

Coffeyville Planning and Zoning Commission Agenda
Tuesday, May 5th, 2026, 5:30 p.m.

A. Call To Order- Ronald Coffey, Chairman

B. Roll Call-Shasta Mulkey

C. Consent Agenda

- a. Planning and Zoning Meeting Minutes- Tuesday, March 3rd, 2026

D. Public Comments.

E. Old Business

F. New Business

- a. 1609 S Spruce- Zoning Variance Request
- b. 711 S Walnut- Rezoning Request
- c. 701 S Union-Rezoning Request
- d. Gibson (2 Lot) Replat Approval
- e. Staff Comments
- f. Comments from Planning and Zoning Commissioner

G. Adjourn

Coffeyville Planning and Zoning Commission Agenda
Tuesday, March 3rd, 2026, 5:30 p.m.

A. Call To Order-Ronald Coffey, Chairman called the meeting to order at 5:30 p.m.

B. Roll Call-Shasta Mulkey

Present:

Ronald Coffey, Justin Martin, Max Williams, Amy Heinz, Wyatt Starnes, Joleen Swindell.

Absent:

Ricky Stevens

City Staff in Attendance:

Director of Community Development, Amber Dean

Building Official, Kyle Bell

City Manager Ben Brubaker

Administrative Assistant, Shasta Mulkey

C. Consent Agenda

a. Planning and Zoning Meeting Minutes- Tuesday, February 3rd, 2026

Action: Planning Commissioner Williams motions to approve the February 3rd, 2026 Minutes, Planning Commissioner Martin seconded the motion.

Roll Call: All Present Aye

D. Public Comments. None

E. Old Business. None

F. New Business

a. Approval of Preliminary Plat for 100 Acres Subdivision

Discussion: Bruce Boettcher from BG Consultants presents: He has been working a little over a year with the city plotting and mapping out a subdivision that will be located off of 1st street near the northwest part of town. That is a 100-acre tract. He presented a map that should have been provided to everyone that will show what they have come up with. Phase 1 development would be about 44 lots. All infrastructure such as water, sewer, storm drains, and power lines have been mapped out as well. Mr. Boettcher informed them that this will require a lift station with 1800 feet of force main that will be located off of Lot 9 and 10 and that will sewer the entire subdivision. Commissioner Williams asked if Woodland would be allowed to use the lift station as well? Mr. Boettcher answered that there is a possibility, he has not really looked into it. As far away as that is they would have to lay gravity main and if it's a half mile away it actually might be more cost effective for them to put a lift station and pump that

would be running the gravity main for that distance. Commissioner Heinz asks if that will be the only lift station for this subdivision and Mr. Boettcher answers with yes. Looking on the map it shows a Tract A and B as well as C that is dark blue, that's your 100 Year floodplain, this has been mapped out so that none of the lots are developable. It creates issues if the lot has 100-year floodplain on it, even though you can actually get a certificate to raise it out. It just would be more costly and harder to get loans for both the developer and the homeowner. It just makes it more difficult, so we designed that around to keep the 100-year floodplain out of any of the developable Lots. The light blue or tract A and B. Those are stormwater retention ponds right now they are dry retention, but when it rains, and there's a big enough storm event, it would discharge out and then stack up as needed. The next sheet in the handout shows a standard lot size. I believe this might be one of the smaller lots for the overall subdivision 80 by 120. We get asked a lot of questions like what size of house will that fit on that lot. So, we have provided some reference as examples. With a 1500 square foot house, typically are half yard or a five-foot set back on the side yards. 20 foot in the rear 25 foot in the front. So, it fits easily within your lot, and you could have quite a bit larger house if you'd like.

The garage usually isn't set that far back. Usually you do the garage right on the front yard setback, or if there's a developer, they all kind of line them up as they go, instead of making it Sawtooth. Now keep in mind this is just a reference so you can see how the lot size could work it is not holding any developer to this.

Commissioner Williams asks if Somebody is planning on building houses now? Amber answers, at this time no we are still working on infrastructure development. Commissioner Williams asks if the city will run all underground electric? Amber answers, we have received quotes for both underground and above ground. Commissioner Heinz asked if there were going to be sidewalks? Mr. Boettcher response with yes but only on one side of the street. Commissioner Heinz expresses her concerns stating the importance of making sure there is plenty of accessible sidewalks. Mr. Boettcher lets her know that he understands her concerns and agrees.

These are preliminary designs, the next steps in this whole process is a preliminary plat approval, here tonight before the Planning Commission. If it's approved, then we go in front of the city commission for approval. Then we go into full development of phase one design and improvements. And then final platting. Commissioner Williams asked about phase 1 being flooded out as it sits low? Will it be built up? Mr. Boettcher answers, we can if it needs to be. As far as he is aware right now it is out of the 100-year floodplain and has proper drainage. Commissioner Swindell asked if there were plans to put a park in this area? Amber said it has been discussed but were we are still in the design phase have not decided. It was mentioned that Sycamore park is only about ½ mile away.

Action: Planning Commissioner Heinz motions to approve the Preliminary Plat for the 100 Acres Subdivision, Planning Commissioner Coffey seconded the motion.

