Wichita-Sedgwick County Metropolitan Area Planning Department

December 3, 2025

Lindsay Benacka and Robert Ebel
752 South Edgewater Road
Wichita, KS, 67230

Ref: VAC2025-00028: Vacation request in the County of a 30-foot by 170-foot right-of-way and a platted 40-foot streetside setback, generally located on the north side of South Edgewater Road and within one-quarter mile east of South 143rd Street East (752 South Edgewater Road).

Dear Applicants,

At the **Wednesday, December 3, 2025**, meeting of the Sedgwick County Board of County Commissioners, the above-referenced vacation request was approved as recommended by the Metropolitan Area Planning Commission.

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,

Samuel Deetz
Current Plans
Associate Planner

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

November 3, 2025

Lindsay Benacka and Robert Ebel
752 South Edgewater Road
Wichita, KS, 67230

Ref: VAC2025-00028: Vacation request in the County of a 30-foot by 170-foot right-of-way and a platted 40-foot streetside setback, generally located on the north side of South Edgewater Road and within one-quarter mile east of South 143rd Street East (752 South Edgewater Road).

Dear Applicant,

At the **Thursday, August 28, 2025**, meeting of the Metropolitan Area Planning Commission (MAPC), the above-referenced vacation request was approved subject to the following conditions:

(1) Dedicate the described vacated portion of the unimproved, platted, 30-foot Fairland Road half street right-of-way as a utility and drainage easement for utilities. This easement shall contain language prohibiting any fencing at any point in the future by any property owner that would restrict access to any utilities present. These must be provided to Planning prior to the case going to County Commission and subsequent recording with the Register of Deeds. If these are private easements, provide Planning with approval from the participating franchised utility.

(2) Any relocation or reconstruction of all utilities made necessary by this vacation shall be the responsibility of the applicants and at the applicants' expense shall be to County Standards. If needed provide a private project for relocation of utilities. The approved private project number must be provided to Planning prior to the case going to County Commission and subsequent recording with the Register of Deeds. If these are franchised utilities , provide Planning with approval from the participating franchised utility

(3) Provide original restrictive covenant(s) binding and tying the vacated portion of the vacated street right-of-way to applicants' abutting property. These must be provided to Planning prior to the case going to the County Commission and subsequent recording with the Register of Deeds.

(4) Provide Planning with a legal description of the vacated street on a Word document, via e-mail. This must be provided to Planning prior to the case going to County Commission for final action.

(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.

These conditions have been met. Therefore, this case is scheduled for final action by the Sedgwick County Board of County Commissioners on **Wednesday, December 3, 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,

Samuel Deetz
Current Plans
Associate Planner

Wichita-Sedgwick County Metropolitan Area Planning Department

August 28, 2025

Lindsay Benacka and Robert Ebel
752 South Edgewater Road
Wichita, KS, 67230

Ref: VAC2025-00028: Vacation request in the County of a 30-foot by 170-foot right-of-way and a platted 40-foot streetside setback, generally located on the north side of South Edgewater Road and within one-quarter mile east of South 143rd Street East (752 South Edgewater Road).

Dear Applicant,

At the **Thursday, August 28, 2025**, meeting of the Metropolitan Area Planning Commission (MAPC), the above-referenced vacation request was approved subject to the following conditions:

(1) Dedicate the described vacated portion of the unimproved, platted, 30-foot Fairland Road half street right-of-way as a utility and drainage easement for utilities. This easement shall contain language prohibiting any fencing at any point in the future by any property owner that would restrict access to any utilities present. These must be provided to Planning prior to the case going to County Commission and subsequent recording with the Register of Deeds. If these are private easements, provide Planning with approval from the participating franchised utility.
(2) Any relocation or reconstruction of all utilities made necessary by this vacation shall be the responsibility of the applicants and at the applicants' expense shall be to County Standards. If needed provide a private project for relocation of utilities. The approved private project number must be provided to Planning prior to the case going to County Commission and subsequent recording with the Register of Deeds. If these are franchised utilities , provide Planning with approval from the participating franchised utility
(3) Provide original restrictive covenant(s) binding and tying the vacated portion of the vacated street right-of-way to applicants' abutting property. These must be provided to Planning prior to the case going to the County Commission and subsequent recording with the Register of Deeds.
(4) Provide Planning with a legal description of the vacated street on a Word document, via e-mail. This must be provided to Planning prior to the case going to County Commission for final action.
(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.

