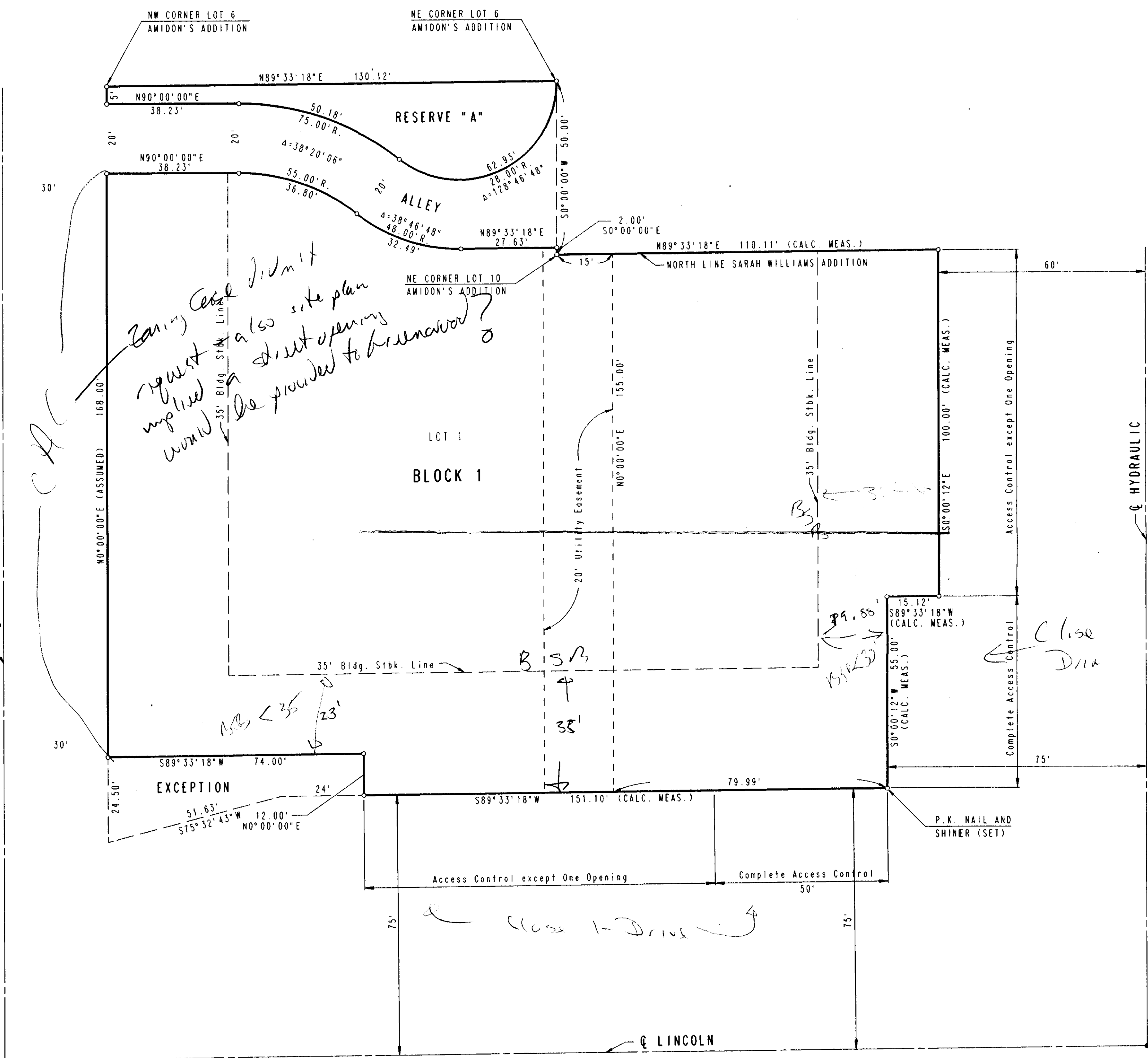


QUIKTRIP 5TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

SCALE: 1"=20'
 ○ = 3/4" IRON SET
 ● = IRON FOUND (3/4" I.P.)
 DATUM BENCH MARK:
 TOP EAST CURB (1" G IN GLOBE)
 LULU AT NORTH LINE OF BAYLEY.
 ELEV. = 105.94 CITY DATUM



STATE OF KANSAS)
) SS
 COUNTY OF SEDGWICK)

STATE OF OKLAHOMA)
) SS
 COUNTY OF TULSA)

