

ACTION

S/D COMMITTEE approved ^{DATE} 11/30/89

M.A.P.C. approved 12/7/89

W.C.C./B. CO. C. Approved 1/9/90

Closed

5451 D

D-1591 - John J. Leeker dedicates
Street ROW, Access Control & Add.
Utility Easement located at corner
7th St. No. & Arkansas.

POSTED 1-11-90
142

Bic

ACTION

S/D COMMITTEE	DATE
Approved	11/30/89
M.F.P.C.	Approved 12/7/89
W.C.C./B. CO. C.	Approved 1/9/90
	Closed

Map No. 5451D
Sec. 32
Twp. 26S
Range 1E
Dist.No. 1

DEDICATION REPORT AND PROGRESS

CASE No: D-1591
ASSOCIATED CASE: L/S 0779

- I. Offer to Dedicate: Street right-of-way, access control, and add. utility easement
Generally Located: At the corner of 37th St. No. and Arkansas

Legally Described As:

The north 2 feet of the south 10 feet of Lot 2, H.J. Born Addition, Sedgwick County, Kansas, Except the east 150 feet, and except the west 10 feet.

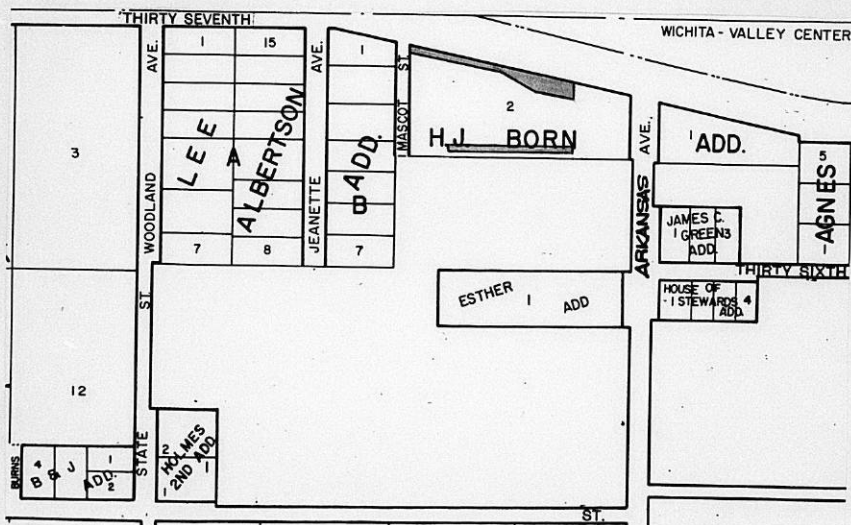
Dedicated By: John J. Leeker

Address:

Phone:

Purpose of Dedication:

II. Sketch:



III. Filed 11/2/89
Posted to Atlas
S/D Comm. Action 11/30/89
M.A.P.C. Action 12/7/89

W.C.C. Action 1/9/90 Approved
Placed on Record
City Clerks No.

Approved / Accepted By City Council

This JAN 9 1990

Page 1 of 2

PARTIAL DEDICATION OF ABUTTER'S RIGHTS

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 John J. Leeker being the owner(s) of the following described real estate in Sedgwick County, Kansas, to-wit:

Lot 2, H.J. Born Addition, Sedgwick County, Kansas, EXCEPT the east 150 feet.

do hereby transfer and convey to the appropriate governing body, all abutter's rights of access, ingress and egress to said property from or to 37th Street North over and across the north line of the above described property; to have and to hold the same forever; provided, however, that said property shall have access to 37th Street North at two (2) location(s). It being understood that this conveyance is a covenant running with the land and prohibits all subsequent owners thereof and all members of the public from entering upon said property from 37th Street North, except at the two (2) permitted location(s).

COPY

Partial Dedication of
Abutter's Rights
Page 2 of 2

Executed this 2 day of March, 1990.

John J. Leeker
John J. Leeker

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED that on this 2nd day of Nov., 1990,
before me a notary public in and for the said County and State,
came JOHN J. LEEKER, to me
personally known to be the same person() 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.

Billy W. Needham, Sr.
Notary Public

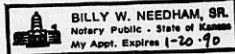
My commission expires Jan. 20, 1990.

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

JAN 23 90 1048284

PAT KETTLER
REGISTER OF DEEDS

Ed Reed
Deputy



COPY

Approved / Accepted By City Council
This JAN 9 1990

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, John J. Leeker, being the owner(s) of the following described real estate in Sedgwick County, Kansas, to wit:

From the northeast corner of Lot 2, H.J. Born Addition, Sedgwick County, Kansas; thence westerly on the north line of said Lot 2 on an assumed bearing of N77°09'00"W, a distance of 153.85 feet to the point of beginning; thence S0°00'00"W, 25.64 feet; thence N77°09'00"W, 72.23 feet; thence N63°06'50"W, 103.08 feet to a point on the north line of said Lot 2; thence S77°09'00"E, 166.52 feet to the point of beginning.

do(es) hereby dedicate the above-described real estate to the public for Street right-of-way purposes.

Executed this 2 day of November, 19 89.

