

LEGAL DESCRIPTION:

A TRACT OF LAND IN THE SOUTH HALF OF SECTION 30, TOWNSHIP 9 SOUTH, RANGE 23 EAST OF THE 6TH P.M. LEAVENWORTH COUNTY, KANSAS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 30-79S-R23E; THENCE NORTH 00 DEGREES 03 MINUTES 27 SECONDS WEST, 30.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF GILMAN ROAD AND THE POINT OF BEGINNING OF THIS TRACT; THENCE NORTH 89 DEGREES, 59 MINUTES, 30 SECONDS WEST, 310.09 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF GILMAN ROAD TO THE CENTERLINE OF THE ABANDONED K.C.W.&N.W. RAILROAD RIGHT-OF-WAY; THENCE NORTH 15 DEGREES, 25 MINUTES, 36 SECONDS WEST, 119.05 FEET ALONG SAID CENTERLINE, THENCE NORTHERLY 641.24 FEET ON A CURVE TO THE RIGHT WHOSE CHORD BEARING IS NORTH 02 DEGREES 35 MINUTES 54 SECONDS WEST, WITH A RADIUS OF 1,432.00 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 640.50 FEET; THENCE NORTHEASTERLY 108.50 FEET ALONG A CURVE TO THE RIGHT WHOSE CHORD BEARING IS NORTH 51 DEGREE 48 MINUTES 10 SECONDS EAST, HAVING A RADIUS OF 60.00 FEET; THENCE NORTH 13 DEGREES, 36 MINUTES, 20 SECONDS EAST, 230.10 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 726.48 FEET; THENCE SOUTH 43 DEGREES 19 MINUTES 11 SECONDS EAST, 717.35 FEET; THENCE SOUTHERLY 79.90 FEET ON A CURVE TO THE LEFT WHOSE CHORD BEARING IS SOUTH 17 DEGREES 54 MINUTES 38 SECONDS WEST, WITH A RADIUS OF 470.00 FEET; THENCE SOUTH 13 DEGREES, 02 MINUTES, 15 SECONDS WEST, 50.00 FEET; THENCE SOUTHERLY 161.67 FEET ON A CURVE TO THE RIGHT WHOSE CHORD BEARING IS SOUTH 21 DEGREES 46 MINUTES 33 SECONDS WEST, WITH A RADIUS OF 530.00 FEET; THENCE SOUTHERLY 131.81 FEET ON A CURVE TO THE RIGHT WHOSE CHORD BEARING IS SOUTH 36 DEGREES 18 MINUTES 00 SECONDS WEST, WITH A RADIUS OF 60.00 FEET; THENCE SOUTH 42 DEGREES 01 MINUTES 51 SECONDS WEST, 159.94 FEET; THENCE SOUTH 47 DEGREES 58 MINUTES 09 SECONDS EAST, 63.01 FEET; THENCE SOUTH 06 DEGREES 13 MINUTES 43 SECONDS WEST, 487.07 FEET; THENCE SOUTH 00 DEGREES 22 MINUTES 48 SECONDS EAST, 226.99 FEET TO THE NORTH RIGHT-OF-WAY LINE OF GILMAN ROAD; THENCE SOUTH 89 DEGREES, 37 MINUTES, 12 SECONDS WEST (ASSUMED), 619.88 FEET TO THE POINT OF BEGINNING OF THIS TRACT. CONTAINS 25.00 ACRES, MORE OR LESS.

ERROR OF CLOSURE 1:3,574,426

CERTIFICATE OF THE COUNTY TREASURER

State of Kansas  
County of Leavenworth

I do hereby certify that all taxes due and owed are paid to date on land included in this plat. Given Under my hand and seal at Leavenworth, Kansas this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2002

Name - County Treasurer

NOTARY CERTIFICATE  
State of Kansas  
County of Leavenworth

Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, a notary public in and for said County and State, came V.B. Greenamyre, to be personally known to be the same person 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.

