

Final Plat
MONROE MANOR PHASE I

Part of the SW 1/4, Section 13, Township 09 South, Range 22 East
City of Lansing, Leavenworth County, Kansas

RESERVED FOR
ROD FILING STAMP

OWNER/DEVELOPER:
CIRCLE H. LAND HOLDINGS, LLC.
ROMAN HAEHN, OWNER
5858 NAPLES DR.
FLOWER MOUND, TX 75028

SURVEYOR:
SMH CONSULTANTS
5201 JOHNSON DRIVE, SUITE 405
MISSION, KS 66205

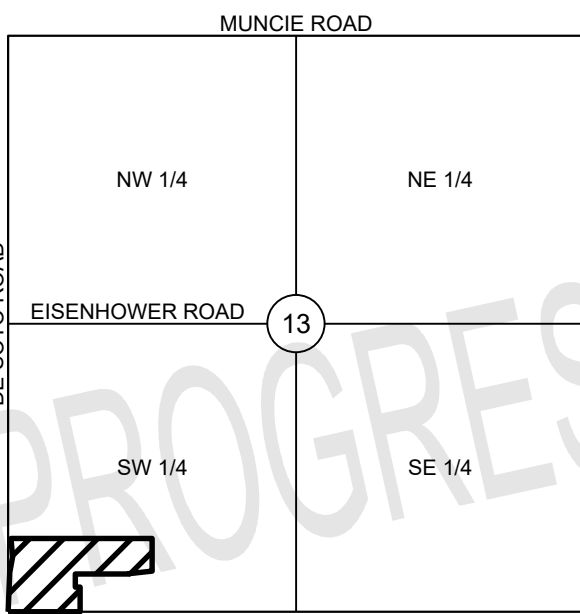
- Notes:
- Bearings and distances are based on NAD-83 Kansas State Plane datum, North Zone.
 - Closure for this description is 0.0028" over 3856.566' for a ratio of 1:1,000,000 or better.
 - No gaps or overlaps exist.
 - Parent tract is recorded in Doc#2022R01887, Register of Deeds Office, Leavenworth County, Kansas.
 - For building setback requirements see below.
 - All lots shown on this plat are serviced by Public Water and/or Sewer.

Homeowners/HOA will maintain tracts A, B & C as open space. These maintenance obligations shall be set forth in a separate Declaration of Covenants, Conditions and Restrictions to be recorded against all of the property covered by this plat, following review and approval by the City.

BUILDING SETBACKS: FRONT YARD: 15 FEET
REAR YARD: 15 FEET
SIDE YARD: 5 FEET

Floodplain Note:
Flood Plain: Flood Zone X, an area determined to be outside the 0.2% annual chance floodplain, FEMA FIRW (Flood Insurance Rate Map). Community Panel Number 20103C0143G, effective date, July 16, 2015.

Utility Notes:
Any utility company that locates facilities in any easement shall have the right to prune, remove, eradicate, cut and clear away any trees, limbs, vines and brush on the utility easement now or at any future time and prune and clear away any tree limbs, vines, and brush on lands adjacent to the utility easement whenever, in the utility companies judgment, such may interfere with or endanger the construction, operation, or maintenance of its facilities, together with the right of ingress to and egress from the utility easement and contiguous land subject to this plat for the purpose of surveying, erecting, constructing, maintaining, inspecting, rebuilding, replacing, and with or endangering the construction, operation or maintenance of said facilities.

