

MAP No. 5548A
SEC. No. _____
TWP. No. _____
RANGE _____

DEDICATION REPORT AND PROGRESS

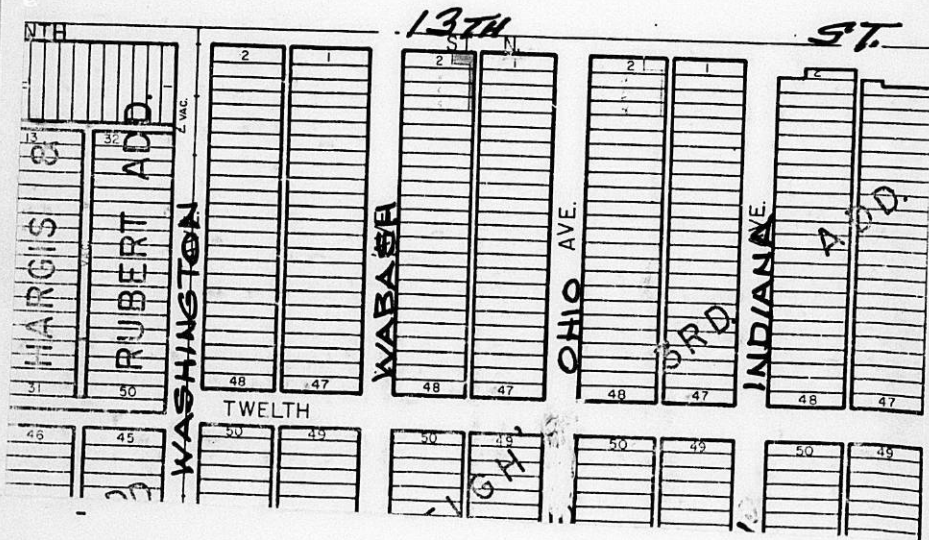
CASE No. D - 1108

ASSOCIATED CASE NO. _____

I. OFFER TO DEDICATE: Dedicates Additional R.O.W. for 13th Street & grants additional utility easement.
GENERALLY LOCATED: south side of 13th Street, in an area east of Wabash.

LEGALLY DESCRIBED AS: _____

DEDICATED BY: City of Wichita
AGENT: _____
ADDRESS: _____
PURPOSE OF DEDICATION: _____ PHONE _____



III. FILED 2-3-83
POSTED TO ATLAS _____
S/D COMM. ACTION 2-3-83 - Accept
M.A.P.C. ACTION 2-10-83 accept
B.C.C. ACTION _____
PLACED ON RECORD _____
CITY CLERKS No. _____

THE CITY OF WICHITA

OFFICE OF Contracts Administration

DATE September 12, 1983

TO Louise Olivarez, Senior Planner

FROM Steven L. Potucek, Real Property Manager

SUBJECT Jackson, et al, Conveyance

As we discussed, transmitted herewith find the original easement and dedication instruments pertaining to the following:

will be dedicated by the plat. Karpen prepares it this way.

1. Dedication: North 20 feet of Lot 2, except the East 40 feet thereof, Wabash Ave., H. O. Burleigh's 3rd Addition to the City of Wichita, Sedgwick County, Kansas

2. Dedication: The north 20 feet of the East 40 feet of Lot 2, Wabash Ave., H. O. Burleigh's 3rd Addition to the City of Wichita, Sedgwick County, Kansas

Not needed as all plat being submitted and utilities are being relocated.

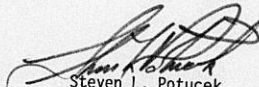
3. Easement: The East 4.5 feet of Lots 2, 4, 6, and 8, Wabash Ave., H. O. Burleigh's 3rd Addition to the City of Wichita, Sedgwick County, Kansas

make separate dedication file D-1159

It is my understanding that you will process these documents through the Planning Commission and City Commission for acceptance. It is also my understanding that the easement might not be necessary because of the pending replat of lots 2, 4, 6, and 8. I therefore leave its filing to your discretion.

I am attaching a copy of the Statutory Warranty Deed conveying land to the Jacksons for your information. The deed will be recorded today.

Thank you for your cooperation and please contact me if you have any questions.


Steven L. Potucek
Real Property Manager

SLP/abv

Att.

D E D I C A T I O N

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby

acknowledged, the undersigned, Janett L. Jackson, Anderson E. Jackson,

Barbara C. Jackson, Abner V. J. Jackson, and Erma J. Jackson

being the owner s of the following described real estate in Sedgwick County, Kansas, to wit:

North 20 feet of Lot 2, except the East 40 feet thereof, Wabash Ave., H. O. Burleigh's 3rd Addition to the City of Wichita, Sedgwick County, Kansas

being dedicated on the plat of Abner Jackson Add.

do _____ hereby dedicate the above described real estate to the public for _____ street and other _____ purposes.

