TREELINE SUBDIVISION RECORD DESCRIPTION: Doc#2015R06397 The South Twenty-Two (22) Acres of the Southwest One-Quarter (1/4) of - 1/2" Rebar Set with Cap No.1296 🧭 - Power Pole the Southeast One-Quarter (1/4) of Section Fourteen (14), Township - 1/2" Rebar Found, unless otherwise noted. X----- - Fence Line Nine (9), Range Twenty-Two (22), Leavenworth County, Kansas. - Concrete Base around Point A Minor Subdivision in the Southeast Quarter of Section 14, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas. - PK Nail Found in Place OHP—— - Overhead Power Lines () - Record / Deeded Distance T —— - Underground Telephone/Fiber Optic Line A tract of land in the Southwest Quarter of the Southeast Quarter of Section 14, Township 9 South, Range 22 U/E - Utility Easement ♦ - Gas Valve PRELIMINARY PLAT East of the 6th P.M., as written by Joseph A. Herring PS-1296 on February 10, 2022, more fully described as D/E - Drainage Easement → - Water Meter/Valve follows: Beginning at the Southwest corner of said Southeast Quarter; thence North 01 degrees 00'53" West ⊞ - Telephone Pedestal B.S.L. - Building Setback Line for a distance of 729.61 feet along the West line of said Southeast Quarter; thence North 87 degrees 51'06" W—— - 6" Water Line - location as per district R/W - Permanent Dedicated Roadway Easement East for a distance 1322.68 feet; thence South 00 degrees 48'43" East for a distance of 738.11 to the South PREPARED FOR: BM - Benchmark line of said Southeast Quarter; thence South 87 degrees 49'24" West for a distance of 1320.11 feet along said COLVIN, SHARON K NS - Not Set this survey per agreement with client South line to the point of beginning, together with and subject to covenants, easement and restriction of 724 MT CALVARY RD A - Arc Distance LANSING, KS 66043 R - Arc Radius Center of PID # 106-14-0-00-04-003 Said property contain 22.02 acres, more or less, including road right of way. B - Chord Bearing Sec. 14-9-22 C - Chord Distance 3" Alum. Cap in Monument Box HOMESTEAD ACRES Doc # 2019P00027 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 HOMESTEAD ACRES same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be known as: TREELINE SYCAMORE RIDGE Easements shown on this plat are hereby dedicated for public use, the rights of way which are shown with dashed lines on the ESTATES SUBD. Bk. 11 Pg. 13 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). "Drainage Easements" or "D/E" shown on this plat are hereby dedicated 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 dedicated for public use. Drainage Easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm drainage facilities. The maintenance and upkeep of said Easements shall be the responsibility of the individual owners of the lots whereupon said Easements are dedicated. Leavenworth County shall bear no responsibility for any maintenance and upkeep of said 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 TESTIMONY WHEREOF. We, the undersigned owners of TREELINE SUBDIVISION, have set our hands this _ Barbel Grey PID # 109-32...007 Ronald A. Grey, Jr. NOTARY CERTIFICATE: Be it remembered that on this _____ day of ____ _ 2022, before me, a notary public in and for said County and State PID # 106-14-0-00-04-004 came Ronald A. Grey, Jr. and Barbel Grey, husband and wife, to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set 16.52 Acres my hand and affixed my notary seal the day and year above written. more or less Incl. R/W NOTARY PUBLIC___ My Commission Expires:____ We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of TREELINE SUBDIVISION this _____ day of _____, 2022. Secretary Chairman Krystal A. Voth Steven Rosenthal COUNTY ENGINEER'S APPROVAL: The County Engineer's plat review is only for general conformance with the subdivision regulations as adopted by Leavenworth County. The County is not responsible for the accuracy and adequacy of the design, dimensions, elevations, and quantities. County Engineer - Mitch Pleak LOT 2 5.74 Acres more or less COUNTY COMMISSION APPROVAL: Incl. R/W We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of TREELINE PID # 106-14-0-00-04-005 SUBDIVISION, this _____ day of _____, 2022. Chairman County Clerk Michael Smith Attest: Janet Klasinski REGISTER OF DEED CERTIFICATE: Filed for Record as Document No. ___, 2022 at _____ o'clock __M in the Office of the Register of Deeds of Leavenworth County, Kansas, 21N SE Corner Sec. 14-9-22 N 87°49'24" E 1320.11' Register of Deeds - TerriLois G. Mashburn 5/8" Rebar PID # 106-23-0-00-00-002 ZONING: SW CORNER SE 1/4 Sec. 14-9-22 RR 2.5 - Rural Residential 2.5 **RESTRICTIONS:** 1/2" Rebar 1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction. 1) This survey does not show ownership. 2) An Engineered Waste Disposal System may be required due to poor soil conditions. 2) All distances are calculated from measurements or measured this survey, 3) Erosion and sediment control measures shall be used when designing and constructing unless otherwise noted. driveways and other structures. Re-vegetation of all disturbed areas shall be 3) All recorded and measured distances are the same, completed within 45 days after final grading. unless otherwise noted. 4) Lots are limited to a single entrance. 4) Error of Closure - See Error of Closure Calculations SECTION 14-9-22 5) Basis of Bearing - KS SPC North Zone 1501 5) No off-plat restrictions. West line Southeast Quarter 6) Monument Origin Unknown, unless otherwise noted. 7) Proposed Lots for Residential Use. 8) Road Record - See Survey 9) Benchmark - NAVD88 I hereby certify this plat meets the requirements of KSA-58-2005. The face of this plat was Project Benchmark (BM) - SW COR SE 1/4 - Elev - 950' reviewed based on Kansas Minimum Standards for Boundary Surveys. No field verification is 10) Easements, if any, are created hereon or listed in referenced title commitment. implied. This review is for surveying information only. 11) Reference Recorded Deed 2015R06397 12) Utility Companies -- Water - LanDel - Electric - Evergy LEAVENWORTH COUNTY SURVEY REVIEWER - Sewer - Septic / Lagoon Michael J. Bogina, KS PS-1655 - Gas - Propane / Natural Gas Scale 1" = 60' 13) Reference Security 1st Title File Number 2475846 updated September 13, 2021 14) Property is not in a Special Flood Hazard Area per Job # K-21-1522 FEMA FIRM Map 20103C0143G dated July 16, 2015 February 8, 2022 15) Building Setback Lines as shown hereon or noted below J.Herring, Inc. (dba) I hereby certify that this survey was made by me, or under my - All side yard setbacks - 15' (Accessory - 15') - All rear yard setbacks - 40' (Accessory - 15') direct supervision, on the ground during the dates of December - CURVEYING 2021 thru February 2022 and this map or plat is correct to the SCALE 1" = 2000' 16) Distances to and of structures, if any, are +- 1'. best of my knowledge. MOMPANY 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.

- HOMESTEAD ACRES - Doc # 2019P00027

- SYCAMORE RIDGE ESTATES SUBD. Bk. 11 Pg. 13

Joseph A. Herring

PS # 1296

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