATION

**OCA 150004**
**Published in The Wichita Eagle on February 1, 2024**
**(One Time Only)**
**MAPC/BZA February 22, 2024**
**OFFICIAL HEARING NOTICE**

NOTICE IS HEREBY GIVEN that on Thursday, February 22, 2024, 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, 3rd 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.

BZA2024-00002: Variance request in the City to allow 9 ft masonry Wall and equipment footings within zoning setback for expansion of utility substation on property zoned SF-5 Single Family Residential District, generally located on the west side of North Hoover Road and West 1st Street North (255 N Hoover Road).

CON2024-00001: Conditional Use request in the City to allow Correctional Placement Residence, Limited with additional restrictions, with ZON2024-00001 from SF-5 Single-Family to GO General Office; located on the north side of West 31st Street South and within one-quarter mile east of South Seneca (928 W 31st St).

CON2024-00002: Conditional Use request in the City to allow Utility Major on property zoned SF-5 Single Family Residential District, generally located on the west side of North Hoover Road and West 1st Street North (255 N Hoover Road).

CUP2024-00001: Request in the City to Amend the Killarney West CUP DP-156 to permit a Kennel/Boarding/Breeding/Training facility on Parcel 6 on property zoned LC Limited Commercial; located on the east side of North Woodlawn Avenue, within one-quarter mile north of East K-96 Highway (3590 N. Woodlawn).

CUP2024-00002: Request in the City for a Major amendment to CUP DP-108 to create two new parcels and permit Entertainment Establishment in the City, located on the southwest corner of East 29th Street North and North Rock Road.

DER2023-00017: Unified Zoning Code amendment (City and County) to the Use Regulations pertaining to requirements for all Solar Energy Conversion Systems (SECS) applications.

VAC2024-00001: Vacation request in the City to vacate a portion of a utility easement to allow walking for a walking connection between two buildings on property zoned LI Limited Industrial District, generally located on southeast corner of Esthner Avenue and Meridian Avenue(2621 W Esthner Ct).

VAC2024-00002: Vacation request in the City to vacate a sewer easement under an existing building, located approximately 680 feet east of the intersection of S. Seneca St. and West 31st St. S. (928 W. 31st St. S.).

VAC2024-00003: Vacation request in the City to vacate a portion of a utility easement to develop a warehouse on existing property zoned GI General Industrial District, generally located on southwest corner of 37th Street N & Saint Francis Street.

VAC2024-00004: Vacation request in the City to vacate a portion of Oak Street Right-of-Way to allow to create a private parking area for a commercial campus, generally located on within one-block north of West Douglas Avenue and one block west of North Sycamore (130 N Oak St).

VAC2024-00005: Vacation request in the City to vacate a portion of a utility easement to allow for development on property zoned GC General Commercial (PO 282 & 416), generally located on northwest corner of North Hoover Avenue & West Central Avenue (715 N & 721 N Hoover Ave).

ZON2024-00001: Zone Change request in the City from SF-5 Single-Family to GO General Office with CON2024-00001 to allow Correctional Placement Residence, Limited with additional restrictions; located on the north side of West 31st Street South, within one-quarter mile east of South Seneca (928 W. 31st St South).

ZON2024-00002: Zone change request in the City from SF-5 Single-Family Residential to TF-3 Two-Family Residential for duplex on property located within 237 ft northwest of the intersection of West 2nd Street North and North Doris Street (321 N Doris St).

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third St., 3rd 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, 3rd 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 February 1, 2024
Scott Wadle, Secretary
Wichita-Sedgwick County
Metropolitan Area Planning Commission
IPL0157379
Feb 1 2024

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

1 insertion(s) published on:
02/01/24

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 02/01/2024 to 02/01/2024.

