

# QUAIL CREEK ESTATES SEDGWICK COUNTY, KANSAS

SHEET 3 OF 3

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THEODORE F. HARTENSTEIN, TIMOTHY C. HEY AND MARILYN S. HEY, KENNETH W. MORELAND AND DELORES E. CRAIG, OWNERS OF THE LAND HAVE CAUSED THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE TO BE SURVEYED AND PLATTED INTO BLOCKS, LOTS AND STREETS TO BE KNOWN AS QUAIL CREEK ESTATES, SEDGWICK COUNTY, KANSAS.

ALL STREETS AS INDICATED ON THE PLAT ARE HEREBY DEDICATED TO AND FOR THE USE BY THE PUBLIC. EASEMENTS AS INDICATED ON THE PLAT ARE HEREBY GRANTED FOR THE CONSTRUCTION AND MAINTENANCE OF ALL PUBLIC UTILITIES WITH RIGHTS OF INGRESS AND EGRESS. THE FLOODWAY RESERVE EASEMENTS ARE FOR THE PURPOSES OF PROVIDING FLOOD PROTECTION AND PRESERVE THE NATURAL DRAINAGE, AND OF PRESERVING AND PROTECTING THE SAFETY AND WELFARE OF COUNTY. OWNER HEREBY COVENANTS AND AGREES FOR SUCH OWNER AND OWNER'S GRANTEE, DEVISEE, SUCCESSORS AND ASSIGNS, (1) THAT NO HUMAN HABITAT OR OTHER CONSTRUCTION MAY BE BUILT IN SAID EASEMENT AND THAT NO OBSTRUCTION SHALL BE PLACE THEREIN; (2) THAT NO LEVEE OR ANY FILL, CHANGE OF GRADE, CREATION OF CHANNELS OR OTHER WORK SHALL BE CONSTRUCTED EXCEPT WITH THE APPROVAL OF THE KANSAS STATE BOARD OF AGRICULTURE, DIVISION OF WATER RESOURCES IN ACCORDANCE WITH KSA 24-126; AND (3) THE SAID EASEMENT SHALL BE THE RESPONSIBILITY OF THE OWNER UNTIL SUCH TIME AS THE GOVERNING BODY EXERCISING JURISDICTION UNDER KSA 82A-301 ELECTS TO ASSUME THE RESPONSIBILITY FOR MAINTENANCE OF AND IMPROVEMENTS TO DRAINAGE. PREVIOUSLY DEDICATED PUBLIC EASEMENTS HEREBY ARE VACATED IN ACCORDANCE WITH KSA 12-512(b).

ALL ABUTTER'S RIGHTS OF ACCESS TO OR FROM FORTY-SEVENTH STREET SOUTH AND GREENWICH ROAD EXCEPT AS SHOWN ON THE PLAT AND/OR NOTED BELOW ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY. EXCEPT FOR ONE OPENING OVER AND ACROSS THE EAST LINE OF LOT 4, BLOCK A TO AND FROM GREENWICH ROAD, LOCATION OF SAID OPENING TO BE APPROVED BY THE APPROPRIATE GOVERNING BODY.

MINIMUM PAD ELEVATIONS ARE AS FOLLOWS: BLOCK A, LOTS 9, 10, 11, AND 13 ARE 1335; LOT 12 IS 1336; BLOCK C, LOT 1 IS 1335. MINIMUM PAD SHALL BE THE LOWEST OPENING INTO A STRUCTURE.

Timothy C. Hey  
TIMOTHY C. HEY

Marilyn S. Hey  
MARILYN S. HEY

Leslie J. Krefl  
LESLIE J. KREFT

Lynne A. Krefl  
LYNNE A. KREFT

Kenneth W. Moreland  
KENNETH W. MORELAND

Delores E. Craig  
DELORES E. CRAIG

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF July, 1994, BY THEODORE F. HARTENSTEIN.

Shelley R. Marnach, NOTARY PUBLIC  
SHELLEY R. MARNACH

MY APPOINTMENT EXPIRES: 5-4-98

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22 DAY OF July, 1994, BY TIMOTHY C. HEY.

Pamela S. Landers, NOTARY PUBLIC  
PAMELA S. LANDERS

MY APPOINTMENT EXPIRES: 6-9-96

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF September, 1994, BY MARILYN S. HEY.

