

D-1329 - The Pines Associates grant utility easement generally located at the southwest corner of 21st St. and Tyler.

POSTED 10-4-85
KB
of CB

ACTION

COMMITTEE	DATE
appr.	10/10/85
M.A.P.C.	appr. 10/17/85
B.C.C./B.C.C.	appr. 10/29/85

DEDICATION REPORT AND PROGRESS

MAP NO. 4849 A
SEC. NO. 8
TWP. NO. 27S
RANGE 1W

CASE NO.: D-1329

ASSOCIATED CASE: _____

- 1. OFFER TO DEDICATE: Utility easement
- GENERALLY LOCATED: At the southwest corner of 21st Street and Tyler.

LEGALLY DESCRIBED AS:

See File.

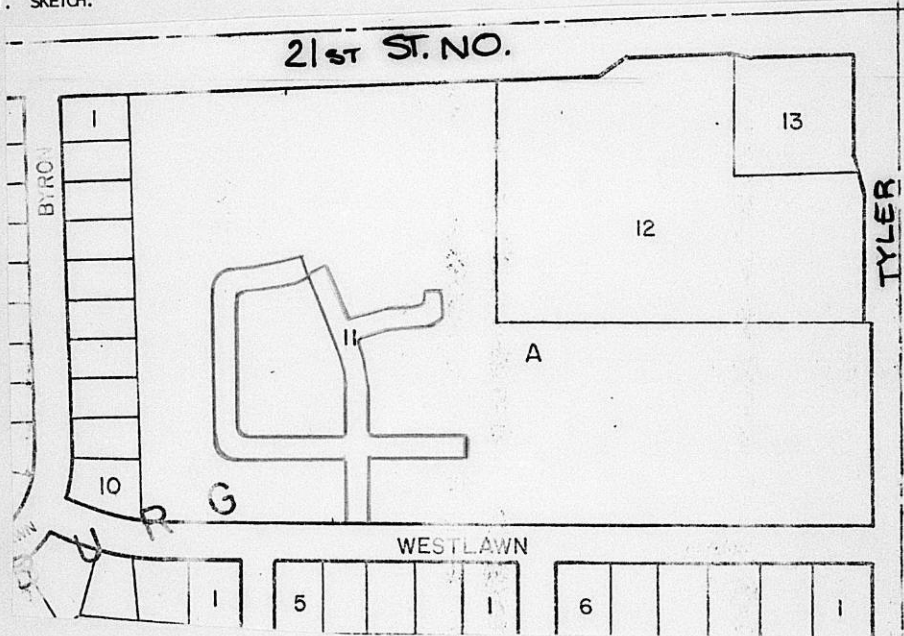
DEDICATED BY: The Pines Associates

ADDRESS: _____ PHONE _____

PURPOSE OF DEDICATION:

In connection with City project 448 76245 88034 000 000 001.

II. SKETCH.



III. FILED 9/27/85
 POSTED TO ATLAS
 S/D COMM. ACTION 10/10/85 *appr.*
 M.A.P.C. ACTION 10/17/85 *appr.*

B.C.C. ACTION 10/29/85 *Approved*
 PLACED ON RECORD
 CITY CLERKS NO. _____

PLANNING AGENDA

Date: October 29, 1985

MAPC CASE NO.: D-1329

Dedication of utility easement.

Dedicated by: The Pines Associates

Generally located: At the southwest corner of 21st Street and Tyler.

This dedication is given for the following reason:

In connection with City project
No. 448 76 245 88034 000 000 001,
located at Jamesburg Park Patio
Homes, Phase 3 and 4.

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

BILL RECORDING FEE TO:

448-76-245-88034-000-000-001

EASEMENT

THIS EASEMENT made this 12th day of SEPTEMBER,
1985, by and between The Pines Associates
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, does 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:

See Page 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.

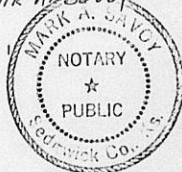
The Pines Associates
Leonard E. Marotte

STATE OF KANSAS)
SEDGWICK COUNTY) SS

Be it remembered that on this 12th day of September,
1985, before me, a notary public in and for said County and State,
came The Pines Associates by Leonard E. Marotte
to me personally known to be the same person(s) who executed the
foregoing instrument of writing and duly acknowledged the execution
of same. In testimony whereof I have hereunto set my hand and af-
fixed my notarial seal the day and year above written.

