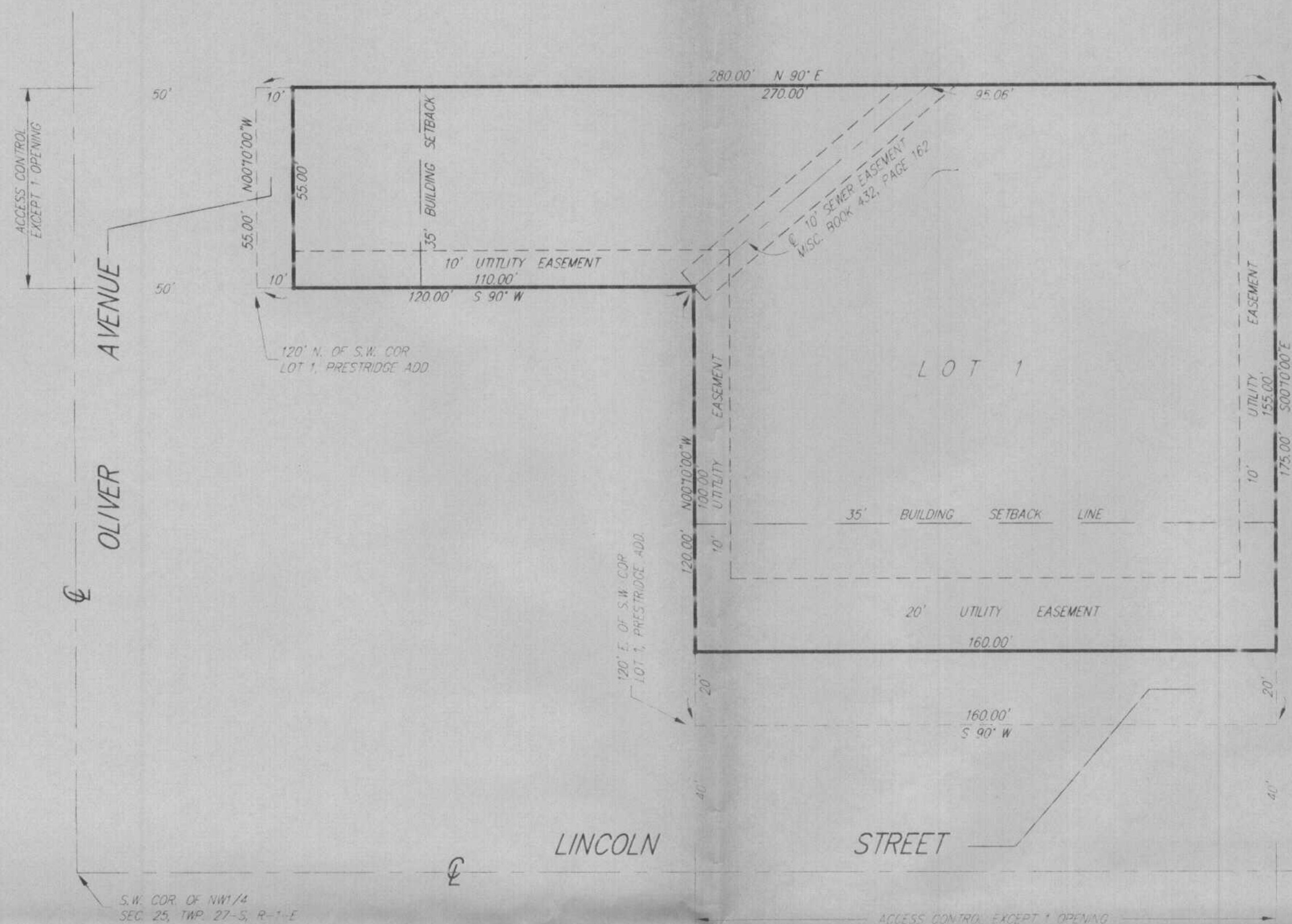


Copied from the Survey
10/23/96

O'REILLY ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



State of Kansas)
Sedgwick County) SS

We, Savoy, Ruggles & Bohm, P.A., Surveyors in aforesaid county and state do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "O'REILLY 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:

The south 175 feet of the west 280 feet of Lot 1, Prestridge Addition to Wichita, Kansas, Sedgwick County, Kansas, except the south 120 feet of the west 120 feet thereof.

