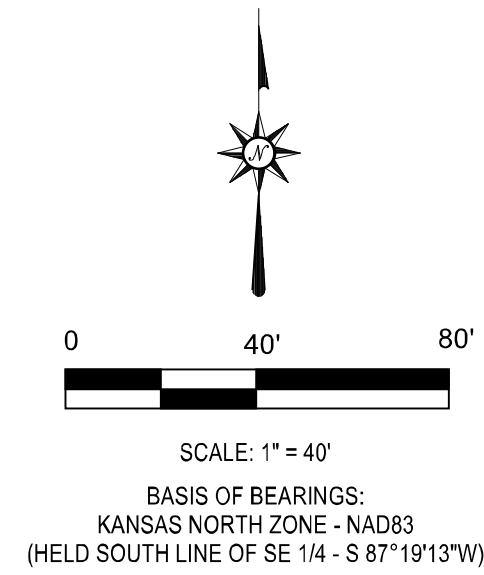


J.K. ROOT

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

PRELIMINARY PLAT

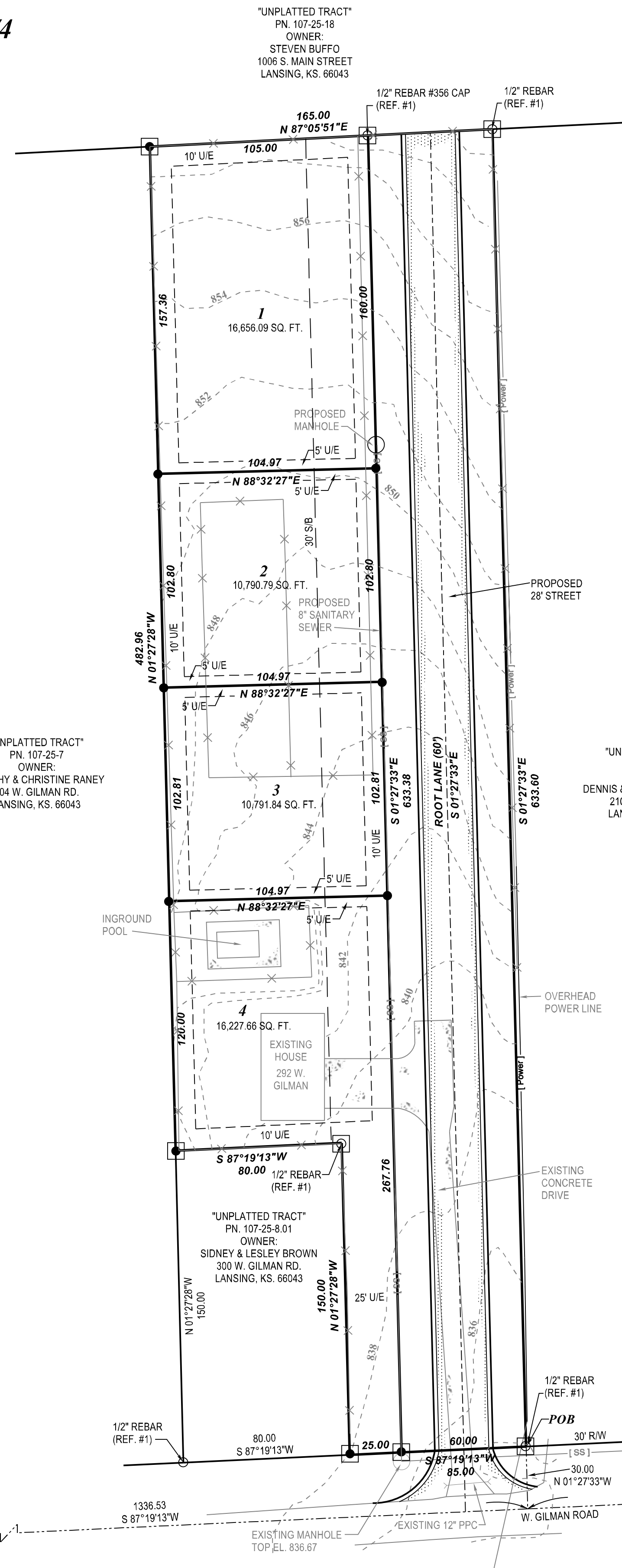


LEGEND

- 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
- ✕ EXISTING FENCE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING

"UNPLATTED TRACT"
PN. 107-25-7
OWNER:
TIMOTHY & CHRISTINE RANEY
304 W. GILMAN RD.
LANSING, KS. 66043

"UNPLATTED TRACT"
PN. 107-25-9
OWNER:
DENNIS & GAYLA LINAWEAVER
210 W. GILMAN RD.
LANSING, KS. 66043



- S 1/4 CORNER 25-T9S-R22E (23V)
8" STONE FOUND
1. N 0.20 TO 2" ALUMINUM CAP
2. SE 8.62 TO MAG NAIL WITH SHINER IN 28" OAK
3. NE 30.13 TO NAIL & SHINER IN 10" ELM
4. S 0.70 +/- TO EAST-WEST FENCE

- SE CORNER 25-T9S-R22E (25V) (POC)
3" BRASS CAP IN SURVEY BOX
1. SW 99.90 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

OWNERS

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

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

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 260 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, 492.96 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

BENCHMARK

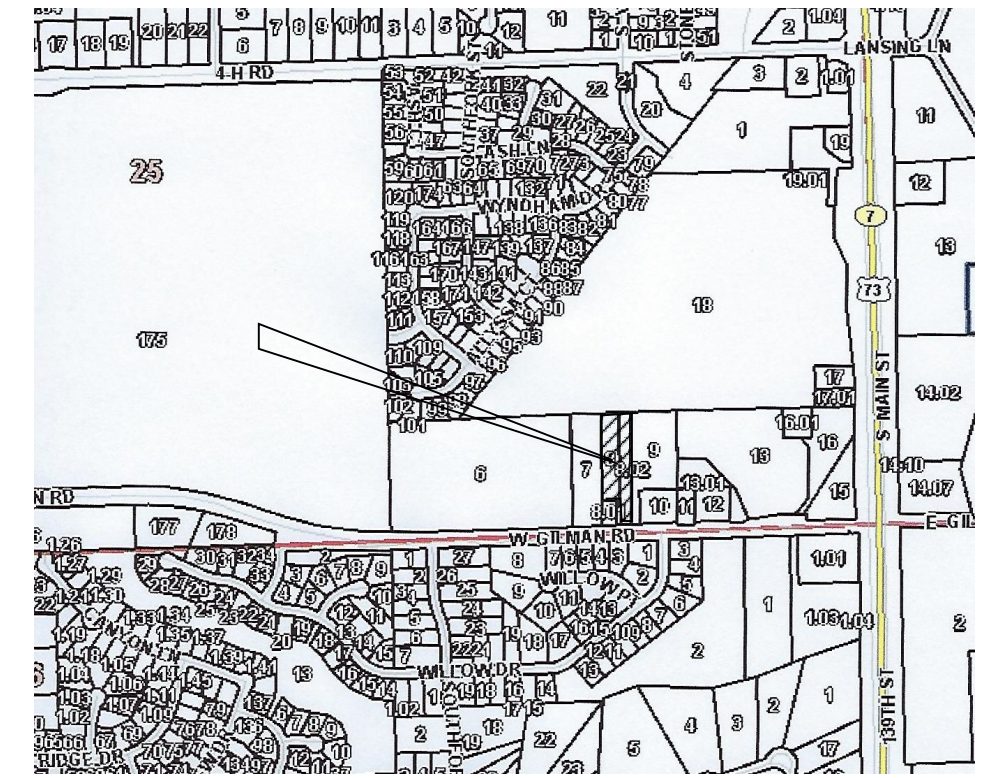
TOP RIM OF MANHOLE - WEST OF EXISTING DRIVEWAY (AS SHOWN HEREON)
EL. 836.67 (NAVD 88)

NOTES

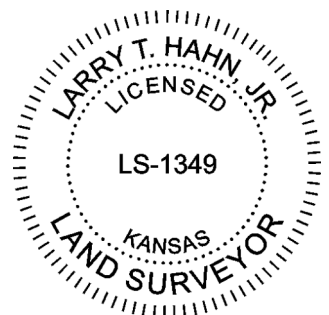
1. FENCE LINES DO NOT DENOTE PROPERTY LINES.
2. LANSING, KANSAS, DOES NOT REPRESENT, WARRANT OR GUARANTEE THAT THE DETAILS SHOWN ON THIS DOCUMENT AND PROVIDED BY THE APPLICANT OR ANY AGENT OF APPLICANT, INCLUDING ANY SURVEY INFORMATION SHOULD BE RELIED UPON BY ANY THIRD PARTY AS BEING WHOLLY OR PARTIALLY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

ZONING

R - 1



LOCATION MAP
NO SCALE



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.