

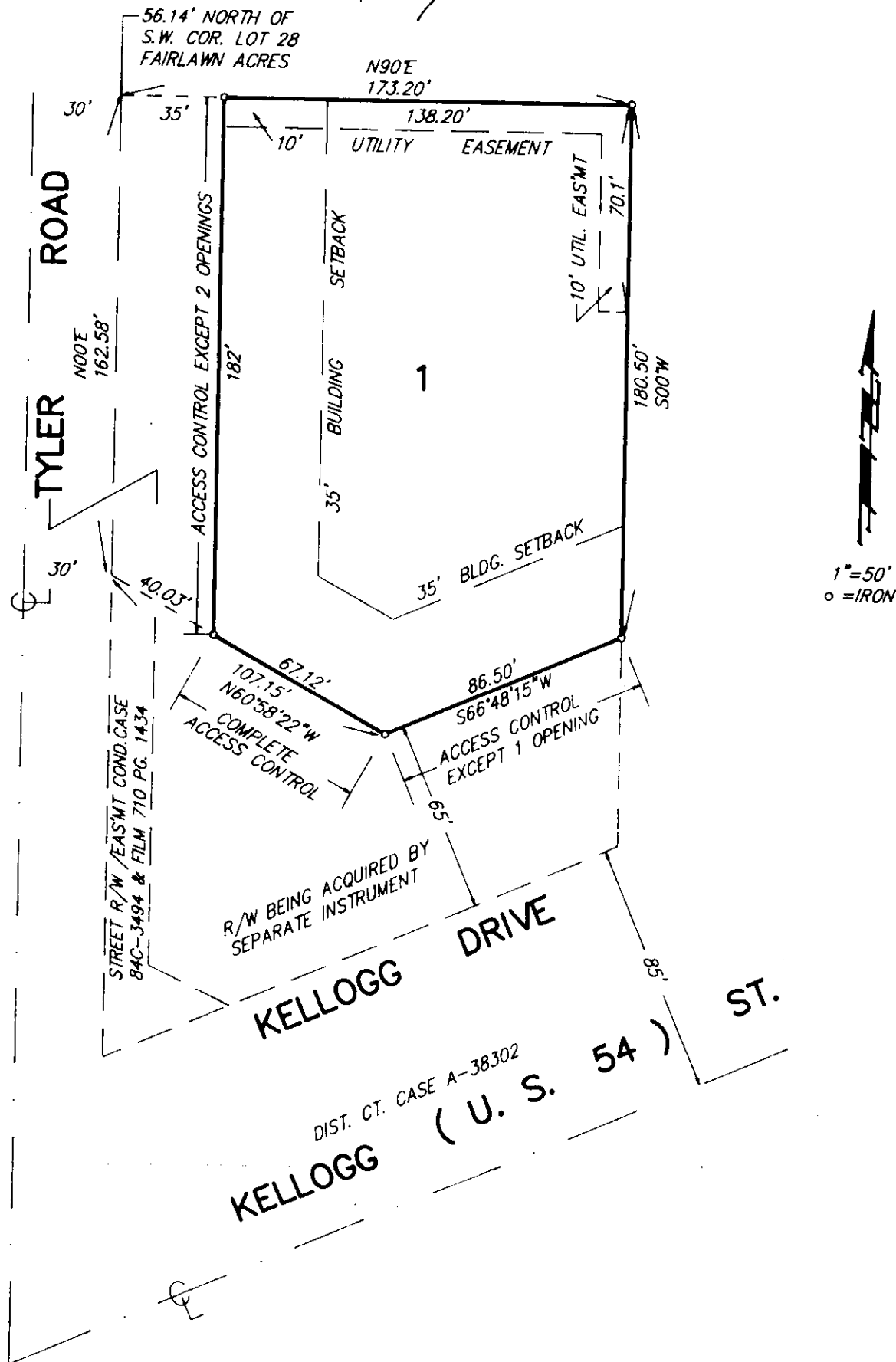
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FINAL PLAT

