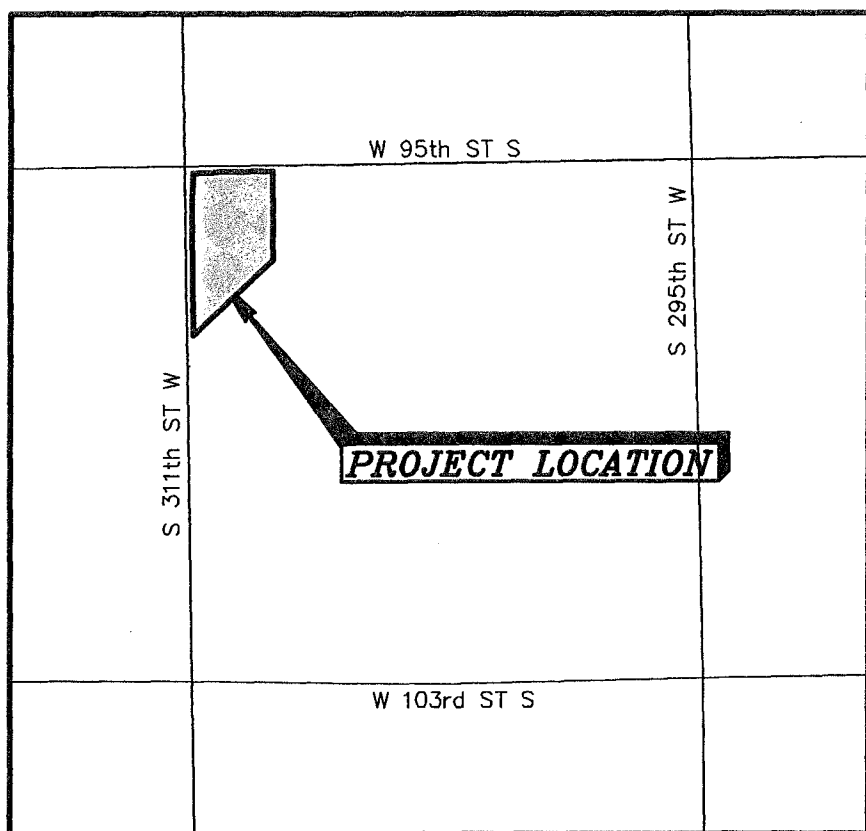


# FINAL PLAT (ONE-STEP)

# RIVER BEND ESTATES

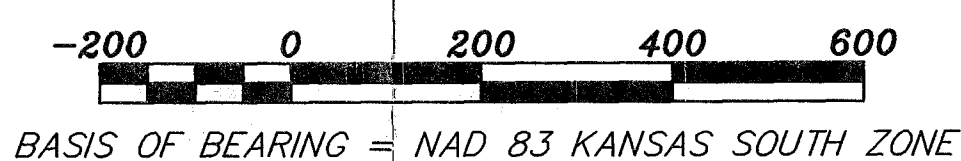
A PORTION OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 29 SOUTH,  
RANGE 3 WEST OF THE 6th PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS



**SEDGWICK COUNTY, KANSAS  
VICINITY MAP**  
(NOT TO SCALE)

**LEGEND**

- △ Sectional Monument Found
- Survey Monument Found
- 5/8" x 24" Iron Rebar Set w/GSS Cap
- (C) Calculated
- (M) Measured
- (R) Record Measurement
- SBM Site Benchmark

