



Sedgwick County
Register of Deeds - Tonya Buckingham
Doc.#/Flm-Pg: 30338096

Receipt #: 2446401
Pages Recorded: 2

Recording Fee: \$0.00

Cashier: ttepe
Date Recorded: 10/03/2024 02:55:46 PM
Authorized By: Tonya Buckingham



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

**IN THE MATTER OF THE VACATION OF A PORTION OF
A PLATTED RIGHT-OF-WAY**

**GENERALLY LOCATED BETWEEN EAST WATERMAN
STREET AND EAST ENGLISH STREET AND BETWEEN
SOUTH WASHINGTON AVENUE AND SOUTH ROCK
ISLAND AVENUE**

VAC2023-00043

MORE FULLY DESCRIBED BELOW

VACATION ORDER

NOW on this 24th day of September 2024, comes on for hearing the petition for vacation filed by Vantage 906, LLC, (owner) praying for the vacation of a portion of a platted right-of-way, to wit:

Portion of platted right-of-way to be vacated:

That part of Mosley Street lying north of E. Waterman Ave and south of E. English St, as prepared by Baughman Company, P.A., CLS 58, surveyors in Sedgwick County, State of Kansas, on August 26, 2024, more particularly described as follows: Beginning at the southwest corner of Lot 27, Block B, English's Subdivision; THENCE N90°00'00"W, coincident with the westerly prolongation of the south line of said Lot 27, and the north right-of-way line of E. Waterman Street, a distance of 30.00 feet, to the east boundary line of a 13 foot by 250 foot strip of land owned by BN&SF RR CO; THENCE N00°00'10"W, coincident with the east boundary line of said strip, a distance of 228.35 feet, to the southeast corner of Lot 2, Block A, Eaglemaniacs Addition, Wichita, Sedgwick County, Kansas; THENCE N00°11'21"W, coincident with the east boundary line of Lot 2 in said Eaglemaniacs Addition, a distance of 136.84 feet; THENCE N89°48'39"E, a distance of 30.00 feet, to the northwest corner of Lot 1, Block B of said English's Subdivision; THENCE S00°00'00"E, coincident with the west boundary line of said Block B in said English's Subdivision and the east right-of-way line of said Mosley Street, a distance of 365.31 feet, to the point of beginning. Said property contains 10,833.5 sq. ft. or 0.25 acres.

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:

September 24, 2024
VAC2023-00043

1. That due and legal notice has been given by publication, as required by law, in The Wichita Eagle on November 9, 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 right-of-way and the public will suffer no loss or inconvenience thereby.

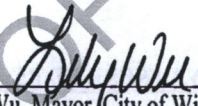
3. A Restrictive Covenant, binding and tying the vacated portion of the above-described platted right-of-way to the abutting properties shall be recorded with this Vacation Order with the Register of Deeds of Sedgwick County.

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

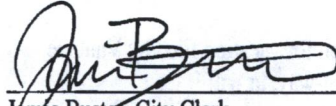
5. No written objection to said vacation has been filed with the City Clerk by any owner or adjoining owner who would be a proper party to the petition.

6. The vacation of the described portion of a platted right-of-way should be approved.

IT IS, THEREFORE, BY THE CITY COUNCIL, on this 24th day of September 2024, ordered that the above-described portion of a platted right-of-way is hereby vacated. IT IS FURTHER ORDERED that the City Clerk shall send this original Vacation Order and restrictive covenant to the Sedgwick County Register of Deeds for recording.

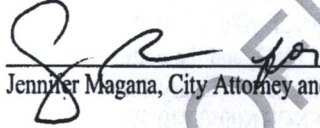

Lily Wu, Mayor, City of Wichita

ATTEST:


Jamie Buster, City Clerk



Approved as to Form:


Jennifer Magana, City Attorney and Director of Law



Sedgwick County
Register of Deeds - Tonya Buckingham

Doc. #/Film-Pg: 30338095

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Authorized By: *Tonya Buckingham*

Cashier: ttpa

Date Recorded: 10/03/2024 02:55:45 PM



RESTRICTIVE COVENANT

THIS DECLARATION, made this 29th day of August, 2024, by Vantage 906, LLC, a Kansas limited liability company, hereinafter called "Declarant",

WITNESSETH

WHEREAS, Declarant is the owner of the following described real properties:

PARCEL 'A'

All of lots 1 through 27 odd, Block B, English's Subdivision, Wichita, Sedgwick County, Kansas.

and,

WHEREAS, Declarant is in the process of vacating a portion of Mosley Street adjacent to said Parcel 'A', described as Parcel 'B' below, and as a condition of this vacation case (VAC2023-00043); the Planning Commission of the City of Wichita has required this covenant.

