

D-1151 - City of Wichita grants a utility easement within Webb Road Booster Pumping Station Addition. Generally located west of Webb Road, in an area north of 21st Street North.

# ACTION

DATE

COMMITTEE \_\_\_\_\_

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

B.C.C./~~B.C.C.~~ Accept 8-9-83

*Postal 8-5-80*

D-1151 -  
utility e  
Booster  
Generally  
Road, in  
Street No

MAP No. 6050B  
SEC. No. 5  
TWP. No. 27  
RANGE No. 2E

DEDICATION REPORT AND PROGRESS

CASE No. D - 1151

ASSOCIATED CASE NO. S/D 82-36  
Bent Tree Addition

- I. OFFER TO DEDICATE: Pumping Station Addition  
generally located: grants a utility easement within Webb Road Booster  
west of Webb Road, in an area north of 21st Street  
North.

LEGALLY DESCRIBED AS:

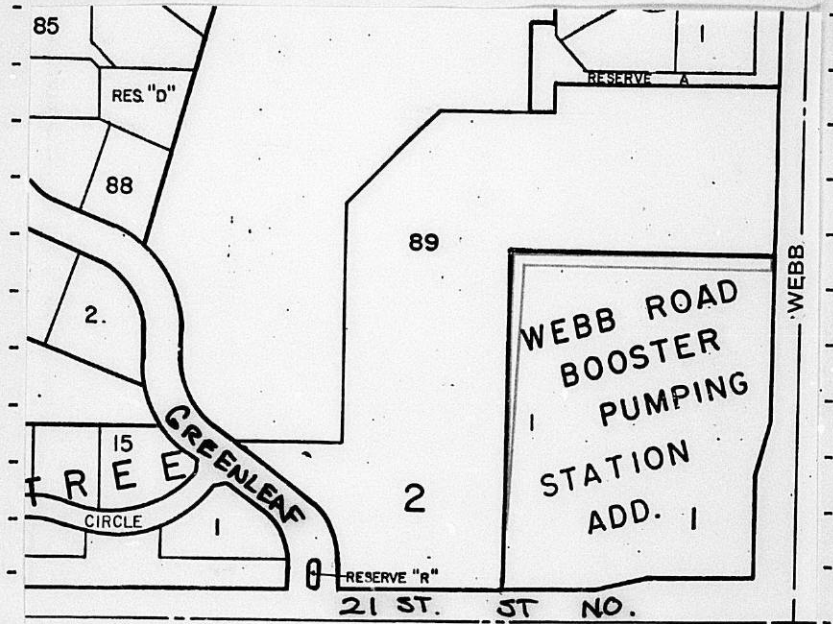
DEDICATED BY: City of Wichita, 455 No. Main, 67202

ADDRESS:

PURPOSE OF DEDICATION:

PHONE

II. SKETCH.



III. FILED 8-1-83  
POSTED TO ATLAS \_\_\_\_\_  
S/D COMM. ACTION \_\_\_\_\_  
M.A.P.C. ACTION \_\_\_\_\_

B.C.C. ACTION 8-9-83 accept  
PLACED ON RECORD \_\_\_\_\_  
CITY CLERKS No. \_\_\_\_\_

Note: The Clerk's agency for SCC 8-9-83 had a request from  
T9-312 the water dept. to grant this easement. Document  
Rev. 12/82 was submitted for Mayor's signature.

EASEMENT

Approved by Board of Commissioners  
this AUG 16 1983

THIS EASEMENT made this 16th day of August, 1983  
by and between \_\_\_\_\_ City of Wichita, Kansas \_\_\_\_\_ of the first  
part and \_\_\_\_\_ City of Wichita, Kansas \_\_\_\_\_ 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, do hereby grant and convey unto the said second party a perpetual right of way and easement for the purpose of constructing, maintaining and repairing their utilities, over, along and under the following described real estate situated in Sedgwick County, Kansas, to wit:

The following is a description of a utility easement lying in the southeast quarter of Section 5, Township 27 south, Range 2 east of the 6th P.M. across a portion of Lot 1, Block 1, Webb Road Booster Pumping Station Addition, and adjacent to Bent Tree, both are additions to Wichita, Sedgwick County, Kansas, more particularly described as follows:

Beginning at the south corner of Lot 20, Block 1 of said Bent Tree addition; thence northerly along the east line of Bent Tree bearing N 0° 47' 16" W, 513.00 feet; thence N 89° 10' 54" E, 465.00 feet to the west line of Webb Road; thence southerly along the east line of Webb Road Booster Pumping Station Addition, an addition to Wichita, Sedgwick County, Kansas, bearing S 0° 47' 16" E, 20.00 feet; thence S 89° 10' 54" W, 445.78 feet; thence S 1° 26' 41" W, 493.38 feet to the point of beginning.

