

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

**IN THE MATTER OF THE VACATION OF A  
PLATTED UTILITY EASEMENT**

**GENERALLY LOCATED SOUTHEAST OF K-96  
HIGHWAY & RIDGE ROAD**

**VAC2015-00052**

**MORE FULLY DESCRIBED BELOW**

**VACATION ORDER**

NOW on this 16<sup>th</sup> day of February, 2016, comes on for hearing the petition for vacation filed by Tier 1 LLC, c/o Jesse Schellenberg (owner), praying for the vacation of the following described platted utility easement, to-wit:

A 20-foot wide platted utility easement located within a north and northeast portion of Lot 1, Block 4, Estancia Commercial Addition, an addition to Wichita, Sedgwick County, Kansas; said tract being more particularly described as follows:

BEGINNING at the northwest corner of said Lot 1; thence along the north lines of said Lot 1 for the next three courses, N76°07'51"E, 666.00 feet; thence N88°44'57"E, 542.24 feet; thence N88°42'31"E, 10.90 feet; thence S01°35'09"E, 138.76 feet to the north line of Lot 2, said Block 4; thence along the north line of said Lot 2, S88°24'51"W, 20.00 feet; thence N01°35'09"W, 118.87 feet to a point 20.00 feet south of said north line of said Lot 1; thence parallel with and 20.00 feet south of said north line of said Lot 1 for the next two courses, S88°44'57"W, 531.05 feet; thence S76°07'51"W, 671.31 feet to a point on the west line of said Lot 1; thence along said west line, N06°44'51"E, 21.37 feet to the POINT OF BEGINNING, TOGETHER WITH; The north 20 feet of the east 10 feet of said Lot 1, Block 4, said Estancia Commercial Addition

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 October 29, 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 platted utility easement 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 platted utility easement, should be approved.

IT IS, THEREFORE, BY THE CITY COUNCIL, on this 16<sup>th</sup> day of February, 2016, ordered that the above-described platted utility easement and 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.

---

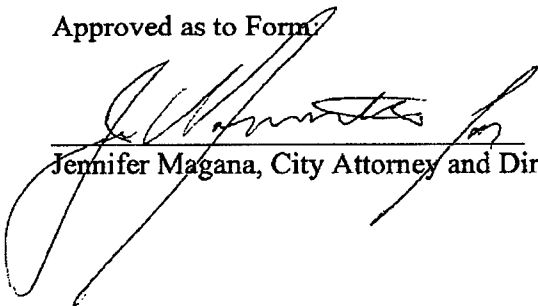
Jeff Longwell, Mayor

ATTEST:

---

Karen Sublett, City Clerk

Approved as to Form:



---

Jennifer Magana, City Attorney and Director of Law

[Type here]



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

February 18, 2016

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


**Ref: VAC2015-00052:** City request to vacate a platted utility easement on property generally located southeast of K-96 and Ridge Road.

Dear Mr. Lindebak:

At its regular meeting on Tuesday, February 16, 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

