

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
453 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1588  
PHONE (316) 268-4421  
FAX (316) 268-4090

May 30, 1996

Baughman Company, P.A.  
315 Ellis  
Wichita, KS 67211

Re: V-1968 - Request to vacate a drainage easement and a utility easement

Gentlemen:

At the May 30, 1996 meeting of the Metropolitan Area Planning Commission, the above-referenced vacation request was approved subject to the conditions recommended by the Subdivision Committee and stated in our May 23, 1996 letter. This case will be scheduled for final public hearing before the Wichita City Council at the first appropriate date after all conditions have been met.

If you have any questions about this matter, please call - 268-4495.

Sincerely,

Lawrence P. Mitchell  
Senior Planner

LPM:rh

cc: Attn: Lee Kelly, Director of Real Estate, Dillons Real Estate Company, Inc.,  
2700 E. Fourth, Hutchinson, KS 67501  
Mike Lindebak, City Engineer



May 23, 1996

METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL - TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1588  
(316) 268-4421

Baughman Company, P.A.  
315 Ellis  
Wichita, KS 67211

Re: V-1968 - Request to vacate a drainage easement and a utility easement

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, Thursday, May 23, 1996, the above-captioned vacation request was considered. The action of the Committee was to recommend that this vacation be approved subject to:

- 5/24/96 Phil Meyer, - noted N-S easement (1020) is a general util. easement as was of concern to K.G.&E. - Phil will try to get them to call us. D.C.
- A. The applicant shall submit a letter from K.G. & E. indicating that satisfactory arrangements have been made to either retain a portion of the east/west easement for utility purposes or determine that the north/south easement provided by separate instrument may be used for utility purposes and is acceptable to K.G. & E.
- B. Any relocation or reconstruction of utilities made necessary by this vacation shall be the responsibility of the applicant.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, May 30, 1996 at 1:30 p.m. If you have any questions, please call - 268-4459.

Sincerely,

Lawrence P. Mitchell  
Senior Planner

LPM:rh

cc: Attn: Lee Kelly, Director of Real Estate, Dillons Real Estate Company, Inc., 2700 E. Fourth, Hutchinson, KS 67501  
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

May 30, 1996

STAFF REPORT

CASE NUMBER: V-1968 Request to vacate a drainage easement and a utility easement

OWNER/APPLICANT: Attn: Lee Kelly, Director of Real Estate, Dillons Real Estate Company, Inc., 2700 E. Fourth, Hutchinson, KS 67501

AGENT: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

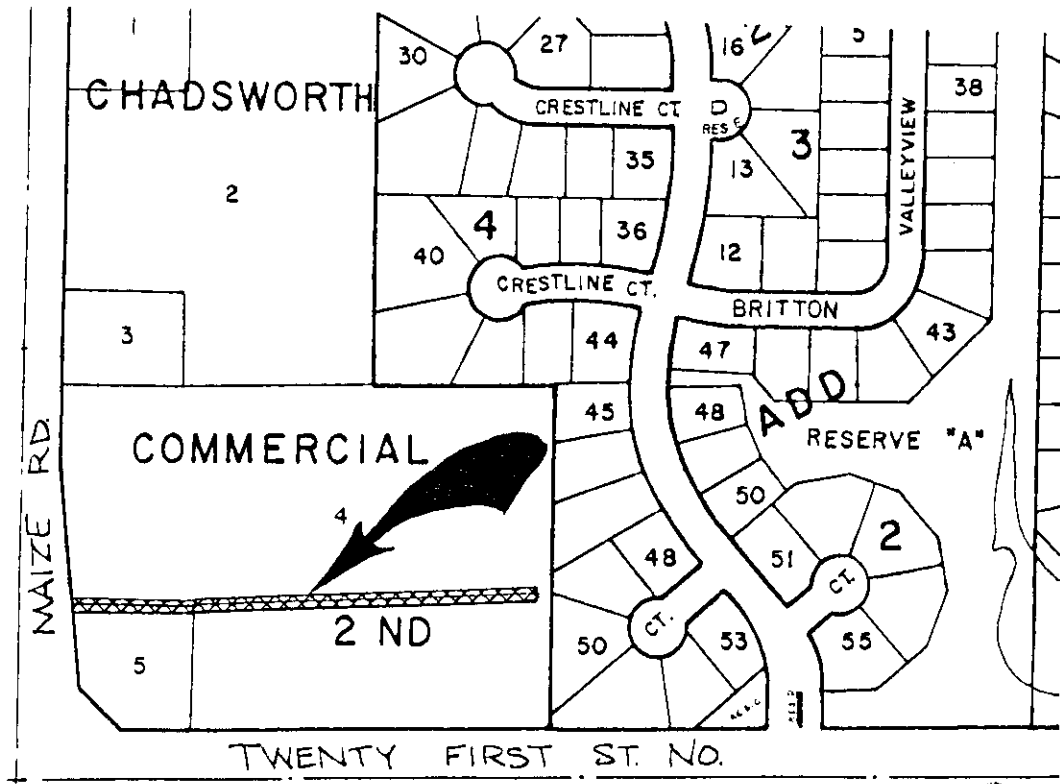
LEGAL DESCRIPTION: See Page 2.

LOCATION: North of 21st Street North and east of Maize Road

REASON FOR REQUEST: These easements are unused due to the realignment of the planned drainage and sanitary sewer lines.

CURRENT ZONING: "LC" Limited Commercial

VICINITY MAP:



**SUBDIVISION COMMITTEE RECOMMENDATIONS:**

Approve the vacation, subject to the following conditions:

**STAFF COMMENTS:**

- A. The applicant shall submit a letter from K.G. & E. indicating that satisfactory arrangements have been made to either retain a portion of the east/west easement for utility purposes or determine that the north/south easement provided by separate instrument may be used for utility purposes and is acceptable to K.G. & E.
- B. Any relocation or reconstruction of utilities made necessary by this vacation shall be the responsibility of the applicant.

**LEGAL DESCRIPTION:**

Legal for Utility Easement: A 20-foot strip of land lying 10 feet either side of the following described centerline: Commencing at the SE corner of Lot 4, Chadsworth Commercial 2nd Addition, Wichita, Sedgwick County, Kansas; thence N00°12'E along the east line of said Lot 4, 223.03 feet to the centerline of a 20-foot utility easement as platted in said Chadsworth Commercial 2nd Addition; thence S86°56'04"W along the centerline of said 20-foot utility easement, 25.04 feet to the west line of a 20-foot drainage and utility easement as platted in said Lot 4 and for a point of beginning; thence continuing S86°56'04"W along the centerline of said 20-foot utility easement, 555.69 feet to the NE corner of Lot 5 in said Chadsworth Commercial 2nd Addition.

Legal for Drainage Easement: A 20 foot strip of land lying 10 feet either side of the north line of Lot 5, Chadsworth Commercial 2nd Addition, Wichita, Sedgwick County, Kansas.