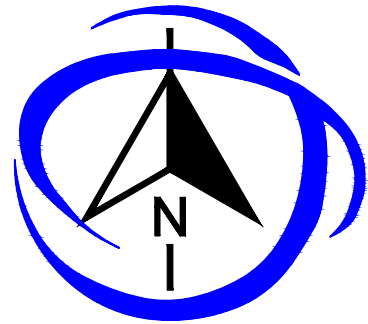


LANSING TOWNE CENTRE 2ND REPLAT

A REPLAT OF LOT 2 AND TRACT B, LANSING TOWNE CENTRE REPLAT, AND LOT 6, LANSING TOWNE CENTRE A SUBDIVISION OF LAND IN THE CITY OF LANSING, LEAVENWORTH COUNTY, KANSAS



FINAL PLAT

LEGEND

SECTION CORNER
BENCHMARK AS NOTED
FOUND PROPERTY CORNER AS NOTED
SET 1/2" X 24" REBAR CAP ALC KS CLS 363

Reviewed By WW Dept
No Comments
04/11/2025 7:19:47 AM
By azell

CED - No Comments
04/11/2025 11:46:33 AM
By jgenzler

Reviewed by Public Works
No Exceptions
04/11/2025 2:02:24 PM
By mspickelmier

GENERAL NOTES

1. THE BASIS FOR THE BEARING SYSTEM FOR THIS PLAT IS THE KANSAS NORTH ZONE U.S. STATE PLANE 1983.
2. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN FEET.
3. FLOODPLAIN NOTE: ACCORDING TO "FIRM" MAP COMMUNITY PANEL NUMBERS 20103C0232G, EFFECTIVE JULY 16, 2015, THIS PLAT IS LOCATED IN ZONES "X".
4. ERROR IN CLOSURE: 1 PART IN 4356261.667
5. CURRENT ZONING: B-3
6. NO TITLE WORK WAS PROVIDED ON THIS SURVEY.
7. REFERENCED SURVEYS:
 - FINAL PLAT OF LANSING TOWNE CENTRE DOC. #2008P00022
 - LANSING TOWN CENTRE REPLAT DOC. #2022P00043
8. RECORDED DEEDS:
 - DOC #: 2020R03412
 - DOC #: 2020R10150
9. OPEN SPACE REQUIREMENTS OF UDO 3.02 MET VIA EXISTING TRAIL ALONG CENTRE DRIVE AND SOUTH MAIN STREET/ KANSAS HIGHWAY 7.
10. ACCESS POINTS ARE LIMITED TO ONE PER LOT.

PLAT DETAILS

GROSS ACREAGE	9.63 ACRES
PUBLIC DEDICATION	0.00 ACRES
TOTAL BUILDABLE LOTS	3
MAXIMUM LOT SIZE	4.00 ACRES
AVERAGE LOT SIZE	3.21 ACRES

This is to certify on this 19TH day of MARCH, 2025 this field survey was completed on the ground by me or my firm under my direct supervision and that said survey meets or exceeds the Kansas Minimum Standards for boundary surveys.



ANDREA N. WEISHAUBT PLS 1730

JOB NO:25-030S

SCALE

50 25 0 50
SCALE IN FEET

SEC-TWN-RNG

25-9S-22E

PREPARED FOR

CITY OF LANSING

ADDRESS:
800 1ST TERRACE
LANSING, KS 66043

DATE

MARCH 19, 2025

DEED PER DESCRIPTION DOC # 2020R03412:

LOTS 1, 5, 6, 7, 8, 9, AND TRACT A, LANSING TOWNE CENTRE, A REPLAT OF LOTS 1-9 AND PART OF LOT 10, BLOCK 2, LOTS 1-7 AND PART OF LOTS 8, 9, AND 10, BLOCK 1, IN SCHMIDT'S SUBDIVISION AND AN UNPLATTED TRACT IN THE NE 1/4 OF SECTION 25, TOWNSHIP 9 SOUTH, RANGE 22 EAST IN THE CITY OF LANSING, LEAVENWORTH COUNTY, KANSAS.

AND, LOT 2, LANSING TOWNE CENTRE, 2ND PLAT, A REPLAT OF LOTS 2, 3, AND 4 OF LANSING TOWNE CENTRE IN THE SE 1/4 OF SECTION 24, TOWNSHIP 9 SOUTH, RANGE 22 EAST & NE 1/4 OF SECTION 25, TOWNSHIP 9 SOUTH, RANGE 22 EAST IN THE CITY OF LANSING, LEAVENWORTH COUNTY, KANSAS.

SURVEYORS SUGGESTED DESCRIPTION:

A REPLAT OF LOT 2 AND TRACT B, LANSING TOWNE CENTRE REPLAT, AND LOT 6 LANSING TOWNE CENTRE FINAL PLAT, A SUBDIVISION OF LAND IN THE CITY OF LANSING, LEAVENWORTH COUNTY, KANSAS, BEING PREPARED BY ROGER B DILL PLS 1408 DATED MARCH 19, 2025; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 2, LANSING TOWNE CENTRE REPLAT, A SUBDIVISION OF LAND IN THE CITY OF LANSING, LEAVENWORTH COUNTY, KANSAS; THENCE SOUTH 88°27'42" WEST, ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 600.54 FEET; TO A POINT ON THE WEST LINE OF SAID LANSING TOWNE CENTRE; THENCE NORTH 01°24'31" WEST, ALONG SAID WEST LINE, A DISTANCE OF 664.10 FEET; TO A POINT ON THE NORTH LINE OF TRACT B OF SAID LANSING TOWNE CENTRE REPLAT; THENCE NORTH 82°41'42" EAST ALONG THE NORTH LINE OF SAID TRACT B, AND THE NORTH LINE OF LOT 6 OF LANSING TOWNE CENTRE, A SUBDIVISION OF LAND IN THE CITY OF LANSING, LEAVENWORTH COUNTY, KANSAS, A DISTANCE OF 278.86 FEET; THENCE NORTHEASTERLY, ALONG THE NORTH LINE OF SAID LOT 6, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 152.39 FEET, HAVING A CHORD BEARING OF NORTH 68°07'44" EAST, AND A CHORD LENGTH OF 150.76 FEET; THENCE NORTH 53°34'35" EAST, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 102.42 FEET, TO THE NORTHEAST CORNER OF SAID LOT 6, ALSO BEING A POINT ON THE WEST RIGHT OF WAY LINE OF CENTRE DRIVE, THE NEXT FOUR (4) CALLS BEING ALONG THE WEST RIGHT OF WAY LINE OF SAID CENTRE DRIVE; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 465.00 FEET, AN ARC LENGTH OF 263.11 FEET, HAVING A CHORD BEARING OF SOUTH 20°15'40" EAST, AND A CHORD LENGTH OF 259.61 FEET; THENCE SOUTH 04°03'06" EAST, A DISTANCE OF 250.55 FEET; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1965.00 FEET, AN ARC LENGTH OF 86.21 FEET, HAVING A CHORD BEARING OF SOUTH 02°47'43" EAST, AND A CHORD LENGTH OF 86.20 FEET; THENCE SOUTH 01°32'18" EAST, A DISTANCE OF 220.71 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND. CONTAINING 419,385.09 SQFT OR 9.63 ACRES MORE OR LESS

DEDICATION:

THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS "LANSING TOWNE CENTRE 2ND REPLAT"

EASEMENT SHOWN ON THIS PLAT ARE HEREBY DEDICATED FOR PUBLIC USE AND SAID EASEMENTS MAY BE EMPLOYED TO LOCATE AND MAINTAIN SEWERS, WATER LINES, GAS LINES, POLES AND WIRES AND ANY OTHER FORM OF PUBLIC UTILITY NOW AND HEREAFTER USED BY THE PUBLIC OVER, UNDER AND ALONG THE STRIPS MARKED "UTILITY EASEMENT" OR "U/E".

STREETS SHOWN ON THE ACCOMPANYING PLAT AND NOT HERETOFORE DEDICATED FOR PUBLIC USE ARE HEREBY SO DEDICATED.

BUILDING LINES OR SETBACK LINES (B/L) ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT OR CONSTRUCTED BETWEEN THIS LINE AND ALL LOT LINES.

IN TESTIMONY WHEREOF,

I, undersigned owner of LANSING TOWNE CENTRE 2ND REPLAT have set our hands this ____ day of ____, 20__.

LANSING CITY, MAYOR, TONY MCNEILL

ACKNOWLEDGEMENT:

STATE OF KANSAS
COUNTY OF

BE IT REMEMBERED THAT ON THIS ____ DAY OF ____, 20__, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME _____ TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FORGOING INSTRUMENT OF WRITING, AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARY SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC _____

PRINT NAME: _____

My Commission Expires: _____

APPROVALS

THIS PLAT OF LANSING TOWNRE CENTRE 2ND REPLAT HAS BEEN SUBMITTED AND APPROVED BY THE LANSING PLANNING COMMISSION THIS ____ DAY OF ____, 20__.

CHAIRMAN - JERRY GIES

SECRETARY - MELISSA BAKER

THIS PLAT APPROVED BY THE CITY COUNCIL OF LANSING, KANSAS, THIS ____ DAY OF ____, 20__.

MAYOR - TONY MCNEILL

ATTEST: CITY CLERK - TISH SIMS

DIRECTOR OF PUBLIC WORKS - MICHAEL SPICKELMIER

DIRECTOR OF COMMUNITY & ECONOMIC DEVELOPMENT - JOSHUA GENTZLER, AICP

CITY ATTORNEY - GREORGY ROBINSON

I HEREBY CERTIFY, AS THE COUNTY TREASURER OF LEAVENWORTH COUNTY, KANSAS THAT ALL TAXES AND SPECIAL ASSESSMENTS DUE AND PAYABLE ON THE FOREGOING SUBDIVISION HAVE BEEN PAID ON THIS ____ DAY OF ____, 20__.

LEAVENWORTH COUNTY TREASURER _____

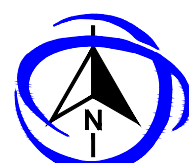
This is to certify that this instrument was filed for record in the Register of Deeds office on the ____ day of ____, 2025, in Book ____, Page ____.

REGISTER OF DEEDS, TERRILOIS G. MASHBURN

I hereby certify this plat meets the requirements of K.S.A. 58-2005. The face of this plat was reviewed for compliance with Kansas Minimum Standards for Boundary surveys. No field verification is implied. This review is for survey information only.

LEAVENWORTH COUNTY SURVEYOR
DANIEL BAUMCHEN, PS-1363

VICINITY MAP



SCALE 1"=2000'
SEC. 25-T9S-R22E