RECEIVED  
OFFICE OF CITY CLERK  
AUG 23 1983  
 DG \_\_\_\_\_  DR \_\_\_\_\_  
 Agenda \_\_\_\_\_  JE \_\_\_\_\_  
 File \_\_\_\_\_

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 their utilities, including the right to open and excavate in any streets or ways that may be constructed on the surface of said easements, provided that upon completion of the necessities of grantee's operations the surface of such easements shall be restored as nearly as possible to its original condition.

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

STATE OF KANSAS } SS  
SEDGWICK COUNTY }  
FILED FOR RECORD AT  
AUG 24 1983  
MICROFILMED 48778  
OF RECORD  
L. F. MCCART  
REGISTER OF DEEDS  
SS: *Pat Kottler*

*Margalee Wright*  
MAYOR  
MARGALEE WRIGHT  
*Donald C. Gishick*  
CITY CLERK  
DONALD C. GISHICK

Personally appeared before me a notary public and for the County and State aforesaid name Margalee Wright, Mayor to me personally known to be the same person who executed the foregoing instrument of writing and said person duly acknowledged the execution thereof.

Dated at Wichita this 16th day of August, 1983

DEBRA D. FRERKING  
STATE NOTARY PUBLIC  
SEDGWICK COUNTY, KANSAS  
MY APPT. EXP. 3-20-84

*Debra D. Frerking*  
Notary Public

My Appointment Expires: 3-20-84

5.00 City Clerk Deed # 11483

COPY  
D-1151

EASEMENT

THIS EASEMENT made this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
by and between \_\_\_\_\_ of the first  
part and \_\_\_\_\_ City of Wichita, Kansas \_\_\_\_\_ 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, do hereby grant and convey unto the said second party a perpetual right of way and easement for the purpose of constructing, maintaining and repairing their utilities, over, along and under the following described real estate situated in Sedgwick County, Kansas, to wit:

The following is a description of a utility easement lying in the southeast quarter of Section 5, Township 27 south, Range 2 east of the 6th P.M. across a portion of Lot 1, Block 1, Webb Road Booster Pumping Station Addition, and adjacent to Bent Tree, both are additions to Wichita, Sedgwick County, Kansas, more particularly described as follows:

Beginning at the south corner of Lot 20, Block 1 of said Bent Tree addition; thence northerly along the east line of Bent Tree bearing N 0° 47' 16" W, 513.00 feet; thence N 89° 10' 54" E, 465.00 feet to the west line of Webb Road; thence southerly along the east line of Webb Road Booster Pumping Station Addition, an addition to Wichita, Sedgwick County, Kansas, bearing S 0° 47' 16" E, 20.00 feet; thence S 89° 10' 54" W, 445.78 feet; thence S 1° 26' 41" W, 493.38 feet to the point of beginning.

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 their utilities, including the right to open and excavate in any streets or ways that may be constructed on the surface of said easements, provided that upon completion of the necessities of grantee's operations the surface of such easements shall be restored as nearly as possible to its original condition.

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

\_\_\_\_\_  
\_\_\_\_\_

STATE OF KANSAS  
ss:  
SEDGWICK COUNTY

Personally appeared before me a notary public in and for the County and State aforesaid came \_\_\_\_\_ to me personally known to be the same person who executed the foregoing instrument of writing and said person duly acknowledged the execution thereof.

