QUIKTRIP 7TH ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS



State of Kansas)
Sedgwick County) SS We, Baughman Company, P.A., Surveyors in aforesaid County and State do hereby certify that we have surveyed and platted "QUIKTRIP 7TH ADDITION", Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: The east 238 feet of Lot 7, together with the south 35 feet of the east 238 feet of Lot 8, Block 2, Southwest Industrial Addition, Wichita, Kansas.

All being situated in the SE1/4 of Sec. 36, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Baughman Co., P.A.

Michael D. Conrey 6-3-97 Surveyor
Michael G. Conrey

MICHAEL G. CONREY REGISTERED 6-3-97 KANSAS LAND SURVEYOR

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into a Lot and Streets to be known as "QUIKTRIP 7TH ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public. All abutters rights of access to or from Meridian Avenue over and across the east line of Lot 1 are hereby granted to the City of Wichita, Kansas provided, however, that Lot 1 shall have access to Meridian Avenue at two locations over all except the south 70 feet thereof, as shall be determined by the City Engineer of the City of Wichita, Kansas. All abutters rights of access to or from Pawnee Avenue over and across the south line of Lot 1 are hereby granted to the City of Wichita, Kansas provided, however, that Lot 1 shall have access to Pawnee Avenue at one location over all except the east 100 feet thereof, as shall be determined by the City Engineer of the City of Wichita, Kansas.

Douglas R. Maryott — Jeannie D. Maryott

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 19th day of June, 1997, by Douglas R. Maryott and Jeannie D. Maryott, husband and wife.

Cheryl L. Arthur Notary Public
CHERYL L. ARTHUR

My App't. Exp. 05/05/02

CHERYL L ARTHUR
NOTARY PUBLIC
STATE OF KANSAS

We the undersigned, holders of a mortgage on the above described property, do hereby consent to this plat of "QUIKTRIP 7TH ADDITION", Wichita, Sedgwick County, Kansas.

Commerce Bank, N.A.

John W. Frazee Vice President
JOHN W. FRAZEE (Title)

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 20th day of June, 1997, by John W. Frazee Vice President (Title) of the Commerce Bank, N.A., on behalf of the bank.

Cheryl L. Arthur Notary Public
CHERYL L. ARTHUR

My App't. Exp. 05/05/02

CHERYL L ARTHUR
NOTARY PUBLIC
STATE OF KANSAS

This plat of "QUIKTRIP 7TH ADDITION", Sedgwick Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this ____ day of _____, 199__.

Wichita-Sedgwick County Metropolitan Area Planning Commission

_____ Chair

_____ Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this ____ day of _____, 1997.

_____ Mayor
Bob Knight

_____ City Clerk
Pat Burnett

Entered on transfer record this ____ day of _____, 1997.

_____ County Clerk
James Alford

State of Kansas)
Sedgwick County) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this ____ day of _____, 1997, at ____ o'clock __ M; and is duly recorded.

_____ Register of Deeds
Larry Consolver

_____ Deputy
Michael D. Hurtt

SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

March 14, 1996

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

RE: S/D 96-6, Final of the QUIKTRIP 7TH ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 14, 1996, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of March 7, 1996.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.

2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.

3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developments.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh
cc: Builders, Inc., c/o Jim Nungesser, 1081 S. Glendale, Wichita, KS 67218
Quiktrip Corp, Attn: Keith Spiker, P. O. Box 3475, Tulsa, OK 74101
Gene Razook, Andeel & Co. Realtors, 358 N. Rock Road, Wichita, KS 67206
Mike Lindebak, City Engineer

SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
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March 7, 1996

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

RE: S/D 96-6, Final of the QUIKTRIP 7TH ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 7, 1996, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.

B. The private sanitary sewer service line at this site's southwest corner shall be covered by a 10-foot private easement, and the applicant shall grant this easement, record it, and show the recording information on the final plat tracing.

C. The applicant shall guarantee any drainage improvements required by the platting of this property. Such improvements may be done at the time of site development. In regard to the 24-inch storm water sewer line crossing the center of this site, an agreement with the adjoining property shall be created which addresses the maintenance, purposes, etc. of this drainage facility and a recorded copy of the agreement shall be submitted to Planning for the plat file.

D. The applicant shall guarantee the closure of the driveway to Pawnee being located within an area of complete access control.

E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

F. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)

G. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.

H. Prior to this plat being released for recording, the applicant shall provide proof that all applicable property taxes have been paid. The platting binder presently indicates that over $3700.00 of 1995 property taxes are outstanding.

