CITY OF WICHITA

SEDGWICK COUNTY KANSAS

Wichita-Sedgwick County Metropolitan Area Planning Department

July 23, 2025

Adrian Sanchez
2924 N. Woodland Ave.
Wichita, KS 67204

Clayton & Melissa Ostrom
410 S. Eastridge St.
Valley Center, KS 67147

Travis & Kristine Bryant
923 Clover Ln.
Valley Center, KS 67147

Ref: VAC2025-00019: Vacation request in the County to vacate a pipeline easement by instrument on properties zoned RR Rural Residential District; generally located approximately 650 feet east of the intersection of North 55th Street West and West 81st Street North.

Dear Applicants,

At the **Wednesday, July 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

SEDGWICK COUNTY KANSAS

Wichita-Sedgwick County Metropolitan Area Planning Department

June 17, 2025

Adrian Sanchez
2924 N. Woodland Ave.
Wichita, KS 67204

Clayton & Melissa Ostrom
410 S. Eastridge St.
Valley Center, KS 67147

Travis & Kristine Bryant
923 Clover Ln.
Valley Center, KS 67147

Ref: VAC2025-00019: Vacation request in the County to vacate a pipeline easement by instrument on properties zoned RR Rural Residential District; generally located approximately 650 feet east of the intersection of North 55th Street West and West 81st Street North.

Dear Applicants,

At the **Thursday, June 12, 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, July 23, 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 #: 2025-035772
Date Recorded: 07/30/2025 08:56:16 AM
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 PIPELINE EASEMENT AND ASSOCIATED SETBACK	)	
LOCATED ON THE NORTH SIDE OF WEST 81ST STREET NORTH AND ON THE EAST SIDE OF NORTH 55TH STREET WEST	)	CASE NO. VAC2025-00019

VACATION ORDER

NOW on this 23rd day of July, 2025, comes the petition filed by Adrian Sanchez, Clayton and Melissa Ostrom, and Travis and Kristine Bryant, owner(s) of the subject property, praying for the vacation of the following-described portion of pipeline easement and associated 60-foot building setback to-wit:

Pipeline Easement Vacation Description:

A portion of Lots 2, 3, and 4, Block A, KWH 3 Addition, Sedgwick County, Kansas, more particularly described by Daniel E. Garber, Professional Survey #683, on April 9, 2025, as follows:

Beginning at the Southeast corner of Lot 3, Block A, KWH 3 Addition, Sedgwick County; thence with a bearing of S89°19'45"W (basis of bearings is NAD 83 Kansas South Zone) along the South Line of said Lot 3, a distance of 154.97 feet; thence N38°03'13"W a distance of 867.29 feet; thence N38°18'24"W a distance of 142.17 feet to the Easterly right-of-way line of North 55th Street West; thence N15°52'54"E along said right-of-way line a distance of 9.95 feet to the North line of Lot 4 in said Block A; thence N89°34'42"E along the North line of said Lot 4 a distance of 54.55 feet; thence S45°37'33"E a distance of 130.08 feet; thence S43°54'57"E a distance of 903.96 feet to the East line of said Lot 3; thence S00°25'18"E along the East line of said Lot 3 a distance of 60.50 feet to the point of beginning.

Building Setback Vacation Description:

A portion of Lots 2, 3, and 4, Block A, KWH 3 Addition, Sedgwick County, Kansas, more particularly described by Daniel E. Garber, Professional Survey #683, on April 9, 2025, as follows:

Beginning at the Southeast corner of Lot 3, Block A, KWH 3 Addition, Sedgwick County; thence with a bearing of S89°19'45"W (basis of bearings is NAD 83 Kansas South Zone) along the South line of said Lot 3 a distance of 192.72 feet; thence N38°03'13"W a distance of 506.73 feet to the West line of Lot 2 in said Block A, thence N00°39'36"W

along the West line of said Lot 2 a distance of 31.82 feet to the Northwest corner of said Lot 2; thence S89°20'24"W along the South line of Lot 4 in said Block A, a distance of 24.32 feet; thence N38°03'13"W a distance of 297.52 feet; thence N38°18'24"W a distance of 120.46 feet to the Easterly right-of-way line of North 55th Street West; thence N15°52'54"E along said right-of-way line a distance of 46.94 feet to the North line of said Lot 4; thence N89°34'42"E along the North line of said Lot 4 a distance of 97.12 feet; thence S45°37'33"E a distance of 100.32 feet; thence S43°54'57"E a distance of 872.79 feet to the East line of said Lot 3; thence S00°25'18"E along the East line of said Lot 3 a distance of 104.09 feet to the point of beginning.

UPON the filing of the petition, the Metropolitan Area Planning Commission ("Planning Commission") set the petition for hearing on June 12, 2025 at 1:30 P.M., and gave notice of said hearing by publication in the official county newspaper on May 22, 2025. On June 12, 2025, the Planning Commission held a public hearing on the petition. The Planning Commission recommends approval with conditions of the vacation requested to the Board.

After being duly advised in the premises, the Board of County Commissioners of Sedgwick County, Kansas 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 adjoining properties or any municipality whose subdivisions are applicable;
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 OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS that:

A. the portion of a pipeline easement and associated setback described above is hereby vacated;
B. this order shall be entered on the records of proceedings of the Board;
C. the County Clerk shall certify a copy of this order to the Register of Deeds of Sedgwick County; and
D. all property rights of public utilities, rights-of-ways, and easements for public service facilities then in existence and use within the vacated area shall remain and are protected.

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

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 July, 2025.

BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

ATTEST:

KELLY B. ARNOLD, County Clerk

RYAN BATY, Chairman
Commissioner, Fourth District

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

APPROVED AS TO FORM:

Samantha Seang 6/30/25
SAMANTHA H. SEANG
Assistant County Counselor

JEFF BLUBAUGH
Commissioner, Second District

STEPHANIE WISE
Commissioner, Third District

JAMES M. HOWELL
Commissioner, Fifth District

BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

IN THE MATTER OF THE VACATION OF A PIPELINE EASEMENT AND ASSOCIATED SETBACK	)	
LOCATED ON THE NORTH SIDE OF WEST 81ST STREET NORTH AND ON THE EAST SIDE OF NORTH 55TH STREET WEST	)	CASE NO. VAC2025-00019

VACATION ORDER

NOW on this 23rd day of July, 2025, comes the petition filed by Adrian Sanchez, Clayton and Melissa Ostrom, and Travis and Kristine Bryant, owner(s) of the subject property, praying for the vacation of the following-described portion of pipeline easement and associated 60-foot building setback to-wit:

Pipeline Easement Vacation Description:

A portion of Lots 2, 3, and 4, Block A, KWH 3 Addition, Sedgwick County, Kansas, more particularly described by Daniel E. Garber, Professional Survey #683, on April 9, 2025, as follows:

Beginning at the Southeast corner of Lot 3, Block A, KWH 3 Addition, Sedgwick County; thence with a bearing of S89°19'45"W (basis of bearings is NAD 83 Kansas South Zone) along the South Line of said Lot 3, a distance of 154.97 feet; thence N38°03'13"W a distance of 867.29 feet; thence N38°18'24"W a distance of 142.17 feet to the Easterly right-of-way line of North 55th Street West; thence N15°52'54"E along said right-of-way line a distance of 9.95 feet to the North line of Lot 4 in said Block A; thence N89°34'42"E along the North line of said Lot 4 a distance of 54.55 feet; thence S45°37'33"E a distance of 130.08 feet; thence S43°54'57"E a distance of 903.96 feet to the East line of said Lot 3; thence S00°25'18"E along the East line of said Lot 3 a distance of 60.50 feet to the point of beginning.

Building Setback Vacation Description:

A portion of Lots 2, 3, and 4, Block A, KWH 3 Addition, Sedgwick County, Kansas, more particularly described by Daniel E. Garber, Professional Survey #683, on April 9, 2025, as follows:

Beginning at the Southeast corner of Lot 3, Block A, KWH 3 Addition, Sedgwick County; thence with a bearing of S89°19'45"W (basis of bearings is NAD 83 Kansas South Zone) along the South line of said Lot 3 a distance of 192.72 feet; thence N38°03'13"W a distance of 506.73 feet to the West line of Lot 2 in said Block A, thence N00°39'36"W

along the West line of said Lot 2 a distance of 31.82 feet to the Northwest corner of said Lot 2; thence S89°20'24"W along the South line of Lot 4 in said Block A, a distance of 24.32 feet; thence N38°03'13"W a distance of 297.52 feet; thence N38°18'24"W a distance of 120.46 feet to the Easterly right-of-way line of North 55th Street West; thence N15°52'54"E along said right-of-way line a distance of 46.94 feet to the North line of said Lot 4; thence N89°34'42"E along the North line of said Lot 4 a distance of 97.12 feet; thence S45°37'33"E a distance of 100.32 feet; thence S43°54'57"E a distance of 872.79 feet to the East line of said Lot 3; thence S00°25'18"E along the East line of said Lot 3 a distance of 104.09 feet to the point of beginning.

UPON the filing of the petition, the Metropolitan Area Planning Commission ("Planning Commission") set the petition for hearing on June 12, 2025 at 1:30 P.M., and gave notice of said hearing by publication in the official county newspaper on May 22, 2025. On June 12, 2025, the Planning Commission held a public hearing on the petition. The Planning Commission recommends approval with conditions of the vacation requested to the Board.

After being duly advised in the premises, the Board of County Commissioners of Sedgwick County, Kansas 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 adjoining properties or any municipality whose subdivisions are applicable;
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 OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS that:

A. the portion of a pipeline easement and ASSOCIATED described above is hereby vacated;
B. this order shall be entered on the records of proceedings of the Board;
C. the County Clerk shall certify a copy of this order to the Register of Deeds of Sedgwick County; and
D. all property rights of public utilities, rights-of-ways, and easements for public service facilities then in existence and use within the vacated area shall remain and are protected.

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

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 July, 2025.

ATTEST:

KELLY B. ARNOLD, County Clerk

APPROVED AS TO FORM:

Samantha Seang 6/25/25

SAMANTHA H. SEANG
Assistant County Counselor

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

Public notice

(Published in The Ark Valley News May 22, 2025.)

MAPC June 12, 2025
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, June 12, 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.**

CON2025-00071: Conditional Use request in the County to amend CON2001-00063 & CON2007-00002 to allow Waste Tire Collection on property zoned LI Limited Industrial District, generally located on the northeast corner of West 37th Street North and North West Street (4250 West 37th Street North).

CUP2025-00017: Request in the County to create Crestwood Landing Community Unit Plan CUP DP-363 (with ZON2025-00024 from RR to GC), generally located on the southwest corner of East 45th Street North and North Greenwich Road.

DER2025-00008: 2025 Urban Growth Area Update – Pursuant to K.S.A. 12-747 et. Seq., amendment of the Urban Growth Area as an element of the Community Investments Plan 2015-2035, the Wichita-Sedgwick County Comprehensive Plan, will be considered.

DER2025-00011: College Hill Neighborhood Plan – Pursuant to K.S.A. 12-747 et. Seq., adoption of the College Hill Neighborhood Plan as an element of the Community Investments Plan 2015-2035, the Wichita-Sedgwick County Comprehensive Plan, will be considered.

VAC2025-00015: Vacation request in the County to vacate South 359th Street West to preserve wildlife habitat, generally located between West 63rd Street South and West 71st Street South.