Dated at \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_  
Notary Public

My Appointment Expires: \_\_\_\_\_

N 0°47'16" W  
30.00'

N 89°12'44" E 180.00'  
105.00' 75.00'

N 42°12'44" E 215.00'  
130.00' 70.00'

N 21°57'53" E 46.47'  
87.00'



SCALE: 1" = 50'

402.00'  
110.00'

N 0°47'16" W 110.00'  
110.00'

N 0°47'16" W 80.00'

S 89°10'54" E 156.22'  
150.00'

RESERVE "C"  
98.23'

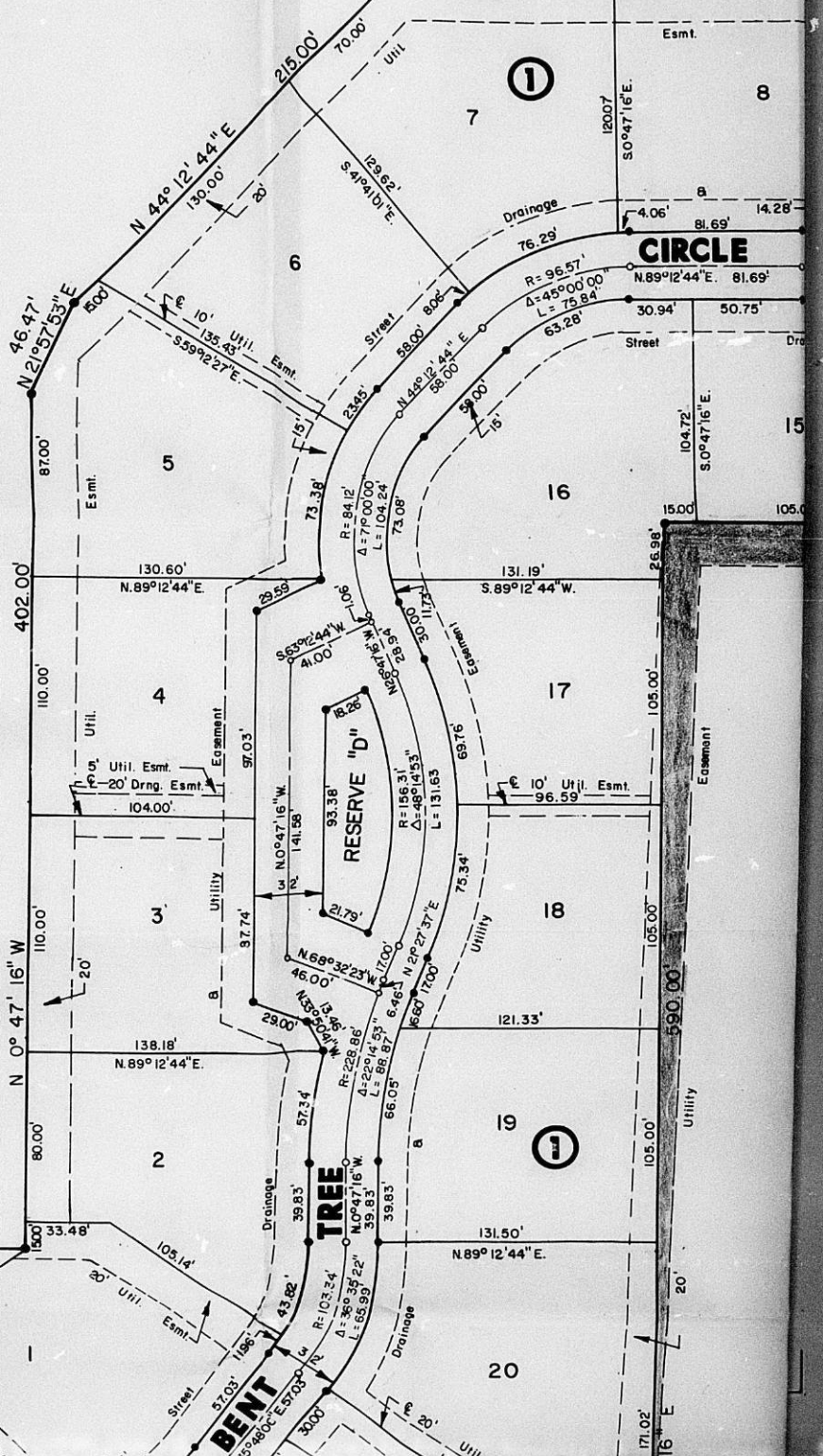
**GREENLEAF**  
Complete Access  
N 54°14'07" W 39.23'  
Control  
60.21'  
158.44'  
49.23'

