

**CITY OF ABILENE  
PLANNING COMMISSION  
AGENDA**

November 5, 2024, immediately following the conclusion  
of the Board of Zoning Appeals meeting, which begins at 4:00 p.m.  
Abilene Public Library  
209 NW 4<sup>th</sup> St. Abilene, KS 67410

<b>Agenda Item</b>
1. Call to Order
2. Roll Call: ___ Penni Zelinkoff, Chair ___ Travis Sawyer, Vice Chair ___ Rod Boyd ___ Bill Marshall ___ Eric Anderson ___ William Rose ___ Matt Mead
3. Approval of Agenda
4. Declaration of Conflict of Interest/Ex Parte Communications by members
5. Approval of the Meeting Minutes – July 2, 2024 and August 6, 2024
<b>Business</b>  6. <b>Public Hearing for PC 24-11</b> , a request by Kaw Valley Engineering on behalf of the Dickinson County Board of Commissioners for submission of a final replat for the vicinity surrounding the Dickinson County Courthouse at the site address of 109 E 1 <sup>st</sup> St. Abilene, KS. *Staff report *Open public hearing *Applicant/Public comments *Close public hearing *Commission discussion and action
7. Comments and Staff Updates
8. Adjournment

**Abilene Planning Commission Minutes**  
**Abilene Public Library**  
**209 NW 4<sup>th</sup> St., Abilene, KS**  
**July 2, 2024, at 4:00 p.m.**



**1. Call to Order by Chair Sawyer at 4:00 p.m.**

**2. Roll Call**

**Planning Commissioners Present:** Chair Travis Sawyer, Vice Chair Penni Zelinkoff, Eric Anderson, Rod Boyd, Bill Marshall

**Absent:** Matt Mead, William Rose

**Staff Present:** Community Development Director Kari Zook, Administrative Assistant Kellie Olson

**Public Present:** Tony Haug

**3. Approval of Agenda**

Motion by Zelinkoff to approve the agenda, seconded by Marshall. Motion carried unanimously 5-0.

**4. Minutes**

Motion by Boyd to approve the February 20, 2024, minutes as written, seconded by Marshall. Motion carried unanimously 5-0.

**Business**

**5. PC 24-7** Lot split request from Lambert Haug to divide the lot located at 502 NW 12<sup>th</sup> St. The staff report and recommendation were discussed. Motion by Marshall to approve the lot split as presented, seconded by Anderson. Motion carried unanimously 5-0.

**6. Planning Commission Comments and Staff Updates**

- Planning Commission training workshop is scheduled for August 6, 2024 from 2-5 p.m. in the library.
- Discussion was held regarding the chair and vice chair position. Chair Sawyer would like to step down with his work schedule. Vice Chair Zelinkoff has agreed to step into that role, and Sawyer will step into the vice chair role. Motion by Boyd to elect Zelinkoff as Chair, seconded by Marshall. Motion carried unanimously 5-0. Motion by Marshall to elect Sawyer as Vice Chair, seconded by Boyd. Motion carried unanimously 5-0.

**7. Adjournment**

Motion by Marshall to adjourn at 4:08 p.m., seconded by Zelinkoff. Motion carried unanimously 5-0.

ATTEST:

\_\_\_\_\_  
Penni Zelinkoff, Chair

\_\_\_\_\_  
Kari Zook  
Community Development Director

**Abilene Planning Commission Minutes**  
**Abilene Public Library**  
**209 NW 4<sup>th</sup> St., Abilene, KS**  
**August 6, 2024, at 2:00 p.m.**



**1. Call to Order at 2:00 p.m.**

**2. Planning Commissioners Present:** Chair Penni Zelinkoff, Vice Chair Travis Sawyer, Eric Anderson, Bill Marshall, Matt Mead, William Rose

**Absent:** Rod Boyd

**Staff Present:** Community Development Director Kari Zook, Administrative Assistant Kellie Olson, City Inspector Travis Steerman

**Business**

**3. Training Workshop led by Jim Kaup**

**4. Adjournment**

The meeting was adjourned at 5:00 p.m.