VAC2025-00019: Vacation request in the County to vacate a pipeline easement and a 60-foot building setback due to the release of easement, generally located at the northeast corner of West 81st Street North and North 55th Street West.

ZON2025-00024: Zone Change request in the County from RR Rural Residential to GC General Commercial (with CUP2025-00017 to create CUP DP-363), generally located on the southwest corner of East 45th Street North and North Greenwich Road.

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 May 22, 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 22nd day of May, 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 22nd day of May, 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.
June 12, 2025

STAFF REPORT

CASE NUMBER: **VAC2025-000019** – Request in the County to vacate a portion of a pipeline easement and associated 60-ft building setback.

OWNER/APPLICANT: Adrian Sanchez; Clayton & Melissa Ostrom; Travis & Kristine Bryant (Applicants)

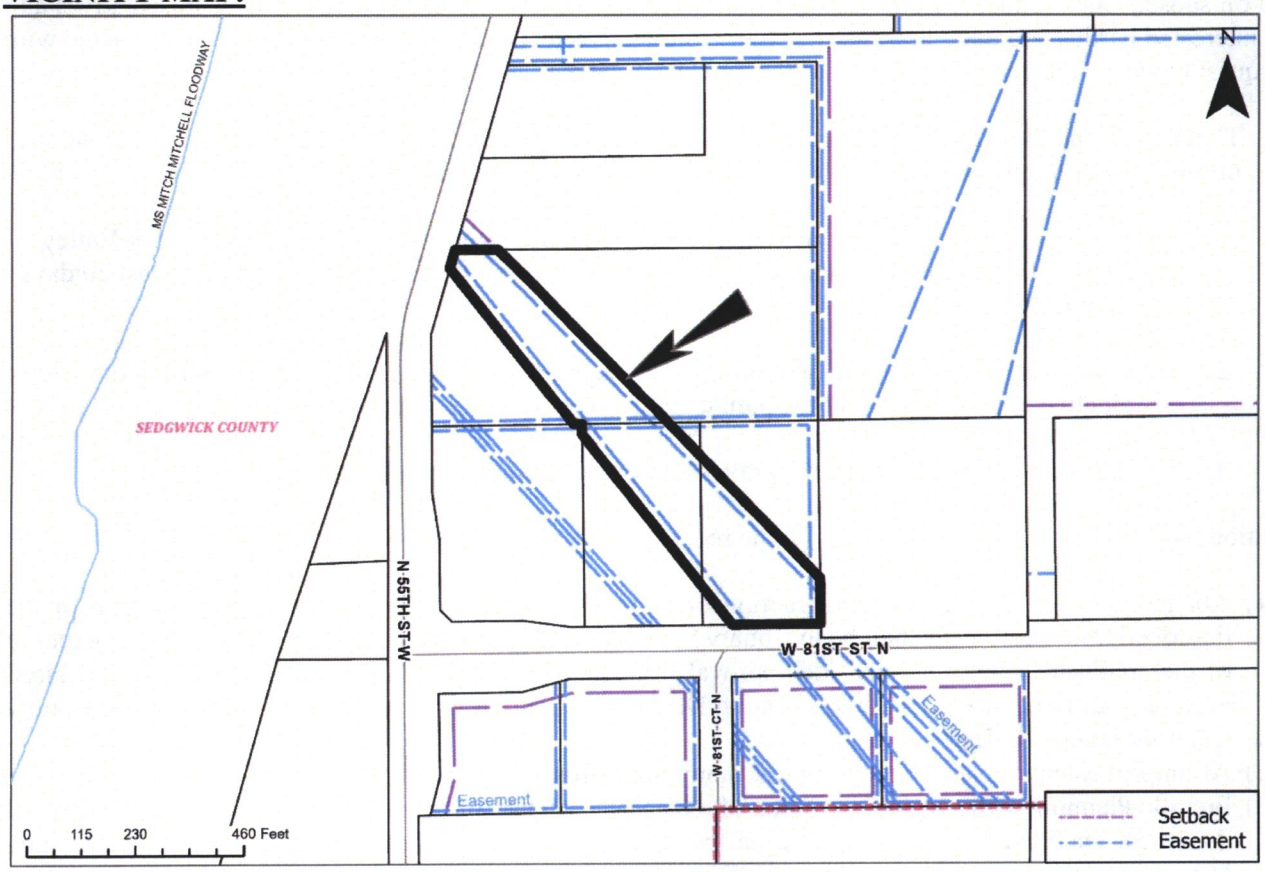
LEGAL DESCRIPTION: Vacating a pipeline easement and associated 60-ft building setback recorded on Misc. Book 435 pg. 153 platted diagonally across Lots 2, 3, & 4, Block A, KWH 3 Addition, Sedgwick County, Kansas.

LOCATION: Generally located approximately 650-ft east of the intersection of North 55th Street West and West 81st Street North. (District 4).

REASON FOR REQUEST: To allow for residential development.

CURRENT ZONING: The subject site and all surrounding properties are zoned RR-Rural Residential District. The subject site is undeveloped. All surrounding properties are developed except for property to the east which is developed as residential.

VICINITY MAP:



The applicant proposes to vacate a pipeline easement and associated 60-ft building setback recorded on Misc. Book 435 pg. 153 platted diagonally across Lots 2, 3, & 4, Block A, KWH 3 Addition, Wichita, Sedgwick County, Kansas.

The subject site is zoned RR Rural Residential District and undeveloped. The subject site is generally located approximately 650-ft east of the intersection of North 55th Street West and West 81st Street North. The applicant initiated the vacation application upon receiving documentation that the owner of the subject pipeline easement had released said easement (see attached). If approved, the applicant intends to construct single-family dwellings. The KWH 3 Addition was recorded on January 4, 2024.

