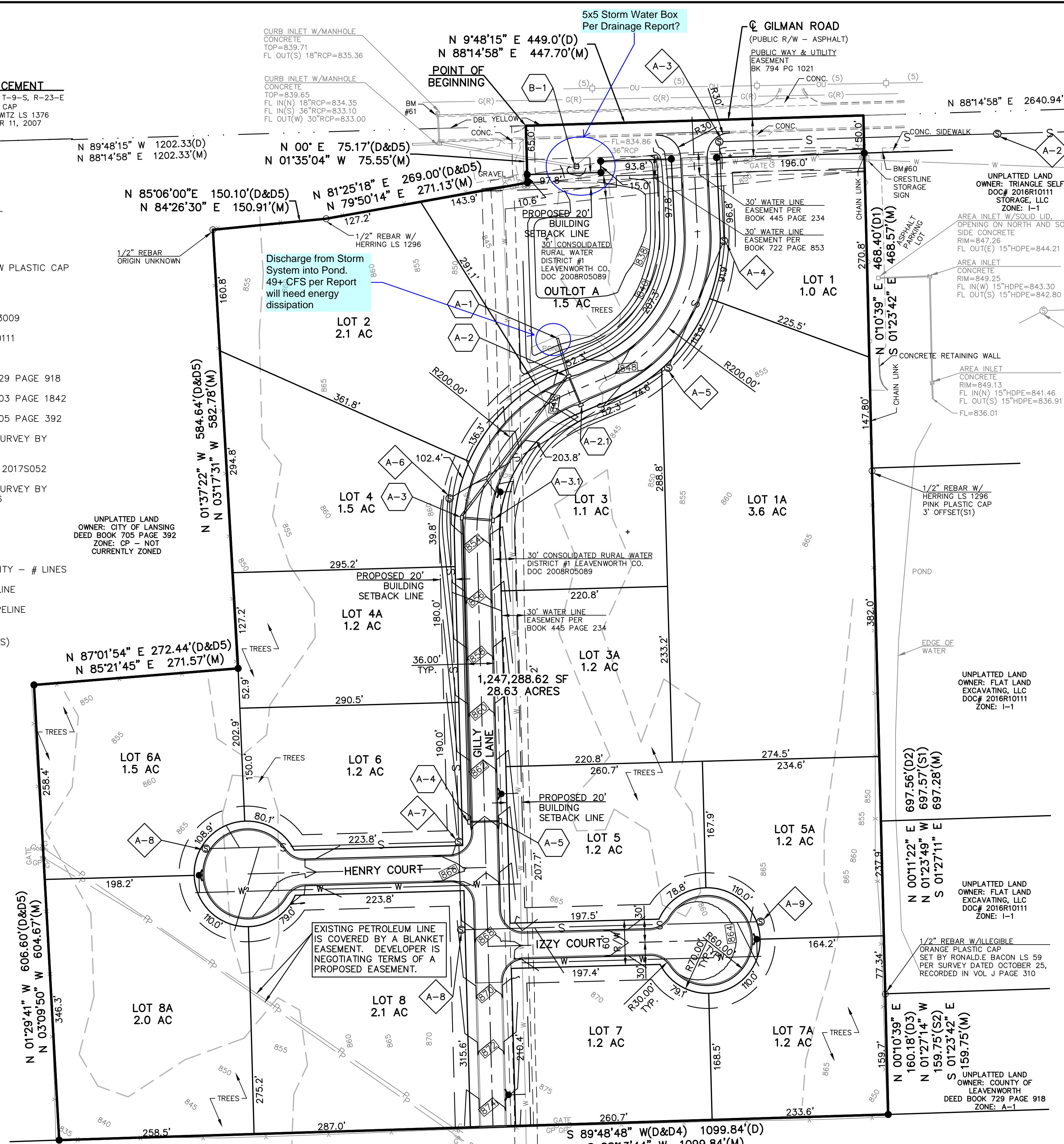


POINT OF COMMENCEMENT
 NW COR. NW 1/4, SEC 31, T-9-S, R-23-E
 1/2" REBAR W/ 3" BRASS CAP
 SET BY EDWARD K. DANNEWITZ LS 1376
 PER LSRR DATED NOVEMBER 11, 2007

