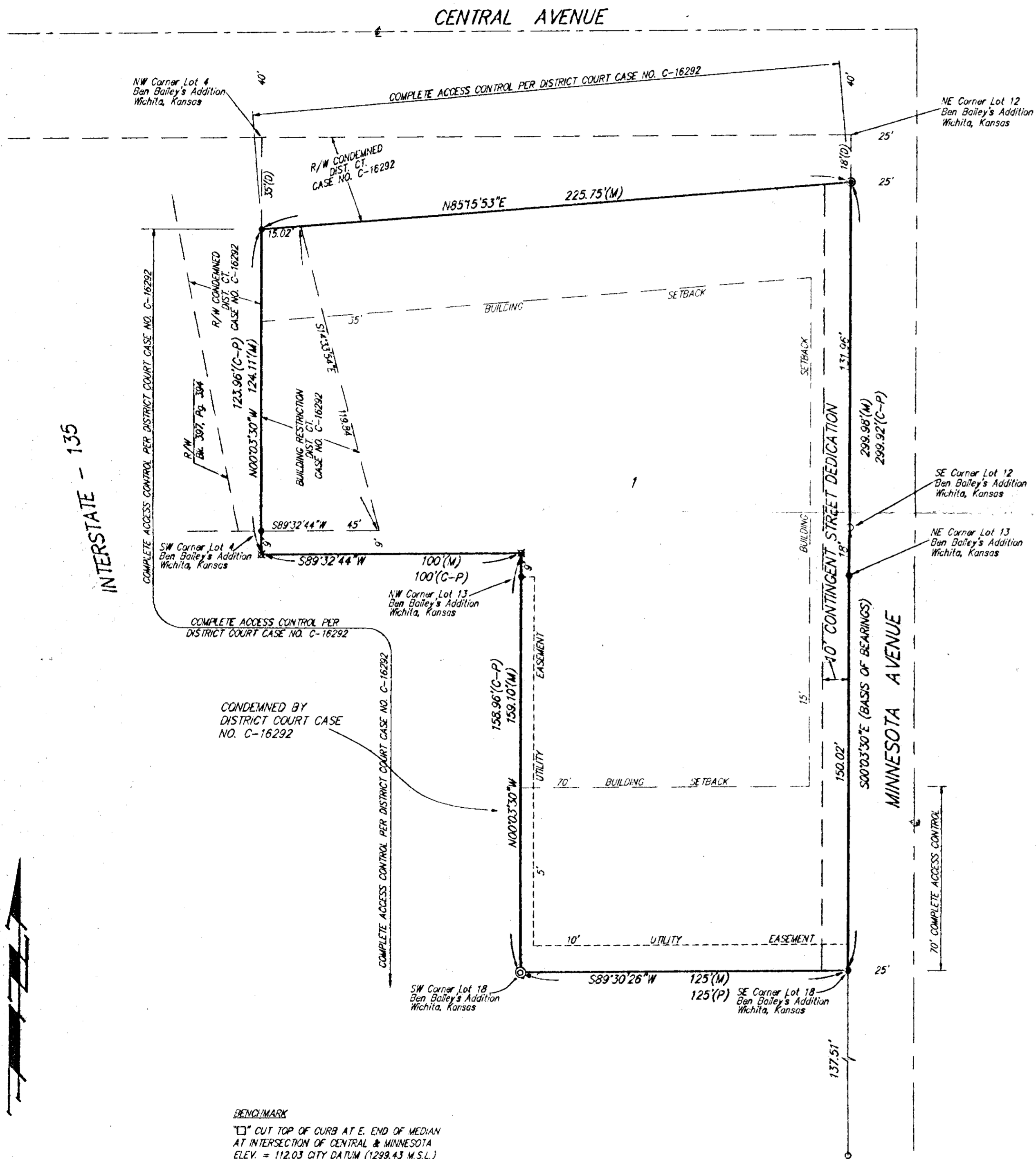


AUTOZONE 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

*Copied from the tracings
11/23/97*



BENCHMARK
 □ CUT TOP OF CURB AT E. END OF MEDIAN
 AT INTERSECTION OF CENTRAL & MINNESOTA
 ELEV. = 112.03 CITY DATUM (1298.43 M.S.L.)

