

**From:** [Karen Tilton](#)  
**To:** [John Bennett](#)  
**Subject:** FW: Dedication outside bold line  
**Date:** Wednesday, September 30, 2015 1:04:40 PM

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John – I spoke with Tim - it looks on the surface like the City and/or KPB required a dedication to increase the ROW to either 50' or 60' here. I just recommended that Tim take a look at the plat approval file for some kind of supporting documentation.

**Karen F. Tilton, PLS** *Group Manager – Right of Way Services*

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**From:** Tim Mullikin [mailto:[tmullikin@drydenlarue.com](mailto:tmullikin@drydenlarue.com)]  
**Sent:** Wednesday, September 30, 2015 12:19 PM  
**To:** Karen Tilton  
**Subject:** Dedication outside bold line

Karen and John,

The original 1953 Forrest Acres plat No. 21, Seward R.D. is an ugly affair. In 1976 surveyor Summers subdivided a few lots on Plat No. 76-6. If you will look at ash street you will see Lot AD sticks out in the ROW on the 76 plat. Summers made a 60' parallel ROW there, but the Lot AD owner didn't sign on the plat. He also added 10' along Cedar, and on the south end of the plat added an irregular ROW area to make two 60' strips adjacent to Lot CC-1&2 on Dimond, and also a 10' strip along Birch.

I am doing a ROW certification survey for the City of Seward and would like to claim the added ROW which is outside the bold lines, shaded red in my attached sketch.

I am planning on claiming the ROW outside the bold line as a dedication because the whole lots were included in the title block, if he did not want to dedicate the strips then he would have included the whole parent lot in the subdivided parcels, the owners on the 76 plat had the ability to dedicated since they owned the whole lot.

thoughts?

regard  
s  
tim

Timothy Mullikin, P.L.S., SR/WA  
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