



**Wichita-Sedgwick County  
Metropolitan Area  
Planning Department**

February 27, 2025

Paul Woods  
2170 N. Riverside Blvd.  
Wichita, KS 67203

BHC  
Attn: Matthew Tucker  
165 S. Rock Island Ave., Ste. 150  
Wichita, KS 67202

**Ref: VAC2024-00043:** Vacation request in the City to vacate a right-of-way to incorporate an existing drive into the owner's property; generally located at the northeast corner of North Riverside Boulevard and North Salina Avenue (2170 North Riverside Boulevard).

Dear Applicant,

At the **Tuesday, February 25, 2025**, meeting of the Wichita City Council, the above-referenced vacation request was approved.

This letter also serves as a reminder that the vacation notification signs should now be removed from the property. If you have any questions concerning this case, please contact our office at 268-4421.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Philip Zevenbergen'.

Philip Zevenbergen  
Current Plans  
Division Manager



## Wichita-Sedgwick County Metropolitan Area Planning Department

October 25, 2024

Paul Woods  
2170 N. Riverside Blvd.  
Wichita, KS 67203

BHC  
Attn: Matthew Tucker  
165 S. Rock Island Ave., Ste. 150  
Wichita, KS 67202

**Ref: VAC2024-00043:** Vacation request in the City to vacate a right-of-way to incorporate an existing drive into the owner's property; generally located at the northeast corner of North Riverside Boulevard and North Salina Avenue (2170 North Riverside Boulevard).

Dear Applicant,

At the **Thursday, October 10, 2024**, meeting of the Metropolitan Area Planning Commission (MAPC), the above-referenced vacation request was approved subject to the following conditions:

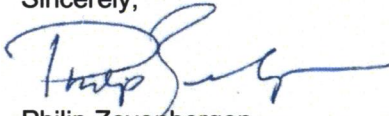
- (1) Vacate the described portion of the North Salina Avenue right-of-way as described herein.
- (2) Provide planning staff with legal descriptions of the approved vacated portion of the platted right-of-way on a Word document, via e-mail, to be used on the Vacation Order. This must be provided to Planning prior to the case going to Council for final action.
- (3) The applicant shall record a restrictive covenant, binding and tying the respective portion of the subject right-of-way to the abutting Lots. The restrictive covenants shall be provided to Planning prior to the case going to Council for final action.
- (4) The applicant shall record a 20-foot utility easement, by separate instrument centerline along the storm sewer within the subject right-of-way. The easement shall be provided to Planning prior to the case going to Council for final action.
- (5) All improvements shall be according to City Standards and at the applicant's expense.
- (6) Per MAPC Policy Statement #7, all conditions shall be completed within one year of approval by the MAPC or the vacation request will be considered null and void. All vacation requests are not complete until the Wichita City Council or the Sedgwick County Board of County Commissioners have taken final action on the request and the Vacation Order, and all required documents have been provided to the City, County and/or franchised utilities and the necessary documents have been recorded with the Register of Deeds.

**VAC2024-00043:** Vacation request in the City to vacate a right-of-way to incorporate an existing drive into the owner's property; generally located at the northeast corner of North Riverside Boulevard and North Salina Avenue (2170 North Riverside Boulevard).

Page 2

These conditions of this application have not been met—specifically the restrictive covenant and the dedication of a utility easement. Once these conditions have been met, this case will be schedule for City Council for final action. This letter also serves as a reminder that the vacation notification signs should now be removed from the property. If you have any questions concerning this case, please contact our office at 268-4421.

Sincerely,

A handwritten signature in blue ink, appearing to read "Philip Zevenbergen", with a long horizontal flourish extending to the right.

Philip Zevenbergen  
Current Plans  
Division Manager



*Tonya Buckingham*

**BEFORE THE CITY COUNCIL OF THE  
 CITY OF WICHITA, SEDGWICK COUNTY, KANSAS**

**IN THE MATTER OF THE VACATION OF A PORTION OF )  
 A PLATTED RIGHT-OF-WAY )**

**GENERALLY LOCATED WITHIN ONE-QUARTER MILE )  
 SOUTH OF WEST 21<sup>ST</sup> STREET NORTH AND ONE-HALF )  
 MILE WEST OF NORTH ARKANSAS AVENUE )**

**VAC2024-00043**

**MORE FULLY DESCRIBED BELOW**

**VACATION ORDER**

NOW on this 25<sup>th</sup> day of February 2025, comes on for hearing the petition for vacation filed by Paul F. Woods (owner) praying for the vacation of a portion of a platted right-of-way, to wit:

Portion of a platted right-of-way to be vacated:

That part of Salina Avenue described as; Beginning at the Southeast Corner of Lot 3, Replat of Lots 3-4-5, Fords Second Addition to Wichita, Sedgwick County, Kansas; thence N00°51'07"W, along the East line of said Lot 3, 157.76 feet to the centerline of Vacated Ferrell Drive; thence Southeasterly along said centerline, being a curve to the right having a radius of 384.36 feet through a central angle of 03°52'16", an arc distance of 25.97 feet to the centerline of Salina Avenue; thence N00°51'07"W, along said centerline, 24.37 feet; thence N89°47'27"E, 36.19 feet to the Northwest Corner of Lot 1, Block A, North Riverside Boulevard Addition to the City of Wichita, Sedgwick County, Kansas; thence S00°12'33"E, along the East line of said Lot 1, 99.23 feet to the P.C. of a curve; thence Southerly and Southeasterly, along said curve to the left having a radius of 100.00 feet through a central angle of 48°22'32", an arc distance of 84.43 feet to the North line of North Riverside Boulevard as extended East from the Southeast Corner of Lot 3, in said Replat of Lots 3-4-5 Fords, Second Addition; thence S88°55'28"W, along the North line of North Riverside Boulevard as extended, 92.81 feet to the Point of Beginning.