**BENT**  
N 55°08'00" E 57.03'  
30.00'

**TREE**  
R=228.86'  
Δ=22°14'53" W  
L=98.87'

**RESERVE "D"**  
R=156.31'  
Δ=48°14'53" W  
L=31.65'

**CIRCLE**  
R=96.57'  
Δ=45°00'00" W  
L=75.84'



12007  
S 0°47'16" E  
12007

104.72'  
S 0°47'16" E  
105.00'

105.00'  
105.00'

105.00'  
105.00'

171.02'  
16' E

12007  
S 0°47'16" E

104.72'  
S 0°47'16" E

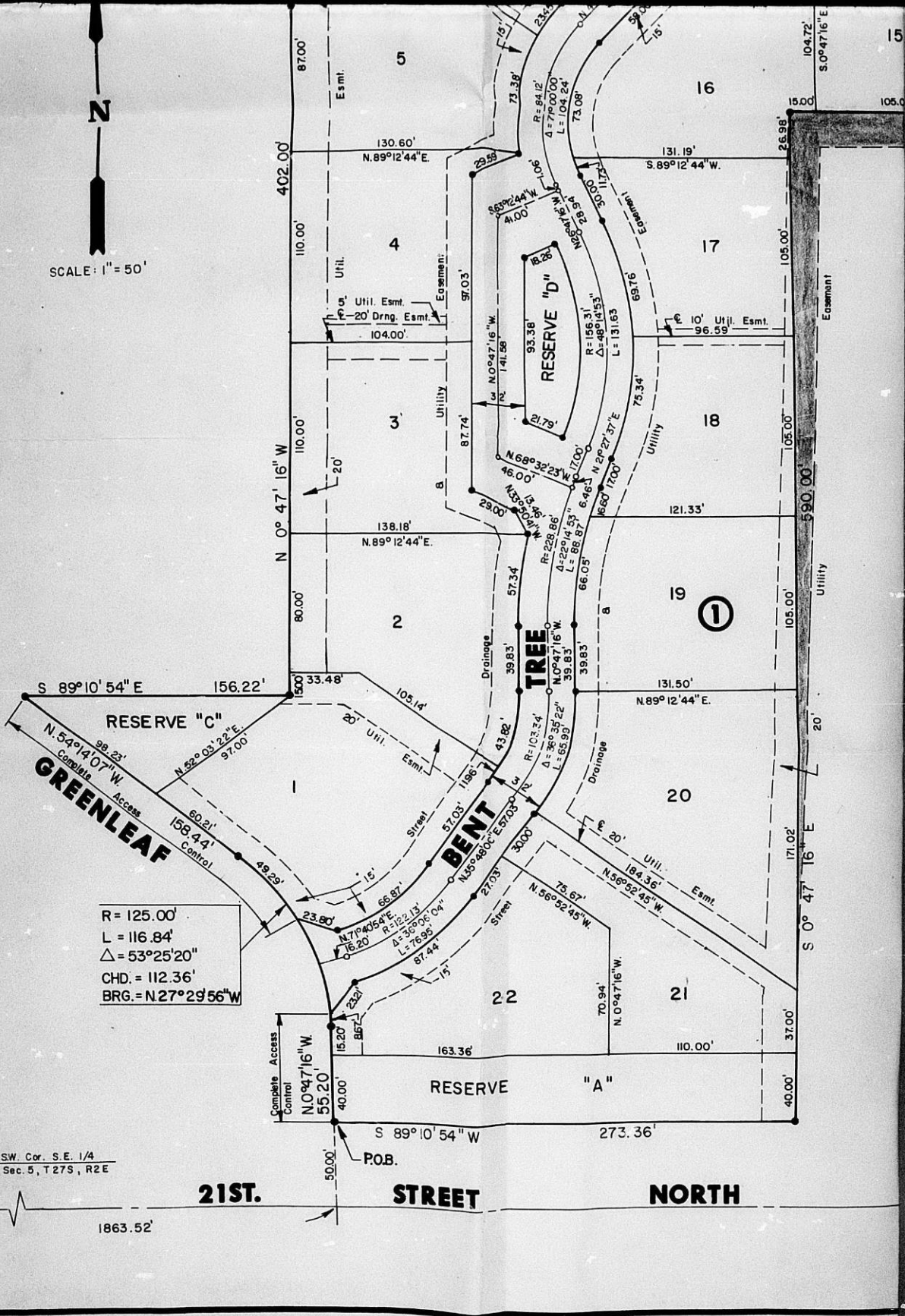
105.00'  
105.00'

