

D-1295 - Amortibank Investment Co., Inc.  
grants utility easements generally located  
in an area east of West Street north  
and south of 44th Street South.

POSTED 24-25-85  
dkb

0  
2455

### ACTION

S/D COMMITTEE approved DATE 4-25-85

M.A.P.C. approved 5-2-85

B.C.C./B.C.C. approved 5-14-85

DEDICATION REPORT AND PROGRESS

MAP NO.: 5242 C  
 SEC. NO.: 13  
 TWP. NO.: 28S  
 RANGE: R1W

CASE NO.: D-1293

ASSOCIATED CASE:

I. OFFER TO DEDICATE: Utility Easements  
 GENERALLY LOCATED: In an area east of West street, north and south of  
 44th Street South.

LEGALLY DESCRIBED AS:

BILL RECORDING FEE TO: 468 76 245 81446 000 000 001  
 Lateral 210, Southwest Interceptor

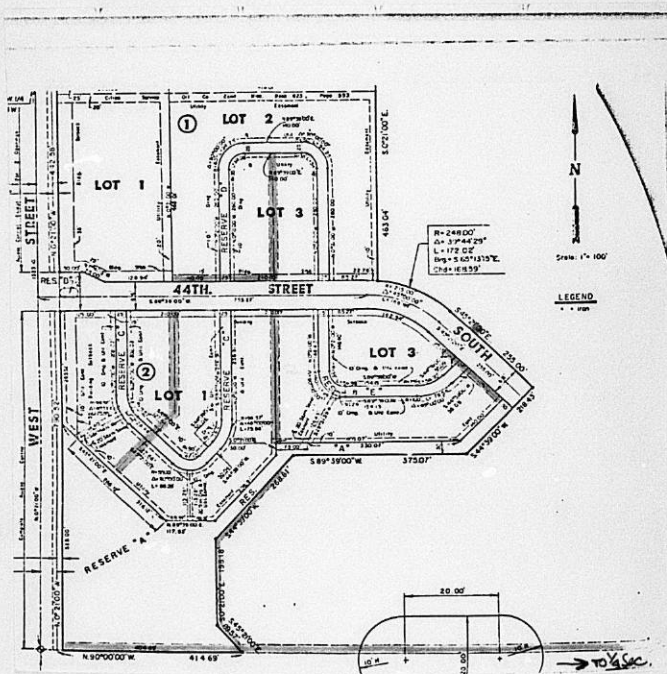
DEDICATED BY: Amortibanc Investment Company, Inc.

ADDRESS:

PHONE:

PURPOSE OF DEDICATION:

II. SKETCH.



III. FILED: 4-12-85  
 POSTED TO ATLAS  
 S/D COMM. ACTION 4-25-85 *approved*  
 M.A.P.C. ACTION 5-2-85 *appr.*

B.C.C. ACTION 5-14-85 *appr.*  
 PLACED ON RECORD \_\_\_\_\_  
 CITY CLERK'S NO. \_\_\_\_\_

PLANNING AGENDA

Date: May 14, 1985

MAPC CASE NO.: D-1293

Dedication of utility easements.

Dedicated by: Amortibanc Investment Company, Inc.

Generally located: In an area east of West Street, north and south of  
44th Street South.

This dedication is given for the following reason:

In connection with City Project No. 468 76 245 81446 000 000 001,  
Lateral 210, Southwest Interceptor

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

BILL RECORDING FEE TO:

City Project No. 468 76 245 81446 000 000 001,  
Lateral 210, Southwest Interceptor.

C/U: 0873/M

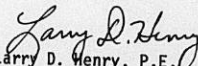
THE CITY OF WICHITA  
OFFICE OF MAPD - Design Division

DATE April 9, 1985

TO Forrest Nagley, Senior Planner  
FROM Larry D. Henry, Program Development Engineer

SUBJECT Lateral 210, Southwest Interceptor  
468 76 245 81446 000 000 001

Attached are seven (7) easements and a drawing showing their locations received in connection with the subject project. Please place the attached easements on the agenda for Subdivision Committee consideration. Upon approval by the City Commission, I would appreciate copies of the recorded instruments for our file.

