
AGENDA ITEM

TO: Tim Vandall, City Administrator
FROM: Matthew R. Schmitz, MPA – Director, Community & Economic Development
DATE: May 5, 2022
SUBJECT: Final Plat – Reeslon Addition

Explanation: Brian & Lisa Rees, owners of property at 1217 S De Soto Road, and John & Donna Scanlon, owners of property at 1227 S De Soto Road, have applied for approval of a final plat for the Reeslon Addition subdivision, which will replat an existing unplatted tract (1217 S. De Soto Road) and Lot 1 (1227 S. De Soto Road) of Southern Hills Subdivision Plat 2. This final plat, if approved, will allow the property owners to subdivide approximately 10.48 acres from the existing two lots into three allowing for the potential future construction of a single-family home between the two existing homes along De Soto Road. No modification of zoning is being requested in association with this preliminary plat, however **City Staff did request additional right-of-way in front of 1217 S De Soto Road to extend the right of way in this area so that it is uniform between the properties on the east side of De Soto Road.**

The final plat has not been updated to reflect the conditions listed in the Staff Report, however those items were minimal such as changing the name of the Planning Commission chairman and the City Clerk. The final plat meets the requirements of the checklist, with the exception of final signatures for each required signatory. Those signatures will be obtained before the plat can be filed with Leavenworth County Register of Deeds.

The staff report, revised final plat, the checklist, and minutes from the April 20th Planning Commission meeting are attached for review.

The Planning Commission voted to recommend approval of this final plat application with a 6-0 vote.

Action: Staff recommends a motion to approve the final plat for Reeslon Addition.