105.00'  
105.00'

171.02'  
16' E

N

SCALE: 1" = 50'



$R = 125.00'$   
 $L = 116.84'$   
 $\Delta = 53^\circ 25' 20''$   
 $CHD. = 112.36'$   
 $BRG. = N 27^\circ 29' 56'' W$

SW. Cor. S.E. 1/4  
 Sec. 5, T.27S, R.2E

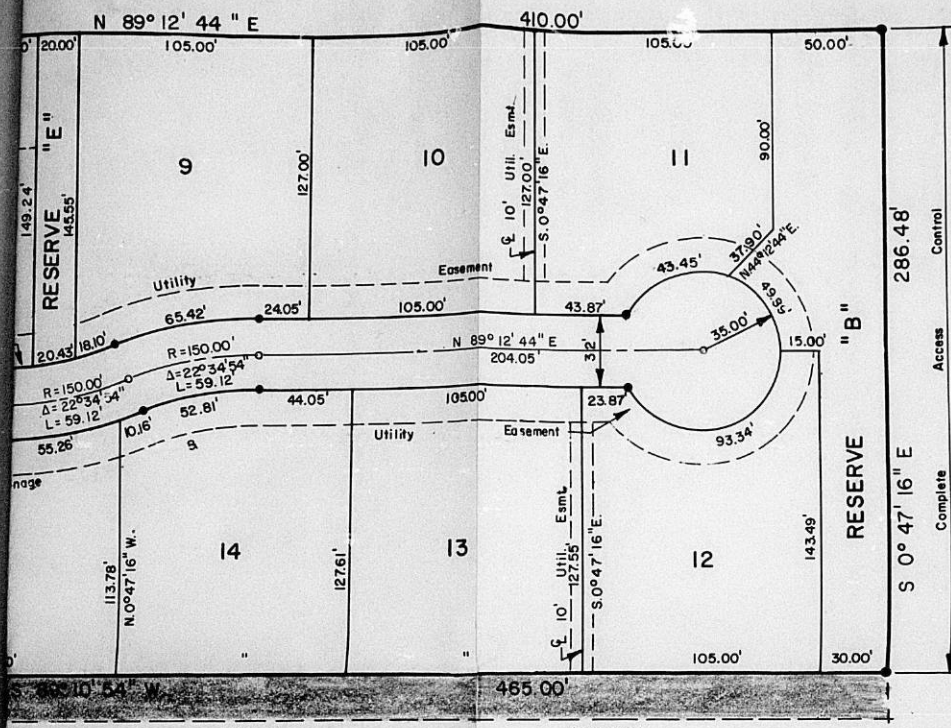
21ST. STREET

STREET

NORTH

1863.52'

E 1/4 Cor. Sec 5  
T27S, R2E



ROAD  
WEBB

S.W. Cor. Sec. 5  
T27S, R2E

WEBB ROAD BOOSTER  
PUMPING STATION ADDITION

I, Allen D. Lowry, a Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting "Bent Tree", an addition to the Bluestem Village, Wichita, Sedgwick County, Kansas, into lots, a block, a street and a reserve, the same being accurately set forth in the accompanying plat and description.

