

AGENDA

CALL TO ORDER

ROLL CALL / QUORUM ANNOUNCEMENT

OLD BUSINESS

- [1.](#) Approval of Minutes, December 20th, 2023, Regular Meeting

NEW BUSINESS

- [2.](#) Final Plat Case 2023-DEV-016

The applicant is requesting the approval of a Final Plat for The Dunes Subdivision (the preliminary plat was approved as "Sunningdale Estates"). The proposed Final Plat subdivides approximately 32.6 acres into eight (8) lots allowing for the potential future construction of a single-family subdivision development. No modification of zoning is being requested in association with this Final Plat.

NOTICES AND COMMUNICATIONS

REPORTS - Commission and Staff Members

- Commission Members
- Director, Community & Economic Development
- Director, Public Works / City Engineer
- Director, Wastewater Utility
- Building Inspector, Community & Economic Development

ADJOURNMENT

For information on how to view prior meetings, please visit our website at <https://www.lansingks.org>. If you require any special assistance, please notify the Community and Economic Development Director prior to the meeting.



PLANNING COMMISSION DECEMBER REGULAR MEETING

Council Chambers, 800 1st Terrace, Lansing, KS 66043
Wednesday, December 20, 2023, at 7:00 PM

MINUTES

CALL TO ORDER

The regular December meeting of the Lansing Planning Commission was called to order by Chairman Jake Kowalewski at 7:00 p.m.

ROLL CALL / QUORUM ANNOUNCEMENT-

In attendance were Chairman Jake Kowalewski, Commissioners Brian Payne, Janette Labbee-Holdeman, Jerry Gies, Nancy McDougal and Richard Hannon. Commissioner Suozzo later arrived at 7:05pm after roll call was taken. Chairman Jake Kowalewski noted that there was a quorum present.

OLD BUSINESS-

1. Approval of Minutes, October 25th, 2023, Regular Meeting

A motion was made by Commissioner McDougal to approve the minutes as written and it was seconded by Commissioner Hannon. Motion passed 6-0. Commissioner Suozzo was not present for the vote at that time.

NEW BUSINESS-

2. Sunningdale Estates Preliminary Plat Case # 2023-DEV-012

The applicant is requesting the approval of a preliminary plat for the Sunningdale Estates subdivision. This preliminary plat, if approved, will allow the applicant to continue the platting process and apply for a Final Plat, which will subdivide approximately 32.6 acres into eight (8) lots allowing for the potential future construction of a single-family subdivision development. No modification of zoning is being requested in association with this Preliminary Plat.

Discussion began with Commissioner Hannon asking if the water district for this area was approached, to which Mr. Gentzler, Community and Economic Director, replied yes and that the water is available. It was stated that there is no sewer from the city in that area and it won't be available for many years at that location. Mr. Gentzler then referred to the picture of the plat that there are purposed areas for septic, but they are not definite. And that if there is not sewer within 100 feet, they are not required to connect to the sewer system. Mr. Gentzler added that when more development occurs, we will work with Leavenworth County and their standards for septic. Commissioner McDougal asked if we are allowing them to leave it zoned as agricultural during the platting process, to which Mr. Gentzler responded that yes, it will remain agricultural and that it is allowed have family homes built on agricultural land. Commissioner Lebbee-Holdeman then asked if it will be required to have sidewalks on that side of the road, and Mr. Gentzler stated that it will not be required on the south side of Eisenhower. There will be a connection across Eisenhower on the NW corner, but due to the multiuse trail/path that was

built, sidewalks will not be required. Commissioner Hannon then asked about the number of entrances that they plan to have into the housing areas, and it was stated that there will be individual driveways to the homes. Director of Public Works, Michael Spickelmier stated that there is an exception, and mentioned that there is an existing curb cut that will be utilized, which was placed when the Eisenhower Road project was done. He went on to say that there will be one additional shared access on Eisenhower Road. It was explained that Lot One will have access off of 162nd St. Lots Two and Three will be sharing access to Eisenhower Road. Lot Four will use the existing curb cut that was previously mentioned. And Lot Five will have access off New Lawrence Dr.

Commissioner Hannon then turned the discussion to TJ Vilkanskas, with Back 9 Development, and asked why there were not more houses being built due to the amount of acreage there. Mr. Vilkanskas explained that they have been building custom homes for 15 years and they have never built the same house twice. He stated that with the larger lots with access to water, it makes sense for what they are wanting to accomplish for that area. He stated that they are hoping that it leads to their ability to get more custom home clients and that it feeds into the product that they are comfortable working on. Commissioner Hannon asked what the square footage is for the homes, to which Mr. Vilkanskas stated that they are still working on the specific guidelines, but the smallest house would be in the between 5,000-6,000 square footage range, with some of the homes in the range of 10,000 square foot. Mr. Vilkanskas then gave some background about the company including what kind of projects they like to do, and where they operate from. Commissioner Geis asked if they had looked at the soil to make sure the septic would work for that area. Mr. Vilkanskas stated that they did look into it and that the sellers assured them it would work. It was noted that the homes across the street are septic as well.

With no further discussion, a motion was made to accept the checklist as finding of fact by Commissioner McDougal and it was seconded by Commissioner Hannon. Motion passed 7-0. A motion was then made by Commissioner Gies to approve the preliminary plat application and it was seconded by Commissioner Labbee-Holdeman. Motion passed 7-0.

NOTICES AND COMMUNICATIONS- None

REPORTS- None

- Commission Members
- Director, Community & Economic Development
- Director, Public Works / City Engineer
- Director, Wastewater Utility
- Building Inspector, Community & Economic Development

ADJOURNMENT-

Commissioner Hannon made a motion to adjourn the meeting, the motion was seconded by Commissioner Suozzo and the meeting was adjourned by acclamation at 7:16 pm.

Respectfully submitted,
Melissa Baker, Secretary

Reviewed by,
Joshua Gentzler, Community and Economic Development Director



Planning Commission Staff Report

January 17, 2024

Case 2023-DEV-016 The Dunes Final Plat
00000 Eisenhower Road

Project Facts

Applicant

Back 9 Development

Owner

Back 9 Development

Address

00000 Eisenhower Road

Property ID

105-15-0-00-00-013.00

Zoning

"A-1" Agricultural District

Future Land Use

Commercial

Land

32.6 acres

Building

Existing: N/A

Proposed: N/A

Requested Approvals

Preliminary Plat



Summary

The applicant is requesting the approval of a Final Plat for The Dunes Subdivision (the preliminary plat was approved as "Sunningdale Estates"). The proposed Final Plat subdivides approximately 32.6 acres into eight (8) lots allowing for the potential future construction of a single-family subdivision development. No modification of zoning is being requested in association with this Final Plat.

Discussion points from Checklist

The checklist was reviewed and completed by the Director of Community & Economic Development. Items marked no are discussed below:

- Item 3 – Physical copies of the plat were not submitted.
- Item 6– Letters from utilities were not requested due to the proposed plat being located an existing area with utility service already in place.

Community & Economic Development / Public Works and City Engineer / Wastewater Comments

The following comments on this Final Plat have not been addressed to date are administrative in nature and can be addressed before submittal by the City Council.

- The City has requested the expansion of the easement along New Lawrence Road from 50' to 60' as is standard practice for roadways within the City.
- The County Surveyor has a number of items to be addressed prior to recording the document.