PARCEL 'B'

That part of Mosely Street lying north of E. Waterman Ave and south of E. English St, as prepared by Baughman Company, P.A., CLS 58, surveyors in Sedgwick County, State of Kansas, on August 26, 2023, more particularly described as follows: Beginning at the southwest corner of Lot 27, Block B, English's Subdivision; THENCE N90°00'00"W, coincident with the westerly prolongation of the south line of said Lot 27, and the north right-of-way line of E. Waterman Street, a distance of 30.00 feet, to the east boundary line of a 13 foot by 250 foot strip of land owned by BN&SF RR CO; THENCE N00°00'10"W, coincident with the east boundary line of said strip, a distance of 228.35 feet, to the southeast corner of Lot 2, Block A, Eaglemaniacs Addition, Wichita, Sedgwick County, Kansas; THENCE N00°11'21"W, coincident with the east boundary line of Lot 2 in said Eaglemaniacs Addition, a distance of 136.84 feet; THENCE N89°48'39"E, a distance of 30.00 feet, to the northwest corner of Lot 1, Block B of said English's Subdivision; THENCE S00°00'00"E, coincident with the west boundary line of said Block B in said English's Subdivision and the east right-of-way line of

said Mosely Street, a distance of 365.31 feet, to the point of beginning.

NOW, THEREFORE, Declarant hereby declares that, for and in consideration of the recitals, Declarant hereby covenants and agrees as follows:

Parcel 'A' and Parcel 'B', described above, shall be tied together as one ownership, and under this ownership, shall be conveyed, encumbered, improved, operated and otherwise used together as one undivided parcel.

This covenant shall remain in force until said Parcel 'A' and Parcel 'B' of this ownership are re-platted or this Restrictive Covenant is released through a public hearing process.

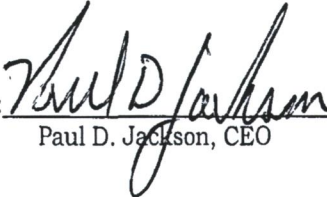
This covenant shall run with said lots and shall be binding on the owner, their heirs, or successors or assigns and is a covenant running with the land and is binding on all successors in title for the above-described tract located in Wichita, Sedgwick County, Kansas.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

VANTAGE 906, LLC
a Kansas limited liability company

By: VANTAGE HOLDINGS, LLC, Member

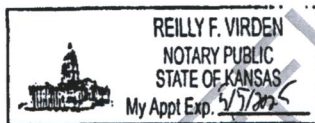
By: VANTAGE POINT PROPERTIES, INC.
Member

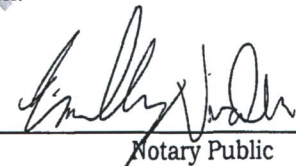
By: 
Paul D. Jackson, CEO

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS:

BE IT REMEMBERED, that on this 29th day of August, 2024, before me, the undersigned, a Notary Public, in and for the County and State aforesaid, came Paul D. Jackson, as CEO of Vantage Point Properties, Inc., a Kansas corporation, as Member of Vantage Holdings, LLC, a Kansas limited liability company, as Member of Vantage 906, LLC, a Kansas limited liability company, personally known to me to be the same person(s) who executed the within instrument of writing and such person(s) duly acknowledged the execution of the same, for and on behalf and as the act and deed of said corporation and limited liability companies.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year above written.




