FILE COPY SUB2015-00044

FINAL TRACING REC'D 3.22.16

QuikTrip 20th Addition

FINAL PLAT
QUIKTRIP 20TH ADDITION
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

CERTIFICATE OF SURVEY

I, Curtis W. Luttrell a Professional Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "QUIKTRIP 20TH ADDITION" an addition to Wichita, Sedgwick County, Kansas, into a Lot and a Block, the same being accurately set forth in the accompanying plat and described herein:

A contiguous tract of land being described as follows:

All of Lot 1, QuikTrip 7th Addition, Wichita, Sedgwick County, Kansas.

TOGETHER WITH;

Portions of Lots 8 and 9, Block 2, Southwest Industrial Addition, Wichita, Sedgwick County, Kansas, said portions being described as follows:

COMMENCING at the northwest corner of said Lot 1, QuikTrip 7th Addition; thence on the extended west line of said QuikTrip 7th Addition on a Kansas coordinate system of 1983 south zone bearing of N01°13'29"W, 50.00 feet to the POINT OF BEGINNING, said point being coincident with the northwest corner of a parcel described as; The north 50 feet of the south 85 feet of the east 238 feet of Lot 8, Block 2, Southwest Industrial Addition, Wichita, Sedgwick County, Kansas; thence continuing on said extended west line, N01°13'29"W, 189.58 feet; thence N88°46'31"E, 238.00 feet to the east line of said Southwest Industrial Addition; thence along the said east line, S01°13'29"E, 190.42 feet to the northeast corner of said described parcel; thence along the north line of said described parcel, S88°58'41"W, 238.00 feet to the POINT OF BEGINNING.

TOGETHER WITH,

The north 50 feet of the south 85 feet of the east 238 feet of Lot 8, Block 2, Southwest Industrial Addition, Wichita, Sedgwick County, Kansas.

TOGETHER WITH,

The west 132.16 feet of the east 288.00 feet of the north 8.00 feet of the south 60.00 feet of the Southeast Quarter of Section 36, Township 27 South, Range 1 West, of the Sixth Principal Meridian, Wichita, Sedgwick County, Kansas.

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

BEGINNING at the northeast corner of said Lot 1, QuikTrip 7th Addition; thence along the east and south boundary lines of said Lot 1 for the next three courses on a Kansas coordinate system of 1983 south zone bearing of S01°13'29"E, 215.00 feet; thence S43°52'36"W, 14.12 feet; thence S88°58'41"W, 85.84 feet; thence S01°13'29"E, 8.00 feet to a point 52.00 feet north of the south line of said Southeast Quarter; thence parallel with and 52.00 feet north of said south line, S88°58'41"W, 132.16 feet; thence along the extended west line of said Lot 1, N01°13'29"W, 472.58 feet; thence N88°46'31"E, 238.00 feet to the east line of said Southwest Industrial Addition; thence along said east line, S01°13'29"E, 240.42 feet; thence S88°58'41"W, 10.00 feet to the POINT OF BEGINNING.

Said replat CONTAINS: 109,427 square feet of 2.51 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.

Curtis W. Luttrell, P.S. #1238
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 and a Block, the same to be known as "QUIKTRIP 20TH ADDITION" an addition to Wichita, Sedgwick County, Kansas.

Easements for the construction and maintenance of drainage, sidewalks, and utilities, as indicated hereon, are hereby granted to 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. 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 Pawnee Avenue over and across the south line of "QUIKTRIP 20TH 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 Meridian Avenue over and across the east line of "QUIKTRIP 20TH ADDITION," are hereby granted to the appropriate governing body, provided however three full 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.

Douglas R. Maryott

Jeannie D. Maryott

STATE OF KANSAS, SEDGWICK COUNTY} ss:

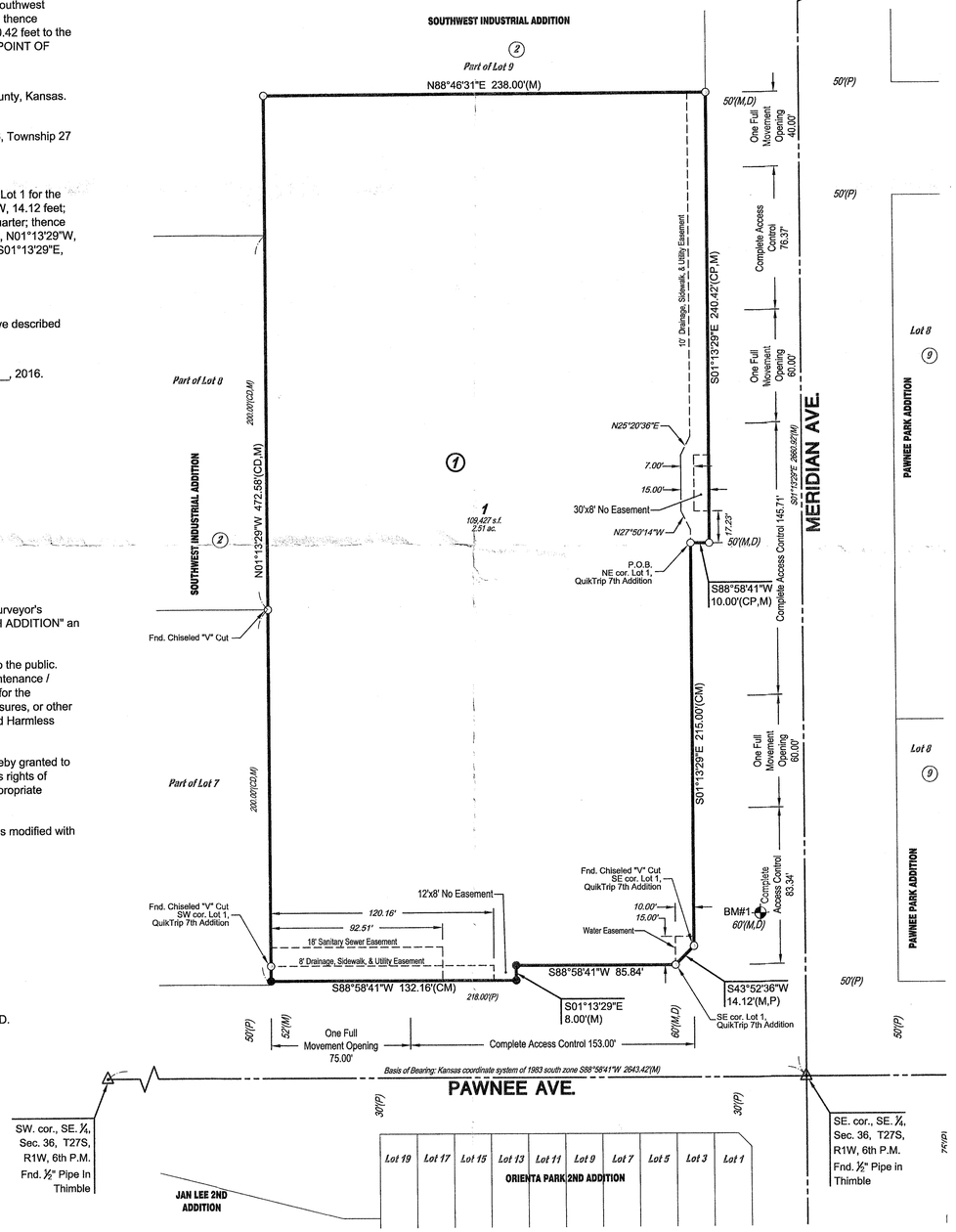
This instrument was acknowledged before me on ____ day of _____, 2016, by Douglas R. Maryott and Jeannie D. Maryott, husband and wife.

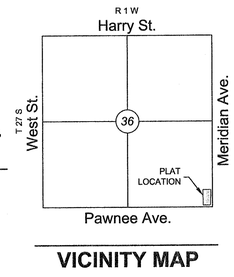
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Affix Seal

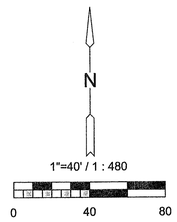
_____, Notary Public
Notary Public:

My Term Expires: _____





VICINITY MAP



Basis of Bearings: Kansas coordinate system of 1983 south zone bearing of S88°58'41"W on the south line of the Southeast Quarter, Section 36, Township 27 South, Range 1 West 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

LEGEND

Date of Survey: 5/21/15

- △ = Section Corner Monument Found
- ○ = Found monument (⅝" rebar with MKEC CLS 39 id cap or see annotation for type)
- ● = Set ⅝" 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
- (1) = Block
- 1 = Lot

BENCHMARK

BM#1 ⌖ Chiseled Square front Center Inlet North Return Northwest Corner Pawnee and Meridian. Elev.=1289.59' NAVD 88.

PLANNING COMMISSION CERTIFICATE

This plat of "QUIKTRIP 20TH 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:

_____
, 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, LS #1246
Deputy County Surveyor
Sedgwick County, Kansas

MKEC
Wichita, KS • 316.684.9600

J:\Projects\2015\15010315_QT 384R_Pawnee and Meridian_15315 CAD\SHT\5305 Civil\Plat\15315dwg 02/12/2016 03:53:31 PM CST
QuikTrip 384R QuikTrip 20th Addition