EASEMENT

THIS INDENTURE MADE THIS 22 day of October, 2016, between undersigned ("Grantor"), and the City of Wichita, Kansas ("Grantee"), a municipal corporation.

WITNESSETH:

Grantor in consideration of the sum of $1.00 and other valuable considerations, the receipt of which is hereby acknowledged, does hereby grant and convey unto Grantee a utility and drainage easement over and across the following described real estate situated in Sedgwick County, Kansas, to-wit:

See Exhibit A attached hereto

to be used for the construction, installation, maintenance, operation and repair of any public utilities and drainage improvements giving unto Grantee, its officers, agents employees, and other necessary personnel, the right of ingress and egress thereto and therefrom and the right to take thereon and remove therefrom all necessary tools, machinery, appurtenances, material and personnel used in the construction, installation, maintenance, operation, and repair of said public utilities and drainage.

IT IS AGREED AND UNDERSTOOD between the parties that Grantor retains the fee title to said real estate and may have the use of the surface thereof when the same does not conflict or interfere with the right and privilege granted to Grantee herein and that this grant is binding upon and extends to the successors and assignees of Grantor.

IN WITNESS WHEREOF, Grantor has caused this indenture to be signed by its duly authorized officers and the corporate seal affixed hereto, all on the day and year first above written.

By:

Venture Rentals, Inc.
Name/Title: Patina Campbell
STATE OF KANSAS  )    SS
COUNTY OF SEDGWICK  )

BE IT REMEMBERED, that on this 12 day of October, 2016, before me, the undersigned, a Notary Public, in and for the County and State aforesaid, came Radina Campbell, President, Venture Rentals, Inc., personally known to me to be the same person who executed the within instrument of writing and that such person duly acknowledged the execution of the same on behalf of the corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year above written.

My Commission Expires: 9/16/2020

[Signature]
Notary Public

[Seal]

[Stamp]
NOTARY PUBLIC - State of Kansas
JONATHAN PAUL STANDRIDGE
My Appt. Expires 9/16/2020
EXHIBIT A

That part of Minnesota Avenue lying south of the north line extended of Lot 30 on Minnesota Avenue, Minneapolis Addition to Wichita, Sedgwick County, Kansas, as vacated per City of Wichita vacation case No.: VAC2016-04
DEDICATION

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, Venture Rentals, Inc., being the owner(s) of the following described real estate in Sedgwick county, Kansas to wit:

See Exhibit A attached hereto

does hereby dedicate the above-described real estate to the public for street right-of-way purposes.

Executed this 12 day of October, of 2016.

By:  
Venture Rentals, Inc.
Name/Title:  President, Radina Campbell

STATE OF KANSAS  SS
COUNTY OF SEDGWICK  SS

BE IT REMEMBERED, that on this 12 day of October, 2016, before me, the undersigned, a Notary Public, in and for the County and State aforesaid, came Radina Campbell, President, Venture Rentals, Inc., personally known to me to be the same person who executed the within instrument of writing and that such person duly acknowledged the execution of the same on behalf of the corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year above written.

My Commission Expires: 9/16/2020

Notary Public

VAC2016 04-support docs
EXHIBIT A

Beginning at a point of intersection between the east right of way line of Minnesota Avenue and the north line of Lot 30 on Minnesota Avenue, Minneapolis Addition to Wichita, Sedgwick County, Kansas; thence South 14°19'38" E on an assumed bearing along the east right-of-way line of Minnesota Avenue for a distance of 10.38 feet; thence along a curve to the right for a distance of 94.83 feet, said curve having a radius of 36 feet, a chord length of 69.70 feet, and a chord bearing of S 14°19'38" E, to a point of intersection with the east right-of-way line of Minnesota Avenue; thence S 75°40'22" W perpendicular to the east right-of-way line of Minnesota Avenue to a point of intersection with the west right-of-way line of Minnesota Avenue; thence north along the west right-of-way line of Minnesota Avenue to a point of intersection with the north line extended of said Lot 30; thence east along the north line extended of said Lot 30 to the point of beginning.
DECLARATION

WHEREAS, Venture Rentals, Inc., a Kansas corporation, ("Declarant") is the owner of the real property hereinafter described (the "Property"):  

Even lots 30 through 45 (inclusive) EXCEPT that part taken for highway purposes,  
On Minnesota Avenue, Minneapolis Addition to Wichita, Sedgwick County, Kansas; and

WHEREAS, the Declarant has requested and received approval (VAC2016-04) to vacate a portion of Minnesota Avenue that abuts the Property as more fully described in Exhibit A attached hereto; and

WHEREAS, as a condition of said vacation approval the city requests that the vacated Minnesota right of way be bound and tied to the Property.

NOW, THEREFORE, be it known that the Declarant does hereby tie and bound in perpetuity that portion of the vacated Minnesota Avenue to the Property described herein.

It is hereby covenanted that this covenant shall run with the land and shall be binding upon the Declarant herein and its heirs, assigns, licensees, successors, and assignees in interest.

IN WITNESS WHEREOF:

The Declarant has signed these present this 12, of OCTOBER, 2016.

[Signature]
Venture Rentals, Inc.
Name/Title: President, Pardina Campbell
STATE OF KANSAS       )       SS
COUNTY OF SEDGWICK   )

BE IT REMEMBERED, that on this 12 day of October, 2016, before me, the undersigned, a Notary Public, in and for the County and State aforesaid, came Regina Campbell, President, Venture Rentals, Inc., personally known to me to be the same person who executed the within instrument of writing and that such person duly acknowledged the execution of the same on behalf of the corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year above written.

My Commission Expires: 9/16/2020

[Signature]
Notary Public

NOTARY PUBLIC - State of Kansas
JONATHAN PAUL STANDRIDGE
My Appt. Expires 9/16/2020
EXHIBIT A

That part of Minnesota Avenue lying south of the north line extended of Lot 30 on Minnesota Avenue, Minneapolis Addition to Wichita, Sedgwick County, Kansas.