

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

December 23, 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 no 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 comments will be included and distributed with the normal meeting packet.
- V. ADMINISTRATIVE BUSINESS:
 - a) County Clerk report
- 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 legislative breakfast of December 16, 2025
- b) Approval of the minutes of the meeting of December 17, 2025
- c) Approval of the schedule for the week of December 29, 2025
- d) Approval of the check register
- e) Approve and sign the OCB's
- f) Approve Case DEV-25-127, preliminary and final plat of Foxridge 4th plat
- g) Approve Case-DEV-25-131, final plat for Porth Acres

VII. FORMAL BOARD ACTION:

- a) Consider a motion to find that the proposed final plat as outlined in Case DEV-25-109 is compliant with the County Zoning and Subdivision Regulations and move that the proposed final plat be conditionally approved and accepted by this Board subject to the conditions set forth in the staff report and as adopted by the Planning Commission.
- b) Consider a motion to find that the proposed final plat as outlined in Case DEV-25-111 is compliant with the County Zoning and Subdivision Regulations and move that the proposed final plat be conditionally approved and accepted by this Board subject to the conditions set forth in the staff report and as adopted by the Planning Commission.
- c) Amendments to the Leavenworth County Budget for 2025.
 - **OPEN PUBLIC HEARING**
 - **CLOSE PUBLIC HEARING**
 - **Consider a motion to approve the amendments to the Leavenworth County Budget for 2025.**
- d) Consider a motion to approve Board Order 2025-16, transferring funds from the local service fund to the equipment reserve fund in the amount of \$200,000.00.

- e) Consider a motion to approve Board Order 2025-17, transferring funds from the special building, buildings and grounds fund to the capital improvement fund designated for Courthouse renovations in the amount of \$880,000.00.
- f) Consider a motion to approve Board Order 2025-18, transferring funds from the road and bridge fund to the capital road fund in the amount of \$1,700,000.00.
- g) Consider a motion to approve Board Order 2025-19, transferring funds from the local service road and bridge fund to the capital road fund in the amount of \$1,200,000.00.
- h) Consider a motion to accept the bid from Norfolk Contracting for the replacement of bridge A-07 Lecompton Road in the amount of \$226,469.00 with a 10% contingency.
- i) Consider a motion to accept the design proposal contract from SMH Engineering for the 235th St. from 4-H Road to K-92 Highway in the amount of \$475,555.00.
- j) Consider a motion to approve to request KDOT to enter into an agreement to allow the County to relocate the Sherman Township salt dome and grader storage to their K-32 storage area.

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, December 22, 2025

Tuesday, December 23, 2025

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

Wednesday, December 24, 2025 THE COURTHOUSE WILL BE CLOSED IN OBSERVANCE OF CHRISTMAS

Thursday, December 25, 2025 THE COURTHOUSE WILL BE CLOSED IN OBSERVANCE OF CHRISTMAS

Friday, December 26, 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

*****December 16, 2025 *****

The Board of County Commissioners met in a legislative breakfast on Tuesday, December 16, 2025. Commissioner Smith, Commissioner Reid and Commissioner Stieben are present; Commissioner Culbertson and Commissioner Dove were absent; Also present: Mark Loughry, County Administrator;

Representatives: Dave Buehler, Tim Johnson, Pat Proctor and Senator Jeff Klemp

Elected Officials: TerriLois Todd, Andy Dedeke, Fran Keppler, Stacy Driscoll

Department Heads: Monica Swigart, Jamie Miller, Steve Crossland, Aaron Yoakam, Bill Noll, Bob Weber, Misty Brown, Connie Harmon, Jamie VanHouten, John Jacobson

The Board hosted a legislative breakfast to discuss unfunded mandates, sales tax for 911 communications, valuation caps, dissolution of fire districts, reforming the revenue neutral rate statute, allowing counties to expand other revenue sources, amend legislation on reinvestment housing incentive district and parental notice for out of state minors receiving abortions in Kansas.

The breakfast ended at 9:11 a.m.

*****December 17, 2025 *****

The Board of County Commissioners met in a regular session on Wednesday, December 17, 2025. Commissioner Culbertson, Commissioner Reid, and Commissioner Stieben are present; Also present: Mark Loughry, County Administrator; Misty Brown, County Counselor; Bill Noll, Infrastructure and Construction Services; Jamie VanHouten, Community Corrections Director

PUBLIC COMMENT:

Cecilia Pruitt, Jeremy Greenamyre, Gary Blackmer, Jerry Pruitt and Keith Longhofer commented.

ADMINISTRATIVE BUSINESS:

Bill Noll informed the Board this year's snow removal plans and winter road maintenance.

Commissioner Smith reminded the Board to review the work session letter for voter enhancement.

Commissioner Stieben addressed the process issue with the powerplant.

A motion was made by Commissioner Stieben and seconded by Commissioner Smith to accept the consent agenda for Wednesday, December 17, 2025, as presented.

Motion passed, 5-0.

Brian Habjan, Chairman of LCDC Board, presented information on a powerplant.

A motion was made by Commissioner Stieben and seconded by Commissioner Smith to decline to express a letter of interest to locate a nuclear reactor in Leavenworth County.

Motion failed, 1-3, Commissioners Smith, Dove and Reid voting nay and Commissioner Culbertson abstained.

A motion was made by Commissioner Reid and seconded by Commissioner Dove to approve a letter of interest for a powerplant to LCDC.

Motion passed, 3-2, Commissioners Stieben and Culbertson voting nay.

The Board recessed for 10 minutes.

Commissioner Stieben inquired of counsel if there is a mechanism to place the powerplant issue on an advisory election.

Misty Brown reported that the statute does allow for an advisory election but indicated it is a non-binding election.

Commissioner Stieben indicated that is information he would like to have.

Jamie VanHouten requested appointment to the JCAB Board.

A motion was made by Commissioner Stieben and seconded by Commissioner Culbertson to approve the request to select an education appointment to the Juvenile Corrections Advisory Board and it is Shawn Derritt

Motion passed, 5-0.

Ms. VanHouten requested approve to expend funds from the opioid settlement.

A motion was made by Commissioner Stieben and seconded by Commissioner Reid to approve the request for Community Corrections to utilize Opiate Settlement Funding to maintain Cognitive Program Facilitator established in 2023 through the use of these funds and utilize a portion of funds to meet matching requirements for the JMHCP BJA grant.

Motion passed, 5-0.

Commissioner Stieben will be attending the KCATA meeting.

Commissioners Smith and Dove attending the NACO conference in Wichita.

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

Motion passed, 5-0.

The Board adjourned at 10:51 a.m.

LEAVENWORTH COUNTY COMMISSIONERS MEETING SCHEDULE

Monday, December 29, 2025

Tuesday, December 30, 2025

Wednesday, December 31, 2025

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

Thursday, January 1, 2026 THE COURTHOUSE WILL BE CLOSED IN OBSERVANCE OF NEW YEAR'S DAY

Friday, January 2, 2026

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

| | | | | | |
|---|------|--------------------|-----------|--------------------------------|--------------------------------|
| FMWARREGR2 | | LEAVENWORTH COUNTY | | 12/18/25 | 9:54:09 |
| JSCHERMBEC | | WARRANT REGISTER | | Page | 1 |
| START DATE: 12/13/2025 END DATE: 12/18/2025 | | | | | |
| 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 |
| 676 | | 12/17/2025 | 1123 | POMP'S TIRE SERVICE INC | |
| | | | 137658 | 5-133-5-00-309 | TIRES |
| | | | 137658 | 5-133-5-00-309 | TIRES |
| | | | 137692 | 5-137-5-00-321 | TIRES |
| | | | 137692 | 5-137-5-00-321 | TIRES |
| | | | 137692 | 5-137-5-00-321 | TIRES |
| | | | 137692 | 5-137-5-00-321 | TIRES |
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| | | | 137692 | 5-137-5-00-321 | TIRES |
| | | | 137692 | 5-137-5-00-321 | TIRES |
| | | | | WARRANT TOTAL | |
| 678 | | 12/16/2025 | 8686 | EVERGY KANSAS CENTRAL INC | |
| | | | 137727 | 5-212-5-00-2 | METRO, CYPRESS, TIMBERLANE, FO |
| | | | 137727 | 5-212-5-00-2 | METRO, CYPRESS, TIMBERLANE, FO |
| | | | 137727 | 5-212-5-00-2 | METRO, CYPRESS, TIMBERLANE, FO |
| | | | 137727 | 5-212-5-00-2 | METRO, CYPRESS, TIMBERLANE, FO |
| | | | 137722 | 5-218-5-00-2 | 18242 165TH ST BONNER SPRINGS |
| | | | | WARRANT TOTAL | |
| 679 | | 12/18/2025 | 829 | THOMSON REUTERS - WEST | |
| | | | 137745 | 5-001-5-11-210 | WEST INFORMATION CHARGES |
| | | | | WARRANT TOTAL | |
| 680 | | 12/18/2025 | 8103 | CHARTER COMMUNICATIONS | |
| | | | 137759 | 5-001-5-18-213 | COMMUNICATION |
| | | | | WARRANT TOTAL | |
| 681 | | 12/18/2025 | 8416 | IRON MOUNTAIN INC | |
| | | | 137744 | 5-001-5-11-208 | SHREDDING |
| | | | | WARRANT TOTAL | |
| 1811 | AP | 12/18/2025 | 586 | EBERT CONSTRUCTION CO,INC | |
| | | | 137764 | 5-171-5-04-302 | 52C 5250 01 235TH ST HOLLINGSW |
| | | | | WARRANT TOTAL | |
| 1812 | AP | 12/18/2025 | 8466 | KANSAS DEPT OF HEALTH & ENVIRO | |
| | | | 137763 | 5-171-5-04-303 | ANNUAL PERMIT FRR FOR CONSTRUC |
| | | | | WARRANT TOTAL | |
| 117711 | AP | 12/17/2025 | 4120 | AAA LAUNDRY & LINEN SUPPLY CO | |
| | | | 137688 | 5-133-5-00-215 | UNIFORM RENTALS |
| | | | 137688 | 5-133-5-00-312 | UNIFORM RENTALS |
| | | | 137682 | 5-137-5-00-203 | UNIFORM RENTALS |
| | | | | WARRANT TOTAL | |
| 117712 | AP | 12/17/2025 | 20588 | ADVANTAGE PRINTING | |
| | | | 137629 | 5-001-5-11-307 | BUSINESS CARDS |
| | | | 137629 | 5-001-5-11-307 | BUSINESS CARDS |
| | | | 137629 | 5-001-5-11-307 | BUSINESS CARDS |
| | | | 137629 | 5-001-5-11-307 | BUSINESS CARDS |
| | | | | WARRANT TOTAL | |
| 117713 | AP | 12/17/2025 | 1964 | ALL STATE FIRE EQUIPMENT | |
| | | | 137673 | 5-001-5-07-208 | KES ADEGREASE |
| | | | | WARRANT TOTAL | |
| 117714 | AP | 12/17/2025 | 18253 | AT&T MOBILITY | |
| | | | 137653 | 5-001-5-06-216 | MIFI COUNTY OF LEAVENWORTH |
| | | | | WARRANT TOTAL | |
| 117715 | AP | 12/17/2025 | 5345 | B & D RADIATOR | |

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JSCHERMBEC

LEAVENWORTH COUNTY

WARRANT REGISTER

12/18/25

9:54:09

Page

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START DATE: 12/13/2025

END DATE: 12/18/2025

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 |
|-------------------|-------------|-----------------|----------------------|--------------------------------|--------------------------------|-----------|-----------|
| | | | 137641 | 5-133-5-00-360 | RADIATOR | 1,385.00 | |
| | | | 137687 | 5-133-5-00-360 | RADITOR | 1,385.00 | |
| | | | | | WARRANT TOTAL | | 2,770.00 |
| 117716 | AP | 12/17/2025 | 1061 | B & W FIRE LLC | | | |
| | | | 137674 | 5-001-5-07-208 | EOC ANNUAL FIRE EXTINGUISHER | 356.50 | |
| | | | | | WARRANT TOTAL | | 356.50 |
| 117717 | AP | 12/17/2025 | 25797 | BERRY TRACTOR & EQUIPMENT | | | |
| | | | 137685 | 5-133-5-00-227 | BROOM RENTAL | 3,475.00 | |
| | | | | | WARRANT TOTAL | | 3,475.00 |
| 117718 | AP | 12/17/2025 | 23537 | BOUND TREE MEDICAL LLC | | | |
| | | | 137648 | 5-001-5-05-381 | FIELD SUPPLIES | 674.36 | |
| | | | 137648 | 5-001-5-05-381 | FIELD SUPPLIES | 2,102.09 | |
| | | | 137648 | 5-001-5-05-381 | FIELD SUPPLIES | 61.32 | |
| | | | | | WARRANT TOTAL | | 2,837.77 |
| 117719 | AP | 12/17/2025 | 26521 | BRUNSON BUILDERS INC | | | |
| | | | 137642 | 5-133-5-00-440 | REPLACEMENT OF 10 GARAGE DOORS | 79,990.00 | |
| | | | | | WARRANT TOTAL | | 79,990.00 |
| 117720 | AP | 12/17/2025 | 1004 | ASHLEY BULLOCK LLC | | | |
| | | | 137652 | 5-001-5-05-201 | MEDICAL DIRECTOR | 1,500.00 | |
| | | | | | WARRANT TOTAL | | 1,500.00 |
| 117721 | AP | 12/17/2025 | 846 | CARRIE NICHOLS | | | |
| | | | 137700 | 5-145-5-00-746 | ENTERTAINMENT DEPOSIT | 100.00 | |
| | | | | | WARRANT TOTAL | | 100.00 |
| 117722 | AP | 12/17/2025 | 661 | CDJ AUTOMOTIVE LLC | | | |
| | | | 137662 | 5-133-5-00-360 | HEAD LAMPS | 413.60 | |
| | | | | | WARRANT TOTAL | | 413.60 |
| 117723 | AP | 12/17/2025 | 2509 | CENTRAL SALT, LLC | | | |
| | | | 137640 | 5-133-5-00-306 | BULK DEICING SALT | 1,576.46 | |
| | | | 137640 | 5-133-5-00-306 | BULK DEICING SALT | 3,141.78 | |
| | | | | | WARRANT TOTAL | | 4,718.24 |
| 117724 | AP | 12/17/2025 | 5447 | CITY WIDE MAINTENANCE | | | |
| | | | 137698 | 5-001-5-32-296 | DECEMBER | 6,250.00 | |
| | | | | | WARRANT TOTAL | | 6,250.00 |
| 117725 | AP | 12/17/2025 | 5637 | CLEARWATER ENTERPRISES,LLC | | | |
| | | | 137650 | 5-001-5-05-215 | STATION 1 | 115.95 | |
| | | | | | WARRANT TOTAL | | 115.95 |
| 117726 | AP | 12/17/2025 | 2533 | COMMERCIAL INDUSTRIAL SUPPLY C | | | |
| | | | 137684 | 5-133-5-00-207 | SERVICE CALL | 248.00 | |
| | | | | | WARRANT TOTAL | | 248.00 |
| 117727 | AP | 12/17/2025 | 571 | QUIKRETE HOLDINGS | | | |
| | | | 137639 | 5-133-5-00-325 | 72 30 AND BAND | 9,283.40 | |
| | | | 137671 | 5-133-5-00-325 | CULVERTS | 860.00 | |
| | | | | | WARRANT TOTAL | | 10,143.40 |
| 117728 | AP | 12/17/2025 | 331 | CRAFCO | | | |
| | | | 137670 | 5-133-5-00-303 | UNIT R751 RENTAL 10292025 CRAC | 6,000.00 | |
| | | | | | WARRANT TOTAL | | 6,000.00 |
| 117729 | AP | 12/17/2025 | 822 | CUSTOM TRUCK ONE LP | | | |
| | | | 137667 | 5-133-5-00-360 | HIGHLIT AIR CYLINDER KIT | 623.15 | |
| | | | | | WARRANT TOTAL | | 623.15 |
| 117730 | AP | 12/17/2025 | 5362 | DIAMOND DRUGS,INC | | | |

START DATE: 12/13/2025 END DATE: 12/18/2025

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 |
|-------------------|-------------|-----------------|----------------------|--------------------------------|--------------------------------|-----------|-----------|
| | | | 137676 | 5-001-5-07-219 | INMATE PRESCRIPTION | 4,554.96 | |
| | | | | | WARRANT TOTAL | | 4,554.96 |
| 117731 | AP | 12/17/2025 | 4615 | MILLER CONSULTATIONS & ELECTIO | | | |
| | | | 137707 | 5-001-5-49-341 | CUSTOM STICKERS | 2,814.51 | |
| | | | | | WARRANT TOTAL | | 2,814.51 |
| 117732 | AP | 12/17/2025 | 446 | EQUIPMENT SHARE INC | | | |
| | | | 137666 | 5-133-5-00-360 | CASE PARTS | 471.08 | |
| | | | 137666 | 5-133-5-00-360 | CASE PARTS | 112.86 | |
| | | | 137646 | 5-137-5-00-320 | CASE | 174.06 | |
| | | | 137689 | 5-137-5-00-320 | WIPER BLADES | 174.06 | |
| | | | | | WARRANT TOTAL | | 932.06 |
| 117733 | AP | 12/17/2025 | 2588 | FOLEY EQUIPMENT | | | |
| | | | 137637 | 5-133-5-00-227 | AIR COMPRESSOR RENTAL | 289.98 | |
| | | | 137681 | 5-137-5-00-320 | CHARGE 15- 02 CUTTING EDGE | 392.16 | |
| | | | 137681 | 5-137-5-00-320 | CHARGE 15- 02 CUTTING EDGE | 2,352.40 | |
| | | | | | WARRANT TOTAL | | 3,034.54 |
| 117734 | AP | 12/17/2025 | 28526 | THE GUIDANCE CENTER (TRAINING | | | |
| | | | 137702 | 5-125-5-00-2 | NOVEMBER SALARY PRATHER | 9,577.82 | |
| | | | 137703 | 5-135-5-00-200 | NOVEMBER 26HOURS | 3,900.00 | |
| | | | 137704 | 5-135-5-00-201 | NOVEMBER SALARY ROBINSON JAIL | 7,657.42 | |
| | | | 137705 | 5-135-5-00-201 | NOVEMBER MOBILE CRISIS ON CALL | 2,693.44 | |
| | | | | | WARRANT TOTAL | | 23,828.68 |
| 117735 | AP | 12/17/2025 | 434 | HAMM QUARRIES | | | |
| | | | 137645 | 5-137-5-00-312 | ROCK | 2,630.11 | |
| | | | 137645 | 5-137-5-00-312 | ROCK | 8,606.17 | |
| | | | 137645 | 5-137-5-00-312 | ROCK | 3,130.13 | |
| | | | 137645 | 5-137-5-00-312 | ROCK | 6,078.33 | |
| | | | 137645 | 5-137-5-00-312 | ROCK | 5,434.40 | |
| | | | 137680 | 5-137-5-00-312 | ROCK | 408.50 | |
| | | | 137680 | 5-137-5-00-312 | ROCK | 343.86 | |
| | | | 137680 | 5-137-5-00-312 | ROCK | 1,237.41 | |
| | | | 137680 | 5-137-5-00-312 | ROCK | 578.13 | |
| | | | | | WARRANT TOTAL | | 28,447.04 |
| 117736 | AP | 12/17/2025 | 3621 | HERITAGE-CRYSTAL CLEAN,LLC | | | |
| | | | 137638 | 5-133-5-00-310 | 30 GAL AND 16 GAL DRUM MOUNTS | 987.14 | |
| | | | | | WARRANT TOTAL | | 987.14 |
| 117737 | AP | 12/17/2025 | 22605 | HINCKLEY SPRINGS | | | |
| | | | 137630 | 5-001-5-11-208 | FILTRATION SYSTEM | 51.74 | |
| | | | | | WARRANT TOTAL | | 51.74 |
| 117738 | AP | 12/17/2025 | 369 | HOLLIDAY SAND & GRAVEL CO | | | |
| | | | 137664 | 5-133-5-00-306 | ICE CONTROL SAND | 10,531.83 | |
| | | | 137664 | 5-133-5-00-306 | ICE CONTROL SAND | 11,421.46 | |
| | | | 137664 | 5-133-5-00-306 | ICE CONTROL SAND | 10,233.07 | |
| | | | 137644 | 5-137-5-00-312 | ROCK | 1,228.11 | |
| | | | 137644 | 5-137-5-00-312 | ROCK | 360.24 | |
| | | | 137644 | 5-137-5-00-312 | ROCK | 2,476.17 | |
| | | | 137679 | 5-137-5-00-312 | ROCK | 346.22 | |
| | | | | | WARRANT TOTAL | | 36,597.10 |
| 117739 | AP | 12/17/2025 | 966 | ATCHISON AUTO PARTS LLC DBA NA | | | |
| | | | 137659 | 5-133-5-00-310 | PARTS, FLUID, SUPPLIES | 114.48 | |

START DATE: 12/13/2025 END DATE: 12/18/2025

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 |
|-------------------|-------------|-----------------|----------------------|--------------------------------|-----------------------------|----------|----------|
| | | | 137659 | 5-133-5-00-312 | PARTS, FLUID, SUPPLIES | 77.90 | |
| | | | 137635 | 5-133-5-00-360 | PARTS | 54.00- | |
| | | | 137635 | 5-133-5-00-360 | PARTS | 7.72 | |
| | | | 137635 | 5-133-5-00-360 | PARTS | 35.35 | |
| | | | 137635 | 5-133-5-00-360 | PARTS | 53.32 | |
| | | | 137659 | 5-133-5-00-360 | PARTS, FLUID, SUPPLIES | 1,124.77 | |
| | | | | | WARRANT TOTAL | | 1,359.54 |
| 117740 | AP | 12/17/2025 | 66366 | KANSAS GAS SERVICE | | | |
| | | | 137651 | 5-001-5-05-215 | SERVICE FOR STATION 2 | 207.76 | |
| | | | | | WARRANT TOTAL | | 207.76 |
| 117741 | AP | 12/17/2025 | 2518 | KANSAS INK & THREAD LLC | | | |
| | | | 137672 | 5-001-5-07-354 | POLOS, BANNER AND SET UP | 485.54 | |
| | | | 137672 | 5-001-5-07-354 | POLOS, BANNER AND SET UP | 57.08 | |
| | | | | | WARRANT TOTAL | | 542.62 |
| 117742 | AP | 12/17/2025 | 227 | LABORATORY CORPORATION OF AMER | | | |
| | | | 137677 | 5-001-5-07-219 | LAB INMATE HEALTH | 296.33 | |
| | | | | | WARRANT TOTAL | | 296.33 |
| 117743 | AP | 12/17/2025 | 461 | LEAV CO COOP | | | |
| | | | 137643 | 5-137-5-00-304 | DYED DIESEL | 651.02 | |
| | | | 137643 | 5-137-5-00-304 | DYED DIESEL | 744.78 | |
| | | | | | WARRANT TOTAL | | 1,395.80 |
| 117744 | AP | 12/17/2025 | 4755 | LEAVENWORTH PAPER AND OFFICE S | | | |
| | | | 137706 | 5-001-5-49-341 | COPY PAPER | 89.00 | |
| | | | 137701 | 5-145-5-00-255 | INK | 384.00 | |
| | | | 137701 | 5-145-5-00-303 | INK | 698.71 | |
| | | | | | WARRANT TOTAL | | 1,171.71 |
| 117745 | AP | 12/17/2025 | 537 | CHERRYROAD MEDIA INC | | | |
| | | | 137663 | 5-133-5-00-208 | DECEMBER CULVETS BID NOTICE | 11.18 | |
| | | | | | WARRANT TOTAL | | 11.18 |
| 117746 | AP | 12/17/2025 | 2419 | MCKESSON MEDICAL SURGICAL | | | |
| | | | 137678 | 5-001-5-07-219 | INMATE | 15.74 | |
| | | | 137678 | 5-001-5-07-219 | INMATE | 4.35 | |
| | | | | | WARRANT TOTAL | | 20.09 |
| 117747 | AP | 12/17/2025 | 232 | MHC KENWORTH-OLATHE | | | |
| | | | 137636 | 5-133-5-00-360 | FILTER, WATER PUMP KIT | 45.86 | |
| | | | 137636 | 5-133-5-00-360 | FILTER, WATER PUMP KIT | 258.68 | |
| | | | 137661 | 5-133-5-00-360 | WATER PUMPS ND VALVE COVER | 264.09 | |
| | | | 137661 | 5-133-5-00-360 | WATER PUMPS ND VALVE COVER | 68.75 | |
| | | | 137695 | 5-137-5-00-320 | HYDRAULIC FILER KITS | 114.76 | |
| | | | | | WARRANT TOTAL | | 752.14 |
| 117748 | AP | 12/17/2025 | 931 | MIDWEST TRUCK EQUIPMENT, INC. | | | |
| | | | 137660 | 5-133-5-00-306 | ICE AND SNOW MATERIALS | 1,917.10 | |
| | | | 137660 | 5-133-5-00-306 | ICE AND SNOW MATERIALS | 3,046.00 | |
| | | | | | WARRANT TOTAL | | 4,963.10 |
| 117749 | AP | 12/17/2025 | 2666 | JORDAN SPIEDEL | | | |
| | | | 137632 | 5-133-5-00-203 | CDL, EXAM , CLASS B, PHOTO | 41.00 | |
| | | | | | WARRANT TOTAL | | 41.00 |
| 117750 | AP | 12/17/2025 | 2666 | COLTEN THOMAS | | | |
| | | | 137656 | 5-133-5-00-203 | CDL FEE EXAM, PHOTO | 41.75 | |
| | | | | | WARRANT TOTAL | | 41.75 |

START DATE: 12/13/2025 END DATE: 12/18/2025

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 |
|-------------------|-------------|-----------------|--|--|--|---|-----------|
| 117751 | AP | 12/17/2025 | 2666 137665 | NOMAR GARCIA 5-133-5-00-203 | CDL FEE EXAM, PHOTO, CLASS B | 43.00 | |
| | | | | | WARRANT TOTAL | | 43.00 |
| 117752 | AP | 12/17/2025 | 2666 137669 137669 137669 137669 137669 137669 137669 137669 137669 137669 | LEAVENWORTH COUNTY LAW LIBRARY 5-001-5-11-203 5-001-5-11-203 5-001-5-11-203 5-001-5-11-203 5-001-5-11-203 5-001-5-11-203 5-001-5-11-203 5-001-5-11-203 5-001-5-11-203 5-001-5-11-203 | 2026 DUES FOR LAW LIBRARY FEES 2026 DUES FOR LAW LIBRARY FEES 2026 DUES FOR LAW LIBRARY FEES 2026 DUES FOR LAW LIBRARY FEES 2026 DUES FOR LAW LIBRARY FEES 2026 DUES FOR LAW LIBRARY FEES 2026 DUES FOR LAW LIBRARY FEES 2026 DUES FOR LAW LIBRARY FEES 2026 DUES FOR LAW LIBRARY FEES 2026 DUES FOR LAW LIBRARY FEES 2026 DUES FOR LAW LIBRARY FEES | 10.00 10.00 10.00 10.00 10.00 10.00 10.00 10.00 10.00 10.00 10.00 | |
| | | | | | WARRANT TOTAL | | 90.00 |
| 117753 | AP | 12/17/2025 | 2666 137686 | DANIEL BAUMCHEN 5-133-5-00-364 | SAFETY BOOTS | 129.57 | |
| | | | | | WARRANT TOTAL | | 129.57 |
| 117754 | AP | 12/17/2025 | 781 137694 | NEW FRONTIER MATERIALS LLC 5-137-5-00-312 | ROCK | 88,153.62 | |
| | | | | | WARRANT TOTAL | | 88,153.62 |
| 117755 | AP | 12/17/2025 | 680 137634 | NEXTRAN TRUCK CENTERS 5-133-5-00-360 | FILTERS | 747.27 | |
| | | | | | WARRANT TOTAL | | 747.27 |
| 117756 | AP | 12/17/2025 | 11799 137654 137654 137654 137654 137693 | O'REILLY AUTOMOTIVE 5-133-5-00-309 5-133-5-00-311 5-133-5-00-312 5-133-5-00-360 5-137-5-00-320 | PARTS PARTS PARTS PARTS WIPER BLADES | 18.18 30.98 59.95 2,482.48 161.90 | |
| | | | | | WARRANT TOTAL | | 2,753.49 |
| 117757 | AP | 12/17/2025 | 196 137631 | OLSSON, INC 5-133-5-00-213 | PROFESSIONAL SERVICES FRO LEAV | 769.25 | |
| | | | | | WARRANT TOTAL | | 769.25 |
| 117758 | AP | 12/17/2025 | 8028 137691 137691 | MURPHY TRACTOR & EQUIP CO 5-137-5-00-320 5-137-5-00-320 | FLOOD LAMPS AND OIL SAMPLES FLOOD LAMPS AND OIL SAMPLES | 222.34 470.80 | |
| | | | | | WARRANT TOTAL | | 693.14 |
| 117759 | AP | 12/17/2025 | 418 137668 | PENSKE COMMERCIAL VEHICLES US 5-133-5-00-360 | PARTS | 67.79 | |
| | | | | | WARRANT TOTAL | | 67.79 |
| 117760 | AP | 12/17/2025 | 482 137696 | HANK PRICE 5-001-5-31-290 | ENTRY WAY CLEANING | 100.00 | |
| | | | | | WARRANT TOTAL | | 100.00 |
| 117761 | AP | 12/17/2025 | 458 137683 137683 | LEAV CO PUBLIC WORKS 5-001-5-14-336 5-001-5-53-308 | PARTS AND FUEL PARTS AND FUEL | 601.93 325.74 | |
| | | | | | WARRANT TOTAL | | 927.67 |
| 117762 | AP | 12/17/2025 | 26523 137690 | GARY SERVAES ENTERPRISES 5-137-5-00-312 | ROCK | 3,809.60 | |
| | | | | | WARRANT TOTAL | | 3,809.60 |

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|---|-------------|--------------------|------------------|--------------------------------|--------------------------------|---------------|--------------|
| FMWARREGR2 | | LEAVENWORTH COUNTY | | | | 12/18/25 | 9:54:09 |
| JSCHERMBEC | | WARRANT REGISTER | | | | Page | 6 |
| START DATE: 12/13/2025 END DATE: 12/18/2025 | | | | | | | |
| TYPES OF CHECKS SELECTED: * ALL TYPES | | | | | | | |
| CHECK RANGE SELECTED: * No Check Range Selected | | | | | | | |
| WARRANT | CHK | WARRANT | VEND #/ | VENDOR NAME/ | | | |
| <u>NUMBER</u> | <u>TYPE</u> | <u>DATE</u> | <u>PCH DOC #</u> | <u>ACCOUNT NUMBER</u> | <u>DESCRIPTION</u> | <u>AMOUNT</u> | <u>TOTAL</u> |
| 117763 | AP | 12/17/2025 | 915 | SMITHEREEN PEST MANAGEMENT | | | |
| | | | 137697 | 5-001-5-31-212 | PEST CONTROL | 647.00 | |
| | | | 137697 | 5-001-5-32-211 | PEST CONTROL | 100.00 | |
| | | | 137697 | 5-001-5-33-211 | PEST CONTROL | 125.00 | |
| | | | | WARRANT TOTAL | | | 872.00 |
| 117764 | AP | 12/17/2025 | 376 | ATHENS ENERGY SERVICES HOLDING | | | |
| | | | 137699 | 5-001-5-33-392 | 711 MARSHALL | 1,714.94 | |
| | | | | WARRANT TOTAL | | | 1,714.94 |
| 117765 | AP | 12/17/2025 | 668 | TIREHUB INC | | | |
| | | | 137657 | 5-133-5-00-309 | TIRES | 793.08 | |
| | | | 137657 | 5-133-5-00-309 | TIRES | 302.26 | |
| | | | | WARRANT TOTAL | | | 1,095.34 |
| 117766 | AP | 12/17/2025 | 930 | TURNERS CONSUMER APPLIANCE SER | | | |
| | | | 137649 | 5-001-5-05-284 | STATION 1 DRYER HAS ODER | 129.95 | |
| | | | | WARRANT TOTAL | | | 129.95 |
| 117767 | AP | 12/17/2025 | 2390 | UNITED IMAGING | | | |
| | | | 137675 | 5-001-5-07-219 | INMATE MEDICAL | 90.00 | |
| | | | | WARRANT TOTAL | | | 90.00 |
| 117768 | AP | 12/17/2025 | 2007 | WIRENUTS | | | |
| | | | 137655 | 5-133-5-00-207 | SERVICE CALL | 175.00 | |
| | | | | WARRANT TOTAL | | | 175.00 |
| 117769 | AP | 12/16/2025 | 2541 | BEST PLUMBING SPECIALTIES,INC | | | |
| | | | 137720 | 5-001-5-07-357 | JAIL PLUMBING SUPPLIES | 71.92 | |
| | | | | WARRANT TOTAL | | | 71.92 |
| 117770 | AP | 12/16/2025 | 104 | OFFICE OF THE STATE FIRE MARSH | | | |
| | | | 137731 | 5-001-5-32-260 | BOILER CERT. 602357 | 30.00 | |
| | | | 137731 | 5-001-5-32-260 | BOILER CERT. 602357 | 30.00 | |
| | | | 137731 | 5-001-5-32-260 | BOILER CERT. 602357 | 30.00 | |
| | | | 137731 | 5-001-5-32-260 | BOILER CERT. 602357 | 30.00 | |
| | | | | WARRANT TOTAL | | | 120.00 |
| 117771 | AP | 12/16/2025 | 1004 | ASHLEY BULLOCK LLC | | | |
| | | | 137734 | 5-108-5-00-280 | DECEMBER MEDICAL DIRECTOR | 1,200.00 | |
| | | | 137734 | 5-108-5-00-280 | DECEMBER MEDICAL DIRECTOR | 300.00 | |
| | | | | WARRANT TOTAL | | | 1,500.00 |
| 117772 | AP | 12/16/2025 | 26319 | DEHART RECYCLING EQUIPMENT INC | | | |
| | | | 137713 | 5-160-5-00-213 | BALING WIRE FOR CANS AND CARDB | 848.90 | |
| | | | | WARRANT TOTAL | | | 848.90 |
| 117773 | AP | 12/16/2025 | 3998 | DREXEL TECHNOLOGIES INC | | | |
| | | | 137708 | 5-133-5-00-208 | PUBLICATION OF THE RFP FOR 202 | 47.00 | |
| | | | | WARRANT TOTAL | | | 47.00 |
| 117774 | AP | 12/16/2025 | 70 | FREESTATE ELECTRIC COOPERATIVE | | | |
| | | | 137730 | 5-001-5-14-220 | 725 LAMING RD | 752.60 | |
| | | | 137726 | 5-133-5-00-251 | TONGIE QUARRY AND SHOOTING RAN | 81.98 | |
| | | | | WARRANT TOTAL | | | 834.58 |
| 117775 | AP | 12/16/2025 | 268 | GEN DIGITAL, INC. | | | |
| | | | 137735 | 5-510-2-00-941 | 12 2025 PREMIUMS | 2,089.26 | |
| | | | | WARRANT TOTAL | | | 2,089.26 |
| 117776 | AP | 12/16/2025 | 23163 | RADIOMETER AMERICA INC DIV:HEM | | | |
| | | | 137733 | 5-108-5-00-606 | CUVETTES 11807 | 312.00 | |
| | | | | WARRANT TOTAL | | | 312.00 |

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|---|------|------------|-----------|--------------------------------|--------------------------------|----------------------|-----------|
| FMWARREGR2 | | | | LEAVENWORTH COUNTY | | 12/18/25 | 9:54:09 |
| JSCHERMBEC | | | | WARRANT REGISTER | | | Page 7 |
| | | | | START DATE: 12/13/2025 | | END DATE: 12/18/2025 | |
| 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 |
| 117777 | AP | 12/16/2025 | 6022 | KACSO ATTN: JULIE WHITNEY | | | |
| | | | 137736 | 5-001-5-19-203 | 2026 DUES 9 | 675.00 | |
| | | | | | WARRANT TOTAL | | 675.00 |
| 117778 | AP | 12/16/2025 | 66366 | KANSAS GAS SERVICE | | | |
| | | | 137724 | 5-001-5-14-220 | 725 LAMING RD | 660.22 | |
| | | | 137728 | 5-001-5-14-220 | 601 S 3RD ST, 300 WALNUT, 216 | 841.18 | |
| | | | 137728 | 5-001-5-32-392 | 601 S 3RD ST, 300 WALNUT, 216 | 2,003.73 | |
| | | | 137729 | 5-001-5-33-392 | 711 MARSHALL | 1,012.97 | |
| | | | 137729 | 5-001-5-33-392 | 711 MARSHALL | 119.28 | |
| | | | 137728 | 5-195-5-00-290 | 601 S 3RD ST, 300 WALNUT, 216 | 117.51 | |
| | | | | | WARRANT TOTAL | | 4,754.89 |
| 117779 | AP | 12/16/2025 | 8466 | KANSAS DEPT OF HEALTH AND ENVI | | | |
| | | | 137712 | 5-108-5-00-380 | MEDICAL SUPPLIES | 37.50 | |
| | | | | | WARRANT TOTAL | | 37.50 |
| 117780 | AP | 12/16/2025 | 4755 | LEAVENWORTH PAPER AND OFFICE S | | | |
| | | | 137711 | 5-001-5-49-341 | COPY PAPER | 44.50 | |
| | | | | | WARRANT TOTAL | | 44.50 |
| 117781 | AP | 12/16/2025 | 26952 | LEGAL LANGUAGE SERVICES | | | |
| | | | 137738 | 5-001-5-19-221 | INTERPRETER JC 003 005 006 | 850.00 | |
| | | | | | WARRANT TOTAL | | 850.00 |
| 117782 | AP | 12/16/2025 | 1991 | MID-AMERICA REGIONAL COUNCIL | | | |
| | | | 137716 | 5-174-5-00-210 | NOVEMBER 911 EXPENSES | 33,263.55 | |
| | | | | | WARRANT TOTAL | | 33,263.55 |
| 117783 | AP | 12/16/2025 | 2419 | MCKESSON MEDICAL SURGICAL | | | |
| | | | 137721 | 5-001-5-07-219 | INMATE MEDICAL SUPPLIES | 16.32 | |
| | | | 137721 | 5-001-5-07-219 | INMATE MEDICAL SUPPLIES | 6.71 | |
| | | | 137721 | 5-001-5-07-219 | INMATE MEDICAL SUPPLIES | 19.51 | |
| | | | | | WARRANT TOTAL | | 42.54 |
| 117784 | AP | 12/16/2025 | 2059 | MIDWEST OFFICE TECHNOLOGY INC | | | |
| | | | 137717 | 5-001-5-07-208 | CANON AQS028554 | 52.97 | |
| | | | 137715 | 5-198-5-18-301 | CANON SERIAL 4MK13424 EOC | 108.68 | |
| | | | | | WARRANT TOTAL | | 161.65 |
| 117785 | AP | 12/16/2025 | 1867 | REDWOOD TOXICOLOGY LABORATORY | | | |
| | | | 137737 | 5-196-5-00-201 | DRUG TESTING CONFIRMATION | 15.82 | |
| | | | | | WARRANT TOTAL | | 15.82 |
| 117786 | AP | 12/16/2025 | 632 | RURAL WATER DIST NO 8 | | | |
| | | | 137725 | 5-133-5-00-214 | LV CO SHOP | 133.70 | |
| | | | 137725 | 5-133-5-00-214 | LV CO SHOP | 439.52 | |
| | | | | | WARRANT TOTAL | | 573.22 |
| 117787 | AP | 12/16/2025 | 1717 | SEIFERT'S FLOORING | | | |
| | | | 137723 | 5-001-5-32-280 | 601 S 3RD ST | 3,871.00 | |
| | | | | | WARRANT TOTAL | | 3,871.00 |
| 117788 | AP | 12/16/2025 | 22622 | SEILER INSTRUMENT & MFG | | | |
| | | | 137710 | 5-133-5-00-327 | LATHES, SPOKES BUNDLES, REBAR, | 1,145.31 | |
| | | | | | WARRANT TOTAL | | 1,145.31 |
| 117789 | AP | 12/16/2025 | 23432 | TANGENT COMPUTER | | | |
| | | | 137718 | 5-001-5-07-362 | EMAIL OHISHING INBOUND AND OUT | 451.25 | |
| | | | 137719 | 5-001-5-07-450 | EMAIL PHISHING | 1,360.00 | |
| | | | | | WARRANT TOTAL | | 1,811.25 |
| 117790 | AP | 12/16/2025 | 41 | UNDERGROUND VAULTS & STORAGE | | | |