Subdivision Case SDFP-2022-1
1217 S De Soto Road and 1227 S De Soto Road

Project Facts

Applicant

Brian & Lisa Rees
John & Donna Scanlon

Address

1217 S De Soto Road
1227 S De Soto Road

Property ID

107-36-0-20-02-002.00-0
107-36-0-20-02-003.00-0

Zoning

A-1 Agricultural District

Future Land Use

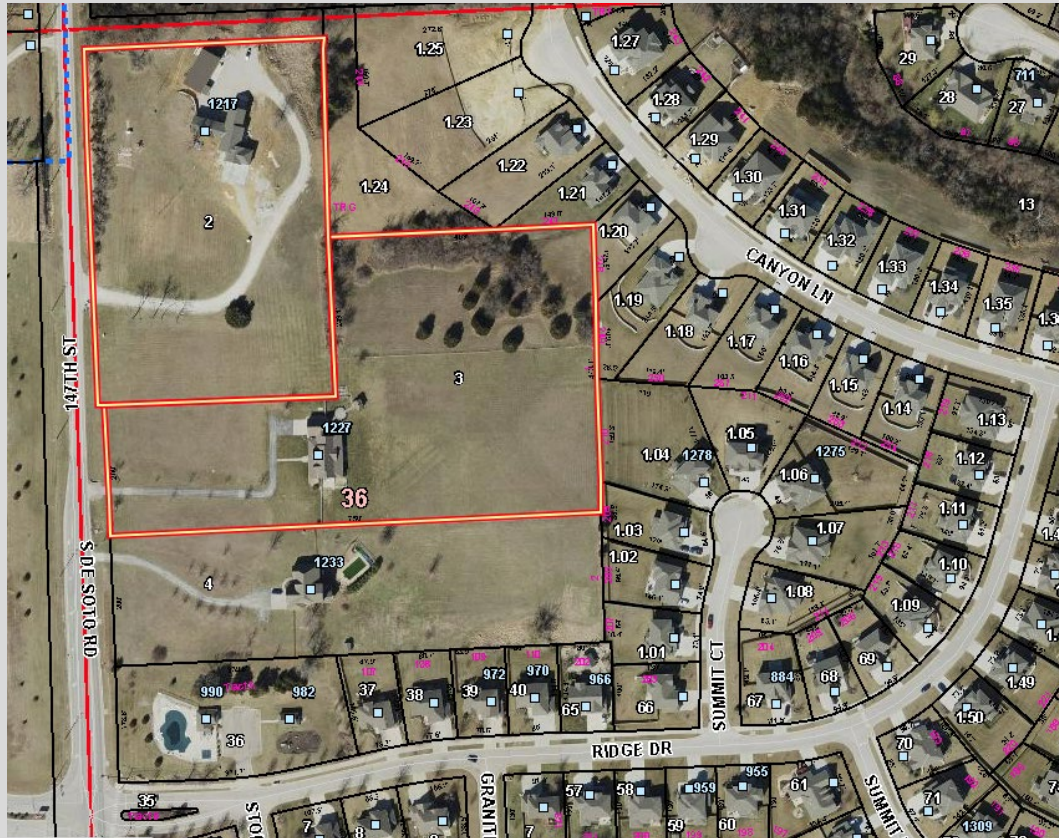
Single-Family Residential

Land

456,509 SF (10.48 acres)

Requested Approvals

Preliminary Plat



Summary

Brian & Lisa Rees, owners of property at 1217 S De Soto Road, and John & Donna Scanlon, owners of property at 1227 S De Soto Road, have applied for approval of a final plat for the Reeslon Addition subdivision, which will replat an existing unplatted tract (1217 S. De Soto Road) and Lot 1 (1227 S. De Soto Road) of Southern Hills Subdivision Plat 2. This final plat, if approved, will allow the property owners to subdivide approximately 10.48 acres from the existing two lots into three allowing for the potential future construction of a single-family home between the two existing homes along De Soto Road. No modification of zoning is being requested in association with this preliminary plat, however City Staff did request additional right-of-way in front of 1217 S De Soto Road to extend the right of way in this area so that it is uniform between the properties on the east side of De Soto Road.

A public notice for the review of this plat should have been published in the *Leavenworth Times* on February 22, 2022. Unfortunately, Staff did not get the notice to the paper in time for that to occur. Staff researched to determine if there is a Kansas State Statute that required this notice and found no such statute. In an effort to be as transparent as possible though, Staff immediately requested this to be published in the *Leavenworth Times* on March 12, 2022, and March 15, 2022. Additionally, even though it is not required by the Unified Development Ordinance, staff also requested an additional notice of Final Plat be published on March 29th in preparation for the Final Plat to be presented at the April Planning Commission meeting.

Discussion points from Checklist

The checklist was reviewed and completed by the Director of Community & Economic Development. Items marked no are discussed below:

- Item 4 – Signatures have not been provided on the submitted plat.
- Item 7H – There are no streets or alleys to be dedicated with this plat.
- Item 7I – Not applicable.
- Item 7J – Not requested by PC during Preliminary Plat review.
- Item 8 – Not applicable.
- Item 9C – Not signed, but the proper acceptance is present on the plat.
- Item 9D – Not signed, but the proper acceptance is present on the plat.
- Item 9E – Not signed, but the proper acceptance is present on the plat.
- Item 9F – Not signed, but the proper acceptance is present on the plat.
- Item 9G – Not signed, but the proper acceptance is present on the plat.

Community & Economic Development / Public Works and City Engineer / Wastewater Comments

Comments on this final plat from the preliminary plat process have been addressed. Additional comments redlined on the plat have been identified and can be addressed before the plat is signed by the Chairman of the Planning Commission either before or after approval by the City Council.

Final plats are a refined version of the preliminary plat that presents proposed ownership and development patterns, as well as the specific location of public facilities and public property based on detailed designs. After approval of the preliminary plat, the applicant may submit a final plat for all or portions of the preliminary plat area for consideration at the next scheduled Planning Commission meeting. A final plat must be reviewed by staff and brought before the Planning Commission for approval, approval with conditions, or denial.