The City Council, after being duly and fully informed as to fully understand the true nature of this petition and the propriety of granting the same, makes the following findings:

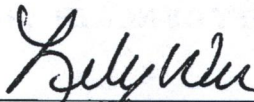
1. That due and legal notice has been given by publication, as required by law,

February 25, 2025  
 VAC2024-00043

in The Wichita Eagle and at [www.wichita.gov/LegalNotices](http://www.wichita.gov/LegalNotices) on September 19, 2024, which was at least 20 days prior to the public hearing.

2. No private rights will be injured or endangered by the vacation of the described portion of a platted right-of-way and the public will suffer no loss or inconvenience thereby.
3. In justice to the petitioner, the prayer of the petitioner ought to be granted.
4. No written objection to said vacation has been filed with the City Clerk by any owner or adjoining owner who would be a proper party to the petition.
5. The vacation of the described portion of a platted right-of-way should be approved.

IT IS, THEREFORE, BY THE CITY COUNCIL, on this 25<sup>th</sup> day of February 2025, ordered that the above-described portion of a platted right-of-way is hereby vacated. IT IS FURTHER ORDERED that the City Clerk shall send this original Vacation Order to the Sedgwick County Register of Deeds for recording.

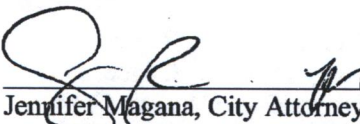
  
\_\_\_\_\_  
Lily Wu, Mayor, City of Wichita

ATTEST:

  
\_\_\_\_\_  
Paul Leeker, City Clerk



Approved as to Form:

  
\_\_\_\_\_  
Jennifer Magana, City Attorney and Director of Law

**BEFORE THE CITY COUNCIL OF THE  
CITY OF WICHITA, SEDGWICK COUNTY, KANSAS**

**IN THE MATTER OF THE VACATION OF A PORTION OF )  
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**GENERALLY LOCATED WITHIN ONE-QUARTER MILE )  
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**VAC2024-00043**

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The City Council, after being duly and fully informed as to fully understand the true nature of this petition and the propriety of granting the same, makes the following findings:

1. That due and legal notice has been given by publication, as required by law,

February 25, 2025  
VAC2024-00043

in The Wichita Eagle and at [www.wichita.gov/LegalNotices](http://www.wichita.gov/LegalNotices) on September 19, 2024, which was at least 20 days prior to the public hearing.

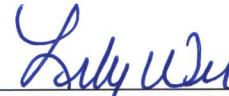
2. No private rights will be injured or endangered by the vacation of the described portion of a platted right-of-way and the public will suffer no loss or inconvenience thereby.

3. In justice to the petitioner, the prayer of the petitioner ought to be granted.

4. No written objection to said vacation has been filed with the City Clerk by any owner or adjoining owner who would be a proper party to the petition.


5. The vacation of the described portion of a platted right-of-way should be approved.

IT IS, THEREFORE, BY THE CITY COUNCIL, on this 25<sup>th</sup> day of February 2025, ordered that the above-described portion of a platted right-of-way is hereby vacated. IT IS FURTHER ORDERED that the City Clerk shall send this original Vacation Order to the Sedgwick County Register of Deeds for recording.

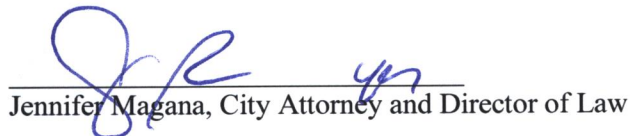


Lily Wu, Mayor, City of Wichita

**ATTEST:**

  
Paul Leeker, City Clerk

Approved as to Form:

  
Jennifer Magana, City Attorney and Director of Law



**UTILITY EASEMENT**

THIS EASEMENT made this 24 day of January, 2025, by and between Paul F. Woods and Tina R. Woods, owners of the below described property.


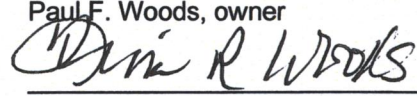
Grantor and the City of Wichita, Kansas, a municipal corporation, Grantee.

WITNESSETH: That the Grantor, 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 Grantee or the franchised utility entity a perpetual easement for the purpose of constructing, operating, maintaining, and repairing all public and/or franchised utilities, and any appurtenances thereto, over, along and under the following described real estate situated in Sedgwick, County, Kansas to wit:

**'Exhibit A'**

And said Grantee and/or agents of the franchised utilities are hereby granted the right to enter upon said premises at any time for the purpose of constructing, operating, maintaining, and repairing such utility, and any appurtenances thereto.


IN WITNESS WHEREOF: The said Grantor has signed this document the day and year first written.

  
\_\_\_\_\_  
Paul F. Woods, owner  
  
\_\_\_\_\_  
Tina R. Woods, owner


State of Kansas }  
County of Sedgwick } ss.

This instrument was acknowledged before me on January 24, 2025 by Paul F. Woods and Tina R. Woods as owners of the property described on Exhibit 'A'.

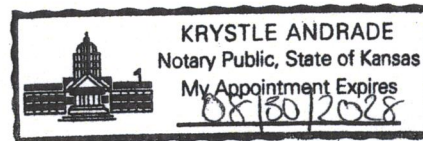
(seal)

  
\_\_\_\_\_  
Notary Public  
My Commission expires: 08/30/2028

Reviewed and approved by the City Engineer:

  
MATT SCHULTE 2/17/25

for Paul Gunzelman, P.E.