ATTEST:

\_\_\_\_\_  
Penni Zelinkoff, Chair

\_\_\_\_\_  
Kari Zook  
Community Development Director

# Staff Report



**TO:** Planning Commission  
**FROM:** Kari Zook, Community Development Director  
**SUBJECT:** PC 24-11, Courthouse Addition replat  
**DATE:** November 5, 2024

**APPLICANT:**

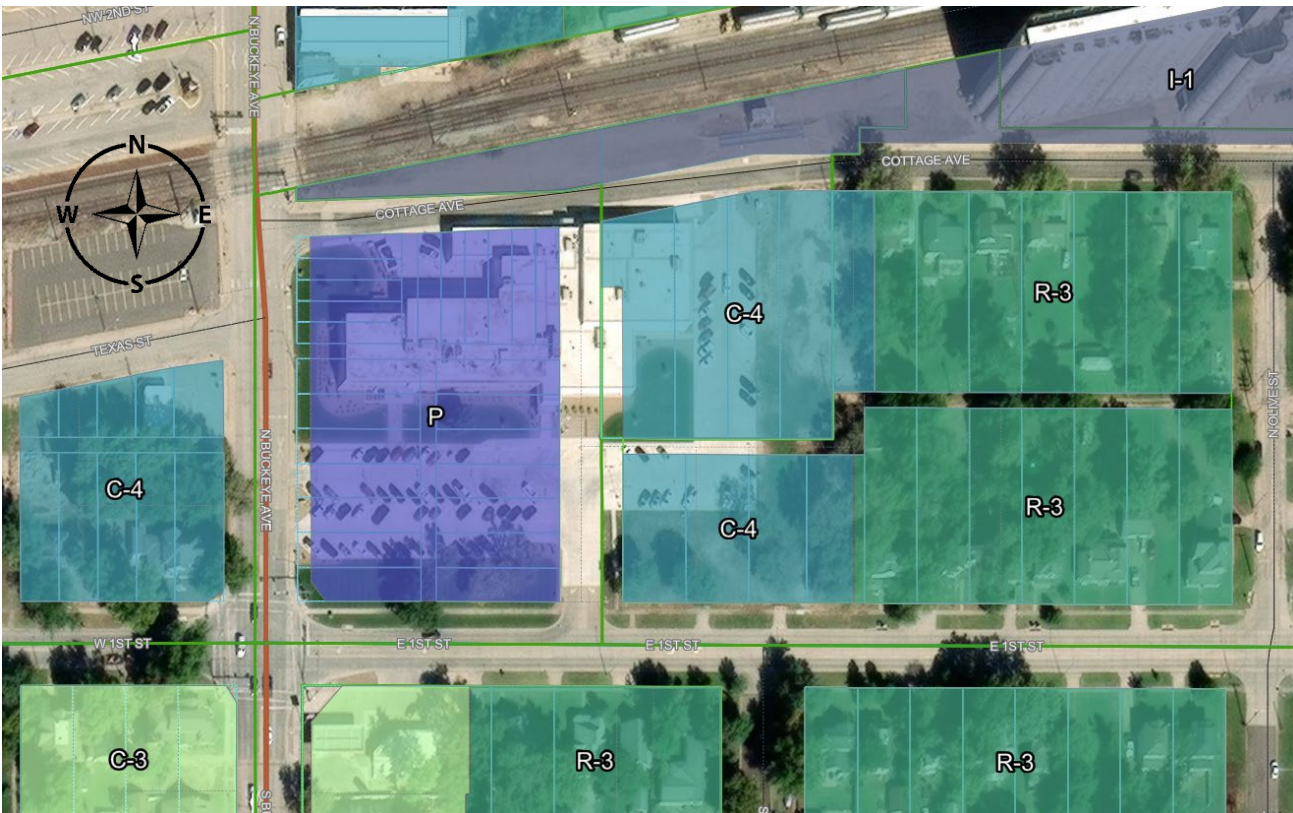
Application date received: 10/8/24  
 Kaw Valley Engineering, Inc – Jason Loader  
 2319 N Jackson Junction City, KS 66441

**OWNER:**

Dickinson County Board of Commissioners  
 PO Box 248 Abilene, KS 67410

**BACKGROUND:**

- The final replat for the Courthouse Addition is attached for review. The Dickinson County Courthouse recently completed a vast expansion and historic rehabilitation project. This final replat will clean up all records pertaining to the parcels in that vicinity.