All Public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Savoy, Ruggles & Bohm, P.A.

Date 27 SEP 96



Mark A. Savoy
Mark A. Savoy RLS #788 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, to be known as "O'REILLY ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The Streets are hereby dedicated to and for the use of the public. All abutter's rights of access to or from Oliver Street over and across the west line of Lot 1, and to or from Lincoln Street 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 Oliver Street at one location, and shall have access to Lincoln Street at one location, as shall be determined by the City Engineer of the City of Wichita, Kansas.

Southwestern Bell Telephone Company

Director-Real Estate Planning-
Design and Construction

Robert O. Dethloff
Robert Dethloff

State of Missouri)
County of St. Louis) SS

The foregoing instrument acknowledged before me, this 11th day of October, 1996, by Robert Dethloff, Director-Real Estate Planning-Design and Construction for Southwestern Bell Telephone Company, on behalf of the Company.

My App't. Exp. 08/05/97

Lynda J. Brand
Lynda J. Brand Notary Public
NOTARY PUBLIC STATE OF MISSOURI
ST. LOUIS COUNTY
MY COMMISSION EXPIRES AUG. 15, 1997

This plat of "O'REILLY ADDITION", Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this 26th day of September, 1996.

Wichita-Sedgwick County Metropolitan Area Planning Commission



John C. Frye 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 , 1996.

Bob Knight Mayor

Pat Burnett City Clerk

Entered on transfer record this day of , 1996

Susan E. Crockett-Spoon County Clerk

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 , 1996, at o'clock M. and is duly recorded.

Pat Kettler Register of Deeds

Ed Resa Deputy

SEDERHOLM COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

September 26, 1996

Mark Savoy
Savoy, Ruggles, & Bohm, P.A.
924 N. Main
Wichita, KS 67203

Re: S/D 96-61 O'REILLY ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 26, 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 September 19, 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: O'Reilly Automotive, Inc., Attn: Kathy Fer, P. O. Box 11567, Springfield, MO 65801
Southwestern Bell Telephone Company, Attn: Shirley North, 220 E. 6th - Room 215, Topeka, KS 66603
Mike Lindebak, City Engineer

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1588
PHONE 316-268-4421
FAX 316-268-4390

September 19, 1996

Mark Savoy
Savoy, Ruggles, & Bohm, P.A.
924 N. Main
Wichita, KS 67203

Re: S/D 96-61 O'REILLY ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 19, 1996, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- ~~A.~~ The applicant shall guarantee any drainage improvements required by the platting of this property.
- ~~B.~~ *Approved along S line of plat*
An existing use (building) at the corner of Oliver and Lincoln is being surrounded by this plat. Sanitary sewer service is apparently being provided by a service line crossing abutting properties and covered by a ten (10) foot utility easement. A 20-foot public easement shall be provided at some location to allow for extension of a public sewer line to that site.
- ~~C.~~ Access control except for one opening shall be granted along Lincoln from this plat.
- ~~D.~~ Additional street right-of-way shall be dedicated rather than contingently dedicated.
- ~~E.~~ 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.)
- ~~F.~~ 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.
- ~~G.~~ Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

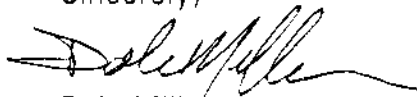
- H. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- I. In accordance with Section 16.04.040 - Permit Fees Item 2a,b (Ord. 42-583) and Section 17.12.065 - payment for connection to water system for properties not included in benefit districts (Ord. 42-584), this property may or may not have been included in a benefit district. The applicant/agent should contact Betty Roark, with OCI at 268-4341 and Chuck Steven, Water & Sewer at 268-4555, to determine whether assessments are due.
- J. The applicant's drainage plan is approved.

