

QUIKTRIP 3RD ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas)
Sedgwick County) ss We, Baughman Company, P.A., Surveyors in
aforesaid county and state do hereby certify that we have surveyed
and platted "QUIKTRIP 3RD ADDITION", Wichita, Sedgwick County, Kan-
sas, and that the accompanying plat is a true and correct exhibit
of the property surveyed, described as a tract in the S.E. 1/4 of
Sec. 36, Twp. 26-S, R-1-E of the 6th P.M., Sedgwick County, Kan-
sas, beginning at the S.E. corner of said S.E. 1/4; thence west along
the south line of said S.E. 1/4, 275.01 feet; thence north parallel
with the east line of said S.E. 1/4, 258.70 feet; thence east at right
angles to the east line of said S.E. 1/4, 275 feet to a point on the
east line of said S.E. 1/4; thence south 260.77 feet to the place of
beginning, except the east 50 feet thereof and the south 40 feet
thereof for road, and except that part deeded for street as recorded
at Film 586, Page 624.

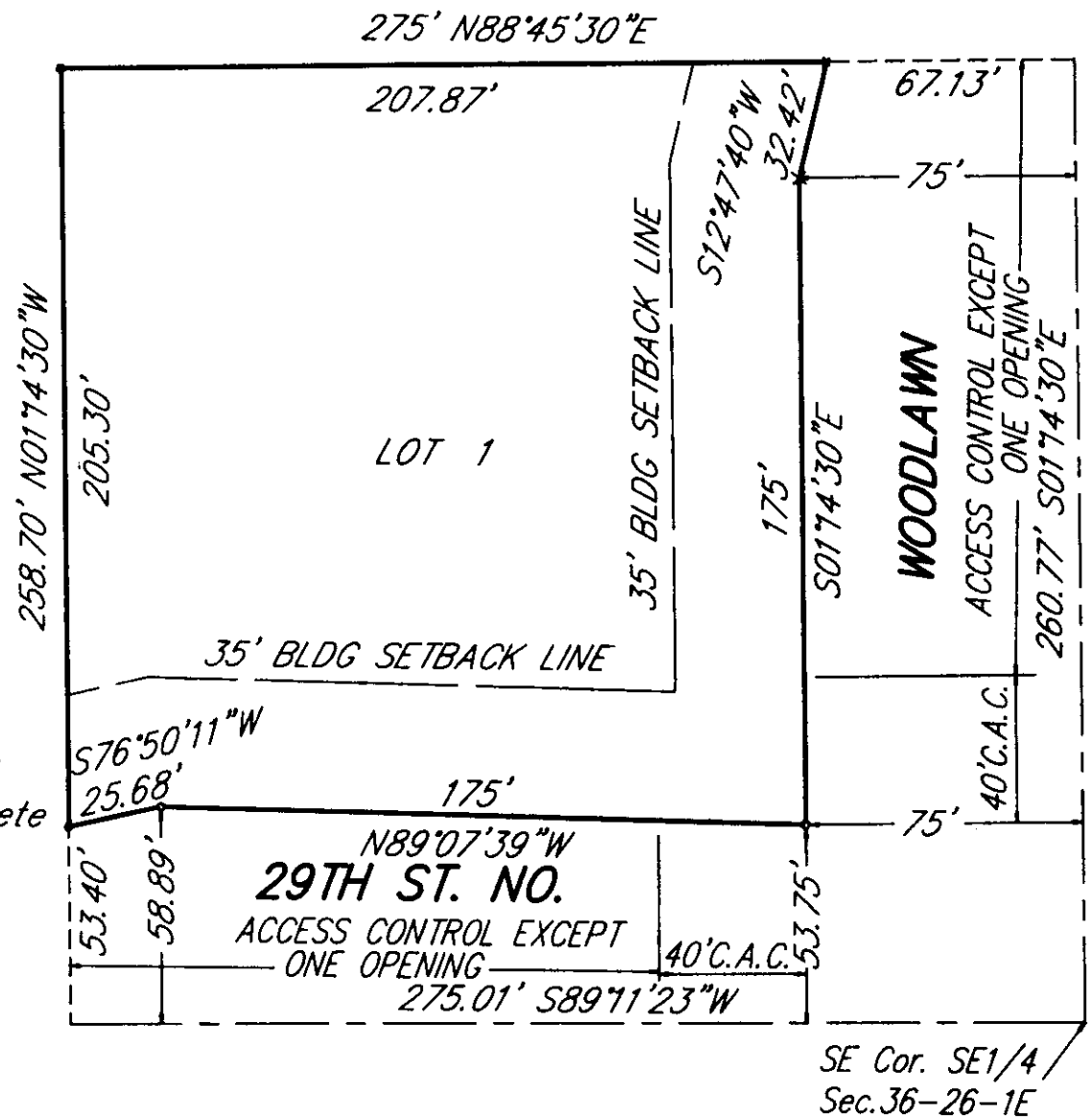
Baughman Company, P.A.