Review by Community & Economic Development based on Article 2.02-D of the UDO: (Copied from Preliminary Plat Report)

- The application is in accordance with the Comprehensive Plan and in particular the physical patterns, arrangement of streets, blocks, lots and open spaces, and public realm investments that reflect the principles and concepts of the plan.
 - The proposal supports the following goals (pg. 39-40):
 - Coordinating Educational, Recreational, and Commercial endeavors that take advantage of the diversity of the Lansing Community;
 - Provide single family dwellings which accommodate a diverse community.
 - The City's 2030 Comprehensive Plan Future Land Use Map has defined this area as commercial use. The proposed use does not conform with the future land use map. Lansing Towne Centre is generally categorized as Mixed-Use.
- Compliance with the requirements of this Land Development Code, and in particular the blocks and lots proposed are capable of meeting all development and site design standards under the existing or proposed zoning.
 - The current zoning for the site is A-1 Agricultural District. All proposed lots have the potential to provide building sites conforming to City zoning requirements.
- Any phasing proposed in the application is clearly indicated and demonstrates a logical and coordinated approach to development, including coordination with existing and potential development on adjacent property.
 - No phasing has been indicated on the preliminary plat.
- Any impacts identified by specific studies or technical reports, including a preliminary review of storm water, are mitigated with generally accepted and sound planning, engineering, and urban design solutions that reflect long-term solutions and sound fiscal investments.
 - The Public Works Director / City Engineer has reviewed the preliminary plat.
- The application does not deter any existing or future development on adjacent property from meeting the goals and policies of the Comprehensive Plan.
 - The current use conforms with the goals and policies of the Comprehensive Plan, and the application would not deter future development from meeting current goals and policies.
- The design does not impede the construction of anticipated or planned future public infrastructure within the area.
 - There are no impacts to planned future public infrastructure within the area.
- The recommendations of professional staff, or any other public entity asked to officially review the plat.
 - There are no items outstanding other than those listed in specific sections within this report.

Public Works / City Engineer:

- Access
 - Restrictions on access to public roads has been noted on the face of the plat.
- Stormwater
 - Staff requests a statement or letter from a licensed engineer that affirms compliance with the City’s no net increase in stormwater runoff from the property.
- Traffic
 - The Traffic Impact Analysis was accepted by the City.

Wastewater:

- None

Acknowledgments

The following City of Lansing staff members reviewed this project and provided information for this report:

- Joshua Gentzler, AICP – Director, Community & Economic Development
- Michael Spickelmier, P.E. – Director, Public Works / City Engineer
- Anthony Zell, MBA – Director, Wastewater

Recommendation

Staff recommends approval of Case 2023-DEV-016, The Dunes Final Plat.

Action Options

1. Approve Case No. 2023-DEV-016; or
2. Deny Case No. 2023-DEV-016 for specified reasons; or
3. Table the case to another date, time and place.

Notice of City Codes

The Applicant is subject to all applicable City codes within the Municipal Code – whether specifically stated in this report or not – including, but not limited to, Zoning, Buildings and Construction, Subdivisions, and Sign Code. The Applicant is also subject to all applicable Federal, State, and local laws.

Attachments

1. Final Plat
2. Final Plat Checklist
3. Plat with Comments from City
4. Comments from County Surveyor
5. Zoning Map
6. Aerial
7. Application

**CHECKLIST FOR COMPLETENESS
OF
APPLICATION FOR PLANNING COMMISSION
REVIEW AND APPROVAL
OF
FINAL PLAT
FOR**

**The Dunes
(Name of Subdivision)**

Joshua Gentzler
Person Completing Checklist

10 January 2024
Date

COMPLETION OF THIS CHECKLIST IN NO WAY CONSTITUTES AN EVALUATION OF THE MERITS OR ACCURACY OF THE PLANS, DESIGN OR ENGINEERING OF THE FINAL PLAT. THIS STEP IS INTENDED ONLY AS AN ADMINISTRATIVE REVIEW OF THE COMPLETENESS OF THE APPLICATION FOR APPROVAL BEFORE IT UNDERGOES STAFF EXAMINATION BY THE CITY ENGINEER FOR HIS RECOMMENDATION TO THE PLANNING COMMISSION.

FINAL PLAT CHECKLIST

	<u>YES</u>	<u>NO</u>
1. Preliminary Plat has been approved.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. One (1) hard copy has been provided, along with an electronic copy either emailed, delivered on a USB Drive, or uploaded, to the Community and Economic Development Department	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Material is submitted at least fourteen (14) days prior to Planning Commission meeting at which it is desired to be considered.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Original copy contains names and duly acknowledged and notarized signatures of the owner(s) of the property.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Final Plat is drawn at scale of at least 1" = 200'	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Size of sheet on which final plat is prepared is at least 36 inches by 24 inches. If more than one sheet required, all are same size and index map is provided.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. FINAL PLAT CONTAINS:		
A. Name of Subdivision	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B. Location, including section, township, range, county and state	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C. Location and description of existing monuments or benchmarks.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D. Location of lots and blocks with dimensions in feet and decimals of feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E. Location of alley, street and highway rights-of-way, parks and other features including radii on curves with dimensions in feet and decimals of feet.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F. Clear numbering for all lots.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
G. Clear numbering or lettering.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
H. Locations, widths and names of all streets and alleys to be dedicated.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I. Boundaries and descriptions of any areas other than streets to be dedicated or reserved for public use. (If applicable)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
J. Minimum area and associated minimum elevation for the building on each lot (building site). (If requested by Planning Commission)	<input type="checkbox"/>	<input type="checkbox"/>

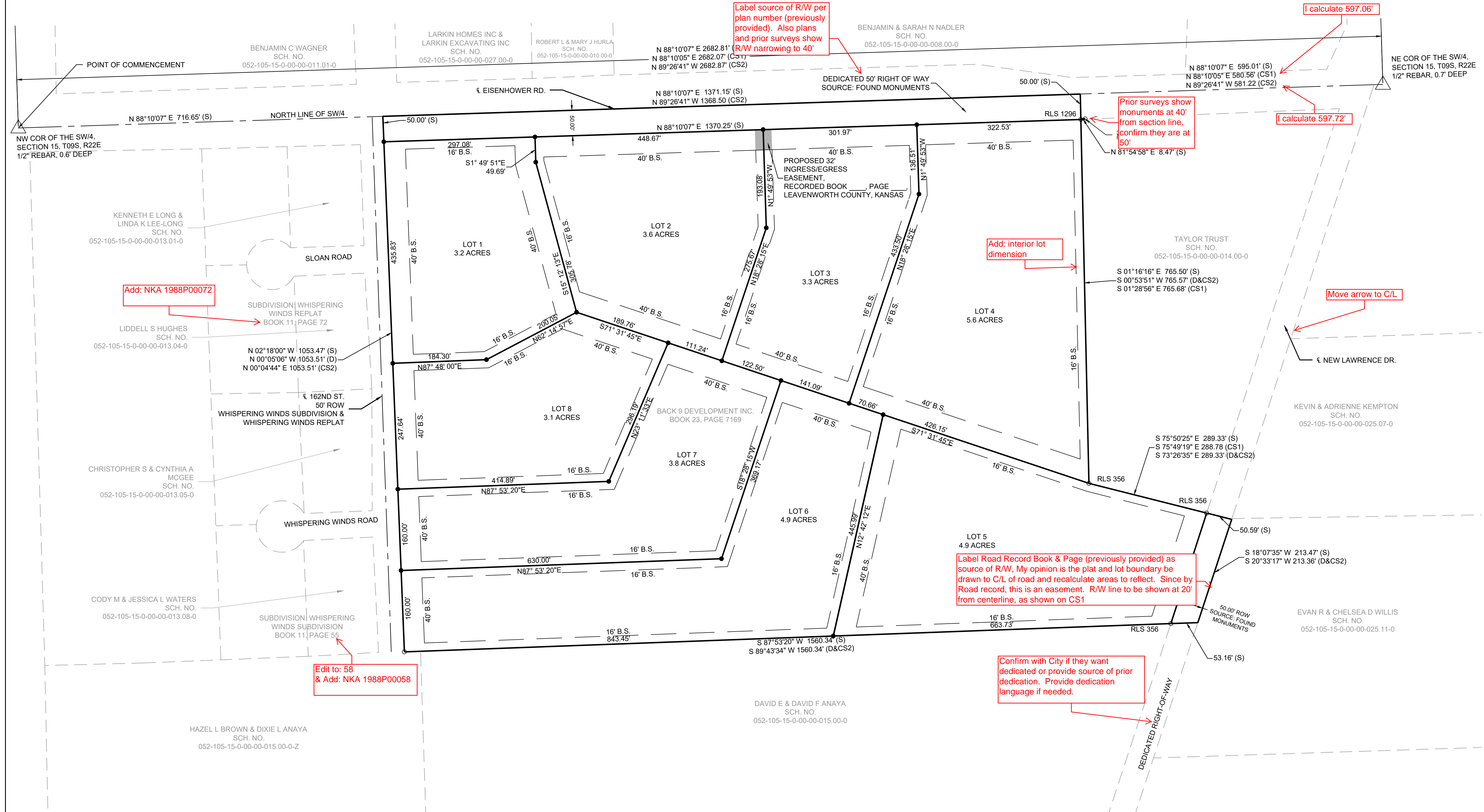
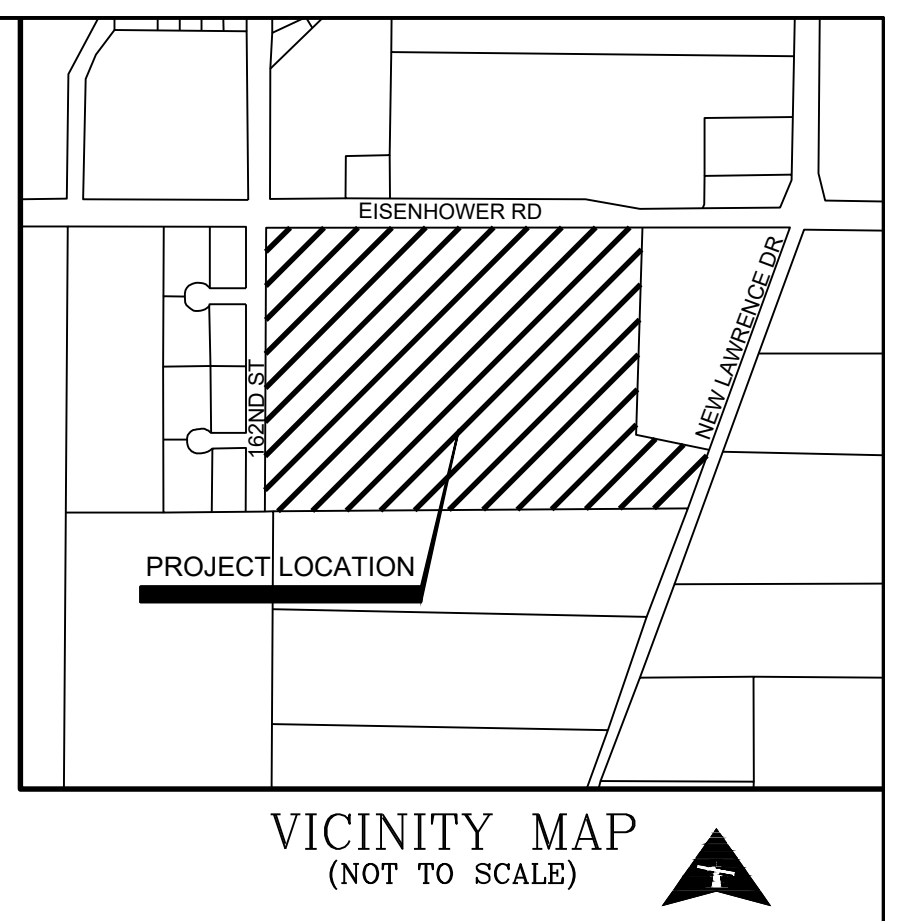
Final Plat Checklist

