

CERTIFICATE OF SURVEY

I, Curtis W. Luttrell, a registered land surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "QUIKTRIP 18TH ADDITION" an addition to Wichita, Sedgwick County, Kansas, into Lots and a Block, the same being accurately set forth in the accompanying plat and described herein:

A contiguous tract of land being described as:
The north 10 feet of Lot 45, and all of Lots 47, 49, 51, 53, 55, 57, 59, 61, 63, 65, and 67, Lawrence Avenue (Broadway), J.P. Hilton's Addition to the City of Wichita, Sedgwick County, Kansas, EXCEPT that part described as in trustees' deed recorded on Film 1582, Page 0004, BEGINNING at the northwest corner of Lot 67 on Texas, now Broadway, J.P. Hilton's Addition to Wichita, Sedgwick County, Kansas; thence south along the west line of said Lot 67, 10.00 feet; thence northeast 14.14 feet to a point on the north line of said Lot 67, said point being 10.00 feet east of the northwest corner of said Lot 67; thence west to the POINT OF BEGINNING.
TOGETHER WITH,
The north 25 feet of Lot 48, all of Lots 50, 52, 54, 56, 58, 60, 62, 64 and Lot 66, EXCEPT that part taken in Condemnation Case 96 C 2597, Topeka Avenue in J.P. Hilton's Addition to the City of Wichita, Sedgwick County, Kansas.
TOGETHER WITH,
A platted 20 foot alley adjoining the North 10 feet of Lot 44, and the North 10 feet of Lot 45, and adjoining said Lots 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, and 67, said J.P. Hilton's Addition.

Said contiguous tract of land being more particularly described as follows:
BEGINNING at a point 10 feet east of the northwest corner of Lot 67 on Lawrence Avenue (Broadway), J.P. Hilton's Addition to the City of Wichita, Sedgwick County, Kansas; thence east 280 feet along the north lines of said Lot 67, the 20 foot platted alley and Lot 66 to a point 10 feet west of the northeast corner of said Lot 66 on Topeka Avenue in said J.P. Hilton's Addition; thence southeast 14.14 feet to a point 10 feet south of the northeast corner of said Lot 66; thence south 285 feet along the east lines of even Lots 48 - 66 inclusive, on said Topeka Avenue to a point 25 feet south of the northeast corner of said Lot 48; thence west 140 feet parallel with the north line of said Lot 48 to the west line of said Lot 48 on said Topeka Avenue; thence south 45 feet along the west lines of said Lots 48, 46 and a portion of 44 on said Topeka Avenue to a point 10 feet south of the northwest corner of said Lot 44; thence west 160 feet parallel with and 10 feet south of the north line of said Lot 45 to the west line of said Lot 45; thence north 330 feet along the west lines of odd Lots 45 - 67 inclusive, on said Lawrence Avenue (Broadway) to a point 10 feet south of the northwest corner of said Lot 67; thence northeast 14.14 feet to the POINT OF BEGINNING.

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 _____, 2015.



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 Lots and a Block, the same to be known as "QUIKTRIP 18TH ADDITION" an addition to Wichita, Sedgwick County, Kansas.

Easements for the construction and maintenance of sidewalks or utilities, as indicated hereon, are hereby granted to the public. The sanitary sewer easement is exclusive and is platted for the construction and maintenance of sanitary sewer systems.

All abutters rights of access to or from Broadway Avenue over and across the west line of "QUIKTRIP 18TH ADDITION," are hereby granted to the appropriate governing body, provided however one full movement opening shall be allowed as indicated hereon. All abutters rights of access to or from Murdock Avenue over and across the north line of "QUIKTRIP 18TH ADDITION," are hereby granted to the appropriate governing body, provided however one full movement opening shall be allowed as indicated hereon. All abutters rights of access to or from Topeka Avenue over and across the east line of "QUIKTRIP 18TH ADDITION," are hereby granted to the appropriate governing body, provided however two right-in/right-out movement openings 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.

