

Drawing Path: P:\Active Projects\2019-060-06 - Fawn Valley Replat.dwg Plotted at: Mar 01, 2021 - 12:27pm

Final Plat of

FAWN VALLEY SOUTH, 2ND PLAT

A Replat of Block 10 and portions of Blocks 7, 8, 9 and 11, Fawn Subdivision
in the City of Lansing, Leavenworth County, Kansas

NOTES:

1. Date of Survey: Field Survey was performed August 28, 2020.
2. Basis of Bearings: Grid North - NAD83 Kansas North Zone. North line of Lot 4, Block 3, Fawn Valley South being N59°12'33"E.
3. All values shown are measured as platted unless otherwise noted.
4. Flood Information: The subject property is located on flood insurance rate map number 20103C0232G, Effective Date: July 16, 2015, Panel 232 of 425 in zone X (Areas determined to be outside the 0.2% annual chance floodplain). Flood information is subject to change.
5. Vertical Benchmark: Leavenworth County Control Point LVCO-0522 - ELEV.=844.30 (NAVD 88 DATUM).
6. Sanitary Sewer Service to be provided by city of Lansing
7. Public water service provided by Landel water.
8. All internal streets shall be constructed to the City of Lansing standards. (No internal streets proposed)
9. Sediment will be controlled during all grading and construction phases of development.
10. Future development of Lot 5 will require a street connection between 1st Terrace and Reagan Drive, North of Lot 4.

REFERENCES:

1. Fawn Subdivision, a subdivision plat in the city of Lansing, Leavenworth County, Kansas, filed in Plat Book 9, Page 44.
2. Fawn Valley South, a subdivision plat in the city of Lansing, Leavenworth County, Kansas, filed in Plat Book 15, Page 16.
3. Title Commitment(s) provided by:
File Numbers: TX0015145, TX0015146, TX0015147
Effective Date(s): August 27, 2020 @ 8:00 A.M.
Kansas Secured Title, Inc. - Leavenworth
360 Santa Fe Street
Leavenworth, Kansas 66048

ZONING:

- 1) The herein described tract shall be governed by the following:

R-3 Zoning	
Minimum Lot Size:	50' X 6,000 S.F.
Front Yard Requirements:	30 feet
Side Yard Requirements:	7 feet
Rear Yard Requirements:	30 feet

LEGAL DESCRIPTION:

A tract of land being part of Blocks 7, 8, 9, 10 & 11, Fawn Subdivision, in the City of Lansing, Leavenworth County, Kansas, being more particularly described as follows:

Beginning at the Northwest Corner of Lot 4, Block 3, Fawn Valley South, a subdivision in the City of Lansing, Leavenworth County, Kansas as filed in Plat Book 15, Page 16 at the Register of Deeds office of Leavenworth County, said point also being on the West line of original Block 7, said Fawn Subdivision, a subdivision filed in Plat Book 9, Page 44 at the Register of Deeds office of Leavenworth County; thence N 31°39'15" W along the said West line of said Block 7, Fawn Subdivision, a distance of 148.21 feet to the South right-of-way line of 1st Terrace (formerly platted as Morning Deer Drive said Fawn Subdivision), said point being a point of curvature, thence Southeastly along said right-of-way line along a curve to the left having an initial tangent bearing of S 31°39'15" E, a radius of 50.00 feet, a delta angle of 87°00'00", and an arc length of 75.92 feet; thence continuing along said right-of-way line N 61°20'45" E, a distance of 12.63 feet to Southerly extension of the East line of said 1st Terrace (formerly Morning Deer Drive); thence N 31°39'15" W along Southerly extension of and the East right-of-way line of said 1st Terrace, a distance of 497.42 feet to a point of curvature; thence Northeastly along the said East right-of-way line along a curve to the right having an initial tangent bearing of N 31°39'15" W, a radius of 120.00 feet, a delta angle of 53°15'00", and an arc length of 111.53 feet; thence continuing along said East right-of-way line W 21°35'45" E, a distance of 164.00 feet to a point of curvature; thence continuing along said East right-of-way line along a curve to the left having an initial tangent bearing of N 21°35'45" E, a radius of 371.00 feet, a delta angle of 29°10'37", and an arc length of 188.93 feet to the Southwest Corner of Lot 1, Block 1, said Fawn Valley South; thence S 84°24'06" E, a distance of 89.46 feet to the Southeast Corner of said Lot 1, Block 1; thence S 52°22'23" E along the Southwest line of Lot 2, Block 1, said Fawn Valley South, a distance of 103.39 feet to the South-most corner of said Lot 7, Block 1; thence N 36°57'00" E along the Southeast line of said Lot 7, Block 1, said Fawn Valley South, a distance of 463.03 feet to the South-most corner of said Lot 7, Block 1; thence N 36°57'00" E along the Southeast line of said Lot 7, Block 1, said Fawn Valley South, a distance of 103.39 feet to the South right-of-way line of Reagan Drive as platted per said Fawn Valley South, said point being a point of curvature; thence along said platted South right-of-way line Southeastly along a curve to the left having an initial tangent bearing of S 45°33'16" E, a radius of 230.00 feet, a delta angle of 36°29'16", and an arc length of 146.47 feet to a point of curvature; thence along said platted South right-of-way line along a curve to the left having a radius of 50.00 feet, a delta angle of 187°55'01", an initial tangent bearing of S 28°54'42" E, and an arc length of 163.99 feet to the Southeast Corner of Lot 10, Block 2, said Fawn Valley South; thence N 53°10'19" E along the Southeast line of said Lot 10, Block 2, a distance of 230.23 feet to the Northeast Corner of said Lot 10, Block 2; thence S 11°02'42" E along the West line of said Lot 4, Block 3, Fawn Valley South, a distance of 244.06 feet; thence continuing along the West line of said Lot 4, Block 3, S 40°31'16" W, a distance of 239.71 feet; thence continuing along the West line of said Lot 4, Block 3, S 59°12'33" W, a distance of 678.19 feet to said Northwest Corner of Lot 4, Block 3, Fawn Valley South, said point also being the Point of Beginning, and containing 470,973.32 Sq. Ft., more or less. Error of Closure 1:47,811.49

