

TREELINE SUBDIVISION

A Minor Subdivision in the Southeast Quarter of Section 14, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

PRELIMINARY PLAT

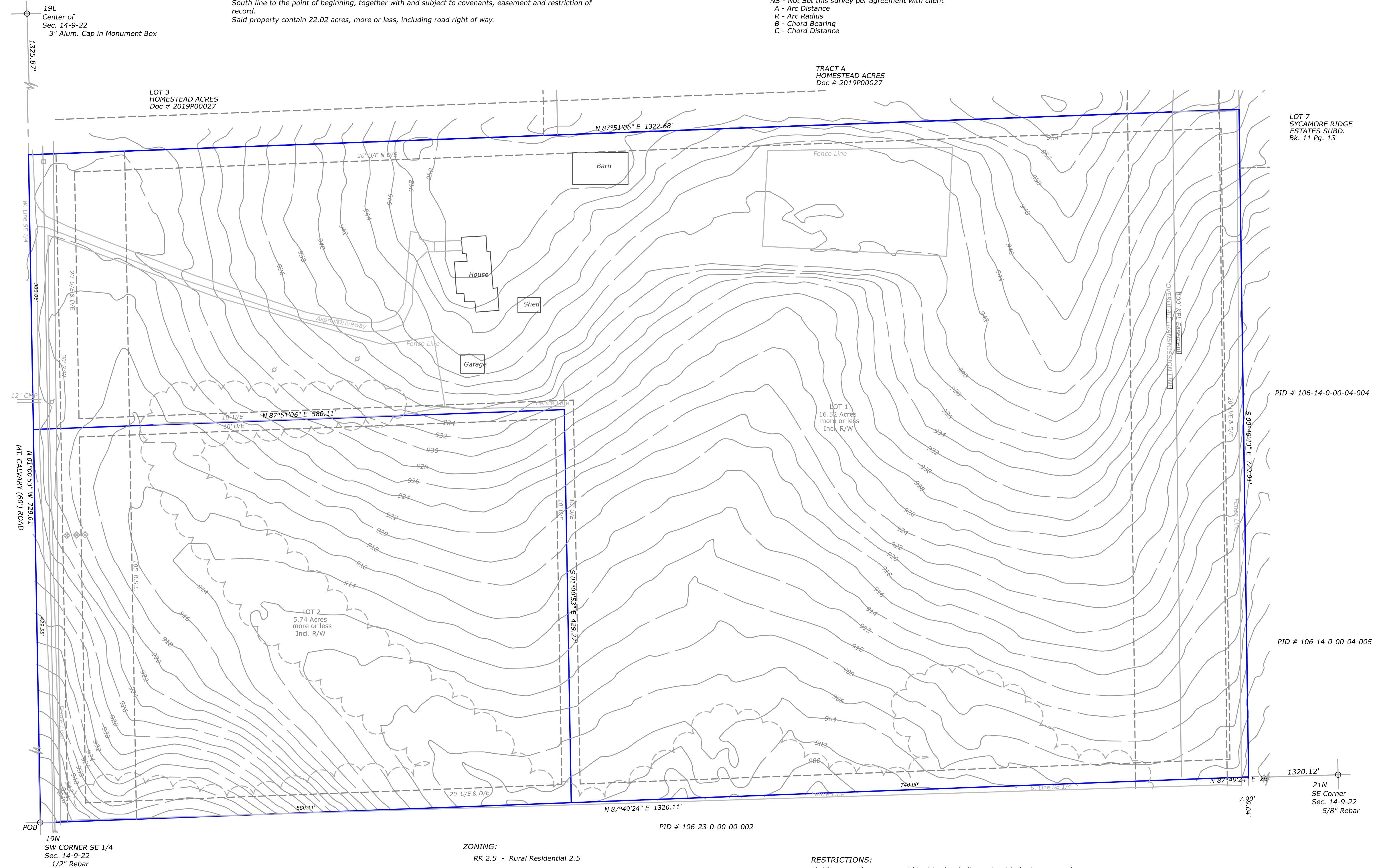
PREPARED FOR:
COLVIN, SHARON K
724 MT CALVARY RD
LANSING, KS 66043
PID # 106-14-0-00-04-003

RECORD DESCRIPTION: Doc # 2015R06397
The South Twenty-Two (22) Acres of the Southwest One-Quarter (1/4) of the Southeast One-Quarter (1/4) of Section Fourteen (14), Township Nine (9), Range Twenty-Two (22), Leavenworth County, Kansas.

SURVEYOR'S DESCRIPTION:
A tract of land in the Southwest Quarter of the Southeast Quarter of Section 14, Township 9 South, Range 22 East of the 6th P.M., as written by Joseph A. Herring PS-1296 on February 10, 2022, more fully described as follows: Beginning at the Southwest corner of said Southeast Quarter; thence North 01 degrees 00'53" West for a distance of 729.61 feet along the West line of said Southeast Quarter; thence North 87 degrees 51'06" East for a distance of 1322.68 feet; thence South 00 degrees 48'43" East for a distance of 738.11 to the South line of said Southeast Quarter; thence South 87 degrees 49'24" West for a distance of 1320.11 feet along said South line to the point of beginning, together with and subject to covenants, easement and restriction of record.
Said property contain 22.02 acres, more or less, including road right of way.

