

# REESLON ADDITION

A Replat of Lot 1, SOUTHERN HILLS SUBDIVISION PLAT 2, and a tract of land in the Northwest Quarter of Section 36, Township 9 South, Range 22 East of the 6th P.M., City of Lansing, Leavenworth County, Kansas.

## FINAL PLAT

**SURVEYOR'S DESCRIPTION:**  
A tract being all of Lot 1, SOUTHERN HILLS SUBDIVISION PLAT 2, and a tract of land in the Northwest Quarter of Section 36, Township 9 South, Range 22 East of the 6th P.M., City of Lansing, Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on January 14, 2022, more fully described as follows: Commencing at the Northwest corner of said Section 36; thence North 87 degrees 13'21" East for a distance of 40.01 feet along the North line of said Northwest Quarter to the TRUE POINT OF BEGINNING; thence continuing North 87 degrees 13'21" East for a distance of 356.53 along said North line to the Northwest corner of ROCK CREEK RIDGE 4th PLAT; thence South 02 degrees 46'33" East for a distance of 30.00 feet along the West line of said ROCK CREEK RIDGE 4th PLAT; thence South 01 degrees 52'40" East for a distance of 311.83 feet along said West line to Northwest corner of Lot 1, SOUTHERN HILLS SUBDIVISION PLAT 2; thence North 87 degrees 13'22" East for a distance of 403.00 feet along the North line and to the Northeast corner of said Lot 1; thence South 01 degrees 52'40" East for a distance of 443.15 feet along the East line and to the Southwest corner of said Lot 1; thence South 87 degrees 13'22" West for a distance of 750.00 feet along the South line and to the Southwest corner of said Lot 1; thence North 01 degrees 52'35" West for a distance of 200.00 feet along the West line and to the Northwest corner of said Lot 1; thence South 87 degrees 14'56" West for a distance of 10.00 feet along an extension of said Lot 1 to the East right of way line of 147th Street; thence North 01 degrees 52'35" West for a distance of 584.97 feet along said East right of way line to the point of beginning, together with and subject to covenants, easement and restriction of record.  
Said property contain 10.48 acres, more or less, including road right of way.  
Error of Closure - 1 : 150191

**CERTIFICATION AND DEDICATION**  
The undersigned proprietors state that all taxes of the above described tract of land have been paid and that they have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be known as: REESLON ADDITION.

Easements shown on this plat are hereby dedicated for public use, the rights of way which are shown with dashed lines on the accompanying plat, 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" (U/E) or "Drainage Easement" (D/E).

An easement to enter and exit under or over the area outlined and designated on this plat as "Shared Access Easement", is hereby granted over Lot 1 and 2 for the benefit of Lots 1 and 2. Maintenance is to be shared between the owners of said Lots 1 and 2.

Streets shown on the accompanying plat and not heretofore dedicated for public use are hereby so dedicated.

Building Lines or Setback Lines (B.S.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 the street line.

In accordance with KSA 12-512b, all rights, obligations, reservations, easements, or interest not shown on this plat shall be vacated as to use and as to title, upon filing and recording of this plat. The proprietors, successors and assigns of property shown on this plat hereby absolve and agree, jointly and severally, to indemnify the City of Lansing, Kansas, of any expense incident to the relocation of any existing utility improvements heretofore installed and required to be relocated in accordance with proposed improvements described in this plat.

**IN TESTIMONY WHEREOF,**  
We, the undersigned owners of REESLON ADDITION, have set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Brian G. Rees  
\_\_\_\_\_  
Lisa M. Rees

Donna Scanlon - Trustee Donna Scanlon Trust

**NOTARY CERTIFICATE:**  
Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me, a notary public in and for said County and State came Brian G. Rees and Lisa M. Rees, husband and wife, 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 notary seal the day and year above written.

**NOTARY PUBLIC**  
My Commission Expires: \_\_\_\_\_ (seal)

**NOTARY CERTIFICATE:**  
Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me, a notary public in and for said County and State came Donna Scanlon, Trustee to the Donna Scanlon Trust, 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 notary seal the day and year above written.

**NOTARY PUBLIC**  
My Commission Expires: \_\_\_\_\_ (seal)

**APPROVALS**  
This Plat of REESLON ADDITION has been submitted and approved by the Lansing Planning Commission this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Chairman - Ron Barry  
Secretary - Melissa Baker  
Chairman is Jake Kowalewski

This Plat approved by the City Council of Lansing, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Mayor - Anthony R. McNeill  
Attest: City Clerk - Sarah Bodensteiner  
City Clerk is Tish Sims, CMC

Director of Public Works - Michael Spickelmier, P.E.  
Director of Community & Economic Development  
Matthew R. Schmitz, MPA

City Attorney - Gregory 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 \_\_\_\_\_, 2022.

