FINAL TRACING REC'D 6.21.16

FILE COPY SUB2015-00041

QuikTrip 21st Addition

CERTIFICATE OF SURVEY

I, James C. McClure a Professional Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "QUIKTRIP 21ST ADDITION" an addition to Wichita, Sedgwick County, Kansas, into a Lot, a Block, and a Street the same being accurately set forth in the accompanying plat and described herein:

A contiguous tract of land being described as follows:

Lot 1 and the north 30 feet of Lot 2, McGovney Addition to Wichita, Kansas, Sedgwick County, Kansas.

TOGETHER WITH,

Lot 1, in Replat of Lots 3 & 4 & Part of Lot 2, McGovney Addition to Wichita, Kansas, Sedgwick County, Kansas.

TOGETHER WITH,

A tract of land lying in the Northwest Quarter of Section 36, Township 27 South, Range 1 East of the Sixth Principal Meridian, Wichita, Sedgwick County, Kansas, being more particularly described as follows:

Commencing at the Northwest Corner of said Northwest Quarter; thence East along the north line of said Quarter, 60 feet; thence South parallel with the west line of said Quarter, 50 feet; thence East parallel with said north line, 35 feet to the Point of Beginning; thence East parallel with said north line, 121.5 feet to the Northwest Corner of Lot 1, McGovney Addition to Wichita, Kansas; thence South along the west line of said Lot 1, 169.1 feet to the Southwest Corner of said Lot 1; thence Southwesterly along the west line of Lot 2, said Addition and the west line of Replat of Lots 3 & 4 & part of Lot 2, McGovney Addition to Wichita, Kansas, 232.91 feet, more or less, to the southwest corner of said Replat, said point being 428 feet south and 113.5 feet east of the Northwest Corner of said Quarter; thence Southwesterly along the west line of a tract of land described in Deed Book 981, Page 109, 52.5 feet to the north line of Lot 1, McGovney Second Addition to Wichita, Sedgwick County, Kansas; thence West along said north line, 30 feet; thence North parallel with and 60 feet east of the west line of said Quarter, 390 feet; thence Northeast, 49.5 feet to the Point of Beginning.

Said contiguous tract of land being more particularly described as follows:

BEGINNING at the northeast corner of said Lot 1, McGovney Addition to Wichita, Kansas, Sedgwick County, Kansas; thence along the east lines of said McGovney Addition and said Replat of Lots 3 & 4 & Part of Lot 2, McGovney Addition on a Kansas coordinate system of 1983 south zone bearing of S00°50'19"E, 377.90 feet to the southeast corner of said Replat Addition; thence along the south line of said Replat Addition, S89°09'16"W, 186.55 feet to a point on the east line of said tract of land, said point being the southwest corner of said Replat Addition; thence along said east line, S25°27'47"W, 52.54 feet to a point on the north line of said Lot 1, McGovney Second Addition to Wichita, Sedgwick County, Kansas, said point being the southeast corner of said tract of land; thence along said north line and south line of said tract of land, S89°09'16"W, 30.37 feet to a point 60 feet east of the west line of said Northwest Quarter, said point being the southwest corner of said tract of land; thence parallel with and 60 feet east of said west line, and along the west line of said tract of land, N00°49'23"W, 390.00 feet to a northwesterly corner of said tract of land; thence along a northerly line of said tract of land, N44°09'57"E, 49.51 feet to a point 50 feet south of the north line of said Northwest Quarter, said point being a northwesterly corner of said tract of land; thence parallel with and 50 feet south of said north line, and along the north line of said tract of land, N89°09'16"E, 205.09 feet to the POINT OF BEGINNING.

Said contiguous tract CONTAINS: 92,116 square feet or 2.115 acres of land, more or less.

All alleys, easements, rights-of-way, building setbacks, access controls, together with all other public dedications within the above described property, are hereby vacated and replatted by virtue of K.S.A. 12-512b, as amended.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this ___ day of _____, 2016.

JAMES C. McCLURE LICENSED PS-1251 KANSAS PROFESSIONAL SURVEYOR

James C. McClure, P.S. #1251
MKEC Engineering, Inc. (CLS 39)
411 North Webb Road
Wichita, Kansas 67206

OWNER'S CERTIFICATE

Know all men by these presents that we the undersigned property owners of the land above set forth in the Professional Land Surveyor's Certificate, have caused the same to be surveyed and platted into a Lot, a Block, and a Street the same to be known as "QUIKTRIP 21ST ADDITION" an addition to Wichita, Sedgwick County, Kansas.

