

D-1343 - Wm. L. Oliver grants utility
easement north of 37th St. No. on both
sides of Rushwood.

0295

POSTED 12-20-85 KCB
OK AB

ACTION

| S/D COMMITTEE | DATE |
|--------------------------|---------|
| approved | 1/2/86 |
| M.A.P.C. Approved | 1/9/86 |
| B.C.C./B.C.C.C. Approved | 1-21-86 |

0285

DEDICATION REPORT AND PROGRESS

MAP NO. 5952 C
 SEC. NO. 30
 TWP. NO. 26S
 RANGE 2E

CASE NO.: D-1343

ASSOCIATED CASE: _____

1. OFFER TO DEDICATE: Utility easement
 GENERALLY LOCATED: North of 37th Street North on both sides of Rushwood.

LEGALLY DESCRIBED AS:

The south 20 feet of Lots 1 and 33, Block 1, Teal Cove, and addition to Wichita, Sedgwick County, Kansas, except the east 125 Feet of Lot 33, Block 1 and that portion platted as Floodway.

AND ALSO:

A 20-foot wide strip of land located 10 feet on either side of a line described as follows: Commencing at the southeast corner of Lot 33, Block 1 of said addition S 88°53'40" W, 135 feet to the point of beginning; thence N 00° 47'00" E, 449.31 feet; thence N 41°56'15" W, 160 feet to the point of termination.

AND ALSO:

The north 20 feet of Lots 11 thru 14, inclusive, Block 1, Teal Cove, an addition to Wichita, Sedgwick County, Kansas, except the east 125 feet thereof.

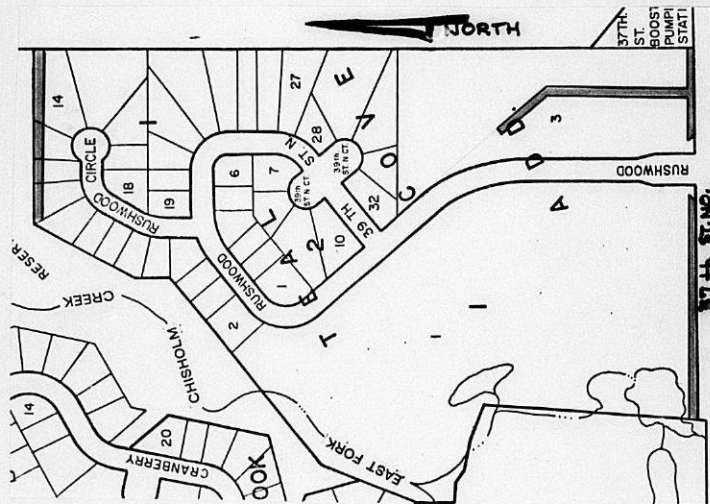
DEDICATED BY: William L. Oliver

ADDRESS: _____ PHONE _____

PURPOSE OF DEDICATION:

In connection with City project for Lateral 17, Main 9, S.S. #23.
 Project No.: 468 76 245 81473 000 000 001.

II. SKETCH.



III. FILED 12/13/85
 POSTED TO ATLAS _____
 S/D COMM. ACTION 1/2/86 *appr.*
 M.A.P.C. ACTION 1/9/86 *appr.*

B.C.C. ACTION 1-21-86 *Approved*
 PLACED ON RECORD _____
 CITY CLERKS NO. _____

Planning Agenda Item # _____

City of Wichita
City Commission Meeting
January 21, 1986

Agenda Report # _____

TO: Mayor and City Commissioners

SUBJECT: D-1343 - DEDICATION OF UTILITY EASEMENT, LOCATED NORTH
OF 37TH STREET NORTH ON BOTH SIDES OF RUSHWOOD.

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning & Zoning

MAPC Recommendation: Accept the dedication.

Background: William L. Oliver is dedicating this utility easement for the purpose
of extending sanitary sewer. (City Project No. 468 76 245 81473 000 000 001.)

The dedication has been reviewed and approved by the Planning Commission.

Financial Considerations: Bill the recording costs to: 468 76 245 81473 000 000 001.

Recommendations/Actions: Accept the dedication and record document.

William L. Oliver grants
utility easement generally
located north of 37th Street
North on both sides of
Rushwood.