DEDICATION:

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner as shown on the accompanying plat which hereafter shall be known as "Fawn Valley South, 2nd Plat".

The Streets, Drives, Terraces and other ways shown hereon and not heretofore dedicated to the public are hereby so dedicated. Portions of Street right-of-ways previously dedicated per Fawn Subdivision (Reference No. 1), as shown hereon, and those only contained within the boundary limits of this plat, are hereby so vacated by this plat.

An EASEMENT is hereby granted all public utility companies, their successors or assigns or rural water districts duly incorporated and authorized to do business in Leavenworth County, Kansas, to enter upon, over and under these areas outlined and designated on this plat as "Utility Easement" or "U/E", and "Drainage Easement" or "D/E", and "Electric Easement" or "E/E", for purposes of utility installations and maintenance thereof. The use of said easement by any such entity shall obligate such entity to return said easement to its condition prior to any installation, maintenance or repair performed on said easement.

There will be no restrictions other than those shown hereon and/or those previously dedicated by the "Declaration and Establishment of Conditions, Reservations, and Restrictions for Fawn Subdivision" - (Book 524, Page 824)

OWNER'S CERTIFICATE:

This is to certify that the undersigned is the owner of the land described in the plat, and that all previous taxes have been paid, and that they have caused the same to be surveyed and subdivided as indicated thereon, for the uses and purposes therein set forth, and do hereby acknowledge and adopt the same under the style and title thereon indicated.

Given under my hand at Lansing, Kansas this 2nd day of MARCH A.D. 2021.

NOTARY CERTIFICATE:

STATE OF KANSAS
COUNTY OF LEAVENWORTH ss

Be it remembered that on this 2nd day of MARCH 2021, before me, a notary public in and for said County and State, came Jeremy Greenamyre of Development Inc., to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

(SEAL)

Notary Public, EVA WILSON

My Commission Expires: 3/13/24

PLANNING COMMISSION APPROVAL:

This plat of Fawn Valley South, 2nd Plat has been Submitted to and Approved by the Lansing Planning Commission this 20th day of JANUARY A.D. 2021.

CITY COUNCIL APPROVAL:

The easements and rights-of-way accepted by the Governing Body of Lansing, Kansas, this 4th day of FEBRUARY A.D. 2021

CITY ENGINEER APPROVAL:

The City Engineer's review is only for general conformance with the Subdivision Regulations as adopted by the City of Lansing. The City is not responsible for the accuracy and adequacy of the design, dimensions, elevations, and quantities.

COUNTY REVIEWER CERTIFICATE:

I hereby certify this plat meets the requirements of K.S.A. 58-2005. The face of this plat was reviewed based on Kansas Minimum Standards for Boundary Surveys. No field verification is implied. I hereby certify that this document has been reviewed by me and is being filed for survey information only.

