

D-1521 - Twin Lakes Center grants a partial dedication of abutter's rights, located on the south side of 21st Street, and the west side of Woodrow Avenue.

399A

ACTION

	DATE
SID COMMITTEE	<u>approved</u> <u>7/14/88</u>
M.A.P.C.	<u>Approved</u> <u>7/21/88</u>
W.C.C./B-CO-C.	<u>Approved</u> <u>8-16-88</u>

D-1521 - Twin Lakes Center grants a partial dedication of abutter's rights, located on the south side of 21st Street and the west side of Woodrow Avenue.

posted 7-7-88 KB
L15742
Bil

3/8/88

MAP NO. 5349A
SEC. NO. 7
TWP. NO. 27S
RANGE 1E

DEDICATION REPORT AND PROGRESS

CASE NO.: D-1521

ASSOCIATED CASE:

L/S 0742

1. OFFER TO DEDICATE: Partial dedication of abutter's rights.
GENERALLY LOCATED: On the south side of 21st Street and the west side of Woodrow Avenue.
LEGALLY DESCRIBED AS:

Block 1, Lakeview Estates, Wichita, Kansas.

DEDICATED BY: Twin Lakes Center

PURPOSE OF DEDICATION:

Applicant requested a lot split of Block 1, Lakeview Estates, Wichita, Kansas. There is the need to restrict the number of access points to the public built street for reasons of traffic safety and control.

II. SKETCH.



III. FILED 7/1/88
POSTED TO ATLAS
S/D COMM. ACTION 7/14/88 *Approved*
M.A.P.C. ACTION 7/21/88 *Approved*

B.C.C. ACTION 8-16-88 *Approved*
PLACED ON RECORD
CITY CLERKS NO.

AGENDA ITEM # _____

City of Wichita
City Council Meeting
August 16, 1988

Aug 30
F 991
A 616

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: D-1521 - DEDICATION OF ACCESS CONTROL TO 21ST STREET NORTH AND WOODROW FROM THE LAKEVIEW ESTATES ADDITION (TWIN LAKES SHOPPING CENTER).

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Accept the dedication. (Unanimous)

Background: As a requirement of an approved lot split (L/S-0742), access controls were established to 21st Street North and Woodrow. Although these controls were indicated in the community unit plan for this site, formal dedication of access control was not established by the plat for this site. These access controls have been dedicated by the Twin Lakes Center General Partnership.

The dedication has been reviewed and approved by the Planning Commission.

Financial Considerations: Bill the recording costs to:

755-68-360-50000-295-000-000

Recommendations/Actions: Accept the dedication and record document.

WARRANTY OF ABUTTER'S RIGHTS

THIS DEED IS BY THESE PRESENTS:

That the grant 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 John L. Latta, A Kansas General Partnership being the owner of the following described real estate in Sedgewick County, Kansas, to wit:

Block 1, Lakewood Estates, Wichita, Kansas

in which certain lots shown in the City of Wichita, Kansas, all abutter's rights of access, easements and other property from or to 21st Street and North Main and across the North and East

side of the above described property, to have and to hold the same forever, unto the heirs, assigns and lawful successors of John L. Latta, A Kansas General Partnership

That the undersigned do hereby warrant and defend the title to the above described property, to have and to hold the same forever, unto the heirs, assigns and lawful successors of John L. Latta, A Kansas General Partnership

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals, this _____ day of _____, 19____.

JOHN L. LATT A, A KANSAS GENERAL PARTNERSHIP
By _____

PARTIAL DEDICATION OF ABUTTER'S RIGHTS

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 Twin Lakes Center, A Kansas General Partnership being the owner(s) of the following described real estate in Sedgwick County, Kansas, to wit:

Block 1, Lakeview Estates, Wichita, Kansas

do hereby transfer and convey to the City of Wichita, Kansas, all abutter's rights of access, ingress and egress to said property from or to 21st Street and Woodrow Avenue over and across the North and East line of the above-described property; to have and to hold the same forever; provided, however, that said property shall have access to 21st Street at four locations and Woodrow Avenue at two location(s). It being understood that this conveyance is a covenant running with the land and prohibits all subsequent owners thereof and all members of the public from entering upon said property from 21st Street or Woodrow Avenue, except at the six permitted location(s).

