

City of Wichita  
**CITY COUNCIL WORKSHOP**

July 3, 2001

Friends University Board of Trustees Room

9:30 a.m.

**Tentative Workshop Discussion**

**1. Subdivision Drainage –**

**Suggested Time: 30 Minutes**

The City has received a request to accept a rededication (assumption of maintenance responsibilities) of the drainage channels in the Beacon Hill Subdivision. Under the proposal, the City would take over the maintenance – once the ditches are returned to the condition they were at the time of the transferal to the development. The Beacon Hills platting requirements now place the maintenance of this drainage area to be the responsibility of the property owners. There are literally hundreds of these situations existing throughout the City. Should the City Council decide for the City to assume this maintenance responsibility, it would require an annual expense of approximately \$1.3 million for 1,086 acres of lakes and 584 acres of drainage areas.

**2. Water Quality Study – Arkansas River –**

**Suggested Time: 45 Minutes**

The City has contracted with HDR Engineering to study segments of the Lower Arkansas River Basin to determine the presence of harmful pollution by identifying cause, compiling available water quality data, establishing models to identify pollution entry and forecasting, formulating a river improvement plan, and helping develop a public education program. The consultants will be present to review the first phase of the Study.

**3. Preliminary Plans– River Corridor -**

**Suggested Time: 40 Minutes**

The City Council has previously approved the overall river improvement concept plans. The consultants were retained to proceed with construction plans for the first phase of the corridor plan, including that portion of the river in the area of Exploration Place, Keeper of the Plains area, and including the proposed new Amphitheater. The consultants will provide an overview of the plan being engineered.

**4. Day Reporting Facilities -**

**Suggested Time: 20 Minutes**

The City Council approved an ordinance regulating Day Reporting Centers on May 8, 2001. Since this time, Staff has been working with the State and its management firm to select an appropriate site for such facilities. A number of sites (over 50) were identified, but because of the siting criteria and other reasons, were not advanced. Several sites appear to have more positive (than negative) features. These sites include the McLean site and the Bridgeport area. An approach that may have merit is for the City (Public Building Commission) to construct a facility and lease it to the State for use to house these probationary services. Direction is needed from the City Council on whether or not it would support a public-financed facility for this use.

**5. Other Items, Time Permitting -**

**NOTE: The City Council will recess into Executive Session on matters to be announced by the City Attorney**

**Carrier, Christopher**

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**From:** Lackey, Stephen  
**Sent:** Monday, July 02, 2001 11:40 AM  
**To:** Lindebak, Mike; Robson, Monty ; Carrier, Christopher  
**Subject:** Workshop tomorrow

**Sensitivity:** Private

9AM....Beacon Hill request. Mike/Chris, tell me where we have had public dedications turned into private responsibilities in the past. Chris, as stated before, we need to show annual costs for Beacon Hill as well as city wide.

11AM.....Riverbank improvements..... Amphitheater/first phase only. Play down the expense, show 1st phase and amphitheater. 40 minutes....10-15 minute presentation. The rest is for discussion time.

Workshop at Friends University, Casado Building....powerpoint set. Visit there today or in the morning prior to 8:30. We will wait outside the meeting room for us to be called for our turn.

## Carrier, Christopher

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**From:** Carrier, Christopher  
**Sent:** Tuesday, May 22, 2001 2:55 PM  
**To:** Strahl, Neil  
**Cc:** Krout, Marvin ; Lackey, Stephen  
**Subject:** Beacon Hill Ditches


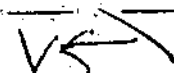
**Sensitivity:** Private

Don't know what the schedule is for this to get on a planning agenda, but I don't want this to slip through the cracks. The Public Works Department is opposed to the city accepting the rededication of these ditches. If we were to do this, there are many more throughout the city that may ask us to do the same thing for them. We do not have the manpower or equipment to maintain these areas. This is the reason we set those up to be maintained by homeowners associations when they are platted.

I also see another flaw in the documents. We told them that, no matter what else, we would not accept anything that had a lake on it. I see no exception for the lakes unless the descriptions go around the lakes, which I have no way of telling.

DEPARTMENT OF PUBLIC WORKS  
Office of Director  
Route Slip

DATE 5-22-01

<u>TO</u>	<u>FROM</u>	<u>INSTRUCTIONS</u>
	<del>X</del>	LACKBY _____ APPROVAL
_____	_____	HENRY _____ AS REQUESTED
_____	_____	GROHN _____ INFORMATION
_____	_____	LINDEBAK _____ INVESTIGATE
_____	_____	PAJOR _____ PREPARE REPLY
_____	_____	WILLIAMS _____ SEE ME
<del>X</del> 	_____	CARRIER _____ SIGNATURE

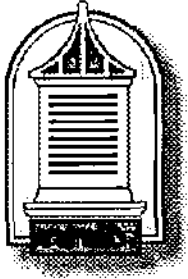
RESPONSE DUE: \_\_\_\_\_

COMMENTS:

Do we K  
this guy  
They need  
know th

WE DO NOT  
ACCEPT THE  
DEDICATION.

RECEIVED  
MAY 22 2001



## Beacon Hill Owners Association

2945 E. Beacon Hill Road  
Wichita, Kansas 67220

<http://www.beaconhill-wichita.com>

# COPY

May 18, 2001

Neil Strahl  
Senior Planner, Current Plans Division  
Wichita - Sedgwick County  
Metropolitan Area Planning Department  
455 North Main - 10<sup>th</sup> Floor  
Wichita, Kansas 67202

*Re: Rededication Proposal*

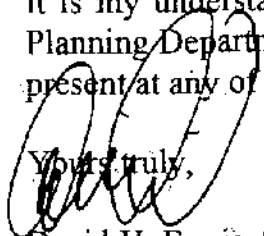
Dear Neil:

Please find enclosed the following:

1. Drainage Easement containing legal description approved by the Beacon Hill Owners Association
2. Formal legal description prepared by Terra Tech Land Surveying, Inc.
3. Formal Plat superimposed over aerial photograph of Beacon Hill Subdivision

It is my understanding you will bring this matter before the various committees in the Planning Department and keep me advised of developments. If it is possible for me to be present at any of these meetings, please advise.

Yours truly,

  
David H. Farris, Secretary  
Beacon Hill Owners Association

DHF/th

c: Chris Cherches  
Chris Carrier

RECEIVED  
MAY 21 2001

## DRAINAGE EASEMENT

THIS EASEMENT is made and granted this 18 day of May, 2001, by Beacon Hill Owners Association (the "Grantor") to the city of Wichita, Kansas (the "City").

WITNESSETH: That the Grantor, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt of whereof is hereby acknowledged, does hereby grant and convey unto the City a perpetual right-of-way and easement for the purpose of constructing, operating, maintaining, and repairing a storm water drainage system over, along, and under the following described real estate situated in Wichita, Sedgwick County, Kansas, to wit:

**TRACT 1:** a 50' side strip of land, being a portion of Reserve "B", as platted in "BEACON HILL" an Addition to Wichita, Sedgwick County, Kansas, being described as follows: **Beginning** at a point on the South line of the Northwest Quarter of Section 1, Township 27 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas, which is at an assumed bearing of South 88°46'06" West, a distance of 1475 feet from the Center of said Section 1; thence North 0°39'44" West, a distance of 295 feet; thence North 25°20'46" East, a distance of 210 feet; thence North 34°20'16" West, a distance of 150 feet; thence North 13°50'46" East, a distance of 280 feet; thence North 0°39'14" West, a distance of 1165 feet to the **Point of Terminus**.

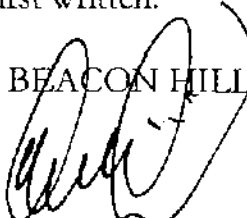
**TRACT 2:** a 50' wide strip of land, being a portion of Reserve "A", as platted in "THE COURTS II" an Addition in Wichita, Sedgwick County, Kansas, being described as follows: **Beginning** at a point on the South line of the Northeast Quarter of Section 1, Township 27 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas, which is at an assumed bearing of North 88°51'23" East, a distance of 565 feet from the Center of said Section 1; thence North 0°43'07" West, a distance of 105 feet; thence North 10°16'53" East, a distance of 165 feet; thence North 36°18'13" East, a distance of 275 feet; thence North 7°43'07" West a distance of 190 feet; thence North 12°46'53" East, a distance of 70.53 feet to the **Point of Terminus**. The exterior limits of this description shall be extended or subtended to their points of intersection with the exterior limits of the following described tract.

**TRACT 3:** A 50' wide strip of land, being a portion of Reserve "A", as platted in "THE COURTS II" an Addition to Wichita, Sedgwick County, Kansas, being described as follows: Commencing at a point on the South line of the Northeast Quarter of Section 1, Township 27 South, Range 1

East of the Sixth Principal Meridian, Sedgwick County, Kansas, which is at an assumed bearing of North 88° 51' 23" East, a distance of 1325.83 feet from the Center of said Section 1; thence North 0° 41' 55" West, a distance of 250 feet to the **Point of Beginning**; thence North 49° 37' 53" West, a distance of 645 feet; thence North 39° 49' 53" West, a distance of 1145 feet; thence North 62° 55' 47" West, a distance of 831.87 feet; thence North 87° 39' 14" West, a distance of 445 feet to the **Point of Terminus**, being 85 feet South of the most Northerly corner of Reserve "A" as platted in "THE COURTS II" an Addition to Wichita, Sedgwick County, Kansas. The exterior limits of this description shall be extended or subtended to their points of intersection with the East line of Beacon Hill Street as platted in "THE COURTS II", an Addition to Wichita, Sedgwick County, Kansas.

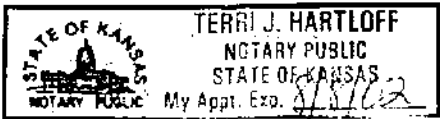
This easement does not include a right-of-way over land occupied by a permanent structure and the City is hereby granted the right to enter upon said premises at any time for the purpose of constructing, operating, maintaining and repairing such storm water drainage system.

IN WITNESS WHEREOF: The Beacon Hill Owners Association has executed this Easement the day and year first written.

BEACON HILL OWNERS ASSOCIATION  
  
\_\_\_\_\_  
David H. Farris, Secretary

STATE OF KANSAS            )  
COUNTY OF SEDGWICK    )

This instrument was acknowledged before me on May 18, 2001, by David H. Farris, Secretary, Beacon Hill Owners Association.



  
\_\_\_\_\_  
Notary Public

My Commission Expires:  
8/8/02

May 16, 2001

File #2001084

**Legal Descriptions for  
Conveyance in Section 1,  
T27S, R1E of the 6th P.M., Sedgwick County, Kansas**

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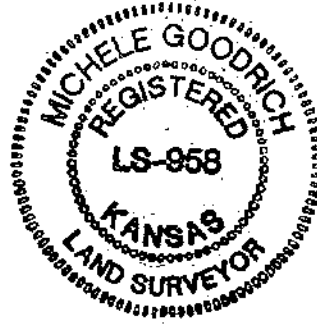
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These legal descriptions were prepared by Terra Tech Land Surveying, Inc. and are true and correct according to the information of record and to the best knowledge and belief of the corporation.

TERRA TECH LAND SURVEYING, INC.

  
Michele Goodrich 5-16-01 LS #958



This document should contain a crimped seal and the surveyor's signature in blue ink. If it does not, it is a copy that should be assumed to contain unauthorized alterations. The certification on this document shall not apply to any copies.

## Carrier, Christopher

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**From:** Carrier, Christopher  
**Sent:** Friday, May 18, 2001 4:09 PM  
**To:** Lackey, Stephen  
**Subject:** FW: Beacon Hill Addition

**Sensitivity:** Private

FYI. I never heard anything from the Manager after he met with Mr. Ferris. Please advise.

-----Original Message-----

**From:** Krout, Marvin  
**Sent:** Friday, May 18, 2001 3:43 PM  
**To:** Cherches, Chris  
**Cc:** Carrier, Christopher ; Strahl, Neil  
**Subject:** FW: Beacon Hill Addition  
**Sensitivity:** Private

The Beacon Hill HOA officially turned in their application to dedicate this drainage area. Our schedule would put this item on the agenda of MAPC's Subdivision Committee on June 14, full MAPC on June 21, and City Council after that. I know that after we brought this issue to your attention last month, Chris Carrier attempted to estimate the potential maintenance cost to the City if this became a precedent for other subdivisions, because we tried to help him with that. But I have not heard anything since.

Is this something that you have discussed with the City Council? We will essentially look to Public Works for a recommendation on this request -- do you have advice? MK

-----Original Message-----

**From:** Strahl, Neil  
**Sent:** Friday, May 18, 2001 3:32 PM  
**To:** Krout, Marvin  
**Subject:** RE: Beacon Hill Addition  
**Sensitivity:** Private

I just received dedication document today for the drainage easement discussed below. Should I schedule this for the next S/D Meeting?

-----Original Message-----

**From:** Krout, Marvin  
**Sent:** Thursday, April 19, 2001 5:22 PM  
**To:** Strahl, Neil ; Moshier, Doug  
**Subject:** RE: Beacon Hill Addition  
**Sensitivity:** Private

I think that if Beacon Hill wants to pursue this, they could go to the Council and make the request. So probably it makes sense to take it through the S/D committee and MAPC first for recommendations. Which then leads to the question: since this is a "bigger" question than just Beacon Hill, because it would be a precedent for other subdivisions, the Council might want it to go to DAB 1, or even to all the DABs for their recommendations. So, bottom line: let me brief the Manager and see how he and the Council want to handle it.

Doug: I think you sat in this discussion this morning -- any other thoughts? MK

-----Original Message-----

**From:** Strahl, Neil  
**Sent:** Thursday, April 19, 2001 2:36 PM  
**To:** Krout, Marvin  
**Subject:** RE: Beacon Hill Addition  
**Sensitivity:** Private

Beacon Hill representative informed me that the City does not want to acquire this Reserve. However, he intends to send me the dedication document anyway, and requests that I send it through the usual channels ... SD

Committee, MAPC, City Council.

Please verify the situation.

-----Original Message-----

**From:** Strahl, Neil  
**Sent:** Monday, April 16, 2001 4:53 PM  
**To:** Carrier, Christopher  
**Subject:** Beacon Hill Addition  
**Sensitivity:** Private

Chris:

Please confirm.

As I understand it, the drainage reserve (Reserve B) - currently owned and maintained by the Beacon Hill Homeowners Association - will be taken over by the City. This would require the Homeowners' Assn to dedicate Reserve B to the City and maintained as a Drainage Dedication.

***Neil Evan Strahl***  
*MAPD, Current Plans Div.*  
*ext. 4459*

CITY OF WICHITA  
**INTERDEPARTMENT ROUTING SLIP**  
MAIL STATION

- 1. Chris [Signature] 1-81
- 2. \_\_\_\_\_
- 3. \_\_\_\_\_

- YOUR INFORMATION  NECESSARY ACTION
- INVESTIGATE AND REPORT  FOR YOUR FILES
- YOUR RECOMMENDATIONS OR COMMENTS  FOR YOUR SIGNATURE
- RETURN TO \_\_\_\_\_

REMARKS: Re: Dod 2001-14  
Drainage Permit

SIGNED: \_\_\_\_\_  
DEPT.

DATE \_\_\_\_\_  
9000-012 4/97  
... case was deferred indefinitely.

If you have any questions, please call at 268-4421.

Neil Evan Strahl

Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch

Copies to: Beacon Hill Owners Association, 2945 E. Beacon Hill Road, Wichita, KS 67208  
Mike Lindebak, City Engineer, Public Works Department, Mail Stop 1-71  
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1144 S. Seneca, Wichita, KS 67213



tan Area Planning Department

RECEIVED  
JUN 18 2001

... Metropolitan Area Planning Commission, ... requested dedication request was considered. At the request

File -  
Beacon Hill  
Ditches

## **Carrier, Christopher**

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**From:** Krout, Marvin  
**Sent:** Friday, April 20, 2001 9:02 AM  
**To:** Cherches, Chris  
**Cc:** Lackey, Stephen ; Carrier, Christopher ; Moshier, Doug ; Trail, Ray; Cassady, Terry  
**Subject:** question on Beacon Hill drainage ditches

**Sensitivity:** Private

Yesterday, Chris Carrier brought the DCC an issue concerning the Beacon Hill subdivision (south of 29th and east of Oliver, in District 1). Drainage ditches were constructed years ago on this property, to facilitate off-site development. Then, when this area was platted, the ditches were made part of "reserve" area that is maintained by the homeowners' association. This has been the common practice for handling drainage areas for subdivisions for the past 20 years.