Stephan C. Tufte, KS PS No. 1252 - Leavenworth County Reviewer

REGISTER OF DEEDS CERTIFICATE:

Plat of Fawn Valley South, 2nd Plat, of Lansing was filed for record this 23 day of MARCH A.D. 2021, at 8:44PM, and duly recorded in volume 2021P of plats, at page 00014.

Terrell G. Mashburn, Register of Deeds, Leavenworth Co. Kansas

SURVEYOR'S CERTIFICATE:

I, D. Steven West, a Professional Surveyor in the State of Kansas, License Number 1614, do hereby certify that the survey shown hereon was completed in the field on August, 2020, by me or under my direct supervision and that this plat is a true and accurate exhibit of said field survey, based on actual field measurements, where the monuments are of the character and occupy the positions as indicated.

SYMBOL LEGEND

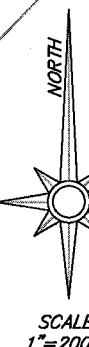
- Set 1/2" Rebar with KSL 1614 Cap (Unless Otherwise Noted)
- Found 1/2" Rebar with EBH LS377 Cap (Unless Otherwise Noted)
- Found 1/2" Rebar with EBH LS377 Cap in Concrete (Unless Otherwise Noted)

Note: All rebars found or set on the boundary are monumented with concrete.

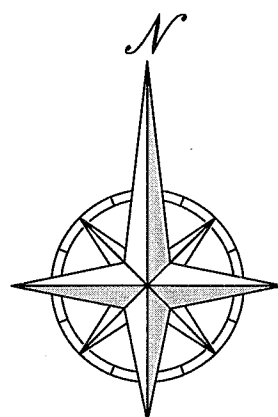
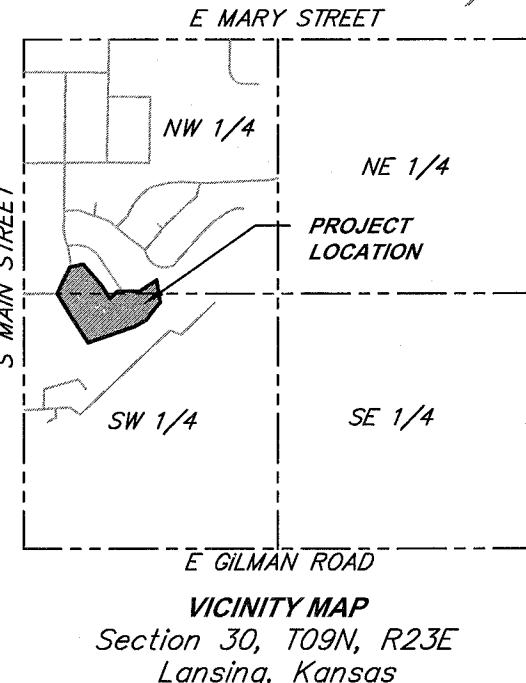
- U/E Utility Easement (Dedicated this Plat)
- D/E Drainage Easement (Dedicated this Plat)
- E/E Electric Easement (Dedicated this Plat)
- B/L Building Setback Line
- (M) Measured Dimension
- (CM) Calculated Dimension from Measurements
- (P) Plat Dimension

POINT OF BEGINNING
NW CORNER OF LOT 4, BLOCK 3,
FAWN VALLEY SOUTH

FOUND 1/2" REBAR
SW CORNER OF LOT 4, BLOCK 3,
FAWN VALLEY SOUTH

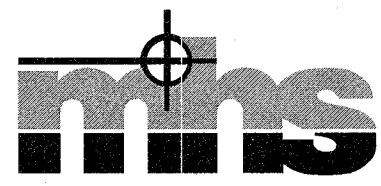
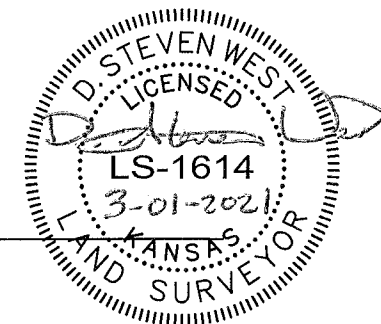


SCALE: 1"=200'



60 0 60
scale feet
1" = 60'

OWNER / DEVELOPER:
GREENAMYRE RENTALS, INC.
2500 S 2ND STREET
LEAVENWORTH, KS 66048



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