

We encourage everyone to view the meeting live via YouTube.

***Leavenworth County
Board of County Commissioners
Regular Meeting Agenda***

300 Walnut Street, Suite 225

Leavenworth, KS 66048

November 25, 2025

9:00 a.m.

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE/MOMENT OF SILENT PRAYER
- III. ROLL CALL
- IV. PUBLIC COMMENT: Public Comment shall be allowed at the beginning of each meeting and opened again at the end of the meeting after all regularly scheduled agenda items. Comments shall be limited to five minutes per person; however, commenters may speak for up to five minutes at both the beginning and end of each meeting. There should be not expectation of interaction by the Commission during this time. Everyone wishing to make comments either on items on the agenda or not are encouraged to provide their comments in writing no later than 8:00 a.m. the Monday immediately preceding the meeting. These comments will be included in the agenda packet for everyone to access and review. This allows the Commission to have time to fully consider input and request follow up if needed prior to the meeting. During times when the Courthouse is closed to the general public anyone wishing to make public comment will provide their comments in writing no later than 8:00 a.m. the Monday immediately preceding the meeting. The comment will be included and distributed with the normal meeting packet.
- V. ADMINISTRATIVE BUSINESS:
 - a) County Clerk report
 - b) KDOT letter of support
- VI. CONSENT AGENDA: The items on the Consent Agenda are considered by staff to be routine business items. Approval of the items may be made by a single motion, seconded, and a majority vote with no separate discussion of any item listed. Should a

member of the Governing Body desire to discuss any item, it will be removed from the Consent Agenda and considered separately.

- a) Approval of the minutes of the meeting of November 19, 2025
- b) Approval of the schedule for the week of December 1, 2025
- c) Approval of the check register
- d) Approve and sign the OCB's
- e) Approve Case DEV-25-112 Creekstone Ridge 2nd Phase 1
- f) Approve Case DEV-25-116 Haas replat of Fink Farm

VII. FORMAL BOARD ACTION:

VIII. PRESENTATIONS AND DISCUSSION ITEMS: presentations are materials of general concern where no action or vote is requested or anticipated.

- a) Executive session if needed

IX. ADJOURNMENT

LEAVENWORTH COUNTY COMMISSIONERS MEETING SCHEDULE

Monday, November 24, 2025

Tuesday, November 25, 2025

9:00 a.m. Leavenworth County Commission meeting
• Commission Meeting Room, 300 Walnut, Leavenworth KS

Wednesday, November 26, 2025

Thursday, November 27, 2025 THE COURTHOUSE WILL BE CLOSED IN OBSERVANCE OF THANKSGIVING

Friday, November 28, 2025 THE COURTHOUSE WILL BE CLOSED IN OBSERVANCE OF THANKSGIVING

ALL SUCH OTHER BUSINESS THAT MAY COME BEFORE THE COMMISSION

ALL MEETINGS ARE OPEN TO THE PUBLIC

COMMENTS SHOULD BE OF GENERAL INTEREST OF THE PUBLIC AND SUBJECT TO THE RULES OF DECORUM

*****November 19, 2025 *****

The Board of County Commissioners met in a regular session on Wednesday, November 19, 2025. Commissioner Culbertson; Commissioner Smith, Commissioner Reid, Commissioner Dove and Commissioner Stieben are present; Also present: Mark Loughry, County Administrator; Misty Brown, County Counselor; Bill Noll, Infrastructure and Construction Services; Fran Keppler, County Clerk

PUBLIC COMMENT:

David Blackburn and Dennis Higgins commented.

ADMINISTRATIVE BUSINESS:

Commissioner Smith inquired about a date for the legislative breakfast.

Fran Keppler updated the Board on election recounts and reporting to the State.

Mark Loughry indicated the Board typically moves the meeting day the week of Thanksgiving to a Monday or Tuesday.

A motion was made by Commissioner Stieben and seconded by Commissioner Culbertson to move the meeting day to Tuesday, November 25th at 9:00 a.m.

Motion passed, 5-0.

Mr. Loughry presented a letter of support for Riverside Resources application of a grant for transportation.

A motion was made by Commissioner Stieben and seconded by Commissioner Smith to send a letter of support for the KDOT 5310 grant program for Riverside Resources.

Motion passed, 5-0.

Commissioner Stieben inquired of legal counsel what the process would be to implement tax on Airbnb in the county.

Misty Brown indicated the County under state statute could adopt a resolution for transient guest tax.

A motion was made by Commissioner Culbertson and seconded by Commissioner Stieben to accept the consent agenda for Wednesday, November 19, 2025 as presented.

Motion passed, 5-0.

Bill Noll requested approval of a proposal for the design of bridge T-31 on Fairmount Road.

A motion was made by Commissioner Stieben and seconded by Commissioner Culbertson to approve the proposal by MRJ Engineering for bid documents, permitting and design of bridge T-31 on Fairmount Road in the amount of \$17,620.00.

Motion passed, 5-0.

The Board discussed different ways to encourage better voter participation.

It was consensus of the Board to direct staff draft a letter and each Commissioner will contact whom they feel needs to attend a work session to discuss the matter.

The Board recessed for 10 minutes.

The Board heard a presentation from KDOT for the K-5 highway modernization project.

Commissioner Dove commented on the Fareway Store ribbon cutting in Basehor indicating the turnout was outstanding.

A motion was made by Commissioner Stieben and seconded by Commissioner Culbertson to adjourn.

Motion passed, 5-0.

The Board adjourned at 10:37 a.m.

LEAVENWORTH COUNTY COMMISSIONERS MEETING SCHEDULE

Monday, December 1, 2025

Tuesday, December 2, 2025

6:00 p.m. Leavenworth Extension Council Annual Meeting
• 304 Venue, 304 E. 4th St., Tonganoxie, KS

Wednesday, December 3, 2025

9:00 a.m. Leavenworth County Commission meeting
• Commission Meeting Room, 300 Walnut, Leavenworth KS

Thursday, December 4, 2025

Friday, December 5, 2025

ALL SUCH OTHER BUSINESS THAT MAY COME BEFORE THE COMMISSION

ALL MEETINGS ARE OPEN TO THE PUBLIC

COMMENTS SHOULD BE OF GENERAL INTEREST OF THE PUBLIC AND SUBJECT TO THE RULES OF DECORUM

START DATE: 11/14/2025 END DATE: 11/20/2025

TYPES OF CHECKS SELECTED: * ALL TYPES

CHECK RANGE SELECTED: * No Check Range Selected

WARRANT NUMBER	CHK TYPE	WARRANT DATE	VEND #/ PCH DOC #	VENDOR NAME/ ACCOUNT NUMBER	DESCRIPTION	AMOUNT	TOTAL
656		11/19/2025	829 137014	THOMSON REUTERS - WEST 5-001-5-11-210	WEST INFORMATION CHARGES	1,059.97	
					WARRANT TOTAL		1,059.97
657		11/19/2025	6055 137046 137046 137046 137046 137046 137046 137046 137046 137046 137046 137046 137046 137046 137046 137046	FLEETHOSTER 5-001-5-05-271 5-001-5-06-222 5-001-5-11-271 5-001-5-14-340 5-001-5-31-230 5-001-5-41-271 5-001-5-53-220 5-108-5-00-213 5-127-5-00-2 5-133-5-00-229 5-136-5-00-221 5-137-5-00-229 5-145-5-00-230 5-160-5-00-215	OCTOBER OCTOBER OCTOBER OCTOBER OCTOBER OCTOBER OCTOBER OCTOBER OCTOBER OCTOBER OCTOBER OCTOBER OCTOBER OCTOBER OCTOBER	100.00 19.95 19.95 102.00 59.85 100.00 99.75 39.90 20.00 998.70 40.00 300.00 678.70 119.80	
					WARRANT TOTAL		2,698.60
658		11/19/2025	8103 136920	CHARTER COMMUNICATIONS 5-001-5-18-213	COMMUNICATION	2,213.86	
					WARRANT TOTAL		2,213.86
659		11/19/2025	8416 136965 136904 136903 136903 137017	IRON MOUNTAIN INC 5-001-5-19-220 5-127-5-00-3 5-136-5-00-203 5-136-5-00-243 5-145-5-00-208	SHREDDING DOCUMENT SHREDDING DOCUMENT SHREDDING OCTOBER DOCUMENT SHREDDING OCTOBER SHRED SERVICE	189.16 19.86 9.93 9.93 135.40	
					WARRANT TOTAL		364.28
660		11/19/2025	516725 137047 137047 137047 137047 137047 137047 137047 137047 137047 137047 137047 137047	ENTERPRISE FM TRUST 5-001-5-05-271 5-001-5-06-222 5-001-5-11-271 5-001-5-31-230 5-001-5-41-271 5-001-5-53-220 5-126-5-00-221 5-133-5-00-229 5-136-5-00-221 5-145-5-00-230 5-160-5-00-215	5479276 5479276 5479276 5479276 5479276 5479276 5479276 5479276 5479276 5479276 5479276 5479276	4,376.51 35.00 364.74 2,778.58 1,022.99 2,177.86 14.77 12,744.86 39.77 17,801.33 1,149.88	
					WARRANT TOTAL		42,506.29
1804	AP	11/14/2025	191 136895	HOME DEPOT USA 5-171-5-04-303	52C 5250 01 235 ST	444.05	
					WARRANT TOTAL		444.05
1805	AP	11/14/2025	490 136894 136894	POOR RICHARDS 5-171-5-04-303 5-171-5-04-303	52C 525001 235 ST 52C 525001 235 ST	272.26 1,326.50	
					WARRANT TOTAL		1,598.76
1806	AP	11/20/2025	672	SMH CONSULTANTS PA			

START DATE: 11/14/2025 END DATE: 11/20/2025

TYPES OF CHECKS SELECTED: * ALL TYPES

CHECK RANGE SELECTED: * No Check Range Selected

WARRANT NUMBER	CHK TYPE	WARRANT DATE	VEND #/ PCH DOC #	VENDOR NAME/ ACCOUNT NUMBER	DESCRIPTION	AMOUNT	TOTAL
			137056	5-171-5-01-201	TONG HRRRR 187TH TO 189TH	1,672.43	
			137055	5-171-5-01-201	PLANS ENGINEERING FEE	2,593.09	
					WARRANT TOTAL		4,265.52
117092	AP	11/14/2025	1219	CLERK OF DIST COURT-LEAV			
			136890	5-001-5-19-212	FULL COURT ACCOUNTING CLEAN UP	981.60	
					WARRANT TOTAL		981.60
117093	AP	11/14/2025	2666	JOSH JOHNSON			
			136891	5-189-5-00-2	REFUND OF RIF AND TIF FEES	4,600.00	
					WARRANT TOTAL		4,600.00
117094	AP	11/14/2025	478	QUADIENT LEASING USA			
			136892	5-001-5-49-302	ELECTION POSTATION JI CAP INK	248.90	
					WARRANT TOTAL		248.90
117095	AP	11/14/2025	1219	CLERK OF DIST COURT-LEAV			
			136889	5-001-5-11-501	SEPTEMBER 16-OCT 2 COURT COST	4,768.00	
					WARRANT TOTAL		4,768.00
117096	AP	11/14/2025	478	QUADIENT LEASING USA			
			136893	5-001-5-14-234	LEASE PAYMENT QUARTERLY PAYMEN	741.99	
					WARRANT TOTAL		741.99
117254	AP	11/19/2025	282	AITKENS CONTRACTING LLC			
			137004	5-001-5-31-290	CH IRRIGATION BLOW OUT	200.00	
					WARRANT TOTAL		200.00
117255	AP	11/19/2025	4950	AMERICAN BOILER SERVICES INC			
			137002	5-001-5-31-290	STACK INSPECTION AND REPLCE AS	4,900.00	
					WARRANT TOTAL		4,900.00
117256	AP	11/19/2025	8020	APCO INTERNATIONAL			
			136966	5-174-5-00-202	PST 1 7TH ED RECERTIFICATION	35.00	
					WARRANT TOTAL		35.00
117257	AP	11/19/2025	13088	APPRAISER'S EDUCATION FUND			
			136907	5-001-5-41-202	AG USE VALUTION	160.00	
			136907	5-001-5-41-202	AG USE VALUTION	160.00	
			136907	5-001-5-41-202	AG USE VALUTION	160.00	
			136907	5-001-5-41-202	AG USE VALUTION	110.00	
			136907	5-001-5-41-202	AG USE VALUTION	110.00	
			136907	5-001-5-41-202	AG USE VALUTION	285.00	
			136907	5-001-5-41-203	AG USE VALUTION	110.00	
					WARRANT TOTAL		1,095.00
117258	AP	11/19/2025	18253	AT&T MOBILITY			
			137016	5-001-5-06-216	WIRELESS MIFI 6978 9822	43.23	
			137016	5-001-5-06-216	WIRELESS MIFI 6978 9822	43.23	
			136912	5-001-5-07-210	WIRELESS 287289501005X 1108202	4,437.71	
			136902	5-136-5-00-206	WIRELESS 287298469018 X 110820	25.30	
			136902	5-136-5-00-246	WIRELESS 287298469018 X 110820	25.29	
					WARRANT TOTAL		4,574.76
117259	AP	11/19/2025	7800	AXON ENTERPRISE, INC			
			136971	5-001-5-07-356	TASERS AND ACCESSORIES	2,007.00	
					WARRANT TOTAL		2,007.00
117260	AP	11/19/2025	1061	B & W FIRE LLC			
			136968	5-001-5-07-350	5 NEW FIRE EXTINGUISHERS 1 REC	344.00	
			136998	5-001-5-31-297	ANNUAL FIRE EXTINGUISHER INSPE	144.00	
					WARRANT TOTAL		488.00

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JSCHERMBEC		WARRANT REGISTER					Page 3
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TYPES OF CHECKS SELECTED: * ALL TYPES							
CHECK RANGE SELECTED: * No Check Range Selected							
WARRANT	CHK	WARRANT	VEND #/	VENDOR NAME/			
NUMBER	TYPE	DATE	PCH DOC #	ACCOUNT NUMBER	DESCRIPTION	AMOUNT	TOTAL
117261	AP	11/19/2025	22369	BAMFORD FIRE SPRINKLER			
			137034	5-001-5-32-209	601 S3RD ST	739.00	
					WARRANT TOTAL		739.00
117262	AP	11/19/2025	917	WILLIAM BECK			
			137005	5-001-5-31-290	601 S 3RD ST	555.00	
			137005	5-001-5-31-290	601 S 3RD ST	1,390.44	
			137005	5-001-5-32-209	601 S 3RD ST	600.00	
			137005	5-001-5-32-209	601 S 3RD ST	1,303.26	
			137006	5-001-5-33-209	711 MARSHALL	2,300.00	
			137006	5-001-5-33-209	711 MARSHALL	1,275.00	
			137006	5-001-5-33-209	711 MARSHALL	1,606.32	
			137006	5-001-5-33-209	711 MARSHALL	2,601.30	
			137006	5-001-5-33-209	711 MARSHALL	4,602.20	
					WARRANT TOTAL		16,233.52
117263	AP	11/19/2025	1002	BLOOD HOUND LLC			
			136984	5-133-5-00-213	GPR LOCATING EMPTY FIELD STRAN	603.00	
					WARRANT TOTAL		603.00
117264	AP	11/19/2025	1523	BOB BARKER CO INC			
			137022	5-001-5-07-359	JAIL SUPPLIES	134.85	
					WARRANT TOTAL		134.85
117265	AP	11/19/2025	2570	DONALD AND CATHERINE PATRICK R			
			136981	5-503-5-00-2	REFUND 234 194180000000600	100.00	
					WARRANT TOTAL		100.00
117266	AP	11/19/2025	2570	WILLIAM AND CHELSEY JASKINIA			
			136982	5-503-5-00-2	REFUND 14468 190ST 23306000000	100.00	
					WARRANT TOTAL		100.00
117267	AP	11/19/2025	2570	TRACY STAUFFER			
			136993	5-503-5-00-2	REFUND OF ENTRANCE AT 15025 15	100.00	
					WARRANT TOTAL		100.00
117268	AP	11/19/2025	26521	BRUNSON BUILDERS INC			
			137003	5-215-5-03-203	CO ATTY AND APPRAISERS	12,977.00	
			136988	5-215-5-03-260	FURNISH MATERIAL, LABOR, EQUIP	36,659.00	
					WARRANT TOTAL		49,636.00
117269	AP	11/19/2025	1065	BTX KS INC			
			136972	5-001-5-07-219	INMATE XRAYS	225.00	
					WARRANT TOTAL		225.00
117270	AP	11/19/2025	1004	ASHLEY BULLOCK LLC			
			137031	5-108-5-00-280	OCTOBER AND NOVEMBER MEDICAL D	1,500.00	
			137031	5-108-5-00-280	OCTOBER AND NOVEMBER MEDICAL D	1,500.00	
					WARRANT TOTAL		3,000.00
117271	AP	11/19/2025	2621	TERRY BOOKER			
			136925	5-145-5-00-256	MEALS 11-3/11-14	14,709.50	
			136925	5-145-5-00-256	MEALS 11-3/11-14	11,810.50	
					WARRANT TOTAL		26,520.00
117272	AP	11/19/2025	36	PATRICK J CAHILL			
			137008	5-001-5-09-231	COURT APPOINTED ATTORNEY	3,000.00	
					WARRANT TOTAL		3,000.00
117273	AP	11/19/2025	362	BENJAMIN CASAD			
			136918	5-001-5-09-231	COURT APPOINTED ATTORNEY	3,000.00	
					WARRANT TOTAL		3,000.00