The street is hereby dedicated to and for the use of the public.

The sanitary sewer easement is hereby granted as indicated for municipal sanitary sewer systems and for the construction, maintenance / repair, and inspection thereof. The water easement is hereby granted as indicated for municipal water distribution systems and for the construction, maintenance / repair, and inspection thereof. The drainage easement is hereby granted as indicated for underground stormwater drainage systems and for the construction, maintenance / repair, and inspection thereof. No signs, light poles, private drainage systems, masonry trash enclosures, or other structures shall be located within said easements, provided however, such structures may be allowed with the approval of a Hold Harmless Agreement with the City of Wichita.

All abutters rights of access to or from Harry Street over and across the north line of "QUIKTRIP 21ST ADDITION," are hereby granted to the appropriate governing body. All abutters rights of access to or from Oliver Avenue over and across the west line of "QUIKTRIP 21ST ADDITION," are hereby granted to the appropriate governing body, provided however one full movement opening shall be allowed as indicated hereon.

A drainage plan has been developed for this plat. All drainage easements, rights-of-way, shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater. Lot 1, Block 1, is required to adhere to the minimum pad elevation as per the "Minimum Pad Elevations" table shown hereon.

QuikTrip West, Incorporated

_____
Chad M. Stanford, Vice President

STATE OF OKLAHOMA, TULSA COUNTY} ss:

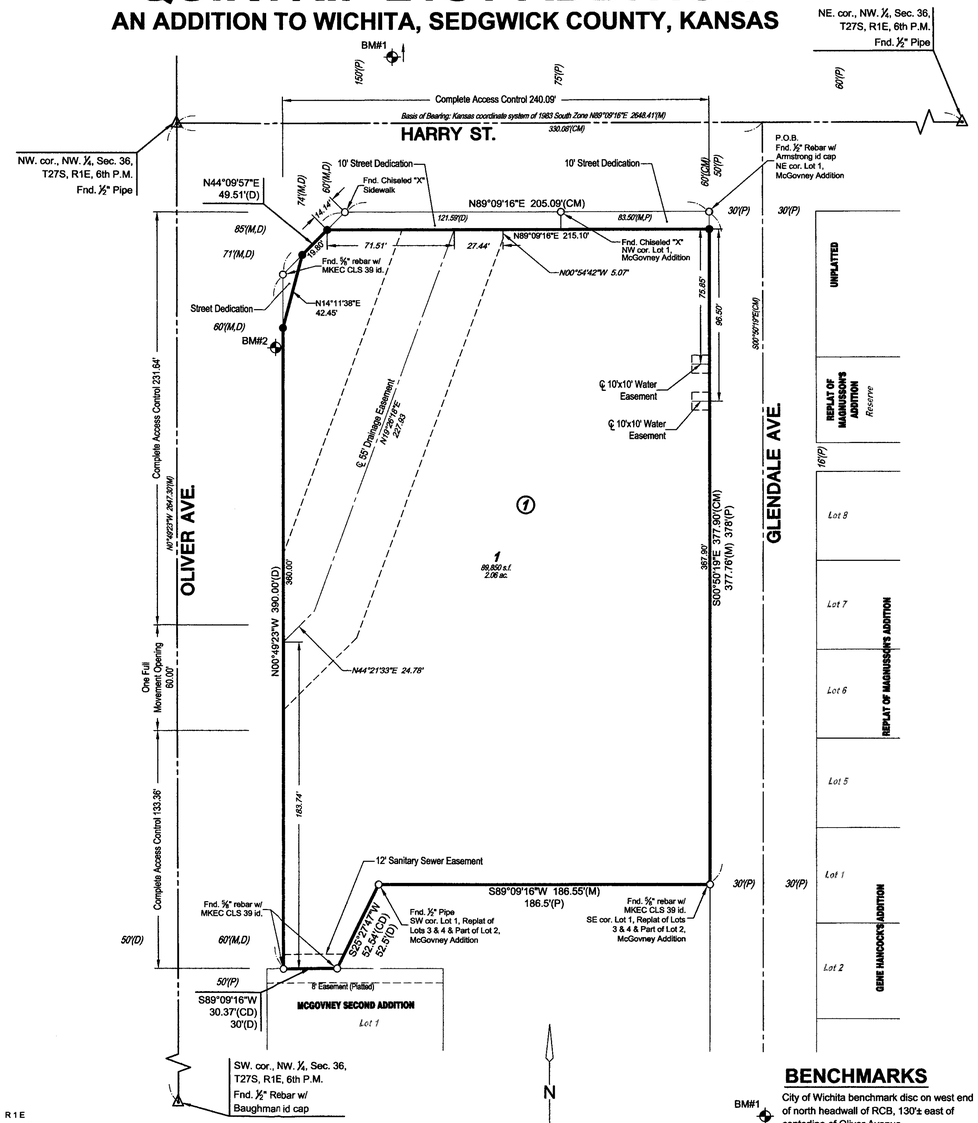
This instrument was acknowledged before me on ___ day of _____, 2016, by Chad M. Stanford, Vice President, QuikTrip West, Incorporated.