Executed this 12th day of September 1983.

Janett L. Jackson
Janett L. Jackson

Anderson E. Jackson
Anderson E. Jackson

Barbara C. Jackson
Barbara C. Jackson

Abner V. J. Jackson
Abner V. J. Jackson

STATE OF KANSAS)
SEDGWICK COUNTY) ss

Erma J. Jackson
Erma J. Jackson

BE IT REMEMBERED, that on this 12th day of September 1983,

came Janett L. Jackson, Anderson E. Jackson, Barbara C. Jackson,

Abner V. J. Jackson, and Erma J. Jackson

to me personally known to be the same persons who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, the day and year last above written.

Submitted to the Wichita-Sedgwick County Metropolitan Area Planning Commission and the Board of Commissioners of the City of Wichita, Kansas, and approved by said Board of Commissioners of the City of Wichita, Kansas,
this _____

City Clerk

Steven L. Potucek
Notary Public

My Commission Expires: _____

STEVEN L. POTUCEK
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. Jan 12, 1985

EASEMENT

THIS EASEMENT made this 23RD day of AUGUST,
1983, by and between the City of Wichita, Kansas, a municipal corporation
of the first part and the City of Wichita, of the second part.

WITNESSETH: That the said first party, in consideration of
the sum of One Dollar (\$1.00) and other valuable consideration,
the receipt whereof is hereby acknowledged, does hereby grant and
convey unto the said second party a perpetual right-of-way and
easement for the purpose of constructing, maintaining, and repair-
ing sewer and all other public utilities, over, along and under
the following described real estate situated in Sedgwick County,
Kansas, to wit:

the east 4.5 feet of Lots 2, 4, 6, and 8, Wabash Ave.,
H. O. Burleigh's 3rd Addition to the City of Wichita,
Sedgwick County, Kansas

Do NOT need

And said second party is hereby granted the right to enter
upon said premises at any time for the purpose of constructing,
operating, maintaining, and repairing such sewer and all other
public utilities.

IN WITNESS WHEREOF: The said first party has signed these
presents the day and year first written.

Margalee Wright
MARGALEE WRIGHT, Mayor

ATTEST: Donald C. Gisick
DONALD C. GISICK, CITY CLERK

STATE OF KANSAS)
SEDGWICK COUNTY) SS

Be it remembered that on this 23rd day of August,
1983, before me, a notary public in and for said County and State,
came Margalee Wright, Mayor of the City of Wichita, Kansas
to me personally known to be the same person(s) who executed the
foregoing instrument of writing and duly acknowledged the execution
of same. In testimony whereof I have hereunto set my hand and af-
fixed my notarial seal the day and year above written.

SEAL

Steven L. Potucek
Notary Public

STEVEN L. POTUCEK
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. Jan 12, 1985

My Commission expires: _____

STATUTORY WARRANTY DEED

(Joint Tenancy)

GRANTOR The City of Wichita, Kansas, A Municipal Corporation

This space reserved for
REGISTER OF DEEDS

CONVEY AND WARRANT TO

Abner V. J. Jackson, Michael E. Jackson,
Janett L. Jackson, and Anderson E. Jackson

as joint tenants with the right of survivorship and not as tenants in common, the following described premises situated in Sedgwick County, Kansas, to-wit:

The east 40 feet of Lots 2, 4, 6, and 8, except the north 20 ft. of the east 40 ft. of Lot 2, Wabash Avenue, H. O. Burleigh's 3rd Addition to the City of Wichita, Sedgwick County, Kansas.

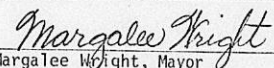
for the sum of One Dollar and Other Valuable Consideration

Subject to: Easements and Restrictions of Record

Dated this 12th day of September 1983

ATTEST:


Donald C. Giszick, City Clerk


Margalee Wright, Mayor

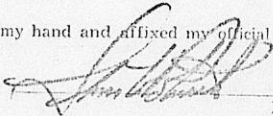
STATE OF KANSAS, SEDGWICK COUNTY, ss.

BE IT REMEMBERED, That on this 12th day of September A. D. 19 83 before me, the undersigned, a Notary Public in and for the County and State aforesaid, came

Margalee Wright, Mayor of the City of Wichita, Kansas personally known to me to be the same person(s) who executed the within instrument of writing and such person(s) duly acknowledged the execution of the same.