5952 C

30

265

2E.

D-1343

Bill recorded to:

Lateral 17, Main 9, S.S. #23

468-76-245-81473-000-000-001

For 1/2/86 SID Comm. Mtg.

Lot 17, Main 9, 55th 25
#68-76-81A73 -001

EASEMENT

THIS EASEMENT made this 22nd day of November, 1985, by and between William L. Oliver 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 their UTILITY over, along and under the following described real estate situated in Sedgwick County, Kansas, to wit:

The south 20.00 feet of Lots 1 and 33, Block 1, Teal Cove, an addition to Wichita, Sedgwick County, Kansas, except the east 125.00 feet of Lot 33, Block 1 and that portion platted as Floodway.

AND ALSO:

A 20.00 foot wide strip of land located 10.00 feet on either side of a line described as follows: Commencing at the southeast corner of Lot 33, Block 1 of said addition S 88° 53' 40" W, 135.00 feet to the point of beginning; thence N 00° 47' 00" E, 449.31 feet; thence N 41° 56' 15" W, 160.00 feet to the point of termination.

AND ALSO:

The north 20.00 feet of Lots 11 through 14 inclusive Block 1, Teal Cove, an addition to Wichita, Sedgwick County, Kansas, except the east 125.00 feet thereof.

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 UTILITY.

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

By: William L. Oliver
William L. Oliver

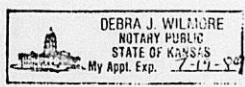
STATE OF KANSAS
ss:
SEDGWICK COUNTY

Personally appeared before me a notary public in and for the County and State aforesaid came William L. Oliver 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 this 22nd day of November, 1985.

Debra J. Willmore
Notary Public
Debra J. Willmore

My Appointment Expires: _____



THE CITY OF WICHITA
OFFICE OF MAPD- Design Division

DATE December 3, 1985


TO Forrest Nagley, Senior Planner

FROM Mike Lindebak, City Engineer/Acting Director of Planning

SUBJECT Lateral 17, Main 9, S.S. #23
468 76 245 81473 000 000 001

Attached is an 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 file.


Mike Lindebak, P.E.
City Engineer/
Acting Director of Planning

/JLL:ms
/02/16
Attachment

Need graphic to aid posting.

RECEIVED

DEC 04 1985

METROPOLITAN PLANNING

ROUTE

I, Michael D. Harding, a Civil Engineer in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "TEAL COVE", an addition to Wichita, Sedgwick County, Kansas, into Lots, Blocks, Streets, Reserves and a Floodway, the same being accurately set forth in the accompanying plat and described herein:

A tract of land lying within the southwest quarter of Section 30, Township 26 South, Range 2 east of the 6th Principal Meridian, more particularly described as follows:

Beginning at the intersection of the east line of said southwest quarter and the north line of 37th Street North, said point being 50.00 feet north of the south line of said southwest quarter section; thence westerly along said north line bearing bearing S 88° 53' 40" W, 1068.76 feet; thence N 03° 17' 55" E, 624.98 feet; thence N 69° 30' 20" W, 105.00 feet; thence N 79° 45' 20" W, 100.00 feet; thence N 58° 56' 20" W, 30.00 feet; thence N 87° 21' 20" W, 71.22 feet to the southeast corner of reserve "B", "Northbrook", an addition to Wichita, Sedgwick County, Kansas; thence northerly along the east line of said addition bearing N 00° 47' 00" W, 100.18 feet; thence N 20° 23' 00" E, 295.23 feet; thence N 49° 13' 00" E, 715.00 feet; thence N 00° 47' 00" W, 100.00 feet; thence N 29° 13' 00" E, 315.00 feet; thence N 89° 13' 00" E, 505.00 feet to a point on the east line of said southwest quarter section; thence southerly along said east line bearing S 00° 47' 00" E, 1902.58 feet to the point of beginning containing 43.00 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 May, 1985.

