CITY OF WICHITA

SEDGWICK COUNTY KANSAS

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

April 23, 2025

Kansas Pavilions, LLC
Attn; Johnny Stevens
PO Box 782257
Wichita, KS 67278

Armstrong Land Survey, P.A.
Attn: Jordan Doom
1601 E. Harry St.
Wichita, KS 67211

**Ref: VAC2025-00007:** Vacation request in the County to vacate a 30-foot sanitary sewer easement dedicated by separate instrument on property zoned GC General Commercial District; generally located on the northwest corner of East 77th Street North and North Hydraulic Ave.

Dear Applicant,

At the **Wednesday, April 23, 2025**, meeting of the Sedgwick County Board of County Commissioners, the above-referenced vacation request was approved.

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

CITY OF WICHITA

# Wichita-Sedgwick County Metropolitan Area Planning Department

March 27, 2025

Kansas Pavilions, LLC
Attn; Johnny Stevens
PO Box 782257
Wichita, KS 67278

Armstrong Land Survey, P.A.
Attn: Jordan Doom
1601 E. Harry St.
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**Ref: VAC2025-00007:** Vacation request in the County to vacate a 30-foot sanitary sewer easement dedicated by separate instrument on property zoned GC General Commercial District; generally located on the northwest corner of East 77th Street North and North Hydraulic Ave.

Dear Applicant,

At the **Thursday, March 27, 2025**, 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 utility easement shall be to County Standards and shall be the responsibility and at the expense of the applicant. As needed provide approval from franchised utilities for the relocation of franchised utilities. All to be provided to the Planning Department prior to this case going to the Board of County Commissioners for final action.

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

(3) 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 the Board of County Commissioners for final action.

(4) 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.

These conditions have been met. Therefore, this case is scheduled for final action by the Sedgwick County Board of County Commissioners on **Wednesday, April 16, 2025.** 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

Document #: 2025-015507
Date Recorded: 04/24/2025 03:21:18 PM
Pages: 3 Recording Fee: 0.00
Sedgwick County Kansas
Tonya Buckingham,
Register of Deeds

BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

| | | |
|---|---|---|
| IN THE MATTER OF THE VACATION OF A 30-FOOT SEWER EASEMENT | ) | |
| LOCATED NORTH OF EAST 77TH STREET NORTH AND EAST OF I-135 | ) | CASE NO. VAC2025-00007 |

VACATION ORDER

NOW on this 23RD day of April, 2025, comes the petition filed by Kansas Pavilion, LLC, owner(s) of all property abutting the following-described portion of a 30-foot sewer easement dedicated by separate instrument praying for the vacation of:

> A 30-foot Sanitary Sewer Easement described as follows: The West 30 feet of Lot 1, Block A, Coliseum Park II, Sedgwick County, Kansas
> TOGETHER WITH
> Part of Lot 3, Block A, Coliseum Park, Sedgwick County, Kansas, described as a 30 foot Sanitary Sewer Easement having a centerline described as COMMENCING at the Southwest corner of said Lot 3, THENCE S89°35'59"E along the South line of said Lot 3, a distance of 63.30 feet to the Point of BEGINNING: THENCE N09°18'45"W, a distance of 368.51 feet to the intersection of a curve to the left having a radius of 11614.16 feet; THENCE Northerly along said curve, an arc distance of 472.66 feet, and having a chord bearing of N03°51'01"W, a chord distance of 472.62 feet to the Point of TERMINATION, said termination point being on the South line of Kansas Coliseum Addition, and said easement extends and terminates at said South line.

WHEREAS, upon the filing of the petition, the Metropolitan Area Planning Commission ("Planning Commission") set the petition for hearing on March 27, 2025 at 1:30 P.M., and gave notice of said hearing by publication in the official county newspaper on March 6, 2025.

WHEREAS, on March 20, 2025, the Subdivision Committee of the Planning Commission held a public hearing on the petition and voted to recommend approval of the vacation to the Planning Commission, subject to the following conditions:

1. Abandonment or relocation/reconstruction of any/all utilities made necessary by the vacation of the described utility easement shall be to County Standards and shall be the responsibility and at the expense of Applicant. As needed, provide approval from

franchised utilities for the relocation of franchised utilities. All to be provided to the Planning Department prior to this case going to the Board of County Commissioners for final action.

