

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:
NEUSCHKE, JERRY & GEARLONE
24350 ALEXANDER RD
LAWRENCE, KS 66044
PID # 216-24-00-007.01

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 Southwest corner of the said Southwest Quarter; thence South 88 degrees 42'20" West for a distance of 1392.78 feet along the South line of said Southwest Quarter to the 1566' POINT OF BEGINNING and the apparent centerline of Alexander Road, as it exists today; thence continuing South 88 degrees 42'20" West for a distance of 1061.27 feet along said South line to the Southwest corner of said Southwest Quarter; thence North 88 degrees 09'22" East for a distance of 1158.80 feet along the North line of the South Half of the Southwest Quarter; thence South 62 degrees 29'43" East for a distance of 1292.95 feet to the said centerline of Alexander Road; thence South 71 degrees 35'54" West 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 driveway.

IN TESTIMONY WHEREOF
We, the undersigned owners of SUNSET RIDGE, have set our hands this 19 day of March, 2025.

Joseph A. Herring
JERRY NEUSCHKE
Geraldine Neuschke
GERALDINE NEUSCHKE

NOTARY CERTIFICATE:
Be it remembered that on this 19 day of March, 2025, before me, a notary public in and for said County and State came Jerry Neuschke and Geraldine Neuschke, 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: *John M. Chamberlain*
JOHN M. CHAMBERLAIN
My Commission Expires: 12-31-2026

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

Markus Maltre
Markus Maltre

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.

Mike Smith
County Engineer - Mike Peak

COUNTY COMMISSION APPROVAL:
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of SUNSET RIDGE this 12 day of March, 2025.

Mike Smith
Chairman
Mike Smith
John Kappeler
County Clerk
John Kappeler
Attest: Fran Kappeler

REGISTER OF DEED CERTIFICATE:
Filed for Record as Document No. 2025P00016, on this 19 day of MARCH, 2025 at 3:53 o'clock P.M. in the Office of the Register of Deeds of Leavenworth County, Kansas.

Joseph A. Herring
Register of Deeds - Joseph A. Herring

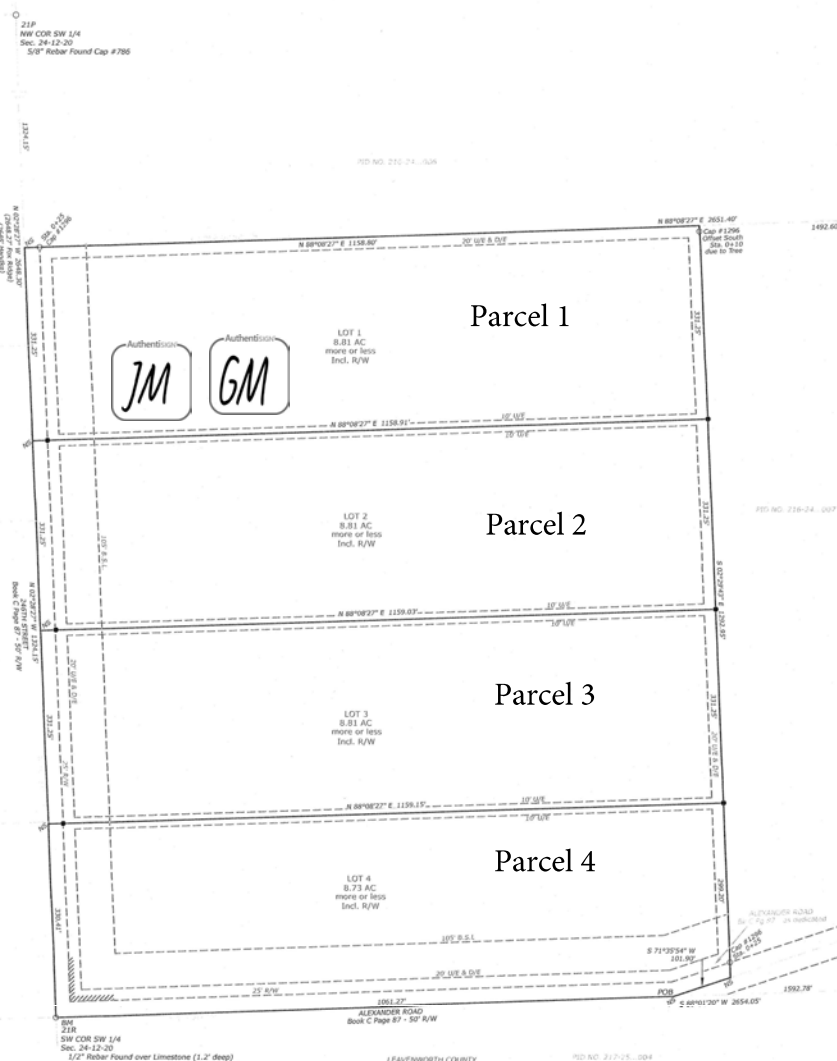


I hereby certify that this survey plat meets the requirements of K.S.A. 30-2005. The file of this survey plat was reviewed for compliance with Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for survey information only.

Dee R. 3:55-15
Daniel Beuchner, PS(1363)
County Surveyor

Scale 1" = 100'

Job # K-24-1855
December 6, 2024 Rev. 2/12/25
HERRING SURVEYING COMPANY
315 North 5th Street, Law., KS 66048
Ph: (913) 661-0950 Fax: (913) 674-5001
Email: survey@herringco.com



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 ditches 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) Additional access limits as shown hereon.
6) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
7) No off-plat restrictions.

ZONING:
R6 S - 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" = 42572.35 17 Acres, more or less, Incl. R/W
5) Basis of Bearing: NS 5°N North Zone 1201
6) Monument Origin Unknown, unless otherwise noted.
7) Existing and Proposed Lots for Agriculture and Residential Use.
8) Road Record - See Survey
9) Benchmark - NAD83
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 # 202408473
12) Utility Companies -
- Water - RWD 10
- Electric - Every
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
13) Reference Flooded National Title Insurance Company File Number KC-3103293-2 dated Nov. 1, 2024.
- Easement to the Kansas Electric Power Company in B-311 Pg. 637, not shown, under plat easements.
- Terms and provisions of the oil and gas leases Bk. 544 Pg. 630, Doc. No. 2011R00272, are platplat in nature and not shown hereon. Existing plat is stated to be abandoned by owner.
14) Property is not in a Special Flood Hazard Area per FEMA Flood Map 2013C00000 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 Survey:
(B-2) - B-2 Zone PS-889 Survey Doc. # 20150317
(APT) - A.P. Tacking Recorded Plat FOXRIDGE SUBDIVISION Book 13, Page 89 NKA2000P00089
(Handle) - D. Handle Plat of Storage Subdivision, Book 16, Page 19, 2005, NKA 2005P00019
Unrecorded survey project No. 00-121, 2000
(JAH) - J.A. Herring Survey Doc # 20245050

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
C - Centerline
S - 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