

Final tracing
1-23-00

QUIKTRIP 8TH ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

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 a Block, to be known as "QUIKTRIP 8TH ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The 10 foot contingent street right-of-way along the north line of Lot 1, Block A, shall become effective in the event that the City of Wichita, Kansas determines a need for the right-of-way for any street related purposes. This contingent street right-of-way shall be a covenant running with the land and shall be binding on all heirs and subsequent owners of all parts of said property covered by said right-of-way. All abutters rights of access to or from Maize Road over and across the west line of Lot 1, Block A, are hereby granted to the City of Wichita, Kansas provided, however, that said Lot 1, Block A shall have access to said Maize Road at three locations over all except the south 120 feet of the west line of said Lot 1, Block A, all as shall be determined by the City Engineer of the City of Wichita, Kansas. The north access opening shall align with the street to the west.

This plat of "QUIKTRIP 8TH ADDITION", 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 _____, 2001.
Wichita-Sedgwick County Metropolitan Area Planning Commission

Christopher S. Carraher, Chairman

Marvin S. Krout, Secretary

David Bayouth
David Bayouth

Bledsoe Enterprises, Inc.

Harry D. Bledsoe
Harry D. Bledsoe, President
Mary G. Bledsoe

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2001.

Bob Knight, Mayor

Pat Burnett, City Clerk

Harry D. Bledsoe
Harry D. Bledsoe, as attorney-in-fact for:
Mary G. Bollinger a/k/a Mary L. Bollinger and David Bollinger,
Rae Ann Angelo and Louis M. Angelo,
Vicki L. Braun,
Donna Hughes Floyd f/k/a Donna L. Guinn and Steven Floyd,
Patricia J. Tasker and Darrell Tasker,
Dale James Schultz,
Thomas A. Bledsoe, and
Gregory A. Bledsoe and Cathy Kaye Bledsoe

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2001.

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

State of Kansas) SS Be it remembered, that on this 23rd day of JANUARY, 2001, before me, the undersigned, a Notary Public, in and for the County and State aforesaid, came David Bayouth, a single person, personally known to me to be the same person who executed the within instrument of writing and such person duly acknowledged the execution of the same.

In testimony whereof, I have hereunto set my hand and affixed my official seal the day and year above written.

JUDITH M. TERHUNE
Notary Public - State of Kansas
My App't. Expires 11-7-2001

Judith M. Terhune
JUDITH M. TERHUNE, Notary Public

My App't. Exp. 11-7-2001

State of Kansas) SS Be it remembered, that on this 23rd day of JANUARY, 2001, before me, the undersigned, a Notary Public, in and for the County and State aforesaid, came Harry D. Bledsoe, as President of Bledsoe Enterprises, Inc., a Kansas Corporation, personally known to me to be the same person who executed the within instrument of writing and such person duly acknowledged the execution of the same, for and on behalf and as the act and deed of said corporation.

In testimony whereof, I have hereunto set my hand and affixed my official seal the day and year above written.

JUDITH M. TERHUNE
Notary Public - State of Kansas
My App't. Expires 11-7-2001

Judith M. Terhune
JUDITH M. TERHUNE, Notary Public

My App't. Exp. 11-7-2001

Entered on transfer record this _____ day of _____, 2001.

Don Brace, County Clerk

State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 2001 at _____ o'clock _____ M.; and is duly recorded.

Bill Meek, Register of Deeds

Linda Kizzire, Deputy

State of Kansas) SS Be it remembered, that on this 23rd day of JANUARY, 2001, before me, the undersigned, a Notary Public, in and for the County and State aforesaid, came Harry D. Bledsoe, as attorney-in-fact for Mary G. Bollinger a/k/a Mary L. Bollinger and David Bollinger, wife and husband, Rae Ann Angelo and Louis M. Angelo, wife and husband, Vicki L. Braun, a single person, Donna Hughes Floyd f/k/a Donna L. Guinn and Steven Floyd, wife and husband, Patricia J. Tasker and Darrell Tasker, wife and husband, Dale James Schultz, a single person, Thomas A. Bledsoe, a single person, and Gregory J. Bledsoe and Cathy Kaye Bledsoe, husband and wife, personally known to me to be the same person who executed the within instrument of writing and such person duly acknowledged the execution of the same.