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START DATE: 11/14/2025 END DATE: 11/20/2025							
TYPES OF CHECKS SELECTED: * ALL TYPES							
CHECK RANGE SELECTED: * No Check Range Selected							
WARRANT	CHK	WARRANT	VEND #/	VENDOR NAME/			
NUMBER	TYPE	DATE	PCH DOC #	ACCOUNT NUMBER	DESCRIPTION	AMOUNT	TOTAL
117274	AP	11/19/2025	24545	CDW GOVERNMENT INC			
			136913	5-001-5-07-450	WEB CAMERA MONITORS, LAPTOP AN	63.69	
			136913	5-001-5-07-450	WEB CAMERA MONITORS, LAPTOP AN	7,912.84	
			136909	5-119-5-00-401	4 LICENSE MS 365 APPS GCC	264.00	
			137030	5-146-5-00-301	PHONE FOR THE ANNEX	388.69	
				WARRANT TOTAL			8,629.22
117275	AP	11/19/2025	28831	CE WATER MANAGEMENT INC			
			137001	5-001-5-33-268	MONTHLY WATER TREATMENT SERVIC	195.00	
				WARRANT TOTAL			195.00
117276	AP	11/19/2025	1003	CENTRALSQUARE TECHNOLOGIES,LLC			
			136915	5-001-5-07-262	FIELD OPS SUBSCRIPTION	195.52	
				WARRANT TOTAL			195.52
117277	AP	11/19/2025	5637	CLEARWATER ENTERPRISES,LLC			
			137049	5-001-5-05-215	STATION 1	6.76	
			136979	5-001-5-14-220	601 S 3RD ST AND 300 WALNUT ST	841.34	
			136979	5-001-5-32-392	601 S 3RD ST AND 300 WALNUT ST	1,842.55	
			136980	5-133-5-00-304	GAS FOR THE COUNTY SHOP	3.38	
			136978	5-195-5-00-290	216 WALNUT ST	20.26	
				WARRANT TOTAL			2,714.29
117278	AP	11/19/2025	559	CLAY E COBURN III			
			137018	5-145-5-00-213	VEHICLE FLEET WASHES	60.99	
				WARRANT TOTAL			60.99
117279	AP	11/19/2025	5362	DIAMOND DRUGS,INC			
			136973	5-001-5-07-219	INMATE PRESCRIPTIONS	2,418.18	
				WARRANT TOTAL			2,418.18
117280	AP	11/19/2025	21300	JULIE CLEMONS			
			136906	5-001-5-19-213	KADCCA CONF MILEAGE PER DIEM	443.20	
				WARRANT TOTAL			443.20
117281	AP	11/19/2025	21300	TOM WEISHAAR			
			136926	5-001-5-19-213	KACSO CONF MILEAGE AND PER DIE	341.80	
				WARRANT TOTAL			341.80
117282	AP	11/19/2025	21300	MOLLIE ATHON			
			136927	5-001-5-19-213	MILEAGE AND PER DIEM KACDO	411.22	
				WARRANT TOTAL			411.22
117283	AP	11/19/2025	21300	NICK JACKSON			
			136928	5-001-5-19-213	KACSO MILEAGE AND PER DIEM	357.06	
				WARRANT TOTAL			357.06
117284	AP	11/19/2025	21300	MIRIAM ANDERSON			
			136929	5-001-5-19-213	MILEAGE AND PER DIEM	341.80	
				WARRANT TOTAL			341.80
117285	AP	11/19/2025	21300	BAILEY MATNEY			
			136930	5-001-5-19-213	KACSO PER DIEM	66.00	
				WARRANT TOTAL			66.00
117286	AP	11/19/2025	21300	JORDAN ROSS			
			136931	5-001-5-19-213	KASCO PER DIEM	66.00	
				WARRANT TOTAL			66.00
117287	AP	11/19/2025	21300	AMBER ABLES			
			136932	5-001-5-19-213	KACSO CONF PER DIEM	66.00	
				WARRANT TOTAL			66.00
117288	AP	11/19/2025	21300	JOSEPH MCSORLEY			

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START DATE: 11/14/2025 END DATE: 11/20/2025							
TYPES OF CHECKS SELECTED: * ALL TYPES							
CHECK RANGE SELECTED: * No Check Range Selected							
WARRANT	CHK	WARRANT	VEND #/	VENDOR NAME/			
NUMBER	TYPE	DATE	PCH DOC #	ACCOUNT NUMBER	DESCRIPTION	AMOUNT	TOTAL
			136933	5-001-5-19-213	KACSO CONF PER DIEM	66.00	
					WARRANT TOTAL		66.00
117289	AP	11/19/2025	3998	DREXEL TECHNOLOGIES INC			
			137010	5-220-5-16-400	SETUP PLANS, AND SPEC	61.00	
					WARRANT TOTAL		61.00
117290	AP	11/19/2025	6882	CSA SERVICE SOLUTIONS LLC			
			136994	5-001-5-05-286	MANUAL STAIR CHAIR AND PARTS	640.72	
					WARRANT TOTAL		640.72
117291	AP	11/19/2025	8686	EVERGY KANSAS CENTRAL INC			
			136997	5-001-5-05-215	STATION 1	563.04	
			137052	5-001-5-05-215	NOVEMBER	788.72	
			137041	5-212-5-00-2	SERVICE FOR METROPOLITAN, CYPR	164.14	
			137041	5-212-5-00-2	SERVICE FOR METROPOLITAN, CYPR	40.96	
			137041	5-212-5-00-2	SERVICE FOR METROPOLITAN, CYPR	37.81	
			137041	5-212-5-00-2	SERVICE FOR METROPOLITAN, CYPR	68.57	
			137042	5-218-5-00-2	SERVICE FOR 165TH BONNER SPRIN	84.86	
					WARRANT TOTAL		1,748.10
117292	AP	11/19/2025	2410	FIRST CALL INC			
			136917	5-001-5-13-211	TRANSPORTATION	125.00	
			136917	5-001-5-13-211	TRANSPORTATION	125.00	
			136917	5-001-5-13-211	TRANSPORTATION	125.00	
			136917	5-001-5-13-211	TRANSPORTATION	125.00	
			136917	5-001-5-13-211	TRANSPORTATION	125.00	
			136917	5-001-5-13-211	TRANSPORTATION	125.00	
			136917	5-001-5-13-211	TRANSPORTATION	125.00	
			136917	5-001-5-13-211	TRANSPORTATION	125.00	
			136917	5-001-5-13-211	TRANSPORTATION	350.00	
					WARRANT TOTAL		1,350.00
117293	AP	11/19/2025	656	JAMES ANTWONE FLOYD			
			136919	5-001-5-09-231	COURT APPOINTED ATTORNEY	1,740.00	
					WARRANT TOTAL		1,740.00
117294	AP	11/19/2025	70	FREESTATE ELECTRIC COOPERATIVE			
			137051	5-001-5-05-215	STATION 2	329.57	
					WARRANT TOTAL		329.57
117295	AP	11/19/2025	243	GEOTAB USA INC			
			137045	5-001-5-05-271	OCTOBER GEOLOCATION	264.18	
			137045	5-001-5-06-222	OCTOBER GEOLOCATION	16.33	
			137045	5-001-5-11-271	OCTOBER GEOLOCATION	16.33	
			137045	5-001-5-31-230	OCTOBER GEOLOCATION	48.99	
			137045	5-001-5-41-271	OCTOBER GEOLOCATION	81.65	
			137045	5-001-5-53-220	OCTOBER GEOLOCATION	81.65	
			137045	5-108-5-00-213	OCTOBER GEOLOCATION	37.74	
			137045	5-127-5-00-2	OCTOBER GEOLOCATION	16.33	
			137045	5-133-5-00-229	OCTOBER GEOLOCATION	1,152.39	
			137045	5-136-5-00-221	OCTOBER GEOLOCATION	32.66	
			137045	5-137-5-00-229	OCTOBER GEOLOCATION	269.50	
			137045	5-145-5-00-230	OCTOBER GEOLOCATION	528.40	
			137045	5-160-5-00-215	OCTOBER GEOLOCATION	97.98	
					WARRANT TOTAL		2,644.13
117296	AP	11/19/2025	1941	LAW OFFICE OF E ELAINE HALLEY			

START DATE: 11/14/2025 END DATE: 11/20/2025

TYPES OF CHECKS SELECTED: * ALL TYPES

CHECK RANGE SELECTED: * No Check Range Selected

WARRANT NUMBER	CHK TYPE	WARRANT DATE	VEND #/ PCH DOC #	VENDOR NAME/ ACCOUNT NUMBER	DESCRIPTION	AMOUNT	TOTAL
			136916	5-001-5-09-231	COURT APPOINTED ATTORNEY	3,000.00	
					WARRANT TOTAL		3,000.00
117297	AP	11/19/2025	23163	RADIOMETER AMERICA INC DIV:HEM			
			137048	5-108-5-00-606	CUVETTES AND SHIPPING	282.00	
			137048	5-108-5-00-606	CUVETTES AND SHIPPING	30.00	
					WARRANT TOTAL		312.00
117298	AP	11/19/2025	22605	HINCKLEY SPRINGS			
			137013	5-001-5-11-208	FILTRATION SYSTEM RENTAL	51.74	
					WARRANT TOTAL		51.74
117299	AP	11/19/2025	733	SABER HOSSINEI			
			136911	5-001-5-11-211	KCDAA FALL CLE CONFERENCE	352.80	
					WARRANT TOTAL		352.80
117300	AP	11/19/2025	236	INTERPRETERS INC			
			136964	5-001-5-19-221	INTERPRETERS 10 17, 29 11 3,	822.60	
					WARRANT TOTAL		822.60
117301	AP	11/19/2025	3030	ISG TECHNOLOGY			
			137044	5-001-5-07-362	MICROSOFT EXCHANGE ONLINE PLAN	4,840.00	
			137044	5-001-5-07-362	MICROSOFT EXCHANGE ONLINE PLAN	1,940.00	
					WARRANT TOTAL		6,780.00
117302	AP	11/19/2025	99				
			136934	5-001-5-19-205	FEE AND MILEAGE	25.00	
					WARRANT TOTAL		25.00
117303	AP	11/19/2025	99				
			136935	5-001-5-19-205	FEE AND MILEAGE	61.40	
					WARRANT TOTAL		61.40
117304	AP	11/19/2025	99				
			136936	5-001-5-19-205	FEE AND MILEAGE	46.00	
					WARRANT TOTAL		46.00
117305	AP	11/19/2025	99				
			136937	5-001-5-19-205	FEE AND MILEAGE	25.00	
					WARRANT TOTAL		25.00
117306	AP	11/19/2025	99				
			136938	5-001-5-19-205	FEE AND MILEAGE	34.80	
					WARRANT TOTAL		34.80
117307	AP	11/19/2025	99				
			136939	5-001-5-19-205	FEE AND MILEAGE	25.00	
					WARRANT TOTAL		25.00
117308	AP	11/19/2025	99				
			136940	5-001-5-19-205	FEE AND MILEAGE	25.00	
					WARRANT TOTAL		25.00
117309	AP	11/19/2025	99				
			136941	5-001-5-19-205	FEE AND MILEAGE	30.60	
					WARRANT TOTAL		30.60
117310	AP	11/19/2025	99				
			136942	5-001-5-19-205	FEE AND MILEAGE	25.00	
					WARRANT TOTAL		25.00
117311	AP	11/19/2025	99				
			136943	5-001-5-19-205	FEE AND MILEAGE	32.00	
					WARRANT TOTAL		32.00
117312	AP	11/19/2025	99				

START DATE: 11/14/2025 END DATE: 11/20/2025

TYPES OF CHECKS SELECTED: * ALL TYPES

CHECK RANGE SELECTED: * No Check Range Selected

WARRANT NUMBER	CHK TYPE	WARRANT DATE	VEND #/ PCH DOC #	VENDOR NAME/ ACCOUNT NUMBER	DESCRIPTION	AMOUNT	TOTAL
			136944	5-001-5-19-205	FEE AND MILEAGE	44.60	
					WARRANT TOTAL		44.60
117313	AP	11/19/2025	99				
			136945	5-001-5-19-205	FEE AND MILEAGE	25.00	
					WARRANT TOTAL		25.00
117314	AP	11/19/2025	99				
			136946	5-001-5-19-205	FEE AND MILEAGE	46.00	
					WARRANT TOTAL		46.00
117315	AP	11/19/2025	99				
			136947	5-001-5-19-205	FEE AND MILEAGE	54.40	
					WARRANT TOTAL		54.40
117316	AP	11/19/2025	99				
			136948	5-001-5-19-205	FEE AND MILEAGE	60.00	
					WARRANT TOTAL		60.00
117317	AP	11/19/2025	99				
			136949	5-001-5-19-205	FEE AND MILEAGE	54.40	
					WARRANT TOTAL		54.40
117318	AP	11/19/2025	99				
			136950	5-001-5-19-205	FEE AND MILEAGE	25.00	
					WARRANT TOTAL		25.00
117319	AP	11/19/2025	99				
			136951	5-001-5-19-205	FEE AND MILEAGE	25.00	
					WARRANT TOTAL		25.00
117320	AP	11/19/2025	99				
			136952	5-001-5-19-205	FEE AND MILEAGE	37.60	
					WARRANT TOTAL		37.60
117321	AP	11/19/2025	99				
			136953	5-001-5-19-205	FEE AND MILEAGE	55.80	
					WARRANT TOTAL		55.80
117322	AP	11/19/2025	99				
			136954	5-001-5-19-205	FEE AND MILEAGE	32.00	
					WARRANT TOTAL		32.00
117323	AP	11/19/2025	99				
			136955	5-001-5-19-205	FEE AND MILEAGE	55.80	
					WARRANT TOTAL		55.80
117324	AP	11/19/2025	99				
			136956	5-001-5-19-205	FEE AND MILEAGE	61.40	
					WARRANT TOTAL		61.40
117325	AP	11/19/2025	99				
			136957	5-001-5-19-205	FEE AND MILEAGE	47.40	
					WARRANT TOTAL		47.40
117326	AP	11/19/2025	99				
			136958	5-001-5-19-205	FEE AND MILEAGE	25.00	
					WARRANT TOTAL		25.00
117327	AP	11/19/2025	99				
			136959	5-001-5-19-205	FEE AND MILEAGE	48.80	
					WARRANT TOTAL		48.80
117328	AP	11/19/2025	99				
			136960	5-001-5-19-205	FEE AND MILEAGE	25.00	
					WARRANT TOTAL		25.00

