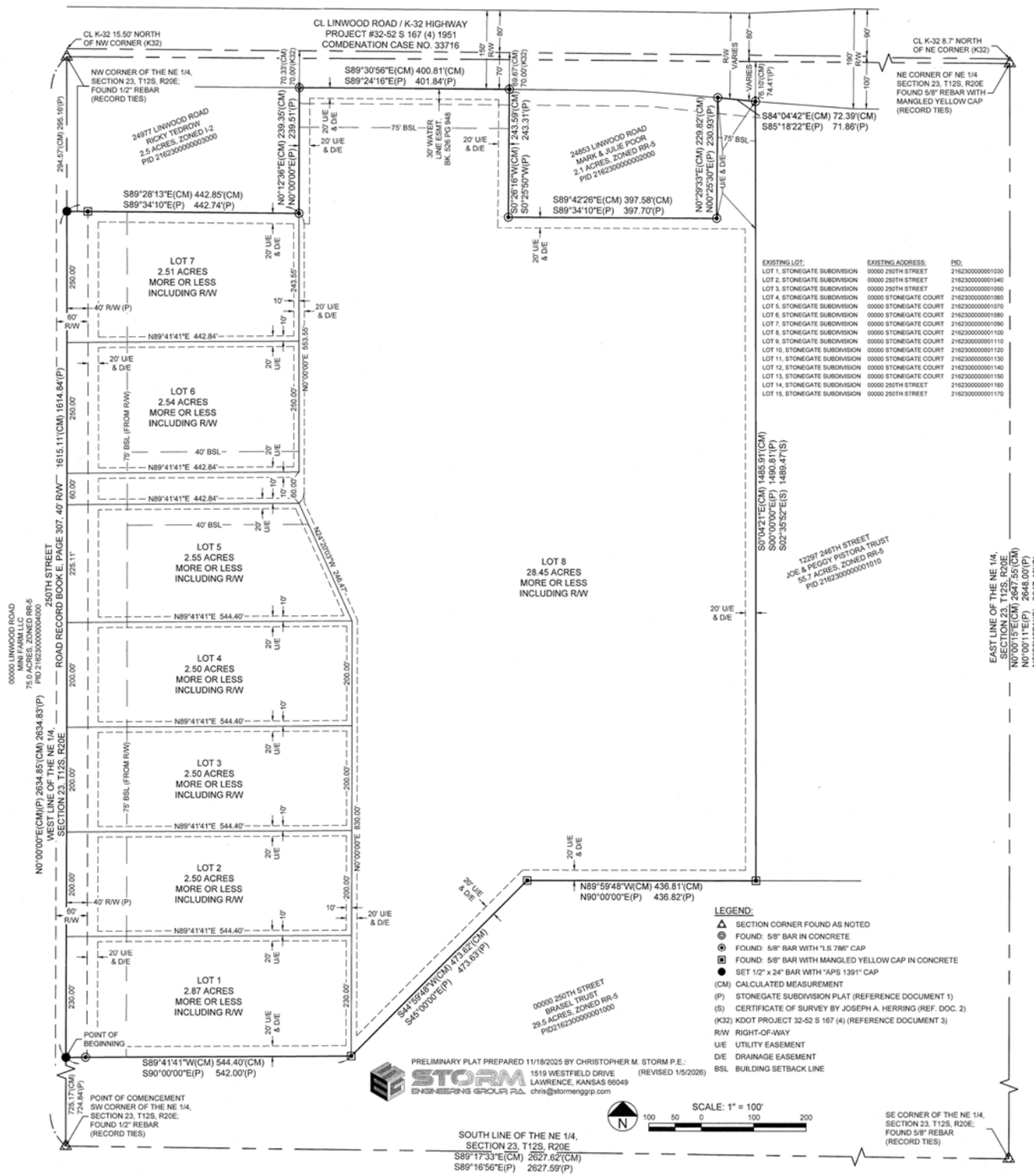

EXISTING LOT:	EXISTING ADDRESS:	PID:
LOT 1, STONEGATE SUBDIVISION	00000 250TH STREET	216230000001030
LOT 2, STONEGATE SUBDIVISION	00000 250TH STREET	216230000001040
LOT 3, STONEGATE SUBDIVISION	00000 250TH STREET	216230000001050
LOT 4, STONEGATE SUBDIVISION	00000 STONEGATE COURT	216230000001060
LOT 5, STONEGATE SUBDIVISION	00000 STONEGATE COURT	216230000001070
LOT 6, STONEGATE SUBDIVISION	00000 STONEGATE COURT	216230000001080
LOT 7, STONEGATE SUBDIVISION	00000 STONEGATE COURT	216230000001090
LOT 8, STONEGATE SUBDIVISION	00000 STONEGATE COURT	216230000001100
LOT 9, STONEGATE SUBDIVISION	00000 STONEGATE COURT	216230000001110
LOT 10, STONEGATE SUBDIVISION	00000 STONEGATE COURT	216230000001120
LOT 11, STONEGATE SUBDIVISION	00000 STONEGATE COURT	216230000001130
LOT 12, STONEGATE SUBDIVISION	00000 STONEGATE COURT	216230000001140
LOT 13, STONEGATE SUBDIVISION	00000 STONEGATE COURT	216230000001150
LOT 14, STONEGATE SUBDIVISION	00000 250TH STREET	216230000001160
LOT 15, STONEGATE SUBDIVISION	00000 250TH STREET	216230000001170

LEGEND:
- △ SECTION CORNER FOUND AS NOTED
- ◎ FOUND: 5/8" BAR IN CONCRETE
- ⊙ FOUND: 5/8" BAR WITH "LS 786" CAP
- ▣ FOUND: 5/8" BAR WITH MANGLED YELLOW CAP IN CONCRETE
- ● SET 1/2" x 24" BAR WITH "APS 1391" CAP
- (CM) CALCULATED MEASUREMENT
- (P) STONEGATE SUBDIVISION PLAT (REFERENCE DOCUMENT 1)