2. All improvements shall be according to County Standards and at Applicant's expense.
3. 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 the Board of County Commissioners for final action.
4. All conditions shall be completed within one year of approval by the Planning Commission, or the vacation request will be considered null and void. All vacation requests are not complete until the applicable governing body has 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.

WHEREAS, on March 27, 2025, the Planning Commission held a public hearing on the petition and voted on consent to recommend approval of the vacation to the Board of County Commissioners of Sedgwick County, Kansas, subject to the aforementioned conditions.

NOW, after being duly advised in the premises, the Board of County Commissioners of Sedgwick County, Kansas (the "Board") finds that:

1. notice has been given as required by K.S.A. 58-2613 and amendments thereto;
2. no written objections have been filed with the County Clerk by any owner of land adjoining the area to be vacated;
3. the public will suffer no loss or inconvenience by such vacation; and
4. no private rights will be injured or endangered thereby.

IT IS THEREFORE ORDERED BY THE BOARD that the 30-foot sewer easement described above is hereby vacated, subject to the aforementioned conditions; and all property rights of public utilities, rights-of-ways, and easements for public service facilities then in existence and use within the vacated area are preserved and protected.

***[balance of this page intentionally left blank, signature page follows]***

IT IS FURTHER ORDERED that the County Clerk enter this Order on the records of proceedings of the Board and file a certified copy of this Order in the Office of the Register of Deeds of Sedgwick County.

Commissioners present and voting were:

| | |
|---|---|
| PETER F. MEITZNER | Aye |
| JEFF BLUBAUGH | Aye |
| STEPHANIE WISE | Aye |
| RYAN BATY | Aye |
| JAMES M. HOWELL | Aye |

Dated this 23 day of April, 2025.

ATTEST:

KELLY B. ARNOLD, County Clerk

BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

RYAN BATY, Chairman
Commissioner, Fourth District

PETER F. MEITZNER, Chair Pro Tem
Commissioner, First District

JEFF BLUBAUGH
Commissioner, Second District

STEPHANIE WISE
Commissioner, Third District

JAMES M. HOWELL
Commissioner, Fifth District

APPROVED AS TO FORM:

SAMANTHA SEANG 4/17/25
Assistant County Counselor

BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

| | | |
|---|---|---|
| IN THE MATTER OF THE VACATION OF A 30-FOOT SEWER EASEMENT | ) | |
| LOCATED NORTH OF EAST 77TH STREET NORTH AND EAST OF I-135 | ) | CASE NO. VAC2025-00007 |

VACATION ORDER

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> TOGETHER WITH
> Part of Lot 3, Block A, Coliseum Park, Sedgwick County, Kansas, described as a 30 foot Sanitary Sewer Easement having a centerline described as COMMENCING at the Southwest corner of said Lot 3, THENCE S89°35'59"E along the South line of said Lot 3, a distance of 63.30 feet to the Point of BEGINNING: THENCE N09°18'45"W, a distance of 368.51 feet to the intersection of a curve to the left having a radius of 11614.16 feet; THENCE Northerly along said curve, an arc distance of 472.66 feet, and having a chord bearing of N03°51'01"W, a chord distance of 472.62 feet to the Point of TERMINATION, said termination point being on the South line of Kansas Coliseum Addition, and said easement extends and terminates at said South line.

WHEREAS, upon the filing of the petition, the Metropolitan Area Planning Commission ("Planning Commission") set the petition for hearing on March 27, 2025 at 1:30 P.M., and gave notice of said hearing by publication in the official county newspaper on March 6, 2025.

WHEREAS, on March 20, 2025, the Subdivision Committee of the Planning Commission held a public hearing on the petition and voted to recommend approval of the vacation to the Planning Commission, subject to the following conditions:

1. Abandonment or relocation/reconstruction of any/all utilities made necessary by the vacation of the described utility easement shall be to County Standards and shall be the responsibility and at the expense of Applicant. As needed, provide approval from

franchised utilities for the relocation of franchised utilities. All to be provided to the Planning Department prior to this case going to the Board of County Commissioners for final action.