START DATE: 11/14/2025 END DATE: 11/20/2025

TYPES OF CHECKS SELECTED: * ALL TYPES

CHECK RANGE SELECTED: * No Check Range Selected

WARRANT NUMBER	CHK TYPE	WARRANT DATE	VEND #/ PCH DOC #	VENDOR NAME/ ACCOUNT NUMBER	DESCRIPTION	AMOUNT	TOTAL
117329	AP	11/19/2025	99 136961	<div></div> 5-001-5-19-205	FEE AND MILEAGE	34.80	
					WARRANT TOTAL		34.80
117330	AP	11/19/2025	66366 136996 137040	KANSAS GAS SERVICE 5-001-5-05-215 5-001-5-14-220	STATION 2 ANNEX 725 LAMING RD 0315A62132	57.03 266.45	
					WARRANT TOTAL		323.48
117331	AP	11/19/2025	19 137027	KANSAS TURNPIKE AUTHORITY 5-146-5-00-205	TOLL FOR TOPEKA MEATING	6.98	
					WARRANT TOTAL		6.98
117332	AP	11/19/2025	1842 137037 137037 137037	KONE INC 5-001-5-31-220 5-001-5-32-262 5-001-5-33-262	ELEVATOR MAINTENANCE COVERAGE ELEVATOR MAINTENANCE COVERAGE ELEVATOR MAINTENANCE COVERAGE	129.86 519.46 1,179.86	
					WARRANT TOTAL		1,829.18
117333	AP	11/19/2025	12074 137029	KANSAS PROSECUTORS TRAINING & 5-406-4-00-715	3RD QUARTER	660.40	
					WARRANT TOTAL		660.40
117334	AP	11/19/2025	227 136974	LABORATORY CORPORATION OF AMER 5-001-5-07-219	LAB SERVICES INMATE HEALTH	211.30	
					WARRANT TOTAL		211.30
117335	AP	11/19/2025	9271 136987 136987	CITY OF LANSING 5-160-5-00-210 5-160-5-00-210	SERVICE PERIOD SERVICE PERIOD	180.00 69.30-	
					WARRANT TOTAL		110.70
117336	AP	11/19/2025	461 137007 137007 137007 137007 137007 137007 137007 137007 137007 137007 137007 137009 137009 137009	LEAV CO COOP 5-133-5-00-304 5-133-5-00-304 5-133-5-00-304 5-133-5-00-304 5-133-5-00-304 5-133-5-00-310 5-133-5-00-310 5-133-5-00-310 5-133-5-00-310 5-133-5-00-310 5-133-5-00-310 5-137-5-00-304 5-137-5-00-304 5-137-5-00-304	FUEL AND FLUIDS FUEL AND FLUIDS FUEL AND FLUIDS FUEL AND FLUIDS FUEL AND FLUIDS FUEL AND FLUIDS FUEL AND FLUIDS FUEL AND FLUIDS FUEL AND FLUIDS FUEL AND FLUIDS FUEL AND FLUIDS FUEL AND FLUIDS FUEL FUEL FUEL	15,432.60 2,538.70 8,188.75 71.71 3,077.06 400.79 204.33 3,294.77 1,048.10 819.66 480.59 997.73	
					WARRANT TOTAL		36,554.79
117337	AP	11/19/2025	4755 136924 136924 136989 136924 136924	LEAVENWORTH PAPER AND OFFICE S 5-145-5-00-201 5-145-5-00-301 5-145-5-00-301 5-145-5-00-303 5-145-5-00-345	CARDSTOCK, BADGES, FORKS, SPOO CARDSTOCK, BADGES, FORKS, SPOO COFFEE FILTERS CARDSTOCK, BADGES, FORKS, SPOO CARDSTOCK, BADGES, FORKS, SPOO	69.72 8.86 18.65 90.57 120.00	
					WARRANT TOTAL		307.80
117338	AP	11/19/2025	537 137028	CHERRYROAD MEDIA INC 5-001-5-03-218	PUBLICATION FOR DELIQ. PROPERT	426.59	
					WARRANT TOTAL		426.59
117339	AP	11/19/2025	2419	MCKESSON MEDICAL SURGICAL			

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START DATE: 11/14/2025 END DATE: 11/20/2025							
TYPES OF CHECKS SELECTED: * ALL TYPES							
CHECK RANGE SELECTED: * No Check Range Selected							
WARRANT	CHK	WARRANT	VEND #/	VENDOR NAME/			
NUMBER	TYPE	DATE	PCH DOC #	ACCOUNT NUMBER	DESCRIPTION	AMOUNT	TOTAL
			136975	5-001-5-07-219	INMATE HEALTH SERVICES	307.50	
			136975	5-001-5-07-219	INMATE HEALTH SERVICES	120.61	
					WARRANT TOTAL		428.11
117340	AP	11/19/2025	13900	MID-CONTINENTAL RESTORATION CO			
			137035	5-215-5-14-401	CH REPAIR	2,200.00	
			137035	5-215-5-14-401	CH REPAIR	2,200.00	
					WARRANT TOTAL		4,400.00
117341	AP	11/19/2025	105	MIDWEST MOBILE RADIO SERVICE			
			137033	5-108-5-00-601	RADIO MAINTENANCE	75.00	
					WARRANT TOTAL		75.00
117342	AP	11/19/2025	2059	MIDWEST OFFICE TECHNOLOGY INC			
			137021	5-001-5-07-208	CANON SERICAL 4QS028554	52.97	
			137043	5-198-5-18-301	CANON SERIAL 4MK13424	108.68	
					WARRANT TOTAL		161.65
117343	AP	11/19/2025	2666	MICAH BRAY			
			136910	5-001-5-11-211	KAPIO ANNUAL CONFERENCE SALINA	145.00	
			136910	5-001-5-11-211	KAPIO ANNUAL CONFERENCE SALINA	2.32	
					WARRANT TOTAL		147.32
117344	AP	11/19/2025	2666	LINDSEY STUDZINSKI			
			137011	5-001-5-11-205	MILEAGE FOR KU LAW CAREER FAIR	57.40	
					WARRANT TOTAL		57.40
117345	AP	11/19/2025	2666	JORDAN ROBBINS			
			137012	5-001-5-11-201	MILEAGE FOR TRAVEL TO KCKS AND	12.50	
			137012	5-001-5-11-205	MILEAGE FOR TRAVEL TO KCKS AND	42.00	
					WARRANT TOTAL		54.50
117346	AP	11/19/2025	2666	ROSE DAY			
			137015	5-145-5-00-205	MILEAGE STAFF MEETING ROUNDTRI	16.80	
					WARRANT TOTAL		16.80
117347	AP	11/19/2025	2666	DRAKE CHILDRESS			
			137026	5-146-5-00-301	SHIRTS FOR PULLOVERS	770.00	
					WARRANT TOTAL		770.00
117348	AP	11/19/2025	989	MODRN HEALTH, INC			
			136991	5-112-5-00-256	MEDICAL WASTE, SHOTS, MEMBERSH	60.88	
			136991	5-112-5-00-256	MEDICAL WASTE, SHOTS, MEMBERSH	383.90	
			136991	5-112-5-00-256	MEDICAL WASTE, SHOTS, MEMBERSH	18,327.00	
			136991	5-112-5-00-256	MEDICAL WASTE, SHOTS, MEMBERSH	1,720.00	
			136991	5-112-5-00-256	MEDICAL WASTE, SHOTS, MEMBERSH	860.00	
					WARRANT TOTAL		21,351.78
117349	AP	11/19/2025	2962	MOTOROLA SOLUTIONS CREDIT CO			
			137020	5-001-5-07-364	DIGITAL SIGNALING X3	441.54	
					WARRANT TOTAL		441.54
117350	AP	11/19/2025	899	OD /SECURITY NORTH AMERICA LLC			
			137023	5-001-5-07-450	THEIA AI SOFTWARE	10,500.00	
					WARRANT TOTAL		10,500.00
117351	AP	11/19/2025	196	OLSSON, INC			
			137054	5-001-5-06-206	PZ PORTION OF NOVEMBER	3,664.00	
			137053	5-133-5-00-213	PROFESSIONAL SERVICES RD AND B	649.85	
					WARRANT TOTAL		4,313.85
117352	AP	11/19/2025	3	CLERK, US DISTRICT COURT			
			136901	5-001-5-11-201	CASE 2 20 CR 20030 JAR 1	47.50	

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START DATE: 11/14/2025 END DATE: 11/20/2025							
TYPES OF CHECKS SELECTED: * ALL TYPES							
CHECK RANGE SELECTED: * No Check Range Selected							
WARRANT	CHK	WARRANT	VEND #/	VENDOR NAME/			
NUMBER	TYPE	DATE	PCH DOC #	ACCOUNT NUMBER	DESCRIPTION	AMOUNT	TOTAL
WARRANT TOTAL							47.50
117353	AP	11/19/2025	1007	OXFORD HOUSE ZAILA			
			137036	5-106-5-00-300	CLIENT SERVICE EES FEE AND 3 W	150.00	
			137036	5-106-5-00-300	CLIENT SERVICE EES FEE AND 3 W	450.00	
WARRANT TOTAL							600.00
117354	AP	11/19/2025	1005	PANASONIC CONNECT NORTH AMERIC			
			137050	5-001-5-05-201	OCTOBER AND NOVEMBER MEDICAL D	1,500.00	
			137050	5-001-5-05-201	OCTOBER AND NOVEMBER MEDICAL D	1,500.00	
WARRANT TOTAL							3,000.00
117355	AP	11/19/2025	7098	QUILL CORP			
			136985	5-001-5-04-301	OFFICE SUPPLIES	137.24	
			136985	5-001-5-04-301	OFFICE SUPPLIES	119.99	
			136985	5-001-5-04-301	OFFICE SUPPLIES	649.98	
			136985	5-001-5-04-301	OFFICE SUPPLIES	174.79-	
			136914	5-001-5-07-301	OFFICE SUPPLIES	36.82	
			136914	5-001-5-07-301	OFFICE SUPPLIES	84.12	
WARRANT TOTAL							853.36
117356	AP	11/19/2025	17209	REDDI SERVICES			
			137032	5-160-5-00-263	MONTH SEPTIC TANK PUMP NOVEMBE	375.00	
WARRANT TOTAL							375.00
117357	AP	11/19/2025	1867	REDWOOD TOXICOLOGY LABORATORY			
			136962	5-196-5-00-201	CONFIRMATION TEST	47.46	
WARRANT TOTAL							47.46
117358	AP	11/19/2025	458	LEAV CO PUBLIC WORKS			
			137000	5-001-5-14-333	FUEL AND EQUIP PARTS	148.11	
			137000	5-001-5-14-333	FUEL AND EQUIP PARTS	87.12	
			136908	5-001-5-14-334	APP 02 01 WIPER BLADES	60.44	
			137000	5-001-5-31-320	FUEL AND EQUIP PARTS	1,569.50	
			137000	5-001-5-31-320	FUEL AND EQUIP PARTS	1,569.50	
			137000	5-001-5-31-320	FUEL AND EQUIP PARTS	119.74	
			137000	5-001-5-31-320	FUEL AND EQUIP PARTS	21.18	
WARRANT TOTAL							3,575.59
117359	AP	11/19/2025	1717	SEIFERT'S FLOORING			
			137038	5-001-5-32-280	601 SOUTH 3RD ST	4,638.40	
WARRANT TOTAL							4,638.40
117360	AP	11/19/2025	915	SMITHEREEN PEST MANAGEMENT			
			136999	5-001-5-31-212	PEST CONTROL	1,154.00	
			136999	5-001-5-32-211	PEST CONTROL	100.00	
			136999	5-001-5-33-211	PEST CONTROL	125.00	
WARRANT TOTAL							1,379.00
117361	AP	11/19/2025	1793	ST JOHN HOSPITAL			
			136969	5-001-5-07-219	INMATE MEDICAL BILL	90.85	
WARRANT TOTAL							90.85
117362	AP	11/19/2025	1006	STANARD & ASSOCIATES, INC			
			136967	5-001-5-07-202	TEESTING SUPPLIES FOR PROMOTIO	1,930.00	
WARRANT TOTAL							1,930.00
117363	AP	11/19/2025	376	ATHENS ENERGY SERVICES HOLDING			
			137039	5-001-5-33-392	711 MARSHALL OCTOBER 2025	303.29	
WARRANT TOTAL							303.29
117364	AP	11/19/2025	23432	TANGENT COMPUTER			

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TYPES OF CHECKS SELECTED: * ALL TYPES							
CHECK RANGE SELECTED: * No Check Range Selected							
WARRANT	CHK	WARRANT	VEND #/	VENDOR NAME/			
NUMBER	TYPE	DATE	PCH DOC #	ACCOUNT NUMBER	DESCRIPTION	AMOUNT	TOTAL
			137019	5-001-5-18-220	DIRECTOR, BASIC , PRIMARY, SEC	5,480.00	
					WARRANT TOTAL		5,480.00
117365	AP	11/19/2025	10703	TIRE TOWN			
			136986	5-160-5-00-207	SCRAP TIRE RECYCLE	500.00	
					WARRANT TOTAL		500.00
117366	AP	11/19/2025	350	LEAVENWORTH COUNTY			
			137024	5-001-5-14-241	STORMWATER SPECIALS	1,200.00	
			137024	5-001-5-14-241	STORMWATER SPECIALS	1,200.00	
			137024	5-001-5-14-241	STORMWATER SPECIALS	84.00	
			137024	5-001-5-14-241	STORMWATER SPECIALS	84.00	
			137024	5-001-5-14-241	STORMWATER SPECIALS	2,075.00	
			137024	5-001-5-14-241	STORMWATER SPECIALS	150.00	
			137024	5-001-5-14-241	STORMWATER SPECIALS	675.00	
			137024	5-001-5-14-241	STORMWATER SPECIALS	150.00	
			137024	5-001-5-14-241	STORMWATER SPECIALS	84.00	
			137024	5-001-5-14-241	STORMWATER SPECIALS	512.50	
					WARRANT TOTAL		6,214.50
117367	AP	11/19/2025	41	UNDERGROUND VAULTS & STORAGE			
			136963	5-001-5-19-214	FILE RETRIEVAL	65.74	
					WARRANT TOTAL		65.74
117368	AP	11/19/2025	11982	UNIFIED GOVERNMENT OF WYANDOTT			
			136990	5-001-5-11-213	COST OF CIVIL PROCESS	15.00	
					WARRANT TOTAL		15.00
117369	AP	11/19/2025	1831	USD 469 AFTER SCHOOL VILLAGE			
			137025	5-121-5-00-208	1ST QUARTER REIMBURSEMENT	3,125.00	
					WARRANT TOTAL		3,125.00
117370	AP	11/19/2025	2	WATER DEPT			
			136995	5-001-5-05-215	STATION 3 WATER SERVICE DATES	73.37	
			136976	5-001-5-32-392	514 S 2ND ST	20.00	
			136977	5-195-5-00-290	COMM CORR 520 S 3RD ST	62.66	
					WARRANT TOTAL		156.03
117371	AP	11/19/2025	100	RYAN MICHAEL STEWART			
			136921	5-001-5-14-221	FEE AND MILEAGE	51.46	
					WARRANT TOTAL		51.46
117372	AP	11/19/2025	100	GINA MARIE STEWART			
			136922	5-001-5-14-221	FEE AND MILEAGE	51.46	
					WARRANT TOTAL		51.46
117373	AP	11/19/2025	100	BETH ANN HALL			
			136923	5-001-5-14-221	FEE AND MILEAGE	25.00	
					WARRANT TOTAL		25.00
117374	AP	11/17/2025	1991	MID-AMERICA REGIONAL COUNCIL			
			136899	5-001-5-14-203	BASIC LOCAL DUES	16,524.00	
					WARRANT TOTAL		16,524.00
117375	AP	11/17/2025	858	ENTERPRISE FM TRUST			
			136900	5-115-5-00-408	LEASE PAYMENT FOR 5 VEHICLES	3,409.22	
					WARRANT TOTAL		3,409.22
117376	AP	11/17/2025	972	ASSOCIATES AT HOPE HARBOR			
			136897	5-123-5-00-210	SUBSTANCE ABUSE TREATMENT DANF	120.00	
					WARRANT TOTAL		120.00
117377	AP	11/20/2025	1004	ASHLEY BULLOCK LLC			

START DATE: 11/14/2025 END DATE: 11/20/2025

TYPES OF CHECKS SELECTED: * ALL TYPES

CHECK RANGE SELECTED: * No Check Range Selected

WARRANT NUMBER	CHK TYPE	WARRANT DATE	VEND #/ PCH DOC #	VENDOR NAME/ ACCOUNT NUMBER	DESCRIPTION	AMOUNT	TOTAL
			137057	5-001-5-05-201	OCTOBER AND NOVEMBER MEDICAL D	1,500.00	
			137057	5-001-5-05-201	OCTOBER AND NOVEMBER MEDICAL D	1,500.00	
					WARRANT TOTAL		3,000.00
117378	AP	11/20/2025	24545	CDW GOVERNMENT INC			
			137058	5-001-5-07-450	WEB CAMERA	63.69	
			137058	5-001-5-07-450	WEB CAMERA	7,912.84	
			137059	5-146-5-00-301	PHONE AT THE ANNEX	388.69	
					WARRANT TOTAL		8,365.22
117379	AP	11/20/2025	2111	LIFTOFF,LLC			
			137060	5-119-5-00-401	4 LICENSE MS 365 APP	264.00	
					WARRANT TOTAL		264.00
					GRAND TOTAL		367,831.94

START DATE: 11/14/2025 END DATE: 11/20/2025

TYPES OF CHECKS SELECTED: * ALL TYPES

CHECK RANGE SELECTED: * No Check Range Selected

FUND SUMMARY

001	GENERAL	165,109.72
106	OPIOID SETTLEMENT	600.00
108	COUNTY HEALTH	3,464.64
112	EMPLOYEE BENEFIT	21,351.78
115	EQUIPMENT RESERVE	3,409.22
119	ROD TECHNOLOGY	528.00
121	JUVENILE JUSTICE AUTHORITY	3,125.00
123	JUVENILE CRIME PREVENTION	120.00
126	COMM CORR ADULT	14.77
127	COMM CORR ADULT NON GRANT	56.19
133	ROAD & BRIDGE	50,408.99
136	COMM CORR JUVENILE	182.88
137	LOCAL SERVICE ROAD & BRIDGE	2,867.48
145	COUNCIL ON AGING	46,049.42
146	COUNTY TREASURER SPECIAL	1,554.36
160	SOLID WASTE MANAGEMENT	2,353.36
171	S TAX CAP RD PROJ: BONDS	6,308.33
174	911	35.00
189	TONGANOXIE TWP TRAFFIC IMPACT	4,600.00
195	JUVENILE DETENTION	82.92
196	DRUG TEST & SUPERVISION FEES	47.46
198	SPECIAL GRANTS	108.68
212	SEWER DISTRICT 2: TIMBERLAKES	311.48
215	CAPITAL IMPROVEMENTS	54,036.00
218	SEWER DIST #5	84.86
220	CAP IMPR: RD & BRIDGE	61.00
406	ATTORNEY TRAINING	660.40
503	ROAD & BRIDGE BOND ESCROW	300.00
	TOTAL ALL FUNDS	367,831.94

**Leavenworth County
Request for Board Action
Case No. DEV-25-112
Final Plat Creekstone Ridge 2nd Plat Phase 1
*Consent Agenda***

Date: November 26, 2025
To: Board of County Commissioners
From: Planning & Zoning Staff

Department Head Review: John Jacobson, Reviewed

Additional Reviews as needed:

Budget Review ☐ **Administrator Review** ☒ **Legal Review** ☒

Action Requested:

Chairman, I move that the proposed re-plat as outlined in case DEV-25-112 be approved with conditions, that the plat is compliant with the County Zoning & Subdivision Regulations, as set forth in the Staff Report, as adopted by the Planning Commission and as substantiated by the facts, testimony and evidence presented, be accepted by this board and that the conditions set forth in the Staff Report be made part of this approval.