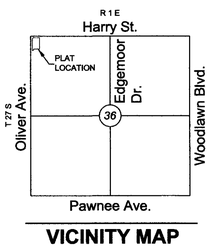
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

_____, Notary Public
Notary Public:

My Term Expires: _____

FINAL PLAT
QUIKTRIP 21ST ADDITION
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS





VICINITY MAP

LEGEND

Date of Survey: 5/21/15

- △ = Section Corner Monument Found
- ○ = Found monument (see annotation for type)
- ● = Set ½" rebar with MKEC CLS 39 id cap
- ⌖ = Benchmark
- (M) = Measured
- (D) = Described
- (P) = Platted
- (CM) = Calculated from Measurement
- (CD) = Calculated from Described
- (CP) = Calculated from Plat

N

1"=40' / 1 : 480

0 40 80

Basis of Bearings: Kansas coordinate system of 1983 south zone bearing of N89°09'16"E on the north line of the Northwest Quarter, Section 36, Township 27 South, Range 1 East of the 6th Principal Meridian. This plat is surveyed and platted on NAD83 using Kansas state plane south zone coordinates, modified to the surface, having a combined adjustment scale factor of 1.000120014401728

BENCHMARKS

BM#1 ⌖ City of Wichita benchmark disc on west end of north headwall of RCB, 130'± east of centerline of Oliver Avenue. Elev.=1330.37 feet NAVD88

BM#2 ⌖ 5/8" Rebar with Aluminum Disc cap stamped MKEC located 31.2 feet south and 27.7 feet west of the southwest corner of a 12.5' x 6.8' concrete electrical on east side of Oliver Avenue south of the intersection of Harry Street, and being 11.8 feet south of the south most northwest corner QuikTrip 21st Addition. Elev.= 1327.59 feet NAVD88

MINIMUM PAD ELEVATION (LOWEST OPENING)		
LOT	BLOCK	ELEVATION (NAVD 88)
1	1	1328.6

PLANNING COMMISSION CERTIFICATE

This plat of "QUIKTRIP 21ST ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this ___ day of _____, 2016.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

By _____
Carol Chapman Neugent, Chair

Attest:

_____
Dale Miller, Secretary

GOVERNING BODY CERTIFICATE

This Plat approved and all dedications shown hereon, accepted by the Wichita City Council of the City of Wichita, Kansas dated this ___ day of _____, 2016.

At the direction of the City Council.

_____
Jeff Longwell, Mayor

Attest:

_____
Karen Sublett, City Clerk

TRANSFER RECORD

STATE OF KANSAS, SEDGWICK COUNTY} ss:

Entered on transfer record this ___ day of _____, 2016.

_____
Kelly B. Arnold, County Clerk

REGISTER OF DEEDS' CERTIFICATE

STATE OF KANSAS, SEDGWICK COUNTY} ss:

This is to certify that this instrument was filed for record in the Register of Deeds office this ____ day of _____, 2016, at _____ o'clock __M; and is duly recorded.

_____
Tonya E. Buckingham, Register of Deeds

Attest:

_____
Judy J. Paget, Deputy

COUNTY SURVEYOR

STATE OF KANSAS, SEDGWICK COUNTY} ss:

Reviewed in accordance with K.S.A. 58-2005 on this ___ day of _____, 2016.

_____, Deputy County Surveyor
Tricia L. Robello, P.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

MKEC
Wichita, KS • 316.684.9600

J:\Projects\2015\15-0101\2321_01 329R_Harry and Oliver_15321 CAD\BP1506 Civil\Plat\15321a.dwg, 06/21/2016 02:33:57 PM, CST

QuikTrip 329R QuikTrip 21st Addition