I, MICHAEL W. BERRY, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 1993, I HAVE CAUSED TO BE SURVEYED AND PLATTED QUIKTRIP 5TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO A LOT, A BLOCK, STREETS, AN ALLEY AND A RESERVE; THE SAME BEING A REPEAT OF AND DESCRIBED AS LOTS 6, 8 THROUGH 16, 20, 22, AND 24 AND INCLUDED 10 FOOT ALLEY IN AMIDON'S ADDITION TO WICHITA, KANSAS, EXCEPT, BEGINNING AT A POINT ON THE NORTH LINE OF LINCOLN AND THE EAST LINE OF GREENWOOD, SAID POINT BEING THE SOUTHWEST CORNER LOT 24, GREENWOOD AVENUE IN AMIDON'S ADDITION; THENCE EAST ALONG SAID NORTH LINE TO SOUTHEAST CORNER, SAID LOT 24; THENCE NORTH ALONG THE EAST LINE OF LOT 24 AND THE EAST LINE OF LOT 22 A DISTANCE OF FORTY-FIVE (45) FEET; THENCE WEST PARALLEL TO THE NORTH LINE OF LINCOLN A DISTANCE OF FIFTY-SIX (56) FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF GREENWOOD A DISTANCE OF TWELVE (12) FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF LINCOLN A DISTANCE OF SEVENTY-FOUR (74) FEET TO A POINT IN THE WEST LINE AND SEVEN (7) FEET NORTH OF THE S.W. CORNER OF LOT 20 IN SAID AMIDON'S ADDITION; THENCE SOUTH ALONG THE WEST LINE OF LOTS 20, 22, AND 24 (EAST LINE OF GREENWOOD) A DISTANCE OF FIFTY-SEVEN (57) FEET TO THE POINT OF BEGINNING.

BE IT REMEMBERED ON THIS _____ DAY OF _____, 1993, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME ALVIN HOWERTON, EXECUTIVE VICE PRESIDENT OF QUIKTRIP CORPORATION, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF 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 NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC
 MY COMMISSION EXPIRES _____

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, DATE THIS _____ DAY OF _____, 1993.

_____, CHAIRMAN
 L. O. BRECKENRIDGE, JR.
 _____, SECRETARY
 MARVIN S. KROUT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNTY OF THE CITY OF WICHITA, KANSAS, DATED THIS _____ DAY OF _____, 1993.

_____, MAYOR
 ELMA BROADFOOT
 _____, DEPUTY CITY CLERK
 PAT BURNETT

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1993
 _____, COUNTY CLERK
 SUSAN E. CROCKETT-SPOON

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M., ON THIS _____ DAY OF _____, 1993.

_____, REGISTER OF DEEDS
 PAT KETTLER
 _____, DEPUTY
 ED RESA

TOGETHER WITH LOTS 1, 2, 3, AND 4, IN SARAH WILLIAMS ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS EXCEPT BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF LINCOLN AND THE WEST LINE OF HYDRAULIC; THENCE WEST ALONG THE NORTH LINE OF LINCOLN A DISTANCE OF ONE HUNDRED THIRTY (130) FEET; THENCE NORTH PARALLEL TO THE WEST LINE OF HYDRAULIC A DISTANCE OF FORTY-FIVE (45) FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF LINCOLN A DISTANCE OF EIGHTY-FIVE (85) FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF HYDRAULIC TO THE NORTH LINE OF LOT 1, SARAH WILLIAMS ADDITION; THENCE EAST ALONG SAID NORTH LINE TO THE WEST LINE OF HYDRAULIC; THENCE SOUTH ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

MICHAEL W. BERRY, R.L.S. NO. 946
 PROFESSIONAL ENGINEERING CONSULTANTS, P. A.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND, AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO A LOT, A BLOCK, STREETS, AN ALLEY AND A RESERVE THE SAME TO BE KNOWN AS QUIKTRIP 5TH ADDITION, TO WICHITA, SEDGWICK COUNTY, KANSAS.

THE STREETS AND ALLEY ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED.

RESERVE "A" IS HEREBY PLATTED FOR LANDSCAPING AND IS TO BE OWNED AND MAINTAINED BY THE OWNER(S) OF LOT 1, BLOCK 1, THEIR SUCCESSORS OR ASSIGNS.

ALL ABUTTERS' RIGHT OF ACCESS TO AND FROM LINCOLN AND HYDRAULIC OVER AND ACROSS THE SOUTH AND EAST LINES OF BLOCK 1, ARE HEREBY GRANTED TO THE CITY OF WICHITA, KANSAS; PROVIDED HOWEVER THAT LOT 1 SHALL HAVE ACCESS TO LINCOLN AT ONE (1) OPENING AND TO HYDRAULIC AT ONE (1) OPENING; SAID OPENINGS TO BE DESIGNATED BY THE CITY ENGINEER OF WICHITA, KANSAS. ALL PORTIONS OF AMIDON'S ADDITION AND SARAH WILLIAMS ADDITION TO WICHITA SEDGWICK COUNTY WITHIN THE ABOVE DESCRIBED PLAT ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512(b) AMENDED.

OWNER: QUIKTRIP CORPORATION
 BY: _____ EXECUTIVE VICE PRESIDENT
 ALVIN HOWERTON

S.E. COR. N.E. 1/4 SEC. 28
 T27S, R1E, 6TH PM.



June 21, 1993

METROPOLITAN AREA PLANNING
DEPARTMENT

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

P.E.C., P.A.
Attn: Gary Wiley
303 S. Topeka
Wichita, KS 67202

Re: S/D 93-34 QUIK TRIP ADDITION (Final Plat)

Dear Mr. Wiley:

At the regular meeting of the Metropolitan Area Planning Commission on June 17, 1993, 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 June 14, 1993.