The ditches have not been properly maintained by the homeowners over the years, and it's overgrown and impossible to mow. The homeowners' association approached the Stormwater division, asking the City to accept the dedication of the ditches, so the City would be responsible. Stormwater said no, in part because of the current condition. So the homeowners' association has agreed to contract for \$30,000 to put the ditches in a condition that it can be mowed in the future. The question for the DCC was "should the City agree to let the homeowners' dedicate the drainage to the City, and let the City be responsible for future maintenance? The DCC yesterday said no, unanimously.

Concerns were that this would set a precedent for other subdivisions all over the City to take over their maintenance responsibilities. Currently, the plats say that the homeowners are responsible for these reserves, and that if necessary, the City could come in and clean it out and assess the homeowners for that cost. But if we take over drainage areas all over the City, that will be a large budget cost. Also, while in a few cases, the drainage areas may be areas that the City (parks) could take advantage of as part of the open space system, create new trails, etc. in most cases that will not be the case.

The homeowners' association learned of the DCC decision, and they want to "appeal" it, to the City Council. Typically, we would take something like this through the Subdivision Committee of MAPC and the full MAPC -- it's a subdivision-related item. But in this case, because of the implications that are citywide, I thought you need to consider how best to deal with it. Maybe a Council workshop, and maybe Councilmembers would want to take the issue to their DABs for discussion, as well as through MAPC.

Let me know if you need more information about this -- map, etc. MK

## **Carrier, Christopher**

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**From:** Carrier, Christopher  
**Sent:** Monday, April 23, 2001 4:45 PM  
**To:** Cherches, Chris  
**Cc:** Lackey, Stephen  
**Subject:** Beacon Hill Ditches

**Sensitivity:** Private

I've been working on the questions you asked. Don't have all the answers yet, but will tomorrow. What I have so far is that there's about 17 acres of dedication in Beacon Hill, not counting the lakes. I estimate that we'd spend about \$8,600 per year on maintenance, of which \$5,800 is for just 6 mowings. The rest is for periodic debris removal, erosion repairs, etc.. Let you know more tomorrow.

## **Carrier, Christopher**

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**From:** Carrier, Christopher  
**Sent:** Tuesday, April 24, 2001 1:58 PM  
**To:** Cherches, Chris  
**Cc:** Lackey, Stephen  
**Subject:** Beacon Hill Ditches

**Sensitivity:** Private

Here's all I can add to yesterdays em on maintenance costs.

In 1975 and 1980, the City received "right of way and easements" from Stelbar Oil Corporation for the land where the ditches are. According to Mike Lindebak, ditch improvements were then made so that the areas south of Beacon Hill could drain. From then until 1986, the City maintained the ditches. Beacon Hill was platted in 1986 and, as a part of that process, the ditch areas were platted in reserves and the plat calls for the homeowners association to maintain them. Although I can't tell for sure, this was probably done because that's our standard requirement as opposed to something they may have wanted. Anyway, that's where it stands today.

As far as the number of similar reserves we may have city wide, I have checked with the Planning Department and GIS and neither has in place anything that would reliably track this. So, the best we can do is guess using some judgment. So, if there are about 600 acres out there like this, it would cost us about \$ 250,000 to \$ 300,000 per year to maintain them. If we were ever to start including the lakes in this, the number would jump considerably.

That appears to be the best we can do. Hope that helps some.

## Carrier, Christopher

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**From:** Lackey, Stephen  
**Sent:** Monday, April 23, 2001 6:52 AM  
**To:** Carrier, Christopher  
**Subject:** RE: Drainage ditches.

*Not-4459  
Reserve Areas?*

Please do research and develop response to the Manager. Thanks.

-----Original Message-----

**From:** Cherches, Chris  
**Sent:** Sunday, April 22, 2001 8:50 PM  
**To:** Lackey, Stephen ; Carrier, Christopher  
**Cc:** Lindebak, Mike ; Raine, Rob  
**Subject:** Drainage ditches

Re-Beacon Hill Drainage Ditches

Steve/Chris

This issue has a significant impact. Logically, one could argue the city should control and maintain drainage. However, I am glad the city has this policy of private.

Several questions:

1. How did we transfer the drainage ditch to Beacon Hills as a reserve? Did we exchange titles? Or, did we ever own it? The files have letter in it that says "were once owned and maintained by the city...when B/H developed, they were rededicated to the developer..."??
2. If politics are such - that council would agree to take over, what would be your guess as to the annual cost impact to City?
3. What would be your guess if this precedent was set, the cost annually for maintaining all major drainageways in the city? (I need some budget ammo to convince council not to give into the pressure).

Thx

## Carrier, Christopher

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**From:** Krout, Marvin  
**Sent:** Monday, April 23, 2001 2:08 PM  
**To:** Carrier, Christopher  
**Cc:** Lackey, Stephen ; Strahl, Neil  
**Subject:** RE: Beacon Hill Ditches

**Sensitivity:** Private

I'm going to give you a wild, uneducated guess, and then wait til Neil comes back also.

Say we have 20 new urban residential plats per year, with an average of 60 lots on 20 acres in each subdivision. That would be 400 new acres platted per year.

Say that 8% of that acreage, or about 32 acres per year, is platted into reserves for drainage purposes (includes ponds, ditches, creeks).

Say that the preference to plat these as private reserves is 20 years old; that's 20 years times 32 acres, for a total of 640 acres.

Realistically, the higher end subdivisions are going to be able to continue maintenance and will not want any "public access"; other subdivisions will do what Beacon Hill wants to do, which is give up their ditches but not their lakes. Also, there have been subdivisions platted without any land dedicated to surface drainage, and some others where we have still accepted dedications in the platting process.

Assume that if the City agrees to accept dedications of drainage reserves, 1/4 of the 640 acres in these reserves would eventually convert to city ownership; that would amount to 160 acres.

-----Original Message-----

**From:** Carrier, Christopher  
**Sent:** Monday, April 23, 2001 1:21 PM  
**To:** Krout, Marvin  
**Cc:** Lackey, Stephen  
**Subject:** Beacon Hill Ditches  
**Sensitivity:** Private

The Manager wants some info. on this situation. Is there any way to quickly come up with an educated guess as to how many acres of privately maintained reserves we have in the city? I have an estimate as to what it costs each year to maintain an acre of drainage row, but need to know what's out there. I tried to call Neil S., but he's off today. Any suggestions?

## Carrier, Christopher

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**From:** Krout, Marvin  
**Sent:** Tuesday, April 24, 2001 8:52 AM  
**To:** Carrier, Christopher  
**Cc:** Strahl, Neil ; Miller, Dale  
**Subject:** RE: Beacon Hill Ditches

**Sensitivity:** Private

We talked about GIS, and no I don't see that helping. There is no way to pull out the category "land platted as reserve for drainage purposes", and a lot of reserve area is not for drainage purposes. Neil and Dale are tied up this morning, will take a look further later today.

Here's a more conservative number: based on Beacon Hill, assume 15% of acreage in drainage reserves;  $0.15 \times 400/\text{year} \times 20 \text{ years} = 1200$  acres. Say that 1/3 rather than 1/4 of that land will have homeowners wanting to dedicate:  $1200/3 = 400$  acres potential maintenance cost. Like that number better?!

-----Original Message-----

**From:** Carrier, Christopher  
**Sent:** Tuesday, April 24, 2001 8:07 AM  
**To:** Krout, Marvin  
**Subject:** Beacon Hill Ditches  
**Sensitivity:** Private

When you get a chance, please get with Neil about the estimate we discussed yesterday. Need to know something this am. Do you think GIS would have a way to get to this?

## Carrier, Christopher

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**From:** Wilkerson, Lori  
**Sent:** Tuesday, April 24, 2001 8:33 AM  
**To:** Carrier, Christopher  
**Subject:** Platted Reserves

**Importance:** High  
**Sensitivity:** Private

These figures are purely a guesstimate based on the information we have. The information came from the CAMA database, so no guarantee's about the accuracy. We queried for all platted reserves and this is what we came up with:

8.19 square miles in Wichita, or 5,243 acres.

BEACON HILL DITCHES:

Ditch Area =  $1312 \times 110 \Rightarrow 3.31 \text{ Ac}$

Beacon Hill Plat Approved: 1986

$660 \times 95 \Rightarrow 1.44 \text{ Ac}$

$600 \times 120 \Rightarrow 1.65 \text{ Ac}$

$828 \times 100 \Rightarrow 1.96 \text{ Ac}$

$1440 \times 150 \Rightarrow 4.96 \text{ Ac}$

$600 \times 100 \Rightarrow 1.38 \text{ Ac}$

Total: 17.2 Acres

Mowing Cost:  $17.2 \text{ Ac} \times 6 \text{ mowings} \times \$56^{\text{00}} \text{ per Ac} = \$5,779.20$

Debris Removal @ 29<sup>th</sup>:  $2 \text{ Loads} \times 2 \text{ Times per yr} \times 10 \text{ CY/Load} \times 21^{\text{00}} \text{ CY} = \$840.00$

Misc: Lump Sum = \$2,000.00

Est. Yearly Maint. Cost: \$3,600 per year  
(\$500<sup>00</sup> per Ac per year)

HISTORY:

1985? Mike: When area to S. developed, they improved ditches to north in a farm field - probably a part of a site assess project. Obtained drainage R.O. with Beacon Hill = did plat - they included as reserves.

Ken B: Ditches became projects through the Platting process. Pull plat & look at text.

Bob: met with Ken B when HOA wanted to take it over, we did maintain - mow, erosion repair, etc. maintained 5 to 8 years.

Entire City: Merit Estimates 400 Ac ±

GIS Shows 5,243 Ac, but some are lg. parcels at Airport, Etc.

So, Guess at 600 Ac

Market Cost is:  $600 \text{ Ac} \times 440^{\text{€}}/\text{Ac/yr} \Rightarrow \text{€ } 264,000 \text{ per yr}$

Approved by Board of Commissioners  
NOV 4 1975

DRAINAGE EASEMENT

PLM 165-141-1332

THIS EASEMENT made this 20th day of October, 1975

by and between STELBAR OIL CORPORATION, INC., of the first part and the City of Wichita on the second part.

WITNESSETH: That the said first part v, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey unto the said second party a perpetual right-of-way and easement for the purpose of constructing, maintaining, and repairing drainage system according to the plans and specifications now on file in the office of the City Engineer of the City of Wichita, Kansas, over, along and under the following described real estate situated in Sedgwick County, Kansas: to wit:

Drainage easement in the Northwest Quarter, Section 1, Township 27 South, Range 1 East of the 6th P.M. more fully described as: Beginning at a point forty (40) feet south and one hundred sixteen and twenty-seven hundredths (116.27) feet west of the northeast corner of the Northwest Quarter of the Northwest Quarter of Section 1, Township 27 South, Range 1 East of the 6th P.M.; thence in a southerly direction parallel to the east line of the Northwest Quarter of the Northwest Quarter of Section 1 a distance of fifty-nine and one hundredth (59.01) feet; thence with an angle to the left of seven (7) degrees, fifty-six (56) minutes, forty-five (45) seconds a distance of one hundred ninety-one hundredths (100.91) feet; thence with an angle to the left of fifteen (15) degrees, fifty-three (53) minutes, thirty (30) seconds a distance of one hundred and ninety-one hundredths (100.91) feet; thence with an angle to the left of seven (7) degrees, fifty-six (56) minutes, forty-five (45) seconds a distance of two hundred ten and thirty-four hundredths (210.34) feet; thence with an angle to the left of thirteen (13) degrees, thirty-one (31) minutes, fifty-three (53) seconds a distance of one hundred fifty-five and seventy-eight hundredths (155.78) feet; thence with an angle to the right of forty-five (45) degrees, eighteen (18) minutes and fifty-three (53) seconds for a distance of one thousand and one hundred seventy-nine and eighty hundredths (1179.80) feet; thence around a circular curve to the right whose central angle is thirty-five (35) degrees, thirty-nine (39) minutes, fifty-four (54) seconds and has a radius of seven hundred forty and thirty-nine hundredths (740.39) feet and a chord distance of four hundred fifty-three and forty-seven hundredths (453.47) feet; thence with an angle to the left seventeen (17) degrees, forty-nine (49) minutes, fifty-seven (57) seconds from said chord a distance of two and forty-five hundredths (2.45) feet; thence with an angle to the right of twenty-six (26) degrees, zero (0) minutes, zero (0) seconds a distance of one hundred eighty-five and eight hundredths (185.08) feet; thence with an angle to the left of eighteen (18) degrees, twenty-five (25) minutes, zero (0) seconds for a distance of one hundred seventy-nine and thirty hundredths (179.30) feet; thence with an angle to the left of seven (7) degrees, thirty-five (35) minutes, thirty (30) seconds a distance of one hundred forty-eight and thirteen hundredths (148.13) feet to a point on the south line of the Northwest Quarter, Section 1, Township 27 South, Range 1 East, said point being one thousand two hundred forty (1240) feet, more or less, east of the west line of said Northwest Quarter; thence west along said south line a distance of one hundred thirty (130) feet; thence with an angle to the right of ninety (90) degrees, zero (0) minutes, zero (0) seconds a distance of one hundred fifty-one and fifty-seven hundredths (151.57) feet; thence around a circular curve to the right whose central angle is thirty-five (35) degrees, zero (0) minutes and has a radius of seven hundred forty and thirty-nine hundredths (740.39) feet for a chord distance of four hundred forty-five and twenty-eight hundredths (445.28) feet to a point of reverse curvature; thence around a circular curve to the left whose central angle is thirty-five (35) degrees, zero (0) minutes and has a radius of six hundred ten and thirty-nine hundredths (610.39) feet to a point on the east line of the west half of said Northwest Quarter, Section 1, said point being seven hundred forty and two tenths (740.2) feet, more or less, north of the south line of said Northwest Quarter; thence north along the east line of the west half of said Northwest Quarter a distance of one thousand two hundred forty-two and seventeen hundredths (1242.17) feet; thence with an angle to the left of thirty (30) degrees, zero (0) minutes, zero (0) seconds for a distance of five hundred twelve and two hundredths (512.02) feet; thence with an angle to the right of thirty (30) degrees, zero (0) minutes, zero (0) seconds for a distance of two hundred twenty (220) feet to the south line of 29th Street North; thence east along said south line to the point of beginning.

And said second party is hereby granted the right to enter upon said premises at any time for the purpose of constructing, operating, maintaining, and repairing such drainage system.

City Clerk  
City of Wichita

12  
3  
10

Second party, by accepting this instrument, agrees that in the event it enters upon said premises for the purpose of constructing such drainage system under and by virtue of this instrument, at a time when a crop has been planted on the premises and before the harvesting of such crop, second party will pay first party for all damages thus caused to such crop. Provided, however, that such damages need not be calculated and paid until after the harvest of the crop, to the end that the actual amount of the damage may thus be more accurately calculated.

IN WITNESS WHEREOF, said first party has signed these presents the day and year first above written.

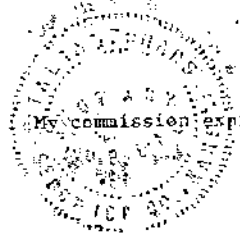
STELBAR OIL CORPORATION, INC.

By Jerry E. Shawver  
Jerry E. Shawver President

ATTEST:  
[Signature]  
Secretary

STATE OF KANSAS )  
                          ) SS:  
COUNTY OF SEDGWICK )

The foregoing instrument was acknowledged before me this 27th day of October, 1975, by Jerry E. Shawver, President of Stelbar Oil Corporation, Inc., a Kansas corporation, on behalf of the corporation.



Talia Zuhars  
Talia Zuhars Notary Public

STATE OF KANSAS  
SEDGWICK COUNTY  
FILED FOR RECORD AT  
NOV 12 1975  
NO. 2 54942  
BETTE F. McCART  
CLERK OF COURSE

[Signature]

DRAINAGE DEDICATION

Approved by Board of Commissioners  
this OCT 7 1980

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned; Stelbar Oil Corporation, Inc.

being the owner of the following described real estate in Sedgwick County, Kansas, to wit:

(SEE ATTACHED DESCRIPTION)

STATE OF KANSAS  
SEDGWICK COUNTY  
FILED FOR RECORD AT  
OCT 23 1980

NO. 5 11713  
BETTE F. McCART  
REGISTER OF DEEDS

*Tat Kettler Deputy*

does hereby dedicate the above described real estate to the public for Drainage purposes.

Executed this 15th day of August, 1980.

Attest:

*Bertrand M. Lester, Jr.*

Bertrand M. Lester, Jr.  
Assistant Secretary

Stelbar Oil Corporation, Inc.