Analysis: The applicant is proposing a replat of Lots 3 & 5 of Creekstone Ridge. The Subdivision is classified as a Class C with all lots lying within the Rural Growth Area of Leavenworth County. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision (see condition 3). Lots 1-3 range in size from approximately 2.5 to 3 acres. Tract A will be approximately 24 acres and will be considered a non-buildable tract of land. All lots are in compliance with the current zoning district requirements.

Recommendation: The Planning Commission voted 9-0 to recommend approval of Case No.DEV-25-112, Creekstone Ridge 2nd Plat Phase 1 subject to conditions.

Alternatives:

1. Approve Case No. DEV-25-112, Creekstone Ridge 2nd Plat Phase 1, with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-25-112, Creekstone Ridge 2nd Plat Phase 1, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-25-112, Creekstone Ridge 2nd Plat Phase 1, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

Budgetary Impact:

- ☒ Not Applicable
- ☐ Budgeted item with available funds
- ☐ Non-Budgeted item with available funds through prioritization
- ☐ Non-Budgeted item with additional funds requested

Total Amount Requested:

\$0.00

Additional Attachments: Staff Report, Plat, Planning Commission Minutes

**LEAVENWORTH COUNTY
PLANNING COMMISSION
STAFF REPORT**

CASE NO: DEV-25-112 Final Creekstone Ridge 2nd Plat Phase 1

November 12, 2025

REQUEST: *Consent Agenda*

☐ Preliminary Plat ☒ Final Plat

STAFF REPRESENTATIVE:

JOSH SCHWEITZER
Development Planner

SUBJECT PROPERTY: 19150 & 00000 178th Street



APPLICANT/APPLICANT AGENT:

Joe Herring
Herring Surveying Company
315 N 5th St.
Leavenworth, KS 66048

PROPERTY OWNER:

PCDI
15395 Briar Rd. Ste A
Basehor, KS 66007

CONCURRENT APPLICATIONS:

NONE

LAND USE

ZONING: RR-2.5

FUTURE LAND USE DESIGNATION:

Mixed Use

LEGAL DESCRIPTION:

A Minor Subdivision in the Southeast Quarter of Section 5, Township 11 South, Range 22, East of the 6th P.M., in Leavenworth County Kansas.

SUBDIVISION: Creekstone Ridge

FLOODPLAIN: N/A

STAFF RECOMMENDATION: APPROVAL

PROPERTY INFORMATION

ACTION OPTIONS:

1. Recommend approval of Case No. DEV-25-112 Final Plat Creekstone Ridge 2nd Plat Phase 1, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-25-112 Final Plat Creekstone Ridge 2nd Plat Phase 1, to the Board of County Commission for the following reasons; or
3. Continue the hearing to another date, time, and place.

PARCEL SIZE: 29.8 ACRES

PARCEL ID NO:

183-05-0-00-00-042; 044

BUILDINGS:

Existing Outbuildings

PROJECT SUMMARY:

Request for a final plat approval to subdivide property located at 19150 & 00000 178th Street (183-05-0-00-00-042 & 044) as Lots 01 through 03 of Creekstone Ridge 2nd Plat Phase 1.

ACCESS/STREET:

178th Street - Local, Gravel ± 24'

Location Map: FUTURE LAND USE DESIGNATION



UTILITIES

SEWER: PRIVATE SEPTIC

FIRE: Stranger

WATER: Suburban

ELECTRIC: EVERGY

NOTICE & REVIEW:

STAFF REVIEW:

11/4/2025

NEWSPAPER NOTIFICATION:

N/A

**NOTICE TO SURROUNDING
PROPERTY OWNERS:**

N/A

STANDARDS TO BE CONSIDERED:			
Leavenworth County Zoning and Subdivision Standards: Preliminary Review		Met	Not Met
35-40	Preliminary Plat Content	N/A	
40-20	Final Plat Content	X	
41-6	Access Management	X	
41-6.B.a-c.	Entrance Spacing	X	
41-6.C.	Public Road Access Management Standards	X	
43	Cross Access Easements	X	
50-20	Utility Requirements	X	
50-30	Other Requirements	X	
50-40	Minimum Design Standards	X	
50-50	Sensitive Land Development	N/A	
50-60.	Dedication of Reservation of Public Sites and Open Spaces	N/A	

STAFF COMMENTS:

The applicant is proposing a replat of Lots 3 & 5 of Creekstone Ridge. The Subdivision is classified as a Class C with all lots lying within the Rural Growth Area of Leavenworth County. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision (see condition 3). Lots 1-3 range in size from approximately 2.5 to 3 acres. Tract A will approximately be 24 acres and will be considered a non-buildable tract of land. All lots are in compliance with the current zoning district requirements.

PROPOSED CONDITIONS:

1. Building permits shall be required for any new construction.
2. Erosion control shall be used when designing and constructing driveways. A form of sediment control shall be installed before work begins and maintained throughout the time that the land disturbing activities are taking place. Re-vegetation of all disturbed sites shall be completed within 45 days after completion of final grading weather permitting.
3. A waiver for the use of private septic systems within this subdivision is granted with this approval.
4. At time of development, fire hydrants shall be required, if necessary infrastructure is available. If the infrastructure is not available to support fire hydrants, a letter from the Water District stating such must be provided prior to any building permit being issued.
5. All review comments made by county staff.
6. The developer must comply with the following memorandums:
Memo – Suburban Water, dated August 15, 2024

PROPOSED MOTIONS:

Approve case DEV-25-112, a request to plat the property located at 19150 & 00000 178th Street into a 3-lot subdivision in conformance with the Zoning and Subdivision Regulations with a majority vote; or

Motion: Chairman, I find that the subdivision request complies with the Zoning and Subdivision Regulations and move to recommend approval to the Board of County Commissioners of the request as outlined in Case DEV-25-112 based on the recommendation of Planning Staff and the findings as set forth in the Staff Report.

Deny case DEV-25-112, a request to plat the property located at 19150 & 00000 178th Street into a 3-lot subdivision not in conformance with the Zoning and Subdivision Regulations with a majority vote; or

Motion: Chairman, I find that the subdivision request does not comply with the Zoning and Subdivision Regulations (list Article and Section #) and move to recommend denial to the Board of County Commissioners as outlined in Case DEV-25-112.

Table the case to a date and time certain for additional information.

Motion: Chairman, I move to table Case No. DEV-25-112 to (Date and Time) requesting additional information for (STATE THE REASON(S)).

ATTACHMENTS:

A: Application & Narrative

B: Zoning Map

C: Road Map (A minimum of 1/4 mile)

D: Memorandums

FINAL PLAT APPLICATION

Leavenworth County Planning and Zoning Department
300 Walnut St., Suite 212
Leavenworth, Kansas
913-684-0465

Office Use Only

Township: _____ Planning Commission Meeting Date: _____
Case No. _____ Date Received/Paid: _____
Zoning District _____ Comprehensive Plan Land Use Designation: _____

APPLICANT/AGENT INFORMATION

OWNER INFORMATION

NAME: Herring Surveying Company NAME: PRECISION CONTRACTING & DEVELOPMENT INC - PCDI
MAILING ADDRESS: 315 North 5th Street MAILING ADDRESS 15395 BRIAR RD #STE A
CITY/ST/ZIP: Leavenworth, KS 66048 CITY/ST/ZIP Basehor, KS 66007
PHONE: 913-651-3858 PHONE: N/A
EMAIL : herringsurveying@outlook.com EMAIL N/A

GENERAL INFORMATION

Proposed Subdivision Name: CREEKSTONE RIDGE 2ND PLAT
Address of Property: 00000 178th Street
PID: 183-05-0-00-00-044 Urban Growth Management Area: N/A

SUBDIVISION INFORMATION

Gross Acreage: <u>29.8 AC</u>	Number of Lots: <u>3</u>	Minimum Lot Size: <u>2.5 AC</u>
Maximum Lot Size: <u>3.3 Ac</u>	Proposed Zoning: <u>RR-2.5</u>	Density: <u>N/A</u>
Open Space Acreage: <u>N/A</u>	Water District: <u>Suburban</u>	Proposed Sewage: <u>Septic</u>
Fire District: <u>Stranger</u>	Electric Provider: <u>Evergy</u>	Natural Gas Provider: <u>Propane</u>
Covenants: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Road Classification: <u>Local – Collector – Arterial – State – Federal</u>	
List of all Requested Exceptions: <i>Exceptions may be granted per Article 56 or as otherwise stated in the Zoning & Subdivision Regulations.</i>	Cross-Access Easement Requested: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	1.	
	2.	
	3.	
	4.	
	5.	

Is any part of the site designated as Floodplain? ☐ Yes ☒ No if yes, what is the panel number:

I, the undersigned, am the owner, duly authorized agent, of the aforementioned property situated in the unincorporated portion of Leavenworth County, Kansas. By execution of my signature, I do hereby officially apply for a final plat approval as indicated above.

Signature: Joe Herring - digitally signed 9-9-25

Date: 9-9-25

ATTACHMENT A

COMMITMENT FOR TITLE INSURANCE

ISSUED BY:

WESTCOR LAND TITLE INSURANCE COMPANY

BY ITS AGENT:

SUPERIOR TITLE & ESCROW OF KANSAS CITY, LLC
4550 W. 109TH STREET, #150, OVERLAND PARK, KANSAS 66211
PH: 913-948-7780 – FAX: 913-948-7785

SCHEDULE A

1. Effective Date: **June 3, 2024 at 8:00am** Updated September 8, 2025
Property Address: **19150 178th Street, Tonganoxie, KS 66086**
2. Policy or Policies to be issued:
 - a. ALTA Owner's Policy of Title Insurance (6-17-06)
Proposed Insured: **Precision Contracting & Development, Inc.** Amount **\$691,911.00**
 - b. ALTA Loan Policy of Title Insurance (6-17-06)
Proposed Insured: **First Security Bank** Amount **\$**
3. The estate or interest in the Land described or referred to in this Commitment is:
FEE SIMPLE
4. Title to the estate or interest in the Land is at the Effective Date vested in:
Precision Contracting & Development, Inc.
5. The Land referred to in this Commitment is described as follows:
See Exhibit "A" attached hereto and by this reference made a part hereof

NOTE: This Commitment is of no force and effect unless Commitment cover, Schedules A, B-Section 1 and B-Section 2 are attached.

Exhibit "A"

The land referred to herein is described as follows:

Lot 3 and Lot 5, CREEKSTONE RIDGE, a subdivision in Leavenworth County, Kansas.

FOR INFORMATIONAL PURPOSES ONLY:

PARCEL NO.: 052-183-05-0-00-00-013.00-0

2023 REAL ESTATE TAXES OF **\$2,741.68** ARE **PAID**.

2024 ASSESSED VALUATION: **\$26,283.25**

NOTE: This Commitment is of no force and effect unless Commitment cover, Schedules A, B-Section 1 and B-Section 2 are attached.

OWNER AUTHORIZATION

I/WE Precision Contracting & Development Inc / Gerald J. Riber, hereby referred to as the "Undersigned", being of lawful age, do hereby on this 7th day of February, 2025, make the following statements, to wit:

1. I/We the Undersigned, on the date first above written, am the lawful, owner(s) in fee simple absolute of the following described real property

See Exhibit A attached hereto and incorporated herein by reference.

2. I/We the undersigned, have previously authorized and hereby authorize Joseph Herrin - Herring Surveyor Company (Hereinafter referred to as "Applicant"), to act on my/our behalf for the purpose of making application with the Planning Office of Leavenworth County, Kansas, 19150 178th St Topeka or Loftis Creek Road (common address) the subject real property, or portion thereof, and which authorization includes, but is not limited to, all acts or things whatsoever necessarily required of Applicant in the application process.

3. I/We the Undersigned, hereby agree to protect, defend, indemnify and hold the Board of County Commissioners of Leavenworth County, Kansas, its officers employees and agents (hereinafter collectively referred to as the "County"), free and harmless from and against any and all claims, losses, penalties, damages, settlements, costs, charges, professional fees or other expenses or liabilities, whether false, fraudulent, meritless or meritorious, of every kind and character arising out of or relating to any and all claims, liens, demands, obligations, actions, proceedings, or causes of action of every kind and character (hereinafter "claims"), in connection with, relating to, or arising directly or indirectly out of this authorization and the actions taken by the Applicant and the County in reliance thereof. I, the Undersigned, hereby further agree to investigate, handle, respond to, provide defense for and defend any such claims at my sole expense and agree to bear all other costs at my sole expense and agree to bear all other costs and expenses related thereto, even if such claims are groundless, false or fraudulent.

4. It is understood that in the event the Undersigned is a corporation or partnership then the individual whose signature appears below for and on behalf of the corporation or partnership has in fact the authority to so bind the corporation or partnership to the terms and statements contained within this instrument.

IN WITNESS THEREOF, I, the Undersigned, have set my hand and seal below.

Owner

Owner

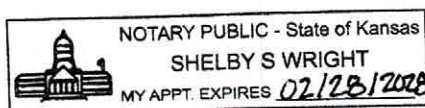
STATE OF KANSAS
COUNTY OF LEAVENWORTH

The foregoing instrument was acknowledge before me on this _____ day of _____, 20____.

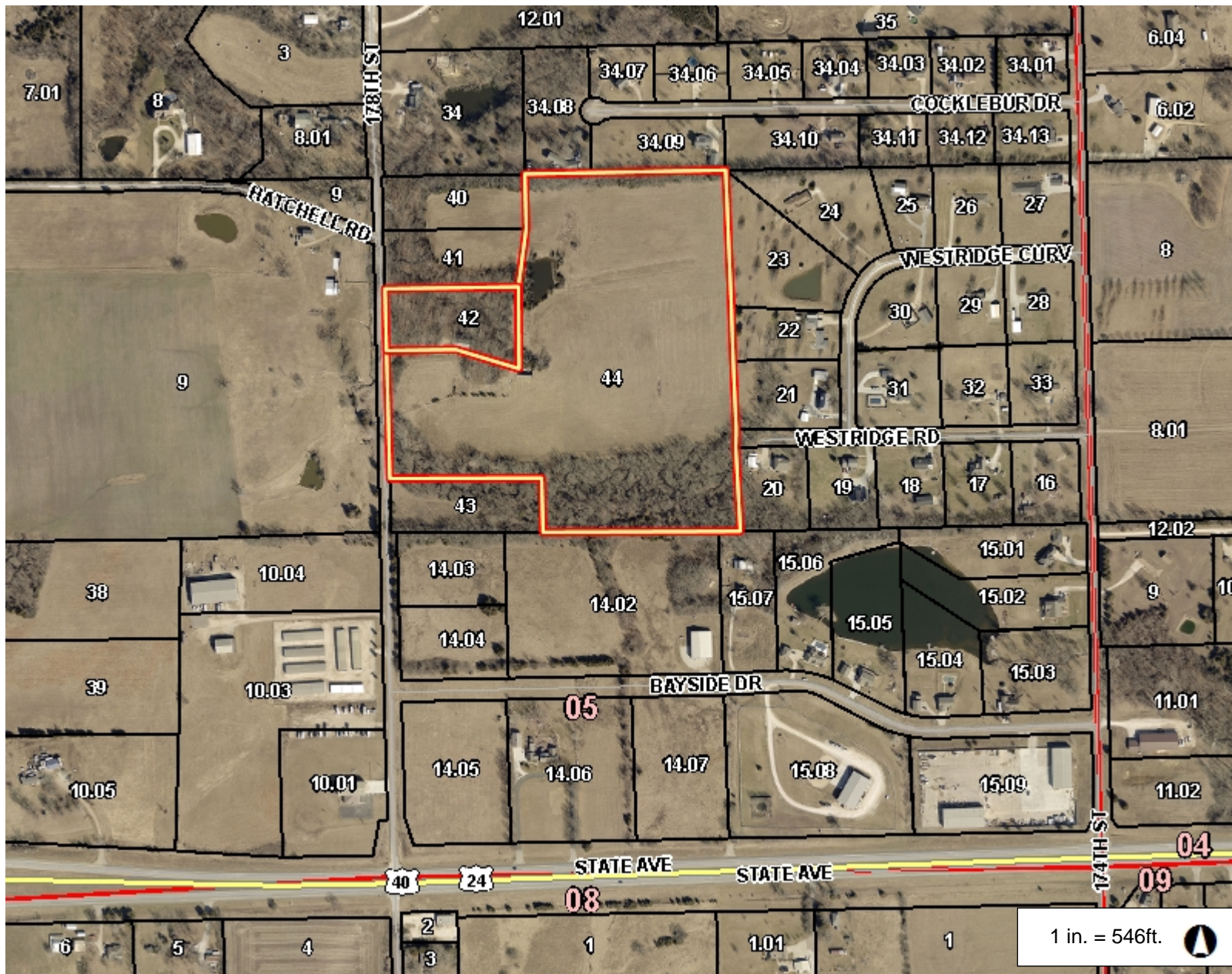
by Shelby S Wright

My Commission Expires:

Notary Public



Leavenworth County, KS



Legend

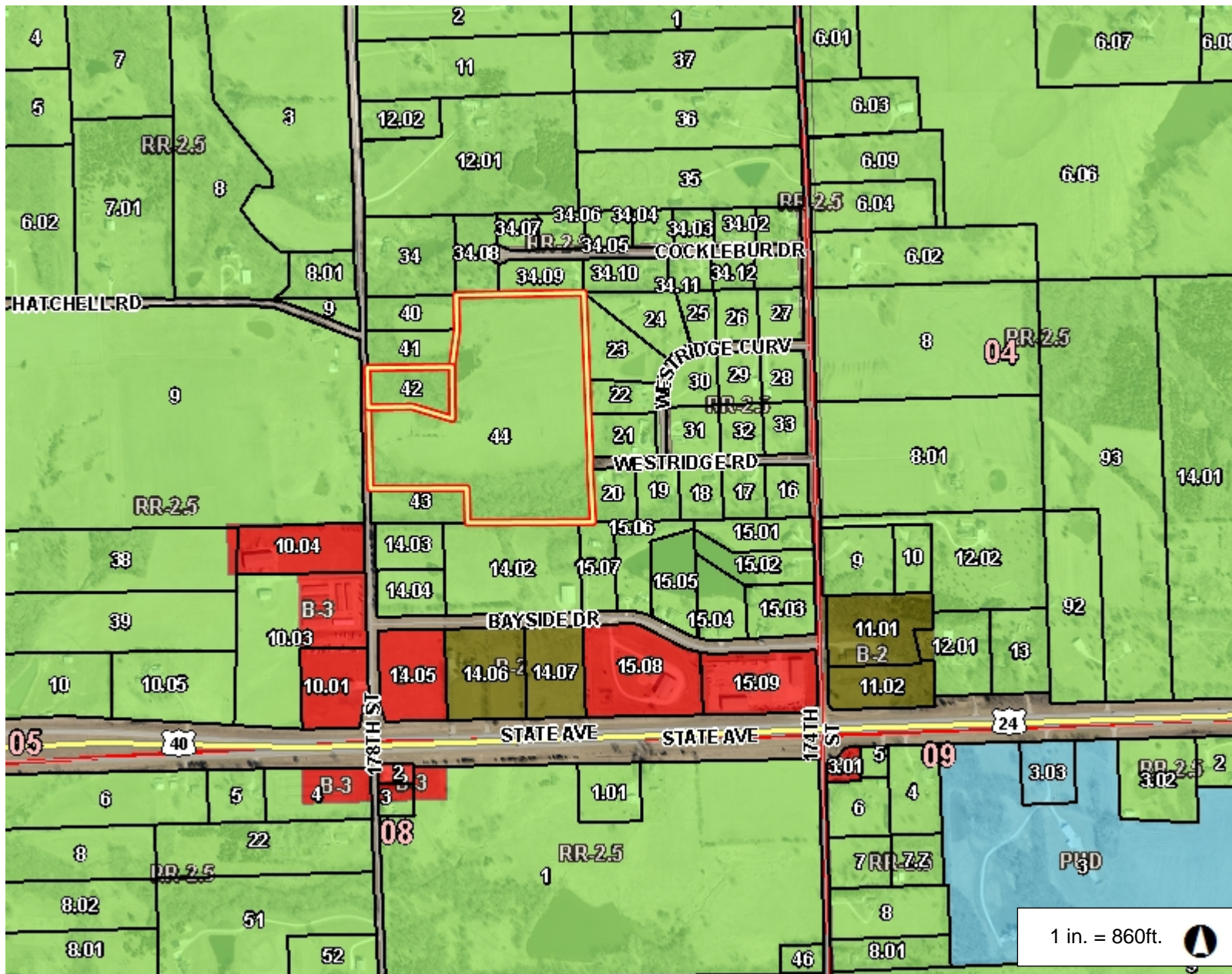
- Parcel Number
- Parcel
- City Limit Line
- Major Road
 - <all other values>
 - 70
- Road
 - <all other values>
 - PRIVATE
- +
- Railroad
- Section
- Section Boundaries
- County Boundary

Notes

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Leavenworth County, KS



Legend

- Parcel Number
- Parcel
- City Limit Line
- Major Road
- <all other values>
- 70
- Road
- <all other values>
- PRIVATE
- Railroad
- Section
- Section Boundaries
- County Boundary
- Zoning
- B-1
- B-2
- B-3
- I-1
- I-2
- I-3
- MXD
- PC
- PI
- PR-1
- PR-2
- PR-3

Notes

1,719.7 0 859.87 1,719.7 Feet

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

CREEKSTONE RIDGE 2ND PLAT
PHASE 1

A Replat of Lots 3 and 5, CREEKSTONE RIDGE, a subdivision in
Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:
PRECISION CONTRACTING & DEVELOPMENT INC (PCDI)
15395 BRIAR RD #STE A
BASEHOR, KS 66007
PID NO. 183-05-0-00-00-042 & 044

RECORD DESCRIPTION:
Lot 3 and 5, CREEKSTONE RIDGE, a subdivision in Leavenworth County, Kansas.

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: CREEKSTONE RIDGE 2ND PLAT, PHASE 1.

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.

Prescriptive Easement is as shown on this plat is hereby dedicate for the purpose of road access and maintenance.

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 CREEKSTONE RIDGE 2ND PLAT, PHASE 1, have set our hands this _____ day of _____, 2025.

Gerald St. Peter, President
PRECISION CONTRACTING & DEVELOPMENT INC

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____, 2025, before me, a notary public in and for said County and State came Gerald St. Peter, President Precision Contracting & Development Inc., to me personally known to be the same persons who executed the forgoing 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 _____ (seal)
My Commission Expires: _____

APPROVALS
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of CREEKSTONE RIDGE 2ND PLAT, PHASE 1 this _____ day of _____, 2025.

Secretary _____ Chairperson _____
John Jacobson Jeff Spink

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.

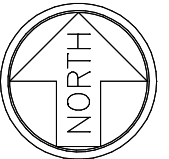
County Engineer - Mitch Pleak

COUNTY COMMISSION APPROVAL:
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of CREEKSTONE RIDGE 2ND PLAT, PHASE 1 this _____ day of _____, 2025.

Chairperson _____ County Clerk _____
Mike Smith Attest: Fran Keppler

REGISTER OF DEED CERTIFICATE:
Filed for Record as Document No. _____ on this _____ day of _____, 2025 at _____ o'clock ____M in the Office of the Register of Deeds of Leavenworth County, Kansas,

Register of Deeds - TerriLois G. Mashburn



Scale 1" = 100'

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.

Job # K-25-1811
August 18, 2025 Rev. 10/21/25
J Herring, Inc (dba)
HERRING
SURVEYING
COMPANY
315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5381
Email - survey@eamcash.com

Daniel Baumchen, PS#1363
County Surveyor



TRACT A:
Owner of said Tract is responsible for all maintenance. Tract is not entitled to a building permit.

- 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
 - 5) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
 - 6) Existing 12" Entrance Culvert does not conform to current County standards, shall be replaced prior to issuing a building permit.
 - 7) Tract A is considered a non-buildable tract.
 - 8) No off-plat restrictions.

ZONING:
RR 2.5 - Rural Residential 2.5

- 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 : 194967, 32.57 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 & Residential Use.
 - 8) Road Record - See Survey
 - 9) Benchmark - NAVD88
 - 10) Easements, if any, are created hereon or listed in referenced title commitment.
 - 11) Reference Recorded Deed Doc # 2020R10536
 - 12) Utility Companies -
 - Water - Suburban
 - Electric - Evergy
 - Sewer - Septic / Lagoon
 - Gas - Propane / Natural Gas
 - 13) Reference WESTCORK LAND TITLE INSURANCE COMPANY File #24050121 dated 6/3/24.
 - 14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0350G 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 +-1'
 - 17) Fence Lines do not necessarily denote the boundary line for the property.
 - 18) Reference Surveys:
 - WESTRIDGE ESTATES - Book 11, Page 1, 1985 - NKA #1985P00001
 - SUNFLOWER HILL SUBDIVISION - Book 11, Page 46, 1988 - NKA #1988P00046
 - HILL ESTATES - Book 16, Page 84, 2006 - NKA #2006P00084
 - SHADOW COVE SUBDIVISION - Book 15, Page 77, 2004 - NKA #2004P00077
 - R.B.D.II (RBD) - BURKE ESTATES - Doc #2008P00017
 - F.G.Rogers (FGR) - Surveys dated 1982
 - CREEKSTONE RIDGE SUBDIVISION - Doc #2024P00042

LEGEND:
● - 1/2" Rebar Set with Cap No.1296
○ - 1/2" Rebar Found, unless otherwise noted.
■ - Concrete Base around Point
△ - PK Nail Found in Place
() - Record / Deeded Distance
U/E - Utility Easement
D/E - Drainage Easement
B.S.L. - Building Setback Line
R/W - Permanent Dedicated Roadway Easement
BM - Benchmark
NS - Not Set this survey per agreement with client
A - Arc Distance
R - Arc Radius
B - Chord Bearing
C - Chord Distance
///// - No Vehicle Entrance Access
NS - Not Set this survey per agreement with client
POB - Point of Beginning
POC - Point of Commencing



I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of June through August 2025 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring
PS # 1296

Schweitzer, Joshua

From: Mark B <stfdchief1760@gmail.com>
Sent: Wednesday, August 14, 2024 2:05 PM
To: Johnson, Melissa
Cc: Jordan Mesmer; Design Group Shawnee; PZ; Joe Herring
Subject: Re: Creekstone Ridge Preliminary and Final Plat
Attachments: image001.png

Notice: This email originated from outside this organization. Do not click on links or open attachments unless you trust the sender and know the content is safe.

Stranger Township Fire Department has no issues with the request.

Mark Billquist

On Wed, Aug 14, 2024, 1:51 PM Johnson, Melissa <MJohnson@leavenworthcounty.gov> wrote:

I really appreciate your response and I am sorry about my error.

Thank you,

Melissa Johnson

Planner I

Leavenworth County

Planning & Zoning Department

Leavenworth County Courthouse

[300 Walnut St, Suite 212](#)

[Leavenworth](#) County, Kansas 66048

(913) 684-0465

Disclaimer

This message and any attachments are intended only for the use of the recipient or their authorized representative. The information provided in this email is limited in scope and response detail by available information, current zoning and subdivision regulations. Depending on the level of development, the applicable regulations can change. Final approval cannot be granted until a complete



August 15th 2024

Leavenworth County Planning and Zoning Department
Leavenworth County Courthouse
300 Walnut Suite 212
Leavenworth, Kansas 66048

RE: Creekstone Ridge

Suburban Water, Inc. (SWC) has received the proposed plat for Creekstone Ridge, Leavenworth County, KS. Suburban has completed an initial review of the proposed development. SWC has existing infrastructure located in proximity. SWC will provide water service to the proposed development. System improvements necessary to provide service to the proposed development will be provided by SWC to the developer upon approval of the preliminary and final plat approval by LVCO.

Sincerely,

Travis J Miles
President

Schweitzer, Joshua

From: Dedেকে, Andrew <adedeke@lvsheriff.org>
Sent: Friday, September 19, 2025 9:56 AM
To: Schweitzer, Joshua
Subject: RE: DEV-25-112 Final Plat Creekstone Ridge 2nd Plat Phase 1 - Herring

No concern.

From: Schweitzer, Joshua
Sent: Friday, September 19, 2025 9:48 AM
To: Miller, Jamie ; Brown, Misty ; Khalil, Jon ; McAfee, Joe ; Baumchen, Daniel ; 'Mitch Pleak' ; Noll, Bill ; Magaha, Chuck ; Dedেকে, Andrew
Cc: PZ
Subject: DEV-25-112 Final Plat Creekstone Ridge 2nd Plat Phase 1 - Herring

Notice: This email originated from outside this organization. Do not click on links or open attachments unless you trust the sender and know the content is safe.

Good Morning,

The Leavenworth County Department of Planning and Zoning has received a request for a Final Plat for a 3-lot subdivision located at 183-05-0-00-00-042; 044

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by October 3rd.

If you have any questions or need additional information, please contact me at (913) 684-0465 or at pzmail@leavenworthcounty.gov

v / r

Joshua J. Schweitzer
Development Planner
Leavenworth County Planning & Zoning
300 Walnut St, Suite 212
Leavenworth County, Kansas 66048
(913) 684-0465

Schweitzer, Joshua

From: Matt Roecker <Matt.Roecker@evergy.com>
Sent: Friday, August 9, 2024 1:20 PM
To: PZ
Cc: Joe Herring
Subject: Creekstone Ridge

Follow Up Flag: FollowUp
Flag Status: Flagged

Notice: This email originated from outside this organization. Do not click on links or open attachments unless you trust the sender and know the content is safe.

Internal Use Only

Hello,

This letter is to inform, that evergy will supply power to the new subdivision Creekstone Ridge off 178th and north of State Ave.

Thanks

Matt Roecker

Evergy
TD Designer IV
matt.roecker@evergy.com
913-667-5116

Schweitzer, Joshua

From: Anderson, Kyle
Sent: Friday, September 19, 2025 10:27 AM
To: Schweitzer, Joshua
Subject: RE: DEV-25-112 Final Plat Creekstone Ridge 2nd Plat Phase 1 - Herring

We have not had any complaints on this property. The septic system that services 19150 178th St appears to remain on the same property as the home. If the property line on the new Lot 1 is straightened the existing home appears to be within the 15' setback. The home must be removed or the property line adjusted.

Kyle Anderson
Environmental Technician/Code Enforcement
Leavenworth County Planning & Zoning
300 Walnut St. Ste. 212
Leavenworth, KS 66048
913-684-1084

Disclaimer: This message and any attachments are intended only for the use of the recipient or their authorized representative. The information provided in this email is limited in scope and response detail by available information, current zoning and subdivision regulations. Depending on the level of development, the applicable regulations can change. Final approval cannot be granted until a complete application has been submitted, reviewed and approved by the governing body. Nothing in this message or its contents should be interpreted to authorize or conclude approval by Leavenworth County.

From: Schweitzer, Joshua
Sent: Friday, September 19, 2025 9:48 AM
To: Miller, Jamie ; Brown, Misty ; Khalil, Jon ; McAfee, Joe ; Baumchen, Daniel ; 'Mitch Pleak' ; Noll, Bill ; Magaha, Chuck ; 'adedeke@lvsheriff.org'
Cc: PZ
Subject: DEV-25-112 Final Plat Creekstone Ridge 2nd Plat Phase 1 - Herring

Good Morning,

The Leavenworth County Department of Planning and Zoning has received a request for a Final Plat for a 3-lot subdivision located at 183-05-0-00-00-042; 044

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by October 3rd.

If you have any questions or need additional information, please contact me at (913) 684-0465 or at pzmail@leavenworthcounty.gov

v / r

Joshua J. Schweitzer
Development Planner
Leavenworth County Planning & Zoning
300 Walnut St, Suite 212

**Leavenworth County
Request for Board Action
Case No. DEV-25-116
Haas Replat of Fink Farms
*Consent Agenda***

Date: November 26, 2025
To: Board of County Commissioners
From: Planning & Zoning Staff

Department Head Review: John Jacobson, Reviewed

Additional Reviews as needed:

Budget Review ☐ **Administrator Review** ☒ **Legal Review** ☒

Action Requested:

Chairman, I move that the proposed re-plat as outlined in case DEV-25-116 be approved with conditions, that the plat is compliant with the County Zoning & Subdivision Regulations, as set forth in the Staff Report, as adopted by the Planning Commission and as substantiated by the facts, testimony and evidence presented, be accepted by this board and that the conditions set forth in the Staff Report be made part of this approval.