The Beaufort Gazette  
 The Belleville News-Democrat  
 Bellingham Herald  
 Centre Daily Times  
 Sun Herald  
 Idaho Statesman  
 Bradenton Herald  
 The Charlotte Observer  
 The State  
 Ledger-Enquirer

Durham | The Herald-Sun  
 Fort Worth Star-Telegram  
 The Fresno Bee  
 The Island Packet  
 The Kansas City Star  
 Lexington Herald-Leader  
 The Telegraph - Macon  
 Merced Sun-Star  
 Miami Herald  
 El Nuevo Herald

The Modesto Bee  
 The Sun News - Myrtle Beach  
 Raleigh News & Observer  
 Rock Hill | The Herald  
 The Sacramento Bee  
 San Luis Obispo Tribune  
 Tacoma | The News Tribune  
 Tri-City Herald  
 The Wichita Eagle  
 The Olympian

## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
16399	592711	Print Legal Ad-IPL01942930 - IPL0194293	MAPC/BZA October 10	\$53.85	1	64 L

**Attention:** Mandy Hebert  
 CITY OF WICHITA/PLANNING DEPT  
 271 WEST THIRD ST., 2ND FL, SU 203  
 WICHITA, KS 67202

MHEBERT@wichita.gov

**OCA 150004**  
**Published in The Wichita Eagle**  
**on September 18, 2024**  
**(One Time Only)**  
**MAPC/BZA October 10, 2024**  
**OFFICIAL HEARING NOTICE**

NOTICE IS HEREBY GIVEN that on Thursday, October 10, 2024, no earlier than 1:30 p.m., the Wichita-Sedgwick County Metropolitan Area Planning Commission/Board Zoning Appeals will consider the following applications. The meeting will be held in person at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, KS 67202. Public participation is encouraged (see instructions below). Virtual participation is not available. If you have any questions regarding the meeting or items on this notice, please call the Wichita-Sedgwick County Metropolitan Area Planning Department at (316) 268-4421. Full notice can be found at [www.wichita.gov/LegalNotices](http://www.wichita.gov/LegalNotices).

BZA2024-00061: Variance request in the City to reduce and modify screening and landscaping requirements located approximately 700 feet east of North Tyler Road and 370 feet north of West 21st Street North (8558 West 21st Street North, Suite 100).

VAC2024-00043: Vacation request in the City to vacate a right-of-way to incorporate an existing drive into the owner's property, generally located at the northeast corner of North Riverside Boulevard and North Salina Avenue (2170 North Riverside Boulevard).

ZON2024-00044: Zone Change request in the City from SF-5 Single Family to MF-18 Multi-family for redevelopment to multi-family housing; generally located on the north side of West Maple Street and within one-half mile west of South Ridge Road (7722 West Maple Street).

ZON2024-00045: Zone Change request in the City from SF-5 Single-Family Residential District to GO General Office District, generally located on the southwest corner of West 9th Street North and North Tyler Road (996 North Tyler Road).

ZON2024-00046: Zone Change request in the City from SF-5 Single-Family Residential to LC Limited Commercial for future commercial development, located at the northwest corner of West Central Ave. and North 119th Street West (705 North 119th Street West).  
 IPL0194293  
 Sep 18 2024

In The STATE OF KANSAS

In and for the County of Sedgwick

1 insertion(s) published on:

09/18/24

STATE OF KANSAS)

SS

County of Sedgwick)

Mary Castro, of lawful age, being first duly sworn, deposeth and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has been continuously and uninterruptedly published in said County for more than one year prior to the first publication of the notice hereinafter mentioned, and which said newspaper has been entered as second class mail matter at the United States Post Office in Wichita, Kansas, and which said newspaper is not a trade, religious or fraternal publication and that a notice of a true copy is hereto attached was published in the regular and entire Morning issue of said The Wichita Eagle from 09/18/2024 to 09/18/2024.

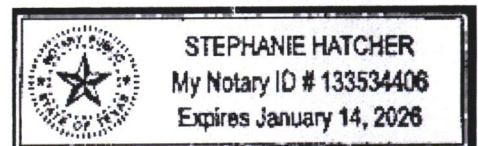
*Mary Castro*

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

DATED: 09/18/2024

*Stephanie Hatcher*

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.  
 Legal document please do not destroy!



**AFFIDAVIT OF PUBLICATION**

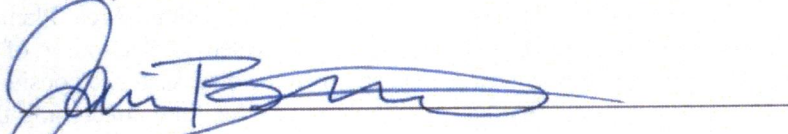
State of Kansas, Sedgwick County, ss:

Jamie Buster, City Clerk

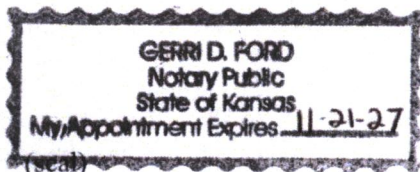
Being first duly sworn, deposes and says:

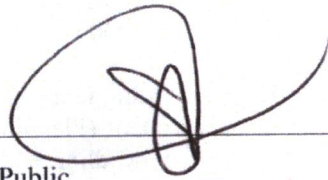
That Mandy Hebert, Administrative Aide I, from the Planning Department of the City of Wichita, Kansas has published the attached notice on the City of Wichita website, [www.wichita.gov/LegalNotices](http://www.wichita.gov/LegalNotices), which website is designated as the official City News Outlet Publication Site for the City of Wichita, Kansas by Charter Ordinance No. 240 effective September 4, 2024.

That the attached Notice of Public Hearing / Ordinance No. \_\_\_\_\_ / Resolution No. \_\_\_\_\_ is a true copy thereof and was published on such website beginning on the 19<sup>th</sup> day of September 2024.

  
Signature

SUBSCRIBED AND SWORN to before me this 19<sup>th</sup> day of September, 2024.



