

ACTION

S/D COMMITTEE Appr. 11/2/85  
M.A.P.C. Accept 11/14/85  
B.C.C./B.C.C.C. Accept 11/26/85

57A1 A&D

D-1334 - Wichita Cottage Group grants utility easements located in an area south of 47th St. South on both sides of Clifton.

POSTED 10-28-85 *KX*  
*ok*

ACTION

S/D COMMITTEE — Appr. — 11/2/85  
M.A.P.C. — Accept — 11/11/85  
B.C.C./B.G.O.C. — Accept — 1/26/85

5741 A-D

MAP NO. 5741D & <sup>5741</sup>5641A  
 SEC. NO. 23 & 22  
 TWP. NO. 28S & 28S  
 RANGE 1E & 1E

DEDICATION REPORT AND PROGRESS

CASE NO.: D-1334

ASSOCIATED CASE: L/S 0661

1. OFFER TO DEDICATE: Utility easements  
 GENERALLY LOCATED: In an area south of 47th Street South on both sides of Clifton.

LEGALLY DESCRIBED AS:

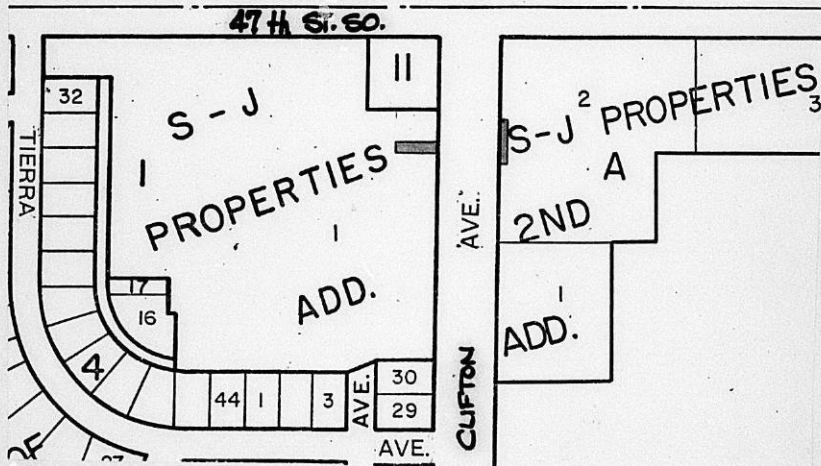
Commencing at the easternmost northeast corner of Lot 1, Block 1, S-J Properties Addition to Sedgwick County, Kansas, said corner being 175 feet south and 50 feet west of the northeast corner of the west 1/2 of the northwest 1/4 of Section 23, Township 28-S, R1E of the 6th P.M.; thence S0°08'15" West along the east line of said Lot 1, 76.5 feet for a place of beginning; thence N90°00' West, 78.2 feet; thence S0°08'15" West, 20 feet; thence S90°00' East, 78.2 feet; thence N0°08'15" East, 20 feet to the place of beginning.

DEDICATED BY: Wichita Cottage Group  
*and also*

ADDRESS: \_\_\_\_\_ PHONE \_\_\_\_\_  
 PURPOSE OF DEDICATION: \_\_\_\_\_

In connection with associated case L/S-0661.

II. SKETCH.



III. FILED 10/16/85  
 POSTED TO ATLAS  
 S/D COMM. ACTION 11/7/85 *Appr*  
 M.A.P.C. ACTION 11/14/85 *Approved*

B.C.C. ACTION 11/24/85 *Accept*  
 PLACED ON RECORD  
 CITY CLERKS NO. \_\_\_\_\_

PLANNING AGENDA

Date: November 26, 1985

MAPC CASE NO.: D-1334

Dedication of utility easements.

Dedicated by: Wichita Cottage Group

Generally located: In an area south of 47th Street South on both sides  
of Clifton.

This dedication is given for the following reason:

In connection with associated lot split No. L/S-0661.

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

**BILL RECORDING FEE TO:**

Ralph R. Hamilton  
Kwik Shop, Inc.  
250 North Rock Road, Suite 234  
Wichita, KS 67206

C/U: 1763/M

5741D 5641A  
23 22/2221E assoc. case:  
285 Wichita Cottage Group L/S 0661  
1E D1334

grant utility easements  
generally located in an  
area south of 47<sup>th</sup> St. Se  
on both sides of Clifton.