Leavenworth County Treasurer - Janice VanParys

I hereby certify this plat meets the requirements of KSA-58-2005. The face of this plat was reviewed based on Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for surveying information only.

LEAVENWORTH COUNTY SURVEY REVIEWER  
Michael J. Bogina, KS PS-1653

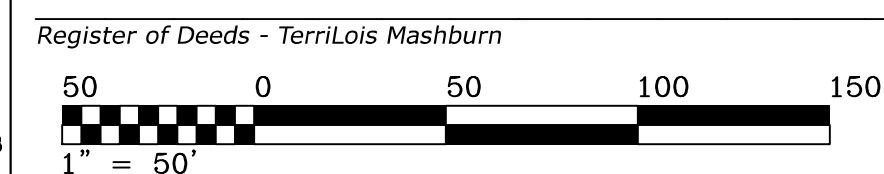


Scale 1" = 50'

Job # K-22-1552  
January 15, 2022 Rev. 4/6/22



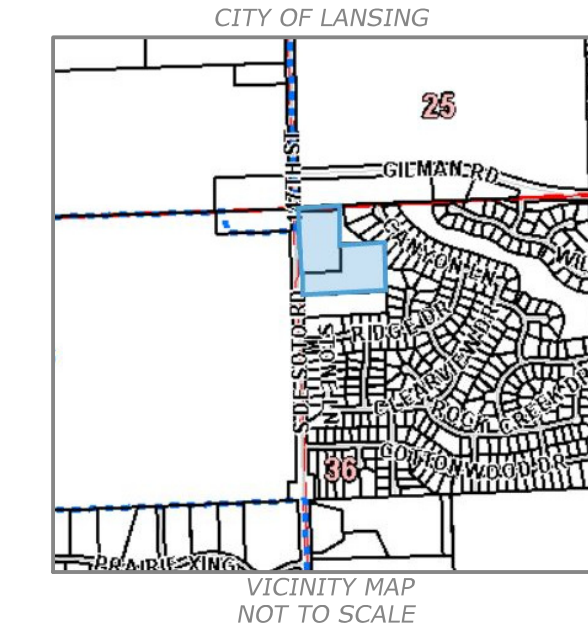
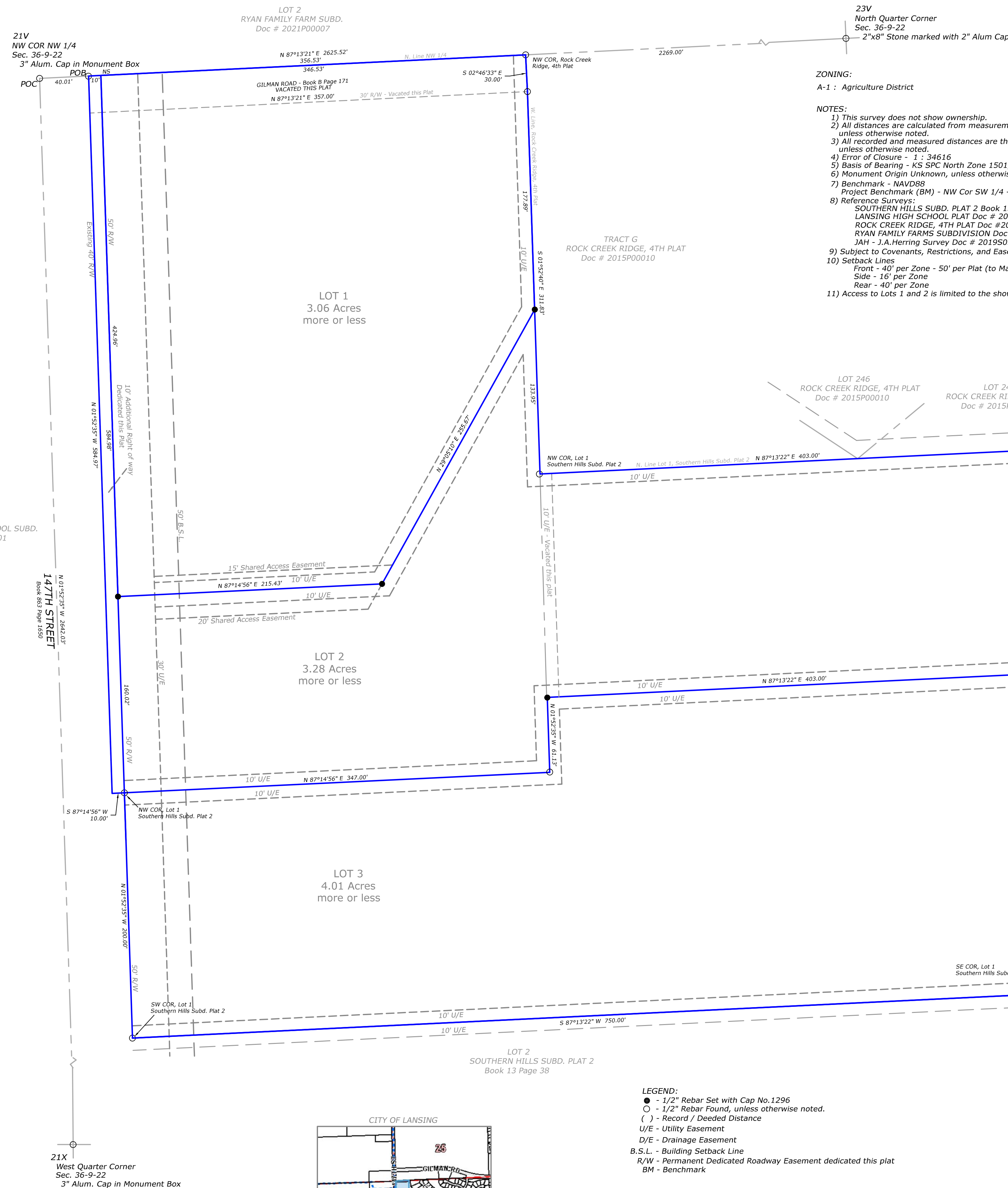
**REGISTER OF DEED CERTIFICATE:**  
Filed for Record as Document No. \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_, 2022 at \_\_\_\_\_ o'clock \_\_\_\_\_ M in the Office of the Register of Deeds of Leavenworth County, Kansas,



