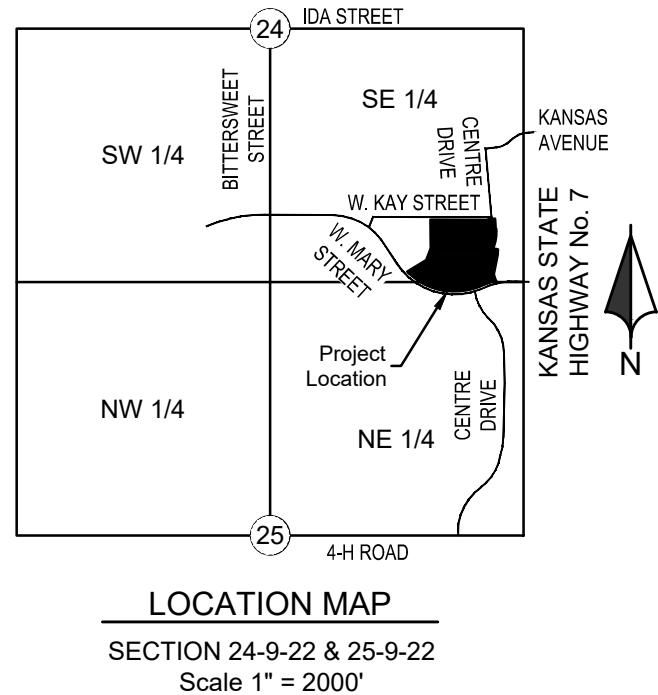
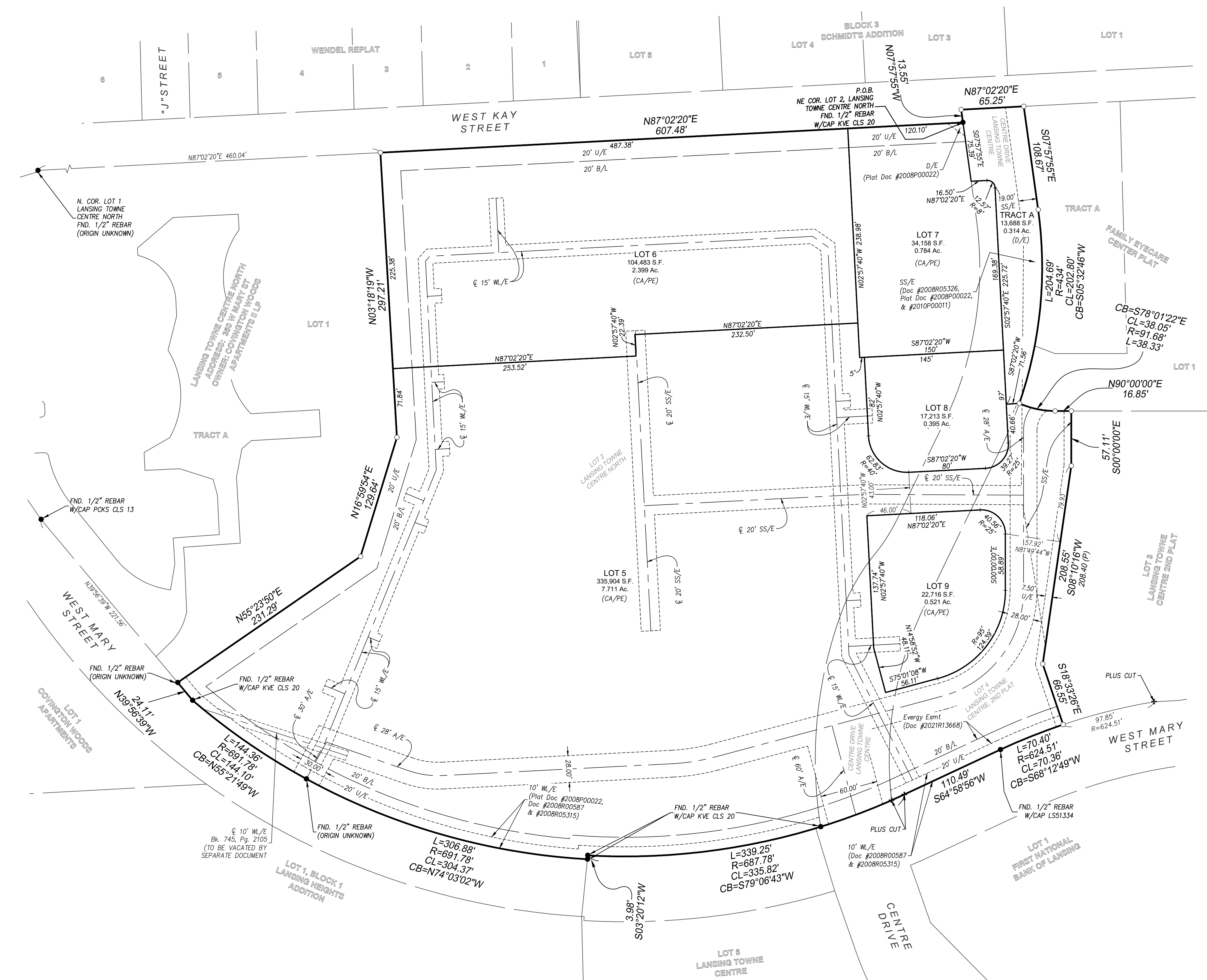


