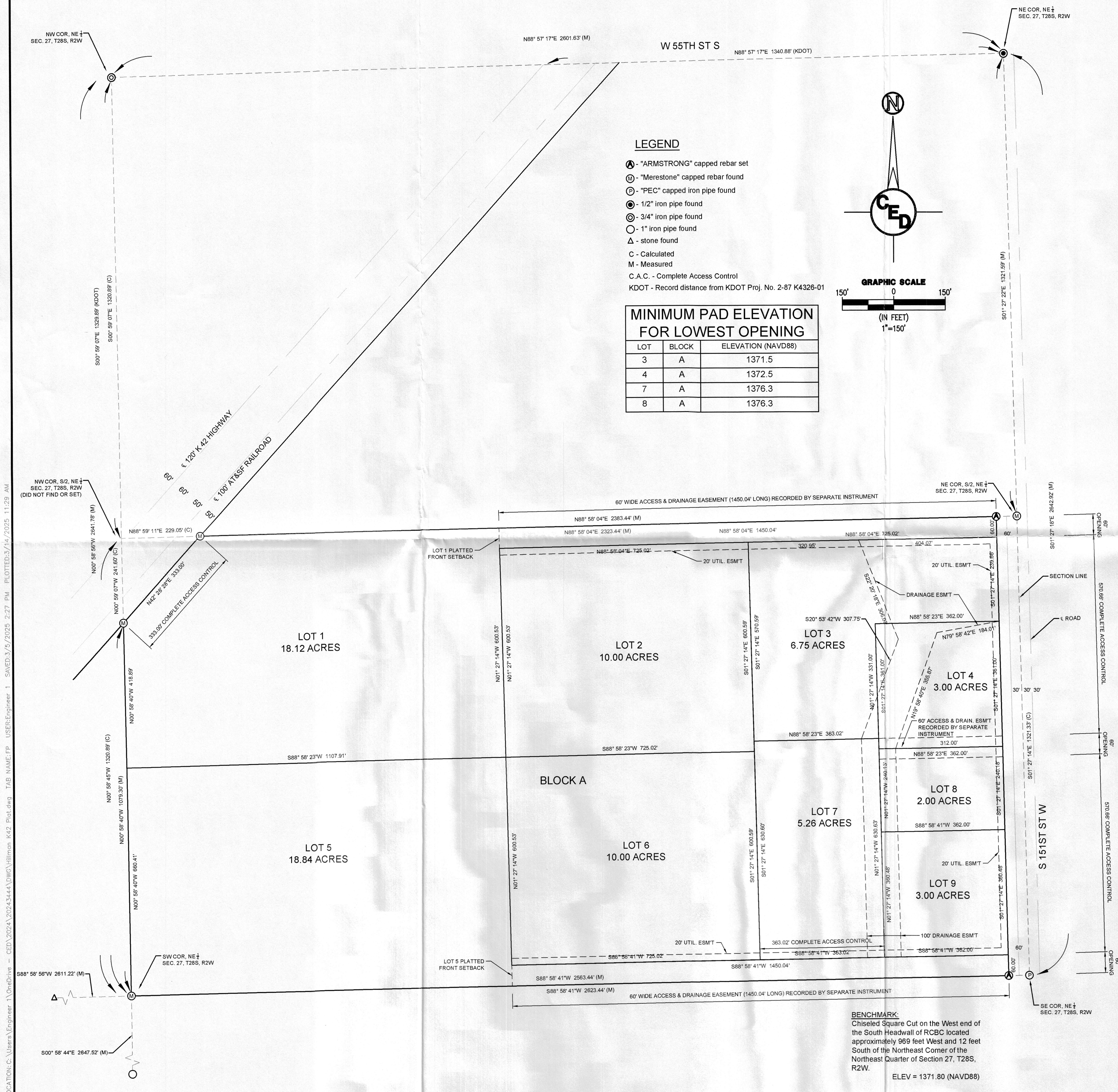
CITY HALL – ENGINEERING
MAIL STOP 1-71
Arceli Rosas
FOR YOUR FILES

FINAL TRACING REC
RECEIVED MAR 2

# FINAL PLAT
# KNOX ESTATES
## AN ADDITION TO SEDGWICK COUNTY, KANSAS.




**MINIMUM PAD ELEVATION FOR LOWEST OPENING**

| LOT | BLOCK | ELEVATION (NAVD88) |
|---|---|---|
| 3 | A | 1371.5 |
| 4 | A | 1372.5 |
| 7 | A | 1376.3 |
| 8 | A | 1376.3 |

### 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..

### 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 STREET TO BE KNOWN AS "KNOX ESTATES", 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. 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:_______________

### MORTGAGE HOLDERS

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

BENNINGTON STATE BANK

_______________________
BRETT MITCHELL, EVP / CHIEF BANKING OFFICER

STATE OF KANSAS) SS
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:_______________

### PLANNING COMMISSION CERTIFICATE

THIS PLAT OF "KNOX ESTATES" 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

### TRANSFER RECORD

ENTERED ON TRANSFER RECORD THIS ____ DAY OF ____________ , 20___

_______________________ COUNTY CLERK
KELLY B. ARNOLD

### REGISTER OF DEEDS

STATE OF KANSAS) SS
SEDGWICK COUNTY)

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)

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

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

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

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


CERTIFIED ENGINEERING DESIGN, P.A.
1935 WEST MAPLE STREET
WICHITA, KANSAS 67213
PH: (316) 262-8808
FAX: (316) 262-1669


SHEET 1
TOTAL 1