Notary Public

My Appointment Expires: 5/5/2025

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

**IN THE MATTER OF THE VACATION OF A PORTION OF
A PLATTED RIGHT-OF-WAY**

**GENERALLY LOCATED BETWEEN EAST WATERMAN
STREET AND EAST ENGLISH STREET AND BETWEEN
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Portion of platted right-of-way to be vacated:

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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:

September 24, 2024
VAC2023-00043

1. That due and legal notice has been given by publication, as required by law, in The Wichita Eagle on November 9, 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 right-of-way and the public will suffer no loss or inconvenience thereby.

3. A Restrictive Covenant, binding and tying the vacated portion of the above-described platted right-of-way to the abutting properties shall be recorded with this Vacation Order with the Register of Deeds of Sedgwick County.

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

5. 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.

6. The vacation of the described portion of a platted right-of-way should be approved.

IT IS, THEREFORE, BY THE CITY COUNCIL, on this 24th day of September 2024, ordered that the above-described portion of a platted right-of-way is hereby vacated. IT IS FURTHER ORDERED that the City Clerk shall send this original Vacation Order and restrictive covenant 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

September 24, 2024
VAC2023-00043



FILE COPY

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

November 30, 2023

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

Ref: VAC2023-00043: Vacation request in the City to vacate a portion of platted right-of-way (South Mosley Street) located a 1/4 mile north of Highway 54 and 800-ft south of Douglas Road.

Phil,

At the **Thursday, November 30, 2023**, meeting of the Metropolitan Area Planning Commission (MAPC), the above-referenced vacation request was approved subject to the following conditions:

- (1) Provide a covenant, with original signatures, binding and tying the described vacated public street right-of-way to Lots 1-27, Block B, English's Subdivision. This must be provided to Planning prior to VAC2023-00043 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) Dedicate a utility easement, by separate instrument, on the east side of the hydrant on the north end of the vacation area to ensure there is 15 feet of clearance for access to the hydrant. This must be provided to Planning prior to VAC2023-00043 proceeding to City Council for final action and subsequent recording with the Vacation Order at the Sedgwick County Register of Deeds.
- (3) As needed provide utilities with any needed project plans for the relocation of utilities for review and approval. Any relocation/reconstruction of utilities made necessary by this vacation shall be to City Standards and shall be the responsibility and at the expense of the applicants. Provide an approved project number(s) to Planning prior to the case going to City Council for final action.
- (4) All improvements shall be according to City Standards and at the applicants' expense.
- (5) 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.

VAC2023-00043: Vacation request in the City to vacate a portion of platted right-of-way (South Mosley Street) located a 1/4 mile north of Highway 54 and 800-ft south of Douglas Road.

November 30, 2023

Page 2

When all of the above conditions have been completed and there are no other documents requested; this case will be scheduled for final action by the Wichita City Council at the first appropriate date after **December 14, 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, AICP
Current Plans Division Manager

PZ:kw

cc: Paul Jackson, Vantage 906 LLC, 1605 N Waterfront Pkwy, Ste 100, Wichita KS 67206



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	486952	Print Legal Ad-IPL01467920 - IPL0146792		\$198.76	3	79 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 November 9, 2023

(One Time Only)

MAPC/BZA November 30, 2023

OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, November 30, 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.

CON2023-00056: Conditional Use request in the City for an Accessory Apartment; generally located on the northwest corner of West Central Avenue and North Clara Street (703 North Clara Street).

CUP2023-00036: CUP Amendment in the City to DP-327 to Parcel 8 to have a drive-thru and Parcel 8 to match architectural controls of Parcel 5, on property zoned LC Limited Commercial, located on the east side of North Maize Road, within one-quarter mile north of West 29th Street North (3220 N. Maize).

DER2023-00018: Unified Zoning Code amendment (City and County) to better define the term Entertainment Establishments, and Nightclubs in the City. Entertainment Establishments will now include alcohol and require a Conditional Use Permit in some cases. Nightclub in the City applies to uses with a capacity of 300 persons or more.

PUD2023-00012: Zone change request in the City from B Multi-Family to PUD (Planned Unit Development) to allow commercial uses for an existing building, generally located on the west side of South Minneapolis Avenue, within one block south of East Douglas Avenue, (104 South Kansas Avenue, 115 and 119 South Minneapolis Avenue).

