

## **AGENDA**

### **CALL TO ORDER**

### **ROLL CALL / QUORUM ANNOUNCEMENT**

### **OLD BUSINESS**

1. Approval of Minutes - July 21, 2021 Regular Meeting

### **NEW BUSINESS**

2. **Final Plat Application Case # SDFP-2021-3a**

Application submitted by Russell L. & Audeana M. Connell, owners of property at 600 Beth St. and 00000 Beth St., and Chad & Christina Clark, owners of property at 605 Carol St. This application is for a final plat consisting of 5 lots and approximately 1.84 acres. The property is currently zoned as R-2 Single-Family Residential District, is made up of multiple lots and a tract which are part of the original Town of Richardson Plat. **Vacation of the original Alley has been added to the Plat, hence the need for an additional review.**

### **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 JULY REGULAR MEETING

Council Chambers, 800 1st Terrace, Lansing, KS 66043  
Wednesday, July 21, 2021 at 7:00 PM

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### MINUTES

**CALL TO ORDER-** The regular July meeting of the Lansing Planning Commission was called to order by Chairman Barry at 7:00 p.m.

**ROLL CALL / QUORUM ANNOUNCEMENT-** In attendance were Chairman Ron Barry, Vice-Chairman Jake Kowalewski, Commissioners Amy Baker, Nancy McDougal, Jerry Gies, Mike Suozzo, and Richard Hannon. Chairman Ron Barry noted there was a quorum present.

#### OLD BUSINESS

1. Approval of Minutes, June 16, 2021, Regular Meeting

Motion by Mrs. McDougal to approve and seconded by Mrs. Baker to approve the meeting minutes – motion passed 7-0

2. Approval of Minutes, June 23, 2021, Special Meeting

Motion by Mr. Kowalewski to approve and seconded by Mr. Suozzo to approve the meeting minutes – motion passed 7-0

3. **Remanded from City Council – UDO Text Amendment – Apiaries (Hobby)**

*Revision to use table to add Apiaries (Hobby) as an allowed use for parcels zoned A-1 that are larger than five (5) acres, and add a conditional use allowance for parcels zoned A-1 that are less than five (5) acres. Council asked Planning Commission to consider adding a buffer requirement to properties **more** than five (5) acres in size. Staff presented this incorrectly at the June 16th Planning Commission meeting as less than five (5) acres.*

Mr. Schmitz stated that the memo was incorrect at the June meeting, so we are talking again about parcels that are more than five (5) acres and whether or not the planning commission wants to put a buffer on those. Based on the discussion tonight, Staff will take it to City council. Mr. Barry stated that, in summary, the city council asked the planning commission to look at the parcels zoned A-1 larger than five (5) acres. Mr. Schmitz stated that there are not very many parcels that are larger than five (5) acres and are zoned A-1. Mrs. McDougal, then asked why we will dictate where a larger bee owner puts their hives. Mr. Schmitz said the desire of the City Council is to provide some kind of protection for neighbors. Mr. Barry stated that 16 feet is nothing compared to the distance a bee can travel (related to the side setbacks required in A-1 district), and that doesn't seem logical for a large piece of land. Mr. Schmitz mentioned that we could write it in such a way that it can't be within 100 feet of any surrounding structure not owned by those who have the hives.

Mr. Hannon motioned to restrict it no closer than 200 feet from an existing structure other than their own. Mr. Suozzo seconded it. Motion passed 6-1.

#### NEW BUSINESS

4. **UDO Text Amendment - Peripheral Street Improvements**

*Revision to section 3.04 Required Improvements, Item H. to replace this section with updated language that removes the requirement for the applicant to build or pay for peripheral street improvements during the platting process. The presentation that was discussed with the City Council during the May Work Session is included for background.*

Mr. Barry opened the public hearing at 7:14 pm.

Mr. Roger Aberle from Hiawatha, KS – Real estate agent for the property at 147<sup>th</sup> and 4-H road. Mr. Aberle was just wanting to be here to learn. He stated that he has no opinions, just wanted to listen, and get an idea of how these things work.

Mr. Barry closed the public hearing at 7:16 pm.