2. All improvements shall be according to County Standards and at Applicant's expense.
3. 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 the Board of County Commissioners for final action.
4. All conditions shall be completed within one year of approval by the Planning Commission, or the vacation request will be considered null and void. All vacation requests are not complete until the applicable governing body has 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.

WHEREAS, on March 27, 2025, the Planning Commission held a public hearing on the petition and voted on consent to recommend approval of the vacation to the Board of County Commissioners of Sedgwick County, Kansas, subject to the aforementioned conditions.

NOW, after being duly advised in the premises, the Board of County Commissioners of Sedgwick County, Kansas (the "Board") finds that:

1. notice has been given as required by K.S.A. 58-2613 and amendments thereto;
2. no written objections have been filed with the County Clerk by any owner of land adjoining the area to be vacated;
3. the public will suffer no loss or inconvenience by such vacation; and
4. no private rights will be injured or endangered thereby.

IT IS THEREFORE ORDERED BY THE BOARD that the 30-foot sewer easement described above is hereby vacated, subject to the aforementioned conditions; and all property rights of public utilities, rights-of-ways, and easements for public service facilities then in existence and use within the vacated area are preserved and protected.

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IT IS FURTHER ORDERED that the County Clerk enter this Order on the records of proceedings of the Board and file a certified copy of this Order in the Office of the Register of Deeds of Sedgwick County.

Commissioners present and voting were:

| | |
|---|---|
| PETER F. MEITZNER | Aye |
| JEFF BLUBAUGH | Aye |
| STEPHANIE WISE | Aye |
| RYAN BATY | Aye |
| JAMES M. HOWELL | Aye |

Dated this 23 day of April, 2025.

ATTEST:

KELLY B. ARNOLD, County Clerk

BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

RYAN BATY, Chairman
Commissioner, Fourth District

PETER F. MEITZNER, Chair Pro Tem
Commissioner, First District

JEFF BLUBAUGH
Commissioner, Second District

STEPHANIE WISE
Commissioner, Third District

JAMES M. HOWELL
Commissioner, Fifth District

APPROVED AS TO FORM:

Samantha Seang 4/17/25

SAMANTHA SEANG
Assistant County Counselor

# Sedgwick Co. public notice

**(Published in The Ark Valley News March 6, 2025.)**

**MAPC March 27, 2025**
**OFFICIAL HEARING NOTICE**

NOTICE IS HEREBY GIVEN that on **Thursday, March 27, 2025, 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.**

**VAC2025-00007:** Vacation request in the County to vacate a 30-foot sanitary sewer easement of a property zoned GC General Commercial District, generally located on the northwest corner of East 77th Street North and North Hydraulic Avenue.

**VAC2025-00008:** Vacation Request in the County to vacate 30 feet of a complete access control to construct a new driveway on property zoned RR Rural Residential generally located 1500 feet North of 93rd Street North and Oliver Street (9710 N Oliver Street).

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third St., 2nd Floor. As provided in Section V of the Wichita Sedgwick County Unified Zoning Code, the same will then and there be discussed and considered by the said MAPC, and all persons interested in said matters will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of the proposed changes to the zoning regulations will be considered by the MAPC as by law provided.

**Options to participate:**

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

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

Email
Planning@wichita.gov
Mailing Address
Wichita-Sedgwick County Metropolitan Area Planning Department
Attn: **Scott Wadle**
271 W. 3rd Street – Suite 201
Wichita, KS 67202
Phone
316.268.4421
Fax
316.858.7764

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

**Option to View Remotely (Not Participate)**

The meeting will be streamed live and recorded. Virtual comment is not available. To view the live stream or recording, follow the link: https://www.wichita.gov/Planning.

WITNESS MY HAND on March 6, 2025
**Scott Wadle, Secretary**
**Wichita Sedgwick County Metropolitan Area Planning Commission**

# *Affidavit of Publication*

STATE OF KANSAS,
SEDGWICK COUNTY, ss.

