

ACTION

DATE

COMMITTEE _____

M.A.P.C. _____

B.C.C./B.C.C. Langt 7-13-83

5238C
7-1-83
POSTED
RL

D-1141 - R.A. Ruud & Son, Inc.
dedicate right-of-way for Hydraulic
1/4 to 1/2 mile north of 79th St.
South.

MAP No. 5638C
SEC. No. 3
TWP. No. 27
RANGE No. 1E

DEDICATION REPORT AND PROGRESS

CASE No. D - 1141

ASSOCIATED CASE NO. CU-214

I. OFFER TO DEDICATE: right-of-way for Hydraulic
GENERALLY LOCATED: 1/4 to 1/2 mile north of 79th Street South.

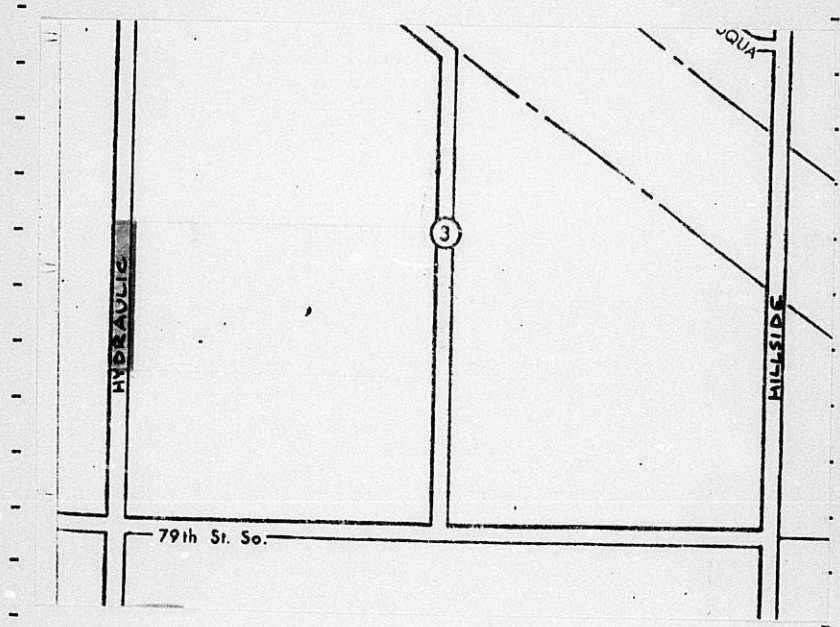
LEGALLY DESCRIBED AS:

DEDICATED BY: R. A. Ruud & Son, Inc.

ADDRESS: _____ PHONE _____

PURPOSE OF DEDICATION: _____

II. SKETCH.



III. FILED 7-1-83 B.C.C. ACTION 7-12-83 *Accept*
POSTED TO ATLAS _____ PLACED ON RECORD _____
S/D COMM. ACTION _____ CITY CLERKS No. _____
M.A.P.C. ACTION _____

MAPC CASE NO. D-1141 Dedication of street right-of-way
for Hydraulic

Dedicated by: The R. A. Ruud & Son, Inc.

Generally located 1/4 to 1/2 mile north of 79th
Street South

This dedication is given for the following reason:

requirement of conditional use permit (CU-214)

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

BILL RECORDING FEE TO: Metropolitan Area Planning Department
#755-68-360-50000-295-000-000

DEDICATION

D-1141

Assoc. CV-214

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, R. A. Ruud & Son, Inc.

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

The west sixty (60) feet of the W 1/2 of the N 1/2 of the SW 1/4, Section 3, Twp. 29S, R1E of the 6th P.M., Sedgwick County, Kansas.

Film 597 P 444

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

Executed this 28th day of June 19 83.

THE R. A. RUUD & SON, INC.

By Robert A. Ruud
Robert A. Ruud, President

STATE OF KANSAS)
SEDGWICK COUNTY) ss

BE IT REMEMBERED, that on this 28th day of June, 1983, came Robert A. Ruud, President of R. A. Ruud & Son, Inc.

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

Jennifer Ruud
Notary Public
Jennifer Ruud

My Commission Expires: 6-8-87

JENNIFER RUUD
NOTARY PUBLIC
Sedgwick County, Kansas
My Appt. Exp. 6-8-87

June 17, 1983

Mr. Robert A. Ruud
4140 E. Clark
Wichita, Kansas 67218

Re: CU-214 - Conditional use permit allowing a sand and gravel operation in the "R" rural residential district on the east side of Hydraulic 1/4 mile north of 79th Street South

Dear Mr. Ruud:

In 1979, the above-referenced conditional use permit application was reviewed and approved by the Metropolitan Area Planning Commission and the Board of County Commissioners. One of the conditions of approval was that "the applicant shall dedicate by separate instrument sufficient half-street right-of-way to bring Hydraulic up to FAS road standards (60 feet of half-street right-of-way)." A dedication document was subsequently submitted and recorded, a copy of which is attached.

As you can see, this document dedicates only the west 15 feet rather than the required 60 feet. I am not sure who prepared the document but they probably thought that 45 feet already existed and the additional 15 feet would make a total of 60 feet. There may be 45 feet of road easement existing along the west side of this property but ownership goes all the way to the section line. Thus the full 60 feet needs to be dedicated for street right-of-way.

This discrepancy between the required and the actual dedicated right-of-way was brought to our attention by the County Engineer's office a few days ago when the official County maps were being updated. We would very much appreciate your signing and having notarized the enclosed, corrected dedication document. If you will then return it to us, we will pay the recording costs.

If you have any questions about this dedication, please do not hesitate to all me at 268-4404. I appreciate any assistance you can provide in this matter.

Sincerely,

Jack H. Galbraith
Chief Planner
Enclosures
JHG:LO:bh

X Copy

DEDICATION

Approved by Board of Commissioners
MAY 22 1979

KNOW ALL MEN BY THESE PRESENTS:

114 369 MAR 1985

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, R. A. Ruud & Son, Inc.

JA-

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

The West 15 feet of the $\frac{1}{2}$ of the $\frac{1}{2}$ of the SW $\frac{1}{4}$, Sec. 3, Twp. 29S, R1E, Sedgwick County, Kansas.

SW 1/4 Sec 3-29S-1E

ENTERED ON
TRANSFER RECORD
JUN 12 1979
ESROTHY K. WHITE
COUNTY CLERK

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

Executed this 3rd day of April 1979.

FILED FOR RECORD AT
JUN 12 1979

THE R. A. RUUD & SON, INC.

By *Robert A. Ruud*
Robert A. Ruud, President

STATE OF KANSAS)
SEDGWICK COUNTY) ss

NO. 1 13136
BETTE F. MCCART
CLERK OF DISTRICT

Pat
Robert
Signature

BE IT REMEMBERED, that on this 3rd day of April, 1979

came Robert A. Ruud, President of R. A. Ruud & Son, Inc.

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 3 JUN 4 1979
Donald C. ...
City Clerk

Wilbur E. Blance
Notary Public

My Commission Expires: *6-21-81*