Executed this 20th day of June, 1988.

TWIN LAKES CENTER
A KANSAS GENERAL PARTNERHIP

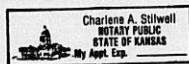
H.D. Ritchie
H.D. Ritchie, Partner

State of Kansas)
Sedgwick County) ss

BE IT REMEMBERED, that on this 20th day of June, 1988, before me a notary public in and for the said County and State, came H.D. Ritchie, Partner to me personally known to be the same person(s) 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.

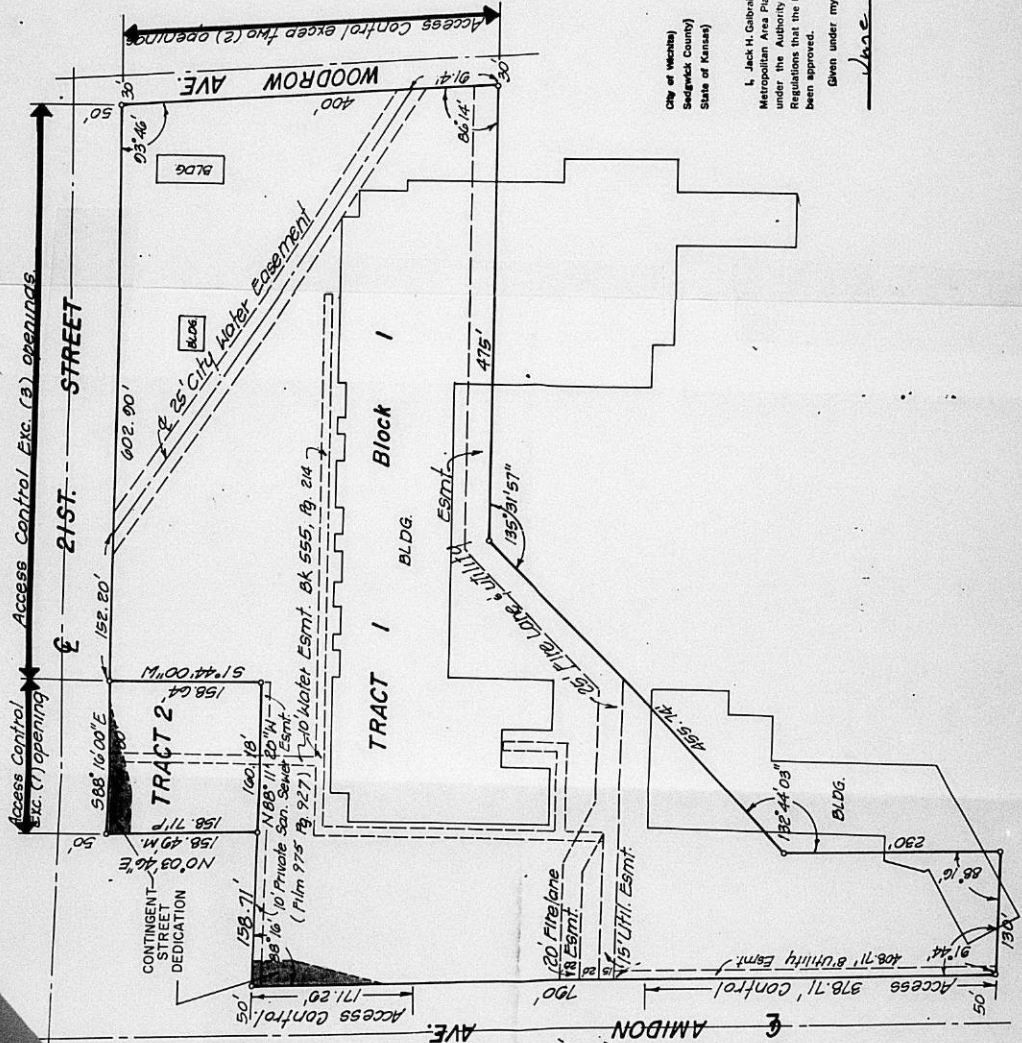
SEAL



Charlene A. Stilwell
Notary Public
CHARLENE A. STILWELL

My Commission Expires: 11/30/91

LOT SPLIT
Block 1, Lakeview Estates
Wichita, Kansas.



Scale 1" = 100'
 P = Plat/Ed
 M = Measured
 5-20-88

TRACT 1
 A TRACT OF LAND DESCRIBED AS:
 BLOCK 1, LAKEVIEW ESTATES, WICHITA, KANSAS
 EXCEPT:
 A TRACT OF LAND IN BLOCK 1, LAKEVIEW ESTATES, WICHITA, KANSAS,
 BEGINNING AT A POINT 208.71 FEET EAST AND 50.00 FEET SOUTH MORE
 NW CORNER, NE 1/4, SECTION 7, TOWNSHIP 27 SOUTH, RANGE 1 EAST OF
 SAID POINT ALSO BEING THE MOST NORTHERLY POINT IN BLOCK 1, LAKEVIEW
 ESTATES A DISTANCE OF 588°16'00"E ALONG THE NORTH LINE OF BLOCK 1 IN S
 158.64 FEET; THENCE BEARING 88°11'20"W A DISTANCE OF 160.18 FEET
 POINT IN SAID LAKEVIEW ESTATES; THENCE BEARING N0°03'46"E ALONG
 LINE OF SAID BLOCK 1, A DISTANCE OF 158.49 FEET (158.71 FEET PL
 POINT OF BEGINNING.