John J. Leeker
John J. Leeker

STATE OF KANSAS } ss
SEDCWICK COUNTY }
FILED FOR RECORD AT

8:00 AM
JAN 23 1990 1048285

PAT KETTLER
REGISTER OF DEEDS

Ed Reed
Deputy

COPY

Dedication
Page 2 of 2

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

The foregoing instrument was acknowledged before me this

NOVEMBER 2, 1989 by, John J. Leeker.
(Date)



Billy W. Needham, Sr., Notary Public
(signature of notary officer)

My appointment expires: January 20, 1990

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 _____,

City Clerk

COPY

Approved / Accepted By City Council

This JAN 9 1990

Page 1 of 2

EASEMENT

THIS EASEMENT made this 2 day of March, 1989,
 by and between John J. Leeker 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:

The north 2 feet of the south 10 feet of Lot
 2, H.J. Born Addition, Sedgwick County,
 Kansas, EXCEPT the east 150 feet, and except the west 100 feet.

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

JAN 23 90 1048286

PAT KETTLER
 REGISTER OF DEEDS

Ed Bass
Deputy

COPY

Easement
Page 2 of 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.

John J. Leeker

John J. Leeker

City of Wichita)
Sedgwick County) SS
State of Kansas)

The foregoing instrument was acknowledged before me this
NOVEMBER 2, 1989 by, John J. Leeker.
(Date)



Billy W. Reedham, Sr.

(signature of notary officer), Notary Public

My appointment expires: January 20, 1990

COPY

Planning Agenda Item # _____

City of Wichita
City Council Meeting
January 9, 1990

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: D-1591 - DEDICATION OF STREET RIGHT-OF-WAY, ACCESS CONTROL,
AND ADDITIONAL UTILITY EASEMENT, LOCATED AT THE CORNER OF
37TH STREET NORTH AND ARKANSAS.

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Accept the dedication.

Background: The street right-of-way, access control, and additional utility easement were acquired as a condition of an approved lot split (L/S-0779). These dedications were required to bring existing street right-of-way and utility easements up to current standards and to establish access control except for two (2) openings to 37th Street North. The dedication has been reviewed and approved by the Planning Commission.

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

Recommendations/Action: Accept the dedication and record document.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING
COMMISSION

AGENDA ITEM NO. 2-4

D-1591 John J. Leeker dedicates street right-of-way, access control and additional utility easement legally described as:

util The north 2 feet of the south 10 feet of Lot 2, H.J. Born Addition, Sedgwick County, Kansas, EXCEPT the east 150 feet.

access control Lot 2, H.J. Born Addition, Sedgwick County, Kansas, EXCEPT the east 150 feet.

Row From the northeast corner of Lot 2, H.J. Born Addition, Sedgwick County, Kansas; thence westerly on the north line of said Lot 2 on an assumed bearing of $N77^{\circ}09'00''W$, a distance of 153.85 feet to the point of beginning; thence $S0^{\circ}00'00''W$, 25.64 feet; thence $N77^{\circ}09'00''W$, 72.23 feet; thence $N63^{\circ}06'50''W$, 103.08 feet to a point on the north line of said Lot 2; thence $S77^{\circ}09'00''E$, 166.52 feet to the point of beginning.

At the corner of 37th Street North and Arkansas.

SUBDIVISION COMMITTEE RECOMMENDATIONS:

ACCEPT THE DEDICATION

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING
COMMISSION

AGENDA ITEM NO. 2-5

D-1589 - Richstreet Realty Company dedicates utility easement and access control legally described as:

The east 15 feet of the south 10 feet of the north 132 feet of Lot 1, Suburban Homes Addition, Wichita, Kansas.

The north 132 feet of Lot 1, Suburban Homes Addition, Wichita, Kansas.

In an area at the southwest corner of 31st Street South and Exposition Ave.

SUBDIVISION COMMITTEE RECOMMENDATIONS:

ACCEPT THE DEDICATION

4. D-1591 - John J. Leeker dedicates street right-of-way, access control and additional utility easement legally described as:

Access
The north 2 feet of the south 10 feet of Lot 2, H.J. Born Addition, Sedgwick County, Kansas, EXCEPT the east 150 feet.

Access
Control
Lot 2, H.J. Born Addition, Sedgwick County, Kansas, EXCEPT the east 150 feet.

ROW
From the northeast corner of Lot 2, H.J. Born Addition, Sedgwick County, Kansas; thence westerly on the north line of said Lot 2 on an assumed bearing of $N77^{\circ}09'00''W$, a distance of 153.85 feet to the point of beginning; thence $S0^{\circ}00'00''W$, 25.64 feet; thence $N77^{\circ}09'00''W$, 72.23 feet; thence $N63^{\circ}06'50''W$, 103.08 feet to a point on the north line of said Lot 2; thence $S77^{\circ}09'00''E$, 166.52 feet to the point of beginning.

At the corner of 37th Street North and Arkansas.

5. D-1589 - Richstreet Realty Company dedicates utility easement and access control legally described as:

The east 15 feet of the south 10 feet of the north 132 feet of Lot 1, Suburban Homes Addition, Wichita, Kansas.