Notary Public

OWNER'S CERTIFICATE  
State of Kansas  
County of Leavenworth

The undersigned proprietors to the 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 "LANSING BUSINESS CENTER". The undersigned proprietors of said property shown on this plat do hereby dedicate to public use and public ways and thoroughfares, all parcels and parts of land indicated on said plat as street, terraces, courts, places, roads avenues, lanes, and alleys. An easement or license is hereby granted to the City of Lansing, Leavenworth County, Kansas, and to all public utility companies duly incorporated and licensed to do business in Leavenworth County, Kansas, to enter upon, located, construct and maintain, poles, wires, anchors, pipes, conduits, sewers, surface drainage facilities, etc., upon, over and under these areas outlined and designated on this plat as "Utility Easement" or "U/E", "Drainage Easement" or "D/E". The undersigned proprietors of the described land hereby consent and agrees that the City of Lansing, Leavenworth County, Kansas, shall have the power to release such land proposed to be dedicated for public ways and thoroughfares, or parts thereof, for public use, from lien and effect of any special assessments on such land dedicated shall become and remain a lien on the remainder of this land fronting or abutting on such dedicated public ways or thoroughfares.

Lansing Business Center, LLC, by V.B. Greenamyre, President

SURVEYOR'S CERTIFICATE

I, the undersigned, licensed professional surveyor of the State of Kansas, do hereby certify that the tract of land as show, was surveyed in February, 2002 under my direct supervision, and the accompanying final plat prepared and that all the monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief.

Date Signed:

Larry T Hahn LS 1349

City Engineer Approval:

I, the city engineer of the city of Lansing, do hereby approve the foregoing subdivision this \_\_\_\_\_ day of \_\_\_\_\_, 2002.

Lansing city engineer

PLANNING COMMISSION APPROVAL:

This plat of "Lansing Business Center" has been submitted to and approved by the Lansing planning commission this \_\_\_\_\_ day of \_\_\_\_\_, 2002.

Chairman

Secretary

CITY COUNCIL APPROVAL:

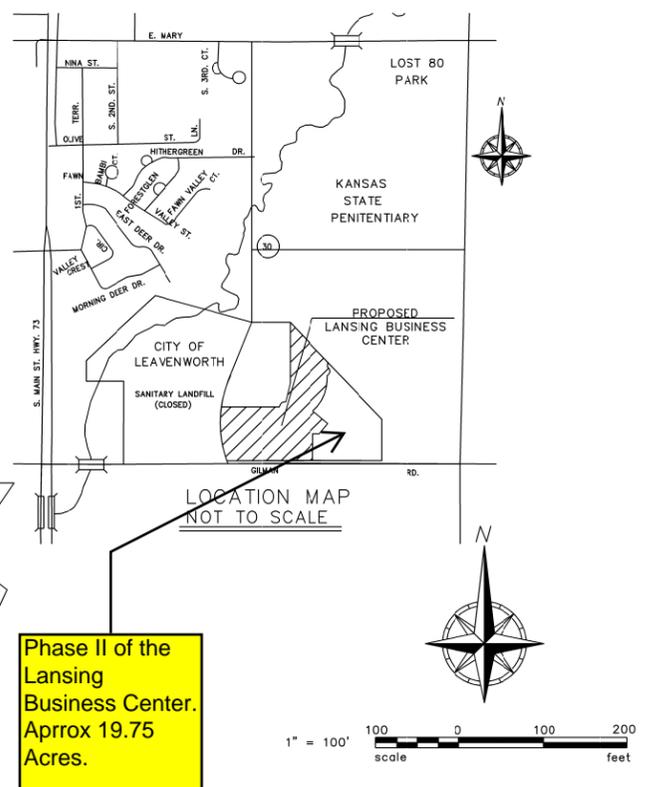
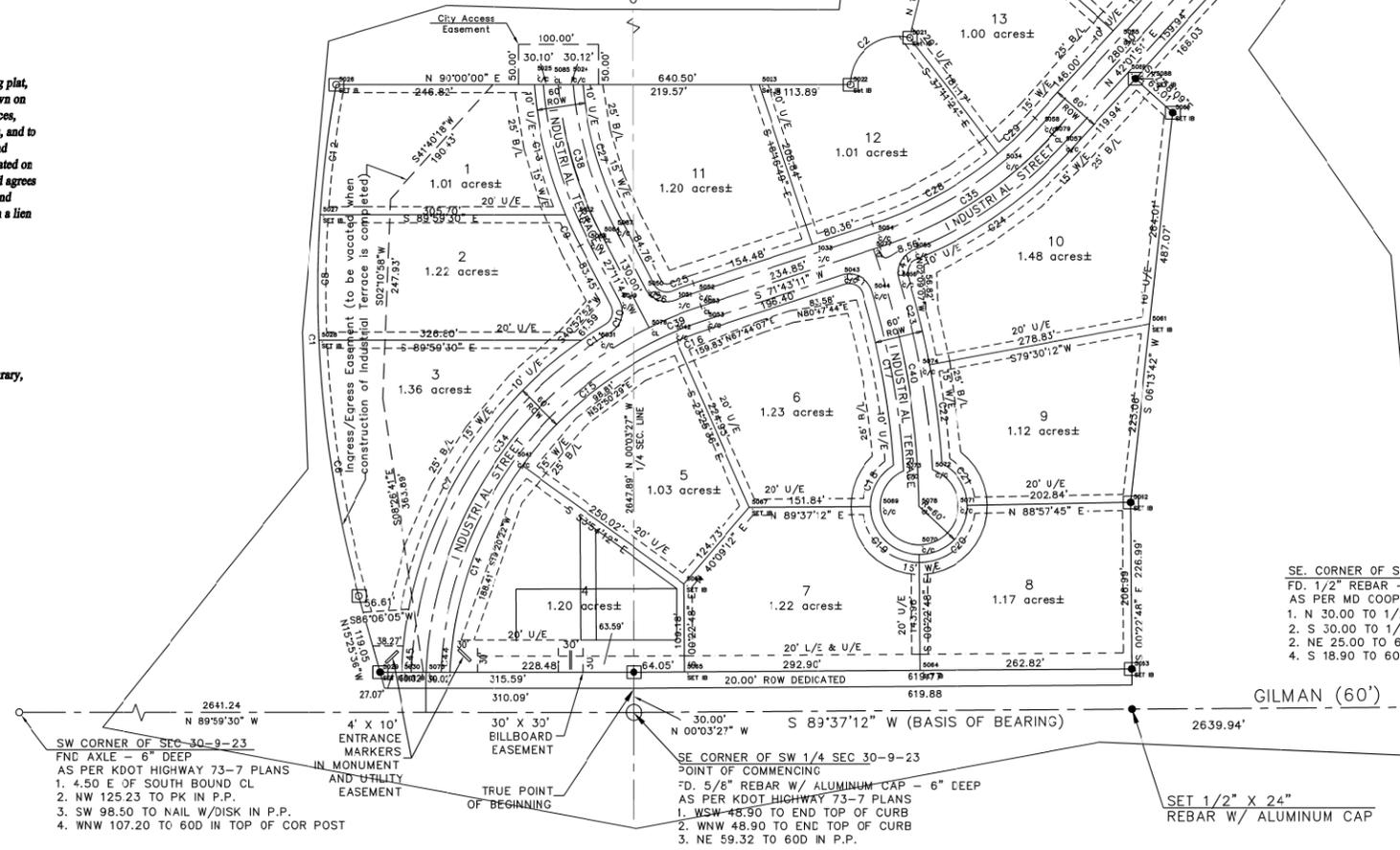
This plat of "Lansing Business Center" has been submitted to and approved by the Lansing city council this \_\_\_\_\_ day of \_\_\_\_\_, 2002.

