

D-1586 - Gary & Linda Lanning dedicates street right-of-way on north side of Pawnee east of Erie.

POSTED 10-11-89
KL

Bic

ACTION

S/D COMMITTEE approved ^{DATE} 11/2/89

M.A.P.C. approved 11/9/89

W.C.C./B-EO. C. Approved 12/15/89

GA5B

Map No. 5645B
 Sec. 34
 Twp. 27
 Range 1E
 Dist.No.

DEDICATION REPORT AND PROG

CASE No: D-1586
 ASSOCIATED CASE: BZA 34-8

I. Offer to Dedicate: Street right-of-way
Generally Located: North side of Pawnee east of Erie.

Legally Described As:

"The south five feet of Lot 19, Block D, Maplewood Addition"
 (outright)

and

"The north five feet of the south ten feet of Lot 19, Block D,
 Maplewood Additon" (contingent)

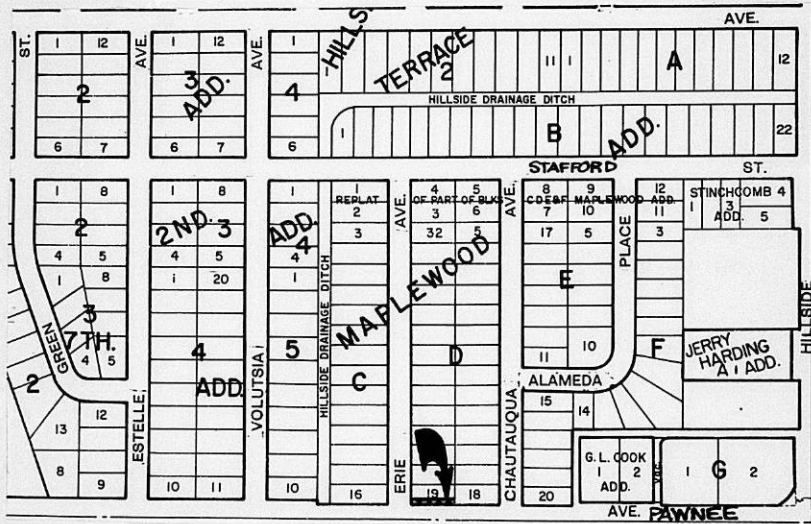
Dedicated By: Gary L. & Linda G. Lanning

Address:

Phone:

Purpose of Dedication:

II. Sketch:



III. Filed 10/6/89
 Posted to Atlas
 S/D Comm. Action 11/2/89 *approved*
 M.A.P.C. Action 11/9/89

W.C.C. Action 12/15/89 *approved*
 Placed on Record
 City Clerks No.

260 15 0000 2909

DEDICATION

Approved / Accepted By City Council
This DEC 5 1989

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, Gary L. Lanning and Linda G. Lanning, being the owners of the following described real estate in Sedgwick County, Kansas, to wit:

The south five feet of Lot 19, Block D, Maplewood Addition, an addition in Sedgwick County, Kansas,

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

Executed this 6 day of Oct. 89, 1989.

Gary Lanning
Gary E. Lanning

Linda G. Lanning
Linda G. Lanning

STATE OF KANSAS)
) ss.
COUNTY OF SEDGWICK)

This instrument was acknowledged before me on

October 6, 1989 by Gary L. Lanning &
(date)

Linda G. Lanning



Rhonda Bronson
(Signature of notarial officer)
Rhonda Bronson
My appointment expires 11/1/92

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

STATE OF KANSAS) ss
SEDGWICK COUNTY)
FILED FOR RECORD AT
8:00 AM

DEC 28 89 1044764

this _____, 1989.

PAT KETTLER
REGISTER OF DEEDS

Ed Reed
Deputy

City Clerk

COPY

B-1586 ✓

280 150029 290 7

FILM 1087 PAGE 0479

Approved / Accepted By City Council

This DEC 5 1989

CONTINGENT DEDICATION OF STREET

WHEREAS, Gary L. Lanning and Linda G. Lanning are the owners of Lots 19 and 20, Block D, Maplewood Addition, an addition in Sedgwick County, Kansas; and

WHEREAS, said owners are in the process of requesting a use exception for a child day care center to be operated in the existing building on said property; and

WHEREAS, as a condition of approval of the use exception, the Wichita Board of Zoning Appeals is requiring the dedication to the public of a portion of said property for street purposes, but said dedication not be become effective until the existing building is removed or substantially destroyed;

NOW, THEREFORE, the owners hereby dedicate to the public for street purposes the following described property, to-wit:

The north five feet of the south ten feet of Lot 19, Block D, Maplewood Addition, an addition in Sedgwick County, Kansas,

but the right of the public and the City of Wichita to make use thereof for street purposes shall not occur so long as the present building located on said property shall remain and said dedication shall not become effective until there is a substantial destruction or removal of said building.

It is the intent of the owners that this contingent dedication shall be a covenant running with the land and shall be binding upon their successors and assigns and all subsequent owners of any part or parcel of said property covered by this dedication.

EXECUTED this 6 day of Oct. 89, 1989.

Gary L. Lanning
Gary L. Lanning

Linda G. Lanning
Linda G. Lanning

COPY

E-1586

Contingent Dedication
Page 2

STATE OF KANSAS)
) ss.
COUNTY OF SEDGWICK)

This instrument was acknowledged before me on
October 6, 1989 by Gary L. Lanning &
(date) _____
Linda G. Lanning



Rhonda Bronson
(Signature of notarial officer)

My appointment expires 11/1/92

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

this _____, 1989.