Stefani Beard

I certify (or declare) under penalty of perjury that the foregoing is true and correct.
DATED: 02/05/2024

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.**
**February 22, 2024**

## STAFF REPORT

**CASE NUMBER:** **VAC2024-00003** - Request to vacate a portion of a platted utility easement.

**OWNER/APPLICANT:** Prestige Worldwide Holdings, LLC (applicant)/ Baughman Company, P.A. (Agent)

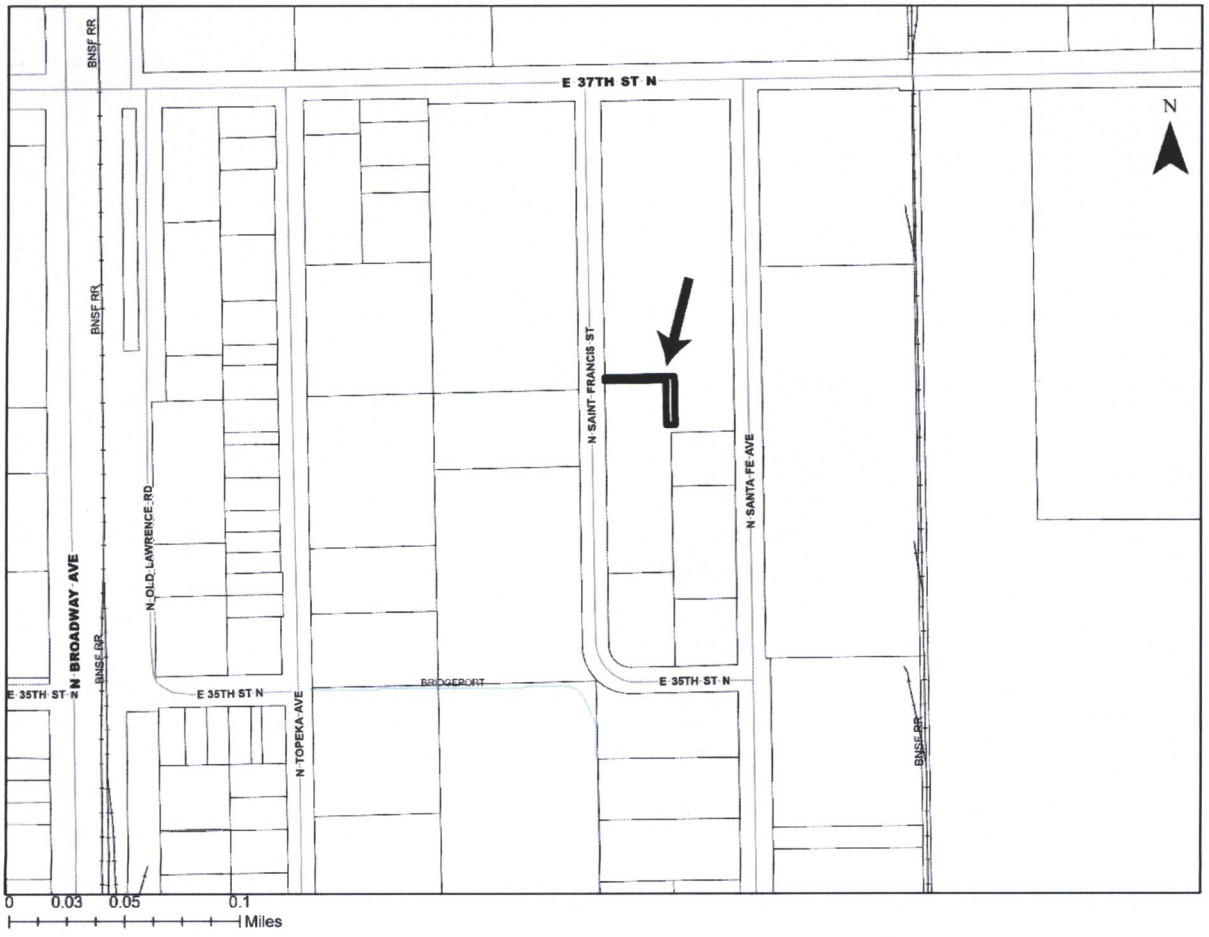
**LEGAL DESCRIPTION:** Generally described as vacating a portions of platted 10-foot and 20-foot utility easements on Lot 1, Block 1, Bridgeport Industrial Park 1st Addition, Wichita, Sedgwick County, Kansas (See attached legal description).

**LOCATION:** Generally located on the east side of North St. Francis Street, within one-quarter mile south of East 37th Street North.

**REASON FOR REQUEST:** To permit construction of a warehouse on the subject site.

**CURRENT ZONING:** The subject site and properties on all sides are zoned GI General Industrial District and are either undeveloped or developed with commercial or industrial uses.