Analysis: The applicant is proposing to replat Lots 6 and 7 of the Fink Farm subdivision into one lot. The Subdivision is classified as a Class C with all lots lying within the Rural Growth Area of Leavenworth County. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision (see condition 1). The resulting lot will be 4.89 acres in size and is compliant with the minimum standards of the RR-2.5 zoning district. The applicant is requesting to combine the two lots into one in order to build an accessory structure on the Lot 7. The applicant is proposing to vacate an existing Utility Easement along the shared property. Utilities are already to the site and no concerns were raised by the utility companies nor the Fire District. Staff is generally in support.

Recommendation: The Planning Commission voted 9-0 to recommend approval of Case No.DEV-25-116, Haas Replat of Fink Farms subject to conditions.

Alternatives:

1. Approve Case No. DEV-25-116, Haas Replat of Fink Farms, with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-25-116, Haas Replat of Fink Farms, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-25-116, Haas Replat of Fink Farms, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

Budgetary Impact:

- ☒ Not Applicable
- ☐ Budgeted item with available funds
- ☐ Non-Budgeted item with available funds through prioritization
- ☐ Non-Budgeted item with additional funds requested

Total Amount Requested:

\$0.00

Additional Attachments: Staff Report, Plat

November 12, 2025

REQUEST: *Consent Agenda*

☐ Preliminary Plat ☒ Replat
☐ Final Plat

STAFF REPRESENTATIVE:

Amy Allison
Deputy Director

SUBJECT PROPERTY: 34215 & 00000 204th Street

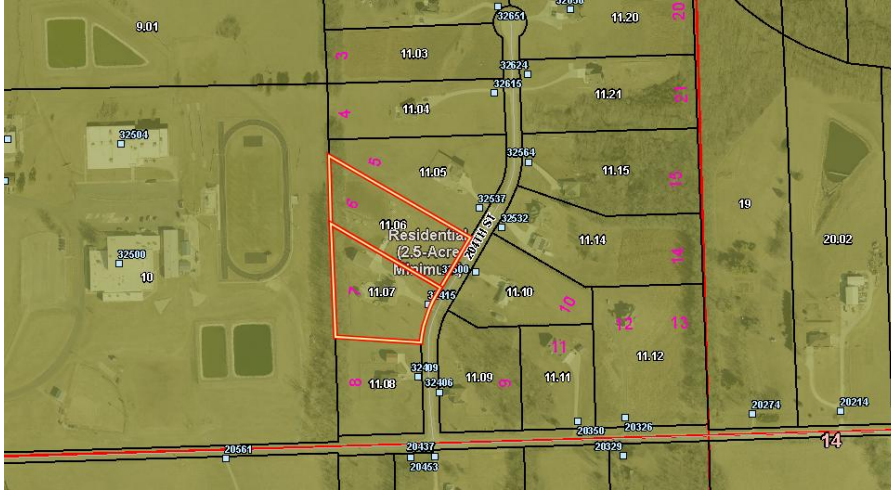
**APPLICANT/APPLICANT
AGENT:**

Krystal Voth
Atlas Land Surveying

PROPERTY OWNER:

Tyler & Kayla Haas
32415 204th St
Leavenworth KS 66048

CONCURRENT APPLICATIONS:
NONE



LAND USE

ZONING: RR-2.5

FUTURE LAND USE

DESIGNATION: Residential (2.5 acre min)

SUBDIVISION: Fink Farm

FLOODPLAIN: N/A

LEGAL DESCRIPTION:

Lots 6 and 7, Fink Farm, a subdivision in Leavenworth County Kansas.

STAFF RECOMMENDATION: APPROVAL

ACTION OPTIONS:

1. Recommend approval of Case No. DEV-25-116, Replat for Haas Replat of Fink Farm, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-25- DEV-25-116, Replat for Haas Replat of Fink Farm to the Board of County Commission for the following reasons; or
3. Continue the hearing to another date, time, and place.

PROPERTY INFORMATION

PARCEL SIZE:

4.89 ACRES

PARCEL ID NO:

062-10-0-00-00-011.07 & -011.06

BUILDINGS:

Single family residence and accessory structure

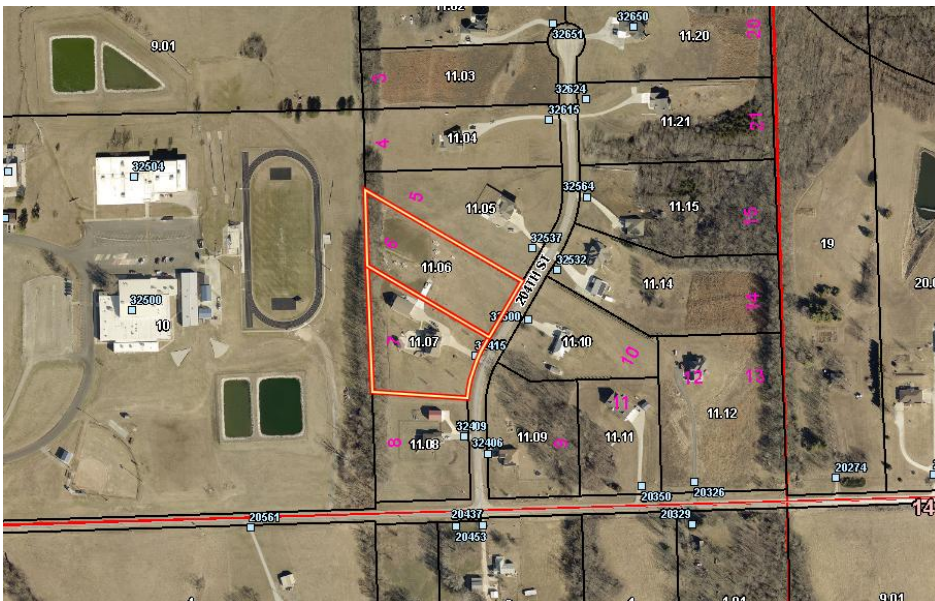
PROJECT SUMMARY:

Request for replat approval to subdivide property located at 34215 & 00000 204th Street as Lot 1 of the Haas Replat of Fink Farm.

ACCESS/STREET:

204th Street – Gravel, Local $\pm 27'$

Location Map:



UTILITIES

SEWER: PRIVATE SEPTIC SYSTEM

FIRE: Kickapoo

WATER: RWD 12

ELECTRIC: Every

NOTICE & REVIEW:

STAFF REVIEW:

10/20/2025

NEWSPAPER NOTIFICATION:
N/A

NOTICE TO SURROUNDING
PROPERTY OWNERS:
N/A

STANDARDS TO BE CONSIDERED:			
<i>Leavenworth County Zoning and Subdivision Standards: Final Review</i>		Met	Not Met
35-40	Preliminary Plat Content	NA	
40-20	Final Plat Content	X	
41-6	Access Management	X	
41-6.B. a-c.	Entrance Spacing	X	
41-6.C.	Public Road Access Management Standards	NA	
43	Cross Access Easements	NA	
50-20	Utility Requirements	X	
50-30	Other Requirements	X	
50-40	Minimum Design Standards	X	
50-50	Sensitive Land Development	NA	
50-60.	Dedication of Reservation of Public Sites and Open Spaces	NA	

STAFF COMMENTS:

The applicant is proposing to replat Lots 6 and 7 of the Fink Farm subdivision into one lot. The Subdivision is classified as a Class C with all lots lying within the Rural Growth Area of Leavenworth County. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision (see condition 1). The resulting lot will be 4.89 acres in size and is compliant with the minimum standards of the RR-2.5 zoning district. The applicant is requesting to combine the two lots into one in order to build an accessory structure on the Lot 7. The applicant is proposing to vacate an existing Utility Easement along the shared property. Utilities are already to the site and no concerns were raised by the utility companies nor the Fire District. Staff is generally in support.

PROPOSED CONDITIONS:

1. Building permits shall be required for any new construction.
2. Erosion control shall be used when designing and constructing driveways. A form of sediment control shall be installed before work begins and maintained throughout the time that the land disturbing activities are taking place. Re-vegetation of all disturbed sites shall be completed within 45 days after completion of final grading weather permitting.
3. A waiver for the use of private septic systems within this subdivision is granted with this approval.
4. At time of development, fire hydrants shall be required, if necessary infrastructure is available. If the infrastructure is not available to support fire hydrants, a letter from the Water District stating such must be provided prior to any building permit being issued.
5. The developer must comply with the following memorandums:
 - a. Email - RWD 12, dated October 8, 2025
 - b. Email – John McEvoy Sr, Kickapoo FD, dated September 25, 2025

ATTACHMENTS:

- A: Application & Narrative
- B: Zoning Maps
- C: Memorandums

FINAL PLAT APPLICATION

Leavenworth County Planning and Zoning Department,
300 Walnut St., Suite 212
County Courthouse
Leavenworth, Kansas 66048
913-684-0465

Office Use Only

Township: _____ Planning Commission Meeting Date: _____
Case No. _____ Date Received/Paid: _____
Zoning District _____ Comprehensive Plan Land Use Designation: _____

APPLICANT/AGENT INFORMATION

OWNER INFORMATION

NAME: Krystal Voth NAME: Tyler Haas
MAILING ADDRESS: 14500 Parallel, Suite R MAILING ADDRESS 32415 204th Street
CITY/ST/ZIP: Basehor, KS 66007 CITY/ST/ZIP Leavenworth, KS 66048
PHONE: 913-704-7783 PHONE: 913-704-7783
EMAIL : Krystal@alconsult-llc.com EMAIL HaasElectricalLLC@gmail.com

GENERAL INFORMATION

Proposed Subdivision Name: Haas Replat of Fink Farms (Replat of Lots 6 and 7)
Address of Property: 32415 205th Street
PID: 062-10-0-00-00-011.06 & 011.07 Urban Growth Management Area: N/A

SUBDIVISION INFORMATION

Gross Acreage: <u>4.89</u>	Number of Lots: <u>1</u>	Minimum Lot Size: <u>4.89</u>
Maximum Lot Size: <u>4.89</u>	Proposed Zoning: <u>No Change</u>	Density:
Open Space Acreage: <u>4.5</u>	Water District: <u>RWD 12</u>	Proposed Sewage: <u>ON site wasterwater</u>
Fire District: <u>Kickapoo</u>	Electric Provider: <u>Evergy</u>	Natural Gas Provider:
Covenants: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Road Classification: <u>Local – Collector – Arterial – State – Federal</u>	
	Cross-Access Easement Requested: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Is any part of the site designated as Floodplain? ☐ Yes ☒ **No** if yes, what is the panel number:

I, the undersigned, am the owner, duly authorized agent, of the aforementioned property situated in the unincorporated portion of Leavenworth County, Kansas. By execution of my signature, I do hereby officially apply for a final plat approval as indicated above.

Signature: Krystal A. Voth Date: 9/24/2025

ATTACHMENT A



* 2 0 0 7 R 0 9 0 1 5 2 *

Doc #: 2007R09015
STACY R. DRISCOLL/REGISTER OF DEEDS
LEAVENWORTH COUNTY
RECORDED ON
11/21/2007 09:40AM
RECORDING FEE: 12.00
INDEBTEDNESS: 0.00
PAGES: 2

Entered in the transfer record in my office this
21st day of November, 20 07
Linda A. Scheer by D. Cox
County Clerk

McCaffree - Short Title Company, Inc.
(913) 651-7100

**STATUTORY WARRANTY DEED
JOINT TENANCY
File No. 20330**

Joseph E. Fink and Patricia K. Fink, husband and wife,

of Leavenworth County, Kansas,

Convey and Warrant to:

Tyler J. Haas and Kayla M. Haas, husband and wife

as joint tenants with the right of survivorship and not as tenants in common, of Leavenworth County, Kansas,

Real Property described as follows:

Lot 7, FINK FARM SUBDIVISION, Leavenworth County, Kansas.

Subject to restrictions, reservations, assessments, and easements, if any, now affecting said property. Said property situated in Leavenworth County, Kansas, and for the sum of one dollar and other good and valuable considerations.

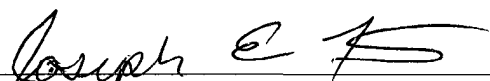
TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, forever. And Grantor, for himself, his heirs, successors and assigns, does hereby covenant, promise and agree, to and with Grantees, that at the delivery of these presents he is lawfully seized in his own right of an absolute and indefeasible estate of inheritance, in fee simple, of and in all and singular the above-granted and described premises, with the appurtenances; that the same are free, clear, discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgments taxes, assessments and encumbrances, of what nature and kind whatsoever, subject to Grantor's reservation set forth herein, and that he will WARRANT AND FOREVER DEFEND the same unto Grantees, as Joint Tenants and to the survivor of them, as not as

mcab 12-16-07

McCaffree – Short Title Company, Inc.
(913) 651-7100

tenants in common, and to the heirs and assigns of such survivor forever, and all and every person or persons whomsoever lawfully claiming or to claim the same.

Dated this 20th day of November, 2007.



Joseph E. Fink

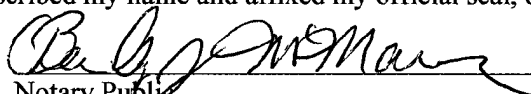


Patricia K. Fink

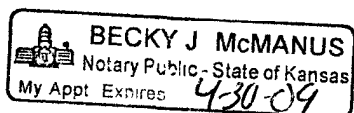
State of **Kansas**)
County of **Leavenworth**) SS:

BE IT REMEMBERED, that on this 20th day of November, 2007, before me, a Notary Public in and for said county and state, came, **Joseph E. Fink and Patricia K. Fink, husband and wife**, personally known to be the same person who executed the foregoing instrument, and duly acknowledged the execution of the same.

IN WITNESS THEREOF, I have hereunto subscribed my name and affixed my official seal, on the day and year last above written.



Notary Public



Entered in the transfer record in my office this

7 day of April, 2017
Janet H. Klammer
County Clerk
by BJ Jones

GENERAL WARRANTY DEED

Joint Tenants

McCaffree-Short Title Company - File No. L17-27421
330 Delaware
Leavenworth, KS 66048

THIS INDENTURE, made this 6th day of April, 2017, by and between **Joseph E. Fink and Patricia K. Fink, husband and wife, as GRANTOR**, and **Tyler Haas and Kayla Haas, husband and wife, as joint tenants, as GRANTEE**, whose mailing address is **32415 204th St., Leavenworth, KS 66048**.

WITNESSETH: THAT SAID GRANTOR, in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency which is hereby acknowledged by GRANTOR, does hereby **grant, bargain and sell, convey and confirm**, unto the said GRANTEE, as joint tenants and not as tenants in common, with full rights of survivorship, the whole estate to vest in the survivor in the event of the death of either, the following described real property situated in the County of Leavenworth, State of Kansas to-wit:

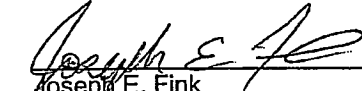
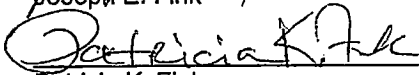
Lot 6, Fink Farm Subdivision, a subdivision in Leavenworth County, Kansas.

Subject to all easements, restrictions and reservations, if any, now of record, and all the taxes and assessments that may be levied, imposed or become payable hereafter.

TO HAVE AND TO HOLD, the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining, unto the said GRANTEE as joint tenants with rights of survivorship and not as tenants in common, and unto the heirs and assigns of such survivor forever, the said GRANTOR hereby covenanting that it is lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that it has good right to convey the same; that the said premises are free and clear from any encumbrance done or suffered by it or those under whom it claims; except as stated above and except for all taxes and assessments, general and special, not now due and payable; and that it will warrant and defend the title of the said premises unto the said GRANTEE, as joint tenants with rights of survivorship and not as tenants in common, and unto the heirs and assigns of such survivor forever, against the lawful claims and demands of all persons whomsoever.

If two or more persons constitute either GRANTOR or GRANTEE, the words GRANTOR and GRANTEE shall be construed to read GRANTORS or GRANTEES, whenever the sense of this Deed requires.

IN WITNESS WHEREOF, The said GRANTOR has executed this instrument the day and year first above written.

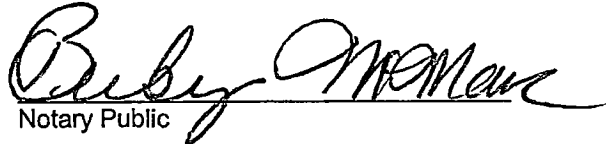

Joseph E. Fink

Patricia K. Fink

State of Kansas
County of Leavenworth

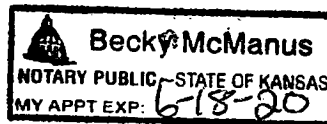
On this 6th day of April, 20 17, before me personally appeared **Joseph E. Fink and Patricia K. Fink, husband and wife**, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal in said County and State, the day and year last above written.

