

METROPOLITAN AREA PLANNING  
DEPARTMENT

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

November 10, 1988

Baughman Company, P.A.  
315 Ellis  
Wichita, KS 67202

Re: S/D 88-92 Quicktrip 1st Addition

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on November 10, 1988, the above captioned plat was considered. The action of the Committee was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of November 4, 1988. However, comment G, of said letter, shall read 60 feet of complete access control on MacArthur and Meridian instead of the 70 feet as stated in our letter.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all real estate taxes for 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus  
Junior Planner

RTB:sm

cc: Quicktrip Corporation, c/o David Grooms, 901 N. Mingo,  
Tulsa, OK 74106  
John T. Arnold Associates, c/o Don Arnold, Jr., 150 N. Main,  
Wichita, KS 67202  
Mike Lindebak, City Engineer

**FILE COPY**

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 11/3/88 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 11/16/88

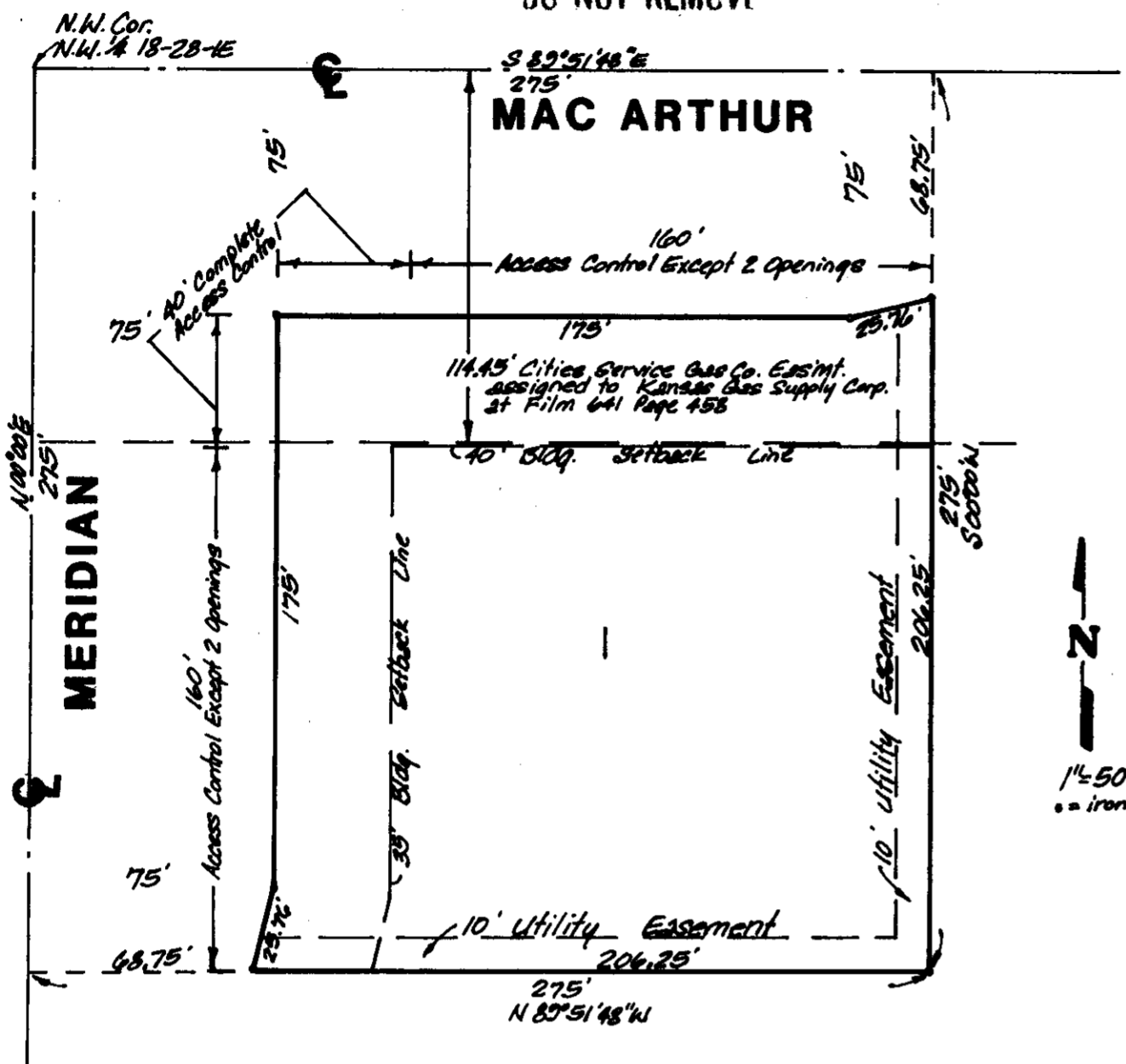
**FINAL PLAT**

**QUIKTRIP 1ST ADDITION**

**OFFICE COPY**

**WICHITA, KANSAS**

DO NOT REMOVE



State of Kansas }  
Sedgwick County } s.s. We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "QUIKTRIP 1ST ADDITION," Wichita, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed described as the west 275 feet of the north 275 feet of the N.W. 1/4 of the N.W. 1/4 of the N.W. 1/4 of Sec. 18, Twp. 28-S, R-1-E of the 6th P.M., Sedgwick County, Kansas.

Date \_\_\_\_\_  
Baughman Company P.A.  
Gregory F. Severns Surveyor

This plat of "QUIKTRIP 1ST ADDITION," Wichita, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this \_\_\_\_\_ day of \_\_\_\_\_ 198\_\_.

