# QUIKTRIP STORE NO. 167, 1ST PLAT, LOT 1

*A Replat of a Portion of Lots 2, 3, 4, 5, 6 & 7, CO-OP SUBDIVISION, a subdivision in Lawrence, Douglas County, Kansas*

### Surveyor's Certification:

I hereby certify that the platted area and the location map shown hereon are the true and accurate results of a field survey performed on the ground under my direct supervision occuring on or before November, 2004.

Patrick E. Liposchak, LS-826 — Date

### Legal Description:

All that part of Lots 2, 3, 4, 5, 6 & 7, CO-OP SUBDIVISION, a subdivision in Lawrence, Douglas County, Kansas, according to the recorded plat thereof, being in the Southwest Quarter of Section 5, Township 13 S., Range 20 E., more particularly described as follows:

Commencing at the Southwest Corner of the Southwest Quarter of Section 5 in said City, County and State; thence North 01 degrees 57 minutes 11 seconds West along the West Line of the Southwest Quarter of said Section 5, a distance of 73.80 feet; thence North 88 degrees 36 minutes 01 seconds East parallel with the Centerline of 23rd Street, also known as Kansas Highway No. 10, as now established, a distance of 33.00 feet to the Southwest Corner of Lot 5, CO-OP SUBDIVISION and the North Right-of-Way Line of said 23rd Street (Kansas Highway No. 10); thence North 88 degrees 36 minutes 01 seconds East, continuing along said North Right-of-Way Line, being also along the South line of said Lot 5, a distance of 17.00 feet to a point on the East Right-of-Way Line of Haskell Avenue, as established by Condemnation Case No. CV 25634 and the Point of Beginning of the tract of land to be herein described; thence North 01 degrees 57 minutes 11 seconds West along said East Right-of-Way Line, a distance of 260.16 feet to a point on the South line of the North 40 feet of said Lot 7 as described by Deed in Book 197, Page 164; thence North 88 degrees 02 minutes 49 seconds East, along a line 40.00 feet South of and parallel with the North line of said Lot 7, a distance of 268.00 feet to a point 40 feet South of the North line of Lot 2, CO-OP SUBDIVISION; thence South 01 degrees 56 minutes 59 seconds East, a distance of 262.75 feet to a point on the South line of said Lot 4, being also a point on the North Right-of-Way line of said 23rd Street (Kansas Highway No. 10), as now established; thence South 88 degrees 36 minutes 01 seconds West along the North line of said 23rd Street (Kansas Highway No. 10) and also along the South line of said Lots 4 and 5, a distance of 268.00 feet to the Point of Beginning. Said tract contains 70,069 square feet or 1.609 acres, more or less.

### Dedication:

The undersigned proprietors of the above described tract of land has caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as "QUIKTRIP STORE NO. 167, 1ST PLAT, LOT 1"

The highway and streets as shown on this plat and not heretofore dedicated to public use as thoroughfares are so hereby dedicated, except as shown on this plat.

An easement is hereby granted to the City of Lawrence, Kansas, to locate, construct, and maintain, or to authorize the location, construction, maintenance and use of conduits, water, gas pipes, sanitary sewers, storm drains, underground cable, transformer pads, poles, wires, anchors and all or any of them over, under and along those areas on this plat marked "Utility Easement", or "U/E" except that where such rights-of-way are marked for a particular purpose, the use thereof shall be limited to that purpose only.

Areas designated as "Landscape Setback" are hereby dedicated to the public for the purpose of installation and maintenance of landscape plantings, visual screening berms and the like. No fence, wall, planting, structure or other obstruction may be placed on or maintained in said landscape setback without the approval of said city engineer of the City of Lawrence. The lawn portion of such L.S. area shall be maintained continuously by the owner of any such lot across which a L.S. is dedicated.

In testimony whereof the undersigned has caused these presents to be signed by their respective officers duly authorized to do so.

By: QuikTrip Corporation an Oklahoma corporation

By: _____
James D. Marchesano, Vice President of Store Development

### Acknowledgment:

State of Kansas
County of Douglas

Be it remembered that on this _____ day of _____, 2004, before me, the undersigned, a Notary Public, in and for said County and State, came QuikTrip Corporation, James D. Marchesano, Vice President of Store Development, who is personally known to me to be the same person who executed the foregoing instrument of writing and duly acknowedge the execution of the same.

In witness whereof, I have hereunto set my hand and affixed my seal on the day and year last written above.