Bill recording to:

Ralph R. Hamilton, Kwik Shop, Inc  
250 N. Reak Rd, Suite 234 67206

For S/D 11-7-85

EASEMENT

THIS EASEMENT made this \_\_\_\_\_ day of \_\_\_\_\_ October \_\_\_\_\_, 19 85, by and between Wichita Cottage Group a Kansas Partnership 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:

Commencing at the easternmost N.E. Corner of Lot 1, Block 1, S-J Properties Addition to Sedgwick County, Kansas, said corner being 175 feet south and 50 feet west of the N.E. Corner of the NW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Sec. 23, Twp. 28-S, R-1-E of the 6th P.M.; thence S 0 $^{\circ}$ 00'15" W along the east line of said Lot 1, 76.5 feet for a place of beginning; thence N 90 $^{\circ}$ 00' W, 78.2 feet; thence S 0 $^{\circ}$ 08'15" W, 20 feet; thence S 90 $^{\circ}$ 00' E, 78.2 feet; thence N 0 $^{\circ}$ 08'15" E, 20 feet to the place of beginning,

and also

The west 10 feet of the south 81.5 feet of the north 221.5 feet of Lot 2, Block A, S-J Properties 2nd Addition to Sedgwick County, Kansas,

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.

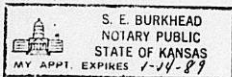
IN WITNESS WHEREOF: The said first party has signed these presents the day and year first written.

Wichita Cottage Group by Rick D. Wayland  
a Kansas Partnership Rick D. Wayland, Partner

STATE OF KANSAS)  
SEDGWICK COUNTY) SS

Be it remembered that on this 16<sup>th</sup> day of October, 1985, before me, a notary public in and for said County and State, came Rick D. Wayland 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 affixed my notarial seal the day and year above written.

SEAL



J. E. Burkhead  
Notary Public

My Commission expires: January 14, 1989



**BAUGHMAN COMPANY, P.A.**  
 SURVEYING & ENGINEERING  
 316/262-7271 • .330 LAURA • WICHITA, KANSAS 67211

## LOT SPLIT

The north 150 feet of the west 150 feet of Lot 2, Block A, S-J Properties 2nd Addition to Sedgwick County, Kansas.

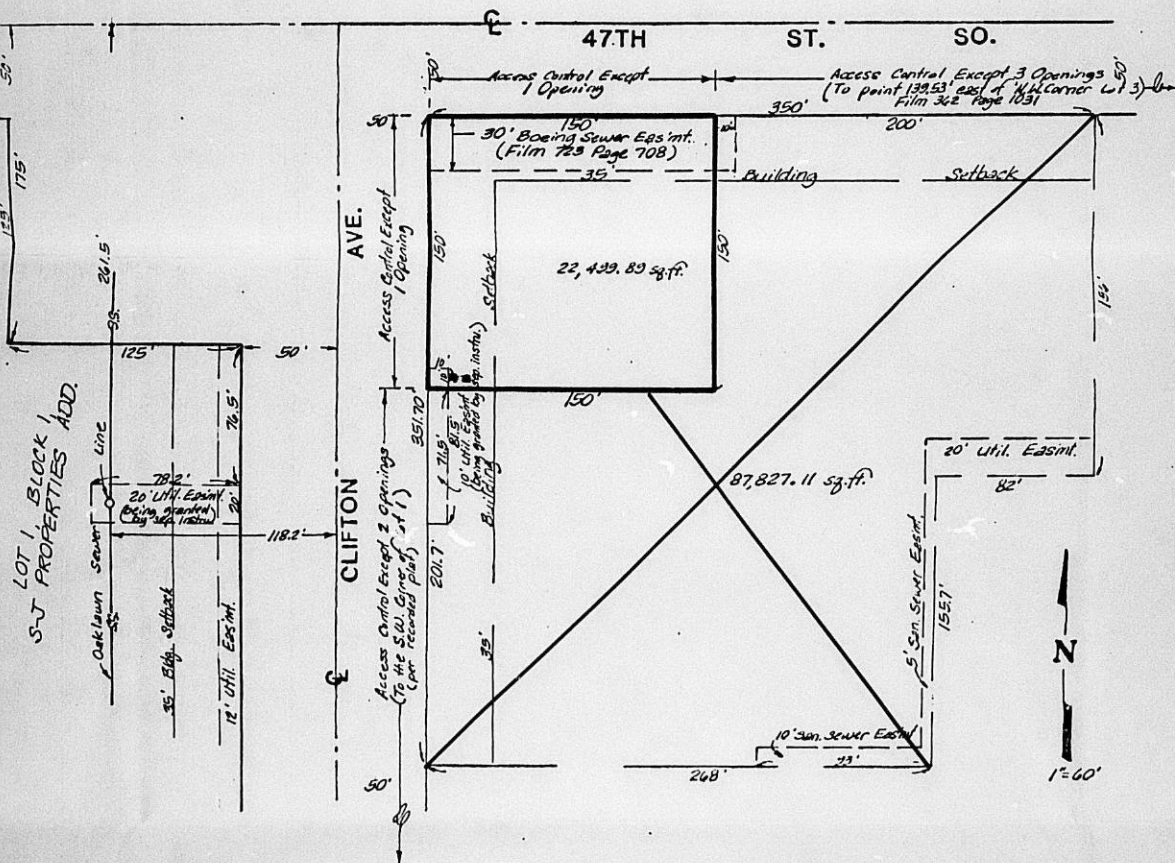
APPROVED 10.16.85  
 EXTRA COPY

City of Wichita)  
 Sedgwick County) ss L/S No. \_\_\_\_\_  
 State of Kansas) Copy \_\_\_\_\_ of 4

I, Jack H. Galbraith, Chief Planner, Wichita - Sedgwick County Metropolitan Area Planning Department, do hereby certify that under the Authority granted in the Subdivision Rules and Regulations that the lot split to which this stamp is affixed has been approved.

