

POSTED 4-14-86 KCS  
-1/3B

ACTION

|     | COMMITTEE        | DATE    |
|-----|------------------|---------|
| s/b | approved         | 4/24/86 |
|     | M.A.P.C.         | 5/1/86  |
|     | B.C.C./B.C.C. C. | 5-13-86 |

D-1363 - Scott Stuckey, et al dedicates  
STREET right-of-way, located north of  
47th St. and east of Hydraulic.

MAP NO. 5642 C  
SEC. NO. 15  
TWP. NO. 28S  
RANGE 1E

DEDICATION REPORT AND PROGRESS

CASE NO.: D-1363

ASSOCIATED CASE:

1. OFFER TO DEDICATE: Street right-of-way.  
GENERALLY LOCATED: North of 47th Street and east of Hydraulic.

LEGALLY DESCRIBED AS:

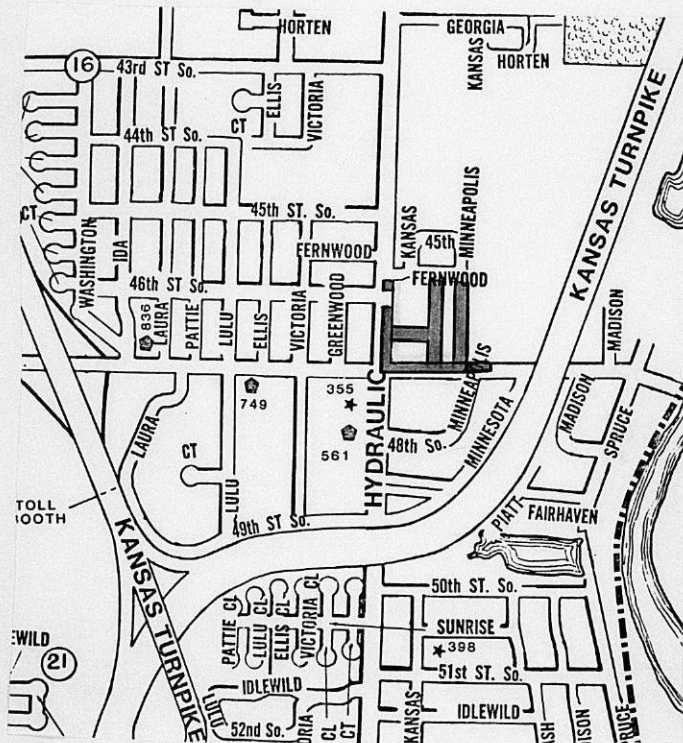
See application.

DEDICATED BY: Scott Stuckey

PURPOSE OF DEDICATION:

In connection with City street improvement project No. 472 76 245 81399 000 000 001.

II. SKETCH.



III. FILED 4/11/86  
POSTED TO ATLAS  
S/D COMM. ACTION 4/24/86 *approved*  
M.A.P.C. ACTION 5/1/86 *approved*

B.C.C. ACTION 5-13-86 *Approved*  
PLACED ON RECORD  
CITY CLERKS NO.

Planning Agenda Item # \_\_\_\_\_

City of Wichita  
City Commission Meeting  
May 13, 1986

Agenda Report # \_\_\_\_\_

TO: Mayor and City Commissioners

SUBJECT: D-1363 - DEDICATION OF STREET RIGHT-OF-WAY, GENERALLY  
LOCATED NORTH OF 47TH STREET SOUTH AND EAST OF HYDRAULIC.

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

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MAPC Recommendation: Accept the dedication.

Background: Scott Stuckey is dedicating a portion of this street right-of-way for City street improvement project No. 472 76 245 81399 000 000 001.

Financial Considerations: Bill the recording costs to: 472 76 245 81399 000 000 001.

Recommendations/Actions: Accept the dedication and record document.

2731/M

April 28, 1986

Mr. Scott Stuckey  
4805 S. Minneapolis  
Wichita, KS

Re: D-1363 - Dedication of street right-of-way in  
the area of Hydraulic and 47th Street South.

Dear Mr. Stuckey:

At the April 24th, 1986 meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, the above-referenced dedication case was considered. The action of the Committee was to recommend acceptance of the dedication subject to the following:

1. The interior streets being dedicated will not be opened and maintained by the City as sand streets. Opening of the streets will necessitate a guarantee for street pavement.
2. Prior to the issuance of building permits on any of the adjacent lands, the property must be platted.
3. As the adjacent property is under one ownership, is zoned light commercial and is over six acres in size, the filing and approval of a Commercial Community Unit Plan will be required. This is the case unless the property owner seeks to change a portion of the property to a residential zoning classification.
4. The applicant is hereby advised that the opening of 46th Street South may necessitate the relocation of an existing K.G. & E. power pole.