Roll Call: All Present Aye

b. Staff Comments

Discussion: City Manager Ben Brubaker, wants to let them know that this does not mean that you're going to see infrastructure or houses out there in the next year or two years. The amount of money to put the infrastructure out there, is pushing 20 million dollars. If I break it into phases, phase one was down in the six million range. Then we have to start looking at streets and what needs to be done to support this amount of traffic, and what water lines do we use, and things like that. We want to make sure we're planning for the future, making sure we're prepared. There's a lot of other infrastructure around it that has to go into place to get this this to happen. Almost two years ago, we were building two houses on 9th Street, and it's because no one else would build houses here. Now we've got six or seven developers that want to build housing, and we're trying to pick, what do we do, and why, and what infrastructure around that. We have a housing Coalition with other city's and everybody's experiencing the same thing. We had a developer from Florida that happened to have family and Independence and they showed up, and they wanted to hear about all of our 100 acres. Parsons has got 100 acres as well as Independence, they're all going through these same things. We had 10 of our housing incentives for individual folks building houses, not necessarily, full-on developers so the opportunities are there. This is just another step to be prepared as those things come. A lot of investment, and a lot of infrastructure would have to go into creating something like this and get it moving. There's still a long way to go, this is very preliminary steps to get that kind of stuff done. Your next question is, can you even find a developer that wants to take the whole thing right now? What we're seeing the last two years is we've had to give property away as incentives to get these people to build on it. Whereas 20 and 30 and 40 years ago, you'd come out and a developer would buy that acreage would pay for that development within the housing prices. And so that's a change too. We don't know what that looks like. We don't know if we will have developers that just come in and want to do just one street. Or just 12 instead of 44 lots. Things have changed developers are coming in with different mindset on the size of homes and what they should look like and what people want and all that was considered in. We did try to keep some of those lots bigger so we could keep all options open. Some discussion then took place on cost to begin phase one and what infrastructures would need to go in first. What some contractors prefer verses what is best for the city and future maintenance and repair and the importance and taking your time and building it right the first time to make sure your overall cost stays down. Ben stress the importance of making sure we're looking at several different markets and considering the kind of housing that the upcoming generation might be looking for as well as senior housing we want to make sure we're looking at all those aspects and not just focused on one.

Adjourn

Action: Planning Commissioner Martin made a motion to adjourn,
Planning Commissioner Williams seconded the motion.

Roll Call: All Present Aye

Meeting Adjourn at 5:57 PM

Date the Minutes were approved:

Amber Dean, Director of Community Development

PLANNING STAFF REPORT
Coffeyville Planning Commission

DATE: May 5, 2026

CASE: BZA 26-02 – Variance Request

APPLICANT

Wade Brown

LOCATION

1609 S. Spruce Street

Boswell's 2nd Add, Block 2, Lot 22

ZONING

R-2 Two-Family Residential

REQUEST

Variance to reduce minimum dwelling size from 800 sq ft to 775 sq ft

PROJECT SUMMARY

- Vacant lot proposed for new residential development
- Construction of a container home
- 25 sq ft reduction from minimum size requirement
- Located within an established residential neighborhood

STAFF REVIEW

- Request is minor in nature (25 sq ft deviation)
- Lot is currently vacant
- Surrounding area is residential
- Proposal supports infill housing development
- No significant impact to adjacent properties expected
- Does not appear to negatively affect neighborhood character

RECOMMENDATION

Approve variance request to allow a 775 sq ft dwelling, based on:

1. Minimal deviation from code requirement
2. Supports new housing development on vacant lot
3. No adverse impact to surrounding properties



www.coffeyville.com
Information@coffeyville.com

City of Coffeyville
P.O. Box 1629
Coffeyville, Kansas 67337

City Planning and Zoning
P (620) 252-6128
F (620) 252-6175

APPEALS APPLICATION
BOARD OF ZONING APPEALS

Date: 3-25-2020

TO: CITY OF COFFEYVILLE PLANNING AND ZONING COMMISSION

Commissioners:

The condition of the variance of the following property is hereby requested.

STREET ADDRESS: 1609 S. Spruce St.

LEGAL DESCRIPTION: Boswells 2ND ADD, S02, T35, R16 Block 2, Lot 22

NAME OF PRESENT
OWNER:

WADE BROWN

ADDRESS OF PRESENT
OWNER:

391 Caribbean Pl, St. Johns, FL 32259

PRESENT ZONING
CLASSIFICATION:

R2

PRESENT USE:

Vacant lot 775

REQUESTED VARIANCE:

New home, 775 sqft, need variance for

size.

FEE: \$ 50.00
ABSTRACT FEE: \$ 75.00

TOTAL FEES: \$125.00

FEE PAID: \$125.00

RECEIPT NO.: 01452127

WB
APPLICANT
391 Caribbean Pl
STREET ADDRESS
St. Johns FL 32259
CITY STATE ZIP
801-836-9485
PHONE NUMBER

I wadeBrown@yahoo.com

**NOTICE OF HEARING REQUEST FOR A VARIANCE
BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF COFFEYVILLE, KANSAS**

Notice is hereby given to all persons concerned and interested, that on Tuesday, May 5th, 2026, at 5:30 p.m. in the Commission Room, City Hall, 107 W 7th St., Coffeyville Kansas, it will be proposed by Coffeyville Community College that the following property, to-wit:

Board of Zoning Appeals Case 2026 ZC-26-02

The property is described as:

Boswells 2nd ADD Block 2 lot 22.