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, September 26, 1996 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Dale Miller
Principal Planner

DM:rh

Enclosure: Marked Copy of plat

cc: O'Reilly Automotive, Inc., Attn: Kathy Fer, P. O. Box 11567, Springfield, MO 65801
Southwestern Bell Telephone Company, Attn: Shirley North, 220 E. 6th - Room 215,
Topeka, KS 66603
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

September 26, 1996

STAFF REPORT
(Final Plat Approved 9/19/96)

CASE NUMBER: S/D 96-61 - O'REILLY ADDITION

OWNER/APPLICANT: Southwestern Bell Telephone Company, Attn: Shirley North, 220 E. 6th - Room 215, Topeka, KS 66603

CONTRACT PURCHASER: O'Reilly Automotive, Inc., Attn: Kathy Fer, P. O. Box 11567, Springfield, MO 65801

SURVEYOR/ENGINEER: Mark Savoy, Savoy, Ruggles, & Bohm, P.A., 924 N. Main, Wichita, KS 67203

LOCATION: North of Lincoln and east of Oliver

SITE SIZE: 34,600 ± sq. ft. (0.79 acres)

NUMBER OF LOTS

Residential:

Office:

Commercial: 1

Industrial:

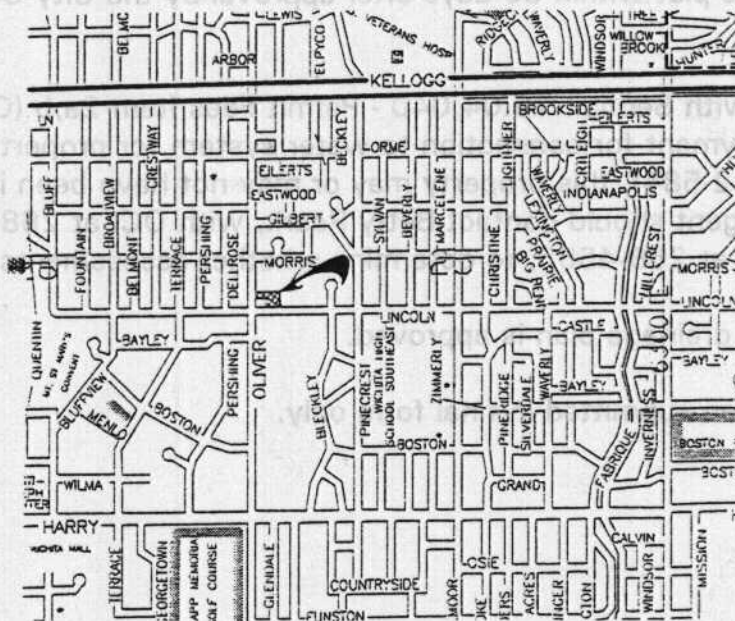
Total: 1

MINIMUM LOT AREA: 30,850 ± sq. ft.

CURRENT ZONING: "L.C."

PROPOSED ZONING:

VICINITY MAP:



NOTE: This plat involves a replat of a portion of an existing Addition (Prestridge). Existing uses are occurring on the portion(s) of the original plat not being included in this replat. In early 1995, a plat (QuikTrip 6th) was submitted for approximately the same area included in this plat, but that plat was never completed.

STAFF COMMENTS:

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. An existing use (building) at the corner of Oliver and Lincoln is being surrounded by this plat. Sanitary sewer service is apparently being provided by a service line crossing abutting properties and covered by a ten (10) foot utility easement. A 20-foot public easement shall be provided at some location to allow for extension of a public sewer line to that site.
- C. Access control except for one opening shall be granted along Lincoln from this plat.
- D. Additional street right-of-way shall be dedicated rather than contingently dedicated.
- E. 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.)
- F. 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.
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- H. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- I. In accordance with Section 16.04.040 - Permit Fees Item 2a,b (Ord. 42-583) and Section 17.12.065 - payment for connection to water system for properties not included in benefit districts (Ord. 42-584), this property may or may not have been included in a benefit district. The applicant/agent should contact Betty Roark, with OCI at 268-4341 and Chuck Steven, Water & Sewer at 268-4555, to determine whether assessments are due.
- J. The applicant's drainage plan is approved.

Note: This plat has been submitted in final form only.