Mr. Geis needed clarification regarding that the applicant will waive the right to protest and asked if that is something that stays with the property, or when its sold, will it no longer be applicable. Mr. Schmitz stated it would only be applicable to the applicant. Mr. Schmitz stated that generally, the way the benefit district works, it's always better to do a road project before there is a development there. Mr. Geis stated that when you develop the benefit district, no one has a say in the matter, unless they protest.

Mr. Schmitz stated that the city can do benefit districts for any city owned infrastructure, but Lansing has never done peripheral roads. The major benefit to doing this for the city is that we can bond it and spread the payments over 20 or 25 years, and we have a dedicated source of income for that bond, which keeps the bond rates lower.

Mr. Geis made a motion that we send a recommendation for approval based upon the language in the report, Mr. Kowalewski seconded it. Motion passed 7-0.

#### **5. Final Plat Application Case # SDFP-2021-3**

*Application submitted by Russell L. & Audeana M. Connell, owners of property at 600 Beth St. and 00000 Beth St., and Chad & Christina Clark, owners of property at 605 Carol St. This application is for a final plat consisting of 5 lots and approximately 1.84 acres. The property is currently zoned as R-2 Single-Family Residential District, is made up of multiple lots and a tract which are part of the original Town of Richardson Plat.*

Mrs. McDougal inquired about the alley that used to be there and asked if it is being vacated, and Mr. Schmitz stated that it is already vacated.

Mr. Geis made a motion that it is approved subject to the conditions in the staff report, being that it gets signed before being sent to city council. Mrs. McDougal seconded it. Motion passed 7-0.

#### **6. Site Plan Application Case # SP-2021-1**

*Application submitted by Jonathan Reddell of Family Eyecare Center. This application is for approval of a site plan to construct a two-story (2,700 S.F.) medical/office facility in the Town Center Development.*

Mr. Barry outlined the steps for the site plan if it is approved by the planning commission. The applicant will need to resubmit a completed site plan based on the items in the staff report. Once Staff receives the updated Site Plan, Staff would then review building plans, and issue a building permit, after review of the revised site plan.

Mr. Geis was asking if there was a storm inlet in the low area. Mr. Schmitz stated that the basin will be owned and maintained by the city.

Mr. David Lutgen – 1554 Elm St in Basehor KS, is the civil engineer on the project. Regarding the curb, he stated they moved the curb far enough North so that it was all on the applicant's property. There is a 5-foot gap on the South side and there will be a curb inlet that future development to the south can tie into. Mr. Schmitz stated that there is additional grading work needing to be done on the south, but that property owner has agreed to allow a temporary construction easement to facilitate the project.

Mr. Barry inquired about the fire hydrants/access and if its already there. Mr. Schmitz stated that there is already water access in town center.

Mr. Geis motioned to approve, subject to the corrections being made per the staff report. Mr. Kowalewski seconded it. Motion passed 7-0.

**NOTICES AND COMMUNICATIONS-**

Mr. Schmitz – The next planning commission meeting is scheduled for August 18, 2021.

**REPORTS - Commission and Staff Members**

None

**ADJOURNMENT-** Mr. Geis made motion to adjourn, Mr. Kowalewski seconded. Meeting adjourned at 7:42 p.m.

Respectfully submitted,

Melissa Baker, Secretary

Reviewed by,

Matthew R. Schmitz, Community and Economic Development Director

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 Staff Report

September 15, 2021

Subdivision Case SDFP-2021-3a  
600 Beth St. – 00000 Beth St. – 605 Carol St.

### Project Facts

#### Applicant

Russell & Audeana Connell  
Chad & Christina Clark

#### Address

600 Beth St.  
00000 Beth St.  
605 Carol St.

#### Property ID

094-18-0-30-02-014.00-0  
094-18-0-30-02-013.00-0  
094-18-0-30-02-015.00-0

#### Zoning

R-2 Single-Unit Residential District

#### Future Land Use

Single Family Residential

#### Land

80,045 SF (1.84 acres)

