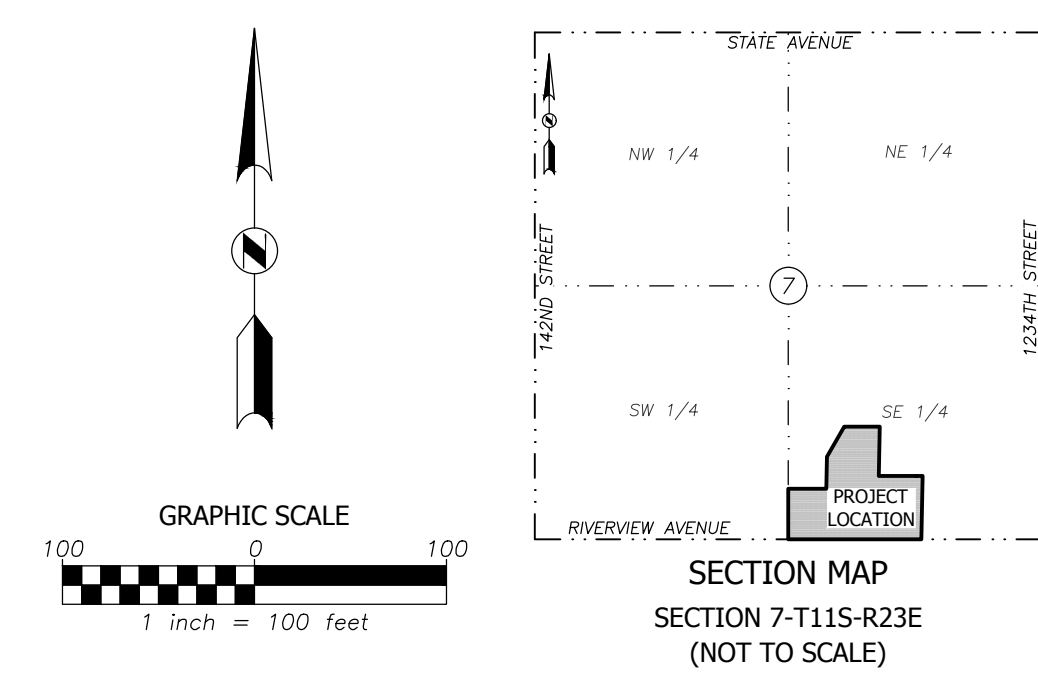


**Final Plat of:**  
**COLEMAN ESTATES**  
 A SUBDIVISION IN THE CITY OF BONNER SPRINGS, WYANDOTTE COUNTY, KANSAS  
 PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 11 SOUTH, RANGE 23 EAST



- LEGEND**
- Set Survey Monument
  - Found Survey Monument
  - R/W Right-of-Way
  - (M) Monumented
  - (D) Deeded
  - BK. Book
  - PG. Page
  - Wire Fence (with or without barb) otherwise noted
  - Not To Scale

**SUBDIVISION DESCRIPTION**

A Tract of land, lying and situated in the Southeast Quarter of Section 7, Township 11 South, Range 23 East of the Sixth Principal Meridian, in the City of Bonner Springs, Wyandotte County, Kansas, said Tract as surveyed by Joseph H. McLaughlin, PLS 1625, with BHC RHODES, CLS 175, being more particularly described by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on the South line of said Southeast Quarter having a bearing South 87° 25' 48" West as determined by Global Positioning System observations and referenced to Kansas State Plane Coordinate System, North Zone, NAD83.)

**BEGINNING** at the Southwest corner of the Southeast Quarter of said Section 7, monumented by a found 1/2-inch reinforcing rod;

Thence North 01° 28' 40" West, 526.23 feet, on the West line of said Southeast Quarter;

Thence North 87° 25' 39" East, 386.03 feet, departing said West line;

Thence North 01° 28' 40" West, 334.58 feet;

Thence North 27° 26' 16" East, 362.98 feet;

Thence North 87° 25' 39" East, 368.27 feet;

Thence South 01° 28' 40" East, 513.32 feet;

Thence North 87° 25' 48" East, 389.63 feet, to the Northwest corner of the South half of the Southeast Quarter of the Southeast Quarter of said Section 7;

Thence North 87° 27' 27" East, 66.01 feet, on the North line of said South half of the Southeast Quarter of the Southeast Quarter;

Thence South 01° 30' 22" East, 661.87 feet, parallel with and 66 feet (4 poles) East of the West line of said Southeast Quarter of the Southeast Quarter, to the South line of said Southeast Quarter of Section 7;

Thence South 87° 25' 48" West, 1385.81 feet, on said South line, to the POINT OF BEGINNING, said Tract containing 1,116,142 square feet or 25.6231 acres.