Michael D. Harding
 Michael D. Harding
 Mid-Kansas Engineering Consultants, P.A.
 3500 N. Rock Road, Bldg. 800
 Wichita, KS 67226



Know all men by these presents that we the undersigned property owners of the land as above set forth in the Civil Engineers Certificate, have caused the same to be surveyed and platted into lots, blocks, streets, reserves and a floodway, the same to be known as "TEAL COVE" an addition to Wichita, Sedgwick County, Kansas. Reserves "A" and "B" are being platted for construction and maintenance of public utilities, landscaping, irrigation, walls, entry signs, entrance structures, and drainage. The floodway shall be the responsibility of the owners of Lot 1, Block 1 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 building 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 from the City Engineers office. Minimum pad elevation on Lots 1 thru 14 inclusive, of Block 1 shall be as indicated on the face of the plat. Reserves "A" and "B" shall be owned and maintained by the owners of Lot 1, Block 1, and Lot 33, Block 1, respectively. Easements for the construction and maintenance of public utilities are hereby granted as indicated. All abutters rights of access to or from 37th Street North over and across the south line of "TEAL COVE", is hereby granted to the City of Wichita. Building setbacks shall be in accordance with the Northbrook Community Unit Plan (D.P. - 119) on file in the Wichita, Sedgwick County, Metropolitan Area Planning Department office. The dedication along the east line of the plat is contingent on the need for additional street right-of-way for the Northeast Circumferential project.

Mary Lynn Oliver

Mary Lynn Oliver

William L. Oliver Jr.

William L. Oliver Jr.

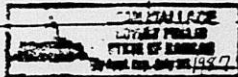
STATE OF KANSAS
 COUNTY OF SEDGWICK

SS:

Be it remembered that on this 7th day of May, 1985, before me, a Notary Public in and for said State and County, came William L. Oliver Jr. and Mary Lynn Oliver to me personally known to be the same persons 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.

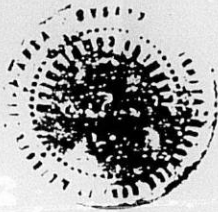
Jan Wallace, Notary Public

My Appointment Expires: _____



20.00

M-2 5-33



FINAL

TEAL

AN ADDITION TO WICHITA

This plat of "Teal Cove" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 15th day of November, 1984.

Wichita-Sedgwick County Metropolitan Area Planning Commission

William J. Goebel VICE CHAIRMAN
WILLIAM J. GOEBEL

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 28th day of MAY, 1985.



Robert C. Brown Mayor
ROBERT C. BROWN

Donald C. Gissick City Clerk
DONALD C. GISSICK

Entered on transfer record this 11 day of June, 1985.

Don Wright County Clerk
DON WRIGHT



#751236

STATE OF KANSAS
SS:
COUNTY OF SEDGWICK

This is to certify that this instrument was filed for record in the Register of Deeds Office at 4:30 PM, ON THE 12th day of JUNE, 1985.

Pat Lottler Register of Deeds
PAT LOTTLER

William J. Goebel VICE CHAIRMAN
WILLIAM J. GOEBEL

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 25th day of MAY, 1985.



Robert C. Brown Mayor
Robert C. Brown

Donald C. Gissick City Clerk
Donald C. Gissick

Entered on transfer record this 11 day of June, 1985.

Don Wright County Clerk
Don Wright



#751236

STATE OF KANSAS
SS:
COUNTY OF SEDGWICK

This is to certify that this instrument was filed for record in the Register of Deeds Office at 4:30 PM, ON THE 12th day of JUNE, 1985.

Pat Kettler Register of Deeds
Pat Kettler

Ed Resa Deputy
Ed Resa

We, the Mid-Kansas Federal Savings and Loan Association, Wichita, Kansas, mortgagees on the above described property do hereby consent to the plat of "TEAL COVE".

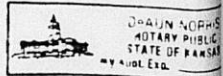
Mid-Kansas Federal Savings and Loan Association

By: *Max L. Herzet*
Max L. Herzet, Senior Vice-president

STATE OF KANSAS
SS:
COUNTY OF SEDGWICK

Be it remembered that on this 7th day of March, 1985, before me, a Notary Public in and for said State and County, came Max L. Herzet, Senior Vice-president, on behalf of Mid-Kansas Federal Savings and Loan Association, 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.