#### Requested Approvals

Final Plat



### Summary

Russell L. & Audeana M. Connell, owners of property at 600 Beth St. and 00000 Beth St., and Chad & Christina Clark, owners of property at 605 Carol St., have applied for approval of a final plat for the Richardson Replat subdivision, which will replat Lots 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, and part of Tract D, Block 14, Town of Richardson. This final plat, if approved, will allow the property owners to complete the platting process and file a Final Plat with Leavenworth County Register of Deeds, which will subdivide approximately 1.84 acres allowing for the potential future construction of four residential homes along Beth St., and the extension of the Clark's current property at 605 Carol to the west. No modification of zoning is being requested in association with this final plat, and no modification of existing right of way is included in this replat. **The vacation of the alley has been added to the plat after Staff and the applicant were unable to locate the original vacation of this alley. Due to this modifying public lands, the plat has come back for review again.**

### Discussion points from Checklist

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

- Item 7.L. – There is no signature on the submitted plat, this will need to be added before the city signs the plat.

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

**Comments on this final plat from the preliminary plat process have been addressed. Additional comments redlined on the plat have been identified and can be addressed before the plat is signed by the Chairman of the Planning Commission either before or after approval by the City Council.**

Final plats are a refined version of the preliminary plat that presents proposed ownership and development patterns, as well as the specific location of public facilities and public property based on detailed designs. After approval of the preliminary plat, the applicant may submit a final plat for all or portions of the preliminary plat area for consideration at the next scheduled Planning Commission meeting. A final plat must be reviewed by staff and brought before the Planning Commission for approval, approval with conditions, or denial.

#### **Community & Economic Development Review (from Article 2.02-E of the UDO):**

- The layout and design of the final plat is in substantial compliance with the approved preliminary plat considering the number of lots or parcels; the block layout, street designs and access; the open space systems and civic design elements; the infrastructure systems; or other elements of coordinated developments.
  - The final plat appears to be consistent with the approved preliminary plat.
- The construction plans for any utilities, infrastructure or public facilities meet all technical specifications.
  - No construction plans related to any utilities, infrastructure, or public facilities have been reviewed as no construction is planned at this time.
- The phasing and timing of public improvements ensures construction and performance guarantees.
  - No construction plans or phasing plans were provided at this time, as no construction is planned.
- Any deviations in the final plat from the preliminary plat brings the application in further compliance with the Comprehensive Plan and the purposes and intent of this Code.
  - The final plat does not deviate from the approved preliminary plat.
- The recommendations of professional staff, or any other public entity asked to officially review the plat.
  - Based on substantial compliance with the approved preliminary plat, and subject to the review of any technical drawings or legal review, Staff from Community & Economic Development find this proposed final plat acceptable, subject to revisions noted in this report.

#### **Public Works / City Engineer:**

- Public Works / City Engineer comments have been addressed.

#### **Wastewater:**

- Wastewater reviewed the final plat and had no comments.

## Acknowledgments

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

- Matthew R. Schmitz, MPA – Director, Community & Economic Development
- Michael Spickelmier, P.E. – Director, Public Works / City Engineer
- Anthony Zell, MBA – Director, Wastewater
- Abby Kinney – Planning Consultant, Gould Evans

## 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.

## Recommendation

Staff recommends that the Planning Commission approve the Final Plat and recommend to the City Council approval of this final plat, with the condition of modification of the plat to rectify the items outlined herein.

# APPLICATION FOR FINAL PLAT

Subdivision No. \_\_\_\_\_  
Date Filed \_\_\_\_\_

- I. Name of Subdivision RICHARDSON REPLAT
- II. General Location BETH AND 7TH STREET
- III. Name of Property Owner (s) RUSSELL & AUDEANA CONNELL / CHAD & CHRISTINA CLARK  
Address 600 BETH DRIVE / 605 CAROL STREET Phone N/A
- IV. Name of agent (if applicable) JOE HERRING / HERRING SURVEYING COMPANY  
Address 315 NORTH 5TH STREET, LEAVENWORTH, KS Phone 913-651-3858
- V. Date of Preliminary Plat approval JUNE 16, 2021
- VI. How will installation of improvements be guaranteed? NO IMPROVEMENTS

\_\_\_\_\_  
*Owner's Signature*

Joseph  
A.  
Herring

Digitally signed by: Joseph A. Herring  
DN: CN = Joseph A. Herring C = AD  
Date: 2021.06.25 13:50:14 -05'00'

