

D-1195 - Leewood Homes Inc. dedicates utility easements within Lot 1, Allen's Farm Addition, north of 29th St. N., in an area east of Woodlawn.

6451

POSTED 4-5-84 KE

SP

ACTION

96 COMMITTEE accept DATE 4-12-84
M.A.P.C. appa 4-19-84
R.C.C./B.C.C. Approved 5-1-84

691

MAP No. 5951 C
 SEC. No. _____
 TWP. No. _____
 RANGE No. _____

DEDICATION REPORT AND PROGRESS

CASE No. D - 1195

ASSOCIATED CASE NO. _____

I. OFFER TO DEDICATE: Utility Easements
 GENERALLY LOCATED: Within Lot 1, Allen's Farm Addition north of
29th Street North in an area east of Woodlawn

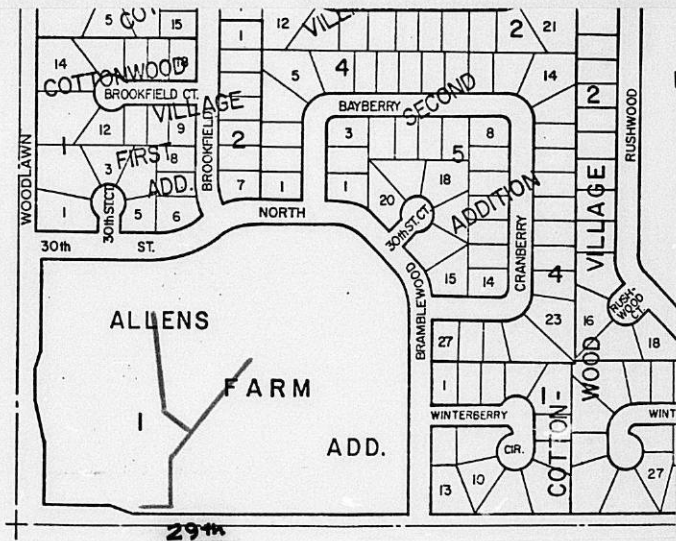
LEGALLY DESCRIBED AS: _____

DEDICATED BY: Leewood Homes, Inc.

ADDRESS: _____ PHONE _____

PURPOSE OF DEDICATION: _____

II. SKETCH.



III. FILED 3-22-84
 POSTED TO ATLAS _____
 S/D COMM. ACTION 4-12-84 *agp*
 M.A.P.C. ACTION 4-19-84 *agp*

B.C.C. ACTION 5-1-84 *Agp*
 PLACED ON RECORD _____
 CITY CLERKS No. _____

MAPC CASE NO. D-1195

Dedication of utility easements

Dedicated by: Leewood Homes, Inc.

Generally located within Lot 1, Allen's Farm Addition north of
29th St. North in an area east of Woodlawn.

This dedication is given for the following reason:
Lateral 31, Main 7, Sanitary Sewer 23

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

BILL RECORDING FEE TO: 468-76-245-81337-000-000-001

THE CITY OF WICHITA
OFFICE OF PLANNING DEPARTMENT
Design Division

DATE March 23, 1984

RECEIVED

MAR 26 1984

TO Louise Olivarez, Senior Planner
FROM Larry D. Henry, Program Development Engineer

METROPOLITAN PLANNING

ROUTE

SUBJECT Easements -

SWS 253 - 468 76 245 81291 000 000 001
Lateral 31, Main 7, Sanitary Sewer 23
468 76 245 81337 000 000 001

Attached are subject easements for placement on the agenda for Subdivision Committee consideration. Upon approval by the City Commission, I would appreciate copies of the recorded instruments for our file.

Larry D. Henry
Larry D. Henry
Program Development Engineer

LDH:JL:gf

Attachment

*Prepare dedication file.
Map 5951C*

*Leewood Homes, Inc. grants
utility easements within Lot 1,
Allen's Farm, an Addition to
Wichita, Sedgwick County, Kansas.
Generally located north of
39th Street North in an area
east of Woodlawn.*

For SP agenda 4-12-84

D #1195

L. 31, M. 7, 55 23
466-245-81337-000-000-001

EASEMENT

THIS EASEMENT made this 22nd day of March, 1984
by and between Leewood Homes, Inc. of the first
part and City of Wichita of the second
part.