*Jerry E. Shawver*

Jerry E. Shawver, President

STATE OF KANSAS )  
SEDGWICK COUNTY ) .SS

BE IT REMEMBERED, that on this 15th day of August, 1980, before me a Notary Public in and for the said County and State came Jerry E. Shawver, President of Stelbar Oil Corporation, Inc., a Kansas corporation,

to me personally known to be the same person who executed the foregoing instrument and duly acknowledged the execution of the same.

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

My Commission Expires: May 7, 1982.

*Talia Zuhair*  
Notary Public  
Talia Zuhair

*City Clerk*

6.00

OWNER:

## LAND DESCRIPTION:

A tract of land in the East 1/2 of the Northwest 1/4 and the West 1/2 of the Northeast 1/4 of Section 1, Township 27 South, Range 1 East of the 6th E.M. Sedgwick County, Kansas, further described as follows: Beginning at a point N89°57'40"E 1324.48' and S00°04'20"E 2338.66' from the northwest corner of the Northeast 1/4 of said Section 1, said point being on the east line of the west 1/2 of the Northeast 1/4 of said Section 1; thence along said east line S00°04'20"E 172.44'; thence N48°51'40"W 601.05'; thence S36°56'20"W 260.64' to the point of curvature of a 485.91' radius curve to the left subtending a central angle of 40°14'30"; thence along said curve to the left 341.28' to the point of tangency of said curve; thence S03°18'10"E 27.39' to a point on the south line of said Northeast 1/4 Section 1; thence along said south line S89°37'35"W 120.14'; thence N03°18'10"W 21.25' to the point of curvature of a 605.91' radius curve to the right, subtending a central angle of 40°14'30"; thence along said curve to the right 425.56' to the point of tangency of said curve; thence N36°56'20"E 49.24' to the point of curvature of a 283.16' radius curve to the left, subtending a central angle of 76°00'00"; thence along said curve to the left 375.60' to the point of tangency of said curve; thence N33°03'40"W 657.61' to the point of curvature of a 1197.85' radius curve to the left, subtending a central angle of 22°16'00"; thence along said curve to the left 465.52' to the point of tangency of said curve; thence N61°19'40"W 325.06' to the point of curvature of a 1077.50' radius curve to the left, subtending a central angle of 24°32'35"; thence along said curve to the left 461.55' to the point of tangency of said curve; thence N85°52'15"W 311.07'; thence N00°07'40"E 180.81' to a point on a curve to the left, having a radius of 355.00' and a central angle of 54°07'35"; thence along said curve 165.48' to the point of tangency of said curve; thence S86°44'40"E 164.15' to the point of curvature of a 1222.50' radius curve to the right, subtending a central angle of 24°32'35"; thence along said curve to the right 523.67' to the point of tangency of said curve; thence S61°19'40"E 325.06' to the point of curvature of a 1342.85' radius curve to the right, subtending a central angle of 22°16'00"; thence along said curve to the right 521.87' to the point of tangency of said curve; thence S39°03'40"E 745.09' to the point of curvature of a 2512.18' radius curve to the left, subtending a central angle of 09°48'00"; thence along said curve to the left 429.69' to the point of tangency of said curve; thence S48°51'40"E 287.78' to the point of beginning, the above described tract containing 12.40 acres more or less.

STATE OF KANSAS  
SEDGWICK COUNTY  
FILED FOR RECORD  
SEP 26 1967  
No. 20431  
RUFUS E. DEERING  
REGISTER OF DEEDS

Approved by Board of Commissioners  
SEP 19 1967

Shawver  
Sub. 5, S. S. No. 23

THIS EASEMENT made this 12th day of September, 1967

by and between Stelbar Oil Corporation, Inc.

of the first part and the City of Wichita of the second part.

WITNESSETH: That the said first party, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey unto the said second party a perpetual right-of-way and easement for the purpose of constructing, maintaining, and repairing sewer pipes and a sewer system according to the plans and specification now on file in the office of the City Engineer of the City of Wichita, Kansas, over, along and under the following described real estate situated in Sedgwick County, Kansas, to wit:

Permanent easement lying ten (10) feet on either side of the following described centerline: Beginning forty (40) feet south and one hundred twenty-six and twenty-seven hundredths (126.27) feet west of the northeast corner of the northwest quarter of the Northwest Quarter of Section 1, Township 27, South Range 1, East of the 6th P. M.; thence in a southerly direction parallel to the east line of the northwest quarter of the Northwest Quarter of Section 1 a distance of fifty-nine and one hundredth (59.01) feet; thence with an angle to the left of seven (7) degrees fifty-six (56) minutes forty-five (45) seconds a distance of one hundred and ninety-one hundredths (100.91) feet; thence with an angle to the left of fifteen (15) degrees fifty-three (53) minutes thirty (30) seconds a distance of one hundred and ninety-one hundredths (100.91) feet; thence with an angle to the left of seven (7) degrees fifty-six (56) minutes forty-five (45) seconds a distance of two hundred ten and thirty-four hundredths (210.34) feet; thence with an angle to the left of thirteen (13) degrees thirty-one (31) minutes fifty-three (53) seconds a distance of one hundred fifty-five and sixty-nine hundredths (155.69) feet; thence with an angle to the left of twenty-seven (27) degrees three (3) minutes forty-seven (47) seconds a distance of one hundred fifty-five and sixty-nine hundredths (155.69) feet; thence with an angle to the left of thirteen (13) degrees thirty-one (31) minutes fifty-three (53) seconds a distance of one hundred seventy-six and forty-one hundredths (176.41) feet; thence with an angle to the right of six (6) degrees nine (9) minutes a distance of two hundred fifty-nine and twenty-six hundredths (259.26) feet; thence with an angle to the right of twelve (12) degrees eighteen (18) minutes a distance of two hundred fifty-nine and twenty-six hundredths (259.26) feet; thence with an angle to the right of six (6) degrees nine (9) minutes a distance of three hundred twenty-five and six hundredths (325.06) feet; thence with an angle to the right of five (5) degrees thirty-four (34) minutes a distance of two hundred fifty-eight and ten hundredths (258.10) feet; thence with an angle to the right of eleven (11) degrees eight (8) minutes a distance of two hundred fifty-eight and ten hundredths (258.10) feet; thence with an angle to the right of five (5) degrees thirty-four (34) minutes a distance of six hundred fifty-seven and sixty-one hundredths (657.61) feet; thence with an angle to the left of two (2) degrees twenty-seven (27) minutes a distance of two hundred fifty-nine and fourteen hundredths (259.14) feet; thence with an angle to the right of sixty-seven (67) degrees thirty (30) minutes fifty-nine (59) seconds a distance of two hundred four and fifteen hundredths (204.15) feet; thence with an angle to the right of ten (10) degrees fifty-six (56) minutes one (1) second a distance of two hundred (200) feet; thence with an angle to the left of ten (10) degrees three (3) minutes thirty-seven (37) seconds a distance of one hundred seventy-three and twenty-six hundredths (173.26) feet; thence with an angle to the left of twenty (20) degrees seven (7) minutes fifteen (15) seconds a distance of one hundred seventy-three and twenty-six hundredths (173.26) feet; thence with an angle to the left of ten (10) degrees three (3) minutes thirty-eight (38) seconds a distance of twenty-six and ninety-seven hundredths (26.97) feet to the south line of the north half of Section 1, said point being six hundred eleven and eleven hundredths (611.11) feet east of the southwest corner of the Northeast Quarter of Section 1.

*City Clerk  
Rufus E. Deering*

5/21/67  
S. S. No. 23

Also, a temporary construction easement described as a seventy-five (75) foot strip of land lying on the north and east sides of the above described permanent easement, except that portion occupied by a permanent structure. Said temporary easement shall expire upon completion of the sewer.

And said second party is hereby granted the right to enter upon said premises at any time for the purpose of constructing, operating, maintaining, and repairing such sewer and sewer system.

IN WITNESS WHEREOF: The said first party has signed these presents the day and year first written.

STELBAR OIL CORPORATION, INC

By Jerry E. Shawver  
Jerry E. Shawver, President

STELBAR OIL CORPORATION  
BERNARD M. LEWIS, JR.  
ASST. SECRETARY

STATE OF KANSAS  
SEDGWICK COUNTY) SS

STATE OF KANSAS  
COUNTY OF SEDGWICK) SS

ACKNOWLEDGMENT FOR CORPORATION

Be it remembered that on this 12th day of September 19 67 before me, the undersigned, a Notary Public, duly commissioned, in and for the county and state aforesaid, came Jerry E. Shawver, president of Stelbar Oil Corporation, Inc.

a corporation of the State of Kansas personally known to me to be such officer, and to be the same person who executed as such officer the foregoing instrument of writing in behalf of said corporation, and he duly acknowledged the execution of the same for himself and for said corporation for the uses and purposes therein set forth.

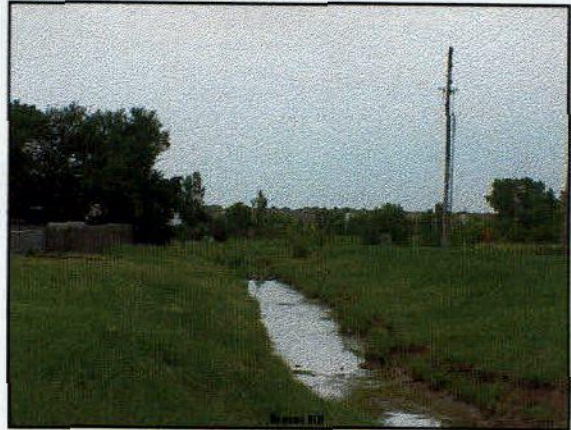
IN WITNESS WHEREOF, I have hereunto set my hand and official seal on the day and year last above written.

My commission expires May 7, 1970. Talia Zuhars Notary Public

Notary Public

My Commission expires



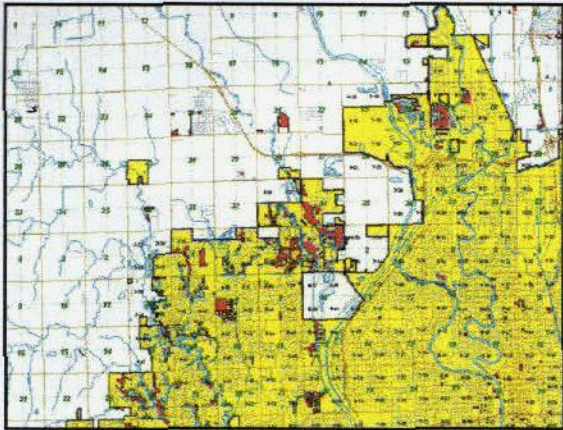


**COST OF MAINTAINING  
BEACON HILL  
DRAINAGE RESERVES**

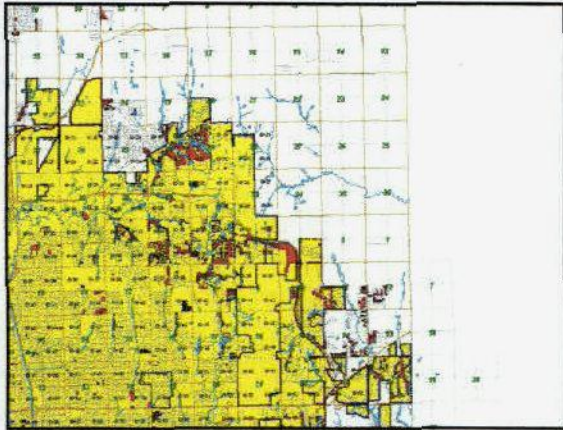
•Ditch Reserve Area           31 acres  
•Lake Reserve Area           3 acres  
Total Reserve Area           34 acres  
Estimated Annual Maintenance Cost:  
                                  \$35,970

**Northwest Wichita**

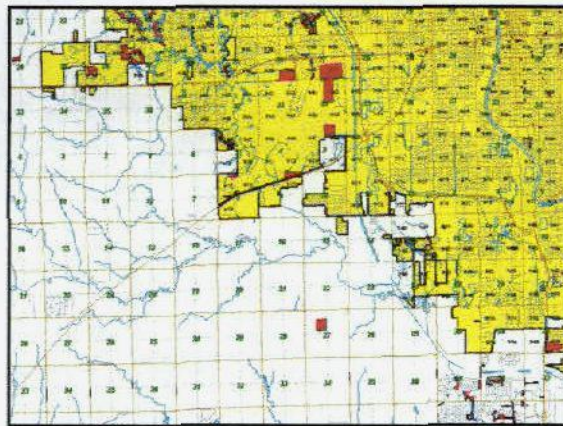




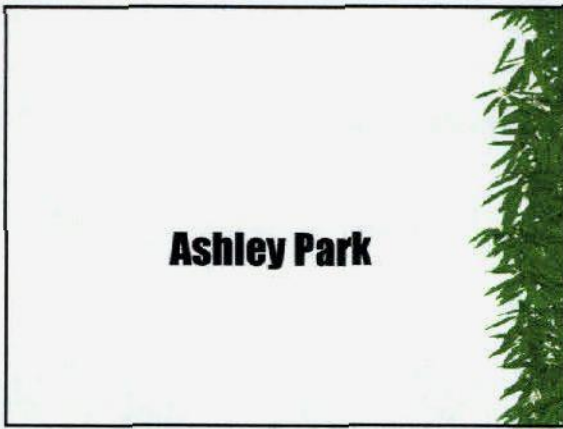
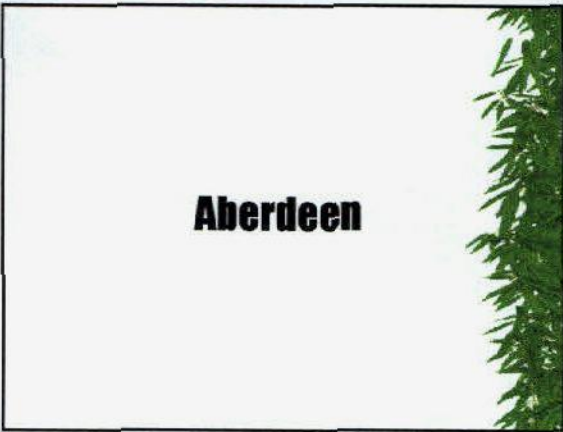
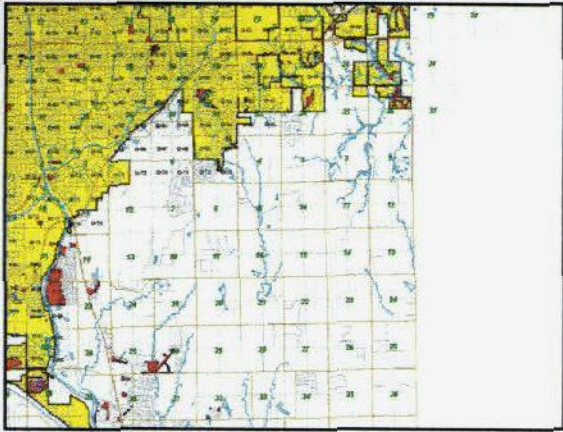
**Northeast Wichita**

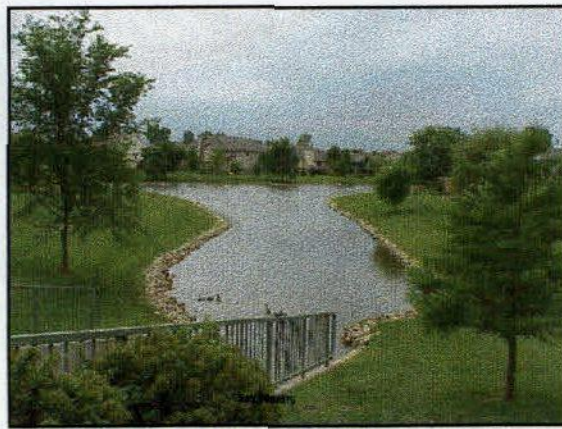
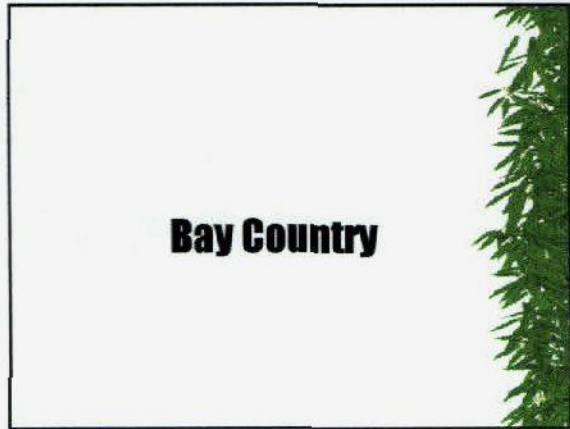
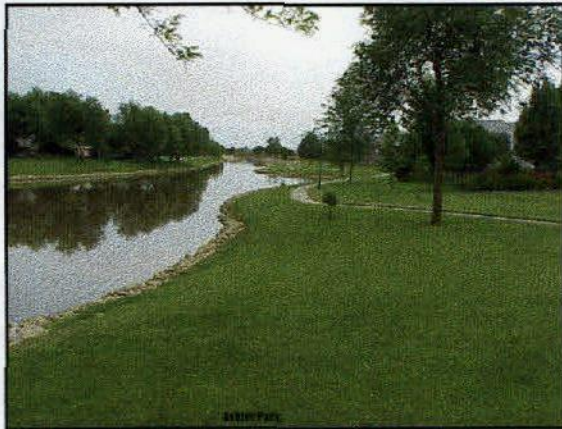