\_\_\_\_\_  
*Agent (if applicable)*

\*\*\*\*\*

## OFFICE USE ONLY:

Application Received On: June 25, 2021 (Month, Day, Year)

Application Received by: Matthew R. Schmitz

Amount of Fee Paid: \$300.00

Planning Commission Action \_\_\_\_\_

Conditions, if any: \_\_\_\_\_

Governing Body Action \_\_\_\_\_

Accepted dedications \_\_\_\_\_ Rejected dedications \_\_\_\_\_

Date: \_\_\_\_\_



**AFFIDAVIT**

STATE OF KANSAS )

COUNTY OF Leavenworth )

§

Comes now Russell L. & Audena M. Connel, of lawful age and having been first duly sworn on my oath state that:

1. That I am (the) (a) lawful and/or equitable owner of the real estate described in the attached application.

2. To the best of my knowledge and belief, the following individuals are the only other individuals other than the affiant which have a legal or equitable ownership interest in the property described in the attached application.

3. List of property owners and addresses:

Russell L. Connel 18312 Eisenhower Ave Leav, KS 66048  
Audena M. Connel 18312 Eisenhower Ave Leavenworth KS 66048

4. I certify and affirm that on the date of the application only the above individuals or entities have a legal or equitable ownership interest in the property involved in this application.

FURTHER AFFIANT SAYETH NOT.

Russell L. Connel Audena M. Connel  
 /s/

STATE OF Kansas )

COUNTY OF Leavenworth )

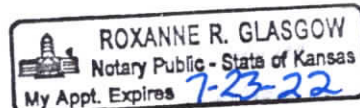
§

BE IT REMEMBERED that on this 25 day of June, 2021, that before me, the undersigned, a Notary Public, in and for the State and County aforesaid, came Russell L. & Audena Connel, who is personally known to me to be the person who executed the foregoing instrument of writing and such person duly acknowledged execution of same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the date last above mentioned.

Roxanne R. Glasgow  
 Notary Public

My Appointment Expires: 7-23-22



AGENT AUTHORIZATION

STATE OF KANSAS  
COUNTY OF LEAVENWORTH

We, Russell L. Connel and Andrew M. Connel, being duly sworn, do hereby depose and say that we are the owners of said property involved in this petition and that the following agent is authorized to represent us as it relates to this petition.

Authorized Agent: JOE HERRING  
\_\_\_\_\_  
\_\_\_\_\_

Signed and entered into this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Russell L. Connel  
Signed

Andrew M. Connel  
Signed

Subscribed and sworn to before me on this 6 day of July, 2021.



Sonya Murphy  
Notary Public

My Commission Expires 7/25/2025.

**AFFIDAVIT**

STATE OF Kansas )  
COUNTY OF Leavenworth )

Comes now Chad + Christina Clark, of lawful age and having been first duly sworn on my oath state that:

1. That I am (the) (a) lawful and/or equitable owner of the real estate described in the attached application.

2. To the best of my knowledge and belief, the following individuals are the only other individuals other than the affiant which have a legal or equitable ownership interest in the property described in the attached application.

3. List of property owners and addresses:

Chad and Christina Clark  
605 E Carol St., Lansing, KS 66043  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. I certify and affirm that on the date of the application only the above individuals or entities have a legal or equitable ownership interest in the property involved in this application.

FURTHER AFFIANT SAYETH NOT.

Chad Clark + Christine Clark  
/s/

STATE OF Missouri )  
COUNTY OF Buchanan )

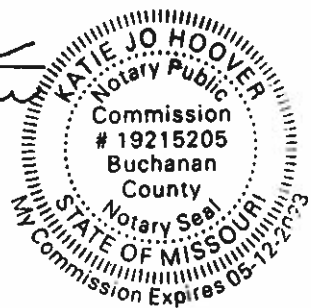
BE IT REMEMBERED that on this 24<sup>th</sup> day of June, 2021, that before me, the undersigned, a Notary Public, in and for the State and County aforesaid, came Chad + Christina Clark, who is personally known to me to be the person who executed the foregoing instrument of writing and such person duly acknowledged execution of same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the date last above mentioned.