**GENERAL NOTES**

- Basis of Bearings: South 87° 25' 48" West along the South line of the Southeast Quarter of Section 7, Township 11 South, Range 23 East as determined by Global Positioning System observations and referenced to the Kansas State Plane Coordinate System, North Zone (NAD83).
- This survey is based on field work completed on or before the field date shown in the title block and the parent property descriptions in the following deeds:
  - Kansas Warranty Deed recorded in Book 3953 at page 123.
  - Kansas Warranty Deed recorded in Book 3815 at page 705.
- Area:
  - Lot 1 contains 368,629 square feet or 8.4626 acres
  - Lot 2 contains 453,446 square feet or 10.4097 acres
  - Lot 3 contains 238,642 square feet or 5.4785 acres
  - Dedicated R/W 55,425 square feet or 1.2724 acres
  - Total Area: 1,116,142 square feet or 25.6231 acres.
- Closure Summary:
  - Precision: 1 part in 1,341,085
  - Error distance: 0.004'
  - Error direction: South 44° 17' 26" West
  - Perimeter: 4994.73'
- The subject property lies within Flood Zone "X" (Areas determined to be Outside the 0.2% Annual Chance Floodplain), as shown on the Wyandotte County, Kansas and Incorporated Areas Flood Insurance Rate Map (F.I.R.M.).
  - Map Number: 20209C0110E
  - Panel No: 110 of 210
  - Map Revised Date: September 2, 2015

**SECTION CORNER TIES**

**Southwest Corner, Southeast Quarter, Section 7-T11S-R23E**  
 Found 1/2-inch Reinforcing Rod

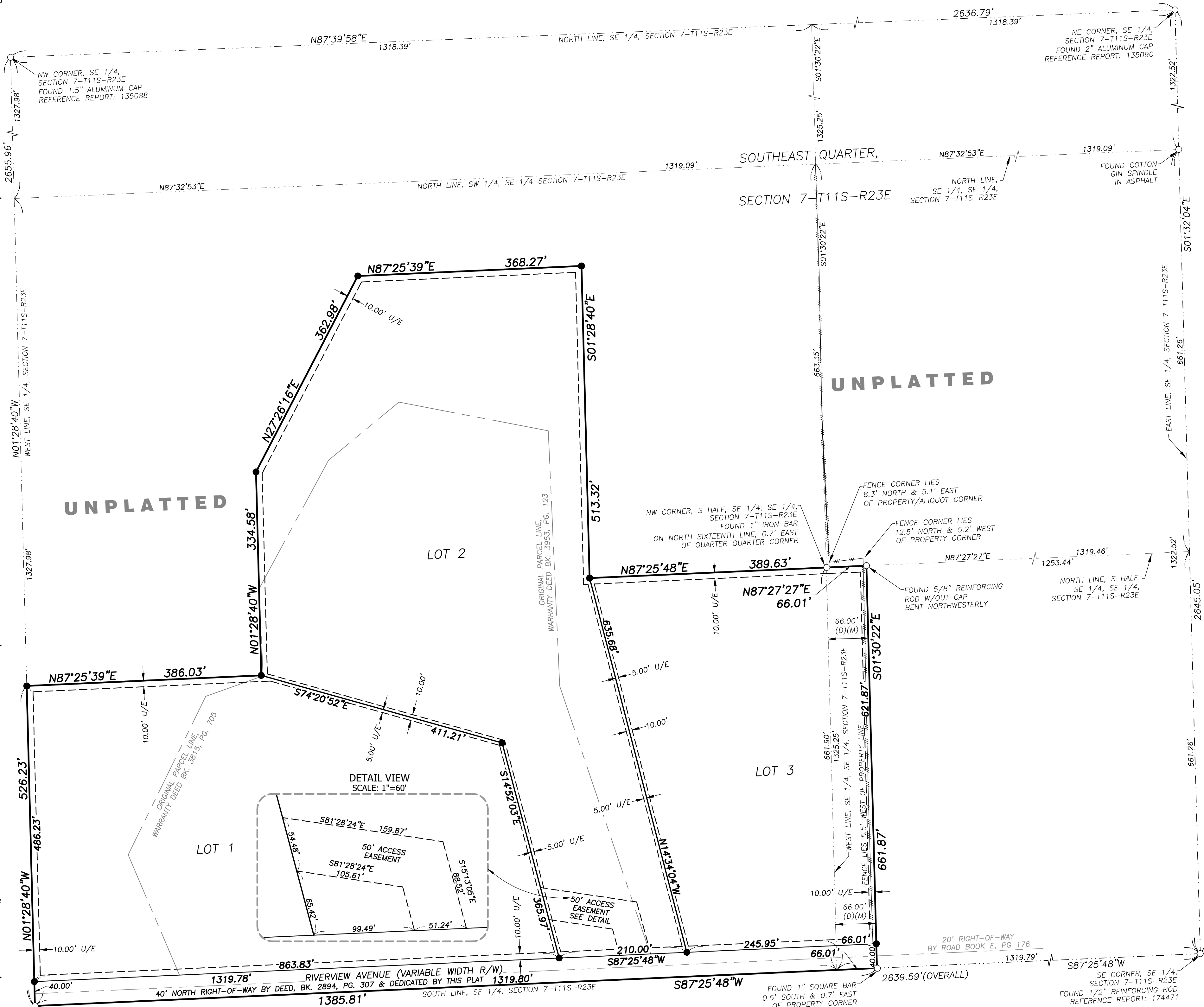
- Northeast 27.5 feet to found nail & shiner in South face of a fence post.
- South-Southeast 22.7 feet to a found nail & shiner in North face of a fence post.
- West-Southwest 48.0 feet to a found mag nail in a power pole (#TS226572).