Community & Economic Development Review (from Article 2.02-E of the UDO):

- The layout and design of the final plat is in substantial compliance with the approved preliminary plat considering the number of lots or parcels; the block layout, street designs and access; the open space systems and civic design elements; the infrastructure systems; or other elements of coordinated developments.
 - The final plat appears to be consistent with the approved preliminary plat.
- The construction plans for any utilities, infrastructure or public facilities meet all technical specifications.
 - No construction plans related to any utilities, infrastructure, or public facilities have been reviewed as no construction is planned at this time.
- The phasing and timing of public improvements ensures construction and performance guarantees.
 - No construction plans or phasing plans were provided at this time, as no construction is planned.
- Any deviations in the final plat from the preliminary plat brings the application in further compliance with the Comprehensive Plan and the purposes and intent of this Code.
 - The final plat does not deviate from the approved preliminary plat.
- The recommendations of professional staff, or any other public entity asked to officially review the plat.
 - Based on substantial compliance with the approved preliminary plat, and subject to the review of any technical drawings or legal review, Staff from Community & Economic Development find this proposed final plat acceptable, subject to revisions noted in this report.

Public Works / City Engineer:

- Public Works / City Engineer comments have been addressed, including receiving a letter from a Professional Engineer clearly stating that this Final Plat will not impact neighboring property owners in terms of stormwater runoff.

Wastewater:

- Wastewater reviewed the final plat and had no comments.

Acknowledgments

The following City of Lansing staff members reviewed this project and provided information for this report:

- Matthew R. Schmitz, MPA – Director, Community & Economic Development
- Michael Spickelmier, P.E. – Director, Public Works / City Engineer
- Anthony Zell, MBA – Director, Wastewater

Notice of City Codes

The Applicant is subject to all applicable City codes within the Municipal Code – whether specifically stated in this report or not – including, but not limited to, Zoning, Buildings and Construction, Subdivisions, and Sign Code. The Applicant is also subject to all applicable Federal, State, and local laws.

Recommendation

Staff recommends that the Planning Commission approve the Final Plat and recommend to the City Council approval of this final plat, with the condition of modification of the plat to rectify the items outlined herein.

**CHECKLIST FOR COMPLETENESS
OF
APPLICATION FOR PLANNING COMMISSION
REVIEW AND APPROVAL
OF
FINAL PLAT
FOR**

**Reeslon Addition
(Name of Subdivision)**

Matthew R. Schmitz
Person Completing Checklist

04/14/2022
Date

COMPLETION OF THIS CHECKLIST IN NO WAY CONSTITUTES AN EVALUATION OF THE MERITS OR ACCURACY OF THE PLANS, DESIGN OR ENGINEERING OF THE FINAL PLAT. THIS STEP IS INTENDED ONLY AS AN ADMINISTRATIVE REVIEW OF THE COMPLETENESS OF THE APPLICATION FOR APPROVAL BEFORE IT UNDERGOES STAFF EXAMINATION BY THE CITY ENGINEER FOR HIS RECOMMENDATION TO THE PLANNING COMMISSION.

FINAL PLAT CHECKLIST

	<u>YES</u>	<u>NO</u>
1. Preliminary Plat has been approved.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. One (1) hard copy has been provided, along with an electronic copy either emailed, delivered on a USB Drive, or uploaded, to the Community and Economic Development Department	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Material is submitted at least fourteen (14) days prior to Planning Commission meeting at which it is desired to be considered.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Original copy contains names and duly acknowledged and notarized signatures of the owner(s) of the property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Final Plat is drawn at scale of at least 1" = 200'	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Size of sheet on which final plat is prepared is at least 36 inches by 24 inches. If more than one sheet required, all are same size and index map is provided.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. FINAL PLAT CONTAINS:		
A. Name of Subdivision	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B. Location, including section, township, range, county and state	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C. Location and description of existing monuments or benchmarks.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D. Location of lots and blocks with dimensions in feet and decimals of feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E. Location of alley, street and highway rights-of-way, parks and other features including radii on curves with dimensions in feet and decimals of feet.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F. Clear numbering for all lots.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
G. Clear numbering or lettering.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
H. Locations, widths and names of all streets and alleys to be dedicated.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I. Boundaries and descriptions of any areas other than streets to be dedicated or reserved for public use. (If applicable)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
J. Minimum area and associated minimum elevation for the building on each lot (building site). (If requested by Planning Commission)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Final Plat Checklist