1" = 50'
• = IRON
• = PIN
+ = CROSS
C.A.C. = Complete
access control

Date

Surveyor

Gregory F. Severns RLS 876



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 to be known as "QUIKTRIP 3RD ADDITION", Wichita, Sedgwick County, Kansas. All abutters rights of access to or from Woodlawn over and across the east line of Lot 1, and to or from 29th St. No. 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 Woodlawn at one location over all except the south 40 feet thereof and that Lot 1 shall have access to 29th St. No. at one location over all except the east 40 feet thereof, all as shall be determined by the City Engineer of the City of Wichita, Kansas.

This plat of "QUIKTRIP 3RD 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 _____ 1990.
Wichita-Sedgwick County Metropolitan Area Planning Commission.

Acting Chairman
George D. Sherman

Secretary
Marvin S. Krout

Woodlawn Land Company Partnership, a
Kansas General Partnership

Partner

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____ 1990.

Mayor
Bob Knight

Deputy City Clerk
Pat Burnett

State of Kansas)
Sedgwick County) ss The foregoing instrument acknowledged be-
fore me, this _____ day of _____ 1990, by _____

Notary Public

My App't Exp. _____

Entered on transfer record this _____ day
of _____ 1990.

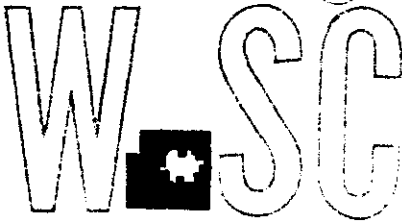
County Clerk
Don Wright

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 _____ 1990, at _____ o'clock _____ M; and is duly recorded.

Register of Deeds
Pat Kettler

Deputy
Ed Resa

WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

October 26, 1990

Brent Wooten
Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 90-61 Quiktrip 3rd Addition

Dear Brent:

At the regular meeting of the Metropolitan Area Planning Commission on October 25, 1990, 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 October 19, 1990.

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.

Please call if you have any questions.

Sincerely,

Kandace A. Jones
Associate Planner

KJ:sm

cc: Woodlawn Land Co, 7633 E. Kellogg, Wichita, KS 67207
Quiktrip Corp., c/o David Grooms, P.O. Box 3475, Tulsa, OK
74101
Mike Lindebak, City Engineer

FILE COPY

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L. Recording of the plat within 30 days after approval by the City Council.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-2

October 25, 1990

STAFF REPORT
(Final Plat Approved 10/18/90)

CASE NUMBER:

S/D 90-61 - QUIKTRIP 3RD ADDITION

OWNER/APPLICANT:

Woodlawn Land Company, 7633 E. Kellogg,
Wichita, KS 67207; Quiktrip Corp. c/o David
Grooms, P.O. Box 3475, Tulsa, OK 74101

SURVEYOR/ENGINEER:

Baughman Company, P.A.