  
Notary Public  
Gerri Ford

**City Clerk's Office**

Jamie Buster – City Clerk

City Hall • 13<sup>th</sup> Floor • 455 N. Main • Wichita, Kansas 67202

316.268.4529 ext. 2805

[www.wichita.gov](http://www.wichita.gov)

**MAPC/BZA October 10, 2024**  
**OFFICIAL HEARING NOTICE**

NOTICE IS HEREBY GIVEN that on **Thursday, October 10, 2024, no earlier than 1:30 p.m.**, the Wichita-Sedgwick County Metropolitan Area Planning Commission/Board Zoning Appeals will consider the following applications. The meeting will be held in person at the Ronald Reagan Building, 271 West Third Street, 2<sup>nd</sup> Floor, Wichita, KS 67202. Public participation is encouraged (see instructions below). Virtual participation is not available. **If you have any questions regarding the meeting or items on this notice, please call the Wichita-Sedgwick County Metropolitan Area Planning Department at (316) 268-4421.**

**BZA2024-00061:** Variance request in the City to reduce and modify screening and landscaping requirements located approximately 700 feet east of North Tyler Road and 370 feet north of West 21st Street North (8558 West 21<sup>st</sup> Street North, Suite 100).

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**ZON2024-00046:** Zone Change request in the City from SF-5 Single-Family Residential to LC Limited Commercial for future commercial development, located at the northwest corner of West Central Ave. and North 119th Street West (705 North 119th Street West).

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third St., 2nd Floor, Wichita, Kansas 67202. As provided in Section V of the Wichita-Sedgwick County Unified Zoning Code, the same will then and there be discussed and considered by the said MAPC, and all persons interested in said matters will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of the proposed changes to the zoning regulations will be considered by the MAPC as by law provided.

**Options to participate:**

1) **Attend In-Person** at the **Ronald Reagan Building, 271 West Third Street, 2<sup>nd</sup> Floor, Wichita, Kansas 67202.** Self-paid parking is available nearby. If you have any written or visual materials you wish to present, please contact Planning Department Graphics staff (316-268-4464) by 5:00 PM, 3 days prior to the meeting.

2) **Submit Comments Ahead of Time** regarding items on the Planning Commission agenda to the Wichita-Sedgwick County Metropolitan Area Planning Department (Planning Department) – using the contact information below. The comments received ahead of the submission deadline will be shared with the MAPC, prior to or during the meeting. Planning Departments staff make efforts to share all comments but may not be able to share those received after the deadlines below. Please be sure to provide ample time for delivery. **Written Comments** should be submitted by 5:00 PM the day before the meeting. **Video and Audio Comments** (mp3, etc.) formats be submitted at least 3 days prior to the MAPC meeting. The comments should indicate which item they pertain to and be less than three (3) minutes in duration.

Email	<a href="mailto:Planning@wichita.gov">Planning@wichita.gov</a>
Mailing Address	Wichita-Sedgwick County Metropolitan Area Planning Department Attn: <b><u>Scott Wadle</u></b> 271 W. 3 <sup>rd</sup> Street – Suite 201 Wichita, KS 67202
Phone	316.268.4421
Fax	316.858.7764

3) **If you need accommodations pursuant to the ADA, please contact Planning Staff within one week prior to the scheduled meeting.**

**Option to View Remotely (Not Participate)**

*The meeting will be streamed live and recorded. Virtual comment is not available. To view the live stream or recording, follow the link: <https://www.wichita.gov/Planning>.*

WITNESS MY HAND on September 19, 2024

**Scott Wadle, Secretary**

**Wichita-Sedgwick County**

**Metropolitan Area Planning Commission**

STAFF REPORT

**CASE NUMBER:** VAC2024-00043- Request to vacate a portion of North Salina Ave.

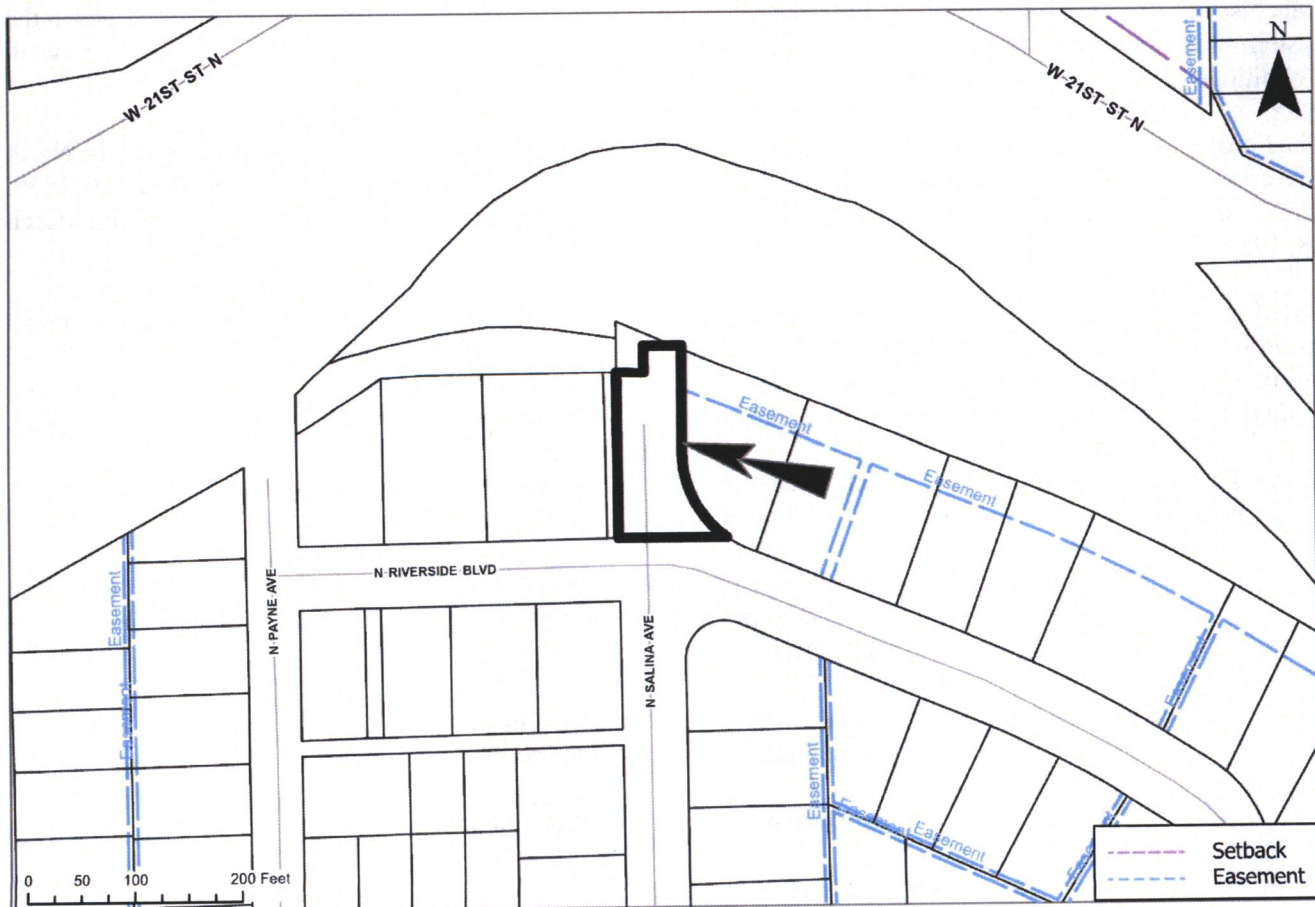
**APPLICANT/AGENT:** Paul Woods (Applicant) / BHC—Matthew Tucker (Agent)