This case will next be considered by the full Planning Commission at their meeting on Thursday, May 1, 1986.

Sincerely,

Forrest L. Nagley  
Senior Planner

FLN:mlh

CC: Mike Lindebak, City Engineer

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING DEPARTMENT

Date: April 15, 1986

TO: Subdivision and Utility Advisory Committees  
FROM: Forrest L. Nagley, Senior Planner

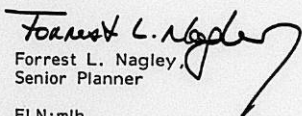
SUBJECT: ITEM NO. 11 (D-1363) ON THE APRIL 24, 1986 AGENDA.

During the development of paving plans for the improvement of 47th Street South, the need for additional street right-of-way has been identified. This right-of-way is needed for planned improvements to 47th Street and the 47th Street/Hydraulic intersection. In lieu of either purchase or condemnation, the owner of property at the northeast corner of 47th Street and Hydraulic has agreed to dedicate the needed right-of-way, provided that interior street rights-of-way are also accepted. Due to the timing of the street construction, there is not sufficient time to complete a plat. The attached map indicates the location of the proposed street dedications.

It is recommended that the street dedications be accepted subject to the following understanding:

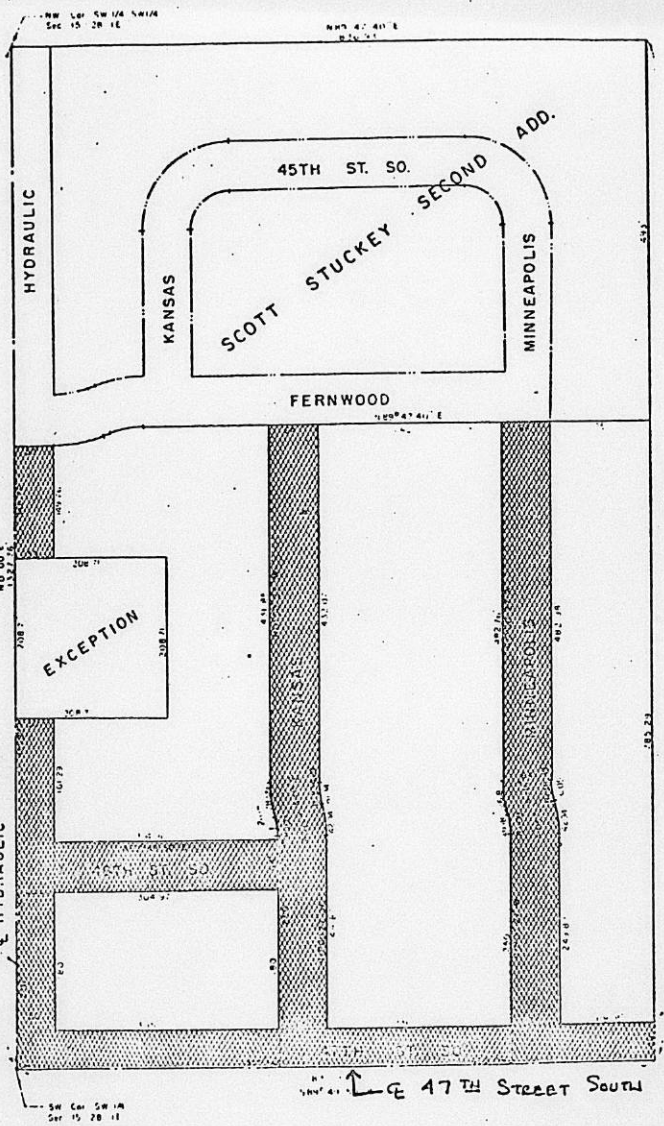
1. The interior streets being dedicated will not be opened and maintained by the City as sand streets. Opening of the streets will necessitate a guarantee for street pavement.
2. Prior to the issuance of building permits on any of the adjacent lands, the property must be platted.
3. As the adjacent property is under one ownership, is zoned light commercial and is over six acres in size, the filing and approval of a Commercial Community Unit Plan will be required. This is the case unless the property owner seeks to change a portion of the property to a residential zoning classification.

These street dedications have been forwarded to you from City Engineering.

