



**Wichita-Sedgwick County Metropolitan Area Planning Department**

March 17, 2016

MKEC Engineering, Inc.  
Attn: Brian Lindebak  
411 N. Webb Rd  
Wichita, KS 67206

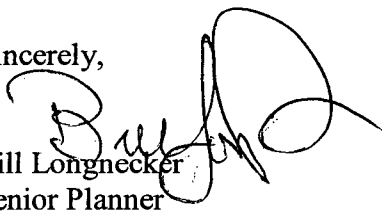
**Ref: VAC2014-00041** - City request to vacate a platted reserve and amend the plat's text on property generally located south of 13th Street North on the east side of Greenwich Road (WCC II).

Dear Mr. Lindebak:

At its regular meeting on Tuesday, March 15, 2016, the Wichita City Council considered the above-referenced request. The action of the City Council was to **APPROVE** subject to the recommendation by the MAPC.

If you have any questions about this matter, please call 268-4421.

Sincerely,

  
Bill Longnecker  
Senior Planner

BL:klw

cc: Venture Seven Development LLC, George E Laham II, 150 N Market, Wichita KS 67202  
Gateway Center Addition Master Owners Association, George E Laham II, 150 N Market, Wichita KS 67202

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

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[www.wichita.gov](http://www.wichita.gov)



Sedgwick County  
Register of Deeds - Tonya Buckingham  
Doc. #/Flm-Pg: 29595969

Receipt #: 1988839  
Pages Recorded: 2

Recording Fee: \$0.00

Authorized By: *Tonya Buckingham*

Cashier: chowell

Date Recorded: 03/22/2016 02:21:38 PM



**BEFORE THE CITY COUNCIL OF THE  
CITY OF WICHITA, SEDGWICK COUNTY, KANSAS**

**IN THE MATTER OF THE VACATION OF A PORTION  
OF A PLATTED RESERVE & THE PLATTOR'S TEXT**

CITY CLERK'S ORIGINAL  
RETURN TO CITY CLERK

**GENERALLY LOCATED MIDWAY BETWEEN TYLER  
& RIDGE ROADS, SOUTH OF CENTRAL AVENUE,  
SOUTH OF JENNIE STREET ON THE EAST SIDE OF  
WOODCHUCK LANE**

VAC2014-00041

**MORE FULLY DESCRIBED BELOW**

**VACATION ORDER**

NOW on this 15<sup>th</sup> day of March, 2016, comes on for hearing the petition for vacation filed by Venture Seven Development LLC, c/o George E. Laham II & Gateway Center Addition Master Owners Association, c/o George E. Laham II (owners), praying for the vacation of the following described portion of a platted reserve and the plattor's text, to-wit:

A tract of land lying within a portion of Reserve A, The Gateway Center 3rd Addition, Wichita, Sedgwick County, Kansas, said tract being more particularly described as follow: BEGINNING at the southwest corner of Lot 3, Block 1, of said addition, thence along a common line to said Lot 3 and said Reserve A on a platted bearing of N89°06'02"E, 250.00 feet to the southeast corner of said Lot 3; thence S01°03'27"E, 40.00 feet to the northeast corner of Lot 2, Block 1, said addition; thence along a common line to said Lot 2 and said Reserve A, S89°06'02"W, 250.00 feet to the northwest corner of said Lot 2; thence along a westerly line of said Reserve A, N01°03'27"W, 40.00 feet to the POINT OF BEGINNING. Said tract contains 10,000 square feet or 0.230 acre of land more or less. Said tract being subject to rights-of-way, easements, covenants, and restrictions of record.

The plattor's text of the above described portion of Reserve A, Gateway Center 3rd Addition (subject site) is vacated and amended to allow the following uses: Those uses permitted by the subject site's LC Limited Commercial zoning as restricted by the Community Unit Plan overlay CUP DP-239.

Approved / Assessed By City Council

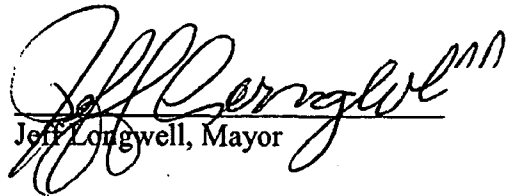
Tals *3-15-16*

March 15, 2016  
VAC2014-00041

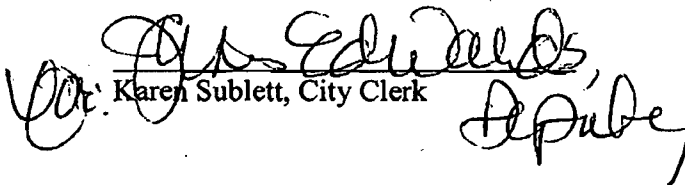
The City Council, after being duly and fully informed as to fully understand the true nature of this petition and the propriety of granting the same, makes the following findings:

1. That due and legal notice has been given by publication, as required by law, in The Wichita Eagle on November 26, 2014, which was at least 20 days prior to the public hearing.
2. No private rights will be injured or endangered by the vacation of the described portion of the platted front yard setback and the public will suffer no loss or inconvenience thereby.
3. A Quit Claim Deed has been filed with the Sedgwick County Register of Deeds, that the Venture Seven Development, LLC, does remise, release, transfer and quit claim unto Venture Seven Development, LLC, described land as recorded December 8, 2015, Doc.# FLM-PG: 2957 452
4. In justice to the petitioner(s), the prayer of the petition ought to be granted.
5. No written objection to said vacation has been filed with the City Clerk by any owner or adjoining owner who would be a proper party to the petition.
6. The vacation of the described portion of the platted reserve and the plattor's text, should be approved.

IT IS, THEREFORE, BY THE CITY COUNCIL, on this 15<sup>th</sup> day of March, 2016, ordered that the above-described portion of the platted reserve and the plattor's text are hereby vacated. IT IS FURTHER ORDERED that the City Clerk shall send this original Vacation Order to the Register of Deeds of Sedgwick County.

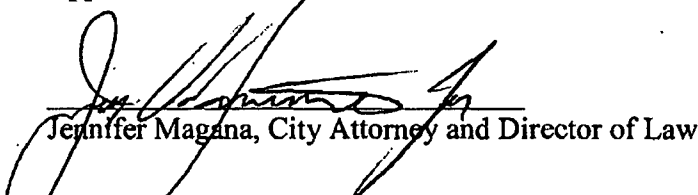
  
 Jeff Longwell, Mayor

ATTEST:

  
 Karen Sublett, City Clerk



Approved as to Form:

  
 Jennifer Magana, City Attorney and Director of Law