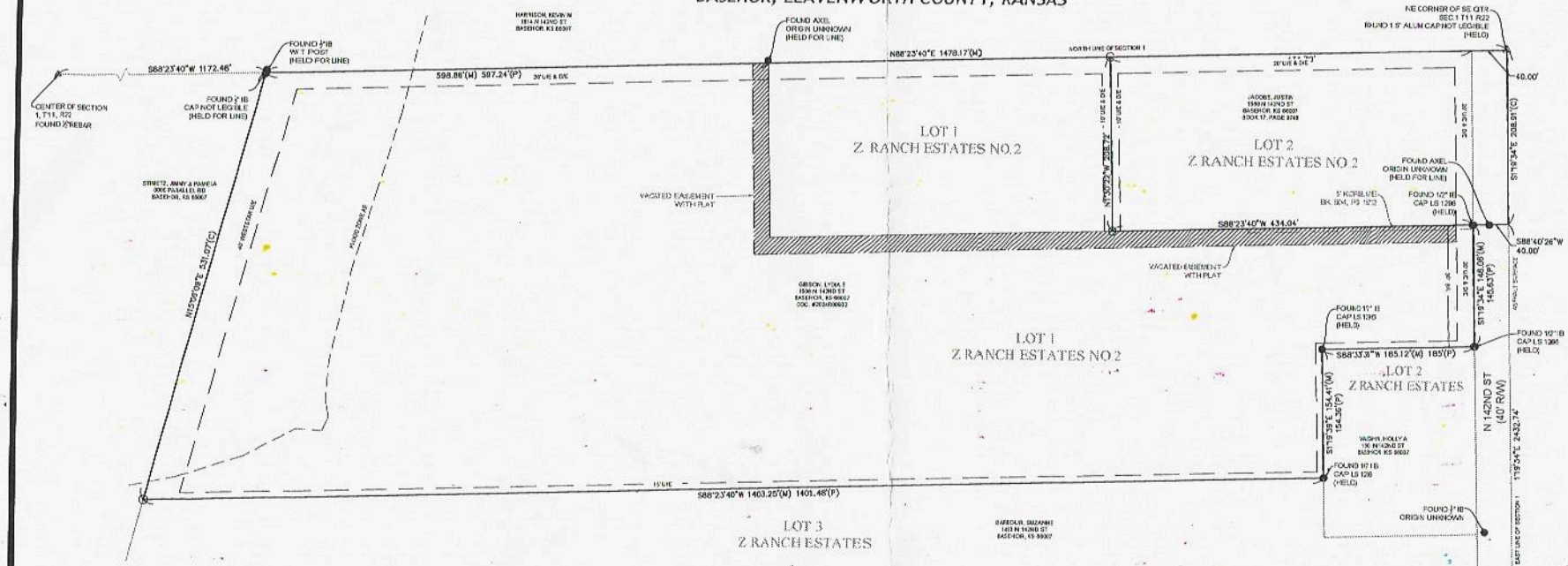
FINAL PLAT
Z RANCH ESTATES NO.2, LOT 1
PART OF A TRACT OF LAND FOUND IN THE SE QTR. OF SEC. 1, TOWNSHIP 11S, RANGE 22E, AND LOT 2, RANCH ESTATES, A SUBDIVISION OF LAND IN THE CITY OF BASEHOR, LEAVENWORTH COUNTY, KANSAS

DRAFT



DESCRIPTION

RECORDED DESCRIPTION:
PULLED FROM DEED DOC #2017R09748

LOT 1, Z RANCH ESTATES, A SUBDIVISION IN THE CITY OF BASEHOR, LEAVENWORTH COUNTY, KANSAS.

AND

A TRACT OF LAND 208.7 FEET NORTH AND SOUTH 876.8 FEET EAST AND WEST IN THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION ONE IN TOWNSHIP ELEVEN (11) SOUTH, OF RANGE TWENTY-TWO (22) EAST OF THE SIXTH PRINCIPAL MERIDIAN, CONTAINING 4.2 ACRES MORE OR LESS, SUBJECT TO EASEMENT TO KANSAS CITY POWER AND LIGHT COMPANY

SURVEYOR SUGGESTED DESCRIPTION:

PART OF A TRACT OF LAND FOUND IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP SOUTH, RANGE 22 EAST OF 6TH P.M., CITY OF BASEHOR, LEAVENWORTH COUNTY, KANSAS AND PART OF LOT 1, Z RANCH ESTATES, A SUBDIVISION OF LAND IN THE CITY OF BASEHOR, LEAVENWORTH COUNTY, KANSAS, AS DESCRIBED BY ROGER B DILL, KS 1408, ON OCTOBER 30, 2026, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SAID SECTION 1; THENCE SOUTH 01°19'34" EAST, ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 208.91 FEET; THENCE SOUTH 88°40'26" WEST, A DISTANCE OF 40.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1 AND A POINT ON THE WEST RIGHT OF WAY LINE OF N 142ND STREETS IT NOW EXISTS; THENCE SOUTH 01°19'34" EAST, ALONG THE EAST LINE OF SAID LOT 1 AND THE WEST RIGHT OF WAY LINE OF N. 142ND STREET AS THEY NOW EXISTS, A DISTANCE OF 146.26 FEET TO THE NORTHEAST CORNER OF LOT 2, Z RANCH ESTATES, A SUBDIVISION OF LAND IN THE CITY OF BASEHOR, LEAVENWORTH COUNTY, KANSAS; THENCE SOUTH 88°33'35" WEST, ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 185.12 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 01°19'29" EAST, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 154.41 FEET; THENCE SOUTH 88°23'40" WEST, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 1,403.25 FEET TO THE SOUTH WEST CORNER OF SAID LOT 1; THENCE NORTH 1°09'09" EAST, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 511.87 FEET TO THE NORTH-WEST CORNER OF SAID LOT 1 AND A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP SOUTH, RANGE 22 EAST OF 6TH P.M.; THENCE NORTH 88°23'40" EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 1, A DISTANCE OF 1,475.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 650,526.54 SQUARE FEET, OR 14.93 ACRES, MORE OR LESS

DEDICATION

THE UNDERSIGNED PROPRIETOR OF THE ABOVE-DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS "**Z RANCH ESTATES NO. 2**".

GENERAL NOTES

1. THE BASIS FOR THE BEARING SYSTEM FOR THIS SURVEY IS KANSAS NORTH ZONE U.S. STATE PLANE 1983 NORTH LINE OF Z RANCH ESTATES
2. ALL DISTANCES SHOWN HEREON ARE IN US SURVEY FEET
3. REFERENCED SURVEY
   - Z RANCH ESTATES DOC. #2018P00014
4. FLOODPLAIN NOTE: ACCORDING TO "FIRM" MAP COMMUNITY PANEL NUMBER 20103C0331G ON JULY 16TH, 2015, AREA ZONE X "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN"
5. CLOSURE PRECISION: 1 PART IN 40661400.000
6. CURRENT ZONING: R-O SUBURBAN RESIDENTIAL DISTRICT
7. NO TITLE WORK PROVIDED
8. SETBACKS - FRONT 30', REAR 30', SIDE 7'

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE ON THE _____ DAY OF _____, 2026, IN BOOK ____, PAGE ____.

REGISTER OF DEEDS, TERRILOIS G. TODD

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.

LEAVENWORTH COUNTY SURVEYOR
DANIEL BAUMCHEN, PS-1363

IN TESTIMONY WHEREOF, THE UNDERSIGNED PROPRIETOR HAS CAUSED THIS INSTRUMENT TO BE EXECUTED THIS _____ DAY OF _____, 2026.

OWNER

LYDIA GIBSON

STATE OF KANSAS)
) SS
COUNTY OF LEAVENWORTH)

BE IT REMEMBERED, THAT ON THIS _____ DAY OF _____, 202_, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME LYDIA GIBSON, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF THE SAME.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____
PRINTED NAME
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

APPROVALS

APPROVED BY THE GOVERNING BODY OF THE CITY OF BASEHOR, LEAVENWORTH COUNTY, KANSAS, THIS _____ DAY OF _____, 202_

_____ _____ _____
MAYOR ATTEST: CITY CLERK

CITY ENGINEER
THE CITY ENGINEER'S PLAT REVIEW IS ONLY FOR GENERAL CONFORMANCE WITH THE SUBDIVISION REGULATIONS AS ADOPTED BY THE CITY OF BASEHOR. THE CITY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, SURVEYORS AND QUANTITIES.

_____ _____
CITY ENGINEER DATE

LEGEND

- ▲ SECTION CORNER FOUND
- ● PROPERTY CORNER AS NOTED
- (N) MEASURED
- (P) PLATTED
- (C) CALCULATED
- ○ SET 1/2" IRON BAR

SE CORNER OF SECTION 1, T11, R22 FOUND 1/2" REBAR WITH ALUM CAP IN MONUMENT BOX

IN TESTIMONY WHEREOF, THE UNDERSIGNED PROPRIETOR HAS CAUSED THIS INSTRUMENT TO BE EXECUTED THIS _____ DAY OF _____, 2026

OWNER

JUSTIN JACOBS

STATE OF KANSAS)
) SS
COUNTY OF LEAVENWORTH)

BE IT REMEMBERED, THAT ON THIS _____ DAY OF _____, 202_, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME JUSTIN JACOBS, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF THE SAME.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____
PRINTED NAME
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

VICINITY MAP



SECTION 01-11N-22W

PROJECT #: 26-513
ISSUE DATE: 10/30/2026



TOPOGRAPHICAL BOUNDARY SURVEY

ALC
ATLAS LAND CONSULTING
SURVEYING • PLANNING • DESIGN

PREPARED FOR:
LYDIA GIBSON
1516 N 142ND ST
BASEHOR, KS 66007

THIS IS TO CERTIFY ON THIS 10TH DAY OF SEPTEMBER, 2026 THIS FIELD SURVEY WAS COMPLETED ON THE GROUND BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

DRAFT

ROGER B DILL PLS 1408