  
Larry D. Henry, P.E.  
Program Development Engineer

/JLL:ms  
/02/20  
Attachments

RECEIVED

APR 10 1985

METROPOLITAN PLANNING

ROUTE  \_\_\_\_\_  
 \_\_\_\_\_

5242C  
13  
285  
RIW

EASEMENT

THIS EASEMENT made this 2<sup>nd</sup> day of April, 1985, by and between Amortibanc Investment Company, Inc. of the first part and 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, 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 Utility over, along and under the following described real estate situated in Sedgwick County, Kansas, to wit:

The following is a description of a 15 foot utility easement in the north half of the southwest quarter of Section 13, Township 28 south, Range 1 west of the 6th P.M. centered on the following described line:

Commencing at the southwest corner of Lot 2, Block 1, Cottonwood Grove, an addition to Wichita, Sedgwick County, Kansas, thence N 00° 21' 00" W, 7.50 feet to the point of beginning, thence N 89° 39' 00" E, 478.01 feet to the point of termination.

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 Utility.

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

AMORTIBANC INVESTMENT COMPANY, INC.  
By: Alexander L. Dean  
Alexander L. Dean, President

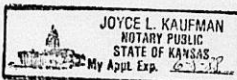
STATE OF KANSAS  
SEDGWICK COUNTY ss:

Personally appeared before me a notary public in and for the County and State aforesaid came Alexander L. Dean 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 2<sup>nd</sup> day of April, 1985.

Joyce L. Kaufman  
Notary Public

My Appointment Expires: June 8, 1988



EASEMENT

THIS EASEMENT made this 2nd day of April, 1985, by and between Amortibanc Investment Company, Inc. of the first part and 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, 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 Utility over, along and under the following described real estate situated in Sedgwick County, Kansas, to wit:

The following is description of a 20 foot utility easement in the north half of the southwest quarter of Section 13, Township 28 south, Range 1 west of the 6th P.M. centered on the following described line:

Beginning at a point on the north line of Lot 1, Block 2, Cottonwood Grove, an addition to Wichita, Sedgwick County, Kansas, 105.00 feet easterly bearing N 89° 39' 00" E of the northwest corner of said lot; thence S 00° 21' 00" E, 235.99' thence S 44° 39' 00" W, 201.19 feet to the point of termination.

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 Utility.

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

AMORTIBANC INVESTMENT COMPANY, INC.

By: Alexander L. Dean  
Alexander L. Dean, President

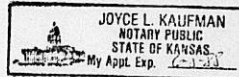
STATE OF KANSAS  
ss:  
SEDGWICK COUNTY

Personally appeared before me a notary public in and for the County and State aforesaid came Alexander L. Dean 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 2nd day of April, 1985.

Joyce L. Kaufman  
Notary Public

My Appointment Expires: June 8, 1988



EASEMENT

THIS EASEMENT made this 4th day of April, 1985, by and between Amortibanc Investment Company, Inc. of the first part and 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, 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 Utility over, along and under the following described real estate situated in Sedgwick County, Kansas, to wit:

The following is description of a 15 foot utility easement in the north half of the southwest quarter of Section 13, Township 28 south, Range 1 west of the 6th P.M. centered on the following described line:

Commencing at the southeastern most corner of Lot 2, Block 2, Cottonwood Grove, an addition to Wichita, Sedgwick County, Kansas, said point also being the intersection of the northwest line of Reserve "A" and the southwest line of 44th Street South as platted in said addition; thence southwesterly along the northwest line of Reserve "A" bearing S 44° 39' 00" W, 7.50 feet to the point of beginning; thence N 45° 21' 00" W, 205.00 feet to the point of termination.

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 Utility.

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

AMORTIBANC INVESTMENT COMPANY, INC.

By: Alexander L. Dean  
Alexander L. Dean, President

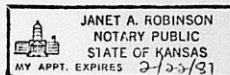
STATE OF KANSAS  
ss:  
SEDGWICK COUNTY

Personally appeared before me a notary public in and for the County and State aforesaid came Alexander L. Dean 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 4th day of April, 1985.

Janet A. Robinson  
Notary Public Janet A. Robinson

My Appointment Expires: Feb. 22, 1987



EASEMENT

THIS EASEMENT made this 2<sup>nd</sup> day of April, 1985, by  
and between Amortibanc Investment Company, Inc. of the first part and  
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, 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 Utility over, along and under the following described real estate situated in Sedgwick County, Kansas, to wit:

The following is a description of a 20 foot easement in the north half of the southwest quarter of Section 13, Township 28 south, Range 1 west of the 6th P.M.:

The south 20 feet of the north half of said quarter.

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 Utility.

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

AMORTIBANC INVESTMENT COMPANY, INC.