**VICINITY MAP:**



The applicant proposes to vacate a portion of an "L"-shaped utility easement on Lot 1, Block 1, Bridgeport Industrial Park 1st Addition, see legal description and exhibits. If approved the applicants are intending to build a warehouse on the subject site. The east/west portion of the utility easement is 10 feet wide and the north/south portion of the utility easement is 20 feet wide. There is a dead-end sanitary sewer line in the north/south, 20-foot-wide portion of the subject easement. There are no public utilities in the east/west, 10-foot-wide portion of the utility easement.

Public Works and Utilities does not object to the vacation request. They require a Private Project Sewer to be submitted in order to abandon/privatize the portion of the sewer that is in the existing easement. This will have to be submitted prior to the vacation being scheduled for City Council. Cox does not object to this vacation as they do not have any lines or equipment in the utility easement. Evergy has equipment in the east/west portion of the easement. The applicant is working with Evergy on relocation of the equipment. Relocation is at the applicant's expense. Kevin Rieschick, Subdivision Representative, can be contacted at 785-410-2986 regarding this project. The Bridgeport Industrial Park 1st Addition was recorded on March 20, 1985.

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 portion of the platted utility easement.

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 February 1, 2024, 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 utility easement 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 described portion of a utility easement shall be to City Standards and shall be the responsibility and at the expense of the applicant. The applicant shall provide a Private Project Sewer to Public Works and Utilities. 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 Council for final action.

(2) As needed provide Planning with dedication of easements by separate instruments with original signatures to go with the Vacation Order to City Council 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 Council for final action.

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

(4) Per the approval of Public Works, vacate the described portion of platted 16-foot utility easement located on Lot 1, Block 1, Bridgeport Industrial Park 1st Addition, Wichita, Sedgwick County, Kansas.

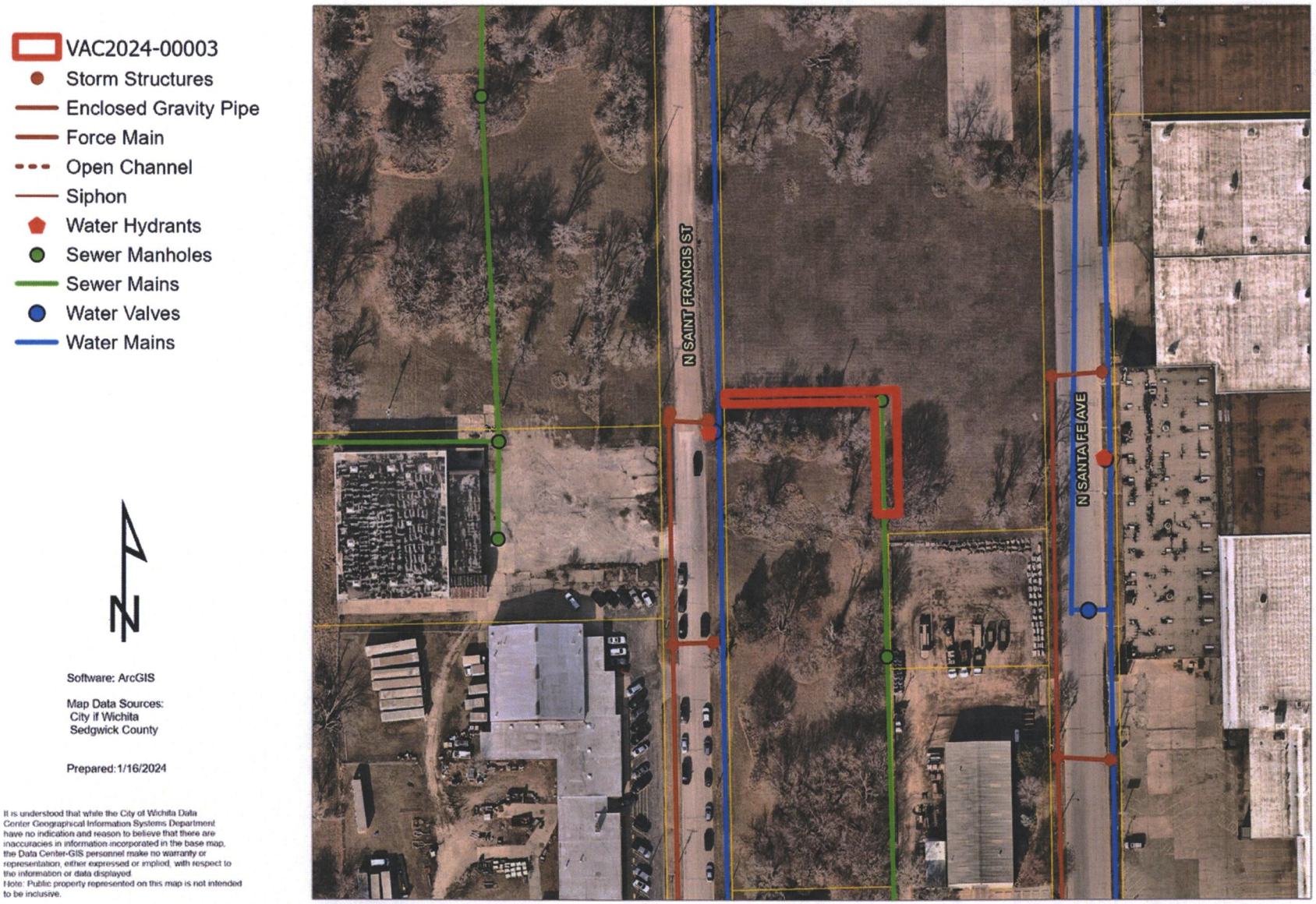
(5) Provide Planning with a legal description of the vacated portion of the platted utility easement on a Word document via E-mail that can be used on the Vacation Order. This must be provided to the Planning Department prior to this case going to City Council for final action.