SEAL

Mark A. Savoy
Notary Public
Mark A. Savoy



My Commission expires: 12 May 1988

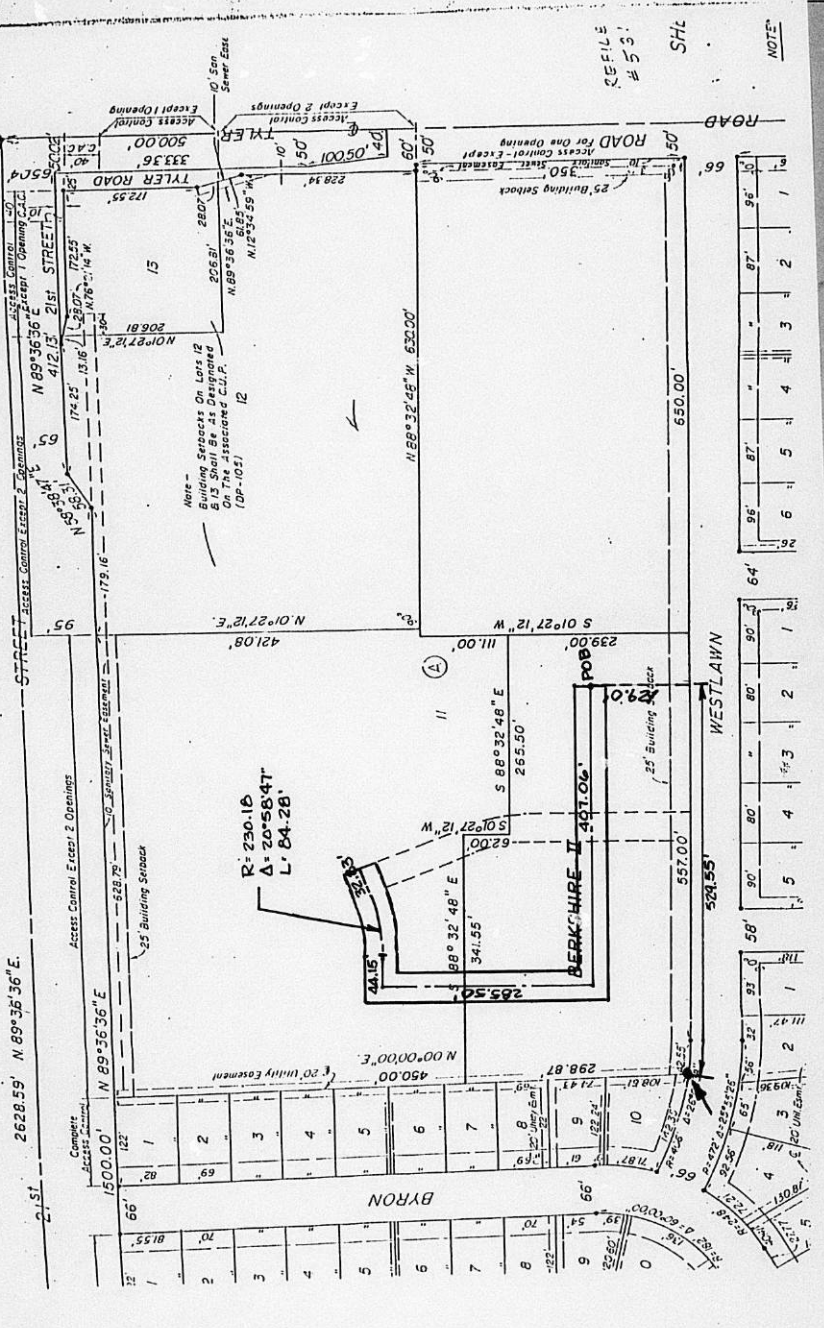
The Pines Associates

A strip of land 40 feet in width lying 20 feet on each side of the following described center line: Commencing at a point on the north line of Lot 11, Block A, Jamesburg Park, an Addition to Wichita, Sedgwick County, Kansas, said point being 275.77 feet east of the N.W. Corner thereof; thence southerly, parallel with the east line of said Lot 11, 221.19 feet to the P.C. of a curve to the left with a radius of 200 feet and a central angle of $20^{\circ}58'47''$; thence southeasterly, along said curve, 73.23 feet to the P.T. of said curve; thence southeasterly, tangent to said curve, 42 feet to the point of beginning; thence continuing along the aforementioned line, 120.89 feet to the P.C. of a curve to the right with a radius of 200 feet and a central angle of $20^{\circ}58'47''$; thence southeasterly, along said curve, 73.23 feet to the P.T. of said curve; thence southerly, parallel with the east line of said Lot 11, 243.23 feet to a point on the south line of said Lot 11, said point being 341.55 feet east of the S.W. Corner of said Lot 11.

Also a strip of land 40 feet in width lying 20 feet on each side of the following described center line: Commencing at the S.W. Corner of said Lot 11; thence easterly, along the south line of said Lot 11, 529.55 feet; thence northerly, parallel with the east line of said Lot 11, 129 feet to the point of beginning; thence westerly, parallel with the south line of said Lot 11, 407.06 feet; thence northerly, parallel with the east line of said Lot 11, 285.50 feet; thence easterly, parallel with the south line of said Lot 11, 44.15 feet to the P.C. of a curve to the left with a radius of 230.18 feet and a central angle of $20^{\circ}58'47''$; thence northeasterly, along said curve, 84.28 feet to the P.T. of said curve; thence northeasterly, tangent to said curve, 32.83 feet to the end point.

