

D-0904 - Carlson Stapler and
Shippers Supply, Inc. dedicate
Partial Abutter's Access Rights
to 31st St. South - generally
located south of 31st St. South,

POSTED
8-1-79

ACTION

STD COMMITTEE with drawn DATE 8-9-79
M.A.P.C. _____
B.C.C./B. CO. C. _____

closed

DEDICATION REPORT AND PROGRESS

MAP No. 5143
SEC. No. 11
TWP. No. 28S
RANGE 1W

CASE No. D - 0904

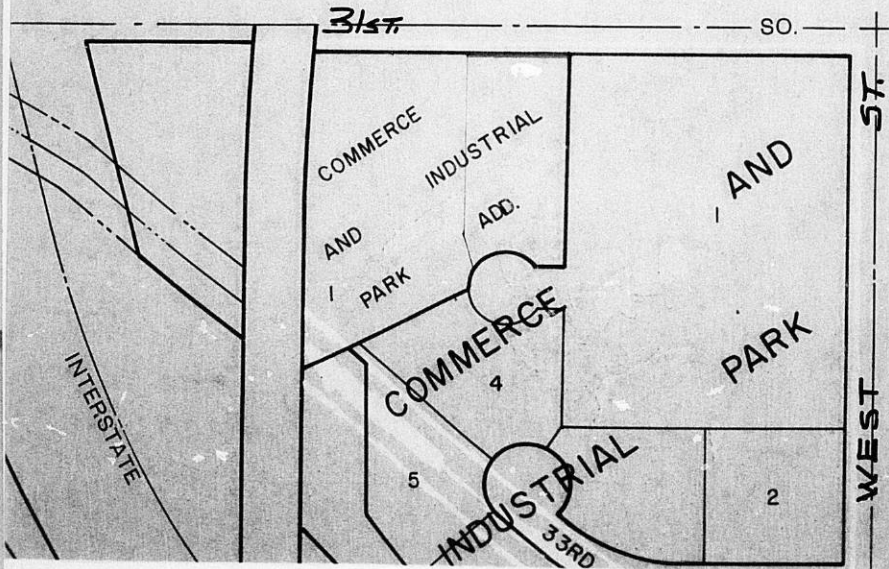
(Associated Case L/S-0427)

I. OFFER TO DEDICATE: Partial abutter's access rights to 31st St. South
GENERALLY LOCATED: south of 31st St. South, in an area west of West Street

LEGALLY DESCRIBED AS:

DEDICATED BY: Carlson Stapler and Shippers Supply, Inc.
AGENT: Donald W. Carlson, Pres.
ADDRESS: 4245 W. 31st St. South, 67215 Phone: _____
PURPOSE OF DEDICATION:

II. SKETCH.



III. FILED <u>7-31-79</u>	B.C.C. ACTION _____
POSTED TO ATLAS _____	PLACED ON RECORD _____
S/D COMM. ACTION <u>8-9-79</u> <i>with draw</i>	CITY CLERKS No. _____
M.A.P.C. ACTION _____	_____

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

August 14, 1979

Mr. Dale Bitler, Manager
Carlson Stapler and Shippers Supply, Inc.
4245 W. 31st Street South
Wichita, Kansas 67215

Re: Dedication of abutter's access rights to 31st Street
South over a portion of the north line of Lot 1, Com-
merce and Industrial Park Addition (L/S-0427)

Dear Mr. Bitler:

As you may recall, one of the requirements for approval of your recent lot split request on a portion of Lot 1, Commerce and Industrial Park Addition was the dedication of abutter's access rights, except for one opening, to 31st Street South. This we required after consulting with the City Traffic Engineer. However, when we recently scheduled this dedication for acceptance by the Metropolitan Area Planning Commission and the City Commission, it was brought to our attention that 31st Street west of West Street is not an arterial and this access control is not necessary. Therefore, I am returning this dedication document to you. It is no longer required.

By copy of this letter, we are advising Central Inspection that access to 31st Street South across the north line of this property is not limited to one opening.

Please accept my apologies for the confusion. I hope it has caused no inconvenience for you.

Sincerely,

Louise Olivarez
Louise Olivarez
Senior Planner

LO:bh

cc: Robert Feldner, Superintendent, Central Inspection
Smith Construction, Attention: Garrett Addison, P.O.
Box 13213, 67201
Baughman Company, 330 Laura, 67211
D-0904 File

5143
11
285
1 W.

DEDICATION OF ABUTTER'S ACCESS RIGHTS

D-0904

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, Donald W. Carlson, of Carlson Stapler and Shippers Supply, Inc., being the owner of the following described real estate in Sedgwick County, Kansas, to-wit:

That part of Lot 1, Commerce and Industrial Park, Wichita, Sedgwick County, Kansas, described as commencing at the N.E. Corner thereof; thence S89° 23'20"W, along the north line of said Lot 1, 500 feet for a place of beginning; thence S 0°25'40"E, parallel with the east line of said Lot 1, 360.5 feet; thence S 89°23'20"W, 45.34 feet to a point on a curve, having a radius of 65 feet; thence N 72° 02'31"W, a chord distance of 81.55 feet, being an arc distance of 88.15 feet; thence N 56°10'09"W, 62.82 feet, to a point, 174.65 feet west and 319 feet south of the place of beginning; thence N 0° 25'40"W, 319 feet to a point on the north line of said Lot 1; thence N 89° 23'20"E, 174.65 feet to the place of beginning.

do hereby transfer and convey to the City of Wichita, Kansas all abutter's rights of access, ingress and egress to said property from or to 31st St. South over and across the north line of the above described property; to have and to hold the same forever; provided, however, that said property shall have access to 31st St. South at One (1) location. It being understood that this conveyance is a covenant running with the land and prohibits all subsequent owners thereof and all members of the public from entering upon said property from 31st St. South, except at the 1 permitted location.

Executed this 27th day of July, _____, 1979.

CARLSON STAPLER AND SHIPPERS SUPPLY, Inc.

Donald W. Carlson, Pres.

State of Kansas
Sedgwick County ss:

BE IT REMEMBERED, that on this 27th day of July, _____, 1979, before me a notary public in and for the said County and State, came Donald W. Carlson to me personally known to be the same person 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.

Janice J. Smith
Notary Public

My Commission expires: _____
_____ 1980.



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