There are no public utilities in the subject portion of the easement. County Public Works, County Fire, and County Stormwater do not object to the request. Comments from franchised utilities have been received. Neither Cox, Evergy, nor Kansas Gas have any lines or equipment in the vacation area and do not object to the request.

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 County Public Works, County 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 pipeline 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 Ark Valley News, of notice of this vacation proceeding one time May 22, 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 pipeline easement 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

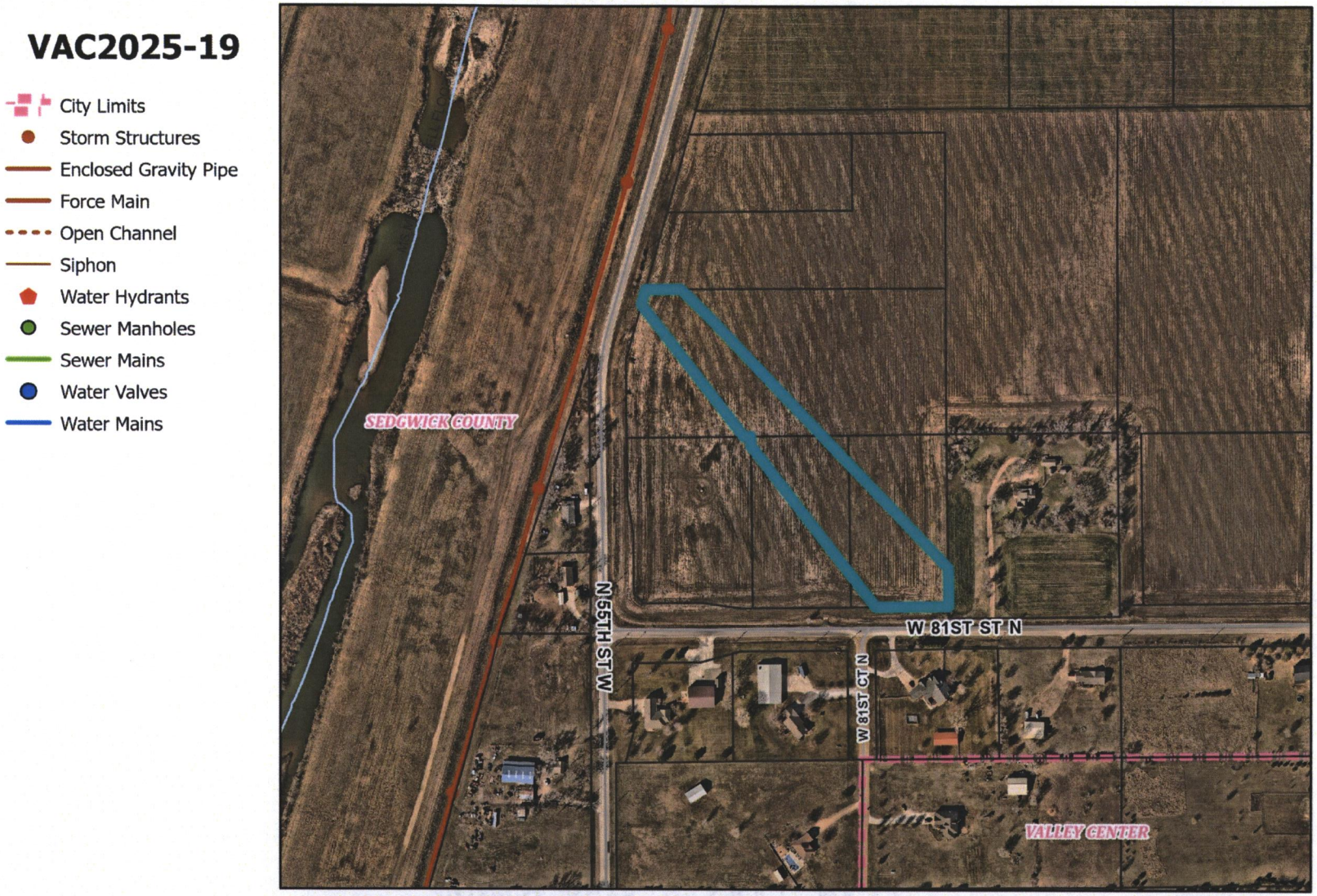
MAPC or the vacation request will be considered null and void. All vacation requests are not complete until the Wichita City Council or the Sedgwick County Board of County Commissioners have taken final action on the request and the vacation order and all required documents have been provided to the City, County and/or franchised utilities and the necessary documents have been recorded with the Register of Deeds.

