FILE COPY

SUB2013-24

FINAL TRACING REC'D 6-18-13

FINAL PLAT
QUIKTRIP 13TH ADDITION
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

CERTIFICATE OF SURVEY

I, Gregory J. Allison, a registered land surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "QUIKTRIP 13TH ADDITION" an addition to Wichita, Sedgwick County, Kansas, into a Lot, a Block, and a Reserve the same being accurately set forth in the accompanying plat and described herein:

BEGINNING at the Southeast corner of said Southeast Quarter of Section 12, Township 28 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas; thence along the south line of said Southeast Quarter on a Kansas coordinate system 1983 south zone bearing of S89°12'52"W, 411.00 feet; thence N01°08'25"W, 411.00 feet; thence N89°12'52"E, 411.00 feet to the east line of said Southeast Quarter; thence along said east line S01°08'25"E, 411.00 feet to the POINT OF BEGINNING,

EXCEPT that part thereof described below and recorded on Doc.# /FLM-PG: 28883316,

Commencing at the Southeast corner of the Southeast Quarter of Section 12, Township 28 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas; thence westerly along the South line of said Southeast Quarter, a distance of 45.00 feet; thence northerly parallel with the East line of said Southeast Quarter, a distance of 35.00 feet for a point of beginning; thence westerly parallel with the South line of said Southeast Quarter, a distance of 428.62 feet; thence southerly perpendicular to the South line of said Southeast Quarter, a distance of 5.00 feet; thence westerly parallel with the South line of said Southeast Quarter, a distance of 91.76 feet; thence northerly perpendicular to the South line of said Southeast Quarter, a distance of 20.00 feet; thence easterly parallel with the South line of said Southeast Quarter, a distance of 215.00 feet to a point 350.15 feet normally distant west of the East line of said Southeast Quarter; thence northeasterly a distance of 41.23 feet to a point 60.00 feet normally distant north of the South line of said Southeast Quarter and 310.09 feet normally distant west of the East line of said Southeast Quarter; thence easterly parallel with the South line of said Southeast Quarter, a distance of 240.09 feet to a point 70.00 feet normally distant west of the East line of said Southeast Quarter; thence northeasterly a distance of 14.10 feet to a point 70.00 feet normally distant north of the South line of said Southeast Quarter and 60.00 feet normally distant west of the East line of said Southeast Quarter; thence northerly parallel with the East line of said Southeast Quarter, a distance of 240.09 feet to a point 310.09 feet normally distant north of the South line of said Southeast Quarter; thence northeasterly a distance of 41.23 feet to a point 50.00 feet normally distant west of the East line of said Southeast Quarter and 350.15 feet normally distant north of the South line of said Southeast Quarter; thence northerly parallel with the East line of said Southeast Quarter, a distance of 971.46 feet, more or less, to the Southeast corner of Lot 1, Block 1, Bethel Assembly Addition to Wichita, Kansas, Sedgwick County, Kansas; thence easterly along the easterly extension of the South line of said Lot 1, a distance of 8.17 feet to a point 41.83 feet west of the East line of said southeast Quarter as measured parallel with the South line of said Southeast Quarter; thence southeasterly a distance of 91.19 feet, more or less, to a point 30.00 feet normally distant west of the East line of said Southeast Quarter and 90.34 feet normally distant south of the extended South line of said Lot 1; thence southerly parallel with the East line of said Southeast Quarter, a distance of 1181.26 feet, more or less, to a point 50.00 feet normally distant north of the South line of said Southeast Quarter; thence southwesterly a distance of 20.9 feet more or less, to the point of beginning.

All streets, alleys, easements, rights-of-way, building setbacks, access controls, together with a portion of a right-of-way agreement recorded on Film 0863, Page 0690, 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 14th day of June, 2013.

6/14/13 GREGORY J. ALLISON LICENSED LS-1257 KANSAS LAND SURVEYOR

Gregory J. Allison, PE, LS #1257
MKEC Engineering Consultants, Inc.
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 Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into a Lot, a Block, and a Reserve, the same to be known as "QUIKTRIP 13TH ADDITION" an addition to Wichita, Sedgwick County, Kansas.

The streets are hereby dedicated to and for the use of the public.

Easements for the construction and maintenance of utilities, as indicated hereon, are hereby granted to the public.