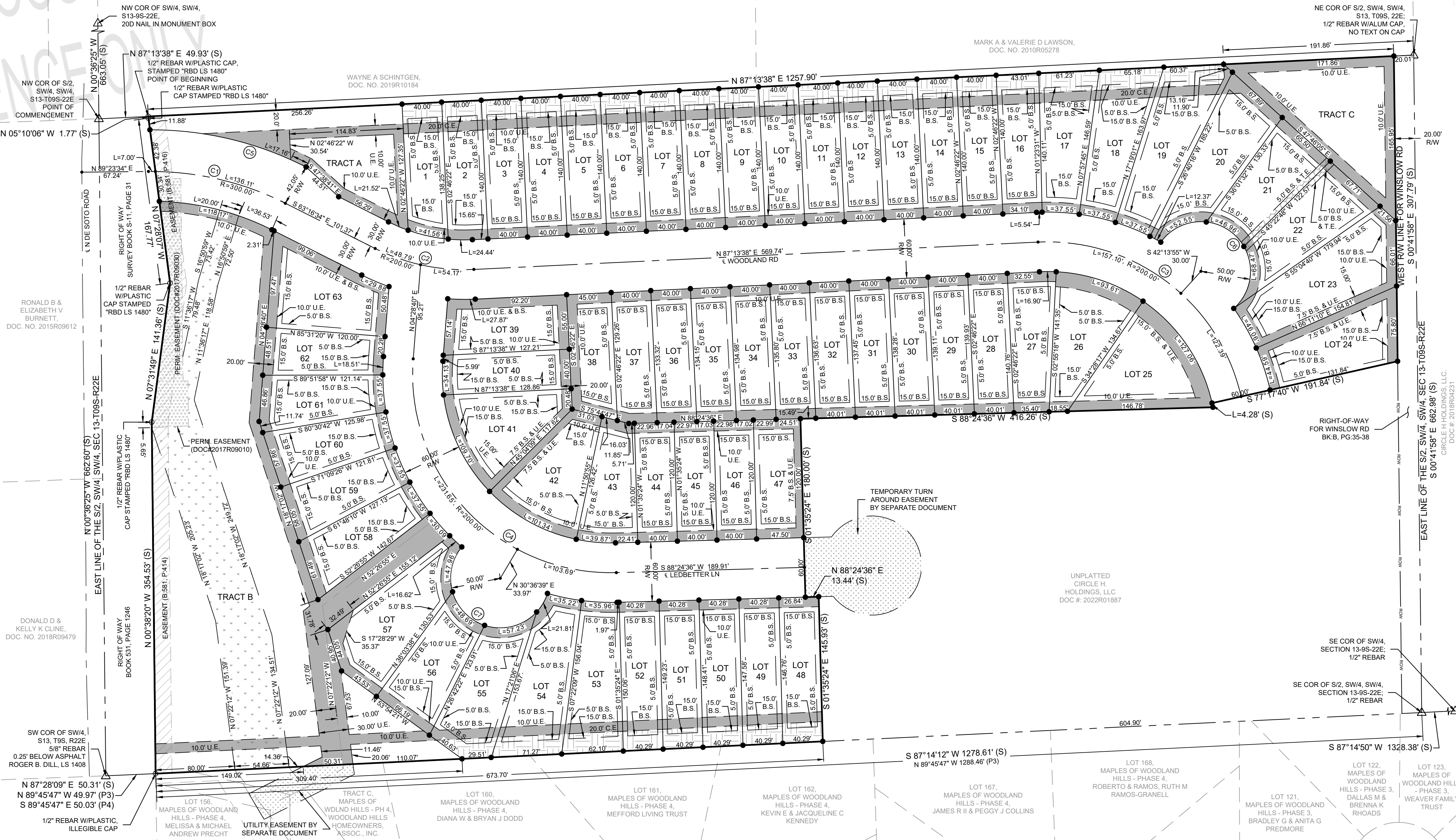


VICINITY MAP
Section 13, T09S, R22E
Leavenworth County, Kansas

LEGEND

- Monument Found (1/2" Rebar),
Origin: Unknown unless otherwise noted
- 1/2"x24" Rebar w/CLS66 Cap Set
- Section Corner, NOTE: All section corner monument origins are unknown unless otherwise noted.
- Curve Number
- Surveyed Dimension
- The Maples of Woodland Hills - Phase 3 Dimension (Dated: November 2001)
Book: 14, Page 67 NKA 2002P00067
- The Maples of Woodland Hills - Phase 4 Dimension (Dated: February 2004)
Book: 15, Page 69 NKA 2004P00069
- B.S. Building Setback
- U.E. Utility Easement
- C.E. Conservation Easement
- T.E. Travel Easement
- Utility Easement Hatch
- Existing Easement Hatch
- Existing Permanent Easement Hatch
- Easement Outside of the Platted Area Hatch
- Conservation Easement Hatch
- Travel Easement Hatch
- Drainage Easement Hatch

SCALE: 1" = 60'