Direction	Zoning Classification	Land Use(s)
North	I-1	ADM Milling Co/Railroad
East	R-3	High-density residential
South	C-3/R-3	Corner Stop gas station, high-density residential
West	C-4	Parking lot, office space, Midwest Creamery & Q

The notice of public hearing written notices were sent by mail on October 16, 2024, to property owners within 200 feet of the site address as required by Article 2, Section 2-303 of the Subdivision Regulations.

**ACTION:**

The Planning Commission may:

1. Recommend approval of the final replat as requested.
2. Recommend disapproval of the final replat with findings.

**NOTES:**

Upon conclusion of the public hearing, the Planning Commission will render a recommendation to the City Commission for final approval.

City Commission Study Session 11/12/24

City Commission Meeting 11/25/24





# DEVELOPMENT APPROVAL APPLICATION

419 N. Broadway · Abilene, KS 67410  
Tel: (785) 263-2355 · Fax: (785) 263-2552 · www.abilenecityhall.com

**INSTRUCTIONS:** This Application and all required fees and information must be submitted in accordance with the Code of the City of Abilene and the City of Abilene Zoning and Subdivision Regulations. All information requested in this application must be provided and answered completely.

## PART I: TO BE COMPLETED BY APPLICANT

### APPLICATION INFORMATION

#### APPLICATION FOR (CHECK APPROPRIATE BOX):

- |   |  |
|---|--|
| <input type="checkbox"/> ADMINISTRATIVE APPEAL        | <input type="checkbox"/> LOT SPLIT                         |
| <input type="checkbox"/> ANNEXATION                   | <input checked="" type="checkbox"/> REPLAT                 |
| <input type="checkbox"/> VARIANCE                     | <input type="checkbox"/> PRELIMINARY PLAT                  |
| <input type="checkbox"/> COMPREHENSIVE PLAN AMENDMENT | <input checked="" type="checkbox"/> FINAL PLAT             |
| <input type="checkbox"/> CONDITIONAL USE PERMIT       | <input type="checkbox"/> REZONING                          |
| <input type="checkbox"/> DEVELOPMENT CODE AMENDMENT   | <input type="checkbox"/> VACATION (PLAT, STREET, EASEMENT) |

#### FOR OFFICIAL USE ONLY

App Number: PC 21-11  
Date Received: 10/8/24  
Received By: KZ

#### BRIEF DESCRIPTION OF APPLICATION PURPOSE:

Submittal of a Final Plat for Courthouse Addition in the City of Abilene

### APPLICANT INFORMATION

#### APPLICANT/AGENT (If Not Property Owner):

Name: Jason Loader Tel: (785) 762-5040  
Business Name: Kaw Valley Engineering, INC. Fax: (785) 762-7744  
Address: 2319 N. Jackson  
City: Junction City State: KS Zip Code: 66441  
E-mail: loaderj@kveng.com

#### PROPERTY OWNER (If Different from Applicant/Agent):

Name: Attn: Kari Zook Tel: (785) 263-2355  
Business Name: Dickinson County Board of Commisioners Fax: ( )  
Address: 109 East First Street  
City: Abilene State: KS Zip Code: 67410  
E-mail: kari@abilenecityhall.com

#### ENGINEER/ARCHITECT/SURVEYOR:

Name: Jason Loader Tel: (785) 762-5040  
Business Name: Kaw Valley Engineering, INC. Fax: (785) 762-7744  
Address: 2319 N. Jackson  
City: Junction City State: KS Zip Code: 66441  
E-mail: loaderj@kveng.com

PROPERTY INFORMATION

PROPERTY ADDRESS: 109 East First Street, Abilene, Kansas

PARCEL ID: 0211151604033001000

ZONING: Existing: P/PUBLIC USE & C-4/CENTRAL BUSINESS DISTRICT Proposed:

LAND USE: Existing: COURT HOUSE Proposed:

GROSS SIZE OF PLAT/LOT:

Residential: Commercial: 4.42 AC Industrial: Other: Total: 4.42 AC

NUMBER OF LOTS:

Residential: Commercial: 1 Industrial: Other: Total: 1

IMPROVEMENT CHARACTERISTICS:

Number of Buildings or Structures: Total Building Area:
Maximum Height of Buildings or Structures: Total Impervious Area:

EXISTING PUBLIC FACILITIES:

Public Private Other (Describe)
Water Service: [X] [ ] [ ]
Wastewater Service: [X] [ ] [ ]
Roadway Access: [X] [ ] [ ]

FLOODPLAIN INFORMATION:

Floodway: [ ] Yes [X] No FIRM Map-Panel Number: 20041C0070
Floodway Fringe: [ ] Yes [X] No Zone:

ARE ANY OTHER PERMITS OR DEVELOPMENT APPROVALS REQUIRED, APPLIED FOR OR RECEIVED FOR THE APPLICATION PROPERTY BY THE CITY OR ANY OTHER JURISDICTION OR AGENCY?

[ ] Yes [ ] No If Yes, Describe Briefly and Attach a Copy of Each Permit, Approval or Application

APPLICANT/PROPERTY OWNER CERTIFICATION\*

I/we acknowledge receipt of the instruction sheet explaining the method of submitting this application. I/we realize that this application cannot be processed unless it is completely filled in; is accompanied by a current abstractor's certificate as required in the instruction sheet; and is accompanied by the appropriate fee. I/we further certify that the foregoing information is true and correct to the best of our knowledge. I/we acknowledge that the City of Abilene Planning Commission, Board of Zoning Appeals or City Commission shall have authority to impose such conditions as it deems necessary in order to serve the public interest and welfare.

[Signature]
Applicant Signature

10/18/24
Date

X Verified with Janelle Dockendorf, County Administrator
Property Owner Signature

Date

\* This Application must bear the signature(s) of the property owner(s). If an authorized agent signs on the owner's behalf, the agent shall sign his own name and attach the owner's written notarized authorization to this Application.

**PART II - TO BE COMPLETED BY STAFF**

**DOCUMENTS TO BE SUBMITTED WITH APPLICATION**

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Copy of Deed            | <input type="checkbox"/> Easements and Covenants          | <input type="checkbox"/> Location Map                               |
| <input type="checkbox"/> Site Plan               | <input type="checkbox"/> Preliminary Plat                 | <input checked="" type="checkbox"/> Final Plat                      |
| <input type="checkbox"/> Infrastructure Plans    | <input type="checkbox"/> Development Agreement            | <input type="checkbox"/> Grading and Stormwater Plans               |
| <input type="checkbox"/> Elevation Survey        | <input type="checkbox"/> Traffic Impact Study             | <input type="checkbox"/> Construction Plans                         |
| <input type="checkbox"/> Performance Agreement   | <input type="checkbox"/> Proof of Notification            | <input type="checkbox"/> Utility Plans                              |
| <input type="checkbox"/> Text Amendment Language | <input type="checkbox"/> Property Owner List              | <input type="checkbox"/> Comprehensive Plan Amendment Justification |
| <input type="checkbox"/> Annexation Boundary Map | <input type="checkbox"/> Operating Characteristics Report | <input type="checkbox"/> Administrative Appeal Justification        |
| <input type="checkbox"/> Variance Justification  | <input type="checkbox"/> Other _____                      |   |

Additional document requirements provided to applicant on \_\_\_\_\_. The applicant is advised that the application is not accepted for public review until such time as the above identified documents are submitted and a Determination of Complete Application is certified.