Chris Strunk, being first duly sworn, deposes and says: That he is Publisher of The Ark Valley News, formerly The Valley Center Index, a weekly newspaper printed in the State of Kansas, and published in and of general circulation in Sedgwick County Kansas, with a general paid circulation on a yearly basis in Sedgwick County, Kansas, and that said newspaper is not a trade, religious or fraternal publication.

Said newspaper is a weekly published at least weekly 50 times a year; has been so published continuously and uninterruptedly in said county and state for a period of more than five years prior to the first publication of said notice; and has been admitted at the post office of Valley Center in said County as second class matter.

That the attached notice is a true copy thereof and was published in the regular and entire issue of said newspaper for 1 consecutive weeks, the first publication thereof being made as aforesaid on the 6th day of March, 2025. with subsequent publications being made on the following dates:

_____, 2025 _____, 2025

_____, 2025 _____, 2025

_____, 2025 _____, 2025

Chris Strunk

Subscribed and sworn to before me this 6th day of March, 2025.

Notary Public

My commission expires

Additional copies $

Printer's fee

LISA K. STRUNK
NOTARY PUBLIC
4/24/28
STATE OF KANSAS

**METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA REPORT NO.**
**March 27, 2025**

## STAFF REPORT

**CASE NUMBER:** **VAC2025-00007** – Request in the County to vacate a 30-foot sewer easement dedicated by separate instrument.

**OWNER/APPLICANT:** Johnny Stevens (Applicant)/ Armstrong Land Survey, P.A. (Agent)

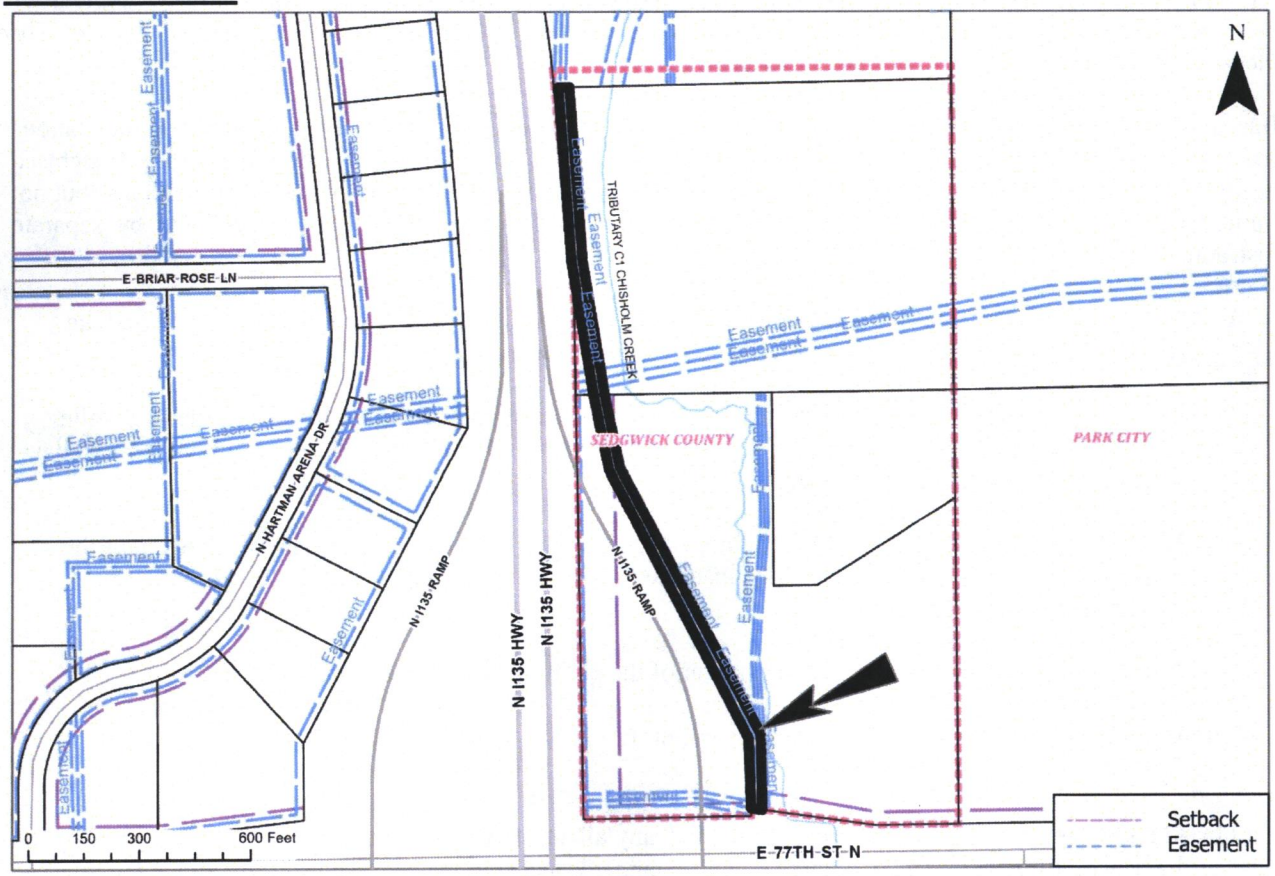
**LEGAL DESCRIPTION:** Generally described as vacating a sewer easement dedicated by separate instrument on Lot 1, Block A, Coliseum Park II Addition and Lots 3, Block A, Coliseum Park Addition, Sedgwick County, Kansas (see attached legal description).