  
Forrest L. Nagley,  
Senior Planner

FLN:mlh

Attachment  
cc: Scott Stuckey, 4805 S. Minneapolis, Wichita, KS  
Mike Lindebak, City Engineer



SW 1/4 SW 1/4  
 Sec 15 28 1E

WICHITA-SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

Date: April 15, 1986

TO: Subdivision and Utility Advisory Committees

FROM: Forrest L. Nagley, Senior Planner

SUBJECT: ITEM NO. 11 (D-I363) ON THE APRIL 24, 1986 AGENDA.

During the development of paving plans for the improvement of 47th Street South, the need for additional street right-of-way has been identified. This right-of-way is needed for planned improvements to 47th Street and the 47th Street/Hydraulic intersection. In lieu of either purchase or condemnation, the owner of property at the northeast corner of 47th Street and Hydraulic has agreed to dedicate the needed right-of-way, provided that interior street rights-of-way are also accepted. Due to the timing of the street construction, there is not sufficient time to complete a plat. The attached map indicates the location of the proposed street dedications.

It is recommended that the street dedications be accepted subject to the following understanding:

1. The interior streets being dedicated will not be opened and maintained by the City as sand streets. Opening of the streets will necessitate a guarantee for street pavement.
2. Prior to the issuance of building permits on any of the adjacent lands, the property must be platted.
3. As the adjacent property is under one ownership, is zoned light commercial and is over six acres in size, the filing and approval of a Commercial Community Unit Plan will be required. This is the case unless the property owner seeks to change a portion of the property to a residential zoning classification.

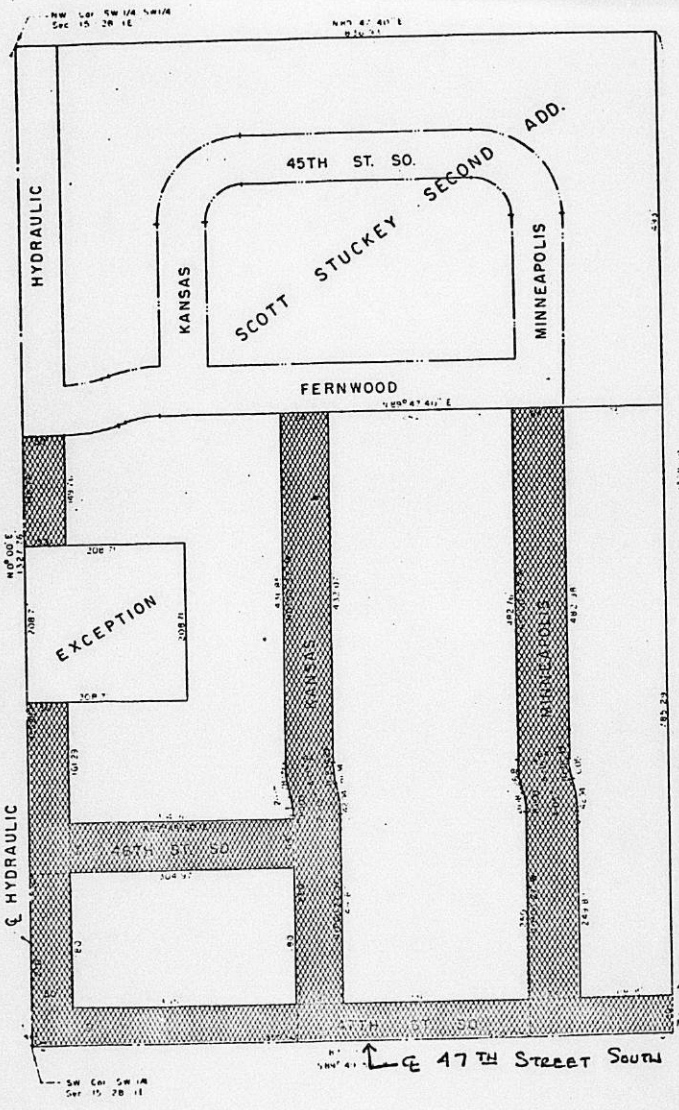
These street dedications have been forwarded to you from City Engineering.

Forrest L. Nagley,  
Senior Planner

FLN:mlh

Attachment

cc: Scott Stuckey, 4805 S. Minneapolis, Wichita, KS  
Mike Lindebak, City Engineer



D-1363

Scott Stuckey dedicates  
street R.O.W., generally located  
north of 47<sup>th</sup> Street and  
east of Hydraulic

For: 4/24/86 SID  
Committee meeting.

Bill recording costs to:

472-76-245-81399-000-000-001

5642. C  
15  
28S  
1E

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, Scott Stuckey & Effie Stuckey

being the owner<sup>s</sup> of the following described real estate in Sedgwick County, Kansas, to wit:

See Attached Descriptions.

do            hereby dedicate the above described real estate to the public for            Street            purposes.