### SURVEYOR'S CERTIFICATE:

I, the undersigned, do hereby certify that I am a professional 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 supervision, that all subdivision regulations of the City of Lansing, Kansas have been complied with in the preparation of this plat, that this survey conforms to the Kansas Minimum Standards for Boundary Surveys, and that all monument shown hereon actually exist and their positions are correctly shown to the best of my knowledge and belief. The field work was completed on \_\_\_\_\_, 2022.

BY:  
Joseph A. Herring, KS PS # 1296



**LEGEND:**  
● - 1/2" Rebar Set with Cap No.1296  
○ - 1/2" Rebar Found, unless otherwise noted.  
( ) - Record / Deeded Distance  
U/E - Utility Easement  
D/E - Drainage Easement  
B.S.L. - Building Setback Line  
R/W - Permanent Dedicated Roadway Easement dedicated this plat  
BM - Benchmark

**Reviewed By PW**  
04/07/2022 10:20:38 AM  
By mspickelmier

Comment: Signature continent upon receipt and review of stormwater

**Reviewed By WW Dept**  
No Comments  
04/07/2022 2:43:58 PM  
By T Zell

**Reviewed By CED**  
04/14/2022 6:23:21 PM  
By mschmitz

**ZONING:**  
A-1 : Agriculture District

**NOTES:**  
1) This survey does not show ownership.  
2) All distances are calculated from measurements or measured this survey, unless otherwise noted.  
3) All recorded and measured distances are the same, unless otherwise noted.  
4) Error of Closure - 1 : 34616  
5) Basis of Bearing - KS SPC North Zone 1501, W. Line NW 1/4  
6) Monument Origin Unknown, unless otherwise noted.  
7) Benchmark - NAVD88  
Project Benchmark (BM) - NW Cor SW 1/4 - 914'  
8) Reference Surveys:  
SOUTHERN HILLS SUBD. PLAT 2 Book 13 Page 38, 1998  
LANSING HIGH SCHOOL PLAT Doc # 2014P00001  
ROCK CREEK RIDGE, 4TH PLAT Doc # 2015P000010  
RYAN FAMILY FARMS SUBDIVISION Doc # 2021P000007  
JAH - J.A.Herring Survey Doc. # 2019S050  
9) Subject to Covenants, Restrictions, and Easements of Record.  
10) Setback Lines  
Front - 40' per Zone - 50' per Plat (to Match Plat to South)  
Side - 16' per Zone  
Rear - 40' per Zone  
11) Access to Lots 1 and 2 is limited to the shown "Shared Access Easement".

LOT 246  
ROCK CREEK RIDGE, 4TH PLAT  
Doc # 2015P00010

LOT 247  
ROCK CREEK RIDGE, 4TH PLAT  
Doc # 2015P00010

LOT 248  
ROCK CREEK RIDGE, 4TH PLAT  
Doc # 2015P00010

LOT 249  
ROCK CREEK RIDGE, 4TH PLAT  
Doc # 2015P00010

LOT 250  
ROCK CREEK RIDGE, 4TH PLAT  
Doc # 2015P00010

LOT 210  
ROCK CREEK RIDGE, 4TH PLAT  
Doc # 2015P00010

LOT 209  
ROCK CREEK RIDGE, 4TH PLAT  
Doc # 2015P00010

I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the month of January 2022 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring  
PS # 1296