The north 132 feet of Lot 1, Suburban Homes Addition, Wichita, Kansas.

In an area at the southwest corner of 31st Street South and Exposition Ave.

6. City Land Inventory Case, located on the west side of Washington in an area north of U.S. 54 (Kellogg).

7. OTHER MATTERS.

D 1591 Joh J. Leellen
dedicates street ROW, access
control, and add. utility easement,
located at the corner of 37th St,
No. and Arkansas.

map	5451D	For SID
Sec.	32	meeting
Twp	26S	11/30/89
Rng	1 E	
Dist	1	

associated w/ L/S-04779

EASEMENT

THIS EASEMENT made this 2 day of March, 1989,
by and between John J. Leeker 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:

The north 2 feet of the south 10 feet of Lot
2, H.J. Born Addition, Sedgwick County,
Kansas, EXCEPT the east 150 feet, and except the west 100 feet.

Easement
Page 2 of 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.

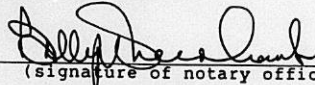
IN WITNESS WHEREOF: The said first party has signed these presents the day and year first written.


John J. Leeker

City of Wichita)
Sedgwick County) SS
State of Kansas)

The foregoing instrument was acknowledged before me this
NOVEMBER 2, 1989.
(Date)




(signature of notary officer), Notary Public

My appointment expires: January 20, 1990

PARTIAL DEDICATION OF ABUTTER'S RIGHTS

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 John J. Leeker being the owner(s) of the following described real estate in Sedgwick County, Kansas, to-wit:

Lot 2, H.J. Born Addition, Sedgwick County, Kansas, EXCEPT the east 150 feet.

do hereby transfer and convey to the appropriate governing body, all abutter's rights of access, ingress and egress to said property from or to 37th Street North over and across the north line of the above described property; to have and to hold the same forever; provided, however, that said property shall have access to 37th Street North at two (2) location(s). It being understood that this conveyance is a covenant running with the land and prohibits all subsequent owners thereof and all members of the public from entering upon said property from 37th Street North, except at the two (2) permitted location(s).

Partial Dedication of
Abutter's Rights
Page 2 of 2

Executed this 2 day of November, 1989.

John J. Leeker
John J. Leeker

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED that on this 2nd day of Nov., 1990,
before me a notary public in and for the said County and State,
came JOHN J. LECKER, to me
personally known to be the same person 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.

Billy W. Needham, Sr.
Notary Public

My commission expires Jan. 20, 1990.



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, John J. Leeker, being the owner(s) of the following described real estate in Sedgwick County, Kansas, to wit:

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do(es) hereby dedicate the above-described real estate to the public for Street right-of-way purposes.

Executed this 2 day of November, 19 89.

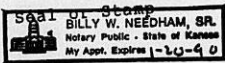

John J. Leeker

Dedication
Page 2 of 2

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

The foregoing instrument was acknowledged before me this

NOVEMBER 2, 1989
(Date)



Billy W. Needham, Sr., Notary Public
(Signature of notary officer)

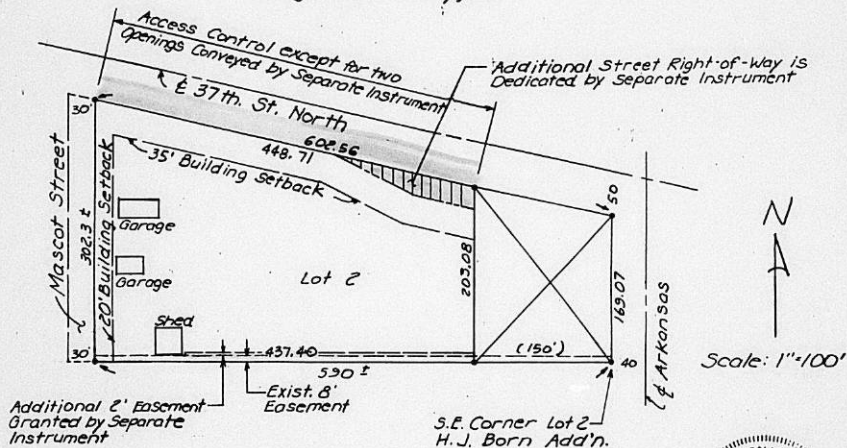
My appointment expires: January 20, 1990

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 _____, _____

City Clerk

Lot Split
 Lot 2
 H.J. Born Addition
 Sedgwick County, Ks.



Additional 2' Easement
 Granted by Separate
 Instrument

S.E. Corner Lot 2 -
 H.J. Born Add'n.



Legal Description :

Lot 2, H.J. Born Addition, Sedgwick County,
 Kansas, EXCEPT the east 150 feet, Containing
 110,541 square feet, more or less.

City of Wichita)
 Sedgwick County) ss
 State of Kansas)

L/S No. 0779
 Copy 4 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 9th day of

November, 1989

Jack H. Galbraith
 Jack H. Galbraith

Prepared by: Air Capitol Land Surveyors
 2160 W. 21st.
 Wichita, Ks. 67203