Executed this 4<sup>th</sup> day of April 19 86.

x Scott Stuckey  
Scott Stuckey

x Effie Stuckey  
Effie Stuckey

STATE OF KANSAS )  
SEDGWICK COUNTY ) ss

BE IT REMEMBERED, that on this 4<sup>th</sup> day of April 1986,

came Scott Stuckey & Effie Stuckey

to me personally known to be the same person<sup>s</sup> who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, the day and year last above written.

Submitted to the Wichita-Sedgwick County Metropolitan Area Planning Commission and the Board of Commissioners of the City of Wichita, Kansas, and approved by said Board of Commissioners of the City of Wichita, Kansas,

this \_\_\_\_\_

City Clerk

Steven L. Potucek  
Notary Public  
Steven L. Potucek

My Commission Expires: 1/21/87



#### 46TH STREET SOUTH

Commencing at the SW corner of the SW 1/4 of Section 15, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas; thence N 0°00' E along the west line of said SW 1/4, 230 feet to a point of beginning; thence N 89°49'50" E parallel to the south line of said SW 1/4, 354.96 feet; thence S 0°00'27" E, 64 feet; thence S 89°49'50" W parallel to the south line of said SW 1/4, 354.97 feet to the point of beginning, except the west 50 feet thereof.

#### KANSAS STREET

Commencing at the SW corner of the SW 1/4 of Section 15, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas; thence N 89°49'50" E along the south line of said SW 1/4, 355 feet to a point of beginning; thence N 0°00'27" W, 300.0 feet to a point of curve; thence on a curve to the left having a radius of 100.00 feet, a distance of 26.18 feet; thence on a curve to the right having a radius of 298.29 feet, a distance of 78.09 feet; thence N 0°00'27" W, 431.85 feet; to the south line of Fernwood as platted in Scott Stuckey Second Addition, Wichita, Sedgwick County, Kansas; thence N 89°47'40" E along the south line of said Fernwood, 64 feet; thence S 0°00'27" E, 432.07 feet to the point of curve; thence southeasterly on a curve to the left having a radius of 234.29 feet, a distance of 61.34 feet; thence on a curve to the right having a radius of 164.0 feet, a distance of 42.94 feet; thence S 0°00'27" E, 299.82 feet to the south line of said SW 1/4; thence S 89°49'50" W along the south line of said SW 1/4, 64 feet to the point of beginning, except the south 50 feet thereof.

#### MINNEAPOLIS STREET

Commencing at the SW corner of the SW 1/4 of Section 15, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas; thence N 89°49'50" E along the south line of said SW 1/4, 655 feet to a point of beginning; thence N 0°00'27" W, 300.00 feet to a point of curve; thence on a curve to the left having a radius of 100.00 feet, a distance of 26.18 feet; thence on a curve to the right having a radius of 102.39 feet, a distance of 26.81 feet; thence N 0°00'27" W, 482.76 feet; to the south line of Fernwood as platted in Scott Stuckey Second Addition, Wichita, Sedgwick County, Kansas; thence N 89°47'40" E along the south line of Fernwood, 64 feet to the SW corner of Lot 15, Block 1, in said Scott Stuckey Second Addition; thence S 0°00'27" E, 482.98 feet to a point of curve; thence southeasterly on a curve to the left having a radius of 38.39 feet, a distance of 10.05 feet; thence on a curve to the right having a radius of 164.00 feet, a distance of 42.94 feet; thence S 0°00'27" E, 299.82 feet to the south line of said SW 1/4; thence S 89°49'50" W along the south line of said SW 1/4, 64 feet to the point of beginning; except the south 50 feet thereof.

47TH STREET

Beginning at the SW corner of the SW 1/4 of Section 15, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, thence N 0°00' E along the west line of said SW 1/4, 50 feet; thence N 89°49'50" E, parallel to the south line of said SW 1/4, 837.05 feet to the SW corner of Lot 1, Sherwood Acres Mobile Home Park, Wichita, Sedgwick County, Kansas; thence S 0°00'10" E, 50 feet to the south line of said SW 1/4; thence S 89°49'50" W along the south line of said SW 1/4, 837.05 feet to the point of beginning.

HYDRAULIC

Beginning at the SW corner of the SW 1/4 of Section 15, Township 28 south, Range 1 East of the 6th P.M., Sedgwick County, Kansas; thence N 0°00' E along the west line of said SW 1/4; 455.29 feet; thence N 90°00' E, 50 feet; thence S 0°00' E, 455.14 feet to the south line of said SW 1/4; thence S 89°49'50" W along the south line of said SW 1/4, 50 feet to the point of beginning.

