

D-1503 - Gordon Royse, etux, dedicates additional right-of-way, located on the east side of Seneca, in an area north of Merton.

posted 3-10-88
o/c KC

APC

ACTION

DATE

S/D COMMITTEE _____

M.A.P.C. _____

W.C.C./B. CO. C. _____

MAP NO. 5445 D
SEC. NO. 32
TWP. NO. 27S
RANGE 1E

DEDICATION REPORT AND PROGRESS

CASE NO.: D-1503

ASSOCIATED CASE: BZA 52-87

1. OFFER TO DEDICATE: Additional right-of-way.

GENERALLY LOCATED: On the east side of Seneca, in an area north of Merton.

LEGALLY DESCRIBED AS:

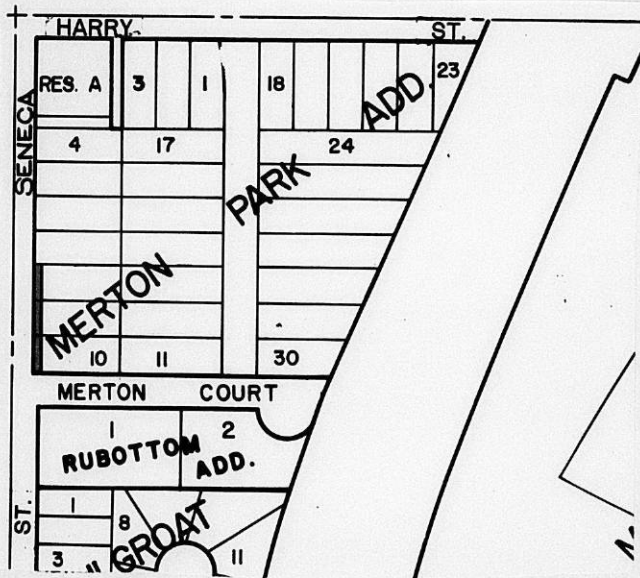
The west ten (10) feet of Lots 8, 9 and 10, Merton Park Addition, Wichita, Sedgwick County, Kansas.

DEDICATED BY: Gordon Royse, etux

PURPOSE OF DEDICATION:

Requirement of BZA 52-87.

II. SKETCH.



III. FILED 3/2/88
POSTED TO ATLAS _____
S/D COMM. ACTION _____
M.A.P.C. ACTION _____

B.C.C. ACTION _____
PLACED ON RECORD _____
CITY CLERKS NO. _____

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: February 18, 1988

TO: Dale Rea, Deputy City Clerk

FROM: Louise Olivarez, Principal Planner

SUBJECT: Recording of contingent dedication associated with case BZA 52-87. Northeast corner of Seneca and Merton.

FILE COPY

At the January meeting of the Board of Zoning Appeals, case #BZA 52-87 was approved subject to the applicant submitting a document which contingently dedicates ten feet of additional right-of-way for Seneca. The contingency is the need for the right-of-way for street purposes.

The contingent dedication has been submitted. Would you please record this document with the Register of Deeds and bill the recording cost to the Planning Department (755-68-360-50000-295-000-000).

If you have any questions, please call me at 4494.

LO/lw

Attachment

D-12702

Film 0954 Pg 0140

PL/0372/1

CONTINGENT DEDICATION

WHEREAS, Gordon E. Royse and Jaquetta J. Royse are the owners of real property described as follows, to-wit:

Lots 8, 9 and 10 Merton Park Addition, Wichita, Sedgwick County, Kansas.

and

WHEREAS, said owners have requested an exception to permit a car sales business on said property in the Light Commercial zoning district; and

WHEREAS, as a condition of approval of said exception (case BZA 52-87), the Wichita Board of Zoning Appeals is requiring the dedication to the public of a portion of said property for street purposes, but said dedication not to occur until the land is needed for street purposes, including paving, excavation, fill, drainage, and other similar street purposes;

NOW, THEREFORE, the owners hereby dedicate to the public for street purposes, the following described property, to-wit:

The west ten (10) feet of Lots 8, 9 and 10 Merton Park Addition, Wichita, Sedgwick County, Kansas,

but the right of the public to use said property shall not occur until road improvements are proposed to be made.

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

EXECUTED this 1st day of Feb., 1988.

Gordon E. Royse
Gordon E. Royse
Jaquetta J. Royse
Jaquetta J. Royse

STATE OF MISSOURI
COUNTY Morgan ss

THIS INSTRUMENT was acknowledged before me on Feb 1, 1988 by Gordon E. Royse and Jaquetta J. Royse

Tracy Richards
Notary Public

TRACY RICHARDS
NOTARY PUBLIC - STATE OF MISSOURI
COMMISSIONED in CAMDEN COUNTY
(SEAL) COMMISSION EXPIRES: JULY 29 - 1988

My Commission Expires: 7:29, 88.