

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.

PRELIMINARY PLAT

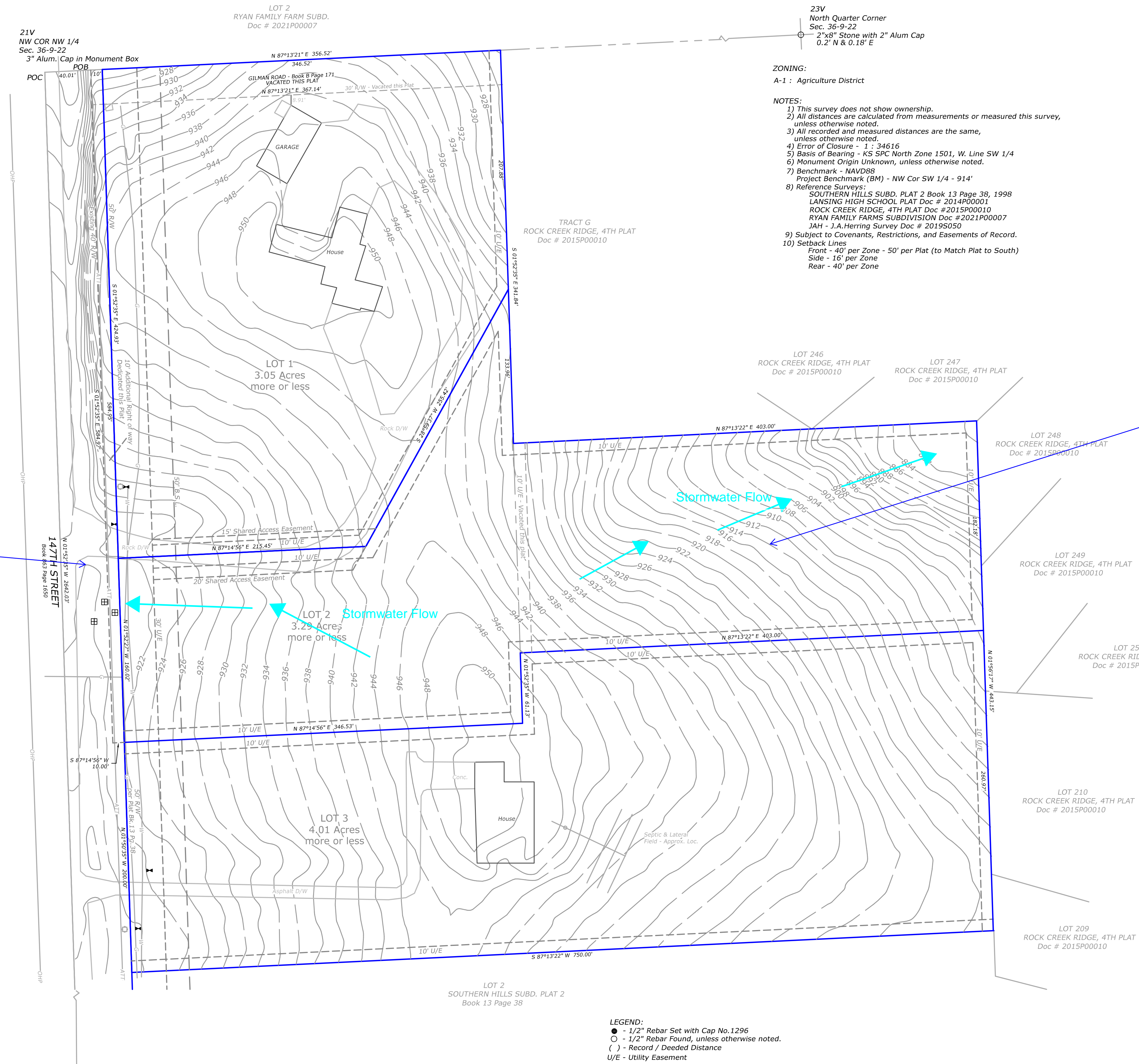
PREPARED FOR:
 Brian G. & Lisa M. Rees
 1217 S. Desoto Street
 Lansing, KS 66043
 PID # 107-36-0-20-02-002

Donna Scanlon Trust
 1227 S. Desoto Road
 Lansing, KS 66043
 PID # 107-36-0-20-02-003

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 the Northwest Quarter 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 356.52 along said North line to the Northwest corner of ROCK CREEK RIDGE 4th PLAT; thence South 01 degrees 52'35" East for a distance of 341.84 feet along the West line of said ROCK CREEK RIDGE 4th PLAT 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 : 145525

Reviewed By WW Dept
 No Comments
 02/28/2022 1:59:39 PM
 By T Zell

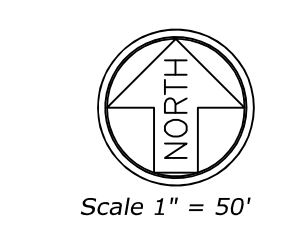
Reviewed By PW
 03/10/2022 12:20:36 PM
 By mspickelmier



- ZONING:**
 A-1 : Agriculture District
- 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 - 1 : 34616
 - 5) Basis of Bearing - KS SPC North Zone 1501, W. Line SW 1/4
 - 6) Monument Origin Unknown, unless otherwise noted.
 - 7) Benchmark - NAVD88 Project Benchmark (BM) - NW Cor SW 1/4 - 914'
 - 8) Reference Surveys:
 SOUTHERN HILLS SUBD. PLAT 2 Book 13 Page 38, 1998
 LANSING HIGH SCHOOL PLAT Doc # 2014P00001
 ROCK CREEK RIDGE, 4TH PLAT Doc # 2015P00010
 RYAN FAMILY FARMS SUBDIVISION Doc # 2021P00007
 JAH - J.A.Herring Survey Doc # 2019S050
 - 9) Subject to Covenants, Restrictions, and Easements of Record.
 - 10) Setback Lines
 Front - 40' per Zone - 50' per Plat (to Match Plat to South)
 Side - 16' per Zone
 Rear - 40' per Zone

Add Note / Restriction to final pla that Lots 1 & 2 will share existing access to 147th Street

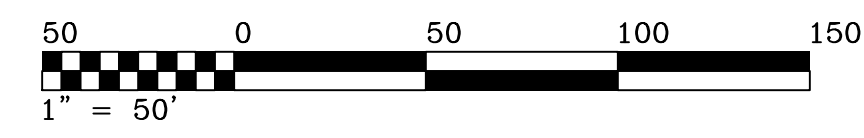
Although minimum impact is expected due to the addition of only one additional home on this very large parcel site, PW would like to have a statement / letter that affirms compliance with our storm water runoff regulations. This statement will need to specifically address that no adverse impacts will be placed upon the houses of teh Rock Creek Ridge, 4th Plat adjacent to these lots.



Scale 1" = 50'

Job # K-22-1552
 January 15, 2022

J. HERRING SURVEYING & COMPANY
 315 North 5th Street, Leav., KS 66048
 Ph. 913.651.3858 Fax 913.674.5381
 Email - survey@jeamcash.com



- LEGEND:**
- - 1/2" Rebar Set with Cap No. 1296
 - - 1/2" Rebar Found, unless otherwise noted.
 - () - 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
 - - Power Pole
 - X - Fence Line
 - OHP - Overhead Power Lines
 - ATT - Underground Telephone/Fiber Optic Line
 - ◇ - Gas Valve
 - G - Gas Line
 - ⊕ - Water Meter/Valve
 - ⊞ - Telephone Pedestal
 - W - 6" Water Line - location as per district
 - ~ - Tree/Brush Line

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