Page 2

		<u>YES</u>	<u>NO</u>
K.	Building setback lines along all streets, with dimensions	<input checked="" type="checkbox"/>	<input type="checkbox"/>
L.	Name, signature, seal of licensed engineer or registered land surveyor preparing plat.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
M.	Scale of plat, (shown graphically) date of prep and north point.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
N.	Statement dedicating all easements, streets, alleys and all other public areas not previously dedicated.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8.	A copy of any restrictive covenants applicable to the subdivision is provided. (N/A if not applicable)	<input type="checkbox"/>	<input type="checkbox"/>
9.	Required certifications/acknowledgements are present:		
A.	Certificate signed and acknowledged by all parties having any record, title or interest in the land subdivided, and consenting to the preparation and recording of said subdivision map.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B.	Certificate (as above) dedicating or reserving all parcels of land shown on the final plat and intended for any public or private use including easements, and those parcels which are intended for the exclusive use of the lot owners of the subdivision, their licensees, visitors, tenants and servants.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C.	Certificate of responsibility by registered land surveyor preparing final map, accompanied by seal.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D.	Certificate(s) signed by City Clerk and County Treasurer that all taxes and special assessments due and payable have been paid.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
E.	Notary acknowledgement in proper form.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F.	Endorsement by Planning Commission in proper form.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
G.	Public use acceptance by Governing Body in proper form.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Final Plat THE DUNES

A PART OF THE SW 1/4 OF SECTION 15, TOWNSHIP 9 SOUTH, RANGE 22
EAST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LEAVENWORTH,
STATE OF KANSAS



Label source of R/W per plan number (previously provided). Also plans and prior surveys show R/W narrowing to 40'

calculate 597.06'

calculate 597.72'

Prior surveys show monuments at 40' from section line, confirm they are at 50'

Add: interior lot dimension

Move arrow to C/L

Label Road Record Book & Page (previously provided) as source of R/W. My opinion is the plat and lot boundary be drawn to C/L of road and recalculate areas to reflect. Since by Road record, this is an easement. R/W line to be shown at 20' from centerline, as shown on CS1

Confirm with City if they want dedicated or provide source of prior dedication. Provide dedication language if needed.

Add: NKA 1988P00072

Edit to: 58 & Add: NKA 1988P00058

Add: Doc. #2018S008

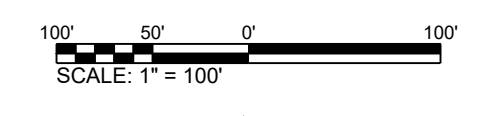
Add: Doc. # 2016S006

SYMBOL LEGEND		LINETYPE LEGEND	
△	SECTION CORNER, NOTE: ALL SECTION CORNER MONUMENT ORIGINS ARE UNKNOWN UNLESS OTHERWISE NOTED.	---	ADJACENT PROPERTY LINE
○	FOUND 1/2" REBAR, ORIGIN: WHISPERING WINDS SUBDIVISION, UNLESS OTHERWISE NOTED.	---	PROPERTY LINE
●	1/2" X 24" REBAR W/ CLS66 CAP	---	SECTION LINE
+	ASSUMED BEARING	---	PROPOSED ACCESS EASEMENT
ED	ED DIMENSION	---	PROPOSED RIGHT-OF-WAY
(S)	SURVEYED DIMENSION	---	PROPOSED SEPTIC AREA
(CS1)	CERTIFICATE OF SURVEY DIMENSION BY HERRING SURVEYING COMPANY, DATED 2-2-2016	---	BUILDING SETBACK
(CS2)	CERTIFICATE OF SURVEY DIMENSION BY DG WHITE & ASSOCIATES, DATED 10-2-2002	---	UTILITY EASEMENT
		---	INGRESS/EGRESS EASEMENT

Notes:
 No easements, restrictions, reservations, setbacks, or other matter of record, if any, affecting the title of this property are shown, except as platted, as per agreement with the landowner.
 No gaps or overlaps exist.
 There are no lines of possession that affect this survey.
 All building setback requirements shall be determined by the zoning district, unless otherwise noted.
 Basis of bearing is the North line of Section 15, T09S, R22E being assumed N 88°10'07" E.
 Lot 4 to utilize existing curb cut access point to Eisenhower Road.
 Lots 2 & 3 will share one access point to Eisenhower Road.
 Lots 1, 8, 7, & 6 will have one access point each to 162nd Street.
 Lot 5 will have one access point to New Lawrence Drive.

Floodplain Note:
 Flood Plain: Flood Zone X, an area determined to be outside the 0.2% annual chance floodplain, FEMA FIRIM (Flood Insurance Rate Map) Community Panel Number 20103C0139G, 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.