The above conditions must be met before this case can have final approval. Therefore, this case is scheduled for final action by the Sedgwick County Board of County Commissioners at an appropriate meeting after Planning has received the conditions. 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,

Samuel Deetz
Current Plans
Associate Planner

Document #: 2025-061317
Date Recorded: 12/04/2025 02:37:01 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 PLATTED RIGHT-OF-WAY AND SETBACK	)	
LOCATED ON THE NORTH SIDE OF SOUTH EDGEWATER ROAD AND WITHIN ONE-QUARTER MILE EAST OF SOUTH 143RD ST. E.	)	CASE NO. VAC2025-00028

VACATION ORDER

NOW on this 3rd day of December, 2025, comes the petition filed by Lindsay Benacka and Robert Ebel, owner(s) of the subject property, praying for the vacation of the following-described platted street right of way and platted 40-foot street side yard setback to-wit:

> The platted 30-foot Fairland Road half street right-of-way and the platted 40-foot street side yard setback that run parallel to the east side of Lot 4, Block 4, Springdale Country Club Estates Addition, Sedgwick County, Kansas.

Upon the filing of the petition, the Metropolitan Area Planning Commission ("Planning Commission") set the petition for hearing on August 28, 2025 at 1:30 P.M., and gave notice of said hearing by publication in the official county newspaper on August 7, 2025.

On August 21, 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. Dedicate the described vacated portion of the unimproved, platted, 30-foot Fairland Road half street right-of-way as a utility and drainage easement for utilities. This easement shall contain language prohibiting any fencing at any point in the future by any property owner that would restrict access to any utilities present. These must be provided to Planning prior to the case going to County Commission and subsequent recording with the Register of Deeds. If these are private easements, provide Planning with approval from the participating franchised utility.

2. Any relocation or reconstruction of all utilities made necessary by this vacation shall be the responsibility of the applicants and at the applicants' expense shall be to County Standards. If needed provide a private project for relocation of utilities. The approved private project number must be provided to Planning prior to the case going to County Commission and subsequent recording with the Register of Deeds.

If these are franchised utilities , provide Planning with approval from the participating franchised utility.

3. Provide original restrictive covenant(s) binding and tying the vacated portion of the vacated street right-of-way to applicants' abutting property. These must be provided to Planning prior to the case going to the County Commission and subsequent recording with the Register of Deeds.

4. Provide Planning with a legal description of the vacated street on a Word document, via e-mail. This must be provided to Planning prior to the case going to County Commission for final action.

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.

On August 28, 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.

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 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.

[rest of page intentionally left blank, signature page follows]

IT IS THEREFORE ORDERED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS that the portion of platted right-of-way and platted street side yard setback 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.

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 3 day of December, 2025.

ATTEST:

for 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 11/4/25

SAMANTHA SEANG
Assistant County Counselor

Document #: 2025-055020
Date Recorded: 11/03/2025 09:39:32 AM
Pages: 2 Recording Fee: 38.00
Sedgwick County Kansas
Tonya Buckingham,
Register of Deeds

DRAINAGE AND UTILITY EASEMENT

THIS EASEMENT made this 30th day of October, 2025,

by and between Lindsay Benacka (owner)

_____,

(Property Owner(s) and/or Company)

Grantor and the Sedgwick County, Kansas, Grantee.

WITNESSETH: That the Grantor, in consideration of the sum of One Dollar ($1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey unto the Grantee a perpetual easement for the purpose of constructing, operating, maintaining, and repairing drainage systems and ways, and any appurtenances thereto, over, along and under the following described real estate situated in Sedgwick, County, Kansas to wit:

The platted 30-foot Fairland Road half street right-of-way abutting Lot 4, Block 4, Springdale Country Club Estates Addition, Sedgwick County, Kansas.