QuikTrip West, Incorporated

Chad M. Stanford, Vice President

STATE OF OKLAHOMA, TULSA COUNTY} ss:

This instrument was acknowledged before me on ____ day of _____, 2015, 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
My Term Expires: _____

As to Lot 2

Peter R. Betzen
STATE OF KANSAS, SEDGWICK COUNTY} ss:

Sonja B. Betzen

This instrument was acknowledged before me on ____ day of _____, 2015, by Peter R. Betzen and Sonja B. Betzen, husband and wife.

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: _____

LEGEND

Date of Survey: July, 2013

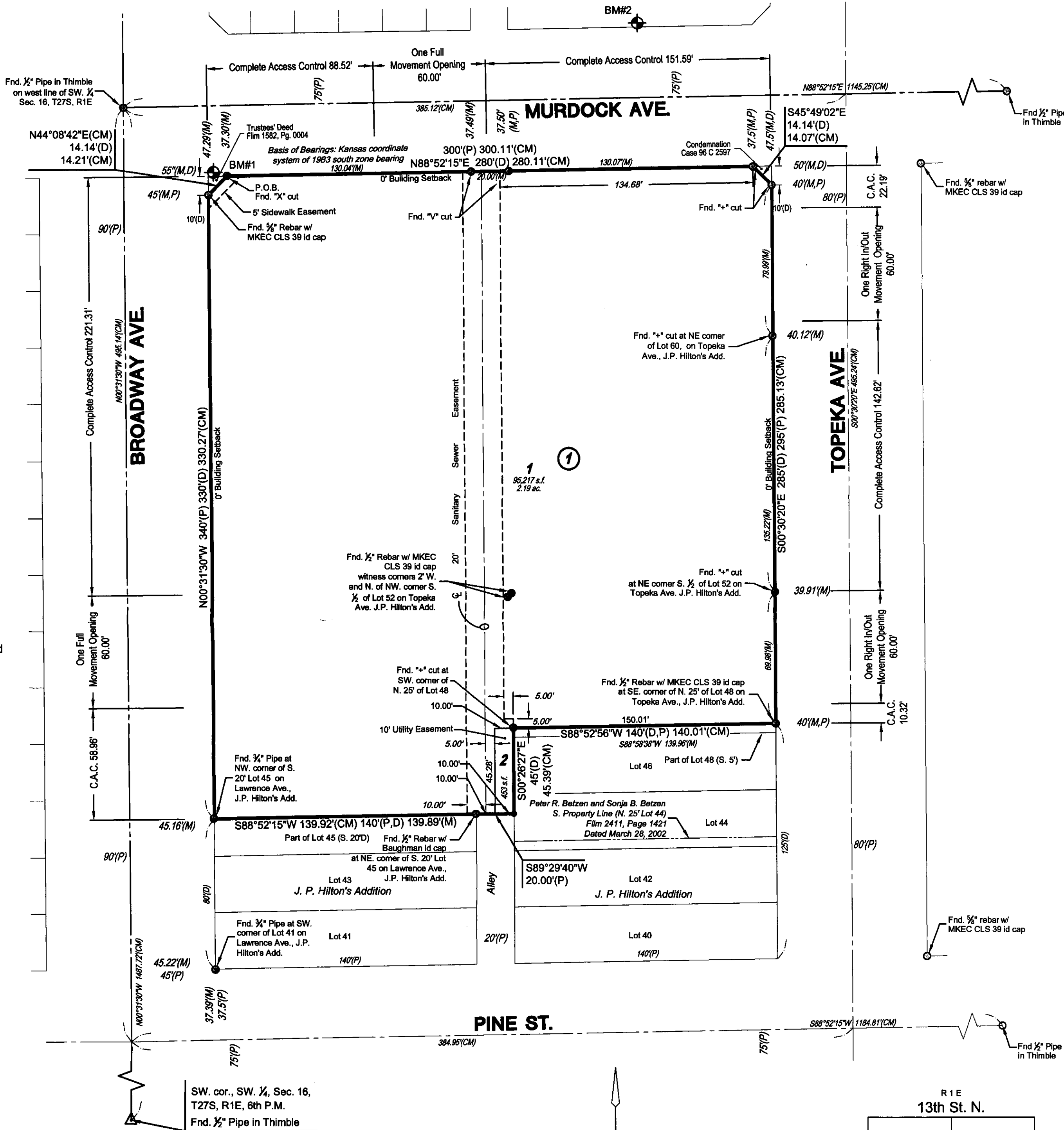
- △ = Section Corner Monument Found
- = Set 3/4" rebar w/ MKEC CLS 39 id. cap or see annotation for type
- = Found monument (see annotation for type)
- ⊕ = Benchmark
- (M) = Measured
- (D) = Described
- (P) = Platted
- (CM) = Calculated Measured
- C.A.C. = Complete Access Controls