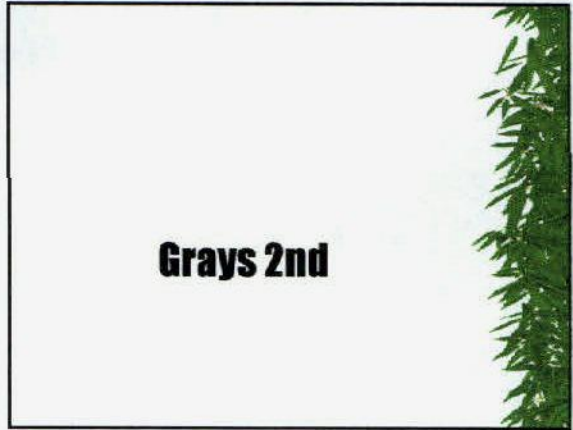
**Southwest Wichita**



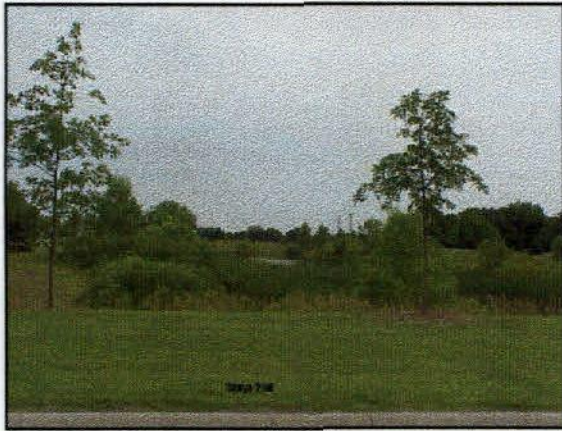
**Southeast Wichita**



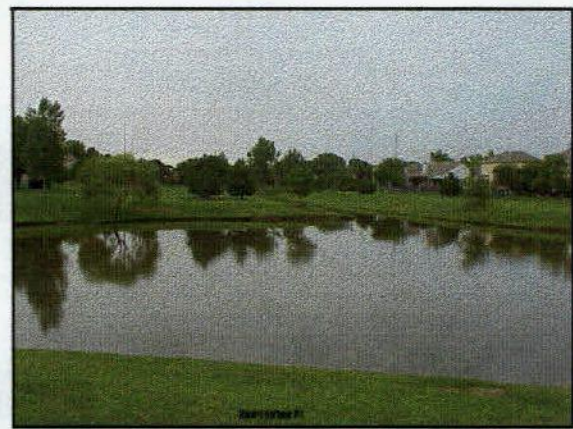




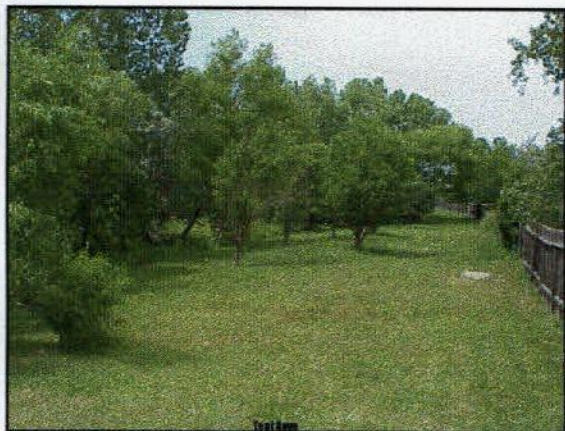
**Grays 2nd**

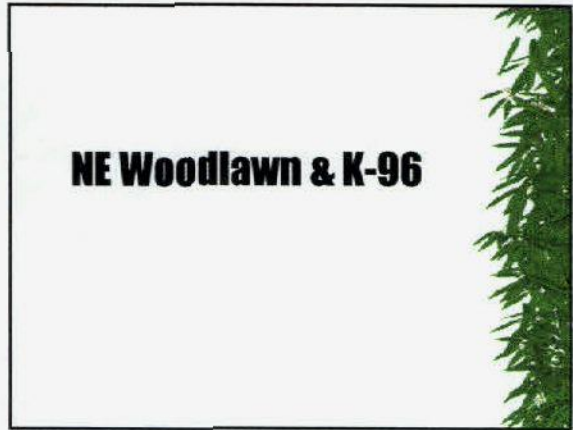
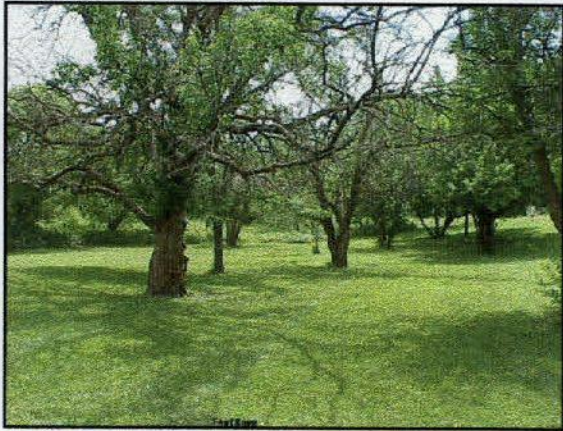


**Huntington Place**



**Teal Cove**

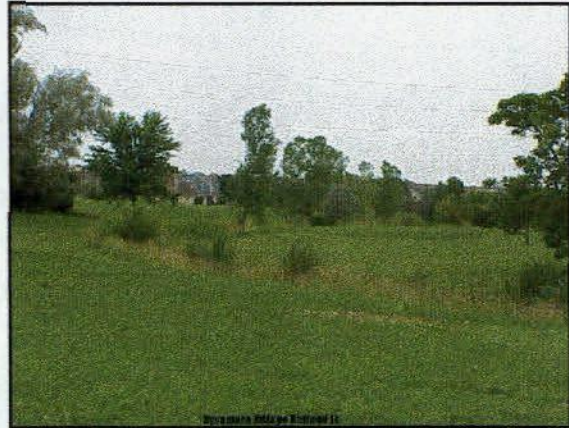




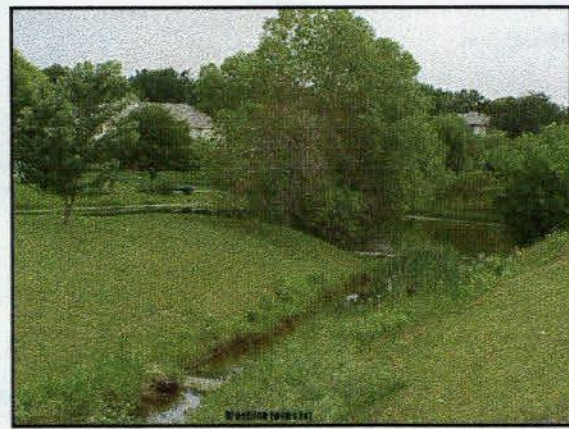
**Shadybrook**



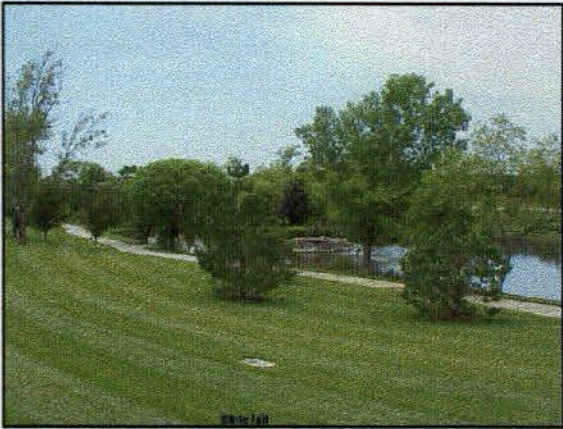
**Sycamore Village**



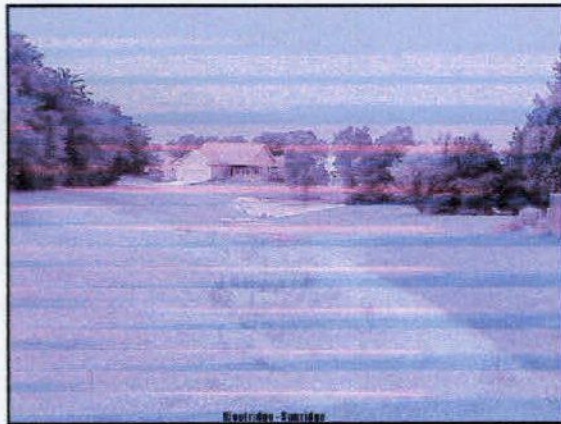
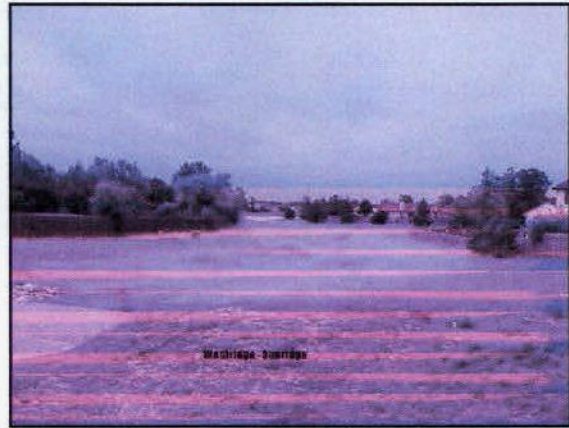
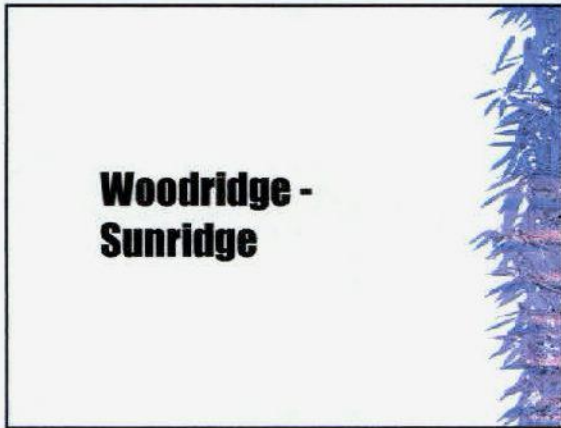
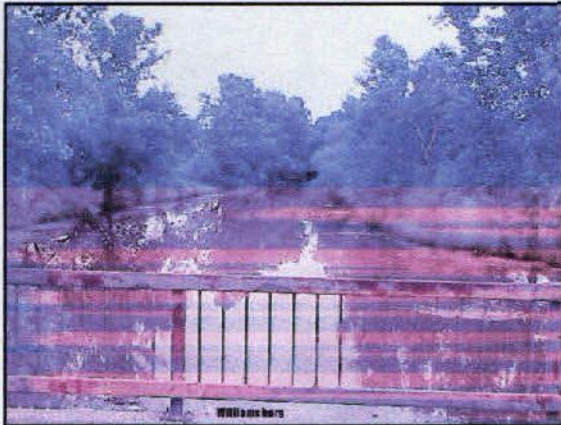
**Westlink Lake Estates**



**White Tail**



**Williamsburg**

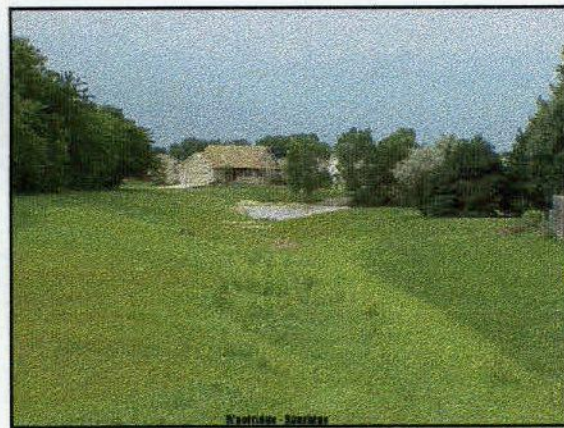
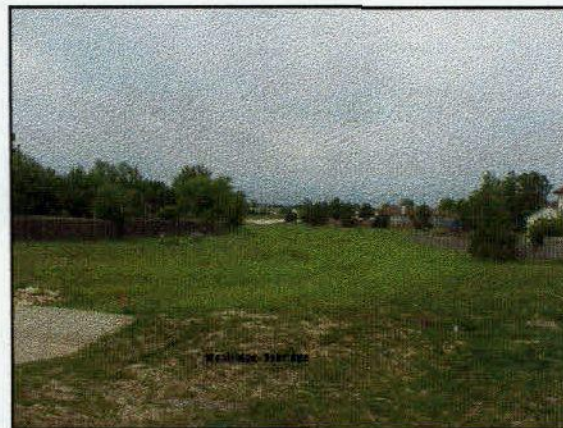
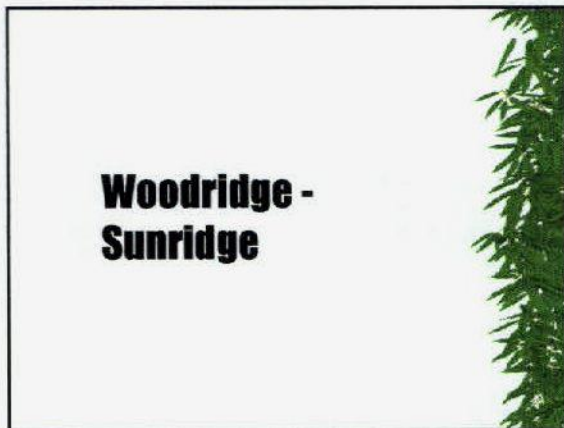
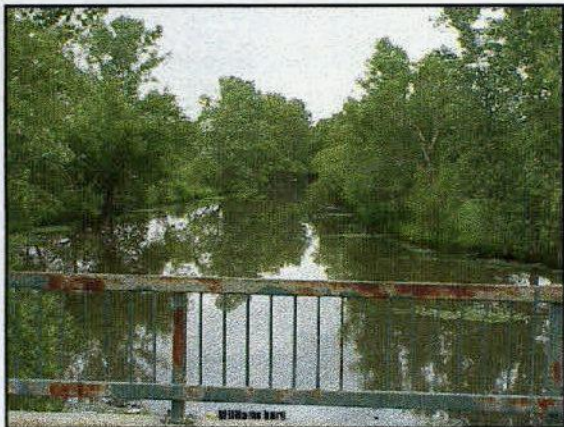


**COST OF MAINTAINING ALL DRAINAGE RESERVES**

**City Wide (including Beacon Hill Area)**

* Ditch Reserve Area	584 acres
* Lake Reserve Area	<u>1,086 acres</u>
<b>Total Reserve Area</b>	<b>1,670 acres</b>

**Estimated Annual Maintenance Cost**  
**\$1,380,120**



**COST OF MAINTAINING ALL  
DRAINAGE RESERVES**

City Wide (including Beacon Hill Area)

• Ditch Reserve Area	584 acres
• Lake Reserve Area	<u>1,086 acres</u>
Total Reserve Area	1,670 acres