A tract of land in the southeast quarter of Section 5, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, including a part of Bluestem Village, and a part of reserve A, Plumthicket Seed addition to Wichita, Sedgwick County, Kansas, described as beginning at the southeast corner of Lot 89, Block 2, said Bluestem Village; thence S 273.36 feet along the south line of Lot 89, Block 2, said Bluestem Village; thence N 0° 49' 06" W, 55.20 feet; thence along a curve to the left having a radius of 125.00 feet, a central angle of 53° 25' 02", a length of 116.54 feet and a bearing of N 27° 23' 38" W; thence N 54° 14' 01" W, 112.36 feet and a bearing of N 27° 23' 38" W; thence N 54° 14' 01" W, 112.36 feet and a bearing of N 27° 23' 38" W; thence N 89° 10' 54" E, 156.22 feet; thence N 0° 47' 16" W, 46.47 feet; thence N 21° 57' 53" E, 46.47 feet; thence N 44° 02' 35" E, 215.00 feet; thence N 89° 12' 44" E, 180.00 feet; thence N 0° 47' 16" W, 30.00 feet; thence N 12' 44" E, 410.00 feet to the east line of Lot 89, Block 2, said Bluestem Village; thence S 0° 47' 16" E, 286.48 feet; thence S 89° 10' 54" W, 465.00 feet; thence S 0° 47' 16" E, 590.00 feet to the point of beginning; containing 8.00 acres, more or less.

I hereby certify that the details of this plat are correct to my knowledge and belief this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

Allen D. Lowry  
Mid-Kansas Engineering Co  
240 North Rock Road, Suite 100  
Wichita, Kansas 67206

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Land Surveyor's Certificate have caused the same to be surveyed and platting into lots, a block, a street and reserve to be known as "Bent Tree", an addition to Wichita, Sedgwick County, Kansas. The street is hereby dedicated to and for the use of the public. Reserves D and E are platted for construction and maintenance of utilities, recreation buffer zones and open space. Reserve B is also platted for a wall and fire lane. Reserves A, B, C, D and E shall be owned and maintained by the property owners for streets, drainage



WEBB ROAD BOOSTER  
PUMPING STATION ADDITION



I, Allen D. Lowry, a Land Surveyor in Kansas, do hereby certify in responsible charge of surveying and platting "Bent Tree" Wichita, Sedgwick County, Kansas, into lots, a block, a street and same being accurately set forth in the accompanying plat and des

A tract of land in the southeast quarter of Section 5, Town Range 2 east of the 6th P.M., Sedgwick County, Kansas, including part of Bluestem Village, and a part of reserve A, Plumthicket S additions to Wichita, Sedgwick County, Kansas, described as begin southeast corner of Lot 89, Block 2, said Bluestem Village; then 273.36 feet along the south line of Lot 89, Block 2, said Bluestem N 0° 49' 06" W, 55.20 feet; thence along a curve to the left hav 125.00 feet, a central angle of 53° 25' 02", a length of 116.54 of 112.36 feet and a bearing of N 27° 23' 36" W; thence N 54° 14 feet; thence N 89° 10' 54" E, 156.22 feet; thence N 0° 47' 16" W thence N 21° 57' 53" E, 46.47 feet; thence N 44° 02' 35" E, 215. N 89° 12' 44" E, 180.00 feet; thence N 0° 47' 16" W, 30.00 feet; 12' 44" E, 410.00 feet to the east line of Lot 89, Block 2, said thence S 0° 47' 16" E, 286.48 feet; thence S 89° 10' 54" W, 465. S 0° 47' 16" E, 590.00 feet to the point of beginning; containing more or less.

I hereby certify that the details of this plat are correct to my knowledge and belief this \_\_\_\_\_ day of \_\_\_\_\_

Allen D. Lowry  
Mid-Kansas Engineering  
240 North Rock Road, Sta  
Wichita, Kansas 67206

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Tallgrass Company, a Part  
By: Ritchie Enterprises  
Managing Partner

By: William F. Binter

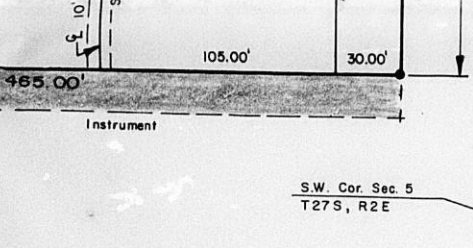
STATE OF KANSAS  
ss:  
COUNTY OF SEDGWICK

Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_ 1983, before me, a Notary Public in and for said State and County, came Tallgrass Company, a partnership by \_\_\_\_\_ to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed my seal the day and year above written.

