



Wichita-Sedgwick County Metropolitan Area Planning Department

March 17, 2016

Genaro & Brandi Arroyo
620 N. Woodchuck Lane
Wichita, KS, 67212

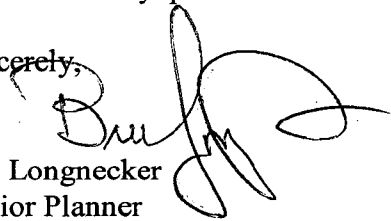
Ref: VAC2015-00041 - City request to vacate a portion of a platted front setback on property generally located midway between Tyler and Ridge Roads, south of Central Avenue, south of Jennie Street on the east side of Woodchuck Lane (WCC V).

Dear Mr. & Mrs. Arroyo:

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



Sedgwick County
Register of Deeds - Tonya Buckingham
Doc.#/Flm-Pg: 29595970

Receipt #: 1888839
Pages Recorded: 2

Recording Fee: \$0.00

Cashier: chowell

Authorized By: *Tonya Buckingham*

Date Recorded: 03/22/2016 02:21:39 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 FRONT YARD SETBACK)**

**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)**

VAC2015-00041

MORE FULLY DESCRIBED BELOW)

VACATION ORDER

NOW on this 15th day of March, 2016, comes on for hearing the petition for vacation filed by Genaro & Brandi Arroyo (owners), praying for the vacation of the following described portion of a platted front yard setback, to-wit:

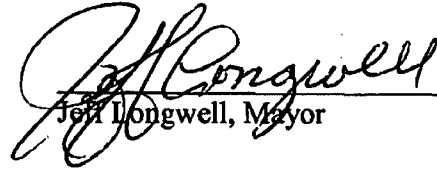
The east 10 feet of the platted 30-foot front yard setback located in and running parallel to the west property line of Lot 5, Block D, Meadowview Estates Addition, Sedgwick County, Kansas.

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:

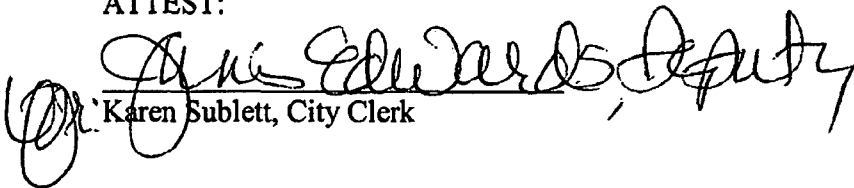
1. That due and legal notice has been given by publication, as required by law, in The Wichita Eagle on September 24, 2015, which was at least 20 days prior to the public hearing.
2. No private rights will be injured or endangered by the vacation of the described portion of the platted front yard setback and the public will suffer no loss or inconvenience thereby.
3. In justice to the petitioner(s), the prayer of the petition ought to be granted.
4. 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.
5. The vacation of the described portion of the platted front yard setback, should be

approved.

IT IS, THEREFORE, BY THE CITY COUNCIL, on this 15th day of March, 2016, ordered that the above-described portion of the platted front yard setback is hereby vacated. IT IS FURTHER ORDERED that the City Clerk shall send this original Vacation Order to the Register of Deeds of Sedgwick County.

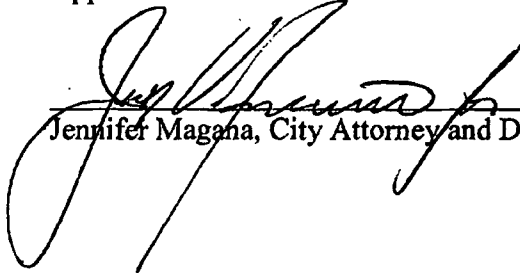

Jeff Longwell, Mayor

ATTEST:


Karen Sublett, City Clerk



Approved as to Form:


Jennifer Magana, City Attorney and Director of Law

VAC 2015-41



Scale - 1" = 100'

SITE

State of Kansas } S.S.
County of Sedgwick }

I, Floyd B. Devlin, a Licensed Engineer in and for said county and state, do hereby certify that I have surveyed and platted MEADOWVIEW ESTATES, an addition in Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of property surveyed, described as follows: Beginning at the NE corner of Section 21, Township 27, Range 1 West of the 6th RM, Sedgwick County, Kansas, thence west along the north section line of said Sec. 21, 2625.19 feet to the Quarter Section point, thence with an angle to the left of 89°27', a distance of 1479.00 feet along the west line of the NE 1/4 of said Sec. 21, thence with an angle to the left of 116° a distance of 1421.25 feet, thence with an angle to the right of 90° a distance of 995.26 feet to a point of curve with a delta of 25°41'20" and a radius of 520 feet curving to the right a distance of 235.32 feet to a point of tangent, thence south 670.33 feet to a point on the south line of the NE 1/4 of said Sec. 21, thence with an angle to the left of 90°21'30" a distance along said south line of the NE 1/4 of Sec. 21 a distance of 810.00 feet to the SE corner of the NE 1/4 of said Sec. 21, thence with an angle to the left of 89°38'30" a distance of 2038.58 feet more or less along the east section line of the said Sec. 21 to the point of beginning.

All of the above land lying in the NE 1/4 of Section 21, Twp. 27, R-1-W, of the 6th P.M. Sedgwick County, Kansas.

Floyd B. Devlin
FLOYD B. DEVLIN, CONSULTING ENGINEER

