

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
316) 268-4421
FAX (316) 268-4390

January 11, 1996

Mobile Home Living, Inc.
2320 E. MacArthur
Wichita, KS 67216

Re: V-1944 - Request to vacate a drainage and utility easement

Gentlemen:

At the January 11, 1996 meeting of the Metropolitan Area Planning Commission, the above-referenced vacation request was approved subject to the conditions recommended by the Subdivision Committee and stated in our January 4, 1996 letter. This case will be scheduled for final public hearing before the Wichita City Council after all conditions in our letter of January 4, 1996 have been completed.

If you have any questions about this matter, please call - 268-4495.

Sincerely,

Lawrence P. Mitchell
Senior Planner

LPM:rh

cc: Savoy, Ruggles, & Bohm, P.A., 924 N. Main, Wichita, KS 67203
Mike Lindebak, City Engineer

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1638
316) 268-4421
FAX 316) 268-4390

January 4, 1996

Mobile Home Living, Inc.
2320 E. MacArthur
Wichita, KS 67216

Re: V-1944 - Request to vacate a drainage and utility easement

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, Thursday, January 4, 1996, the above-captioned vacation request was considered. The action of the Committee was to recommend that this vacation be approved subject to:

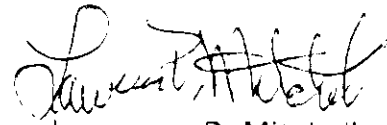
- A. The substitute easement to be provided by the applicant shall first be submitted to City Engineering for review, then subsequently to Planning for processing with the vacation case.
- B. As requested by KG&E, a portion of the easement requested for vacation does need to be retained. The applicant shall therefore either submit a revised legal description which excludes the area requested by KG&E or a substitute easement (a separate one or if appropriate, the one noted above in A.) submitted which provides for this area of easement. In either case, KG&E needs to verify the acceptability of the submittal. Further, since the substitute easement being proposed by the applicant will be located within a private KG&E easement, a letter shall be submitted to Planning from KG&E indicating that this is acceptable.
- C. The applicant shall be responsible for the relocation or reconstruction of any improvements made necessary by this vacation.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, January 11, 1996 at 1:30 p.m. If you have any questions, please call - 268-4459.

V - 1944 - MEYER'S ADDITION Request to vacate a platted drainage and utility
easement

January 4, 1996 - Page 2

Sincerely,

A handwritten signature in black ink, appearing to read "Lawrence P. Mitchell". The signature is fluid and cursive, with the first name "Lawrence" and last name "Mitchell" clearly distinguishable.

Lawrence P. Mitchell
Senior Planner

LPM:rh

cc: Savoy, Ruggles, & Bohm, P.A., 924 N. Main, Wichita, KS 67203
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

January 11, 1996

STAFF REPORT

CASE NUMBER: V-1944 Request to vacate a platted drainage and utility easement

OWNER/APPLICANT: Mobile Home Living, Inc., 2320 E. MacArthur, Wichita, KS 67216

AGENT: Savoy, Ruggles, & Bohm, P.A., 924 N. Main, Wichita, KS 67203

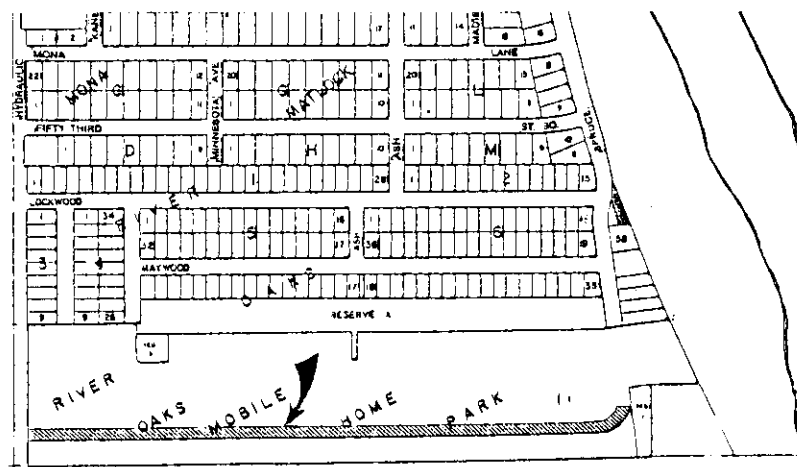
LEGAL DESCRIPTION: That part of Utility and Drainage Easement platted in Lot 1, Block 1, River Oaks Mobile Home Park, Wichita, Sedgwick County, Kansas, described as follows: Beginning at a point on the west line of said Lot 1, being 107.50 feet north of the southwest corner thereof; thence N00°07'40"W along said west line of Lot 1, 49.00 feet; thence N89°40'00"E, 2199.13 feet to the P.C. of a curve to the left having a radius of 93.50 feet; thence along said curve and through a central angle of 56°26'00", a distance of 92.09 feet; thence N07°49'40"W, 2.75 feet; thence N82°10'28"E, 59.36 feet to a point on a curve to the right having a radius of 142.50 feet and a chord bearing S53°04'33"W; thence southwesterly along said curve and through a central angle of 73°19'01", a distance of 182.35 to the P.T. of said curve; thence S89°40'00"W, 2254.76 feet to the point of beginning.

LOCATION: North of 55th Street South and east of Hydraulic

REASON FOR REQUEST: Revising the site's development plan which is also altering the locations needed for various easements serving the site.

CURRENT ZONING: "G" Mobile Home

VICINITY MAP:



SUBDIVISION COMMITTEE RECOMMENDATIONS:

Approve the vacation, subject to the following conditions:

STAFF COMMENTS:

- A. The substitute easement to be provided by the applicant shall first be submitted to City Engineering for review, then subsequently to Planning for processing with the vacation case.
- B. As requested by KG&E, a portion of the easement requested for vacation does need to be retained. The applicant shall therefore either submit a revised legal description which excludes the area requested by KG&E or a substitute easement (a separate one or if appropriate, the one noted above in A.) submitted which provides for this area of easement. In either case, KG&E needs to verify the acceptability of the submittal. Further, since the substitute easement being proposed by the applicant will be located within a private KG&E easement, a letter shall be submitted to Planning from KG&E indicating that this is acceptable.
- C. The applicant shall be responsible for the relocation or reconstruction of any improvements made necessary by this vacation.