Wichita-Sedgwick County Metropolitan Area Planning Commission

\_\_\_\_\_  
~~Chairman~~ *See L. Crockett*  
\_\_\_\_\_  
Marvin S. Krout Secretary

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 streets to be known as "QUIKTRIP 1ST ADDITION," Wichita, Kansas. The streets are hereby dedicated to and for the use of the public. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. All abutters rights of access to or from MacArthur over and across the north line of Lot 1 and to or from Meridian over and across the west line of Lot 1, are hereby granted to the City of Wichita, provided however that Lot 1 shall have access to MacArthur at 2 points within the east 160 feet of the north line of Lot 1 and shall have access to Meridian at 2 points within the south 160 feet of the west line of Lot 1, as shall be determined by the City Engineer of the City of Wichita, Kansas.

QuikTrip Corporation  
\_\_\_\_\_  
Alvin Howerton Vice President

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_ 198\_\_.

\_\_\_\_\_  
Sheldon Kamen Mayor  
\_\_\_\_\_  
Dale E. Rea Deputy City Clerk

State of \_\_\_\_\_ }  
County of \_\_\_\_\_ } s.s. The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 198\_\_, by Alvin Howerton, Vice President of QuikTrip Corporation, on behalf of the corporation.

My App't Exp. \_\_\_\_\_  
\_\_\_\_\_  
Notary Public

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_ 198\_\_.

\_\_\_\_\_  
Don Wright County Clerk

State of Kansas }  
Sedgwick County } s.s. This is to certify that this plat has been filed for record in the office of the Register of Deeds this \_\_\_\_\_ day of \_\_\_\_\_ 198\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M; and is duly recorded.

\_\_\_\_\_  
Pat Kettler Register of Deeds  
\_\_\_\_\_  
Ed Resa Deputy

November 10, 1988

STAFF REPORT  
(Final Plat)

CASE NUMBER: S/D 88-92 QUICKTRIP 1ST ADDITION

OWNER/APPLICANT: Quicktrip Corp., c/o David Grooms, 901 N. Mingo, Tulsa, OK 74106

SURVEYOR/ENGINEER: Baughman Co., P.A.

LOCATION: S.E. Corner of MacArthur Road & Meridian

SITE SIZE: 1.7 Acres

NUMBER OF LOTS

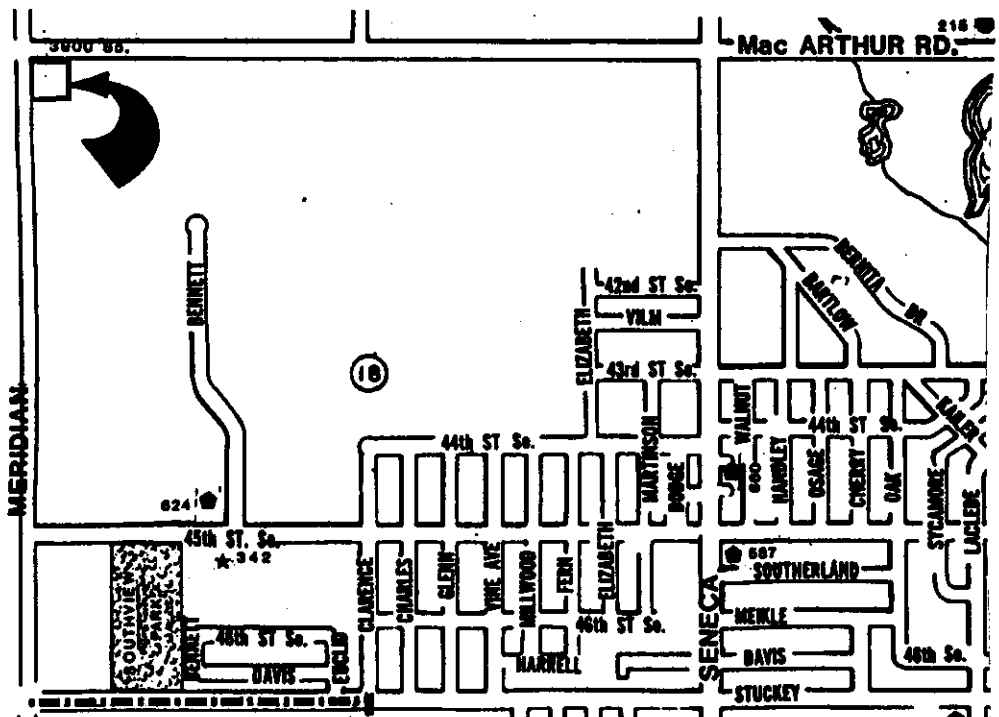
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 40,156 sq. ft.

CURRENT ZONING: "LC"

PROPOSED ZONING: "LC"

VICINITY MAP:



- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The applicant shall submit a copy of the instrument which establishes the Cities Service Gas Line Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- E. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- F. The applicant shall obtain by separate instrument, the off-site utility easement, required for the extension of sanitary sewer to this site. This instrument shall be submitted, for recording, with the final plat tracing.
- G. On the final plat tracing, complete access control shall be shown across the west 70 feet of Lot 1 to MacArthur and across the north 70 feet of Lot 1 to Meridian. Access control except for one opening shall be indicated to MacArthur and also to Meridian for the remainder of Lot 1.
- H. On the final plat, the MAPC chairman's signature block shall be amended to indicate the newly appointed chairman, Sue L. Crockett.
- 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).
- L. Recording of the plat within 30 days after approval by the City Council.