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|---|------|--------------------|-----------|--------------------------------|--------------------------------|-----------|-----------|
| FMWARREGR2 | | LEAVENWORTH COUNTY | | | | 12/18/25 | 9:54:09 |
| JSCHERMBEC | | WARRANT REGISTER | | | | Page | 8 |
| START DATE: 12/13/2025 END DATE: 12/18/2025 | | | | | | | |
| 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 |
| | | | 137714 | 5-001-5-19-214 | FILE RETRIEVAL | 16.60 | |
| | | | | | WARRANT TOTAL | | 16.60 |
| 117791 | AP | 12/16/2025 | 2007 | WIRENUTS | | | |
| | | | 137732 | 5-001-5-31-322 | 300 WALNUT ST | 804.50 | |
| | | | 137709 | 5-133-5-00-211 | WEBOOST CALL PHONE BOOSTER, RE | 1,390.50 | |
| | | | 137709 | 5-133-5-00-211 | WEBOOST CALL PHONE BOOSTER, RE | 3,185.00 | |
| | | | | | WARRANT TOTAL | | 5,380.00 |
| 117792 | AP | 12/18/2025 | 20588 | ADVANTAGE PRINTING | | | |
| | | | 137760 | 5-001-5-49-341 | ENVELOPES AND BALLOT STOCKS | 3,890.22 | |
| | | | | | WARRANT TOTAL | | 3,890.22 |
| 117793 | AP | 12/18/2025 | 13088 | APPRAISER'S EDUCATION FUND | | | |
| | | | 137754 | 5-001-5-41-202 | ORION APPEAL PROCESSING FRY AN | 75.00 | |
| | | | 137754 | 5-001-5-41-202 | ORION APPEAL PROCESSING FRY AN | 75.00 | |
| | | | 137754 | 5-001-5-41-202 | ORION APPEAL PROCESSING FRY AN | 120.00- | |
| | | | | | WARRANT TOTAL | | 30.00 |
| 117794 | AP | 12/18/2025 | 18253 | AT&T MOBILITY | | | |
| | | | 137746 | 5-126-5-00-210 | WIRELESS SERVICE 8005747000 | 251.95 | |
| | | | 137747 | 5-136-5-00-206 | WIRELESS | 151.17 | |
| | | | 137747 | 5-136-5-00-246 | WIRELESS | 50.39 | |
| | | | 137748 | 5-138-5-00-226 | WIRELESS | 201.56 | |
| | | | | | WARRANT TOTAL | | 655.07 |
| 117795 | AP | 12/18/2025 | 26521 | BRUNSON BUILDERS INC | | | |
| | | | 137739 | 5-001-5-33-391 | CU BUILDING 711 MARSHALL | 338.00 | |
| | | | | | WARRANT TOTAL | | 338.00 |
| 117796 | AP | 12/18/2025 | 2621 | TERRY BOOKER | | | |
| | | | 137743 | 5-145-5-00-256 | MEALS FOR 12/12 | 11,726.00 | |
| | | | 137743 | 5-145-5-00-256 | MEALS FOR 12/12 | 15,119.00 | |
| | | | | | WARRANT TOTAL | | 26,845.00 |
| 117797 | AP | 12/18/2025 | 24545 | CDW GOVERNMENT INC | | | |
| | | | 137753 | 5-001-5-49-240 | CABLES FOR TABLETS | 1,232.75 | |
| | | | 137753 | 5-001-5-49-240 | CABLES FOR TABLETS | 239.30 | |
| | | | | | WARRANT TOTAL | | 1,472.05 |
| 117798 | AP | 12/18/2025 | 70 | FREESTATE ELECTRIC COOPERATIVE | | | |
| | | | 137756 | 5-001-5-05-215 | STATION 2 | 238.99 | |
| | | | | | WARRANT TOTAL | | 238.99 |
| 117799 | AP | 12/18/2025 | 66366 | KANSAS GAS SERVICE | | | |
| | | | 137755 | 5-001-5-05-215 | STATION 1 | 166.56 | |
| | | | | | WARRANT TOTAL | | 166.56 |
| 117800 | AP | 12/18/2025 | 9271 | CITY OF LANSING | | | |
| | | | 137761 | 5-160-5-00-210 | SERVICE FOR NOVEMBER | 76.20 | |
| | | | | | WARRANT TOTAL | | 76.20 |
| 117801 | AP | 12/18/2025 | 4755 | LEAVENWORTH PAPER AND OFFICE S | | | |
| | | | 137741 | 5-145-5-00-345 | BROWN COLD SNACKS AND WAX BAGS | 191.78 | |
| | | | 137741 | 5-145-5-00-345 | BROWN COLD SNACKS AND WAX BAGS | 461.69 | |
| | | | 137741 | 5-145-5-05-301 | BROWN COLD SNACKS AND WAX BAGS | 65.68 | |
| | | | 137741 | 5-145-5-06-301 | BROWN COLD SNACKS AND WAX BAGS | 49.72 | |
| | | | 137741 | 5-145-5-06-321 | BROWN COLD SNACKS AND WAX BAGS | 170.47 | |
| | | | 137741 | 5-145-5-07-302 | BROWN COLD SNACKS AND WAX BAGS | 5.25 | |
| | | | 137741 | 5-145-5-07-321 | BROWN COLD SNACKS AND WAX BAGS | 28.41 | |
| | | | | | WARRANT TOTAL | | 973.00 |

START DATE: 12/13/2025 END DATE: 12/18/2025

TYPES OF CHECKS SELECTED: * ALL TYPES

CHECK RANGE SELECTED: * No Check Range Selected

| <u>WARRANT NUMBER</u> | <u>CHK TYPE</u> | <u>WARRANT DATE</u> | <u>VEND #/ PCH DOC #</u> | <u>VENDOR NAME/ ACCOUNT NUMBER</u> | <u>DESCRIPTION</u> | <u>AMOUNT</u> | <u>TOTAL</u> |
|---------------------------|---------------------|-------------------------|--|--|--|------------------------------------|--------------|
| 117802 | AP | 12/18/2025 | 2666 137742 | CARA CAMPBELL 5-145-5-00-202 | CPM CONFERENCE | 191.80 | |
| | | | | | WARRANT TOTAL | | 191.80 |
| 117803 | AP | 12/18/2025 | 2666 137762 | STACY DRISCOLL 5-146-5-00-205 | MILE FOR TREASURER TRAINING | 171.50 | |
| | | | | | WARRANT TOTAL | | 171.50 |
| 117804 | AP | 12/18/2025 | 7098 137751 137750 137749 137749 | QUILL CORP 5-126-5-00-321 5-127-5-00-3 5-136-5-00-301 5-136-5-00-341 | OFFICE SUPPLIES OFFICE SUPPLIES OFFICE SUPPLIES OFFICE SUPPLIES | 146.96 10.59 81.99 146.98 | |
| | | | | | WARRANT TOTAL | | 386.52 |
| 117805 | AP | 12/18/2025 | 11982 137752 | UNIFIED GOVERNMENT OF WYANDOTT 5-195-5-00-3 | JUV HOUSING | 17,100.00 | |
| | | | | | WARRANT TOTAL | | 17,100.00 |
| 117806 | AP | 12/18/2025 | 21598 137758 | VETTER'S COLLISION REPAIR 5-001-5-05-213 | COLLISON REPAIR 1FDUF5HTXRDA19 | 2,500.00 | |
| | | | | | WARRANT TOTAL | | 2,500.00 |
| 117807 | AP | 12/18/2025 | 2 137757 | WATER DEPT 5-001-5-05-215 | STATION 3 | 67.03 | |
| | | | | | WARRANT TOTAL | | 67.03 |
| 117808 | AP | 12/18/2025 | 2007 137740 | WIRENUTS 5-001-5-31-322 | 300 WALNUT SERVICE CALL 12-11 | 110.00 | |
| | | | | | WARRANT TOTAL | | 110.00 |
| | | | | | GRAND TOTAL | | 573,806.05 |

START DATE: 12/13/2025 END DATE: 12/18/2025

TYPES OF CHECKS SELECTED: * ALL TYPES

CHECK RANGE SELECTED: * No Check Range Selected

FUND SUMMARY

| | | |
|-----|-------------------------------|------------|
| 001 | GENERAL | 50,526.30 |
| 108 | COUNTY HEALTH | 1,849.50 |
| 125 | CPJJ | 9,577.82 |
| 126 | COMM CORR ADULT | 398.91 |
| 127 | COMM CORR ADULT NON GRANT | 10.59 |
| 133 | ROAD & BRIDGE | 163,127.47 |
| 135 | COMM CORR OPIOID | 14,250.86 |
| 136 | COMM CORR JUVENILE | 430.53 |
| 137 | LOCAL SERVICE ROAD & BRIDGE | 139,225.29 |
| 138 | JUV INTAKE & ASSESSMENT | 201.56 |
| 145 | COUNCIL ON AGING | 29,192.51 |
| 146 | COUNTY TREASURER SPECIAL | 171.50 |
| 160 | SOLID WASTE MANAGEMENT | 925.10 |
| 171 | S TAX CAP RD PROJ: BONDS | 110,695.03 |
| 174 | 911 | 33,263.55 |
| 195 | JUVENILE DETENTION | 17,217.51 |
| 196 | DRUG TEST & SUPERVISION FEES | 15.82 |
| 198 | SPECIAL GRANTS | 108.68 |
| 212 | SEWER DISTRICT 2: TIMBERLAKES | 380.41 |
| 218 | SEWER DIST #5 | 147.85 |
| 510 | PAYROLL CLEARING | 2,089.26 |
| | TOTAL ALL FUNDS | 573,806.05 |

**Leavenworth County
Request for Board Action
Case No. DEV-25-126/127
Preliminary & Final Plat Acres of Foxridge 4th Plat
*Consent***

Date: December 23, 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 Request:

Chairman, I find that the proposed Final Plat as outlined in case DEV-25-127 is compliant with the County Zoning & Subdivision Regulations and move that the proposed Final Plat be conditionally approved and accepted by this Board subject to the conditions set forth in the staff report and as adopted by the Planning Commission.

Analysis: The applicant is proposing to divide a 19.30-acre parcel into eight (8) lots. 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). All lots will approximately be 2.5 acres in size. All lots meet the requirements for the RR-2.5 zoning district.

Recommendation: The Planning Commission voted 5-0 to recommend approval of Case No. DEV-25-127, Final Plat for Acres of Foxridge 4th Plat, subject to conditions.

Alternatives:

1. Approve Case No. DEV-25-127, Final Plat for Acres of Foxridge 4th Plat, with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-25-127, Final Plat for Acres of Foxridge 4th Plat, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-25-127, Final Plat for Acres of Foxridge 4th Plat, 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-25-126 & 127 Foxridge Acres 4th Plat

December 10, 2025

REQUEST: *Consent Agenda*

☒ Preliminary Plat ☒ Final Plat

STAFF REPRESENTATIVE:

JOSH SCHWEITZER
Development Planner

SUBJECT PROPERTY: 00000 Woodend Road



APPLICANT/APPLICANT AGENT:

JOE HERRING
HERRING SURVEYING
315 N. 5th Street
Leavenworth, KS 66048

PROPERTY OWNER:

Linwood Development LLC
49 Landscape LN
Camdenton, MO 65020

CONCURRENT APPLICATIONS:

NONE

LAND USE

ZONING: RR-2.5

FUTURE LAND USE DESIGNATION:

RR-2.5

LEGAL DESCRIPTION:

A Minor Subdivision in the Southeast Quarter of Section 16, Township 10 South, Range 21, East of the 6th P.M., in Leavenworth County Kansas.

SUBDIVISION: N/A

FLOODPLAIN: N/A

STAFF RECOMMENDATION: APPROVAL

PROPERTY INFORMATION

ACTION OPTIONS:

1. Recommend approval of Case No. DEV-25-126 & 127, Preliminary & Final Plat for Foxridge Acres 4th Plat, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-25-126 & 127, Preliminary & Final Plat for Foxridge Acres 4th Plat to the Board of County Commission for the following reasons; or
3. Continue the hearing to another date, time, and place.

PARCEL SIZE: 19.30 ACRES

PARCEL ID NO:

197-35-0-00-00-001.05

BUILDINGS:

N/A

PROJECT SUMMARY:

Request for preliminary & final plat approval to subdivide property located at 00000 Woodend Road (197-35-0-00-00-001.05) as Lots 01 through 08 of Foxridge Acres 4th Plat.

ACCESS/STREET:

198th Street & Woodend Road - Local,
Gravel ± 23'

Location Map: FUTURE LAND USE DESIGNATION



UTILITIES

SEWER: PRIVATE SEPTIC

FIRE: FD# 2

WATER: RWD 10

ELECTRIC: Evergy

NOTICE & REVIEW:

STAFF REVIEW:

12/3/2025

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 | X | |
| 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 | N/A | |
| 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 to divide a 19.30-acre parcel into eight (8) lots. 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). All lots will approximately be 2.5 acres in size. All lots meet the requirements for the RR-2.5 zoning district.

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. Verification of a bond with water district or verification of payment for water line extension prior to recording the plat.
6. Must provide updated plats in compliance with all outstanding review comments made by County Staff prior to recording.
7. The developer must comply with the following memorandums:
Memo – RWD 10, dated September 24, 2025

PROPOSED MOTIONS:

Approve case DEV-25-126/127, a request to plat the property located at 00000 Woodend Rd. into an 8-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-25-126/127 based on the recommendation of Planning Staff and the findings as set forth in the Staff Report.

Deny case DEV-25-126/127, a request to plat the property located at 00000 Woodend Rd. into an 8-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-25-126/127

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

Motion: Chairman, I move to table Case No. DEV-25-126/127 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 &
PRELIMINARY 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: Robert E. Fox - Linwood Development LLC
MAILING ADDRESS: 315 North 5th Street MAILING ADDRESS 49 Landscape Lane
CITY/ST/ZIP: Leavenworth, KS 66048 CITY/ST/ZIP Camdenton, MO 65020
PHONE: 913-651-3858 PHONE: N/A
EMAIL : herringsurveying@outlook.com EMAIL N/A

GENERAL INFORMATION

Proposed Subdivision Name: FOX RIDGE ACRES 4th PLAT
Address of Property: 00000 Woodend Road
PID: 195-35-0-00-00-001.05 Urban Growth Management Area: N/A

SUBDIVISION INFORMATION

| | | |
|--|--|--|
| Gross Acreage: <u>20 Ac</u> | Number of Lots: <u>8</u> | Minimum Lot Size: <u>2.5 Ac</u> |
| Maximum Lot Size: <u>2.5 Ac</u> | Proposed Zoning: <u>RR 2.5</u> | Density: <u>N/A</u> |
| Open Space Acreage: <u>N/A</u> | Water District: <u>RWD 10</u> | Proposed Sewage: <u>Septic</u> |
| Fire District: <u>Sherman</u> | Electric Provider: <u>Evergy</u> | Natural Gas Provider: <u>Atmos / Propane</u> |
| 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 | |
| List of all Requested Exceptions: <i>Exceptions may be granted per Article 56 or as otherwise stated in the Zoning & Subdivision Regulations.</i> | 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 10-24-25

Date: 10/24/25

ATTACHMENT A



121 Express Lane, Suite A Lansing, KS 66043
913-682-3368

OWNERS AND ENCUMBRANCE REPORT SCHEDULE A

1. Effective Date: **10/22/2025 07:00 AM** **Case No: 49333**
2. Title to the **Fee Simple** estate or interest in the land described or referred to in this Report is as the effective date hereof vested in:
LINWOOD DEVELOPMENT, LLC, a Kansas Limited Liability Company
3. The land referred to in this Report is described as follows:
0 Woodend Rd Linwood, KS 66052

See Page 2 Schedule A for Legal Description

The undersigned is a duly licensed and qualified abstractor for the State of Kansas, a member in good standing of the Kansas Land Title Association and the American Land Title Association whose bond as required by law is in force at the date of this report.

Lawyers Title of Topeka, Inc.

Abstracter

Lawyers Title of Kansas, Inc.

OWNERS AND ENCUMBRANCE REPORT

SCHEDULE A Legal Description

Case No.: 49333

Tract of land in the Northeast Quarter of Section 35, Township 11 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on March 9, 2023, and more fully described as follows: Commencing at the Southwest corner of said Northeast Quarter; thence North 88 degrees 20'06" East for a distance of 2081.67 feet along the South line of said Northeast Quarter to the TRUE POINT OF BEGINNING; thence North 02 degrees 07'09" West for a distance of 1620.63 feet; thence North 87 degrees 52'51" East for a distance of 550.00 feet to the East line of said Northeast Quarter; thence South 02 degrees 07'09" East for a distance of 1624.98 feet along the said East line to the Southeast corner of said Northeast Quarter; thence South 88 degrees 20'06" West for a distance of 550.02 feet along the South line of said Northeast Quarter to the point of beginning.

[The following is/are the last document(s) transferring title of record and are provided for informational purposes only:

Quit Claim Deed dated August 23, 2024, executed by Laura M. Schnell, a single person, to LINWOOD DEVELOPMENT, LLC, a Kansas Limited Liability Company, filed October 18, 2024 at 9:19 AM, and recorded in Document No. 2024R07756.

Quit Claim Deed dated August 22, 2024, executed by Bridget A. Howard fka Brigett A. Fox aka Bridget A. Fox, a single person, to LINWOOD DEVELOPMENT, LLC, a Kansas Limited Liability Company, filed October 18, 2024 at 9:19 AM, and recorded in Document No. 2024R07757.

Quit Claim Deed dated August 20, 2024, executed by Irene A. Haugen, a single person, to LINWOOD DEVELOPMENT, LLC, a Kansas Limited Liability Company, filed October 18, 2024 at 9:19 AM, and recorded in Document No. 2024R07758.

Quit Claim Deed dated August 31, 2024, executed by Linda L. Harding, a single person, to LINWOOD DEVELOPMENT, LLC, a Kansas Limited Liability Company, filed October 18, 2024 at 9:19 AM, and recorded in Document No. 2024R07759.

Quit Claim Deed dated October 11, 2024, executed by Mary A. Knight fka Mary A. Fox and William C. Knight, wife and husband, to LINWOOD DEVELOPMENT, LLC, a Kansas Limited Liability Company, filed October 18, 2024 at 9:19 AM, and recorded in Document No. 2024R07760.

Quit Claim Deed dated August 28, 2024, executed by Robert K. Fox and Patricia J. Fox, husband and wife, to LINWOOD DEVELOPMENT, LLC, a Kansas Limited Liability Company, filed October 18, 2024 at 9:19 AM, and recorded in Document No. 2024R07761.

Quit Claim Deed dated August 26, 2024, executed by Michelle R. Millan aka Michelle R. Malan and Michael Millan, wife and husband, to LINWOOD DEVELOPMENT, LLC, a Kansas Limited Liability Company, filed October 18, 2024 at 9:19 AM, and recorded in Document No. 2024R07762.]

AFFIDAVIT

Authorization of Contractors or Individuals to Act as Agents of a Landowner

COUNTY OF LEAVENWORTH

STATE OF KANSAS

We/I Robert K Fox and Linwood Development, LLC

Being dully sworn, dispose and say that we/I are the owner(s) of said property located at - 198th & Woodbine Rd, Linwood, KS, and that we authorize the following people or firms to act in our interest with the Leavenworth County Planning and Zoning Department for a period of one calendar year. Additionally, all statements herein contained in the information herewith submitted are in all respects true and correct to the best of our knowledge and belief.

Authorized Agents (full name, address & telephone number)

1) Joseph A. Herring – Herring Surveying Company 315 N. 5th Street, Leavenworth, KS 66048, 913-651-3858

2)

Signed and entered this _____ day of _____, 20__.

Robert Fox 49 Landscape Ln 65020 573-881-7867

Print Name, Address, Telephone

Robert K Fox

Signature

Missouri
STATE OF ~~KANSAS~~)
Camden) SS
COUNTY OF ~~LEAVENWORTH~~)

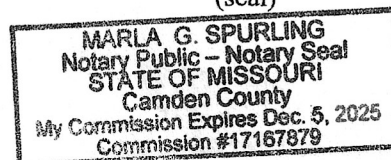
Be it remember that on this 24 day of Oct 2025, before me, a notary public in and for said County and State came Robert Fox to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC

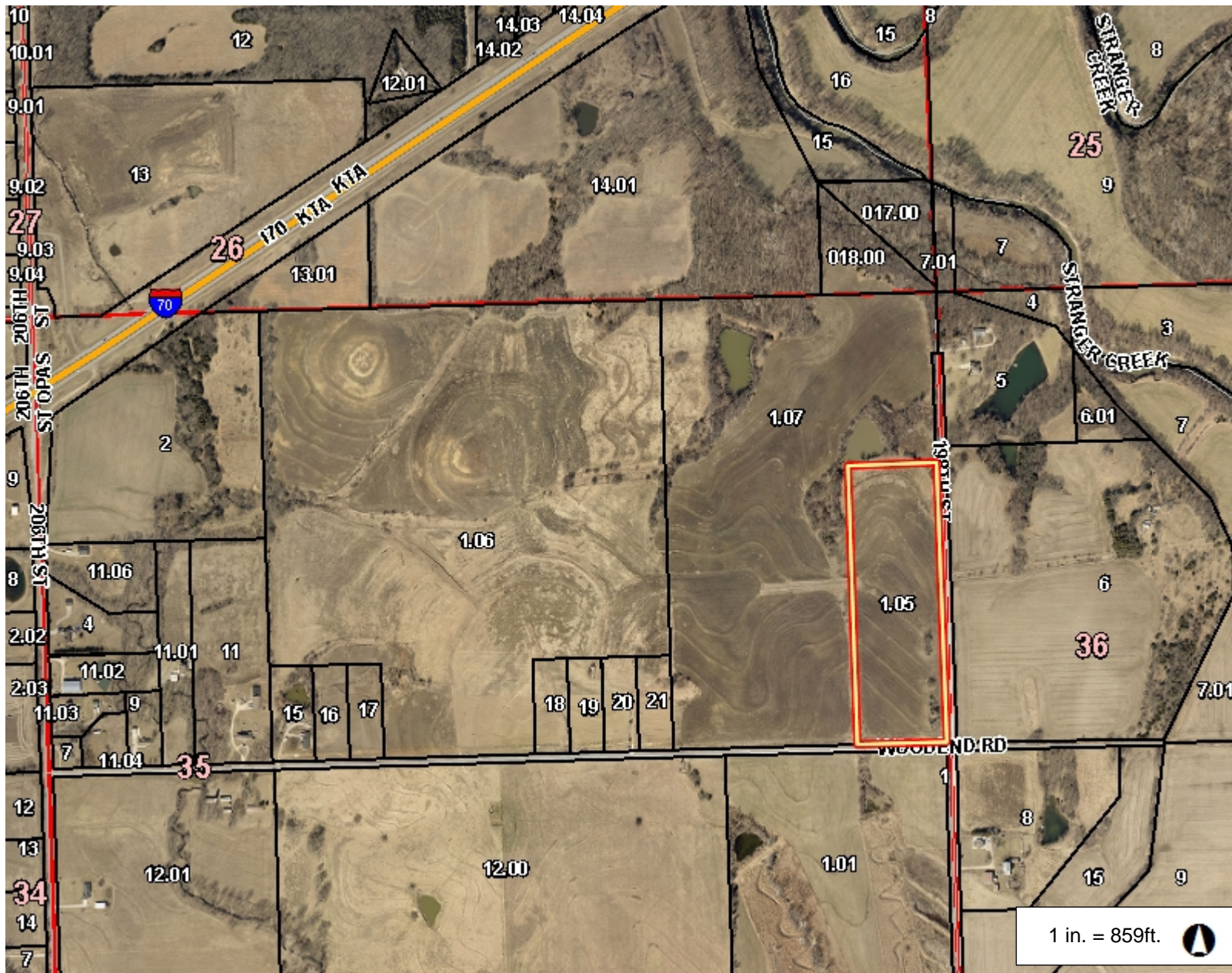
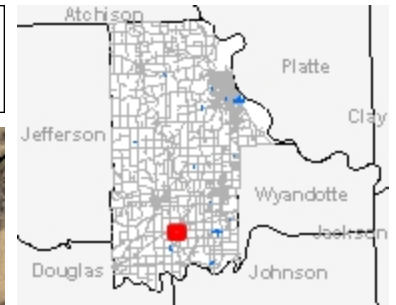
Marla G Spurling

My Commission Expires: Dec 5, 2025

(seal)



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

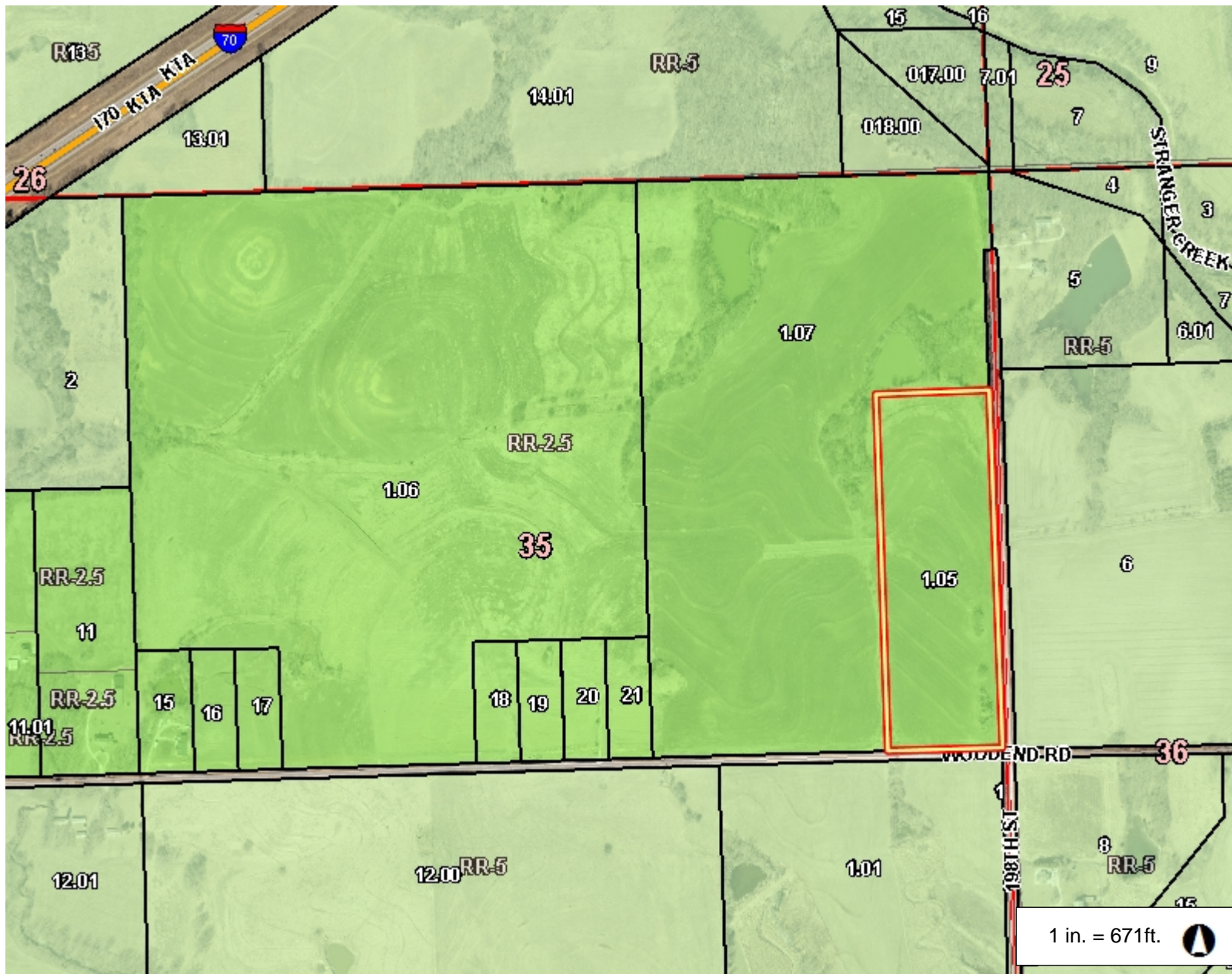
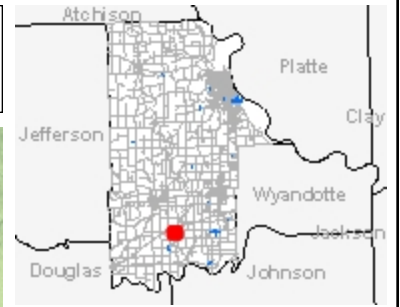
Notes

1,718.1 0 859.06 1,718.1 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

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

1 in. = 671ft.



1,342.7 0 671.35 1,342.7 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

Notes

11/24/25 - Review. No Further Comment.

Acres of Foxridge 4th Plat
Leavenworth County Kansas
Drainage Report

July 2, 2025

Revised November 18, 2025



ACRES OF FOXRIDGE 4TH PLAT

A Minor Subdivision in the Southeast Quarter of Section 35, Township 11 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

PRELIMINARY PLAT

PREPARED FOR:
LINWOOD DEVELOPMENT LLC
49 LANDSCAPE LN
CAMDEN TON, MO 65020
PID NO. 197-35-0-00-00-001.05

RECORD DESCRIPTION:
Tract of land in the Northeast Quarter of Section 35, Township 11 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on March 9, 2023, and more fully described as follows: Commencing at the Southwest corner of said Northeast Quarter; thence North 88 degrees 20'06" East for a distance of 2081.67 feet along the South line of said Northeast Quarter to the TRUE POINT OF BEGINNING; thence North 02 degrees 07'09" West for a distance of 1620.63 feet; thence North 87 degrees 52'51" East for a distance of 550.00 feet to the East line of said Northeast Quarter; thence South 02 degrees 07'09" East for a distance of 1624.98 feet along the said East line to the Southeast corner of said Northeast Quarter; thence South 88 degrees 20'06" West for a distance of 550.02 feet along the South line of said Northeast Quarter to the point of beginning.
Together with and subject to covenants, easements, and restrictions of record.
Said property contains 20.49 acres, more or less, including road right of way.
Error of Closure: 1 - 427277

KC BARND COMPANY LLC
PID NO. 197-35...001.07

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
○ - Power Pole
X - Fence Line
OHP - Overhead Power Lines
T - Underground Telephone/Fiber Optic Line
◇ - Gas Valve
⊠ - Water Meter/Valve
⊞ - Telephone Pedestal
W - 6" Water Line - location as per district
~ - Tree/Brush Line

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) No off-plat restrictions.

ZONING:

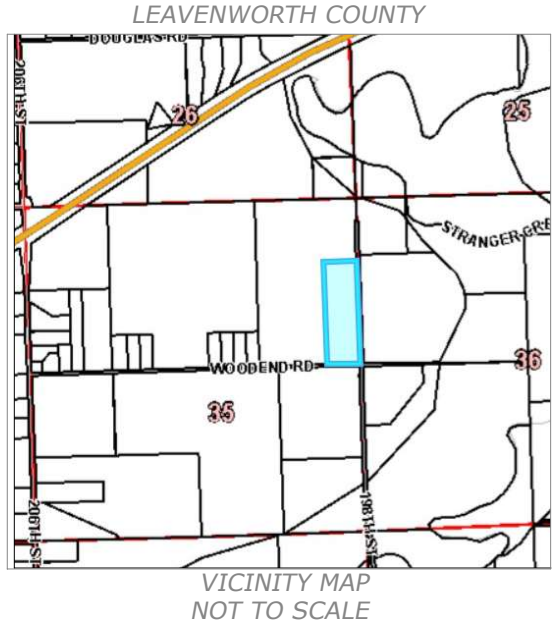
RR 2.5 - Rural Residential 2.5

NOTES:

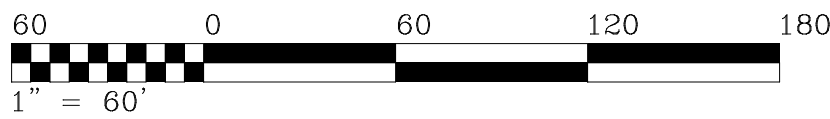
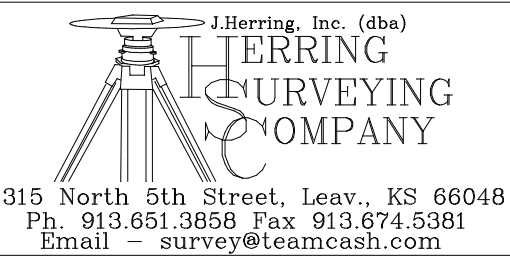
- 1) This survey does not show ownership.
- 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
- 3) All recorded and measured distances are the same, unless otherwise noted.
- 4) Error of Closure - See Error of Closure Calculations
- 5) Basis of Bearing - KS SPC North Zone 1501
- 6) Monument Origin Unknown, unless otherwise noted.
- 7) Proposed Lots for Residential Use.
- 8) Road Record - See Survey
- 9) Benchmark - NAVD88
Project Benchmark (BM) - SE COR Section 35 - Elev - 855'
- 10) Easements, if any, are created hereon or listed in referenced title commitment.
- 11) Reference Recorded Deed Doc #2024R07760
- 12) Utility Companies -
- Water - Water District 10
- Electric - Evergy
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
- 13) Reference Lawyer's Title Company File Number 49333
updated October 22, 2025
- 14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0325G 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) Distances to and of structures, if any, are + 1'.
- 17) Easements as per referenced Title Commitment are shown hereon, if any.
- 18) Fence Lines do not necessarily denote the boundary line for the property.
- 19) Reference Surveys:
DGW - D.G.White Surveys S-12 #49 1984, S-12 #30 1987 NKA 1987S030
KH - K. Herring Survey 1977
JAH - J.A.Herring Survey Doc # 2023S018
ACRES OF FOXRIDGE 2ND PLAT Doc # 2023P00036



Scale 1" = 60'

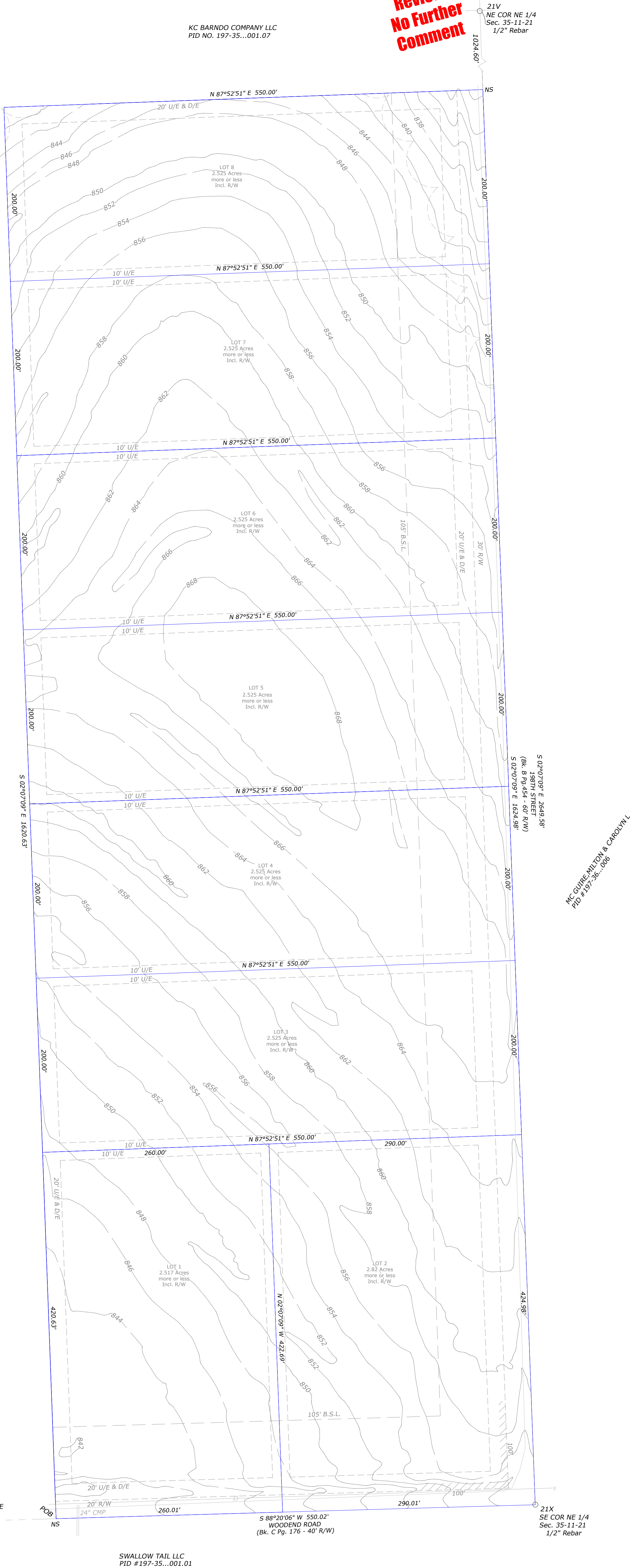


Job # K-25-1645 - 4th
October 23, 2025 Rev. 11/20/25



11-24-25
PW Combined

Review
No Further
Comment



ACRES OF FOXRIDGE 4TH PLAT

A Minor Subdivision in the Northeast Quarter of Section 35, Township 11 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:
LINWOOD DEVELOPMENT LLC
49 LANDSCAPE LN
CAMDEN TON, MO 65020
PID NO. 197-35-0-00-00-001.05

RECORD DESCRIPTION:
Tract of land in the Northeast Quarter of Section 35, Township 11 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on March 9, 2023, and more fully described as follows: Commencing at the Southwest corner of said Northeast Quarter; thence North 88 degrees 20'06" East for a distance of 2081.67 feet along the South line of said Northeast Quarter to the TRUE POINT OF BEGINNING; thence North 02 degrees 07'09" West for a distance of 1620.63 feet; thence North 87 degrees 52'51" East for a distance of 550.00 feet to the East line of said Northeast Quarter; thence South 02 degrees 07'09" East for a distance of 1624.98 feet along the said East line to the Southeast corner of said Northeast Quarter; thence South 88 degrees 20'06" West for a distance of 550.02 feet along the South line of said Northeast Quarter to the point of beginning.
Together with and subject to covenants, easements, and restrictions of record.
Said property contains 20.49 acres, more or less, including road right of way.
Error of Closure: 1 - 427277

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: ACRES OF FOXRIDGE 4TH PLAT.

Easements shown on this plat are hereby dedicated for public use, the rights of way which are shown with dashed lines on the accompanying plat, and said easements may be employed to locate and maintain sewers, water lines, gas lines, poles and wires and any other form of public utility now and hereafter used by the public over, under and along the strips marked "Utility Easement" (U/E).

"Drainage Easements" or "D/E" shown on this plat are hereby dedicated for the purpose of constructing, using, replacing and maintaining a culvert, storm sewer, drainage ditch, or other drainage facility or tributary connections, including similar facilities, and appurtenances thereto, including the right to maintain, repair and replace the drainage facility and for any reconstruction and future expansion of such facility, together with the right of access for the same, is hereby dedicated for public use. Drainage Easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm drainage facilities. The maintenance and upkeep of said Easements shall be the responsibility of the individual owners of the lots whereupon said Easements are dedicated. Leavenworth County shall bear no responsibility for any maintenance and upkeep of said Easements.