Mayor

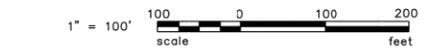
City Clerk Attest

# FINAL PLAT OF LANSING BUSINESS CENTER CITY OF LANSING, LEAVENWORTH COUNTY, KANSAS Sec. 30, T 9 S, R 23 E

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	1432.00'	641.24'	25°39'25"	S02°35'54"E	635.90'
C2	60.00'	108.50'	103°36'20"	S51°48'10"W	94.31'
C3	470.00'	79.90'	9°44'23"	S17°54'38"W	79.80'
C4	530.00'	161.67'	17°28'36"	N21°46'33"E	181.04'
C5	60.00'	131.81'	125°52'11"	N38°18'00"E	126.86'
C6	1432.00'	322.47'	12°54'09"	S08°58'32"E	321.91'
C7	530.00'	485.01'	52°32'25"	S28°26'03"W	469.16'
C8	1432.00'	155.84'	6°14'06"	S00°35'36"W	155.76'
C9	530.00'	42.25'	4°34'03"	S24°54'43"E	42.24'
C10	18.00'	26.64'	85°45'33"	N15°41'02"E	24.50'
C11	530.00'	35.71'	3°51'37"	S56°38'00"W	35.70'
C12	1432.00'	162.94'	6°31'09"	S06°58'14"W	152.85'
C13	530.00'	167.04'	18°03'30"	S13°35'56"E	166.35'
C14	470.00'	276.03'	33°38'56"	S19°18'19"W	272.08'
C15	470.00'	250.13'	30°29'33"	N51°20'18"E	247.19'
C16	470.00'	42.12'	12°11'28"	N69°08'08"E	42.11'
C17	970.00'	235.44'	13°54'25"	N10°39'40"W	234.86'
C18	60.00'	60.54'	58°11'44"	S28°43'04"W	58.36'
C19	60.00'	94.24'	89°59'46"	S45°22'48"E	84.85'
C20	60.00'	94.54'	90°39'35"	N44°17'29"E	85.34'
C21	60.00'	64.01'	61°07'29"	N31°35'59"W	61.02'
C22	1030.00'	123.65'	6°52'43"	N07°03'27"W	123.58'
C23	1030.00'	129.09'	7°10'52"	N14°35'14"W	129.01'
C24	530.00'	253.07'	27°21'28"	N54°23'35"E	250.67'
C25	530.00'	28.72'	37°06'19"	S70°10'02"W	28.72'
C26	18.00'	26.45'	84°11'23"	S69°17'26"E	24.13'
C27	470.00'	180.80'	22°02'28"	S16°10'30"E	179.69'
C28	470.00'	179.49'	21°52'51"	N60°46'46"E	178.40'
C29	470.00'	64.05'	7°48'30"	N45°56'06"E	64.00'
C30	60.00'	64.58'	62°03'02"	N10°20'12"E	61.85'
C31	530.00'	116.41'	12°35'04"	S19°19'37"W	116.18'
C32	470.00'	140.42'	17°07'06"	N21°35'48"E	139.90'
C33	60.00'	54.37'	51°53'15"	N67°19'07"E	52.53'
C34	500.00'	605.86'	69°25'36"	N37°00'23"E	569.47'
C35	500.00'	259.09'	29°41'21"	N56°52'31"E	258.20'
C36	500.00'	253.01'	28°59'36"	N27°32'03"E	250.32'
C37	500.00'	98.22'	11°15'18"	S18°39'54"W	98.06'
C38	500.00'	195.05'	22°21'04"	S16°01'12"E	193.82'
C39	500.00'	70.33'	8°03'31"	S67°41'26"W	70.27'
C40	1000.00'	325.84'	18°40'09"	N10°01'09"W	324.40'
C41	18.00'	28.63'	91°45'42"	N62°23'58"W	25.84'
C42	18.00'	26.51'	84°22'11"	S25°25'41"W	24.17'
C43	500.00'	50.00'	5°43'48"	N39°09'17"E	49.98'
C44	470.00'	40.16'	4°53'44"	S04°53'42"W	40.15'
C45	530.00'	40.12'	4°20'15"	S04°20'23"W	40.11'



Phase II of the Lansing Business Center. Approx 19.75 Acres.



Note: All power to be overhead lines.

- LEGEND:
- B/L - Building Setback Line
  - L/E - Landscape Easement
  - U/E - Utility Easement
  - W/E - Water Easement
- - 1/2" x 24" rebar set w/ #1349 CAP
  - - 1/2" rebar bound w/ #356 CAP in concrete
  - - 1/2" x 24" rebar set w/ #1349 in concrete

**BUILDING LINES:**  
Setback lines are hereby established as shown on this plat and no building or portion thereof shall be built between this line and the property line.

**STREETS AND UTILITIES:**  
The public ways herefore dedicated are to the public.

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, sewer pipes, poles, wires, drainage facilities, ducts and cables, and similar facilities upon, over and under those areas outlined and designated on this plat as "Utility Easement" or "U/E", is hereby granted to the City of Lansing, Kansas and other governmental entities as may be authorized by state Law to use such easement for said purposes.

**PROJECT BENCHMARK:**  
North rim of city manhole X-2-10 located 77' East of 136th street and 92' North of centerline of Gillman Rd. 825.71'

TRACT A to be owned and maintained by the Lansing Business Center, LLC.

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

County Surveyor  
Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 2002.  
Time \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_  
Leavenworth county register of deeds - Stacy R. Driscoll

**M** McAFEE ENGINEERS & ASSOCIATES, INC.  
CIVIL ENGINEERING - PLANNING - CONSTRUCTION MANAGEMENT  
360 Santa Fe Leavenworth, KS 66048  
(913) 651-6100 FAX (913) 651-4178  
MEA Proj. No. 2000.12 Date: 4-18-02