

CERTIFICATE OF SURVEY FILE COPY

SUB2014-00030

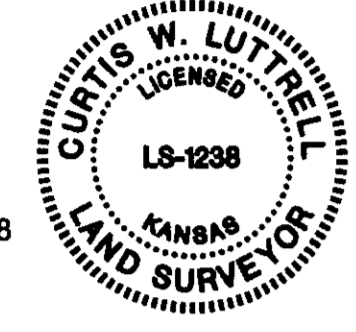
FINAL PLAT QUIKTRIP 16TH ADDITION AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

I, Curtis W. Luttrell, a registered land surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "QUIKTRIP 16TH ADDITION" an addition to Wichita, Sedgwick County, Kansas, into Lots, a Block, and a Reserve, the same being accurately set forth in the accompanying plat and described herein:

A replat of Lots 1, 2, 3, 4, and 5, Block 1, Funston Addition, Wichita, Sedgwick County, Kansas.

All streets, easements, rights-of-way, building setbacks, access controls, together with a 20 foot Sanitary Sewer Easement recorded in Miscellaneous Book 693, Page 42, together with a 20 foot Sanitary Sewer Easement recorded in Miscellaneous Book 693, Page 43, together with a 20 foot Sanitary Sewer Easement recorded in Miscellaneous Book 693, Page 44, together with that portion of a 20 foot Sewer Easement recorded Film 491, Page 572, together with all other public dedications within the above described property, are hereby vacated and replatted by virtue of K.S.A. 12-512b, as amended.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this ___ day of ___, 2014.



Curtis W. Luttrell, R.L.S. #1238 MKEC Engineering, Inc. 411 North Webb Road Wichita, Kansas 67206

OWNER'S CERTIFICATE

Know all men by these presents that we the undersigned property owners of the land above set forth in the Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into Lots, a Block, and a Reserve, the same to be known as "QUIKTRIP 16TH ADDITION" an addition to Wichita, Sedgwick County, Kansas.

Easements for the construction and maintenance of sidewalks, drainage, and/or utilities, as indicated hereon, are hereby granted to the public. The wall easements are non-exclusive and are platted for the construction and maintenance of a private wall or fence as deemed appropriate per the recitals of CUP DP-315; utilities may cross over and under the wall and/or fence. The utility easements adjoining Hydraulic Avenue and 47th Street rights-of-way, as indicated hereon, are hereby granted to the public for construction and maintenance of franchise (non-public) utilities therein with the rights for public utilities for crossing said utility easements.

All abutters rights of access to or from Hydraulic Avenue over and across the east line of "QUIKTRIP 16TH ADDITION," are hereby granted to the appropriate governing body, provided however three full movement openings as indicated hereon. All abutters rights of access to or from 47th Street South over and across the north line of "QUIKTRIP 16TH ADDITION," are hereby granted to the appropriate governing body, provided however one full movement opening as indicated hereon.

A drainage plan has been developed for this plat. All drainage easements, rights-of-way, shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.

Reserve "A" is platted for landscaping, irrigation, signs, monuments, walls / fences, parking, drainage, and utilities confined to easements. Reserve "A" is for the exclusive use and maintenance of the owner of Lot 1, Block 1, and/or their successors and assigns.

This plat shall conform to the recitals of CUP DP-315, as amended.

Southfork Investment, LLC, a Kansas limited liability company

Jay S. Maxwell, President

STATE OF KANSAS, SEDGWICK COUNTY) ss:

This instrument was acknowledged before me on ___ day of ___, 2014, by Jay S. Maxwell, President, Southfork Investment, LLC, a Kansas limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Notary Public: _____, Notary Public

My Term Expires: _____

As to Lot 1, Block 1, and Reserve "A" QuikTrip West, Incorporated

Chad M. Stanford, Vice President

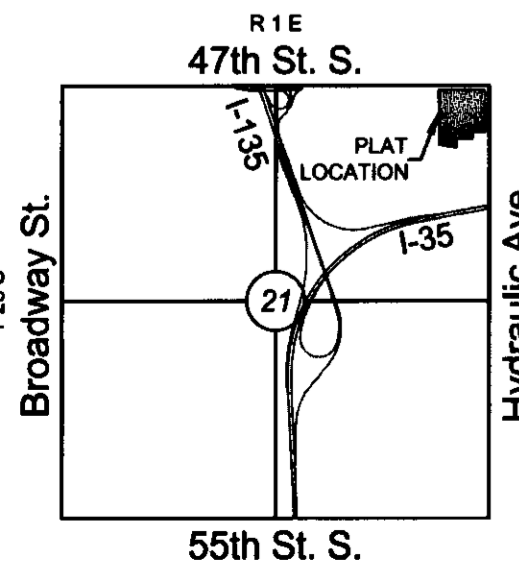
STATE OF OKLAHOMA, TULSA COUNTY) ss:

This instrument was acknowledged before me on ___ day of ___, 2014, by Chad M. Stanford, Vice President, QuikTrip West, Incorporated.