**LOCATION:** Generally located north of East 77th Street North and east of I-135 Highway. (BoCC 4).

**REASON FOR REQUEST:** To remove an unused easement or future development.

**CURRENT ZONING:** The subject site is zoned GC General Commercial District and is mostly undeveloped except for a guywire-supported wireless communications tower.

**VICINITY MAP:**



The applicant proposes to vacate a 30-foot sewer easement, dedicated by separate instrument (Flm./Pg. #1805/2066), that traverses across Lot 1, Block A, Coliseum Park II Addition and Lot 3, Block A, Coliseum Park Addition. The subject site is zoned GC General Commercial District (GC) and is mostly undeveloped except for a guywire-supported wireless communications tower. The vacation area is generally located north of East 77th Street North and east of I-135 Highway. The purpose of the vacation is to remove the unused easement from the site to support future development.

County Public Works has no objection to the vacation. The County does not maintain any sewer facilities. The subject site borders the City of Park City on the north and south, but Park City does not have subdivision jurisdiction outside of their city limits. The easement likely was recorded for the benefit of extending Park City municipal services across the site. Staff contacted Park City. They do not object to the vacation. Their sanitary sewer line is within a 20-foot easement elsewhere on the site. Comments from franchised utilities have been received. Cox and Evergy do not object to the vacation. They do not have equipment in the area. Evergy lines are attached to Cox-owned poles in the existing right-of-way.

The Coliseum Park Addition was recorded on May 24, 1976. The Coliseum Park II Addition was recorded on January 10, 1989.

When determining a recommendation to be made to the Metropolitan Area Planning Commission (MAPC), the Subdivision and Utility Advisory Committee should consider the legal findings that are required to be made by the MAPC and Governing Body in order to grant the request. These findings are detailed in the subsequent MAPC report. *In particular, the Committee should consider whether any private rights will be injured or endangered by recommending approval of the vacation request, and whether or not the public will suffer any loss or inconvenience thereby.*

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 sewer easement by separate instrument.

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 Ark Valley News, of notice of this vacation proceeding one time March 6, 2025, 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 easement dedicated by separate instrument and that the public will suffer no loss or inconvenience thereby.

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

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

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

utilities. All to be provided to the Planning Department prior to this case going to the Board of County Commissioners for final action.

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

(3) 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 the Board of County Commissioners for final action.