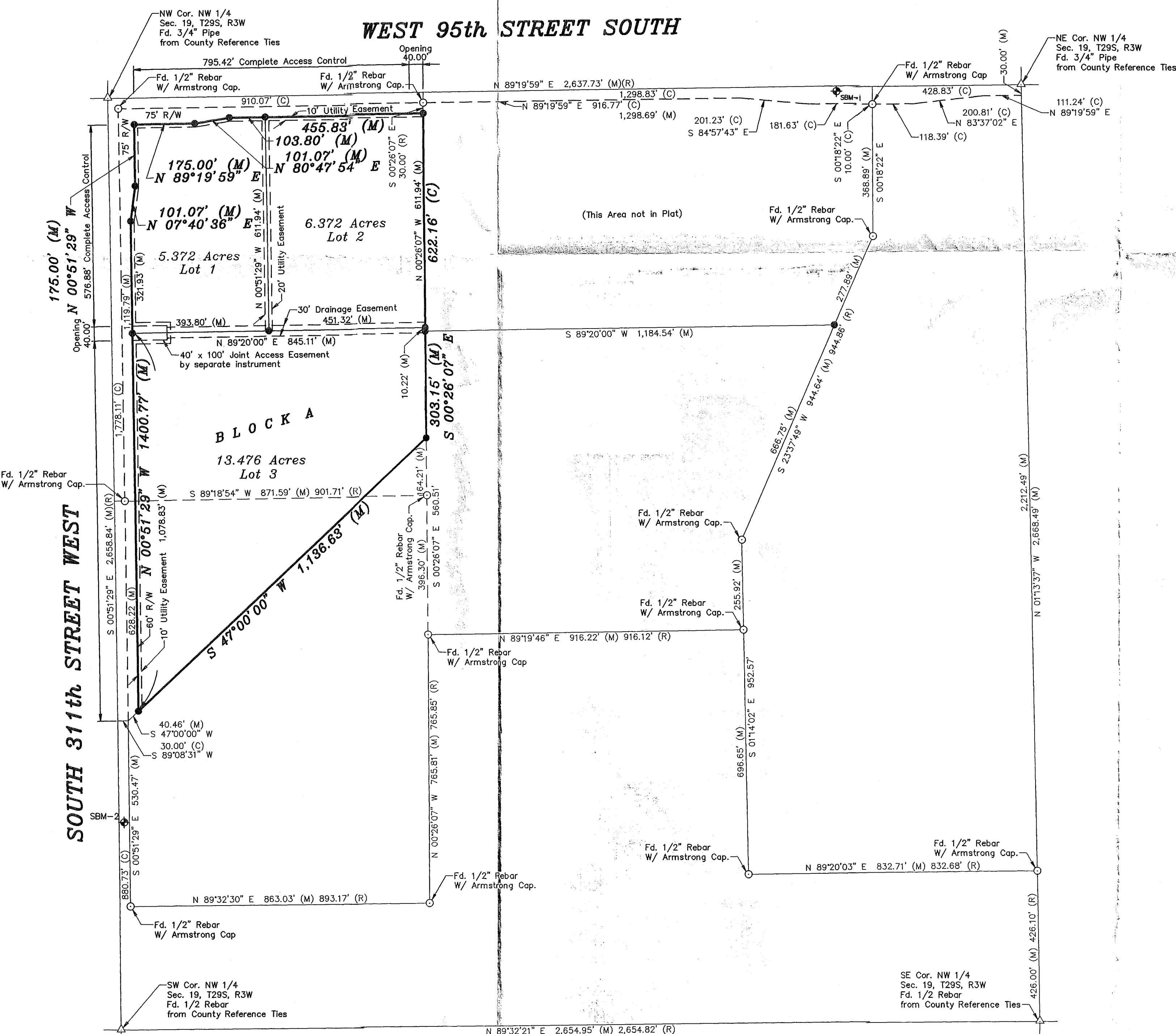


MINIMUM PAD ELEVATION FOR LOWEST OPENING		
LOT	BLOCK	ELEVATION (NAVD88)
1	A	1343.3
3	A	1334.4

**BENCHMARKS:**

**SBM-1:**  
Square Cut on top of Corral Rail on Southwest Corner of bridge ±14 feet South and ±532 feet West of the Northeast Corner of the Northwest Quarter of Section 19, Township 29 South, Range 3 West.  
Elevation=1326.50 (NAVD88)