WITNESSETH: that the said first party, in consideration of the sume of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey unto the said second party a perpetual right of way and easement for the purpose of constructing, maintaining and repairing their Utilities, over, along and under the following described real estate situated in Sedgwick County, Kansas, to wit:

Utility easements lying within Lot 1, Allen's Farm, an addition to Wichita, Sedgwick County, Kansas, more particularly described as follows:

a) A 40.00 foot utility easement lying 20.00 feet either side of a line beginning at a point on the north right-of-way line of 29th Street North, said point being 647.36 feet west of the southeast corner of said Lot 1; thence N 1° 14' 30" W, 73.00 feet; thence N 2° 28' 58" W, 54.00 feet; thence N 3° 43' 20" W, 62.74 feet to the beginning of a curve to the right having a radius of 42.00 feet, a central angle of 66° 57' 41", and a long chord bearing N 29° 45' 31" E, 46.34 feet; thence along said curve an arc length of 49.09 feet; thence N 62° 00' 00" E, 4.50 feet to the beginning of a curve to the left having a radius of 89.00 feet, a central angle of 31° 15' 00", and a long chord bearing N 46° 22' 30" E, 47.94 feet; thence along said curve 48.54 feet to the point of termination.

And also:

b) A 38.00 foot utility easement lying 18.00 feet left and 20.00 feet right of the following described line: Beginning at the point of termination of the previous description thence N 30° 45' 00" E, 98.50 feet to the beginning of a curve to the left having a radius of 87.50 feet, a central angle of 34° 31' 00", and a long chord bearing N 17° 15' 30" E, 51.92 feet; thence along said curve an arc length of 52.71 feet; thence N 3° 46' 00" W, 20.00 feet to the point of termination.

And also:

c) A 49.00 foot utility easement lying 20.00 feet left and 29.00 feet right of the following described line: Beginning at a point 190.21 feet N 2° 25' 18" W and 647.36 feet, S 88° 55' 01" W from the southeast corner of said Lot 1; said point being the beginning of a curve to the left having a radius of 42.00 feet, a central angle of 48° 30' 38", and a long chord bearing N 29° 14' 11" W, 34.51 feet; thence along said curve an arc length of 35.56 feet; thence N 53° 29' 30" W, 44.79 feet to the beginning of a curve to the right having a radius of 43.50 feet, a central angle of 38° 00' 00", and a long chord bearing N 34° 29' 30" W, 28.32 feet; thence along said curve an arc length of 28.85 feet to the point of termination.

And also:

d) A 42.00 foot utility easement lying 18.00 feet left and 24.00 feet right of the following described line: Beginning at the point of termination of the previous description; thence N 15° 29' 30" W, 150.00 feet to the point of termination.

And also:

e) A 35.00 foot utility easement lying 17.00 feet left and 18.00 feet right of the following described line: Beginning at a point on the north right-of-way line of 29th Street North, said point also being 735.00 feet west bearing S 88° 55' 01" W from the southeast corner of said Lot 1; thence N 88° 55' 01" E, 90.00 feet to the point of termination.

And said second party is hereby granted the right to enter upon said premises at any time for the purpose of constructing, operating, maintaining and repairing their Utilities, including the right to open and excavate in any streets or ways that may be constructed on the surface of said easements, provided that upon completion of the necessities of grantee's operations the surface of such easements shall be restored as nearly as possible to its original condition.

IN WITNESS WHEREOF: The said first party has signed these presents the day and year first written.

Leewood Homes, Inc.

By: Rodney J. Lee V.P.
Rodney J. Lee, Vice President

STATE OF KANSAS

ss:

COUNTY OF SEDGWICK

Personally appeared before me a notary public in and for the County and State aforesaid came Rodney J. Lee to me personally known to be the same person who executed the foregoing instrument of writing and said person duly acknowledged the execution thereof.

Dated at Wichita, KS this 22nd day of March, 1934.