SUBDIVISION COMMITTEE'S RECOMMENDED ACTION

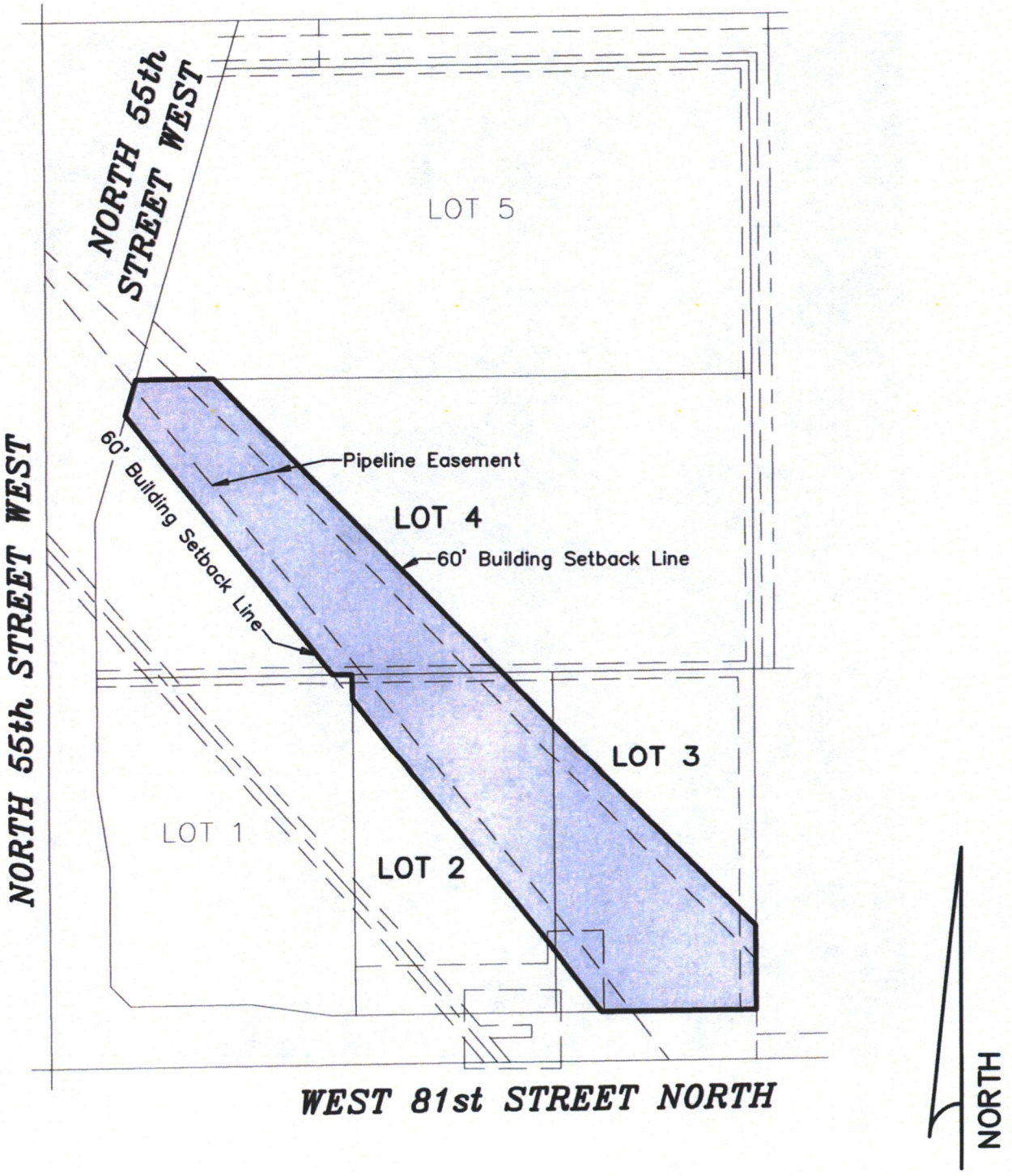
The Subdivision Committee recommends approval per staff recommendations.

Attachments: 1) Aerial Map, 2) Vacation Exhibits, 3) Recorded Pipeline Release Documents