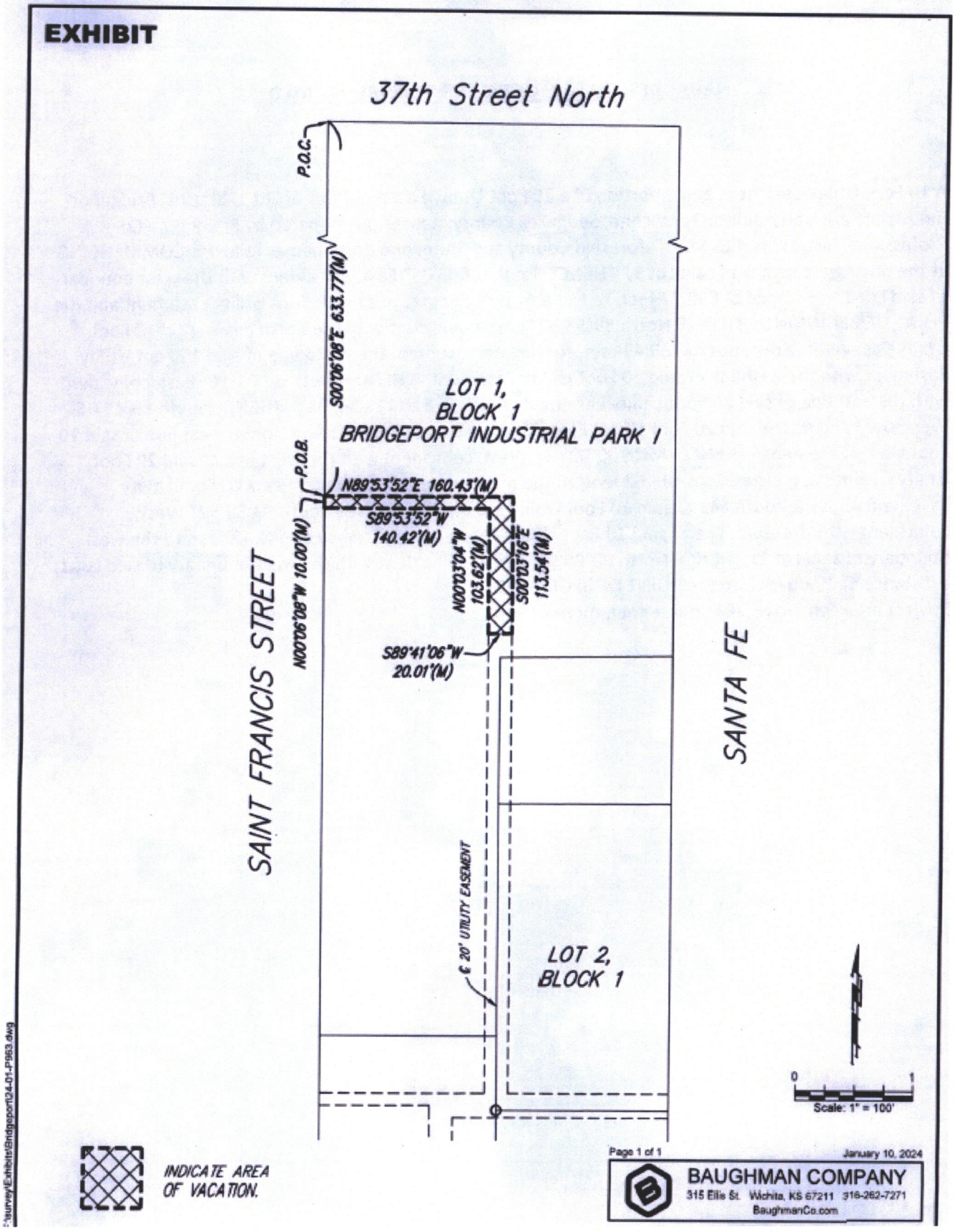
(6) Per MAPC Policy Statement #7, all conditions are to be completed within one year of approval by the MAPC or the vacation request will be considered null and void. All vacation requests are not complete until the Wichita City Council or the Sedgwick County Board of County Commissioners have taken 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 per staff recommendations.