Debra M. Harris Notary Public
My Appointment Expires: 4-14-87



8/8

PLAT OF

COVE

TA, SEDGWICK COUNTY, KANSAS



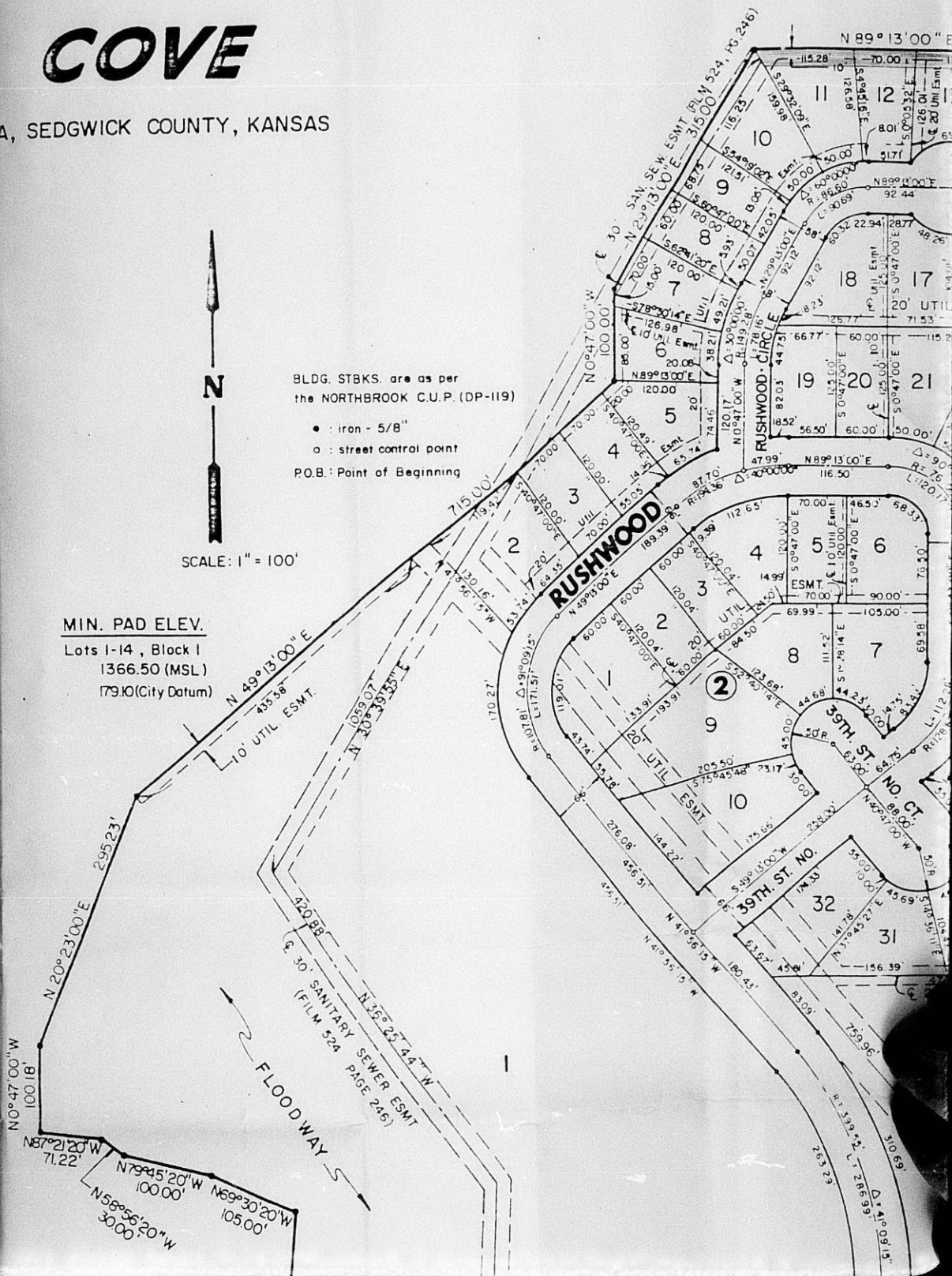
SCALE: 1" = 100'

BLDG. STBKS. are as per
the NORTHBROOK C.U.P. (DP-119)