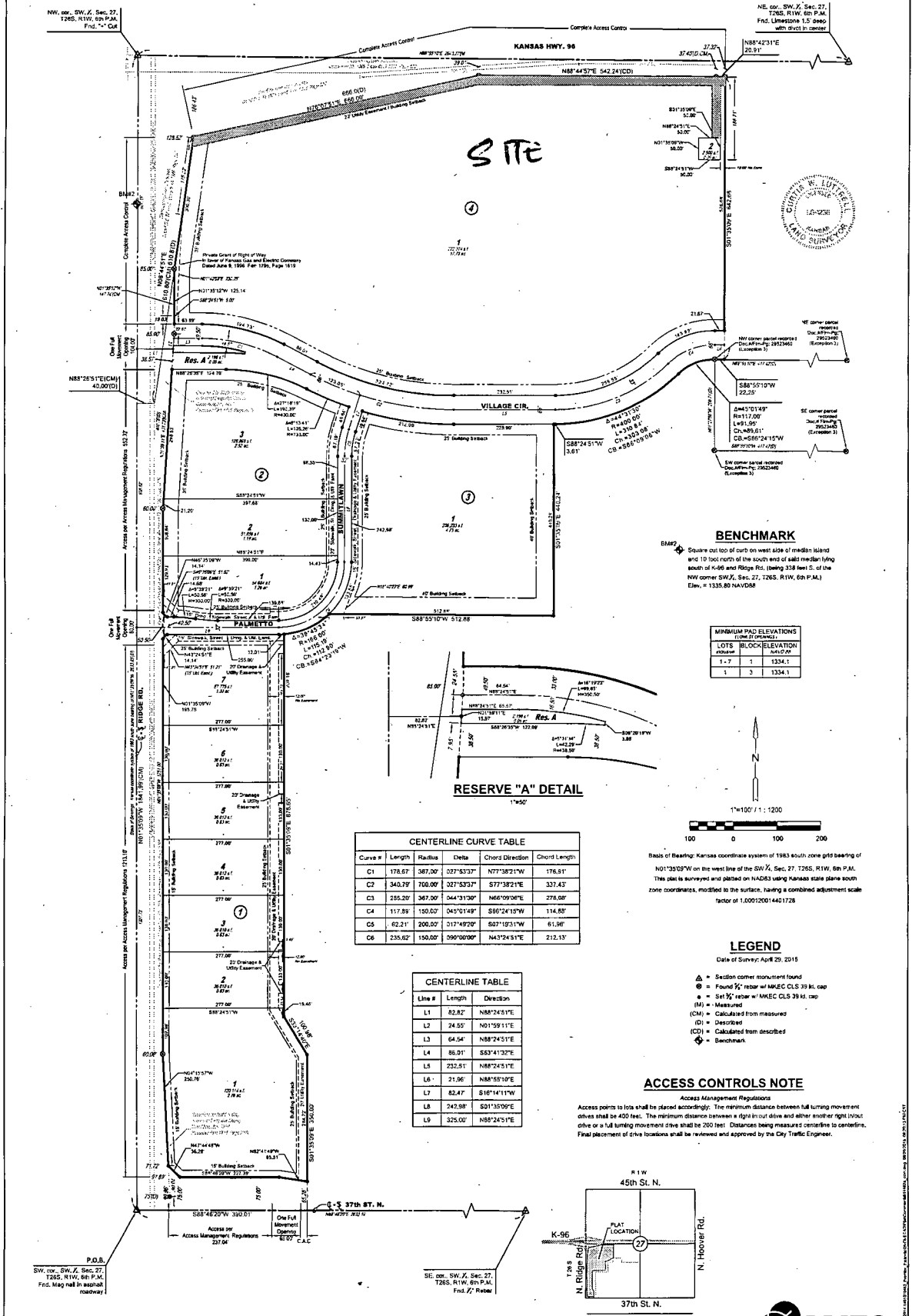
cc: Tier 1 LLC, Jesse Schellenberg, 7926 W 21<sup>st</sup> Street, Wichita KS 67205  
Tier 1, LLC, 1313 N Webb Rd, Ste 230, Wichita KS 67206

WDC2015-52

# FINAL PLAT

## ESTANCIA COMMERCIAL ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



**BENCHMARK**  
 Square set top of curb on west side of median island and 10 feet north of the south end of side median island south of K-96 and Ridge Rd. (being 318 feet S. of the NW corner SW 1/4, Sec. 27, T26S, R1W, 6th P.M.) Elev. = 1335.80 NAVD83

MINIMUM PAD ELEVATIONS (TOP OF FINISH)		
LOTS	BLOCK ELEVATION	MIN. PAD
1-7	1	1334.1
1	2	1334.1

**RESERVE "A" DETAIL**

CENTERLINE CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	178.67	387.00	027°53'37"	N77°38'21"W	178.51
C2	340.78	700.00	027°53'37"	S77°38'21"E	337.43
C3	285.20	387.00	044°31'30"	N66°09'08"E	278.08
C4	117.89	150.00	045°01'49"	S60°24'15"W	114.85
C5	82.21	200.00	017°49'20"	S67°19'51"W	61.98
C6	235.82	150.00	090°00'00"	N43°24'51"E	212.13

CENTERLINE TABLE		
Line #	Length	Direction
L1	82.82	N88°24'51"E
L2	24.55	N01°59'11"E
L3	64.54	N88°24'51"E
L4	86.91	S63°41'32"E
L5	232.51	N88°24'51"E
L6	21.06	N88°51'0"E
L7	82.47	S16°14'11"W
L8	242.98	S01°35'09"E
L9	325.00	N88°24'51"E

Basis of Bearing: Kansas coordinate system of 1983 south zone grid bearing of N01°35'09"W on the west line of the SW 1/4, Sec. 27, T26S, R1W, 6th P.M.  
 This plat is surveyed and plotted on NAD83 using Kansas state plane south zone coordinates, modified to the surface, having a combined adjustment scale factor of 1.000120014401728

**LEGEND**

- Date of Survey: April 29, 2015
- ▲ Section corner monument found
- Found 5/4" rebar w/ MKEC CLS 39 KI cap
- Set 3/4" rebar w/ MKEC CLS 39 KI cap
- (M) = Measured
- (CM) = Calculated from measured
- (D) = Described
- (CD) = Calculated from described
- ◆ = Benchmark

**ACCESS CONTROLS NOTE**

Access Management Regulations  
 Access points to lots shall be placed accordingly. The minimum distance between full turning movement drives shall be 400 feet. The minimum distance between a right in-out drive and another right in-out drive or a full turning movement drive shall be 200 feet. Distances being measured centerline to centerline. Final placement of drive locations shall be reviewed and approved by the City Traffic Engineer.