My Appointment Expires: 5/12/2023

Notary Public

Kari Jo Hoover



AGENT AUTHORIZATION

STATE OF Kansas

COUNTY OF Leavenworth

We, Chad Clark and Christina Clark, being duly sworn, do hereby depose and say that we are the owners of said property involved in this petition and that the following agent is authorized to represent us as it relates to this petition.

Authorized Agent: ~~Charles and Christina Clark~~ Kft  
Joe Herring

Signed and entered into this 29<sup>th</sup> day of June, 2021

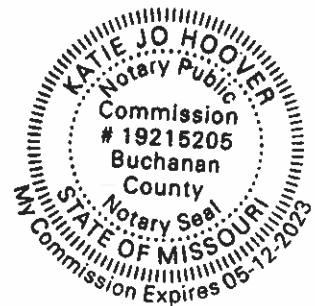
Chad Clark  
Signed

Christina Clark  
Signed

Subscribed and sworn to before me on this 29<sup>th</sup> day of June, 2021.

[Signature]  
Notary Public

My Commission Expires 5/12/2023



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

**RICHARDSON REPLAT  
(Name of Subdivision)**

Matthew R. Schmitz  
**Person Completing Checklist**

9-15-2021  
**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>	<u>N/A</u>
1. Preliminary Plat has been approved.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Applicant agrees to submit an original with all final revisions in both paper and electronic format to the Community and Economic Development Department	<input checked="" type="checkbox"/>	<input 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 locations for 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. (If applicable)	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>	<input checked="" type="checkbox"/>

Final Plat Checklist

Page 2

		<u>YES</u>	<u>NO</u>	<u>N/A</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 type="checkbox"/>	<input checked="" 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. (If applicable)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
E.	Notary acknowledgement in form shown in Subdivision Regulation (Pg. 10).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
F.	Endorsement by Planning Commission in form shown in Subdivision Regulations (Pg. 10).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
G.	Public use acceptance by Governing Body in form shown in Subdivision Regulation (Pg. 10, 11).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	



# RICHARDSON REPLAT

A Replat of Lots 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18,  
and Part of Tract D, Block 14, Town of Richardson, City of Lansing,  
Leavenworth County, Kansas.

## FINAL PLAT

### PREPARED FOR:

Russell L. & Audeana M. Connell  
600 Beth Drive  
Lansing, KS 66043  
PID # 094-18-0-30-02-014

Chad M. & Christina N. Clark  
605 Carol Street  
Lansing, KS 66043  
PID # 094-18-0-30-02-015

### DESCRIPTION:

Lots 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, that part of the vacated alley, Block 14, and part of Block D, TOWN OF RICHARDSON, City of Lansing, Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 dated June 24, 2021, more fully described as follows: Beginning at the Northeast corner of said Lot 4; thence South 01 degrees 23'18" East for a distance of 139.00 feet; thence North 88 degrees 28'40" East for a distance of 90.00 feet to the Northeast corner of said Lot 18; thence South 01 degrees 23'18" East for a distance of 124.97 feet to the Southeast corner of said Lot 18; thence South 88 degrees 28'21" West for a distance of 326.73 feet along the North right of way line of Carol Street as it exists today; thence North 11 degrees 50'48" West for a distance of 268.34 feet along the Easterly line of vacated railroad; thence North 88 degrees 28'40" East for a distance of 285.44 feet along the South right of way line of Beth Street as it exists today to the point of beginning.

Together with and subject to covenants, restrictions, and easements of recorded.

Said property contains 1.84 Acres, more or less.

Error of Closure - 1 : 292302

### 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 same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be known as: RICHARDSON REPLAT.

Easements shown on this plat are hereby dedicated for public use, the rights of way which are shown with dashed lines on the 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) or "Drainage Easement" (D/E).

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 accordance with KSA 12-512b, all rights, obligations, reservations, easements, or interest not shown on this plat shall be vacated as to use and as to title, upon filing and recording of this plat. The proprietors, successors and assigns of property shown on this plat hereby absolve and agree, jointly and severally, to indemnify the City of Lansing, Kansas, of any expense incident to the relocation of any existing utility improvements heretofore installed and required to be relocated in accordance with proposed improvements described in this plat.