Parcel Area Table			Parcel Area Table			Parcel Area Table		
Parcel #	Area		Parcel #	Area		Parcel #	Area	
1	5347.01		23	10829.68		45	4800.00	
2	5585.80		24	8285.24		46	4800.00	
3	5600.00		25	9067.61		47	5700.00	
4	5600.00		26	7691.97		48	5894.19	
5	5600.00		27	5987.61		49	5927.42	
6	5600.00		28	5613.83		50	5960.65	
7	5600.00		29	5580.79		51	5993.88	
8	5600.00		30	5547.75		52	6027.11	
9	5600.00		31	5514.71		53	7584.51	
10	5600.00		32	5481.67		54	8864.58	
11	5599.76		33	5448.63		55	7697.02	
12	5600.24		34	5415.58		56	6867.48	
13	5600.00		35	5382.54		57	9494.27	
14	5600.00		36	5349.50		58	6498.01	
15	5600.00		37	5298.12		59	5892.63	
16	5785.90		38	5506.72		60	5859.87	
17	7009.04		39	6820.02		61	5946.71	
18	7739.40		40	5151.11		62	5245.32	
19	9230.15		41	7932.73		63	8771.84	
20	8507.97		42	8101.63		TRACT A	14394.86	
21	6787.85		43	5888.63		TRACT B	88576.61	
22	7737.94		44	4800.00		TRACT C	14249.20	

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	143.11	300.00	N76° 56' 30" W	141.75
C2	102.96	200.00	N78° 01' 28" W	101.83
C3	279.49	200.00	N52° 44' 21" W	257.29
C4	335.34	200.00	N43° 33' 22" W	297.42
C6	167.97	50.00	N47° 46' 05" W	99.41
C7	175.69	50.00	S61° 31' 18" E	98.27

SMH
CONSULTANTS

Civil Engineering • Land Surveying • Landscape Architecture
www.smhconsultants.com

Manhattan, KS - HQ P: (785) 776-0541 • Dodge City, KS P: (620) 255-1952
Kansas City P: (913) 444-9615 • Colorado Springs, CO P: (719) 428-8677

Drawn By: RJC Project #2501-0018 TDS:101

SEPTEMBER 2025

PROGRESS DOCUMENT
FOR REFERENCE ONLY

Final Plat
MONROE MANOR PHASE I
Part of the SW 1/4, Section 13, Township 09 South, Range 22 East
City of Lansing, Leavenworth County, Kansas

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DESCRIPTION:

A tract of land in the South Half of the Southwest Quarter of the Southwest Quarter of Section 13, Township 9 South, Range 22 East of the Sixth Principal Meridian, City of Lansing, Leavenworth County, Kansas, more particularly described by Matthew L. Brenizer, PS-1316, August 4, 2025 as follows:

Commencing at the Northwest Corner of said South Half; thence N 87°13'38" E along the Northerly line of said South Half, 49.93 feet to a 1/2" reinforcing steel bar with a 1" plastic cap stamped "RBD LS 1480" found on the Easterly right-of-way line of Desoto Road, which is the point of beginning of the tract to be herein described; thence continuing along a prolongation of the previously described course, 1257.90 feet to a 1/2" reinforcing steel bar with a 1" plastic cap stamped "SMH CLS 66", hereinafter referred to as a 1/2" RSBC, set on the Westerly right-of-way line of Winslow Road; thence S 00°41'58" E along said Westerly right-of-way line, 307.79 feet to a 1/2" RSBC set; thence S 77°17'40" W, 191.84 feet to a 1/2" RSBC set; thence Southeasterly along a curve to the right, having an initial tangent bearing of S 12°42'20" E, a radius of 170.00 feet, an arc distance of 4.28 feet, chord being S 11°59'03" E 4.28 feet to a 1/2" RSBC set; thence S 88°24'36" W, 416.26 feet to a 1/2" RSBC set; thence S 01°35'24" E, 180.00 feet to a 1/2" RSBC set; thence N 88°24'36" E, 13.44 feet to a 1/2" RSBC set; thence S 01°35'24" E, 145.93 feet to a 1/2" RSBC set on the Southerly line of said South Half and the Northerly line of Lot 162, Maples Of Woodland Hills – Phase 4, a subdivision in said Leavenworth County, Kansas, according to the recorded plat thereof; thence S 87°14'12" W, along the Southerly line of said South Half and along the Northerly lines of Lots 162 through 160, the Northerly line of Tract C and the Northerly line of Lot 156, said Maples Of Woodland Hills – Phase 4, 673.70 feet to a 1/2" reinforcing steel bar with a 1" plastic cap, stamping on cap illegible, found on said Easterly right-of-way line; thence N 00°38'20" W along said Easterly right-of-way line, 354.53 feet to a 1/2" reinforcing steel bar with a 1" plastic cap stamped "RBD LS 1480" found; thence N 07°31'49" E along said Easterly right-of-way line, 141.36 feet to a 1/2" reinforcing steel bar with a 1" plastic cap stamped "RBD LS 1480" found; thence N 07°28'07" W along said Easterly right-of-way line, 167.77 feet to a 1/2" reinforcing steel bar with a 1" plastic cap stamped "RBD LS 1480" found; thence N 05°10'06" W along said Easterly right-of-way line, 1.77 feet to the point of beginning, containing 14.60 acres, subject to easements and rights-of-way of record.