- : Iron - 5/8"
 - : street control point
- P.O.B.: Point of Beginning

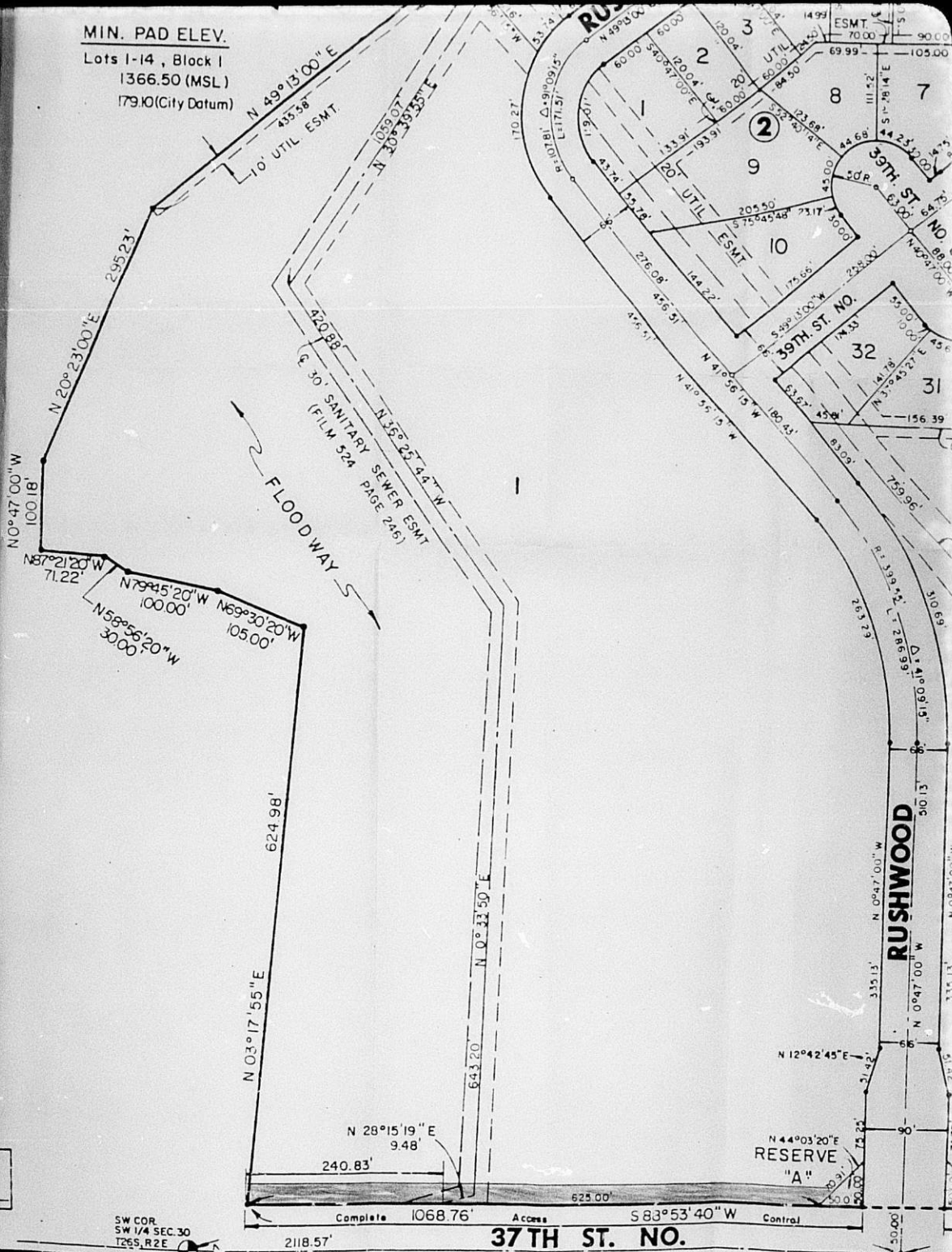
MIN. PAD ELEV.

Lots 1-14, Block 1
1366.50 (MSL)
179.10 (City Datum)



MIN. PAD ELEV.

