

(Published in the Derby Informer on Wednesday, July 22, 2026) 11

IN THE EIGHTEENTH JUDICIAL DISTRICT
DISTRICT COURT, SEDGWICK COUNTY, KANSAS
CIVIL DEPARTMENT

The City of Derby, Kansas,
a municipal corporation,
Plaintiff,
v.
The Bridge 55, LLC,
a Kansas limited liability company, et al.
Defendants.

CASE NO. SG-2026-CV-000958

Action Involves Title to Real Property
Pursuant to K.S.A. 26-501 et seq.

NOTICE OF APPRAISERS' HEARING AND VIEWING

Notice is hereby given that, in accordance with the provisions of the Kansas Eminent Domain Procedure Act (K.S.A. 26-501, et seq.), the undersigned court-appointed appraisers will hold a public hearing and viewing on all matters pertaining to their appraisal of the just compensation and measure of damages of the lands or interests sought to be taken by the plaintiff in the above-entitled matter covering the tracts of land described in Exhibit A, attached hereto and incorporated herein by reference.

The hearing will commence on the 11th day of August, 2026, at 9:00 a.m. at Derby City Hall, 611 N. Mulberry Road, Suite 300, Derby, Kansas, 67037, and may be continued thereafter. In case of failure to meet on the day designated in the notice, the appraisers may meet on the following day without further notice. In case of failure to meet on either of such days, a new notice shall be required. A hearing begun pursuant to proper notice may be continued or adjourned from day to day or place to place until the hearing with respect to all properties involved in the action has been concluded. Any party may present either oral or written testimony at such hearing.

You are further notified that the Court has set the 15th day of September, 2026, for the filing of the award of these appraisers with the Clerk of the Court. Any party dissatisfied with the award may appeal therefrom within thirty (30) days from the date of filing as permitted by law.

Mr. Frank M. Ojile
Mr. Chris Huffman
Mr. Greg Waldo
Court-Appointed Appraisers

Respectfully submitted by:
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**Attorney for Defendant—
The Bridge 55, LLC**

Jacqueline R. Butler, #21454

EXHIBIT A

LEGAL DESCRIPTIONS OF THE SUBJECT PROPERTY

Tract 1:

The following tract of land is proposed to be taken, subject to all easements, covenants, and restrictions of record, for the purpose of Public Right-of-Way for the construction and improvement of North Rock Road from Freedom Street to one-half mile north of 55th Street and 55th Street from approximately 1000' West of Rock Road to approximately 1250' East of Rock Road, Project No. 87 N-0758-01, within the City of Derby, Sedgwick County, Kansas, together with approaches, stormwater sewers, ditches, and other drainage improvements, traffic control devices, grading, pavement, curb and gutter, landscaping, restoration and other improvements appurtenant thereto:

A PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 28 SOUTH, RANGE 02 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, BEING DESCRIBED AND PREPARED ON OCTOBER 7, 2025, BY ERNEST CANTU JR. P.S. #1407 AND PROFESSIONAL ENGINEERING CONSULTANTS P.A. (CLS#65), AS FOLLOWS:

THE EAST 15.00 FEET OF THE WEST 60.00 FEET OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 28 SOUTH, RANGE 02 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS; ENCOMPASSING 0.46 ACRE, MORE OR LESS.

Tract 2:

The following tract of land is proposed to be taken, subject to all easements, covenants, and restrictions of record, for the purpose of Public Right-of-Way for the construction and improvement of North Rock Road from Freedom Street to one-half mile north of 55th Street and 55th Street from approximately 1000' West of Rock Road to approximately 1250' East of Rock Road, Project No. 87 N-0758-01, within the City of Derby, Sedgwick County, Kansas, together with approaches, stormwater sewers, ditches, and other drainage improvements, traffic control devices, grading, pavement, curb and gutter, landscaping, restoration and other improvements appurtenant thereto:

A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 28 SOUTH, RANGE 02 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, BEING DESCRIBED AND PREPARED ON OCTOBER 7, 2025, BY ERNEST CANTU JR. P.S. #1407 AND PROFESSIONAL ENGINEERING CONSULTANTS P.A. (CLS#65), AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID

SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 28 SOUTH, RANGE 02 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS; THENCE N00°08'19"W (BEARINGS BASED ON THE KANSAS REGIONAL COORDINATE SYSTEM, ZONE 17, WICHITA ZONE) ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 1328.45 FEET TO THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER; THENCE N89°33'33"E ALONG SAID NORTH LINE A DISTANCE OF 45.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF ROCK ROAD AND THE POINT OF BEGINNING; THENCE S00°08'19"E ALONG SAID EAST LINE A DISTANCE OF 1273.41 FEET TO A DEFLECTION IN SAID EAST LINE; THENCE S45°18'53"E ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 35.25 FEET TO THE NORTH LINE OF THE RIGHT OF WAY FOR 55TH STREET, SAID LINE BEING 30.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE N89°30'34"E ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 1916.44 FEET; THENCE N00°29'26"W A DISTANCE OF 30.00 FEET; THENCE S89°30'34"W A DISTANCE OF 1551.68 FEET; THENCE N81°57'39"W A DISTANCE OF 101.13 FEET TO A POINT 75.00 FEET NORTH OF SAID SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE S89°30'34"W A DISTANCE OF 259.47 FEET TO A POINT 75.00 FEET EAST OF SAID WEST LINE OF SAID SOUTHWEST QUARTER; THENCE N00°09'19"W A DISTANCE OF 249.99 FEET; THENCE N08°40'11"W A DISTANCE OF 101.13 FEET; THENCE N00°08'19"W A DISTANCE OF 903.30 FEET TO THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER; THENCE S89°33'33"W ALONG SAID NORTH LINE A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING; ENCOMPASSING 1.98 ACRES, MORE OR LESS.

Tract 3:

The following tract of land is proposed to be taken, subject to all easements, covenants, and restrictions of record, for the purpose of a Temporary Construction Easement for the construction and improvement of North Rock Road from Freedom Street to one-half mile north of 55th Street and 55th Street from approximately 1000' West of Rock Road to approximately 1250' East of Rock Road, Project No. 87 N-0758-01, within the City of Derby, Sedgwick County, Kansas, together with approaches, stormwater sewers, ditches, and other drainage improvements, traffic control devices, grading, pavement, curb and gutter, landscaping, restoration and other improvements appurtenant thereto:

A PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 28 SOUTH, RANGE 02 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, BEING DESCRIBED AND PREPARED ON OCTOBER 1, 2025, BY ERNEST CANTU JR. P.S. #1407 AND PROFESSIONAL ENGINEERING CONSULTANTS P.A. (CLS#65), AS FOLLOWS:

THE EAST 15.00 FEET OF THE WEST 75.00 FEET OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 28 SOUTH, RANGE 02 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS; ENCOMPASSING 0.46 ACRE, MORE OR LESS.

Tract 4:

The following tract of land is proposed to be taken, subject to all easements, covenants, and restrictions of record, for the purpose of Temporary Construction Easement for the construction and improvement of North Rock Road from Freedom Street to one-half mile north of 55th Street and 55th Street from approximately 1000' West of Rock Road to approximately 1250' East of Rock Road, Project No. 87 N-0758-01, within the City of Derby, Sedgwick County, Kansas, together with approaches, stormwater sewers, ditches, and other drainage improvements, traffic control devices, grading, pavement, curb and gutter, landscaping, restoration and other improvements appurtenant thereto:

A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 28 SOUTH, RANGE 02 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, BEING DESCRIBED AND PREPARED ON OCTOBER 7, 2025, BY ERNEST CANTU JR. P.S. #1407 AND PROFESSIONAL ENGINEERING CONSULTANTS P.A. (CLS#65), AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 28 SOUTH, RANGE 02 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS; THENCE N00°08'19"W (BEARINGS BASED ON THE KANSAS REGIONAL COORDINATE SYSTEM, ZONE 17, WICHITA ZONE) ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 1328.45 FEET TO THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER; THENCE N89°33'33"E ALONG SAID NORTH LINE A DISTANCE OF 45.00 FEET TO THE EAST RIGHT OF WAY LINE OF ROCK ROAD; THENCE CONTINUING N89°33'33"E ALONG SAID NORTH LINE A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N89°33'33"E A DISTANCE OF 15.00 FEET; THENCE S00°08'19"E A DISTANCE OF 262.62 FEET; THENCE N89°51'41"E A DISTANCE OF 15.00 FEET TO A POINT 90.00 FEET EAST OF SAID WEST LINE OF SAID SOUTHWEST QUARTER; THENCE S00°08'19"E A DISTANCE OF 669.62 FEET; THENCE S08°39'55"E A DISTANCE OF 101.12 FEET TO A POINT 105.00 FEET EAST OF SAID WEST LINE OF SAID SOUTHWEST QUARTER; THENCE S00°08'19"E A DISTANCE OF 165.95 FEET TO A POINT 125.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE N89°30'34"E A DISTANCE OF 115.01 FEET; THENCE S00°08'19"E A DISTANCE OF 55.00 FEET TO A POINT 70.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE S89°30'34"W A DISTANCE OF 145.00 FEET TO A POINT 75.00 FEET EAST OF SAID WEST LINE OF SAID SOUTHWEST QUARTER; THENCE N00°08'19"W A DISTANCE OF 249.99 FEET; THENCE N08°40'11"W A DISTANCE OF 101.13 FEET TO A POINT 60.00 FEET EAST OF SAID WEST LINE OF SAID SOUTHWEST QUARTER; THENCE N00°08'19"W A DISTANCE OF 903.30 FEET TO THE POINT OF BEGINNING; ENCOMPASSING 0.91 ACRES, MORE OR LESS.