- LEGEND:
- - 1/2" Rebar Set with Cap No. 1296
 - - 1/2" Rebar Found, unless otherwise noted.
 - - Concrete Base around Point
 - △ - PK Nail Found in Place
 - () - Record / Deeded Distance
 - U/E - Utility Easement
 - D/E - Drainage Easement
 - B.S.L. - Building Setback Line
 - R/W - Permanent Dedicated Roadway Easement
 - BM - Benchmark
 - NS - Not Set this survey per agreement with client
 - A - Arc Distance
 - R - Arc Radius
 - B - Chord Bearing
 - C - Chord Distance

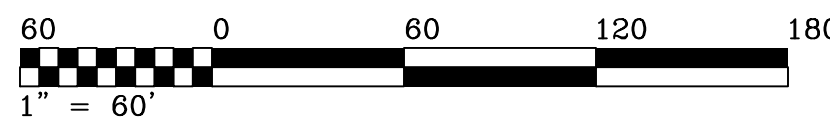
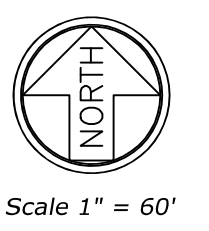
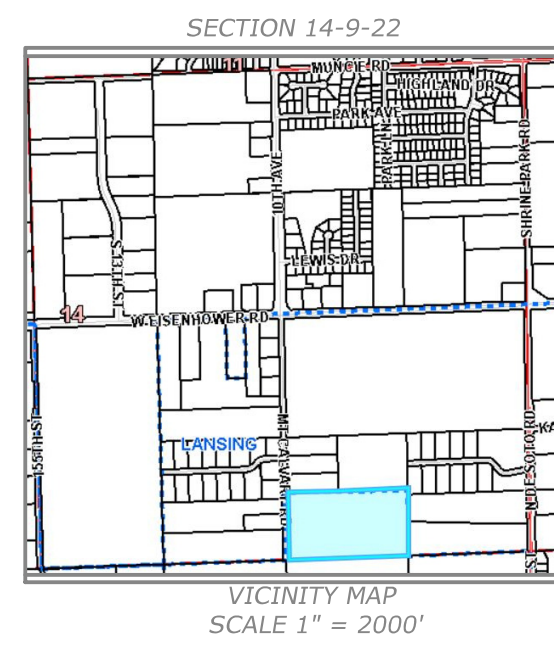
- - Power Pole
- X - Fence Line
- OHP - Overhead Power Lines
- T - Underground Telephone/Fiber Optic Line
- ⊕ - Gas Valve
- ⊙ - Water Meter/Valve
- ⊙ - Telephone Pedestal
- ⊕ - 6" Water Line - location as per district



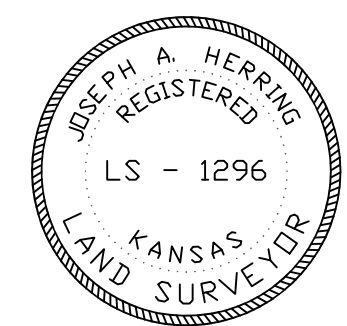
ZONING:
RR 2.5 - Rural Residential 2.5

- NOTES:
- 1) This survey does not show ownership.
 - 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
 - 3) All recorded and measured distances are the same, unless otherwise noted.
 - 4) Error of Closure - See Error of Closure Calculations
 - 5) Basis of Bearing - See Error of Closure Calculations
 - 6) Monument Origin Unknown, unless otherwise noted.
 - 7) Proposed Lots for Residential Use.
 - 8) Road Record - See Survey
 - 9) Benchmark - NAVD83
 - 10) Project Benchmark (BM) - SW COR Section 33 - Elev - 929'
 - 11) Easements, if any, are created hereon or listed in referenced title commitment.
 - 12) Reference Recorded Deed Book 758 Page 777
 - 13) Utility Companies -
- Water - Water District 8
- Electric - FreeState
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
 - 14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0250G dated July 16, 2015
 - 15) Building Setback Lines as shown hereon or noted below
- All side yard setbacks - 15' (Accessory - 15')
- All rear yard setbacks - 40' (Accessory - 15')
 - 16) Distances to and of structures, if any, are +- 1'.
 - 17) Easements as per referenced Title Commitment are shown hereon, if any.
 - 18) Fence Lines do not necessarily denote the boundary line for the property.
 - 19) Reference Surveys:
- HOMESTEAD ACRES - Doc # 2019P00027
- SYCAMORE RIDGE ESTATES SUBD. Bk. 11 Pg. 13

- RESTRICTIONS:
- 1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
 - 2) An Engineered Waste Disposal System may be required due to poor soil conditions.
 - 3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
 - 4) Lots are limited to a single entrance.
 - 5) No off-plat restrictions.



Job # K-21-1522
February 8, 2022
J. Herring, Inc. (dba)
HERRING
SURVEYING
& COMPANY
315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5361
Email - survey@eamcash.com



I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of August thru September, 2021 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring
PS # 1296