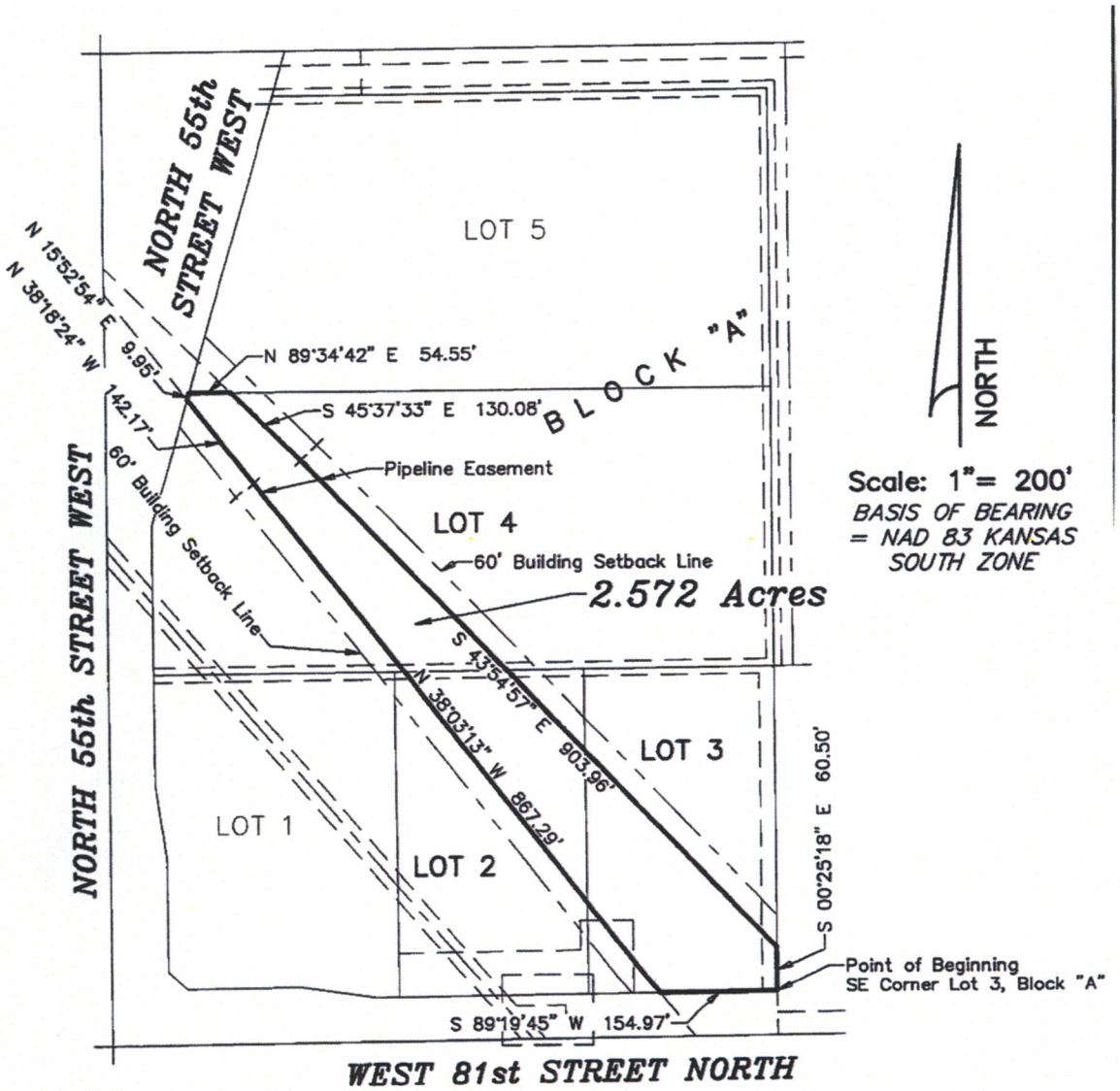
Aerial Map


VAC2025-19
City Limits
Storm Structures
Enclosed Gravity Pipe
Force Main
Open Channel
Siphon
Water Hydrants
Sewer Manholes
Sewer Mains
Water Valves
Water Mains
SEDGWICK COUNTY
N 55TH ST W
W 81ST ST N
W 81ST CT N
VALLEY CENTER

Vacation Exhibit



Pipeline Easement Exhibit

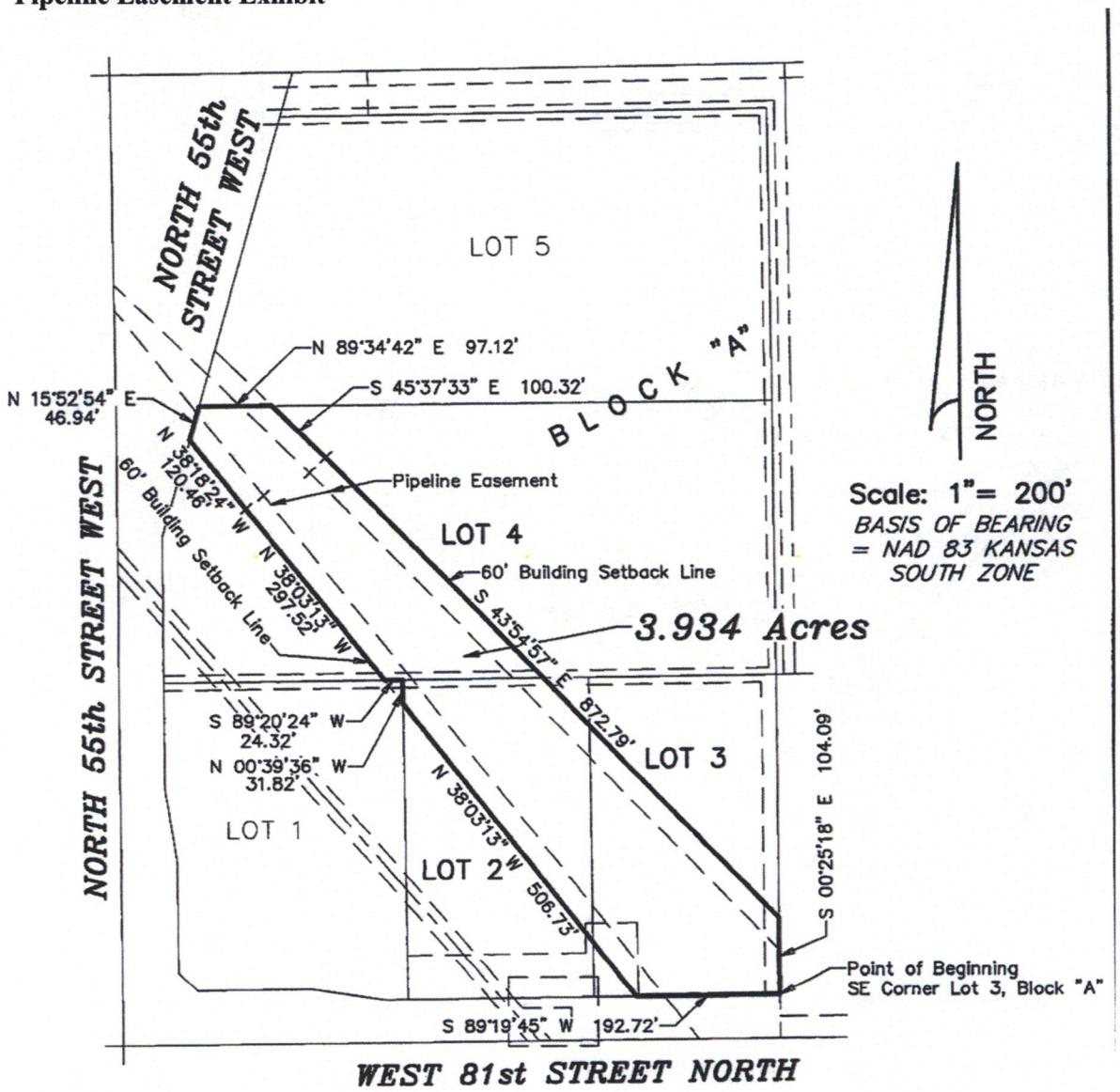


DESCRIPTION: PIPELINE EASEMENT VACATION DESCRIPTION:

A portion of Lots 2, 3 and 4, Block A, KWH 3 Addition, Sedgwick County, Kansas, more particularly described by Daniel E. Garber, Professional Survey #683, on April 9, 2025 as follows:

Beginning at the Southeast corner of Lot 3, Block A, KWH 3 Addition, Sedgwick County; Thence with a bearing of South 89°19'45" West (basis of bearings is NAD 83 Kansas South Zone) along the South line of said Lot 3 a distance of 154.97 feet; Thence North 38°03'13" West a distance of 867.29 feet; Thence North 38°18'24" West a distance of 142.17 feet to the Easterly right-of-way line of North 55th Street West; Thence North 15°52'54" East along said right-of-way line a distance of 9.95 feet to the North line of Lot 4 in said Block "A"; Thence North 89°34'42" East along the North line of said Lot 4 a distance of 54.55 feet; Thence South 45°37'33" East a distance of 130.08 feet; Thence South 43°54'57" East a distance of 903.96 feet to the East line of said Lot 3; Thence South 00°25'18" East along the East line of said Lot 3 a distance of 60.50 feet to the point of beginning.