LOT	ELEVATION	
	CITY DATUM	MSL
1	111.1	1298.5

- LEGEND**
- = 1/2" IRON (FOUND)
 - = #3 REBAR (FOUND)
 - ⊗ = #4 REBAR W/ BAUGHMAN CAP (SET)
 - ⊙ = #4 REBAR (FOUND)
 - ⊚ = BOTTOM & 2" STEEL FENCE POST ON CORNER

State of Kansas) SS We, Baughman Company, P.A., Surveyors in aforesaid County and State do hereby certify that we have surveyed and platted "AUTOZONE 2ND 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 of Lots 4 through 12 inclusive, Ben Bailey's Addition to Wichita, Sedgwick County, Kansas, EXCEPT that portion condemned for highway purposes in District Court Case C-16292, TOGETHER with Lots 13 through 18 inclusive, in Ben Bailey's Addition, TOGETHER with all of the alley lying between said Lots 8, 9, 10, 11, 12, and 13, TOGETHER with 1/2 of the alley lying south of and adjacent to said Lots 4, 5, 6, and 7, all as platted in said Ben Bailey's Addition.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512(b).
 Baughman Company, P.A.

Gregory F. Severns
 Gregory F. Severns
 1-16-97 Surveyor

This plat of "AUTOZONE 2ND ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
 Dated this 31st day of October, 1996.
 Wichita-Sedgwick County Metropolitan Area Planning Commission



John C. Frye Chairman
 John C. Frye
Marvin S. Krout 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 ___, 199__.

 Bob Knight Mayor

 Pat Burnett City Clerk

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into a Lot to be known as "AUTOZONE 2ND ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The Minnesota Avenue Contingent Street Dedication shall become effective in the event that the City of Wichita determines a need for the right-of-way for any street related purposes. All abutters rights of access to or from Minnesota Avenue over and across the east line of Lot 1 are hereby granted to the City of Wichita, Kansas provided, however, that Lot 1 shall have access to Minnesota Avenue over all except the south 70 feet of the east line of said Lot 1. The Minimum Building Pad Elevation for the lowest opening to the structures shall be 111.1 City Datum, (1298.5 M.S.L.).

Autozone, Inc., a Nevada Corporation
Lawrence Evans
 LAWRENCE EVANS, Executive Vice President

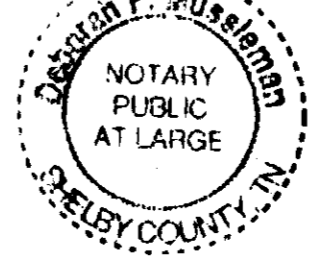
Entered on transfer record this ___ day of ___, 199__.

 Susan E. Crockett-Spoon County Clerk

Shelby Co.) State of TN.) SS The foregoing instrument acknowledged before me, this 13th day of JANUARY, 1997, by LAWRENCE E. EVANS, EXECUTIVE VP of Autozone, Inc., a Nevada Corporation, on behalf of the corporation.

Deborah J. Musselman Notary Public

My App't. Exp. _____ My Commission Expires March 25, 1997



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 ___, 199__, at ___ o'clock ___ M.; and is duly recorded.

 Pat Kettler Register of Deeds

 Ed Resa Deputy

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

October 31, 1996

Baughman Company, P.A. S/D 96-70
315 Ellis,
Wichita, KS 67211

Re: S/D 96-70 - AUTOZONE 2ND ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on October 31, 1996, 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 24, 1996.

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 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: Attn: Thomas Heigel, Autozone, Inc., 60 Madison Street, Memphis, TN 38103
Attn: Buford Grady, Autozone, Inc., 2053 E. Richmond, Springfield, MO 65804
Mike Lindebak, City Engineer

SEDGWICK COUNTY



October 24, 1996

METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL - TENTH FLOOR
435 NORTH MAIN STREET
WICHITA, KANSAS 67202-1638
3131 258-4421
FAX: 3131 268-4390

Baughman Company, P.A. S/D 96-70
315 Ellis,
Wichita, KS 67211

Re: S/D 96-70 - AUTOZONE 2ND ADDITION (Final Plat)

Gentlemen:

Dicky Huang called 11/16/97 - Street has been abandoned and alleys to be closed w/ site develop.