- (S) CERTIFICATE OF SURVEY BY JOSEPH A. HERRING (REF. DOC. 2)
- (K32) KDOT PROJECT 32-52 S 167 (4) (REFERENCE DOCUMENT 3)
- R/W RIGHT-OF-WAY
- U/E UTILITY EASEMENT
- D/E DRAINAGE EASEMENT
- BSL BUILDING SETBACK LINE

SURVEYOR CERTIFICATION:
I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION ON NOVEMBER 20, 2025. THIS SURVEY CONFORMS TO THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

STEVEN D. WILLIAMS, PS-1391
ALL POINTS SURVEYING, LLP
P.O. BOX 4444
LAWRENCE, KANSAS 66046
(785) 832-2121

STEVEN D. WILLIAMS LICENSED PS-1391 KANSAS PROFESSIONAL SURVEYOR

COUNTY SURVEYOR CERTIFICATION:
I HEREBY CERTIFY THAT THIS SURVEY PLAT MEETS THE REQUIREMENTS OF K.S.A. 58-2005. THE FACE OF THIS SURVEY PLAT WAS REVIEWED FOR COMPLIANCE WITH KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS. NO FIELD VERIFICATION IS IMPLIED. THIS REVIEW IS FOR SURVEY INFORMATION ONLY.

3-2-26
DANIEL BAUMCHEN, PS#1363
COUNTY SURVEYOR

PLANNING COMMISSION APPROVAL:
WE, THE LEAVENWORTH COUNTY PLANNING COMMISSION, DO HEREBY APPROVE THE FOREGOING PLAT OF QUAIL RIDGE ESTATES THIS 4 DAY OF January 2026.

SECRETARY JOHN JACOBSON
CHAIRMAN JEFF SPINK

COUNTY ENGINEER'S APPROVAL:
THE COUNTY ENGINEER'S PLAT REVIEW IS ONLY FOR GENERAL CONFORMANCE WITH THE SUBDIVISION REGULATIONS AS ADOPTED BY LEAVENWORTH COUNTY. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, ELEVATIONS, AND QUANTITIES.