By: Alexander L. Dean  
Alexander L. Dean, President

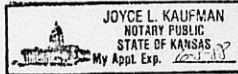
STATE OF KANSAS  
ss:  
SEDGWICK COUNTY

Personally appeared before me a notary public in and for the County and State aforesaid came Alexander L. Dean 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 2<sup>nd</sup> day of April, 1985.

Joyce L. Kaufman  
Notary Public

My Appointment Expires: June 8, 1988



EASEMENT

THIS EASEMENT made this 2nd day of April, 1985, by and between Amortibanc Investment Company, Inc. of the first part and 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, 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 Utility over, along and under the following described real estate situated in Sedgwick County, Kansas, to wit:

The following is a description of a 20 foot utility easement in the north half of the southwest quarter of Section 13, Township 28 south, Range 1 west of the 6th P.M.:

Commencing at the eastern most corner of Cottonwood Grove, an addition to Wichita, Sedgwick County, Kansas; thence northwesterly along the northeast line of 44th Street South as platted in said addition, bearing N 45° 21' 00" W, 225.00 feet to the point of beginning; thence N 44° 39' 00" E, 20.00 feet to the point of termination.

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 Utility.

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

AMORTIBANC INVESTMENT COMPANY, INC.

By Alexander L. Dean  
Alexander L. Dean, President

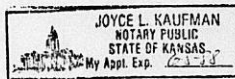
STATE OF KANSAS  
ss:  
SEDGWICK COUNTY

Personally appeared before me a notary public in and for the County and State aforesaid came Alexander L. Dean 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 2nd day of April, 1985.

Joyce L. Kaufman  
Notary Public

My Appointment Expires: July 8, 1988



EASEMENT

THIS EASEMENT made this 2nd day of April, 1985, by and between Amortibanc Investment Company, Inc. of the first part and 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, 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 Utility over, along and under the following described real estate situated in Sedgwick County, Kansas, to wit:

The following is a description of a 20 foot utility easement in the north half of the southwest quarter of Section 13, Township 28 south, Range 1 west of the 6th P.M. centered on the following described line:

Beginning at a point on the north line and 105 feet easterly of the west line bearing N 89° 39' 00" E of Lot 3, Block 1, Cottonwood Grove, an addition to Wichita, Sedgwick County, Kansas, thence S 00° 21' 00" E, 672.40 feet to the point of termination.

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 Utility.

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

AMORTIBANC INVESTMENT COMPANY, INC.

By: Alexander L. Dean  
Alexander L. Dean, President

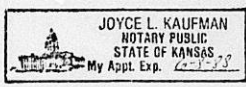
STATE OF KANSAS  
ss:  
SEDGWICK COUNTY

Personally appeared before me a notary public in and for the County and State aforesaid came Alexander L. Dean 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 2nd day of April, 1985.

Joyce L. Kaufman  
Notary Public

My Appointment Expires: June 8, 1988



EASEMENT

THIS EASEMENT made this 2<sup>nd</sup> day of April, 1985, by  
and between Amortibanc Investment Company, Inc. of the first part and  
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, 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 Utility over, along and under the following described real estate situated in Sedgwick County, Kansas, to wit:

The following is a description of a 10 foot utility easement in the north half of the southwest quarter of Section 13, Township 28 south, Range 1 west of the 6th P.M. centered on the following described line:

Beginning at a point on the south line of the north half of said southwest quarter, 411.81 feet easterly bearing N 90° 00' 00" of the southwest corner of Reserve A, Cottonwood Grove, an addition to Wichita, Sedgwick County, Kansas; thence N 45° 21' 00" W, 92.56 feet; thence N 00° 21' 00" W, 194.04 feet; thence N 44° 39' 00" E, 215.00 feet to the point of termination.

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 Utility.

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

AMORTIBANC INVESTMENT COMPANY, INC.

By: Alexander L. Dean  
Alexander L. Dean, President

STATE OF KANSAS

SEDGWICK COUNTY

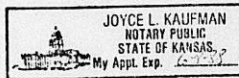
ss:

Personally appeared before me a notary public in and for the County and State aforesaid came Alexander L. Dean 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 2<sup>nd</sup> day of April, 1985.

