

FINAL PLAT KNOX ESTATES

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 ARMSTRONG LAND SURVEY, P.A., ON OR ABOUT DECEMBER 12TH, 2024 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 South Half of the Northeast Quarter (S/2 NE/4) of Section 27, Township 28 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas.

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

JORDAN M. DOOM, PS #1723
ARMSTRONG LAND SURVEY, P.A.

PLANNING COMMISSION CERTIFICATE

THIS PLAT OF "KNOX ADDITION" 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) SS
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

OWNER'S CERTIFICATE AND DEDICATION

STATE OF KANSAS) SS
SEDGWICK COUNTY) SS

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 STREET TO BE KNOWN AS "KNOX ADDITION", AN ADDITION TO SEDGWICK COUNTY, KANSAS. THE STREET IS 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.

CENTRAL KS PROPERTIES, LLC
KELLI HILLMAN, AUTHORIZED AGENT

REGISTER OF DEEDS

STATE OF KANSAS) SS
SEDGWICK COUNTY) SS
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 _____, 20__.

_____, REGISTER OF DEEDS
TONYA BUCKINGHAM
_____, DEPUTY
KENLY ZEHRING

COUNTY SURVEYOR CERTIFICATE:

STATE OF KANSAS) SS
SEDGWICK COUNTY) SS
REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS _____ DAY OF _____, 20__.

_____, DEPUTY COUNTY SURVEYOR
SEDGWICK COUNTY, KANSAS
TRICIA L. ROBELLO, PS #1246

SEAL OR STAMP _____, NOTARY PUBLIC
MY APPOINTMENT EXPIRES: _____

MORTGAGE HOLDERS

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

BENNINGTON STATE BANK
BRETT MITCHELL, EVP / CHIEF BANKING OFFICER

STATE OF KANSAS) SS
SEDGWICK COUNTY) SS
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: _____

OWNER:
CENTRAL KS PROPERTIES, LLC
37680 W 15TH ST S
CHENEY, KS 67025

SURVEYOR:
ARMSTRONG LAND SURVEY, P.A.
1601 E HARRY
WICHITA, KANSAS 67211
(316) 263-0082

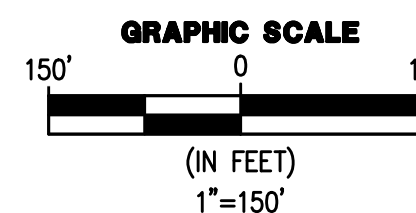
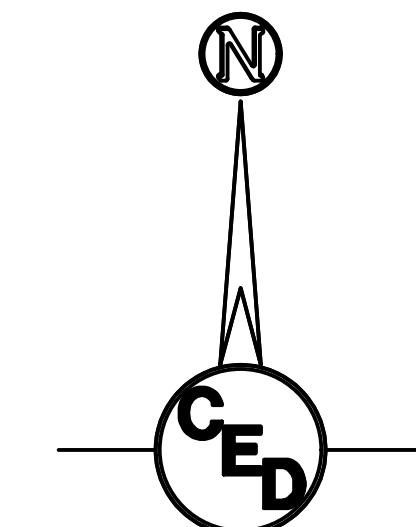
NOTE: BOUNDARY SURVEY COMPLETED BY ARMSTRONG LAND SURVEY, P.A. ON OR ABOUT DECEMBER 12, 2024.