COUNTY ENGINEER - MITCH PLEAK

COUNTY COMMISSION APPROVAL:
WE, THE BOARD OF COUNTY COMMISSIONERS OF LEAVENWORTH COUNTY, KANSAS, DO HEREBY APPROVE THE FOREGOING PLAT OF QUAIL RIDGE ESTATES 11 THIS DAY OF February 2026.

CHAIRMAN MICHAEL STIEBEN
COUNTY CLERK: ATTEST: FRAN KEPPLER

REGISTER OF DEEDS CERTIFICATE:
FILED FOR RECORD AS DOCUMENT NO. 2026P00011 ON THIS 5 DAY OF MARCH 2026 AT 1:20 O'CLOCK PM IN THE OFFICE OF THE REGISTER OF DEEDS OF LEAVENWORTH COUNTY, KANSAS.

REGISTER OF DEEDS
TERRILOIS G. TODD

REGISTER OF DEEDS OFFICIAL SEAL KANSAS LEAVENWORTH COUNTY

NOTES:
1. BASIS OF BEARINGS BASED ON A BEARING OF NORTH 0°00'00" EAST FOR THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 23, T12S, R20E FROM THE STONEGATE SUBDIVISION PLAT.
2. ERROR OF CLOSURE: 0.006' PRECISION: 1:1,156,254
3. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A DESIGNATED "SPECIAL FLOOD HAZARD AREA" AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 20103C0360G, LEAVENWORTH COUNTY, KANSAS, BEARING AN EFFECTIVE DATE OF JULY 16, 2015.
4. THIS FINAL PLAT VACATES STONEGATE COURT RIGHT-OF-WAY, AND ALL UTILITY AND DRAINAGE EASEMENTS DEDICATED BY THE STONEGATE SUBDIVISION FINAL PLAT.
5. BUILDING SETBACK LINES AS SHOWN HEREON OR NOTED BELOW:
   ALL SIDE YARD SETBACKS - 15 FEET (ACCESSORY - 15 FEET)
   ALL REAR YARD SETBACKS - 40 FEET (ACCESSORY - 15 FEET)
6. PROPOSED LOTS FOR RESIDENTIAL USE.
7. UTILITY COMPANIES:
   WATER - WATER DISTRICT #10
   ELECTRIC - EVERGY
   SEWER - INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEM
   GAS - PROPANE / NATURAL GAS

RESTRICTIONS:
1. ALL PROPOSED STRUCTURES WITHIN THIS PLAT SHALL COMPLY WITH LEAVENWORTH COUNTY ZONING AND SUBDIVISION REGULATIONS OR ZONING REGULATION JURISDICTION.
2. ALL STRUCTURES BUILT WITHIN THE SUBDIVISION SHALL COMPLY WITH RESOLUTION 2020-39, OR AS AMENDED.
3. AN ENGINEERED ONSITE WASTEWATER TREATMENT SYSTEM MAY BE REQUIRED DUE TO POOR SOIL CONDITIONS.
4. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE USED WHEN DESIGNING AND CONSTRUCTING DRIVEWAYS AND OTHER STRUCTURES. RE-VEGETATION OF ALL DISTURBED AREAS SHALL BE COMPLETED WITHIN 45 DAYS AFTER FINAL GRADING.
5. ACCESS TO LOTS AND DRIVEWAY IMPROVEMENTS ALONG KANSAS HIGHWAY NO. 32 REQUIRE KDOT APPROVAL.
6. LOTS ARE SUBJECT TO THE CURRENT ACCESS MANAGEMENT POLICY.
7. LOTS ARE SUBJECT TO THE DECLARATION AND RESTRICTIONS RECORDED IN DOCUMENT NO. _____ AT THE LEAVENWORTH COUNTY REGISTER OF DEEDS.