OWNER'S CONSENTS AND DEDICATIONS

STATE OF TEXAS)
SS
COUNTY OF DENTON)

KNOW ALL MEN BY THESE PRESENTS that We, the undersigned, being the sole proprietors and owners of the land included within the plat shown hereon, are the only persons whose consents are necessary to pass clear title to said land and We hereby consent to the making and recording of said plat. The public streets and public utility easements, as shown on the Final Plat of Monroe Manor Phase I, are hereby dedicated to the public for such public uses.

IN WITNESS WHEREOF this consent is executed this _____ day of _____, 2025.

Circle H. Land Holdings, LLC.

Roman Haehn, Owner & Managing Partner

NOTARY CERTIFICATE

STATE OF TEXAS)
SS
COUNTY OF DENTON)

This consent and dedication was acknowledged before me, the undersigned officer, by

Roman Haehn, Owner & Managing Partner of Circle H. Land Holdings, LLC.

this _____ day of _____, 2025.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public
(Printed Name)

My commission expires: _____

IN WITNESS WHEREOF this consent is executed this _____ day of _____, 2025.

CERTIFICATE OF THE REGISTER OF DEEDS

STATE OF KANSAS)
COUNTY OF LEAVENWORTH) SS

This instrument was filed for record on the _____ day of _____, A.D. 2025, at _____ o'clock ____ M. and duly recorded in Book _____ on Page _____.

TerriLois G. Mashburn, Register of Deeds

COUNTY SURVEYOR

I hereby certify this plat meets the requirements of K.S.A 58-2005. The face of this survey plat was reviewed for compliance with Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for survey information only.

Daniel Baumchen, PS-1363
County Surveyor

CERTIFICATE OF THE PLANNING COMMISSION

STATE OF KANSAS)
COUNTY OF LEAVENWORTH) SS

APPROVED BY, the Planning Commission of the City of Lansing, Leavenworth County, Kansas, this

_____ day of _____, 2025.

Jerry Gies, Chairman

Melissa Baker, Secretary

CERTIFICATE OF THE GOVERNING BODY

STATE OF KANSAS)
COUNTY OF LEAVENWORTH) SS

APPROVED BY, the Governing Body of the City of Lansing, Leavenworth County, Kansas,

this _____ day of _____, 2025.

Tony McNeill, Mayor

Tish Sims, City Clerk

CERTIFICATE OF THE CITY ENGINEER

STATE OF KANSAS)
COUNTY OF LEAVENWORTH) SS

APPROVED BY, the City Engineer of the City of Lansing, Leavenworth County, Kansas, this

_____ day of _____, 2025.

Michael Spickelmier, Director of Public Works

SURVEYOR'S CERTIFICATE

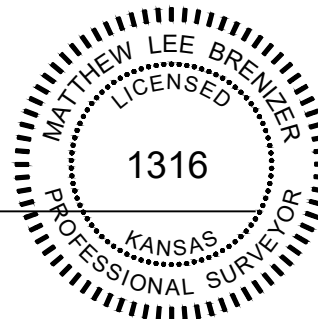
STATE OF KANSAS)
COUNTY OF LEAVENWORTH) SS

I, the undersigned, do hereby certify that I am a Professional Surveyor in the State of Kansas, with experience and proficiency in land surveying; and that the heretofore described property was surveyed and subdivided by me, or under my supervision, that all subdivision regulations have been complied with in the preparation of this plat, and that all the monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief.

Given under my hand and seal at Mission, Kansas this _____ day of _____, A.D., 2025.
Fieldwork for this project was completed on 04-15-2025.

SMH Consultants

Matthew Lee Brenizer, P.S.



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