

D-1149 - Karl Solomon, etux  
contingently dedicates 10 feet of  
additional street R.O.W. for  
Central. Generally located on the  
north side of Central in an

# ACTION

DATE

COMMITTEE \_\_\_\_\_

M.A.P.C. \_\_\_\_\_

B.C.C./~~B-60-C~~ accept 5-7-83

POSTED P-5-83



DEDICATION REPORT AND PROGRESS

MAP No. 5848B  
SEC. No. \_\_\_\_\_  
TWP. No. \_\_\_\_\_  
RANGE No. \_\_\_\_\_

CASE No. D - 1149

ASSOCIATED CASE NO. S/D 83-11  
Central Avenue Plaza

I. OFFER TO DEDICATE: Contingently dedicate 10 Ft. add'l. Street ROW for Central  
GENERALLY LOCATED: On the north side of Central in an area east of Edgemoor.

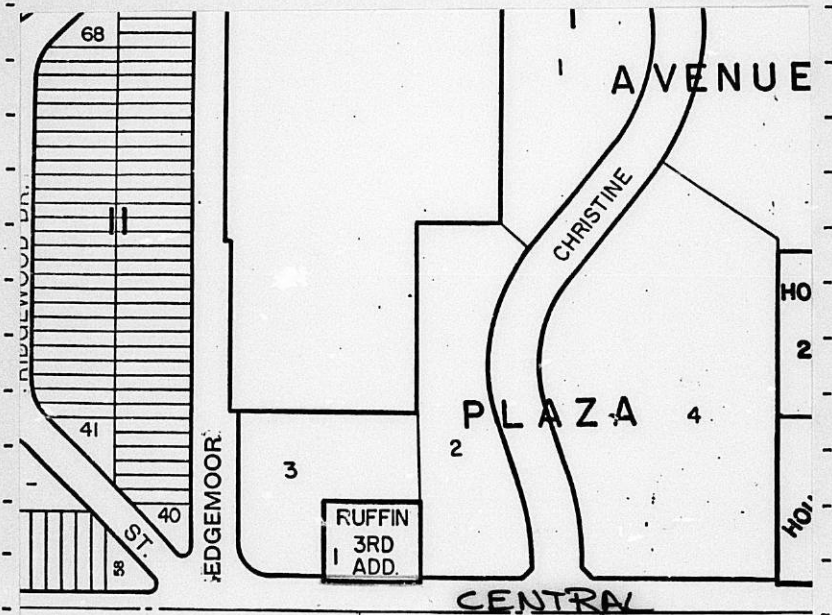
LEGALLY DESCRIBED AS:

DEDICATED BY: Karl Solomon, etux

ADDRESS: \_\_\_\_\_ PHONE \_\_\_\_\_

PURPOSE OF DEDICATION:

II. SKETCH.



III. FILED <u>5-3-83</u>	B.C.C. ACTION <u>5-17-83 Accepted</u>
POSTED TO ATLAS _____	PLACED ON RECORD _____
S/D COMM. ACTION _____	CITY CLERKS No. _____
M.A.P.C. ACTION _____	_____

6-3-83

D-1149

CONTINGENT DEDICATION

WHEREAS, KARL SOLOMON and BARBARA SOLOMON, husband and wife, are the owners of Lot 1, Ruffin 3rd Addition to Wichita, Kansas; and

WHEREAS, the City of Wichita is requesting that a portion of said property be dedicated to the public for street right of way purposes; and

WHEREAS, at the present time, said property is occupied by improvements consisting of a business building with adjacent hard surfaced off-street parking and drive facilities, and is subject to a lease agreement dated July 30, 1970, leasing said property to Phil Ruffin for a primary term ending midnight, November 30, 1995, and with an option to renew said lease until midnight, November 30, 2020; and

WHEREAS, it is the intention of the owners to dedicate to the public the said requested portion of said property for street purposes, but said dedication to be and become effective upon the termination of said lease agreement for whatever reason, or upon the removal of the existing building improvement, whichever shall occur last;

NOW, THEREFORE, the said Karl Solomon and Barbara Solomon, husband and wife, being the legal owners of the above described property, to-wit:

Lot 1, Ruffin 3rd Addition  
to Wichita, Kansas,

do hereby dedicate to the public for street purposes the following described property, to-wit:

The South 10 feet of Lot 1,  
Ruffin 3rd Addition to Wichita,  
Kansas,

but the right of the public and the City of Wichita to use, maintain, excavate, fill, pave or install utilities or to make similar use of said property shall not occur until the termination for any reason of the existing lease to Phil Ruffin or until the existing building located on Lot 1, Ruffin 3rd Addition to Wichita, Kansas, shall be destroyed or removed, whichever of these events shall occur last.

It is the intent of the grantors herein that this shall be a covenant running with the land and shall be binding upon the heirs, assigns and successors and upon all subsequent owners of any part or parcel of said property covered by this dedication.

EXECUTED at Wichita, Kansas, this 29 day of April, 1983.

Karl Solomon  
Karl Solomon

Barbara Solomon  
Barbara Solomon

STATE OF KANSAS, COUNTY OF SEDGWICK, ss:

The foregoing instrument was acknowledged before me this 29 day of April, 1983, by Karl Solomon and Barbara Solomon, husband and wife.

My Appointment Expires:

Lois J. ...  
Notary Public

My Appointment Expires April 21, 1984.