### IN TESTIMONY WHEREOF,

We, the undersigned owners of RICHARDSON REPLAT, have set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2021

Russell L. Connell

Audeana M. Connell

Chad M. Clark

Christina N. Clark

### NOTARY CERTIFICATE:

Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 2021, before me, a notary public in and for said County and State came Russell L. Connell and Audeana M. Connell, 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 my hand and affixed my notary seal the day and year above written.

### NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_ (seal)

### NOTARY CERTIFICATE:

Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 2021, before me, a notary public in and for said County and State came Chad M. Clark and Christina N. Clark, 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 my hand and affixed my notary seal the day and year above written.

### NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_ (seal)

### APPROVALS

This Plat of RICHARDSON REPLAT has been submitted and approved by the Lansing Planning Commission this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Chairman - Ron Barry

Secretary - Melissa Baker

This Plat approved by the City Council of Lansing, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Mayor - Anthony R. McNeill

Attest: City Clerk - Sarah Bodensteiner

Director of Public Works - Michael Spickelmier, P.E.

Director of Community & Economic Development  
Matthew R. Schmitz, MPA

City Attorney - Gregory Robinson

I hereby certify, as the County Treasurer of Leavenworth County, Kansas, that all taxes and special assessments due and payable on the foregoing subdivision have been paid on this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Leavenworth County Treasurer - Janice VanParys

I hereby certify this plat meets the requirements of KSA-58-2005. The face of this plat was reviewed based on Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for surveying information only.

LEAVENWORTH COUNTY SURVEY REVIEWER  
Michael J. Bogina, KS PS-1655



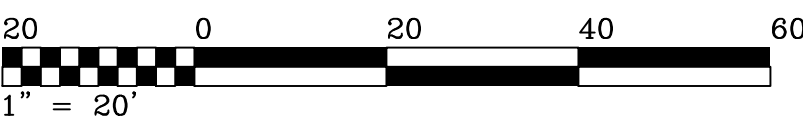
Scale 1" = 20'



### REGISTER OF DEED CERTIFICATE:

Filed for Record as Document No. \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_, 2021 at \_\_\_\_\_ o'clock \_\_\_\_ M in the Office of the Register of Deeds of Leavenworth County, Kansas,

Register of Deeds - TerriLois Mashburn



### SURVEYOR'S CERTIFICATE:

I, the undersigned, do hereby certify that I am a professional surveyor in the State of Kansas with experience and proficiency in land surveying, that the heretofore described property was surveyed and subdivided by me, or under my supervision, that all subdivision regulations of the City of Lansing, Kansas have been complied with in the preparation of this plat, that this survey conforms to the Kansas Minimum Standards for Boundary Surveys, and that all monument shown hereon actually exist and their positions are correctly shown to the best of my knowledge and belief. The field work was completed on \_\_\_\_\_, 2021.

BY:

Joseph A. Herring, KS PS # 1296



### ZONING:

R-2 - Single Unit Residential District

### LEGEND:

- - 1/2" Rebar Set with Cap No.1296
- - 1/2" Rebar Found, unless otherwise noted.
- - Concrete Base to be Set around Monument
- △ - PK Nail Found in Place
- ( ) - Record / Deeded Distance
- U/E - Utility Easement
- L/E - Landscape Easement

### NOTES:

- This survey does not show ownership.
- All distances are calculated from measurements or measured this survey, unless otherwise noted.
- All recorded and measured distances are the same, unless otherwise noted.
- Error of Closure - 1 : 34616
- Basis of Bearing - KS SPC North Zone 1501, North Line of Plat
- Monument Origin Unknown, unless otherwise noted.
- Benchmark - NAVD88
- Project Benchmark (BM) - Center of Cul-de-sac - 879.6'
- Reference Surveys:
  - TOWN OF RICHARDSON recorded July 25, 1900
  - DCW - D.C.White Survey S-14 #60 dated 1990
  - LTH - L.T.Hahn Survey dated 2018
- Subject to Covenants, Restrictions, and Easements of Record.
- Setback Lines
  - Front - 30' (shown hereon)
  - Side - 10'
  - Rear - 30'