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JANUARY 2024

Final Plat THE DUNES

A PART OF THE SW 1/4 OF SECTION 15, TOWNSHIP 9 SOUTH, RANGE 22 EAST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LEAVENWORTH, STATE OF KANSAS

Plat of The Dunes Closure Table

POINT ID	ANG RT	BEARING	DISTANCE	POINT ID	NORTHING	EASTING
42		N 88°10'07"E	1371.15	43	354523.15	2176025.80
43	89°26'23"	S 01°16'18"E	765.50	108	353757.84	2176042.78
108	254°34'09"	S 75°50'25"E	238.74	111	353699.44	2176274.27
111	86°11'02"	S 17°58'33"W	228.36	105	353482.22	2176203.79
105	110°05'13"	S 87°53'20"W	1507.18	106	353426.70	2174697.63
106	90°11'20"	N 02°18'00"W	1053.47	42	354479.32	2174655.36
42	89°31'53"					

PERIMETER: 5164.40 CUMULATIVE PERIMETER: 5164.40

APPROX. SQ. FEET: 1478977 ACRES: 33.95
ACCUM. - SQ. FEET: 1478977 ACRES: 33.95

CORRECT END - N: 354479.331 E: 2174655.348
CALC. END - N: 354479.324 E: 2174655.356
ERROR - N: -0.01 E: 0.01 TOTAL: 0.01 BRG: N 48°31'17" W
DISTANCE TRAVERSED: 5164.40 CLOSURE: 536076

The Dunes, Lot 6 Closure Table

POINT ID	ANG RT	BEARING	DISTANCE	POINT ID	NORTHING	EASTING
106		N 02°18'00"W	160.00	1018	353586.58	2174691.21
1018	89°48'40"	N 87°53'20"E	630.00	1015	353609.79	2175320.78
1015	249°25'05"	N 18°28'15"E	369.17	1011	353959.94	2175437.74
1011	90°00'00"	S 71°31'45"E	211.75	1013	353892.85	2175638.58
1013	95°46'03"	S 12°42'12"W	445.99	1014	353457.78	2175540.51
1014	104°48'52"	S 87°53'20"W	843.45	106	353426.71	2174697.63
106	90°11'20"					

PERIMETER: 2660.37 CUMULATIVE PERIMETER: 11419.18

APPROX. SQ. FEET: 212215 ACRES: 4.87
ACCUM. - SQ. FEET: 1110075 ACRES: 25.48

CORRECT END - N: 353426.709 E: 2174697.628
CALC. END - N: 353426.709 E: 2174697.629
ERROR - N: 0.000 E: 0.001 TOTAL: 0.001 BRG: S 66°01'48" W
DISTANCE TRAVERSED: 2660.37 CLOSURE: 2865940

The Dunes, Lot 1 Closure Table

POINT ID	ANG RT	BEARING	DISTANCE	POINT ID	NORTHING	EASTING
41		N 88°10'09"E	297.06	1000	354438.87	2174954.28
1000	89°59'57"	S 01°49'51"E	49.70	1005	354389.20	2174955.87
1005	193°22'22"	S 15°12'13"E	305.78	1008	354094.12	2175036.06
1008	102°32'50"	S 62°14'57"W	200.05	1007	354000.96	2174859.01
1007	154°26'57"	S 87°48'00"W	184.30	1006	353993.89	2174874.85
1006	90°05'55"	N 02°17'55"W	435.83	41	354429.37	2174657.37
41	89°31'59"					

PERIMETER: 1472.73 CUMULATIVE PERIMETER: 1472.73

APPROX. SQ. FEET: 137289 ACRES: 3.15
ACCUM. - SQ. FEET: 137289 ACRES: 3.15

CORRECT END - N: 354429.370 E: 2174657.366
CALC. END - N: 354429.370 E: 2174657.365
ERROR - N: 0.001 E: -0.001 TOTAL: 0.001 BRG: S 64°38'00" E
DISTANCE TRAVERSED: 1472.73 CLOSURE: 1530837

The Dunes, Lot 7 Closure Table

POINT ID	ANG RT	BEARING	DISTANCE	POINT ID	NORTHING	EASTING
1017		N 87°53'20"E	414.89	1016	353761.74	2175099.40
1016	244°41'47"	N 23°11'33"E	296.19	1009	354033.99	2175216.05
1009	94°43'18"	S 71°31'45"E	233.74	1011	353959.94	2175437.74
1011	90°00'00"	S 18°28'15"W	369.17	1015	353609.79	2175320.78
1015	110°34'55"	S 87°53'20"W	630.00	1018	353586.58	2174691.21
1018	90°11'20"	N 02°18'00"W	160.00	1017	353746.45	2174684.79
1017	89°48'40"					

PERIMETER: 2103.99 CUMULATIVE PERIMETER: 13523.16

APPROX. SQ. FEET: 165735 ACRES: 3.81
ACCUM. - SQ. FEET: 1275810 ACRES: 29.29

CORRECT END - N: 353746.453 E: 2174684.785
CALC. END - N: 353746.453 E: 2174684.785
ERROR - N: 0.000 E: 0.000 TOTAL: 0.000 BRG: S 63°44'54" W
DISTANCE TRAVERSED: 2103.99 CLOSURE: 5585302

The Dunes, Lot 2 Closure Table

POINT ID	ANG RT	BEARING	DISTANCE	POINT ID	NORTHING	EASTING
1000		N 88°10'07"E	448.67	1001	354453.20	2175402.72
1001	90°00'00"	S 01°49'53"E	193.09	1004	354260.22	2175408.89
1004	159°41'52"	S 18°28'15"W	275.67	1010	353988.75	2175321.55
1010	90°00'00"	N 71°31'45"W	301.00	1008	354094.12	2175036.06
1008	123°40'29"	N 15°12'13"W	305.78	1005	354389.20	2174955.87
1005	168°37'38"	N 01°49'51"W	49.70	1000	354438.87	2174954.28
1000	90°00'02"					

PERIMETER: 1573.90 CUMULATIVE PERIMETER: 3046.63

APPROX. SQ. FEET: 157620 ACRES: 3.62
ACCUM. - SQ. FEET: 294908 ACRES: 6.77

CORRECT END - N: 354438.865 E: 2174954.279
CALC. END - N: 354438.865 E: 2174954.279
ERROR - N: -0.000 E: 0.001 TOTAL: 0.001 BRG: N 85°51'42" W
DISTANCE TRAVERSED: 1573.90 CLOSURE: 1786708

The Dunes, Lot 8 Closure Table

POINT ID	ANG RT	BEARING	DISTANCE	POINT ID	NORTHING	EASTING
1006		N 87°48'00"E	184.30	1007	354000.96	2174859.02
1007	205°33'03"	N 62°14'57"E	200.05	1008	354094.11	2175036.06
1008	133°46'42"	S 71°31'45"E	189.76	1009	354033.99	2175216.05
1009	85°16'42"	S 23°11'33"W	296.19	1016	353761.74	2175099.40
1016	115°18'13"	S 87°53'20"W	414.89	1017	353746.45	2174684.79
1017	90°11'20"	N 02°18'00"W	247.64	1006	353993.89	2174674.85
1006	89°54'00"					

PERIMETER: 1532.84 CUMULATIVE PERIMETER: 15056.00

APPROX. SQ. FEET: 134631 ACRES: 3.09
ACCUM. - SQ. FEET: 1410441 ACRES: 32.38

CORRECT END - N: 353993.888 E: 2174674.847
CALC. END - N: 353993.887 E: 2174674.847
ERROR - N: -0.001 E: 0.001 TOTAL: 0.001 BRG: N 29°26'10" W
DISTANCE TRAVERSED: 1532.84 CLOSURE: 1481176

The Dunes, Lot 3 Closure Table

POINT ID	ANG RT	BEARING	DISTANCE	POINT ID	NORTHING	EASTING
1001		N 88°10'07"E	301.98	1002	354462.85	2175704.54
1002	90°00'00"	S 01°49'53"E	136.52	1003	354326.41	2175708.90
1003	159°41'52"	S 18°28'15"W	433.50	1012	353915.24	2175571.56
1012	90°00'00"	N 71°31'45"W	263.59	1010	353988.75	2175321.55
1010	90°00'00"	N 18°28'15"E	275.67	1004	354260.22	2175408.89
1004	200°18'08"	N 01°49'53"W	193.09	1001	354453.20	2175402.72
1001	90°00'00"					