**LEGAL DESCRIPTION:** Generally described as vacating the North Salina Ave. Right-of-Way as platted between Lot 1, Block A, North Riverside Blvd. Addition, and Lot 3, Fords 2<sup>nd</sup> Addition Lots 3-4-5, Wichita, Sedgwick County, Kansas. (See attached Legal Description).

**LOCATION:** Generally located within one-quarter mile south of West 21<sup>st</sup> Street North and within one-half mile west of North Arkansas Avenue (2170 N. Riverside Blvd.).

**REASON FOR REQUEST:** To privatize the applicant's driveway and unify the applicant's two parcels on either side.

**CURRENT ZONING:** Properties east, south, and west are zoned SF-5 and developed with single-family dwellings. Property to the north is City land abutting the Little Arkansas River.



The applicant is requesting the vacation of a portion of the North Salina Avenue right-of-way located within one-quarter mile south of West 21<sup>st</sup> Street North and within one-half mile West of North Arkansas Avenue. The applicant's property is addressed as 2170 North Riverside Boulevard. The applicant owns Lot 1, Block A, North Riverside Boulevard Addition on the east side of the subject right-of-way, and the applicant owns the east 12 feet of Lot 3, Fords 2<sup>nd</sup> Addition on the west side of the subject right-of-way. The subject right-of-way separates these two parcels, it is not constructed to City standards for streets, and functionally acts as the applicant's driveway. The subject right-of-way dead-ends into land owned by the City that directly abuts the Little Arkansas River. The right-of-way could act as a point of access in order to enter and maintain the land next to the river. This land can also be accessed via North Payne Avenue (one-block to the west) and from North Woodland Avenue (two-blocks to the east). Toward the north end of the subject right-of-way, property that abuts to the west is owned by the City. This City is not party to the application, therefore, the west half of that portion of the right-of-way would not be vacated.

The right-of-way was originally platted between Lots 5 & 6, Block 20 of the Ford's 2<sup>nd</sup> Addition. The area of Lot 5 was replatted as part of the Ford's 2<sup>nd</sup> Addition replat of Lots 3-4-5, and the area of Lot 6 was replatted as part of the North Riverside Boulevard Addition. If it is approved, no property would be deprived of access. As stated above, all City-owned land along the river can be accessed at two other locations. Neither the Park and Recreation Department nor the Park Board object to this request.

There is a public storm water line in the subject portion of the right-of-way. Wichita Public Works, Traffic Engineering, Fire, and Stormwater do not have any objection to the vacation request. The applicant will be required to dedicate an easement for that portion of the right-of-way for the stormwater line. Comments from franchise utilities have been received. No franchise utility object to the request. Evergy and Cox have lines in the eastern side of the right-of-way. The easement for the stormwater line will also cover these utilities as well. Conditions #3 and #4 cover all utilities.

The Ford's 2<sup>nd</sup> Addition was recorded with the Sedgwick County Register of Deeds on March 22, 1886. The North Riverside Boulevard Addition was recorded with the Sedgwick County Register of Deeds on September 19, 1939. The Ford's 2<sup>nd</sup> Addition replat of Lots 3-4-5 was recorded with the Sedgwick County Register of Deeds on March 28, 1951.

Based upon information available prior to the public hearing and reserving the right to make recommendations based on subsequent comments from City Traffic, Public Works/Water & Sewer/Stormwater, Fire, franchised utility representatives and other interested parties, Planning Staff has listed the following considerations (but not limited to) associated with the request to vacate the described portion of the platted street right-of-way.

- A. That after being duly and fully informed as to fully understand the true nature of this petition and the propriety of granting the same, the MAPC makes the following findings:
  1. That due and legal notice has been given by publication as required by law, in the Wichita Eagle, of notice of this vacation proceeding one time September 19, 2024, which was at least 20 days prior to this public hearing.
  2. That no private rights will be injured or endangered by vacating the described portion of the platted right-of-way and that the public will suffer no loss or inconvenience thereby.
  3. In justice to the petitioner, the prayer of the petition ought to be granted.

