

# HARMAN FARMS REPLAT

A Replat of Lots 6, 7, and 8, HARMAN FARMS SUBDIVISION,  
Leavenworth County, Kansas.

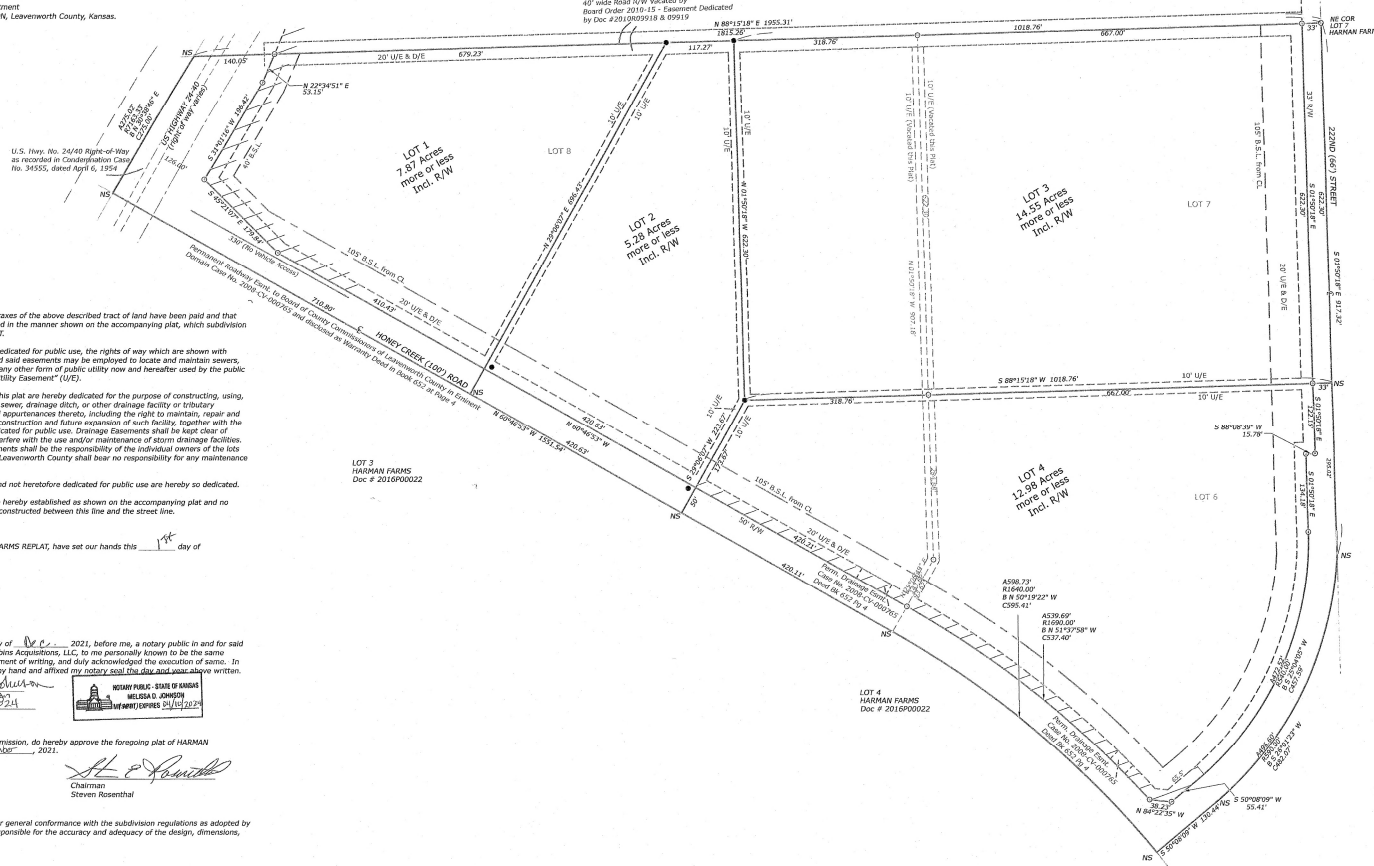
## FINAL PLAT

PREPARED FOR:  
Robbins Acquisitions Inc.  
PO Box 440  
Tonganoxie, KS 66606  
PID NO. 194-20-0-00-00-001.06  
PID NO. 194-20-0-00-00-001.07  
PID NO. 194-20-0-00-00-001.08

PID NO. 194-20-0-00-00-001

PROPERTY DESCRIPTION - As per Title Commitment  
Lots 6, 7, and 8, HARMAN FARMS SUBDIVISION, Leavenworth County, Kansas.

40' wide Road NW Vacated by  
Board Order 2016-15 - Easement Dedicated  
by Dec 4.201805918 & 05919



PID NO. 195-21-0-00-00-003

**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: HARMAN FARMS 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).