My commission expires: 6/18/20


Notary Public

When recorded return to:
Tyler Haas and Kayla Haas
32415 204th St.
Leavenworth, KS 66048



OWNER AUTHORIZATION

I/WE Tyler Haas & Kaita Haas, hereby referred to as the
"Undersigned", being of lawful age, do hereby on this 18th day of September, 2025, make the following
statements, to wit:

1. I/We the Undersigned, on the date first above written, am the lawful, owner(s) in fee simple absolute of
the following described real property

See Exhibit A attached hereto and incorporated herein by reference.
2. I/We the undersigned, have previously authorized and hereby authorize Atlas Land Consulting
Krystal Voith / Austin Thompson (Hereinafter referred to as "Applicant"), to act on my/our behalf
for the purpose of making application with the Planning Office of Leavenworth County, Kansas, _____
32415 204th Street, (common address) the subject real property, or portion
thereof, and which authorization includes, but is not limited to, all acts or things whatsoever necessarily
required of Applicant in the application process.
3. I/We the Undersigned, hereby agree to protect, defend, indemnify and hold the Board of County
Commissioners of Leavenworth County, Kansas, its officers employees and agents (hereinafter
collectively referred to as the "County"), free and harmless from and against any and all claims, losses,
penalties, damages, settlements, costs, charges, professional fees or other expenses or liabilities, whether
false, fraudulent, meritless or meritorious, of every kind and character arising out of or relating to any
and all claims, liens, demands, obligations, actions, proceedings, or causes of action of every kind and
character (hereinafter "claims"), in connection with, relating to, or arising directly or indirectly out of
this authorization and the actions taken by the Applicant and the County in reliance thereof. I, the
Undersigned, hereby further agree to investigate, handle, respond to, provide defense for and defend any
such claims at my sole expense and agree to bear all other costs at my sole expense and agree to bear all
other costs and expenses related thereto, even if such claims are groundless, false or fraudulent.
4. It is understood that in the event the Undersigned is a corporation or partnership then the individual
whose signature appears below for and on behalf of the corporation or partnership has in fact the
authority to so bind the corporation or partnership to the terms and statements contained within this
instrument.

IN WITNESS THEREOF, I, the Undersigned, have set my hand and seal below.

[Signature]
Owner

[Signature]
Owner

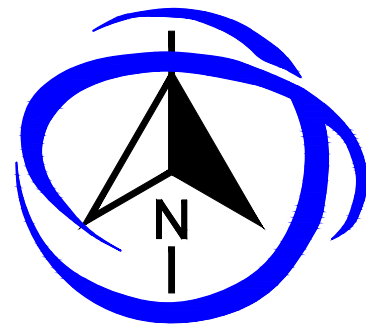
STATE OF KANSAS
COUNTY OF LEAVENWORTH

The foregoing instrument was acknowledge before me on this 18 day of Sept, 2025,
by Patricia A Doyle

My Commission Expires:

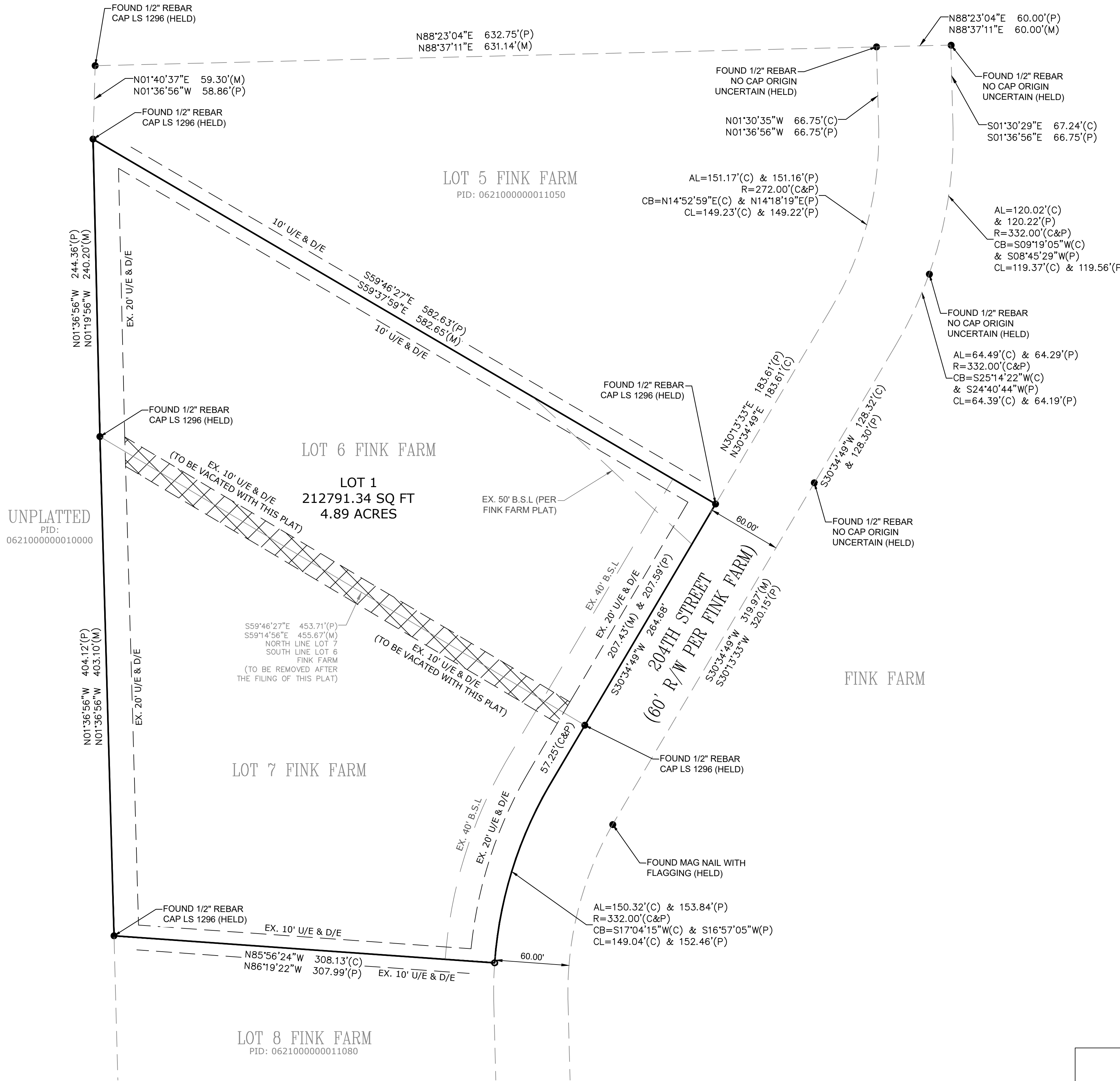
PATRICIA A. DOYLE
Notary Public-State of Kansas
My Appt. Expires 9-24-28

[Signature]
Notary Public



HAAS REPLAT OF FINK FARM

A REPLAT OF LOTS 6 AND 7, FINK FARM, A SUBDIVISION OF LAND IN
LEAVENWORTH COUNTY, KANSAS



DESCRIPTION PER DEED 2007R09015
LOT 7, FINK FARM SUBDIVISION, LEAVENWORTH COUNTY, KANSAS

DESCRIPTION PER DEED 2017R02687
LOT 6, FINK FARM, A SUBDIVISION IN LEAVENWORTH COUNTY, KANSAS

DESCRIPTION:
ALL OF LOTS 6 AND 7, FINK FARM, A SUBDIVISION OF LAND IN LEAVENWORTH COUNTY, KANSAS

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 HEREFTER BE KNOWN AS "HAAS REPLAT OF FINK FARM".

BUILDING LINES 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.

RESTRICTIONS CREATED WITH FINK FARM SUBDIVISION ARE TO REMAIN WITH THIS SUBDIVISION.

TAXES FOR SUBJECT PROPERTY ARE PAID.

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this _____ day of _____, 202__.

OWNER

TYLER J HAAS, OWNER

KAYLA M HAAS, OWNER

STATE OF KANSAS)

JOSS
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 **TYLER J & KAYLA M HAAS**, 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

This plat of **HAAS REPLAT OF FINK FARM** has been submitted and approved by Leavenworth County Planning Commission, this _____ day of _____, 202__.

CHAIRMAN - JEFF SPINK

SECRETARY - JOHN JACOBSON

This plat approved by the Board of County Commissioners of Leavenworth County, Kansas, this _____ day of _____, 202__.

(SEAL)

CHAIRMAN - MIKE SMITH

ATTEST - COUNTY CLERK - FRAN KEPPLER

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 or adequacy of the design, dimensions, elevations, and quantities.

COUNTY ENGINEER

This is to certify that this instrument was filed for record in the Register of Deeds office on the _____ day of _____, 2025, in Book _____, Page _____.

REGISTER OF DEEDS, TERRILLOIS G. MASHBURN

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

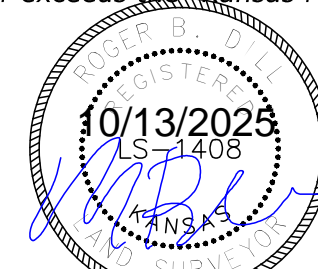
LEGEND

- ▲ SECTION CORNER
- FOUND PROPERTY CORNER AS NOTED
- (P) SET 1/2" X 24" REBAR CAP ALC KS CLS 363
- (M) PLATTED
- (D) MEASURED
- (C) DEEDED
- (C) CALCULATED
- U/E UTILITY EASEMENT
- D/E DRAINAGE EASEMENT
- B.S.L. BUILDING SETBACK LINE
- ▢ EASEMENT TO BE VACATED WITH THIS PLAT

GENERAL NOTES

- THE BASIS FOR THE BEARING SYSTEM FOR THIS PLAT IS THE KANSAS NORTH ZONE U.S. STATE PLANE 1983, THE WEST LINE OF LOT 7 FINK FARM
- ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN FEET.
- FLOODPLAIN NOTE: ACCORDING TO "FIRM" MAP COMMUNITY PANEL NUMBERS 20103C0125G, EFFECTIVE JULY 16, 2015, THIS PLAT IS LOCATED IN ZONES "X".
- THE MINIMUM FRONT YARD SETBACK FOR SINGLE FAMILY LOT SHALL BE 40 FEET.
- THE MINIMUM SIDE YARD SETBACK FOR SINGLE FAMILY LOT SHALL BE 15 FEET FROM EACH SIDE OF STRUCTURE. DETACHED ACCESSORY STRUCTURES MAY NOT BE BUILT WITHIN 15 FEET OF THE SIDE PROPERTY LINE.
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- BENCHMARK
-LVCO 406 - 1036.90
- CURRENT USE - RESIDENTIAL / PROPOSED USE - RESIDENTIAL
- CURRENT ZONING RR-2.5 / PROPOSED ZONING RR-2.5
- ALL PROPOSED STRUCTURES WITHIN THIS PLAT SHALL COMPLY WITH THE LEAVENWORTH COUNTY ZONING AND SUBDIVISION REGULATIONS.
- INFORMATIONAL REPORT VIA CONTINENTAL TITLE COMPANY
-FILE NO. C25009655
- RURAL WATER DISTRICT NO. 12 RIGHT-OF-WAY EASEMENT DOC 2008R04994 (BLANKET TO SUBJECT PROPERTY)
- MAGELLAN PIPELINE EASEMENT PER FINK FARM SUBDIVISION. (NORTHEAST CORNER OF SUBJECT PROPERTY)
- REFERENCED SURVEY
-FINK FARM FINAL PLAT BK 16, PAGE 40 NKA 2005P00040
- UTILITY INFORMATION
WATER DISTRICT - RURAL WATER DISTRICT #12 - 913-774-2872
ELECTRIC DISTRICT - EVERGY - 888-471-5275
SEWER - SEPTIC
GAS SERVICE - PROPANE TANK
- LOT IS SUBJECT TO THE CURRENT ACCESS MANAGEMENT POLICY.
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- CLOSURE REPORT: 1 PART IN 4869487.500

This is to certify on this 27TH day of AUGUST, 2025 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.



ROGER B DILL PLS 1408

JOB NO:25-356S

SCALE

50 25 0 50
SCALE IN FEET

SEC-TWN-RNG

10-08S-21E

PREPARED FOR

TYLER HAAS

ADDRESS:
32415 204TH ST,
LEAVENWORTH, KS 66048

DATE

SEPTEMBER 8, 2025

REVISED: OCTOBER 13, 2025

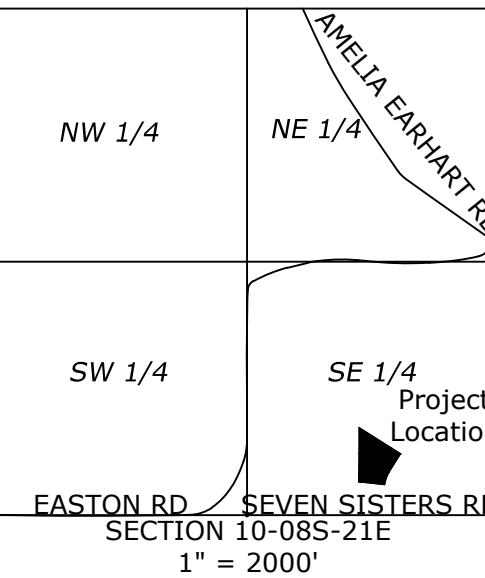


ALC

ATLAS LAND CONSULTING
SURVEYING | CIVIL ENGINEERING | DRONE | CAD
atlasklandconsulting.com
14500 Parallel Road, Unit R, Basehor KS 66007

FINAL PLAT

VICINITY MAP



Allison, Amy

From: Tyler Rebel <Tyler.Rebel@evergy.com>
Sent: Wednesday, September 10, 2025 2:17 PM
To: Krystal Voth; Jerod Haas; Design Group Leavenworth
Cc: Johnson, Melissa; Austin Thompson
Subject: RE: [EXTERNAL]Replat for 32145 204th Street, Leavenworth County

Internal Use Only

Krystal,

No comment from Evergy.

Thanks,

Tyler Rebel
Distribution Designer
Evergy
tyler.rebel@evergy.com
O: 913.758.2727
evergy.com

From: Krystal Voth
Sent: Wednesday, September 10, 2025 12:34 PM
To: Jerod Haas ; johnmcevoysr@yahoo.com; Design Group Leavenworth
Cc: water12@embarqemail.com; Johnson, Melissa ; Austin Thompson
Subject: [EXTERNAL]Replat for 32145 204th Street, Leavenworth County

This Message Is From an External Sender

This message came from outside your organization.

[Report Suspicious](#)

Good afternoon!

Atlas Land Consulting is submitting a replat of two lots located at 32145 204th Street in Leavenworth County. I have attached the plat to this email. As part of our applicaiton, we are required to submit this plat to the utlitiy and fire dsitric serving the proeprty. Please see the attached plat and provide any comments or concerns you may have. The County cannot proceed with review of this project until all entities have repounded. Melissa Johnson with the County is CC'd on this email. Your written input is appreciated by Friday, September 19. If you have any questions, please feel free to reach out to me. Thank you and have a great day!

Krystal Voth
Land Use Planner

ATLAS LAND CONSULTING

ENGINEERING • SURVEYING • DRONE • INSPECTION

Allison, Amy

From: Krystal Voth <krystal@alconsult-llc.com>
Sent: Wednesday, October 1, 2025 12:11 PM
To: Johnson, Melissa
Subject: Fw: Replat for 32145 204th Street, Leavenworth County

Thank you!

Krystal

From: John McEvoy Sr.
Sent: Thursday, September 25, 2025 5:45 AM
To: Krystal Voth
Subject: Re: Replat for 32145 204th Street, Leavenworth County
Kickapoo Twp Fire has no issues with this. The only recommendations we might have is that all regulations set by the Kansas Fire Marshall's office are followed.

[Yahoo Mail: Search, Organize, Conquer](#)

On Wed, Sep 24, 2025 at 12:29 PM, Krystal Voth wrote:

Good afternoon! I am reaching out to check on this. We are seeking to submit this application and your written input is greatly appreciated.

Thanks!

Krystal

From: Krystal Voth
Sent: Wednesday, September 10, 2025 12:34 PM
To: jerod.haas@evergy.com ; johnmcevoysr@yahoo.com ; designgroupleavenworth@evergy.com
Cc: water12@embarqemail.com ; Johnson, Melissa ; Austin Thompson
Subject: Replat for 32145 204th Street, Leavenworth County
Good afternoon!

Atlas Land Consulting is submitting a replat of two lots located at 32145 204th Street in Leavenworth County. I have attached the plat to this email. As part of our applicaiton, we are required to submit this plat to the utlitiy and fire dsitric serving the proeprty. Please see the attached plat and provide any comments or concerns you may have. The County cannot proceed with review of this project until all entities have repounded. Melissa Johnson with the County is CC'd on this email. Your written input is appreciated by Friday, September 19. If you have any questions, please feel free to reach out to me. Thank you and have a great day!

Krystal Voth
Land Use Planner

Allison, Amy

From: Anderson, Kyle
Sent: Tuesday, October 7, 2025 2:37 PM
To: Allison, Amy
Subject: RE: RE: DEV-25-116 Replat– Lot 6 & 7 Fink Farms

We have not received any complaints on this property.