All abutters rights of access to or from Meridian Avenue over and across the east line of "QUIKTRIP 13TH ADDITION," are hereby granted to the appropriate governing body, provided however one full movement opening as indicated hereon. All abutters rights of access to or from MacArthur Road over and across the south line of "QUIKTRIP 13TH ADDITION," are hereby granted to the appropriate governing body, provided however one full movement opening and one right turn only opening as indicated hereon.

Reserve "A" is platted for drainage, landscaping, irrigation, open space, private walls, utilities in designated locations (by easement), monuments, private utilities (not confined to easements), trash enclosures, and any accessories to a convenience store. The reserve shall be owned and maintained by the owner of Lot 1 and/or their successors or assigns.

A drainage plan has been developed for this plat. All drainage easements, rights-of-way, or reserves 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 table as shown hereon.

Loretta Mary Zeller Revocable Trust

Gerald A. Zeller, Co-Trustee
Gerald A. Zeller, Co-Trustee

Eugene A. Zeller, Co-Trustee
Eugene A. Zeller, Co-Trustee

STATE OF KANSAS, SEDGWICK COUNTY} ss:

This instrument was acknowledged before me on 17th day of June, 2013, by Gerald A. Zeller, and Eugene A. Zeller, Co-Trustees, Loretta Mary Zeller Revocable Trust.

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

Notary Public: _____ My Term Expires: 9-15-13

ANN C. YBARRA Notary Public - State of Kansas My Appt. Expires 9-15-13

Gerald A. Zeller, Co-Owner
Gerald A. Zeller, Co-Owner

Eugene A. Zeller, Co-Owner
Eugene A. Zeller, Co-Owner

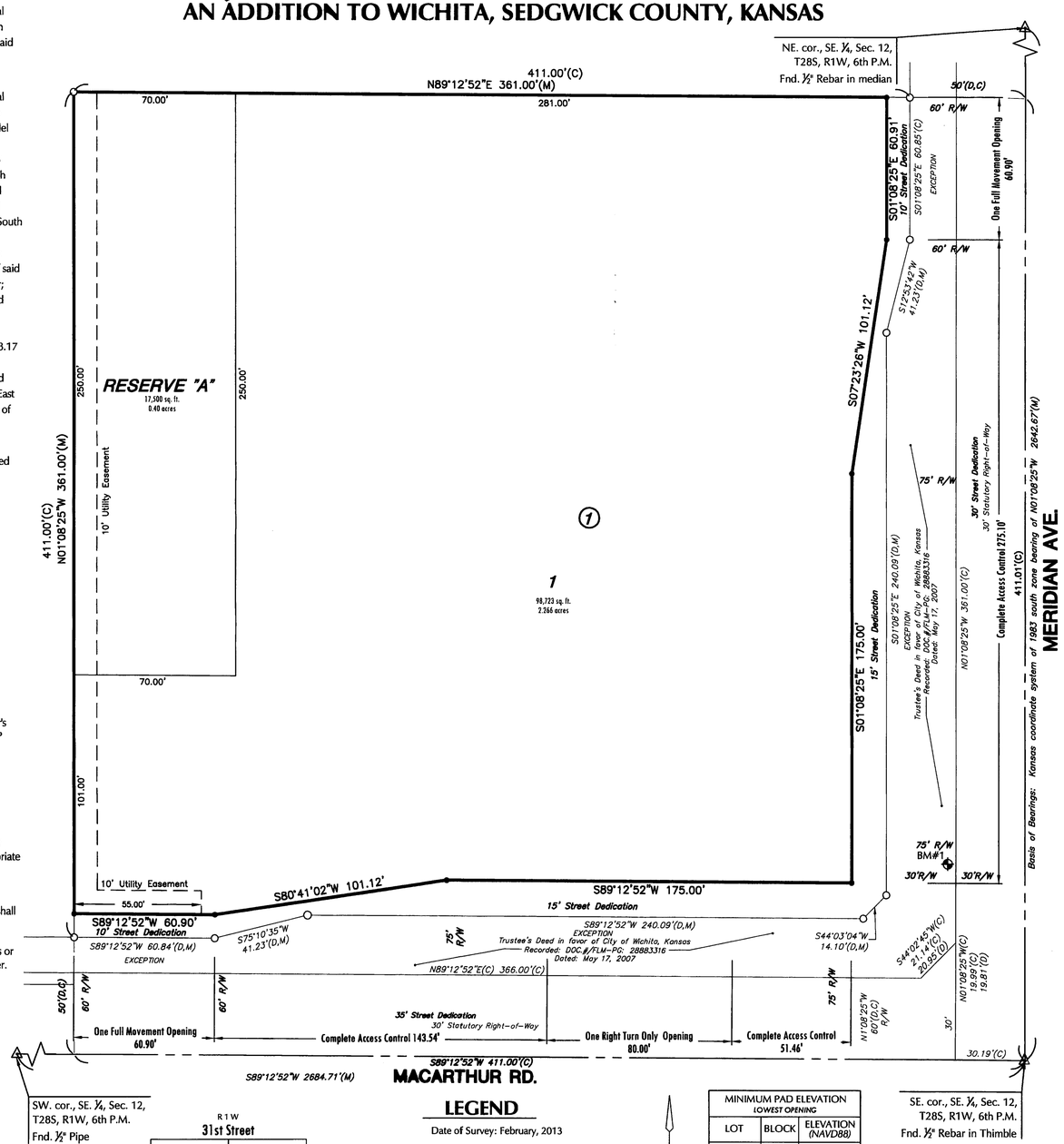
STATE OF KANSAS, SEDGWICK COUNTY} ss:

This instrument was acknowledged before me on 17th day of June, 2013, by Gerald A. Zeller, and Eugene A. Zeller, Co-owners.

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

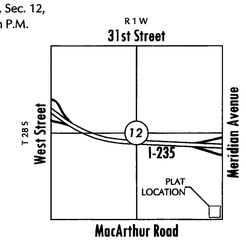
Notary Public: _____ My Term Expires: 9-15-13

ANN C. YBARRA Notary Public - State of Kansas My Appt. Expires 9-15-13



SW. cor., SE. ¼, Sec. 12, T28S, R1W, 6th P.M. Fnd. ½" Pipe

SE. cor., SE. ¼, Sec. 12, T28S, R1W, 6th P.M. Fnd. ½" Rebar in Thimble



VICINITY MAP

LEGEND

Date of Survey: February, 2013

- △ = Section Corner Monument Found
- ● = Set ⅝" rebar w/ MKEC CLS 39 id. cap
- ○ = Found ⅝" rebar w/ MKEC CLS 39 id. cap
- ✥ = Benchmark
- (M) = Measured
- (C) = Calculated from measured
- (D) = Described

N

1"=30' / 1 : 360

0 30 60

MINIMUM PAD ELEVATION LOWEST OPENING		
LOT	BLOCK	ELEVATION (NAVD88)
1	1	1285.0

BENCHMARK

BM#1 Chiseled square cut top of curb on northwest corner of Meridian Ave. and MacArthur Rd. at the north end of radius return being 33.4 feet west and 83.4 feet north of the southeast corner of Sec. 12, T28S, R1W. Elev.=1284.83 NAVD 88.

Basis of Bearing: Kansas coordinate system of 1983 south zone grid bearing of N01°08'25"W on the east line of the SE ¼, Sec. 12, T28S, R1W, 6th P.M.
This plat is surveyed and platted on NAVD88-09 using Kansas state plane south zone coordinates, modified to the surface, having a combined adjustment scale factor of 1.000120014401728

PLANNING COMMISSION CERTIFICATE

This plat of "QUIKTRIP 13TH ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this ____ day of _____, 2013

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Chair
David Dennis, Chair

Attest:

_____, Secretary
John L. Schlegel, Secretary

GOVERNING BODY CERTIFICATE

The dedications shown on this plat are hereby accepted and this plat is hereby approved by the governing body of the City of Wichita, Kansas.

Dated this ____ day of _____, 2013

At the direction of the City Council.

_____, Mayor
Carl Brewer, Mayor

Attest:

_____, City Clerk
Karen Sublett, City Clerk

TRANSFER RECORD

STATE OF KANSAS, SEDGWICK COUNTY} ss:

Entered on transfer record this ____ day of _____, 2013

_____, County Clerk
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 _____, 2013, at _____ o'clock _M; and is duly recorded.

_____, Register of Deeds
Bill Meek, Register of Deeds

Attest:

_____, Deputy
Tonya E. Buckingham, Deputy

COUNTY SURVEYOR

STATE OF KANSAS, SEDGWICK COUNTY} ss:

Reviewed in accordance with K.S.A. 58-2005 on this ____ day of _____, 2013.

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

MKEC
Wichita, KS • 316.684.9600

J:\Projects\2013\130120072_QuikTrip 345& ALTA - Site 35-CM\CADD\Plat\131117a.dwg 06/13/2013 10:35:47 AM CST