

**SUBDIVISION APPLICATION  
Final Plat**

Parcel ID# 1483300000017110 & 1483300000017060

S 33 T 17 R 22

Name of Development: Crescent Hills Estate, 2<sup>nd</sup> Plat

Vicinity of Development: 335<sup>th</sup> Street and Crescent Hill Road

Current Zoning: (CS) Countryside District

OWNER	APPLICANT
NAME: <u>Jack W Cole Ivy M Cole</u>	NAME: <u>Jack W Cole Ivy M Cole</u>
ADDRESS: <u>33150 Crescent Hill Rd Osawatomie KS 66064</u>	ADDRESS: <u>33150 Crescent Hill Rd Osawatomie KS 66064</u>
PHONE:	PHONE:
FAX:	FAX:
EMAIL: <u>jitb9601@gmail.com</u>	EMAIL: <u>jitb9601@gmail.com</u>

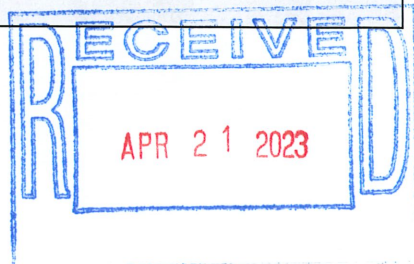
SURVEYOR / ENGINEER	CONTACT PERSON
NAME: <u>American Land Surveys</u>	NAME: <u>Tim Reeves</u>
ADDRESS: <u>P.O. Box 1112 Louisburg, Kansas 66053</u>	ADDRESS: <u>P.O. Box 1112 Louisburg, Kansas 66053</u>
PHONE: <u>913-837-1633</u>	PHONE: <u>913-837-1633</u>
FAX: <u>913-837-1633</u>	FAX: <u>913-837-1633</u>
EMAIL: <u>tdreeves@mokancomm.net</u>	EMAIL: <u>tdreeves@mokancomm.net</u>

I/we, the owner/duly authorized agent, do hereby make application to preliminarily divide the property described with this application.

Signature: *Ivy M Cole* Date: 4/18/2023

\*\*\*\*\*

OFFICE USE ONLY	
Date application filed: <u>4/21/23</u>	Application approved by: _____
PC Hearing date: <u>6/6/23</u>	BOCC date: _____
Fees: Application amount: \$ <u>440<sup>00</sup></u>	Receipt # _____
Recording Date: _____	Date Fees Paid: _____
Application # <u>23006-SUB</u>	



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Vicinity of Development: 335<sup>th</sup> Street and Crescent Hill Road

Current Zoning: (CS) Countryside District

OWNER	APPLICANT
NAME: <u>Charles E Pettit</u>	NAME: <u>Charles E Pettit</u>
ADDRESS: <u>10840 Kill Creek Rd Desoto, KS 66018</u>	ADDRESS: <u>10840 Kill Creek Rd Desoto, KS 66018</u>
PHONE: <u>(913) 343-4229</u>	PHONE: <u>(913) 343-4229</u>
FAX:	FAX:
EMAIL: <u>cpettit3668@gmail.com</u>	EMAIL: <u>cpettit3668@gmail.com</u>

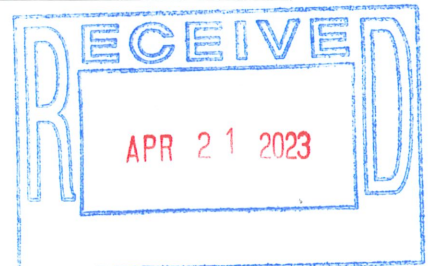
SURVEYOR / ENGINEER	CONTACT PERSON
NAME: <u>American Land Surveys</u>	NAME: <u>Tim Reeves</u>
ADDRESS: <u>P.O. Box 1112 Louisburg, Kansas 66053</u>	ADDRESS: <u>P.O. Box 1112 Louisburg, Kansas 66053</u>
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FAX: <u>913-837-1633</u>	FAX: <u>913-837-1633</u>
EMAIL: <u>tdreeves@mokancomm.net</u>	EMAIL: <u>tdreeves@mokancomm.net</u>

I/we, the owner/duly authorized agent, do hereby make application to preliminarily divide the property described with this application.