The construction of any fencing at any point in the future, by any property owner, that would restrict access to any utilities present is prohibited.

And said Grantee is hereby granted the right to enter upon said premises at any time for the purpose of constructing, operating, maintaining, and repairing such drainage systems and ways, and any appurtenances thereto.

IN WITNESS WHEREOF: The Grantor has signed this document the day and year first written.

_____

Lindsay Benacka

State of Kansas

County of Sedgwick **ss.**

This instrument was acknowledged before me on 10-30-2025

by Lindsay Benacka

as owner of Lot 4, Block 4, Springdale Country Club Estates Addition, Sedgwick County, Kansas

(seal)

STATE OF KANSAS NOTARY PUBLIC

MANDY L. HEBERT
My Appointment Expires
July 6, 2027

Mandy L. Hebert
Notary Public
My Appointment expires: July 6, 2027

Reviewed and approved by the City Engineer:

Paul Gunzelman, P.E.

Approved as to Form:

Jennifer L. Magana, City Attorney and
Director of Law

Document #: 2025-055021
Date Recorded: 11/03/2025 09:39:33 AM
Pages: 1 Recording Fee: 21.00
Sedgwick County Kansas
Tonya Buckingham,
Register of Deeds

RESTRICTIVE COVENANT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED Lindsay Benacka is the owner of the following described real property:

Lot 4, Block 4, Springdale Country Club Estates Addition, Sedgwick County, Kansas.

NOW THEREFORE, in connection with the vacation of the following described right-of-way:

All of the 30-foot Fairland Road half street right-of-way, abutting Lot 4, Block 4, Springdale Country Club Estates Addition, Sedgwick County, Kansas

The undersigned agrees and covenants the aforementioned vacated street shall be retained, held and bound together with the platted lot adjoining and having ownership in common with such vacated street tracts.

It is understood that this covenant shall be binding upon the undersigned, their heirs, or successors and assigns and is a covenant running with the land until such time the property is replatted.

The covenants, conditions, and restrictions on the property created and established in this instrument may be waived, terminated, or modified only upon written consent of Sedgwick County, Kansas. No such waiver, termination or modification shall be effective until such written consent is recorded in the office of the Register of Deeds for Sedgwick County, Kansas.

Lindsay Benacka

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED, That on this 30 day of October, 2025, before me, the undersigned, a Notary Public in and for the county and state aforesaid, came Lindsay Benacka, personally known to me and he/she has executed this instrument of writing on the date above first written.

IN TESIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal, the day and year las above written,

Mandy L. Hebert
Notary Public
My Commission Expires: July 6, 2027

STATE OF KANSAS NOTARY PUBLIC
MANDY L. HEBERT
My Appointment Expires
July 6, 2027

Sedgwick Co. public notice

(Published in The Ark Valley News Aug. 7, 2025.)

MAPC August 28, 2025
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, August 28, 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.**

CON2025-00098: Conditional Use request in the County to allow an Accessory Apartment on property zoned RR Rural Residential District, generally located on the north side of West 117th Street North, within one-quarter mile east of North 151st Street West (14870 W 117th St N).

CON2025-00103: Conditional Use request in the County to allow an Accessory Apartment on property zoned RR Rural Residential District, generally located on the west side of North 127th Street East, within one-half mile north of East 85th Street North (9011 North 127th Street East).

VAC2025-00028: Vacation request in the County of a 30-foot x 170-foot right-of-way and a platted 40-foot streetside setback on property zoned SF-20 Single-family Residential District, generally located on the north side of South Edgewater Rd and within one-quarter mile east of S 143rd St. E. (752 S. Edgewater Rd).