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

STEVEN L. POTUCEK
NOTARY PUBLIC, 19
STATE OF KANSAS
My Appt. Exp. Jan 12, 1985


Notary Public

STATUTORY WARRANTY DEED

(Joint Tenancy)

GRANTOR The City of Wichita, Kansas, A Municipal Corporation

This space reserved for
REGISTER OF DEEDS

CONVEY AND WARRANT TO

Abner V. J. Jackson, Michael E. Jackson,
Janett L. Jackson, and Anderson E. Jackson

as joint tenants with the right of survivorship and not as tenants in common, the following described premises situated in Sedgwick County, Kansas, to-wit:

The east 40 feet of Lots 2, 4, 6, and 8, except the north 20 ft. of the east 40 ft. of Lot 2, Wabash Avenue, H. O. Burleigh's 3rd Addition to the City of Wichita, Sedgwick County, Kansas.

for the sum of One Dollar and Other Valuable Consideration

Subject to: Easements and Restrictions of Record

Dated this 12th day of September 1983

ATTEST:

Donald C. Gistick
Donald C. Gistick, City Clerk

Margalee Wright
Margalee Wright, Mayor

STATE OF KANSAS, SEDGWICK COUNTY, ss.

BE IT REMEMBERED, That on this 12th day of September A. D. 19 83 before me, the undersigned, a Notary Public in and for the County and State aforesaid, came

Margalee Wright, Mayor of the City of Wichita, Kansas personally known to me to be the same person(s) who executed the within instrument of writing and such person(s) duly acknowledged the execution of the same.

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

STEVEN L. POTUCEK
NOTARY PUBLIC, 19
STATE OF KANSAS

My Appt. Exp. Jan 1, 1985

Steven L. Potucek
Notary Public

8-22-83

Patucek said Jackson
has given him a deed
for the north 20' of lot 2,
except the E 40' thereof;
City will dedicate north 20'
of E 40' of lot 2; City will
grant easement on E 4.5' of
lots 2, 4, 6 & 8. Patucek to
give all 3 signed documents
to Planning for recording
when appropriate. I told
Patucek we will not need
the easmt as Jackson's plat
is vacating the alley and reorienting.

the utilities. He prefers
to go ahead and get the
easement signed in case
Jackson's plat
never gets recorded.
That is probably a good idea
L.O.

APPEAL TO DIS

Pursuant to K.S.A. 12-4601, you
District Court of the Eighteenth Judicial District
a new trial. This means your case will be tried by
a Jury, if you so request.

In order to perfect your appeal
and "Appeal Bond" within ten days from the date of this
(Saturdays and Sundays included, unless otherwise specified)

THE CITY OF WICHITA
OFFICE OF Contracts Administration

DATE August 19, 1983



TO Donald C. Gisick, City Clerk
FROM Steven L. Potucek, Real Property Manager

SUBJECT Disposition Parcel D-266-A, legally described: The east 40 feet of Lots 2, 4, 6 and 8, except the north 20 ft. of the east 40 ft. of Lot 2, Wabash Avenue, H. O. Burleigh's 3rd Addition to the City of Wichita, Sedgwick County, Kansas - Abner V. J. Jackson, et al
Land Disposition
Street Right of Way/Utility Easement Dedications

Please place the following item on the City Clerk's Agenda for the City Commission meeting of August 23, 1983:

ITEM: EXECUTION OF CONTRACT FOR SALE OF LAND AND STATUTORY WARRANTY DEED
CONVEYING DISPOSITION PARCEL D-266-A TO ABNER V. J. JACKSON, ET AL

On March 10, the Economic Development Commission selected Abner V. J. Jackson, et al, as redevelopers of disposition parcel D-266-A which adjoins their property on E. 13th Street. On March 15, the City Commission selected Abner V. J. Jackson, et al, as redevelopers of subject property subject to statutory public disclosure of the conveyance.

Dedication Case D-1108 has been heard by the Metropolitan Area Planning Commission wherein additional Street Right of Way will be retained by the City in the Jackson conveyance and a utility easement will be dedicated on the east side of subject property. The action of the Planning Commission was to recommend that the dedication be accepted.

The Department of Law has approved contract documents and conveyance instruments.

ACTION: Authorize the Mayor to execute a Contract for Sale of Land and Statutory Warranty Deed conveying disposition parcel D-266-A to Abner V. J. Jackson, Janett L. Jackson, Anderson E. Jackson and Michael E. Jackson.

Authorize the dedication of the north 20 feet of disposition parcel D-266-A for Street ROW and the east 4.5 ft. for utility easement.

No!
alley just east of this
4.5' strip is being vacated
by plat of
Abner Jackson Add.
AUG 19 1983

Donald C. Gisick

Page 2


August 19, 1983

Re: Execution of Contract for Sale of Land and Statutory Warranty Deed
Conveying Disposition Parcel D-266-A to Abner V. J. Jackson, et al

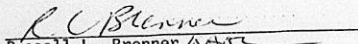
Action Cont:

Accept the dedication of the north 20 ft. of Lot 2, except the
east 40 ft. thereof, Wabash Ave., H. O. Burleigh's 3rd Addition
for Street ROW.