CONTAINING 446,224 SQ. FT. MORE OR LESS OR 10.244 ACRES MORE OR OR
 TRACT 2
 A TRACT OF LAND IN BLOCK 1, LAKEVIEW ESTATES, WICHITA, KANSAS
 BEGINNING AT A POINT 208.71 FEET EAST AND 50.00 FEET SOUTH MORE
 NW CORNER, NE 1/4, SECTION 7, TOWNSHIP 27 SOUTH, RANGE 1 EAST OF
 SAID POINT ALSO BEING THE MOST NORTHERLY POINT IN BLOCK 1, LAKEVIEW
 ESTATES A DISTANCE OF 588°16'00"E ALONG THE NORTH LINE OF BLOCK 1 IN S
 158.64 FEET; THENCE BEARING 88°11'20"W A DISTANCE OF 160.18 FEET
 POINT IN SAID LAKEVIEW ESTATES; THENCE BEARING N0°03'46"E ALONG
 LINE OF SAID BLOCK 1, A DISTANCE OF 158.49 FEET (158.71 FEET PL
 POINT OF BEGINNING.

CONTAINING 25,759 SQ. FT. MORE OR LESS OR 0.591 ACRES MORE OR L

NOTE: FOR BUILDING SETBACKS SEE C.U.P. DP-3 ON FILE AT THE
 WICHITA-SEDBWICK COUNTY METROPOLITAN AREA PLANNING CO
 THE CONTINGENT STREET DEDICATIONS AND ACCESS CON
 TO 21ST STREET AND WOODROW AVE. HAVE BEEN GRANT
 SEPARATE INSTRUMENT.

LJS No. 0742
 Copy 1 of 4

City of Wichita
 Sedgwick County
 State of Kansas

Jack H. Galbraith, Chief Planner, Wichita - Sedgwick County
 Metropolitan Area Planning Department, do hereby certify that
 under the Authority granted in the Subdivision Rules and
 Regulations that the lot split to which this stamp is affixed has
 been approved.

Given under my hand and seal, this 23 day of
 June 19 88.

[Signature]
 Jack H. Galbraith