Signature: *Charles E Pettit* Date: 4/18/2023

\*\*\*\*\*

OFFICE USE ONLY	
Date application filed: _____	Application approved by: _____
PC Hearing date: _____	BOCC date: _____
<b>Fees:</b>	
Application amount: \$ _____	Receipt # _____
Recording Date: _____	Date Fees Paid: _____
Application # _____	



**CRESCENT HILLS ESTATE, 2ND PLAT  
FINAL PLAT**  
A REPLAT OF LOTS 7 AND 10, CRESCENT HILLS ESTATE  
A SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF  
SECTION 33, TOWNSHIP 17 SOUTH, RANGE 22 EAST,  
MIAMI COUNTY, KANSAS.

**CRESCENT HILLS ESTATE, 2ND PLAT**  
A subdivision containing 80.46 acres, more or less, located in the Southeast Quarter of Section 33, Township 17 South, Range 22 East, Miami County, Kansas.

**LEGAL DESCRIPTION**  
All of Lots 7 and 10, Crescent Hills Estate, a subdivision located in the Northeast Quarter of Section 33, Township 17 South, Range 22 East, Miami County, Kansas, according to the recorded plat thereof.

**CERTIFICATE OF ACCURACY**

I hereby certify that we have made the hereon shown survey on the ground, under my direct supervision this 25th day of April, 2023 and that said survey meets or exceeds the current KANSAS MINIMUM STANDARDS for boundary surveys of this type and that the results of said survey are correctly shown on the plat.

Timothy D. Reeves, R.L.S.  
Kansas 1133

**DEDICATION**

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat which shall hereafter be known as "CRESCENT HILLS ESTATES, 2ND PLAT"

The undersigned proprietors of said property shown on this plat do hereby dedicate to public use and public ways and thoroughfares, all parcels and parts of land indicated on said plat as streets, terraces, places, roads, avenues, lanes and alleys.

An easement or license is hereby granted to the County of Miami, Kansas, to locate, construct, and maintain or authorize the location, construction or maintenance and use of conduits, water, gas and sewer pipes, poles, wires, surface drainage facilities, ducts, and cables, etc., upon, over and under these areas outlined and designated on this plat as "Utility Easement" or "U/E" and "Drainage Easement" or "D/E".

Any areas designated on this plat as "Natural Drainage Area" are for the purposes of surface water drainage. No buildings are allowed and no grading or other alterations are allowed that may hinder the natural flow of water and increase the flooding potential on other lots, streets or outside this subdivision without the consent of the Miami County Engineer.

IN TESTIMONY THEREOF, we the undersigned owners and/or proprietors have caused this instrument to be executed on this 20th day of April, 2023.

*Charles E. Pettit*      *Diana S. Pettit*  
CHARLES E. PETTIT, TRUSTEE      DIANA S. PETTIT  
CHARLES E. PETTIT REVOCABLE TRUST      CHARLES E. PETTIT REVOCABLE TRUST  
DATED SEPTEMBER 28, 1999      DATED SEPTEMBER 28, 1999

State of Kansas)      ss:  
County of Miami)

BE IT REMEMBERED on this 20th day of April, 2023, before me came the above mentioned owners and/or proprietors who are personally known to me to be the same people who executed the foregoing instrument of writing and such people do duly acknowledge the execution of the same and for the purposes herein setforth.

Notary *Jeffrey M. Buckner*      My commission expires 1-15-2024

IN TESTIMONY THEREOF, we the undersigned owners and/or proprietors have caused this instrument to be executed on this 20th day of April, 2023.

*Jack W. Cole*      *Ivy M. Cole*  
JACK W. COLE, TRUSTEE      IVY M. COLE, TRUSTEE  
JACK C. AND IVY M. COLE REVOCABLE TRUST      JACK C. AND IVY M. COLE REVOCABLE TRUST  
DATED APRIL 3, 2019      DATED APRIL 3, 2019

State of Kansas)      ss:  
County of Miami)

BE IT REMEMBERED on this 20th day of April, 2023, before me came the above mentioned owners and/or proprietors who are personally known to me to be the same people who executed the foregoing instrument of writing and such people do duly acknowledge the execution of the same and for the purposes herein setforth.