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 August 7, 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 7th day of August, 2025. with subsequent publications being made on the following dates:

_____, 2025 _____, 2025
_____, 2025 _____, 2025
_____, 2025 _____, 2025

Subscribed and sworn to before me this 7th day of August, 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 ITEM NO. 3.1
August 28, 2025

STAFF REPORT

CASE NUMBER: **VAC2025-00028 -** County request to vacate a portion of a platted public street right-of-way and platted street side yard setback

APPLICANT/AGENT: Lindsay Benacka and Robert Ebel (applicants)

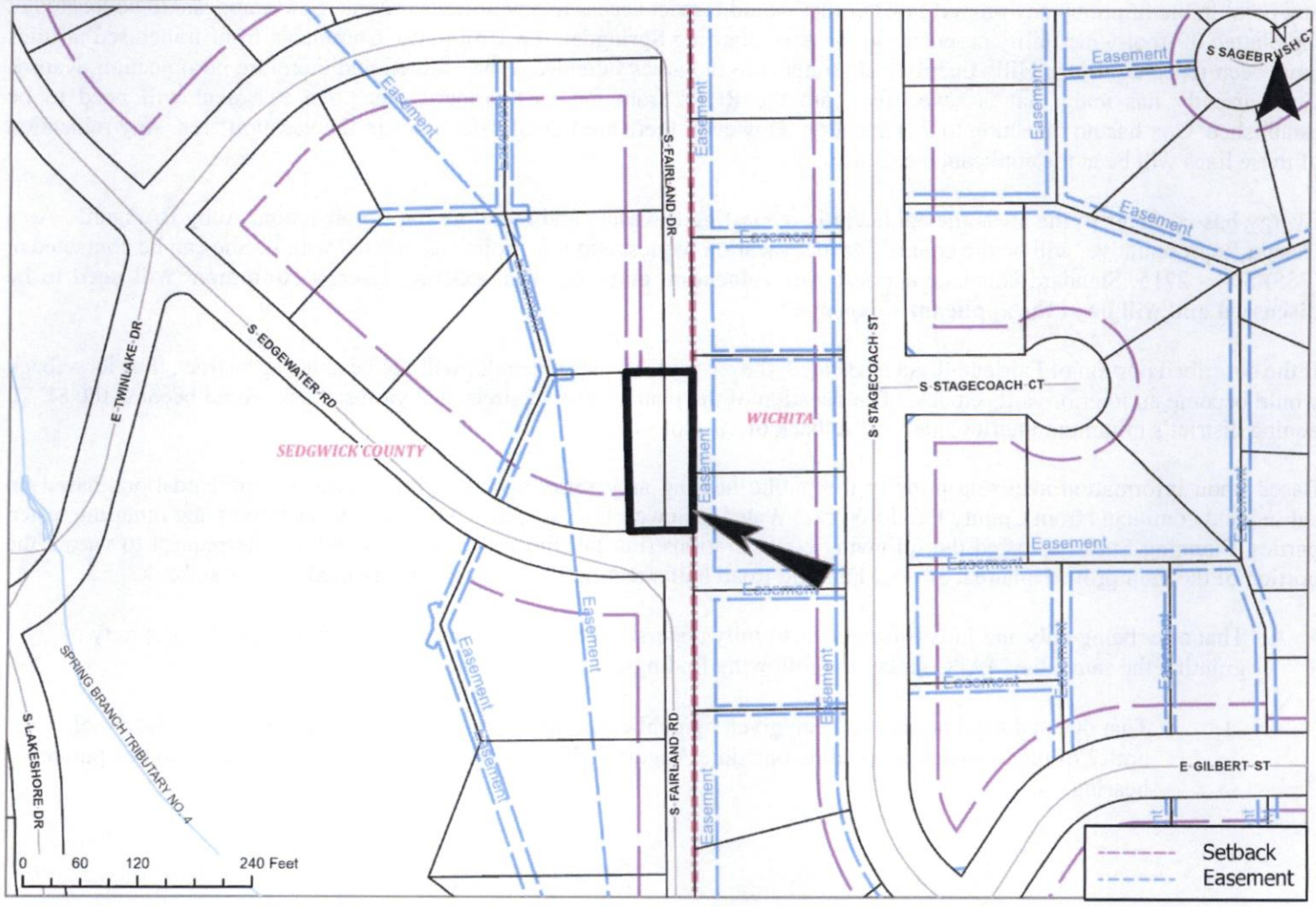
LEGAL DESCRIPTION: Generally described as the platted 30-foot Fairland Road half street right-of-way and the platted 40-foot street side yard setback that run parallel to the east side of Lot 4, Block 4, Springdale Country Club Estates Addition