Sharon Jo Lupton, NOTARY PUBLIC  
SHARON JO LUPTON

MY APPOINTMENT EXPIRES: 8-9-97

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF September, 1994, BY LESLIE J. KREFT AND LYNNE A. KREFT.

Claudia E. Evans, NOTARY PUBLIC  
CLAUDIA E. EVANS

MY APPOINTMENT EXPIRES: 12-20-96

60.00  
ck

CLAUDIA E. EVANS  
NOTARY PUBLIC  
STATE OF KANSAS  
MY APPT. EXPIRES 12/20/96

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF July, 1994, BY KENNETH W. MORELAND AND DELORES E. CRAIG.

Shelley R. Marnach, NOTARY PUBLIC  
SHELLEY R. MARNACH

MY APPOINTMENT EXPIRES: 5-4-98

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS

WE, FIRST NATIONAL BANK OF DERBY, HOLDERS OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY DO HEREBY CONSENT TO THE PLAT OF QUAIL CREEK ESTATES, SEDGWICK COUNTY, KANSAS.

DATED SIGNED 7/25, 1994 Kevin Chase  
KEVIN CHASE, PRESIDENT

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 26th DAY OF July, 1994, BY KEVIN CHASE, PRESIDENT ON BEHALF OF FIRST NATIONAL BANK OF DERBY.

Bette G. Cranston, NOTARY PUBLIC  
BETTE G. CRANSTON

MY APPOINTMENT EXPIRES: 7-20-96

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS

WE, THE BANK OF TESCOTT, HOLDERS OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY DO HEREBY CONSENT TO THE PLAT OF QUAIL CREEK ESTATES, SEDGWICK COUNTY, KANSAS.

DATED SIGNED July 22, 1994 Hal J. Berkley  
HAL J. BERKLEY, CHAIRMAN

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 22 DAY OF July, 1994, BY HAL J. BERKLEY, CHAIRMAN ON BEHALF OF THE BANK OF TESCOTT.

Hal J. Berkley, NOTARY PUBLIC  
HAL J. BERKLEY, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: June 7, 1997

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS

WE, UNION NATIONAL BANK OF WICHITA, HOLDERS OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY DO HEREBY CONSENT TO THE PLAT OF QUAIL CREEK ESTATES, SEDGWICK COUNTY, KANSAS.

DATED SIGNED 7/22/94, 1994 Terry P. Shelton  
TERRY P. SHELTON, VICE PRESIDENT

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 22nd DAY OF July, 1994, BY TERRY P. SHELTON, VICE PRESIDENT ON BEHALF OF UNION NATIONAL BANK OF WICHITA.

Carol Klein, NOTARY PUBLIC  
CAROL KLEIN, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: 4/6/97

CAROL KLEIN  
NOTARY PUBLIC  
STATE OF KANSAS  
MY APPT. EXPIRES 4/6/97

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS

WE, CHISHOLM TRAIL STATE BANK, HOLDERS OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY DO HEREBY CONSENT TO THE PLAT OF QUAIL CREEK ESTATES, SEDGWICK COUNTY, KANSAS.

DATED SIGNED 7/27, 1994 Elmer S. Peters, Jr.  
ELMER S. PETERS, JR.  
EXECUTIVE VICE PRESIDENT

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 22nd DAY OF July, 1994, BY ELMER S. PETERS, JR., EXECUTIVE VICE PRESIDENT ON BEHALF OF CHISHOLM TRAIL STATE BANK.

MY APPOINTMENT EXPIRES: 1-13-97

Nelda R. Kagle, NOTARY PUBLIC  
NELDA KEGLE, NOTARY PUBLIC

NOTARY PUBLIC  
STATE OF KANSAS  
MY APPT. EXPIRES 1-13-97

STATE OF KANSAS }  
CITY OF WICHITA } SS

THIS PLAT OF QUAIL CREEK ESTATES, SEDGWICK COUNTY, KANSAS, HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS 28th DAY OF July, 1994.

(SEAL)



WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION  
James D. Miner, CHAIRMAN  
Marvin Krouf, SECRETARY  
MARVIN KROUF

STATE OF KANSAS )  
CITY OF WICHITA )

THIS PLAT APPROVED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, ON THIS 4th DAY OF August, 1994.



Elma Broadfoot, MAYOR  
Pat Burnett, CITY CLERK  
PAT BURNETT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, THIS 31 DAY OF August, 1994.