City Clerk

STATE OF KANSAS } ss
SEDGWICK COUNTY }
FILED FOR RECORD AT
8:00 AM

DEC 28 09 1044765

PAT KETTLER
REGISTER OF DEEDS
Ed Reed
Deputy

COPY

Planning Agenda Item # _____

City of Wichita
City Council Meeting
December 5, 1989

Agenda Report # _____

Mayor and City Council Members

**SUBJECT: D-1586 - DEDICATION OF ADDITIONAL STREET RIGHT-OF-WAY AND
CONTINGENT STREET RIGHT-OF-WAY, LOCATED IN AN AREA ON THE
NORTH SIDE OF PAWNEE AND EAST OF ERIE.**

INITIATED BY: Metropolitan Area Planning Department

RECOMMENDED ACTION: Planning

PC Recommendation: Accept the dedication.

Background: The additional street right-of-way and contingent street right-of-way were required as a condition of a Board of Zoning Appeals approval (BZA 34-89). The additional street right-of-way is needed to bring the existing street right-of-way to current standards. The contingent street right-of-way was accepted as an existing structure over the area of dedication. The dedication has been reviewed and approved by the Planning Commission.

Financial Considerations: Bill the recording costs to:
150029-2909.

Recommendations/Action: Accept both dedications and record documents.

Subdivision Committee and
Utility Advisory Committee Agenda
Page 3

8. S/D 89-76 - Final Plat of HUNTINGTON PLACE 4TH ADDITION,
located in an area west of Maize and south of 13th St. North.

Engineer:	Mid-Kansas Engineering Consultants
Acreage:	.81
Total Lots:	4

9. S/D 89-79 - Preliminary Plat of KOCH OFFICE PARK 3RD
ADDITION, located on the north of 37th North and west of
Oliver.

Engineer:	Mid-Kansas Engineering Consultants
Acreage:	30.9
Total Lots:	1

10. S/D 89-78 - Final Plat of TIMBER GROVE LAKES 2ND ADDITION,
located at the northwest corner of Central & Maize.

Engineer:	Baughman Company
Acreage:	0.9
Total Lots:	1

11. S/D 89-110 - Final Plat of K.B.K's ADDITION, located on the
northeast corner of Broadway & 47th Street South.

Engineer:	Baughman Company
Acreage:	1.7
Total Lots:	3

12. D-1586 - Gary L. & Linda G. Lanning dedicate street
right-of-way legally described as:

"The south five feet of Lot 19, Block D, Maplewood Addition"
(outright) and "The north five feet of the south ten feet of
Lot 19, Block D, Maplewood Additon" (contingent), in Sedgwick
County, Kansas.

North side of Pawnee east of Erie.

Please set up Dedication
file.

Harry L. & Linda G. Tranning dedicate
right-of-way for Pawnee
legally described as:

"The south five feet of Lot 19
Block D, Maplewood Addition"
(outright)

AND

"The north five feet of the south
ten feet of Lot 19 Block D,
Maplewood Addition" (contingent)

Map 5645 B

34-27-1E

Requirement of RZA 34-89

North side of ¹⁵⁸⁶ Pawnee
east of Ewell

DEDICATION

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The south five feet of Lot 19, Block D,
Maplewood Addition, an addition in Sedgwick
County, Kansas,

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

Executed this 6 day of Oct., 1989.

Gary Lanning
Gary E. Lanning

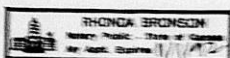
Linda G. Lanning
Linda G. Lanning

STATE OF KANSAS)
) ss.
COUNTY OF SEDGWICK)

This instrument was acknowledged before me on

October 6, 1989 by Gary E. Lanning &
(Date)

Linda G. Lanning



Rhonda Ericson
(Signature of notarial officer)

My appointment expires 11/1/92

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

this _____, 1989.

City Clerk

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1989. EXECUTED this 6 day of Oct. 89.

Gary L. Lanning
Gary L. Lanning

Linda G. Lanning
Linda G. Lanning

Instrument Dedication
Page 1

STATE OF KANSAS)
) ss.
COUNTY OF SEDGWICK)

This instrument was acknowledged before me on this

_____ day of _____, 19__



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Contingent Dedication
Page 2

STATE OF KANSAS)
) ss.
COUNTY OF SEDGWICK)

This instrument was acknowledged before me on
October 6, 1989 by Gary L. Lanning &
(date) _____
Linda G. Lanning .



Rhonda Bronson

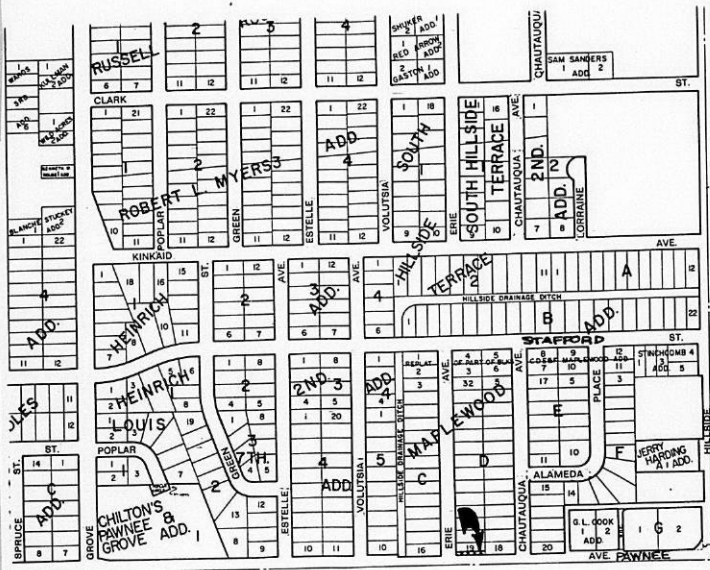
(Signature of notarial officer)

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and approved by said City Council

this _____, 1989.

City Clerk



D. 1276

per...