Notary *Jennifer E. Milne*      My commission expires 10-22-24

**CERTIFICATE OF MIAMI COUNTY SURVEYOR**

This survey has been reviewed and approved for filing, pursuant to K.S.A. 58-2003 58-2005, 58-2011 and 68-12-1 for content only and is compliant with this ACT. No other warranties are extended or implied.

Approved By: \_\_\_\_\_ Date: \_\_\_\_\_  
Richard A. Weiss  
Kansas L.S. #1216

**CERTIFICATE OF MIAMI COUNTY PLANNING COMMISSION**

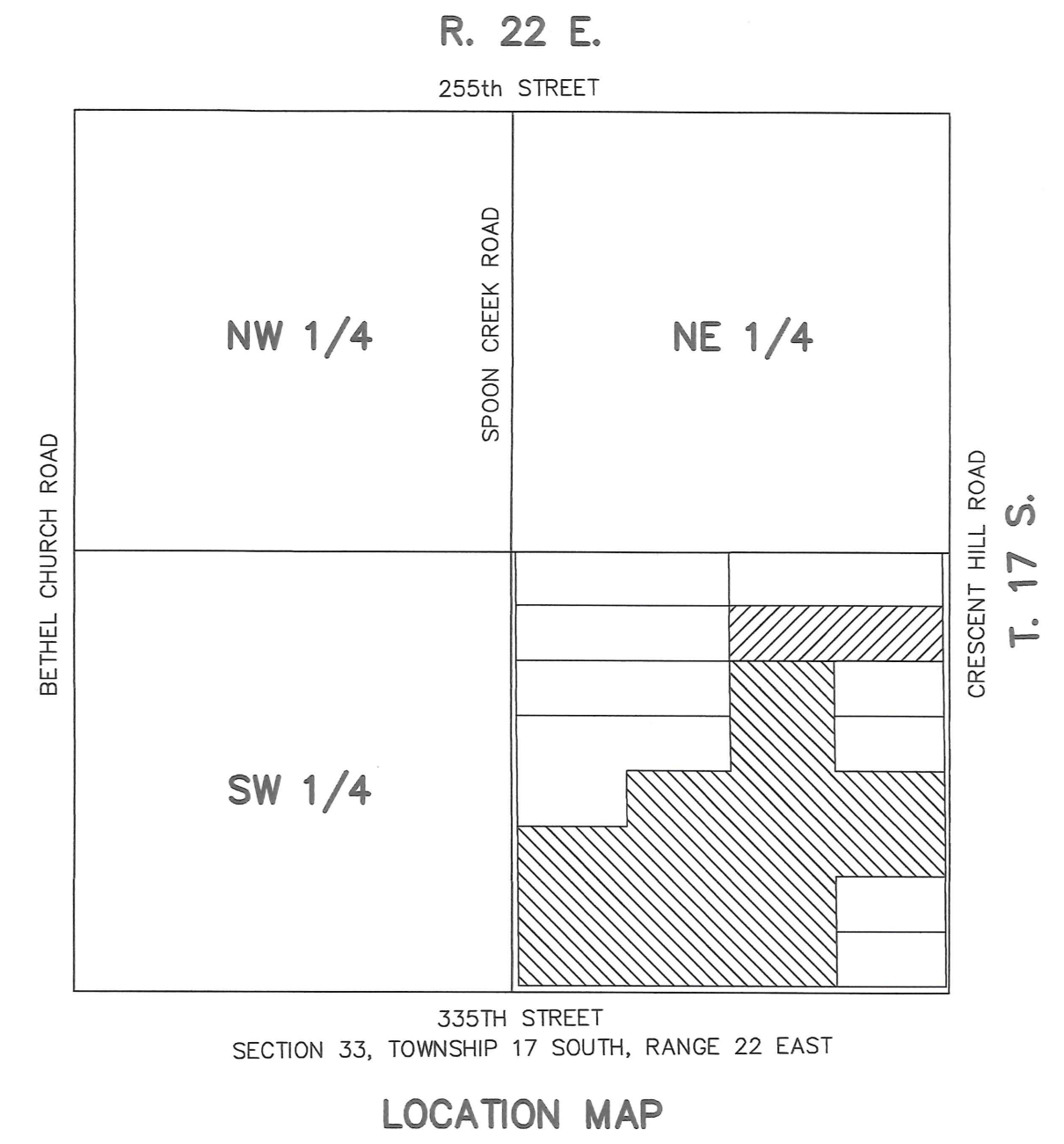
This plat of "CRESCENT HILLS ESTATES, 2ND PLAT" has been submitted to and approved by the Miami County Planning Commission this \_\_\_\_ day of \_\_\_\_\_, 2023.