(4) 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**

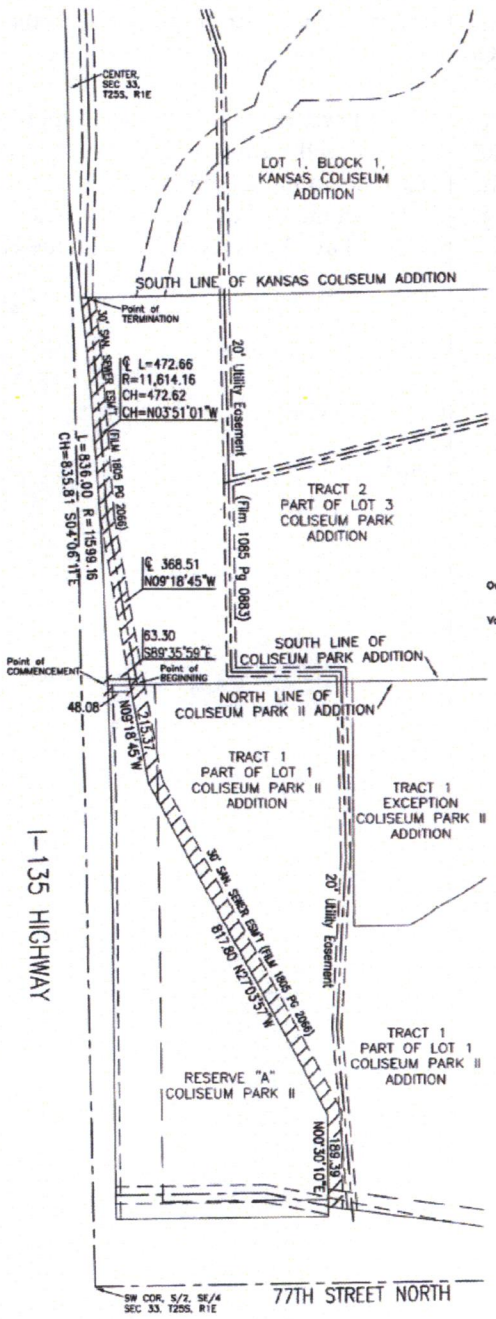
The Subdivision Committee recommends approval per staff recommendations.

Attachments: 1) Vacation Exhibit with Legal Description, 2) Aerial Map

**Vacation Exhibit**

# VACATION SITE PLAN

Part of Coliseum Park and Coliseum Park II, Sedgwick County, Kansas




**Subject Property:**

Tract 1: Lot 1, Block A, Coliseum Park II Addition to Sedgwick County, Kansas, EXCEPT that part of said Lot 1, Block A, described as follows: COMMENCING at the Northeast corner of the South Half of the Southeast Quarter of Section 33, Township 25 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas; THENCE bearing N89°35'50"W along the North line of said South Half a distance of 82.08 feet to the point of BEGINNING, said point being on the right of way line of Hydraulic; THENCE continuing N89°35'59"W along the North line of said South Half, also being the South line of Lot 3, Block A, Coliseum Park Addition, a distance of 1491.50 feet; THENCE bearing S00°35'00"W a distance of 1179.08 feet to the South line of Coliseum Park II Addition, also being the right of way of 77th Street North; THENCE bearing S89°25'10"E along the right of way line of 77th Street North a distance of 1396.97 feet; THENCE bearing N00°30'10"E along the right of way line of Hydraulic a distance of 142.13 feet; THENCE bearing N09°07'47"E along the right of way a distance of 100.00 feet; THENCE bearing N07°05'23"E along the right of way a distance of 232.36 feet; THENCE bearing N06°00'10"E along the right of way a distance of 316.42 feet; THENCE bearing N03°59'35"E along the right of way a distance of 397.64 feet to the point of BEGINNING; AND EXCEPT that part of Lot 1, Block A, described as follows: COMMENCING at the Northeast corner of said Lot 1, Block A; THENCE on an assumed bearing of S89°14'30"W along the North line of said Lot 1, also being the North line of the South Half of the Southeast Quarter of Section 33, Township 25 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, a distance of 1491.50 feet to the point of BEGINNING; THENCE S0°35'34"E along the West line of Assignment of Lease recorded on Film 1738 Page 21 a distance of 297.29 feet; THENCE S57°22'16"W a distance of 442.35 feet; THENCE S89°13'53"W a distance of 118.1 feet; THENCE N0°35'34"W a distance of 530.87 feet more or less to a point on the North line of said Lot 1; THENCE N89°14'30"E along the North line of said Lot 1 a distance of 493.00 feet to the Point of BEGINNING.

