QUIKTRIP 6TH ADDITION

Wichita, Sedgwick County, Kansas

Copied from Tracings
8/29/95

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 6TH ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat all of Lots 1, 3, 5, 7, 9, 11, 13, and 15, on Arkansas Avenue, in Rosenthal's Subdivision of Meyers and Snyders Out-Lots to Wichita, Sedgwick County, Kansas, and all of Lots 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, and the South 16 2/3 feet of Lot 22, on Rosenthal Avenue, in Rosenthal's Sub-Division of Meyers and Snyders Out-Lots to Wichita, Kansas, Sedgwick County, Kansas.

All being located in the SE1/4 of Sec. 5, Twp. 27-S, R-1-E 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.

Gregory F. Severns LS-816 8-25-95 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, an Alley, and Streets to be known as "QUIKTRIP 6TH ADDITION", Wichita, Sedgwick County, Kansas. The utility easement is hereby granted as indicated for the construction and maintenance of all public utilities. The alley is hereby dedicated to and for the use of the public. The streets are hereby dedicated to and for the use of the public. All abutters rights of access to or from 21st Street North 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 21st Street North at one location over all except the west 100 feet thereof, as shall be determined by the City Engineer of the City of Wichita, Kansas. All abutters rights of access to or from Arkansas Avenue over and across the west line of Lot 1 are hereby granted to the City of Wichita, Kansas provided, however, that Lot 1 shall have access to Arkansas Avenue at one location over all except the south 60 feet thereof, as shall be determined by the City Engineer of the City of Wichita, Kansas. All abutters rights of access to or from Rosenthal Ave. over and across the north 115 feet of the east line of Lot 1 are hereby granted to the City of Wichita, Kansas.

Quiktrip Corporation

Alvin Howerton, Executive Vice-President

State of Oklahoma
Tulsa County) SS The foregoing instrument acknowledged before me, this 28TH day of August 1995 by Alvin Howerton, Executive Vice-President of Quiktrip Corporation, on behalf of the corporation.

Susan D. Bailey Notary Public
SUSAN D. BAILEY
MY COMMISSION EXPIRES FEB. 14, 1997

My App't. Exp. _____

0 20 40

● = #4 Baughman Rebar Set
X = Cross Set
V = V-Notch Set
◇ = 5/8" Iron in Thimble Found
□ = 1/4 Rebar Found

(M) = MEASURED
(P) = PLATTED
(C-P) = CALCULATED PER PLATTED INFO.
(D) = DESCRIBED
(PRO) = PRORATED

This plat of "QUIKTRIP 6TH ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this 13TH day of July, 1995.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____ Chairman
John W. McKay, Jr.

_____ Secretary
Marvin S. Krout

SEAL

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this ____ day of _____, 1995.

_____ Mayor
Bob Knight

_____ City Clerk
Pat Burnett

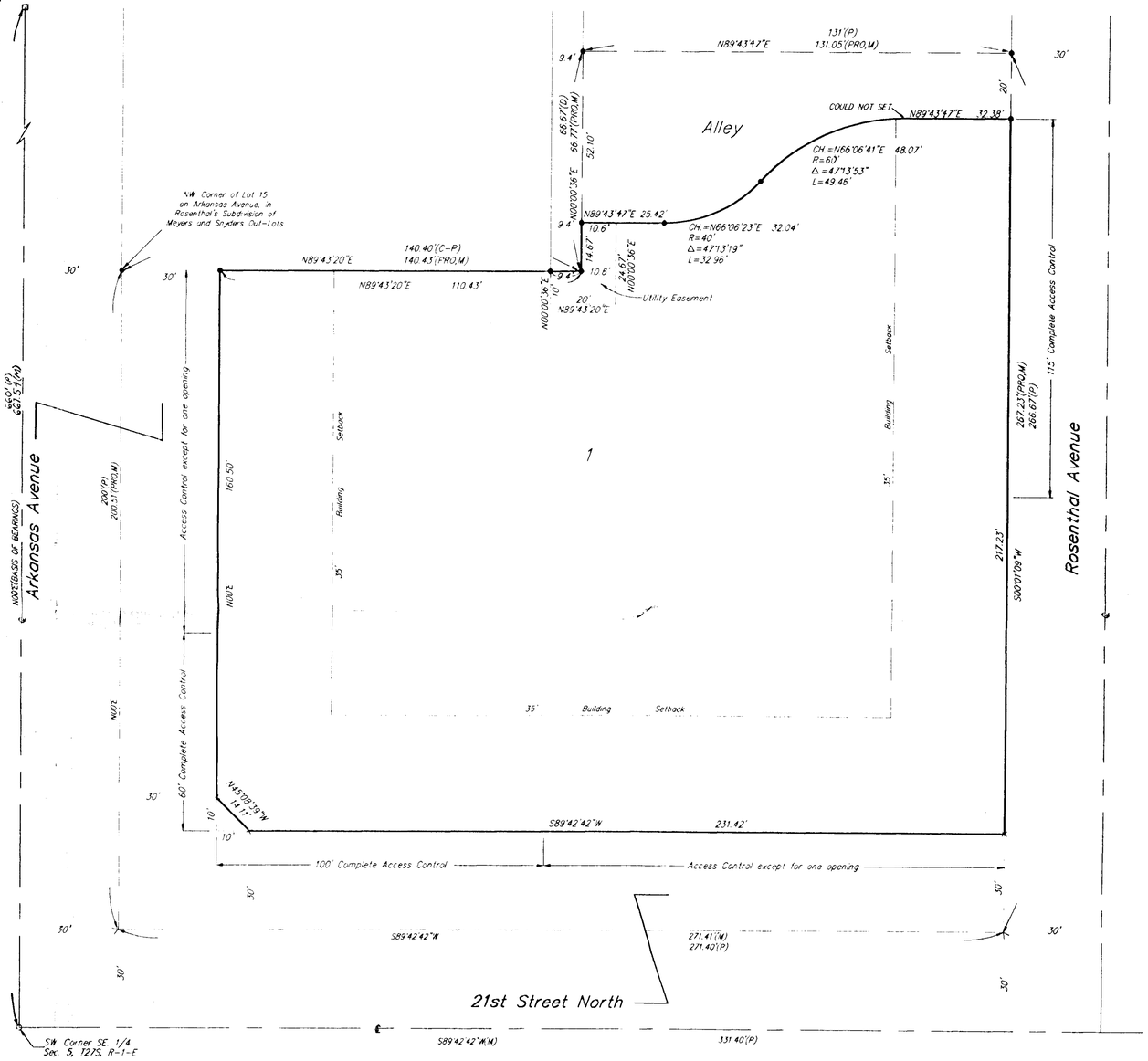
Entered on transfer record this ____ day of _____, 1995.