REFERENCED DOCUMENTS:
1. STONEGATE SUBDIVISION, FILED IN BOOK 16 AT PAGE 19, NKA 2005P00019, AT THE LEAVENWORTH COUNTY REGISTER OF DEEDS.
2. CERTIFICATE OF SURVEY PERFORMED BY JOSEPH A. HERRING, LS-1296 ON JUNE 18, 2025, AND FILED AS DOCUMENT NO. 20255037 AT THE LEAVENWORTH COUNTY REGISTER OF DEEDS.
3. CONSTRUCTION PLANS FOR KANSAS HIGHWAY 32, KDOT PROJECT 32-52 S 167 (4), PLAN SHEET 5 OF 131.
4. TITLE COMMITMENT BY ELAND TITLE COMPANY, LLC, COMMITMENT NO. 251811L-1, COMMITMENT DATE DECEMBER 1, 2025. SCHEDULE B, PART II - EXCEPTIONS:
   #10 RIGHT OF WAY GRANTED TO RURAL WATER DISTRICTED LEAVENWORTH COUNTY, KANSAS, AS DESCRIBED IN THE INSTRUMENT RECORDED IN BOOK 526 AT PAGE 948.
   #11 RIGHT OF WAY GRANTED TO LEAVENWORTH COUNTY RURAL WATER DISTRICT NO. 10, AS DESCRIBED IN THE INSTRUMENT RECORDED IN BOOK 786, PAGE 1555 AND CORRECTED EASEMENT FILED IN BOOK 800 AT PAGE 1125.

DOC # 2026P00011
TERRILOIS G.TODD
REGISTER OF DEEDS
LEAVENWORTH COUNTY, KANSAS
RECORDED ON:
03/05/2026 01:20:03 PM
RECORDING FEE: 32.00
PAGES: 1

LEGAL DESCRIPTION:
A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 12 SOUTH, RANGE 20 EAST OF THE SIXTH PRINCIPAL MERIDIAN, LEAVENWORTH COUNTY, KANSAS, NOW DESCRIBED BY STEVEN D. WILLIAMS, PS1391 ON NOVEMBER 20, 2025 AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 0°00'00" EAST ALONG THE WEST LINE OF SAID QUARTER SECTION, 725.16 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF STONEGATE SUBDIVISION; THENCE CONTINUING NORTH 0°00'00" EAST ALONG SAID WEST LINE OF SAID NORTHEAST QUARTER AND THE WEST LINE OF SAID STONEGATE SUBDIVISION, 1615.11 FEET TO THE NORTHWEST CORNER OF SAID STONEGATE SUBDIVISION; THENCE SOUTH 89°28'13" EAST ALONG THE NORTH LINE OF SAID STONEGATE SUBDIVISION, 442.85 FEET; THENCE NORTH 0°12'36" EAST ALONG THE BOUNDARY OF SAID STONEGATE SUBDIVISION, 239.35 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF K-32 HIGHWAY; THENCE SOUTH 89°30'56" EAST ALONG SAID SOUTH RIGHT OF WAY LINE AND SAID NORTH LINE OF SAID STONEGATE SUBDIVISION, 400.81 FEET; THENCE SOUTH 00°26'17" WEST ALONG THE BOUNDARY OF SAID STONEGATE SUBDIVISION, 243.59 FEET; THENCE SOUTH 89°42'26" EAST ALONG THE NORTH LINE OF SAID STONEGATE SUBDIVISION, 397.58 FEET; THENCE NORTH 0°29'33" EAST ALONG THE BOUNDARY OF SAID STONEGATE SUBDIVISION, 229.82 FEET TO A POINT ON SAID SOUTH RIGHT OF WAY LINE OF K-32 HIGHWAY; THENCE SOUTH 84°04'42" EAST ALONG SAID SOUTH RIGHT OF WAY LINE AND THE NORTH LINE OF SAID STONEGATE SUBDIVISION, 72.39 FEET TO THE NORTHEAST CORNER OF SAID STONEGATE SUBDIVISION; THENCE SOUTH 00°04'21" EAST ALONG THE EAST LINE OF SAID STONEGATE SUBDIVISION, 1485.91 FEET TO THE SOUTHEAST CORNER OF SAID STONEGATE SUBDIVISION; THENCE NORTH 89°59'48" WEST ALONG THE SOUTH LINE OF SAID STONEGATE SUBDIVISION, 436.81 FEET; THENCE SOUTH 44°59'48" WEST ALONG SAID SOUTH LINE, 473.62 FEET; THENCE SOUTH 89°41'41" WEST ALONG SAID SOUTH LINE, 544.40 FEET TO THE POINT OF BEGINNING. THE ABOVE CONTAINS 46.42 ACRES, MORE OR LESS INCLUDING ROAD RIGHT-OF-WAY, ALL IN LEAVENWORTH COUNTY.

