

D-0462 - Talma Bea Klaassen et al  
dedicates street row & ingress-  
egress easement on south side of  
53rd N bet. I-35W & Broadway

POSTED  
2-19-71

ACTION

	DATE
S/O COMMITTEE	2-18-71 (off agenda)
M.A.P.C.	2-25-71
B.C.C. / <del>B.C.C.</del>	3-9-71

5-11-81  
11/11/81

POSTED  
2-17-71

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dedicates street row & ingress-  
egress easement on south side of  
53rd N bet. I-35W & Broadway

### ACTION

		DATE
S/D COMMITTEE	<u>Accept</u>	2-18-71 (off agenda item)
M.A.P.C.	<u>Accept</u>	3-25-71
B.C.C. / <del>B.C.C.</del>	<u>Accept</u>	3-9-71

200' 1/4 sec 5-8-81  
 200' orig. 5-11-81  
 200' dup. 5-18-81

(See Instruments of Dedication for correct legals)

DEDICATION REPORT AND PROGRESS

MAP No. Z-5-D 5553 D  
SEC. No. NW 1/4 21  
TWP. No. 26 S  
RANGE 1 E

CASE No. D - 0462

and Drainage E-o-w,  
1. OFFER TO DEDICATE: Street, and Ingress-Egress Easement  
GENERALLY LOCATED: On the south side of 53rd Street North between  
Interstate 35W Highway and Broadway

LEGALLY DESCRIBED AS:

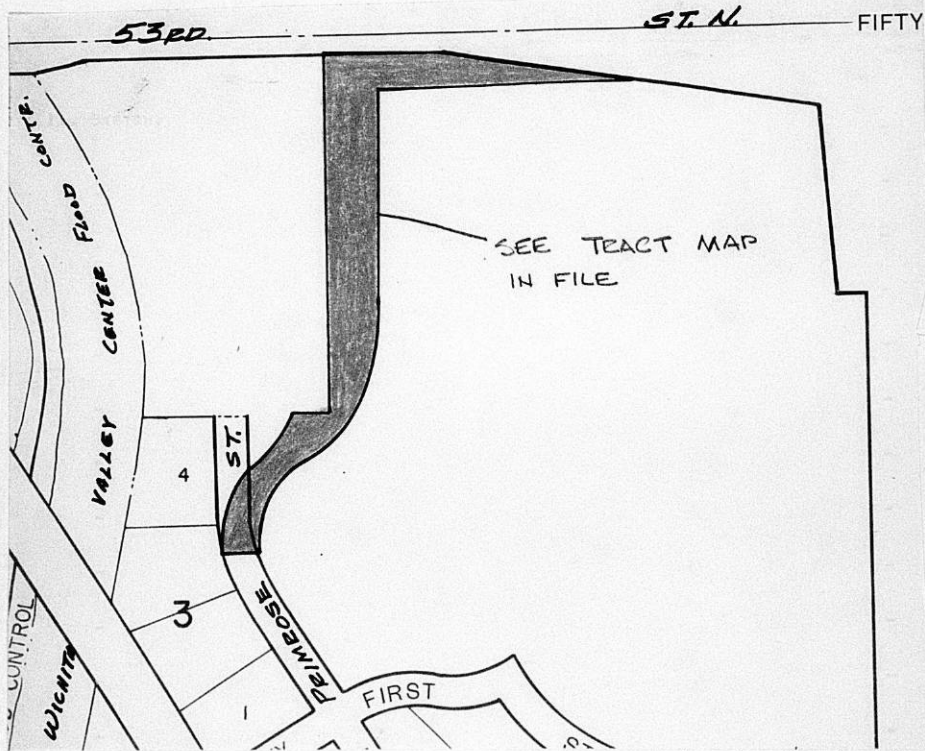
1. Street Dedication on 53rd N being the N 100' of the NW 1/4, Sec 21, T26S, R1E bet. I-35W & Sedg. Co. property immediately west of Main Branch Chisholm Creek
2. Street Dedication for Primrose St. bet. a pt. of tangency of the St. as platted in F.E. Newton Add. & the N line of the NW 1/4, Sec. 21, T26S, R1E, including right-of-way for drainage purposes.
3. Ingress & Egress Easement 15' in width immed. S of St. dedication desc. in #1 bet. St. dedication #2 & I-35W Highway right-of-way

DEDICATED BY: Talma Bea Klaassen & D. L. Newton

AGENT: \_\_\_\_\_ PHONE \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PURPOSE OF DEDICATION: To relieve the drainage problems in F.E. Newton add.