LOCATION: Generally located on the north side of South Edgewater Rd and within one-quarter mile east of S 143rd St. E. (752 South Edgewater Road) (BoCC 1)

REASON FOR REQUEST: Lost opportunity for full street right-of-way, applicant has been maintaining a road that will never be full right-of-way

CURRENT ZONING: The site is a public street right-of-way. All abutting and adjacent properties are zoned SF-20 Single-Family Residential (SF-20) and SF-5 Single-Family Residential (SF-5)

VICINITY MAP:



The applicants propose to vacate the portion of the unimproved, platted, 30-foot Fairland Road half street right-of-way and the platted 40-foot setback, which run parallel to the east lot line of Lot 4, Block 4, Springdale Country Club Estates Addition. The subject site, addressed as 752 South Edgewater Road, is zoned SF-20 Single-Family Residential (SF-20). All of the north-south Fairland Road was platted as a 30-foot half street right-of-way, from Kellogg/US 54 Highway (north) to Lincoln Street (south), on the Springdale Country Club Estates Addition, which was recorded November 13, 1951. Fairland is one of four public streets that marked the outside perimeter of the Springdale Country Club Estates Addition, all which were intended to provide access into the addition. All of the interior streets in the addition are private streets.

When the east, abutting SF-5 Single-Family Residential (SF-5) zoned Springdale East Addition was recorded on April 18, 1979, there was no dedication of half street-right-of-way to complete Fairland Road. The Springdale East Addition plattor's text states that "All abutters rights of access to and from Fairland Road over and across the west line of the Springdale East Addition, except for the north 140.13 feet, are hereby granted to the appropriate governing body." This statement serves for complete access control, denying access to Fairland Road from the east abutting Springdale East Addition. Vacation of the described portion of Fairland would not impact access to the properties located in the east, abutting Springdale East Addition.

This portion of South Fairland Drive is unimproved. The subject site has road access from South Edgewater Road. Vacation of the subject portion of South Fairland Drive will not deprive access to any lot. Case VAC2024-00018 approved a similar vacation on the property immediately north of the subject site.

There is a City of Wichita water line located within the South Fairland Drive right-of-way. The applicant will be required to dedicate a utility easement over the portion of right-of-way to protect the water line. This easement shall prohibit fencing at any point in the future by any property owner that would restrict access to any utilities present. Sewer appears to be located in the platted 30-foot-wide utility easement in the east, abutting Springdale East Addition. Comments from franchised utilities have been received. Black Hills Energy has no items in the areas intended to be vacated and therefore no objection. Kansas Gas currently has main that is seven feet into the ROW from the east property line. An easement will need to be established. Cox has no objection to this vacation. However, there are buried Coax lines in the vacation area. Any relocation of these lines will be at the applicant's expense.

Evergy has no items in the areas the applicant is requesting to vacate and therefore has no objection. Abby Brungardt, Area Design Representative, will be the contact for this vacation request and any project associated with it. She can be contacted at (785) 508 - 2715. Standard language applies: **Any relocation or removal of existing Evergy equipment will need to be discussed and will be at the applicant's expense.**

If the described portion of Fairland Road is vacated, the east side of the subject lot will not be abutting a street, thus its setback would become an interior yard setback. The vacation of the platted 40-foot street side yard setback would become the SF-20 zoning district's minimum interior side yard setback of 10-foot.

Based upon information available prior to the public hearing and reserving the right to make recommendations based on subsequent comments from County Public Works, Water & Sewer, 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 portion of the unimproved, platted, 30-foot Fairland Road half street right-of-way and the platted 40-foot setback.