Pipeline Easement Exhibit



DESCRIPTION: BUILDING SETBACK VACATION DESCRIPTION:

A portion of Lots 2, 3 and 4, Block A, KWH 3 Addition, Sedgwick County, Kansas, more particularly described by Daniel E. Garber, Professional Survey #683, on April 9, 2025 as follows:

Beginning at the Southeast corner of Lot 3, Block A, KWH 3 Addition, Sedgwick County; Thence with a bearing of South 89°19'45" West (basis of bearings is NAD 83 Kansas South Zone) along the South line of said Lot 3 a distance of 192.72 feet; Thence North 38°03'13" West a distance of 506.73 feet to the West line of Lot 2 in said Block A; Thence North 00°39'36" West along the West line of said Lot 2 a distance of 31.82 feet to the Northwest corner of said Lot 2; Thence South 89°20'24" West along the South line of Lot 4 in said Block A a distance of 24.32 feet; Thence North 38°03'13" West a distance of 297.52 feet; Thence North 38°18'24" West a distance of 120.46 feet to the Easterly right-of-way line of North 55th Street West; Thence North 15°52'54" East along said right-of-way line a distance of 46.94 feet to the North line of said Lot 4; Thence North 89°34'42" East along the North line of said Lot 4 a distance of 97.12 feet; Thence South 45°37'33" East a distance of 100.32 feet; Thence South 43°54'57" East a distance of 872.79 feet to the East line of said Lot 3; Thence South 00°25'18" East along the East line of said Lot 3 a distance of 104.09 feet to the point of beginning.

Pipeline Release Document

Sedgwick County
Register of Deeds - Tonya Buckingham
Doc.#/Flm-Pg: 30336416
Receipt #: 2445270 Recording Fee: $38.00
Pages Recorded: 2
Authorized By:
Cashier: jlwheele
Date Recorded: 09/26/2024 09:10:08 AM

After recording mail to:
Jayhawk Pipeline, LLC
2000 S Main St
McPherson, KS 67460

PIPELINE RIGHT-OF-WAY RELEASE

WHEREAS, on May 6, 1936, Harry Romigh executed in favor of Continental Pipe Line Company, and on April 30, 1958, Bessie M. Corn executed in favor of Jayhawk Pipeline Corporation, Right-of-Way Agreements for pipelines and other purposes across certain lands situated in Sedgwick County, Kansas, said Right-of-Way Agreements being recorded on June 2, 1936 in Book 127, page 105 and on January 19, 1959 in Book 435, page 153 in the Register of Deeds Office of Sedgwick County, Kansas, reference to which is made for all purposes as if the same were copied herein;

AND WHEREAS, said Right-of-Way Agreements which includes the following legally described property: NW4 of Section 35, Township 25 South, Range 1 West, Sedgwick County, Kansas ("Land")

AND WHEREAS, said Right-of-Way Agreements were assigned to Jayhawk Pipeline, L.L.C. by Assignment dated July 25, 2001, and recorded January 23, 2002, in Film 2367, Page 1957 in the Register of Deeds Office of Sedgwick County, Kansas;

AND WHEREAS, Adrian Sanchez, the present owner of a portion of the Land has requested Jayhawk Pipeline, L.L.C. release certain rights, privileges and easements granted to it by the Right-of-Way Agreements as it pertains to the portion of the Land and more specifically described as:

Lot 2, Block A, KWH 3 Addition, Sedgwick County, Kansas

NOW, THEREFORE, Jayhawk Pipeline, L.L.C., having its principal office in McPherson, Kansas, in consideration of the premises, does hereby release all rights, privileges and easements held by it pertaining solely to the above described portion of the Land and transferred to Adrian Sanchez and its successors and assigns.

Any and all rights, privileges and easements pertaining to the NW4 of Section 35, Township 25 South, Range 1 West, Sedgwick County, Kansas which were conveyed in the original easement by Harry Romigh and Bessie M. Corn as referenced above but not pertaining to the certain portion described herein shall remain in full force and effect.

Date: 9/18/2024

Jayhawk Pipeline, L.L.C.

Greg Brown, General Manager

STATE OF Montana)
) ss.
COUNTY OF Yellowstone)

This instrument was acknowledged before me on Sept. 18th, 2024, by Greg Brown as General Manager of Jayhawk Pipeline, L.L.C..