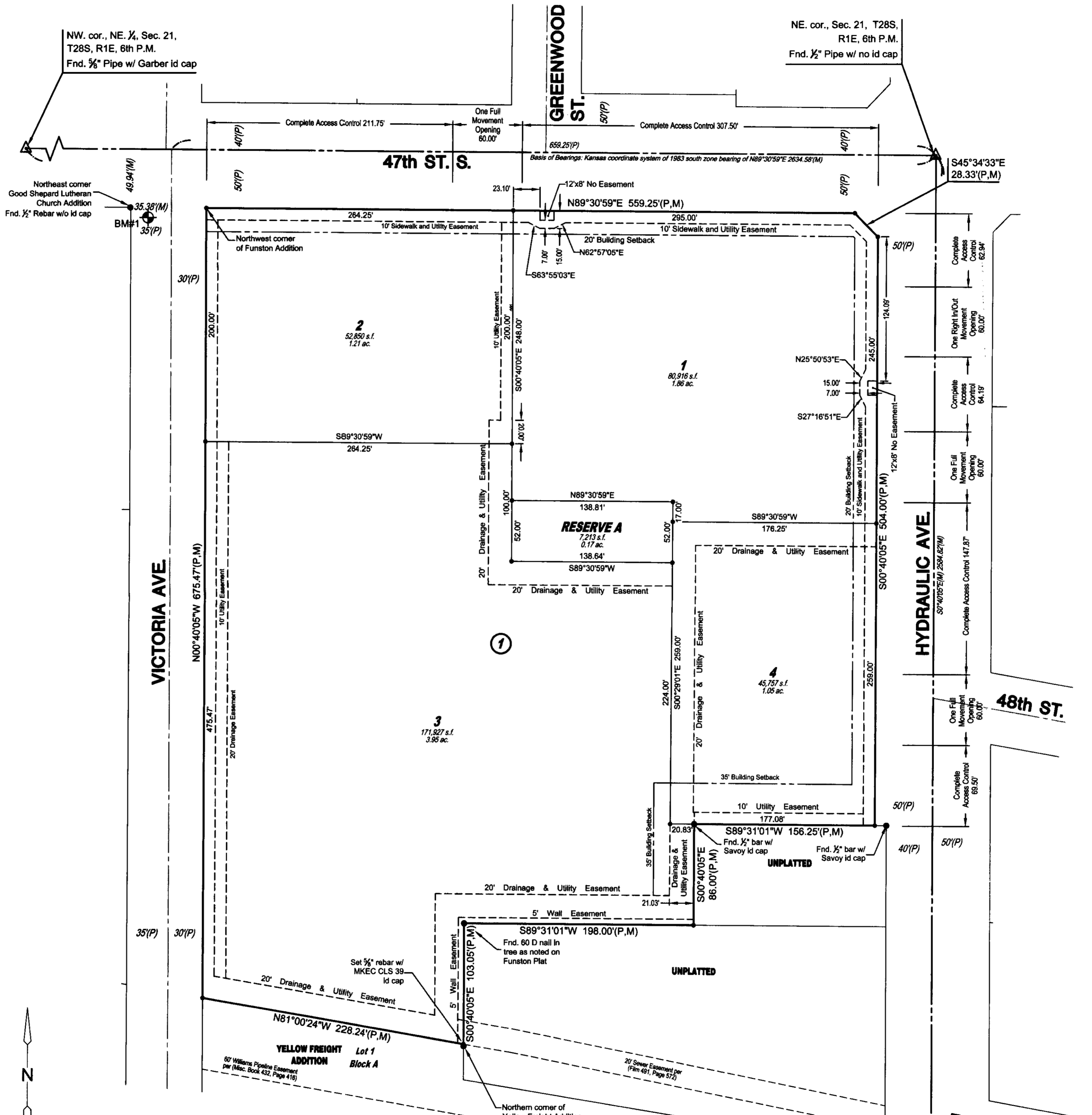
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Notary Public: _____, Notary Public

My Term Expires: _____



VICINITY MAP



LEGEND

Date of Survey: March, 2014

- Section Corner Monument Found
Set 3/4" rebar w/ MKEC CLS 39 id. cap or see annotation for type
Found monument (see annotation for type)
Benchmark
Benchmark (M) = Measured
(P) = Platted

BENCHMARK

Chiseled square cut top of curb southwest corner of 47th Street and Victoria Street. Elev. = 1272.28 NAVD 88.

Basis of Bearing: Kansas coordinate system of 1983 south zone grid bearing of N89°30'59"E on the north line of the NE 1/4, Sec. 21, T28S, R1E, 6th P.M. This plat is surveyed and platted on NAD83 using Kansas state plane south zone coordinates, modified to the surface, having a combined adjustment scale factor of 1.000120014401728

PLANNING COMMISSION CERTIFICATE

This plat of "QUIKTRIP 16TH ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this ___ day of ___, 2014

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

By Don Klausmeyer, Chair

Attest: _____

John L. Schlegel, Secretary

GOVERNING BODY CERTIFICATE

This Plat approved and all dedications shown hereon, accepted by the Wichita City Council of the City of Wichita, Kansas dated this ___ day of ___, 2014.

At the direction of the City Council.

Carl Brewer, Mayor

Attest: _____

Karen Sublett, City Clerk

TRANSFER RECORD

STATE OF KANSAS, SEDGWICK COUNTY) ss:

Entered on transfer record this ___ day of ___, 2014

Kelly B. Arnold, County Clerk

REGISTER OF DEEDS' CERTIFICATE

STATE OF KANSAS, SEDGWICK COUNTY) ss:

This is to certify that this instrument was filed for record in the Register of Deeds office this ___ day of ___, 2014, at ___ o'clock ___ M; and is duly recorded.

Bill Meek, Register of Deeds

Attest: _____

Tonya E. Buckingham, Deputy

COUNTY SURVEYOR

STATE OF KANSAS, SEDGWICK COUNTY) ss:

Reviewed in accordance with K.S.A. 58-2005 on this ___ day of ___, 2014.

Tricia L. Robello, LS #1246 Deputy County Surveyor Sedgwick County, Kansas