PUD2023-00013: Zone change request in the City from SF-5 Single-Family Residential District to PUD #118 Planned Unit Development for multi-family development and custom parking standards, generally located on the northwest corner of West 9th Street North and North Saint Paul Avenue (1001 North Saint Paul).

VAC2023-00043: Vacation request in the City to vacate a portion of platted right-of-way (South Mosley Street) located one-quarter mile north of Highway 54 and 800-ft south of East Douglas Avenue.

ZON2023-00060: Zone Change request in the City from SF-5 Single-Family Residential to LC Limited Commercial for retail sales development; located south along West 21st Street North and within one-half mile east of North Tyler Road (6021 West 21st Street North).

ZON2023-00061: Zone change request in the City from SF-5 Single-Family Residential District and LC Limited Commercial District to LI Limited Industrial District to allow for industrial development, generally located on the southwest corner of 45th Street North and Hillside Avenue.

ZON2023-00062: Zone change request in the City from GC General Commercial to CBD Central Business District to redevelop the site in a consistent manner with the surrounding properties, located north-east corner of S Walnut Street and W Texas Avenue (110 S Walnut Street, 926 W Texas Avenue).

ZON2023-00063: Zone change in the City from GO General Office District to LC Limited Commercial District to allow a restaurant, generally located on the west side of South Webb Road, within 750 feet south of East Harry Street (1705 South Webb Road).

ZON2023-00064: Zone change request in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District for duplex development, generally located on the west side of North Webb Rd, within one-quarter mile south of East 45th Street North (4439 North Webb Road).

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 Department 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 November 9, 2023

Scott Wadle, Secretary

Wichita-Sedgwick County

Metropolitan Area Planning Commission

IPL0146792

Nov 9 2023

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

1 insertion(s) published on:

11/09/23

STATE OF KANSAS)

SS

County of Sedgwick)

Stefani Beard, 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 11/09/2023 to 11/09/2023.

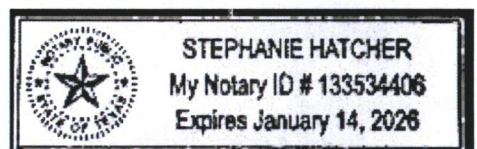
Stefani Beard

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

DATED: 11/09/2023

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!

STAFF REPORT

- CASE NUMBER:** VAC2023-00043 – City Vacation of a portion of platted public street right-of-way.
- APPLICANT/AGENT:** Vantage 906, LLC (applicant)/ Baughman Company, P.A.
- LEGAL DESCRIPTION:** Generally described as vacating the platted South Mosley Street right-of-way abutting the west side of Lots 1 – 27, Block B, English's Subdivision, Wichita, Sedgwick County Kansas (see attached full legal description.
- LOCATION:** Generally located between East Waterman Street and East English Street and between South Washington Avenue and South Rock Island Avenue. (WCC I)
- REASON FOR REQUEST:** To facilitate future redevelopment.
- CURRENT ZONING:** Properties abutting on all sides are zoned CBD Central Business District. Property to the north is developed with office uses. Property to the west is undeveloped. Property to the east is a vacant warehouse and undeveloped. Property to the south is developed with commercial uses.

VICINITY MAP:



The applicant is requesting the vacation of a portion of the South Mosely Street right-of-way as platted in the English's Subdivision to Wichita, Sedgwick County, Kansas. The subject right-of-way is located between East Waterman Street and East English Street and between South Washington Avenue and South Rock Island Avenue. The subject right-of-way has never been improved with a street bed but contains a rail spur that terminates midway along the right-of-way south of East English Street. When the property north of the subject site was replatted in 2017, and subsequently redeveloped, the terminus of the railroad spur was removed. The purpose of the requests is to facilitate future development in the area.

The entire 30 feet of right-of-way was platted as part of the English's Subdivision, therefore all rights of reversion go back to the property owner of Lots 1-27, Block B (the applicant). Property owners to the west in the Rock Island Addition have no reversion rights. If the application is approved, no property will be deprived of access. As stated above, the right-of-way is currently unimproved and is presently not used to access any surrounding properties.