Lots 1-14, Block I
1366.50 (MSL)
179.10 (City Datum)



PLS
LIC
NSAS

SW COR
SW 1/4 SEC. 30
T26S, R2E

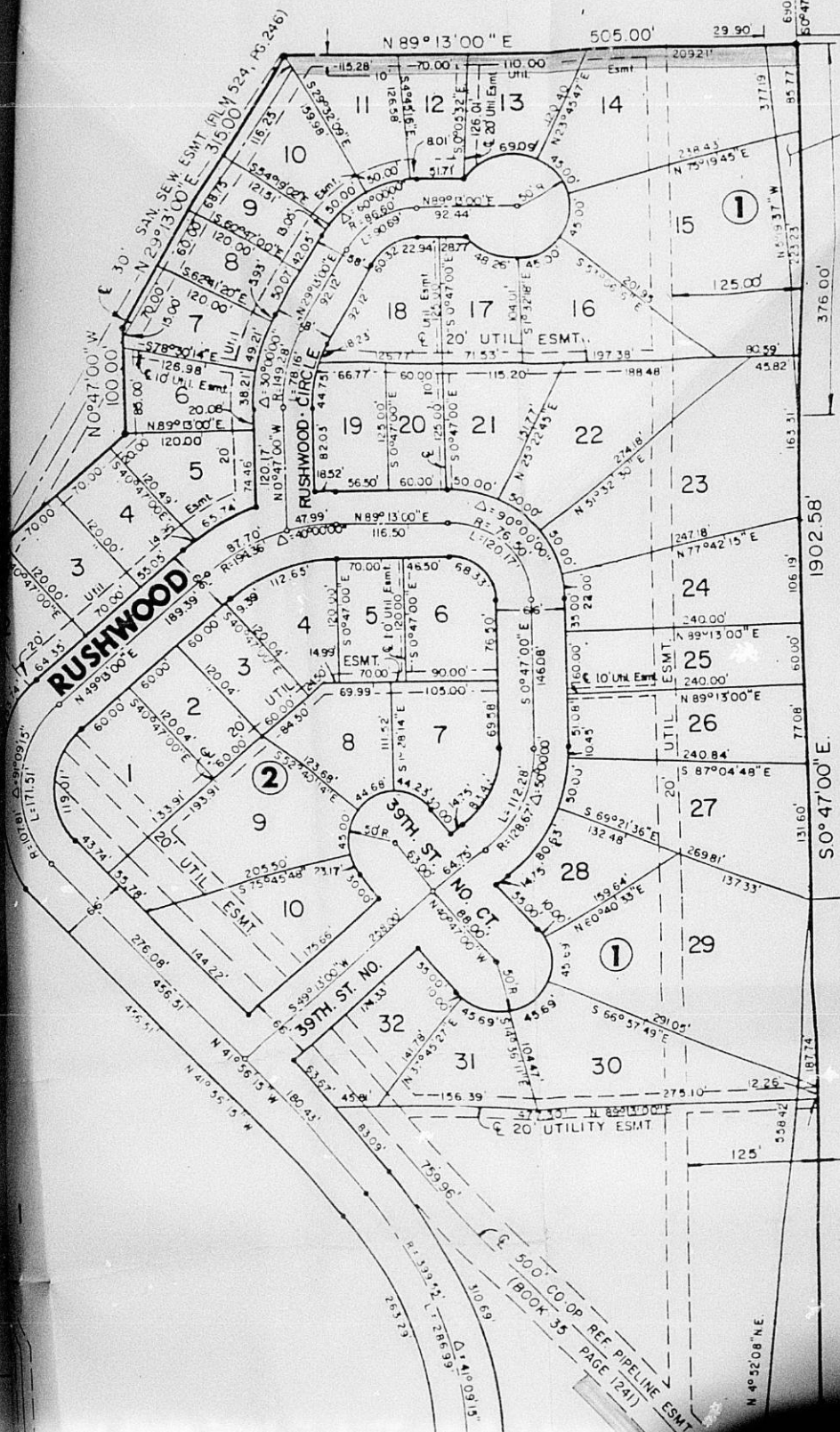
Complete 1068.76' Access 625.00' Control 2118.57'
583' 53' 40" W
39TH ST. NO.

N 44° 03' 20" E
RESERVE
"A"

RUSHWOOD

87-5 T-11

CENTER SEC. 30
T. 26 S., R. 2 E.

