

Planning Agenda Item # \_\_\_\_\_

City of Wichita  
City Council Meeting  
June 4, 1991

Agenda Report # \_\_\_\_\_

TO: Mayor and City Council Members

SUBJECT: PUBLIC HEARING V-1674 - REQUEST TO VACATE PLATTED UTILITY EASEMENT AND BUILDING SETBACK; LOCATED EAST OF ROCK ROAD AND NORTH OF 21ST STREET NORTH, TALLGRASS COMMERCIAL 5TH ADDITION, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.  
(District #2)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

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Staff Recommendation: Approve vacation of platted utility easements and building setback.

MAPC Recommendation: Approve vacation of platted utility easements and building setback. (unanimous)

Background: This vacation request in a platted subdivision involved 2 building setbacks and a utility easement adjacent to the applicants' common lot line. The applicants wish to construct a maintenance building and maintenance office. City Engineering and the Utility Companies have indicated their approval of this vacation. The vacation request has been reviewed and approved by the Planning Commission, subject to conditions.

Legal Considerations: The City Clerk needs to certify as to proper notification and no filing of written protest.

Recommendations/Action: Close public hearing, approve vacation; authorize the Mayor to sign the Vacation Order; and record certified copy of Order, recording costs to be billed to:

150029-2909

Presented to City Council  
This 6-4-91

STATE OF KANSAS )  
SEDGWICK COUNTY )  
FILED FOR RECORD AT )  
8:00

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

AUG 16 31 1154273

IN THE MATTER OF THE VACATION OF )  
PLATTED UTILITY EASEMENT AND BUILDING )  
SETBACKS. )

PAT KETTLER  
REGISTER OF DEEDS

GENERALLY LOCATED EAST OF ROCK ROAD )  
AND NORTH OF 21ST STREET NORTH, TALL- )  
GRASS COMMERCIAL 5TH ADDITION, AN )  
ADDITION TO WICHITA, SEDGWICK COUNTY, )  
KANSAS. (V-1674) )

*Ed Bass*  
*Deputy*

MORE FULLY DESCRIBED BELOW )

VACATION ORDER

NOW on this 4th day of June, 1991, comes on for hearing the petition for vacation filed by Intel Corp. of America, Inc. and Slawson Investment Corp., praying for the vacation of the following described easement and building setbacks, to-wit:

- 1. Ten Foot Utility Easement.

Beginning at the Northeasterly corner of Lot 3, Tallgrass Commercial 5th Addition to Wichita, Sedgwick County, Kansas; thence Southwest along the Easterly line of said Lot 3, a distance of One Hundred Thirteen Feet (113'); thence Northwesterly on a line perpendicular to the Easterly line of said Lot 3, a distance of Ten Feet (10'); thence Northeast along a line which is parallel to the Easterly line of said Lot 3 to a point on the Northeast lot line of said Lot 3; thence Southeast along the Northerly line of said Lot 3 to the point of beginning.

- 2. Setback (15') in Lot 13.

Beginning at the lot corner which is common to Lots 2, 3 and 13, Tallgrass Commercial 5th Addition to Wichita, Sedgwick County, Kansas; thence Southwest along the Westerly lot line of Lot 13, a distance of One Hundred Thirteen Feet (113'); thence Southeasterly along a line which is perpendicular to the Westerly lot line of said Lot 13, a distance of Fifteen Feet (15'); thence Northeast along a line which is parallel to the Northwesterly lot line of said Lot 13 to a point which is the Westerly terminus of the East-West Fifteen Foot (15') setback line adjacent to the North line of said Lot 13; thence Northwest to the

MICROFILMED  
OF RECORD

10<sup>00</sup> dk

City clerk

C1662

1674

100 10000 1000 10<sup>00</sup>

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point of beginning, excepting however, that part of the Twenty Foot (20') utility easement platted in Lot 13 which is within the boundaries of the above Fifteen Foot (15') building setback hereby being vacated.

3. Setback (25') in Lot 3.

The Twenty-five Foot (25') building setback which is adjacent to the Easterly lot line of Lot 3, Tallgrass Commercial 5th Addition to Wichita, Sedgwick County, Kansas; excluding any part thereof which may be within the Twenty Foot (20') building setback line adjacent to the South lot line of said Lot 3.

The City Council, after being duly and fully informed as to fully understand the true nature of this petition and the propriety of granting the same, makes the following findings:

1. That due and legal notice has been given by publication as required by law, by publication in the Daily Reporter of notice of this vacation proceeding for consecutive weeks on 5-24-91 + 5-31-91.

2. No private rights will be injured or endangered by the vacation of the above-described easement and building setbacks, and the public will suffer no loss or inconvenience thereby.

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

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

5. The vacation of the easement and building setbacks described herein should be approved.

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IT IS, THEREFORE, BY THE CITY COUNCIL, on this 4th day of June, 1991, ordered that the above-described easement and building setbacks is hereby vacated. IT IS FURTHER ORDERED that the City Clerk shall certify a copy of this order to the Register of Deeds of Sedgwick County.

  
\_\_\_\_\_  
Bob Knight, Mayor

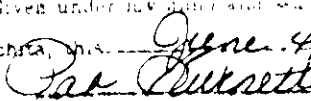
ATTEST:

  
\_\_\_\_\_  
Pat Burnett, Deputy City Clerk



Approved as to Form:

  
\_\_\_\_\_  
Joe Allen Long, Director of Law

State of Kansas )  
Sedgwick County) of  
City of Wichita )  
I, Pat Burnett, Deputy City Clerk of the City of Wichita, Kansas, hereby certify that the document to which this is affixed is a true and correct copy of the original on file in the office of the City Clerk.  
Given under my hand and seal of the City of Wichita, this June 4, 1991  
 Deputy City Clerk



N.E. CORNER  
EXECUTIVE PARK  
AT TALLGRASS

N. 89°06'46"E.  
187.31'



Scale: 1" = 60'

*Access  
agreed  
mont*

2

*Legal for Access?*

SOUTHWEST CORNER  
RESERVE "D"  
EXECUTIVE PARK  
ADD.

R = 50.00'  
Δ = 45°03'53"  
L = 39.33'  
Chd. = 38.32'  
Brg. = N.20°52'39"E.

TALLGRASS COMMERCIAL  
THIRD BOUNDARY

R = 50.00'  
Δ = 156°21'11"  
L = 136.44'  
Chd. = 97.88'  
Brg. = N.32°09'33"E.

R = 176.00'  
Δ = 32°40'44"  
L = 100.38'  
Chd. = 99.03'  
Brg. = N.15°19'20"E.

CIRCLE  
TARA

P.O.B.

21 ST. STREET NORTH

S.W. Cor., S.W. 1/4  
Sec. 5, T.27S., R. 2 E.

COMPLETE ACCESS CONTROL 130' ACCESS CONTROL EXCEPT FOR OPENING 120' COMPLETE ACCESS CONTROL

*Joint Egress to Egress*