DEDICATION:
THE UNDERSIGNED OWNER STATE THAT ALL TAXES OF THE ABOVE DESCRIBED TRACT OF LAND HAVE BEEN PAID AND THAT THEY HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE KNOWN AS "QUAIL RIDGE ESTATES."

EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED FOR PUBLIC USE, THE RIGHTS OF WAY WHICH ARE SHOWN WITH DASHED LINES ON THE ACCOMPANYING PLAT, AND SAID EASEMENTS MAY BE EMPLOYED TO LOCATE AND MAINTAIN SEWERS, WATER LINES, GAS LINES, POLES AND WIRES AND ANY OTHER FORM OF PUBLIC UTILITY NOW AND HEREAFTER USED BY THE PUBLIC OVER, UNDER AND ALONG THE STRIPS MARKED "UTILITY EASEMENT" (U/E).

"DRAINAGE EASEMENTS" OR "D/E" SHOWN ON THIS PLAT ARE HEREBY DEDICATED FOR THE PURPOSE OF CONSTRUCTING, USING, REPLACING AND MAINTAINING A CULVERT, STORM SEWER, DRAINAGE DITCH, OR OTHER DRAINAGE FACILITY OR TRIBUTARY CONNECTIONS, INCLUDING SIMILAR FACILITIES, AND APPURTENANCES THERETO, INCLUDING THE RIGHT TO MAINTAIN, REPAIR AND REPLACE THE DRAINAGE FACILITY AND FOR ANY RECONSTRUCTION AND FUTURE EXPANSION OF SUCH FACILITY, TOGETHER WITH THE RIGHT OF ACCESS FOR THE SAME, IS HEREBY DEDICATED FOR PUBLIC USE. DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF OBSTRUCTIONS THAT IMPAIR THE STRENGTH OR INTERFERE WITH THE USE AND/OR MAINTENANCE OF STORM DRAINAGE FACILITIES. THE MAINTENANCE AND UPKEEP OF SAID EASEMENTS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL OWNERS OF THE LOTS WHEREUPON SAID EASEMENTS ARE DEDICATED. LEAVENWORTH COUNTY SHALL BEAR NO RESPONSIBILITY FOR ANY MAINTENANCE AND UPKEEP OF SAID EASEMENTS.

BUILDING LINES OR SETBACK LINES (B.S.L.) ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT OR CONSTRUCTED BETWEEN THIS LINE AND THE STREET LINE.

IN TESTIMONY WHEREOF, I, THE UNDERSIGNED OWNER OF QUAIL CREEK ESTATES, HAVE SET MY HAND THIS 25 DAY OF February 2026.

MARK BOWDEN, PRESIDENT DATE 2/25/2026
MB BUILDERS, LLC

NOTARY CERTIFICATE:
STATE OF KANSAS
COUNTY OF Douglas

BE IT REMEMBERED THAT ON THIS 25 DAY OF February 2026, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE AFORESAID CAME MARK BOWDEN, PRESIDENT OF MB BUILDERS, LLC, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHO EXECUTED THE WITHIN AND FORGOING INSTRUMENT, AND DULY ACKNOWLEDGED THE EXECUTION OF THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC 3-12-28 MY COMMISSION EXPIRES

Brannon Nordstedt
PRINTED NAME

NOTARY PUBLIC - State of Kansas BRANNON NORDSTEDT My Appt. Expires 3-12-28

LOCATION MAP:

LEAVENWORTH COUNTY, KANSAS (SCALE: 1" = 5000')

A FINAL PLAT OF

QUAIL RIDGE ESTATES

A REPLAT OF LOTS 1 - 15, STONEGATE SUBDIVISION
IN THE NORTHEAST QUARTER OF
SECTION 23, TOWNSHIP 12 SOUTH, RANGE 20 EAST,
ALL IN LEAVENWORTH COUNTY, KANSAS