AND

Commencing at the SW corner of the SW 1/4 of Section 15, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas; thence N 0°00' E along the west line of said SW 1/4, 664 feet to a point of beginning; thence N 0°00' E along the west line of said SW 1/4, 149.76 feet to the south line of Scott Stuckey Second Addition, Wichita, Sedgwick County, Kansas; thence N 90°00' E along the south line of said Scott Stuckey Second Addition, 50 feet; thence S 0°00' E, 149.76 feet; thence N 90°00' W, 50 feet to the point of beginning.

THE CITY OF WICHITA  
OFFICE OF MAPD - Design Division

DATE April 7, 1986

TO Forrest Nagley, Senior Planner  
FROM Mike Lindebak, City Engineer/Acting Director of Planning

SUBJECT 47th Street - I-135 to River  
472 76 245 81399 000 000 001

Attached is a R/W Dedication and a Quit Claim Deed received in connection with the subject project.

Please place the attached instruments on the agenda for Subdivision Committee consideration. Upon approval by the City Commission, I would appreciate copies of the recorded instruments for our file.

*Returned to C.E. (not assoc. with this st. dedications) FEN*

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

/JLL:ms  
Attachments

RECEIVED

APR 07 1986

METROPOLITAN PLANNING  
ROUTE  \_\_\_\_\_  
 \_\_\_\_\_



WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING DEPARTMENT

Date: April 15, 1986

TO: Subdivision and Utility Advisory Committees  
FROM: Forrest L. Nagley, Senior Planner

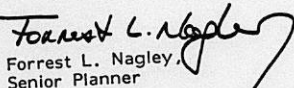
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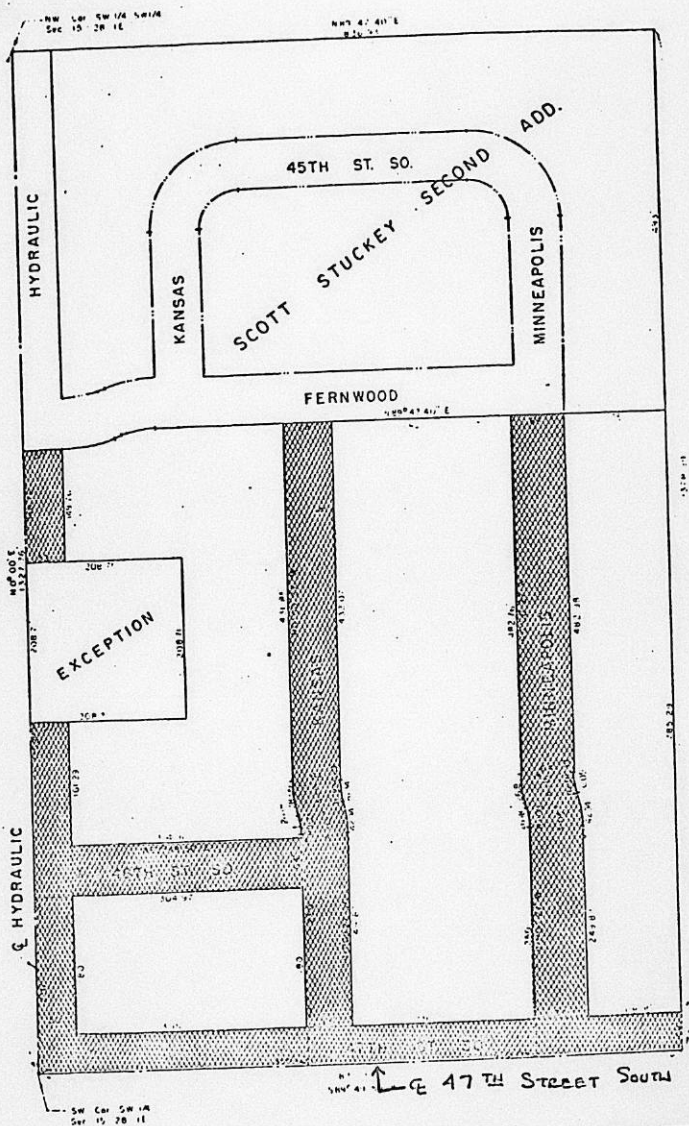
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Forrest L. Nagley,  
Senior Planner

FLN:mlh

Attachment  
cc: Scott Stuckey, 4805 S. Minneapolis, Wichita, KS  
Mike Lindebak, City Engineer



47th Street South