

# FINAL PLAT KOES ACRES

AN ADDITION TO SEDGWICK COUNTY, KANSAS.

LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION

I, THE UNDERSIGNED, LICENSED PROFESSIONAL SURVEYOR IN KANSAS, DO HEREBY CERTIFY THAT UNDER MY SUPERVISION, THE FOLLOWING DESCRIBED TRACT OF LAND WAS SURVEYED BY CERTIFIED ENGINEERING DESIGN, P.A., ON OR ABOUT JANUARY 17, 2025 AND THAT THE ACCOMPANYING FINAL PLAT PREPARED AND ALL THE MONUMENTS SHOWN HEREIN EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, UNLESS OTHERWISE NOTED, TO THE BEST OF MY KNOWLEDGE AND IS DESCRIBED AS FOLLOWS:

**LEGAL DESCRIPTION:**  
THE SOUTHWEST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 27, RANGE 4 WEST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS, LYING SOUTH OF U.S. 54 RIGHT-OF-WAY AS SAID RIGHT-OF-WAY IS DESCRIBED IN DEED BOOK 1439, PAGE 300.

ALL PUBLIC EASEMENTS AND DEDICATIONS BEING VACATED BY VIRTUE OF K.S.A. 12-512b, AS AMENDED.

PLANNING COMMISSION CERTIFICATE

THIS PLAT OF "KOES ACRES" HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.  
DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

BY \_\_\_\_\_  
BRYAN K. FRYE, CHAIR

ATTEST: \_\_\_\_\_  
SCOTT A. WADLE, SECRETARY

COUNTY COMMISSIONER'S CERTIFICATE

STATE OF KANSAS) SS  
SEDGWICK COUNTY)

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

\_\_\_\_\_, CHAIRMAN  
RYAN BATY, FOURTH DISTRICT

ATTEST: \_\_\_\_\_ COUNTY CLERK  
KELLY B. ARNOLD

\_\_\_\_\_  
LOGAN J. MILLS, PS #1700  
CERTIFIED ENGINEERING DESIGN, P.A.

OWNER'S CERTIFICATE AND DEDICATION

STATE OF KANSAS) SS  
SEDGWICK COUNTY)

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED, HAVE CAUSED THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE TO BE PLATTED INTO LOTS, A BLOCK, AND STREETS TO BE KNOWN AS "KOES ACRES", AN ADDITION TO SEDGWICK COUNTY, KANSAS. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. THE DRAINAGE EASEMENTS ARE HEREBY GRANTED TO THE PUBLIC AS INDICATED FOR DRAINAGE PURPOSES. THE UTILITY EASEMENTS ARE HEREBY GRANTED TO THE PUBLIC AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF ALL PUBLIC UTILITIES. NO SIGN, LIGHT POLES, PRIVATE DRAINAGE SYSTEMS, BERMS, WALLS, MASONRY TRASH ENCLOSURES OR OTHER STRUCTURES SHALL BE LOCATED WITHIN PUBLIC UTILITY EASEMENTS UNLESS PERMITTED BY THE SEDGWICK COUNTY DEPARTMENT OF ENGINEERING AND THAT THEY DO NOT INHIBIT THE CONVEYANCE OF SURFACE DRAINAGE. ACCESS CONTROLS ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY AS INDICATED ON THE FACE OF THE PLAT. LOTS PLATTED HEREIN MAY BE SUBJECT TO FUTURE GRADING PLANS. A MASTER DRAINAGE PLAN HAS BEEN DEVELOPED FOR THIS PLAT. ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, AND RESERVES SHALL REMAIN AT ESTABLISHED GRADES (UNLESS MODIFIED WITH THE APPROVAL OF THE APPLICABLE CITY OR COUNTY ENGINEER) AND SHALL BE UNOBSTRUCTED TO ALLOW FOR THE CONVEYANCE OF STORMWATER IN ACCORDANCE WITH THE STORMWATER MANUAL. THE MINIMUM PAD ELEVATIONS FOR THE LOWEST OPENING TO THE STRUCTURES SHALL BE AS INDICATED ON THE FACE OF THE PLAT. ALL LOTS WITHIN THE PLAT MAY DRAIN OVER AND ACROSS EACH OTHER TO ALLOW FOR THE NATURAL RUNOFF TO FLOW UNDETERRED AS NECESSARY WITHOUT BLOCKING FLOWS IN ACCORDANCE WITH THE FINAL DRAINAGE PLAN ON FILE WITH SEDGWICK COUNTY.