_____	_____
Name	Title
_____	_____
Signature	Date

**\*\* Number of copies for submission determined by Zoning Administrator. The Zoning Administrator may request additional information as deemed necessary to properly evaluate the permit application.**

**APPLICATION REVIEW**

**DECISION-MAKING BODY:**  Staff  Planning Commission  
 City Commission  Board of Zoning Appeals

**DATE OF INITIAL HEARING(S):** PC 11/5/24

**FEE AMOUNT:** \$250      **DATE FEE PAID:** 250 - chk# 73926

**DETERMINATION OF COMPLETE APPLICATION:**  
I certify that the Development Approval Application and attached documents are sufficient in form and content for review and recommendation by the decision-making bodies of the City of Abilene. As such, all required notifications and hearings may proceed pursuant to City regulations and procedures. This certification does not preclude the review, recommendation and/or decision-making bodies from requesting additional information as deemed necessary to serve the public interest.

<u>Kari Zook</u>	<u>Com Dev Director</u>
Name	Title
<u>Kari Zook</u>	<u>10/8/24</u>
Signature	Date



**PROPERTY DESCRIPTION:**

PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 13 SOUTH, RANGE 2 EAST OF THE SIXTH PRINCIPAL MERIDIAN, BEING ALL OF LOTS 1 THROUGH 25 OF FISHER'S ADDITION, INCLUDING THE PLATTED ALLEYS AND STREETS OF SAID FISHER'S ADDITION, AND LOTS 3 THROUGH 6 OF THE REPLAT OF BELL SPRINGS PARK ADDITION, AND A PORTION OF LOT COTTAGE MOTEL GROUNDS AND A PORTION OF LOT 8 AND LOTS 9 THROUGH 11 AND A PORTION OF LOT 12 IN BLOCK 2 OF GEO. W. CARPENTER'S ADDITION, INCLUDING A PORTION OF THE PLATTED STREETS AND ALLEYS OF SAID GEO. W. CARPENTER'S ADDITION, AND A PORTION OF BUCKEYE STREET RIGHT-OF-WAY, AND A PORTION OF FIRST STREET RIGHT-OF-WAY, LOCATED IN THE CITY OF ABILENE, COUNTY OF DICKINSON, STATE OF KANSAS, BEING MORE PARTICULARLY DESCRIBED BY JASON R. LOADER, P.S. 1462 ON SEPTEMBER 30, 2024 AS FOLLOWS:

COMMENCING AT THE POINT OF BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 16; THENCE ON THE WEST LINE OF SAID SOUTHEAST QUARTER, N 00°06'57" W 382.24 FEET TO THE WESTERLY PROLONGATION OF THE SOUTH RIGHT-OF-WAY LINE OF BELL SPRINGS AVE OF SAID REPLAT OF BELL SPRINGS PARK ADDITION; THENCE ON SAID WESTERLY PROLONGATION AND SOUTH RIGHT-OF-WAY LINE, N 87°43'59" E 329.69 FEET TO THE EAST LINE OF SAID FISHER'S ADDITION AND THE SOUTHWEST CORNER OF THE TRIANGLE TRACT DESCRIBED IN THE VACATION ORDER RECORDED IN MISC. BOOK 175 PAGE 197; THENCE ON THE WEST LINE OF SAID TRIANGLE TRACT, N 00°08'23" W 18.33 FEET TO THE NORTHWEST CORNER OF SAID TRIANGLE TRACT; THENCE ON THE NORTH LINE OF SAID TRIANGLE TRACT AND SAID SOUTH RIGHT-OF-WAY LINE OF BELL SPRINGS AVE, N 83°12'34" E 137.45 FEET TO A CORNER OF SAID SOUTH RIGHT-OF-WAY LINE; THENCE CONTINUING ON SAID SOUTH RIGHT-OF-WAY LINE, S 89°53'23" E 103.44 FEET TO THE NORTHWEST CORNER OF THE EAST 20 FEET OF SAID LOT 8 IN BLOCK 2 OF GEO. W. CARPENTER'S ADDITION; THENCE ON THE WEST LINE OF SAID EAST 20 FEET OF LOT 8, S 00°08'54" E 185.13 FEET TO THE SOUTHWEST CORNER OF SAID EAST 20 FEET OF LOT 8; THENCE ON THE SOUTH LINE OF SAID LOT 8, N 89°54'53" W 20.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8 AND THE EAST LINE OF SAID REPLAT OF BELL SPRINGS PARK ADDITION; THENCE ON SAID EAST LINE, S 00°08'52" E 20.12 FEET TO THE WESTERLY PROLONGATION OF THE NORTH LINE OF LOT 13 IN SAID BLOCK 2 OF GEO. W. CARPENTER'S ADDITION; THENCE ON SAID WESTERLY PROLONGATION, N 89°51'08" E 15.00 FEET TO THE CENTERLINE OF THE NORTH-SOUTH PORTION OF THE PLATTED ALLEY OF SAID GEO. W. CARPENTER'S ADDITION; THENCE ON SAID CENTERLINE, S 00°08'52" E 44.94 FEET TO THE NORTH LINE OF SAID LOT 12 IN BLOCK 2 OF GEO. W. CARPENTER'S ADDITION; THENCE ON SAID NORTH LINE, S 89°54'53" E 5.00 FEET TO THE NORTHWEST CORNER OF THE EAST 10 FEET OF SAID LOT 12; THENCE ON THE WEST LINE OF SAID EAST 10 FEET, S 00°08'51" E 180.13 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE ON SAID SOUTH LINE, N 89°56'23" W 569.65 FEET TO THE POINT OF BEGINNING. CONTAINS 5.27 ACRES, MORE OR LESS.