Betsy Gwin, CHAIR  
BETSY GWIN

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS

WE, MULVANE STATE BANK, HOLDERS OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY DO HEREBY CONSENT TO THE PLAT OF QUAIL CREEK ESTATES, SEDGWICK COUNTY, KANSAS.

DATED SIGNED 7-25, 1994 Charles A. Morgan, III  
CHARLES A. MORGAN, III  
EXECUTIVE VICE PRESIDENT

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 25th DAY OF July, 1994, BY CHARLES A. MORGAN, III, EXECUTIVE VICE PRESIDENT ON BEHALF OF MULVANE STATE BANK.

MY APPOINTMENT EXPIRES: 3-11-96

Janice E. Russell, NOTARY PUBLIC  
JANICE E. RUSSELL, NOTARY PUBLIC



STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE, AT 3:30 P.M., ON THE 14th DAY OF SEPTEMBER, 1994.

Pat Broadfoot, REGISTER OF DEEDS  
Phyllis H. Hannon, DEPUTY  
PHYLLIS HANNON

#1409121

AutoCAD Drawing File Name 9230FPT2.DWG  
Archive Computer Disk # ACAD-DWG-22

Revised 9-14-94

# QUAIL CREEK ESTATES

## SEDGWICK COUNTY, KANSAS

SHEET 1 OF 3

N.W. COR., N.E. 1/4 SEC. 21, T28S, R2E

N.E. COR., SEC. 21, T28S, R2E

I, RAYMOND M. HUBBELL, THE UNDERSIGNED, REGISTERED LAND SURVEYOR OF THE STATE OF KANSAS, DO HEREBY CERTIFY THAT I CAUSED TO HAVE SURVEYED AND PLATTED QUAIL CREEK ESTATES, SEDGWICK COUNTY, KANSAS, FURTHER DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 28 SOUTH, RANGE 2 EAST OF THE SIXTH PRINCIPAL MERIDIAN; THENCE 2652.60 FEET ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 35 MINUTES 04 SECONDS WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE 2639.10 FEET ON A BEARING OF NORTH 89 DEGREES 42 MINUTES 21 SECONDS WEST TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE 443.12 FEET ON A BEARING OF NORTH 0 DEGREES 29 MINUTES 48 SECONDS EAST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE 496.57 FEET ON A BEARING SOUTH 89 DEGREES 24 MINUTES 56 SECONDS EAST TO A CURVE WITH A RADIUS OF 75 FEET; THENCE 88.12 FEET ALONG SAID CURVE TO THE LEFT FROM THE PRECEDING COURSE WITH A CENTRAL ANGLE OF 67 DEGREES 18 MINUTES 54 SECONDS; THENCE 419.27 FEET ON A BEARING NORTH 6 DEGREES 14 MINUTES 15 SECONDS WEST; THENCE 1191.07 FEET ON A BEARING OF NORTH 15 DEGREES 15 MINUTES 20 SECONDS EAST; THENCE 360.00 FEET ON A BEARING OF SOUTH 80 DEGREES 44 MINUTES 05 SECONDS EAST; THENCE 647.61 FEET ON A BEARING OF NORTH 00 DEGREES 00 MINUTES 04 SECONDS EAST TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE 1472.93 FEET ON A BEARING OF SOUTH 89 DEGREES 59 MINUTES 56 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER TO THE POINT OF BEGINNING.

THE TRUE AND ACCOMPANYING PLAT IS A TRUE AND CORRECT EXHIBIT OF SUCH SURVEY.