"Drainage Easements" or "D/E" shown on this plat are hereby dedicated for the purpose of constructing, using, replacing and maintaining a culvert, storm sewer, drainage ditch, or other drainage facility or tributary connections, including similar facilities, and appurtenances thereto, including the right to maintain, repair and replace the drainage facility and for any reconstruction and future expansion of such facility, together with the right of access for the same, is hereby dedicated for public use. Drainage Easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm drainage facilities. The maintenance and upkeep of said Easements shall be the responsibility of the individual owners of the lots whereupon said Easements are dedicated. Leavenworth County shall bear no responsibility for any maintenance and upkeep of said Easements.

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 TESTIMONY WHEREOF**  
We, the undersigned owners of HARMAN FARMS REPLAT, have set our hands this 1<sup>st</sup> day of SEPTEMBER, 2021.

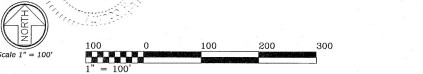
**NOTARY CERTIFICATE:**  
Be it remembered that on this 1<sup>st</sup> day of SEPTEMBER, 2021, before me, a notary public in and for said County and State came Ben Robbins, Robbins Acquisitions, LLC, to me personally known to be the same persons who executed the foregoing instrument of writing, and they 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:** WILLIAM S. DEWANE  
My Commission Expires: 04/10/2024

**APPROVALS**  
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of HARMAN FARMS REPLAT this 10<sup>th</sup> day of NOVEMBER, 2021.

**COUNTY ENGINEER'S APPROVAL:**  
The County Engineer's plan review is only for general conformance with the subdivision regulations as adopted by Leavenworth County. The County is not responsible for the accuracy and adequacy of the design, dimensions, elevations, and quantities.

**COUNTY COMMISSION APPROVAL:**  
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of HARMAN FARMS REPLAT, this 1<sup>st</sup> day of SEPTEMBER, 2021.



Job # K-21-003  
September 21, 2021  
HERRING SURVEYING & COMPANY  
315 South 5th Street, Leaw, KS 66048  
Ph: 816.661.2858 Fax: 413.477.7266  
Email: info@herringks.com



REGISTER OF DEED CERTIFICATE:  
Filed for Record as Document No. 2021090006 on this 1<sup>st</sup> day of SEPTEMBER, 2021 at 10:02:00 o'clock P.M. in the Office of the Register of Deeds of Leavenworth County, Kansas.

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.

Michelle Berg 2021.11.10  
County Reviewer  
Richard J. Rogers, KS PS-1655



**RESTRICTIONS:**  
1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulatory jurisdiction.  
2) An engineered waste disposal system may be required due to poor soil conditions.  
3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.  
4) Lots are subject to the current Access Management Policy.  
5) No off-plat restrictions.

**ZONING:**  
MXD - Mixed

**NOTES:**  
1) This survey does not show ownership.  
2) All distances are calculated from measurements or measured this survey, unless otherwise noted.  
3) All measured and measured distances are the same, unless otherwise noted.  
4) Error of closure = 1/10000 - was necessary - was necessary  
5) Basis of Bearing - KS State Plane NAD 83, North Zone 1501  
6) Monument Origin Unknown, unless otherwise noted.  
7) Proposed Lots for Commercial Use.  
8) Road Record - See Survey  
9) Benchmark - MARI88  
Project Benchmark (BM) - Northwest Corner - 999.5'  
10) Easements, if any, are created herein or listed in referenced title commitment.  
11) Reference Recorded Deed Document Number 2020R11726  
12) Utility Companies  
Water - Not within a district  
Electric - Every  
Sewer - Basic / Lagoon  
Gas - Propane / Natural Gas  
13) Reference Policy Title Insurance Company Case Number 42749 updated September 15, 2021  
14) Property is not in a Special Flood Hazard Area per FEMA Flood Map 2013020235G dated July 16, 2015  
15) Building Setback Lines as shown herein are noted below  
- All side yard setbacks - 15' (Accessory - 15')  
- All rear yard setbacks - 40' (Accessory - 15')  
16) Distances to and of structures, if any, are + 1'.  
17) Easements as per referenced Title Commitment are shown herein.  
18) Fence Lines do not necessarily denote the boundary line for the property.  
19) Reference Surveys  
(DLK) - D.L.King Survey recorded Document No. 2013B036(Retracement)  
(DAH) - J.A.Herring Recorded Plat HARMAN FARMS 2016P0022

**LEGEND:**  
● - 1/2" Rebar Set with Cap No.1296  
○ - 1/2" Rebar Found, unless otherwise noted.  
□ - Concrete Base to be Set around Point  
U/E - Utility Easement  
D/E - Drainage Easement  
B.S.L. - Building Setback Line  
R.W. - Permanent Dedicated Roadway Easement dedicated this plat  
BM - Benchmark  
P/B - Point of Beginning  
/// - No Visible Evidence Access  
NS - Not Set this survey per agreement with client  
R - Radius Curve Length  
B - Chord Length  
C - Chord Distance



I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of October thru November 2021 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring  
PS # 1296