PERIMETER: 1604.33 CUMULATIVE PERIMETER: 4650.96

APPROX. SQ. FEET: 143229 ACRES: 3.29
ACCUM. - SQ. FEET: 438138 ACRES: 10.06

CORRECT END - N: 354453.203 E: 2175402.719
CALC. END - N: 354453.202 E: 2175402.719
ERROR - N: -0.000 E: -0.000 TOTAL: 0.001 BRG: N 45°40'03" E
DISTANCE TRAVERSED: 1604.33 CLOSURE: 2818796

The Dunes, Lot 4 Closure Table

POINT ID	ANG RT	BEARING	DISTANCE	POINT ID	NORTHING	EASTING
103		S 01°16'16"E	715.50	108	353757.84	2176042.78
108	70°15'29"	N 71°31'45"W	496.82	1012	353915.24	2175571.56
1012	90°00'00"	N 18°28'15"E	433.50	1003	354326.41	2175708.90
1003	200°18'08"	N 01°49'53"W	136.52	1002	354462.85	2175704.54
1002	90°00'00"	N 88°10'07"E	322.54	103	354473.16	2176026.91
103	89°26'23"					

PERIMETER: 2104.86 CUMULATIVE PERIMETER: 6755.83

APPROX. SQ. FEET: 244604 ACRES: 5.62
ACCUM. - SQ. FEET: 682742 ACRES: 15.67

CORRECT END - N: 354473.161 E: 2176026.910
CALC. END - N: 354473.161 E: 2176026.910
ERROR - N: 0.000 E: 0.000 TOTAL: 0.000 BRG: S 58°06'59" W
DISTANCE TRAVERSED: 2104.86 CLOSURE: 7736551

The Dunes, Lot 5 Closure Table

POINT ID	ANG RT	BEARING	DISTANCE	POINT ID	NORTHING	EASTING
111		S 17°58'33"W	228.36	105	353482.23	2176203.79
105	110°05'13"	S 87°53'20"W	653.73	1014	353457.78	2175540.51
1014	75°11'08"	N 12°42'12"E	445.99	1013	353892.85	2175638.58
1013	84°13'57"	S 71°31'45"E	426.15	108	353757.84	2176042.78
108	184°18'40"	S 75°50'25"E	238.74	111	353699.44	2176274.27
111	86°11'02"					

PERIMETER: 2002.97 CUMULATIVE PERIMETER: 8758.79

APPROX. SQ. FEET: 215118 ACRES: 4.94
ACCUM. - SQ. FEET: 897860 ACRES: 20.61

CORRECT END - N: 353699.437 E: 2176274.264
CALC. END - N: 353699.437 E: 2176274.265
ERROR - N: 0.000 E: 0.001 TOTAL: 0.001 BRG: S 75°53'11" W
DISTANCE TRAVERSED: 2002.96 CLOSURE: 2811553

Legal Description (Doc. No. 2023R05319):

A tract of land in the Southwest 1/4 of Section 15, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, described as follows: Commencing at the Northwest corner of the Southwest 1/4 of Section 15; thence, South 89°26'41" East, (assumed), 716.65 feet (measured), 716.20 feet (deed) along the North line of said Southwest 1/4 to the Point of Beginning of this tract; thence, South 89°26'41" East, 745.46 feet along said North line; thence, South 00°50'19" West, 645.48 feet; thence, South 89°30'21" East, 622.38 feet; thence, South 00°53'51" West, 120.75 feet; thence, South 73°26'33" East, 289.33 feet to the centerline of New Lawrence Road; thence, South 20°33'17" West, 213.36 feet along said centerline; thence, North 89°43'34" West 1560.24 feet; thence, North 00°04'44" East, (measured), North 00°05'06" West, (plat), 1053.51 feet to the Point of Beginning, EXCEPT that part in roads

AND

A tract of land in the Northeast 1/4 of the Southwest 1/4 of Section 15, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, described as follows: Commencing at the Northwest corner of the Southwest 1/4, thence, South 89°26'41" East, (assumed), 1462.11 feet along the North line of said Southwest 1/4 to the Point of Beginning of this tract; thence, South 89°26'41" East, 623.04 feet along said North line; thence, South 00°53'51" West, 664.82 feet; thence, North 89°30'21" West, 622.38 feet; thence, North 00°50'19" East, 665.48 feet to the Point of Beginning, EXCEPT that part in roads.

SURVEYOR: TIM SLOAN, VICE-PRESIDENT
OWNER/DEVELOPER: BACK 9 DEVELOPMENT
SMH CONSULTANTS, P.A. T.J. VILKANSKAS
2017 VANESTA PLACE, SUITE 110
MANHATTAN, KS 66502 (785) 776-0541
1213 HYLTON HEIGHTS ROAD, SUITE 129
MANHATTAN, KS 66502 (785) 236-0161

OWNER'S CERTIFICATE

STATE OF KANSAS)
COUNTY OF LEAVENWORTH) SS

The undersigned proprietors to the above described tract of land have caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as "The Dunes".

The undersigned proprietors of said property shown on this plat do hereby dedicate for public use and public ways and thoroughfares, all parcels and parts of land indicated on said plat as streets, terraces, places, roads, avenues, lanes, and alleys.

Given under my hand at _____, Kansas this _____ day of _____, 2024.

Back 9 Development

T.J. Vilkanskas, President

NOTARY CERTIFICATE

STATE OF KANSAS)
COUNTY OF LEAVENWORTH) SS

BE IT REMEMBERED, that on this _____ day of _____, 2024, before me, the undersigned, a notary public in and for the County and State aforesaid, came _____
T.J. Vilkanskas, President, Back 9 Development

who is personally known to me to be the same persons who executed the within instrument of writing, and such persons duly acknowledged the execution of the same for himself and the use and purposes herein set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Notarial Seal on the day and year last above written.

Notary Public

My Commission Expires: _____

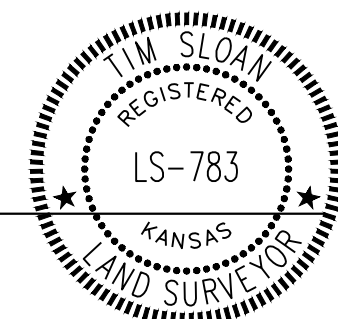
SURVEYOR'S CERTIFICATE

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 Manhattan, Kansas this _____ day of _____, A.D., 2024. Fieldwork for this project was completed on October 3, 2023.

SMH Consultants
By: Tim Sloan



Tim Sloan, P.S.
Vice-President

APPROVALS:

Approved by the Planning Commission of the City of Lansing, Leavenworth County, Kansas, on this _____ Day of _____, 20__.

Jake Kowalewski, Planning Commission Chairman Melissa Backer, Planning Commission Secretary

Approved by the City Engineer of the City of Lansing, Leavenworth County, Kansas on this _____ Day of _____, 20__.

Michael Spickelmier, City Engineer

Approved by the Community and Economic Development Director of the City of Lansing, Leavenworth County, Kansas, on this _____ Day of _____, 20__.

Joshua Gentzler, Community and Economic Development Director

Approved by the Governing Body of the City of Lansing, Leavenworth, Kansas on this _____ Day of _____, 20__.

