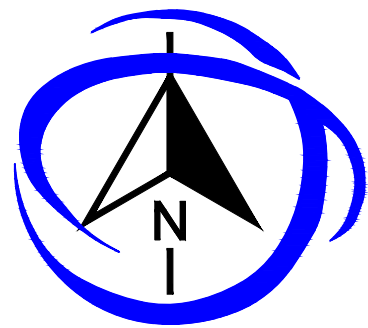


LANSING TOWNE CENTRE 2ND REPLAT

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



PRELIMINARY PLAT

LEGEND

- SECTION CORNER
BENCHMARK AS NOTED
FOUND PROPERTY CORNER AS NOTED
SET 1/2" X 24" REBAR CAP ALC KS CLS 363
- OHP — OVERHEAD POWER LINE
— POWER — UNDERGROUND POWER LINE
— CATV — UNDERGROUND CABLE LINE
— F — UNDERGROUND FIBER OPTIC LINE
— GAS — UNDERGROUND GAS LINE
— FON — UNDERGROUND TELEPHONE LINE
— CHAINLINK FENCE —
— BARBED WIRE FENCE —
— WOODPLANK FENCE —
— SILT FENCE —
- POWER POLE
TELEPHONE PEDESTAL
TELEPHONE MANHOLE
ELECTRIC MANHOLE
TRANSFORMER
ELECTRIC BOX
LIGHT POLE
POWER POLE/LIGHT POLE
SANITARY MANHOLE
SANITARY CLEAN OUT
FIRE HYDRANT
WATER VALVE
WATER METER
SPRINKLER VALVE
CABLE BOX
GAS VALVE
GAS METER
SIGN
FLAG POLE
MAIL BOX
GUY ANCHOR
TREE
BUSH
GATE POST

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. #2022O00043
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

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

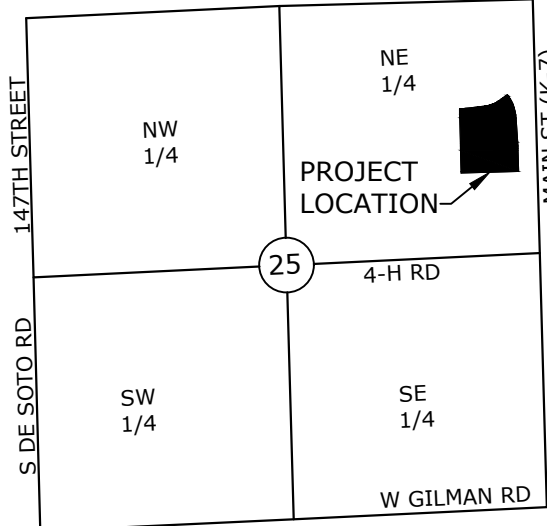
DATE

MARCH 19, 2025

VICINITY MAP



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



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, 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 SAID 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°41'24" 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 263.35 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 419,497.78 SQFT OR 9.63 ACRES MORE OR LESS