Kyle Anderson
Environmental Technician/Code Enforcement
Leavenworth County Planning & Zoning
300 Walnut St. Ste. 212
Leavenworth, KS 66048
913-684-1084

Disclaimer: This message and any attachments are intended only for the use of the recipient or their authorized representative. The information provided in this email is limited in scope and response detail by available information, current zoning and subdivision regulations. Depending on the level of development, the applicable regulations can change. Final approval cannot be granted until a complete application has been submitted, reviewed and approved by the governing body. Nothing in this message or its contents should be interpreted to authorize or conclude approval by Leavenworth County.

From: Allison, Amy <AAllison@leavenworthcounty.gov>
Sent: Thursday, October 2, 2025 3:53 PM
To: Magaha, Chuck <cmagaha@lvsheriff.org>; Anderson, Kyle <KAnderson@leavenworthcounty.gov>; Miller, Jamie <JMiller@leavenworthcounty.gov>; 'Dedeke, Andrew'; Khalil, Jon <jkhalil@leavenworthcounty.gov>; 'Mitch Pleak' <mpleak@olsson.com>; Noll, Bill <BNoll@leavenworthcounty.gov>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>; San, Soma <SSan@leavenworthcounty.gov>; 'water12@embarqmail.com' <water12@embarqmail.com>
Cc: PZ <pz@leavenworthcounty.gov>
Subject: RE: DEV-25-116 Replat– Lot 6 & 7 Fink Farms

Good Afternoon,

The Department of Planning and Zoning has received an application for a Replat regarding Lots 6 & 7 of Fink Farms (32415 204th Street).

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by Thursday, October 16, 2025.

If you have any questions or need additional information, please contact me at (913) 684-0465 or at pz@leavenworthcounty.gov.

Thank you,

Amy Allison, AICP
Deputy Director
Planning & Zoning
Leavenworth County
913.364.5757

Disclaimer

10-07-25
PW Combined
Review
No Comment

STORMWATER DRAINAGE STUDY

For:

Haas Replat of Fink Farm

32415 204th St.

Leavenworth, KS 66048



Prepared for:

Tyler Haas
32415 204th St.
Leavenworth, KS 66048

Prepared by:

Atlas Land Consulting, LLC

14500 Parallel Rd. Unit R
Basehor, KS 66007
913-662-5050



September 11th, 2025
ALC Job# 25-042E

Revision	Date	By	Description
1			
2			
3			

Allison, Amy

From: rural water district 12 <water12@embarqmail.com>
Sent: Wednesday, October 8, 2025 1:59 PM
To: Allison, Amy
Subject: RE: DEV-25-116 Replat– Lot 6 & 7 Fink Farms

my,

Jefferson County RWD #12 does not object to this replat, provided the landowner complies with the district's Bylaws and Rules and Regulations.

If you have any questions or require additional assistance, please don't hesitate to contact me at your convenience.

Thank you,

Denise Eggers

Office Manager
Jefferson County RWD #12
216 Winchester St.
Winchester, KS 66097
913-774-2872
water12@embarqmail.com

On Thu, 2 Oct, 2025 at 3:53 PM, Allison, Amy <AAllison@leavenworthcounty.gov> wrote:

To: magaha, chuck; anderson, kyle; miller, jamie; 'dedeke, andrew'; khalil, jon; 'mitch pleak'; noll, bill; mcafee, joe; san, soma; 'water12@embarqmail.com'

Cc: pz@leavenworthcounty.gov

Good Afternoon,

The Department of Planning and Zoning has received an application for a Replat regarding Lots 6 & 7 of Fink Farms (32415 204th Street).

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Thank you,

Amy Allison, AICP
Deputy Director
Planning & Zoning
Leavenworth County
913.364.5757

Disclaimer

Allison, Amy

From: Tyler Rebel <Tyler.Rebel@evergy.com>
Sent: Thursday, October 16, 2025 3:26 PM
To: Allison, Amy
Subject: RE: DEV-25-116 Haas Replat of Fink Farms Review Comments

Internal Use Only

There will be no impact to Evergy's infrastructure due to the easement vacation.

Thanks,

Tyler Rebel
Distribution Designer
Evergy
tyler.rebel@evergy.com
O: 913.758.2727
evergy.com

From: Allison, Amy <AAllison@leavenworthcounty.gov>
Sent: Thursday, October 16, 2025 2:50 PM
To: 'rural water district 12' <water12@embarqmail.com>; Tyler Rebel <Tyler.Rebel@evergy.com>
Subject: FW: DEV-25-116 Haas Replat of Fink Farms Review Comments

This Message Is From an External Sender

This message came from outside your organization.

Report Suspicious

Good Afternoon,

Atlas has revised the proposed replat of Lots 6 & 7 of Fink Farms and will be vacating an existing easement. Can you confirm that the proposed vacation of easement will not impact your infrastructure.

Thank you,
Amy Allison, AICP
Deputy Director
Planning & Zoning
Leavenworth County
913.364.5757

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Allison, Amy

From: Baumchen, Daniel
Sent: Wednesday, October 15, 2025 2:39 PM
To: Allison, Amy; Noll, Bill; McAfee, Joe; Mitch Pleak
Cc: PZ
Subject: RE: DEV-25-116 Haas Replat of Fink Farms Review Comments
Attachments: Haas Replat of Fink Farm No Comments 2025.10.15.pdf

No comments

Dan Baumchen, PS
County Surveyor
Leavenworth County Department of Public Works
913-684-0472

From: Allison, Amy <AAllison@leavenworthcounty.gov>
Sent: Tuesday, October 14, 2025 8:58 AM
To: Noll, Bill <BNoll@leavenworthcounty.gov>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>; Mitch Pleak <mpleak@olsson.com>; Baumchen, Daniel <DBaumchen@leavenworthcounty.gov>
Cc: PZ <pz@leavenworthcounty.gov>
Subject: Fwd: DEV-25-116 Haas Replat of Fink Farms Review Comments

Sent from my iPhone

Begin forwarded message:

From: Austin Thompson <austin@alconsult-llc.com>
Date: October 13, 2025 at 8:29:18 AM CDT
To: "Allison, Amy" <AAllison@leavenworthcounty.gov>, Krystal Voth <krystal@alconsult-llc.com>
Cc: PZ <pz@leavenworthcounty.gov>
Subject: Re: DEV-25-116 Haas Replat of Fink Farms Review Comments

Amy,

Please see attached updates.

Thanks

Austin Thompson
Vice President, LSIT

Allison, Amy

From: rural water district 12 <water12@embarqmail.com>
Sent: Friday, October 17, 2025 12:24 PM
To: Allison, Amy
Subject: Re: FW: DEV-25-116 Haas Replat of Fink Farms Review Comments

Amy,
The revised proposal will not impact our infrastructure.
Thank you,

Denise Eggers
Office Manager
Jefferson County RWD #12
216 Winchester St.
Winchester, KS 66097
913-774-2872
water12@embarqmail.com

On Thu, 16 Oct, 2025 at 2:49 PM, Allison, Amy <AAllison@leavenworthcounty.gov> wrote:

To: 'rural water district 12'; 'tyler rebel'

Good Afternoon,

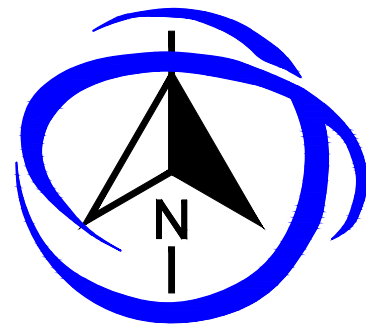
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Thank you,
Amy Allison, AICP
Deputy Director
Planning & Zoning
Leavenworth County
913.364.5757

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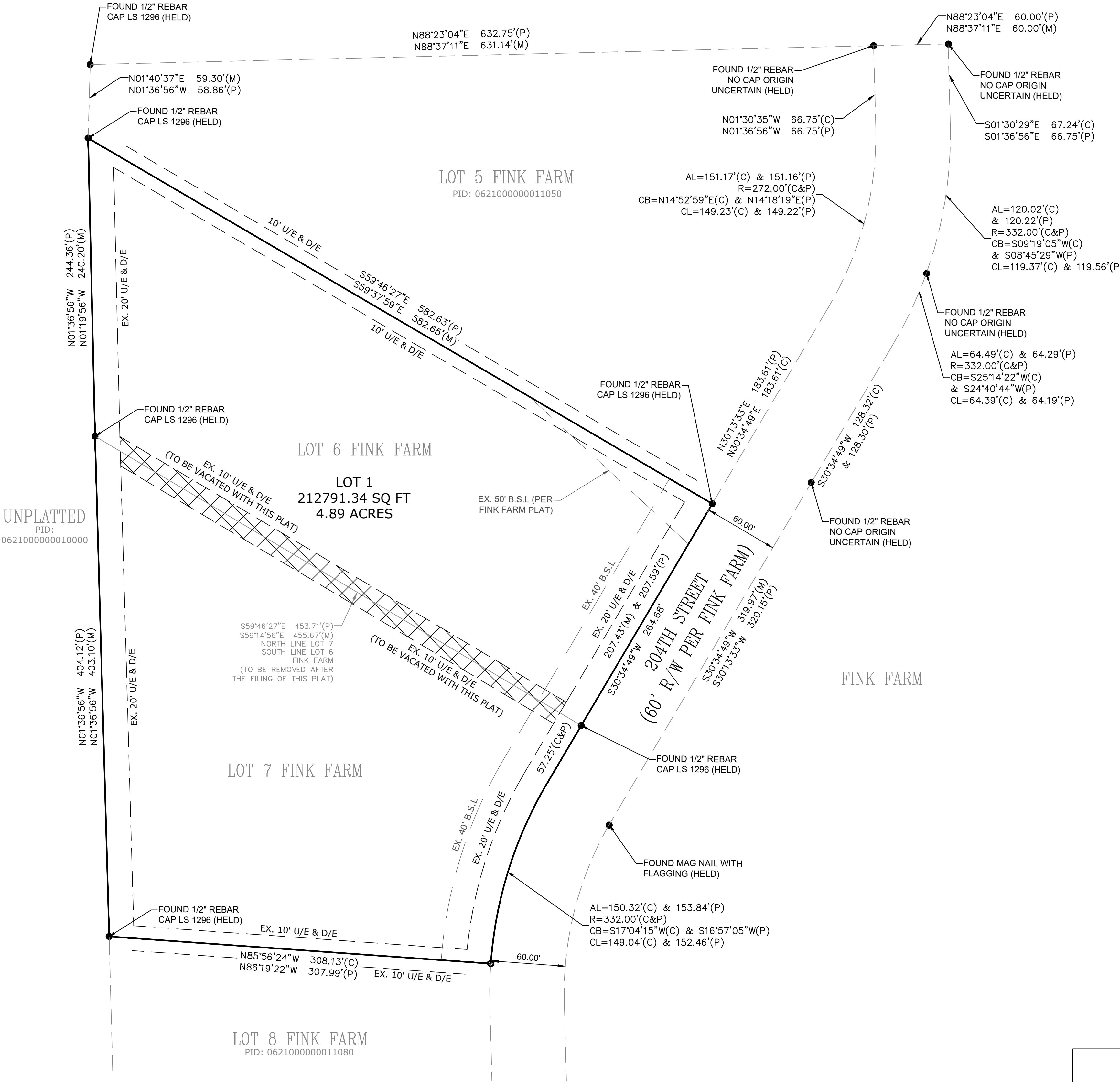
From: Austin Thompson <austin@alconsult-llc.com>
Sent: Monday, October 13, 2025 8:29 AM
To: Allison, Amy <AAllison@leavenworthcounty.gov>; Krystal Voth <krystal@alconsult-llc.com>
Cc: PZ <pz@leavenworthcounty.gov>
Subject: Re: DEV-25-116 Haas Replat of Fink Farms Review Comments



HAAS REPLAT OF FINK FARM

A REPLAT OF LOTS 6 AND 7, FINK FARM, A SUBDIVISION OF LAND IN
LEAVENWORTH COUNTY, KANSAS

10-20-25
PW Combined
Review
No Further
Comment



DESCRIPTION PER DEED 2007R09015

LOT 7, FINK FARM SUBDIVISION, LEAVENWORTH COUNTY, KANSAS

DESCRIPTION PER DEED 2017R02687

LOT 6, FINK FARM, A SUBDIVISION IN LEAVENWORTH COUNTY, KANSAS

DESCRIPTION:

ALL OF LOTS 6 AND 7, FINK FARM, A SUBDIVISION OF LAND IN LEAVENWORTH COUNTY, KANSAS

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 "HAAS REPLAT OF FINK FARM".

BUILDING LINES 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.

RESTRICTIONS CREATED WITH FINK FARM SUBDIVISION ARE TO REMAIN WITH THIS SUBDIVISION.

TAXES FOR SUBJECT PROPERTY ARE PAID.

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this _____ day of _____, 202__.

OWNER

TYLER J HAAS, OWNER

KAYLA M HAAS, OWNER

STATE OF KANSAS)

JSS

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 **TYLER J & KAYLA M HAAS**, 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

This plat of **HAAS REPLAT OF FINK FARM** has been submitted and approved by Leavenworth County Planning Commission, this _____ day of _____, 202__.

CHAIRMAN - JEFF SPINK

SECRETARY - JOHN JACOBSON

This plat approved by the Board of County Commissioners of Leavenworth County, Kansas, this _____ day of _____, 202__.

(SEAL)

CHAIRMAN - MIKE SMITH

ATTEST - COUNTY CLERK - FRAN KEPPLER

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 or adequacy of the design, dimensions, elevations, and quantities.

COUNTY ENGINEER

This is to certify that this instrument was filed for record in the Register of Deeds office on the _____ day of _____, 2025, in Book _____, Page _____.

REGISTER OF DEEDS, TERRILLOIS G. MASHBURN

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

UTILITIES
WATER DISTRICT - RURAL WATER DISTRICT #12 - 913-774-2872
ELECTRIC DISTRICT - EVERGY - 888-471-5275
SEWER - SEPTIC
GAS SERVICE - PROPANE TANK

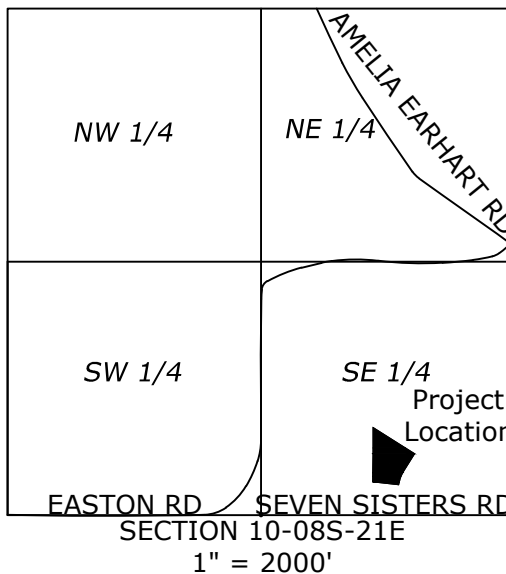


ALC

ATLAS LAND CONSULTING
SURVEYING | CIVIL ENGINEERING | DRONE | CAD
atlaskandconsulting.com
14500 Parallel Road, Unit R, Basehor KS 66007

FINAL PLAT

VICINITY MAP



LEGEND

- SECTION CORNER
- FOUND PROPERTY CORNER AS NOTED
- SET 1/2" X 24" REBAR CAP ALC KS CLS 363
- PLATTED
- MEASURED
- DEEDED
- CALCULATED
- UTILITY EASEMENT
- DRAINAGE EASEMENT
- BUILDING SETBACK LINE
- EASEMENT TO BE VACATED WITH THIS PLAT

GENERAL NOTES

- THE BASIS FOR THE BEARING SYSTEM FOR THIS PLAT IS THE KANSAS NORTH ZONE U.S. STATE PLANE 1983, THE WEST LINE OF LOT 7 FINK FARM
- ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN FEET.
- FLOODPLAIN NOTE: ACCORDING TO "FIRM" MAP COMMUNITY PANEL NUMBERS 20103C0125G, EFFECTIVE JULY 16, 2015, THIS PLAT IS LOCATED IN ZONES "X".
- THE MINIMUM FRONT YARD SETBACK FOR SINGLE FAMILY LOT SHALL BE 40 FEET.
- THE MINIMUM SIDE YARD SETBACK FOR SINGLE FAMILY LOT SHALL BE 15 FEET FROM EACH SIDE OF STRUCTURE. DETACHED ACCESSORY STRUCTURES MAY NOT BE BUILT WITHIN 15 FEET OF THE SIDE PROPERTY LINE.
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- BENCHMARK
-LVCO 406 - 1036.90
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- CLOSURE REPORT: 1 PART IN 4869487.500

This is to certify on this 27TH day of AUGUST, 2025 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.

10/13/2025

ROGER B DILL PLS 1408

JOB NO:25-356S

SCALE

50 25 0 50
SCALE IN FEET

SEC-TWN-RNG

10-08S-21E

PREPARED FOR

TYLER HAAS

ADDRESS:
32415 204TH ST,
LEAVENWORTH, KS 66048

DATE

SEPTEMBER 8, 2025

REVISED: OCTOBER 13, 2025