Mayor: Anthony R. McNeil Attest: Tish Sims, City Clerk

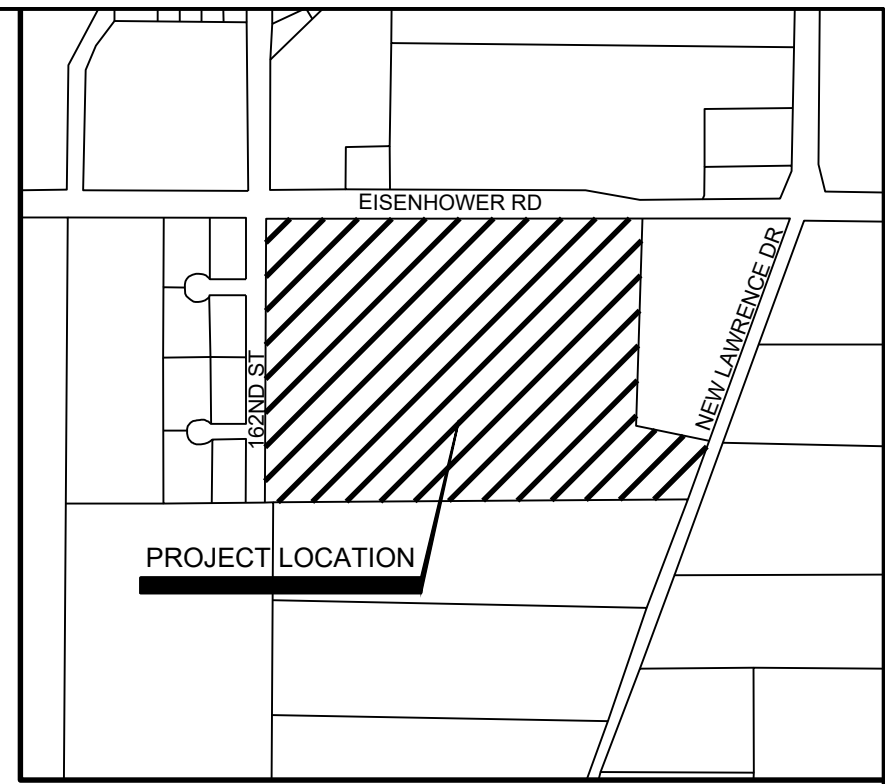
I hereby certify this survey plat meets the requirements of K.S.A. 58-2005. The face of this survey plat was reviewed for compliance with Kansas minimum standards for Boundary surveys. No field verification is implied. This review is for Survey Information only.

Daniel Baumchen, PS-1363
County Surveyor

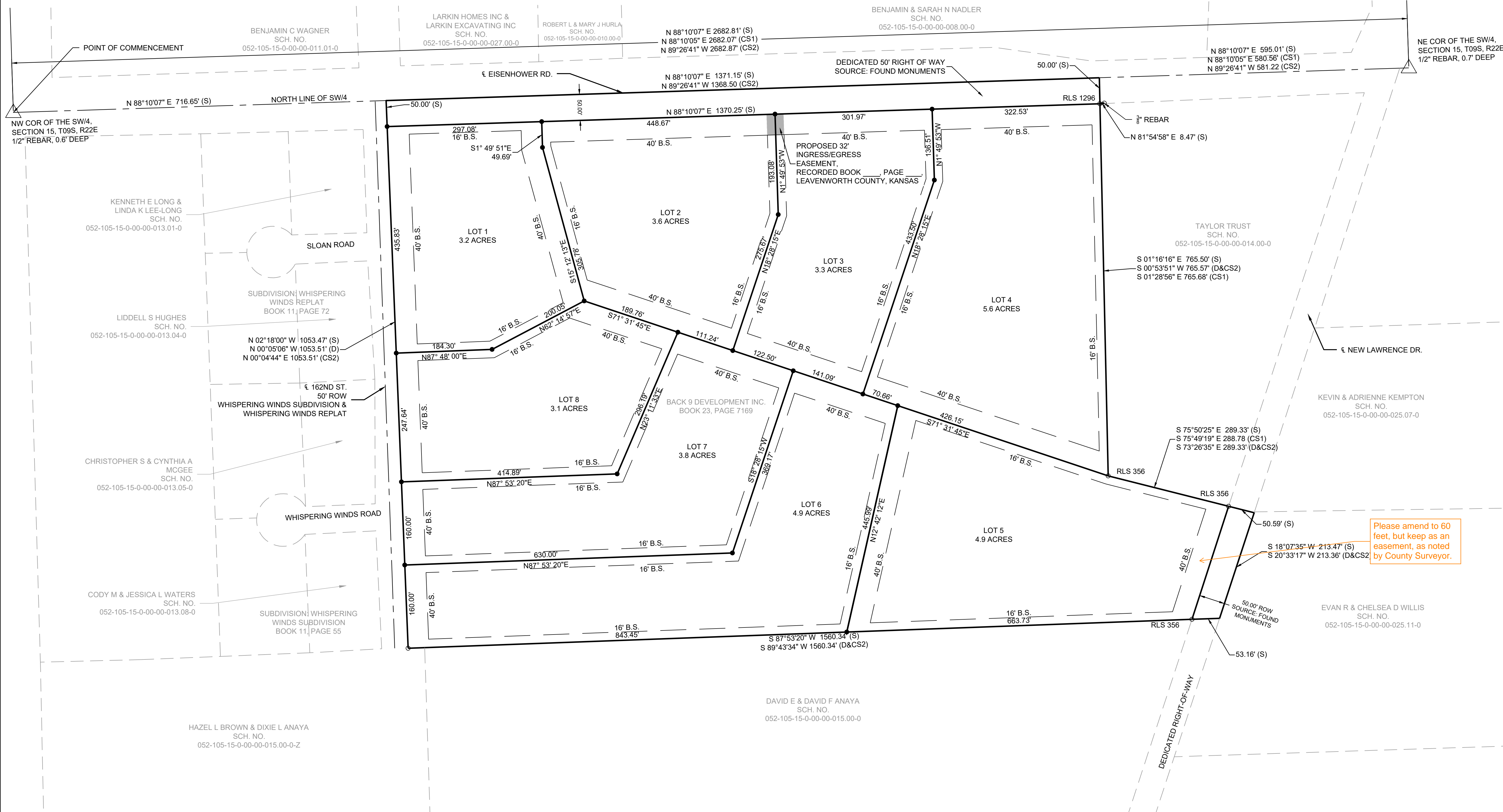
CERTIFICATE OF THE REGISTER OF DEEDS

Final Plat THE DUNES

A PART OF THE SW 1/4 OF SECTION 15, TOWNSHIP 9 SOUTH, RANGE 22
EAST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LEAVENWORTH,
STATE OF KANSAS



VICINITY MAP
(NOT TO SCALE)



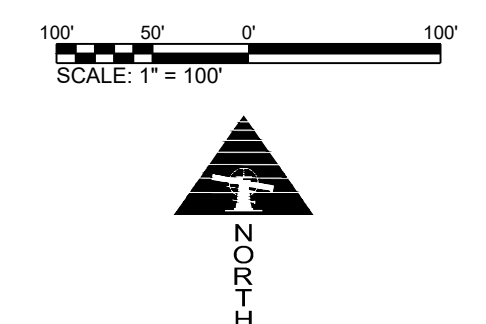
Please amend to 60 feet, but keep as an easement, as noted by County Surveyor.

SYMBOL LEGEND	LINETYPE LEGEND
△ SECTION CORNER, NOTE: ALL SECTION CORNER MONUMENT ORIGINS ARE UNKNOWN UNLESS OTHERWISE NOTED.	--- ADJACENT PROPERTY LINE
○ FOUND 1/2" REBAR, ORIGIN: WHISPERING WINDS SUBDIVISION, UNLESS OTHERWISE NOTED.	— PROPERTY LINE
● 1/2" X 24" REBAR W/ CLS66 CAP	- - - SECTION LINE
+ ASSUMED BEARING	— PROPOSED ACCESS EASEMENT
(D) DEED DIMENSION	— PROPOSED RIGHT-OF-WAY
(S) SURVEYED DIMENSION	— PROPOSED SEPTIC AREA
(CS1) CERTIFICATE OF SURVEY DIMENSION BY HEIRING SURVEYING COMPANY, DATED 2-2-2018	- - - BUILDING SETBACK
(CS2) CERTIFICATE OF SURVEY DIMENSION BY DG WHITE & ASSOCIATES, DATED 10-2-2002	— UTILITY EASEMENT
	— INGRESS/EGRESS EASEMENT

Notes:
No easements, restrictions, reservations, setbacks, or other matter of record, if any, affecting the title of this property are shown, except as platted, as per agreement with the landowner.
No gaps or overlaps exist.
There are no lines of possession that affect this survey.
All building setback requirements shall be determined by the zoning district, unless otherwise noted.
Basis of bearing is the North line of Section 15, T09S, R22E being assumed N 88°10'07" E.
Lot 4 to utilize existing curb cut access point to Eisenhower Road.
Lots 2 & 3 will share one access point to Eisenhower Road.
Lots 1, 8, 7, & 6 will have one access point each to 162nd Street.
Lot 5 will have one access point to New Lawrence Drive.