BENCHMARKS

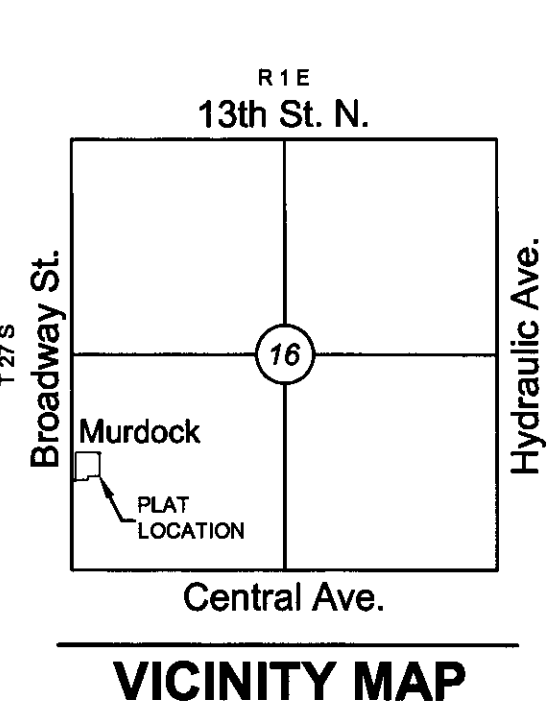
- BM#1 "x" Cut in sidewalk at the northwest corner of the north line of Lot 67, Broadway J. P. Hilton's Addition to the City of Wichita, Sedgwick County, Kansas. Elev. = 1301.59 NAVD 88.
- BM#2 3/4" rebar with red MKEC cap 41 feet north of centerline Murdock and 115 feet west of centerline Topeka Ave. 3 feet north of sidewalk and 66 feet west of traffic signal light pole. Elev. = 1302.13 NAVD 88.

FINAL PLAT

QUIKTRIP 18TH ADDITION
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



Basis of Bearing: Kansas coordinate system of 1983 south zone grid bearing of N88°52'15"E on the north lines of Lots 67 and 66, J.P. Hilton's Addition . 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



FINAL TRACING REC'D 1.29.15

FILE COPY SUB 2014-06035

PLANNING COMMISSION CERTIFICATE

This plat of "QUIKTRIP 18TH ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Signed this ____ day of _____, 201__.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

By _____
Matthew J. Goolsby, Chair
Attest: _____
John L. Schlegel, 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 _____, 2015.

At the direction of the City Council.

Carl Brewer, Mayor
Attest: _____
Karen Sublett, City Clerk

TRANSFER RECORD

STATE OF KANSAS, SEDGWICK COUNTY} ss:

Entered on transfer record this ____ day of _____, 2015.

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 _____, 2015, at _____ o'clock ____ M; and is duly recorded.

Bill Meek, Register of Deeds

Attest: _____
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 _____, 2015.

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