CENTRAL KS PROPERTIES, LLC

\_\_\_\_\_  
KELLI HILLMAN, AUTHORIZED AGENT

STATE OF KANSAS) SS  
SEDGWICK COUNTY)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, BY KELLI HILLMAN, AUTHORIZED AGENT FOR CENTRAL KS PROPERTIES, LLC.

SEAL OR STAMP \_\_\_\_\_, NOTARY PUBLIC  
MY APPOINTMENT EXPIRES: \_\_\_\_\_

COUNTY SURVEYOR CERTIFICATE:

STATE OF KANSAS) SS  
SEDGWICK COUNTY)

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

\_\_\_\_\_, DEPUTY COUNTY SURVEYOR  
TRICIA L. ROBELLO, PS #1246

MORTGAGE HOLDERS

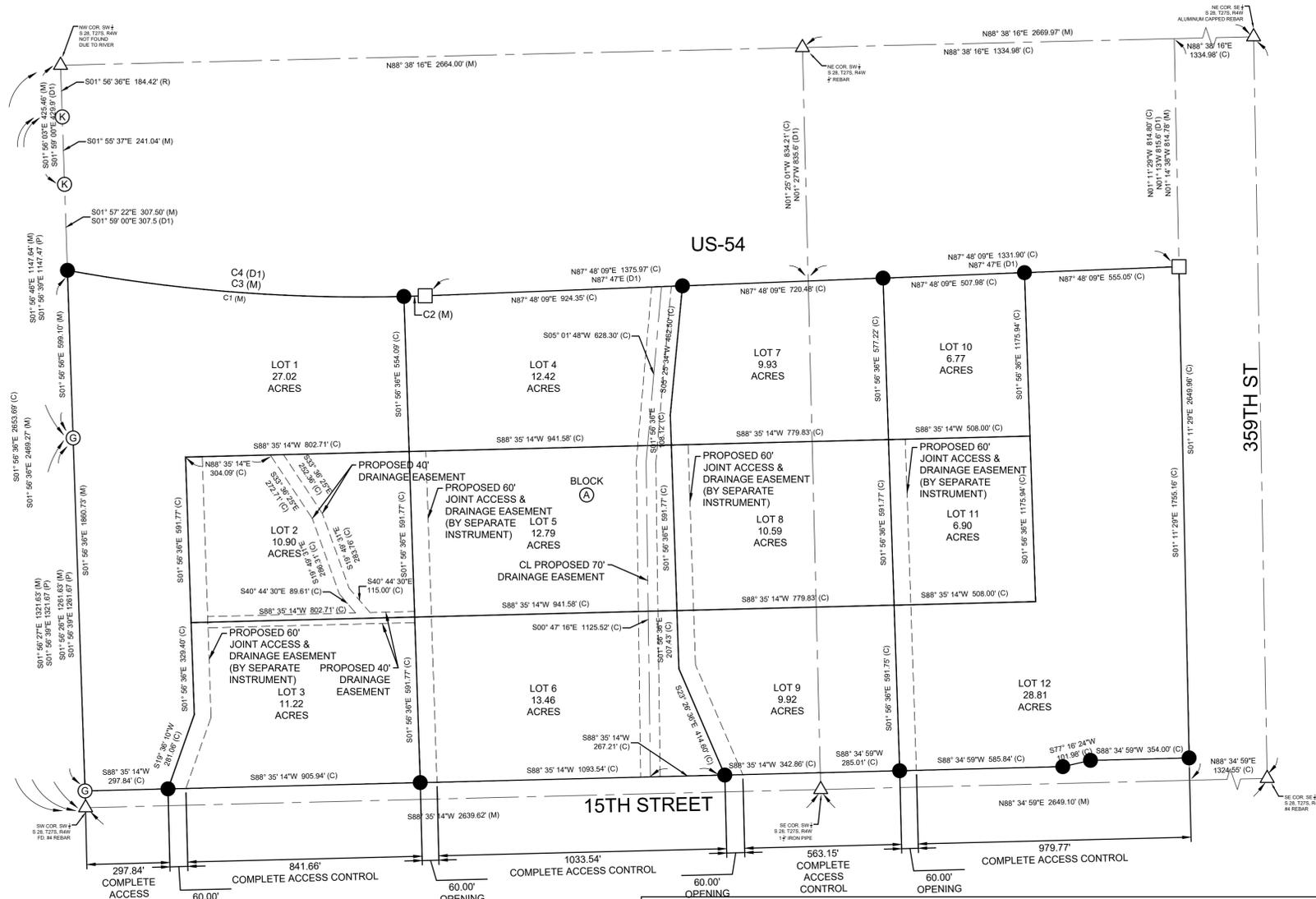
WE, BENNINGTON STATE BANK, HOLDERS OF A MORTGAGE OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLAT OF "KOES ACRES".