Tract 2: A portion of Lot 3, Block A, Coliseum Park, Sedgwick County, Kansas, lying South of a line described as follows: COMMENCING at the Northwest corner of the Southeast Quarter of Section 33, Township 25 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, said point also being on the West line of Lot 2 of said Coliseum Park; THENCE South on an assumed bearing of S01°33'10"E along the West line of said Southeast Quarter and said Lot 2 a distance of 240.60 feet to a point common to the lot line of Lots 2 and 3 of said Coliseum Park; THENCE along a non-tangent curve to the right along the West line of said Lot 3, an arc length of 213.21 feet, radius of 11599.16 feet, central angle of 1°03'11", chord bearing of S8°42'31"E to the Point of BEGINNING, said point being on the West line of Lot 3, said point being the extension of the most Southerly line of said Lot 2 extended West, said point 3024.17 feet South of the North line of the Northeast Quarter of said Section 33; THENCE N88°50'10"E parallel to the North line of said Northeast Quarter and along the South line of said Lot 2 and extended line of said Lot 2 a distance of 1068.17 feet more or less to a point on the West line of Assignment of Lease recorded on Film 1738 Page 21 to the Point of ENDING.

**Owner:**

Kansas Pavilions LLC, a Kansas Limited Liability Company

**Vacation Area:**

A 30' Sanitary Sewer Easement along the West side of Tract 1 and 2 as described above. There is no sewer within this easement. The sanitary sewer for the entire property is within a separate 20' Utility Easement as shown on the plat and originally recorded on December 15, 1989 in Film 1085 Page 0883, "Agreement and Easement for Ownership and Maintenance of Water and Sewer Systems".

Vacation Area / Legal Description
- Total Area contains 61,992± sq. ft. or 1.42± acres
- Tract 1 Area contains 36,764± sq. ft. or 0.84± acres
- Tract 2 Area contains 25,221± sq. ft. or 0.58± acres

**Legal Description for Vacation Area of Sanitary Sewer Easement:**

State of Kansas }
County of Sedgwick } SS

I, Jordan M. Doom, registered and authorized to practice Land Surveying in said state and county do hereby certify that I caused to be surveyed and described the following:

A 30 foot Sanitary Sewer Easement described as follows: The West 30 feet of Lot 1, Block A, Coliseum Park II, Sedgwick County, Kansas

TOGETHER WITH

Part of Lot 3, Block A, Coliseum Park, Sedgwick County, Kansas, described as a 30 foot Sanitary Sewer Easement having a centerline described as COMMENCING at the Southwest corner of said Lot 3, THENCE S89°35'59"E along the South line of said Lot 3, a distance of 63.30 feet to the Point of BEGINNING; THENCE N09°18'45"W, a distance of 388.51 feet to the intersection of a curve to the left having a radius of 11614.16 feet; THENCE Northerly along said curve, an arc distance of 472.66 feet, and having a chord bearing of N03°51'01"W, a chord distance of 472.62 feet to the Point of TERMINATION, said termination point being on the South line of Kansas Coliseum Addition, and said easement extends and terminates at said South line.