Building Lines or Setback Lines (B.S.L.) are hereby established as shown on the accompanying plat and no building or portion thereof shall be built or constructed between this line and the street line.

IN TESTIMONY WHEREOF,
We, the undersigned owners of ACRES OF FOXRIDGE 4TH PLAT, have set our hands this _____ day of _____, 2025.

Robert E. Fox, Member
LINWOOD DEVELOPMENT LLC

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____, 2025, before me, a notary public in and for said County and State came Robert K. Fox, Member of Linwood Development LLC, 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
My Commission Expires: _____ (seal)

APPROVALS
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of ACRES OF FOXRIDGE 4TH PLAT this _____ day of _____, 2025.

Secretary
John Jacobson
Chairman
Jeff Spink

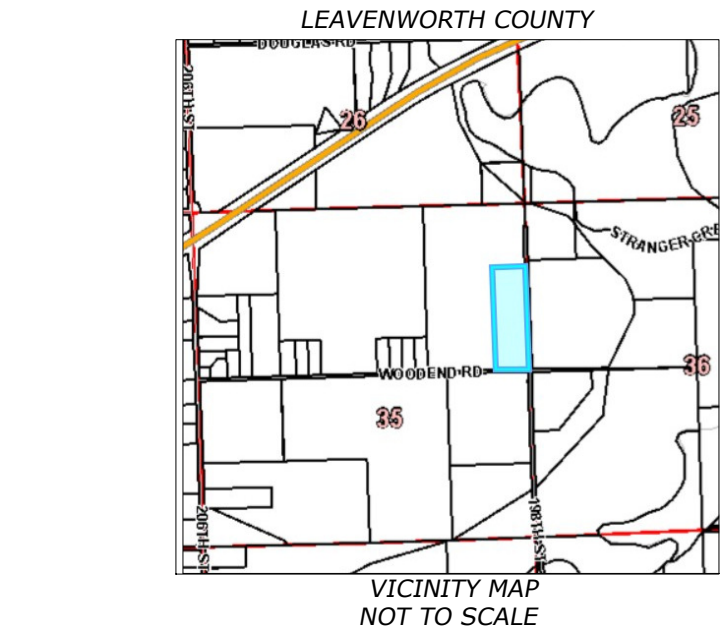
COUNTY ENGINEER'S APPROVAL:
The County Engineer's plat review is only for general conformance with the subdivision regulations as adopted by Leavenworth County. The County is not responsible for the accuracy and adequacy of the design, dimensions, elevations, and quantities.

County Engineer - Mitch Pleak

COUNTY COMMISSION APPROVAL:
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of ACRES OF FOXRIDGE 4TH PLAT this _____ day of _____, 2025.

Chairman
Mike Smith
County Clerk
Attest: Fran Keppler

- NOTES:
- This survey does not show ownership.
 - All distances are calculated from measurements or measured this survey, unless otherwise noted.
 - All recorded and measured distances are the same, unless otherwise noted.
 - Error of Closure - See Error of Closure Calculations
 - Basis of Bearing - KS SPC North Zone 1501
 - Monument Origin Unknown, unless otherwise noted.
 - Proposed Lots for Residential Use.
 - Road Record - See Survey
 - Benchmark - NAVD88
Project Benchmark (BM) - SE COR Section 35 - Elev - 855'
 - Easements, if any, are created hereon or listed in referenced title commitment.
 - Reference Recorded Deed Doc #2024R07760
 - Utility Companies -
 - Water - Water District 10
 - Electric - Evergy
 - Sewer - Septic / Lagoon
 - Gas - Propane / Natural Gas
 - Reference Lawyer's Title Company File Number 49333 updated October 22, 2025
 - Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0325G dated July 16, 2015
 - Building Setback Lines as shown hereon or noted below
 - All side yard setbacks - 15' (Accessory - 15')
 - All rear yard setbacks - 40' (Accessory - 15')
 - Distances to and of structures, if any, are +- 1'.
 - Easements as per referenced Title Commitment are shown hereon, if any.
 - Fence Lines do not necessarily denote the boundary line for the property.
 - Reference Surveys:
 - DGW - D.G.White Surveys S-12 #49 1984 NKA 1984S049, S-12 #30 1987 NKA 1987S030
 - KH - K. Herring Survey 197
 - JAH - J.A.Herring Survey Doc # 2023S018
 - ACRES OF FOXRIDGE 2ND PLAT Doc # 2023P00036



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. Todd

Scale 1" = 60'

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.

Reviewed 2025.12.04 No Comments

Daniel Baumchen, PS#1363
County Surveyor

POC
19X
SW COR NE 1/4
Sec. 35-11-21
1/2" Rebar Cap 356

SWALLOW TAIL LLC
PID #197-35...001.01

Job # K-25-1645 - 4th
October 23, 2025 Rev. 12-3-25
J. HERRING, Inc. (dba)
SURVEYING
COMPANY
315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5381
Email - survey@examcash.com

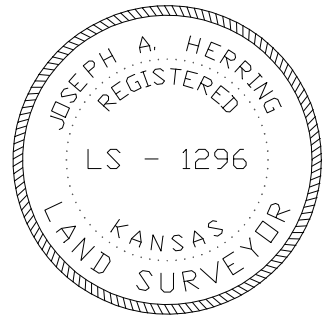
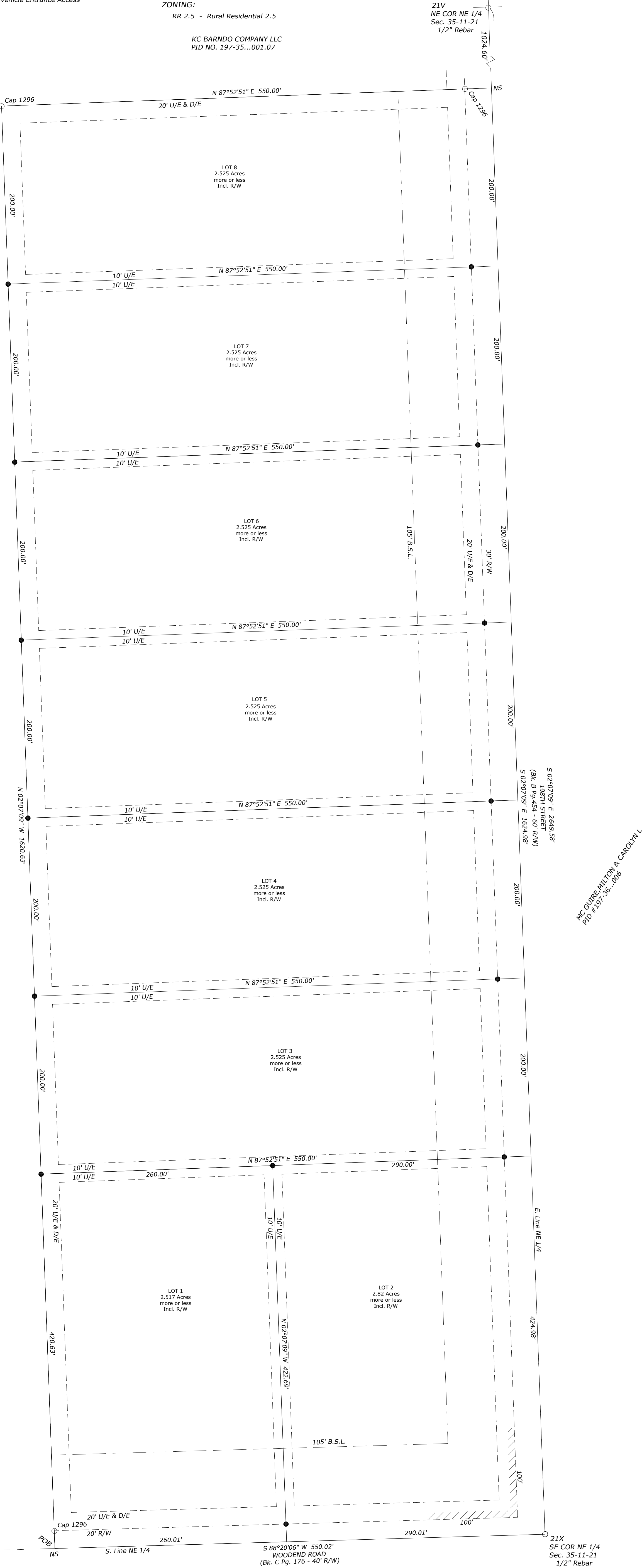
60 0 60 120 180
1" = 60'

- 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
 - //// - No Vehicle Entrance Access

- RESTRICTIONS:
- All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
 - An Engineered Waste Disposal System may be required due to poor soil conditions.
 - 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.
 - Lots are subject to the current Access Management Policy
 - All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
 - No off-plat restrictions.

ZONING:
RR 2.5 - Rural Residential 2.5

KC BARND COMPANY LLC
PID NO. 197-35...001.07



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

Joseph A. Herring
PS # 1296

Schweitzer, Joshua

From: Anderson, Kyle
Sent: Wednesday, November 5, 2025 12:27 PM
To: Schweitzer, Joshua
Subject: RE: DEV-25-126 & 127 Preliminary & Final Plat Foxridge Acres 4th Plat - Herring

We have not received any complaints on this property, and we are not aware of any septic systems currently installed on it.

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: Monday, November 3, 2025 1:44 PM
To: Magaha, Chuck ; 'adedeke@lvsheriff.org' ; Miller, Jamie ; Noll, Bill ; McAfee, Joe ; 'Mitch Pleak' ; Brown, Misty ; Khalil, Jon ; 'dritter@lvcofd2.com' ; 'kritter@lvcofd2.com' ; 'designgrouplawrenceservicecenter@evergy.com'
Cc: PZ
Subject: DEV-25-126 & 127 Preliminary & Final Plat Foxridge Acres 4th Plat - Herring

Good Afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for a 8-lot subdivision at 197-35-0-00-00-001.05.

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 November 18, 2025.

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: Ryan McCallister <Ryan.McCallister@evergy.com>
Sent: Friday, November 7, 2025 10:51 AM
To: PZ
Subject: DEV-25-126 & 127 Preliminary & Final Plat Foxridge Acres 4th Plat - Herring

Internal Use Only

Good morning,

Evergy sees no conflict with this plat and will be able to provide power to each lot.

Thank you!

Ryan McCallister
Evergy
Distribution Designer
ryan.mccallister@Evergy.com
O (785) 865-4844

Schweitzer, Joshua

From: Dylan Ritter <dritter@lvcofd2.com>
Sent: Thursday, December 19, 2024 9:50 AM
To: Johnson, Melissa
Subject: Re: FW: Acres of Foxridge 3rd Plat review

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.

Leavenworth County Fire District #2 has no comments or concerns. Adequate fire hydrants are shown in the plans for this project.

Thank you

Dylan Ritter
Assistant Chief
Leavenworth County Fire District #2
100 Main Street
P.O. Box 270
Linwood, KS, 66052
(913) 339-8973

On Tue, Dec 17, 2024 at 10:13 Johnson, Melissa <MJohnson@leavenworthcounty.gov> wrote:

Sorry about the last email. This one is correct.

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



September 24, 2025

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

Dear Mr. Herring,

This letter is in response to your request for water service for ACRES OF FOXRIDGE 4TH PLAT lots 1-8 along Woodend Rd and 198th St in Linwood, Kansas.

This is in RWD10's district area. There is an existing line that runs down Woodend Rd that can provide service to lots 1 and 2. However, lots 3-8 would require a line extension to provide service. The developer is working directly with our engineer, and this project will be at developer's expense. Once completed and approved by the District, water will be available to those lots.

If you have any additional questions, please do not hesitate to contact us.

Regards,

Steve Conley | District Manager
Leavenworth Rural Water District 10

**Leavenworth County
Request for Board Action
Case No. DEV-25-131
Final Plat Porth Acres
*Consent Agenda***

Date: December 23, 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 Request:

Chairman, I find that the proposed Final Plat as outlined in case DEV-25-131 is compliant with the County Zoning & Subdivision Regulations and move that the proposed Final Plat be conditionally approved and accepted by this Board subject to the conditions set forth in the staff report and as adopted by the Planning Commission.

Analysis: The applicant is proposing to divide approximately 194-acre parcel into 13 lots. 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 2 to 13 are approximately 2.5 acres in size. Lot 1 is approximately 168 acres. All lots are in compliance with the current zoning district requirements.

Recommendation: The Planning Commission voted 5-0 to recommend approval of Case No. DEV-25-131, Final Plat for Porth Acres, subject to conditions.

Alternatives:

1. Approve Case No. DEV-25-131, Final Plat for Porth Acres, with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-25-131, Final Plat for Porth Acres, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-25-131, Final Plat for Porth Acres 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-25-131 Final Plat Porth Acres

December 10, 2025

REQUEST: *Consent Agenda*

☐ Preliminary Plat ☒ Final Plat

STAFF REPRESENTATIVE:
JOSH SCHWEITZER
Development Planner

SUBJECT PROPERTY: 17210 Hemphill Rd & 00000 Linwood Rd.



APPLICANT/APPLICANT AGENT:
Krystal Voth
Atlas Land Consulting
14500 Parallel Road Suite R
Basehor, KS 66007

PROPERTY OWNER:
Porth Trust
17210 Hemphill Rd
Bonner Springs, KS 66012

CONCURRENT APPLICATIONS:
NONE

LAND USE

ZONING: RR-2.5

FUTURE LAND USE DESIGNATION:
RR-2.5

LEGAL DESCRIPTION:

A Minor Subdivision in the Southwest Quarter of Section 28, Township 11 South, Range 22, East of the 6th P.M., in Leavenworth County Kansas.

SUBDIVISION: N/A

FLOODPLAIN: N/A

STAFF RECOMMENDATION: APPROVAL

PROPERTY INFORMATION

ACTION OPTIONS:

1. Recommend approval of Case No. DEV-25-131 Final Plat Porth Acres, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-25-131 Final Plat Porth Acres, to the Board of County Commission for the following reasons; or
3. Continue the hearing to another date, time, and place.

PARCEL SIZE: 194.8 ACRES

PARCEL ID NO:
188-28-0-00-00-010; 011

BUILDINGS:
Existing House & Outbuildings

PROJECT SUMMARY:

Request for a final plat approval to subdivide property located at 17210 Hemphill Rd & 00000 Linwood Rd. (188-28-0-00-00-010; 011) as Lots 01 through 13 of Porth Acres.

ACCESS/STREET:
174th Street & Hemphill Rd – Local, Gravel, ± 22'; Linwood Rd – State Hwy, Paved, ± 22'

Location Map: FUTURE LAND USE DESIGNATION



UTILITIES

SEWER: PRIVATE SEPTIC

FIRE: Fairmount

WATER: RWD 7

ELECTRIC: EVERGY

NOTICE & REVIEW:

STAFF REVIEW:
12/3/2025

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 – Approved by Planning Commission November 10th | X | |
| 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 to divide approximately 194-acre parcel into 13 lots. 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 2 to 13 are approximately 2.5 acres in size. Lot 1 is approximately 168 acres. All lots are in compliant 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. Must provide updated plats in compliance with all outstanding review comments made by County Staff prior to recording.
6. The developer must comply with the following memorandums:
Memo – RWD 7, dated July 14, 2025
Memo - Evergy, dated August 6, 2025
Memo - Emergency Management, dated September 2, 2025

PROPOSED MOTIONS:

Approve case DEV-25-131, a request to plat the property located at 17210 Hemphill Rd & 00000 Linwood Rd. into a 13-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-25-131 based on the recommendation of Planning Staff and the findings as set forth in the Staff Report.

Deny case DEV-25-131, a request to plat the property located at 17210 Hemphill Rd & 00000 Linwood Rd. into a 13-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-25-131

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

Motion: Chairman, I move to table Case No. DEV-25-131 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
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

NAME: Krystal Voth, Atlas Land Consulting

MAILING ADDRESS: 14500 Parallel Road, Suite R

CITY/ST/ZIP: Basehor, KS 66007

PHONE: 417-622-2907

EMAIL : krystal@alconsult-llc.com

OWNER INFORMATION

NAME: Arthur P. Porth; Trust - Paul Bush

MAILING ADDRESS: 1505 Kenton Street (ATTN: Linda Hylton)

CITY/ST/ZIP: Leavenworth, KS 66048

PHONE: 913-269-0114

EMAIL: Paul Bush PaulB@firststateks.com

GENERAL INFORMATION

Proposed Subdivision Name: Porth Acres

Address of Property: 17210 Hemphill Road, Bonner Springs, KS 66012 and 00000 Linwood Road

PID: 188-28-0-00+00+010.00 & -011.00

Urban Growth Management Area: N/A

SUBDIVISION INFORMATION

| | | |
|--|---|----------------------------------|
| Gross Acreage: <u>200.24</u> | Number of Lots: <u>13</u> | Minimum Lot Size: <u>2.65</u> |
| Maximum Lot Size: <u>168</u> | Proposed Zoning: <u>RR 2.5</u> | Density: <u>.07</u> |
| Open Space Acreage: <u>200</u> | Water District: <u>RWD7</u> | Proposed Sewage: <u>On Site</u> |
| Fire District: <u>Fairmount</u> | Electric Provider: <u>EVERGY</u> | Natural Gas Provider: <u>N/A</u> |
| Covenants: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Road Classification: <u>Local – Collector – Arterial – State – Federal</u> <u>Local</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, Atlas Land Consulting

Date: 11/11/2025

ATTACHMENT A



SCHEDULE A

File No.: C25006993
Report Fee: \$350.00

INFORMATIONAL REPORT

1. Effective Date: June 9, 2025 at 8:00 A.M.
2. Fee Simple interest in the Land described in this Report is owned, at the Report Date, by:

Arthur P. Porth, Sole Trustee, or his successors in in trust, under the Arthur P. Porth Living Trust dated December 3, 2008
3. The land referred to in this Commitment is described as follows:

The West Half of the Southwest Quarter of Section28, Township 11 South, Range 22 East of the 6th PM, in Leavenworth County, Kansas.

Mary Middleton
Continental Title Company
1204 State Ave, Ste C
Tonganoxie, KS 66086

A handwritten signature in cursive script that reads 'Mary Middleton'.

By: _____

OWNER AUTHORIZATION

I/WE Arthur P. Porth Living Trust DATED 12/3/2008, hereby referred to as the
"Undersigned", being of lawful age, do hereby on this 7TH day of May, 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 (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, 17210 Hemphill Rd (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.

Linda Hylton
Owner LINDA HYLTON, TRUSTEE

Owner

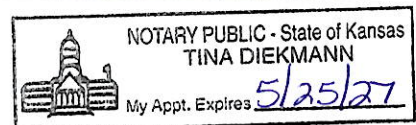
STATE OF KANSAS
COUNTY OF LEAVENWORTH

The foregoing instrument was acknowledge before me on this 7TH day of May, 2025,
by Linda Hylton

My Commission Expires: 5/25/27

Tina Diekmann

Notary Public



OWNER AUTHORIZATION

I/WE ARTHUR P. PORTY LIVING TRUST DATED 12/3/2008, hereby referred to as the
"Undersigned", being of lawful age, do hereby on this 7TH day of May, 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 (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, 17210 Hemphill Rd (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 PAUL BUSH, TRUSTEE

Owner

STATE OF KANSAS
COUNTY OF LEAVENWORTH

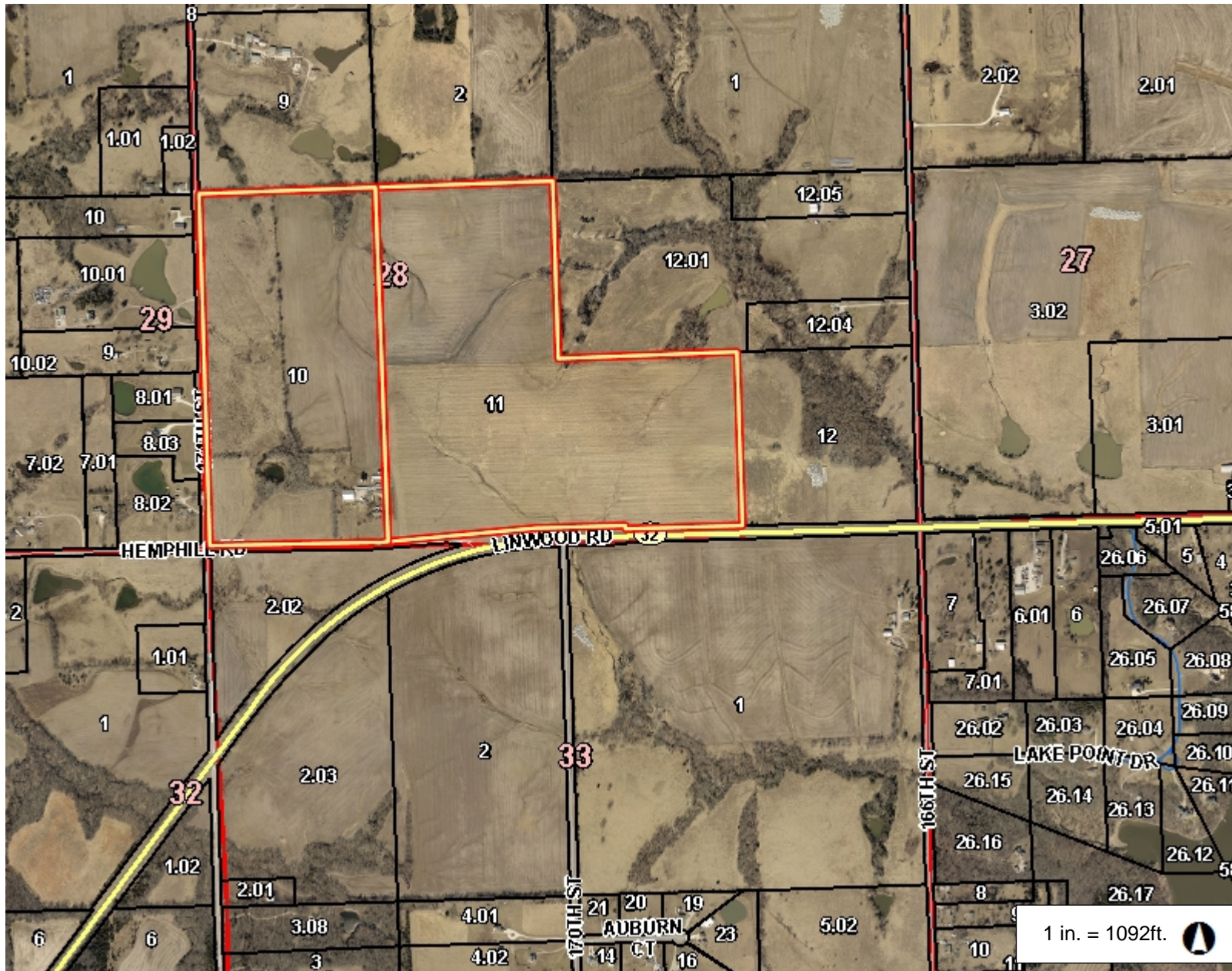
The foregoing instrument was acknowledge before me on this 7TH day of May, 2025,
by Paul Bush

My Commission Expires: 5/25/27


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

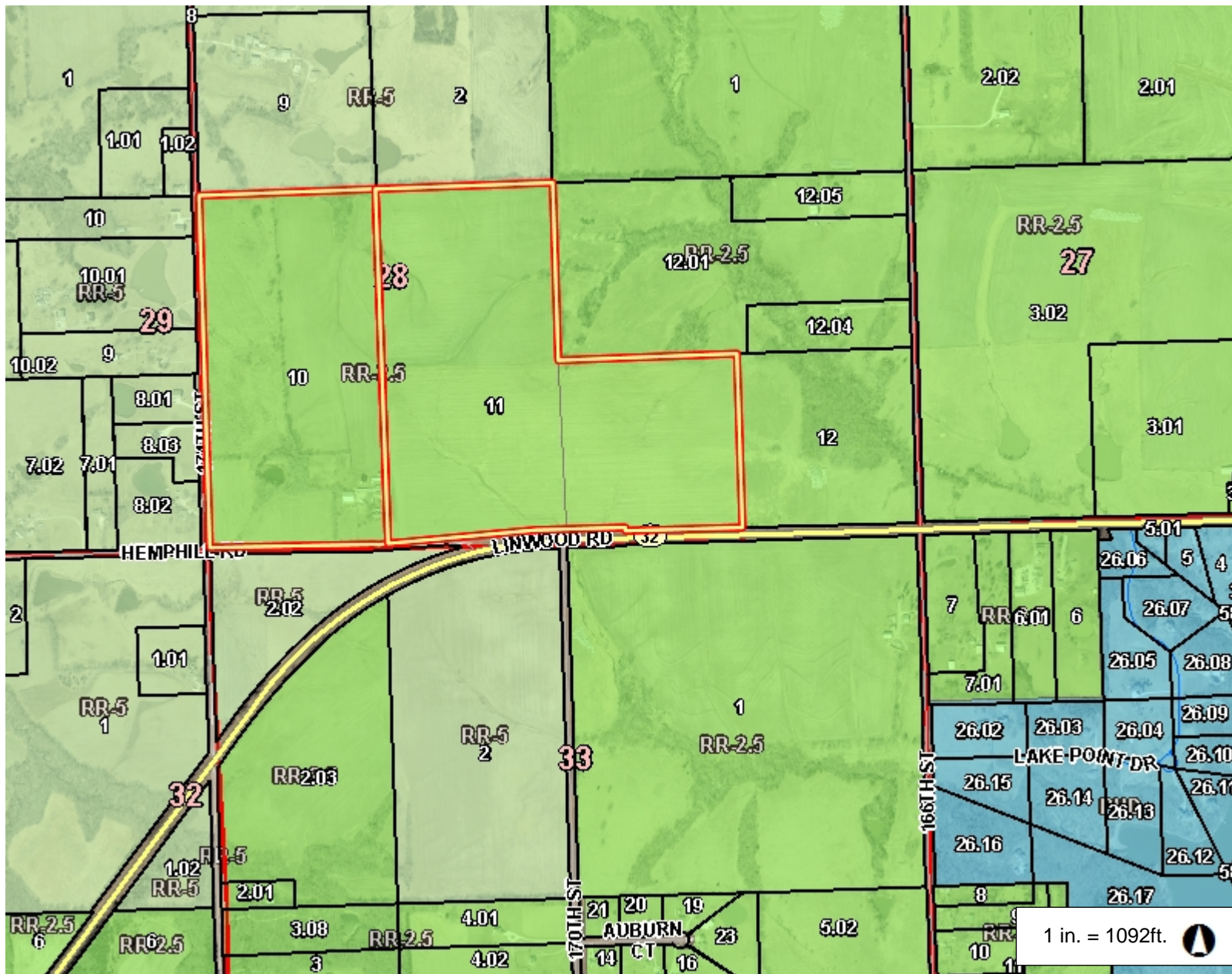
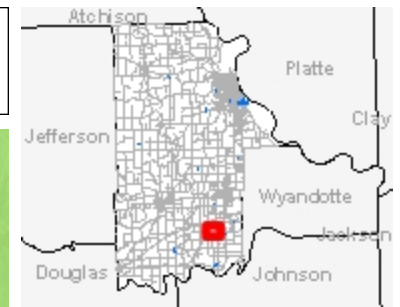
Notes

2,184.8 0 1,092.41 2,184.8 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

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

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

11/24/25 Review.
No Further Comment.



KS ENG COA: #3315
KS SUR COA: #363
MO ENG COA: #2022014084
MO SUR COA: #2022014231

ALC
ATLAS LAND CONSULTING
SURVEYING | ENGINEERING | DRONE | CAD
913-702-5073
14500 Parallel Road, Unit R, Basehor KS 66007
ANDREA@ALCONSULT-LLC.COM

14500 Parallel Rd. Unit R
Basehor, KS 66007

DRAINAGE STUDY

For:

PORTH ACRES PLAT

17210 Hemphill Rd
Bonner Springs, Leavenworth County, KS 66012

Prepared for:

Arthur P Porth Trust
17210 Hemphill Rd.
Bonner Springs, KS 66012



Prepared by:

ATLAS LAND CONSULTING, LLC
14500 Parallel Rd Unit R
Basehor, Ks 66007
913-662-5050

June 13th, 2025

| Revision | Date | By | Description |
|----------|----------|-----|-------------------------------|
| 1 | 9/5/25 | TAE | Eastern Property Added |
| 2 | 10/8/25 | TAE | Figure 1&2 coverage color fix |
| 3 | 10/22/25 | TAE | Area 4 & 5 coverage fix |



Leavenworth Rural Water District No. 7

P. O. Box 257 2451 S. 142nd St.

Bonner Springs, KS 66012

Phone: (913) 441-1205 Fax: (913) 422-3393 Toll Free: (888) 449-4028

E-Mail: Jalayne@leavenworthrwd7.com

Website: <http://www.lvrwd7.com>



Emailed: July 14, 2025

Krystal,

We have an existing water main and easement capable of providing water to the proposed lots on 174th street.

Any lots on Hemphill Rd requiring a water service would necessitate a water main extension. The cost of any needed extensions or upgrades to our current infrastructure would be the responsibility of the developer.

Please let us know if you have any additional questions.

Kyle Kraemer
Kraemer & Sons Construction and Excavating
DBA LVRWD #7 Manager/Operator
Office - 913.441.1205
Cell - 913.645.1636



August 6, 2025

Leavenworth County

Re: Porth Acres (14 lots 174th and Hemphill)

Dear Krystal:

At your request, Evergy is providing this acknowledgement that the above-mentioned property is within Evergy's service territory and, consequently, Evergy will serve the project consistent with its General Rules and Regulations. This correspondence is not a guarantee of service on any specific timeline. Changes, delays, or additions to the project's design, timeline, and installation may result in delays or additional equipment necessary to ensure service upon completion of the project. Additionally, Evergy is subject to the availability of distribution equipment and any supply chain disruptions may affect Evergy's ability to provide service.

All projects must conform to Evergy's Electrical Service Standards and service is dependent upon a timely application for electrical service and supporting information. Upon submission of updated project information, Evergy will work with you to provide information regarding our timeline for provision of service.

Sincerely,

Matt Roecker
TD Designer
Evergy
913-667-5116

MEMO

To: Amy Allison
From: Chuck Magaha
Subject: Porth Acres Subdivision
Date: September 2, 2025

Amy, I have reviewed the final plat of the Porth Acres Subdivision presented by Arthur P. Porth. The subdivision meets the requirements for fire hydrants and supported with a 6" water line as stated in the subdivision guidelines. The area, in which the subdivision is proposed, fire hydrants should be placed along 174th Street between Lot 9 and Lot 10 proceed 1000 feet North to Lot 3 and Lot 4 along the right of way. There is an existing fire hydrant at the intersection of 174th and Hemphill Road. These fire hydrants should provide this subdivision.

I have no further recommendation for this subdivision. The plat skips Lot 7, not for sure if this was intentional or not.

If you have any questions, please call me 684-0455.

Schweitzer, Joshua

From: Anderson, Kyle
Sent: Friday, August 8, 2025 2:35 PM
To: Schweitzer, Joshua
Subject: RE: DEV-25-089 Preliminary Plat Porth Acres - Atlas

We have received a couple complaints in the past about someone living in an RV on the property, but we have never been able to verify that any of the RVs are being used as a dwelling. It appears the septic system currently installed will remain on the same property as the home it services.

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: Thursday, August 7, 2025 12:58 PM
To: Magaha, Chuck; Dedeke, Andrew; Miller, Jamie ; Brown, Misty ; Khalil, Jon ; McAfee, Joe ; Baumchen, Daniel ; 'Mitch Pleak' ; Noll, Bill ; 'Steven Taylor [KDOT]'
Cc: PZ
Subject: DEV-25-089 Preliminary Plat Porth Acres - Atlas

Good Afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary Plat for a 14-lot subdivision located at 188-28-0-00-00-010 & 188-28-0-00-00-011.

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 August 21st.

If you have any questions or need additional information, please contact me at (913) 684-0465 or at pz@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: Mike Lingenfelter <lingenfelterm@fairmountfd.org>
Sent: Thursday, August 7, 2025 1:40 PM
To: Austin Thompson
Cc: Johnson, Melissa; Krystal Voth
Subject: Re: Porth Pre and Final Plat, Atlas

Krystal and Melissa
Fairmount Township have no issues with Final Plat.
Mike

On Thu, Aug 7, 2025 at 10:23 AM Austin Thompson <austin@alconconsult-llc.com> wrote:
Melissa,

That is great! Thank you

Austin Thompson
Vice President, LSIT

ATLAS LAND CONSULTING

ENGINEERING • SURVEYING • DRONE • INSPECTION



14500 Parallel Road, Unit R
Basehor, KS 66007
O: (913) 662-5050
M: (913) 702-8916
Proudly WBE Certified in Kansas and Missouri



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From: Johnson, Melissa <MJohnson@leavenworthcounty.gov>
Sent: Thursday, August 7, 2025 10:20 AM
To: Krystal Voth <krystal@alconconsult-llc.com>; Austin Thompson <austin@alconconsult-llc.com>
Cc: 'lingenfelterm@fairmountfd.org' <lingenfelterm@fairmountfd.org>
Subject: Porth Pre and Final Plat, Atlas

**Leavenworth County
Request for Board Action
Case No. DEV-25-109
Preliminary & Final Plat Marxen North
Regular Agenda**

Date: December 23, 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 Request:

Chairman, I find that the proposed Final Plat as outlined in case DEV-25-109 is compliant with the County Zoning & Subdivision Regulations and move that the proposed Final Plat be conditionally approved and accepted by this Board subject to the conditions set forth in the staff report and as adopted by the Planning Commission.

Analysis: The applicant is proposing to divide a 33.2-acre parcel into six (6) lots. 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 will range in size from 3.5 to 9.22 acres. Lots 1, 3, 4 & 5 are 5 acres or greater and eligible for a water well. Consolidated Water District #1 has indicated that they do have plans to extend water along Marxen Road but currently there is not a line in place. Staff does recommend that a condition be placed on the plat that either the water line be extended or an approved water well permit from the State for residential use be provided at the time of building permits approval. Lot 2 and 6 do have access to public water along Wolcott Road (Hwy 5). Lot 1 is an L-shaped lot that does exceed the 1:3.5 lot-width to lot-depth ratio (1:6). During the Preliminary Plat phase, an exception was granted for:

1. Exception to Article 50, Section 40.3.i. Lot-Width to Lot-Depth

The final plat meets the standards set forth in the Leavenworth County Zoning and Subdivision Regulations with the approved exception.

Recommendation: The Planning Commission voted 5-0 (3 absent) to recommend approval of Case No.DEV-25-109, Final Plat for Marxen North subject to conditions.

Alternatives:

1. Approve Case No. DEV-25-109, Final Plat for Marxen North, with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-25-109, Final Plat for Marxen North with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-25-109, Final Plat for Marxen North 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-25-108 & 109 Marxen North

December 10, 2025

REQUEST: *Consent Agenda*

☒ Preliminary Plat ☒ Final Plat

STAFF REPRESENTATIVE:

Amy Allison
Deputy Director

SUBJECT PROPERTY: 00000 Wolcott Road

APPLICANT/APPLICANT AGENT:

JOE HERRING
HERRING SURVEYING
315 N. 5th Street
Leavenworth, KS 66048

PROPERTY OWNER:

Matthew & Kelly Francis
10000 Hollingsworth Rd
Kansas City, KS 66109

CONCURRENT APPLICATIONS:

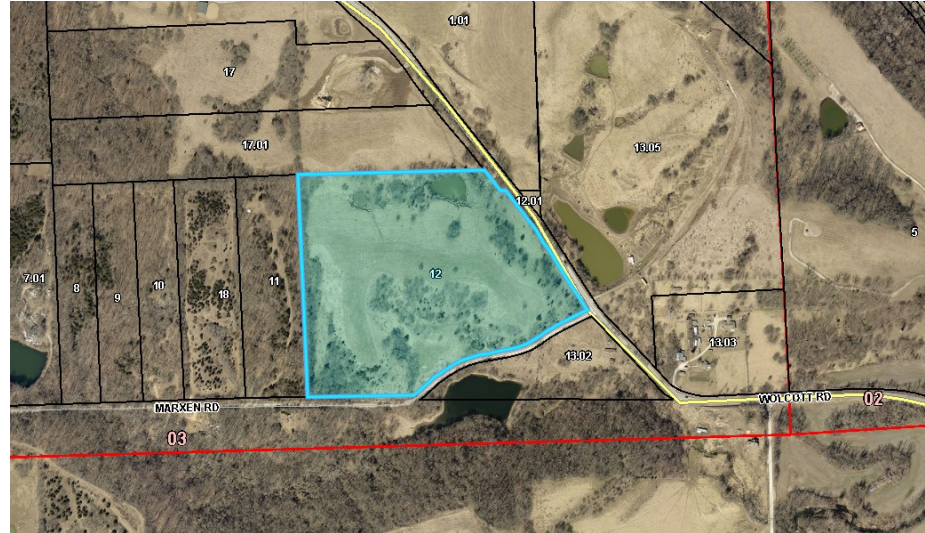
NONE

LAND USE

ZONING: RR-2.5

FUTURE LAND USE DESIGNATION:

Residential (3 units per acre)



LEGAL DESCRIPTION:

A tract of land in the Southeast Quarter of Fractional Section 3, Township 10 South, Range 23 East of the 6th P.M., in Leavenworth County Kansas.

SUBDIVISION: N/A

FLOODPLAIN: N/A

STAFF RECOMMENDATION: APPROVAL

PROPERTY INFORMATION

ACTION OPTIONS:

1. Recommend approval of Case No. DEV-25-108 & 109, Preliminary & Final Plat for Marxen North, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-25-108 & 109, Preliminary & Final Plat for Marxen North to the Board of County Commission for the following reasons; or
3. Continue the hearing to another date, time, and place.

PARCEL SIZE: 33.2 ACRES

PARCEL ID NO:

162-03-0-00-00-012.00

BUILDINGS:

n/a

PROJECT SUMMARY:

Request for preliminary and final plat approval to subdivide property located at 00000 Marxen Rd (162-03-0-00-00-012.00) as Lots 1 through 6 of Marxen North.

ACCESS/STREET:

K-5 (Wolcott Rd) – State Hwy, Paved ± 22' & Marxen Rd – Local, Gravel ± 20'

Location Map: FUTURE LAND USE DESIGNATION

UTILITIES

SEWER: PRIVATE SEPTIC

FIRE: City of Lansing FD

WATER: Cons. WD #1

ELECTRIC: Evergy

NOTICE & REVIEW:

STAFF REVIEW:

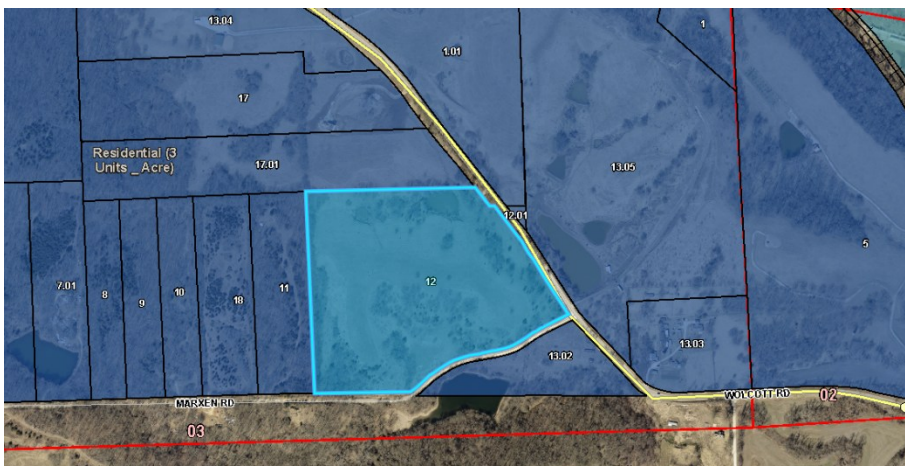
12/4/2025

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 | X | |
| 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 | N/A | |
| 50-20 | Utility Requirements | X | |
| 50-30 | Other Requirements | X | |
| 50-40 | Minimum Design Standards | | X |
| | Exception from Article 50, Sec. 40.3.i. | | |
| 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 to divide a 33.2-acre parcel into six (6) lots. 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 will range in size from 3.5 to 9.22 acres. Lots 1, 3, 4 & 5 are 5 acres or greater and eligible for a water well. Consolidated Water District #1 has indicated that they do have plans to extend water along Marxen Road but currently there is not a line in place. Staff does recommend that a condition be placed on the plat that either the water line be extended or an approved water well permit from the State for residential use be provided at the time of issuing building permits. Lot 2 and 6 do have access to public water along Wolcott Road (Hwy 5). Lot 1 is an L-shaped lot that does exceed the 1:3.5 lot-width to lot-depth ratio (1:6). An exception will be needed.