Given under my hand and seal, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

Jack H. Galbraith



LOT SPILT  
 The north 150 feet of the west 150 feet of  
 Lot 2, Block A, S-J Properties 2nd Addition  
 to Sedgwick County, Kansas.

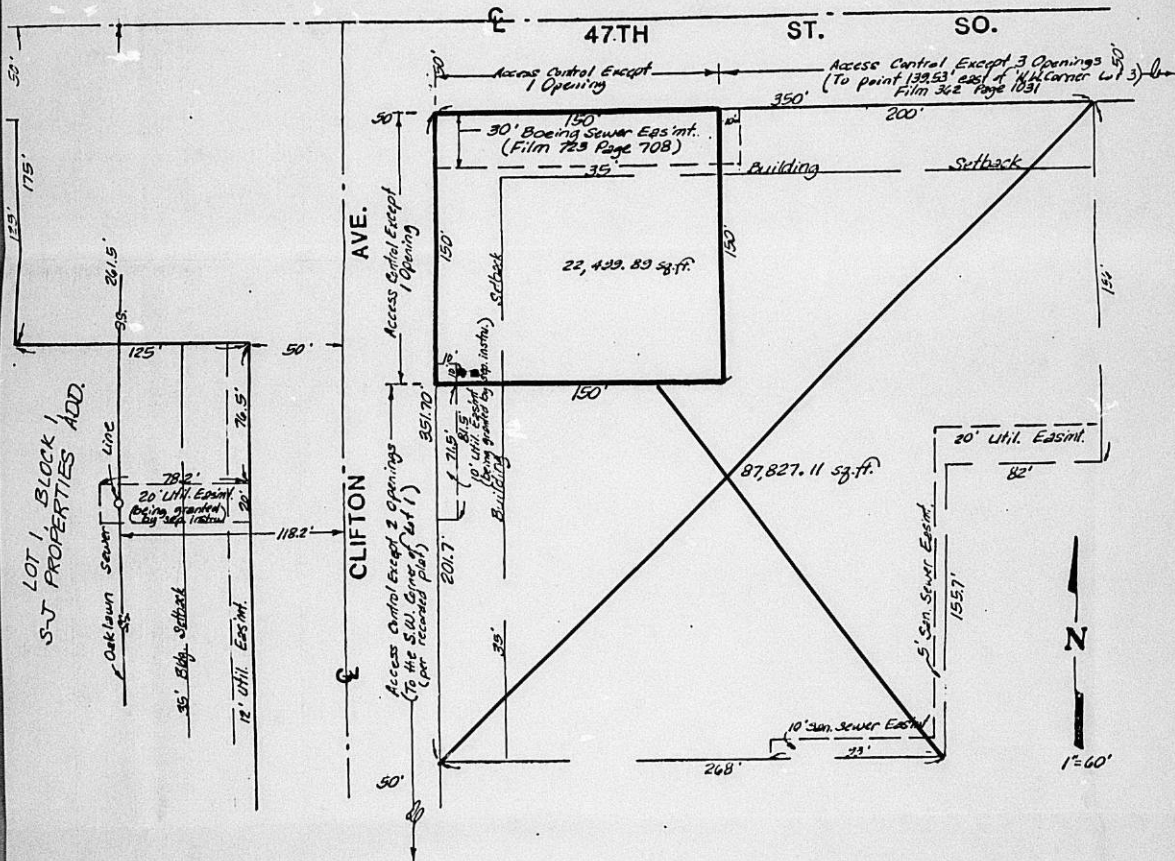
APPROVED 10.16.85  
 EXTRA COPY

City of Wichita)  
 Sedgwick County) ss LJS No. \_\_\_\_\_  
 State of Kansas) Copy \_\_\_\_\_ of 4

I, Jack H. Galbraith, Chief Planner, Wichita - Sedgwick County  
 Metropolitan Area Planning Department, do hereby certify that  
 under the Authority granted in the Subdivision Rules and  
 Regulations that the lot split to which this stamp is affixed has  
 been approved.

Given under my hand and seal, this \_\_\_\_\_ day of  
 \_\_\_\_\_, 19\_\_\_\_.

Jack H. Galbraith



Revised 10-9-85  
 9-16-85