JORDAN M. DOOM LICENSED 1723 02-07-2025 KANSAS PROFESSIONAL SURVEYOR

Jordan M. Doom P.S.
#1723

Date of Drawing: February 7, 2025

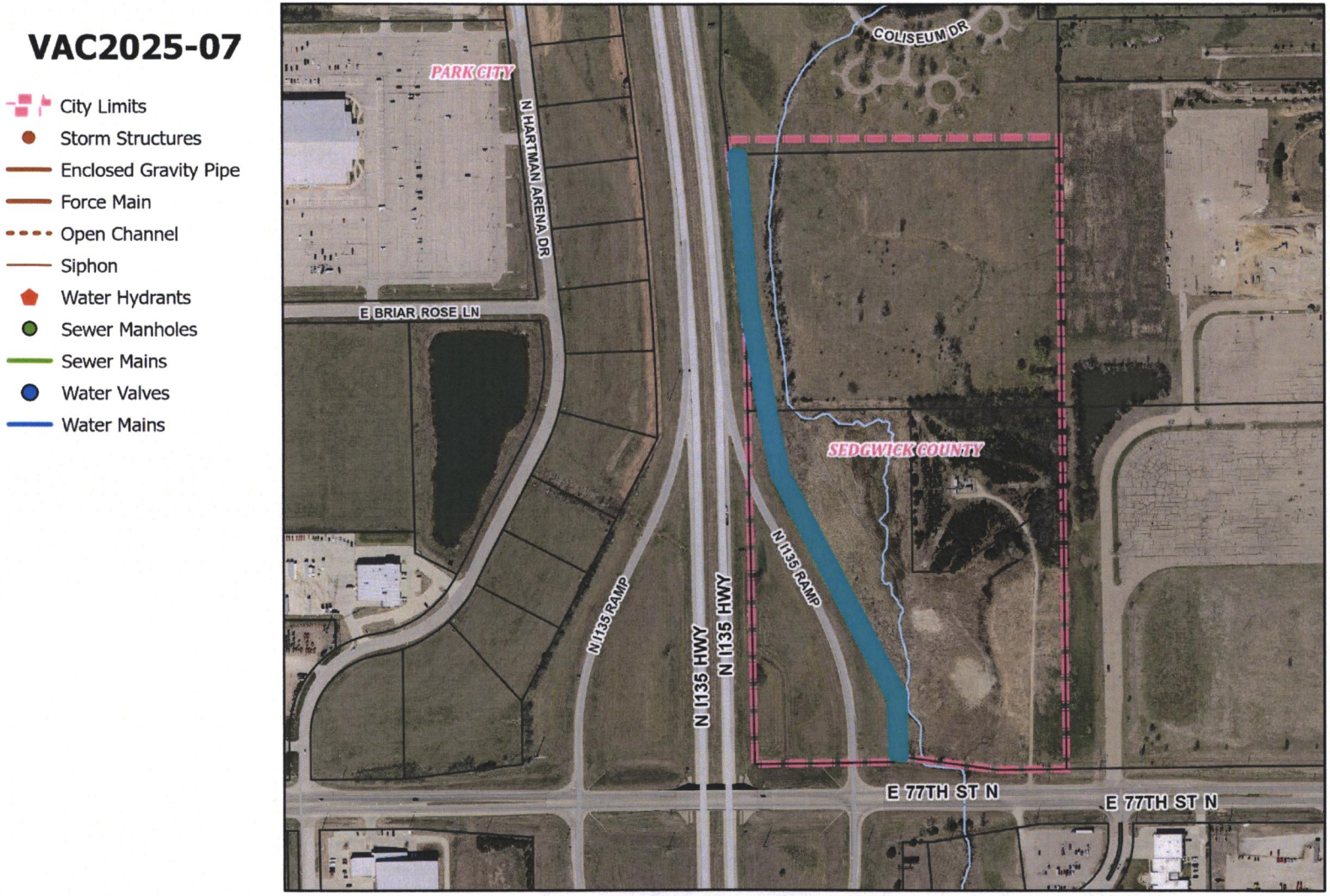
N

SCALE 1"=200'

Sedgwick County
W.O. #43611
Page 1 of 1

ARMSTRONG LAND SURVEY, P.A.
P.O. Box 1010338
WICHITA, KS 67208
PH. (316) 253-0082

**Aerial Map**


VAC2025-07
City Limits
Storm Structures
Enclosed Gravity Pipe
Force Main
Open Channel
Siphon
Water Hydrants
Sewer Manholes
Sewer Mains
Water Valves
Water Mains
PARK CITY
N HARTMAN ARENA DR
COLISEUM DR
E BRIAR ROSE LN
SEDGWICK COUNTY
N 135 RAMP
N 135 HWY
N 135 HWY
N 135 RAMP
E 77TH ST N
E 77TH ST N