III. FILED 2-18-71  
 POSTED TO ATLAS 2-19-71  
 S/D COMM. ACTION 2-18-71 accept  
 M.A.P.C. ACTION 2-25-71 accept

B.C.C. ACTION 2-9-71 Accept  
 PLACED ON RECORD \_\_\_\_\_  
 CITY CLERKS No. \_\_\_\_\_

MAPC CASE NO. D-0462 Dedication of Street and drainage rights-of-way, and ingress-egress easement

Dedicated by: Talma Bea Klaassen and D. L. Newton

Generally located on the south side of 53rd Street North between Interstate 35W Highway and Broadway

This dedication is given for the following reason:

To relieve the drainage problems in F. E. Newton Addition

**ACTION:** Accept the dedication and instruct the City Clerk to file with the Register of Deeds.

T9-325

**THE CITY OF WICHITA**

OFFICE OF Ass't. Supt. of Public  
Works Maint.

DATE Feb. 18, 1971



TO John Gist, Planner III

FROM M. S. Mitchell

SUBJECT : Instruments for Subdivision  
Committee Agenda

Attached is a location map showing three parcels of land in Section 21, T26S, R1E, between Interstate 35 and Main Branch Chisholm Creek. The three parcels furnish the necessary rights-of-way for the construction of drainage improvements to relieve the problem in F. E. Newton Addition. The instruments are as follows:

- 1) Street Dedication for the north 100 feet of the NE quarter between the Interstate Highway and Sedgwick County property.
- 2) Street Dedication for Primrose Street between a point of tangency of the street as platted in F. E. Newton Addition and the north line of the quarter section including right-of-way for drainage purposes and,
- 3) an Ingress and Egress Easement along the south 15 feet of Tract #1.

The Department of Public Works recommends acceptance of the Dedications and Easements.

If further information is desired, please advise.

*M. S. Mitchell*  
M. S. Mitchell,  
Ass't. Superintendent of  
Public Works Maintenance

MSM/glm

cc: G. H. Wilton, Supt. of Public Works Maint.  
F. E. Newton Addn. Plat File

Attach. - 4

D E D I C A T I O N

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, Talma Bea Klaassen and D. L. Newton

being the owner s of the following described real estate in Sedgwick County, Kansas, to wit: Street Dedication Description:

The North 100' of the east 923.20' of the NW 1/4 of Section 21, T-26-S, R-1-E of the 6th P.M., Sedgwick County, Kansas, EXCEPT: existing right-of-way of 53rd Street North, and existing right-of-way of Highway I-35W described tract containing a net area 0.55 acres more or less.

do hereby dedicate the above described real estate to the public for drainage and street purposes.

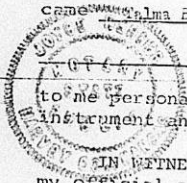
Executed this 9th day of February 19 71.

Talma Bea Klaassen D. L. Newton

STATE OF KANSAS )  
SEDGWICK COUNTY )<sup>ss</sup>

BE IT REMEMBERED, that on this 9th day of February 1971

came Talma Bea Klaassen and D. L. Newton



to me personally known to be the same person s who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, the day and year last above written.

Submitted to the Wichita-Sedgwick County Metropolitan Area Planning Commission and the Board of Commissioners of the City of Wichita, Kansas, and approved by said Board of Commissioners of the City of Wichita, Kansas,

this \_\_\_\_\_

City Clerk

J. G. [Signature]  
Notary Public

My Commission Expires: 7-25-74

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, TALMA BEA KLAASSEN and D. L. NEWTON

being the owner of the following described real estate in Sedgwick County, Kansas to wit: Street Dedication Description

A tract of land in the NW 1/4 Section 21, T-26-S, R-1-E of the 6th P.M., Sedgwick County, Kansas, described as follows: Beginning at a point 833.20' west and 100' south of the NE corner of said NW 1/4; thence south on a line 90' normally distant from and parallel to the east line of Sedgwick County property, a distance of 365.42' to the point of curvature of a 358.87' radius curve to the right having a central angle of 60°45'; thence along said curve to the right a distance of 380.51' to a point of reverse curvature; thence on a curve to the left having a radius of 82.88' subtending a central angle of 61°00' a distance of 88.22' to the point of tangency of the existing right-of-way of Primrose Street in F. E. Newton Addn.; thence west on a radial line of the last described curve a distance of 60'; thence northeasterly 60' normally distant from and parallel to the above described curves the following distances 152.10' and 51.77' to the south line of said County property; thence east along the said south line, a distance of 50.85' to the southeast corner of said property; Thence north along its east line, a distance of 559.23' to a point 100' south of the north line of said NW 1/4, thence east a distance of 90' to the point of beginning, said tract containing 1.39 acres more or less.

do hereby dedicate the above described real estate to the public for drainage and street purposes.

