

# LANSING TOWNE CENTRE REPLAT

A Replat of Tract A, Lots 7, 8, and 9, and an unplatted tract of land in the Northeast Quarter of Section 25, Township 9 South, Range 22 East of the 6th P.M., City of Lansing, Leavenworth County, Kansas.

## FINAL PLAT

### SURVEYOR'S DESCRIPTION:

A tract of land being a part of the Northeast Quarter of Section 25, Township 9 South, Range 22 East of the 6th P.M., and Lots 7, 8, 9, and Tract A of LANSING TOWNE CENTRE, City of Lansing, Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on October 13, 2022, more fully described as follows: Beginning at the Southwest corner of said LANSING TOWNE CENTRE; thence North 01 degrees 24'51" West for a distance of 1621.50 feet along the West line of said LANSING TOWNE CENTRE; thence North 82 degrees 40'32" East for a distance of 74.72 feet to the Northwest corner of Lot 6 of said LANSING TOWNE CENTRE; thence South 07 degrees 19'28" East for a distance of 277.71 feet to the Southwest corner of said Lot 6; thence North 85 degrees 56'32" East for a distance of 490.91 feet to the Westerly right of way of Centre Drive, as established today, said point being the Southeast corner of said Lot 6; thence South 04 degrees 03'28" East for a distance of 110.06 feet along said right of way; thence along a curve to the right having a radius of 1965.00 feet and an arc length of 86.21 feet along said right of way; thence South 01 degrees 32'38" East for a distance of 551.91 feet along said right of way; thence along a curve to the right having a radius of 465.00 feet and an arc length of 121.26 feet along said right of way; thence South 13 degrees 23'49" West for a distance of 130.61 feet along said right of way; thence along a curve to the right having a radius of 465.00 feet and an arc length of 339.56 feet along said right of way; thence on a reverse curve to the left having a radius of 535.00 feet and an arc length of 271.81 feet along said right of way; thence South 29 degrees 09'47" West for a distance of 17.41 feet along said right of way; thence North 83 degrees 40'01" West for a distance of 170.97 feet to a point on the West line of said LANSING TOWNE CENTRE extended to the south; thence North 01 degrees 24'51" West for a distance of 79.68 feet along said West line to the point of beginning.

Together with and subject to covenants, easements, and restrictions of record. Said property contains 18.11 acres, more or less.

Error of Closure: 1 - 210118

### 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: LANSING TOWNE CENTRE REPLAT.

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 LANSING TOWNE CENTRE REPLAT, have set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Mayor - Anthony R. McNeill

### NOTARY CERTIFICATE:

Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me, a notary public in and for said County and State came Anthony R. McNeill, Mayor, City of Lansing, 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 LANSING TOWNE CENTRE REPLAT has been submitted and approved by the Lansing Planning Commission this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Chairman - Jake Kowalewski Secretary - Melissa Baker

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

Mayor - Anthony R. McNeill Attest: City Clerk - 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.