END OF DESCRIPTION

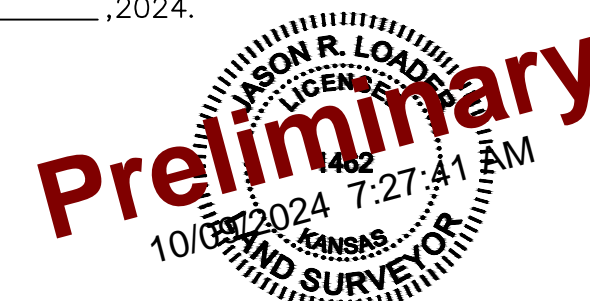
**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS FOR THIS SURVEY IS AN ASSUMED BEARING OF N 00°06'57" W ON THE WEST LINE OF FISHER'S ADDITION TO THE CITY OF ABILENE, DICKINSON COUNTY, KANSAS.

**SURVEYOR'S CERTIFICATE:**

STATE OF KANSAS }  
COUNTY OF DICKINSON } SS

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF KANSAS, WITH EXPERIENCE AND PROFICIENCY IN LAND SURVEYING; THAT THE HERETOFORE DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY ME, OR UNDER MY DIRECT SUPERVISION; THAT ALL SUBDIVISION REGULATIONS OF DICKINSON COUNTY, KANSAS, HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT; THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS, AND THAT ALL THE MONUMENTS SHOWN HEREIN ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF. GIVEN UNDER MY HAND AND SEAL AT JUNCTION CITY, KANSAS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.  
DATE OF SURVEY: APRIL 3, 2024



LAND SURVEYOR, JASON R. LOADER  
REGISTRATION NO. 1462

**REVIEW SURVEYOR'S CERTIFICATE:**

STATE OF KANSAS }  
COUNTY OF DICKINSON } SS

I HEREBY CERTIFY THAT THE REVIEW OF THIS PLAT WAS FOUND TO BE IN COMPLIANCE WITH THE REQUIREMENTS OF K.S.A. 58-2005. APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

**CERTIFICATE OF THE COUNTY TREASURER:**

STATE OF KANSAS }  
COUNTY OF DICKINSON } SS

I DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO SPECIAL ASSESSMENTS, NO TAX LIENS, FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE PLAT. GIVEN UNDER MY HAND AND SEAL AT ABILENE, KANSAS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

COUNTY TREASURER, LEAH HERN

**CERTIFICATE OF THE CITY COMMISSION:**

STATE OF KANSAS }  
COUNTY OF DICKINSON } SS

THE EASEMENTS, RIGHT-OF-WAYS AND OTHER PUBLIC DEDICATIONS ON THIS PLAT ARE HEREBY ACCEPTED BY THE GOVERNING BODY OF THE CITY OF ABILENE, KANSAS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