A. That after being duly and fully informed as to fully understand the true nature of this petition and the propriety of granting the same, the MAPC makes the following findings:

    1. That due and legal notice has been given by publication as required by law, in the Ark Valley News, of notice of this vacation proceeding one time August 7, 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 platted public street right-of-way and platted street side yard setback and that the public will suffer no loss or inconvenience thereby.

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

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

(1) Dedicate the described vacated portion of the unimproved, platted, 30-foot Fairland Road half street right-of-way as a utility and drainage easement for utilities. This easement shall contain language prohibiting any fencing at any point in the future by any property owner that would restrict access to any utilities present. These must be provided to Planning prior to the case going to County Commission and subsequent recording with the Register of Deeds. If these are private easements, provide Planning with approval from the participating franchised utility.

(2) Any relocation or reconstruction of all utilities made necessary by this vacation shall be the responsibility of the applicants and at the applicants' expense shall be to County Standards. If needed provide a private project for relocation of utilities. The approved private project number must be provided to Planning prior to the case going to County Commission and subsequent recording with the Register of Deeds. If these are franchised utilities , provide Planning with approval from the participating franchised utility

(3) Provide original restrictive covenant(s) binding and tying the vacated portion of the vacated street right-of-way to applicants' abutting property. These must be provided to Planning prior to the case going to the County Commission and subsequent recording with the Register of Deeds.

(4) Provide Planning with a legal description of the vacated street on a Word document, via e-mail. This must be provided to Planning prior to the case going to County Commission for final action.

(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.

SUBDIVISION COMMITTEE'S RECOMMENDED ACTION

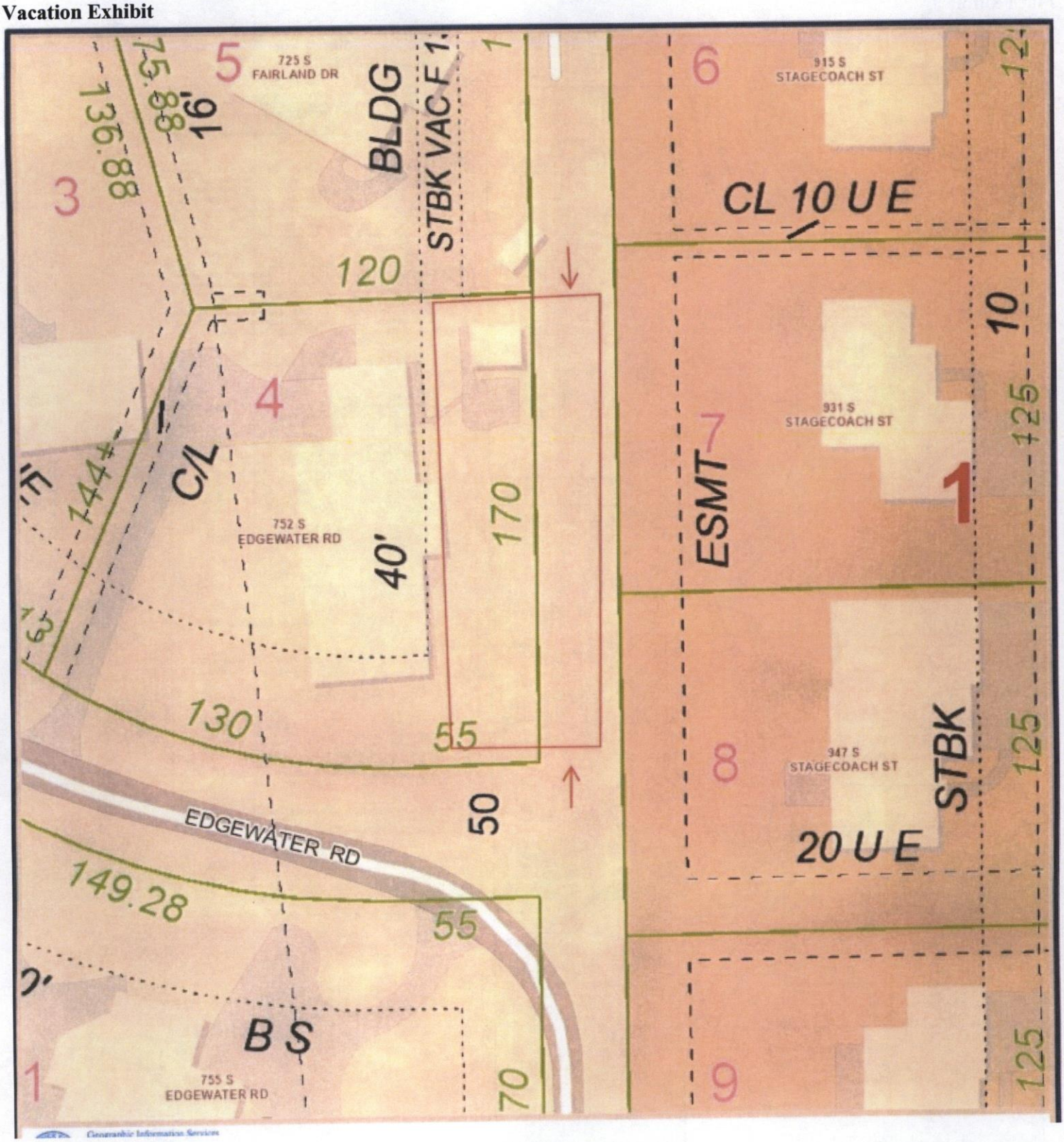
The Subdivision Committee recommends approval per staff recommendations.

