

M.A.P.C. Accepted 6-17-75

R.C.C./B-~~CO-G~~ 6-27-75

D-0637 - Tom Tomlin & Bd. of Co.  
Comm. dedicates drainage easement  
at SE corner of 81st St. No. and  
West Street



MAP No. 5257  
SEC. No. 36  
TWP. No. 25  
RANGE 1W

*144 Valley Center*

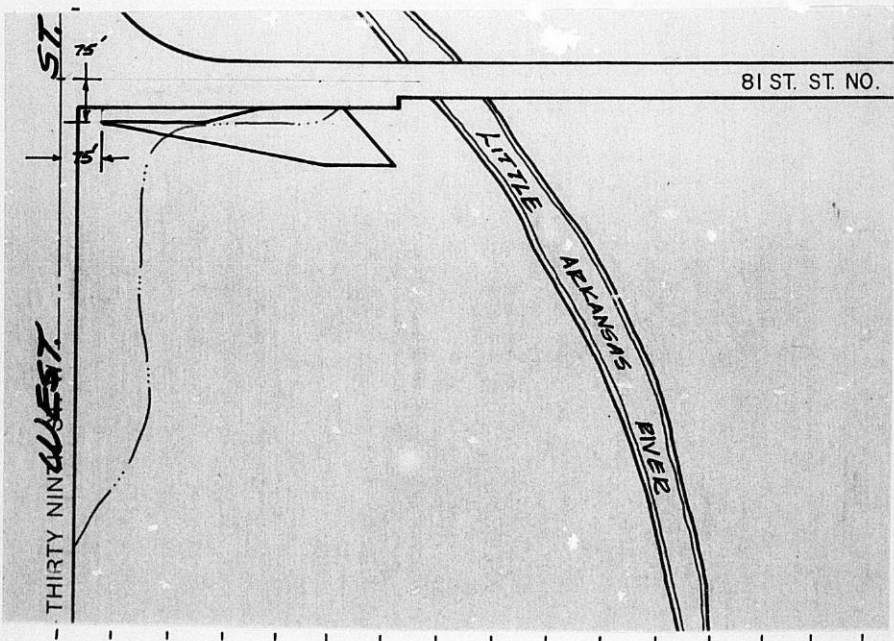
DEDICATION REPORT AND PROGRESS  
CASE No. D - 0637

I. OFFER TO DEDICATE: Drainage Easement  
GENERALLY LOCATED: SE corner of 81st St. North and West Street

LEGALLY DESCRIBED AS: See attached dedication

DEDICATED BY: Tom Tomlin and Board of County Commissioners  
AGENT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ PHONE \_\_\_\_\_  
PURPOSE OF DEDICATION: Drainage easement

II. SKETCH.



III. FILED 5-7-75 B.C.C. ACTION \_\_\_\_\_  
POSTED TO ATLAS YES PLACED ON RECORD \_\_\_\_\_  
S/D COMM. ACTION 6-5-75 Accept CITY CLERKS No. \_\_\_\_\_  
M.A.P.C. ACTION 6-12-75 \_\_\_\_\_

July 25, 1975

Mr. Tom M. Tomlin  
RFD #1  
Valley Center, Kansas 67147

Re: D-0637 - dedication of  
drainage easement at the  
southeast corner of 81st  
Street North and West  
Street.

Dear Mr. Tomlin:

As you may recall the above dedication case was considered by the Subdivision Committee on June 5, 1975, and by the Planning Commission on June 12, 1975. As you will recall from my letter of June 6, this dedication was accepted subject to it being rewritten and resubmitted to show the south 10 feet of the easement being granted or dedicated for drainage and utility easement purposes. In my letter of June 6, I asked that you submit the corrected instrument to the Planning Department so that we could forward the dedication on to the County Commissioners for final acceptance. We would appreciate very much your assistance in completing of this case, and if you have any questions concerning this matter, please call.

Sincerely,

Curt's L. Newby  
Junior Planner

CLN:ime

cc: M. S. Mitchell, Maintenance-Flood Control

June 9, 1975

Mr. Tom N. Tomlin  
RFD 1  
Valley Center, Kansas 67147

Re: D-0637 - Drainage Easement  
at the SE corner of 81st  
St. No. & West St.

Dear Mr. Tomlin:

Our letter to you on June 6, 1975 advised that the Planning Commission would consider the above captioned case at their meeting of June 19, 1975. This is to advise you and those receiving copies of this letter that the date was incorrect, and that the Planning Commission will consider subject case at their regular meeting of June 12, 1975, at 1:00 p.m., in Room 401, City Building Annex, 104 South Main, Wichita, Kansas.

If you have any questions concerning this matter, please call.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:rme

cc: Board of County Commissioners

June 6, 1975

Mr. Tom N. Tomlin  
RFD 1  
Valley Center, Kansas 67147

Re: D-0637 - Drainage Easement  
at the SE corner of 81st  
St. No. & West St.

Dear Mr. Tomlin:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, June 5, 1975, the above captioned dedication request was considered. The action of the Committee was to recommend that this dedication be accepted, subject to: The South 10 feet of this easement shall be labeled as a drainage and utility easement and therefore an amended dedication instrument reflecting said change shall be submitted to the Planning Department.

This matter will be forwarded to the Metropolitan Area Planning Commission for its consideration at its regular meeting at 1:30 p.m., Thursday, June 19, 1975, in Room 401, City Building Annex, 104 South Main Street.