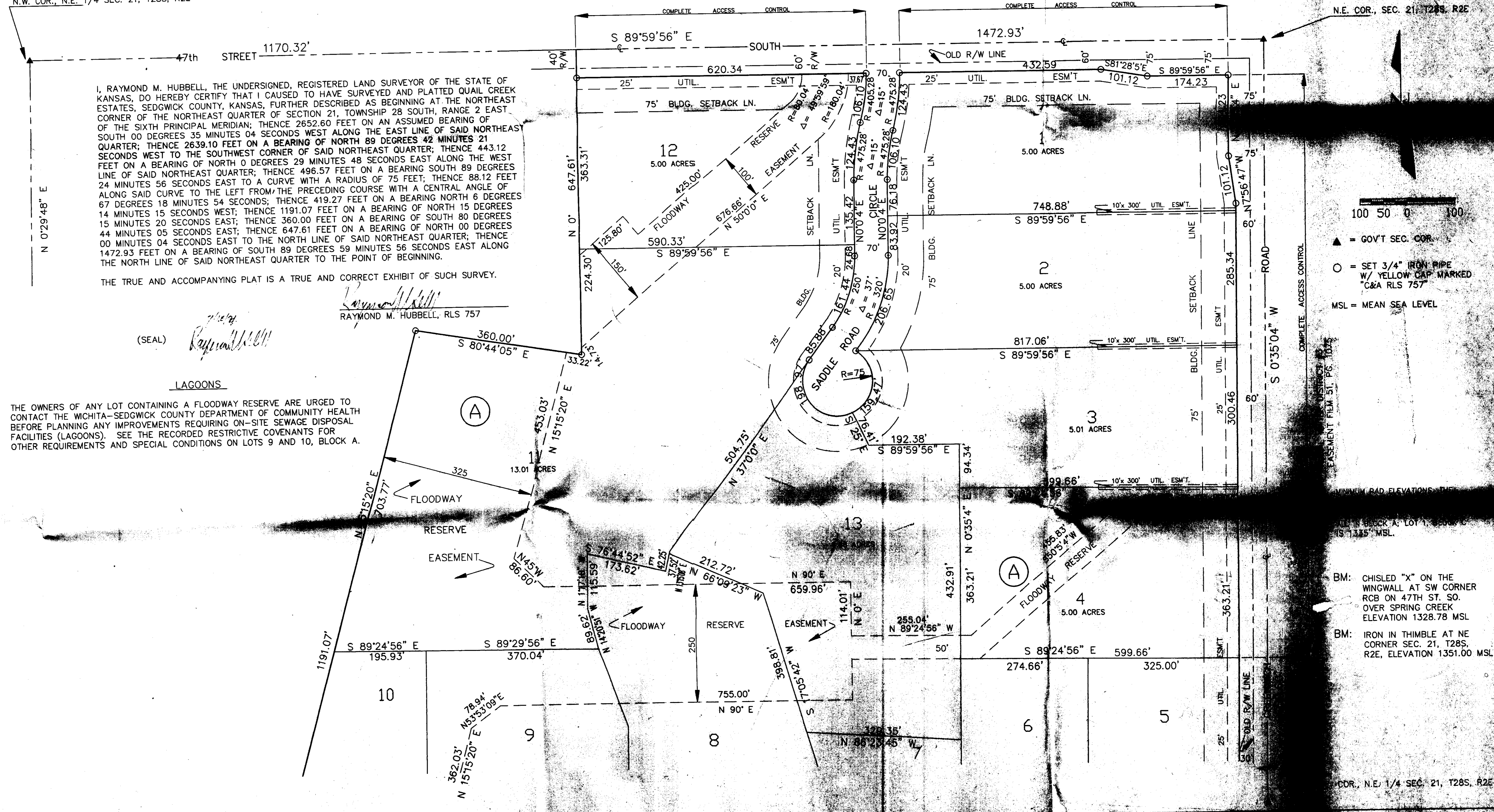
RAYMOND M. HUBBELL, RLS 757

(SEAL)

### LAGOONS

THE OWNERS OF ANY LOT CONTAINING A FLOODWAY RESERVE ARE URGED TO CONTACT THE WICHITA-SEDGWICK COUNTY DEPARTMENT OF COMMUNITY HEALTH BEFORE PLANNING ANY IMPROVEMENTS REQUIRING ON-SITE SEWAGE DISPOSAL FACILITIES (LAGOONS). SEE THE RECORDED RESTRICTIVE COVENANTS FOR OTHER REQUIREMENTS AND SPECIAL CONDITIONS ON LOTS 9 AND 10, BLOCK A.