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 24, 1996, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A* ~~A~~ *Abandoning sewer w/ site development*
The applicant shall abandon the sanitary sewer line presently located in the alley right-of-way proposed for vacation by this plat. Prior to this plat being released for recording, the applicant shall provide proof from City Engineering that such abandonment has been done satisfactorily. *→ Phil May - is done*
- B* ~~B~~
The applicant shall guarantee the closure of the alley opening at Minnesota.
- C* ~~C~~ *CK \$ 230*
The applicant shall guarantee the closure of any driveways located in areas designated for complete access control.
- D* ~~D~~
The applicant shall guarantee any drainage improvements required by the platting of this property. Such improvements may be done at the time of site development.
- E* ~~E~~ *Paul*
If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F* ~~F~~
Right-of-way for Minnesota is indicated at only 50 feet adjacent to this site. Even for residential uses, such right-of-way is well below the accepted standard for older developed areas of 60 feet. For commercial development, such existing right-of-way is even less acceptable. Of the existing 50-feet of right-of-way, 30 feet was apparently dedicated from the plat along the east side of Minnesota. This plat shall therefore provide for the dedication of ten (10) additional feet of right-of-way for Minnesota. This dedication, however, may be done contingently. If verified by City Engineering, a lessor dedication may be allowed. Both the face of the plat and the plat's text shall note such a dedication, indicating that the contingency is based upon a City project to widen this

File Copy

street.

- G. Development along Minnesota south of the present alley is generally residential, and even though zoning is for multi-family uses, single-family residences still prevail. Consequently, to minimize traffic impacts in and out of this site in the adjacent residential uses, Complete Access Control to Minnesota shall be indicated for the area south of the southerly driveway shown by this site's development plan (in the area shown with a 70-foot building setback on the plat).
- H. Prior to this plat being released for recording, proof shall be provided that this site's ownership is in the party as indicated on the final plat. At this time, the plat binder is indicating a different ownership.
- 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. (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.)
- 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).
- L. Recording of the plat within 30 days after approval by the City Council and/or County Commission.

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.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, October 31, 1996 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: Attn: Thomas Heigel, Autozone, Inc., 60 Madison Street, Memphis, TN 38103
Attn: Buford Grady, Autozone, Inc., 2053 E. Richmond, Springfield, MO 65804
Mike Lindebak, City Engineer

File Copy

October 31, 1996

STAFF REPORT
(Final Plat Approved 10/24/96)

CASE NUMBER: S/D 96-70 - AUTOZONE 2ND ADDITION

OWNER/APPLICANT: Attn: Thomas Heigel, Autozone, Inc., 60 Madison Street, Memphis, TN 38103

OWNER: Attn: Buford Grady, Autozone, Inc., 2053 E. Richmond, Springfield, MO 65804

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

LOCATION: South of Central and east of I-135

SITE SIZE: 1.14 Acres

NUMBER OF LOTS

Residential:

Office:

Commercial: 1

Industrial:

Total: 1

MINIMUM LOT AREA: 49,702.3 sq. ft.

CURRENT ZONING: "GC" and "B"

PROPOSED ZONING: "GC" (Z-3208)

VICINITY MAP:



FILE COPY

STAFF COMMENTS:

- A. The applicant shall abandon the sanitary sewer line presently located in the alley right-of-way proposed for vacation by this plat. Prior to this plat being released for recording, the applicant shall provide proof from City Engineering that such abandonment has been done satisfactorily.
- B. The applicant shall guarantee the closure of the alley opening at Minnesota.
- C. The applicant shall guarantee the closure of any driveways located in areas designated for complete access control.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property. Such improvements may be done at the time of site development.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Right-of-way for Minnesota is indicated at only 50 feet adjacent to this site. Even for residential uses, such right-of-way is well below the accepted standard for older developed areas of 60 feet. For commercial development, such existing right-of-way is even less acceptable. Of the existing 50-feet of right-of-way, 30 feet was apparently dedicated from the plat along the east side of Minnesota. This plat shall therefore provide for the dedication of ten (10) additional feet of right-of-way for Minnesota. This dedication, however, may be done contingently. If verified by City Engineering, a lesser dedication may be allowed. Both the face of the plat and the plat's text shall note such a dedication, indicating that the contingency is based upon a City project to widen this street.
- G. Development along Minnesota south of the present alley is generally residential, and even though zoning is for multi-family uses, single-family residences still prevail. Consequently, to minimize traffic impacts in and out of this site in the adjacent residential uses, Complete Access Control to Minnesota shall be indicated for the area south of the southerly driveway shown by this site's development plan (in the area shown with a 70-foot building setback on the plat).
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- 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).
- L. Recording of the plat within 30 days after approval by the City Council and/or County

Commission.

Larry Ross's stated reason for voting in the negative was according to his FEMA floodplain maps, a portion of this plat is in the floodway.