If you have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:rne

cc: Board of County Commissioners



THE CITY OF WICHITA

OFFICE OF

Ass't. Supt. of Public  
Works Maint.

DATE

May 7, 1975

TO Jack Galbraith, Chief Planner, MAPD

FROM M. S. Mitchell

SUBJECT - Easement Deed for drainage,  
Ranchos del Rio Addn.

Attached is an Easement Deed for drainage for the Ranchos del Rio Addition. This has been approved by the Flood Control Office and is requested to be placed on the Agenda for approval by the County Commission.

Please have this office furnished with a copy of the recorded document indicating book and page number for our files.

M. S. Mitchell,  
Ass't. Superintendent of  
Public Works Maintenance

MSM/JRF/glm

cc: G. H. Wilton  
Ranchos del Rio Addition Plat File

Attach.





EASEMENT DEED

THIS INDENTURE, made this 6th day of May, 1975, between TOM N. TOMLIN and DONNA M. TOMLIN, his wife, of Sedgwick County, in the State of Kansas, of the first part, and THE BORAD OF COUNTY COMMISSIONERS, SEDGWICK COUNTY, KANSAS, of the second part.

WITNESSETH, that the said parties of the first part, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said party of the second part, its heirs and assigns an easement and right-of-way for the purpose of exercising within such easement any and all powers conferred on said party of the second part by law, including improving, constructing, fencing, maintaining, repairing, operating, and using as said party of the second part may see fit, channels, banks, levees, storm drains, and appurtenances for flood control and related purposes in, through, along and under any part of that certain real property of party of the first part in the County of Sedgwick, State of Kansas, more particularly described as follows:

Beginning at a point 75 feet east and 75 feet South of the Northwest Corner of the Southwest Quarter (SW/4) of Section 36, Township 25 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, said point being the Northwest Corner of Lot 1, Block A, in Ranchos Del Rio Addition to Sedgwick County, Kansas; thence, East 175 feet parallel to the North Line of said Southwest Quarter (SW/4); thence, northeasterly 103.19 feet to a point 50 feet South of the North Line of said Southwest Quarter (SW/4); thence, East 165 feet parallel to the North Line of said Southwest Quarter (SW/4) to the East Line of Reserve A in said addition; thence, southeasterly 115 feet on the East Line of Reserve A; thence, West 125 feet parallel to the North Line of said Southwest Quarter (SW/4) to the West Line of Reserve A; thence, northwesterly to the point of beginning.

Such easement area shall be kept clear of any type of building, fence, structure, pavement, or trees, unless prior written approval is obtained from party of the second part.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands the day and year first above written.

*Tom N. Tomlin*

TOM N. TOMLIN

*Donna M. Tomlin*

DONNA M. TOMLIN

STATE OF KANSAS )  
                  ) ss:  
SEDGWICK COUNTY )

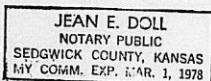
BE IT REMEMBERED, that on this 6th day of May, 1975, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Tom N. Tomlin and Donna M. Tomlin, his wife, who are personally known to me to be the same persons who executed the within instrument of writing and such persons duly acknowledge the execution of the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year above written.

*Jean E. Doll*  
Notary Public

My commission expires:

*March 1, 1978*



11-2-84 info from County  
Clerk's Real Estate Records

Lot 1 owned by Walter F. Southards  
Rt 1 Box 240  
Valley Center 67147

Lot 2 owned by Edmon J. Cody, Jr.  
RR 1  
Valley Center 67147

Reserve A owned by Ranchos  
del Rio Homeowners Assoc.  
% Tom Tomlin  
411 Patten  
Wichita 67211

MAPC CASE NO. D-0637 Dedication of drainage easement

Dedicated by: Tom M. and Donna M. Tomlin

Generally located at the southeast corner of 81st  
Street North and West Street

This dedication is given for the following reason:  
Drainage easement

ACTION: Accept the dedication and instruct the City Clerk to  
file with the Register of Deeds.

EASEMENT DEED

THIS INDENTURE, made this 6th day of May, 1975, between TOM N. TOMLIN and DONNA M. TOMLIN, his wife, of Sedgwick County, in the State of Kansas, of the first part, and THE BORAD OF COUNTY COMMISSIONERS, SEDGWICK COUNTY, KANSAS, of the second part.

WITNESSETH, that the said parties of the first part, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said party of the second part, its heirs and assigns an easement and right-of-way for the purpose of exercising within such easement any and all powers conferred on said party of the second part by law, including improving, constructing, fencing, maintaining, repairing, operating, and using as said party of the second part may see fit, channels, banks, levees, storm drains, and appurtenances for flood control and related purposes in, through, along and under any part of that certain real property of party of the first part in the County of Sedgwick, State of Kansas, more particularly described as follows:

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Tom N. Tomlin  
TOM N. TOMLIN

Donna M. Tomlin  
DONNA M. TOMLIN

STATE OF KANSAS )  
                  ) ss:  
SEDGWICK COUNTY )

BE IT REMEMBERED, that on this 6th day of May, 1975, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Tom N. Tomlin and Donna M. Tomlin, his wife, who are personally known to me to be the same persons who executed the within instrument of writing and such persons duly acknowledge the execution of the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year above written.

Jean E. Doll  
Notary Public

My commission expires:

March 1, 1978

JEAN E. DOLL  
NOTARY PUBLIC  
SEDGWICK COUNTY, KANSAS  
MY COMM. EXP. MAR. 1, 1978