Joyce L. Kaufman  
Notary Public

My Appointment Expires: June 8, 1988



EASEMENT

THIS EASEMENT made this 2nd day of April, 1985, by and between Amortibanc Investment Company, Inc. of the first part and 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, 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 Utility over, along and under the following described real estate situated in Sedgwick County, Kansas, to wit:

The following is description of a 20 foot utility easement in the north half of the southwest quarter of Section 13, Township 28 south, Range 1 west of the 6th P.M. centered on the following described line:

Beginning at a point on the north line of Lot 1, Block 2, Cottonwood Grove, an addition to Wichita, Sedgwick County, Kansas, 105.00 feet easterly bearing N 89° 39' 00" E of the northwest corner of said lot; thence S 00° 21' 00" E, 235.99' thence S 44° 39' 00" W, 201.19 feet to the point of termination.

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 Utility.

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

AMORTIBANC INVESTMENT COMPANY, INC.

By: Alexander L. Dean  
Alexander L. Dean, President

STATE OF KANSAS

ss:

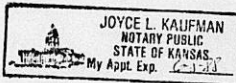
SEDGWICK COUNTY

Personally appeared before me a notary public in and for the County and State aforesaid came Alexander L. Dean 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 2nd day of April, 1985.

Joyce L. Kaufman  
Notary Public

My Appointment Expires: July 8, 1988





I, Michael D. Harding, a Civil Engineer in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "COTTONWOOD GROVE", an addition to Wichita, Sedgwick County, Kansas, into Lots, Blocks, a Street and Reserves, the same being accurately set forth in the accompanying plat and described herein:

A tract of land in the north half of the southwest quarter of Section 13, Township 28 south, Range 1 west of the 6th Principal Meridian, more particularly described as follows:

Beginning at a point on the north line of said southwest quarter, 40.00 feet easterly bearing S 89° 59' 21" E from the northwest corner of the said southwest quarter, thence easterly along the north line of said southwest quarter S 89° 59' 21" E, 738.01 feet; thence S 00° 21' 00" E, 463.04 feet to a point on a curve to the right having a radius of 248.00 feet, a central angle of 39° 44' 29" and a long chord bearing S 65° 13' 15" E, 168.59 feet; thence along said curve 172.02 feet; thence S 45° 21' 00" E, 255.00 feet; thence S 44° 39' 00" W, 218.43 feet; thence S 89° 39' 00" W, 375.07 feet; thence S 44° 39' 00" W, 268.81 feet; thence S 00° 21' 00" E, 198.18 feet; thence S 45° 21' 00" E, 89.57 feet; to a point on the south line of said north half; thence N 90° 00' 00" W, 414.69 feet to a point on the east line of West Street; thence north parallel and 40.00 feet east of the west line of said southwest quarter bearing N 00° 21' 00" W, 1323.10 feet to the point of beginning; containing 20.47 acres, more or less.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 11<sup>TH</sup> day of February, 1985.

Michael D. Harding  
Michael D. Harding, P.E.  
Mid-Kansas Engineering Consultants, P.A.  
3500 N. Rock Road, Bldg. 800  
Wichita, KS 67226



Know all men by these presents that we the undersigned property owners of the land as above set forth in the Civil Engineers Certificate, have caused the same to be surveyed and platted into Lots, Blocks, a Street and Reserves, the same to be known as "COTTONWOOD GROVE" an addition to Wichita, Sedgwick County, Kansas. Easements for the construction and maintenance of public utilities as indicated on the accompanying plat are hereby granted. Reserve "A" is platted for construction and maintenance of public utilities, drainage, open space, and recreation. Reserve "B" is platted for landscaping, utilities, irrigation, and a median. Reserves "C", "D", and "E" are platted for utilities, drainage, and for access. Reserves are to be owned and maintained by the Owner's Association. All abutters rights of access over and across the east line of West Street to or from Blocks 1 and 2, are hereby granted to the City of Wichita. Except Lot 1, Block 1, shall have access to West Street at 2 locations, as indicated on the accompanying plat. The location of the two openings for Lot 1, Block 1 shall be determined by the Engineer of the City of Wichita.

Amortibanc Investment Company, Inc.

By: Alexander L. Dean  
Alexander L. Dean, President

STATE OF KANSAS

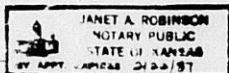
SS:

COUNTY OF SEDGWICK

Be it remembered that on this 19<sup>th</sup> day of February, 1985, before me, a Notary Public in and for said State and County, came Amortibanc Investment Company, Inc. by Alexander L. Dean, President, 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 notarial seal the day and year above written.