BENNINGTON STATE BANK  
\_\_\_\_\_, CHIEF BANKING OFFICER

STATE OF KANSAS)  
SEDGWICK COUNTY)

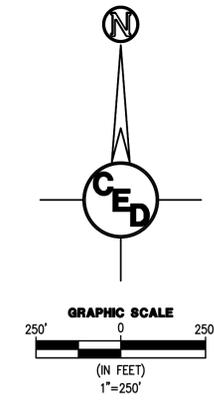
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, BY BRETT MITCHELL, EVP / CHIEF BANKING OFFICER OF BENNINGTON STATE BANK.

SEAL OR STAMP \_\_\_\_\_, NOTARY PUBLIC  
MY APPOINTMENT EXPIRES: \_\_\_\_\_



LOT	BLOCK	ELEVATION (NAVD88)
4	A	1356.50
5	A	1356.00
6	A	1354.50
7	A	1356.50
8	A	1356.00
9	A	1354.50
12	A	1353.00

Curve #	Arc Length (ft)	Radius (ft)	Chord Bearing	Chord Length (ft)
C1 (M)	1213.34	5879.58	S85° 34' 48"E	1211.19
C2 (M)	76.52	5879.58	S88° 08' 07"W	76.52
C3 (M)	1289.86	5879.58	S85° 57' 10"E	1287.28
C4 (D1)	1288.48	5879.58	S85° 56' 00"E	1285.90



## LEGEND

- △ - FOUND SECTION CORNER AS NOTED
- Ⓚ - KDOT ALUMINUM CAPPED REBAR (FOUND)
- - KDOT 4"x4" CONCRETE MONUMENT (FOUND)
- - 1/2" REBAR W/ "CED" CAP (SET)
- Ⓢ - 5/8" REBAR W/GSS CAP (FOUND)
- (M) - MEASURED
- (C) - CALCULATED
- (P) - PLATTED
- (D1) - DESCRIBED FROM DEED BOOK 1439 PAGE 300
- (R) - RECORD MEASUREMENT

**OWNER:**  
CENTRAL KS PROPERTIES, LLC  
37600 W 15TH ST S  
CHENEY, KS 67025

**SURVEYOR:**  
CERTIFIED ENGINEERING DESIGN, P.A.  
1935 W. MAPLE ST.  
WICHITA, KANSAS 67213  
(316) 262-8808

**BENCHMARK:**  
CHISELED X CUT IN TOP OF PIPE  
WEST END OF 24" RCP LOCATED  
UNDER MIDDLE DRIVE OF 37515  
W. 15TH ST. S. CHENEY, KS 67025  
MANUFACTURING DEVELOPMENT  
INC.  
ELEV. = 1369.76 (NAVD88)

NOTE: BOUNDARY SURVEY COMPLETED BY CERTIFIED ENGINEERING DESIGN, P.A. ON OR ABOUT JANUARY 17, 2025.

**CERTIFIED ENGINEERING DESIGN, P.A.**

1935 WEST MAPLE STREET  
WICHITA, KANSAS 67213  
PH: (316) 262-8808  
FAX: (316) 262-1669

SHEET	1
TOTAL	1

FILE LOCATION: C:\Users\jpeugh\OneDrive - CED\2025\20253477 DWG\Koes Acres Plat.dwg - TAB NAME: FP - USER: jpeugh - SAVED: 5/19/2025 9:20 AM - PLOTTED: 5/19/2025 9:20 AM