*This agreement by
Jackson has already
been approved by
Potucek*


Steven L. Potucek
Real Property Manager

APPROVED


Russell L. Brenner
Director of Administration

SLP/abv

Attachments

cc: Joe Allen Lang, Assistant City Attorney
Jack Galbraith, Chief Planner-Current Plans ✓

February 10, 1983

Steven L. Potúcek, Real Property Manager

Forrest L. Nagley, Junior Planner

D-1108 - dedication of additional street right-of-way and granting of additional utility easement in H. O. Burleigh's 3rd Addition. Associated with Disposition - Parcel D-266-A. Generally located on the south side of 13th in an area east of Wabash.

On February 10, 1983, the Metropolitan Area Planning Commission considered the above-referenced dedication case. The action of the Commission was to recommend to the Board of City Commissioners that the dedications be accepted.

Should you have any questions, please advise.

Forrest L. Nagley
Junior Planner

FLN:bh

February 4, 1983

Steven L. Potucek, Real Property Manager

Jack H. Galbraith, Chief Planner

Disposition - Parcel D-266-A. Generally located on the south side of 13th in an area east of Wabash.

We have established a dedication file (D-1108) for the processing of the instruments dedicating additional street right-of-way for 13th Street and granting utility easement on the above-referenced City-owned property. On February 3, 1983, the dedication case was reviewed by the Subdivision and Utility Advisory Committees. The Subdivision Committee action was to recommend to the Planning Commission that the dedications be accepted. The case will next be considered by the full Planning Commission on February 10, 1983. It is anticipated that this body will concur with the Subdivision Committee recommendation and recommend that the Board of City Commissioners accept the dedications. I am unsure of your timing for the processing of Jackson's development proposal through the Economic Development and City Commissions, but, after February 10th, the related dedication can be forwarded to the City Commission with proper recommendation from the Planning Commission. After the City has executed the instruments, we will need a signed copy for the dedication file.

As for the street dedication to be obtained from property presently owned by the Jacksons, the subject instrument needs to also go through the Subdivision and Utility Advisory Committees so all interested parties will be made aware of the additional right-of-way. If the City Commission accepts the dedication of this street right-of-way in conjunction with the disposition of Parcel D-266-A, then, it would not need to be presented to them again at a later date. We do, however, need a copy of the signed instrument in order to set up a case for processing through the Subdivision and Utility Advisory Committees.

We will be notifying you of the Planning Commission's actions on D-1108 next Thursday. Should you have any questions, please call me or Forrest Nagley at 4421.

Jack H. Galbraith
Jack H. Galbraith
Chief Planner *FLN*

JHG:FLN:bh

5548 A

DEDICATION

D-1108

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, _____

the City of Wichita, Kansas, a municipal corporation

being the owner of the following described real estate in Sedgwick County, Kansas, to wit:

The north 20 feet of the east 40 feet of Lot 2, Wabash Ave., H. O. Burleigh's 3rd Addition to the City of Wichita, Sedgwick County, Kansas

does hereby dedicate the above described real estate to the public for _____ street _____ purposes.

Executed this _____ day of _____ 19 ____.

STATE OF KANSAS)
SEDGWICK COUNTY)^{ss}

BE IT REMEMBERED, that on this _____ day of _____,

came _____

to me personally known to be the same person who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, the day and year last above written.

Submitted to the Wichita-Sedgwick County Metropolitan Area Planning Commission and the Board of Commissioners of the City of Wichita, Kansas, and approved by said Board of Commissioners of the City of Wichita, Kansas,

this _____, _____

City Clerk

Notary Public

My Commission Expires: _____

EASEMENT

THIS EASEMENT made this _____ day of _____,
19___, by and between the City of Wichita, Kansas, a municipal corporation
of the first part and the City of Wichita, of the second part.

WITNESSETH: That the said first party, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, does hereby grant and convey unto the said second party a perpetual right-of-way and easement for the purpose of constructing, maintaining, and repairing sewer and all other public utilities, over, along and under the following described real estate situated in Sedgwick County, Kansas, to wit:

the east 4.5 feet of Lots 2, 4, 6, and 8, Wabash Ave.,
H. O. Burleigh's 3rd Addition to the City of Wichita,
Sedgwick County, Kansas

And said second party is hereby granted the right to enter upon said premises at any time for the purpose of constructing, operating, maintaining, and repairing such sewer and all other public utilities.

IN WITNESS WHEREOF: The said first party has signed these presents the day and year first written.

Unsigned

STATE OF KANSAS)
SEDGWICK COUNTY) SS

Be it remembered that on this _____ day of _____,
19___, before me, a notary public in and for said County and State,
came _____
to me personally known to be the same person(s) who executed the
foregoing instrument of writing and duly acknowledged the execution
of same. In testimony whereof I have hereunto set my hand and af-
fixed my notarial seal the day and year above written.

SEAL

Notary Public

My Commission expires: _____