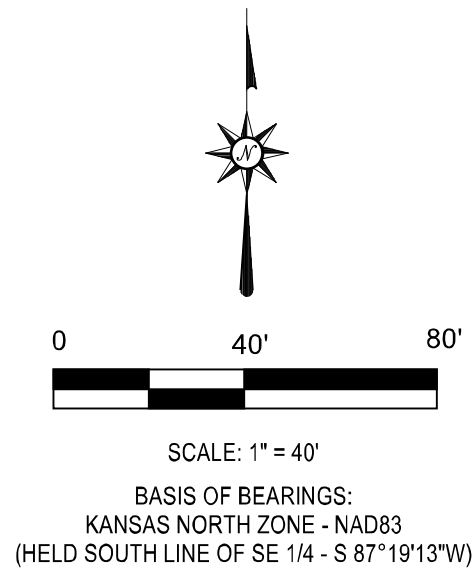


J.K. ROOT
A SUBDIVISION IN THE SW 1/4 OF THE SE 1/4
SECTION 25-T9S-R22E OF THE 6TH P.M.,
CITY OF LANSING
LEAVENWORTH COUNTY, KANSAS
FINAL PLAT



LEGEND

- 1/2" x 24" REBAR SET WITH #1349 CAP IN CONCRETE
- SURVEY MONUMENT FOUND (AS NOTED)
- SET 1/2" x 24" REBAR WITH #1349 CAP
- SURVEY MONUMENT FOUND (AS NOTED) ADDED CONCRETE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- U/E UTILITY EASEMENT

APPROVALS

THIS PLAT OF J.K. ROOT HAS BEEN SUBMITTED AND APPROVED BY THE LANSING PLANNING COMMISSION
THIS _____ DAY OF _____, 2023.

CHAIRMAN _____ SECRETARY _____

THIS PLAT APPROVED BY THE CITY COUNCIL OF LANSING, KANSAS, THIS _____ DAY OF _____, 2023.