Page 2

		<u>YES</u>	<u>NO</u>
K.	Building setback lines along all streets, with dimensions	<input checked="" type="checkbox"/>	<input type="checkbox"/>
L.	Name, signature, seal of licensed engineer or registered land surveyor preparing plat.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
M.	Scale of plat, (shown graphically) date of prep and north point.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
N.	Statement dedicating all easements, streets, alleys and all other public areas not previously dedicated.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8.	A copy of any restrictive covenants applicable to the subdivision is provided. (N/A if not applicable)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9.	Required certifications/acknowledgements are present:		
A.	Certificate signed and acknowledged by all parties having any record, title or interest in the land subdivided, and consenting to the preparation and recording of said subdivision map.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B.	Certificate (as above) dedicating or reserving all parcels of land shown on the final plat and intended for any public or private use including easements, and those parcels which are intended for the exclusive use of the lot owners of the subdivision, their licensees, visitors, tenants and servants.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C.	Certificate of responsibility by registered land surveyor preparing final map, accompanied by seal.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D.	Certificate(s) signed by City Clerk and County Treasurer that all taxes and special assessments due and payable have been paid.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
E.	Notary acknowledgement in proper form.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
F.	Endorsement by Planning Commission in proper form.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
G.	Public use acceptance by Governing Body in proper form.	<input type="checkbox"/>	<input checked="" type="checkbox"/>



PLANNING COMMISSION APRIL REGULAR MEETING

Council Chambers, 800 1st Terrace, Lansing, KS 66043
Wednesday, April 20, 2022 at 7:00 PM

MINUTES

CALL TO ORDER- The regular April meeting of the Lansing Planning Commission was called to order by Chairman Jake Kowalewski at 7:00 p.m.

ROLL CALL / QUORUM ANNOUNCEMENT- In attendance were Chairman Jake Kowalewski, Commissioners Amy Baker, Mike Suozzo, Richard Hannon, Janette Labbee-Holdeman and Jerry Gies. Chairman Kowalewski noted there was a quorum present.

OLD BUSINESS-

1. Approval of Minutes, March 16, 2022, Regular Meeting

Motion was made by Commissioner Labbee-Holdeman to approve the meeting minutes as written. It was seconded by Commissioner Baker. Motion passed 5-0. Richard Hannon abstained.

NEW BUSINESS-

2. Subdivision Case SDPP-2022-2

Leon D. Osbourn, KS PE/RLS, Randall C. Purdue, KS PE, and Jason R. Loader, KS RLS, authorized agents for Robert E. Eberth, Bev Rench, and Ed Eberth, owners of property at 00000 Gilman Rd., have applied for approval of a preliminary plat for the Gilman Road Business Park subdivision, which will replat an existing unplatted tract. This preliminary plat, if approved, will allow the property owners to continue the platting process and apply for a Final Plat, which will subdivide approximately 28.40 acres into fifteen lots and one tract allowing for the potential future construction of industrial projects. The property is currently zoned A-1, and a separate rezoning request is also on the agenda for consideration. No additional Right of Way was requested by Staff for this preliminary plat.

Commissioner Labbee- Holdeman made a motion to accept the checklist of the finding of fact for the preliminary plat, and Commissioner Geis seconded, motion passed 6-0.

Commissioner Geis wanted to confirm that the right of way was sufficient, and Mr. Schmitz stated that it was sufficient. Chairman Kowalewski then asked if there was a requirement for sidewalks, and Mr. Schmitz stated that according to code, sidewalks are required.

Commissioner Labbee-Holdeman asked why there would be a desire to be zoned light industry if they do not currently have a plan. Mr. Schmitz stated that there is a site plan being worked on for 1-A.

Randy Perdue from Kaw Valley Engineering was in attendance and stated that there is a plan for 1-A and the rest is tentatively for sale. He hasn't received a final answer regarding if they are platting all of it or just 1-A. They are contemplating platting all of it at once. Commissioner Geis made a motion to accept the final plat contingent on the items in the staff report and was seconded by Commissioner Baker. Motion passed 6-0.