Chairman \_\_\_\_\_

**CERTIFICATE OF MIAMI COUNTY COMMISSIONERS**

This plat and all dedications of Rights of Way and Easements shown on this plat are hereby accepted by the Board of County Commissioners, Miami County, Kansas.

Chairman \_\_\_\_\_ County Clerk \_\_\_\_\_



**LEGEND**

- = SET 1/2" x 24" IRON BAR w/CAP STAMPED KANSAS L.S. 1133
- △ = DENOTES SECTION CORNER AS DESCRIBED
- P.O.B. = POINT OF BEGINNING
- R/W = RIGHT OF WAY
- U/E = UTILITY EASEMENT
- ||||| = DENOTES NO ACCESS

N  
S

SCALE: 1" = 200'

**GRAPHICAL SCALE**

**FLOODPLAIN STATEMENT**

THIS PROPERTY IS LOCATED IN THE 100 YEAR FLOODPLAIN AS PER THE FEDERAL ADMINISTRATION'S "FLOOD HAZARD BOUNDARY MAP" (DATED: JANUARY 16, 2014). COMMUNITY NO. 20121C0163C AS SHOWN HEREON.

**NOTE**

BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 17 SOUTH, RANGE 22 EAST, BEING ASSUMED NORTH 0°00'00" WEST.

**CERTIFICATE OF FILING**

State of Kansas)      ss:  
County of Miami)

Filed for record this \_\_\_\_ day of \_\_\_\_\_, 2023, at \_\_\_\_ m. at book \_\_\_\_ page \_\_\_\_ at the Register of Deeds Office at Paola, Miami County, Kansas.

SLIDE NUMBER \_\_\_\_\_

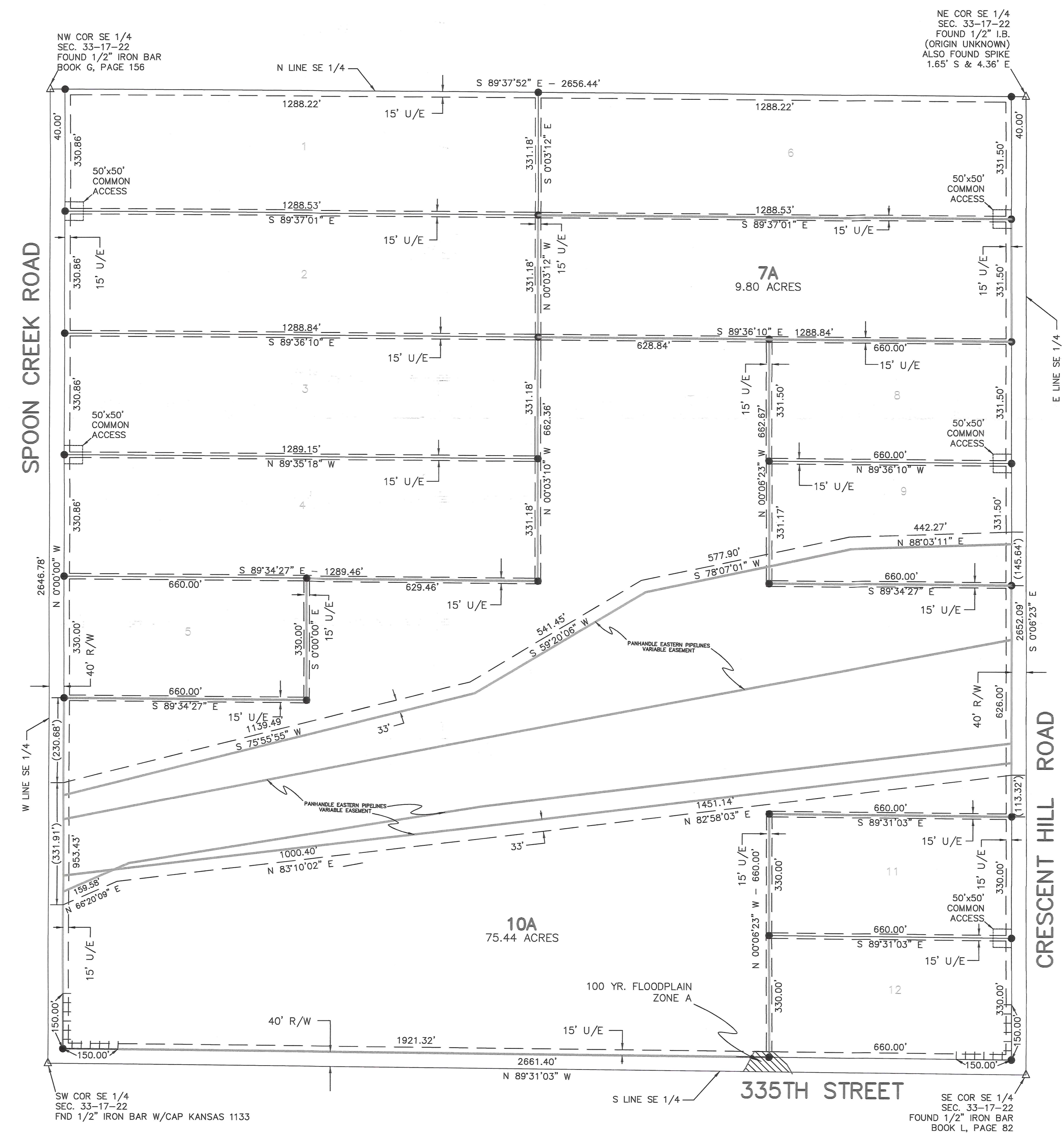
Jamie Homrighausen/Registrar  
Register of Deeds  
Miami County, Kansas