Conditions (but not limited to) associated with the request:

- (1) Vacate the described portion of the North Salina Avenue right-of-way as described herein.
- (2) Provide planning staff with legal descriptions of the approved vacated portion of the platted right-of-way on a Word document, via e-mail, to be used on the Vacation Order. This must be provided to Planning prior to the case going to Council for final action.
- (3) The applicant shall record a restrictive covenant, binding and tying the respective portion of the subject right-of-way to the abutting Lots. The restrictive covenants shall be provided to Planning prior to the case going to Council for final action.
- (4) The applicant shall record a 20-foot utility easement, by separate instrument centerline along the storm sewer within the subject right-of-way. The easement shall be provided to Planning prior to the case going to Council for final action.
- (5) All improvements shall be according to City Standards and at the applicant's expense.
- (6) Per MAPC Policy Statement #7, all conditions shall be completed within one year of approval by the MAPC or the vacation request will be considered null and void. All vacation requests are not complete until the Wichita City Council or the Sedgwick County Board of County Commissioners have taken final action on the request and the Vacation Order, and all required documents have been provided to the City, County and/or franchised utilities and the necessary documents have been recorded with the Register of Deeds.

#### **SUBDIVISION COMMITTEE'S RECOMMENDED ACTION**

The Subdivision Committee recommends approval per staff recommendations.

#### **Attachments:**

1. Aerial Map
2. Applicant's Exhibit 1
3. Applicant's Exhibit 2
4. Applicant's Exhibit 3
5. Ford's 2<sup>nd</sup> Addition Plat
6. Ford's 2<sup>nd</sup> Addition replat Lot 3-4-5
7. North Riverside Boulevard Addition Plat
8. Legal Description



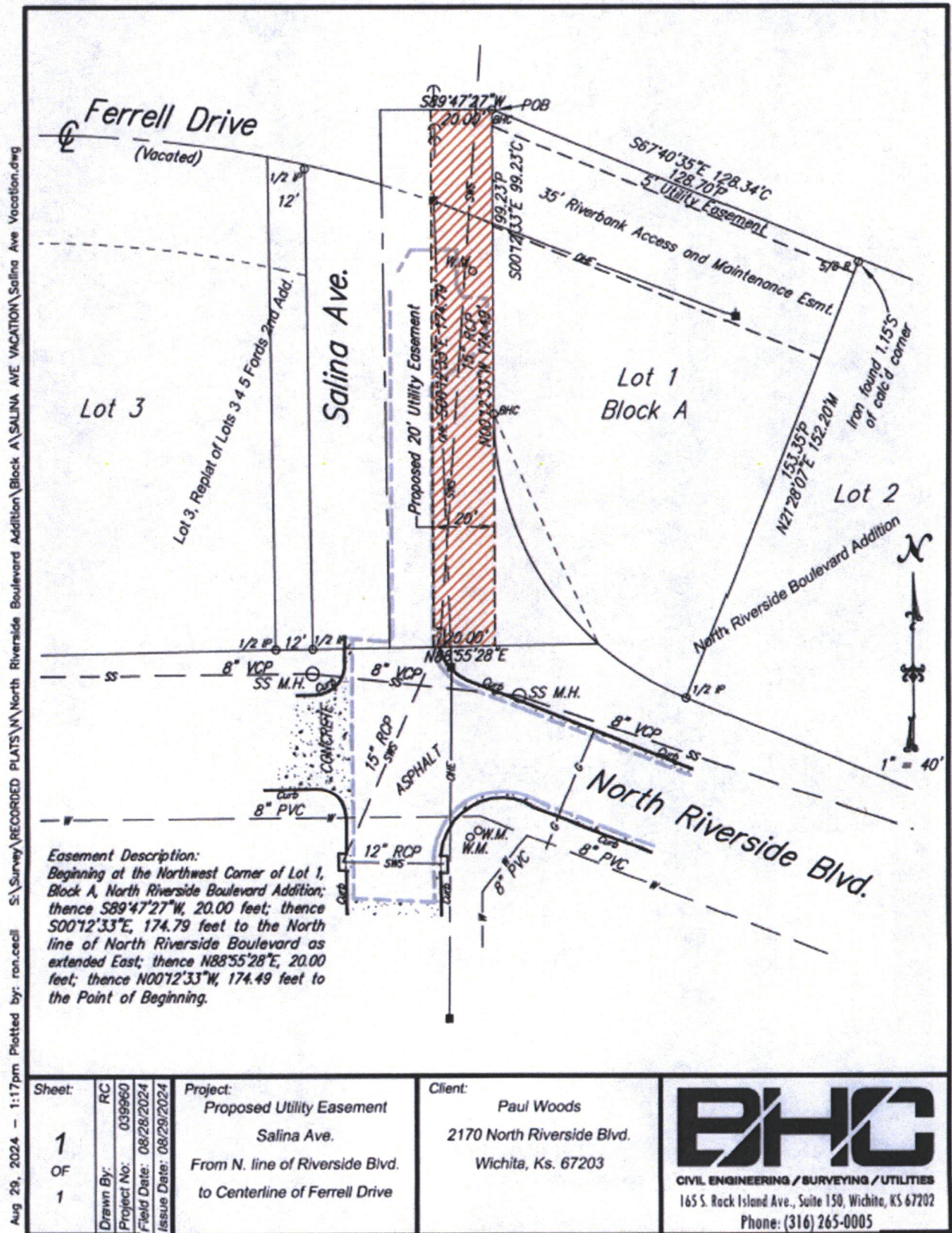


Street ROW to be vacated - currently has client's private drive and public utilities on it

route for continued city access to city owned Reserve A


proposed easement for utilities (storm and overhead exist here)

