

CERTIFICATE OF SURVEY

I, Ernest Patrick Fink, a Professional Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "QuikTrip 22nd" 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 tract of land lying in the Northwest Quarter, Section 36, Township 27 South, Range 2 West, of the 6th Principal Meridian, Sedgwick County, Kansas, as prepared by Ernest Patrick Fink, Professional Surveyor, License Number 1459 on August 28, 2024, said tract being more particularly described as follows: COMMENCING at the northwest corner of said Northwest Quarter, thence along the west line of said Northwest Quarter on a Kansas coordinate system of 1983 south zone bearing of S00°40'04"E, 129.13 feet to the POINT OF BEGINNING, said point being the southwest corner of Condemnation Case No. A-38302, described in tract 13 thereof for the next three courses, N88°11'41"E, 30.01 feet; thence N08°47'35"E, 60.84 feet; thence N88°26'02"E, 320.04 feet to a point lying 360.00 feet east of said west line; thence parallel with and 360.00 feet east of said west line, S00°40'04"E, 284.87 feet to a point on the south line of an Easement for Right-of-Way recorded on Doc.#Fim-Pg: 28855652; thence continuing, S00°40'04"E, 315.45 feet; thence S89°20'03"W, 300.00 feet to a point on the east line of said Easement for Right-of-Way recorded on Doc.#Fim-Pg: 28855651; thence S89°20'03"W, 60.00 feet to said west line being coincident with the west line of said Easement for Right-of-Way and coincident with the west line of Dedication recorded on Film 2719, Page 0580; thence along said west line and said Easement for Right-of-Way and along said west line of said Dedication, N00°40'04"W, 534.68 feet the POINT OF BEGINNING.

CONTAINING: 212,999 square feet or 4.889 acres of land, more or less.

All streets, 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.

Ernest Patrick Fink, P.S. #1459
MKEC Engineering, Inc. (CLS 39)
411 North Webb Road
Wichita, Kansas 67206

COUNTY SURVEYOR

STATE OF KANSAS, SEDGWICK COUNTY) ss:

Reviewed in accordance with K.S.A. 58-2005.

Tricia L. Robello, P.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

OWNER'S CERTIFICATE

Know all men by these presents that we the undersigned property owners of the land above set forth in the Professional 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 22nd 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. Easements for the construction and maintenance of drainage and utilities, as indicated hereon, are hereby granted to the public. No sign, light poles, private drainage systems, berms, walls, masonry trash enclosures or other structures shall be located within public utility easements unless permitted by the City of Wichita Department of Engineering and that they do not inhibit the conveyance of surface drainage. Easements by separate instrument shall be obtained for the extension of utilities to service lots with the design and construction of said infrastructure.

A master drainage plan has been developed for this plat. All drainage easements, rights-of-way, and reserves shall remain at established grades (unless modified with the approval of the City Engineer) and shall be unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual.

All abutters rights of access to or from Kellogg Drive over and across the north line of "QuikTrip 22nd Addition," are hereby granted to the appropriate governing body, provided however one full movement, as indicated hereon; All abutters rights of access to or from S. 135th St. W. over and across the west line of "QuikTrip 22nd Addition," are hereby granted to the appropriate governing body, provided however one full movement / right in/out opening, as indicated hereon. Said openings are conditioned as per the Access Control Note provisions listed hereon.

Sherwood Construction Company, Inc.
a Kansas corporation

David Sherwood, President

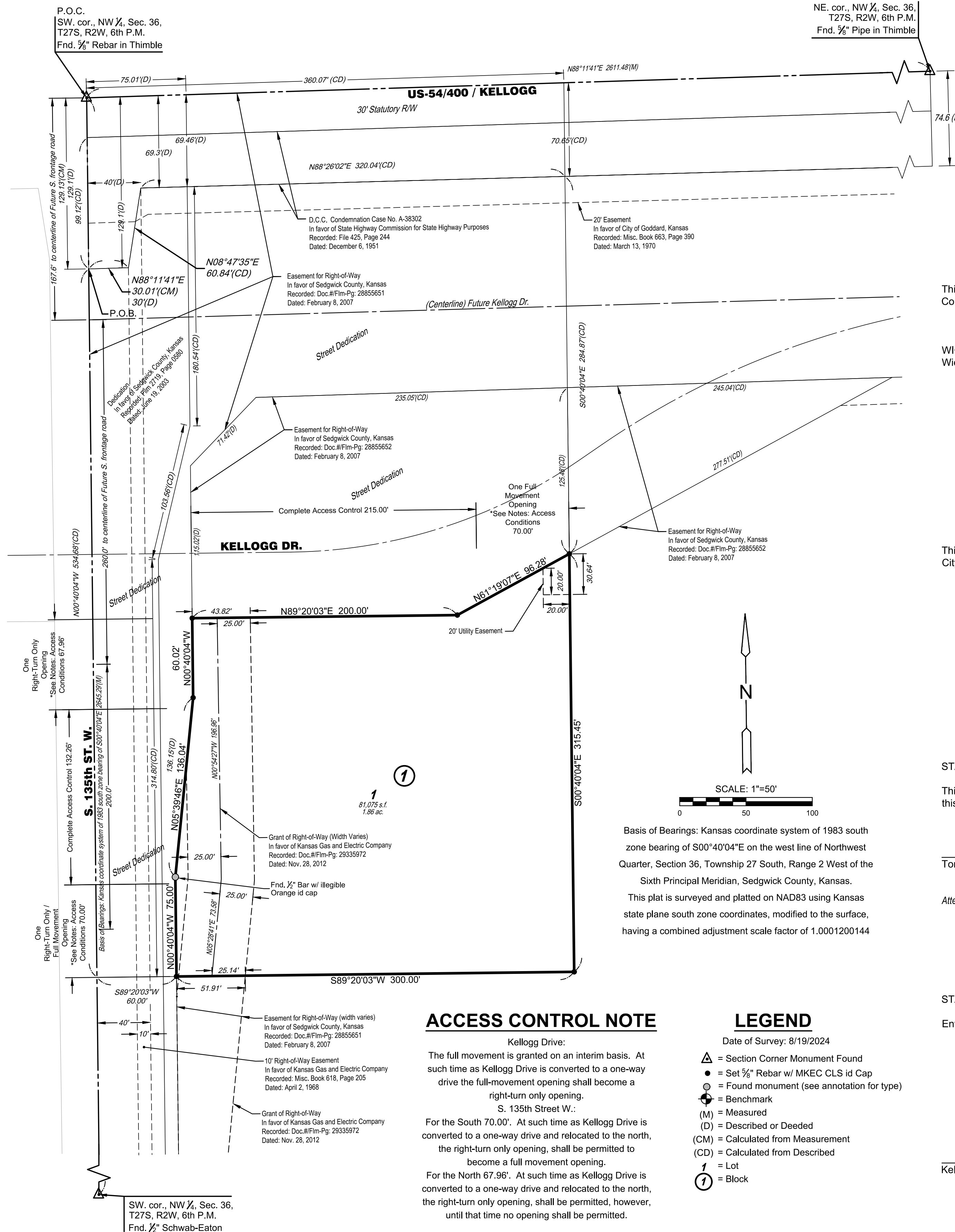
STATE OF \_\_\_\_\_ COUNTY) ss:

This instrument was acknowledged before me on \_\_\_\_ day of \_\_\_\_\_, 2024, by David Sherwood, President, Sherwood Construction Company, Inc., a Kansas corporation.

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:
My Term Expires: \_\_\_\_\_

FINAL PLAT
QUIKTRIP 22nd ADDITION
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

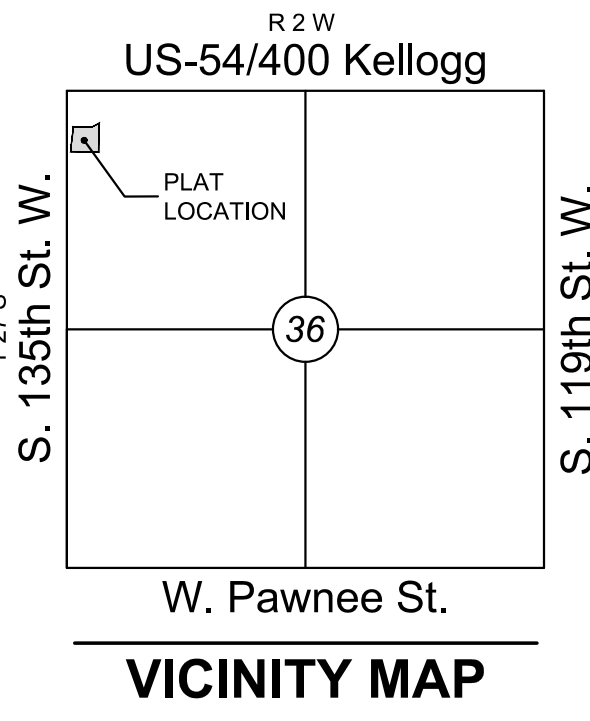


ACCESS CONTROL NOTE

Kellogg Drive:
The full movement is granted on an interim basis. At such time as Kellogg Drive is converted to a one-way drive the full-movement opening shall become a right-turn only opening.
S. 135th Street W.:
For the South 70.00'. At such time as Kellogg Drive is converted to a one-way drive and relocated to the north, the right-turn only opening, shall be permitted to become a full movement opening.
For the North 67.96'. At such time as Kellogg Drive is converted to a one-way drive and relocated to the north, the right-turn only opening, shall be permitted, however, until that time no opening shall be permitted.

LEGEND

- Date of Survey: 8/19/2024
= Section Corner Monument Found
= Set 3/8" Rebar w/ MKEC CLS Id Cap
= Found monument (see annotation for type)
= Benchmark
(M) = Measured
(D) = Described or Deeded
(CM) = Calculated from Measurement
(CD) = Calculated from Described
1 = Lot
1 = Block



BENCHMARKS

- BM#102 Chiseled "X" top of south curb approximately 20 feet east of the west curb return of the southeast corner of the intersection of 135th St. and Kellogg Dr. Elev. = 1370.312 NAVD88
BM#105 Southeast corner of chiseled square on top of north curb 8 feet south of MKEC CP bar and aluminum cap and 260 feet east of the east curb return of the northwest corner of the intersection of 135th St. and Kellogg Dr. Elev. = 1365.504 NAVD88

PLANNING COMMISSION CERTIFICATE

This plat of "QuikTrip 22nd Addition" has been submitted to and approved by the Wichita-Sedgwick County Area Planning Commission, Wichita, Kansas.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2024.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, Wichita, Kansas.

By: Bryan K. Frye, Chair

Attest:

Scott A. Wadle, 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 \_\_\_\_\_, 2024.

At the direction of the City Council.

Lily Wu, Mayor

Attest:

Jamie Buster, City 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 \_\_\_\_\_, 2024, at \_\_\_\_ o'clock \_\_\_\_ M; and is duly recorded.

Tonya E. Buckingham, Register of Deeds

Attest:

Kenly Zehring, Deputy

TRANSFER RECORD

STATE OF KANSAS, SEDGWICK COUNTY) ss:

Entered on transfer record this \_\_\_\_ day of \_\_\_\_\_, 2024.

Kelly B. Arnold, County Clerk