Estimated Annual Maintenance Cost  
\$1,380,120

VIE-L V

# FINAL PLAT OF BEACON HILL AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

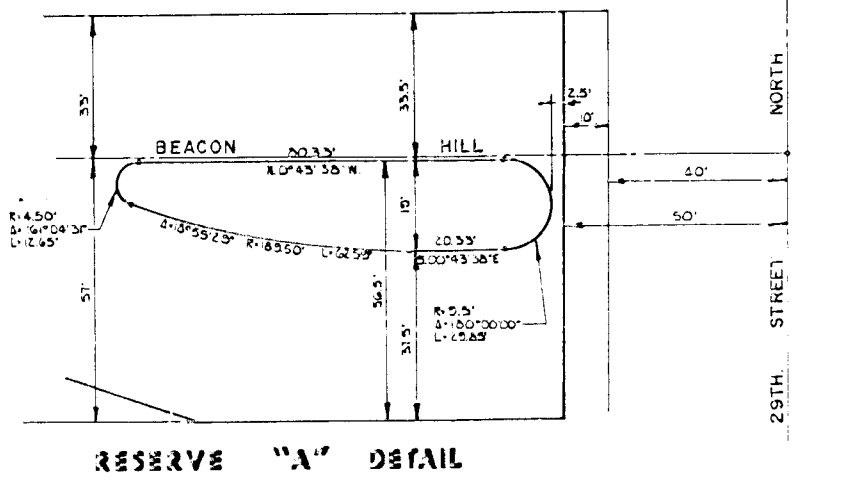
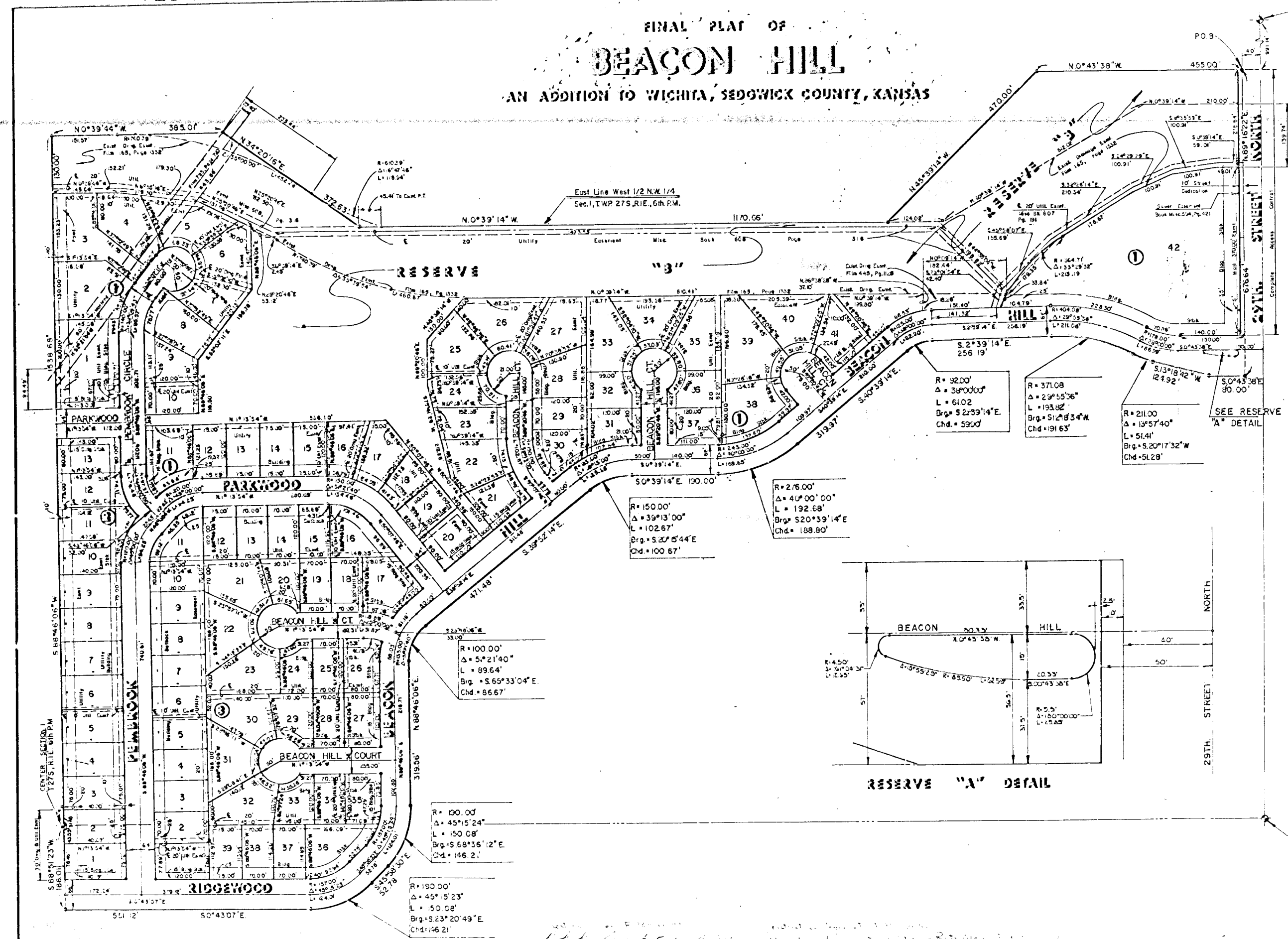
N.W. Cor. NW 1/4  
Sec. 1, T. 27S, R. 1E  
6th P.M.



Scale: 1" = 11'

### LEGEND

• Iron



R = 1500.00'  
 $\Delta = 39^\circ 13' 00''$   
 L = 102.67'  
 Brg = S 20° 39' 14" E  
 Chd = 188.80'

R = 3200'  
 $\Delta = 30^\circ 00' 00''$   
 L = 6102'  
 Brg = S 2° 39' 14" E  
 Chd = 3900'

R = 37108  
 $\Delta = 2^\circ 55' 26''$   
 L = 193.82'  
 Brg = S 12° 34' 4" W  
 Chd = 191.63'

R = 21100  
 $\Delta = 13^\circ 57' 40''$   
 L = 51.41'  
 Brg = S 20° 17' 32" W  
 Chd = 51.28'

R = 190.00'  
 $\Delta = 45^\circ 15' 23''$   
 L = 150.08'  
 Brg = S 23° 20' 49" E  
 Chd = 146.21'

R = 100.00'  
 $\Delta = 5^\circ 21' 40''$   
 L = 99.64'  
 Brg = S 65° 33' 04" E  
 Chd = 66.67'

N.W. Cor. NE 1/4  
Sec. 1, T. 27S, R. 1E  
6th P.M.

# FINAL PLAT OF BEACON HILL AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

I, Kenneth H. Bengtson, a Civil Engineer in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "BEACON HILL", an addition to Wichita, Sedgwick County, Kansas, into Lots, Blocks, Streets, and Reserves, the same being accurately set forth in the accompanying plat and described as follows:

A tract of land lying within the northwest quarter and the northeast quarter of Section 1, Township 27 south, Range 1 east of the 6th P.M., more particularly described as follows:

Commencing at the northwest corner of said northwest quarter; thence along the north line of said northwest quarter, bearing N 89° 16' 22" E, 991.14 feet; thence S 0° 43' 38" E, 40.00 feet to the point of beginning; thence N 89° 16' 22" E, 676.64 feet parallel and 40.00 feet south of the north line of said northwest quarter; thence S 0° 43' 38" E, 60.00 feet; thence S 13° 18' 42" W, 124.92 feet to a point on a curve to the right having a central angle of 13° 57' 40", a radius of 211.00 feet, a long chord of 51.28 feet bearing S 20° 17' 32" W; thence along said curve a distance of 51.41 feet to a point on a curve to the left having a central angle of 29° 53' 36", a radius of 371.08 feet, a long chord of 191.63 feet bearing S 12° 18' 34" W; thence along said curve a distance of 193.82 feet; thence S 2° 39' 14" E, 256.19 feet to a point on a curve to the left having a central angle of 38° 00' 00", a radius of 92.00 feet, a long chord of 59.90 feet bearing S 21° 39' 14" E; thence along said curve a distance of 61.02 feet; thence S 40° 39' 14" E, 319.97 feet to a point on a curve to the right having a central angle of 40° 00' 00", a radius of 276.00 feet, a long chord of 188.80 feet bearing S 20° 39' 14" E; thence along said curve 192.68 feet; thence S 0° 39' 14" E, 190.00 feet parallel with the east line of the west half of said northwest quarter to a point on a curve to the left having a central angle of 39° 13' 00", a radius of 150.00 feet, a long chord of 100.67 feet bearing S 20° 15' 44" E; thence along said curve a distance of 102.67 feet; thence S 39° 52' 14" E, 471.48 feet to a point on a curve to the left having a central angle of 51° 21' 40", a radius of 100.00 feet, a long chord of 86.67 feet bearing S 65° 33' 04" E; thence along said curve a distance of 89.64 feet; thence N 88° 46' 06" E, 319.56 feet parallel with the south line of the northwest quarter to a point on a curve to the right having a central angle of 45° 15' 24", a radius of 190.00 feet, a long chord of 146.21 feet bearing S 68° 36' 12" E; thence along said curve a distance of 150.08 feet; thence S 45° 58' 30" E, 52.78 feet to a point on a curve to the right having a central angle of 45° 15' 23", a radius of 190.00 feet, a long chord of 146.21 feet bearing S 23° 20' 49" E; thence along said curve a distance of 150.08 feet; thence S 0° 42' 07" E, 551.12 feet to a point on the south line of the northeast quarter of said Section 1; thence S 88° 51' 23" W along said south line 123.01 feet to the center of said Section 1; thence along the south line of said northwest quarter bearing S 88° 46' 06" W, 1538.68 feet; thence N 0° 39' 44" W, 385.01 feet; thence N 34° 20' 16" E, 372.63 feet to a point on the east line of the west half of said northwest quarter; thence N 0° 39' 14" W, 1170.66 feet along the east line of the west half of said northwest quarter; thence N 45° 39' 14" W, 470.00 feet; thence N 0° 43' 38" W, 455.00 feet to the point of beginning.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 2 day of April 1986.

Kenneth H. Bengtson  
Kenneth H. Bengtson, P.E.  
Mid-Kansas Engineering Consultants, P.A.  
3500 N. Rock Road, Building #800  
Wichita, KS 67226



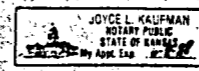
Know all men by these presents that we the undersigned property owners of the land as above set forth in the Civil Engineers Certificate, have caused the same to be surveyed and platted into Lots, Blocks, Streets, and Reserves, the same to be known as "BEACON HILL", an addition to Wichita, Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public. Easements for the construction and maintenance of public utilities and drainage, as indicated on the accompanying plat are hereby granted. Reserve "B" is platted for construction and maintenance of public utilities and drainage. Reserve "A" is platted for entrance monument and landscaping. All reserves shall be owned and maintained by the Homeowners Association. The 5.00 foot wall easement is granted for the purposes of construction and maintenance of a private wall. All abutters' rights of access to or from 29th St. North over and across the north line of Lot 42, Block 1, and the north line of Reserve "B" of "BEACON HILL" are hereby granted to the City of Wichita, Kansas. Reserve "D" is also platted for construction and maintenance of pedestrian ways.

CRITCHFIELD REAL ESTATE LIMITED PARTNERSHIP 1985,  
Critchfield, Inc., general partner

By: Stephen M. Critchfield  
Stephen M. Critchfield, President  
STATE OF KANSAS )  
SEDGWICK COUNTY ) ss:

Be it remembered that on this 3rd day of March 1986, before me a Notary Public in and for said State and County, came Critchfield Real Estate Limited Partnership 1985, Critchfield, Inc., general partner, by Stephen M. Critchfield, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

By: Joyce L. Kaufman Notary Public  
My Appointment Expires: June 8, 1988



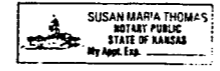
We, Stelbar Oil Corporation, mortgagees on the above described property, do hereby consent to the plat of "BEACON HILL".

By: Matthew L. Hollar Vice Pres.  
Matthew L. Hollar, Vice Pres.

STATE OF KANSAS )  
SEDGWICK COUNTY ) ss:

Be it remembered that on this day of 1986, before me a Notary Public in and for said State and County, came DIT Corporation, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

Notary Public.  
My Appointment Expires: \_\_\_\_\_



This plat of "BEACON HILL" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 6th day of March 1986.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

William J. Gobel, Chairman  
William J. Gobel

Michael E. Lindbak, Secretary  
Michael E. Lindbak

This plat approved and all dedications shown hereon, if any, accepted by the City Commission of the City of Wichita, Kansas, this 1st day of May 1986.

Tommy Casarici, Mayor  
Tommy Casarici

Donald C. Gistick, City Clerk  
Donald C. Gistick

Entered on transfer record this 24th day of June 1986.

Don Wright, County Clerk  
Don Wright

STATE OF KANSAS )  
SEDGWICK COUNTY ) ss:

This is to certify that this instrument was filed for record in the Register of Deeds office this 24th day of June 1986.

Pat Kettler, Register of Deeds  
Pat Kettler

Ann Coine, Deputy  
Ann Coine

STATE OF KANSAS )  
SEDGWICK COUNTY ) ss:

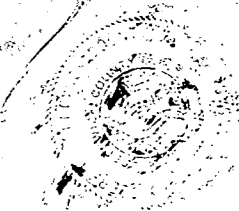
This is to certify that this instrument was refiled for record in the Register of Deeds office this 4th day of August 1986.

Pat Kettler, Register of Deeds  
Pat Kettler

Ed Reso, Deputy  
Ed Reso

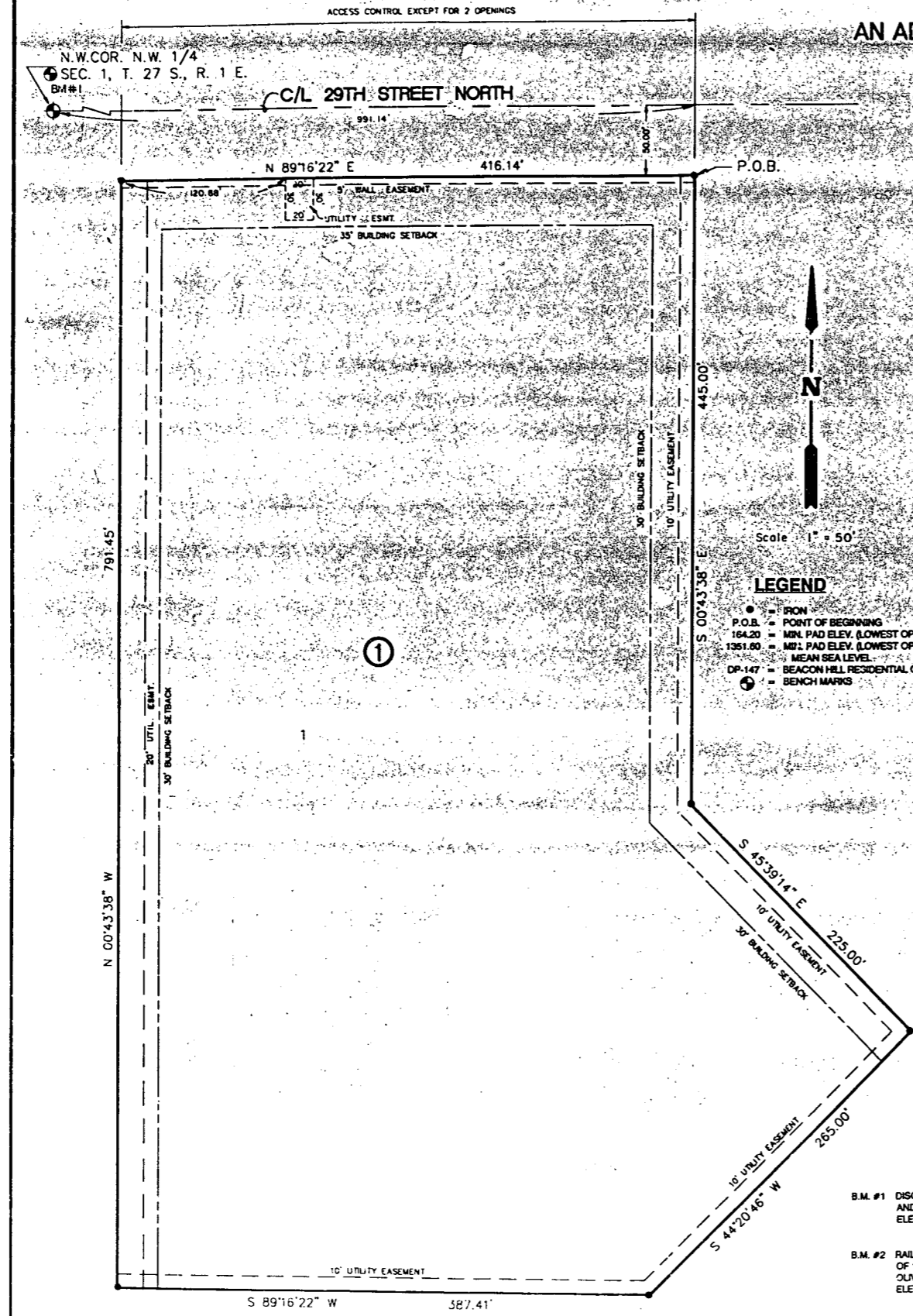
#813979

REFILE  
#823397



# FINAL PLAT OF BEACON HILL 2ND ADDITION

## AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



- LEGEND**
- = IRON
  - = POINT OF BEGINNING
  - 164.20 = MIN. PAD ELEV. (LOWEST OPENING)
  - 1351.00 = MIN. PAD ELEV. (LOWEST OPENING)
  - DP-147 = MEAN SEA LEVEL
  - = BEACON HILL RESIDENTIAL C.U.P.
  - = BENCH MARKS

Scale 1" = 50'



**BENCH MARKS**

- B.M. #1 DISC 29' NORTH AND 33' EAST OF CENTERLINE OLIVER AND 29TH STREET NORTH  
ELEV. = 159.68
- B.M. #2 RAILROAD SPIKE IN S.W. FACE OF POWER POLE 26.5' NORTH OF 1/16 CORNER, 1/4 MILE EAST OF 29TH STREET NORTH AND OLIVER  
ELEV. = 161.18

I, Kenneth H. Bengtson, a Civil Engineer and Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of BEACON HILL 2ND ADDITION, an addition to Wichita, Sedgwick County, Kansas, 1990 a lot and a block the same being accurately set forth in the accompanying plat and described herein:

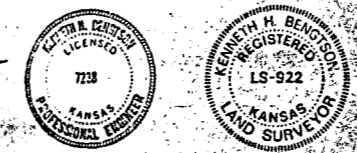
A tract of land lying in the Northwest Quarter, Section 1, Township 27 South, Range 1 East of the 6TH P.M., Sedgwick County, Kansas, said tract of land lying in a portion of unplatd land, a portion of NEW BEDFORD PLACE ADDITION, and NEW LIFE ADDITION, additions to Wichita, Sedgwick County, Kansas, more particularly described as follows:

Beginning at the Northeast corner of said NEW LIFE ADDITION; thence S 00° 43' 38" E, 445.00 feet along the East line of said NEW LIFE ADDITION; thence S 45° 39' 14" E, 225.00 feet continuing along said East line and along a portion of the West line of BEACON HILL, an addition to Wichita, Sedgwick County, Kansas; thence S 44° 20' 48" W, 288.00 feet; thence S 69° 18' 22" W, 357.41 feet to a point on the extended West line of Decatur (shown), as placed in said NEW BEDFORD PLACE ADDITION; thence N 00° 43' 38" W, 751.45 feet along said West line to a point lying 50.00 feet South of the North line of said Northwest Quarter; thence N 69° 18' 22" E, 418.14 feet parallel with said North line to the point of beginning.