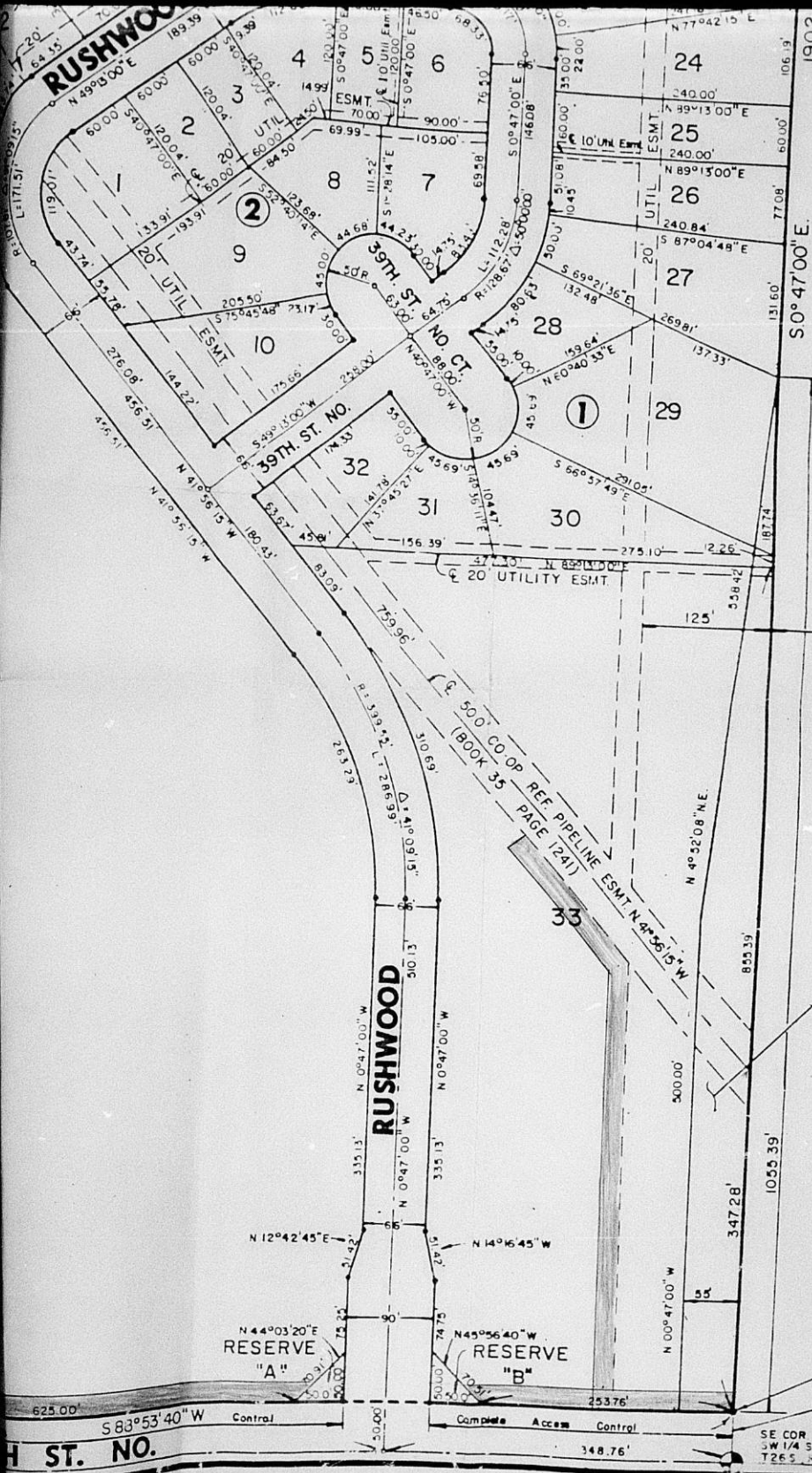


Contingent dedication

KG & E ESMT.
granted in Book Misc. 454
Page 416, and confined on
Film 548, Page 932

500' CO-OP REF. PIPELINE ESMT.
(BOOK 35 PAGE 1241)

N 49° 32' 08\"/>



KG 6 E ESMT
 granted in Book Misc. 454
 Page 416, and confined on
 Film 548, Page 932.

Contingent dedication

RESERVE
 "A"

RESERVE
 "B"

PCB
 N 00° 47' 00" W
 50.00

SE COR
 SW 1/4 SEC 30
 T26S R2E

8
 8