Attachments: Aerial Map, Vacation Exhibit, Legal Description


VAC2024-00003
Storm Structures
Enclosed Gravity Pipe
Force Main
Open Channel
Siphon
Water Hydrants
Sewer Manholes
Sewer Mains
Water Valves
Water Mains
N SAINT FRANCIS ST
N SANTA FE AVE
Software: ArcGIS
Map Data Sources:
City if Wichita
Sedgwick County
Prepared:1/16/2024
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.


EXHIBIT
37th Street North
P.O.C.
S00°06'08"E 633.77'(M)
LOT 1,
BLOCK 1
BRIDGEPORT INDUSTRIAL PARK I
P.O.B.
N89°53'52"E 160.43'(M)
S89°53'52"W
140.42'(M)
N00°03'04"W
103.62'(M)
S00°03'16"E
113.54'(M)
N00°06'08"W 10.00'(M)
S89°41'06"W
20.01'(M)
SAINT FRANCIS STREET
SANTA FE
℄ 20' UTILITY EASEMENT
LOT 2,
BLOCK 1
0
1
Scale: 1" = 100'
INDICATE AREA
OF VACATION.
Page 1 of 1
January 10, 2024
BAUGHMAN COMPANY
315 Ellis St. Wichita, KS 67211 316-262-7271
BaughmanCo.com
S:\survey\Exhibits\Bridgeport\24-01-P963.dwg

**Legal Description**

**LEGAL DESCRIPTION OF EASEMENT TO BE VACATED**

A 10 Foot Utility Easement and a portion of a 20 Foot Utility Easement out of Lot 1, Block 1, Bridgeport Industrial Park I, an Addition to Wichita, Sedgwick County, Kansas, as prepared by Baughman Co. P.A. Professional Surveyors, CLS 58, in aforesaid County and State, and described as follows: COMMENCING at the northwest corner of said Lot 1; THENCE South 00°06'08" East, coincident with the west boundary of said Lot 1, a distance of 633.77 feet, to the northwest corner of said 10 Foot Utility Easement and the POINT OF BEGINNING; THENCE North 89°53'52" East, coincident with the north line of said 10 Foot Utility Easement, a distance of 160.43 feet, to the intersection of the north line of said 10 Foot Utility Easement with the east line of said 20 Foot Utility Easement; THENCE South 00°03'16" East, coincident with the east line of said 20 Foot Utility Easement, a distance of 113.54 feet; THENCE South 89°41'06" West, over and across said 20 Foot Utility Easement, a distance of 20.01 feet, to the west line of said 20 Foot Utility Easement; THENCE North 00°03'04" West, coincident with the west line of said 20 Foot Utility Easement, a distance of 103.62 feet, to the intersection of west line of said 20 Foot Utility Easement with the south line of said 10 Foot Utility Easement; THENCE South 89°53'52" West, coincident with the south line of said 10 Foot Utility Easement, a distance of 140.42 feet, to the west boundary of said Lot 1; THENCE North 00°06'08" West, coincident with the west boundary of said Lot 1, a distance of 10.00 feet, to the POINT OF BEGINNING.
Subject area contains 3,704 square feet, more or less.