# FINAL PLAT

## LANSING TOWNE CENTRE, 3RD PLAT

A REPLAT OF PART OF CENTRE DRIVE, LANSING TOWNE CENTRE, ALL OF LOT 3, LANSING TOWNE CENTRE, 2ND PLAT & LOT 2, LANSING TOWNE CENTRE NORTH IN THE SE QUARTER OF SECTION 24, TOWNSHIP 9 SOUTH, RANGE 22 EAST & THE NE QUARTER OF SECTION 25, TOWNSHIP 9 SOUTH, RANGE 22 EAST, IN THE CITY OF LANSING, LEAVENWORTH COUNTY, KANSAS



### NOTES

Basis of Bearings: N87°02'20"E, along the North line of LANSING TOWNE CENTRE NORTH as determined by GPS observations, referenced to the Kansas State Plane Coordinate System, North Zone (NAD 83).

All bearings and distances shown on this plat are platted and measured unless otherwise noted.

Based on fieldwork and final engineering design, the exact location of easements are subject to change prior to the plat recording.

In approving this Plat by the City of Lansing and recording this Plat with the Office of the Register of Deeds of Leavenworth County, all easements, restrictions and covenants, building lines, right-of-ways and lot lines that lie within those parts of LANSING TOWNE CENTRE, Document No. 2008P00022, LANSING TOWNE CENTRE, 2ND PLAT, Document No. 2010P00011 and LANSING TOWNE CENTRE NORTH, Document No. 2023P00053, being replatted, are hereby now vacated.

3,044.63' (plat boundary distance) / 0.0157' (closing distance) = Unadjusted Error of Closure: 1 part in 193,390.45'

Floodplain Note: According to the F.E.M.A. Flood Insurance Rate Map Number 20103C0232G, revised July 16, 2015, this tract graphically lies in OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.

The water main once installed and put into service, will be owned and maintained by Lan-Dei Water District of Leavenworth County, Kansas. If the water main should need repairs, said water main maintenance will be performed by Lan-Dei, but restoration of the paved areas will be the responsibility of the owner/developer.

### CERTIFICATION

I hereby certify that during month of April 2025, this field survey was completed on the ground by me or under my direct supervision, and that said survey meets or exceeds the current "Kansas Minimum Standards For Boundary Surveys" as established by the Kansas Board of Technical Professions.

Wayne E. Malnicof, Kansas PS-1239  
RIC KS CLS-234  
wmalnicof@ric-consult.com

DRAFT COPY

### DESCRIPTION:

A tract of land in the Southeast Quarter of Section 24 and the Northeast Quarter of Section 25, Township 9 South, Range 22 East of the Sixth Principal Meridian, also being Lot 2, LANSING TOWNE CENTRE NORTH, Lot 4, LANSING TOWNE CENTRE, 2ND PLAT and Centre Drive, LANSING TOWNE CENTRE, all Subdivisions in the City of Lansing, Leavenworth County, Kansas, more particularly described by Wayne E Malnicof, Kansas PS #1239 on April 13, 2025, as follows:

Beginning at the Northeast corner of said Lot 2, said point being on the Westerly right-of-way line of Centre Drive as platted; thence North 07°57'55" West along said right-of-way line, a distance of 13.55 feet to the North line of said LANSING TOWNE CENTRE, said point also being on the south right-of-way line of West Kay Street as now established; thence North 87°02'20" East along said right-of-way, a distance of 65.25 feet to the Northeast corner of said Centre Drive; thence South 07°57'55" East along the East line of said LANSING TOWNE CENTRE, also being the West line of Tract A, FAMILY EYECARE CENTER PLAT, a subdivision in the City of Lansing, Leavenworth County, Kansas, a distance of 108.67 feet; thence on a tangent curve to the right with an arc length of 204.69 feet, a radius of 434.00 feet, chord bearing of South 05°32'46" West, chord length of 202.80 feet to the Northwest corner of said Lot 4; the following five (5) courses to follow the North and East line of said Lot 4; thence on a non-tangent curve to the left with an arc length of 38.33 feet, a radius of 91.68 feet, a chord bearing of South 78°01'22" East, and a chord length of 38.05 feet; thence North 90°00'00" East, a distance of 16.85 feet; thence South 00°00'00" East, a distance of 57.11 feet; thence South 08°10'16" West, a distance of 208.55 feet; thence South 18°33'26" East, a distance of 66.55 feet to the South line of said Lot 4, said point also being on the North right-of-way line of West Mary Street as now established; thence on a non-tangent curve to the left along said South line with an arc length of 70.40 feet, a radius of 624.51 feet, a chord bearing of South 68°12'49" West, and a chord length of 70.36 feet; thence South 64°58'56" West along said South line, a distance of 110.49 feet; thence on a tangent curve to the right with an arc length of 339.25 feet, a radius of 687.75 feet, a chord bearing of South 79°06'43" West and a chord length of 335.82 feet to a point on the South line of said Lot 2, also being the North right-of-way line of West Mary Street as now established; the following seven (7) courses to follow the South and West line of said Lot 2; thence South 03°20'12" West, a distance of 3.98 feet; thence on a non-tangent curve to the right with an arc length of 306.88 feet, a radius of 691.78 feet, a chord bearing of North 74°03'02" West and a chord length of 304.37 feet to a point on the North line of the Northeast Quarter of said Section 25 and the South line of said Southeast Quarter of Section 24; thence continuing on a curve to the right with an arc length of 144.36 feet, a radius of 691.78 feet, a chord bearing of North 55°21'49" West and a chord length of 144.10 feet; thence North 39°56'39" West, a distance of 24.11 feet to the Southeast corner of Lot 1 of said LANSING TOWNE CENTRE NORTH; thence North 55°23'50" East, a distance of 231.29 feet; thence North 16°59'54" East, a distance of 129.64 feet; thence North 03°18'19" West, a distance of 297.21 feet to the Northwest corner of said Lot 2; thence North 87°02'20" East along the North line of said Lot 2, a distance of 607.48 feet to the Point of Beginning. Containing 528,162 square feet or 12.124 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, 3RD PLAT"

### EASEMENT DEDICATION:

An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, sewer pipes, poles, wires, drainage facilities, irrigation systems, ducts and cables, and similar facilities, upon, over and under these areas outlined and designated on this plat as "Utility Easement" or "U/E" is hereby granted to the City of Lansing, Kansas with subordinate use of the same by other governmental entities and public utilities as may be authorized by state law to use such easement for said purposes. Utility easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of public utilities located within the easement.

A perpetual easement over, under and through the areas outlined and designated on this plat as "Drainage Easement" or "D/E" for the purpose of constructing, using, replacing and maintaining a culvert, storm sewer, drainage ditch, or other drainage facility or tributary connections, including similar facilities, and appurtenances thereto, including the right to maintain, repair and replace the drainage facility and for any reconstruction and future expansion of such facility, together with the right of access for the same, is hereby granted to the City of Lansing, Kansas. Drainage Easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm drainage facilities.