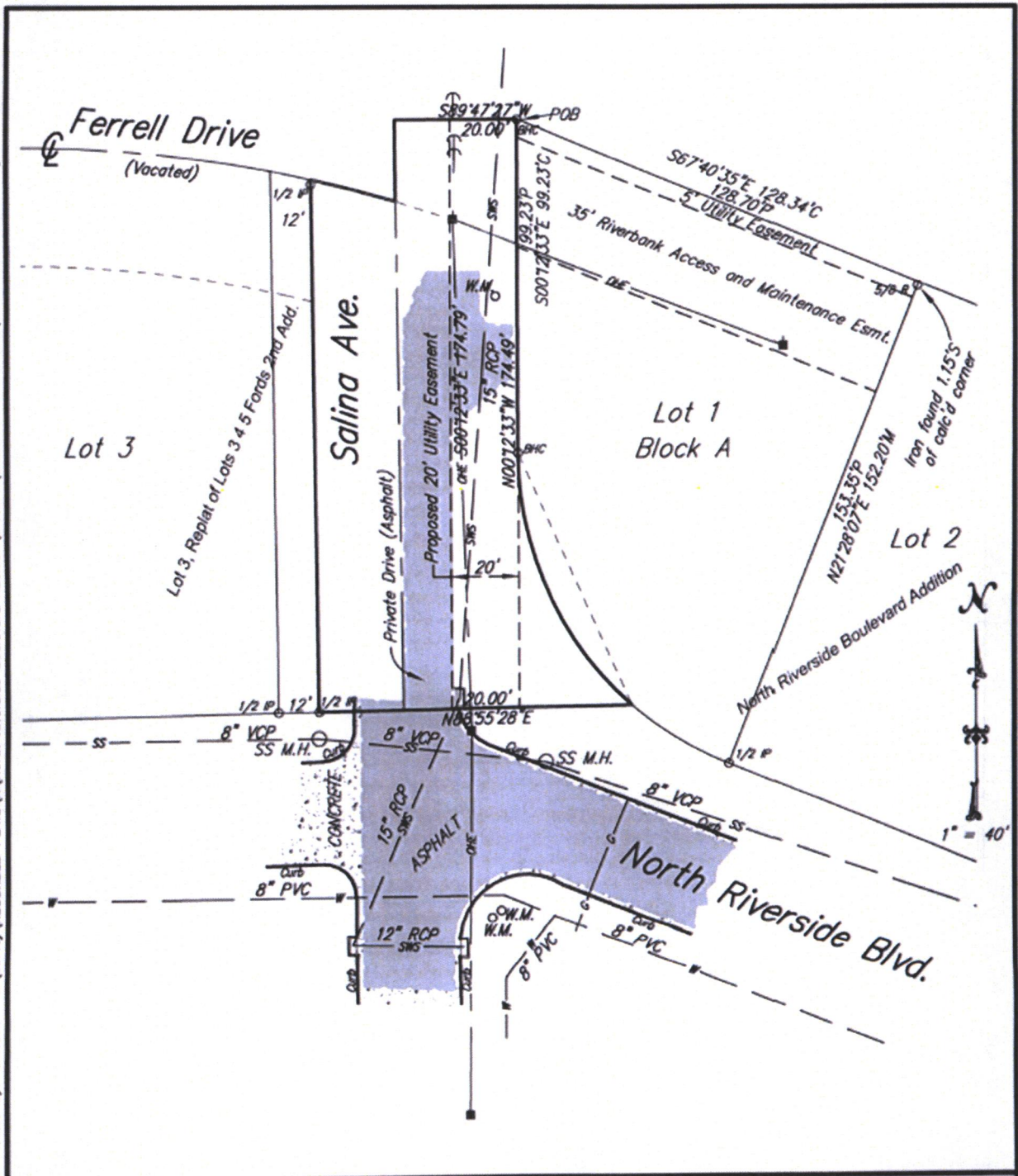
Applicant owns this 12' strip of land as well as the property on the other side of the street addressed 2170 N Riverside Blvd




**Easement Description:**  
 Beginning at the Northwest Corner of Lot 1, Block A, North Riverside Boulevard Addition; thence S89°47'27\"/>

Aug 29, 2024 - 1:17pm Plotted by: ron.cecll S:\Survey\RECORDED PLATS\North Riverside Boulevard Addition\Block A\SALINA AVE. VACATION\Salina Ave Vacation.dwg

Sheet:	RC	Project:	Client:	 <b>CIVIL ENGINEERING / SURVEYING / UTILITIES</b> 165 S. Rock Island Ave., Suite 150, Wichita, KS 67202 Phone: (316) 265-0005
1	Drawn By: 039960	Proposed Utility Easement	Paul Woods	
OF	Project No: 039960	Salina Ave.	2170 North Riverside Blvd.	
1	Field Date: 08/28/2024	From N. line of Riverside Blvd.	Wichita, Ks. 67203	
	Issue Date: 08/29/2024	to Centerline of Ferrell Drive		

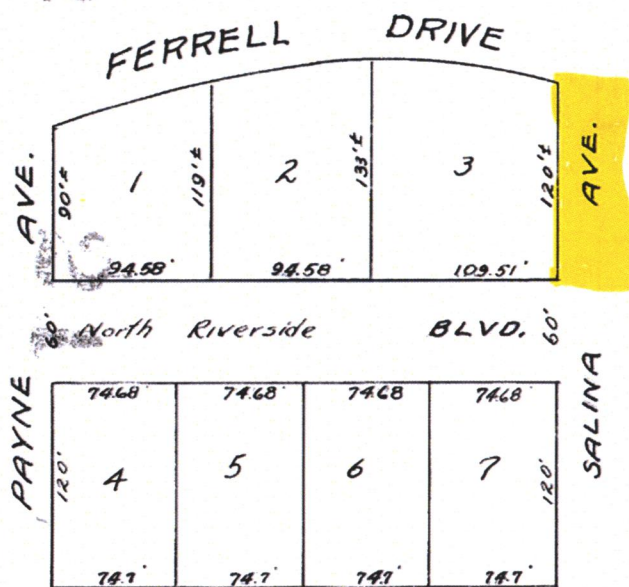


Sheet:	RC	Project:	Client:	 CIVIL ENGINEERING / SURVEYING / UTILITIES 165 S. Rock Island Ave., Suite 150, Wichita, KS 67202 Phone: (316) 265-0005
2	039960	Street Vacation	Paul Woods	
OF	Field Date: 08/28/2024	Salina Ave.	2170 North Riverside Blvd.	
2	Issue Date: 08/29/2024		Wichita, Ks. 67203	