EXISTING LEGEND

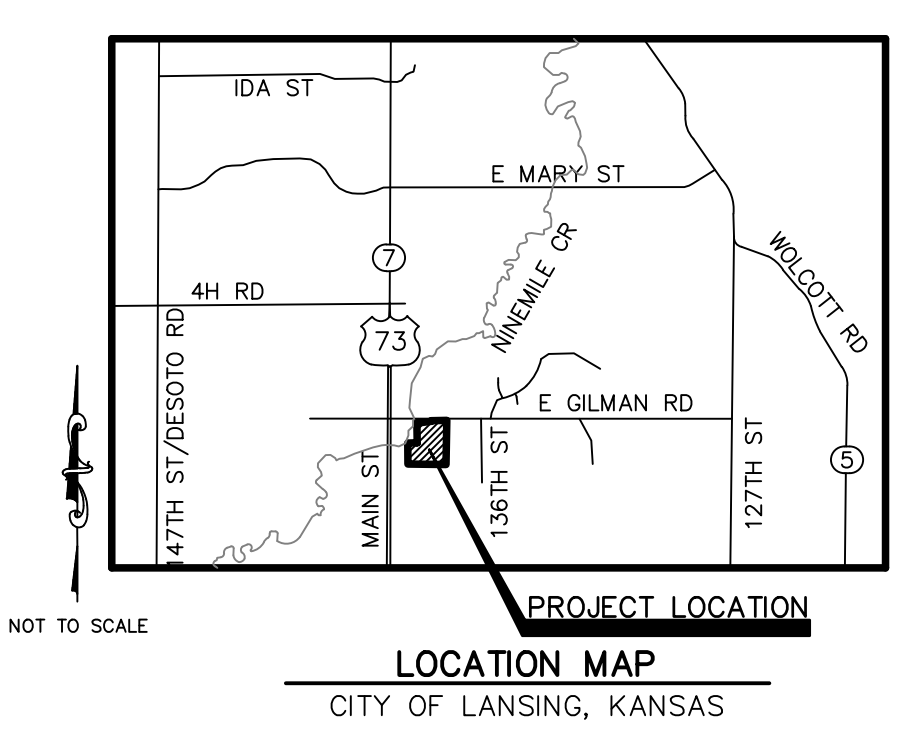
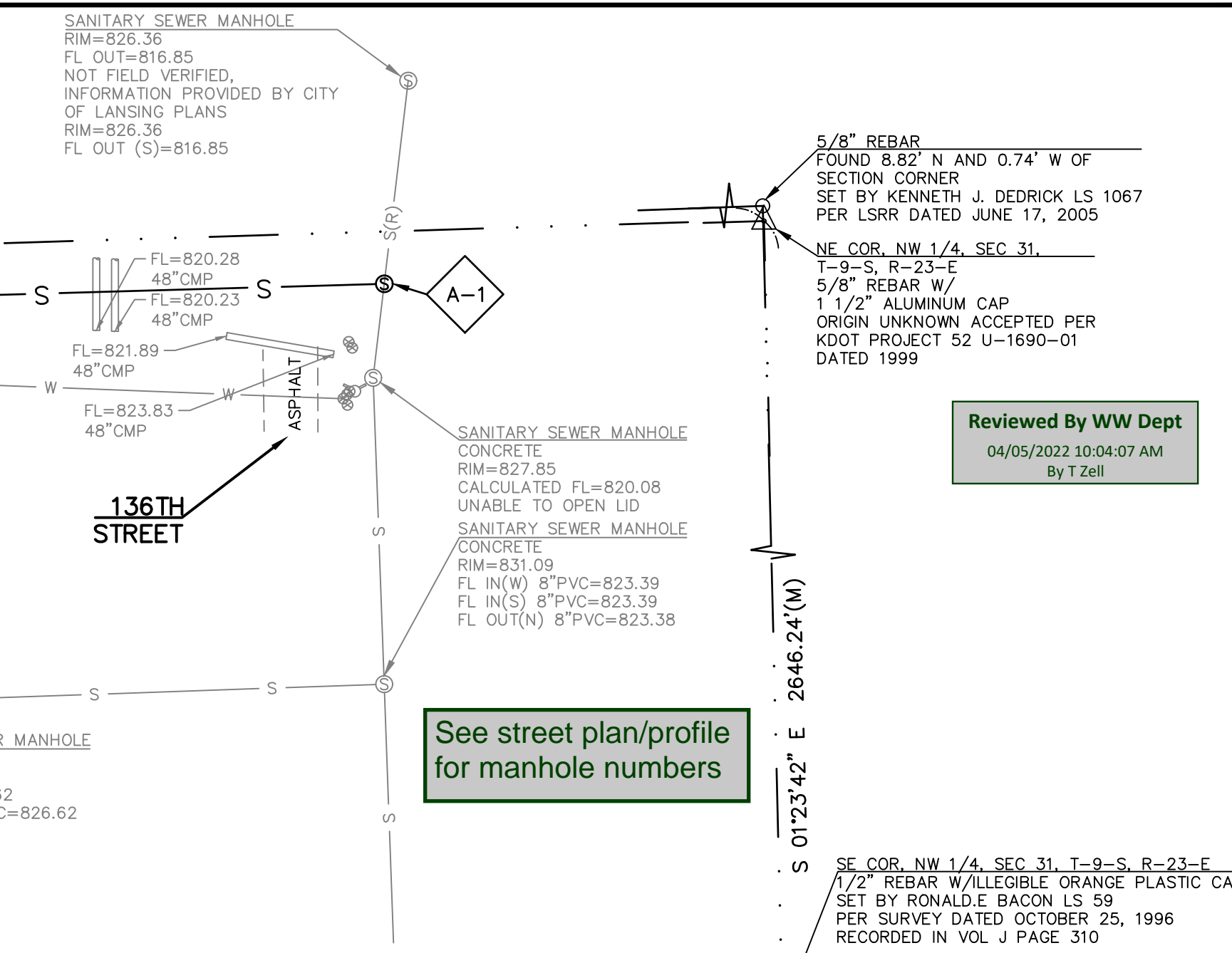
- △ SECTION CORNER FOUND
- MONUMENT FOUND
- 1/2" X 24" REBAR W/ YELLOW PLASTIC CAP STAMPED KVE CLS-20 SET
- (M) MEASURED
- (D) DESCRIBED PER DOC# 2010R03009
- (D1) DESCRIBED PER DOC# 2016R10111
- (D2) DESCRIBED PER DOC# 2017R10652
- (D3) DESCRIBED PER DEED BOOK 729 PAGE 918
- (D4) DESCRIBED PER DEED BOOK 703 PAGE 1842
- (D5) DESCRIBED PER DEED BOOK 705 PAGE 392
- (S1) SHOWN PER CERTIFICATE OF SURVEY BY JOSEPH A. HERRING LS 1296 DATED NOVEMBER 17, 2017 RECORDED AS DOCUMENT NO. 2017S052
- (S2) SHOWN PER CERTIFICATE OF SURVEY BY JEFFERY B. LOVELACE LS 1326 DATED MARCH 15, 2004
- STREET SIGN
- UTILITY POLE
- (5)— FOOTPRINT OF OVERHEAD UTILITY - # LINES
- GAS SIGN - PETROLEUM PIPELINE
- P — UNDERGROUND PETROLEUM PIPELINE
- (G)— UNDERGROUND GAS LINE (PER KANSAS GAS SERVICE RECORDS)
- W — WATER LINE
- WATER LINE GATE VALVE
- ⊕ FIRE HYDRANT
- ⊙ SANITARY SEWER MANHOLE
- (S)— SANITARY SEWER LINE (PER CITY OF LANSING RECORDS)
- ⊙ GATE POST
- X — BARB WIRE FENCE
- CHAIN LINK FENCE
- TREE LINE
- 860 — 5' CONTOUR INTERVAL
- B/B BACK OF CURB TO BACK OF CURB
- LINE NOT DRAWN TO SCALE