AutoCAD Drawing File Name 9230FPT1.DWG  
 Archive Computer Disk # ACAD-DWG-22  
 Plot Scale 1"=100'



100 50 0 100

- ▲ = GOV'T SEC. COR.
- = SET 3/4" IRON PIPE W/ YELLOW CAP MARKED "C&A RLS 757"
- MSL = MEAN SEA LEVEL

- BM: CHISLED "X" ON THE WINGWALL AT SW CORNER RCB ON 47TH ST. SO. OVER SPRING CREEK ELEVATION 1328.78 MSL
- BM: IRON IN THIMBLE AT NE CORNER SEC. 21, T28S, R2E, ELEVATION 1351.00 MSL

CDR., N.E. 1/4 SEC. 21, T28S, R2E

# QUAIL CREEK ESTATES

## SEDGWICK COUNTY, KANSAS

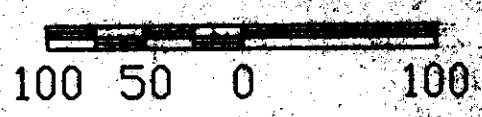
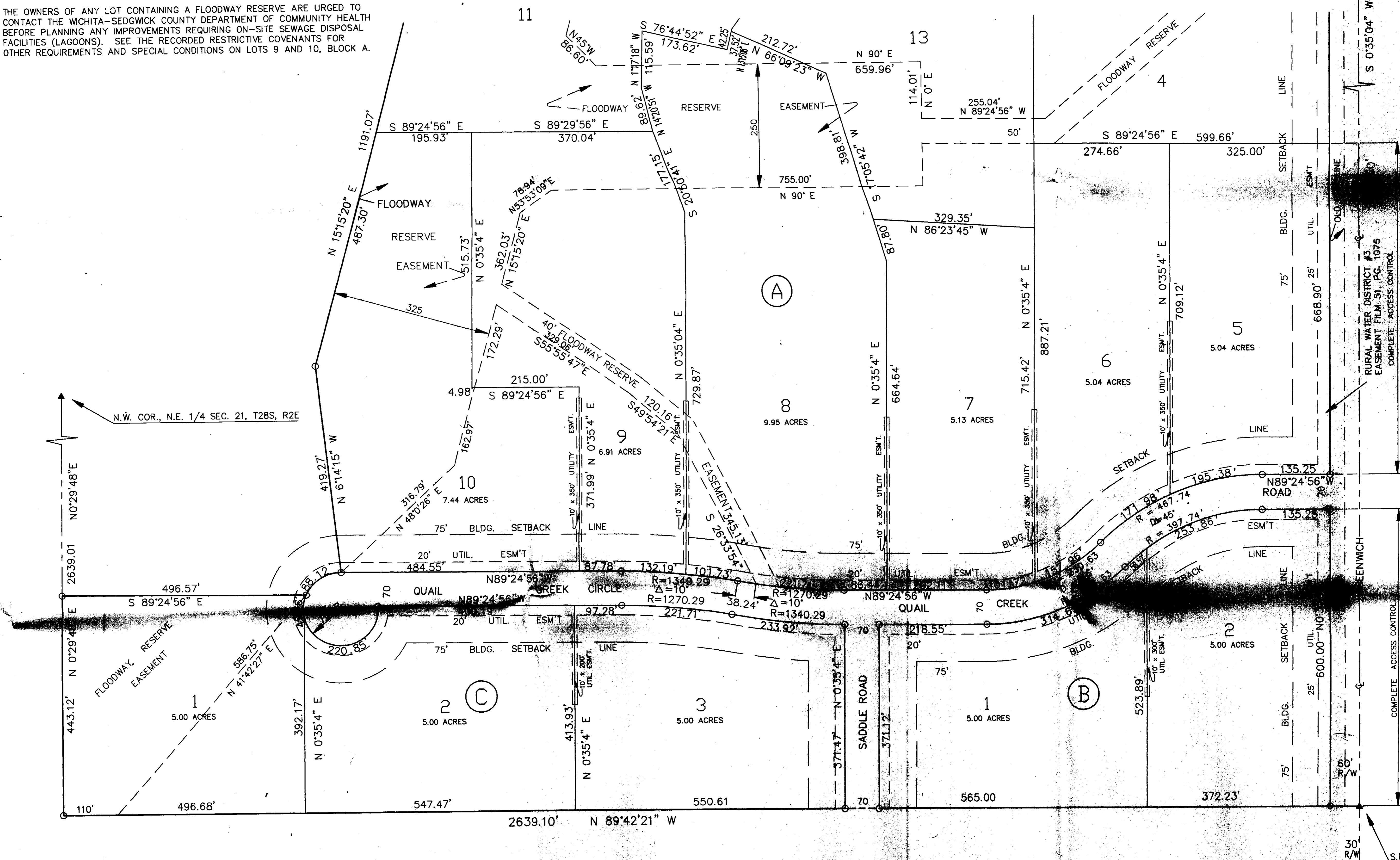
SHEET 2 OF 3