EXCEPTIONS:

The applicant has requested an exception from Article 50, Section 40.3.i. – Lot-Width to Lot-Depth. The criteria for the acceptance of an exception are as follows:

1. That there are special circumstances or conditions affecting the property.
2. That the variance or exception is necessary for the reasonable and acceptable development of the property in question.
3. That the granting of the variance or exception will not be detrimental to the public welfare or injurious to the adjacent property.

Motion: Chairman, I find that all three criteria for an exception to Article 50, Section 40.3.i. Lot-Width to Lot-Depth (have/have not) been met and I move to approve an exception from Article 50, Section 40.3.i. Lot-Width to Lot-Depth, as submitted by the application.

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. Add a restriction that states "No building permits shall be issued until a public Water District can provide service to Lot 1, 3, 4 & 5, a water well permit has been issued by the State for residential use or potable water will be provided to the residence in compliance with the Leavenworth County Sanitary Code".
6. An exception from Article 50, Section 40.3.i. Lot-Depth to Lot-Width has been approved for Lots 1.
7. The developer must comply with the following memorandums:
 - Memo – Mike Fulkerson, Consolidated Water District #1, dated January 27, 2025
 - Memo – Planning & Zoning, dated December 4, 2025
 - Memo – County Surveyor, dated December 2, 2025
 - Memo – Public Works, dated November 7, 2025

Proposed Plat Motions:

Approve: *Chairman, I find that the subdivision request complies with the Zoning and Subdivision Regulations based on the recommendations of the Planning staff and the findings set forth in the staff report. I hereby, move to approve the request as outlined in Case DEV-25-108 & 109.*

Denial: *Chairman, I find that the subdivision request does not comply with the Zoning and Subdivision regulations (list Article and Section #) and move deny Case DEV-25-108 & 109.*

Table: *Chairman, I move to table Case DEV-25-108 & 109 to (DATE AND TIME) requesting additional information for (STATE THE REASONS).*

ATTACHMENTS:

- A: Application & Narrative
- B: Zoning Map
- C: Road Map (A minimum of 1/4 mile)
- D: Memorandums

FINAL &
PRELIMINARY 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: FRANCIS, MATTHEW JAMES & KELLY RENEE
MAILING ADDRESS: 315 North 5th Street MAILING ADDRESS 10000 HOLLINGSWORTH RD
CITY/ST/ZIP: Leavenworth, KS 66048 CITY/ST/ZIP Kansas City, KS 66109
PHONE: 913-651-3858 PHONE: N/A
EMAIL: herringsurveying@outlook.com EMAIL N/A

GENERAL INFORMATION

Proposed Subdivision Name: MARXEN NORTH
Address of Property: 00000 MARXEN ROAD
PID: 162-03-0-00-00-012 Urban Growth Management Area: _____

SUBDIVISION INFORMATION

| | | |
|--|--|----------------------------------|
| Gross Acreage: <u>34.6 Ac</u> | Number of Lots: <u>6</u> | Minimum Lot Size: <u>3.15 Ac</u> |
| Maximum Lot Size: <u>9.3 Ac</u> | Proposed Zoning: <u>RR-2.5</u> | Density: <u>N/A</u> |
| Open Space Acreage: <u>N/A</u> | Water District: <u>Consolidated 1</u> | Proposed Sewage: <u>Septic</u> |
| Fire District: <u>Lansing</u> | Electric Provider: <u>Everygy</u> | Natural Gas Provider: _____ |
| Covenants: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Road Classification: <u>Local</u> – <u>Collector</u> - <u>Arterial</u> – <u>State</u> - <u>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 9-1-25

Date: 9-1-25

ATTACHMENT A

Doc #: 2023R06970
TERRILOIS MASHBURN
REGISTER OF DEEDS
LEAVENWORTH COUNTY, KANSAS
RECORDED ON:
09/22/2023 02:42:49 PM
RECORDING FEE: 38.00
PAGES: 2

Lawyers Title of Kansas, Inc.
913-682-3368

CN: 41784

Entered in Transfer Record in my office _____

ENTERED IN TRANSFER RECORD IN
MY OFFICE THIS DAY 09/22/2023

County Clerk

Janet Klasmink
COUNTY CLERK

WARRANTY DEED (Statutory) - Joint Tenancy

THE GRANTORS,

Brent Arnold Doane also known as Brent A. Doane and Deanna Doane, husband and wife

CONVEY AND WARRANT to

Matthew Francis and Kelly Francis, husband and wife

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, as joint tenants with full rights of survivorship and not as tenants in common, for the sum of One Dollar and Other Valuable Consideration, the following described real estate:

A tract of land in the Southeast Quarter of Fractional Section 3, Township 10 South, Range 23 East of the 6th P.M., Leavenworth County, Kansas, written by Joseph A. Herring PS-1296 on July 15, 2023, more fully described as follows: Commencing at intersection of the Delaware Reserve Line and the East line of said Southeast Quarter; thence South 89 degrees 08'56" West for a distance of 2046.33 feet along said Delaware Reserve Line the TRUE POINT OF BEGINNING; thence continuing South 89 degrees 08'56" West for a distance of 588.07 feet along said Delaware Reserve Line to the West line of said Southeast Quarter; thence North 01 degrees 53'50" West for a distance of 1205.63 feet along said West line; thence North 88 degrees 56'09" East for a distance of 1116.47 feet to the centerline of Kansas Highway #5; thence South 38 degrees 15'27" East for a distance of 304.90 feet along said centerline; thence South 32 degrees 56'13" East for a distance of 580.23 feet along said centerline to the centerline of Marxen Road, as it exists today; thence South 63 degrees 16'37" West for a distance of 242.38 feet along said centerline; thence South 55 degrees 47'52" West for a distance of 184.11 feet along said centerline; thence South 78 degrees 08'23" West for a distance of 292.08 feet along said centerline; thence South 67 degrees 45'45" West for a distance of 145.79 feet along said centerline; thence South 51 degrees 15'55" West for a distance of 260.34 feet along said centerline to the point of beginning. Known as Tract 1 on Certificate of survey recorded August 24, 2023 as Document No. 2023S034.

AND

All that part of the Southwest Quarter of the Southeast Quarter of Fraction Section 3, Township 10 South, Range 23 East of the 6th P.M., lying Northeasterly of Kansas Highway #5, Leavenworth County, Kansas. Known as Tract 3 on Certificate of survey recorded August 24, 2023 as Document No. 2023S034.

(Subject to easements, restrictions, and reservations of record, and all taxes and assessments that may be levied, imposed, or become payable hereafter.)

Dated this 12 day of September A.D. 2023

Brent A. Doane
Brent Arnold Doane also known as Brent A. Doane

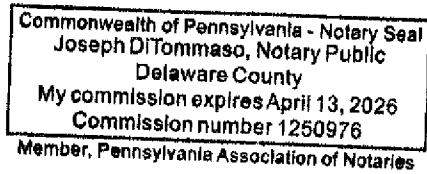
Deanna Doane
Deanna Doane

STATE OF PA, COUNTY OF Delaware

This instrument was acknowledged before me on this 12th day of September 2023 by:
Brent Arnold Doane also known as Brent A. Doane and Deanna Doane, husband and wife

My appointment expires:

April 13, 2024



Joseph DiTommaso
Notary Public
Joseph DiTommaso

Allison, Amy

From: Johnson, Melissa
Sent: Thursday, December 4, 2025 8:33 AM
To: Allison, Amy
Subject: FW: Marxen Plats Authorization

From: Kelly Francis <kellyfrancis.100@gmail.com>
Sent: Wednesday, December 3, 2025 4:44 PM
To: Matthew Francis <Matthew.Francis@gladwinmachinery.com>
Cc: Joe Herring <herringsurveying@outlook.com>; Johnson, Melissa <MJohnson@leavenworthcounty.gov>
Subject: Re: Marxen Plats Authorization

I authorize Joe Herring to represent me.
Thankyou
Kelly Francis
612-701-9108

On Wed, Dec 3, 2025 at 3:39 PM Matthew Francis <Matthew.Francis@gladwinmachinery.com> wrote:

I authorize joe Herring to represent both me and my wife. Call me if you have questions

Thanks

Matthew Francis | VP

[16203 North West 45 Highway](#)
[Parkville](#), MO 64152
(o) 816.777.5999 (c) 612-701-9109
Matthew.Francis@gladwinmachinery.com



From: Joe Herring <herringsurveying@outlook.com>
Sent: Tuesday, December 2, 2025 11:18:47 AM
To: Matthew Francis <matthew.francis@gladwinmachinery.com>; Melissa <mjohnson@leavenworthcounty.gov>
Subject: Marxen Plats Authorization

This message was sent from outside of the organization. Please do not click links or open attachments unless you recognize the source of this email and know the content is safe.

Matt,

Allison, Amy

From: Johnson, Melissa
Sent: Thursday, December 4, 2025 8:29 AM
To: Allison, Amy
Subject: FW: Marxen Plats Authorization

From: Matthew Francis <Matthew.Francis@gladwinmachinery.com>
Sent: Wednesday, December 3, 2025 4:39 PM
To: Joe Herring <herringsurveying@outlook.com>; Johnson, Melissa <MJohnson@leavenworthcounty.gov>
Cc: Kelly Francis <kellyfrancis.100@gmail.com>
Subject: Re: Marxen Plats Authorization

I authorize joe Herring to represent both me and my wife. Call me if you have questions

Thanks

Matthew Francis | VP

16203 North West 45 Highway
Parkville, MO 64152
(o) 816.777.5999 (c) 612-701-9109
Matthew.Francis@gladwinmachinery.com



From: Joe Herring <herringsurveying@outlook.com>
Sent: Tuesday, December 2, 2025 11:18:47 AM
To: Matthew Francis <matthew.francis@gladwinmachinery.com>; Melissa <mjohnson@leavenworthcounty.gov>
Subject: Marxen Plats Authorization

This message was sent from outside of the organization. Please do not click links or open attachments unless you recognize the source of this email and know the content is safe.

Matt,

Please reply all to this email authorizing me to continue to represent you on the 3 Marxen Subdivisions - NORTH - SOUTH - CAE.

Thank you - Joe Herring

J.Herring Inc., dba,Herring Surveying Company
315 N. 5th Street, Leavenworth, KS 66048
913-651-3858 - ROCK CHALK!

ARTICLE 56 – EXCEPTIONS

Where in the case of a particular proposed subdivision, it can be shown that strict compliance with the requirements of these regulations would result in extraordinary hardship to the subdivider because of unusual topography or other non-self-inflicted conditions; or that these conditions would result in inhibiting the achievement of the objectives of these regulations; the Planning Commission may vary, modify or waive the requirements so that substantial justice may be done and the public interest secured; provided, that such variance, modification or waiver will not have the effect of nullifying the intent and purpose of these regulations or interfering with carrying out the Comprehensive Plan.

In recommending such variance or exception, the Planning Commission shall find the following:

1. That there are special circumstances or conditions affecting the property.
2. That the variance or exception is necessary for the reasonable and acceptable development of the property in question.
3. That the granting of the variance or exception will not be detrimental to the public welfare or injurious to adjacent property.

Exception for Width to Depth for Lot 1

- 1) The front (south) portion of this tract is a steep valley with a side slope that does not provide a desirable or functioning buildable location. Exceed depth to allow for a better build spot on the ridge.
- 2) Yes it is necessary per above statement.
- 3) It will not

MARXEN NORTH

Tracts of land in the Southeast Quarter of Fractional Section 3, Township 10 South, Range 23 East of the 6th P.M., Leavenworth County, Kansas.

PRELIMINARY PLAT

PREPARED FOR:
FRANCIS, MATTHEW JAMES & KELLY RENEE
10000 HOLLINGSWORTH RD
KANSAS CITY, KS 66109
PID NO. 162-03-0-00-00-012

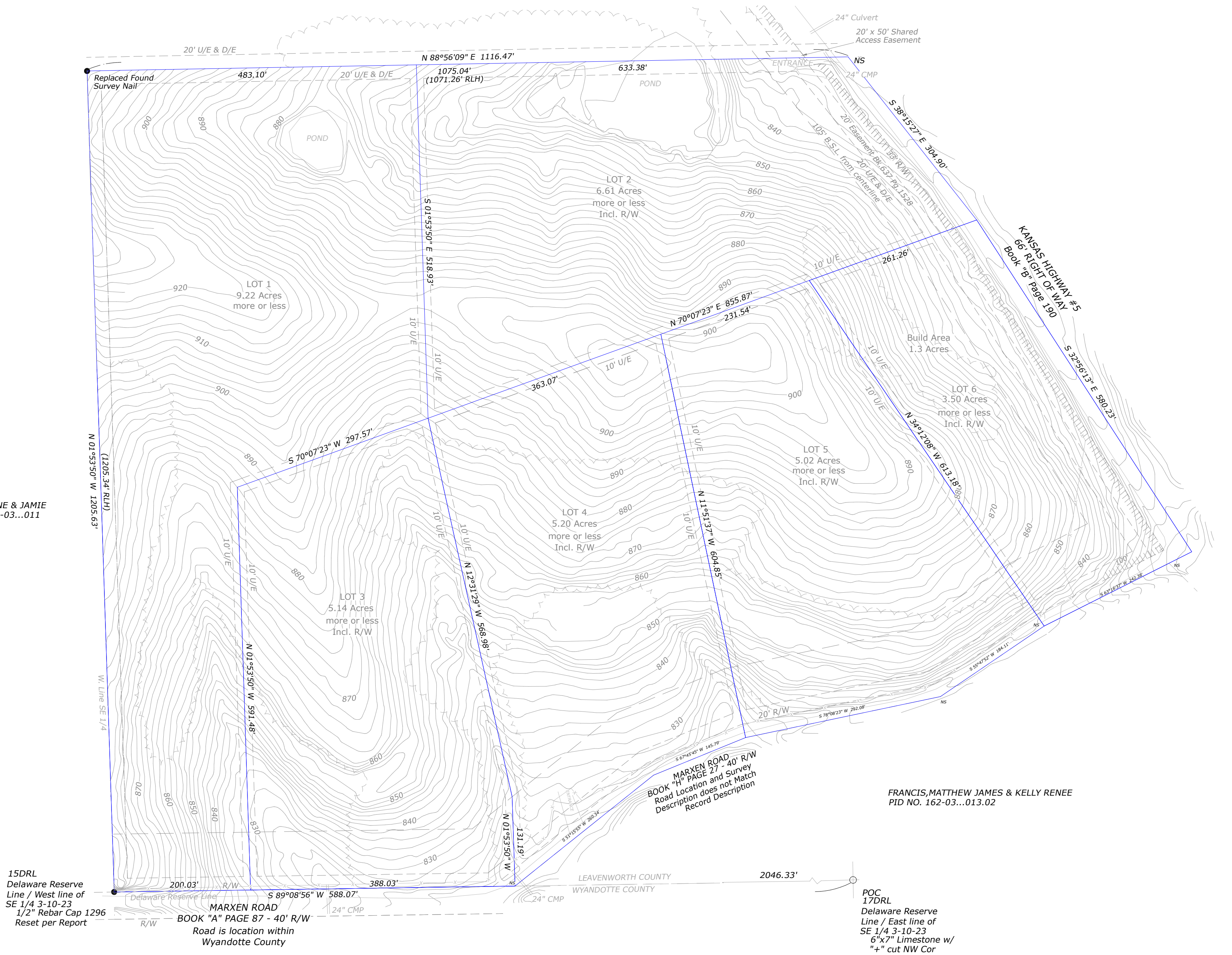
RECORD DESCRIPTION: Doc# 2023R06970

A tract of land in the Southeast Quarter of Fractional Section 3, Township 10 South, Range 23 East of the 6th P.M., Leavenworth County, Kansas, written by Joseph A. Herring PS-1296 on July 15, 2023, more fully described as follows: Commencing at intersection of the Delaware Reserve Line and the East line of said Southeast Quarter; thence South 89 degrees 08'56" West for a distance of 2046.33 feet along said Delaware Reserve Line the TRUE POINT OF BEGINNING; thence continuing South 89 degrees 08'56" West for a distance of 588.07 feet along said Delaware Reserve Line to the West line of said Southeast Quarter; thence North 01 degrees 53'50" West for a distance of 1205.63 feet along said West line; thence North 88 degrees 56'09" East for a distance of 1116.47 feet to the centerline of Kansas Highway #5; thence South 38 degrees 15'27" East for a distance of 304.90 feet along said centerline; thence South 32 degrees 56'13" East for a distance of 580.23 feet along said centerline to the centerline of Marxen Road, as it exists today; thence South 63 degrees 16'37" West for a distance of 242.38 feet along said centerline; thence South 55 degrees 47'52" West for a distance of 184.11 feet along said centerline; thence South 78 degrees 08'23" West for a distance of 292.08 feet along said centerline; thence South 67 degrees 45'45" West for a distance of 145.79 feet along said centerline; thence South 51 degrees 15'53" West for a distance of 260.34 feet along said centerline to the point of beginning. Together with and subject to covenants, easements, and restrictions of record. Said property contains 34.59 acres, more or less, including road right of way. Error of Closure: 1 - 930957

SCHERZER-COP, KATHERINE & COP, MILAN J
PID NO. 162-03...017.01
TRACT 1B
DOANE ACRES LOT SPLIT
DOC # 2024S018

- LEGEND:
- - 1/2" Rebar Set with Cap No. 1296
 - - 1/2" Rebar Found, unless otherwise noted.
 - POB - Point of Beginning
 - POC - Point of Commencing
 - () - 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
 - ➔ - DIRECTION OF WATER FLOW
 - ⦿ - Power Pole
 - X - Fence Line
 - OHP - Overhead Power Lines
 - T - Underground Telephone/Fiber Optic Line
 - ⬢ - Gas Valve
 - ⬢ - Water Meter/Valve
 - ⬢ - Telephone Pedestal
 - W - 4" Water Line - location as per district
 - POB - Point of Beginning
 - POC - Point of Commencing
 - ~ - Tree/Brush Line

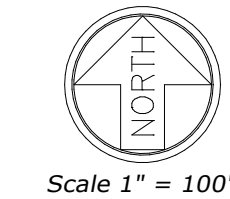
WOOD, WAYNE & JAMIE
PID NO. 162-03...011



ZONING:
RR 2.5 - Rural Residential 2.5

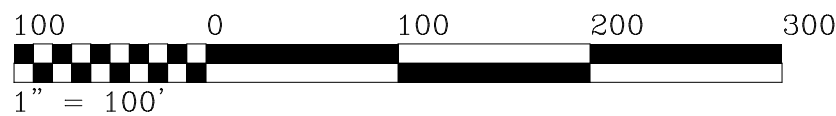
- RESTRICTIONS:
- 1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
 - 2) An Engineered Waste Disposal System may be required due to poor soil conditions.
 - 3) Erosion and sediment control measures 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. Access to Lots and driveway improvements along Kansas Highway #5 subject to KDOT Approval
 - 5) Lot 2 and Tract to North have a shared access to Kansas Highway #5. Maintenance of the access drive is shared between the appropriate owners.
 - 6) Lot 2 and Tract to North have a shared pond. Maintenance of the pond is shared between the appropriate owners per signed document between owners. Doc# 2023P00052.
 - 7) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
 - 8) All residences built within the subdivision may require engineered plot plans.
 - 9) No off-plot restrictions.

- 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 - See Surveyor's Description
 - 5) Basis of Bearing - KS SPC North Zone 1501
 - 6) Monument Origin unknown unless otherwise noted.
 - 7) Existing and Proposed Lots for Residential Use.
 - 8) Road Record - See Survey
 - 9) Benchmark - NAVD88 Project Benchmark (BM) - 1/2" Rebar (15DRL) Elev.
 - 10) Easements, if any, are created hereon or listed in referenced title commitment.
 - 11) Reference Recorded Deed Doc # 2023R06970
 - 12) Utility Companies -
 - Water - Consolidated No. 1
 - Electric - Evergy
 - Sewer - Septic / Lagoon
 - Gas - Propane / Natural Gas
 - 13) Reference Lawyer's Title Company Case #41784 1/2/25 updated 11/10/25
 - 14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0275G 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) Distances to and of structures, if any, are +/- 1'.
 - 17) Easements as per referenced Title Commitment are shown hereon, if any.
 - Water District #1 Bk. 637 Pg. 1528 - 20' Easement, shown hereon.
 - 18) Fence Lines do not necessarily denote the boundary line for the property.
 - 19) Reference Surveys:
 - (RLH) - R.L.Hamm Survey Book S-15-05 #66 NKA2005S066
 - (MLR) - M.L.Rhodes Surveys Doc #2005S059
 - (JAH) - J.A. Herring Surveys Doc #2009S001 & #2009S002, #2023S034
 - DOANE ACRES Doc #2023P00052, Doc #2024S018
 - (LTH) - L.T.Hahn A&A ESTATES Doc #2022P00002
 - 20) Lots 1, 3, 4 & 5 do not have access to public water source. No building permits shall be issued until the Water District can provide service to the lots, or that a well permit from the State has been issued that can provide enough water to support a residence, or other acceptable methods of providing water is established.



Job # K-25-1865 NORTH
January 25, 2025 Rev. 11-24-25

J. HERRING
SURVEYING
COMPANY
315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5381
Email - survey@jeamcsa1.com



MARXEN NORTH
Tracts of land in the Southeast Quarter of Fractional Section 3, Township
10 South, Range 23 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:
FRANCIS, MATTHEW JAMES & KELLY RENEE
10000 HOLLINGSWORTH RD
KANSAS CITY, KS 66109
PID NO. 162-03-0-00-00-012

RECORD DESCRIPTION: Doc # 2023R06970

A tract of land in the Southeast Quarter of Fractional Section 3, Township 10 South, Range 23 East of the 6th P.M., Leavenworth County, Kansas, written by Joseph A. Herring PS-1296 on July 15, 2023, more fully described as follows: Commencing at intersection of the Delaware Reserve Line and the East line of said Southeast Quarter; thence South 89 degrees 08'56" West for a distance of 2046.33 feet along said Delaware Reserve Line the TRUE POINT OF BEGINNING; thence continuing South 89 degrees 08'56" West for a distance of 588.07 feet along said Delaware Reserve Line to the West line of said Southeast Quarter; thence North 01 degrees 53'59" West for a distance of 1205.63 feet along said West line; thence North 88 degrees 56'09" East for a distance of 1116.47 feet to the centerline of Kansas Highway #5; thence South 38 degrees 15'27" East for a distance of 304.90 feet along said centerline; thence South 32 degrees 56'13" East for a distance of 580.23 feet along said centerline to the centerline of Marxen Road, as it exists today; thence South 63 degrees 16'37" West for a distance of 242.38 feet along said centerline; thence South 55 degrees 47'52" West for a distance of 184.11 feet along said centerline; thence South 78 degrees 08'23" West for a distance of 292.08 feet along said centerline; thence South 67 degrees 45'45" West for a distance of 145.79 feet along said centerline; thence South 51 degrees 15'55" West for a distance of 260.34 feet along said centerline to the point of beginning. Together with and subject to covenants, easements, and restrictions of record. Said property contains 34.59 acres, more or less, including road right of way. Error of Closure: 1 - 930957

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: MARXEN NORTH.

Easements shown on this plat are hereby dedicated for public use, the rights of way which are shown with dashed lines on the accompanying plat, and said easements may be employed to locate and maintain sewers, water lines, gas lines, poles and wires and any other form of public utility now and hereafter used by the public over, under and along the strips marked "Utility Easement" (U/E).

"Drainage Easements" or "D/E" shown on this plat are hereby dedicated for the purpose of constructing, using, replacing and maintaining a culvert, storm sewer, drainage ditch, or other drainage facility or tributary connections, including similar facilities, and appurtenances thereto, including the right to maintain, repair and replace the drainage facility and for any reconstruction and future expansion of such facility, together with the right of access for the same, is hereby dedicated for public use. Drainage Easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm drainage facilities. The maintenance and upkeep of said Easements shall be the responsibility of the individual owners of the lots whereupon said Easements are dedicated. Leavenworth County shall bear no responsibility for any maintenance and upkeep of said Easements.

Building Lines or Setback Lines (B.S.L.) are hereby established as shown on the accompanying plat and no building or portion thereof shall be built or constructed between this line and the street line.

IN TESTIMONY WHEREOF,
We, the undersigned owners of MARXEN NORTH, have set our hands this _____ day of _____, 2025.

Matthew James Francis
Kelly Renee Francis

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____, 2025, before me, a notary public in and for said County and State came Matthew Francis and Kelly Renee Francis, husband and wife, to me personally known to be the same persons who executed the foregoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC.
My Commission Expires: _____ (seal)

APPROVALS
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of MARXEN NORTH this _____ day of _____, 2025.

Secretary
John Jacobson
Chairman
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 MARXEN NORTH this _____ day of _____, 2025.

Chairman
Michael Smith
County Clerk
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. Todd

I hereby certify that this survey plat meets the requirements of K.S.A. 58-2005. The face of this survey plat was reviewed for compliance with Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for survey information only.

Daniel Baumenchen, PS#1363
County Surveyor

PID NO. 162-03...017.01
TRACT 1B
DOANE ACRES LOT SPLIT
DOC # 2024S018

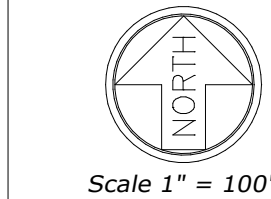
SURVEYOR'S NOTE: The North line of the South Half of Fractional Section 3-10-23 was established using a survey made by the County Surveyor March 22, 1890, found in the Book of Surveys at the County Surveyor's Office. Line was resurveyed and held by R.L.Hamm Survey Book S-15-05 #66. See referenced survey for additional information.

PID NO. 162-03...011

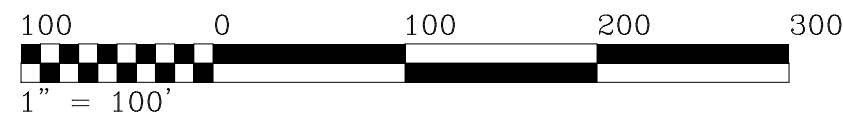
PID NO. 162-03...013.02

- LEGEND:
● - 1/2" Rebar Set with Cap No.1296
○ - 1/2" Rebar Found, unless otherwise noted.
POB - Point of Beginning
POC - Point of Commencing
() - 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
R - Arc Distance
B - Arc Radius
C - Chord Bearing
C - Chord Distance
///// - No Vehicle Entrance Access
NS - Not Set this survey per agreement with client

- 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 - See Surveyor's Description
5) Basis of Bearing - KS SPC North Zone 1501
6) Monument Origin unknown unless otherwise noted.
7) Existing and Proposed Lots for Residential Use.
8) Road Record - See Survey
9) Benchmark - NAVD88 Project Benchmark (BM) - 1/2" Rebar (15DRL) Elev.
10) Easements, if any, are created hereon or listed in referenced title commitment.
11) Reference Recorded Deed Doc # 2023R06970
12) Utility Companies -
- Water - Consolidated No. 1
- Electric - Evergy
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
13) Reference Lawyer's Title Company Case #41784 1/2/25 updated 11/10/25
14) Property is not in a Special Flood Hazard Area per FEMA FIRI Map 20103C0275G 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) Distances to and of structures, if any, are +- 1'.
17) Easements as per referenced Title Commitment are shown hereon, if any.
- Water District #1 Bk. 637 Pg. 1528 - 20' Easement - shown hereon.
18) Fence Lines do not necessarily denote the boundary line for the property.
19) Reference Surveys:
(RLH) - R.L.Hamm Survey Book S-15-05 #66 NKA2005S066
(MLR) - M.L.Rhodes Surveys Doc #2005S059
(JAH) - J.A. Herring Surveys Doc #2009S001 & #2009S002, #2023S034 DOANE ACRES Doc #2023P00052, Doc #2024S018
(LTH) - L.T.Hahn A&A ESTATES Doc #2022P00002
20) Lots 1, 3, 4 & 5 do not have access to public water source. No building permits shall be issued until the Water District can provide service to the lots, or that a well permit from the State has been issued that can provide enough water to support a residence, or other acceptable methods of providing water is established.



Job # K-25-1865 North
September 1, 2025 Rev. 12-4-25



Allison, Amy

From: Joe Herring <herringsurveying@outlook.com>
Sent: Wednesday, September 10, 2025 7:47 AM
To: Johnson, Melissa
Subject: Fw: [EXTERNAL] Re: [EXTERNAL]New Service (Help needed)

Thank you - Joe Herring

J.Herring Inc., dba,Herring Surveying Company
315 N. 5th Street, Leavenworth, KS 66048
913-651-3858 - ROCK CHALK!

From: Boone Heston
Sent: Wednesday, September 3, 2025 2:31 PM
To: Joe Herring
Subject: Re: [EXTERNAL] Re: [EXTERNAL]New Service (Help needed)
Will you be servicing surrounding area -
Ground directly south - MARXEN NORTH and then MARXEN SOUTH - south side of Marxen road.
The 2 Lot CAE SPLIT is to the West just a bit.
Joe

Internal Use Only

We will be serving on the north side of Marxen only.
Will you be willing to resurvey the property for and the U/E's for this customer if I provide your info to them?

Thanks,

Boone Heston
SR TD Designer
Leavenworth, KS
Evergy
Boone.Heston@evergy.com
O 785-508-2590

From: Joe Herring
Sent: Wednesday, September 3, 2025 1:53:27 PM
To: Boone Heston
Subject: Re: [EXTERNAL] Re: [EXTERNAL]New Service (Help needed)

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

[Report Suspicious](#)

Unless they have replatted this property and removed the easement which I do not think they have.

50' Right of way along Wolcott
Then a 20' U/E & D/E

Will you be servicing surrounding area -
Ground directly south - MARXEN NORTH and then MARXEN SOUTH - south side of Marxen road.
The 2 Lot CAE SPLIT is to the West just a bit.

Thank you - Joe Herring

J.Herring Inc., dba,Herring Surveying Company
315 N. 5th Street, Leavenworth, KS 66048
913-651-3858 - ROCK CHALK!

From: Boone Heston
Sent: Wednesday, September 3, 2025 1:13 PM
To: Joe Herring
Subject: Fw: [EXTERNAL] Re: [EXTERNAL]New Service (Help needed)

Internal Use Only

Hello Joe,

Wanted to reach out to you about this survey. Along Wolcott/5 HWY there shows a 20 ft u/e but has dashes. Is this U/E still in place?

Thanks,

Boone Heston

SR TD Designer
Leavenworth, KS

Evergy

Boone.Heston@evergy.com

O 785-508-2590

From: Wayne
Sent: Wednesday, September 3, 2025 11:56 AM

To: Wayne Wood
Cc: Boone Heston
Subject: Re: [EXTERNAL] Re: [EXTERNAL]New Service (Help needed)

This Message Is From an External Sender

This message came from outside your organization.

[Report Suspicious](#)

This shows the Scherzer property and our property. The new house you mentioned is the plot north of Scherzer's Sent from my iPhone

On Sep 3, 2025, at 11:50 AM, Wayne Wood wrote:

I generally do not have mobile phone access at work, but I will go out to my phone and send it over.



Wayne Wood

TSCM Specialist – Technical Security

Contractor for the Department of Energy's

Kansas City National Security Campus

14540 Botts Road, Kansas City, MO 64147

Phone: 816-488-5543 | wwood@kcnsd.doe.gov

This email and any accompanying attachments are intended for the addressee(s) only. If received in error, please notify the sender and delete this email immediately (including any copies and attachments).

From: Boone Heston

Sent: Wednesday, September 3, 2025 11:46 AM

To: Wayne Wood

Subject: [EXTERNAL] Re: [EXTERNAL]New Service (Help needed)

You don't often get email from boone.heston@evergy.com. [Learn why this is important](#)

Internal Use Only

Wayne can you sent me the survey screenshot please?

Thanks,

Boone Heston

SR TD Designer

Leavenworth, KS

Evergy

Boone.Heston@evergy.com

O 785-508-2590

From: Wayne Wood <wwood@kcncsc.doe.gov>

Sent: Wednesday, September 3, 2025 11:15 AM

To: Design Group Leavenworth <DesignGroupLeavenworth@evergy.com>

Subject: [EXTERNAL]New Service (Help needed)

This Message Is From an External Sender

This message came from outside your organization.

[Report Suspicious](#)

We are building a home at 11190 Marxen Rd. Kansas City, KS 66109 and the Division of Evergy that intended to serve us has agreed to swap with the Leavenworth Division/Territory. I desperately need to be in contact with someone to come out – our electrician cannot finish without a sign-off for the meter box location.

Work: 816-488-5543

Mobile (after 2pm): 913-620-0639



City of Lansing Kansas Fire Department

111 East Kansas Avenue, Lansing, KS. 66043

To: Joe Herring

Regarding the Marxen South plat Lansing City Fire will provide fire protection for this property. Thank you.

Joe Gates

Fire Chief

City Of Lansing Fire Department

Jgates@lansingks.org



P.O. Box 419
15520 Crestwood Dr.
Basehor, KS 66007
913-724-7000 - O
913-724-1310 - F
www.crwld1.com

January, 27, 2025

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

Re: Marxen North

Dear Mr. Herring,

Thank you for providing the opportunity for the water district to provide comments on the proposed plat. The proposed plat is in our service area, and lots 2 and 6 can be served from an existing water main along Wolcott Rd. There is no water main available to provide water to lots 1, 3, 4, or 5 at this time. The water district is designing a water main along Marxen Rd, however, there is no established timeline for the construction of the water main. If the developer wishes to fund a water main extension to have access to water for lots 1, 3, 4, and/or 5, we can work with the developer to extend water to the property.

Any new connections to the water system will follow the policies of the water district in place at the time of connection. There are no fire hydrants in the area, but will be added to any new water main 6-inch or larger when constructed.

If you have any additional questions/comments, please contact me at your convenience.

Respectfully,

Mike Fulkerson

Mike Fulkerson
General Manager

Cc; file

Allison, Amy

From: Anderson, Kyle
Sent: Wednesday, November 5, 2025 12:09 PM
To: Allison, Amy
Subject: RE: RE: DEV-25-108/109 Preliminary and Final Plat - Marxen North

We have not received any complaints on this property, and we are not aware of any septic systems currently installed on it.

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 30, 2025 4:49 PM
To: Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; 'Dedeke, Andrew' <adedeke@lvsheriff.org>; San, Soma <SSan@leavenworthcounty.gov>; 'Steven Taylor [KDOT]' <Steven.Taylor@ks.gov>; Khalil, Jon <jkhalil@leavenworthcounty.gov>
Cc: PZ <pz@leavenworthcounty.gov>
Subject: RE: DEV-25-108/109 Preliminary and Final Plat - Marxen North

Good Afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for a 6-lot subdivision located at 00000 Marxen Rd (PID 162-03-0-00-00-012.00).

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, November 13, 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

Tracts of land in the Southeast Quarter of Fractional Section 3, Township 10 South, Range 23 East of the 6th P.M., Leavenworth County, Kansas.

PREPARED FOR:
FRANCIS, MATTHEW JAMES & KELLY RENEE
10000 HOLLINGSWORTH RD
KANSAS CITY, KS 66109
PID NO. 162-03-0-00-00-018

RECORD DESCRIPTION:

A tract of land in the Southeast Quarter of Fractional Section 3, Township 10 South, Range 23 East of the 6th R.M., Leavenworth County, Kansas, written by Joseph A. Hays, dated 8-29-1923, more fully described as follows: Commencing at intersection of the Delaware Reserve Line and the East line of said Southeast Quarter; thence South 89 degrees 08'56" West to a distance of 2046.33 feet along said Delaware Reserve Line the TRUE POINT OF BEGINNING; thence continuing South 89 degrees 08'56" West for a distance of 588.07 feet along said Delaware Reserve Line to the West line of said Southeast Quarter; thence North 01 degree 53'00" West for a distance of 1205.63 feet along said West line; thence North 63 degrees 56'09" East for a distance of 1116.47 feet to the centerline of Kansas Highway #5; thence South 38 degrees 08'56" West for a distance of 1040.40 feet along said Centerline to the intersection of the same with the West line of said Southeast Quarter; thence following the West line of Marxen Road, as it exists today; thence South 63 degrees 16'32" West for a distance of 242.38 feet along said centerline; thence South 55 degrees 47'52" West for a distance of 184.11 feet along said centerline; thence South 78 degrees 08'23" West for a distance of 292.08 feet along said centerline; thence South 67 degrees 45'55" West for a distance of 145.79 feet along said centerline; thence South 34 degrees 15'55" West for a distance of 260.34 feet along said centerline to the point of beginning.

Together with and subject to covenants, easements, and restrictions contained in certain other records of record.

Said property contains 34.94 acres, more or less, including road right of way.

Error of Closure: 1 - 930957

Add to references document No. for this description

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: **MARXEN NORTH.**

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 "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 ingress and egress to the same, in order to protect the public health, safety and convenience. The easements shall be subject to the construction of the strength of the facility with the use and/or maintenance of storm drainage facilities. The maintenance and upkeep of said Easements shall be the responsibility of the individual owners of the lots whereupon said Easements are dedicated. Leavenworth County shall bear no responsibility for any maintenance and upkeep of said Easements.

Building Lines or Setback Lines (B.S.L.) are hereby established as shown on the accompanying plat and no building or portion thereof shall be built or constructed between this line and the street line.

IN TESTIMONY WHEREOF,
We, the undersigned owners of MARXEN NORTH, have set our hands this _____ day of _____, 2025.

Matthew James Francis

Kelly Renee Francis

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____ 2025, before me, a notary public in and for said County and State, came Matthew Francis and Kelly Renee Francis, husband and wife, to me personally known to be the same persons who executed the foregoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC _____

My Commission Expires: _____ (seal)

APPROVALS
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of MARXEN NORTH this _____ day of _____, 2025.

| | |
|----------------------|-------------------|
| <i>Secretary</i> | <i>Chairman</i> |
| <i>John Jacobson</i> | <i>Jeff Spink</i> |

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 COMMISSIONER APPROVAL:
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of MARXEN NORTH this _____ day of _____, 2025.

Chairman
Michael Smith

County Clerk
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. Todd

I hereby certify that this survey plat meets the requirements of K.S.A. 58-2005. The face of this survey plat was reviewed for compliance with Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for survey information only.

Daniel Baumchen, PS#1363
County Surveyor

100 0 100 200 300
1" = 100'

SURVEYOR'S NOTE: The North line of the South Half of Fractional Section 3-10-23 was established using a survey made by the County Surveyor March 22, 1890, found in the Book of Surveys at the County Surveyor's Office. Line was resurveyed and held by R.L.Hamm Survey Book S-15-05 #66. See referenced survey for additional information.