Floodplain Note:
Flood Plain: Flood Zone X, an area determined to be outside the 0.2% annual chance floodplain, FEMA FIRM (Flood Insurance Rate Map) Community Panel Number 20103C0139G, 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.



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: EDM Project 2308-0284 DD #TDS 94

Final Plat THE DUNES

A PART OF THE SW 1/4 OF SECTION 15, TOWNSHIP 9 SOUTH, RANGE 22 EAST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LEAVENWORTH, STATE OF KANSAS

Plat of The Dunes Closure Table

POINT ID	ANG RT	BEARING	DISTANCE	POINT ID	NORTHING	EASTING
42		N 88°10'07"E	1371.15	43	354523.15	2176025.80
43	89°26'23"	S 01°16'18"E	765.50	108	353757.84	2176042.78
108	254°34'09"	S 75°50'25"E	238.74	111	353699.44	2176274.27
111	86°11'02"	S 17°58'33"W	228.36	105	353482.22	2176203.79
105	110°05'13"	S 87°53'20"W	1507.18	106	353426.70	2174697.63
106	90°11'20"	N 02°18'00"W	1053.47	42	354479.32	2174655.36
42	89°31'53"					

PERIMETER: 5164.40 CUMULATIVE PERIMETER: 5164.40

APPROX. SQ. FEET: 1478977 ACRES: 33.95
ACCUM. - SQ. FEET: 1478977 ACRES: 33.95

CORRECT END - N: 354479.331 E: 2174655.348
CALC. END - N: 354479.324 E: 2174655.356
ERROR - N: -0.01 E: 0.01 TOTAL: 0.01 BRG: N 48°31'17" W
DISTANCE TRAVERSED: 5164.40 CLOSURE: 536076

The Dunes, Lot 6 Closure Table

POINT ID	ANG RT	BEARING	DISTANCE	POINT ID	NORTHING	EASTING
106		N 02°18'00"W	160.00	1018	353586.58	2174691.21
1018	89°48'40"	N 87°53'20"E	630.00	1015	353609.79	2175320.78
1015	249°25'05"	N 18°28'15"E	369.17	1011	353959.94	2175437.74
1011	90°00'00"	S 71°31'45"E	211.75	1013	353892.85	2175638.58
1013	95°46'03"	S 12°42'12"W	445.99	1014	353457.78	2175540.51
1014	104°48'52"	S 87°53'20"W	843.45	106	353426.71	2174697.63
106	90°11'20"					

PERIMETER: 2660.37 CUMULATIVE PERIMETER: 11419.16

APPROX. SQ. FEET: 212215 ACRES: 4.87
ACCUM. - SQ. FEET: 1110075 ACRES: 25.48

CORRECT END - N: 353426.709 E: 2174697.628
CALC. END - N: 353426.709 E: 2174697.629
ERROR - N: 0.000 E: 0.001 TOTAL: 0.001 BRG: S 66°01'148" W
DISTANCE TRAVERSED: 2660.37 CLOSURE: 2865940

The Dunes, Lot 1 Closure Table

POINT ID	ANG RT	BEARING	DISTANCE	POINT ID	NORTHING	EASTING
41		N 88°10'09"E	297.06	1000	354438.87	2174954.28
1000	89°59'57"	S 01°49'51"E	49.70	1005	354389.20	2174955.87
1005	193°22'22"	S 15°12'13"E	305.78	1008	354094.12	2175036.06
1008	102°32'50"	S 62°14'57"W	200.05	1007	354000.96	2174859.01
1007	154°26'57"	S 87°48'00"W	184.30	1006	353993.89	2174874.85
1006	90°05'55"	N 02°17'55"W	435.83	41	354429.37	2174657.37
41	89°31'59"					

PERIMETER: 1472.73 CUMULATIVE PERIMETER: 1472.73

APPROX. SQ. FEET: 137289 ACRES: 3.15
ACCUM. - SQ. FEET: 137289 ACRES: 3.15

CORRECT END - N: 354429.370 E: 2174657.366
CALC. END - N: 354429.370 E: 2174657.365
ERROR - N: 0.001 E: -0.001 TOTAL: 0.001 BRG: S 64°38'00" E
DISTANCE TRAVERSED: 1472.73 CLOSURE: 1530837

The Dunes, Lot 7 Closure Table

POINT ID	ANG RT	BEARING	DISTANCE	POINT ID	NORTHING	EASTING
1017		N 87°53'20"E	414.89	1016	353761.74	2175099.40
1016	244°41'47"	N 23°11'33"E	296.19	1009	354033.99	2175216.05
1009	94°43'18"	S 71°31'45"E	233.74	1011	353959.94	2175437.74
1011	90°00'00"	S 18°28'15"W	369.17	1015	353609.79	2175320.78
1015	110°34'55"	S 87°53'20"W	630.00	1018	353586.58	2174691.21
1018	90°11'20"	N 02°18'00"W	160.00	1017	353746.45	2174684.79
1017	89°48'40"					

PERIMETER: 2103.99 CUMULATIVE PERIMETER: 13523.16

APPROX. SQ. FEET: 165735 ACRES: 3.81
ACCUM. - SQ. FEET: 1275810 ACRES: 29.29

CORRECT END - N: 353746.453 E: 2174684.785
CALC. END - N: 353746.453 E: 2174684.785
ERROR - N: 0.000 E: 0.000 TOTAL: 0.000 BRG: S 63°44'54" W
DISTANCE TRAVERSED: 2103.99 CLOSURE: 5585302

The Dunes, Lot 2 Closure Table

POINT ID	ANG RT	BEARING	DISTANCE	POINT ID	NORTHING	EASTING
1000		N 88°10'07"E	448.67	1001	354453.20	2175402.72
1001	90°00'00"	S 01°49'53"E	193.09	1004	354260.22	2175408.89
1004	159°41'52"	S 18°28'15"W	275.67	1010	353988.75	2175321.55
1010	90°00'00"	N 71°31'45"W	301.00	1008	354094.12	2175036.06
1008	123°40'29"	N 15°12'13"W	305.78	1005	354389.20	2174955.87
1005	168°37'38"	N 01°49'51"W	49.70	1000	354438.87	2174954.28
1000	90°00'02"					

PERIMETER: 1573.90 CUMULATIVE PERIMETER: 3046.63

APPROX. SQ. FEET: 157620 ACRES: 3.62
ACCUM. - SQ. FEET: 294909 ACRES: 6.77

CORRECT END - N: 354438.865 E: 2174954.279
CALC. END - N: 354438.865 E: 2174954.279
ERROR - N: -0.000 E: 0.001 TOTAL: 0.001 BRG: N 85°51'42" W
DISTANCE TRAVERSED: 1573.90 CLOSURE: 1786708

The Dunes, Lot 8 Closure Table

POINT ID	ANG RT	BEARING	DISTANCE	POINT ID	NORTHING	EASTING
1006		N 87°48'00"E	184.30	1007	354000.96	2174859.02
1007	205°33'03"	N 62°14'57"E	200.05	1008	354094.11	2175036.06
1008	133°46'42"	S 71°31'45"E	189.76	1009	354033.99	2175216.05
1009	85°16'42"	S 23°11'33"W	296.19	1016	353761.74	2175099.40
1016	115°18'13"	S 87°53'20"W	414.89	1017	353746.45	2174684.79
1017	90°11'20"	N 02°18'00"W	247.64	1006	353993.89	2174674.85
1006	89°54'00"					

PERIMETER: 1532.84 CUMULATIVE PERIMETER: 15056.00

APPROX. SQ. FEET: 134631 ACRES: 3.09
ACCUM. - SQ. FEET: 1410441 ACRES: 32.38

CORRECT END - N: 353993.888 E: 2174674.846
CALC. END - N: 353993.887 E: 2174674.847
ERROR - N: -0.001 E: 0.001 TOTAL: 0.001 BRG: N 29°26'10" W
DISTANCE TRAVERSED: 1532.84 CLOSURE: 1481176