Attachments:
1. Aerial Map
2. Vacation Exhibit
3. Plat Exhibit

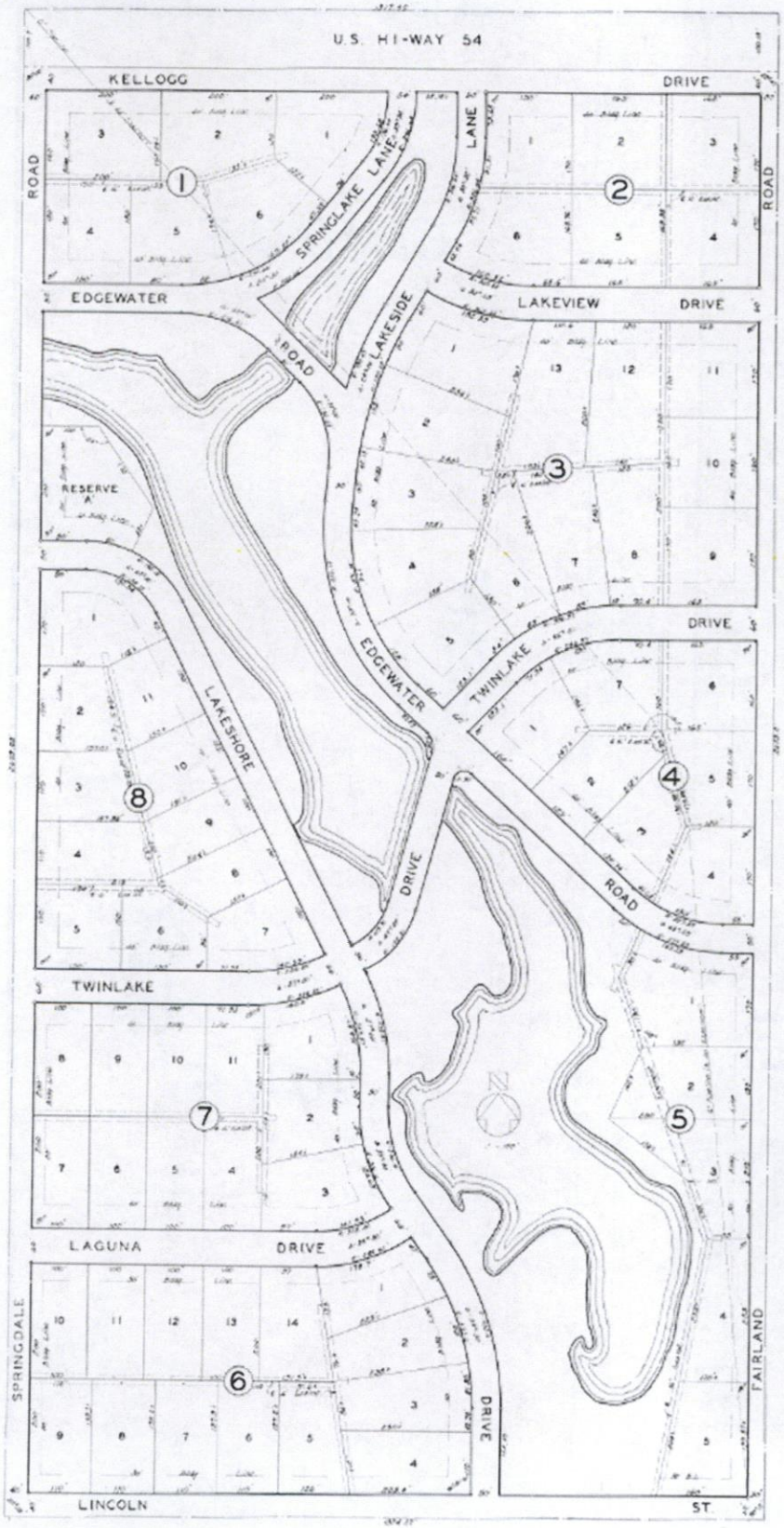
Aerial Map


VAC2025-28
City Limits
Storm Structures
Enclosed Gravity Pipe
Force Main
Open Channel
Siphon
Water Hydrants
Sewer Manholes
Sewer Mains
Water Valves
Water Mains
E TWIN LAKE DR
S EDGEWATER RD
S FAIRLAND DR
S STAGECOACH ST
S STAGECOACH CT
SEDGWICK COUNTY
WICHITA
S LAKESHORE DR
S FAIRLAND RD
E GILBERT ST

Vacation Exhibit



Plat Exhibit



State of Kansas } ss
Sedgwick County }

I, Clyde M. Baughman, Surveyor in aforesaid county and state do hereby certify that I have surveyed and platted "SPRINGDALE COUNTRY CLUB ESTATES" Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed described as follows: The West one-half (W½) of the N.W¼ of Sec. 22, Twp. 27-S., R-2-E. of the 6th P.M. Except "Tract from the right of way of U.S. Hi-way 54.

Clyde M. Baughman Surveyor.

Know all men by these presents that we Linwood W. Landis and Elizabeth Ann Landis, his wife, have caused the land described in the surveyors certificate to be platted into lots, blocks, streets, drives, roads, lanes and a reserve to be known as "SPRINGDALE COUNTRY CLUB ESTATES" Sedgwick County, Kansas.