a/k/a 1609 S. Spruce Coffeyville, Kansas, 67337

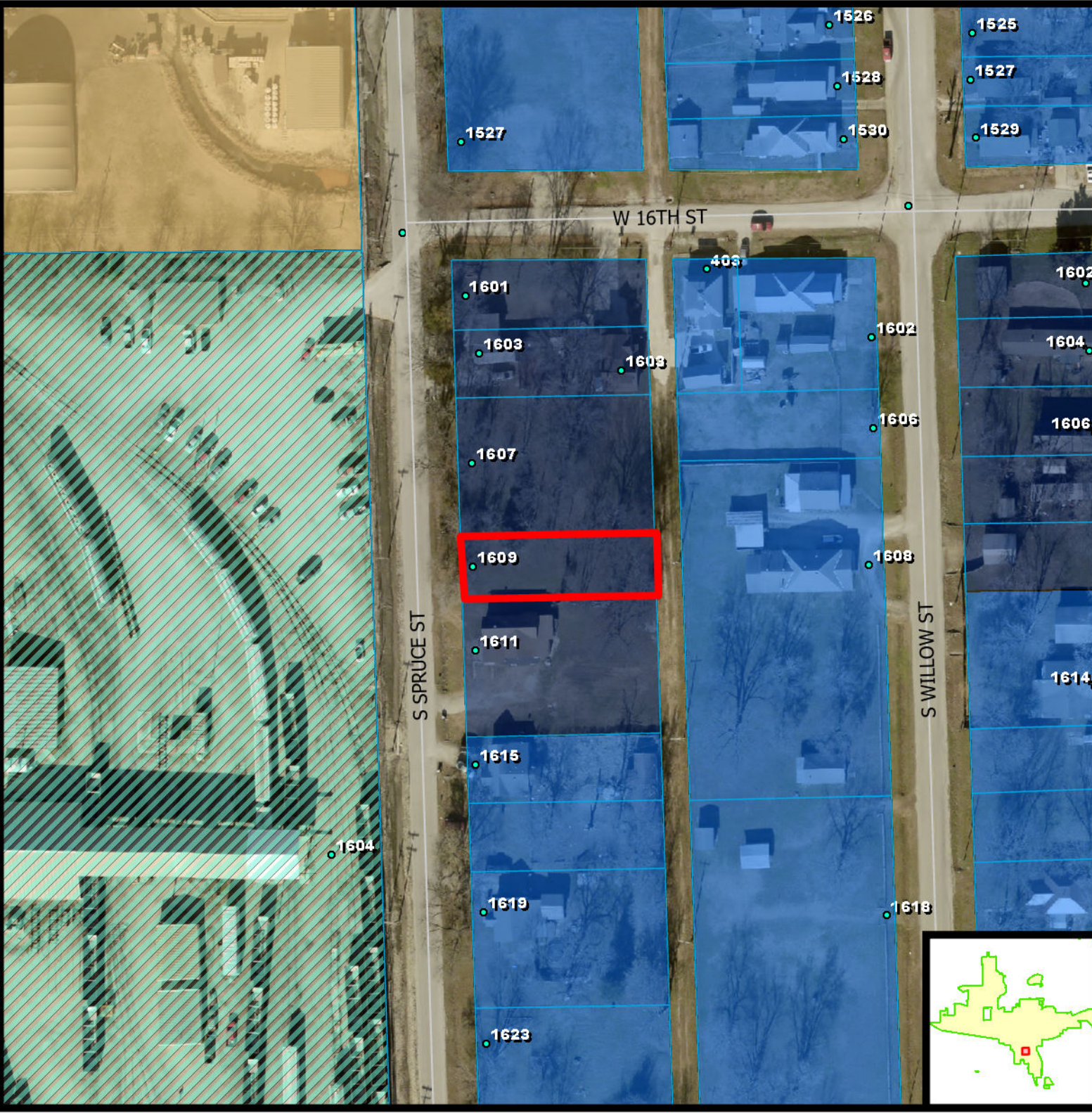
Be granted a variance in the present (R-2) two family residential for the purpose of a reducing a new home square footage from (800)sqft to (775)sqft. for the purpose of developing a new container home, of which legal and proper protest and objections may be made according to the statutes of such cases made and provided

At the conclusion of said Hearing, the City Planning Commission will make its recommendations in the premises.

Coffeyville Planning Commission

ATTEST:

Amber Dean
Director of Community Development/Planning and Zoning



Engineering Department
102 W 7th
COFFEYVILLE, KS 67337
VOICE: 620-252-6100
FAX: 620-252-6175
www.coffeyville.com

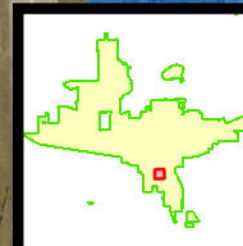
GIS System By: Midland GIS

**1609 S
Spruce Street**
BZA-26-002

Legend

	Address in question		AGR		M
	C-1		OP		PUD
	C-2		R-		R-1
	C-3		R-2		R-4
	C-4				
	I-1				
	I-2				

Note: Request a variance to reduce the new home square footage from 800 sq. ft. to 775 sq. ft. for the purpose of developing a new container home.



1"=100 FT

PLANNING STAFF REPORT
Coffeyville Planning Commission

DATE: May 5, 2026

CASE: ZC 26-03 – Rezoning Request

APPLICANT

MTI LLC (Steve Morrison)

LOCATION

709 S. Walnut Street

Lots 1, 2, and 3, Block 44 (partial)

ZONING

Current: C-3 Business District

Proposed: R-4 Multi-Family Residential

REQUEST

Rezone property from C-3 to R-4

PROJECT SUMMARY

- Vacant commercial property
- Approx. 5,870 sq ft site
- Proposed development: market-rate apartments
- Located in mixed-use area with nearby residential zoning

STAFF REVIEW

- Request supports additional housing in core area
- Surrounding properties include a mix of commercial and residential
- Site size and location are appropriate for multi-family infill
- R-4 zoning aligns with proposed use
- No major compatibility concerns identified

RECOMMENDATION

Approve rezoning from C-3 to R-4 based on:

1. Supports housing development
2. Compatible with surrounding uses
3. Appropriate infill redevelopment



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Information@coffeyville.com

City of Coffeyville
P.O. Box 1629
Coffeyville, Kansas 67337

City Planning and Zoning
P (620) 252-6128
F (620) 252-6175

APPLICATION FOR REZONING

Date: April 9, 2026

TO: CITY OF COFFEYVILLE PLANNING AND ZONING COMMISSION

Commissioners:

The consideration of the rezoning of the following property is hereby requested.