[*Affix stamp/seal as close to line as possible*]

TONY GOLDEN NOTARIAL SEAL STATE OF MONTANA

TONY GOLDEN
NOTARY PUBLIC for the
State of Montana
Residing at Laurel, Montana
My Commission Expires
December 4, 2027

Pipeline Release Document

Sedgwick County
Register of Deeds - Tonya Buckingham
Doc.#/Flm-Pg: 30336415
Receipt #: 2445270
Pages Recorded: 2
Recording Fee: $38.00
Cashier: jlwheele
Authorized By:
Date Recorded: 09/26/2024 09:10:07 AM

After recording mail to:
Jayhawk Pipeline, LLC
2000 S Main St
McPherson, KS 67460

PIPELINE RIGHT-OF-WAY RELEASE

WHEREAS, on May 6, 1936, Harry Romigh executed in favor of Continental Pipe Line Company, and on April 30, 1958, Bessie M. Corn executed in favor of Jayhawk Pipeline Corporation, Right-of-Way Agreements for pipelines and other purposes across certain lands situated in Sedgwick County, Kansas, said Right-of-Way Agreements being recorded on June 2, 1936 in Book 127, page 105 and on January 19, 1959 in Book 435, page 153 in the Register of Deeds Office of Sedgwick County, Kansas, reference to which is made for all purposes as if the same were copied herein;

AND WHEREAS, said Right-of-Way Agreements which includes the following legally described property: NW4 of Section 35, Township 25 South, Range 1 West, Sedgwick County, Kansas ("Land")

AND WHEREAS, said Right-of-Way Agreements were assigned to Jayhawk Pipeline, L.L.C. by Assignment dated July 25, 2001, and recorded January 23, 2002, in Film 2367, Page 1957 in the Register of Deeds Office of Sedgwick County, Kansas;

AND WHEREAS, Clay Ostrom and Melissa Ostrom, or their successor(s), as Trustees of the Clayton W. Ostrom and Melissa J. Ostrom Joint Revocable Trust, dated 13th day of February, 2024, the present owner of a portion of the Land has requested Jayhawk Pipeline, L.L.C. release certain rights, privileges and easements granted to it by the Right-of-Way Agreements as it pertains to the portion of the Land and more specifically described as:

Lot 3, Block A, KWH 3 Addition, Sedgwick County, Kansas

NOW, THEREFORE, Jayhawk Pipeline, L.L.C., having its principal office in McPherson, Kansas, in consideration of the premises, does hereby release all rights, privileges and easements held by it pertaining solely to the above described portion of the Land and transferred to Clay Ostrom and Melissa Ostrom, or their successor(s), as Trustees of the Clayton W. Ostrom and Melissa J. Ostrom Joint Revocable Trust, dated 13th day of February, 2024 and its successors and assigns.

Any and all rights, privileges and easements pertaining to the NW4 of Section 35, Township 25 South, Range 1 West, Sedgwick County, Kansas which were conveyed in the original easement by Harry Romigh and Bessie M. Corn as referenced above but not pertaining to the certain portion described herein shall remain in full force and effect.

Date: 9/18/2024

Jayhawk Pipeline, L.L.C.

Greg Brown, General Manager

STATE OF Montana)
) ss.
COUNTY OF Yellowstone)

This instrument was acknowledged before me on Sept. 18th, 2024, by Greg Brown as General Manager of Jayhawk Pipeline, L.L.C..

[*Affix stamp/seal as close to line as possible*]

TONY GOLDEN NOTARIAL SEAL STATE OF MONTANA

TONY GOLDEN
NOTARY PUBLIC for the
State of Montana
Residing at Laurel, Montana
My Commission Expires
December 4, 2027

Pipeline Release Document

Sedgwick County
Register of Deeds - Tonya Buckingham
Doc.#/Flm-Pg: 30336414
Receipt #: 2415270 Recording Fee: $38.00
Pages Recorded: 2
Authorized By:
Cashier: jlwheele
Date Recorded: 09/26/2024 09:10:06 AM

After recording mail to:
Jayhawk Pipeline, LLC
2000 S Main St
McPherson, KS 67460

PIPELINE RIGHT-OF-WAY RELEASE

WHEREAS, on May 6, 1936, Harry Romigh executed in favor of Continental Pipe Line Company, and on April 30, 1958, Bessie M. Corn executed in favor of Jayhawk Pipeline Corporation, Right-of-Way Agreements for pipelines and other purposes across certain lands situated in Sedgwick County, Kansas, said Right-of-Way Agreements being recorded on June 2, 1936 in Book 127, page 105 and on January 19, 1959 in Book 435, page 153 in the Register of Deeds Office of Sedgwick County, Kansas, reference to which is made for all purposes as if the same were copied herein;

AND WHEREAS, said Right-of-Way Agreements which includes the following legally described property: NW4 of Section 35, Township 25 South, Range 1 West, Sedgwick County, Kansas ("Land")

AND WHEREAS, said Right-of-Way Agreements were assigned to Jayhawk Pipeline, L.L.C. by Assignment dated July 25, 2001, and recorded January 23, 2002, in Film 2367, Page 1957 in the Register of Deeds Office of Sedgwick County, Kansas;

AND WHEREAS, Travis Bryant and Kristine Bryant, the present owner of a portion of the Land has requested Jayhawk Pipeline, L.L.C. release certain rights, privileges and easements granted to it by the Right-of-Way Agreements as it pertains to the portion of the Land and more specifically described as:

Lot 4, Block A, KWH 3 Addition, Sedgwick County, Kansas

NOW, THEREFORE, Jayhawk Pipeline, L.L.C., having its principal office in McPherson, Kansas, in consideration of the premises, does hereby release all rights, privileges and easements held by it pertaining solely to the above described portion of the Land and transferred to Travis Bryant and Kristine Bryant and its successors and assigns.

Any and all rights, privileges and easements pertaining to the NW4 of Section 35, Township 25 South, Range 1 West, Sedgwick County, Kansas which were conveyed in the original easement by Harry Romigh and Bessie M. Corn as referenced above but not pertaining to the certain portion described herein shall remain in full force and effect.

Date: 9/18/2024

Jayhawk Pipeline, L.L.C.

Greg Brown, General Manager

STATE OF Montana)
) ss.
COUNTY OF Yellowstone)

This instrument was acknowledged before me on Sept. 18th, 2024, by Greg Brown as General Manager of Jayhawk Pipeline, L.L.C..

[*Affix stamp/seal as close to line as possible*]

TONY GOLDEN NOTARIAL SEAL STATE OF MONTANA

TONY GOLDEN
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