**SBM-2:**  
Square Cut on top of Concrete Head Wall ±519 feet North and ±14 feet West of the Southwest Corner of the Northwest Quarter of Section 19, Township 29 South, Range 3 West.  
Elevation=1336.29 (NAVD88)



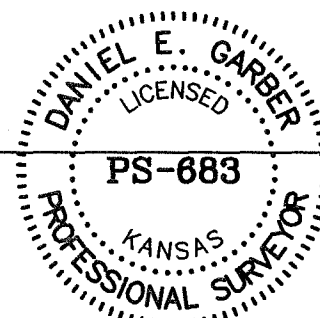
**LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION**

I, Daniel E. Garber, licensed Professional Surveyor registered in the State of Kansas, hereby certify that the following described tract of land was surveyed on July 29, 2024. The accompanying Final Plat prepared based on that survey. All the survey monuments and benchmarks shown on the plat actually exist, and to the best of my knowledge and belief their positions are correctly shown.

**DESCRIPTION:**

A portion of the Northwest Quarter of Section 19, Township 29 South, Range 3 West of the 6th Principal Meridian, Sedgwick County, Kansas, more particularly described by Daniel E. Garber, Professional Surveyor #683, on August 8, 2024 as follows:  
Beginning at the Northwest corner of the Northwest Quarter of Section 19, Township 29 South, Range 3 West of the 6th Principal Meridian; Thence with a bearing of North 89°19'59" East (basis of bearings is NAD 83 Kansas South Zone) along the North line of said Northwest Quarter a distance of 910.07 feet; Thence South 00°26'07" East a distance of 985.31 feet; Thence South 47°00'00" West a distance of 1,177.09 feet; Thence South 89°08'31" West perpendicular to the West line of said Northwest Quarter a distance of 30.00 feet to the West line of said Northwest Quarter; Thence North 00°51'29" West along the West line of said Northwest Quarter a distance of 1,778.11 feet to the point of beginning.

Date: January 7, 2025.



**OWNER'S CERTIFICATE AND DEDICATION**

STATE OF KANSAS }  
                          } SS  
COUNTY OF SEDGWICK }

This is to certify that the undersigned, Owner of the land described in the Surveyor's Certificate; has caused the same to be surveyed and subdivided on the accompanying plat into Lots, Block and Streets under the name of "RIVER BEND ESTATES", a portion of the Northwest Quarter of Section 19, Township 29 South, Range 3 West of the 6th Principal Meridian, Sedgwick County, Kansas; that all easements and public streets as denoted on the plat are hereby dedicated to and for the use of the public for the purpose of constructing, operating, maintaining and repairing public improvements; and further that the land contained herein is held and shall be conveyed subject to any applicable restrictions, reservations, and covenants now on file or hereafter filed in the Office of the Register of Deeds of Sedgwick County, Kansas. Complete access control except one opening is hereby granted along West 95th Street South and one opening along South 311th Street West. 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. FEMA floodplain and regulatory floodway boundaries are subject to periodic change, and such change may affect the intended land use within the subdivision. Minimum pad elevations have been established as shown on the accompanying plat.

KM Ranch, LLC  
  
Kaleb W. Howell, Member

**NOTARY CERTIFICATE**

STATE OF KANSAS }  
                          } SS  
COUNTY OF SEDGWICK }

**BE IT REMEMBERED:**

That on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D., before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Kaleb W. Howell, Member of KM Ranch, LLC, who is known to me to be the same person who executed the foregoing plat and the within instrument of writing.

IN TESTIMONY WHEREOF:  
I have hereunto set my hand and affixed my Notarial Seal the day and year last mentioned above.