STREET ADDRESS:

709 South Walnut Street

LEGAL DESCRIPTION:

Lots 1, 2, and 3, Block 44, Original City of Coffeyville, EXCEPT the North 50 ft., Montgomery County, Kansas.

NAME OF PRESENT OWNER:

MTI [C/O Steve Morrison]

ADDRESS OF PRESENT OWNER:

113 W. Myrtle Street Independence, KS 67301

PHONE NUMBER:

479-435-0853 Steve@morrisonbuildersinc.com

PRESENT ZONING CLASSIFICATION:

C-3 Business District

PRESENT USE:

Vacant Commercial

AREA OF PROPERTY

PROPOSED TO BE REZONED:

5870 sq ft

(SQUARE FEET OR ACRES)

REQUESTED ZONING CLASSIFICATION: R-4 Multi-Family Residential

PROPOSED USE OF PROPERTY IF REZONED:

Market Rate Apartments

NOTE: ATTACHED IS A PLAT SHOWING PROPERTY PROPOSED TO BE REZONED, THE PRESENT ZONING CLASSIFICATION AND USE.

FEE: \$100.00

ABSTRACT FEE: \$ 75.00

TOTAL FEES: \$175.00

FEE PAID: _____

RECEIPT NO.: _____

Russ Ehnen, Architect

APPLICANT

5702 Southwest Maple Ridge

STREET ADDRESS

Trimble

CITY

MO

STATE

64492

ZIP

816-786-6300 russenhagen@aol.com

PHONE NUMBER

Exhibit A

Lots 1, 2 and 3, Block 44, Original City of Coffeyville, EXCEPT the North 50 feet, Montgomery County, Kansas, AND EXCEPT Beginning at a point 50 feet South of the Northwest corner of Lot 3, Block 44, Original City of Coffeyville, Kansas; thence East parallel to and 50 feet from North line of Lots 3 and 2 in said Block 44, a distance of 64.64 feet; thence South 1.3 feet; thence West 64.64 feet to the West line of said Lot 3; thence North 1.3 feet to point of beginning, AND EXCEPT Beginning at a point on the East line of Lot 1 in said Block 44, 66.45 feet Southwesterly from the Northeast corner of said Lot 1; thence Southwesterly along the East line of said Lot 1, a distance of 1.5 feet; thence West parallel to and 66.47 feet from the North line of Lots 1 and 2 in said Block 44, 62.7 feet; thence North 1.47 feet; thence East 63.04 feet to the point of beginning, AND EXCEPT Commencing at the Northwest corner of Lot 3, Block 44 of the Original City of Coffeyville, Montgomery County, Kansas; thence S 01°29'01" E along the West line of said Lot 3 a distance of 51.30 feet to the Southwest corner of a tract of land conveyed by quitclaim deed to the City of Coffeyville, as recorded in Book 251, Page 57, in the Montgomery County Register of Deeds Office, said point being the Point of Beginning; thence N 88°45'11" E along the South line of said city tract a distance of 64.78 feet to the West line of the E/2 of the South 15 feet of the North 65 feet of said Lots 1, 2 and 3, Block 44; thence S 05°04'49" W along said West line a distance of 13.78 feet to the Southwest corner of said South 15 feet of the North 65 feet of said Lots; thence N 88°45'11" E along the South line of said South 15 feet, a distance of 0.21 feet to the West line of the second described tract of land conveyed by quitclaim deed to the City of Coffeyville, recorded in Book 251, Page 57; thence S 01°14'49" E along said west line a distance of 0.67 feet to the North face of an existing brick building; thence S 88°45'53" W along said North building line a distance of 63.41 feet to the West line of said Lot 3; thence N 01°29'01" W along said West line a distance of 14.36 feet to the point of Beginning AND EXCEPT The South 24.50 feet of Lots 1, 2 and 3, Block 44, Original City of Coffeyville, Montgomery County, Kansas

**NOTICE OF HEARING REQUEST FOR A VARIANCE
BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF COFFEYVILLE, KANSAS**

Notice is hereby given to all persons concerned and interested, that on Tuesday, May 5th, 2026, at 5:30 p.m. in the Commission Room, City Hall, 107 W 7th St., Coffeyville Kansas, it will be proposed by Coffeyville Community College that the following property, to-wit:

Board of Zoning Appeals Case 2026 ZC-26-03

The property is described as:

**The North 48.8 feet of South 73.3 feet of Lots 1, 2, and 3, Block 44.
a/k/a 709 S Walnut St. Coffeyville, Kansas, 67337**