**CERTIFICATE OF COUNTY TREASURER**

State of Kansas)      ss:  
County of Miami)

I do hereby certify that all taxes due and owed are paid to date and the land included in this plat under my hand and seal at Paola, Kansas, this \_\_\_\_ day of \_\_\_\_\_, 2023.

Tricia Lee - County Treasurer

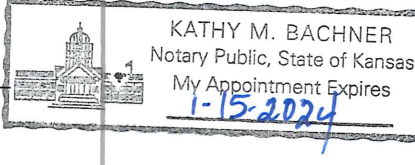
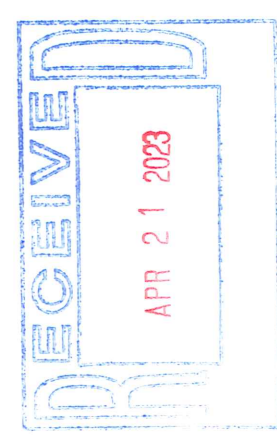


AMERICAN LAND SURVEYS  
Land Surveyors  
P.O. Box 105  
Paola, Kansas 66071  
(913)-294-3561  
(913)-837-1633

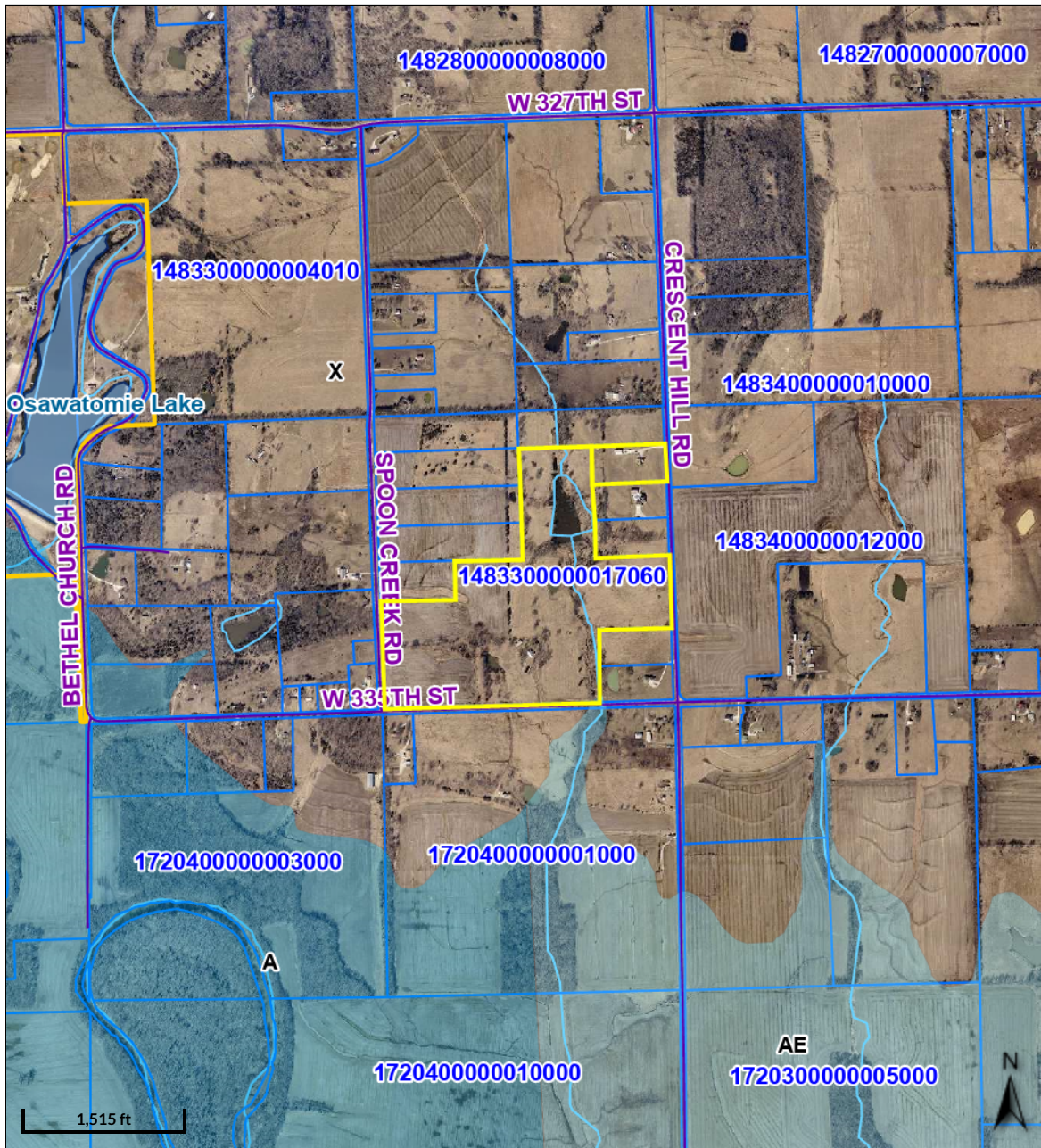
**NOTE**

All platted easements as shown on Lots 7 and 10, Crescent Hill Estates are hereby vacated pursuant K.S.A. 12-512b and shall be dedicated by this plat

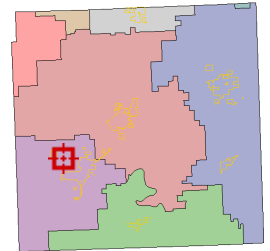
- EASEMENTS**
- 1.) PANHANDLE EASTERN PIPELINE ESMT., MISC. BOOK 184, PAGE 505
  - 2.) PANHANDLE EASTERN PIPELINE ESMT., MISC. BOOK 187, PAGE 604
  - 3.) PANHANDLE EASTERN PIPELINE ESMT., MISC. BOOK 209, PAGE 441
  - 4.) RWD #1 BLANKET ESMT., MISC. BOOK 772, PAGE 174.











APRIL 25, 2023



Overview



Legend

-  City Limits
  -  Centerlines
  -  Parcels
  -  Lakes
  -  Water
- Flood Zones
-  0.2 PCT ANNUAL CHANCE FLOOD HAZARD
  -  A
  -  AE

Date created: 4/21/2023  
Last Data Uploaded: 4/14/2023 11:55:49 AM

Developed by  Schneider  
GEOSPATIAL