There are no public utilities in the described portion of the Mosely Street right-of-way. There is public storm sewer located at the north end of the vacation area, but it is not included in the vacation request. There is a public fire hydrant on the west side of the vacation area. Public Works is requiring the applicant to dedicate a utility easement to ensure there is 15 feet of clearance on the east side of the hydrant. Wichita Traffic Engineering does not object to this vacation. Wichita Fire provided a comment stating that if the vacation is approved, it might affect future projects along the right-of-way for WFD access and fire protection systems. Evergy has no objection and does not have equipment in the platted right-of-way. The English's Subdivision was recorded on September 4, 1883.

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.

- 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 November 9, 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 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 a covenant, with original signatures, binding and tying the described vacated public street right-of-way to Lots 1-27, Block B, English's Subdivision. This must be provided to Planning prior to VAC2023-00043 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.
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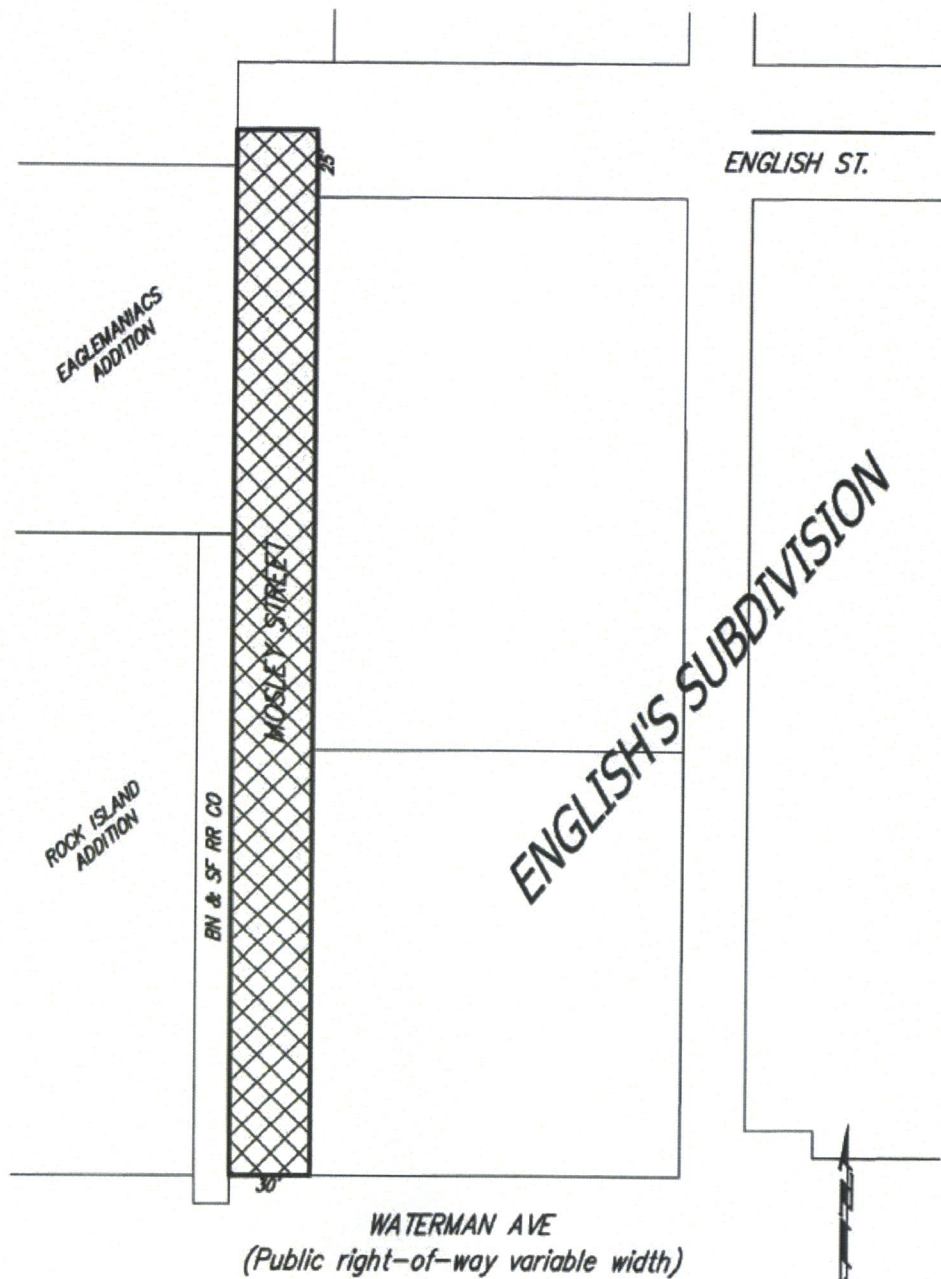
- (3) As needed provide utilities with any needed project plans for the relocation of utilities for review and approval. Any relocation/reconstruction of utilities made necessary by this vacation shall be to City Standards and shall be the responsibility and at the expense of the applicants. Provide an approved project number(s) to Planning prior to the case going to City Council for final action.
- (4) All improvements shall be according to City Standards and at the applicants' expense.
- (5) Per MAPC Policy Statement #7, all conditions are to be completed within one year of approval by the MAPC or the vacation request will be considered null and void. All vacation requests are not complete until the Wichita City Council or the Sedgwick County Board of County Commissioners have taken final action on the request and the Vacation Order and all required documents have been provided to the City, County and/or franchised utilities and the necessary documents have been recorded with the Register of Deeds.

