Authentisign ID: 19A7D7AC-8995-F111-9B33-000D3A4FF82A

SUNSET RIDGE

A Minor Subdivision in the Southwest Quarter of Section 24, Township 12 South, Range 20 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:
MEUSCHKE,JERRY & GEARLDINE
24350 ALEXANDER RD
LAWRENCE, KS 66044
PID # 216-24-0-00-00-007.01

DOC #: 2025P00016
TERRILOIS RAGHEBURN
REGISTER OF DEEDS
LEAVENWORTH COUNTY, KANSAS
RECORDED ON
05/08/2025 03:33:00 PM
RECORDING FEE: 32.00
PAGES: 1

RECORD DESCRIPTION:
Tract of land in the South Half of the Southwest Quarter of Section 24, Township 12 South, Range 20 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on October 31, 2024, more fully described as follows: Commencing at the Southeast corner of the said Southwest Quarter; thence South 88 degrees 01'20" West for a distance of 1592.78 feet along the South line of said Southwest Quarter to the TRUE POINT OF BEGINNING and the apparent centerline of Alexander Road, as it exists today; thence continuing South 88 degrees 01'20" West for a distance of 1061.27 feet along said South line to the Southwest corner of said Southwest Quarter; thence North 02 degrees 28'27" West for a distance of 1324.15 feet along the West line of said Southwest Quarter; thence North 88 degrees 08'27" East for a distance of 1158.80 feet along the North line of the South Half of the Southwest Quarter; thence South 02 degrees 29'43" East for a distance 1292.95 feet to the said centerline of Alexander Road; thence South 71 degrees 35'54" W for a distance of 101.90 feet to the point of beginning.
Together with and subject to covenants, easements, and restrictions of record.
Said property contains 35.17 acres, more or less, including road right of way.

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: SUNSET RIDGE.

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.

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 SUNSET RIDGE, have set our hands this 19 day of March, 2025.

Jerry Meuschke
JERRY MEUSCHKE

Geraldine Meuschke
GERALDINE MEUSCHKE

NOTARY CERTIFICATE:
Be it remembered that on this 19th day of March 2025, before me, a notary public in and for said County and State came Jerry Meuschke and Geraldine Meuschke, a married couple, 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 notary seal the day and year above written.

NOTARY PUBLIC Dawn M. Chamberlain
My Commission Expires: _____ (seal)

NOTARY PUBLIC - STATE OF KANSAS
DAWN M. CHAMBERLAIN
MY APPT. EXPIRES 7-14-25

APPROVALS
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of SUNSET RIDGE this 12 day of March, 2025.

Secretary
John Jacobson

Chairman
Marcus Majure

COUNTY ENGINEER'S APPROVAL:
The County Engineer's plat 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 Engineer - Mitch Pleak

COUNTY COMMISSION APPROVAL:
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of SUNSET RIDGE this 26 day of March, 2025.

Chairman
Mike Smith

County Clerk
Attest: Fran Keppler

REGISTER OF DEED CERTIFICATE:
Filed for Record as Document No. 2025P00016 on this 8TH day of MAY, 2025 at 3:33 o'clock PM in the Office of the Register of Deeds of Leavenworth County, Kansas.