3. Rezone Case RZ-2022-1

Leon D. Osbourn, KS PE/RLS, Randall C. Purdue, KS PE, and Jason R. Loader, KS RLS, authorized agents for Robert E. Eberth, Bev Rench, and Ed Eberth, owners of property at 00000 Gilman Rd., have applied to rezone the subject property from A-1 Agricultural District to I-1 Light Industrial District. This rezoning, if approved, will allow the property owners to develop a business park in this area. A preliminary plat is also on the agenda for this subject property.

The public hearing was opened at 7:09 pm. With no input from the public, the public hearing was closed at 7:10 pm. There was no further discussion.

Commissioner Geis made a motion to accept the findings of facts, seconded by Commissioner Suozzo. Motion passed 6-0.

Commissioner Geis made a motion to recommend the approval of the rezoning request to the city council, seconded by Commissioner Baker. Motion passed 6-0.

4. Subdivision Case # SDFP-2022-1

Brian & Lisa Rees, owners of property at 1217 S De Soto Road, and John & Donna Scanlon, owners of property at 1227 S De Soto Road, have applied for approval of a final plat for the Reeslon Addition subdivision, which will replat an existing unplatted tract (1217 S. De Soto Road) and Lot 1 (1227 S. De Soto Road) of Southern Hills Subdivision Plat 2. This final plat, if approved, will allow the property owners to subdivide approximately 10.48 acres from the existing two lots into three allowing for the potential future construction of a single-family home between the two existing homes along De Soto Road. No modification of zoning is being requested in association with this preliminary plat, however City Staff did request additional right-of-way in front of 1217 S De Soto Road to extend the right of way in this area so that it is uniform between the properties on the east side of De Soto Road.

Commissioner Labbee-Holdeman expressed her concern when it comes to shared driveways, in regard to future occupants, and asked about the ordinance for shared driveways. Mr. Schmitz stated that as part of the UDO, shared driveways are allowed. Mr. Schmitz then stated that there is a fifteen-foot shared access easement on the North, and a Twenty-foot access on the South of the property. Commissioner Labbee-Holdeman stated that there are nine 'no's' on the checklist. Mr. Schmitz explained that it's based on the version that was submitted, and it hasn't been signed or executed by the property owner, planning commission or city council, therefore we must mark 'no' on all of those. Ideally, we would like to see it signed by property owner, surveyor, etc., when it comes into the planning commission. But that rarely happens.

Commissioner Kowalewski asked with the construction, if there is no additional impact with the storm runoff. Mr. Spickelmier stated that its required to have that certification and that all concerns were addressed. When asked if it would be sewer or septic, Mr. Schmitz stated that this home will be sewer, and that there is sewer on site, within 100 feet.

With no further discussion or comments, Commissioner Geis made a motion to recommend this plat to the city council with conditions and Commissioner Labbee-Holdeman seconded it. Motion passed 6-0.

Mr. Schmitz stated that the rezoning request and the final plat that were just approved by the planning commission will both go to the May City Council Meeting.

NOTICES AND COMMUNICATIONS- Mr. Schmitz stated that we will have discussion of maximum lot sizes on the agenda next month. Our code has minimum lot sizes but not maximum.

REPORTS: Commission and Staff Members- None

ADJOURNMENT- Commissioner Labbee-Holdeman made a motion to adjourn and was seconded by Commissioner Suozzo. The meeting was adjourned at 7:28 pm.

For information on how to view prior meetings, please visit our website at <https://www.lansings.org>. If you require any special assistance, please notify the Community and Economic Development Director prior to the meeting.