An easement or license is hereby dedicated to the City of Lansing, Kansas to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, sewer pipes, manholes, etc., upon, over, and across those areas outlined and designated on this plat as "Sanitary Sewer Easement" or "SS/E".

A perpetual easement of access over, under, across, and upon the areas designed as "Cross Access/Parking Easement" or "CA/PE" and Lots 5, 6, 7, 8 and 9 is hereby reserved to the undersigned proprietor, its heirs, assigns, etc., for ingress and egress of all owners and occupants of lots and parcels depicted on this plat, their guests and invitees. Owners and occupants of adjoining land to the South and West of the plat, as well as other properties within the development shall have the same right of ingress and egress as all owners and occupants of lots and parcels depicted on this plat. No obstacles or obstructions that would prohibit the free flow of traffic shall be allowed to be constructed or maintained within said "Cross Access/Parking Easement".

A perpetual easement of access over, under, across, and upon the areas designed as "Mutual Access Easement" or "A/E" is hereby reserved to the undersigned proprietor, its heirs, assigns, etc., for ingress and egress of all owners and occupants of lots and parcels depicted on this plat, their guests and invitees. Owners and occupants of adjoining land to the North and West of the plat, as well as other properties within the development shall have the same right of ingress and egress as all owners and occupants of lots and parcels depicted on this plat. No obstacles or obstructions that would prohibit the free flow of traffic shall be allowed to be constructed or maintained within said "Mutual Access Easement".

### RESTRICTIONS:

Tract A is intended to be used as a Drainage Easement (D/E), Stormwater Detention and Open Space, and shall be owned and maintained by Lansing TC, LP and/or their assigns.

The use of all lots in this subdivision shall hereafter be subject to the restrictions which will be executed as a separate instrument of writing and will be recorded in the Office of the Register of Deeds of Leavenworth County, Kansas, said restrictions will thereby be made a part of the dedication of this plat as though fully set forth herein.

### EXECUTION:

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Lansing TC, LP

Todd Minnis, Manager

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

BE IT REMEMBERED, that on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, before me a Notary Public in and for said County and State, came Todd Minnis, Manager of Lansing TC, LP, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said Partnership, and he duly acknowledged the execution of the same to be the act and deed of said Partnership.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the day and year last written above.

\_\_\_\_\_, My Appointment Expires: \_\_\_\_\_

Notary Public

### APPROVALS:

APPROVED by the Planning Commission of the City of Lansing, Leavenworth County, Kansas, on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Jerry Gies, Chairperson

APPROVED by the City Engineer of the City of Lansing, Leavenworth County, Kansas, on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Michael Spickelmier, City Engineer

APPROVED by the Community and Economic Development Director of the City of Lansing, Leavenworth County, Kansas, on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Joshua Gentzler, Community & Economic Development Director

APPROVED by the Governing Body of the City of Lansing, Leavenworth County, Kansas, on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Attest: \_\_\_\_\_  
Antony R. McNeill, Mayor Tish Sims, City Clerk

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\_\_.

Caleb Gordon, Leavenworth County Treasurer

### REGISTER OF DEED CERTIFICATE:

FILED for Record as Document No. \_\_\_\_\_ on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ at \_\_\_\_\_ O' Clock \_\_\_\_ M in the Office of the Register of Deed of Leavenworth County, Kansas.

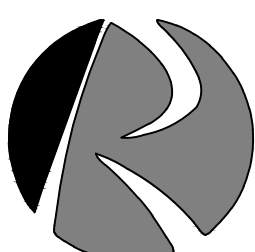
Terrilois G. Mashburn, Register of Deeds

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 filed verification is implied. This review is for surveying information only.

Daniel Baumchen, PS-1363  
County Surveyor

### LANSING TOWNE CENTRE, 3RD PLAT

Prepared For:  
Lansing TC, LP  
Todd Minnis, Manager  
1601 High Street  
Boulder, CO 80302  
(214) 597-5088



**Renaissance**  
**Infrastructure**  
**Consulting**

102 Abbie Avenue Kansas City, Kansas 66103 913.317.9500  
www.ric-consult.com

Date of Preparation: April, 2025  
Revised: May, 2025

Certificates of Authorization:  
Missouri CLS-2011003572; Kansas CLS-234

25-0106