Attachments: 1) Vacation Exhibit, 2) Plat, 3) Legal Description, 4) Aerial Map, 5) Site Photos

SUBDIVISION COMMITTEE'S RECOMMENDED ACTION

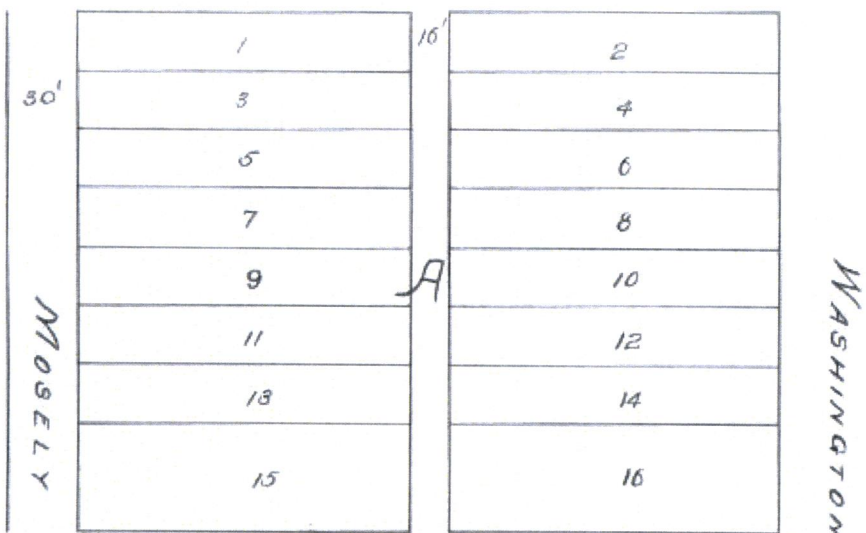
The Subdivision Committee recommends approval per staff recommendations.