Notary Public

My commission expires

### Endorsements:

Approved by:
City of Lawrence Planning Commissions
Douglas County, Kansas

Chairperson — Date
John Hasse

Rights of Way and Easements Accepted by:
City Commission, Lawrence, Kansas

Mayor — Date
Mike Rundle

City Clerk — Date
Frank S. Reeb

### Filing Record:

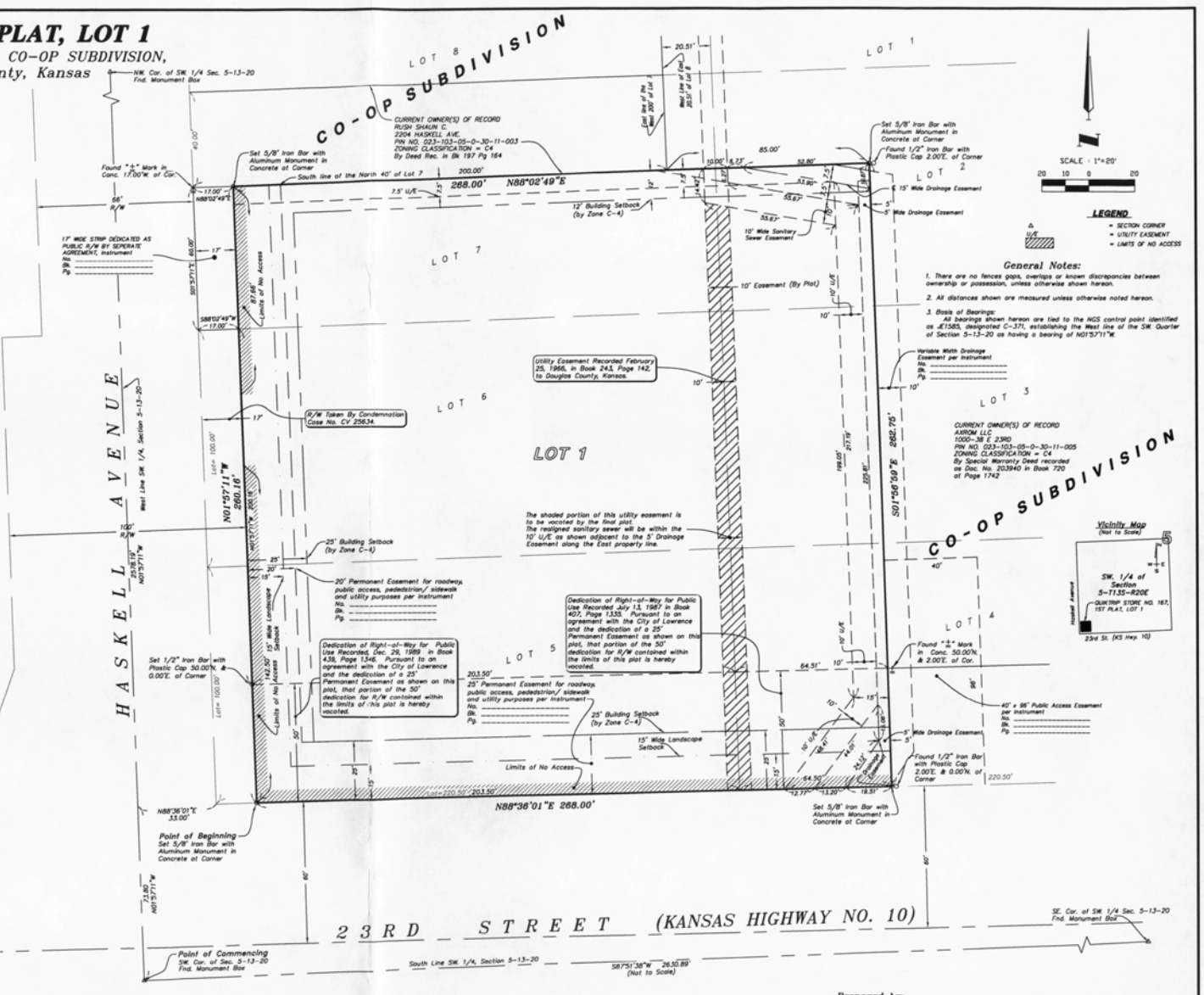
State of Kansas
County of Douglas

This is to certify that this instrument was filed for record in the office of the Douglas County Register of Deeds on this _____ day of _____ 2004 and is duly recorded at _____ a.m./p.m.; Plat Book _____ Page _____

Register of Deeds — Date
Kay Pesnel

Reviewed in compliance with K.S.A. 58-2005

Michael D. Kelly, LS-869 — Date
County Surveyor




### General Notes:

1. There are no fences gaps, overlaps or known discrepancies between ownership or possession, unless otherwise shown hereon.
2. All distances shown are measured unless otherwise noted hereon.
3. Basis of Bearings:
   All bearings shown hereon are tied to the NGS control point identified as JE1585, designated C-371, establishing the West line of the SW. Quarter of Section 5-13-20 as having a bearing of N01°57'11"W.

303186
(5-13-20)
Lawrence, Douglas Co., Kansas
303186FPA.DWG SURVEY CD 2004 (JAC)


Prepared by:
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OTHER OFFICE LOCATIONS:
Iola, KS — Chillicothe, MO — Kansas City, MO
Overland Park, KS — Macon, MO
CIVIL ENGINEERS • ELECTRICAL ENGINEERS • MECHANICAL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS • LAND PLANNERS