MAYOR _____ ATTEST: CITY CLERK _____

DIRECTOR OF PUBLIC WORKS _____ DIRECTOR OF COMMUNITY & ECONOMIC DEVELOPMENT _____

CITY ATTORNEY _____

OWNERS

JEFFREY A. & KATINA M. ROOT
292 W. GILMAN ROAD
LANSING, KS. 66043
PN. 107-25-8

ZONING

R - 1

CITY OF LANSING
800 1ST TERRACE
LANSING, KS. 66043
PN. 107-25-8.02

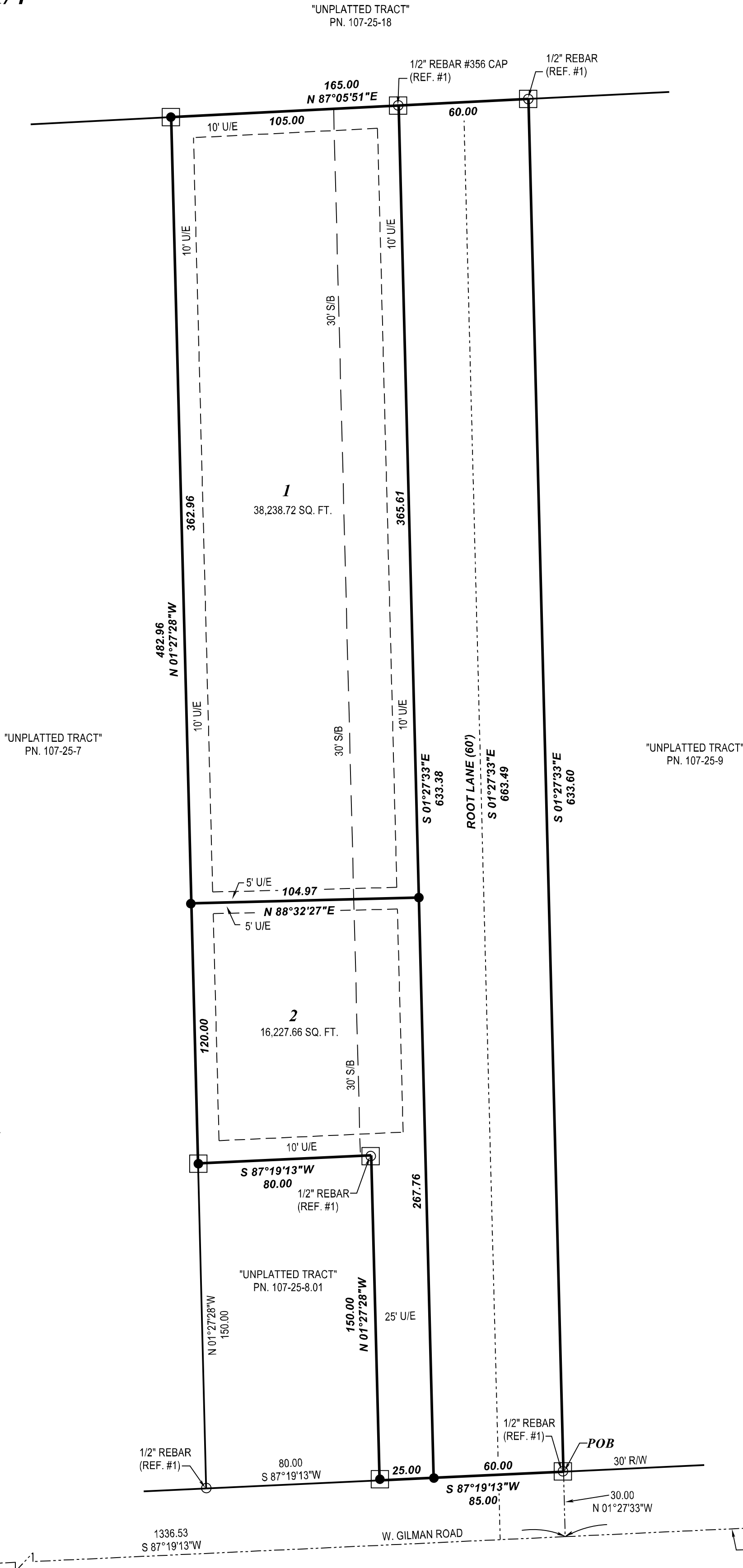
REFERENCE:
1. LOT SPLIT - THIS TRACT (DG WHITE) 1997
NOT RECORDED

NOTES

- FENCE LINES DO NOT DENOTE PROPERTY LINES.
- LANSING, KANSAS, DOES NOT REPRESENT, WARRANT OR GUARANTEE THAT THE DETAILS SHOWN ON THIS DOCUMENT AND PROVIDED BY THE APPLICANT OR ANY AGENT OF APPLICANT, INCLUDING ANY SURVEY INFORMATION SHOULD BE RELIED UPON BY ANY THIRD PARTY AS BEING WHOLLY OR PARTIALLY ACCURATE AND COMPLETE.
- EXISTING AND PROPOSED USE OF AREA BEING PLATTED - RESIDENTIAL.
- THIS SURVEY IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.
FIRM 20103C0232G, DATED 07-16-2015
- THIS SURVEY IS A RETRACEMENT OF LOT SPLIT BY DG WHITE, MAY, 1997.

BENCHMARK

TOP RIM OF MANHOLE
WEST OF EXISTING CONCRETE DRIVEWAY
FOR 292 W. GILMAN
EL. 836.87 (NAVD 88)



DEED DESCRIPTION - BOOK 798, PAGE 1987

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 9 SOUTH, RANGE 22 EAST OF THE 6TH P.M., DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 9, RANGE 22; THENCE WEST 60.00 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING OF THIS TRACT; THENCE WEST 25.00 FEET; THENCE NORTH 180.00 FEET; THENCE WEST 80.00 FEET; THENCE NORTH 80.00 FEET; THENCE EAST 105 FEET; THENCE SOUTH 280 FEET ALONG DEDICATED STREET RIGHT OF WAY TO THE POINT OF BEGINNING, LESS ANY PART TAKEN OR USED FOR ROAD, LEAVENWORTH COUNTY, KANSAS.