**Southeast Corner, Southeast Quarter, Section 7-T11S-R23E**  
 Found 1/2-inch Reinforcing Rod

- Northeast 40.35 feet to the top center of a fire hydrant.
- Southeast 83.1 feet to the Northwest corner of a concrete slab, covering well.
- South-Southeast 42.3 feet to the Northeast corner of a concrete driveway.
- Northeast 28.3 feet to a found nail & shiner in the South face of a power pole (#13400)

**Northwest Corner, Southeast Quarter, Section 7-T11S-R23E**  
 Found 1-1/2 inch Aluminum Cap marked Center 7-11-23

- West 3.8 feet to a found nail & shiner in a brace post.
- Northeast 20.5 feet to a found 16 penny nail & washer in top of a brace post.
- North 16.55 feet to a found nail & shiner in a corner post.
- Corner is more or less in line with fence to the North, 1 foot South of fence to West, and 16 feet South of fence to East.



**POINT OF BEGINNING**  
 SW CORNER, SE 1/4, SECTION 7-T11S-R23E  
 FOUND 1/2" REINFORCING ROD  
 REFERENCE REPORT: 158920

**SURVEYOR'S CERTIFICATION**

THIS IS TO CERTIFY that on the "Field Date" shown in the title block of this document, this survey was completed by me or under my direct supervision and was executed in accordance with the "KANSAS MINIMUM STANDARDS" for boundary surveys pursuant to K.S.A. 74-7037.

(See Title Block for date, seal and signature)  
 BHC RHODES, KS CLS-175  
 Joseph H. McLaughlin, LS-1625

**REGISTER OF DEEDS**  
 STATE OF KANSAS  
 COUNTY OF WYANDOTTE

This is to certify that this instrument was filed for record in the Registers of Deeds Office on this \_\_\_\_\_ day of \_\_\_\_\_, 2021, at \_\_\_\_\_ o'clock and is duly recorded.

Nancy W. Burns, Register of Deeds  
 Susie Nelson, Deputy Register of Deeds

**REVIEWED BY**  
 This survey has been reviewed for filing, pursuant to K.S.A. 58-2003, 58-2005 and 58-2011, for content only and is in compliance with those provisions. No other warranties are extended or implied.

Allen L. Greenwood, KS L.S. 654,  
 Deputy County Surveyor, Unified Government of Wyandotte County, Kansas

**PLAT DEDICATION**

We, the undersigned proprietors of the tract of land described on this document have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereinafter be known as "COLEMAN ESTATES".