LEGEND:
 ● - 1/2" Rebar Set with Cap No.1296
 ○ - 1/2" Rebar Found, unless otherwise noted.
 POB - Point of Beginning
 POC - Point of Commencing
 () - Record / Deeded Distance
 U/E - Utility Easement
 D/E - Drainage Easement
 S.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

ZONING:
RR 2.5 - Rural Residential 2.5

RESTRICTIONS:

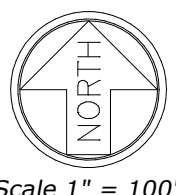
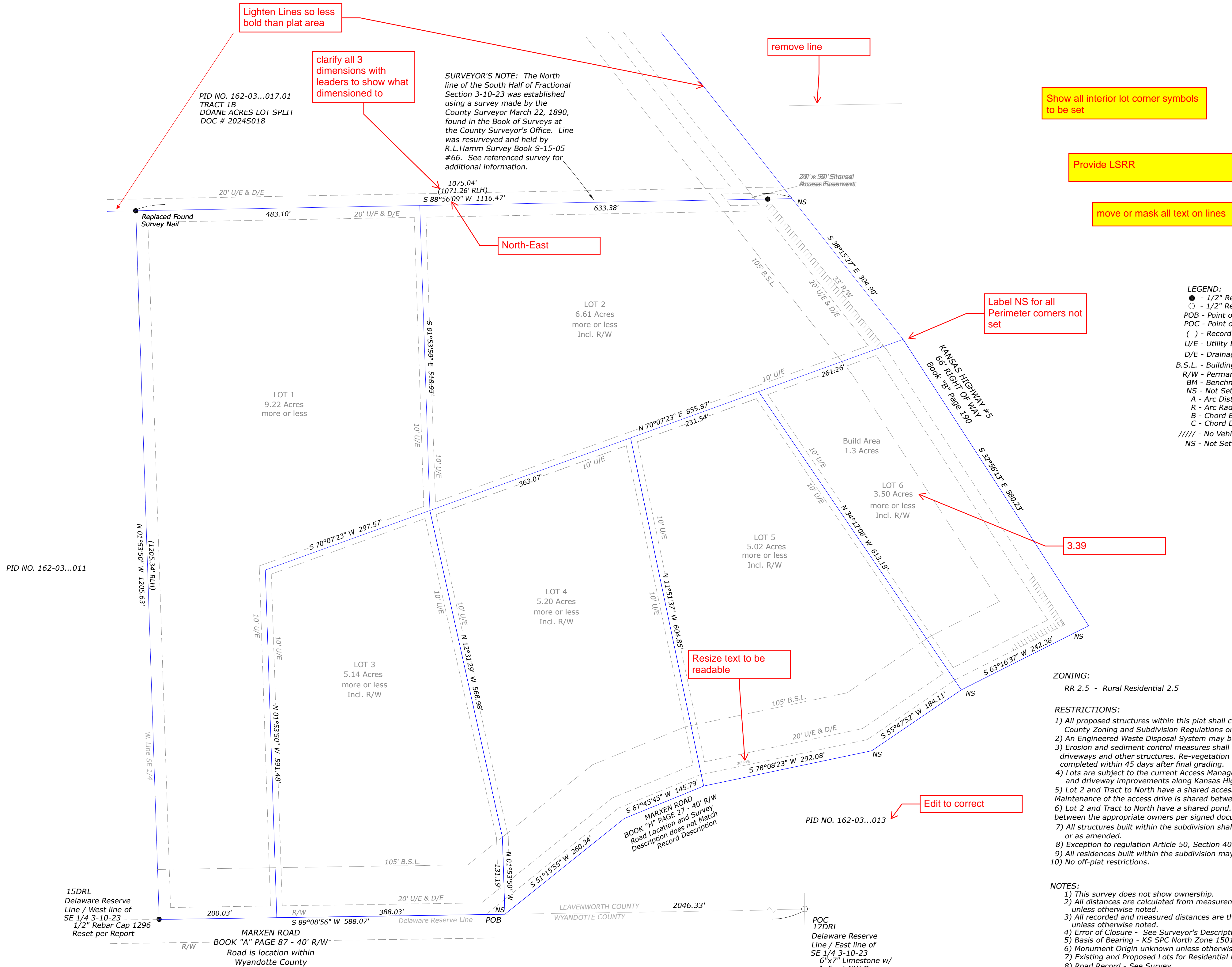
- 1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
- 2) An Engineered Waste Disposal System may be required due to poor soil conditions.
- 3) All distant control structures shall be constructed with concrete 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, Access to Lots and Driveway Improvements along Kansas Highway #5 subject to KDOT Approval
- 5) Lot 2 and Tract to North have a shared access to Kansas Highway #5.
- 6) Maintenance of the access drive is shared between the appropriate owners.
- 7) Lot 2 and Tract to North have a shared pond. Maintenance of the pond is shared between the appropriate owners per signed document between owners.
- 8) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
- 9) Exception to regulation Article 50, Section 40.3.i. Lot-width for Lots 1 granted this plat is 99' residential lots within the subdivision may require engineered plot plans.
- 10) No off-plot restrictions.

NOTES:

- 1) This Survey does not show ownership.
- 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
- 3) All bearings are as shown or as recorded.
- 4) All recorded and measured distances are the same, unless otherwise noted.
- 4) Error of Closure - See Surveyor's Description
- 5) Basis of Bearing - KS SPC North Zone 1501
- 6) Monument Origin unknown unless otherwise noted.
- 7) Existing and Proposed Lots for Residential Use.
- 7) Read Record - See Survey
- 9) Benchmark - NAVD88
- 9) Project Benchmark (BM) - 1/2" Rebar (15DRL) Elev.
- 10) Easements, if any, are created herein or listed in referenced title commitment.
- 11) Reference Recorded Deed CO # 2021R10530
- 12) Utility Companies -
 - Water - Consolidated No. 1
 - Electric - Evergy
 - Sewer - Septic / Lagoon
 - Gas - Propane / Natural Gas
- ➔ 13) Reference Lawyer's Title Flood - LTR Order ID 70542 - May 23, 2023
- 14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 10130C0275G dated July 16, 2015
- 15) Building Setback Lines as shown herein or noted below
 - All side yard setbacks - 15' (Accessory - 15')
 - All rear yard setbacks - 40' (Accessory - 15')
- 16) Distances to and of structures, if any, are + - 1'.
- 16) Easements as per referenced Title Commitment are shown herein, if any.
- 18) Fence Lines do not necessarily denote the boundary line for the property.
- 19) Reference Surveys:
 - (RLH) - R.L.Harrm Survey Book S-15-05 # 66 NKA2005S066
 - (RLR) - M.L.Rhodes Surveys CO #2005S059
 - (JAH) - J.A. Herring Surveys CO #2009S001 & S2009S002, #2023S034
 - DOANE ACRES CO #2023P00052, #2023AS018
 - (LTH) - L.T.Hahn A&A ESTATES CO #2022P00002
- 20) Lots 1, 3, 4 & 8 do not have access to public water source. No building permits shall be issued until lots 1, 3, 4 & 8 have access to public water service to the lots, and that a well permit from the State has been issued that can provide enough water to support a residence, or other acceptable methods of providing water is established.

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

Joseph A. Herring
PS # 1296



Job # K-25-1865 North
September 1, 2025 Rev. 11-24-25



2009S002

12-3-25

PW Combined, no further comment.

Marxen North

Leavenworth County Kansas

Drainage Report

February 9, 2025

Revised November 29, 2025



MARXEN NORTH
Tracts of land in the Southeast Quarter of Fractional Section 3, Township
10 South, Range 23 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:
FRANCIS, MATTHEW JAMES & KELLY RENEE
10000 HOLLINGSWORTH RD
KANSAS CITY, KS 66109
PID NO. 162-03-0-00-00-018

RECORD DESCRIPTION:
A tract of land in the Southeast Quarter of Fractional Section 3, Township 10 South, Range 23 East of the 6th P.M., Leavenworth County, Kansas, written by Joseph A. Herring PS-1296 on July 15, 2023, more fully described as follows: Commencing at intersection of the Delaware Reserve Line and the East line of said Southeast Quarter; thence South 89 degrees 08'56" West for a distance of 2046.33 feet along said Delaware Reserve Line the TRUE POINT OF BEGINNING; thence continuing South 89 degrees 08'56" West for a distance of 588.07 feet along said Delaware Reserve Line to the West line of said Southeast Quarter; thence North 01 degrees 53'50" West for a distance of 1205.63 feet along said West line; thence North 88 degrees 56'09" East for a distance of 1116.47 feet to the centerline of Kansas Highway #5; thence South 38 degrees 15'27" East for a distance of 304.90 feet along said centerline; thence South 32 degrees 56'13" East for a distance of 580.23 feet along said centerline to the centerline of Marxen Road, as it exists today; thence South 63 degrees 16'37" West for a distance of 242.38 feet along said centerline; thence South 55 degrees 47'52" West for a distance of 184.11 feet along said centerline; thence South 78 degrees 08'23" West for a distance of 292.08 feet along said centerline; thence South 67 degrees 45'45" West for a distance of 145.79 feet along said centerline; thence South 51 degrees 15'55" West for a distance of 260.34 feet along said centerline to the point of beginning. Together with and subject to covenants, easements, and restrictions of record. Said property contains 34.59 acres, more or less, including road right of way. Error of Closure: 1 - 930957

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: MARXEN NORTH.

Easements shown on this plat are hereby dedicated for public use, the rights of way which are shown with dashed lines on the accompanying plat, and said easements may be employed to locate and maintain sewers, water lines, gas lines, poles and wires and any other form of public utility now and hereafter used by the public over, under and along the strips marked "Utility Easement" (U/E).

"Drainage Easements" or "D/E" shown on this plat are hereby dedicated for the purpose of constructing, using, replacing and maintaining a culvert, storm sewer, drainage ditch, or other drainage facility or tributary connections, including similar facilities, and appurtenances thereto, including the right to maintain, repair and replace the drainage facility and for any reconstruction and future expansion of such facility, together with the right of access for the same, is hereby dedicated for public use. Drainage Easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm drainage facilities. The maintenance and upkeep of said Easements shall be the responsibility of the individual owners of the lots whereupon said Easements are dedicated. Leavenworth County shall bear no responsibility for any maintenance and upkeep of said Easements.

Building Lines or Setback Lines (B.S.L.) are hereby established as shown on the accompanying plat and no building or portion thereof shall be built or constructed between this line and the street line.

IN TESTIMONY WHEREOF,
We, the undersigned owners of MARXEN NORTH, have set our hands this _____ day of _____, 2025.

Matthew James Francis
Kelly Renee Francis

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____, 2025, before me, a notary public in and for said County and State came Matthew Francis and Kelly Renee Francis, husband and wife, to me personally known to be the same persons who executed the foregoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC.
My Commission Expires: _____ (seal)

APPROVALS
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of MARXEN NORTH this _____ day of _____, 2025.

Secretary
John Jacobson
Chairman
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 MARXEN NORTH this _____ day of _____, 2025.

Chairman
Michael Smith
County Clerk
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. Todd

I hereby certify that this survey plat meets the requirements of K.S.A. 58-2005. The face of this survey plat was reviewed for compliance with Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for survey information only.

Daniel Baumenchen, PS#1363
County Surveyor

PID NO. 162-03...017.01
TRACT 1B
DOANE ACRES LOT SPLIT
DOC # 2024S018

SURVEYOR'S NOTE: The North line of the South Half of Fractional Section 3-10-23 was established using a survey made by the County Surveyor March 22, 1890, found in the Book of Surveys at the County Surveyor's Office. Line was resurveyed and held by R.L.Hamm Survey Book S-15-05 #66. See referenced survey for additional information.

PID NO. 162-03...011

PID NO. 162-03...013

12-3-25
PW Combined
Comments

LEGEND:
● - 1/2" Rebar Set with Cap No.1296
○ - 1/2" Rebar Found, unless otherwise noted.
POB - Point of Beginning
POC - Point of Commencing
() - 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

Hatch the KDOT frontage as No Access. Lot is required to use the lesser road for entrance.

Dimension no access hatch.

Provide book and page for recorded document on this plat associated with said note?

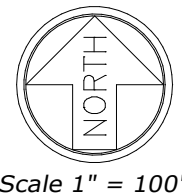
ZONING:
RR 2.5 - Rural Residential 2.5

- 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. Access to Lots and driveway improvements along Kansas Highway #5 subject to KDOT Approval
 - 5) Lot 2 and Tract to North have a shared access to Kansas Highway #5.
 - 6) Maintenance of the access drive is shared between the appropriate owners.
 - 7) Lot 2 and Tract to North have a shared pond. Maintenance of the pond is shared between the appropriate owners per signed document between owners.
 - 8) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
 - 9) Exception to regulation Article 50, Section 40.3.i. Lot-width for Lots 1 granted this plat
 - 10) All residences built within the subdivision may require engineered plot plans.
 - 11) No off-plat restrictions.

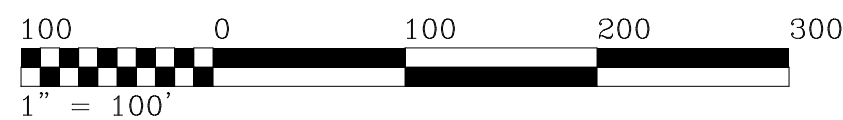
- NOTES:
- 1) This survey does not show ownership.
 - 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
 - 3) All recorded and measured distances are the same, unless otherwise noted.
 - 4) Error of Closure - See Surveyor's Description
 - 5) Basis of Bearing - KS SPC North Zone 1501
 - 6) Monument Origin unknown unless otherwise noted.
 - 7) Existing and Proposed Lots for Residential Use.
 - 8) Road Record - See Survey
 - 9) Benchmark - NAVD88
 - 10) Project Benchmark (BM) - 1/2" Rebar (15DRL) Elev.
 - 11) Easements, if any, are created hereon or listed in referenced title commitment.
 - 12) Reference Recorded Deed Doc # 2021R10530
 - 13) Utility Companies -
 - 14) Water - Consolidated No. 1
 - 15) Electric - Evergy
 - 16) Sewer - Septic / Lagoon
 - 17) Gas - Propane / Natural Gas
 - 18) Reference Lawyer's Title Company - LTK Order ID 70542 - May 23, 2023
 - 19) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0275G dated July 16, 2015
 - 20) Building Setback Lines as shown hereon or noted below
 - 21) All side yard setbacks - 15' (Accessory - 15')
 - 22) All rear yard setbacks - 40' (Accessory - 15')
 - 23) Distances to and of structures, if any, are + - 1'.
 - 24) Easements as per referenced Title Commitment are shown hereon, if any.
 - 25) Fence Lines do not necessarily denote the boundary line for the property.
 - 26) Reference Surveys:
 - 27) (RLH) - R.L.Hamm Survey Book S-15-05 #66 NKA2005S066
 - 28) (MLR) - M.L.Rhodes Surveys Doc #2005S059
 - 29) (JAH) - J.A. Herring Surveys Doc #2009S001 & S2009S002, #2023S034 DOANE ACRES Doc #2023P00052, Doc #2024S018
 - 30) (LTH) - L.T.Hahn A&A ESTATES Doc #2022P00002
 - 31) 20) Lots 1, 3, 4 & 5 do not have access to public water source. No building permits shall be issued until the Water District can provide service to the lots, or that a well permit from the State has been issued that can provide enough water to support a residence, or other acceptable methods of providing water is established.

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

Joseph A. Herring
PS # 1296



Scale 1" = 100'



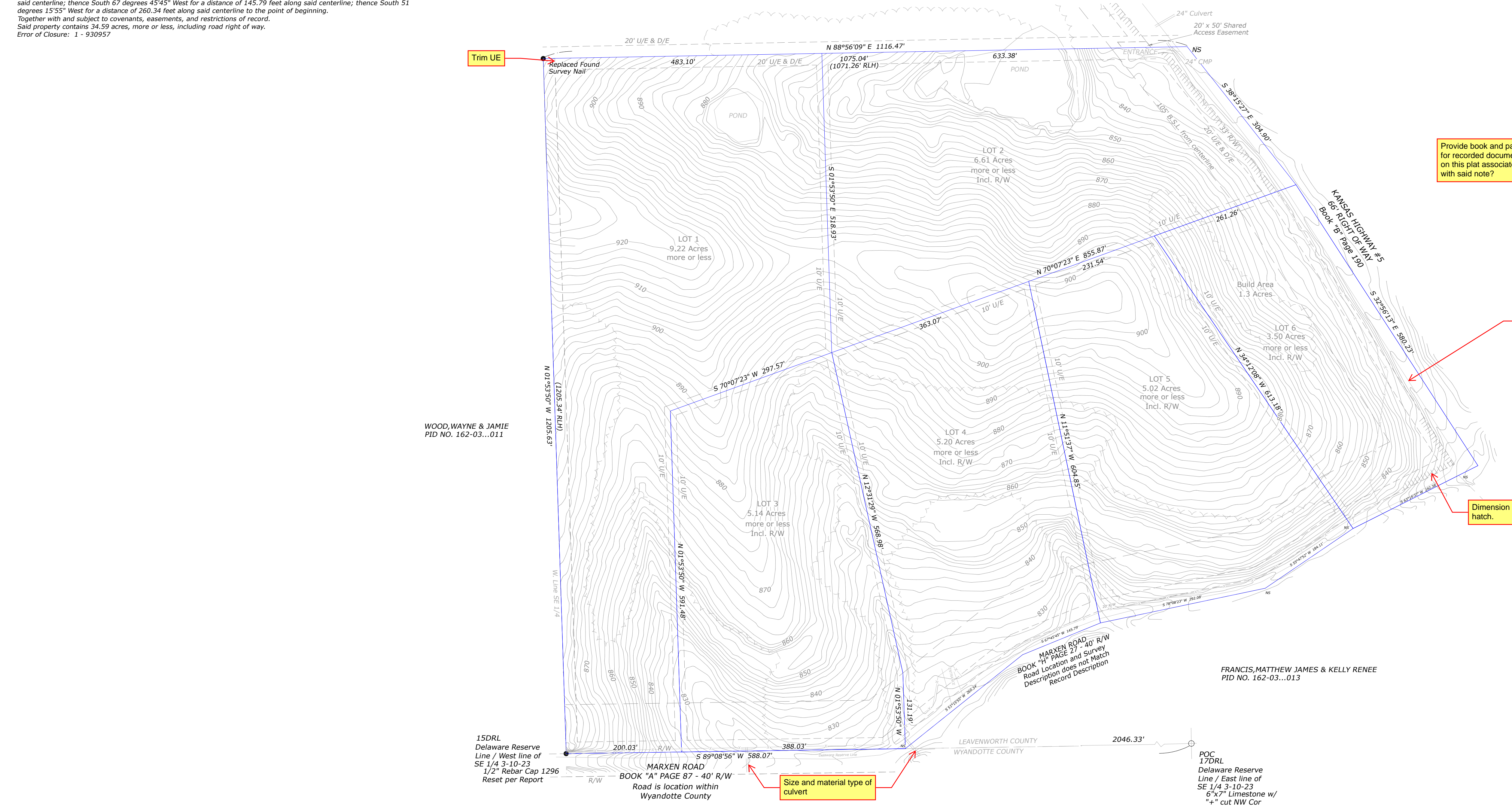
MARXEN NORTH

Tracts of land in the Southeast Quarter of Fractional Section 3, Township 10 South, Range 23 East of the 6th P.M., Leavenworth County, Kansas.

PRELIMINARY PLAT

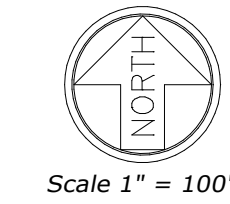
PREPARED FOR:
FRANCIS, MATTHEW JAMES & KELLY RENEE
10000 HOLLINGSWORTH RD
KANSAS CITY, KS 66109
PID NO. 162-03-0-00-00-012

S/RECORD DESCRIPTION:
A tract of land in the Southeast Quarter of Fractional Section 3, Township 10 South, Range 23 East of the 6th P.M., Leavenworth County, Kansas, written by Joseph A. Herring PS-1296 on July 15, 2023, more fully described as follows: Commencing at intersection of the Delaware Reserve Line and the East line of said Southeast Quarter; thence South 89 degrees 08'56" West for a distance of 2046.33 feet along said Delaware Reserve Line the TRUE POINT OF BEGINNING; thence continuing South 89 degrees 08'56" West for a distance of 588.07 feet along said Delaware Reserve Line to the West line of said Southeast Quarter; thence North 01 degrees 53'50" West for a distance of 1205.63 feet along said West line; thence North 88 degrees 56'09" East for a distance of 1116.47 feet to the centerline of Kansas Highway #5; thence South 38 degrees 15'27" East for a distance of 304.90 feet along said centerline; thence South 32 degrees 56'13" East for a distance of 580.23 feet along said centerline to the centerline of Marxen Road, as it exists today; thence South 63 degrees 16'37" West for a distance of 242.38 feet along said centerline; thence South 55 degrees 47'52" West for a distance of 184.11 feet along said centerline; thence South 78 degrees 08'23" West for a distance of 292.08 feet along said centerline; thence South 67 degrees 45'45" West for a distance of 145.79 feet along said centerline; thence South 51 degrees 15'55" West for a distance of 260.34 feet along said centerline to the point of beginning. Together with and subject to covenants, easements, and restrictions of record. Said property contains 34.59 acres, more or less, including road right of way. Error of Closure: 1 - 930957

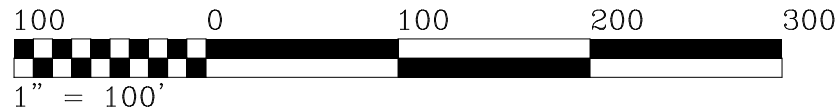


- ZONING:
RR 2.5 - Rural Residential 2.5
- RESTRICTIONS:
1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
2) An Engineered Waste Disposal System may be required due to poor soil conditions.
3) Erosion 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. Access to Lots and driveway improvements along Kansas Highway #5 subject to KDOT Approval
5) Lot 2 and Tract to North have a shared access to Kansas Highway #5. Maintenance of the access drive is shared between the appropriate owners.
6) Lot 2 and Tract to North have a shared pond. Maintenance of the pond is shared between the appropriate owners per signed document between owners.
7) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
8) All residences built within the subdivision may require engineered plot plans.
9) No off-plat restrictions.
- 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 - See Surveyor's Description
5) Basis of Bearing - KS SPC North Zone 1501
6) Monument Origin unknown unless otherwise noted.
7) Existing and Proposed Lots for Residential Use.
8) Road Record - See Survey
9) Benchmark - NAVD88 Project Benchmark (BM) - 1/2" Rebar (15DRL) Elev.
10) Easements, if any, are created hereon or listed in referenced title commitment.
11) Reference Recorded Deed Doc # 2021R10530
12) Utility Companies -
- Water - Consolidated No. 1
- Electric - Every
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
13) Reference Lawyer's Title Company - LTK Order ID 70542 - May 23, 2023
14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0275G 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) Distances to and of structures, if any, are +/- 1'.
17) Easements as per referenced Title Commitment are shown hereon, if any.
18) Fence Lines do not necessarily denote the boundary line for the property.
19) Reference Surveys:
(RLH) - R.L.Hamm Survey Book S-15-05 #66 NKA2005S066
(MLR) - M.L.Rhodes Surveys Doc #2005S059
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DOANE ACRES Doc #2023P00052, Doc #2024S018
(LTH) - L.T.Hahn A&A ESTATES Doc #2022P00002

- LEGEND:
● - 1/2" Rebar Set with Cap No.1296
○ - 1/2" Rebar Found, unless otherwise noted.
POB - Point of Beginning
POC - Point of Commencing
() - Record / Deeded Distance
U/E - Utility Easement
D/E - Drainage Easement
B.S.L. - Building Setback Line
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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



Job # K-25-1865 NORTH
January 25, 2025 Rev. 11-24-25
J. Herring, Inc. (dba)
HERRING SURVEYING COMPANY
315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5391
Email - survey@eamcsa1.com



MARXEN NORTH

Tracts of land in the Southeast Quarter of Fractional Section 3, Township 10 South, Range 23 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:
FRANCIS, MATTHEW JAMES & KELLY RENEE
10000 HOLLINGSWORTH RD
KANSAS CITY, KS 66109
PID NO. 162-03-0-00-00-018

RECORD DESCRIPTION:
A tract of land in the Southeast Quarter of Fractional Section 3, Township 10 South, Range 23 East of the 6th P.M., Leavenworth County, Kansas, written by Joseph A. Herring PS-1296 on July 15, 2023, more fully described as follows: Commencing at intersection of the Delaware Reserve Line and the East line of said Southeast Quarter; thence South 89 degrees 08'56" West for a distance of 2046.33 feet along said Delaware Reserve Line the TRUE POINT OF BEGINNING; thence continuing South 89 degrees 08'56" West for a distance of 588.07 feet along said Delaware Reserve Line to the West line of said Southeast Quarter; thence North 01 degrees 53'50" West for a distance of 1205.63 feet along said West line; thence North 88 degrees 56'09" East for a distance of 1116.47 feet to the centerline of Kansas Highway #5; thence South 38 degrees 15'27" East for a distance of 304.90 feet along said centerline; thence South 32 degrees 56'13" East for a distance of 580.23 feet along said centerline to the centerline of Marxen Road, as it exists today; thence South 63 degrees 16'37" West for a distance of 242.38 feet along said centerline; thence South 55 degrees 47'52" West for a distance of 184.11 feet along said centerline; thence South 78 degrees 08'23" West for a distance of 292.08 feet along said centerline; thence South 67 degrees 45'45" West for a distance of 145.79 feet along said centerline; thence South 51 degrees 15'55" West for a distance of 260.34 feet along said centerline to the point of beginning. Together with and subject to covenants, easements, and restrictions of record. Said property contains 34.59 acres, more or less, including road right of way. Error of Closure: 1 - 930957

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: MARXEN NORTH.

Easements shown on this plat are hereby dedicated for public use, the rights of way which are shown with dashed lines on the accompanying plat, and said easements may be employed to locate and maintain sewers, water lines, gas lines, poles and wires and any other form of public utility now and hereafter used by the public over, under and along the strips marked "Utility Easement" (U/E).

"Drainage Easements" or "D/E" shown on this plat are hereby dedicated for the purpose of constructing, using, replacing and maintaining a culvert, storm sewer, drainage ditch, or other drainage facility or tributary connections, including similar facilities, and appurtenances thereto, including the right to maintain, repair and replace the drainage facility and for any reconstruction and future expansion of such facility, together with the right of access for the same, is hereby dedicated for public use. Drainage Easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm drainage facilities. The maintenance and upkeep of said Easements shall be the responsibility of the individual owners of the lots whereupon said Easements are dedicated. Leavenworth County shall bear no responsibility for any maintenance and upkeep of said Easements.

Building Lines or Setback Lines (B.S.L.) are hereby established as shown on the accompanying plat and no building or portion thereof shall be built or constructed between this line and the street line.

IN TESTIMONY WHEREOF,
We, the undersigned owners of MARXEN NORTH, have set our hands this _____ day of _____, 2025.

Matthew James Francis Kelly Renee Francis

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____, 2025, before me, a notary public in and for said County and State came Matthew Francis and Kelly Renee Francis, husband and wife, to me personally known to be the same persons who executed the foregoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC.
My Commission Expires: _____ (seal)

APPROVALS
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of MARXEN NORTH this _____ day of _____, 2025.

Secretary John Jacobson Chairman 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 MARXEN NORTH this _____ day of _____, 2025.

Chairman Michael Smith County Clerk Attest: Fran Keppler

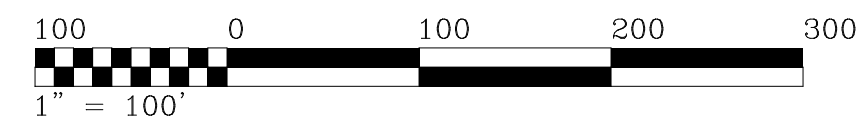
REGISTER OF DEED CERTIFICATE:
Filed for Record as Document No. _____ on this _____ day of _____, 2025 at _____ o'clock _____ M in the Office of the Register of Deeds of Leavenworth County, Kansas,

Register of Deeds - TerriLois G. Todd

I hereby certify that this survey plat meets the requirements of K.S.A. 58-2005. The face of this survey plat was reviewed for compliance with Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for survey information only.

Daniel Baumbchen, PS#1363
County Surveyor

Job # K-25-1865 North
September 1, 2025 Rev. 11-24-25
J. Herring, Inc. (dba)
HERRING SURVEYING COMPANY
315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5381
Email - survey@herringcsa.com



PID NO. 162-03...017.01
TRACT 1B
DOANE ACRES LOT SPLIT
DOC # 2024S018

SURVEYOR'S NOTE: The North line of the South Half of Fractional Section 3-10-23 was established using a survey made by the County Surveyor March 22, 1890, found in the Book of Surveys at the County Surveyor's Office. Line was resurveyed and held by R.L.Hamm Survey Book S-15-05 #66. See referenced survey for additional information.

PID NO. 162-03...011

PID NO. 162-03...013



Exception required for Lot 1 to have a shallow pond water place note that Lot 1 does not have access to public water source. No building permits shall be issued until the Water District can provide service to the lots or that a well permit from the State has been issued that can provide enough water to support a residence.
-Show easements listed on Title Report for Tract A

- LEGEND:
- - 1/2" Rebar Set with Cap No.1296
 - - 1/2" Rebar Found, unless otherwise noted.
 - POB - Point of Beginning
 - POC - Point of Commencing
 - () - Record / Deeded Distance
 - U/E - Utility Easement
 - D/E - Drainage Easement
 - B.S.L. - Building Setback Line
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ZONING:
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- NOTES:
- This survey does not show ownership.
 - All distances are calculated from measurements or measured this survey, unless otherwise noted.
 - All recorded and measured distances are the same, unless otherwise noted.
 - Error of Closure - See Surveyor's Description
 - Basis of Bearing - KS SPC North Zone 1501
 - Monument Origin unknown unless otherwise noted.
 - Existing and Proposed Lots for Residential Use.
 - Road Record - See Survey
 - Benchmark - NAVD88
 - Project Benchmark (BM) - 1/2" Rebar (15DRL) Elev.
 - Easements, if any, are created hereon or listed in referenced title commitment.
 - Reference Recorded Deed Doc # 2021R10530
 - Utility Companies -
 - Water - Consolidated No. 1
 - Electric - Evergy
 - Sewer - Septic / Lagoon
 - Gas - Propane / Natural Gas
 - Reference Lawyer's Title Company - LTK Order ID 70542 - May 23, 2023
 - Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0275G dated July 16, 2015
 - Building Setback Lines as shown hereon or noted below
 - All side yard setbacks - 15' (Accessory - 15')
 - All rear yard setbacks - 40' (Accessory - 15')
 - Distances to and of structures, if any, are + - 1'.
 - Easements as per referenced Title Commitment are shown hereon, if any.
 - Fence Lines do not necessarily denote the boundary line for the property.
 - Reference Surveys:
 - (RLH) - R.L.Hamm Survey Book S-15-05 #66 NKA2005S066
 - (MLR) - M.L.Rhodes Surveys Doc #2005S059
 - (JAH) - J.A. Herring Surveys Doc #2009S001 & S2009S002, #2023S034 DOANE ACRES Doc #2023P00052, Doc #2024S018
 - (LTH) - L.T.Hahn A&A ESTATES Doc #2022P00002
 - Lots 1, 3, 4 & 5 do not have access to public water source. No building permits shall be issued until the Water District can provide service to the lots, or that a well permit from the State has been issued that can provide enough water to support a residence, or other acceptable methods of providing water is established.

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

Joseph A. Herring
PS # 1296

Leavenworth County
Request for Board Action
Case No. DEV-25-111
Preliminary & Final Plat Marxen South
Regular Agenda

Date: December 23, 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 Request:

Chairman, I find that the proposed Final Plat as outlined in case DEV-25-111 is compliant with the County Zoning & Subdivision Regulations and move that the proposed Final Plat be conditionally approved and accepted by this Board subject to the conditions set forth in the staff report and as adopted by the Planning Commission.

Analysis: The applicant is proposing to divide a 7.3-acre parcel into two (2) lots. 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). Lot 1 will be 5.00 acres in size. The lot will not meet the 1:1 ratio for lot-width to lot-depth, the applicant is requesting an exception for the proposed 1.08:1 ratio provided. Consolidated Water District #1 has indicated that they do have plans to extend water along Marxen Road but currently there is not a line in place. Since the parcel is 5 acres, they can apply for a water well to supply the parcel with water. Staff does recommend that a condition be placed on the plat that either the water line be extended or an approved water well permit from the State for residential use be provided at the time of building permit approval. Lot 2 is 3.3 acres and does have access to public water along Wolcott Road (Hwy 5). Lot 2 will need an exception due to accessory structures being on the lot without a residence. During the Preliminary Plat review, two exceptions were approved.

1. Exception to Article 50, Section 40.3.h. Non-conforming Structures
2. Exception to Article 50, Section 40.3.i. Lot-Width to Lot-Depth
- 3.

The final plat meets the standards set forth in the Leavenworth County Zoning and Subdivision Regulations with the approved exceptions.

Recommendation: The Planning Commission voted 5-0 (3 absent) to recommend approval of Case No.DEV-25-111, Final Plat for Marxen South subject to conditions.

Alternatives:

1. Approve Case No. DEV-25-111, Final Plat for Marxen South, with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-25-111, Final Plat for Marxen South, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-25-111, Final Plat for Marxen South, 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-25-110/111 Marxen South

December 10, 2025

REQUEST: *Consent Agenda*

☒ Preliminary Plat ☒ Final Plat

STAFF REPRESENTATIVE:

Amy Allison
Deputy Director

SUBJECT PROPERTY: 00000 Wolcott Road

APPLICANT/APPLICANT AGENT:

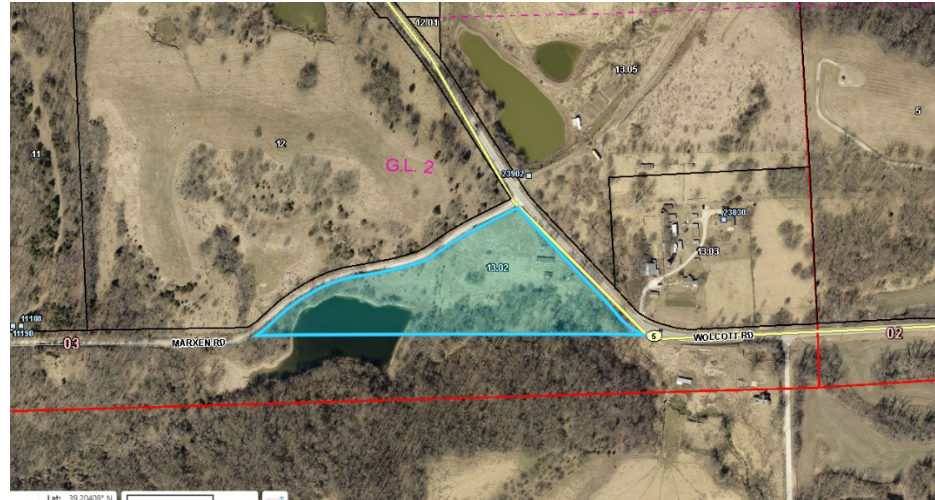
JOE HERRING
HERRING SURVEYING
315 N. 5th Street
Leavenworth, KS 66048

PROPERTY OWNER:

Matthew & Kelly Francis
10000 Hollingsworth Rd
Kansas City, KS 66109

CONCURRENT APPLICATIONS:

NONE



LAND USE

ZONING: RR-2.5

FUTURE LAND USE DESIGNATION:

Residential (3 units per acre)

LEGAL DESCRIPTION:

A tract of land in the Southeast Quarter of Fractional Section 3, Township 10 South, Range 23 East of the 6th P.M., in Leavenworth County Kansas.

SUBDIVISION: N/A

FLOODPLAIN: N/A

STAFF RECOMMENDATION: APPROVAL

PROPERTY INFORMATION

ACTION OPTIONS:

1. Recommend approval of Case No. DEV-25-110 & 111, Preliminary & Final Plat for Marxen South, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-25-110 & 111, Preliminary & Final Plat for Marxen South to the Board of County Commission for the following reasons; or
3. Continue the hearing to another date, time, and place.

PARCEL SIZE: 7.3 ACRES

PARCEL ID NO:

162-03-0-00-00-013.02

BUILDINGS:

Accessory Structures

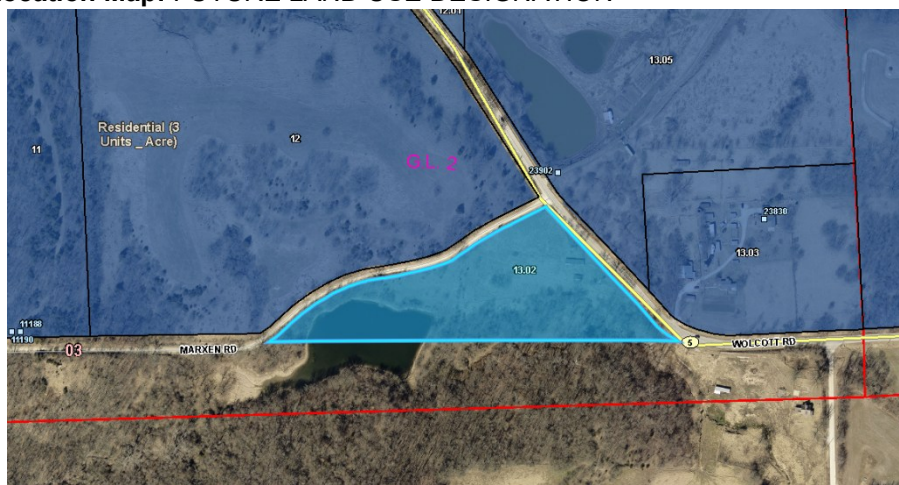
PROJECT SUMMARY:

Request for preliminary and final plat approval to subdivide property located at 00000 Wolcott Rd (162-03-0-00-00-013.02) as Lots 1 and 2 of Marxen South.

ACCESS/STREET:

K-5 (Wolcott Rd) – State Hwy, Paved ± 22' & Marxen Rd – Local, Gravel ± 20'

Location Map: FUTURE LAND USE DESIGNATION



UTILITIES

SEWER: PRIVATE SEPTIC

FIRE: City of Lansing FD

WATER: Cons. WD #1

ELECTRIC: Evergy

NOTICE & REVIEW:

STAFF REVIEW:

12/4/2025

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 | X | |
| 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 | N/A | |
| 50-20 | Utility Requirements | X | |
| 50-30 | Other Requirements | X | |
| 50-40 | Minimum Design Standards | | X |
| | Exception from Article 50, Sec. 40.3.h and Sec. 40.3.i. | | |
| 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 to divide a 7.3-acre parcel into two (2) lots. 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). Lot 1 will be 5.00 acres in size. The lot will not meet the 1:1 ratio for lot-width to lot-depth, the applicant is requesting an exception for the proposed 1.08:1 ratio provided. Consolidated Water District #1 has indicated that they do have plans to extend water along Marxen Road but currently there is not a line in place. Since the parcel is 5 acres, they can apply for a water well to supply the parcel with water. Staff does recommend that a condition be placed that on the plat that either the water line be extended or an approved water well permit from the State for residential use be provided at the time of issuing building permits. Lot 2 is 3.3 acres and does have access to public water along Wolcott Road (Hwy 5). Lot 2 will need an exception due to accessory structures being on the lot without a residence. These are existing structures.

EXCEPTIONS:

The applicant has requested an exception from Article 50, Section 40.3.h. – Non-conforming Structure. The criteria for the acceptance of an exception are as follows:

1. That there are special circumstances or conditions affecting the property.
2. That the variance or exception is necessary for the reasonable and acceptable development of the property in question.
3. That the granting of the variance or exception will not be detrimental to the public welfare or injurious to the adjacent property.