Ford's 2<sup>nd</sup> Addition, replat of Lots 3-4-5

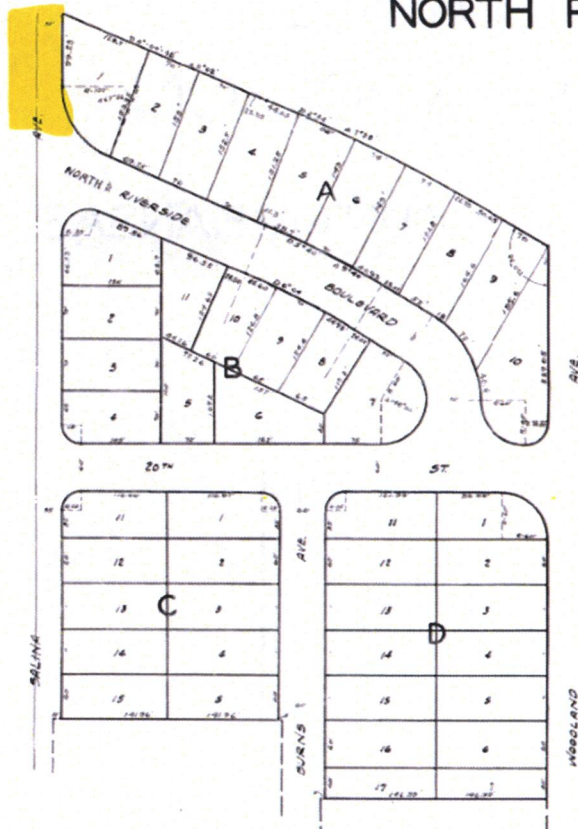
# REPLAT OF LOTS 3-4-5 FORDS SECOND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



**North Riverside Boulevard Addition**

**NORTH RIVERSIDE BOULEVARD ADDITION**

TO THE CITY OF  
 WICHITA, SEDGWICK COUNTY,  
 KANSAS.



STATE OF KANSAS } ss  
 COUNTY OF SEDGWICK }  
 I, Dan C. Moehring, a Civil Engineer in said State and C  
 plotted NORTH RIVERSIDE BOULEVARD ADDITION to the City of Wichita Sed,  
 a Street and a Boulevard the same being accurately set forth in the ac  
 follows: Lots 2-4-6-8, 1-3-5 on Burns Avenue Lots 6-7-8 on Riverside Ave.  
 Avenue from the West line of Woodland Avenue to the East line of Salina Avenue  
 to Riverside Avenue, the alley north of 20th Street from Salina Avenue to Burns Ave,  
 of Wichita Sedgwick County, Kansas, the same having been vacated by order of the Board  
 under date of July 1939.

Know all men by these presents that we, the undersigned property owners of it  
 certificate, have caused the same to be surveyed and platted into Blocks, L  
 same to be known as NORTH RIVERSIDE BOULEVARD ADDITION to the  
 Avenues Street and Boulevard are hereby dedicated to and for the use of th  
 and maintenance of Public Utilities, of five feet on the rear of each and every  
 the West side of Lots 3 and 8, in Block 'A', and upon the East side of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10  
 and also an easement of 35 feet on the rear of all lots in Block 'A', grading access to the City  
 their bank adjacent, and on which no buildings shall be erected, and on which any su  
 of trees or shrubs of any kind growing, shall not be removed by the Board of  
 Park Commissioners of the City of Wichita, Kansas, is hereby granted.

State of Kansas } ss  
 County of Sedgwick }  
 Do it remembered that on this 8th day of June, 1939, before me a J  
 came Anna M. Blase, and A. H. Blase, her husband, to the personally known to be the  
 of writing, and duly acknowledged the same to be their voluntary act and deed.  
 My commission expires Oct. 11th, 1947 0

This plat of NORTH RIVERSIDE BOULEVARD ADDITION  
 submitted to and considered by the City Planning Commission of the City of Wichita  
 Commissioners of the City of Wichita, Kansas, with the recommendation that such  
 Plat be approved by the Board of Park Commissioners of the City of Wichita, Kansas.  
 Attest: Paul A. [Signature] Secretary

Approved by the Board of City Commissioners this 25th day of October, 1939.  
[Signature] City Clerk  
 300  
 Court  
 10-11

***Legal Description:***

*That part of Salina Avenue described as; Beginning at the Southeast Corner of Lot 3, Replat of Lots 3-4-5 Fords Second Addition to Wichita, Sedgwick County, Kansas; thence N00°51'07"W, along the East line of said Lot 3, 157.76 feet to the centerline of Vacated Ferrell Drive; thence Southeasterly along said centerline, being a curve to the right having a radius of 384.36 feet through a central angle of 3°52'16" an arc distance of 25.97 feet to the centerline of Salina Avenue; thence N00°51'07"W, along said centerline, 24.37 feet; thence N89°47'27"E, 36.19 feet to the Northwest Corner of Lot 1, Block A, North Riverside Boulevard Addition to the City of Wichita, Sedgwick County, Kansas; thence S00°12'33"E, along the East line of said Lot 1, 99.23 feet to the P.C. of a curve; thence Southerly and Southeasterly, along said curve to the left having a radius of 100.00 feet through a central angle of 48°22'32" an arc distance of 84.43 feet to the North line of North Riverside Boulevard as extended East from the Southeast Corner of Lot 3, in said Replat of Lots 3-4-5 Fords Second Addition; thence S88°55'28"W, along the North line of North Riverside Boulevard as extended, 92.81 feet to the Point of Beginning.*