EXHIBIT
MOSLEY STREET ROW
English's Subdivision
WICHITA, SEDGWICK COUNTY, KANSAS



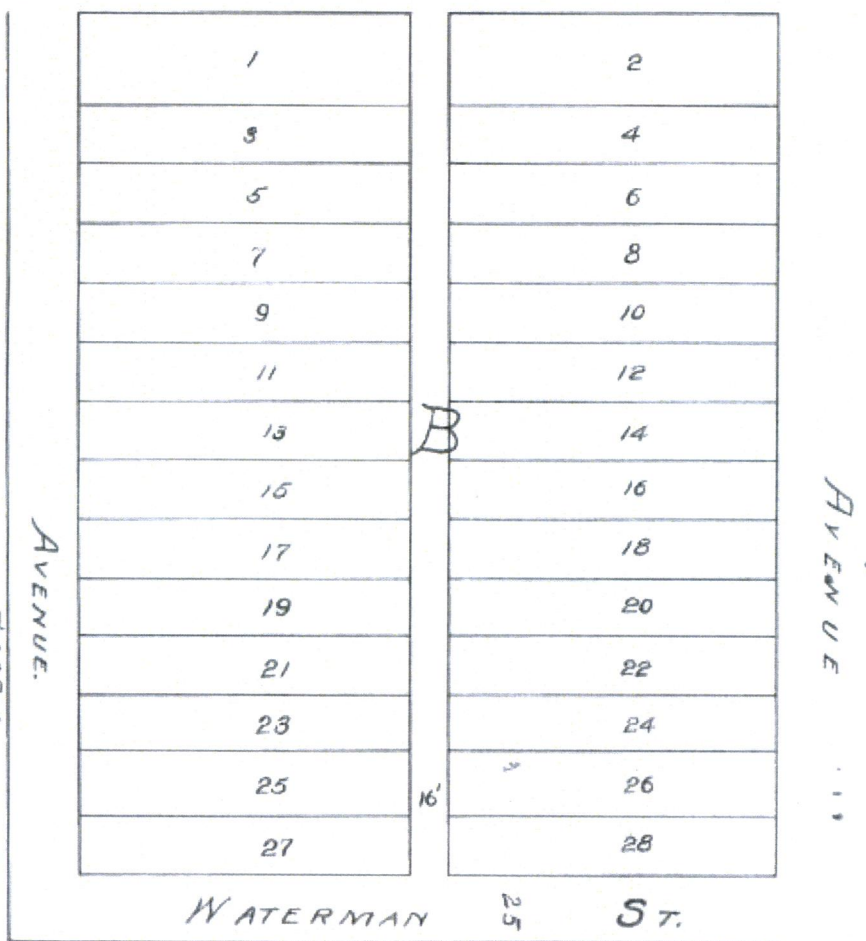
 INDICATES AREA
OF VACATION

Dec. 11, 2020
 **BAUGHMAN COMPANY**
315 Ellis St. Wichita, KS 67211 316-262-7271
BaughmanCo.com



ENGLISH ST. 50'

ENGLISH'S SUBDIVISION



WATERMAN ST. 25'

AVENUE

Legal Description of Right-of-Way to be Vacated

That part of Mosely Street lying north of E. Waterman Ave and south of E. English St, as prepared by Baughman Company, P.A., CLS 58, surveyors in Sedgwick County, State of Kansas, on September 28, 2023, more particularly described as follows: Beginning at the southwest corner of Lot 27, Block B, English's Subdivision; THENCE N90°00'00"W, coincident with the westerly prolongation of the south line of said Lot 27, and the north right-of-way line of E. Waterman Street, a distance of 30.00 feet, to the east boundary line of a 13 foot by 250 foot strip of land owned by BN&SF RR CO; THENCE N00°00'10"W, coincident with the east boundary line of said strip, a distance of 228.35 feet, to the southeast corner of Lot 2, Block A, Eaglemaniacs Addition, Wichita, Sedgwick County, Kansas; THENCE N00°11'21"W, coincident with the east boundary line of Lot 2 and Lot 3 in said Eaglemaniacs Addition, a distance of 161.89 feet, to a point 25.05 feet north of the northeast corner of said Lot 2; THENCE N89°48'39"E, a distance of 30.00 feet, to the northerly prolongation of the east right-of-way boundary line of said Mosely Street; THENCE S00°00'00"E, coincident with said northerly prolongation, a distance of 25.00 feet, to the northwest corner of Lot 1, of said English's Subdivision; THENCE S00°00'00"E, coincident with the west boundary line of said English's Subdivision and the east right-of-way line of said Mosely Street, a distance of 365.31 feet, to the point of beginning.