Register of Deeds TerriLois G. Mashburn

REGISTER OF DEEDS OFFICIAL SEAL LEAVENWORTH COUNTY KANSAS

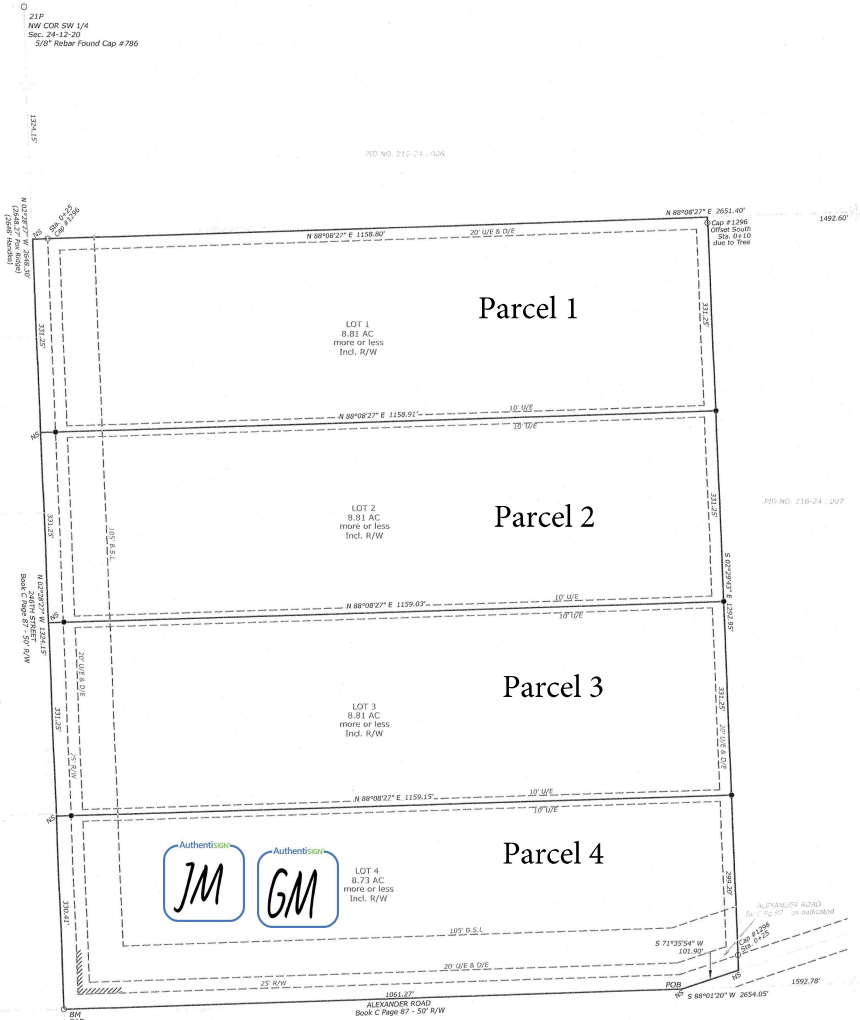
NORTH

Scale 1" = 100'

Job # K-24-1855
December 6, 2024 Rev. 2/12/25

Herring Surveying Company
315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5381
Email - survey@swbell.net

100 0 100 200 300
1" = 100'



LEAVENWORTH COUNTY



VICINITY MAP
NOT TO SCALE

I hereby certify that 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

RESTRICTIONS:
1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation 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 Additional access limits as shown hereon.
5) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
6) No off-plat restrictions.

ZONING:
RR 5 - Rural Residential 5

NOTES:
1) This survey does not show ownership.
2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
3) All recorded and measured distances are the same, unless otherwise noted.
4) Error of Closure - 1 : 443572, 35.17 Acres, more or less, Incl. R/W
5) Basis of Bearing - KS SPC North Zone 1501
6) Monument Origin Unknown, unless otherwise noted.
7) Existing and Proposed Lots for Agriculture and Residential Use.
8) Road Record - See Survey
9) Benchmark - NAVD88
Project Benchmark (BM) - SW COR SW 1/4 Section 24 - Elev - 892.7'
10) Easements, if any, are created hereon or listed in referenced title commitment.
11) Reference Recorded Deed Doc # 2024R08473
12) Utility Companies -
- Water - RWD 10
- Electric - Evergy
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
13) Reference Fidelity National Title Insurance Company File Number KC-R3103293-2 dated Nov. 1, 2024.
- Easement to The Kansas Electric Power Company in Bk 331 Pg 637, not shown, within plat easements.
- Terms and provisions of the oil and gas leases Bk.544 Pg.600, Doc. No. 2011R02272, are blanket in nature and not shown hereon. Existing Well is stated to be abandoned by owner.
14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0360G dated July 16, 2015
15) Building Setback Lines as shown hereon or noted below
- All side yard setbacks - 15' (Accessory - 15')
- All rear yard setbacks - 40' (Accessory - 15')
16) Existing Structures, if any, shown in approximate location.
17) Fence Lines do not necessarily denote the boundary line for the property.
18) Reference Surveys:
(BCZ) - B.C.Zillox PS-889 Survey Doc. # 2015S037
(APT) - A.P.Tanking Recorded Plat FOXRIDGE SUBDIVISION Book13, Page 89 NKA2000P00089
(Handke) - D. Handke Plat of Stonegate Subdivision, Book 16, Page 19, 2005, NKA 2005P00019
Unrecorded survey project No. 00-212, 2000
(JAH) - J.A.Herring Survey Doc # 2024S050

LEGEND:
● - 1/2" Bar Set with Cap No.1296
○ - 1/2" Bar Found, unless otherwise noted.
() - Record / Deeded Distance
U/E - Utility Easement
D/E - Drainage Easement
B.S.L. - Building Setback Line
℄ - Centerline
§ - Section Line
BM - Benchmark
POB - Point of Beginning
POC - Point of Commencing
////// - No Vehicle Entrance Access
NS - Not Set this survey per agreement with client

I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the month of December 2024 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring
PS # 1296