All parts of lots, blocks, platted easements, building setbacks within the above described property are hereby vacated and replatted by virtue of K.S.A. 12-612(b), amended.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 19th day of November, 1990.

*Kenneth H. Bengtson*  
Kenneth H. Bengtson, P.E., R.L.S. #982  
Mid-Kansas Engineering Consultants, P.A.  
3500 N. Rock Road, Building #900  
Wichita, KS



Know all men by these presents that we the undersigned property owners of the land as above set forth in the Civil Engineer's and Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into a lot and a block the same to be known as BEACON HILL 2ND ADDITION, an addition to Wichita, Sedgwick County, Kansas. Easements for the construction and maintenance of public utilities as indicated on the accompanying plat, are hereby granted. The 5.00' wall easement is for the construction and maintenance of a well, utilities may cross the wall easement. Review and approval by the Sewer Maintenance Division, City of Wichita, is required prior to the issuance of a building permit for wall construction, when the wall crosses a utility easement. All egress rights of access to and from 29th Street North over and across the North line of BEACON HILL 2ND ADDITION, are hereby granted to the City of Wichita, Kansas, except Lot 1, shall have access to 29th Street North at two openings as determined by the City Engineer. Minimum pad elevation on Lot 1, Block 1, shall be as indicated on the face of this plat. This plat is in accordance with the Beacon Hill Residents' Community Unit Plan (DP-147) which is on file in the office of the City of Wichita, Sedgwick County Metropolitan Area Planning Department.

NEW LIFE FELLOWSHIP, INC.

*David G. Brack*  
BY: David G. Brack, President

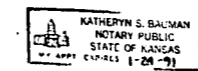
*Tammie L. Brack*  
BY: Tammie L. Brack, Secretary/Treasurer

STATE OF KANSAS;  
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 19th day of November, 1990, before me the undersigned, a Notary Public in and for the County and State aforesaid, came David G. Brack, President and Tammie L. Brack, Secretary/Treasurer for New Life Fellowship, Inc., personally known to me to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

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

*Kathryn S. Balman*  
Kathryn S. Balman  
Notary Public  
My appointment expires 1-24-91



We, American Church Trust Company, mortgagees of the described property, do hereby consent to the plat of BEACON HILL 2ND ADDITION:

AMERICAN CHURCH TRUST COMPANY  
*Barry J. Barclay*  
Barry J. Barclay, President  
STATE OF TEXAS

HARDE COUNTY)  
BE IT REMEMBERED, that on the 19th day of November, 1990, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Barry J. Barclay, President for AMERICAN CHURCH TRUST COMPANY personally known to me to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

*Stephan N. Critchfield*  
Stephan N. Critchfield, President  
My appointment expires 3-3-93



CRITCHFIELD REAL ESTATE LIMITED PARTNERSHIP, 1985  
a Kansas Limited Partnership

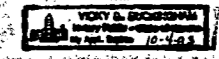
*Stephen N. Critchfield*  
BY: Stephen N. Critchfield, President

STATE OF KANSAS;  
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 19th day of November, 1990, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Stephen N. Critchfield, President, Critchfield Real Estate Limited Partnership, 1985, a Kansas Limited Partnership, personally known to me to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

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

*Vicky S. Buckingham*  
Notary Public  
Vicky S. Buckingham  
My appointment expires 10-4-93



This plat of BEACON HILL SECOND ADDITION has been submitted to and approved by the Wichita Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.  
Dated this 19th day of November, 1990.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

*George Sherman*  
George Sherman, Chairman  
*Marvin S. Kroul*  
Marvin S. Kroul, Secretary



This plat approved and all dedications shown hereon, if any, accepted by the City Council of the City of Wichita, Kansas, this 16th day of December, 1990.

*Bob Knight*  
Bob Knight, Mayor

*Pat Burnett*  
Pat Burnett, Deputy City Clerk



Enter on transfer record this \_\_\_ day of \_\_\_\_\_, 1990.

Don Wright, COUNTY CLERK

STATE OF KANSAS;  
SEDGWICK COUNTY)

This is to certify that this instrument was filed for record in the Register of Deeds office this \_\_\_ day of \_\_\_\_\_, 1990.

*Pat Kettler*  
Pat Kettler, REGISTER OF DEEDS

*Ed Resa*  
Ed Resa, DEPUTY



**FINAL PLAT OF  
THE COURTS II  
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS**

I, Kenneth H. Bengtson, a Civil Engineer and a Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "THE COURTS II", an addition to Wichita, Sedgwick County, Kansas, into Lots, Blocks, Streets, and Reserves, the same being accurately set forth in the accompanying plat and described herein:

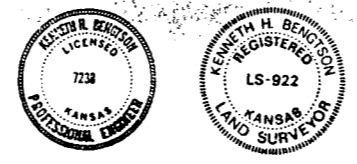
A tract of land lying in the Northeast Quarter and the West Half of the Northeast Quarter, Section 1, Township 21 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, more particularly described as follows:

Beginning at the Southeast corner of BEACON HILL, an addition to Wichita, Sedgwick County, Kansas; thence northerly along the boundary of said BEACON HILL, N 00° 43' 07" W, 551.12 feet to a point on a curve to the left; thence along said curve 150.00 feet, said curve having a central angle of 45° 15' 23", a radius of 190.00 feet, and a long chord of 146.21 feet, bearing N 22° 20' 40" W; thence N 45° 58' 31" W, 52.78 feet, said curve having a central angle of 45° 15' 23", a radius of 190.00 feet, and a long chord of 146.21 feet, bearing N 58° 36' 12" W; thence westerly continuing along the boundary of said BEACON HILL, S 88° 46' 06" W, 319.56 feet to a point on a curve to the right; thence along a curve having a central angle of 51° 21' 40", a radius of 100.00 feet, and a long chord of 86.67 feet, bearing N 65° 32' 04" W; thence N 39° 52' 14" W, 471.48 feet to a point on a curve to the right; thence along said curve 102.67 feet, said curve having a central angle of 39° 13' 00", a radius of 150.00 feet, and a long chord of 100.67 feet, bearing N 20° 15' 44" W; thence northerly continuing along the boundary of said BEACON HILL, N 00° 39' 14" W, 190.00 feet to a point on a curve to the left; thence along said curve 192.68 feet, said curve having a central angle of 40° 00' 00", a radius of 276.00 feet, and a long chord of 188.80 feet, bearing N 20° 39' 14" W; thence N 40° 39' 14" W, 319.97 feet to a point on a curve to the right; thence along said curve 61.02 feet, said curve having a central angle of 38° 00' 00", a radius of 92.00 feet, and a long chord of 59.80 feet, bearing N 21° 39' 14" W; thence N 02° 39' 14" W, 125.96 feet to a point on a curve to the right; thence along said curve 523.67 feet, said curve having a central angle of 24° 32' 35", a radius of 1222.50 feet, and a long chord of 519.67 feet, bearing S 74° 22' 11" E; thence S 62° 05' 53" E, 325.06 feet to a point on a curve to the right; thence along said curve 521.87 feet, said curve having a central angle of 22° 16' 00", a radius of 1342.85 feet, and a long chord of 518.55 feet, bearing S 50° 57' 53" E; thence S 39° 49' 53" E, 745.07 feet to a point on a curve to the left; thence along said curve 429.69 feet, said curve having a central angle of 09° 48' 00", a radius of 2512.18 feet, and a long chord of 429.17 feet, bearing S 44° 43' 53" E; thence S 49° 37' 53" E, 287.71 feet to a point on the East line of said West Half of said Northeast Quarter; thence S 00° 41' 55" E, 329.37 feet along said East line to the Southeast corner of said West Half; thence S 88° 51' 23" W, 1137.82 feet along the South line of said West Half to the point of beginning.

That portion of the drainage easement, within the above described property, as recorded on File 828, Page 1147 is hereby vacated and rededicated by virtue of K.S.A. 12-512(b).

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 21<sup>st</sup> day of June, 1988.

Kenneth H. Bengtson  
Kenneth H. Bengtson, P.E., R.L.S. #922  
Mid-Kansas Engineering Consultants, P.A.  
3500 N. Rock Road, Building #800  
Wichita, KS 67226



Know all men by these presents that we the undersigned property owners of the land as above set forth in the Land Surveyor's and Civil Engineer's Certificate, have caused the same to be surveyed and platted into Lots, Blocks, Streets and Reserves, the same to be known as "THE COURTS II", an addition to Wichita, Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public. Easements for the construction and maintenance of public utilities, drainage, parking and streets as indicated on the accompanying plat are hereby granted. Parking easements as indicated in Reserves "D", "E", and "F" on the accompanying plat are hereby granted. The pedestrian access easement is hereby granted to the North Reserve "A" is platted for Landscaping, Entry Monuments, Gazebos, Drainage, Structures, Walkways, Utilities confined to easements, Reserves "B", "C", "D", "E", and "F" are platted for Landscaping and Entry Monuments. Reserves "G" and "H" are platted for utilities confined to easements. Reserves "I" and "J" are platted for landscaping, utilities confined to easements and parking. Reserve "K" is also platted for landscaping and parking. All reserves shall be owned and maintained by the Homeowners Association. All abutters rights of access to, or from, the south line of Block 2, The Courts II are hereby granted to the City of Wichita, Kansas, provided however that one emergency access point be provided to Edgemoor Drive. Emergency access location shall be determined by the City Engineer. Minimum pad elevations shall be as indicated on the face of the plat.

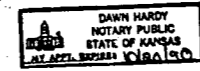
CRITCHFIELD REAL ESTATE LIMITED PARTNERSHIP 1988,  
a Kansas Limited Partnership

Stephen M. Critchfield  
Stephen M. Critchfield, President

STATE OF KANSAS  
SEDGWICK COUNTY

Be it remembered that on this 21<sup>st</sup> day of June, 1988, before me a Notary Public in and for said Sedgwick County, came Stephen M. Critchfield, President of Critchfield, Inc., a general partner, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

Dawn Hardy, Notary Public  
My Appointment Expires: 10/20/90



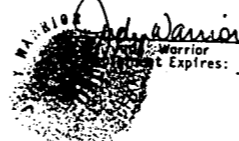
We, Stelbar Oil Corporation, mortgagees on the above described property, do hereby consent to the plat of "THE COURTS II".

STELBAR OIL CORPORATION  
Maurice L. Muller  
Maurice L. Muller, Vice-President

STATE OF KANSAS  
SEDGWICK COUNTY

Be it remembered that on this 21<sup>st</sup> day of June, 1988, before me a Notary Public in and for said State and County, came Yvonne A. Warner on the behalf of Stelbar Oil Corporation, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

Yvonne A. Warner, Notary Public  
My Appointment Expires: 4/24/89



This plat of "THE COURTS II" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.  
Dated this 31<sup>st</sup> day of March, 1988.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION  
Elton Parsons, Chairman  
Mervin S. Kroul, Secretary

This plat approved and all dedications shown hereon, if any, accepted by the City Council of the City of Wichita, Kansas, this 12<sup>th</sup> day of July, 1988.

Sheldon Kamen, Mayor  
Dale E. Resa, Deputy City Clerk



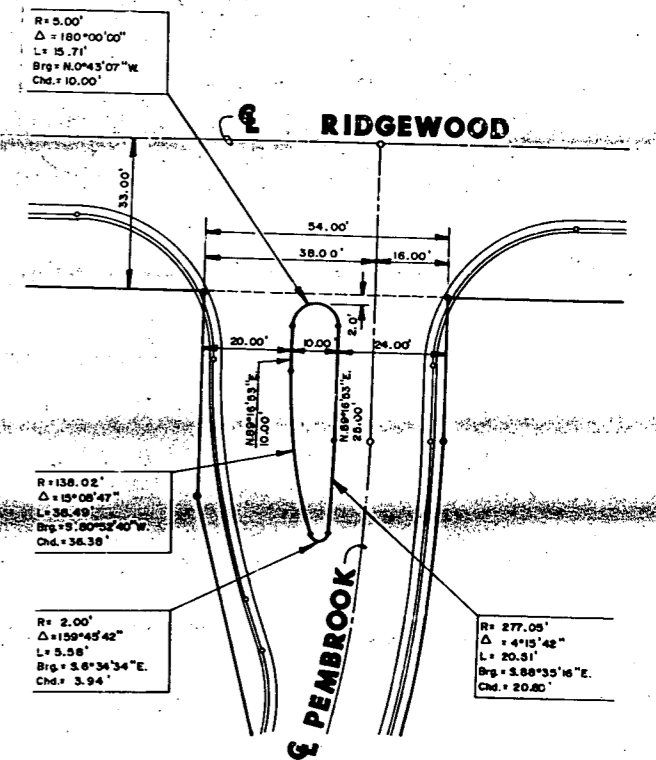
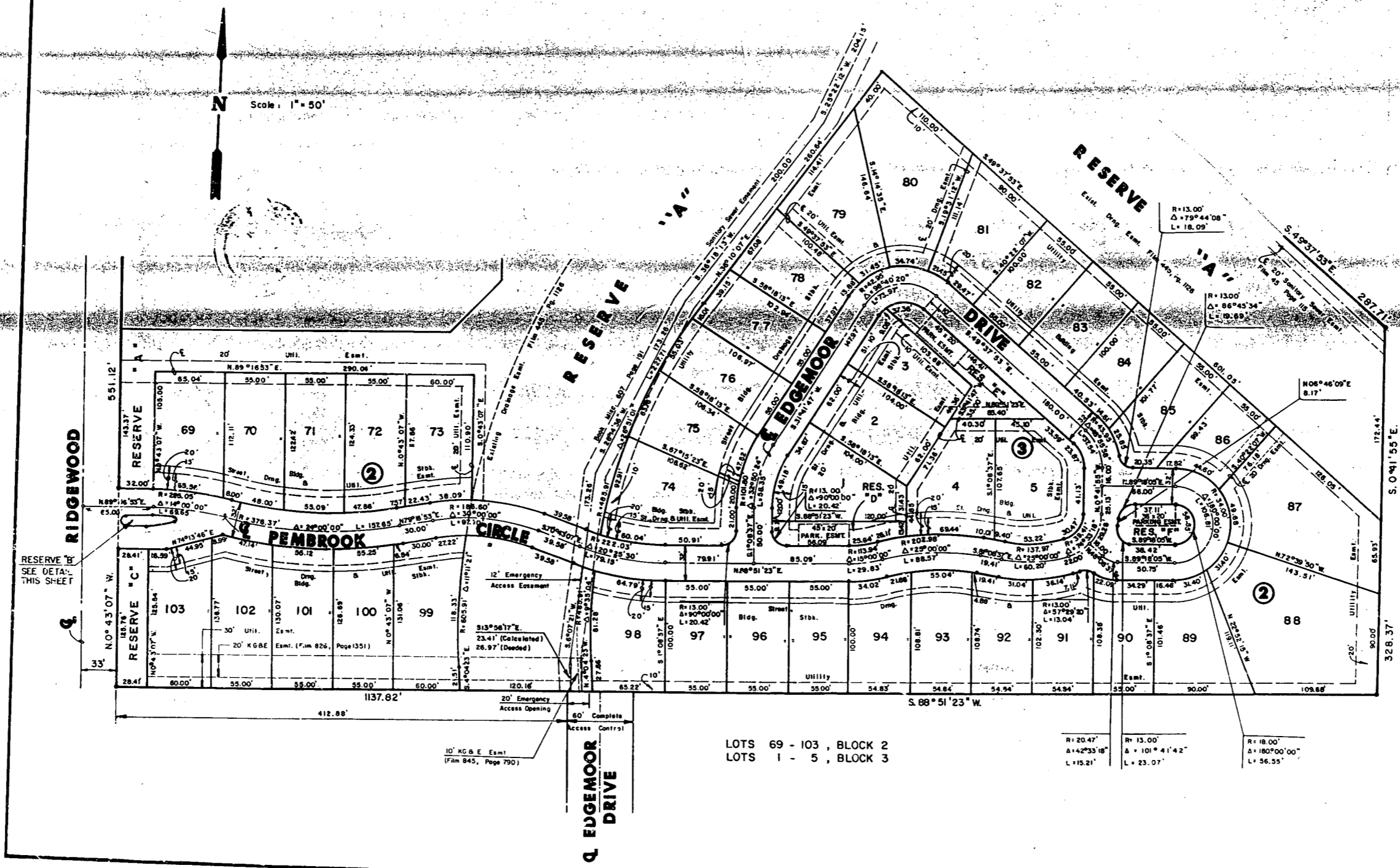
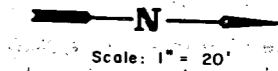
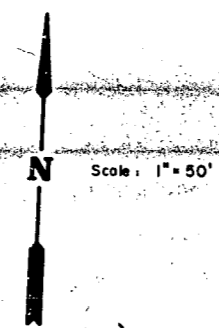
Entered on transfer record this \_\_\_ day of \_\_\_, 1988.  
Don Wright, County Clerk