Easements are hereby granted as indicated on the plat for the construction and maintenance of all public utilities. Springdale Road, Kellogg Drive, Lincoln St. and Fairland Road are hereby dedicated to and for the use of the public. All other roads, drives and lanes, the lakes and the areas surrounding the lakes and not otherwise designated as lots or reserves in said Addition are hereby dedicated to and reserved for the use of the residents of SPRINGDALE COUNTRY CLUB ESTATES."

Linwood W. Landis Elizabeth Ann Landis

State of Kansas } ss
Sedgwick County }

Be it remembered that on this 2nd day of November 1951, before me a notary public in and for said county and state came Linwood W. Landis and Elizabeth Ann Landis, his wife to me known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of the same as their voluntary act and deed. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

Paul M. Lawson Notary Public
My Commission Expires January 2, 1955

Approved by the Board of County Commissioners this 12th day of NOVEMBER 1951.

John Schneider County Clerk

Entered on transfer record this 12th day of NOVEMBER 1951.

John Schneider County Clerk

27620
27630

State of Kansas } ss
Sedgwick County }

This is to certify that this instrument was filed for record in the office of the Register of Deeds this 13th day of NOVEMBER 1951, at 1:30 o'clock P.M. and is duly recorded.

G.S. Aukerman Register of Deeds

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Waiting Acct. Bmk 284 - Page 47