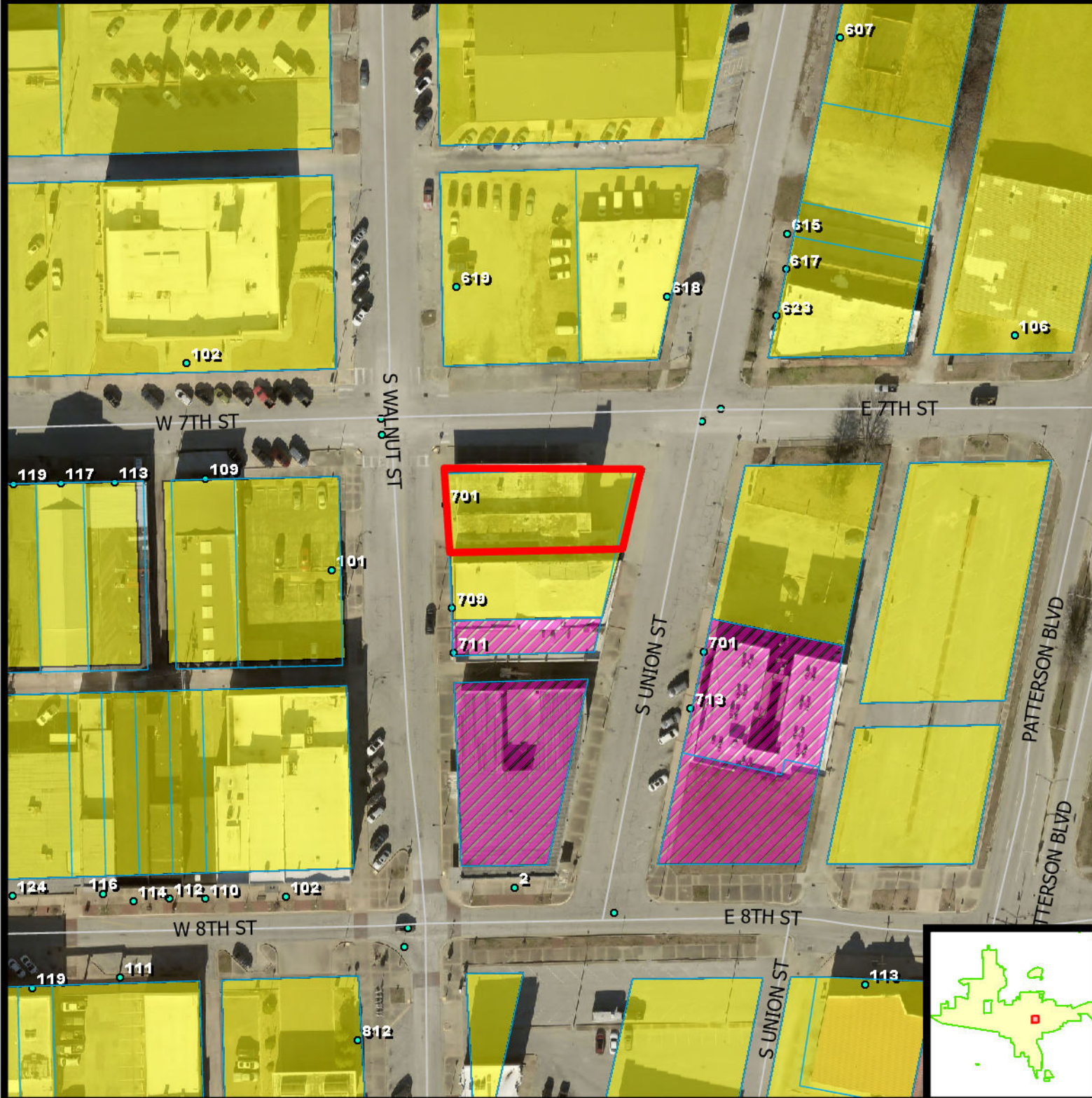
Be re-zoned from the C-3 Business District to the R-4 Multi-Family Residential District for the purpose of developing market-rate apartment housing, of which legal and proper protest and objections may be made according to the statutes of such cases made and provided

At the conclusion of said Hearing, the City Planning Commission will make its recommendations in the premises.

Coffeyville Planning Commission

ATTEST:

Amber Dean
Director of Community Development/Planning and Zoning



Engineering Department
102 W 7th
COFFEYVILLE, KS 67337
VOICE: 620-252-6100
FAX: 620-252-6175
www.coffeyville.com

GIS System By: Midland GIS

**709 S
Walnut**
ZC-26-004

Legend

	Address in question		AGR		M
	C-1		OP		PUD
	C-2		R-		R-1
	C-3		R-2		R-4
	C-4				
	I-1				
	I-2				

Note: Request to rezone to
a R-4 From C-3



1"=100 FT

PLANNING STAFF REPORT
Coffeyville Planning Commission

DATE: May 5, 2026

CASE: ZC 26-04 – Rezoning Request

APPLICANT

MTI LLC (Steve Morrison)

LOCATION

701 S. Union Street
Block 44 (partial lots)

ZONING

Current: C-3 Business District

Proposed: R-4 Multi-Family Residential

REQUEST

Rezone property from C-3 to R-4

PROJECT SUMMARY

- Vacant commercial property
- Approx. 6,140 sq ft site
- Proposed development: market-rate apartments
- Located near existing mix of commercial and residential uses

STAFF REVIEW

- Request supports housing development in core area
- Surrounding area includes a mix of zoning, including nearby residential
- Site is small and better suited for residential infill than commercial use
- R-4 zoning aligns with proposed multi-family development
- No major compatibility concerns identified

RECOMMENDATION

Approve rezoning from C-3 to R-4 based on:

1. Supports new housing development
2. Compatible with surrounding land uses
3. Appropriate transition from commercial to residential use



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Information@coffeyville.com

City of Coffeyville
P.O. Box 1629
Coffeyville, Kansas 67337

City Planning and Zoning
P (620) 252-6128
F (620) 252-6175

APPLICATION FOR REZONING

Date: April 10, 2026

TO: CITY OF COFFEYVILLE PLANNING AND ZONING COMMISSION

Commissioners:

The consideration of the rezoning of the following property is hereby requested.