_____ County Clerk
Susan E. Crockett-Spoon

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 _____, 1995, at ____ o'clock __ M; and is duly recorded.

_____ Register of Deeds
Pat Kettler

_____ Deputy
Ed Resa



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

July 13, 1995

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

Re: S/D 95-48 QUIKTRIP 6th ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 13, 1995, 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 July 6, 1995.

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

Don Losew
Senior Planner

DL:rh
cc: Quik Trip Corporation, Attn: Keith Spiker, 901 N. Mingo Road, P. O. Box 3475, Tulsa, OK 74116
Mike Lindebak, City Engineer

SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
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July 6, 1995

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

Re: S/D 95-48 QUIKTRIP 6th ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 6, 1995, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

A. Approval of this plat will be subject to approval of the zone change (Z-3172) and any conditions established by the zone change.

B. The applicant shall submit a letter, from the parties responsible for the QuikTrip 6th Plat, S/D 95-11, indicating their intentions to close that plat's file.

C. As determined appropriate by City Engineering, the applicant shall guarantee the abandonment of sanitary sewer made necessary by this plat. Also any permanent and/or temporary easements shall be provided. If the applicant chooses rather than producing a guarantee, the plat may be held for recording subject to such an abandonment being completed.

D. Based on this site's development plan, the applicant shall guarantee the closure of existing alley openings, the closure of driveways in excess of the allowed access controls, the reconstruction of curbs and sidewalks as necessary and the construction of an alley opening to Rosenthal Avenue.

E. The applicant shall guarantee any drainage improvements required by the platting of this property. Any such improvements, including a private storm sewer, may be done at the time of site development.

F. City Standards require that alleys be paved. However, the existing alley to the north of this site is gravel. The applicant shall therefore submit a petition to be held for the future paving of alley adjacent to this site.

G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall

be submitted to the Planning Department for recording.

H. Prior to this plat being released for recording, all building and structures in public right-of-way (alley) shall be removed. Similarly, buildings and structures within the platted setbacks shall also be removed. A letter shall be submitted to Planning indicating that these items have been removed.

I. In regard to access controls, the final plat tracing shall note both on the face of the plat and in the plattor's's text that complete access control to Rosenthal is being established for the area north of the one (1) planned opening (i.e., across the north 115 feet). To prevent the alley from being used as a means of Commercial Access, complete access control shall also be platted from this site to the alley.

The plattor's text shall also be revised to agree with the areas of complete access control shown on the face of the plat to 21st and Arkansas streets. That is, the text shall also indicate a "100" foot dimension to 21st and a "60" foot dimension to Arkansas.

J. The applicant is reminded that the platting binder is to be submitted with a final plat. This plat will be subject to a review of such binder and any relevant conditions.

K. As necessary, the applicant shall submit a letter from any utility impacted (KG&E-Electric, Southwestern Bell) by this plat's vacation of alley, indicating that satisfactory arrangements have been made for the relocation of any such involved facilities.