The Dunes, Lot 3 Closure Table

POINT ID	ANG RT	BEARING	DISTANCE	POINT ID	NORTHING	EASTING
1001		N 88°10'07"E	301.98	1002	354462.85	2175704.54
1002	90°00'00"	S 01°49'53"E	136.52	1003	354326.41	2175708.90
1003	159°41'52"	S 18°28'15"W	433.50	1012	353915.24	2175571.56
1012	90°00'00"	N 71°31'45"W	263.59	1010	353988.75	2175321.55
1010	90°00'00"	N 18°28'15"E	275.67	1004	354260.22	2175408.89
1004	200°18'08"	N 01°49'53"W	193.09	1001	354453.20	2175402.72
1001	90°00'00"					

PERIMETER: 1604.33 CUMULATIVE PERIMETER: 4650.96

APPROX. SQ. FEET: 143229 ACRES: 3.29
ACCUM. - SQ. FEET: 438138 ACRES: 10.06

CORRECT END - N: 354453.203 E: 2175402.719
CALC. END - N: 354453.202 E: 2175402.719
ERROR - N: -0.000 E: -0.000 TOTAL: 0.001 BRG: N 45°40'03" E
DISTANCE TRAVERSED: 1604.33 CLOSURE: 2818796

The Dunes, Lot 4 Closure Table

POINT ID	ANG RT	BEARING	DISTANCE	POINT ID	NORTHING	EASTING
103		S 01°16'18"E	715.50	108	353757.84	2176042.78
108	70°15'29"	N 71°31'45"W	496.82	1012	353915.24	2175571.56
1012	90°00'00"	N 18°28'15"E	433.50	1003	354326.41	2175708.90
1003	200°18'08"	N 01°49'53"W	136.52	1002	354462.85	2175704.54
1002	90°00'00"	N 88°10'07"E	322.54	103	354473.16	2176026.91
103	89°26'23"					

PERIMETER: 2104.86 CUMULATIVE PERIMETER: 6755.83

APPROX. SQ. FEET: 244604 ACRES: 5.62
ACCUM. - SQ. FEET: 682742 ACRES: 15.67

CORRECT END - N: 354473.161 E: 2176026.910
CALC. END - N: 354473.161 E: 2176026.910
ERROR - N: 0.000 E: 0.000 TOTAL: 0.000 BRG: S 58°06'59" W
DISTANCE TRAVERSED: 2104.86 CLOSURE: 7736551

The Dunes, Lot 5 Closure Table

POINT ID	ANG RT	BEARING	DISTANCE	POINT ID	NORTHING	EASTING
111		S 17°58'33"W	228.36	105	353482.23	2176203.79
105	110°05'13"	S 87°53'20"W	653.73	1014	353457.78	2175540.51
1014	75°11'08"	N 12°42'12"E	445.99	1013	353892.85	2175638.58
1013	84°13'57"	S 71°31'45"E	426.15	108	353757.84	2176042.78
108	184°18'40"	S 75°50'25"E	238.74	111	353699.44	2176274.27
111	86°11'02"					

PERIMETER: 2002.97 CUMULATIVE PERIMETER: 8758.79

APPROX. SQ. FEET: 215118 ACRES: 4.94
ACCUM. - SQ. FEET: 897860 ACRES: 20.61

CORRECT END - N: 353699.437 E: 2176274.264
CALC. END - N: 353699.437 E: 2176274.265
ERROR - N: 0.000 E: 0.001 TOTAL: 0.001 BRG: S 75°53'11" W
DISTANCE TRAVERSED: 2002.96 CLOSURE: 2811553

Legal Description (Doc. No. 2023R05319):

A tract of land in the Southwest 1/4 of Section 15, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, described as follows: Commencing at the Northwest corner of the Southwest 1/4 of Section 15; thence, South 89°26'41" East, (assumed), 716.65 feet (measured), 716.20 feet (deed) along the North line of said Southwest 1/4 to the Point of Beginning of this tract; thence, South 89°26'41" East, 745.46 feet along said North line; thence, South 00°50'19" West, 645.48 feet; thence, South 89°30'21" East, 622.38 feet; thence, South 00°53'51" West, 120.75 feet; thence, South 73°26'33" East, 289.33 feet to the centerline of New Lawrence Road; thence, South 20°33'17" West, 213.36 feet along said centerline; thence, North 89°43'34" West 1560.24 feet; thence, North 00°04'44" East, (measured), North 00°05'06" West, (plat), 1053.51 feet to the Point of Beginning, EXCEPT that part in roads

AND

A tract of land in the Northeast 1/4 of the Southwest 1/4 of Section 15, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, described as follows: Commencing at the Northwest corner of the Southwest 1/4, thence, South 89°26'41" East, (assumed), 1462.11 feet along the North line of said Southwest 1/4 to the Point of Beginning of this tract; thence, South 89°26'41" East, 623.04 feet along said North line; thence, South 00°53'51" West, 664.82 feet; thence, North 89°30'21" West, 622.38 feet; thence, North 00°50'19" East, 665.48 feet to the Point of Beginning, EXCEPT that part in roads.

SURVEYOR:

TIM SLOAN, VICE-PRESIDENT
SMH CONSULTANTS, P.A.
2017 VANESTE PLACE, SUITE 110
MANHATTAN, KS 66502
(785) 776-0541

OWNER/DEVELOPER:

BACK 9 DEVELOPMENT
TJ VILKANSKAS
1213 HYLTON HEIGHTS ROAD, SUITE 129
MANHATTAN, KS 66502
(785) 236-0161

OWNER'S CERTIFICATE

STATE OF KANSAS)
COUNTY OF LEAVENWORTH) SS

The undersigned proprietors to the above described tract of land have caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as "The Dunes".

The undersigned proprietors of said property shown on this plat do hereby dedicate for public use and public ways and thoroughfares, all parcels and parts of land indicated on said plat as streets, terraces, places, roads, avenues, lanes, and alleys.

Given under my hand at _____, Kansas this _____ day of _____, 2024.

Back 9 Development

TJ Vilkanskas, President

NOTARY CERTIFICATE

STATE OF KANSAS)
COUNTY OF LEAVENWORTH) SS

BE IT REMEMBERED, that on this _____ day of _____, 2024, before me, the undersigned, a notary public in and for the County and State aforesaid, came _____
TJ Vilkanskas, President, Back 9 Development

who is personally known to me to be the same persons who executed the within instrument of writing, and such persons duly acknowledged the execution of the same for himself and the use and purposes herein setforth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Notarial Seal on the day and year last above written.

Notary Public

My Commission Expires: _____

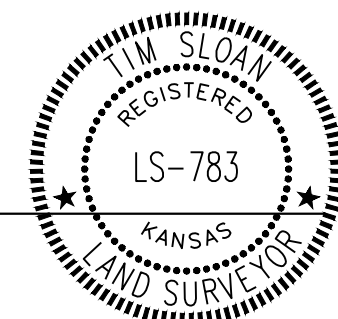
SURVEYOR'S CERTIFICATE

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 Manhattan, Kansas this _____ day of _____ A.D., 2024. Fieldwork for this project was completed on October 3, 2023.

SMH Consultants
By: Tim Sloan



Tim Sloan, P.S.
Vice-President

APPROVALS:

Approved by the Planning Commission of the City of Lansing, Leavenworth County, Kansas, on this _____ Day of _____, 20__.

Jake Kowalewski, Planning Commission Chairman Melissa Backer, Planning Commission Secretary

Approved by the City Engineer of the City of Lansing, Leavenworth County, Kansas on this _____ Day of _____, 20__.

Michael Spickelmier, City Engineer

Approved by the Community and Economic Development Director of the City of Lansing, Leavenworth County, Kansas, on this _____ Day of _____, 20__.

Joshua Gentzler, Community and Economic Development Director

Approved by the Governing Body of the City of Lansing, Leavenworth, Kansas on this _____ Day of _____, 20__.

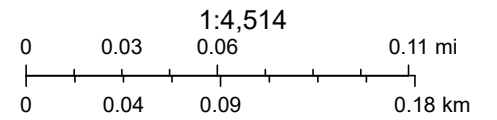
Mayor: Anthony R. McNeil Attest: Tish Sims, City Clerk

I hereby certify this survey 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.

Sunningdale Estates Zoning



December 13, 2023



Map data © OpenStreetMap contributors, CC-BY-SA