Janet A. Robinson, Notary Public

My Appointment Expires: February 22, 1987

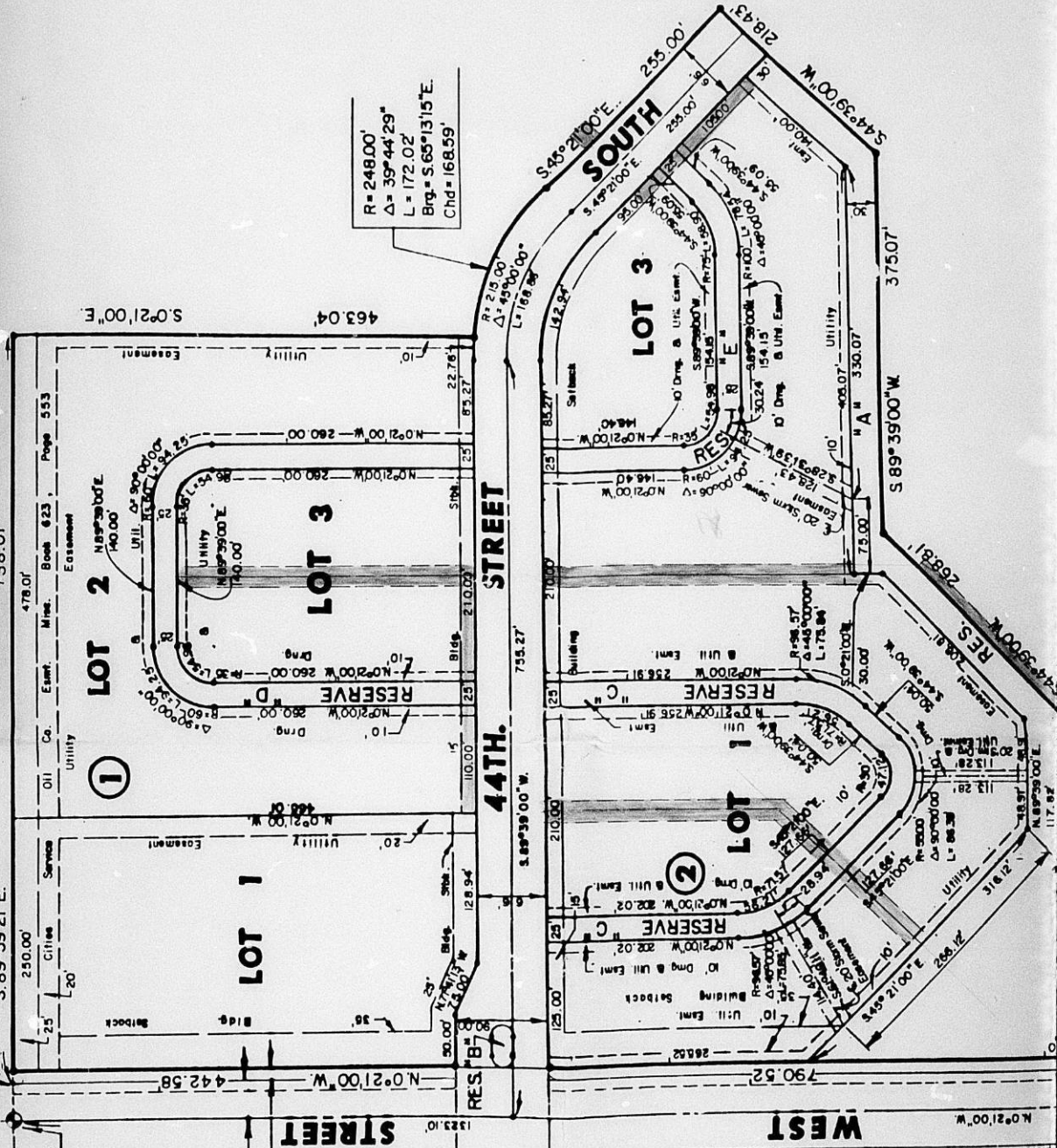


NW Cor. N 1/2, SW 1/4  
 Sec. 13, T28S, R1W

Street Dedication  
 (From 30 to 40')  
 Miss. 378, Pass. 155,  
 10' Street Dedication

Access Control Except For 2 Openings

S. 89°59'21"E. 738.01'  
 478.01' 418.01' 418.01' 418.01' 418.01'  
 Oll Co. Easmt. Minn. Book 623, Page 553  
 Utility Easement



$R = 248.00'$   
 $\Delta = 39^\circ 44' 29''$   
 $L = 172.02'$   
 $Brg. = S. 65^\circ 13' 15'' E.$   
 $Chd. = 168.59'$

Scale: 1" = 100'  
 LEGEND  
 • = Iron