L. 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.)

M. 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.

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

O. 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, July 13, 1995 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Don Losew

Don Losew
Senior Planner

DL:rh
Enclosure: Marked Copy of plat
cc: Quik Trip Corporation, Attn: Keith Spiker, 901 N. Mingo Road, P. O. Box 3475, Tulsa, OK 74116
Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2

July 6, 1995

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 95-48 QUIK TRIP 6TH ADDITION

OWNER/APPLICANT: Quik Trip Corporation, Attn: Keith Spiker, 901 N. Mingo Road, P. O. Box 3475, Tulsa, OK 74116

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

LOCATION: North of 21st Street North and east of Arkansas

SITE SIZE: 1.2 Acres

NUMBER OF LOTS

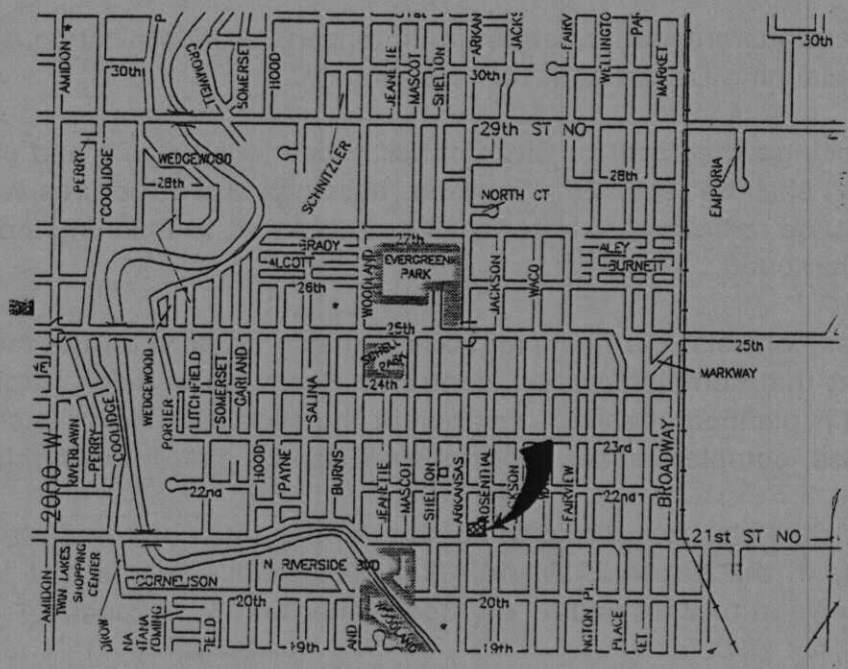
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 1.2 Acres

CURRENT ZONING: "LC" and "B"

PROPOSED ZONING: "LC" and "B" (Z-3172)

VICINITY MAP:



FILE COPY

NOTE: Another QuikTrip 6th Plat for a site at Lincoln and Oliver was submitted in early 1995 but has not been completed. That file (S/D 95-11) will be closed, allowing for this plat to use the QuikTrip 6th Addition name. A zone change (Z-3172) to "LC" zoning for a portion of this site is scheduled for MAPC review 6/29/95. After the zone change is completed, however, a portion of the site (northeast corner adjacent to the alley) will still be under ""B" zoning.

STAFF COMMENTS:

A. Approval of this plat will be subject to approval of the zone change (Z-3172) and any conditions established by the zone change.

B. The applicant shall submit a letter, from the parties responsible for the QuikTrip 6th Plat, S/D 95-11, indicating their intentions to close that plat's file.

C. As determined appropriate by City Engineering, the applicant shall guarantee the relocation and/or reconstruction of sanitary sewer made necessary by this plat. Also any permanent and temporary easements shall be provided.

D. Based on this site's development plan, the applicant shall guarantee the closure of existing alley openings, the closure of driveways in excess of the allowed access controls, the reconstruction of curbs and sidewalks as necessary and the construction of an alley opening to Rosenthal Avenue.

E. The applicant shall guarantee any drainage improvements required by the platting of this property.

F. City Standards require that alleys be paved. However, the existing alley to the north of this site is gravel. The applicant shall therefore submit a petition to be held for the future paving of alley adjacent to this site.

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

H. Prior to this plat being scheduled for City Council review, all building and structures in public right-of-way (alley) shall be removed. Similarly, buildings and structures within the platted setbacks shall also be removed. A letter shall be submitted to Planning indicating that these items have been removed.

I. In regard to access controls, the final plat tracing shall note both on the face of the plat and in the plattor's's text that complete access control to Rosenthal is being established for the area north of the one (1) planned opening. To prevent the alley from being used as a means of Commercial Access, complete access control shall also be platted from this site to the alley.

The plattor's text shall also be revised to agree with the areas of complete access control shown on the face of the plat to 21st and Arkansas streets. That is, the text shall also indicate a "100" foot dimension to 21st and a "60" foot dimension to Arkansas.

J. The applicant is reminded that the platting binder is to be submitted with a final plat. This plat will be subject to a review of such binder and any relevant conditions.

K. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property. As necessary, the applicant shall submit a letter from any utility impacted by this plat's vacation of alley, indicating that satisfactory arrangements have been made for the relocation of any such involved facilities.

L. 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.)

M. 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.

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

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

P. The representatives from **City Engineering** should be prepared to comment on the status of the applicant's drainage plan.

Note: This plat has been submitted in final form only.