Also a strip of land 40 feet in width lying 20 feet on each side of the following described center line: Commencing at a point on the south line of said Lot 11, said point being 341.55 feet east of the S.W. Corner thereof; thence northerly, parallel with the east line of said Lot 11, 243.23 feet to the P.C. of a curve to the left with a radius of 200 feet and a central angle of $20^{\circ}58'47''$; thence northwesterly, along said curve 73.23 feet to the P.T. of said curve; thence northwesterly, tangent to said curve, 10.17 feet to the point of beginning; thence northwesterly, with a deflection angle to the right of 90° , 39.22 feet to the P.C. of a curve to the right with a radius of 100 feet and a central angle of $20^{\circ}58'47''$; thence northeasterly, along said curve, 36.62 feet to the P.T. of said curve; thence easterly, parallel with the south line of said Lot 11, 82.49 feet; thence northerly, parallel with the east line of said Lot 11, with a strip of land 32 feet in width, lying 12 feet on the west side and 20 feet on the east side, 31.50 feet to the end point.

N.E. Cor. Sec. 8, T27S, R1W



2628.59' N 89°36'36" E.

1500.00' N 89°36'36" E

421.08' N 01°27'12" W

650.00'

520.55'

557.00'

298.87'

214.1'

111.00'

239.00'

265.50'

437.00'

206.81'

172.25'

333.36'

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REFILE # 531

SITE

NOTE

THE CITY OF WICHITA

OFFICE OF MAPD - Design Division

DATE September 19, 1985

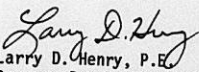
TO Forrest Nagley, Senior Planner

FROM Larry D. Henry, Program Development Engineer

SUBJECT Jamesburg Park Patio Homes
Phase 3 & 4
448 76 245 88034 000 000 001

Attached is a utility easement received in connection with the subject project.

Please place the attached instrument on the agenda for Subdivision Committee consideration. Upon approval by the City Commission, I would appreciate a copy of the recorded instrument for our files.


Larry D. Henry, P.E.
Program Development Engineer

/JLL:ms
/04/13
Attachment

RECEIVED

SEP 24 1985

METROPOLITAN PLANNING

ROUTE _____

49A

8
275
100

The Pines Associates
grants utility easement
generally located at
the southwest
corner of 21st Street
and Tyler.

For recording costs bill:

448 76 245 88034 200 000

For s/d 10-10-85 001