Daniel Baumchen, PS# 1363 County Surveyor

### 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

### NOTES:

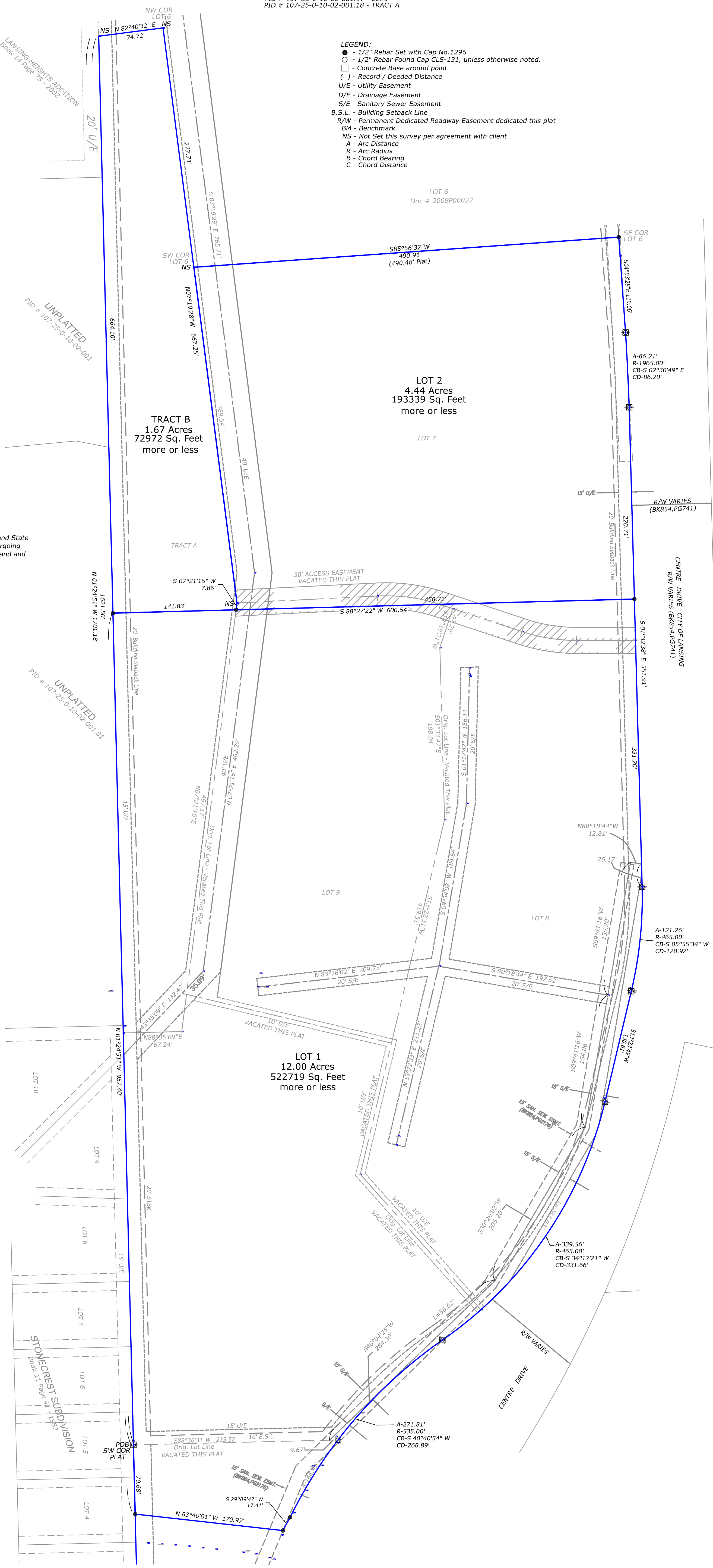
- This survey does not show ownership.
- All distances are calculated from measurements or measured this survey, unless otherwise noted.
- All recorded and measured distances are the same, unless otherwise noted.
- Error of Closure - See Surveyor's Description
- Basis or Bearing - KS SPC North Zone 1501; W. Line LANSING TOWNE CENTRE
- Monument Origin Unknown, unless otherwise noted.
- Benchmark - NAVD88 Project Benchmark (BM) - SW COR PLAT 858'
- Reference Surveys: LANSING TOWNE CENTRE - Doc # 2008P00022
- Subject to Covenants, Restrictions, and Easements of Record.

### PREPARED FOR:

City of Lansing  
Lansing, KS 66043  
PID # 107-25-0-10-02-001.15 - Lot 7  
PID # 107-25-0-10-02-001.16 - Lot 8  
PID # 107-25-0-10-02-001.17 - Lot 9  
PID # 107-25-0-10-02-001.18 - TRACT A

### LEGEND:

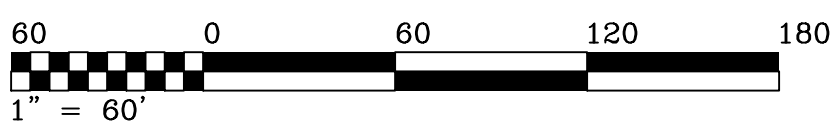
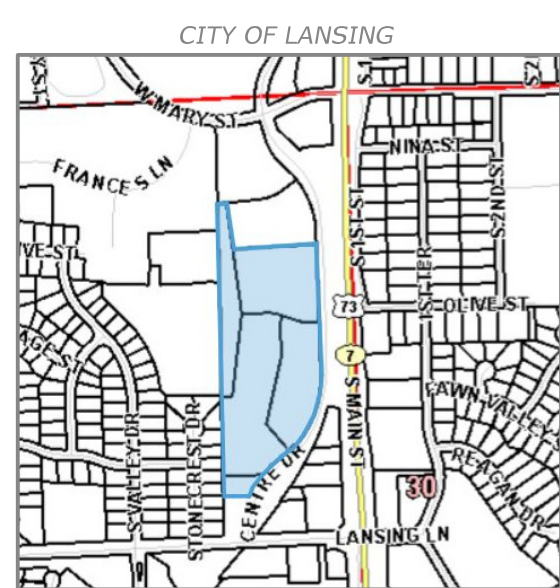
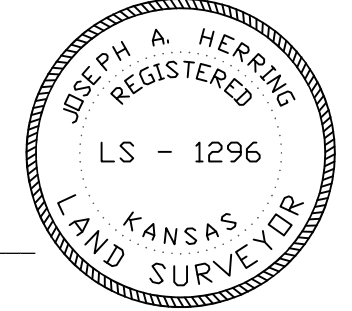
- - 1/2" Rebar Set with Cap No.1296
- - 1/2" Rebar Found Cap CLS-131, unless otherwise noted.
- - Concrete Base around point
- ( ) - Record / Deeded Distance
- U/E - Utility Easement
- D/E - Drainage Easement
- S/E - Sanitary Sewer Easement
- B.S.L. - Building Setback Line
- R/W - Permanent Dedicated Roadway Easement dedicated this plat
- BM - Benchmark
- NS - Not Set this survey per agreement with client
- A - Arc Distance
- R - Arc Radius
- B - Chord Bearing
- C - Chord Distance



### 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 August 13, 2022.

BY: Joseph A. Herring, KS PS # 1296



Job # K-22-1619  
October 4, 2022 Rev. Oct. 18, 2022