- VAC2023-00043
- Storm Structures
- Enclosed Gravity Pipe
- Force Main
- - - Open Channel
- Siphon
- ◆ Water Hydrants
- Sewer Manholes
- Sewer Mains
- Water Valves
- Water Mains

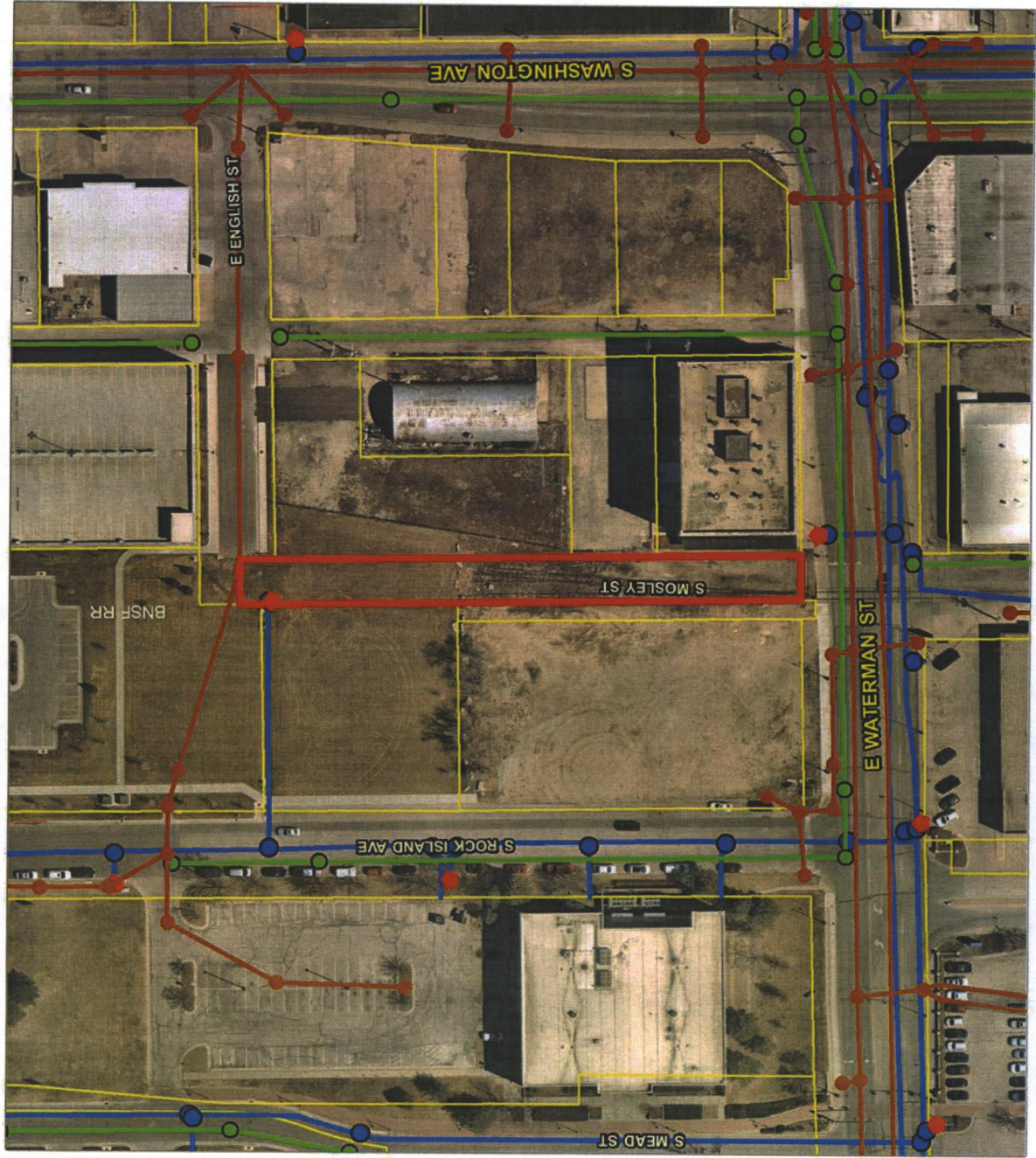


Software: ArcGIS

Map Data Sources:
 City of Wichita
 Sedgwick County

Prepared: 10/12/2023

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 Note: Public property represented on this map is not intended to be indicative.



Looking north at site



Looking south away from site