Debra M. Gent
Notary Public

My Appointment Expires: 7-21-37

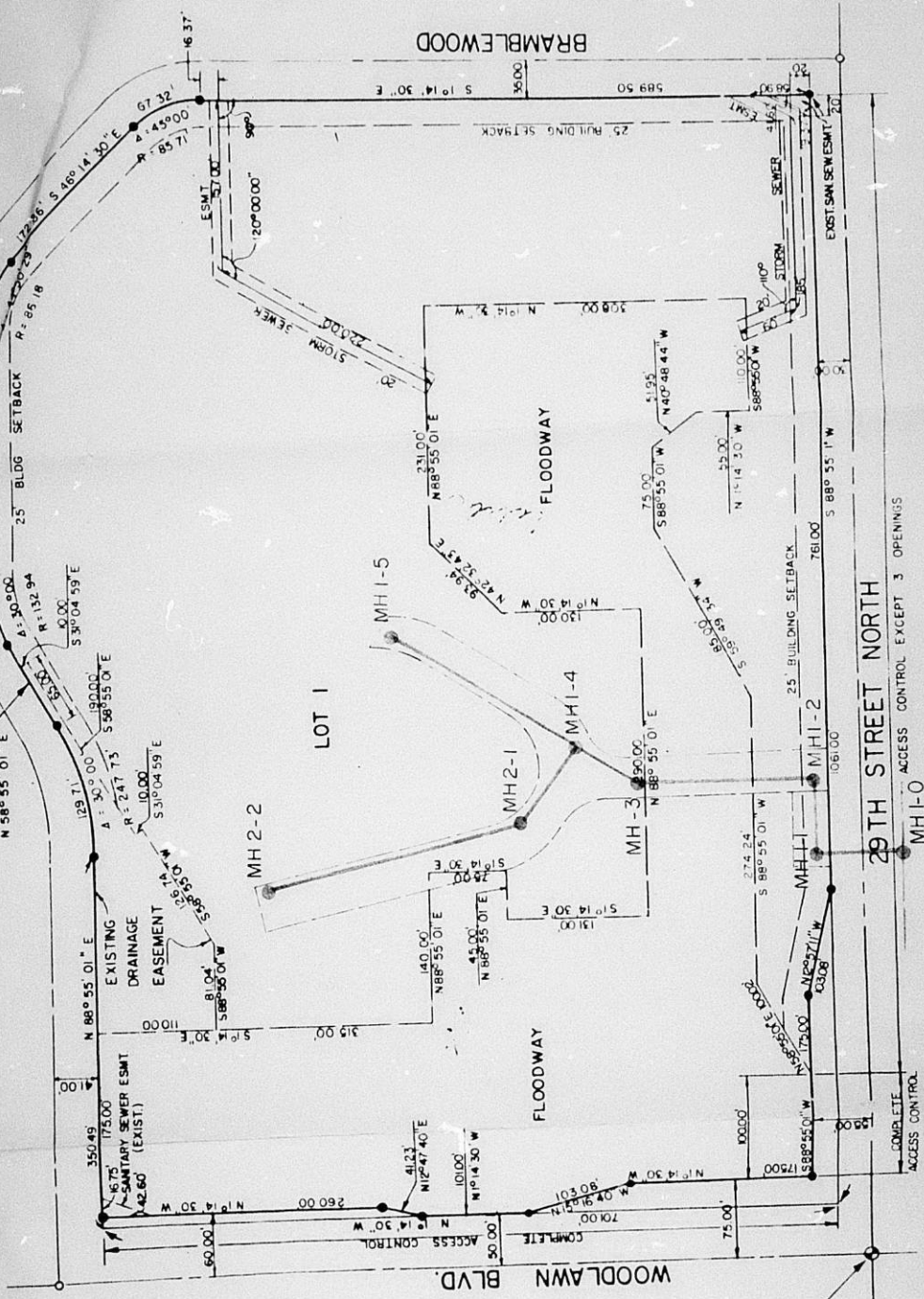
Debra M. Gent
NOTARY PUBLIC
State of Kansas
MY APPT. EXPIRES 7-21-37

30TH STREET NORTH

BRAMBLEWOOD

29TH STREET NORTH

WOODLAWN BLVD.



SW Cor. S.W. 1/4
Sec 31, T 26 S, R 2 E

COMPLETE ACCESS CONTROL EXCEPT 3 OPENINGS

COMPLETE ACCESS CONTROL

FILE

I, Steven E. Anderson, a Land Surveyor in Kansas do hereby certify that I have been in responsible charge of surveying and platting of "Allens Farm", an addition to Wichita, Sedgwick County, Kansas into a lot, streets and a floodway, the same being accurately set forth in the accompanying plat and described as follows:

Beginning at the intersection of the North right of way line of Twenty-Ninth Street North and the East right of way line of Woodlawn Boulevard, said point of beginning being 30 feet Northerly and 50 feet Easterly from the Southwest corner of Section 31, Township 26 South, Range 2 East of the 6th P.M.; thence Northerly along said East line of Woodlawn Boulevard bearing North $1^{\circ}14'30''$ West, 701.00 feet to the Southwest corner of Cottonwood Village First Addition to Wichita, Sedgwick County, Kansas; thence Easterly along the boundary of said addition bearing North $88^{\circ}55'01''$ East, 350.49 feet; thence along a curve to the left having a central angle of $30^{\circ}00'00''$, a radius of 247.73 feet and a length of 129.71 feet; thence North $58^{\circ}55'01''$ East, 90.00 feet; thence along a curve to the right having a central angle of $30^{\circ}00'00''$, a radius of 132.94 feet, and a length of 69.61 feet; thence North $88^{\circ}55'01''$ East, 21.97 feet to the Southeast corner of Cottonwood Village Second Addition to Wichita, Sedgwick County, Kansas; thence along the boundary of said addition bearing North $88^{\circ}55'01''$ East, 211.96 feet; thence along a curve to the right having a central angle of $44^{\circ}50'29''$, a radius of 86.18 feet and a length of 67.45 feet; thence South $46^{\circ}14'30''$ East, 172.86 feet; thence along a curve to the right having a central angle of $45^{\circ}00'00''$, a radius of 85.71 feet and a length of 67.52 feet; thence South $1^{\circ}14'30''$ East, 166.50 feet to the intersection of the West right of way line of Bramblewood and the North line of Block 1, Cottonwood Village Third Addition to Wichita, Sedgwick County, Kansas; thence Southerly along the West line of Bramblewood bearing South $1^{\circ}14'30''$ East, 423.00 feet to the North right of way line of Twenty-Ninth Street North; thence Westerly along said North line of Twenty-Ninth Street North bearing South $88^{\circ}55'01''$ West, 1061.00 feet to the point of beginning; containing 17.97 acres, more or less.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 1st day of October, 1980.



By: Steven E. Anderson
Steven E. Anderson
VAN DOREN-HAZARD-STALLINGS
260 North Rock Road, Suite 250
Wichita, Kansas 67206

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Surveyor's Certificate, have caused the same to be surveyed and platted into a lot, streets, and a floodway, the same to be known as "Allens Farm", an addition to Wichita, Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public. The floodway shall be the responsibility of the owners of the property in the subdivision until such time as the governing body exercising jurisdiction elects to assume the responsibility for maintenance and improvement of the drainage, provided further, that no structure shall be constructed on or within said floodway, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the Wichita-Sedgwick County Flood Control Office or their successors of office. Easements for the construction and maintenance of public utilities and drainage, as indicated on the accompanying plat are hereby granted. All abutter's rights of access over and across the north line of Twenty-Ninth Street North and the east line of Woodlawn are hereby granted to the City of Wichita, provided, however, that the subdivision shall have access to Twenty-Ninth Street North at three locations to be determined by the Engineers of the City of Wichita. Minimum pad elevation shall be 173.1, City of Wichita Datum.

Woodlawn Development Company

By: C.J. Nelson
C.J. Nelson, President

#512791

STATE OF KANSAS
SS:
COUNTY OF SEDGWICK

Be it remembered that on this 1st day of October, 1980 before me, a Notary Public in and for said State and County, came the Woodlawn Development Company by C.J. Nelson, President to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

Carolyn R. Quisenberry, Notary Public

My Appointment Expires: May 17, 1991



This plat of "Allens Farm" has been submitted to and approved by the Wichita-Sedwick County Metropolitan Area Planning Commission, Wichita, Kansas,

Dated this 11th day of SEPTEMBER, 1980.

Wichita-Sedwick County Metropolitan Area Planning Commission

James L. Gardner II VICE Chairman
JAMES L. GARDNER II

Robert A. Lakin Secretary
ROBERT A. LAKIN



This plat approved and all dedications shown hereon, if any, accepted by the City Commission of the City of Wichita, Kansas this 29 day of OCTOBER, 1980.

Robert G. Knight Mayor
ROBERT G. KNIGHT

Donald C. Sticks City Clerk
DONALD C. STICKS

This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedwick County, Kansas this 29 day of OCTOBER, 1980.

Everett Patrick Chairman
EVERETT PATRICK

Tom Scott Commissioner
TOM SCOTT

Donald E. Gragg Commissioner
DONALD E. GRAGG

Attest: Dorothy K. White County Clerk
DOROTHY K. WHITE

Entered on transfer record this 29 day of OCTOBER, 1980.

Dorothy K. White County Clerk
DOROTHY K. WHITE

STATE OF KANSAS

COUNTY OF SEDGWICK

This is to certify that this instrument was filed for record in the Register of Deeds Office at 12:30PM o'clock on the 29TH day of OCTOBER, 1980.

Bette J. McCarr Register of Deeds
BETTE J. MCCARR

Pat Kettler County Clerk
PAT KETTLER