STREET DEDICATION - BOOK 817, PAGE 996-997

A TRACT OF LAND IN THE SW 1/4 OF SECTION 25-T9S-R22E OF THE 6TH P.M., AS DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SW 1/4 OF THE SE 1/4 OF SECTION 25-9-22, WHICH IS ALSO THE POINT OF BEGINNING OF THIS TRACT; THENCE, WEST 85 FEET ALONG THE SECTION ON AN ASSUMED BEARING OF S 90°00'00"W; THENCE, N 01°09'40"E, 180.00 FEET; THENCE, S 90°00'00"W, 80.00 FEET; THENCE, N 01°09'40"E, 662.50 FEET; THENCE, N 89°49'59"E, 165.00 FEET; THENCE, S 01°09'40"W, 662.98 FEET TO THE POINT OF BEGINNING.

SURVEYORS DESCRIPTION

A TRACT OF LAND SOUTHEAST QUARTER OF SECTION 25-T9S-R22E OF THE 6TH P.M., CITY OF LANSING, LEAVENWORTH COUNTY, KANSAS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 25; THENCE, S 87°19'13"W, 1326.08 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE, N 01°27'33"W, 30.00 FEET TO THE NORTH RIGHT OF WAY LINE OF WEST GILMAN ROAD AND THE POINT OF BEGINNING OF THIS TRACT; THENCE, S 87°19'13"W, 85.00 FEET ALONG SAID RIGHT OF WAY LINE; THENCE, N 01°27'28"W, 150.00 FEET; THENCE, S 87°19'13"W, 80.00 FEET; THENCE, N 01°27'28"W, 482.96 FEET; THENCE, N 87°05'51"E, 165.00 FEET; THENCE, S 01°27'33"E, 633.60 FEET TO THE POINT OF BEGINNING. CONTAINS 2.12 ACRES / 92,465.75 SQ. FT. AS SURVEYED BY LARRY T. HAHN, KS PS-1349, JANUARY, 2023 RELATIVE: 1:1,104,394

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 SHALL BE KNOWN AS "J.K. ROOT".

EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED FOR PUBLIC USE. THE RIGHTS OF WAY 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) OF DRAINAGE EASEMENT (D/E).

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

BUILDING LINES OF SETBACK LINES (S/B) 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 TESTIMONY WHEREOF:

WE THE UNDERSIGNED OWNERS OF J.K. ROOT, HAVE SET OUR HANDS THIS _____ DAY OF _____, 2023.

JEFFREY A. ROOT _____ KATINA M. ROOT _____

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2023, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE CAME JEFFREY A. ROOT AND KATINA M. ROOT, TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF THE SAME. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARY SEAL THE DAY AND ABOVE WRITTEN.

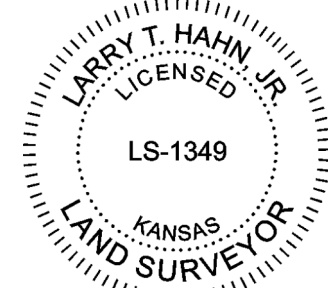
NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

COUNTY SURVEYOR

I HEREBY CERTIFY THIS PLAT MEETS THE REQUIREMENTS OF KSA-58-2001 THROUGH 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 SURVEY INFORMATION ONLY.

DANIEL BAUMCHEN, KS PS-1363

- SE CORNER 25-T9S-R22E (25V) (POC)
- 3" BRASS CAP IN SURVEY BOX
- 1. SW 88.80 TO SPIKE IN POWER POLE
- 2. WNW 102.70 TO SPIKE IN POWER POLE
- 3. E 220.00 TO MAG NAIL IN ASPHALT
- 4. S 100.00 TO MAG NAIL IN ASPHALT



LARRY T. HAHN, KS PS-1349

THIS IS TO CERTIFY THAT IN THE MONTH OF DECEMBER, 2022, THIS SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

REGISTER OF DEEDS CERTIFICATE:

FILED FOR RECORD AS DOCUMENT # _____ ON THIS _____ DAY OF _____, 2023
AT _____ O'CLOCK _____ IN THE OFFICE OF THE REGISTER OF DEEDS OF LEAVENWORTH COUNTY, KANSAS.

REGISTER OF DEEDS / TERRILOIS G. MASHBURN

HAHN SURVEYING
PO BOX 186
BASEHOR, KANSAS 66007
(913) 547-3405
hahnsurvey@gmail.com