Motion: Chairman, I find that all three criteria for an exception to Article 50, Section 40.3.h. Non-conforming Structure (have/have not) been met and I move to approve an exception from Article 50, Section 40.3.h. Non-conforming Structure, as submitted by the application.

The applicant has requested an exception from Article 50, Section 40.3.i. – Lot-Width to Lot-Depth. The criteria for the acceptance of an exception are as follows:

1. That there are special circumstances or conditions affecting the property.
2. That the variance or exception is necessary for the reasonable and acceptable development of the property in question.
3. That the granting of the variance or exception will not be detrimental to the public welfare or injurious to the adjacent property.

Motion: Chairman, I find that all three criteria for an exception to Article 50, Section 40.3.i. Lot-Width to Lot-Depth (have/have not) been met and I move to approve an exception from Article 50, Section 40.3.i. Lot-Width to Lot-Depth, as submitted by the application.

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. Add a restriction that states “No building permits shall be issued until a public Water District can provide service to Lot 1, a water well permit has been issued by the State for residential use or potable water will be provided to the residence in compliance with the Leavenworth County Sanitary Code”.
6. An exception from Article 50, Section 40.3.h. Nonconforming structure has been approved for Lot 2.
7. An exception from Article 50, Section 40.3.i. Lot-Depth to Lot-Width has been approved for Lots 1.
8. The developer must comply with the following memorandums:
 - Memo – Mike Fulkerson, Consolidated Water District #1, dated January 24, 2025
 - Memo – Bryson Heenan, Evergy, dated February 26, 2025.
 - Memo – Planning & Zoning, dated December 4, 2025
 - Memo – County Surveyor, dated December 2, 2025
 - Memo – Public Works, dated November 7, 2025

Proposed Plat Motions:

Approve: Chairman, I find that the subdivision request complies with the Zoning and Subdivision Regulations based on the recommendations of the Planning staff and the findings set forth in the staff report. I hereby, move to approve the request as outlined in Case DEV-25-110 & 111.

Denial: Chairman, I find that the subdivision request does not comply with the Zoning and Subdivision regulations (list Article and Section #) and move deny Case DEV-25-110 & 111.

Table: Chairman, I move to table Case DEV-25-110 & 111 to (DATE AND TIME) requesting additional information for (STATE THE REASONS).

ATTACHMENTS:

- A: Application & Narrative
- B: Zoning Map
- C: Road Map (A minimum of 1/4 mile)
- D: Memorandums

FINAL &
PRELIMINARY 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: FRANCIS, MATTHEW JAMES & KELLY RENEE
MAILING ADDRESS: 315 North 5th Street MAILING ADDRESS 10000 HOLLINGSWORTH RD
CITY/ST/ZIP: Leavenworth, KS 66048 CITY/ST/ZIP Kansas City, KS 66109
PHONE: 913-651-3858 PHONE: N/A
EMAIL: herringsurveying@outlook.com EMAIL N/A

GENERAL INFORMATION

Proposed Subdivision Name: MARXEN SOUTH
Address of Property: 00000 MARXEN ROAD
PID: 162-03-0-00-00-013.02 Urban Growth Management Area: _____

SUBDIVISION INFORMATION

| | | |
|--|--|----------------------------------|
| Gross Acreage: <u>7.78 Ac</u> | Number of Lots: <u>2</u> | Minimum Lot Size: <u>3.81 Ac</u> |
| Maximum Lot Size: <u>9.3 Ac</u> | Proposed Zoning: <u>RR-2.5</u> | Density: <u>N/A</u> |
| Open Space Acreage: <u>N/A</u> | Water District: <u>Consolidated 1</u> | Proposed Sewage: <u>Septic</u> |
| Fire District: <u>Lansing</u> | Electric Provider: <u>Everygy</u> | Natural Gas Provider: _____ |
| Covenants: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Road Classification: <u>Local</u> – <u>Collector</u> - <u>Arterial</u> – <u>State</u> - <u>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 9-1-25

Date: 9-1-25

ATTACHMENT A

Lawyers Title of Kansas, Inc.
913-682-3368

CN: 41789

Doc #: 2024R02268
TERRILOIS MASHBURN
REGISTER OF DEEDS
LEAVENWORTH COUNTY, KANSAS
RECORDED ON:
04/05/2024 12:18:23 PM
RECORDING FEE: 21.00
PAGES: 1

Entered in Transfer Record in my office _____

County Clerk
ENTERED IN TRANSFER RECORD IN
MY OFFICE THIS DAY 04/05/2024

Janet Klasmaker
COUNTY CLERK

WARRANTY DEED (Statutory) - Joint Tenancy

THE GRANTORS,

Brent A. Doane and Deanna Doane, husband and wife

CONVEY AND WARRANT to

Matthew J. Francis and Kelly R. Francis, husband and wife

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, as joint tenants with full rights of survivorship and not as tenants in common, for the sum of One Dollar and Other Valuable Consideration, the following described real estate:

A tract of land in the Southeast Quarter of Fractional Section 3, Township 10 South, Range 23 East of the 6th P.M., Leavenworth County, Kansas, written by Joseph A. Herring PS-1296 on July 15, 2023, more fully described as follows: Commencing at the intersection of the Delaware Reserve Line and the East line of said Southeast Quarter; thence South 89 degrees 08'56" West for a distance of 584.00 feet along said Delaware Reserve Line to the TRUE POINT OF BEGINNING, said point being the centerline of Kansas Highway #5; thence continuing South 89 degrees 08'56" West for a distance of 1462.33 feet along said Delaware Reserve Line to the centerline of Marxen Road, as it exists today; thence North 51 degrees 15'55" East for a distance of 260.34 feet along said centerline; thence North 67 degrees 45'45" East for a distance of 145.79 feet along said centerline; thence North 78 degrees 08'23" East for a distance of 292.08 feet along said centerline; thence North 55 degrees 47'52" East for a distance of 184.11 feet along said centerline; thence North 63 degrees 16'37" East for a distance of 242.38 feet along said centerline to the centerline of Kansas Highway #5; thence South 45 degrees 02'26" East for a distance of 663.55 feet along said centerline to the point of beginning, less any part thereof taken or used for road purposes. Known as Tract 2 on Certificate of Survey recorded August 24, 2023 in Document No. 2023S034.

(Subject to easements, restrictions, and reservations of record, and all taxes and assessments that may be levied, imposed, or become payable hereafter.)

Dated this 29 day of MARCH A.D. 2024

Brent A. Doane
Brent A. Doane

Deanna Doane
Deanna Doane

STATE OF PA, COUNTY OF Delaware March 29, 2024
This instrument was acknowledged before me on this day of 2024 by:
Brent A. Doane and Deanna Doane, husband and wife

My appointment expires:

Commonwealth of Pennsylvania - Notary Seal
Joseph DiTommaso, Notary Public
Delaware County
My commission expires April 13, 2026
Commission number 1250976
Member, Pennsylvania Association of Notaries

Joseph DiTommaso
Notary Public
Joseph DiTommaso

Allison, Amy

From: Johnson, Melissa
Sent: Thursday, December 4, 2025 8:33 AM
To: Allison, Amy
Subject: FW: Marxen Plats Authorization

From: Kelly Francis <kellyfrancis.100@gmail.com>
Sent: Wednesday, December 3, 2025 4:44 PM
To: Matthew Francis <Matthew.Francis@gladwinmachinery.com>
Cc: Joe Herring <herringsurveying@outlook.com>; Johnson, Melissa <MJohnson@leavenworthcounty.gov>
Subject: Re: Marxen Plats Authorization

I authorize Joe Herring to represent me.
Thankyou
Kelly Francis
612-701-9108

On Wed, Dec 3, 2025 at 3:39 PM Matthew Francis <Matthew.Francis@gladwinmachinery.com> wrote:

I authorize joe Herring to represent both me and my wife. Call me if you have questions

Thanks

Matthew Francis | VP

[16203 North West 45 Highway](#)
[Parkville](#), MO 64152
(o) 816.777.5999 (c) 612-701-9109
Matthew.Francis@gladwinmachinery.com



From: Joe Herring <herringsurveying@outlook.com>
Sent: Tuesday, December 2, 2025 11:18:47 AM
To: Matthew Francis <matthew.francis@gladwinmachinery.com>; Melissa <mjohnson@leavenworthcounty.gov>
Subject: Marxen Plats Authorization

This message was sent from outside of the organization. Please do not click links or open attachments unless you recognize the source of this email and know the content is safe.

Matt,

Allison, Amy

From: Johnson, Melissa
Sent: Thursday, December 4, 2025 8:29 AM
To: Allison, Amy
Subject: FW: Marxen Plats Authorization

From: Matthew Francis <Matthew.Francis@gladwinmachinery.com>
Sent: Wednesday, December 3, 2025 4:39 PM
To: Joe Herring <herringsurveying@outlook.com>; Johnson, Melissa <MJohnson@leavenworthcounty.gov>
Cc: Kelly Francis <kellyfrancis.100@gmail.com>
Subject: Re: Marxen Plats Authorization

I authorize joe Herring to represent both me and my wife. Call me if you have questions

Thanks

Matthew Francis | VP

16203 North West 45 Highway
Parkville, MO 64152
(o) 816.777.5999 (c) 612-701-9109
Matthew.Francis@gladwinmachinery.com



From: Joe Herring <herringsurveying@outlook.com>
Sent: Tuesday, December 2, 2025 11:18:47 AM
To: Matthew Francis <matthew.francis@gladwinmachinery.com>; Melissa <mjohnson@leavenworthcounty.gov>
Subject: Marxen Plats Authorization

This message was sent from outside of the organization. Please do not click links or open attachments unless you recognize the source of this email and know the content is safe.

Matt,

Please reply all to this email authorizing me to continue to represent you on the 3 Marxen Subdivisions - NORTH - SOUTH - CAE.

Thank you - Joe Herring

J.Herring Inc., dba,Herring Surveying Company
315 N. 5th Street, Leavenworth, KS 66048
913-651-3858 - ROCK CHALK!

ARTICLE 56 – EXCEPTIONS

Where in the case of a particular proposed subdivision, it can be shown that strict compliance with the requirements of these regulations would result in extraordinary hardship to the subdivider because of unusual topography or other non-self-inflicted conditions; or that these conditions would result in inhibiting the achievement of the objectives of these regulations; the Planning Commission may vary, modify or waive the requirements so that substantial justice may be done and the public interest secured; provided, that such variance, modification or waiver will not have the effect of nullifying the intent and purpose of these regulations or interfering with carrying out the Comprehensive Plan.

In recommending such variance or exception, the Planning Commission shall find the following:

1. That there are special circumstances or conditions affecting the property.
2. That the variance or exception is necessary for the reasonable and acceptable development of the property in question.
3. That the granting of the variance or exception will not be detrimental to the public welfare or injurious to adjacent property.

Exception for Accessory Structure on Lot 2 without Residence

- 1) Structures have been in place since 1950s and we a part of a farm and a former residence -
- 2) Yes it is necessary, they already exist from a previous residence at this location.
- 3) It will not

ARTICLE 56 – EXCEPTIONS

Where in the case of a particular proposed subdivision, it can be shown that strict compliance with the requirements of these regulations would result in extraordinary hardship to the subdivider because of unusual topography or other non-self-inflicted conditions; or that these conditions would result in inhibiting the achievement of the objectives of these regulations; the Planning Commission may vary, modify or waive the requirements so that substantial justice may be done and the public interest secured; provided, that such variance, modification or waiver will not have the effect of nullifying the intent and purpose of these regulations or interfering with carrying out the Comprehensive Plan.

In recommending such variance or exception, the Planning Commission shall find the following:

1. That there are special circumstances or conditions affecting the property.
2. That the variance or exception is necessary for the reasonable and acceptable development of the property in question.
3. That the granting of the variance or exception will not be detrimental to the public welfare or injurious to adjacent property.

Exception for Width to Depth for Lot 1

- 1) The configuration of the parent tract, Highway 5 alignment, Marxen Road alignment, existing Pond, County Line and terrain.
- 2) Yes it is necessary per above statement.
- 3) It will not/

MARXEN SOUTH

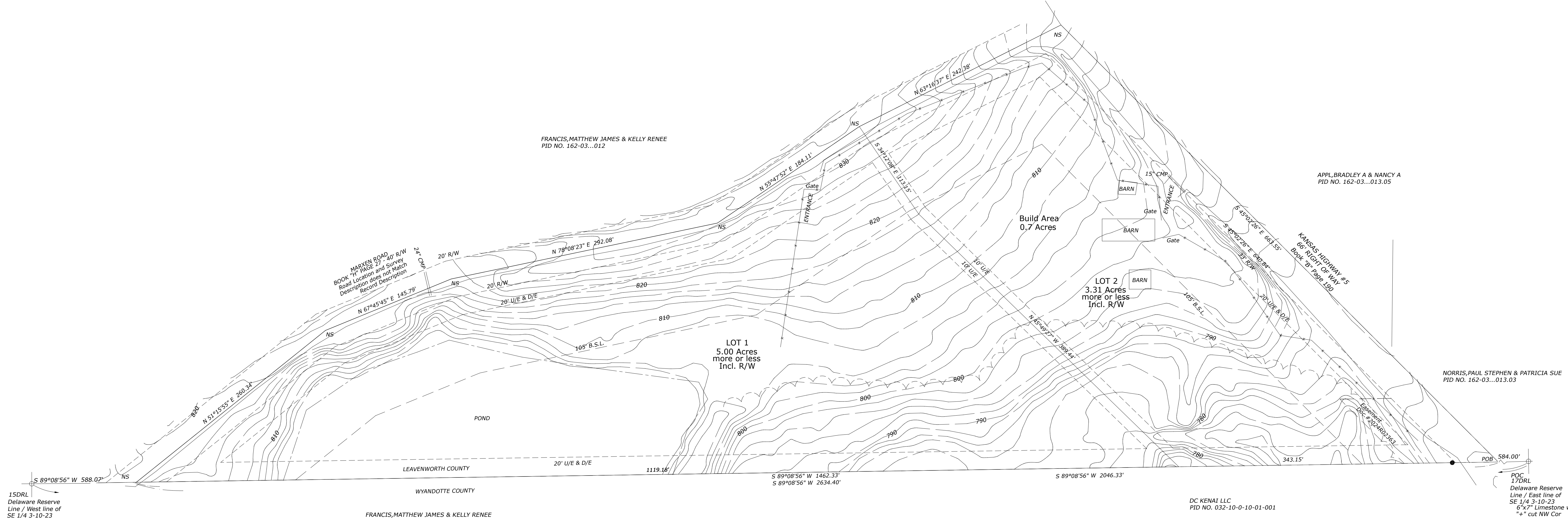
Tracts of land in the Southeast Quarter of Fractional Section 3, Township 10 South, Range 23 East of the 6th P.M., Leavenworth County, Kansas.

PRELIMINARY PLAT

PREPARED FOR:
FRANCIS, MATTHEW JAMES & KELLY RENEE
10000 HOLLINGSWORTH RD
KANSAS CITY, KS 66109
PID NO. 162-03-0-00-00-013.02

RECORD DESCRIPTION:
A tract of land in the Southeast Quarter of Fractional Section 3, Township 10 South, Range 23 East of the 6th P.M., Leavenworth County, Kansas, written by Joseph A. Herring PS-1296 on July 15, 2023, more fully described as follows:
Commencing at the intersection of the Delaware Reserve Line and the East line of said Southeast Quarter; thence South 89 degrees 08'56" West for a distance of 584.00 feet along said Delaware Reserve Line to the TRUE POINT OF BEGINNING, said point being the centerline of Kansas Highway #5; thence continuing South 89 degrees 08'56" West for a distance of 1462.33 feet along said Delaware Reserve Line to the centerline of Marxen Road, as it exists today; thence North 51 degrees 15'55" East for a distance of 260.34 feet along said centerline; thence North 67 degrees 45'45" East for a distance of 145.79 feet along said centerline; thence North 78 degrees 08'23" East for a distance of 292.08 feet along said centerline; thence North 55 degrees 47'52" East for a distance of 184.11 feet along said centerline; thence North 63 degrees 16'37" East for a distance of 242.38 feet along said centerline to the centerline of Kansas Highway #5; thence South 45 degrees 02'26" East for a distance of 663.55 feet along said centerline to the point of beginning.
Together with and subject to covenants, easements, and restrictions of record.
Said property contains 8.31 acres, more or less, including road right of way.
Error of Closure: 1 - 538499

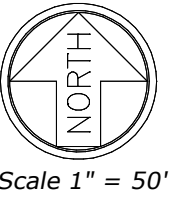
LEGEND:
● - 1/2" Rebar Set with Cap No. 1296
○ - 1/2" Rebar Found, unless otherwise noted.
POB - Point of Beginning
POC - Point of Commencing
() - Record / Deeded Distance
U/E - Utility Easement
D/E - Drainage Easement
B.S.L. - Building Setback Line
R/W - Permanent Dedicated Roadway Easement
BM - Benchmark
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
○ - Power Pole
X - Fence Line
OHP - Overhead Power Lines
T - Underground Telephone/Fiber Optic Line
◇ - Gas Valve
⬮ - Water Meter/Valve
⊞ - Telephone Pedestal
W - 6" Water Line - location as per district
~ ~ ~ - Tree/Brush Line



ZONING:
RR 2.5 - Rural Residential 2.5

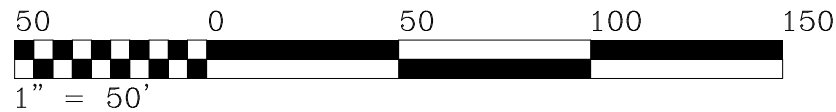
- RESTRICTIONS:
- 1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
 - 2) An Engineered Waste Disposal System may be required due to poor soil conditions.
 - 3) Erosion and sediment control measures 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. Access to Lots and driveway improvements along Kansas Highway #5 subject to KDOT Approval
 - 5) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
 - 6) Lot 1 and Tract to South have a shared pond. Maintenance of the pond is shared between the appropriate owners per verbal agreement.
 - 7) All residences built within the subdivision may require engineered plot plans.
 - 8) Exception to regulation Article 50, Section 40.3.1. Lot-width for Lots 1 granted this plat
 - 9) Exception to regulation Article 50, Section 40.3.1. Accessory Structure without principal residence
 - 10) Structures that exist within the building setback line or platted easement. Any future building or expansion must comply with the building setback. If the structure is damaged greater than 51% it may not be rebuilt or restored on the existing location and must meet all setbacks
 - 11) No off-plat restrictions.

- 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 - See Surveyor's Description
 - 5) Basis of Bearing - KS SPC North Zone 1501
 - 6) Monument Origin unknown unless otherwise noted.
 - 7) Existing and Proposed Lots for Residential Use.
 - 8) Road Record - See Survey
 - 9) Benchmark - NAVD88 Project Benchmark (BM) - 1/2" Rebar (15DRL) Elev.
 - 10) Easements, if any, are created hereon or listed in referenced title commitment.
 - 11) Reference Recorded Deed Doc # 2021R10530
 - 12) Utility Companies -
 - Water - Consolidated No. 1
 - Electric - Evergy
 - Sewer - Septic / Lagoon
 - Gas - Propane / Natural Gas
 - 13) Reference Lawyer's Title Company Case #41784 1/2/25 updated 11/10/25
 - 14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0275G 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) Distances to and of structures, if any, are +/- 1'.
 - 17) Easements as per referenced Title Commitment are shown hereon, if any.
 - Water District #1 Access and Use Easement Doc. # 2024R02363
 - Water District #1 Bk. 637 Pg. 1528 - does not affect this property
 - Pond water rights statement in title commitment, not shown hereon.
 - 18) Fence Lines do not necessarily denote the boundary line for the property.
 - 19) Reference Surveys:
 - (RLH) - R.L.Hamm Survey Book S-15-05 #66 NKA2005S066
 - (MLR) - M.L.Rhodes Surveys Doc #2005S059
 - (JAH) - J.A. Herring Surveys Doc #2009S001 & S2009002, #2023S034 DOANE ACRES Doc #2023P00052, Doc #2024S018 PREMIER ACRES - Wyandotte County
 - (LTH) - L.T.Hahn A&A ESTATES Doc #2022P00002
 - 20) Lot 1 does not have access to public water source. No building permits shall be issued until the Water District can provide service to the lots or that a well permit from the State has been issued that can provide enough water to support a residence, or other acceptable methods of providing water is established.
 - 21) No building permit shall be issued for Lots 1 or 2 until a letter from Evergy has been provided stating they have the capacity to provide electric service to the lots.



Job # K-25-1865 South
September 1, 2025 Rev. 12-4-25

J. Herring, Inc. (dba)
HERRING
SURVEYING
& MAPPING
COMPANY
315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5381
Email - survey@teamcash.com



MARXEN SOUTH

Tracts of land in the Southeast Quarter of Fractional Section 3, Township 10 South, Range 23 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:

FRANCIS, MATTHEW JAMES & KELLY RENEE
10000 HOLLINGSWORTH RD
KANSAS CITY, KS 66109
PID NO. 162-03-0-00-00-013.02

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: MARXEN SOUTH.

Easements shown on this plat are hereby dedicated for public use, the rights of way which are shown with dashed lines on the accompanying plat, and said easements may be employed to locate and maintain sewers, water lines, gas lines, poles and wires and any other form of public utility now and hereafter used by the public over, under and along the strips marked "Utility Easement" (U/E).

"Drainage Easements" or "D/E" shown on this plat are hereby dedicated for the purpose of constructing, using, replacing and maintaining a culvert, storm sewer, drainage ditch, or other drainage facility or tributary connections, including similar facilities, and appurtenances thereto, including the right to maintain, repair and replace the drainage facility and for any reconstruction and future expansion of such facility, together with the right of access for the same, is hereby dedicated for public use. Drainage Easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm drainage facilities. The maintenance and upkeep of said Easements shall be the responsibility of the individual owners of the lots whereupon said Easements are dedicated. Leavenworth County shall bear no responsibility for any maintenance and upkeep of said Easements.

Building Lines or Setback Lines (B.S.L.) are hereby established as shown on the accompanying plat and no building or portion thereof shall be built or constructed between this line and the street line.

IN TESTIMONY WHEREOF,

We, the undersigned owners of MARXEN SOUTH, have set our hands this _____ day of _____, 2025.

Matthew James Francis

Kelly Renee Francis

PID NO. 162-03...012

NOTARY CERTIFICATE:

Be it remembered that on this _____ day of _____, 2025, before me, a notary public in and for said County and State came Matthew Francis and Kelly Renee Francis, husband and wife, to me personally known to be the same persons who executed the foregoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC.

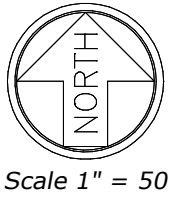
My Commission Expires: _____ (seal)

15DRLL
Delaware Reserve
Line / West line of
SE 1/4 3-10-23
1/2" Rebar Cap 1296
Reset per Report

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,

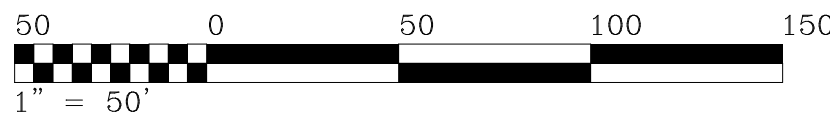
Register of Deeds - TerriLois G. Todd



Scale 1" = 50'

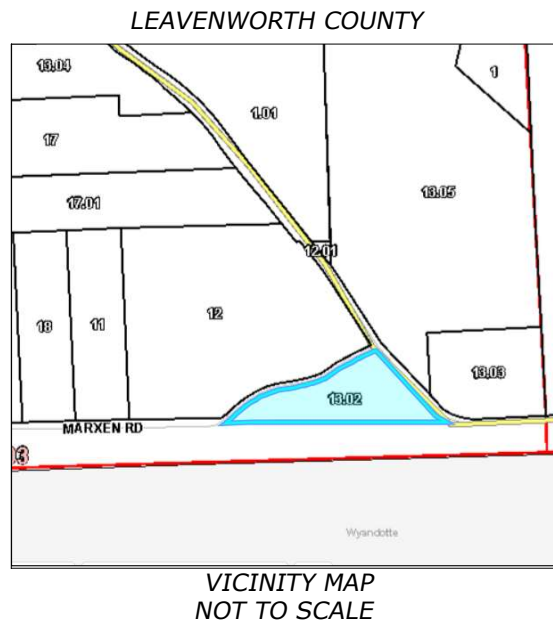
Job # K-25-1865 South
September 1, 2025 Rev. 12-4-25

J. Herring, Inc. (dba)
J. HERRING
SURVEYING
COMPANY
315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5381
Email - survey@eamcash.com



I hereby certify that this survey plat meets the requirements of K.S.A. 58-2005. The face of this survey plat was reviewed for compliance with Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for survey information only.

Daniel Baumen, PS#1363
County Surveyor



RECORD DESCRIPTION:

A tract of land in the Southeast Quarter of Fractional Section 3, Township 10 South, Range 23 East of the 6th P.M., Leavenworth County, Kansas, written by Joseph A. Herring PS-1296 on July 15, 2023, more fully described as follows: Commencing at the intersection of the Delaware Reserve Line and the East line of said Southeast Quarter; thence South 89 degrees 08'56" West for a distance of 584.00 feet along said Delaware Reserve Line to the TRUE POINT OF BEGINNING, said point being the centerline of Kansas Highway #5; thence continuing South 89 degrees 08'56" West for a distance of 1462.33 feet along said Delaware Reserve Line to the centerline of Marxen Road, as it exists today; thence North 51 degrees 15'55" East for a distance of 260.34 feet along said centerline; thence North 67 degrees 45'45" East for a distance of 145.79 feet along said centerline; thence North 78 degrees 08'23" East for a distance of 292.08 feet along said centerline; thence North 55 degrees 47'52" East for a distance of 184.11 feet along said centerline; thence North 63 degrees 16'37" East for a distance of 242.38 feet along said centerline to the centerline of Kansas Highway #5; thence South 45 degrees 02'26" East for a distance of 663.55 feet along said centerline to the point of beginning. Together with and subject to covenants, easements, and restrictions of record. Said property contains 8.31 acres, more or less, including road right of way. Error of Closure: 1 - 538499

APPROVALS

We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of MARXEN SOUTH this _____ day of _____, 2025.

Secretary

John Jacobson

Chairman

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 MARXEN SOUTH this _____ day of _____, 2025.

Chairman

Michael Smith

County Clerk

Attest: Fran Keppler

ZONING:

RR 2.5 - Rural Residential 2.5

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. Access to Lots and driveway improvements along Kansas Highway #5 subject to KDOT Approval
- 5) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
- 6) Lot 1 and Tract to South have a shared pond. Maintenance of the pond is shared between the appropriate owners per verbal agreement.
- 7) All residences built within the subdivision may require engineered plot plans.
- 8) Exception to regulation Article 50, Section 40.3.i. Lot-width for Lots 1 granted this plat
- 9) Exception to regulation Article 50, Section 40.3.h. Accessory Structure without principal residence
- 10) Structures that exist within the building setback line or platted easement. Any future building or expansion must comply with the building setback. If the structure is damaged greater than 51% it may not be rebuilt or restored on the existing location and must meet all setbacks
- 11) No off-plat restrictions.

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 - See Surveyor's Description
- 5) Basis of Bearing - KS SPC North Zone 1501
- 6) Monument Origin unknown unless otherwise noted.
- 7) Existing and Proposed Lots for Residential Use.
- 8) Road Record - See Survey
- 9) Benchmark - NAVD88 Project Benchmark (BM) - 1/2" Rebar (15DRLL) Elev.
- 10) Easements, if any, are created hereon or listed in referenced title commitment.
- 11) Reference Recorded Deed Doc # 2024R02268
- 12) Utility Companies -
 - Water - Consolidated No. 1
 - Electric - Evergy
 - Sewer - Septic / Lagoon
 - Gas - Propane / Natural Gas
- 13) Reference Lawyer's Title Company Case #41784 1/2/25 updated 11/10/25
- 14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0275G 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) Distances to and of structures, if any, are +/- 1'.
- 17) Easements as per referenced Title Commitment are shown hereon, if any.
 - Water District #1 Access and Use Easement Doc. # 2024R02363
 - Water District #1 Bk. 637 Pg. 1528 - does not affect this property
 - Pond water rights statement in title commitment, not shown hereon.
- 18) Fence Lines do not necessarily denote the boundary line for the property.
- 19) Reference Surveys:
 - (RLH) - R.L.Hamm Survey Book S-15-05 #66 NKA2005S066
 - (MLR) - M.L.Rhodes Surveys Doc #2005S059
 - (JAH) - J.A. Herring Surveys Doc #2009S001 & S2009002, #2023S034 DOANE ACRES Doc #2023P00052, Doc #2024S018 PREMIER ACRES - Wyandotte County
 - (LTH) - L.T.Hahn A&A ESTATES Doc #2022P00002
- 20) Lot 1 does not have access to public water source. No building permits shall be issued until the Water District can provide service to the lots or that a well permit from the State has been issued that can provide enough water to support a residence, or other acceptable methods of providing water is established.
- 21) No building permit shall be issued for Lots 1 or 2 until a letter from Evergy has been provided stating they have the capacity to provide electric service to the lots.

LEGEND:

- - 1/2" Rebar Set with Cap No. 1296
- - 1/2" Rebar Found, unless otherwise noted.
- POB - Point of Beginning
- POC - Point of Commencing
- () - 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



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

Joseph A. Herring
PS # 1296



Feb 26,2025

Joe Herring
J.Herring Inc
315 N 5th st
Leavenworth, KS 66048

Re: Marxen Rd
Leavenworth KS

Dear Joe,

At your request, Evergy is providing this acknowledgement that the above-mentioned property is within Evergy's service territory and, consequently, Evergy will serve the project consistent with its General Rules and Regulations. This correspondence is not a guarantee of service on any specific timeline. Changes, delays, or additions to the project's design, timeline, and installation may result in delays or additional equipment necessary to ensure service upon completion of the project. Additionally, Evergy is subject to the availability of distribution equipment and any supply chain disruptions may affect Evergy's ability to provide service.

All projects must conform to Evergy's Electrical Service Standards and service is dependent upon a timely application for electrical service and supporting information. Upon submission of updated project information, Evergy will work with you to provide information regarding our timeline for provision of service.

Sincerely,

Bryson Heenan

Field Design Supervisor
Evergy
16215 W 108th St.
Lenexa, KS, 66219
816-652-1843



City of Lansing Kansas Fire Department

111 East Kansas Avenue, Lansing, KS. 66043

To: Joe Herring

Regarding the Marxen South plat Lansing City Fire will provide fire protection for this property. Thank you.

Joe Gates

Fire Chief

City Of Lansing Fire Department

Jgates@lansingsks.org



P.O. Box 419
15520 Crestwood Dr.
Basehor, KS 66007
913-724-7000 - O
913-724-1310 - F
www.crwld1.com

January, 24, 2025

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

Re: Marxen South

Dear Mr. Herring,

Thank you for providing the opportunity for the water district to provide comments on the proposed plat. The proposed plat is in our service area, however there is no water main available to provide water to Lot 1 at this time. Lot 2 can be served from a water main along Wolcott Rd. The water district is designing a water main along Marxen Rd, however, there is no established timeline for construction of the water main. If the developer wishes to fund a water main extension to have access to water for Lot 1, we can work with the developer to extend water to the property.

Any new connections to the water system will follow the policies of the water district in place at the time of connection. There are no fire hydrants in the area, but will be added to any new water main 6-inch or larger when constructed.

If you have any additional questions/comments, please contact me at your convenience.

Respectfully,

Mike Fulkerson

Mike Fulkerson
General Manager

Cc; file

Allison, Amy

From: Anderson, Kyle
Sent: Wednesday, November 5, 2025 12:07 PM
To: Allison, Amy
Subject: RE: RE: DEV-25-110/111 Preliminary and Final Plat - Marxen South

We have not received any complaints on this property, and we are not aware of any septic systems currently installed on it.

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 30, 2025 4:46 PM
To: Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; 'Dedeke, Andrew' <adedeke@lvsheriff.org>; Khalil, Jon <jkhalil@leavenworthcounty.gov>; San, Soma <SSan@leavenworthcounty.gov>; 'Steven Taylor [KDOT]' <Steven.Taylor@ks.gov>
Cc: PZ <pz@leavenworthcounty.gov>
Subject: RE: DEV-25-110/111 Preliminary and Final Plat - Marxen South

Good Afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for a 2-lot subdivision located at 00000 Marxen Rd (PID 162-03-0-00-00-013.02).

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, November 13, 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

11-07-2025 PW Combined Review

Drainage map arrows indicate multiple outfalls to off site. Outfalls with associated drainage areas to be analyzed in report.

Exhibits: Provide contour labels. Provide Lot #s.

Marxen South
Leavenworth County Kansas
Drainage Report
August 31, 2025



MARXEN SOUTH

Tracts of land in the Southeast Quarter of Fractional Section 3, Township 10 South, Range 23 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:

FRANCIS, MATTHEW JAMES & KELLY RENEE
10000 HOLLINGSWORTH RD
KANSAS CITY, KS 66109
PID NO. 162-03-0-00-00-018

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: MARXEN SOUTH.

Easements shown on this plat are hereby dedicated for public use, the rights of way which are shown with dashed lines on the accompanying plat, and said easements may be employed to locate and maintain sewers, water lines, gas lines, poles and wires and any other form of public utility now and hereafter used by the public over, under and along the strips marked "Utility Easement" (U/E).

"Drainage Easements" or "D/E" shown on this plat are hereby dedicated for the purpose of constructing, using, replacing and maintaining a culvert, storm sewer, drainage ditch, or other drainage facility or tributary connections, including similar facilities, and appurtenances thereto, including the right to maintain, repair and replace the drainage facility and for any reconstruction and future expansion of such facility, together with the right of access for the same, is hereby dedicated for public use. Drainage Easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm drainage facilities. The maintenance and upkeep of said Easements shall be the responsibility of the individual owners of the lots whereupon said Easements are dedicated. Leavenworth County shall bear no responsibility for any maintenance and upkeep of said Easements.

Building Lines or Setback Lines (B.S.L.) are hereby established as shown on the accompanying plat and no building or portion thereof shall be built or constructed between this line and the street line.

IN TESTIMONY WHEREOF,

We, the undersigned owners of MARXEN SOUTH, have set our hands this _____ day of _____, 2025.

Matthew James Francis

Kelly Renee Francis

NOTARY CERTIFICATE:

Be it remembered that on this _____ day of _____, 2025, before me, a notary public in and for said County and State came Matthew Francis and Kelly Renee Francis, husband and wife, 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.

My Commission Expires: _____ (seal)

TRACT 2:

A tract of land in the Southeast Quarter of Fractional Section 3, Township 10 South, Range 23 East of the 6th P.M., Leavenworth County, Kansas, written by Joseph A. Herring PS-1296 on July 15, 2023, more fully described as follows: Commencing at the intersection of the Delaware Reserve Line and the East line of said Southeast Quarter; thence South 89 degrees 08'56" West for a distance of 633.41 feet along said Delaware Reserve Line to the TRUE POINT OF BEGINNING; thence continuing South 89 degrees 08'56" West for a distance of 1412.92 feet along said Delaware Reserve Line to the centerline of Marxen Road, as it exists today; thence North 51 degrees 15'55" East for a distance of 260.34 feet along said centerline; thence North 67 degrees 45'45" East for a distance of 145.79 feet along said centerline; thence North 78 degrees 08'23" East for a distance of 292.08 feet along said centerline; thence North 55 degrees 47'52" East for a distance of 184.11 feet along said centerline; thence North 63 degrees 16'37" East for a distance of 205.06 feet along said centerline to the Westerly right of way line of Kansas Highway #5; thence South 45 degrees 02'26" East for a distance of 640.84 feet along said right of way to the point of beginning. Together with and subject to covenants, easements, and restrictions of record. Said property contains 7.78 acres, more or less, including road right of way. Error of Closure: 1 - 519340

APPROVALS

We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of MARXEN SOUTH this _____ day of _____, 2025.

Secretary

John Jacobson

Chairman

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:

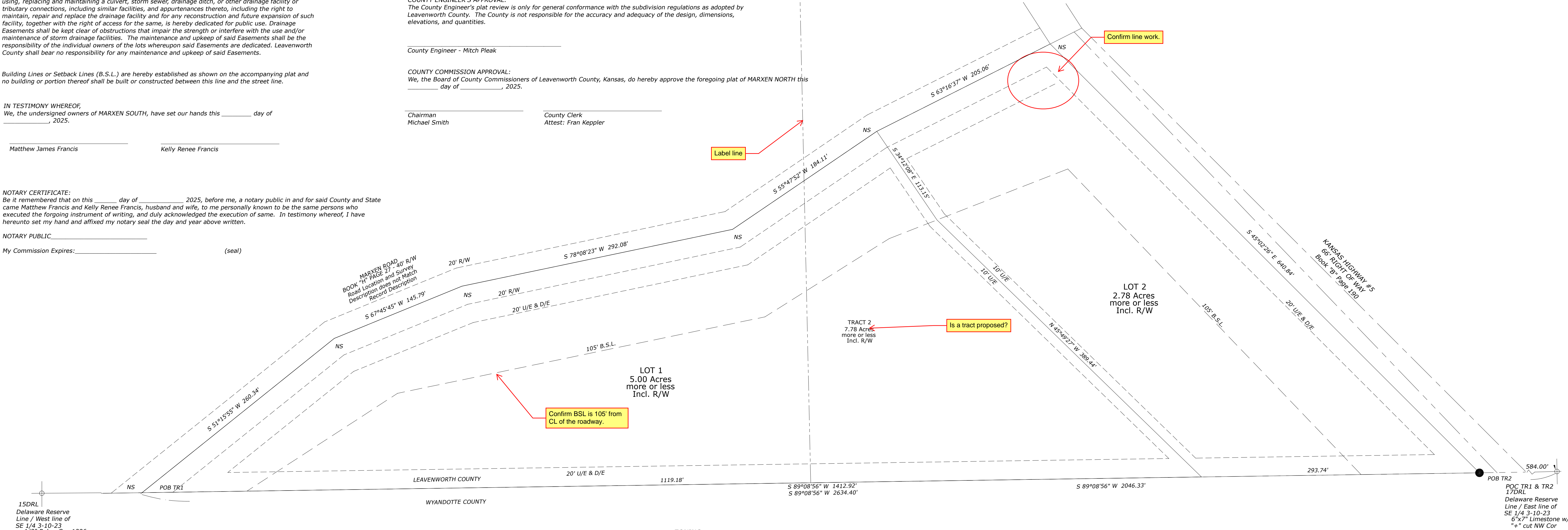
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of MARXEN NORTH this _____ day of _____, 2025.

Chairman

Michael Smith

County Clerk

Attest: Fran Keppler



ZONING:

RR 2.5 - Rural Residential 2.5

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. Access to Lots along Kansas Highway #5 subject to KDOT Approval
- 5) Lot 1 and Tract to South have a shared access to Kansas Highway #5. Maintenance of the access drive is shared between the appropriate owners.
- 6) Lot 1 and Tract to South have a shared pond. Maintenance of the pond is shared between the appropriate owners per signed document between owners.
- 7) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
- 8) All residences built within the subdivision may require engineered plot plans.
- 9) No off-plat restrictions.

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

I hereby certify that this survey plat meets the requirements of K.S.A. 58-2005. The face of this survey plat was reviewed for compliance with Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for survey information only.