PHILLIPS 66 CENTRE-TYLER ADDITION

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 1/24/91 SUBJECT
TO THE CONDITIONS OF PERMANENT OUTLIN-
ED IN OUR LETTER DATED 1/25/91

WICHITA, SEDGWICK COUNTY, KANSAS



State of Kansas) SS
Sedgwick County) We, Baughman Company, P.A., Surveyors in
aforesaid county and state do hereby certify that we have surveyed
and platted "PHILLIPS 66 CENTRE-TYLER ADDITION", Wichita, Sedgwick
County, Kansas, and that the accompanying plat is a true and cor-
rect exhibit of the property surveyed, described as and being a replat
of that part of Lots 27 and 28, Fairlawn Acres, Sedgwick County,
Kansas, beginning at the S.W. corner of said Lot 28; thence N00°E
along the west line of said Lot 28, 56.14 feet; thence N90°E, 173.20
feet; thence S00°W, 180.50 feet; thence S66°48'15"W, 86.50 feet;
thence N60°58'22"W, 107.15 feet more or less to a point of intersec-
tion with the west line of said Lot 27; thence N00°E, 106.44 feet to
the place of beginning.

Any existing public easements, dedications, and building setback
lines are being vacated by virtue of K.S.A. 12-512 (b).

Being situated in the S.W. 1/4 of Sec. 28, Twp. 27-S, R-1-W of
the 6th P.M., Sedgwick County, Kansas.

Baughman Company, P.A.

Date

Gregory F. Severns Surveyor

Know all men by these presents that we
the undersigned, have caused the land described in the surveyors
certificate to be platted into a lot and a street to be known as
"PHILLIPS 66 CENTRE-TYLER ADDITION", Wichita, Sedgwick County, Kansas
The utility easements are hereby granted as indicated for the con-
struction and maintenance of all public utilities. The street is hereby
dedicated to and for the use of the public. All abutters rights of
access to or from Tyler Road over and across the west line of Lot 1
and to or from Kellogg Drive over and across the south line of Lot 1
are hereby granted to the City of Wichita, provided however that Lot
1 shall have access to Tyler Road at 2 locations, and that Lot 1
shall have access to Kellogg Drive at 1 location within the east 86.50
feet as shall be determined by the City Engineer of Wichita, Kansas.

The Security Oil Company
Title

This plat of "PHILLIPS 66 CENTRE-TYLER ADDI-
TION", Wichita, Sedgwick County, Kansas, has been submitted to and approved
by the Wichita-Sedgwick County Metropolitan Area Planning Commis-
sion, Wichita, Kansas.

Dated this _____ day of _____ 1991.
Wichita-Sedgwick County Metropolitan Area Planning Commission.

George D. Sherman Chairman

Marvin S. Krout Secretary

This plat approved and all dedications shown
hereon accepted by the City Council of the City of Wichita, Kansas,
this _____ day of _____ 1991.

Bob Knight Mayor

Pat Burnett Deputy City Clerk

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged be-
fore me, this _____ day _____ 1991, by _____
of The Security Oil Company.

My App't Exp. _____ Notary Public

Entered on transfer record this _____ day
of _____ 1991.

Don Wright County Clerk

State of Kansas) SS
Sedgwick County) This is to certify that this plat has been
filed for record in the office of the Register of Deeds, this _____ day
of _____ 1991, at _____ o'clock _____ M; and is duly recorded.

Pat Kettler Register of Deeds

Ed Resa Deputy



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4561

February 4, 1991

Bill Yung
Bill Yung Design
4912 E. 29th St. N., Ste. One
Wichita, KS 67220

Re: S/D 90-69 - Phillips 66 Center - Tyler Addition

Dear Bill:

At the regular meeting of the Metropolitan Area Planning Commission on January 31, 1991, 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 January 24, 1991.

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 payable to the Register of Deeds covering the costs of any documents to be recorded as a requirement of platting.

Please call if you have any questions.

Sincerely,

Kandace A. Jones
Associate Planner

KAJ:jcm

cc: Phillips 66, 9706 S. Branden, Tulsa, OK, 74136
Mike Lindebak, City Engineer