My Commission Expires: \_\_\_\_\_

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

**MORTGAGE HOLDER AGREEMENT**

We, Citizens State Bank of Cheney, Cheney, Kansas, holders of a mortgage on the above described property, do hereby consent to the plat "RIVER BEND ESTATES", a portion of the Northwest Quarter of Section 19, Township 29 South, Range 3 West of the 6th Principal Meridian, Sedgwick County, Kansas.

Citizens State Bank of Cheney

Roger F. Brown, President

**NOTARY CERTIFICATE**

STATE OF KANSAS }  
                          } SS  
COUNTY OF SEDGWICK }

**BE IT REMEMBERED:**

That on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D., before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Roger F. Brown, President of Citizens State Bank of Cheney, and acknowledged that he is the designated agent of Citizens State Bank of Cheney, who is known to me to be the same person who executed the foregoing plat and the within instrument of writing.

IN TESTIMONY WHEREOF:  
I have hereunto set my hand and affixed my Notarial Seal the day and year last mentioned above.

My Commission Expires: \_\_\_\_\_

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

**CITY HALL - ENGINEERING**  
MAIL STOP 1-71  
Arcebi Rosas  
FOR YOUR FILES

**FINAL TRACING REC'D**  
RECEIVED JAN 15 2025

**COUNTY SURVEYOR'S CERTIFICATE**

STATE OF KANSAS }  
                          } SS  
COUNTY OF SEDGWICK }

I, the undersigned, do hereby certify that I have reviewed this plat on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. This plat has been reviewed for filing, pursuant to K.S.A. 58-2005 and K.S.A. 58-2001 for content only and is in compliance with those provisions. No other warranties are extended or implied.

Tricia L. Robello, P.S.# 1246

**PLANNING COMMISSION CERTIFICATE**

STATE OF KANSAS }  
                          } SS  
COUNTY OF SEDGWICK }

This plat of "RIVER BEND ESTATES", a portion of the Northwest Quarter Section 19, Township 29 South, Range 3 West, Sedgwick County, Kansas; has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita Kansas.

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By \_\_\_\_\_, Chair  
Bryan K. Frye

ATTEST:  
  
\_\_\_\_\_, Secretary  
Scott A. Wadle

**GOVERNING BODY CERTIFICATE**

STATE OF KANSAS }  
                          } SS  
COUNTY OF SEDGWICK }

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

**TRANSFER RECORD**

STATE OF KANSAS }  
                          } SS  
COUNTY OF SEDGWICK }

Entered on transfer record on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_, County Clerk  
Kelly B. Arnold

**REGISTER OF DEEDS CERTIFICATE**

STATE OF KANSAS }  
                          } SS  
COUNTY OF SEDGWICK }

This is to certify that this instrument was filed for record in the Register of Deeds Office at \_\_\_\_\_, m. on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, in Doc/Film# \_\_\_\_\_.

\_\_\_\_\_, Register of Deeds  
Tonya E. Buckingham

\_\_\_\_\_, Deputy Register of Deeds  
Kenly Zehring

<b>FINAL PLAT (ONE-STEP)</b>		Description: <b>RIVER BEND ESTATES SEDGWICK COUNTY, KANSAS</b>	
Prepared By: <b>GSS HUTCHINSON</b> 2908 North Plum St. 67502 Ph. 620-465-7032 (Main Office)		BRANCH OFFICES: MANHATTAN Ph. 785-320-4810 MCIPHERSON Ph. 620-241-4441 NEWTON Ph. 316-283-5053 SALINA Ph. 785-404-6302 WICHITA Ph. 316-260-9933	
Drawn By: <b>CDS</b>	Scale: <b>1"=200'</b>	Date of Field Work: <b>July 29, 2024</b>	Job No:
Checked By: <b>DEG</b>	Date: <b>01/07/2025</b>	Sheet 1 of 1 Sheet(s)	<b>G2024-523</b>

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Plot Date & Time Tuesday, January 7, 2025 5:36:45 PM File Path U:\LDDA\_GSSFILES\2024\2024-0523\_CSD\Ang\20240523\_PrelFinal