I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

J. Recording of the plat within 30 days after approval by the City Council.

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also available from this office.

The **enclosed "marked"** copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, March 14, 1996 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Don Losew
Senior Planner

DL:rh
Enclosure: Marked Copy of plat
cc: Builders, Inc., c/o Jim Nungesser, 1081 S. Glendale, Wichita, KS 67218
Quiktrip Corp, Attn: Keith Spiker, P. O. Box 3475, Tulsa, OK 74101
Gene Razook, Andeel & Co. Realtors, 358 N. Rock Road, Wichita, KS 67206
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-8

March 14, 1996

STAFF REPORT

(Final Plat Approved 3/7/96, Preliminary Plat Approved 2/8/96)

CASE NUMBER: S/D 96-6 QUIKTRIP 7TH ADDITION

OWNER/APPLICANT: Builders, Inc., c/o Jim Nungesser, 1081 S. Glendale, Wichita, KS 67218

CONTRACT PURCHASER: Quiktrip Corp, Attn: Keith Spiker, P. O. Box 3475, Tulsa, OK 74101

AGENT: Gene Razook, Andeel & Co. Realtors, 358 N. Rock Road, Wichita, Ks 67206

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: North of Pawnee and west of Meridian

SITE SIZE: 55,930.4 sq. ft.

NUMBER OF LOTS

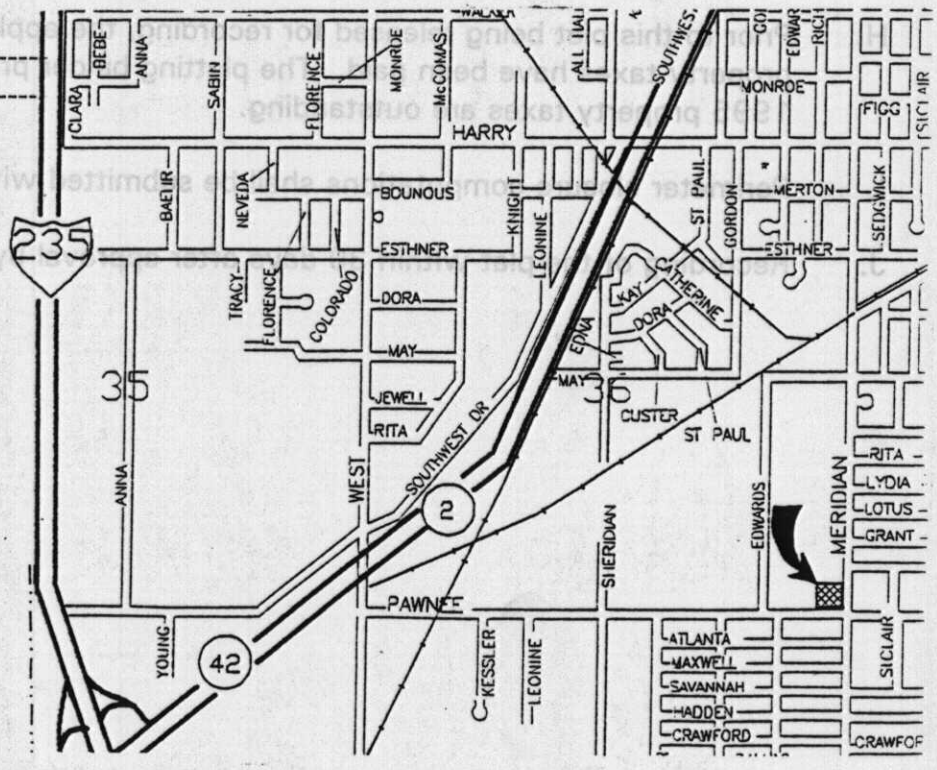
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 55,930.4 sq. ft.

CURRENT ZONING: "E" Light Industrial

PROPOSED ZONING:

VICINITY MAP:



FILE COPY

STAFF COMMENTS:

A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.

B. The private sanitary sewer service line at this site's southwest corner shall be covered by a 10-foot private easement, and the applicant shall grant this easement, record it, and show the recording information on the final plat tracing.

C. The applicant shall guarantee any drainage improvements required by the platting of this property. Such improvements may be done at the time of site development. In regard to the 24-inch storm water sewer line crossing the center of this site, an agreement with the adjoining property shall be created which addresses the maintenance, purposes, etc. of this drainage facility and a recorded copy of the agreement shall be submitted to Planning for the plat file.

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E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

F. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)

G. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.

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