Executed this 9th day of February 1971.

Talma Bea Klaassen D. L. Newton

STATE OF KANSAS ) ss  
SEDGWICK COUNTY )

BE IT REMEMBERED, that on this 9th day of February 1971, came D. L. Newton and Talma Bea Klaassen

to me personally known to be the same persons who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, the day and year last above written.



Submitted to the Wichita-Sedgwick County Metropolitan Area Planning Commission and the Board of Commissioners of the City of Wichita, Kansas, and approved by said Board of Commissioners of the City of Wichita, Kansas,  
this \_\_\_\_\_,  
\_\_\_\_\_ City Clerk

D. L. Newton  
Notary Public

My Commission Expires: 7-25-74

INGRESS AND EGRESS EASEMENT

WHEREAS, Talma Klaassen and D. L. Newton, owners of land in Section 21, Township 26 South, Range 1 East of the 6th P.M., in Sedgwick County, Kansas, have dedicated right-of-way for a roadway and drainage ditch in the North 100 feet of the east 833.20 feet thereof (except that part acquired for I-35W); and,

WHEREAS, it will be necessary for the City-County Flood Control Office to maintain and operate said drainage ditch, and,

WHEREAS, it is necessary for said Flood Control Office to use a strip of land 15 feet in width south of and adjacent to said north 100 feet for ingress and egress.

NOW, THEREFORE, Talma Klaassen and D. L. Newton do hereby grant to the public for ingress and egress purposes, the following described property, to wit:

The South 15 feet of the North 115 feet of the east 833.20 feet of the NW 1/4 of Section 21, T-26-S, R-1-E of the 6th P.M., Sedgwick County, Kansas; EXCEPT: existing right-of-way of Highway I-35W, the described easement containing a net area of 0.20 acres more or less.

Talma Bea Klaassen  
Talma Klaassen

D. L. Newton  
D. L. Newton



STATE OF KANSAS) ss  
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 9th day of February 1971, came Talma Bea Klaassen and D. L. Newton

to me personally known to be the same persons who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, the day and year last above written.