In testimony whereof, I have hereunto set my hand and affixed my official seal the day and year above written.

JUDITH M. TERHUNE
Notary Public - State of Kansas
My App't. Expires 11-7-2001

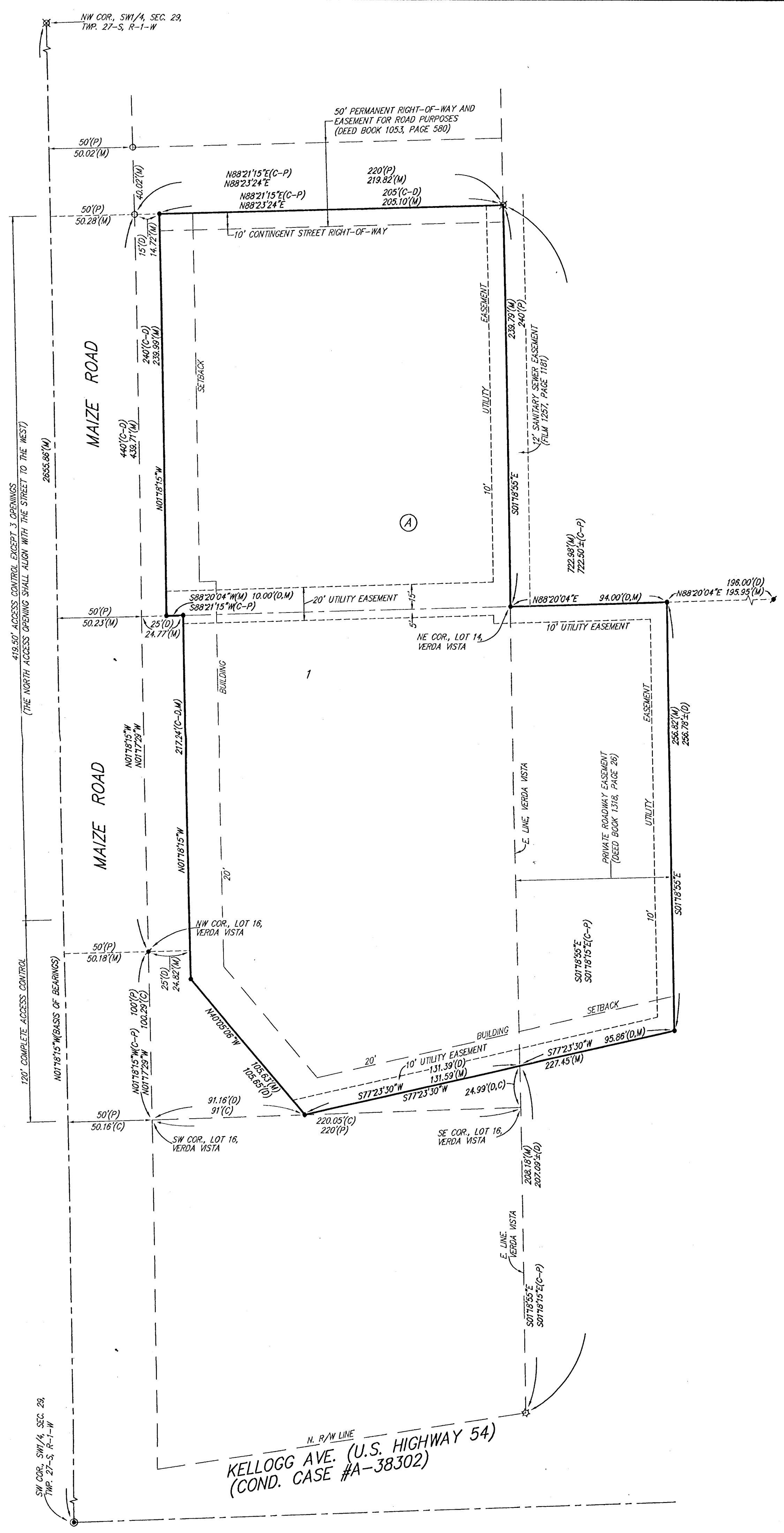
Judith M. Terhune
JUDITH M. TERHUNE, Notary Public