STREET ADDRESS: 701 South Union St.

LEGAL DESCRIPTION: NW Lot 3 Block 44; thence South 50'; thence S. 15'; thence E 63.04'; thence N to the NE corner of lot 1 of said block 44; thence W to POB,

NAME OF PRESENT OWNER: MTL [C/O Steve Morrison]

ADDRESS OF PRESENT OWNER: 113 W. Myrtle St. Independence, KS. 67301

PHONE NUMBER: 479-435-0853 Steve@morrisonbuildersinc.com

PRESENT ZONING CLASSIFICATION: C-3 Business District

PRESENT USE: Vacant Commercial

AREA OF PROPERTY PROPOSED TO BE REZONED: 6140 REQUESTED ZONING CLASSIFICATION: R-4 multi-Family Residential
(SQUARE FEET OR ACRES)

PROPOSED USE OF PROPERTY IF REZONED: market Rate Apartments

NOTE: ATTACHED IS A PLAT SHOWING PROPERTY PROPOSED TO BE REZONED, THE PRESENT ZONING CLASSIFICATION AND USE.

FEE: \$100.00
ABSTRACT FEE: \$ 75.00

TOTAL FEES: \$175.00

FEE PAID: _____

RECEIPT NO.: _____

Russ Ehnen, Architect
APPLICANT
5702 Southwest Maple Ridge
STREET ADDRESS
Trimble MO 64492
CITY STATE ZIP
816-786-6300 russ@ehnen@aol.com
PHONE NUMBER

**NOTICE OF HEARING REQUEST FOR A VARIANCE
BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF COFFEYVILLE, KANSAS**

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Board of Zoning Appeals Case 2026 ZC-26-04

The property is described as:

**BEG NW COR Lot 3 S 50 Feet E 64.6 Feet S 15 Feet E 63.04 Feet N to NE
COR Lot 1 W to POB, BLK 44.**

a/k/a 701 S Union St. Coffeyville, Kansas, 67337

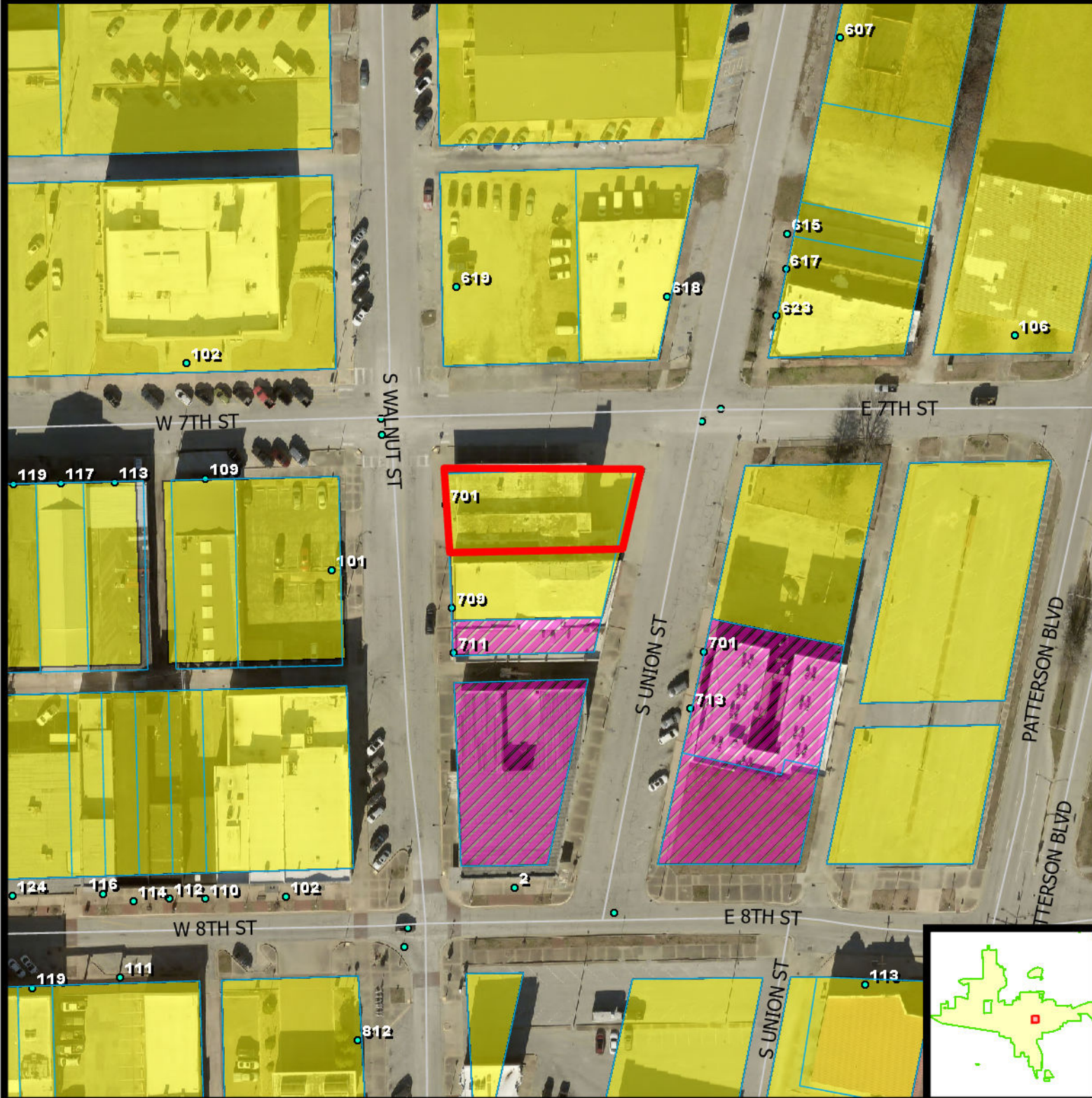
Be re-zoned from the C-3 Business District to the R-4 Multi-Family Residential District for the purpose of developing market-rate apartment housing, of which legal and proper protest and objections may be made according to the statutes of such cases made and provided