LEGEND

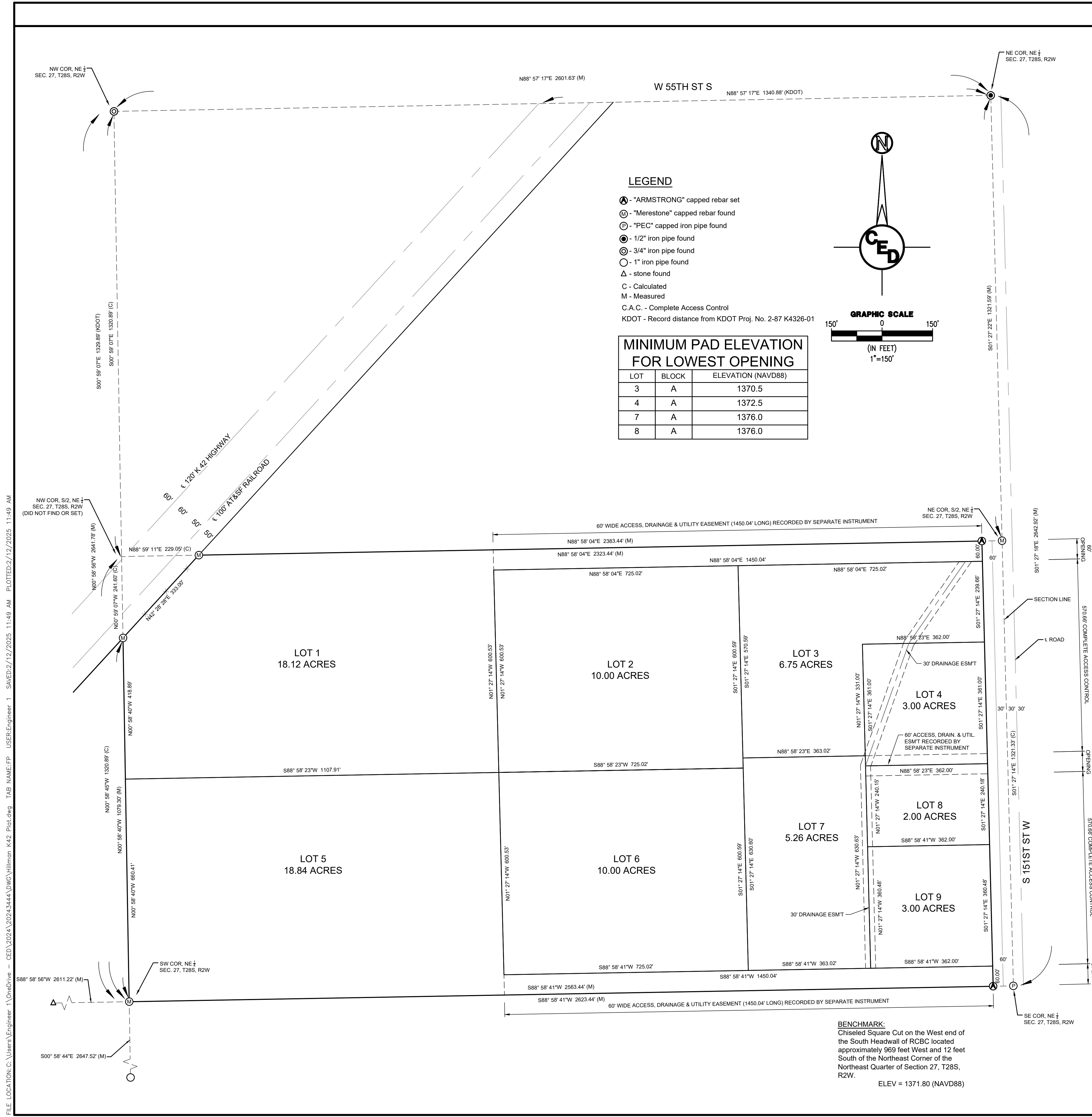
- ⊕ - "ARMSTRONG" capped rebar set
- ⊙ - "Merestone" capped rebar found
- ⊖ - "PEC" capped iron pipe found
- ⊗ - 1/2" iron pipe found
- ⊘ - 3/4" iron pipe found
- - 1" iron pipe found
- △ - stone found
- C - Calculated
- M - Measured
- C.A.C. - Complete Access Control
- KDOT - Record distance from KDOT Proj. No. 2-87 K4326-01

MINIMUM PAD ELEVATION FOR LOWEST OPENING

LOT	BLOCK	ELEVATION (NAVD88)
3	A	1370.5
4	A	1372.5
7	A	1376.0
8	A	1376.0



FILE LOCATION: C:\Users\A\OneDrive - CED\2024\20243444\DWG\Hillman_K42_Plat.dwg TAB NAME: FP USER: Engineer 1 - SAVED: 2/12/2025 11:49 AM PLOTTED: 2/12/2025 11:49 AM



BENCHMARK:
Chiseled Square Cut on the West end of the South Headwall of RCBC located approximately 969 feet West and 12 feet South of the Northeast Corner of the Northeast Quarter of Section 27, T28S, R2W.
ELEV = 1371.80 (NAVD88)

CERTIFIED ENGINEERING DESIGN, P.A.

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

SHEET 1
TOTAL 1