

QUIKTRIP 6TH ADDITION

Wichita, Sedgwick County, Kansas

Copied from Tracings
8/29/95

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) aforesaid County and State do hereby certify that we have surveyed
and plotted "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 SE 1/4 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
Surveyor

Know all men by these presents that we, the
undersigned, have caused the land in the surveyors certificate
to be plotted 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 be-
fore 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
My App't. Exp. Feb. 14, 1997

This plat of "QUIKTRIP 6TH ADDITION", Wichita,
Sedgwick County, Kansas has been submitted to and approved by
the Wichita-Sedgwick County Metropolitan Area Planning Comm-
ission, 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

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

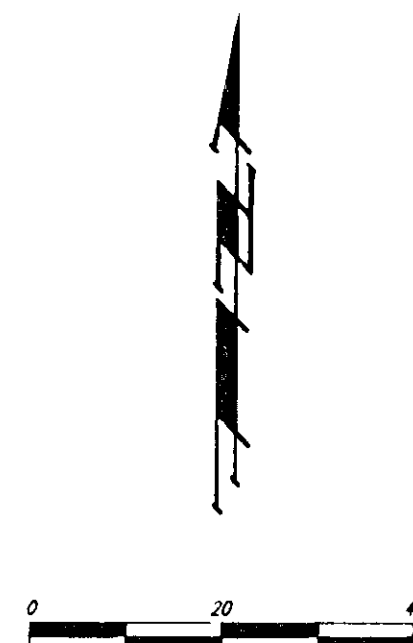
Entered on transfer record this _____ day
of _____, 1995.

County Clerk
Susan E. Crockett-Spoon

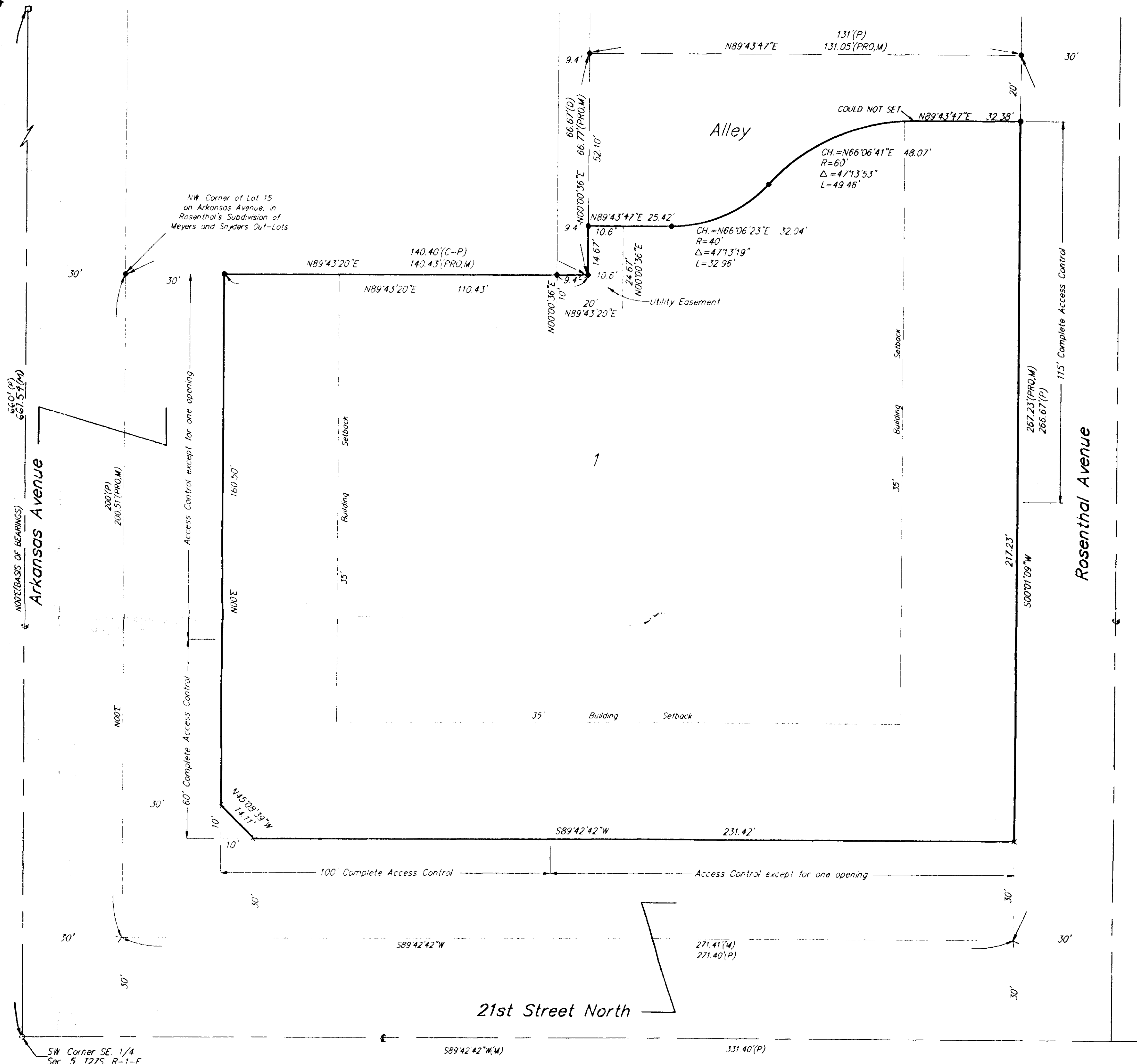
State of Kansas)
Sedgwick County) SS This is to certify that this plat has been
filed for record in the office of the Register of Deeds, this _____ day
of _____, 1995, at _____ o'clock _____ M., and is duly
recorded.

Register of Deeds
Pat Kettler

Deputy
Ed Reso



- = #4 Baughman Rebar Set
 - x = Cross Set
 - v = V-Notch Set
 - o = 1/4" Iron in Thimble Found
 - = #4 Rebar Found
- (M) = MEASURED
(P) = PLATTED
(C-P) = CALCULATED PER PLATTED INFO
(D) = DESCRIBED
(PRO) = PROPORTIONED



SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1638
(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
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

100-5000

SEDGWICK COUNTY



July 6, 1995

METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

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:

- App. - CAC to be done - as shown on plat*
- 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.~~ *1st Plat in - been here been submitted - but have since been*
As determined appropriate by City Engineering, the applicant shall guarantee the abandonment of sanitary sewer made necessary by this plat. Also any permanent and 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.~~ *LOC for closing opening - Plat. for closing opening*
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.~~ *same plat*
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. *2nd condition*
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 plat'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 plat'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.

S/D 95 - 48 Final Plat of Quiktrip 6th Addition
July 6, 1995 - Page 3

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,

A handwritten signature in black ink that reads "Don Losew". The signature is written in a cursive, flowing style. The first letter "D" is large and loops around the first part of the name. The last letter "w" has a long, sweeping tail.

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 plat'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 plat'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.