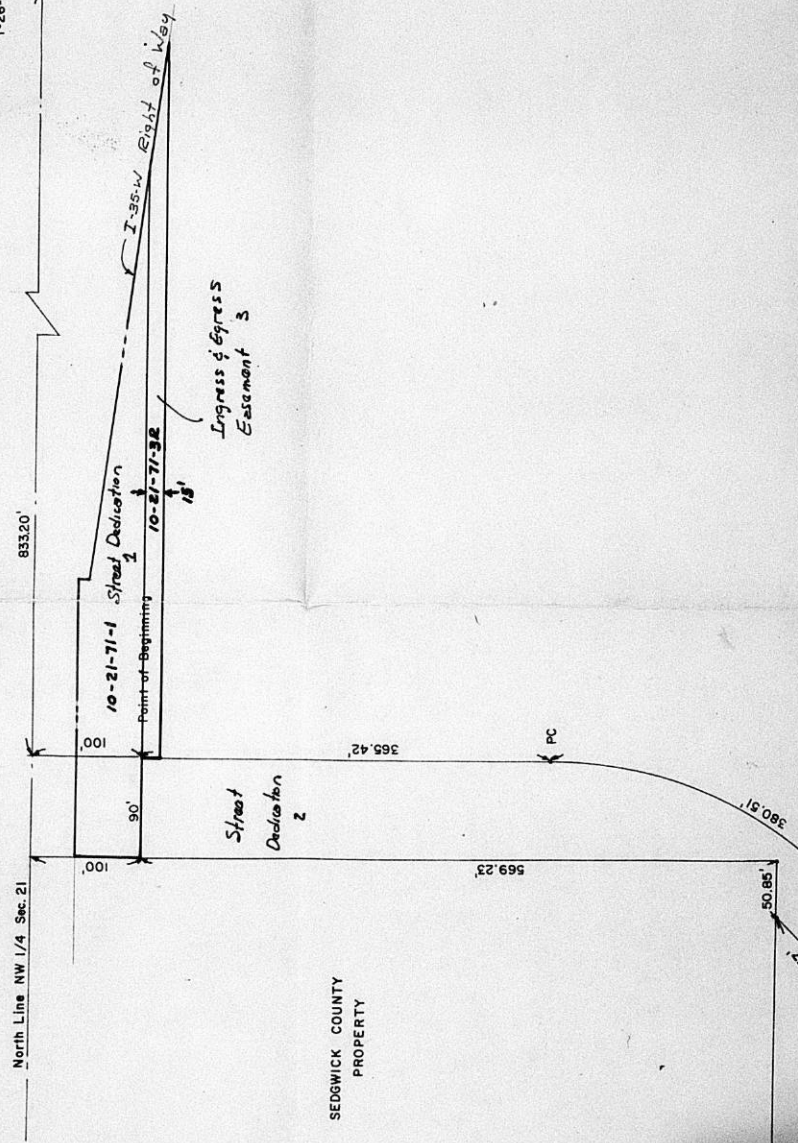
J. H. Wilson  
Notary Public

My Commission Expires: July 25, 1974

TRACT NO. 10-21-71-2 R

NE corner  
NW 1/4 Sec. 21,  
T.26-S R.1-E

SCALE  
1" = 100'



D. L. Newton  
& S. E. Hwy & Co.  
Bernhardt Building  
Monroe, Louisiana

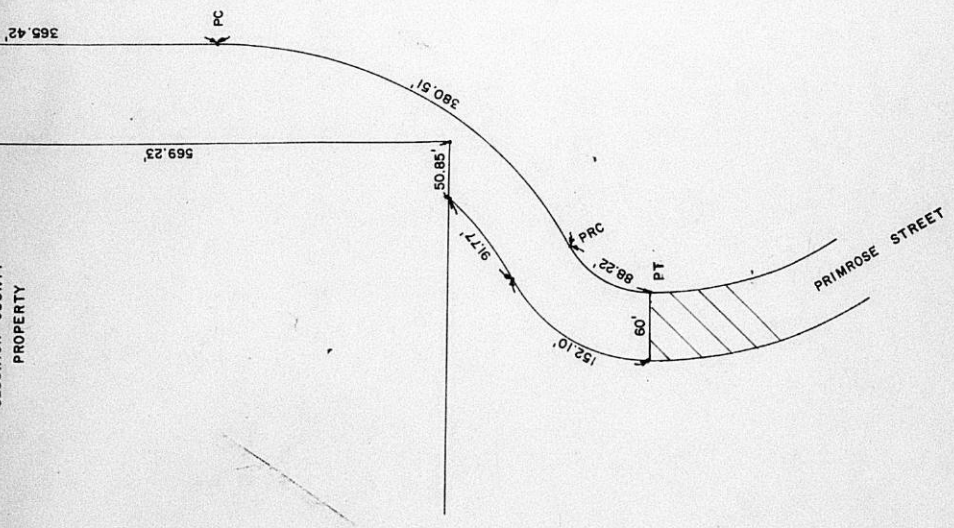
Left  
al  
ny

Ingress & Egress  
Easement 3

Street  
Dedication  
2

SEDSWICK COUNTY  
PROPERTY

SCALE  
1" = 100'



I certify that this is an accurate map of TRACT NUMBER  
 based on actual survey which shows the tract to contain  
 1.39 acres more or less.

*W. J. [Signature]*, Flood Control Superintendent Feb. 1, 1971  
 NAME DATE

D-0462

TRACT NO.

OWNER

Mrs. Talma Klaassen

ADDRESS

Route 1, Whitewater, Kansas

LAND DESCRIPTION

D. L. Newton  
S. E. Huey & Co.  
Barnhardt Building  
Monroe, Louisiana

STREET DEDICATION DESCRIPTION:

A tract of land in the NW 1/4 Section 21, T-26-S, R-1-E of the 6th P.M., Sedgwick County, Kansas, described as follows; Beginning at a point 883.20' west and 100' south of the NE Corner of said NW 1/4; thence south on a line 90' normally distant from and parallel to the east line of Sedgwick County property, a distance of 365.42' to the point of curvature of a 358.87' radius curve to the right having a central angle of 60°45'; thence along said curve to the right a distance of 380.51' to a point of reverse curvature; thence on a curve to the left having a radius of 82.86' subtending a central angle of 61°00' a distance of 88.22' to the point of tangency of the existing right-of-way of Primrose Street in F. E. Newton Addn.; thence west on a radial line of the last described curve a distance of 60'; thence northeasterly 60' normally distant from and parallel to the above described curves at a distance of the following distances 152.10' and 91.77' to the south line of said County property, thence east along the said south line, a distance of 50.85' to the southeast corner of said property; thence north along its east line, a distance of 569.23' to a point 100' south of the north line of said NW 1/4, thence east a distance of 90' to the point of beginning, said tract containing 1.89 acres more or less.