

NOTES

- LOCATION: Located in west Wichita, at the southwest corner of the intersection of S. 135th St. W. and US-54/400 Kellogg. West Street is an area of commercial zoning on all corners of the intersection. The subject property is presently within the Sedgwick County, but is being annexed into the City of Wichita.
- LOT TOTAL: 1
- EXISTING/PROPOSED USES: Existing - No Current Land Uses
Proposed - Commercial Land Uses
- ZONING: Existing - SF-20 with CON2002-00035 Proposed - "GC" General Commercial
- PLAT AREA: Gross: 212,999 sq. ft. or 4.889 acres ± Net: 81,075 sq. ft. or 1.86 acres +/-
- SURVEY DATE: Aug. 19, 2024 (by MKEC)
- PUBLIC UTILITIES:
Municipal sanitary sewer will be extended to the subject property from existing sanitary sewer lying southwest of the property. Municipal water is provided by existing twelve inch main on the north along Kellogg Drive and a sixteen inch main along 135th St. on the east side of the street. No extensions are anticipated to serve the lot. A municipal stormwater sewer is within Kellogg Drive providing for the conveyance of stormwater sewer.
- ACCESS: 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.
- FLOOD: According to FEMA FIRM Community Unit Panels 20173C0173C, effective date December 22, 2016, this property lies within a portion of flood zone "X" - "Area with Reduced Flood Risk due to Levee".
- DRAINAGE: A drainage report shall accompany this plat.

LEGAL DESCRIPTION

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; thence along the south line of said 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: 28856552; 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: 28856552; 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.

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



Basis of Bearings: Kansas coordinate system of 1983 south zone bearing of S00°40'04"E on the west line of Northwest Quarter, Section 36, Township 27 South, Range 2 West of the Sixth Principal Meridian, Sedgwick County, Kansas.

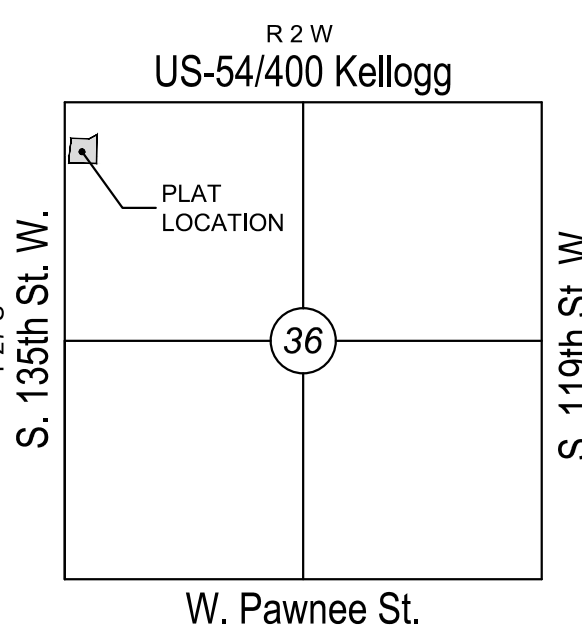
This plat is surveyed and platted on NAD83 using Kansas state plane south zone coordinates, modified to the surface, having a combined adjustment scale factor of 1.0001200144

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

- Tree
- Sanitary Sewer Manhole
- Short Light Pole
- Light Pole
- Power Pole and Deadman
- Power Pole
- Fire Hydrant
- Water Valve
- Water Meter
- Edge of Trees
- Easement
- Fence
- Stormwater Sewer Pipe
- Water Line
- Sanitary Sewer Line
- Gas Line
- Overhead Electric
- Overhead Teleco
- Underground Teleco
- Section Corner
- Survey Monument
- Benchmark
- (M) - Measured
- (P) - Platted
- (CM) - Calculated from Measured
- (D) - Described or Deeded
- ↑ - Lot
- ⊙ - Block
- Zoning Line



VICINITY MAP

PRELIMINARY PLAT

Lying within a portion of the NE 1/4, Sec. 36, T27S, R2W, 6th P.M.

QUIKTRIP 22ND ADDITION

DEVELOPER: QuikTrip Corporation, Attn: Jake Barron 4705 S. 129th East Ave., Tulsa, OK 74134-7008 918.615.7088
OWNER: Sherwood Construction Co., Inc. Attn: Roger McCellan 3219 W. May St. Wichita, KS 67213-1540 316.945.9408