At the conclusion of said Hearing, the City Planning Commission will make its recommendations in the premises.

Coffeyville Planning Commission

ATTEST:

Amber Dean
Director of Community Development/Planning and Zoning



Engineering Department
102 W 7th
COFFEYVILLE, KS 67337
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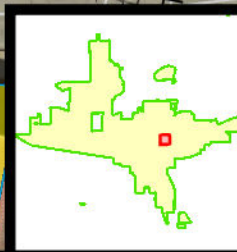
GIS System By: Midland GIS

**701 S
Walnut**
ZC-26-004

Legend

	Address in question		AGR		M
	C-1		OP		PUD
	C-2		R-		R-1
	C-3		R-2		R-4
	C-4				
	I-1				
	I-2				

Note: Request to rezone to
a R-4 From C-3



1"=100 FT

PLANNING STAFF REPORT
Coffeyville Planning Commission

DATE: May 5, 2026

CASE: Replat – Lots 19 & 20, Block 9, Cline’s Westwood Addition

APPLICANT

Coffeyville Industries, Inc.

LOCATION

Gibson Avenue

Lots 19 & 20, Block 9, Cline’s Westwood Addition

ZONING

R-1 Single Family Residential

REQUEST

Approval of replat for Lots 19 and 20

PROJECT SUMMARY

- Replatting two existing lots
- Adjusting lot configuration for development
- Intended use: single-family residential
- Each lot designed to meet setback and size requirements

STAFF REVIEW

- Replat is consistent with subdivision regulations
- Lot layout supports single-family development
- Meets minimum lot and setback requirements
- No changes to zoning or use
- Supports new housing construction

RECOMMENDATION

Approve replat of Lots 19 & 20 based on:

1. Compliance with subdivision regulations
2. Supports residential development
3. No adverse impact to surrounding properties

FINAL PLAT OF REPLAT OF LOTS 19 and 20, BLOCK 9
of CLINE'S WESTWOOD ADDITION
COFFEYVILLE, MONTGOMERY COUNTY, KANSAS

OWNER'S CERTIFICATE:

State of Kansas
County of Montgomery

We, the undersigned, hereby certifies that they are the owner of the land described on this Final Plat of "Replat of Lots 19 and 20, Block 9 of Cline's Westwood Addition, an addition to the City of Coffeyville, Montgomery County, Kansas and they have caused the same to be surveyed and platted as shown on this Final Plat.

They further certify that they do hereby dedicate to the public all Easements as shown on said Plat to the use of the public forever according to restrictions and covenants noted hereon. All existing easements, if any, within the boundaries of this Replat will remain unless restructures on this plat.

In witness whereof, the undersigned have caused this instrument to be executed on this _____ day of _____, 2026.

COFFEYVILLE INDUSTRIES, INC Representative

Michael V Ewy

Leslie M Ewy

NOTARY CERTIFICATE:

State of Kansas
County of Montgomery

Before me, the undersigned, a Notary Public in and for said county and state, on this _____ day of _____, 2026, personally appeared

_____ and _____
owners for Replat of Lots 19 and 20, Block 9 of Cline's Westwood Addition to the City of Coffeyville, to me known to be the identical person who executed this instrument and duly acknowledged the execution of the same as their free and voluntary act and deed, for the uses and purposes therein set forth.

Notary Public _____

My Commission Expires _____

PLANNING COMMISSION CERTIFICATE:

State of Kansas
County of Montgomery

The dedications shown on this plat are hereby accepted by the Planning Commission this _____ day of _____, 2026.

Chairperson: _____ Attest: _____

CERTIFICATE OF CITY COMMISSION:

State of Kansas
County of Montgomery

The dedications shown on this plat are hereby accepted by the City Commission of Coffeyville, Kansas on this _____ day of _____, 2026.

Mayor: _____ City Clerk: _____

COUNTY TREASURER CERTIFICATE:

State of Kansas
County of Montgomery

I do hereby certify that there are no delinquent General Taxes, no unpaid current General Taxes, no unpaid Forfeited Taxes, and no Redeemable Tax Sales against any of the land included in the plat. I further certify that I have received all Statutory Fees in connection with the plat.

Signed this _____ day of _____, 2026.

Montgomery County Treasurer

CERTIFICATE OF REGISTER OF DEEDS:

State of Kansas
County of Montgomery

This is to certify that this instrument was filed for record in the Register of Deeds Office at _____ AM-PM on this _____ day of _____, 2026, and is duly recorded in Book _____ at Page _____. Fee: _____

Register of Deeds

BOUNDARY DESCRIPTION:

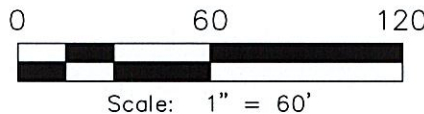
Lots 19 & 20, Block 9, Cline's Westwood Addition to the City of Coffeyville, Montgomery County, Kansas

SURVEY REVIEW:

This plat has been reviewed and approved for filing pursuant to and in compliance with K.S.A. 58-2005 and this act. No other warranties are extended or applied.