LOCATION:

Northwest corner of 29th St. North and
Woodlawn.

SITE SIZE:

0.9 Acres

NUMBER OF LOTS

Residential:

Office:

Commercial:

Industrial:

Total:

1

1

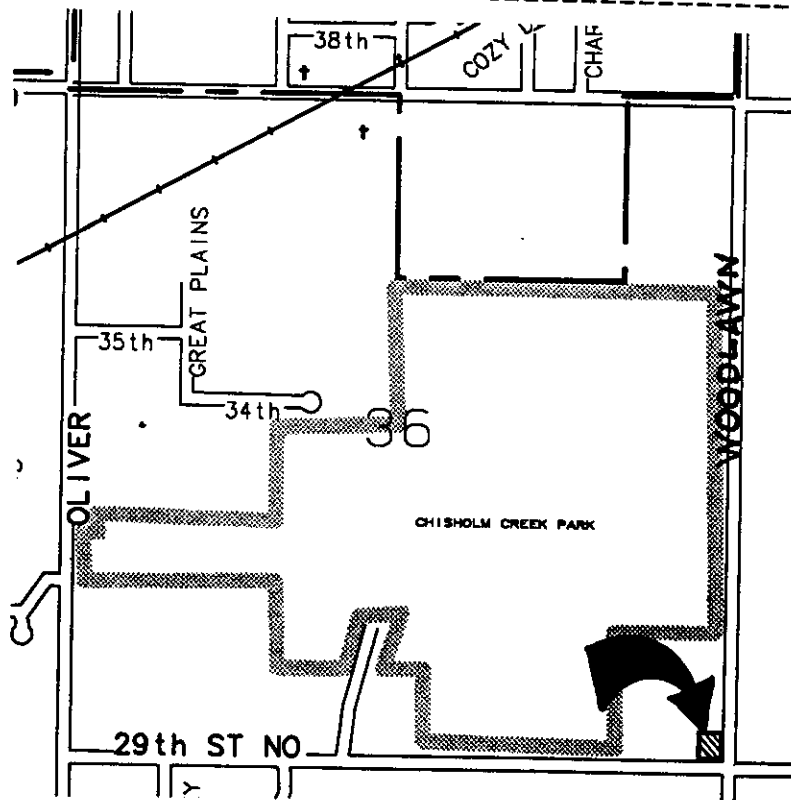
MINIMUM LOT AREA:

40,755.78 sq. ft.

CURRENT ZONING:

"LC" Light Commercial (DP-175)

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. Any required easements shall be indicated on the plat or if off-site, a separate dedication shall be submitted with the final plat tracing for recording.
- B. The applicant shall guarantee the extension of water along 29th Street, adjacent to the plat.
- C. As required by the C.U.P. (DP-175), at the time of platting, guarantees were to be provided for traffic and intersection improvements at this site. Decel lanes and medial improvements on both 29th St. and Woodlawn were to be guaranteed. Although this plat is only a portion of the overall area covered by the C.U.P., guarantees for these improvements still need to be provided. The applicant shall meet with City and Traffic Engineering to determine the extent of the improvements that should be guaranteed at this time. These guarantees will be held until further development of this area requires the improvements.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The final plat tracing shall indicate 100 feet of complete access control along Woodlawn and 60 feet of complete access control on 29th St. North from the street intersection.
- F. The applicant shall obtain an adjustment to the C.U.P., DP-175 to allow for the size of lot being platted. The lot now being platted is larger than the corresponding parcel of the C.U.P. This adjustment shall be obtained before this plat can be scheduled for City Council review.
- G. The applicant is advised that a landscaping requirement has been established by the C.U.P. for the area along the eastern edge of this plat.
- H. On the final plat tracing, the MAPC signature block shall be amended by deleting "Acting" from the Chairman's signature block.
- I. 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.
- J. 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.
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).