Respectfully submitted,

Melissa Baker, Secretary

Reviewed by,

Matthew R. Schmitz, Community and Economic Development Director

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-1655



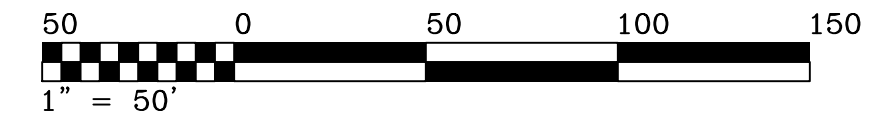
Scale 1" = 50'

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,

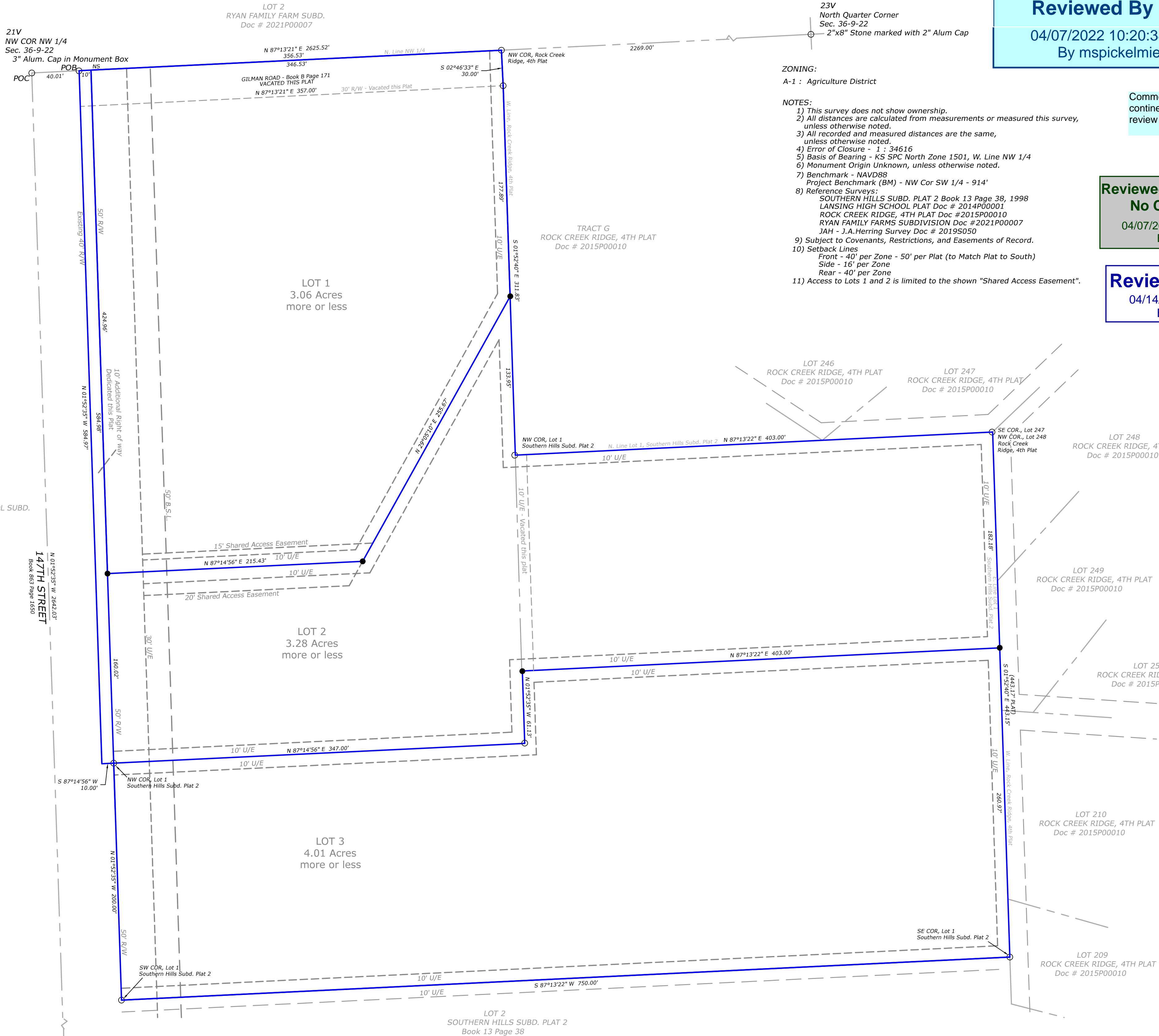
Register of Deeds - TerriLois Mashburn



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.
(J) - 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

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