MAYOR, BRANDON REIN

CITY CLERK, SHAYLA MOHR

**OWNER'S CERTIFICATE:**

STATE OF KANSAS }  
COUNTY OF DICKINSON } SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED ARE THE OWNERS OF THE LAND DESCRIBED IN THE PLAT THEY HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED. ALL STREET RIGHTS-OF-WAY AS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. AN EASEMENT OR LICENSE TO THE PUBLIC TO LOCATE, CONSTRUCT, AND MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION, AND MAINTENANCE OF POLES, WIRES, CONDUITS, WATER, GAS AND SEWER PIPES OR REQUIRED DRAINAGE CHANNELS OR STRUCTURES UPON THE AREA MARKED FOR EASEMENTS ON THIS PLAT IS HEREBY GRANTED. GIVEN UNDER MY HAND AT ABILENE, KANSAS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

LYNN PETERSON, CHAIRMAN

RON ROLLER

CRAIG CHAMBERLIN

**NOTARY PUBLIC:**

STATE OF KANSAS }  
COUNTY OF DICKINSON } SS

BE IT REMEMBERED THAT ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME \_\_\_\_\_ TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTORIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

**CERTIFICATE OF THE CITY OF ABILENE PLANNING COMMISSION:**

STATE OF KANSAS }  
COUNTY OF DICKINSON } SS

THIS PLAT OF \_\_\_\_\_ COURTHOUSE ADDITION \_\_\_\_\_ HAS BEEN SUBMITTED TO AND APPROVED BY PLANNING COMMISSION OF THE CITY OF ABILENE, KANSAS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

SECRETARY, KARI ZOOK

BY \_\_\_\_\_  
CHAIRPERSON, PENNI ZELINKOFF

**CERTIFICATE OF THE CITY ATTORNEY:**

STATE OF KANSAS }  
COUNTY OF DICKINSON } SS

THIS PLAT OF \_\_\_\_\_ COURTHOUSE ADDITION \_\_\_\_\_ HAS BEEN SUBMITTED TO AND APPROVED BY THE CITY ATTORNEY OF ABILENE, KANSAS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

CITY ATTORNEY, AARON MARTIN

**CERTIFICATE OF THE REGISTER OF DEEDS:**

STATE OF KANSAS }  
COUNTY OF DICKINSON } SS

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2024, AT \_\_\_\_\_ AND IS DULY RECORDED IN PLAT BOOK \_\_\_\_ AT PAGE \_\_\_\_.

DEPUTY, KIMBERLY MOONEY

REGISTER OF DEEDS, ROSE JONES

**CERTIFICATE OF TRANSFER RECORD:**

STATE OF KANSAS }  
COUNTY OF DICKINSON } SS

ENTERED ON TRANSFER RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

COUNTY CLERK, JEANNE LIVINGSTON

FINAL PLAT OF  
**COURTHOUSE ADDITION**  
TO THE CITY OF ABILENE, DICKINSON COUNTY, KANSAS  
A REPLAT OF FISHER'S ADDITION, AND ALL OF LOTS 3, 4, 5, AND 6 IN THE REPLAT OF BELL SPRINGS PARK ADDITION, AND ALL OF LOTS 8, 9, 10, 11, AND A PORTION OF LOT 12, BLOCK 2, IN GEO. W. CARPENTER'S, AND VACATED COURT STREET, AND A PORTION OF THE VACATED ALLEY ADJACENT TO SAID LOTS IN THE REPLAT OF BELL SPRINGS PARK ADDITION AND GEO. W. CARPENTER'S ADDITION, ALL IN THE CITY OF ABILENE, DICKINSON COUNTY, KANSAS.

**KAW VALLEY ENGINEERING, INC.**

2319 NORTH JACKSON - PO BOX 1304  
JUNCTION CITY, KANSAS 66441  
PH. (785) 762-5040  
jc@kveng.com | www.kveng.com