Daniel Baumbach, PS#1363
County Surveyor

Job # K-25-1710 South
September 1, 2025 Rev. 10-15-25
J. Herring, Inc. (dba)
J. HERRING
SURVEYING
& COMPANY
315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5381
Email - survey@eamcash.com

11-07-25
PW Combined
Review
Comments

LEGEND:

- - 1/2" Rebar Set with Cap No. 1296
- - 1/2" Rebar Found, unless otherwise noted.
- POB - Point of Beginning
- POC - Point of Commencing
- () - 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
- - Power Pole
- X - Fence Line
- OHP - Overhead Power Lines
- T - Underground Telephone/Fiber Optic Line
- ◇ - Gas Valve
- ⬮ - Water Meter/Valve
- ⊞ - Telephone Pedestal
- W - 6" Water Line - location as per district
- ~~~~~ - Tree/Brush Line

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 - See Surveyor's Description
- 5) Basis of Bearing - KS SPC North Zone 1501
- 6) Monument Origin unknown unless otherwise noted.
- 7) Existing and Proposed Lots for Residential Use.
- 8) Road Record - See Survey
- 9) Benchmark - NAVD88 Project Benchmark (BM) - 1/2" Rebar (15DRL) Elev.
- 10) Easements, if any, are created hereon or listed in referenced title commitment.
- 11) Reference Recorded Deed Doc # 2021R10530
- 12) Utility Companies -
 - Water - Consolidated No. 1
 - Electric - Evergy
 - Sewer - Septic / Lagoon
 - Gas - Propane / Natural Gas
- 13) Reference Lawyer's Title Company - LTK Order ID 70542 - May 23, 2023
- 14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0275G 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) Distances to and of structures, if any, are +/- 1'.
- 17) Easements as per referenced Title Commitment are shown hereon, if any.
- 18) Fence Lines do not necessarily denote the boundary line for the property.
- 19) Reference Surveys:
 - (RLH) - R.L.Hamm Survey Book S-15-05 #66 NKA2005S066
 - (MLR) - M.L.Rhodes Surveys Doc #2005S059
 - (JAH) - J.A. Herring Surveys Doc #2009S001 & S2009002, #2023S0304
 - DOANE ACRES Doc #2023P00052, Doc #2024S018
 - PREMIER ACRES - Wyandotte County
 - (LTH) - L.T.Hahn A&A ESTATES Doc #2022P00002



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

Joseph A. Herring
PS # 1296

MARXEN SOUTH

Tracts of land in the Southeast Quarter of Fractional Section 3, Township 10 South, Range 23 East of the 6th P.M., Leavenworth County, Kansas.

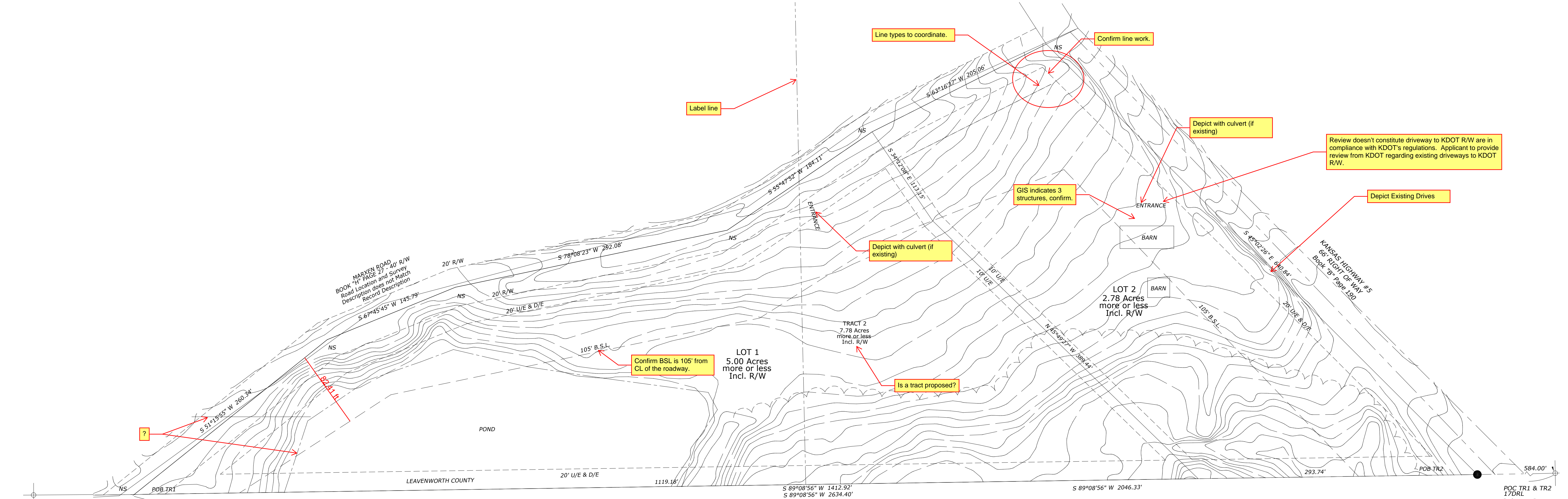
PRELIMINARY PLAT

PREPARED FOR:
FRANCIS, MATTHEW JAMES & KELLY RENEE
10000 HOLLINGSWORTH RD
KANSAS CITY, KS 66109
PID NO. 162-03-0-00-00-018

TRACT 2:
A tract of land in the Southeast Quarter of Fractional Section 3, Township 10 South, Range 23 East of the 6th P.M., Leavenworth County, Kansas, written by Joseph A. Herring PS-1296 on July 15, 2023, more fully described as follows:
Commencing at the intersection of the Delaware Reserve Line and the East line of said Southeast Quarter; thence South 89 degrees 08'56" West for a distance of 633.41 feet along said Delaware Reserve Line to the TRUE POINT OF BEGINNING; thence continuing South 89 degrees 08'56" West for a distance of 1412.92 feet along said Delaware Reserve Line to the centerline of Marxen Road, as it exists today; thence North 51 degrees 15'55" East for a distance of 260.34 feet along said centerline; thence North 67 degrees 45'45" East for a distance of 145.79 feet along said centerline; thence North 78 degrees 08'23" East for a distance of 292.08 feet along said centerline; thence North 55 degrees 47'52" East for a distance of 184.11 feet along said centerline; thence North 63 degrees 16'37" East for a distance of 205.06 feet along said centerline to the Westerly right of way line of Kansas Highway #5; thence South 45 degrees 02'26" East for a distance of 640.84 feet along said right of way to the point of beginning.
Together with and subject to covenants, easements, and restrictions of record.
Said property contains 7.78 acres, more or less, including road right of way.
Error of Closure: 1 - 519340

- LEGEND:
- - 1/2" Rebar Set with Cap No. 1296
 - - 1/2" Rebar Found, unless otherwise noted.
 - POB - Point of Beginning
 - POC - Point of Commencing
 - () - 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
 - - Power Pole
 - X - Fence Line
 - OHP - Overhead Power Lines
 - T - Underground Telephone/Fiber Optic Line
 - ◇ - Gas Valve
 - ⬮ - Water Meter/Valve
 - ⊞ - Telephone Pedestal
 - W - 6" Water Line - location as per district
 - ~~~~~ - Tree/Brush Line

11-07-25
PW Combined
Review
Comments



ZONING:

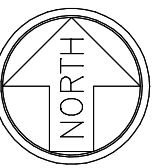
RR 2.5 - Rural Residential 2.5

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) Lot 1 and Tract to South have a shared access to Kansas Highway #5.
- 6) Lot 1 and Tract to South have a shared pond. Maintenance of the pond is shared between the appropriate owners per signed document between owners.
- 7) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
- 8) All residences built within the subdivision may require engineered plot plans.
- 9) No off-plat restrictions.

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 - See Surveyor's Description
- 5) Basis of Bearing - KS SPC North Zone 1501
- 6) Monument Origin unknown unless otherwise noted.
- 7) Existing and Proposed Lots for 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 # 2021R10530
- 12) Utility Companies -
 - Water - Consolidated No. 1
 - Electric - Evergy
 - Sewer - Septic / Lagoon
 - Gas - Propane / Natural Gas
- 13) Reference Lawyer's Title Company - LTK Order ID 70542 - May 23, 2023
- 14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0275G 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) Distances to and of structures, if any, are +/- 1'.
- 17) Easements as per referenced Title Commitment are shown hereon, if any.
- 18) Fence Lines do not necessarily denote the boundary line for the property.
- 19) Reference Surveys:
 - (RLH) - R.L.Hamm Survey Book S-15-05 #66 NKA2005S066
 - (MLR) - M.L.Rhodes Surveys Doc #2005S059
 - (JAH) - J.A. Herring Surveys Doc #2009S001 & S2009002, #2023S034
 - DOANE ACRES Doc #2023P00052, Doc #2024S018
 - PREMIER ACRES - Wyandotte County
 - (LTH) - L.T.Hahn A&A ESTATES Doc #2022P00002



Job # K-25-1710 South
September 1, 2025 Rev. 10-15-25

J. Herring, Inc. (dba)
J. HERRING
SURVEYING
& COMPANY

315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5381
Email - survey@eamcash.com



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

Joseph A. Herring
PS # 1296

MARXEN SOUTH

Tracts of land in the Southeast Quarter of Fractional Section 3, Township 10 South, Range 23 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:

FRANCIS, MATTHEW JAMES & KELLY RENEE
10000 HOLLINGSWORTH RD
KANSAS CITY, KS 66109
PID NO. 162-03-0-00-00-013.02

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: MARXEN SOUTH.

Easements shown on this plat are hereby dedicated for public use, the rights of way which are shown with dashed lines on the accompanying plat, and said easements may be employed to locate and maintain sewers, water lines, gas lines, poles and wires and any other form of public utility now and hereafter used by the public over, under and along the strips marked "Utility Easement" (U/E).

"Drainage Easements" or "D/E" shown on this plat are hereby dedicated for the purpose of constructing, using, replacing and maintaining a culvert, storm sewer, drainage ditch, or other drainage facility or tributary connections, including similar facilities, and appurtenances thereto, including the right to maintain, repair and replace the drainage facility and for any reconstruction and future expansion of such facility, together with the right of access for the same, is hereby dedicated for public use. Drainage Easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm drainage facilities. The maintenance and upkeep of said Easements shall be the responsibility of the individual owners of the lots whereupon said Easements are dedicated. Leavenworth County shall bear no responsibility for any maintenance and upkeep of said Easements.

Building Lines or Setback Lines (B.S.L.) are hereby established as shown on the accompanying plat and no building or portion thereof shall be built or constructed between this line and the street line.

IN TESTIMONY WHEREOF,

We, the undersigned owners of MARXEN SOUTH, have set our hands this _____ day of _____, 2025.

Matthew James Francis

Kelly Renee Francis

PID NO. 162-03...012

NOTARY CERTIFICATE:

Be it remembered that on this _____ day of _____, 2025, before me, a notary public in and for said County and State came Matthew Francis and Kelly Renee Francis, husband and wife, to me personally known to be the same persons who executed the foregoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC.

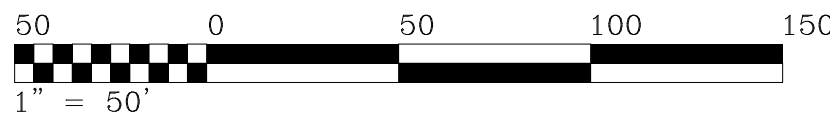
My Commission Expires: _____ (seal)

15DRL
Delaware Reserve
Line / West line of
SE 1/4 3-10-23
1/2" Rebar Cap 1296
Reset per Report



Job # K-25-1865 South
September 1, 2025 Rev. 11-23-25

J. Herring, Inc. (dba)
THE HERRING SURVEYING COMPANY
315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5381
Email: survey@teamcash.com



I hereby certify that this survey plat meets the requirements of K.S.A. 58-2005. The face of this survey plat was reviewed for compliance with Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for survey information only.

Daniel Baurchen, PS#1363
County Surveyor

TRACT 2:

A tract of land in the Southeast Quarter of Fractional Section 3, Township 10 South, Range 23 East of the 6th P.M., Leavenworth County, Kansas, written by Joseph A. Herring PS-1296 on July 15, 2023, more fully described as follows: Commencing at the intersection of the Delaware Reserve Line and the East line of said Southeast Quarter; thence South 89 degrees 08'56" West for a distance of 584.00 feet along said Delaware Reserve Line to the TRUE POINT OF BEGINNING, said point being the centerline of Kansas Highway #5; thence continuing South 89 degrees 08'56" West for a distance of 1462.33 feet along said Delaware Reserve Line to the centerline of Marxen Road, as it exists today; thence North 51 degrees 15'55" East for a distance of 260.34 feet along said centerline; thence North 67 degrees 45'45" East for a distance of 145.79 feet along said centerline; thence North 78 degrees 08'23" East for a distance of 292.08 feet along said centerline; thence North 55 degrees 47'52" East for a distance of 184.11 feet along said centerline; thence North 63 degrees 16'37" East for a distance of 242.38 feet along said centerline to the centerline of Kansas Highway #5; thence South 45 degrees 02'26" East for a distance of 663.55 feet along said centerline to the point of beginning. Together with and subject to covenants, easements, and restrictions of record. Said property contains 8.31 acres, more or less, including road right of way. Error of Closure: 1 - 538499

APPROVALS

We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of MARXEN SOUTH this _____ day of _____, 2025.

Secretary

John Jacobson

Chairman

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 MARXEN SOUTH this _____ day of _____, 2025.

Chairman

Michael Smith

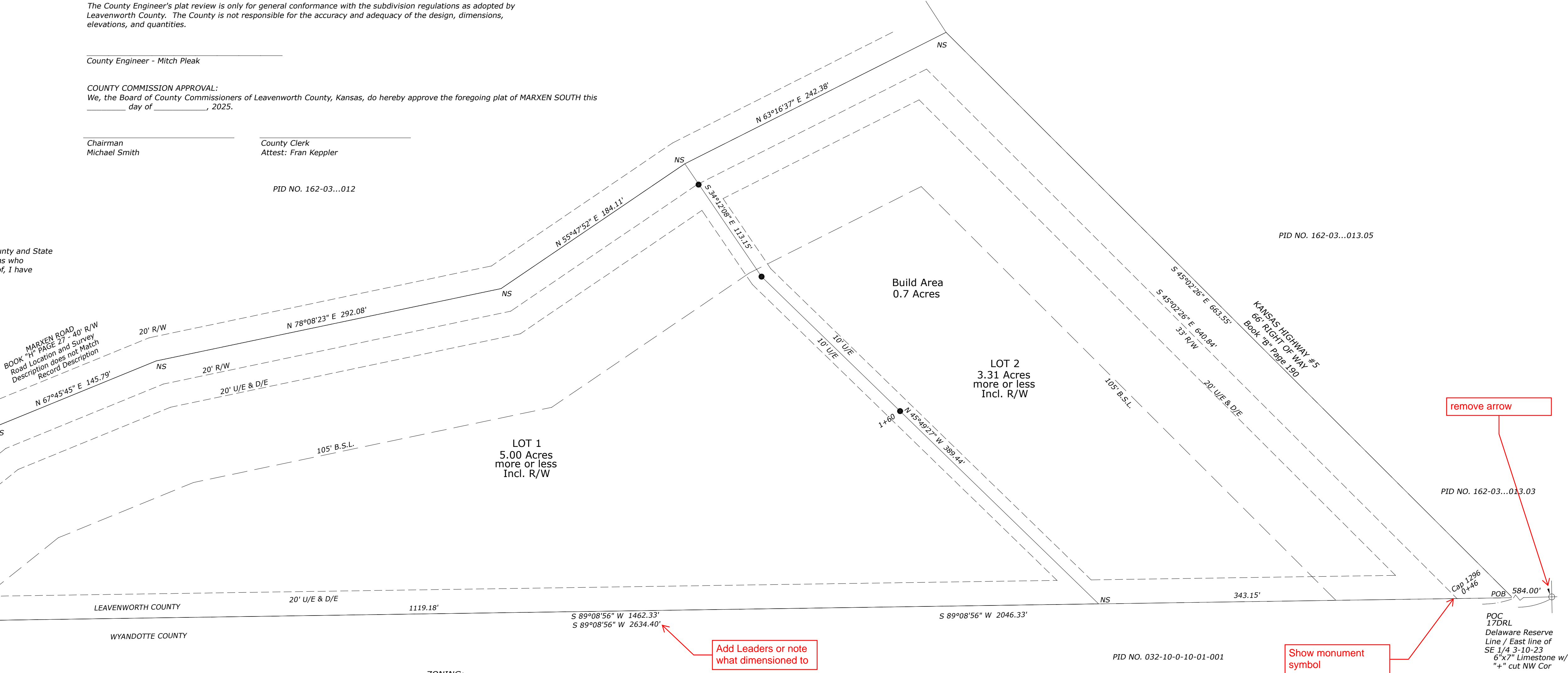
County Clerk

Attest: Fran Keppler

Provide LSRR

LEGEND:

- - 1/2" Rebar Set with Cap No. 1296
- - 1/2" Rebar Found, unless otherwise noted.
- POB - Point of Beginning
- POC - Point of Commencing
- () - 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



ZONING:

RR 2.5 - Rural Residential 2.5

RESTRICTIONS:

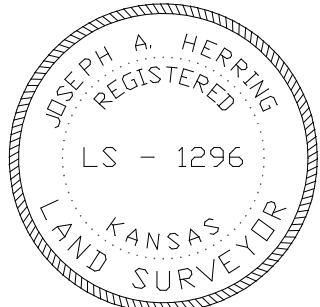
- 1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
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- 4) Lots are subject to the current Access Management Policy. Access to Lots and driveway improvements along Kansas Highway #5 subject to KDOT Approval
- 5) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
- 6) Lot 1 and Tract to South have a shared pond. Maintenance of the pond is shared between the appropriate owners per verbal agreement.
- 7) All residences built within the subdivision may require engineered plot plans.
- 8) Exception to regulation Article 50, Section 40.3.i. Lot-width for Lots 1 granted this plat
- 9) Exception to regulation Article 50, Section 40.3.h. Accessory Structure without principal residence
- 10) Structures that exist within the building setback line or platted easement. Any future building or expansion must comply with the building setback. If the structure is damaged greater than 51% it may not be rebuilt or restored on the existing location and must meet all setbacks
- 11) No off-plat restrictions.

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 - See Surveyor's Description
- 5) Basis of Bearing - KS SPC North Zone 1501
- 6) Monument Origin unknown unless otherwise noted.
- 7) Existing and Proposed Lots for Residential Use.
- 8) Road Record - See Survey
- 9) Benchmark - NAVD88 Project Benchmark (BM) - 1/2" Rebar (15DRL) Elev.
- 10) Easements, if any, are created hereon or listed in referenced title commitment.
- 11) Reference Recorded Deed Doc # 2024R02268
- 12) Utility Companies -
 - Water - Consolidated No. 1
 - Electric - Evergy
 - Sewer - Septic / Lagoon
 - Gas - Propane / Natural Gas
- 13) Reference Lawyer's Title Company - LTK Order ID 70542 - May 23, 2023
- 14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0275G dated July 16, 2015
- 15) Building Setback Lines as shown hereon or noted below
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 - (JAH) - J.A. Herring Surveys Doc #2009S001 & S2009002, #2023S034
 - DOANE ACRES Doc #2023P00052, Doc #2024S018
 - PREMIER ACRES - Wyandotte County
 - (LTH) - L.T.Hahn A&A ESTATES Doc #2022P00002
- 20) Lot 1 does not have access to public water source. No building permits shall be issued until the Water District can provide service to the lots or that a well permit from the State has been issued that can provide enough water to support a residence, or other acceptable methods of providing water is established.
- 21) No building permit shall be issued for Lots 1 or 2 until a letter from Evergy has been provided stating they have the capacity to provide electric service to the lots.

Provide Title report

Edit to: 2009S002



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

Joseph A. Herring
PS # 1296

MARXEN SOUTH

Tracts of land in the Southeast Quarter of Fractional Section 3, Township 10 South, Range 23 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:
FRANCIS, MATTHEW JAMES & KELLY RENEE
10000 HOLLINGSWORTH RD
KANSAS CITY, KS 66109
PID NO. 162-03-0-00-00-013.02

CERTIFICATION AND DEDICATION
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Easements shown on this plat are hereby dedicated for public use, the rights of way which are shown with dashed lines on the accompanying plat, and said easements may be employed to locate and maintain sewers, water lines, gas lines, poles and wires and any other form of public utility now and hereafter used by the public over, under and along the strips marked "Utility Easement" (U/E).

"Drainage Easements" or "D/E" shown on this plat are hereby dedicated for the purpose of constructing, using, replacing and maintaining a culvert, storm sewer, drainage ditch, or other drainage facility or tributary connections, including similar facilities, and appurtenances thereto, including the right to maintain, repair and replace the drainage facility and for any reconstruction and future expansion of such facility, together with the right of access for the same, is hereby dedicated for public use. Drainage Easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm drainage facilities. The maintenance and upkeep of said Easements shall be the responsibility of the individual owners of the lots whereupon said Easements are dedicated. Leavenworth County shall bear no responsibility for any maintenance and upkeep of said Easements.

Building Lines or Setback Lines (B.S.L.) are hereby established as shown on the accompanying plat and no building or portion thereof shall be built or constructed between this line and the street line.

IN TESTIMONY WHEREOF,
We, the undersigned owners of MARXEN SOUTH, have set our hands this _____ day of _____, 2025.

Matthew James Francis Kelly Renee Francis

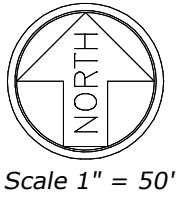
NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____, 2025, before me, a notary public in and for said County and State came Matthew Francis and Kelly Renee Francis, husband and wife, to me personally known to be the same persons who executed the foregoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC.
My Commission Expires: _____ (seal)

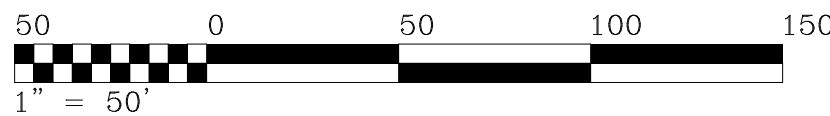
15DRL
Delaware Reserve
Line / West line of
SE 1/4 3-10-23
1/2" Rebar Cap 1296
Reset per Report

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. Todd



Job # K-25-1865 South
September 1, 2025 Rev. 11-23-25
J. Herring, Inc. (dba)
HERRING SURVEYING COMPANY
315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5381
Email - survey@teamcash.com



I hereby certify that this survey plat meets the requirements of K.S.A. 58-2005. The face of this survey plat was reviewed for compliance with Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for survey information only.

Daniel Bauman, PS#1363
County Surveyor

TRACT 2:
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APPROVALS
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of MARXEN SOUTH this _____ day of _____, 2025.

Secretary John Jacobson Chairman 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 MARXEN SOUTH this _____ day of _____, 2025.

Chairman Michael Smith County Clerk Attest: Fran Keppler

PID NO. 162-03...012

LOT 1
5.00 Acres
more or less
Incl. R/W

Build Area
0.7 Acres

LOT 2
3.31 Acres
more or less
Incl. R/W

ZONING:
RR 2.5 - Rural Residential 2.5

- RESTRICTIONS:**
- 1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
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 - 11) No off-plat restrictions.



-place note that Lots 1 does not have access to public water source. No building permits shall be issued until the Water District can provide service to the lots or that a well permit from the State has been issued that can provide enough water to support a residence.
-show easements listed on the Title Report for Tract B

REVIEWED
Latham - 12/2/2025, 10:54:43 AM

LEGEND:
● - 1/2" Rebar Set with Cap No. 1296
○ - 1/2" Rebar Found, unless otherwise noted.
POB - Point of Beginning
POC - Point of Commencing
() - 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
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C - Chord Distance
///// - No Vehicle Entrance Access
NS - Not Set this survey per agreement with client

- NOTES:**
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 - 9) Benchmark - NAVD88 Project Benchmark (BM) - 1/2" Rebar (15DRL) Elev.
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 - 11) Reference Recorded Deed Doc # 2024R02268
 - 12) Utility Companies -
 - Water - Consolidated No. 1
 - Electric - Evergy
 - Sewer - Septic / Lagoon
 - Gas - Propane / Natural Gas
 - 13) Reference Lawyer's Title Company - LTK Order ID 70542 - May 23, 2023 ← update title report
 - 14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0275G dated July 16, 2015
 - 15) Building Setback Lines as shown hereon or noted below
 - All side yard setbacks - 15' (Accessory - 15')
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 - PREMIER ACRES - Wyandotte County
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 - 20) Lot 1 does not have access to public water source. No building permits shall be issued until the Water District can provide service to the lots or that a well permit from the State has been issued that can provide enough water to support a residence, or other acceptable methods of providing water is established.
 - 21) No building permit shall be issued for Lots 1 or 2 until a letter from Evergy has been provided stating they have the capacity to provide electric service to the lots.



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

Joseph A. Herring
PS # 1296

MARXEN SOUTH

Tracts of land in the Southeast Quarter of Fractional Section 3, Township 10 South, Range 23 East of the 6th P.M., Leavenworth County, Kansas.

PRELIMINARY PLAT

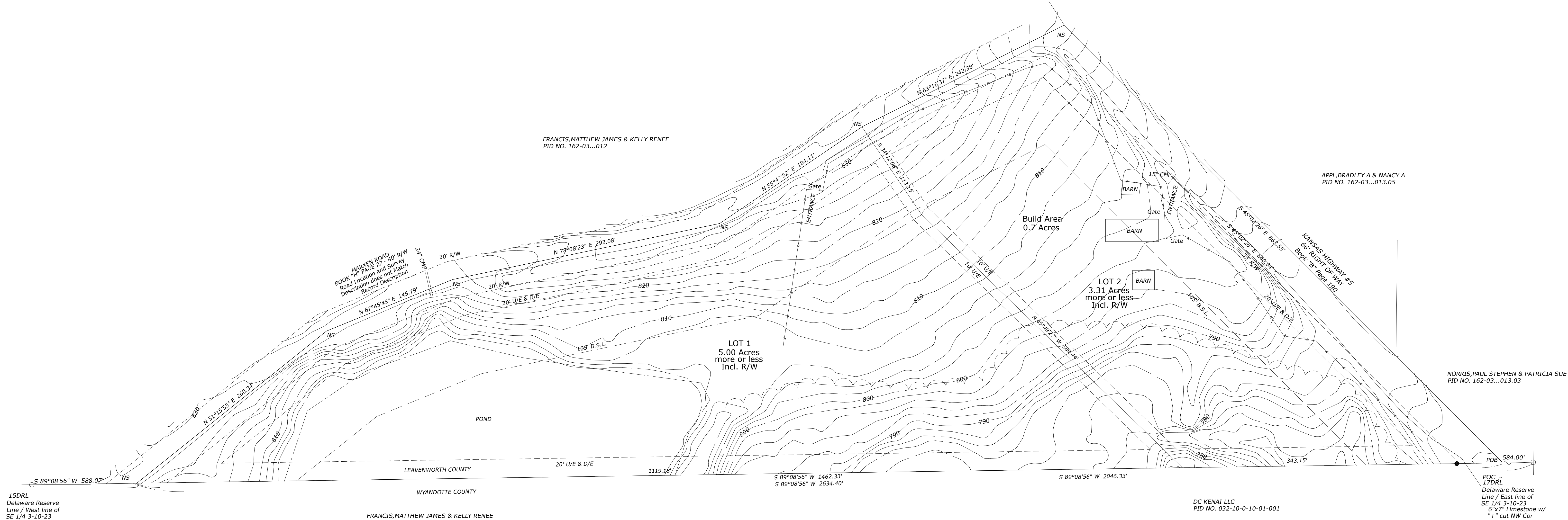
PREPARED FOR:
FRANCIS, MATTHEW JAMES & KELLY RENEE
10000 HOLLINGSWORTH RD
KANSAS CITY, KS 66109
PID NO. 162-03-0-00-00-013.02

TRACT 2:
A tract of land in the Southeast Quarter of Fractional Section 3, Township 10 South, Range 23 East of the 6th P.M., Leavenworth County, Kansas, written by Joseph A. Herring PS-1296 on July 15, 2023, more fully described as follows: Commencing at the intersection of the Delaware Reserve Line and the East line of said Southeast Quarter; thence South 89 degrees 08'56" West for a distance of 584.00 feet along said Delaware Reserve Line to the TRUE POINT OF BEGINNING, said point being the centerline of Kansas Highway #5; thence continuing South 89 degrees 08'56" West for a distance of 1462.33 feet along said Delaware Reserve Line to the centerline of Marxen Road, as it exists today; thence North 51 degrees 15'55" East for a distance of 260.34 feet along said centerline; thence North 67 degrees 45'45" East for a distance of 145.79 feet along said centerline; thence North 78 degrees 08'23" East for a distance of 292.08 feet along said centerline; thence North 55 degrees 47'52" East for a distance of 184.11 feet along said centerline; thence North 63 degrees 16'37" East for a distance of 242.38 feet along said centerline to the centerline of Kansas Highway #5; thence South 45 degrees 02'26" East for a distance of 663.55 feet along said centerline to the point of beginning.
Together with and subject to covenants, easements, and restrictions of record.
Said property contains 8.31 acres, more or less, including road right of way.
Error of Closure: 1 - 538499

-place note that Lots 1 does not have access to public water source. No building permits shall be issued until the Water District can provide service to the lots or that a well permit from the State has been issued that can provide enough water to support a residence.
-show easements listed on the Title Report for Tract B

REVIEWED
11/14/2025, 10:50:09 AM

LEGEND:
● - 1/2" Rebar Set with Cap No. 1296
○ - 1/2" Rebar Found, unless otherwise noted.
POB - Point of Beginning
POC - Point of Commencing
() - 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
○ - Power Pole
X - Fence Line
OHP - Overhead Power Lines
T - Underground Telephone/Fiber Optic Line
◇ - Gas Valve
⬮ - Water Meter/Valve
⊞ - Telephone Pedestal
W - 6" Water Line - location as per district
~ ~ ~ - Tree/Brush Line



ZONING:
RR 2.5 - Rural Residential 2.5

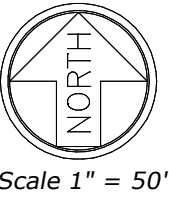
- RESTRICTIONS:
- 1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
 - 2) An Engineered Waste Disposal System may be required due to poor soil conditions.
 - 3) Erosion and sediment control measures 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. Access to Lots and driveway improvements along Kansas Highway #5 subject to KDOT Approval
 - 5) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
 - 6) Lot 1 and Tract to South have a shared pond. Maintenance of the pond is shared between the appropriate owners per verbal agreement.
 - 7) All residences built within the subdivision may require engineered plot plans.
 - 8) Exception to regulation Article 50, Section 40.3.1. Lot-width for Lots 1 granted this plat
 - 9) Exception to regulation Article 50, Section 40.3.1. Accessory Structure without principal residence
 - 10) Structures that exist within the building setback line or platted easement. Any future building or expansion must comply with the building setback. If the structure is damaged greater than 51% it may not be rebuilt or restored on the existing location and must meet all setbacks
 - 11) No off-plat restrictions.



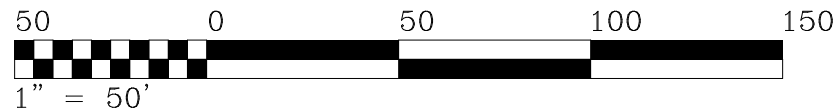
VICINITY MAP
NOT TO SCALE

- 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 - See Surveyor's Description
 - 5) Basis of Bearing - KS SPC North Zone 1501
 - 6) Monument Origin unknown unless otherwise noted.
 - 7) Existing and Proposed Lots for Residential Use.
 - 8) Road Record - See Survey
 - 9) Benchmark - NAVD88 Project Benchmark (BM) - 1/2" Rebar (15DRL) Elev.
 - 10) Easements, if any, are created hereon or listed in referenced title commitment.
 - 11) Reference Recorded Deed Doc # 2021R10530
 - 12) Utility Companies -
 - Water - Consolidated No. 1
 - Electric - Evergy
 - Sewer - Septic / Lagoon
 - Gas - Propane / Natural Gas
 - 13) Reference Lawyer's Title Company - LTK Order ID 70542 - May 23, 2023
 - 14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0275G 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) Distances to and of structures, if any, are +/- 1'.
 - 17) Easements as per referenced Title Commitment are shown hereon, if any.
 - 18) Fence Lines do not necessarily denote the boundary line for the property.
 - 19) Reference Surveys:
 - (RLH) - R.L.Hamm Survey Book S-15-05 #66 NKA2005S066
 - (MLR) - M.L.Rhodes Surveys Doc #2005S059
 - (JAH) - J.A. Herring Surveys Doc #2009S001 & S2009002, #2023S034
 - DOANE ACRES Doc #2023P00052, Doc #2024S018
 - PREMIER ACRES - Wyandotte County
 - (LTH) - L.T.Hahn A&A ESTATES Doc #2022P00002
 - 20) Lot 1 does not have access to public water source. No building permits shall be issued until the Water District can provide service to the lots or that a well permit from the State has been issued that can provide enough water to support a residence, or other acceptable methods of providing water is established.
 - 21) No building permit shall be issued for Lots 1 or 2 until a letter from Evergy has been provided stating they have the capacity to provide electric service to the lots.

Update Case #
and Date



Job # K-25-1865 South
September 1, 2025 Rev. 11-23-25
J. Herring, Inc. (dba)
J. HERRING
SURVEYING
& COMPANY
315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5381
Email - survey@eamcash.com



2025

**Notice of Budget Hearing for Amending the
2025 Budget**

The governing body of

Leavenworth County

will meet on the day of December 23, 2025 at 9:00 AM at Leavenworth County Courthouse. Commission Meeting room for the purpose of hearing and answering objections of taxpayers relating to the proposed amended use of funds.

Detailed budget information is available at Leavenworth County Clerk's Office, 300 Walnut, Leavenworth and will be available at this hearing.

Summary of Amendments

| Fund | 2025 Adopted Budget | | | 2025 Proposed Amended Expenditures |
|----------------|------------------------|----------------------------------|--------------|--|
| | Actual Tax Rate | Amount of Tax that was Levied | Expenditures | |
| Treasurer Tech | | | 20,000 | 26,700 |
| ROD Tech | | | 169,211 | 324,211 |
| Solid Waste | | | 2,413,205 | 2,427,552 |
| | | | 0 | 0 |
| | | | 0 | 0 |
| | | | 0 | 0 |

Leavenworth County

Official Title: Leavenworth County

| |
|-------------|
| CPA Summary |
|-------------|

Leavenworth County

2025

Adopted Budget

| ROD Tech | 2025 Adopted Budget | 2025 Proposed Budget |
|---------------------------------------|---------------------------|----------------------------|
| Unencumbered Cash Balance January 1 | 252,633 | 317,298 |
| Receipts: | | |
| Ad Valorem Tax | | |
| Delinquent Tax | | |
| Motor Vehicle Tax | | |
| Recreational Vehicle Tax | | |
| 16/20M Vehicle Tax | | |
| Program Income | 140,000 | 160,000 |
| | | |
| | | |
| | | |
| | | |
| | | |
| Interest on Idle Funds | | |
| Total Receipts | 140,000 | 160,000 |
| Resources Available: | 392,633 | 477,298 |
| Expenditures: | | |
| Salaries | 43,702 | 43,702 |
| Contractuals | 71,436 | 71,436 |
| Commodities | 15,500 | 15,500 |
| Capital Outlay | 7,000 | 7,000 |
| Transfer to Equipment Reserve | 22,000 | 92,000 |
| Transfer to Employee Benefits | 9,573 | 9,573 |
| New Contract for Microfilm | | 85,000 |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| Total Expenditures | 169,211 | 324,211 |
| Unencumbered Cash Balance December 31 | 223,422 | 153,087 |

| |
|-------------|
| CPA Summary |
|-------------|

Leavenworth County

2025

Adopted Budget

| Solid Waste | 2025 Adopted Budget | 2025 Proposed Budget |
|---------------------------------------|---------------------------|----------------------------|
| Unencumbered Cash Balance January 1 | 117,050 | 131,738 |
| Receipts: | | |
| Ad Valorem Tax | | |
| Delinquent Tax | | |
| Motor Vehicle Tax | | |
| Recreational Vehicle Tax | | |
| 16/20M Vehicle Tax | | |
| Program Income | 2,300,000 | 2,300,000 |
| Recycle Materials | 15,000 | 15,000 |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| Interest on Idle Funds | | |
| Total Receipts | 2,315,000 | 2,315,000 |
| Resources Available: | 2,432,050 | 2,446,738 |
| Expenditures: | | |
| Salaries | 529,653 | 550,000 |
| Contractuals | 1,316,775 | 1,476,775 |
| Commodities | 46,000 | 40,000 |
| Capital Outlay | 34,500 | 34,500 |
| Transfer to Employee Benefits | 226,277 | 226,277 |
| Transfer to Capital Improvement | 160,000 | 100,000 |
| Transfer to Equipmnet Reserve | 100,000 | 0 |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| Total Expenditures | 2,413,205 | 2,427,552 |
| Unencumbered Cash Balance December 31 | 18,845 | 19,186 |

CPA Summary

BOARD ORDER 2025 - 16

**AN ORDER OF THE BOARD OF COUNTY COMMISSIONERS OF THE
COUNTY OF LEAVENWORTH, KANSAS, TRANSFERRING FUNDS FROM THE
LOCAL SERVICE FUND TO THE EQUIPMENT RESERVE FUND.**

Now, on this 23rd day of December 2025 the Board of County Commissioners of Leavenworth County, Kansas adopts the following Board Order:

That the Clerk of Leavenworth County, Kansas is hereby directed to cause the transfer of the sum of **Two Hundred Thousand Dollars and no/100 (\$200,000.00)** from the Local Service Fund to the Equipment Reserve Fund.

Transfer Out: Local Service (D) 5-137-5-00
(C) 5-137-1-00-001

Transfer To: Equipment Reserve/Local Service (C) 5-155-4-00-901
(D) 5-155-1-00-001

Dated this 23rd day of December 2025.

Board of County Commissioners
Of Leavenworth County, Kansas

Mike Smith, Chairman

Jeff Culbertson, Member

Vanessa Reid, Member

Willie Dove, Member

Mike Stieben, Member

ATTEST:

Fran Keppler, Leavenworth County Clerk

BOARD ORDER 2025 - 17

**AN ORDER OF THE BOARD OF COUNTY COMMISSIONERS OF THE
COUNTY OF LEAVENWORTH, KANSAS, TRANSFERRING FUNDS FROM THE
SPECIAL BUILDING, BUILDINGS AND GROUNDS FUND OF THE COUNTY TO
CAPITAL IMPROVEMENT FUND DESIGNATED FOR COURTHOUSE
RENOVATIONS.**

Now, on this 23rd day of December 2025 the Board of County Commissioners of Leavenworth County, Kansas adopts the following Board Order:

That the Clerk of Leavenworth County, Kansas is hereby directed to cause the transfer of the sum of **Eight Hundred and Eighty Thousand and no/100 (\$880,000.00)** from the Special Building, Buildings & Grounds Fund to the Capital Improvement Fund designated for the Improvements at the Leavenworth County Courthouse.

| | |
|-------------------------------------|--------------------|
| Transfer Out: Special Building, B&G | (D) 5-001-5-31-5 |
| | (C) 5-001-1-00-001 |

| | |
|---------------------------------------|--------------------|
| Transfer To: Capital Improvement Fund | (C) 5-215-4-00-912 |
| | (D) 5-215-1-00-001 |

Dated this 23rd day of December 2025.

