

D-1253 - Karl Solomon grants a utility easement generally located north of Central and east of Edge-wood.

POSTED 10.22.84  
KS  
AS

ACTION

	DATE
S/D COMMITTEE	<u>10-25-84</u>
M.A.P.C.	<u>11-1-84</u>
R.C.C./B.C.C.	<u>11-13-84</u>

approved

approved

approved

closed

SSASB

DEDICATION REPORT AND PROGRESS

MAP No. 5848 B  
SEC. No. 13  
TWP. No. 27 S  
RANGE 1 E

CASE No. D - 1253

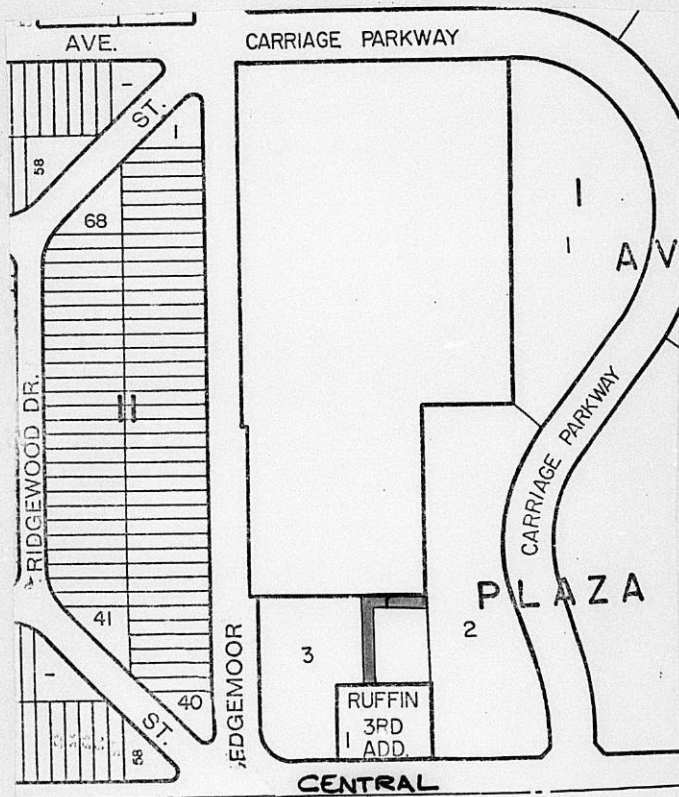
ASSOCIATED CASE NO. V-1294

I. OFFER TO DEDICATE: Utility Easement  
GENERALLY LOCATED: North of Central and east of Edgemoor.

LEGALLY DESCRIBED AS:

DEDICATED BY: Karl Solomon  
AGENT: Same  
ADDRESS: 5900 East Central, Wichita, 67208 PHONE \_\_\_\_\_  
PURPOSE OF DEDICATION:

II. SKETCH.



III. FILED 10-12-84  
POSTED TO ATLAS \_\_\_\_\_  
S/D COMM. ACTION 10-25-84  
M.A.P.C. ACTION approved 11-1-84

B.C.C. ACTION 11-13-84 approved  
PLACED ON RECORD \_\_\_\_\_  
CITY CLERKS NO. \_\_\_\_\_

MAPC CASE NO. D-1253

Dedication of utility easement.

Dedicated by: Karl Solomon

Generally located north of Central and east of Edgemoor.

This dedication is given for the following reason:

Requirement of vacation case - V-1294.

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

**BILL RECORDING FEE TO:**

Karl Solomon  
5900 E. Central  
Wichita, KS 67208

5848  
13  
27S  
1E

D-1253

EASEMENT

THIS EASEMENT made this 27th day of September, 1984,  
by and between KARL SOLOMON  
of the first part and the City of Wichita, of the second part.

WITNESSETH: That the said first party     , 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 said second party a perpetual right-of-way and easement for the purpose of constructing, maintaining and repairing sewer and all other public utilities, over, along and under the following described real estate situated in Sedgwick County, Kansas, to wit:

A 20 foot utility easement over part of Lot 3, Block 1 in Central Avenue Plaza, an addition to Wichita, Sedgwick County, Kansas, being described as follows:

Beginning at the Northeast corner of Lot 3, Block 1 in Central Avenue Plaza Addition; thence West along the North line of said Lot 3, 66.00 feet to a point; thence South 20.00 feet to a point; thence East 66.00 feet to a point on the East line of said Lot 3; thence North 20.00 feet to the point of beginning.