### LAGOONS

THE OWNERS OF ANY LOT CONTAINING A FLOODWAY RESERVE ARE URGED TO CONTACT THE WICHITA-SEDGWICK COUNTY DEPARTMENT OF COMMUNITY HEALTH BEFORE PLANNING ANY IMPROVEMENTS REQUIRING ON-SITE SEWAGE DISPOSAL FACILITIES (LAGOONS). SEE THE RECORDED RESTRICTIVE COVENANTS FOR OTHER REQUIREMENTS AND SPECIAL CONDITIONS ON LOTS 9 AND 10, BLOCK A.

N.E. COR., SEC. 21, T28S, R2E

AutoCAD Drawing File Name 9230FPT2.DWG  
Archive Computer Disk # ACAD-DWG-22  
Plot Scale 1"=100'



- ▲ = GOV'T SEC. COR.
- = SET 3/4" IRON PIPE W/ YELLOW CAP MARKED "C&A RLS 757"
- MSL = MEAN SEA LEVEL

MINIMUM PAD ELEVATIONS:  
THE LOWEST OPENING ARE  
1335' MSL FOR LOTS 9, 10, 11  
AND 13; 1336' MSL FOR LOT  
12, ALL IN BLOCK A; LOT 1,  
BLOCK C IS 1335' MSL.

BM: CHISLED "X" ON THE  
WINGWALL AT SW CORNER  
RCB ON 47TH ST. SO  
OVER SPRING CREEK  
ELEVATION 1328.78' MSL.

BM: IRON IN THIMBLE AT NE  
CORNER SEC. 21, T28S,  
R2E, ELEVATION  
1328.78' MSL.





July 29, 1994

METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4421

Castle & Associates  
P. O. Box 9262  
Wichita, KS 67277

Re: S/D 93-76 - QUAIL CREEK ESTATES (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 28, 1994, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of July 21, 1994.

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

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developers.

Please call if you have any questions.

Sincerely,

Don Losew  
Senior Planner

DL:rh

cc: Ted Hartenstein, 1303 Willow Lane, Wichita, KS 67208  
Gregory P. Farber, Trustee, Gypsum Township, 7001 S. 99th Street East, Derby, KS 67037  
Karla Appling, W-SC Health Department  
Jim Weber, Sedgwick County Engineering, County Department of Public Works, 1250 South Seneca, Wichita, KS 67213  
G. W. Denny, Sedgwick County Fire Department, Fire Station #7, 4343 N. Woodlawn, Wichita, KS 67220  
Mike Lindebak, City Engineer

- L. The applicant is advised that the platting binder was to be submitted with the final plat. This binder must be submitted before this plat will be scheduled for City Council review. This plat will be subject to any relevant conditions found by the review of the platting binder.**
- M. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.**
- N. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.**
- O. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.**
- P. The applicant is advised that various State and Federal requirements for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.**
- Q. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).**
- R. Recording of the plat within 30 days after approval by the City Council.**

July 28, 1994

STAFF REPORT

(Final Plat Approved 7/21/94)

(Revised Preliminary Plat Approved 6/23/94, Original Preliminary Plat Approved 3/17/94)

CASE NUMBER: S/D 93-76 QUAIL CREEK ESTATES

OWNER/APPLICANT: Ted Hartenstein, 1303 Willow Lane, Wichita, KS 67208

SURVEYOR/ENGINEER: Castle & Associates, P. O. Box 9262, Wichita, Ks 67277

LOCATION: South of 47th Street South and west of Greenwich Road

SITE SIZE: 120 Acres (Approximately)