Board of County Commissioners
Of Leavenworth County, Kansas

Mike Smith, Chairman

Jeff Culbertson, Member

Vanessa Reid, Member

Willie Dove, Member

Mike Stieben, Member

ATTEST:

Fran Keppler, Leavenworth County Clerk

BOARD ORDER 2025 - 18

**AN ORDER OF THE BOARD OF COUNTY COMMISSIONERS OF THE
COUNTY OF LEAVENWORTH, KANSAS, TRANSFERRING FUNDS FROM THE
ROAD & BRIDGE FUND OF THE COUNTY TO THE CAPITAL ROAD FUND.**

Now, on this 23rd day of December 2025 the Board of County Commissioners of Leavenworth County, Kansas adopts the following Board Order:

That the Clerk of Leavenworth County, Kansas is hereby directed to cause the transfer of the sum of **One Million Seven Hundred Thousand Dollars and no/100 (\$1,700,000.00)** from the Road & Bridge Fund to the Capital Roads.

Transfer Out: Road & Bridge (D) 5-133-5-00-5
(C) 5-133-1-00-001

Transfer To: Capital Road Fund (C) 5-220-4-00-901
(D) 5-220-1-00-001

Dated this 23rd day of December 2025.

Board of County Commissioners
Of Leavenworth County, Kansas

Jeff Culbertson, Member

Mike Smith, Member

Vanessa Reid, Member

Willie Dove, Member

Mike Stieben, Member

ATTEST:

Fran Keppler, Leavenworth County Clerk

BOARD ORDER 2025 - 19

**AN ORDER OF THE BOARD OF COUNTY COMMISSIONERS OF THE
COUNTY OF LEAVENWORTH, KANSAS, TRANSFERRING FUNDS FROM THE
LOCAL SERVICE ROAD & BRIDGE FUND OF THE COUNTY TO THE CAPITAL
ROAD FUND.**

Now, on this 23rd day of December 2025 the Board of County Commissioners of Leavenworth County, Kansas adopts the following Board Order:

That the Clerk of Leavenworth County, Kansas is hereby directed to cause the transfer of the sum of **One Million Two Hundred Thousand and no/100 (\$1,200,000.00)** from the Local Service Road & Bridge to the Capital Road Fund

Transfer Out: Local Service Road & Bridge (D) 5-137-5-00-503
(C) 5-137-1-00-001

Transfer To: Capital Road Fund (C) 5-220-4-00-901
(D) 5-220-1-00-001

Dated this 23rd day of December 2025.

Board of County Commissioners
Of Leavenworth County, Kansas

Jeff Culbertson, Member

Willie Dove, Member

Vanessa Reid, Member

Mike Smith, Member

Mike Stieben, Member

ATTEST:

Fran Keppler, Leavenworth County Clerk

Leavenworth County Request for Board Action

Date: December 17th, 2025

To: Board of County Commissioners

From: Public Works

Department Head Approval: WLN

Additional Reviews as needed:

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

Action Requested: Accept the low bid by Norfolk Contracting for the replacement of A-07 bridge on Lecompton Road.

Analysis: Public Works solicited for bids for the replacement of A-07 utilizing a prefabricated deck bridge structure. Three bids were received for the construction. The bridge project will start in late spring. The bid includes the removal of the existing structure and the construction of the new bridge. The county Road Department will be responsible for the backfill of the structure and the gravel surfacing. The use of the prefabricated deck reduced the cost and the length of the project to just 45 working days. This will be the first prefabricated deck bridge in Leavenworth County. The 10% contingency is due to the fact no geotechnical borings were completed for the project which may or may not result in an overrun in the cost of the headwall piles.

Alternatives: Deny

Budgetary Impact: \$226,469 + 10% contingency (\$249,115.90 Total)

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

Additional Attachments: Bid Tab

COUNTY OF LEAVENWORTH

Bridge A-7

BID OPENING ON 12.16.2025

BID TABULATION - FINAL



| Item No. | Item Description | Unit | Quantity | Ebert Constructionn Wamego, KS | Total | Norfolk Contracting Norfolk, NE | Total | Reece Construction Salina, KS | Total |
|------------------|---|------|------------|-----------------------------------|---------------------|---------------------------------------|---------------------|----------------------------------|---------------------|
| | | | | Price | Total Price | | | Price | Total Price |
| | ITEMS | | | | | | | | |
| | Mobilization | | 1 | \$ 29,465.33 | \$ 29,465.33 | \$ 10,000.00 | \$ 10,000.00 | \$ 40,082.10 | \$ 40,082.10 |
| | Removal of Existing Bridge | | 1 | \$ 18,753.08 | \$ 18,753.08 | \$ 13,300.00 | \$ 13,300.00 | \$ 38,825.35 | \$ 38,825.35 |
| | Abutment Steel H-Pile (HP10x42) | | 480 Lin-Ft | \$ 62.01 | \$ 29,764.80 | \$ 66.50 | \$ 31,920.00 | \$ 91.73 | \$ 44,030.40 |
| | Wing Steel H-Pile (HP8x36) | | 200 Lin-Ft | \$ 62.65 | \$ 12,530.00 | \$ 59.75 | \$ 11,950.00 | \$ 82.18 | \$ 16,436.00 |
| | Steel Sheet Pile | | 2,220 S.F. | \$ 19.49 | \$ 43,267.80 | \$ 32.00 | \$ 71,040.00 | \$ 28.27 | \$ 62,759.40 |
| | 70-7 Gauge Sheets & 4 Type "F" Corner Sheets @ 20'-0) | | | | | | | | |
| | Sub-Structure Steel (7,730 lbs) | | 1 | \$ 48,204.19 | \$ 48,204.19 | \$ 14,730.00 | \$ 14,730.00 | \$ 54,419.20 | \$ 54,419.20 |
| | Nine (9) Precast Concrete Slab Units | | 1 | \$ 61,464.84 | \$ 61,464.84 | \$ 68,825.00 | \$ 68,825.00 | \$ 94,400.59 | \$ 94,400.59 |
| | Bridge Guardrail Thrie Beam | | 48 Lin-Ft. | \$ 147.03 | \$ 7,057.44 | \$ 98.00 | \$ 4,704.00 | \$ 241.60 | \$ 11,596.80 |
| BID PRICE | | | | | \$250,507.48 | | \$226,469.00 | | \$362,549.84 |

Leavenworth County Request for Board Action

Date: December 17th, 2025

To: Board of County Commissioners

From: Public Works

Department Head Approval: WLN

Additional Reviews as needed:

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

Action Requested: Accept the design proposal contract from SMH Engineering for 235th Street from 4-H Road to K-92 Highway.

Analysis: Public Works solicited for proposals and received two proposals. One from SMH and one from Kimley Horn. As this basically made both firms finalist, we received pricing from both. Both firms are fully qualified to complete the scope of this project. SMH was the low cost at \$475,555.

Alternatives: Deny

Budgetary Impact: \$475,555

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

Additional Attachments: Contract and proposal



SMH CONSULTANTS QUALIFICATIONS

**Engineering Design Services for County
Route 30 (235th St.) from 4H Road through
K-92 Highway**

November 12, 2025

PREPARED BY:

Lee Ryherd, PE - Project Manager / Associate
lyherd@smhconsultants.com - 913-444-9615



November 12, 2025

Bill Noll, PS, MPA, CPM, CFM
Infrastructure and Construction Services Director
Leavenworth County
300 Walnut Street, Suite 106
Leavenworth, KS 66048

RE: Engineering Design Services for County Road 30 (235th St.) from 4H Road through K-92 Highway

Dear Mr. Noll:

SMH Consultants (SMH) is pleased to submit our qualifications to provide engineering design services for the 1.5 mile replacement of County Road 30 from 4H Road through K-92 Highway. We understand that this project plays a vital role in enhancing connectivity, improving safety, and upgrading existing infrastructure to meet County standards. Our team has no conflicts of interest related to this project and is fully committed to providing high-quality engineering services.

Our team brings extensive experience in roadway design, paving and grading improvements, culvert and drainage replacements, and construction phase coordination for counties and municipalities across Kansas. We are very familiar with Leavenworth County's design standards, processes, and staff, having successfully partnered on multiple infrastructure projects throughout the County, such as the High Risk Rural Roads (HRRR) project on Tonganoxie Road. This familiarity allows our team to anticipate expectations, streamline coordination, and deliver efficient, high-quality designs tailored to the County's needs.

In addition to our expertise, we will team with a qualified geotechnical sub-consultant to perform the necessary subsurface investigations and provide design recommendations for pavement and culvert structures. Together, we will evaluate alternatives, recommend cost-effective solutions, and prepare accurate and complete construction documents in accordance with KDOT standards.

We recognize that maintaining traffic, coordinating utilities, and minimizing property impacts will be critical to project success. SMH's local accessibility, strong communication, and commitment to responsiveness ensures a smooth process from design through construction.

We appreciate your consideration and look forward to the opportunity to continue working towards Leavenworth County's roadway improvement efforts. If you have any questions, please don't hesitate to contact me at lyrherd@smhconsultants.com or 913-444-9615.

Sincerely,

A handwritten signature in black ink, appearing to read "Lee Ryherd", written over a horizontal line.

Lee Ryherd, PE
Project Manager / Associate
SMH Consultants

FIRM PROFILE

*Engineering Design Services for County Route 30
(235th St.) from 4H Road through K-92 Highway*

Founded in 1989 as Sloan and Meier Surveyors, SMH has grown from a respected two-man land surveying firm into a full-service civil engineering and land surveying company with locations in Manhattan, KS (HQ); Kansas City; Dodge City, KS; and Colorado Springs, CO. After expanding its service offerings in 2007 and continuously evolving to meet client needs, SMH now offers services that support infrastructure and community development projects of all sizes.

WHO WE ARE

SMH is uniquely positioned to provide responsive and dependable services. With a staff of just over 40 employees, we bring a full suite of in-house expertise to support projects from planning through construction. Our team is composed of:

- 10 Licensed Engineers
- 4 Professional Surveyors
- 1 Landscape Architect
- 1 Land Acquisition Specialist
- KDOT Certified Construction Inspectors
- Engineers-In-Training (EITs) and administrative support

WHAT WE DO

Our diverse expertise ensures we can efficiently manage projects for a variety of clients. Our services include, but are not limited to:

- Site development
- Roadway and paving improvements
- Water supply, treatment, and distribution systems
- Sanitary sewer infrastructure
- Stormwater management
- Utility coordination
- Construction inspection/testing
- Land acquisition coordination
- Landscape architecture and urban design enhancements



A TRUSTED PARTNER

At SMH, we understand that successful projects require more than technical expertise - they demand a partner who is reliable, responsive, and invested in the communities they serve. Our client-first approach, paired with proactive communication and hands-on management, ensures that every project receives the attention it deserves.

We're not just delivering projects - we're creating the foundations for stronger, more resilient communities.

RESUMES

Engineering Design Services for County Route 30
(235th St.) from 4H Road through K-92 Highway

LEAVENWORTH COUNTY KANSAS

LEE RYHERD, PE
PROJECT MANAGER

BEN GASPER, PE
PRINCIPAL

TREVOR JONES
DESIGN ENGINEER

PATRICK SIEBERT, PLS
SURVEY MANAGER

BEN BURTON
LAND ACQUISITION

OTTO KRUGER
GEOTECH



LEE RYHERD, PE: PROJECT MANAGER | LRYHERD@SMHCONSULTANTS.COM

- **Registrations/Certificates:** KS-25977; MO-2018000466; IA-23163
- **Education:** M.S. Engineering Management, KU, 2024; B.S. Civil Engineering & Spanish, Iowa State University, 2011

Since the beginning of his engineering career, Lee has managed diverse projects spanning site development, public works, solar, permitting, construction inspection, and contract administration. His project management experience enables him to coordinate tasks, identify cost-saving opportunities early, and keep projects on track. Lee will serve as the primary contact, leading the team to deliver successful project outcomes.



BEN GASPER, PE: PRINCIPAL

- **Registrations/Certificates:** KS-26336; MO-2020037783; NV-032968; CO-62416
- **Education:** B.S. Civil Engineering, Kansas State University, 2013

As a Principal, Senior Project Manager, and Branch Manager of SMH's Kansas City office, Ben has led a wide range of projects since joining SMH in 2014. He manages projects ranging from single-lot developments to multi-million dollar infrastructure projects, leveraging his expertise to maximize opportunities while controlling costs. As a trusted SMH asset, Ben works efficiently at all levels and will provide project management guidance and support during this project.



TREVOR JONES: DESIGN ENGINEER

- **Registrations/Certificates:** KDOT #5901: AGF, BI, and NUC
- **Education:** B.S. Civil Engineering, Kansas State University, 2022

Trevor is a Design Engineer in SMH's Kansas City office, specializing in roadway designs, sidewalks, subdivisions, trails, and other infrastructure projects. Known for delivering high-quality results, he combines strong technical skills with a collaborative, efficiency-focused approach to ensure projects stay on time and within scope. As a trusted team member, he will work closely with the County and Project Manager to develop high-quality designs.

RESUMES

Engineering Design Services for County Route 30
(235th St.) from 4H Road through K-92 Highway



PATRICK SIEBERT, PLS: SURVEY MANAGER

- **Registrations/Certificates:** KS-1735; CO-38946
- **Education:** B.S. and A.A.S in Land Surveying/Geomatics, Great Basin College, 2022 and 2018

Patrick joined SMH in 2025, bringing nearly 20 years of military and private-sector surveying experience. He offers advanced expertise in boundary, topographic, and 3D surveys, including LiDAR and UAV photogrammetry. Skilled in supervising crews, managing field operations, and overseeing quality control, Patrick ensures precision and performance. As the Survey Manager, he will coordinate crews with the Project Manager and County to efficiently collect project data.



BEN BURTON, ACQUISITION MANAGER

- **Registrations/Certificates:** KDOT & MoDOT Bureau of Local Projects ROW
- **Education:** B.A. Public Relations, Kansas State University, 2004

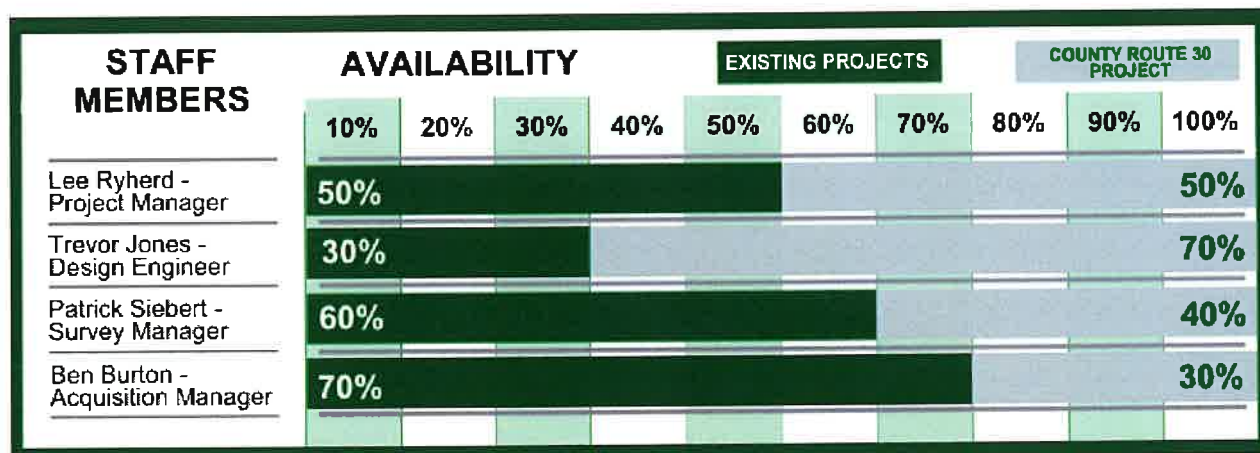
Ben has been an integral part of SMH since 2020, where he oversees all aspects of land acquisition procedures. With over 10 years of commercial property management and development experience, he brings a wealth of knowledge that significantly contributes to project success. He also has a solid foundation of working with government agencies, which is a key factor to many projects. He will work closely with the County to coordinate any acquisition/easement processes.



OTTO KRUGER: KTI GEOTECHNICAL ENGINEER

- **Registrations/Certificates:** KS-11442; MO-23994
- **Education:** B.S. Civil Engineering, KU, 1985

Otto has managed Kruger Technologies, Inc. since 1990 on thousands of Geotechnical and Construction-Phase Materials Testing/ Special Inspections projects throughout Kansas and Missouri. Otto has participated on hundreds of roadway design, replacement, and repair projects for local municipalities, KDOT and MoDOT.



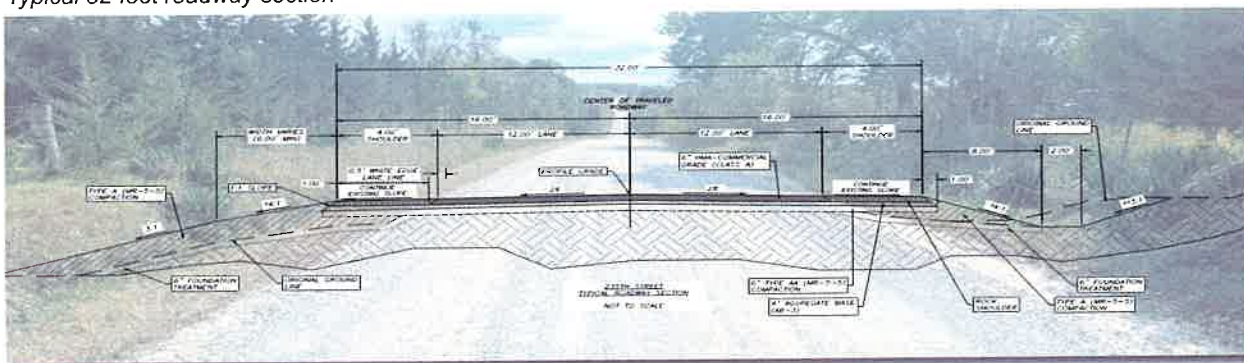
Our team is fully available and committed to providing the necessary resources to meet the project's schedule and deliverables. The graphic above demonstrates that we have adequate resources ready to devote towards a successful project. We take pride in consistently meeting deadlines and project milestones through proactive communication and efficient project management.

APPROACH & UNDERSTANDING

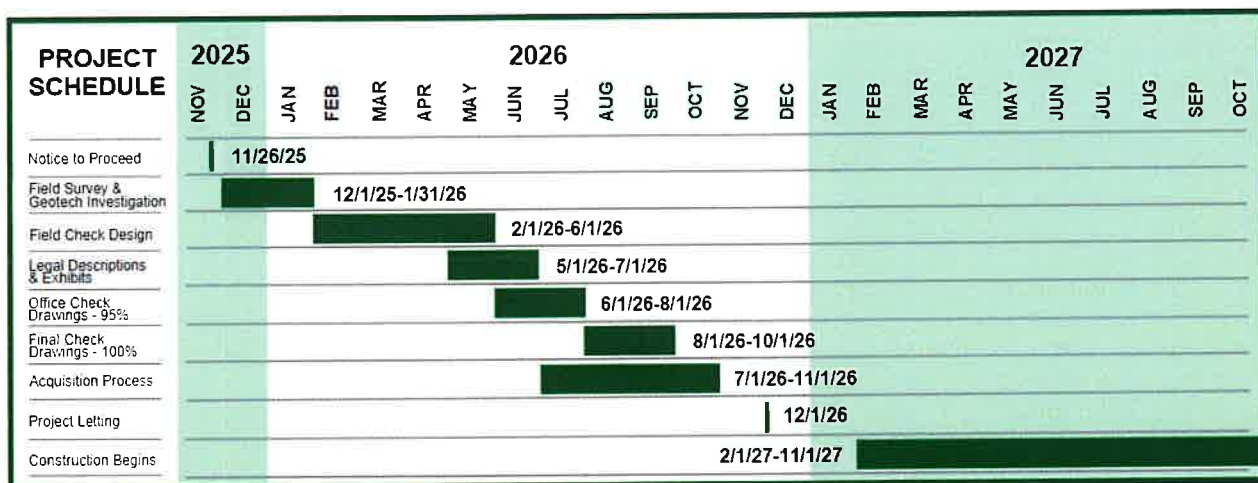
Engineering Design Services for County Route 30
(235th St.) from 4H Road through K-92 Highway

SMH understands the importance of this project in supporting regional growth and mobility. The proposed improvements will enhance safety, reduce maintenance, and provide a reliable connection to K-92 and the surrounding roadway network. To better understand the issues and kick off the design, **SMH visited the project site and prepared preliminary layout and grading profiles** (displayed throughout approach & understanding section). As shown, the corridor's current geometry and surface conditions **pose challenges for safety, visibility, drainage, and long-term maintenance**. The project will require a careful balance of grading limits, property impacts, and constructability, all while maintaining compliance with County and KDOT standards. This coordination will ensure the design meets safety and access management requirements. The typical section illustrated below will be used consistently to achieve the proposed project improvements.

Typical 32-foot roadway section



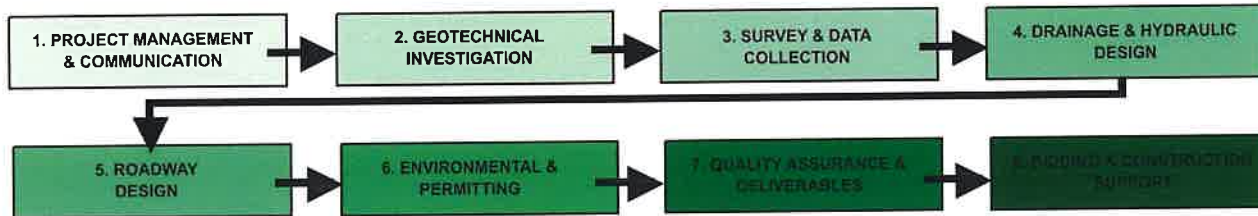
Our team has a strong, proven record of delivering similar rural roadway improvements for Leavenworth County, including the **Tonganoxie HRRR project**, which involved roadway widening, paved shoulder addition, intersection improvements, and drainage upgrades. That project required close coordination, utility support, and on-time scheduling, which aligns with 235th Rd project needs and demonstrates our understanding of the County's expectations and processes. The Gantt Chart below shows a projected timeline to complete the project efficiently.



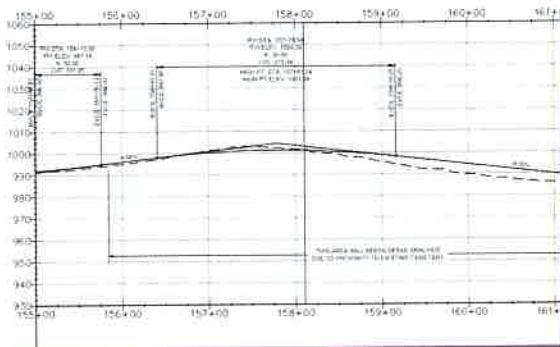
APPROACH & UNDERSTANDING

Engineering Design Services for County Route 30
(235th St.) from 4H Road through K-92 Highway

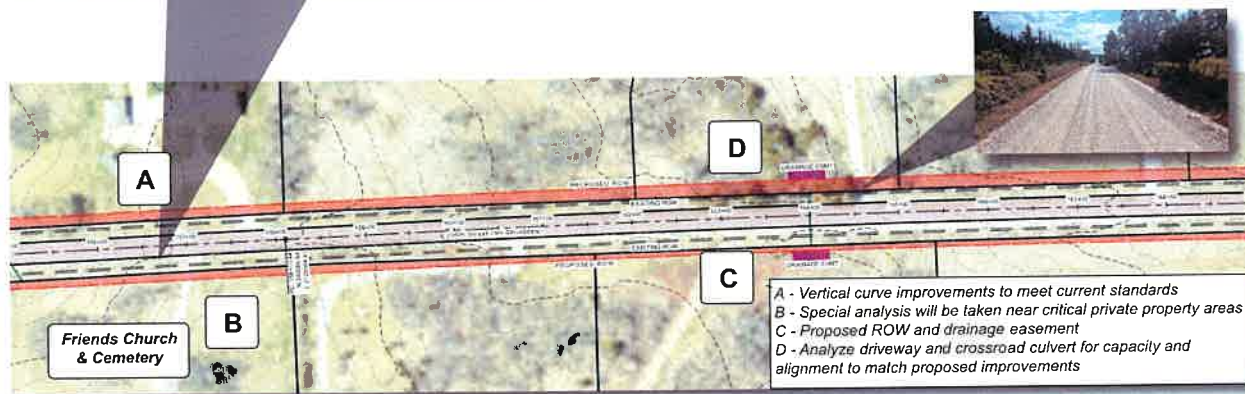
Under the direction of **Project Manager Lee Ryherd, PE**, SMH will maintain consistent communication with the County to ensure all expectations, milestones, and design elements align from project kickoff through completion. As previously mentioned, our staff's familiarity with the County's processes and personnel guarantees prompt support for questions, field issues, or design adjustments, ensuring seamless collaboration and efficient decision making. Our step by step approach centers on proactive coordination, technical precision, and clear communication to deliver a competitive, biddable set of plans with high-quality, long-lasting results.



Our in-house survey crew and geotechnical sub-consultant, **KTI**, will collect and analyze critical field data to define boundaries, sub-grade conditions, and design parameters. KTI will conduct soil borings approximately every 500 feet and at each culvert crossing to **evaluate subgrade strength, groundwater levels and rock depth**. In anticipated cut areas, rock coring will determine material characteristics and guide grading limits. This thorough field investigation minimizes unforeseen construction challenges and directly informs the roadway design.



The proposed roadway will be designed as a County Rural Arterial with a **32-foot typical section, including 24 feet of paved lanes, 4-foot shoulders, and a 35-mph design speed**. SMH will optimize the vertical and horizontal alignments to improve safety and sight distances while minimizing property impacts. Deliverables will include plan and profile sheets, grading and cross sections, driveway and intersection layouts, signing, striping, MGS guardrail, and traffic control plans prepared to County and KDOT standards. The following graphics show an area that will need sight distance improvements after a cursory review.



APPROACH & UNDERSTANDING

Engineering Design Services for County Route 30
(235th St.) from 4H Road through K-92 Highway

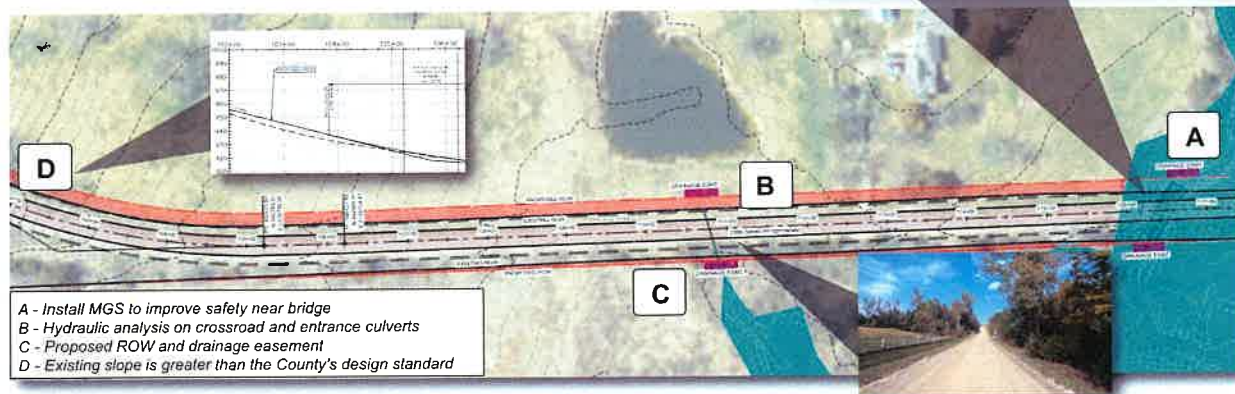
A preliminary review of the corridor indicates that the existing ROW width varies between approximately 60 and 80 feet, suggesting that a minimum ROW width of 80 feet will be necessary to accommodate the proposed improvements. This would require the addition of new ROW, temporary construction, and drainage easements to support drainage upgrades, shoulder widening, vertical curve, and driveway improvements.

Areas with limited ROW or easement availability will require detailed evaluation during design. Specific locations of concern include the **Friends Church Cemetery and adjacent residential properties** where structures are located close to the existing roadway centerline. Early identification of these impacts is key to staying on schedule and within budget. An example of this is shown in the image above.

For several years, SMH has delivered **turnkey acquisition services**, including numerous KDOT projects, with extensive experience navigating the Uniform Act. **SMH's Acquisition Manager, Ben Burton**, can coordinate directly with property owners, County staff, and the design team to streamline acquisitions, prepare legal descriptions, exhibits, and easement documents, and maintain clear communication throughout the process.

The design team will evaluate the condition of the existing bridge in the project. If deemed structurally sound, an improved MGS will be proposed to enhance safety. If the County would like to explore replacing the bridge with a RCB to improve safety and maintenance costs, SMH is prepared to provide detailed floodplain analysis and permitting.

SMH will perform a detailed hydraulic analysis of crossroad and entrance culverts to evaluate existing and proposed structure compliance with design storm criteria and regulatory requirements. SMH will also prepare required KDHE, KDWP, and KSHS environmental and permitting documentation.



All plan production will follow KDOT CADD and drafting standards, supported by multi-level QA/QC reviews at field check, office check, and final submittal. As the project advances into bidding and construction, SMH will support the County with addenda, contractor inquiries, bid tabulations, and up to two field visits to verify design intent. **Full PDF versions of the preliminary plans are available upon request for further review.**

Overall, SMH's team, backed with extensive experience in roadway and culvert designs with numerous County and KDOT projects, will deliver a high-quality, cost-effective project that meets the County's goals for safety, durability, and long-term performance.

SMH Consultants / Leavenworth County Public Works

PROJECT EXPERIENCE

*Engineering Design Services for County Route 30
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LEAVENWORTH COUNTY HRRR IMPROVEMENT PROJECT - LEAVENWORTH, KS

SMH provided survey, design, and construction phase services for the Tonganoxie Road improvements between 187th and 189th Streets. This HRRR project included stormwater culvert upgrades, RCB extension, rip-rap sizing, roadway widening, shoulder installation, and regrading for clear zone safety. SMH developed an alternative intersection design for safer highway access and prepared surveys and check drawings for KDOT Bureau of Local Projects review. After successful collaboration with the County and high-quality design development, the project is currently under construction.



6TH & SOULE STREET CORRIDOR IMPROVEMENTS - DODGE CITY, KS

SMH is currently contracted by the City of Dodge City to provide civil engineering and future inspection services for Soule Street and 6th Avenue. This improvement will enhance roadway access and safety on this essential corridor that sees high-volume school traffic and connects vital City areas. The project includes widening both streets to a 3-lane section with a 2-way left turn lane and a 10 foot wide multi-use trail, addressing school access challenges, on-street parking and right-of-way limitations, and a new 12" water main design between Comanche and Soule Streets. SMH will also coordinate with utility companies, manage right-of-way and easement acquisitions, and upgrade the water infrastructure at the intersection while extending the 12" main north.



RILEY COUNTY REINFORCED CONCRETE BOX IMPROVEMENTS - RILEY COUNTY KS

SMH has partnered with Riley County Public Works to replace six reinforced concrete boxes, providing design plans, surveys, utility coordination, permitting, bidding, and land acquisition. The new structures replaced deteriorated or undersized culverts with features like shoofly detours and soil savers where needed. Additionally, SMH was also awarded two new projects with the County this year to replace deteriorated RCBs along Halls Ravine Rd and 32nd St in Riley County.



SMH Consultants / Leavenworth County Public Works

PROJECT EXPERIENCE

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CUSHING BUILDING PARKING LOT IMPROVEMENT PROJECT - LEAVENWORTH, KS

SMH provided professional design services and site improvements for a parking lot at the Cushing Building in Leavenworth, KS. The project consisted of developing a pavement management plan for the existing pavements and the design of an additional parking facility to the south of the current building, which included site layout, grading design, pavement design, stormwater report and analysis, lighting design, landscaping, associated utility improvements, and bidding and construction phase services.



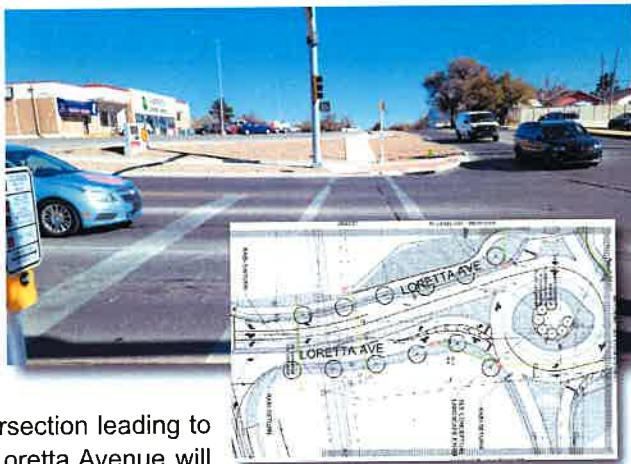
SOUTH VALLEY STORMSEWER - LANSING, KS

As part of a 5-year on-call engineering contract with the City of Lansing, SMH performed surveying, preliminary and final engineering, and cost analysis for replacing a deteriorated 54" corrugated metal storm sewer. The team evaluated CIPP lining versus full replacement and determined the pipe was too damaged to line, requiring removal and replacement.



DODGE CITY TRAILS - DODGE CITY, KS

COMANCHE (TE-0513-01) & SOUTH DODGE (TE-0514-01): SMH partnered with the City of Dodge City and KDOT to concurrently design the Comanche and South Dodge Bike/Pedestrian Trails. In 2022, the City secured \$3.2 million from the KDOT's Transportation Alternative program to enhance the trails. Utilizing LiDAR, SMH developed a comprehensive plan that incorporated safe street crossings, drainage designs, and right-of-way and sidewalk easement acquisitions. Comanche has been let, and construction will start in Spring 2026. South Dodge will let in Spring 2026 with construction shortly after in summer/fall.



LORETTA (TE-0384-01): SMH is providing land survey and landscape/trail design services with KDOT for an access point to the high school in Dodge City. With only one street access, the morning and evening traffic volumes severely impact the main intersection leading to the school. The additional access and extension of Loretta Avenue will tremendously relieve the heavy traffic and create safer routes for all pedestrians and drivers.

REFERENCES

*Engineering Design Services for County Route 30
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To further illustrate our dedication and capabilities, we have provided a list of references who can attest to our experience, professionalism, and commitment to delivering successful projects. We encourage you to reach out to them to gain firsthand insight into the quality and reliability of our work.

As previously outlined, our team is fully available to support this project on schedule, and we remain committed to being a trusted, proactive partner throughout every phase. We look forward to the opportunity to contribute to the project's success and to continue building a strong, collaborative relationship.

Ray Slattery, PE

City of Dodge City Director of Engineering Services
rays@dodgecity.org - 620-255-8106

Tim Vandall

City of Lansing Administrator
tvandall@lansingks.org - 913-727-3036

John Ellermann, PE

Riley County Public Works Director
jellermann@rileycountyks.gov - 785-537-6330

“

SMH is a firm that can provide complete services to any project. It's nice to have everyone involved within one firm to discuss challenges that come up in projects.

Ray Slattery, PE - City of Dodge City

We're looking forward to continuing our *VALUED PARTNERSHIP* with *LEAVENWORTH COUNTY*!



Leavenworth County Request for Board Action

Date: December 17th, 2025

To: Board of County Commissioners

From: Public Works

Department Head Approval: WLN

Additional Reviews as needed:

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

Action Requested: Approval to request KDOT to enter into an agreement to allow the county to relocate our Sherman Township salt dome and grader storage to their K-32 storage area.

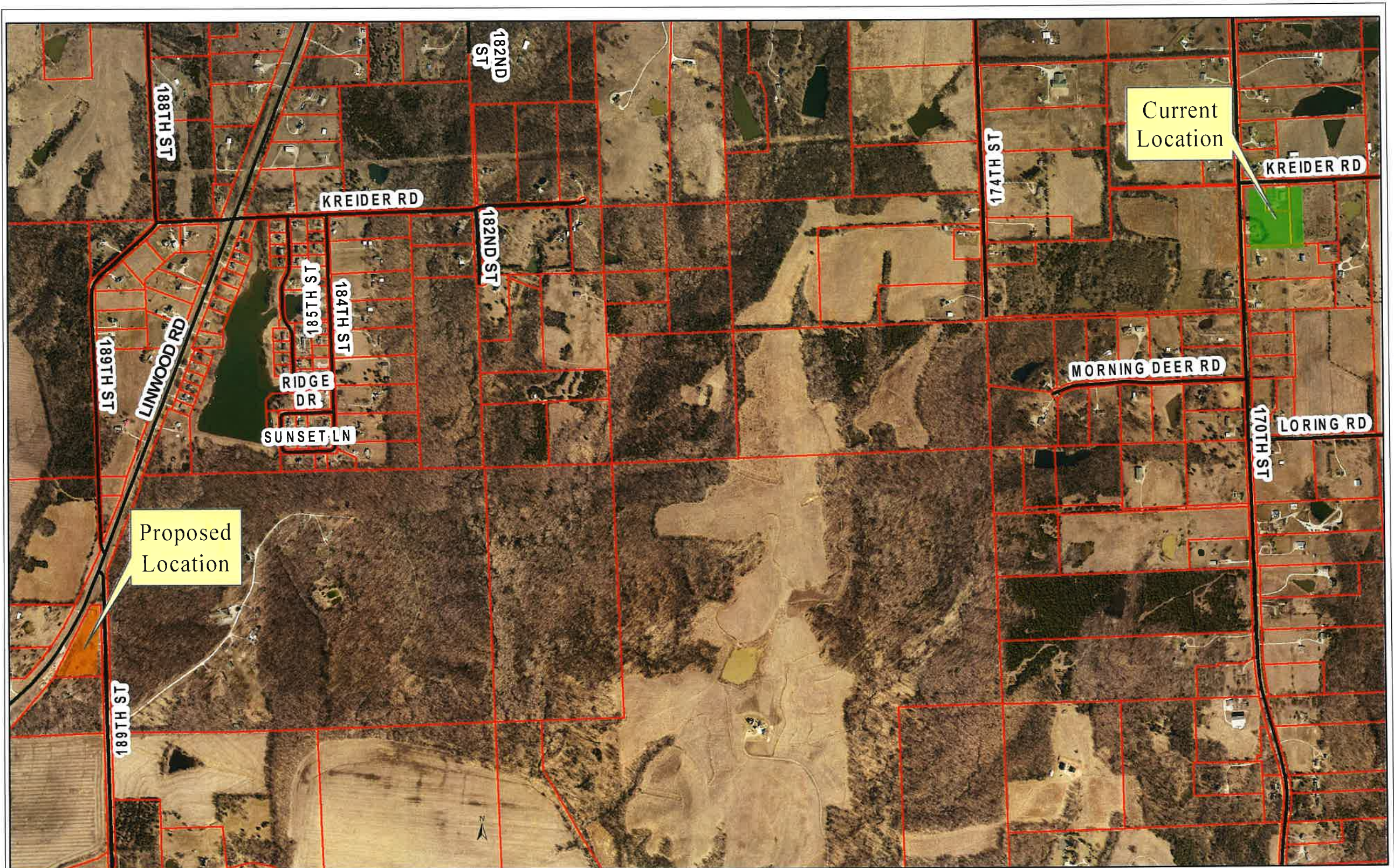
Analysis: Road and Bridge currently rents space and provides maintenance to the driveway at the fire station. The relocation would provide the county a location without ongoing cost and is in a location that is more centrally located, has better delivery access, and allows the Road Department to serve the community faster. There will be an upfront cost to relocate. This includes the move of the salt dome and the securing of the area with some fencing. The county and the state already share space for snow and ice operations and grader storage in two locations. The upfront cost would be offset by the future savings of rent-free perpetual space that the county did not have to buy land to have. I have already spoken to KDOT and they are open to this request.

Alternatives: Deny

Budgetary Impact: Within the approved 2026 facilities line item

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

Additional Attachments: Map of current location and new location.



Aerial Photo 2025



Legend

- Current Location
- Proposed Location
- Parcel Boundaries
- Road Centerline



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Leavenworth, KS 66048
Ph: 913-758-6780
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