STATE OF KANSAS  
SEDGWICK COUNTY

This is to certify that this instrument was filed for record in the Register of Deeds office this \_\_\_ day of \_\_\_, 1988.

Pat Kettler, Register of Deeds  
Ed Resa, Deputy

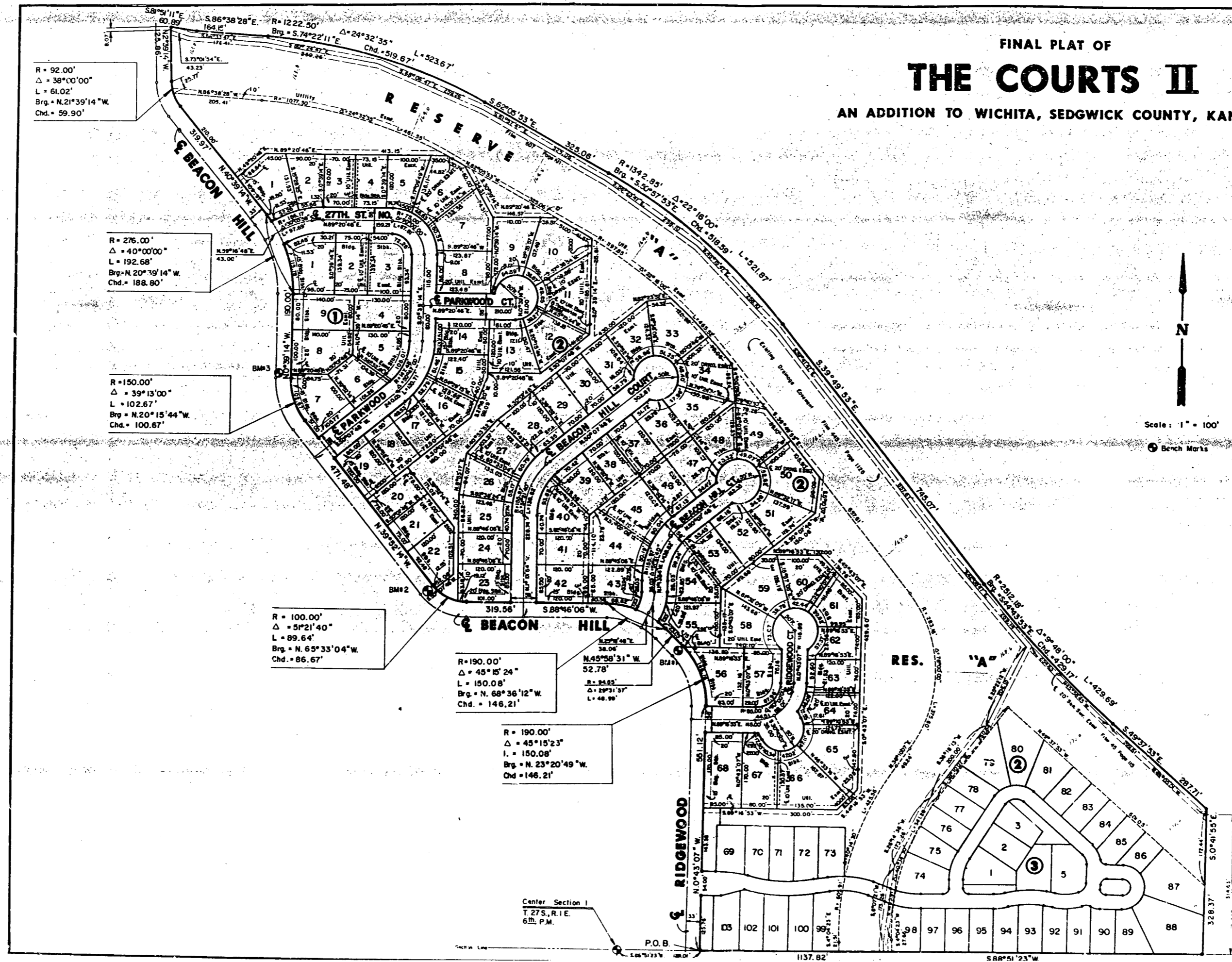
FINAL PLAT OF  
**THE COURTS II**  
 AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



**RESERVE "B" DETAIL**

# FINAL PLAT OF THE COURTS II

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



R = 92.00'  
Δ = 38°00'00"  
L = 61.02'  
Brg = N.21°39'14"W  
Chd. = 59.90'

R = 276.00'  
Δ = 40°00'00"  
L = 192.68'  
Brg = N.20°39'14"W  
Chd. = 188.80'

R = 150.00'  
Δ = 39°13'00"  
L = 102.67'  
Brg = N.20°15'44"W  
Chd. = 100.67'

R = 100.00'  
Δ = 5°21'40"  
L = 89.64'  
Brg = N.65°33'04"W  
Chd. = 86.67'

R = 190.00'  
Δ = 45°15'24"  
L = 150.08'  
Brg = N.68°36'12"W  
Chd. = 146.21'

R = 190.00'  
Δ = 45°15'23"  
L = 150.08'  
Brg = N.23°20'49"W  
Chd. = 146.21'

Center Section 1  
T.27S., R.1E.  
6th. P.M.



Scale: 1" = 100'

● Bench Marks

THE COURTS II			
Lot No.	Block No.	Minimum Pad (City Datum)	Minimum Pad (U.S.G.S.)
1-5	2	166.0	133.4
6-9	2	166.5	133.9
10-11	2	167.0	134.4
12-13	2	167.0	134.4
14-15	2	168.0	135.4
16-17	2	168.0	135.4
18-19	2	169.0	136.4
20-21	2	170.0	137.4
22-23	2	170.5	137.9
24-25	2	171.0	138.4
26-27	2	171.0	138.4
28-29	2	171.0	138.4
30-31	2	171.0	138.4
32-33	2	171.0	138.4
34-35	2	171.0	138.4
36-37	2	171.0	138.4
38-39	2	171.0	138.4
40-41	2	171.0	138.4
42-43	2	171.0	138.4
44-45	2	171.0	138.4
46-47	2	171.0	138.4
48-49	2	171.0	138.4
50-51	2	171.0	138.4
52-53	2	171.0	138.4
54-55	2	171.0	138.4
56-57	2	171.0	138.4
58-59	2	171.0	138.4
60-61	2	171.0	138.4
62-63	2	171.0	138.4
64-65	2	171.0	138.4
66-67	2	171.0	138.4
68-69	2	171.0	138.4
70-71	2	171.0	138.4
72-73	2	171.0	138.4
74-75	2	171.0	138.4
76-77	2	171.0	138.4
78-79	2	171.0	138.4
80-81	2	171.0	138.4
82-83	2	171.0	138.4
84-85	2	171.0	138.4
86-87	2	171.0	138.4
88-89	2	171.0	138.4
90-91	2	171.0	138.4
92-93	2	171.0	138.4
94-95	2	171.0	138.4
96-97	2	171.0	138.4
98-99	2	171.0	138.4
100-101	2	171.0	138.4
102	2	171.0	138.4

**BENCH MARKS:**

- B.M. #1 "□" Cut on East curb of Beacon Hill at Northwest corner of Lot 56-2 Elev. = 174.06
- B.M. #2 "□" Cut on East curb of Beacon Hill at the Southwest corner of Lot 22-2 Elev. = 172.91
- B.M. #3 "□" Cut on East curb of Beacon Hill at the Southwest corner of Lot 8-1 Elev. = 165.38
- B.M. #4 "□" Cut Southwest corner of RB on Beacon Hill Road and Reserve "A" Elev. = 162.93

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
100	50.00	252.29	35.60	58.00	S89°18'02" W	289°05'56"
101	150.00	109.46	57.29	107.04	N20°12'21" E	41°48'53"
102	180.00	42.10	71.14	42.00	S30°36'24" E	11°13'50"
103	50.00	252.29	35.60	58.00	N44°19'37" E	289°05'56"
104	50.00	252.29	35.60	58.00	N39°49'53" W	289°05'56"
105	110.00	73.16	11.62	23.17	S45°51'49" E	170°13'51"
106	130.00	84.54	49.40	83.10	S20°13'54" E	207°04'58"
107	180.00	63.36	31.99	63.00	N42°02'04" W	19°37'20"

STATE OF KANSAS, COUNTY OF SEDGWICK : ss

This instrument was acknowledged before me on this 9<sup>th</sup> day of June, 1993, by Stephen N. Critchfield, President of Critchfield Real Estate Limited Partnership 1985.

*Carol R. Barnes*  
Notary Public  
Carol R. Barnes

This plot of MEADOW OAKS ADDITION to Wichita, Kansas has been submitted to and approved by this WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, Wichita, Kansas.

Dated this \_\_\_ day of \_\_\_\_\_, 1993.



WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

*Marva S. Krawt*  
Marva S. Krawt, Secretary

This plot approved and all dedications shown herein accepted by the City Council of the City of Wichita, Kansas, this 13 day of June, 1993.



*Pat Burnett*  
Pat Burnett, Deputy City Clerk

Entered on transfer record this \_\_\_ day of \_\_\_\_\_, 1993.

This is to certify that this instrument was filed for record in the Register of Deeds Office at A.M.-P.M. on the \_\_\_ day of \_\_\_\_\_, 1993.

*Pat Kettler*  
Pat Kettler, Register of Deeds

*Ed Reso*  
Ed Reso, Chief Deputy

KNOW ALL MEN BE THESE PRESENTS:

That we, Stebar Oil Corporation, Inc. holders of a mortgage on the property described in the Surveyor's Certificate, do hereby consent to the plot of Meadow Oaks Addition.

Stebar Oil Corporation, Inc.  
*John C. Showers*  
John C. Showers, President

STATE OF KANSAS, COUNTY OF SEDGWICK : ss

This instrument was acknowledged before me on this 11<sup>th</sup> day of June, 1993, by E. B. Kocanover, President of Stebar Oil Corporation, Inc.

*Ginger L. Kelley*  
Ginger L. Kelley  
Notary Public

My Appointment Expires: 11-92

*Henry T. Smith*  
Henry T. Smith  
Notary Public

LINE	DIRECTION	DISTANCE
1	N32°16'24" W	27.87
2	N32°16'24" W	33.37
3	N41°06'30" E	72.74
4	N45°40'23" W	194.08
5	N00°41'55" W	235.99
6	N57°10'07" E	90.53
7	N39°49'53" W	101.20
8	N51°33'44" W	175.77
9	N39°49'53" W	199.04
10	N00°41'55" W	217.60

STATE OF KANSAS, COUNTY OF SEDGWICK : ss

I, Kenny E. Hill, being a duly licensed Land Surveyor in said County and State, do hereby certify that I have been in responsible charge of surveying and plotting "MEADOW OAKS ADDITION" to Wichita, Kansas, being described as follows:

That part of the Northeast Quarter and the West Half of the Northeast Quarter in Section 1, Township 27 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, lying North and East of Beacon Hill Addition and the Courts II Addition, more particularly described as follows:

Beginning at the Northeast corner of the West Half of the Northeast Quarter of said Section 1; thence S00°41'55"E for a distance of 2338.68 feet to a point on the North line of the Courts II Addition; thence N49°37'53"W for a distance of 287.71 feet; thence on a circular curve to the right having a radius of 2512.18 feet and a central angle of 9°48'00" on an arc distance of 429.69 feet; thence N39°49'53"W for a distance of 745.07 feet; thence on a circular curve to the left having a radius of 1342.85 feet and a central angle of 22°16'00" on an arc distance of 521.87 feet; thence N82°05'53"W for a distance of 325.06 feet; thence on a circular curve to the left having a radius of 1222.50 feet and a central angle of 24°32'35" on an arc distance of 523.67 feet; thence N69°36'28"W for a distance of 164.15 feet; thence N81°51'11"W for a distance of 60.89 feet; thence N02°39'14"W for a distance of 130.33 feet; thence on a circular curve to the right having a radius of 371.08 feet and a central angle of 29°55'36" on an arc distance of 193.82 feet; thence on a circular curve to the left having a radius of 211.00 feet and a central angle of 13°57'40" on an arc distance of 51.41 feet; thence N13°16'42"E for a distance of 124.92 feet; thence N 00°43'38" W for a distance of 120.00 feet to a point on the North line of said Northeast Quarter; thence N 89°18'22" E for a distance of 980.44 feet to the Northwest corner of said Northeast Quarter; thence N 89°11'45" E for a distance of 1324.57 feet more or less to the point of beginning.

The accompanying plot is a true and correct exhibit of property surveyed.

Dated this 24<sup>th</sup> day of MAY, 1993.



Kenny E. Hill, L.S.

KNOW ALL MEN BE THESE PRESENTS:

That we, the undersigned, have caused the land described in the Surveyor's Certificate to be plotted into lots, blocks, streets and reserves. The streets are hereby dedicated to and for the use of the public. Easements are hereby granted as indicated for the construction and maintenance of drainage, pedestrian access and utilities. A 5 foot wall easement as shown is plotted for the construction and maintenance of a private wall. Utilities may cross the 5 foot wall easement. Reserves A, B, C, and D are to permit utilities and drainage confined to easements, landscaping, irrigation systems, sidewalks and other similar recreational improvements. Reserve B also permit guard houses and entry monuments. Reserve A also permits entry monuments and easements. Reserves C and D are also for drainage improvements. All reserves are to be bounded and maintained by a property owners association, its successors and assigns. All egress rights of access to or from 29th Street, North over and across the North line of Block 1 except for two openings, the North line of Block 2, Reserves A and B and the North line of Block 14 except for one opening in the west 245.98 feet thereof, are hereby granted to the appropriate governing body. Homes built adjacent to the South line of this addition shall have minimum low opening elevations or minimum low floor elevations as shown in the table on Sheet No. 1 of this plot.