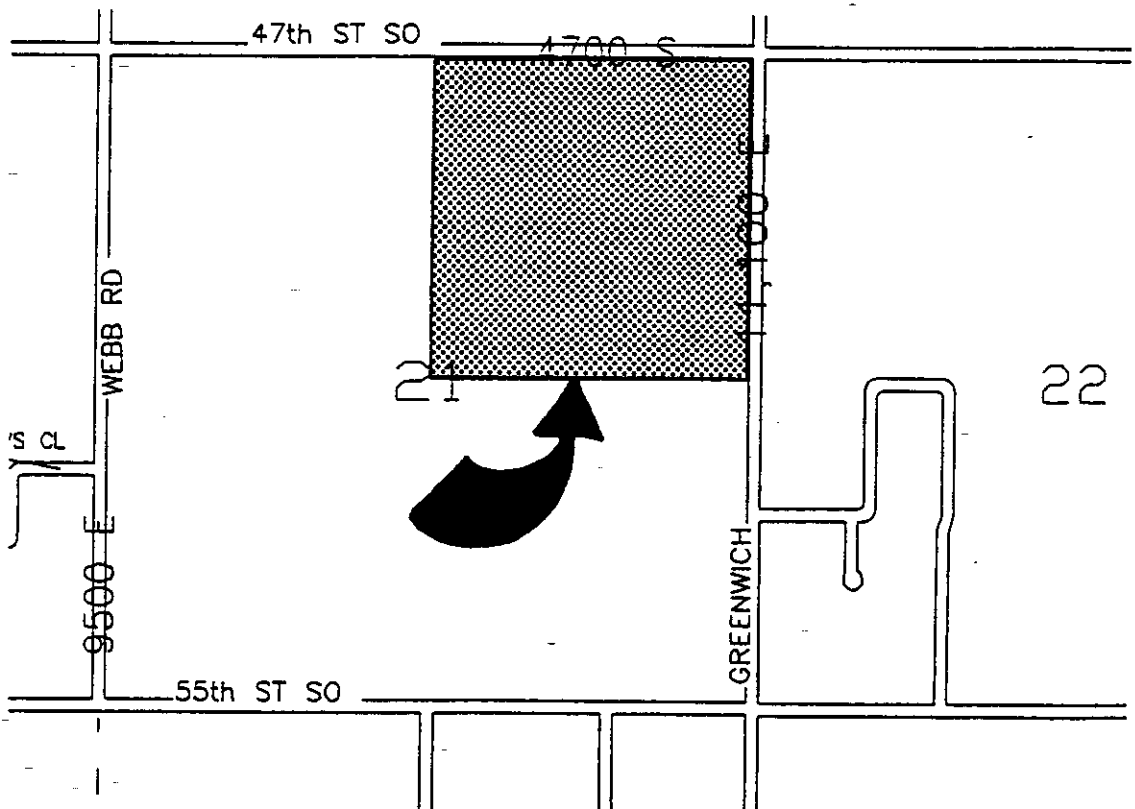
NUMBER OF LOTS

Residential:	18
Office:	
Commercial:	
Industrial:	
Total:	<u>18</u>

MINIMUM LOT AREA: 5 Acres

CURRENT ZONING: "R" County

VICINITY MAP:



**STAFF COMMENTS:**

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval. Health, in particular, needs to indicate if certain lots may be encumbered in such a way that on-site facilities would be inappropriate. The applicant is advised that certain of these lots may have limitations on where lagoons can be located and may consequently require a request to waive location requirements. Also, certain lots appear to indicate lagoons located toward the front of a lot. Such locations are typically not considered desirable.

Before submitting the final plat tracing, the applicant shall meet with Health Department staff to determine an appropriate means for identifying on the final plat tracing those lots requiring restrictions on the locations of lagoons. The applicant shall also submit a covenant to Planning, for recording with the plat, which also identifies these restrictions.

- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee construction of the interior streets to the suburban street standard.
- D. On the final plat tracing, it shall be clearly indicated that the minimum building pad elevations are for the lowest opening.
- E. As indicated by County Engineering, additional floodway shall be indicated along the western portion of Lot 11, Block A. Also, the plat's text shall be amended to more appropriately reference the standard floodway language.
- F. If any easements, such as for drainage, are still being shown as granted by separate instruments, the recording information for such easements, dedications, etc. shall be shown on the final plat tracing.
- G. On the final plat tracing, the plat's text shall be revised to indicate that streets are being dedicated to and for the use of the public.
- H. It shall be noted that the minimum building pad elevations are in MSL (mean sea level).
- I. The final plat tracing shall as appropriate use larger print; e.g., access control to 47th Street, side lot easements, etc. Both the Register of Deeds, and microfilming of the plat require a minimum print size of 7-pts.
- J. The final plat tracing shall label as "CL", the center lines of both 47th Street and Greenwich.
- K. On the final plat tracing, Saddle Road's south line along the boundary of the plat shall be shown as a dashed line rather than a solid line.