**PUBLIC STREET / ROAD RIGHT-OF-WAY DEDICATION**

That portion reserved for public use for street and/or road Right-of-Way and designated hereon as "R/W DEDICATED BY THIS PLAT", the extent and direction of which is shown on the accompanying plat, is hereby dedicated for public use.

**EASEMENTS**

**ACCESS EASEMENT**  
 That area designated on the accompanying plat as "Access Easement" is hereby dedicated to the owner of Lot 1, their successors and assigns, for the purpose of ingress or egress. No fence, wall, planting, structure, or other obstruction may be placed or maintained in said Access Easement.

**UTILITY EASEMENT**  
 An easement to enter upon, locate, construct, and maintain or authorize the location, construction, maintenance and use of utilities appurtenant thereto, upon, over and under those areas outlined and designated on this plat as UTILITY EASEMENT or "U/E", the extent and direction of which are shown on the accompanying plat, is hereby dedicated to the City of Bonner Springs, Kansas and their successors and assigns.

**EXECUTION OWNER OF PARCEL: 962208**

IN TESTIMONY WHEREOF: Cheryl S. Coleman, has caused this instrument to be executed for the property described hereon to be divided in the manner shown this \_\_\_\_ day of \_\_\_\_\_, 2021.

Acknowledgement: Cheryl S. Coleman

STATE OF \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_

On this \_\_\_\_ day of \_\_\_\_\_, 2021, before me, a Notary Public, personally appeared Cheryl S. Coleman, to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same.

IN WITNESS THEREOF: I have hereunto set my hand and affixed my Notarial Seal on the date last above written.

My commission expires: \_\_\_\_\_ Notary Public

**EXECUTION OWNER OF PARCEL: 962209**

IN TESTIMONY WHEREOF: Elizabeth A. Coleman, has caused this instrument to be executed for the property described hereon to be divided in the manner shown this \_\_\_\_ day of \_\_\_\_\_, 2021.

Acknowledgement: Elizabeth A. Coleman

STATE OF \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_

On this \_\_\_\_ day of \_\_\_\_\_, 2021, before me, a Notary Public, personally appeared Elizabeth A. Coleman, to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same.

IN WITNESS THEREOF: I have hereunto set my hand and affixed my Notarial Seal on the date last above written.

My commission expires: \_\_\_\_\_ Notary Public

**EXECUTION OWNER OF PARCEL: 963901**

IN TESTIMONY WHEREOF: Bruce A. Coleman, Elizabeth A. Coleman and Christopher A. Coleman, has caused this instrument to be executed for the property described hereon to be divided in the manner shown this \_\_\_\_ day of \_\_\_\_\_, 2021.

Acknowledgement: Bruce A. Coleman, Elizabeth A. Coleman, Christopher A. Coleman

STATE OF \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_

On this \_\_\_\_ day of \_\_\_\_\_, 2021, before me, a Notary Public, personally appeared Bruce A. Coleman, Elizabeth A. Coleman and Christopher A. Coleman, to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same.

IN WITNESS THEREOF: I have hereunto set my hand and affixed my Notarial Seal on the date last above written.

My commission expires: \_\_\_\_\_ Notary Public

**APPROVALS**

This plat of COLEMAN ESTATES has been submitted to and approved by the Planning Commission of the City of Bonner Springs, Wyandotte County, Kansas, on this \_\_\_\_ day of \_\_\_\_\_, 2021.

Planning Commission Chairman \_\_\_\_\_  
 Planning Commission Secretary \_\_\_\_\_

These easements and rights of ways accepted by the governing body of Bonner Springs, Wyandotte County, Kansas, this \_\_\_\_ day of \_\_\_\_\_, 2021.

Jeff Harrington, Mayor  
 Christina Brake, City Clerk

Attest:  
 Christina Brake, City Clerk

Project No:	030050
Field Crew:	MA
Field Date:	1/20/2021
Drawn By:	JDS
Issue Date:	3/01/2021
Sheet:	1 OF 1

Mar 05, 2021 2:08pm Plotted by: jsmcimpson I:\030050\03001\_13700\_RiverView\_Ave\_Subdivision\DWG\Survey\030050-SRVC-PLAT.dwg