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 developers.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh

cc Quik Trip Corporation, c/o David Grooms, P. O. Box 3475, Tulsa, OK 74101
Jemeel G. Razoock, Andeel & Co., 358 North Rock Road, Wichita, KS 67206
Mike Lindebak, City Engineer

Further, proof shall be provided that ownership of this site is with the indicated plattor and not with the parties noted by the present platting binder.

- L. Prior to this plat being released for recording, the applicant shall provide proof that all applicable property taxes have been paid on this site.
- 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.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- P. Recording of the plat within 30 days after approval by the City Council.

METROPOLITAN AREA PLANNING COMMISSION

June 17, 1993

STAFF REPORT
(Final Plat Approved 6/10/93)

CASE NUMBER: S/D 93-34 - QUIK TRIP 5TH ADDITION

OWNER/APPLICANT: Quik Trip Corporation, c/o David Grooms, P. O. Box 3475, Tulsa, OK 74101

AGENT: Jemeel G. Razook, Andeel & Co., 358 North Rock Road, Wichita, KS 67206

SURVEYOR/ENGINEER: P.E.C., P.A., c/o Gary Wiley, 303 S. Topeka, Wichita, KS 67202

LOCATION: Northwest corner of Lincoln and Hydraulic

SITE SIZE: 45,021 sq. ft.

NUMBER OF LOTS

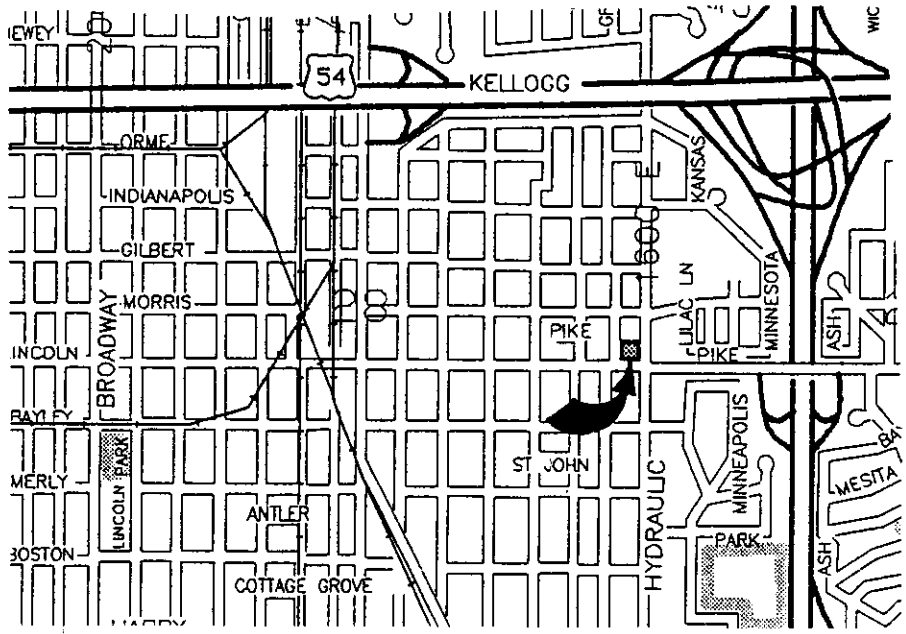
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 45,021 sq. ft.

CURRENT ZONING: "LC" and "B"

PROPOSED ZONING: "LC" (Z-3093)

VICINITY MAP:



PECOPY

STAFF COMMENTS:

- A. Approval of this plat shall be subject to approval of the associated zone change (Z-3093) and any requirements of that zone change.
- B. The applicant shall guarantee the reconstruction of the median in Lincoln to a mountable median.
- C. The applicant shall guarantee the paving of alley right-of-way being dedicated by this plat.
- D. The final plat tracing shall indicate 100-feet of complete access control to Lincoln rather than the 50-feet as now indicated.
- E. The applicant shall guarantee the closure and/or reconstruction of driveways or alley openings located in areas of complete access control or in excess of the allowed openings along Hydraulic and Lincoln.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. Prior to this plat being scheduled for City Council, a letter shall be submitted to Planning indicating that the homes, garages, and other structures on this site have been removed. In particular all structures within street or alley right-of-way must be removed before this plat can be scheduled for City Council approval.
- H. As requested by City Engineering, additional right-of-way from what is now shown as Reserve A needs to be dedicated for the alley so as to allow a more acceptable turning radius.
- I. As indicated by the applicant, the final plat tracing may indicate the area now shown as an exception as a dedication for street right-of-way.
- J. On the final plat tracing, dimensions shall be provided which indicate the actual depth of the building setbacks at locations where this setback is less than 35-feet from the lot lines.
- K. Prior to this plat being scheduled for City Council review, the applicant shall provide proof that various conditions noted in this site's platting binder have been resolved or do not affect the applicant's ability to plat this property. Specifically, proof needs to be provided that all indicated mortgages have been released. Further, the applicant shall submit a legal opinion that the indicated tax liens, court judgments, equitable interests and probate cases do not encumber the indicated plattor's (Quik Trip Corporation) right to plat this property.