- PROPOSED LEGEND**
- ⬡ A-1 SANITARY SEWER MANHOLE IDENTIFIER
 - ⬡ A-1 STORM SEWER STRUCTURE IDENTIFIER
 - S — SANITARY SEWER MAIN
 - s — SANITARY SEWER SERVICE LINE
 - W — WATER MAIN
 - ⊕ FIRE HYDRANT
 - 862 PROPOSED FINISHED GROUND CONTOUR (2' INTERVALS)

AREA AND BULK STANDARDS						
EXISTING REQUIREMENTS	ZONE	LOT SIZE (MIN) AREA (SF)	YARD REQUIREMENTS (MIN.)			
			FRONT	SIDE	REAR	
(EX. USE FARMING, PLOWING, TILLING, HARVESTING, OR RELATED ACTIVITIES)	A-1	43,560	160'	40'	16'	40'
(PROPOSED REQUIREMENTS (LIGHT INDUSTRIAL, STORAGE UNITS))	I-1	6,000	50'	20'	N/A**	25'

**IF ABUTTING RESIDENTIAL DISTRICT, SETBACK SHALL BE A MINIMUM OF 10 FT.



SURVEYED PROPERTY DESCRIPTION:
 THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 9 SOUTH, RANGE 23 EAST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LEAVENWORTH, STATE OF KANSAS, BEING DESCRIBED BY JASON R. LOADER, PS 1462 ON MARCH 17, 2022 AS FOLLOWS:

ALL BEARINGS HEREIN ARE BASED ON AN ASSUMED BEARING OF N 88°03'27" E ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 31, COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 31; THENCE ON THE NORTH LINE OF SAID NORTHWEST QUARTER, N 88°14'58" E 1200.33 FEET TO THE NORTHEAST CORNER OF THE REAL PROPERTY DESCRIBED IN QUIT CLAIM DEED RECORDED IN THE REGISTER OF DEEDS OFFICE AS DEED BOOK 705 PAGE 392 AND THE POINT OF BEGINNING; THENCE CONTINUING ON SAID NORTH LINE, N 88°14'58" E 447.70 FEET TO THE NORTHWEST CORNER OF THE REAL PROPERTY DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN THE REGISTER OF DEEDS OFFICE AS DOCUMENT NO 2016R10111; THENCE ON THE WEST LINE OF SAID REAL PROPERTY, S 01°23'42" E 468.57 FEET TO THE NORTHWEST CORNER OF TRACT 1 OF THE REAL PROPERTY DESCRIBED IN LIMITED WARRANTY DEED RECORDED IN THE REGISTER OF DEEDS OFFICE AS DOC NO 2017R10652; THENCE ON THE WEST LINE OF SAID TRACT 1 AND THE WEST LINE OF TRACT 2 OF SAID REAL PROPERTY, S 01°27'11" E 697.28 FEET TO THE NORTHWEST CORNER OF THE REAL PROPERTY DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN THE REGISTER OF DEEDS OFFICE AS DEED BOOK 729 PAGE 918; THENCE ON THE WEST LINE OF SAID REAL PROPERTY, S 01°23'42" E 159.75 FEET TO THE SOUTHEAST CORNER OF SAID REAL PROPERTY, AND ON THE NORTH LINE OF THE REAL PROPERTY DESCRIBED IN A WARRANTY DEED RECORDED IN THE REGISTER OF DEEDS OFFICE AS DEED BOOK 703 PAGE 1842; THENCE ON THE NORTH LINE OF SAID REAL PROPERTY, S 88°13'44" W 1099.84 FEET TO THE SOUTHEAST CORNER OF SAID REAL PROPERTY DESCRIBED IN DEED BOOK 705 PAGE 392; THENCE ON THE EASTERLY LINE OF SAID REAL PROPERTY, N 85°21'45" E 271.57 FEET; THENCE CONTINUING ON THE EASTERLY LINE OF SAID REAL PROPERTY, N 03°09'50" W 604.67 FEET; THENCE CONTINUING ON THE EASTERLY LINE OF SAID REAL PROPERTY, N 84°26'30" E 150.91 FEET; THENCE CONTINUING ON THE EASTERLY LINE OF SAID REAL PROPERTY, N 79°50'14" E 271.13 FEET; THENCE CONTINUING ON THE EASTERLY LINE OF SAID REAL PROPERTY, N 01°35'04" W 75.55 FEET TO THE POINT OF BEGINNING. CONTAINING 28.63 ACRES, MORE OR LESS.