East Wichita M.B. Fellowship and the Southern District Conference of the Mennonite Brethren Churches

*Gordon Bergman*  
Gordon Bergman, Pastor

*J. W. Russell*  
J. W. Russell, Vice President

STATE OF KANSAS, COUNTY OF SEDGWICK : ss

This instrument was acknowledged before me on this 27<sup>th</sup> day of MAY, 1993, by J. W. Russell, Vice President of 3-AH, Inc.

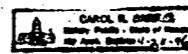


My Appointment Expires: September 11, 1996

*Marsha M. Zimmerman*  
Marsha M. Zimmerman  
Notary Public

STATE OF KANSAS, COUNTY OF SEDGWICK : ss

This instrument was acknowledged before me on this 10<sup>th</sup> day of June, 1993, by Gordon Bergman, Pastor of the East Wichita M.B. Fellowship and the Southern District Conference of the Mennonite Brethren Churches.



My Appointment Expires: 4-25-96

*Carol R. Barnes*  
Carol R. Barnes  
Notary Public

KNOW ALL MEN BE THESE PRESENTS:

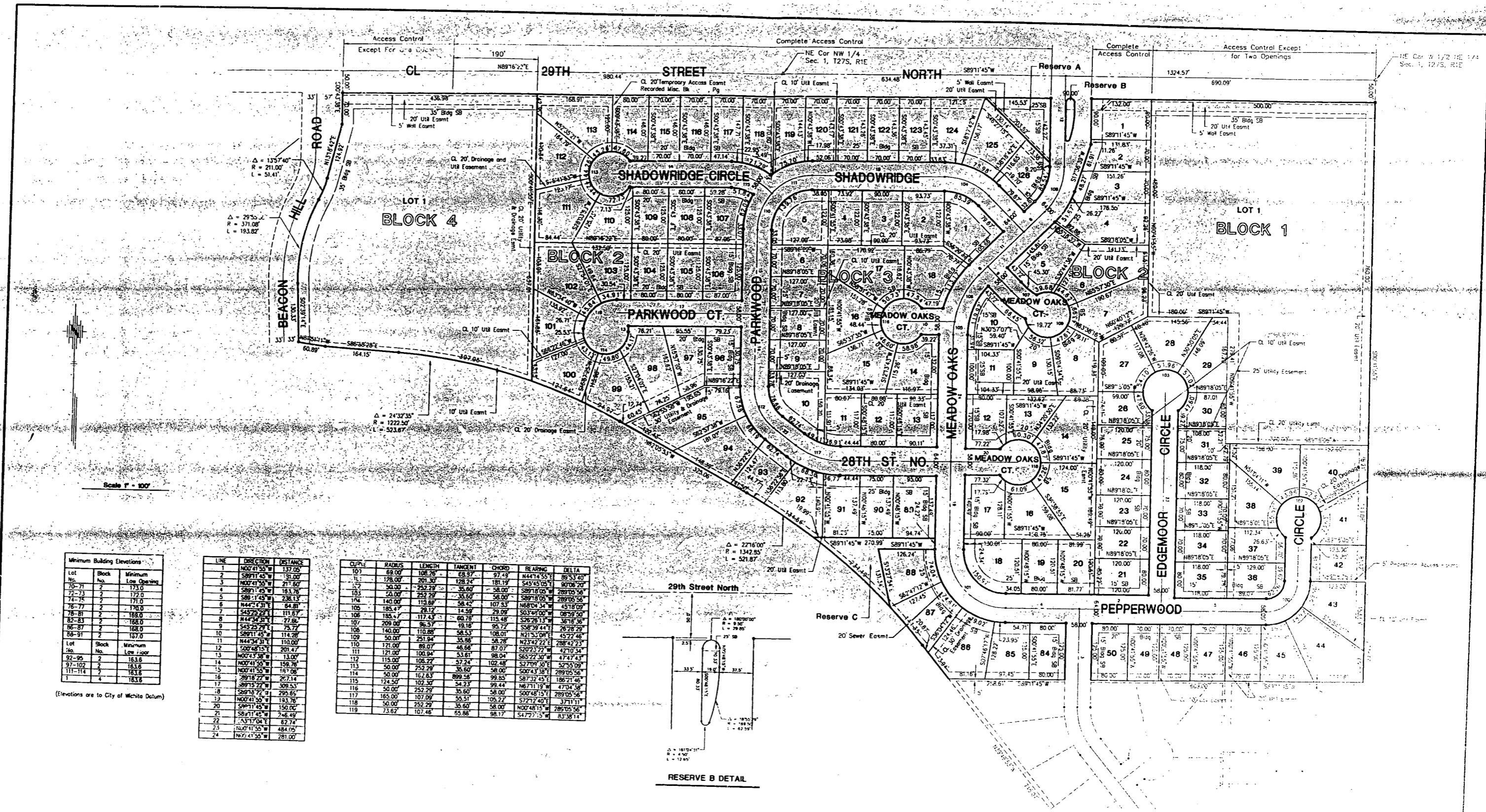
That we, Critchfield Real Estate Limited Partnership 1985 holders of a mortgage on the property described in the Surveyor's Certificate, do hereby consent to the plot of Meadow Oaks Addition.

Critchfield Real Estate Limited Partnership 1985

*Stephen N. Critchfield*  
Stephen N. Critchfield, President

# MEADOW OAKS ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS



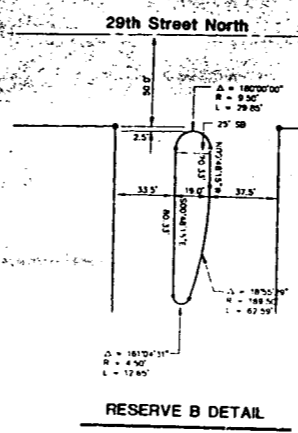
Minimum Building Elevations

Lot No.	Block No.	Minimum Low Opening
70-71	2	171.0
72-73	2	172.0
74-75	2	171.0
76-77	2	170.0
78-81	2	168.0
82-83	2	168.0
84-87	2	168.0
88-91	2	167.0
92-95	2	163.6
96-102	2	163.6
103-114	2	163.6
115-118	4	163.6

(Elevations are to City of Wichita Datum)

LINE	DIRECTION	DISTANCE
1	N00°41'55"W	137.05
2	S89°11'45"W	53.00
3	N00°41'50"W	217.50
4	S89°11'45"W	183.76
5	S89°11'45"W	238.13
6	N44°24'31"E	64.89
7	S45°25'22"E	111.67
8	N44°34'30"E	27.88
9	S45°25'22"E	75.77
10	S89°11'45"W	114.26
11	N44°34'31"E	110.00
12	S00°48'15"E	201.47
13	N00°41'50"W	13.00
14	N00°41'50"W	158.76
15	N00°41'50"W	187.06
16	S89°18'22"W	207.14
17	S89°18'22"W	306.53
18	S89°18'22"W	295.65
19	N00°41'50"W	183.76
20	S89°11'45"W	150.00
21	S89°11'45"W	346.99
22	S33°17'04"E	62.74
23	N00°41'50"W	484.05
24	N00°41'50"W	281.00

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
107	68.00	106.26	68.97	97.49	N44°14'55"E	89°33'40"
108	178.00	295.37	128.24	181.19	S45°45'05"E	90°06'20"
109	50.00	78.54	50.00	58.00	S89°18'00"E	289°05'58"
110	140.00	212.29	85.60	136.00	S89°18'00"E	289°05'58"
111	100.00	157.08	62.83	100.00	S89°18'00"E	289°05'58"
112	100.00	157.08	62.83	100.00	S89°18'00"E	289°05'58"
113	100.00	157.08	62.83	100.00	S89°18'00"E	289°05'58"
114	100.00	157.08	62.83	100.00	S89°18'00"E	289°05'58"
115	100.00	157.08	62.83	100.00	S89°18'00"E	289°05'58"
116	100.00	157.08	62.83	100.00	S89°18'00"E	289°05'58"
117	100.00	157.08	62.83	100.00	S89°18'00"E	289°05'58"
118	100.00	157.08	62.83	100.00	S89°18'00"E	289°05'58"
119	100.00	157.08	62.83	100.00	S89°18'00"E	289°05'58"



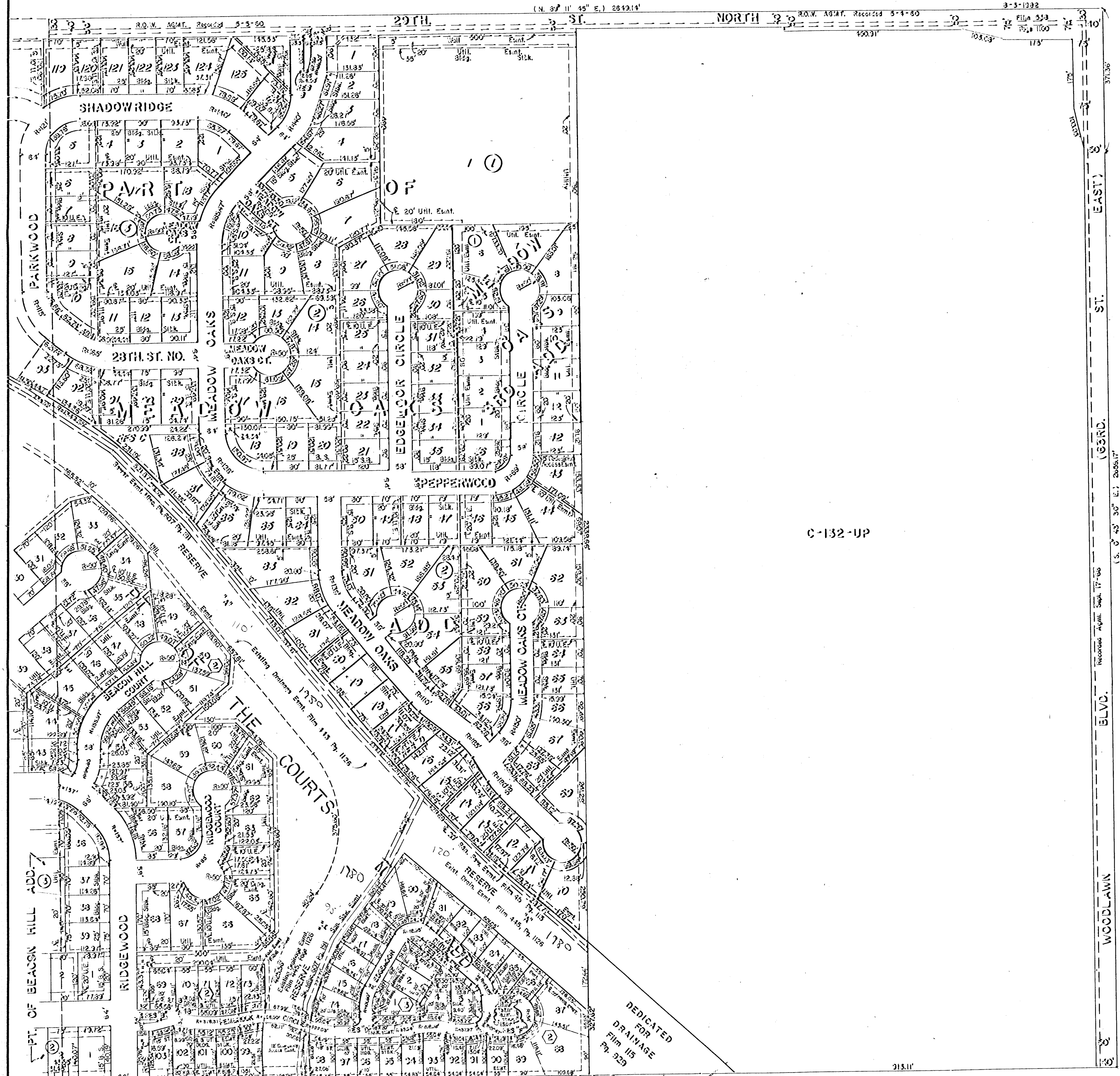
# MEADOW OAKS ADDITION

## TO WICHITA, SEDGWICK COUNTY, KANSAS

PLAT NO. 144-145  
 FILED IN  
 OFFICE OF THE REGISTERED CLERK  
 OF SEDGWICK COUNTY, KANSAS  
 AT WICHITA, KANSAS  
 THIS 17th DAY OF MARCH, 1954  
 REGISTERED CLERK

11-33 N.E. 1/4 SEC. 1, TWP. 27S. R. 1E.

WI  
1



1-150

THIS MAP ORIGINATED SEP. 1955 BY S.W. CORNER NE 1/4

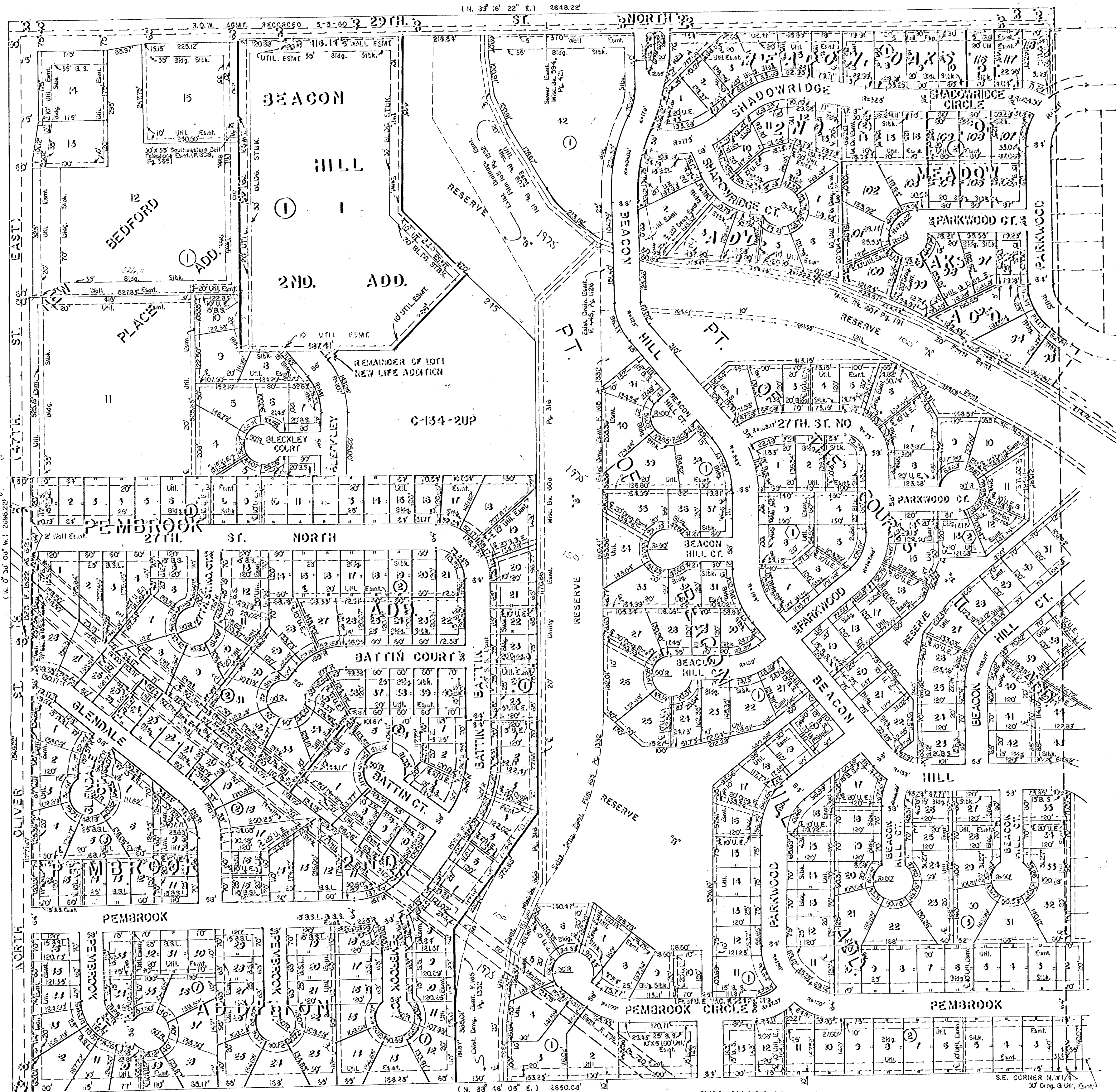
DEDICATED FOR DRAINAGE FIRM 115 P. 325

THIS SHEET PREPARED UNDER SUPERVISION OF SUSAN E. CROCKETT-SPORN SEDGWICK COUNTY CLERK

11-32

N.W. 1/4 SEC. 1, TWP. 27S, R. 1E.

W1  
2



THIS SHEET PREPARED UNDER SUPERVISION OF  
**SUSAN E. CROCKETT-SPON,** SEDGWICK COUNTY CLERK