My App't. Exp. 11-7-2001

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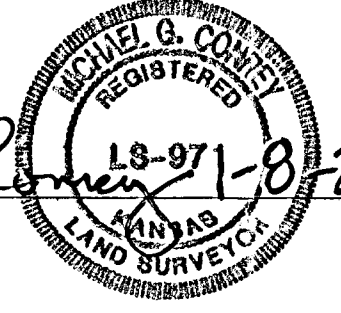
My App't. Exp. 11-7-2001



State of Kansas) SS We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "QUIKTRIP 8TH ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as the south 40.00 feet of Lot 11, except the west 15.00 feet thereof for street, TOGETHER with Lots 12 and 13, except the west 15.00 feet thereof for street, TOGETHER with Lots 14 and 15, except the west 25.00 feet thereof, all in Verda Vista, Sedgwick County, Kansas, TOGETHER with Lot 16 in said Verda Vista, except that part of said Lot 16 described as follows: Beginning at the NW corner of said Lot 16; thence east along the north line of said Lot 16, 25.00 feet; thence south parallel with the west line of said Lot 16, 17.24 feet; thence southeasterly 105.65 feet to a point on the south line of said Lot 16 and 91.16 feet east of the SW corner of said Lot 16; thence northeasterly 131.39 feet to a point on the east line of said Lot 16; thence south along the east line of said Lot 16, 24.99 feet to the SE corner of said Lot 16; thence west along the south line of said Lot 16 to the SW corner of said Lot 16; thence north to the point of beginning, TOGETHER with a tract in the SW 1/4 of Sec. 29, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas described as follows: Commencing at the SE corner of Lot 18 in said Verda Vista, said point being on the north right-of-way line of U.S. Highway 54 as condemned in Case No. A-38302; thence on an assumed bearing of N01°18'15"W along the east line of said Verda Vista, 207.09 feet, more or less, to a point 24.99 feet north of the SE corner of Lot 16 in said Verda Vista, and for a point of beginning; thence N77°23'30"E, 95.86 feet, more or less, to a point 94.00 feet normally distant east of the east line of said Verda Vista; thence N01°18'15"W parallel with the east line of said Verda Vista, 256.78 feet, more or less, to the intersection with the north line of Lot 14 in said Verda Vista, as extended east; thence S88°20'04"W along said extended north line, 94.00 feet to the NE corner of said Lot 14; thence S01°18'15"E along the east line of said Verda Vista to the point of beginning.

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

All being situated in the SW 1/4 of Sec. 29, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas.



Michael G. Conroy
Michael G. Conroy, Surveyor

- (M) = MEASURED
- (P) = PLATTED
- (D) = DESCRIBED
- (C) = CALCULATED
- (C-P) = CALCULATED PER PLATTED INFO.
- (C-D) = CALCULATED PER DESCRIBED INFO.
- ▲ = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- ⊙ = #1 REBAR (FOUND)
- ⊗ = 3/4" IRON (FOUND)
- = 1/2" IRON (FOUND)
- ⊠ = CROSS (FOUND)

NOTE: A DRAINAGE PLAN HAS BEEN DEVELOPED FOR THIS SUBDIVISION AND IS ON FILE WITH THE CITY OF WICHITA, KANSAS. DRAINAGE INTENT SHALL REMAIN AS DEPICTED OR AS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS. NO OBSTRUCTIONS WHICH IMPEDS THE FLOW OF THIS DRAINAGE PLAN SHALL BE ALLOWED.