BASIS OF BEARINGS:
 BASIS OF BEARINGS IS AN ASSUMED BEARING OF N 88°14'58" E ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 9 SOUTH, RANGE 23 EAST, LEAVENWORTH COUNTY, KANSAS.

NOTES:
 1. DATE OF DRAWING MARCH 18, 2022.

OWNERS:
 EDWARD E & THERESA EBERTH
 PO BOX 91
 LANSING, KS 66043

EDWARD A EBERTH & ROBERT E EBERTH
 14644 FAIRMOUNT RD
 BASEHOR, KS 66007

ENGINEER:
 KAW VALLEY ENGINEERING, INC
 2319 N JACKSON STREET
 JUNCTION CITY, KANSAS 66441
 RANDALL C. PURDUE
 785-762-5040

DATUM BENCHMARK:
 DATUM IS NAVD88 DERIVED FROM CONNECTIONS TO NATIONAL CORNS NETWORK VIA GPS STATIC SESSIONS ON PROJECT CONTROL PROCESSED WITH THE NATIONAL GEODETIC SURVEY'S OPUS PROJECTS UTILITY. ORTHOMETRIC HEIGHT WAS CALCULATED USING THE GEOID18 MODEL. UNITS ARE U.S. SURVEY FEET.

BENCHMARKS:
 BM #60: CHISELED "SQUARE" SET IN CONCRETE AT SOUTHWEST CORNER OF SIDEWALK, JUST NORTH OF CRESTLINE STORAGE 29.4' EAST OF FIRE HYDRANT. ELEV=849.84

BM #61: CHISELED "SQUARE" SET IN TOP OF CURB LINE AT THE WEST SIDE OF A CURB INLET, NORTH SIDE OF GILMAN ROAD, FIRWST INLET WEST OF ENTRANCE TO OLD LANDFILL & NORTHWEST OF GRAVE PARKING LOT TO KELLY GROVE PARK. ELEV=839.55

Reviewed by WW Dept
 04/05/2022 10:04:07 AM
 By T.zell

Reviewed By CED
 No Comments
 04/14/2022 3:24:15 PM
 By mschmitz

Reviewed By PW
 04/05/2022 7:48:30 AM
 By mspickelmier

2319 N. JACKSON | P.O. BOX 1304
 JUNCTION CITY, KANSAS 66441
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 jkawvalley.com | www.kawvalley.com

KAW VALLEY ENGINEERING
 KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION # E-113. EXPIRES 12/31/22

GILMAN ROAD BUSINESS PARK
 13660 E GILMAN ROAD
 LANSING, KANSAS

PROJ. NO. A21_0758
 DESIGNER RCP DRAWN BY JT
 CFN 0758PRLM
 SHEET 1 OF 1 REV A

PRELIMINARY PLAT

DATE DESCRIPTION
 3-18-22 CITY REVIEW
 3-18-22 DSN
 LDO
 CHK