*(See next page for second legal)*

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*Karl Solomon grants a utility easement.  
Generally located north of Central and east of  
Edgemoor. Assoc. V-1294*

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 such sewer and all other public utilities.

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

*x Karl Solomon*  
*by Walter J. Hickerson*  
*Power of Attorney*

STATE OF KANSAS) SS  
SEDGWICK COUNTY)

Personally appeared before me a notary public in and for the County and State aforesaid WALTER J. HICKERSON

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, Kansas, this 27th day of September, 1984.

*Walter J. Hickerson*  
Notary Public

My Appointment expires April 25, 1988

*Bill recording costs to:  
Karl Solomon  
5900 E. Central 67208*

EASEMENT

THIS EASEMENT made this 27th day of September, 19 84,

by and between KARL SOLOMON

of the first part and the City of Wichita, of the second part.

WITNESSETH: That the said first part y, 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 said second party a perpetual right-of-way and easement for the purpose of constructing, maintaining and repairing sewer and all other public utilities, over, along and under the following described real estate situated in Sedgwick County, Kansas, to wit:

A 20 foot utility easement over part of Lot 3, Block 1, in Central Avenue Plaza, an addition to Wichita, Sedgwick County, Kansas, being described as follows:

Beginning at a point on the North line of Lot 3, Block 1, in Central Avenue Plaza Addition, 66.00 feet West of the Northeast corner of said Lot 3; thence West along the North line of said Lot 3, 46.50 feet to a point; thence South parallel with the East line of said Lot 3, 157.35 feet to a point on the South line of said Lot 3; thence East along the South line of said Lot 3, 20.00 feet to a point; thence North parallel with the East line of said Lot 3, 137.38 feet to a point; thence East 26.50 feet to a point; thence North 20 feet to the point of beginning.

②  
↙

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 such sewer and all other public utilities.

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

Karl Solomon  
by Walter J. Hickerson  
Power of Attorney

STATE OF KANSAS) SS  
SEDGWICK COUNTY)

Personally appeared before me a notary public in and for the County and State aforesaid WALTER J. HICKERSON

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, Kansas, this 27th day of September, 1984 .

Walter J. Hickerson  
Notary Public

My Appointment expires April 25, 1988

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that I, the undersigned, KARL SOLOMON, of Wichita, Kansas, have made, constituted and appointed, and by these presents do make, constitute and appoint WALTER J. HICKERSON of Valley Center, Sedgwick County, Kansas, my true and lawful attorney-in-fact for me and in my name and stead, and to my use, to:

Receive any and all income payable or due me and in my name, place and stead, to endorse same and deposit same in my checking or savings accounts to the same extent that I would do so personally;

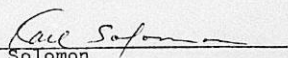
Draw checks on my accounts in any bank in which I have an interest, endorse checks, promissory notes, drafts and bills of exchange for collection or deposit; and to waive demand notice and notices of protest of all such writings, or to collect all monies and retain and invest in savings accounts or in such other manner as may be determined by my attorney-in-fact any sums not required for my support, maintenance and payment of bills, including the right to invest and reinvest any surplus funds from time to time in savings accounts, certificates of deposit, government bonds or other forms of investment;

Sell, transfer and assign any securities which I own, and shares of stock issued in my name, and to collect and receive cash dividends on such securities and shares; and to endorse the dividend checks and deposit same to my checking or savings accounts;

Draw checks or monies from time to time and to use same for the payment of my bills for my care, support and maintenance.

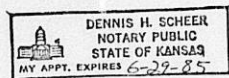
I hereby give unto my said attorney-in-fact full authority and power to do everything whatsoever requisite or necessary to be done in the premises as fully as I would or might do if personally present, with full power of substitution and revocation, hereby confirming and ratifying all that my said attorney-in-fact shall lawfully do or cause to be done hereunder.

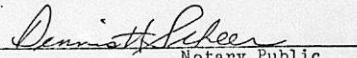
Executed this 10th day of August, 1984.

  
Karl Solomon

STATE OF KANSAS, COUNTY OF SEDGWICK, ss:

The foregoing instrument was acknowledged before me this 10th day of August, 1984, by KARL SOLOMON.



  
Notary Public

( S E A L )

My Appointment Expires:

June 29, 1985