Wichita-Sedgwick County Metropolitan Area Planning Department

December 7, 2000

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

RE: SUB 2000-110 -- One-Step Final Plat of QUIK TRIP EIGHTH ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on December 7, 2000, 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 December 1, 2000.

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 and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision, along with four (4) copies, 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, residential developments.
4. Submission of a disk to the Planning Department detailing the final plat in digital format in Autocad. This will be used by the City and County GIS Departments.

If you have any questions concerning this matter, please call.

A handwritten signature in cursive script that reads 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

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Wichita-Sedgwick County Metropolitan Area Planning Department

December 1, 2000

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

RE: SUB 2000-110 -- One-Step Final Plat of QUIK TRIP EIGHTH ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 30, 2000, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

STAFF COMMENTS:

- A. City Engineering needs to comment on the need for any guarantees or easements. A temporary easement is needed to cover the sanitary sewer line located in the southern portion of the plat along with a guarantee for abandonment.
- B. This plat will be subject to approval of the associated zone change and any related conditions of such a zone change. Prior to this plat being heard by the MAPC, a zone change shall have been submitted and approved.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. City Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan needs to be revised. In the alternative, an off-site drainage easement is required.
- E. Traffic Engineering needs to comment on the access controls. The plat proposes three access openings along Maize Road. Distances should be shown for all segments of access control. The final plat shall reference the access controls in the plat's text. The proposed access controls are approved. The north opening shall be aligned with the street to the west.
- F. Traffic Engineering has required a 10-ft contingent street right-of-way along the north line of the plat.
- G. The signature line for the County Clerk needs to be revised to reference "Don Brace".
- H. The signature line for the MAPC Chairman needs to be revised to reference "Christopher S. Carrاهر".

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- I. A platting binder is required incorporating all of the property within the plat.
- J. The dedication of right-of-way established by separate instrument shall be provided.
- K. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- L. The platting text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves 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.
- M. 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.)
- N. 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.
- O. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (Phone 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- P. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- Q. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- R. Perimeter closure computations shall be submitted with the final plat tracing.
- S. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- T. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- U. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.

RE: SUB 2000-110 -- One-Step Final Plat of QUIK TRIP EIGHTH ADDITION

December 1, 2000

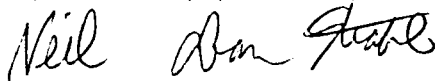
Page 3

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. 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, December 7, 2000, at 1:00 p.m.

If you have any questions concerning this matter, please call.

A handwritten signature in cursive script, appearing to read "Neil Evan Strahl".

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Bledsoe Enterprises, Inc., C/O Harry D. Bledsoe, 226 Mesa, Wichita, KS 67212
John E. Dugan, 2416 E. Dugan, Wichita, KS 67205
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of
Public Services, 1144 S. Seneca, Wichita, KS 67213

STAFF REPORT
(One-Step Final Plat Approved 11/30/00)

CASE NUMBER: SUB 2000-110 -- QUIK TRIP 8TH ADDITION

OWNER/APPLICANT: Bledsoe Enterprises, Inc., Attn: Harry D. Bledsoe, 226 Mesa, Wichita, KS 67212; John E. Dugan, 2416 N. Morningdew, Wichita, KS 67205