\_\_\_\_\_, Notary Public  
My Appointment Expires: \_\_\_\_\_

S.W. Cor. Sec. 5  
T 27S, R2E





I, Allen D. Lowry, a Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting "Bent Tree", an addition to Wichita, Sedgwick County, Kansas, into lots, a block, a street and reserves, the same being accurately set forth in the accompanying plat and described as follows:

A tract of land in the southeast quarter of Section 5, Township 27 south, Range 2 east of the 6th P.M., Sedgwick County, Kansas, including a replat of part of Bluestem Village, and a part of reserve A, Plumthicket Second, both additions to Wichita, Sedgwick County, Kansas, described as beginning at the southeast corner of Lot 89, Block 2, said Bluestem Village; thence S 89° 10' 54" W, 273.36 feet along the south line of Lot 89, Block 2, said Bluestem Village; thence N 0° 49' 06" W, 55.20 feet; thence along a curve to the left having a radius of 125.00 feet, a central angle of 53° 25' 02", a length of 116.54 feet and a chord of 112.36 feet and a bearing of N 27° 29' 56" W; thence N 54° 14' 07" W, 158.44 feet; thence N 89° 10' 54" E, 156.22 feet; thence N 0° 47' 16" W, 402.00 feet; thence N 21° 57' 53" E, 46.47 feet; thence N 44° 02' 35" E, 215.00 feet; thence N 89° 12' 44" E, 180.00 feet; thence N 0° 47' 16" W, 30.00 feet; thence N 89° 12' 44" E, 410.00 feet to the east line of Lot 89, Block 2, said Bluestem Village; thence S 0° 47' 16" E, 286.48 feet; thence S 89° 10' 54" W, 465.00 feet; thence S 0° 47' 16" E, 590.00 feet to the point of beginning; containing 8.60 acres, more or less.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this \_\_\_\_\_ day of \_\_\_\_\_, 1983.

Allen D. Lowry  
 Mid-Kansas Engineering Consultants, P.A.  
 240 North Rock Road, Suite 130  
 Wichita, Kansas 67206

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Land Surveyor's Certificate have caused the same to be surveyed and platted into lots, a block, a street and reserves, the same to be known as "Bent Tree", an addition to Wichita, Sedgwick County, Kansas. The street is hereby dedicated to and for the use of the public. Reserves A, B, C, D and E are platted for construction and maintenance of utilities, drainage, recreation buffer zones and open space. Reserve B is also platted for construction of a wall and fire lane. Reserves A, B, C, D and E shall be owned and maintained by the Homeowners Association. Easements for streets, drainage and construction of public utilities are hereby granted. All abutters rights of access to or from Reserve "A" over and across the south line of the reserve and to or from Reserve "B" over and across the east line of the reserve are hereby granted to the City of Wichita, Kansas.

Tallgrass Company, a Partnership  
 By: Ritchie Enterprises  
 Managing Partner

By: \_\_\_\_\_  
 William F. Binter

STATE OF KANSAS  
 ss:  
 COUNTY OF SEDGWICK

Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 1983, before me, a Notary Public in and for said State and County, came Tallgrass Company, a partnership by \_\_\_\_\_, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed my seal the day and year above written.

\_\_\_\_\_, Notary Public  
 My Appointment Expires: \_\_\_\_\_

STATE OF KANSAS

COUNTY OF SEDGWICK

ss:

This is to certify that this instrument was filed for record in the Register of Deeds Office at \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 1983.

\_\_\_\_\_, Register of Deeds  
Bette F. McCart

\_\_\_\_\_, Deputy  
Pat Kettler

This plat of "Bent Tree" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 1983.

Wichita-Sedgwick County Metropolitan Area Planning Commission

\_\_\_\_\_, Chairman  
David Bayouth

\_\_\_\_\_, Secretary  
Robert A. Lakin

This plat approved and all dedications shown hereon, if any, accepted by the City Commission of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 1983.

\_\_\_\_\_, Mayor  
Margalee Wright

\_\_\_\_\_, City Clerk  
Donald C. Gisick

This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 1983.

\_\_\_\_\_, Chairman  
Jack Spratt

\_\_\_\_\_, Commissioner  
Tom Scott

\_\_\_\_\_, Commissioner  
Donald E. Gragg

Attest: \_\_\_\_\_, County Clerk  
Dorothy K. White

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 1983.

\_\_\_\_\_, County Clerk  
Dorothy K. White