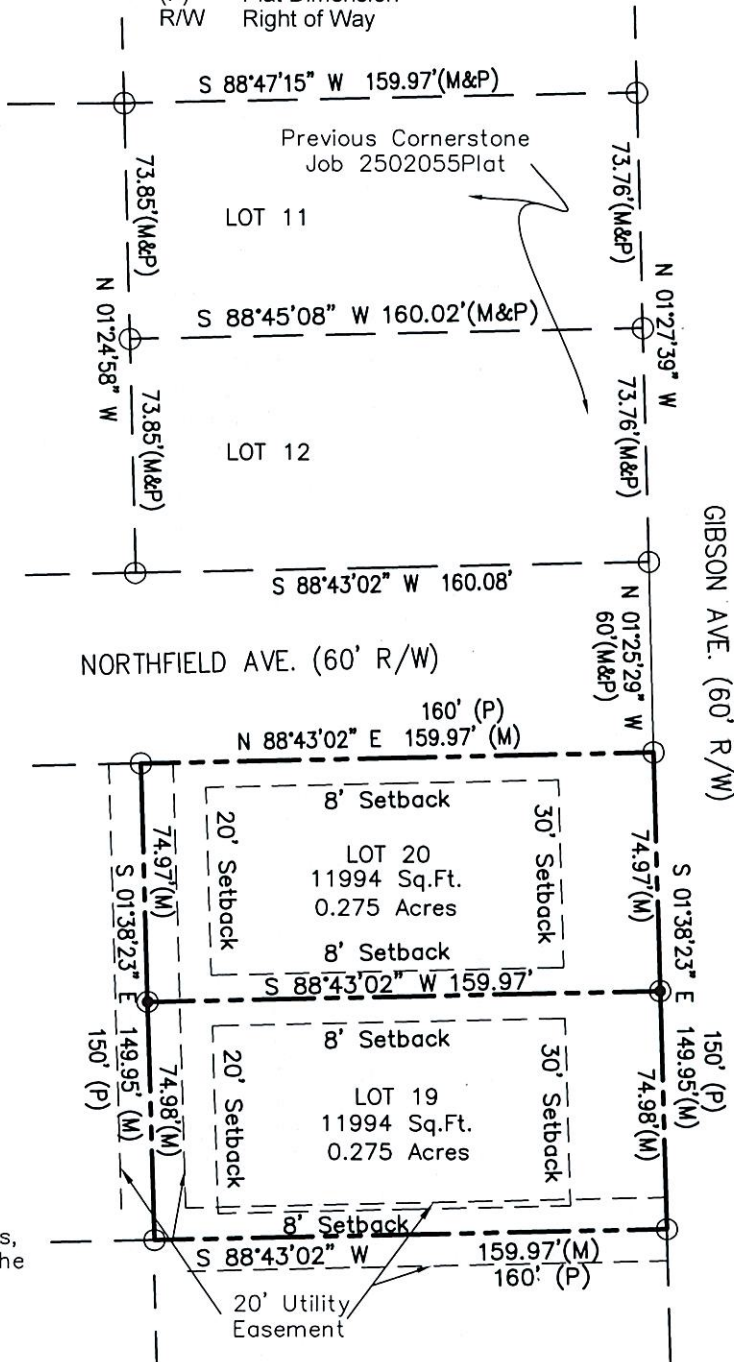
Given under my hand and seal on this _____ day of _____, 2026.

Tim Sloan, PS 783



LEGEND:

- Existing 1/2" Iron Rod
Origin Uncertain (unless noted)
- Set 1/2"x24" Iron Rod with 1.5" Plastic Orange Cornerstone Cap Stamped LS110 (unless noted)
- Boundary Line
- (M) Measured Dimension
- (P) Plat Dimension
- R/W Right of Way



SURVEYOR'S NOTES:

- The bearings shown hereon are based upon the Kansas State Plane Coordinate System, South Zone.
- This survey does not reflect any easements, rights-of-way, or other instruments of record which may encumber this property per agreement with client.
- Underground, above ground utilities, nor improvements were located or shown on this survey.
- All distances are measured unless otherwise noted.

SURVEYOR'S CERTIFICATION:

This is to certify that I, William A. Booe, a duly licensed Land Surveyor in the State of Kansas, have surveyed and subdivided the heretofore described property, as shown by the plat which is a correct representation of said survey and subdivision. All distances are shown in feet and decimals. I further certify that all Subdivision Regulations of the City of Coffeyville, Kansas have been complied with in preparations of the plat. I further certify that I am authorized by law to make this certification.

William A. Booe, PS 1046
4-10-26

CORNERSTONE
Regional Surveying, LLC
Serving Kansas, Missouri & Oklahoma
1921 North Penn, Independence, KS 67301
Ph: 620-331-6767 Fax: 620-331-6776
Corporate License # LS110, Expires 12-31-2026

DRAWN BY: CRA	DATE: 3-11-2026	JOB NO. 1-2603092K
CHECKED BY: WAB	REVISION DATE: 3-19-2026	REF. JOB NO. N/A
PREPARED FOR: Mike Ewy		

FINAL PLAT of LOTS 19 & 20
BLOCK 9 of CLINE'S WESTWOOD ADDITION
CITY of COFFEYVILLE
MONTGOMERY COUNTY, KANSAS