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

LOCATION: Northeast corner of Kellogg and Maize Road

SITE SIZE: 3.2 Acres

NUMBER OF LOTS

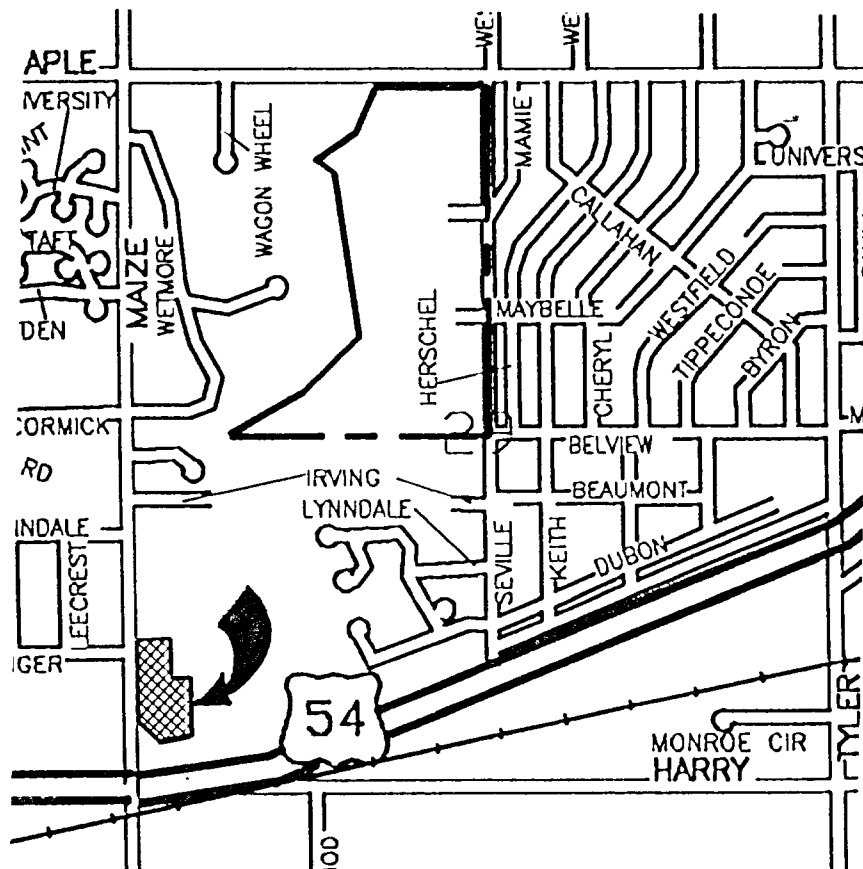
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 3.2 Acres

CURRENT ZONING: SF-6, Single-Family Residential, LC, Limited Commercial

PROPOSED ZONING: LC, Limited Commercial

VICINITY MAP



Note: This is a replat of the Verda Vista Addition. The Applicant has requested a zone change (ZON 2000-50) from SF-6, Single-Family Residential to LC, Limited Commercial for the north 239 feet of the plat.

STAFF COMMENTS:

- A. City Engineering needs to comment on the need for any guarantees or easements. ***A temporary easement is needed to cover the sanitary sewer line located in the southern portion of the plat along with a guarantee for abandonment.***
- B. This plat will be subject to approval of the associated zone change and any related conditions of such a zone change. Prior to this plat being heard by the MAPC, a zone change shall have been submitted and approved.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. City Engineering needs to comment on the status of the applicant's drainage plan. ***The drainage plan needs to be revised. In the alternative, an off-site drainage easement is required.***
- E. Traffic Engineering needs to comment on the access controls. The plat proposes three access openings along Maize Road. Distances should be shown for all segments of access control. The final plat shall reference the access controls in the plat's text. ***The proposed access controls are approved. The north opening shall be aligned with the street to the west.***
- F. Traffic Engineering has required a 10-ft contingent street right-of-way along the north line of the plat.
- G. The signature line for the County Clerk needs to be revised to reference "Don Brace".
- H. The signature line for the MAPC Chairman needs to be revised to reference "Christopher S. Carraher".
- I. A platting binder is required incorporating all of the property within the plat.
- J. The dedication of right-of-way established by separate instrument shall be provided.
- K. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- L. The plat's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves 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.
- M. 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

**SUB 2000-110 -- One-Step Final Plat of QUIK TRIP 8TH ADDITION
December 7, 2000 - Page 3**

- N. 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.
- O. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (Phone 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- P. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- Q. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
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