

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

February 11, 2026

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 meeting of February 4, 2026
- b) Approval of the minutes of the work session of February 4, 2026
- c) Approval of the schedule for the week of February 16, 2026
- d) Approval of the check register
- e) Approve and sign the OCB's

VII. FORMAL BOARD ACTION:

- a) Consider a motion to adopt and forward the Leavenworth County 2026 Solid Waste Committee member roster to KDHE.
- b) Consider a motion to accept a 3-year lease agreement from VLP Equipment Share for three Case 580SN backhoes with an annual lease payment in the amount of \$76,405.70.
- c) **Board Order 2026-1, a right-of-way vacation for Stonegate Court.**
  - OPEN PUBLIC HEARING
  - CLOSE PUBLIC HEARING
  - Consider a motion to find that all proper notice for this vacation has been given, that the right-of-way in question has no use and has not been used as a public road and no future use of this road is foreseen, and that the vacation shall not interfere with, impair, infringe or obstruct the property right of public utilities and easements for public services. Therefore, I move to adopt Board Order 2026-1, approving the proposed right-of-way-vacation.
  - Consider a motion to find that the vacation request does not comply with K.S.A. 68-102 and find because **(list the reason for denial such as a finding that the vacation was not properly noticed or will cause the public to suffer loss or be inconvenienced by the vacation or that private rights will be injured)**. I move to deny the request.
  - Consider a motion to table this request **(date and time)** and request additional information about **(state what additional information is needed)**.

- d) Consider a motion to find that the proposed final plat as outlined in Case DEV-25-146 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.

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, February 9, 2026**

**Tuesday, February 10, 2026**

**Wednesday, February 11, 2026**

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

**Thursday, February 12, 2026**

12:00 p.m. LCDC meeting

**Friday, February 13, 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

\*\*\*\*\*February 4, 2026 \*\*\*\*\*

The Board of County Commissioners met in a regular session on Wednesday, February 4, 2026. Commissioner Smith, Commissioner Dove, Commissioner Culbertson, Commissioner Reid and Commissioner Stieben are present; Also present: Mark Loughry, County Administrator; Misty Brown, County Counselor; Fran Keppler, County Clerk; Connie Harmon, Council on Aging Director; Bill Noll, Infrastructure and Construction Services; John Jacobson, Planning and Zoning Director; Amy Allison, Planning and Zoning Deputy Director;

**PUBLIC COMMENT:**

There were no public comments.

**ADMINISTRATIVE BUSINESS:**

Commissioner Reid indicated she is interested to see the results of the CoreCivic special use permit with the city.

Commissioner Stieben mentioned regulations regarding data centers and even suggested putting in place a moratorium.

Commissioner Dove indicated the Board doesn't have the information to do what Commissioner Stieben is asking.

*A motion was made by Commissioner Culbertson and seconded by Commissioner Smith to accept the consent agenda for Wednesday, February 4, 2026, as presented.*

*Motion passed, 5-0.*

Fran Keppler presented a quote from Election Systems & Software for an upgrade in election equipment.

*A motion was made by Commissioner Dove and seconded by Commissioner Smith to accept the quote from Election Systems & Software to upgrade election tabulating and reporting equipment in the amount of \$254,245.00.*

*Motion passed, 5-0.*

Connie Harmon presented the proposed changes to the Council on Aging Advisory Board by-laws.

*A motion was made by Commissioner Smith and seconded by Commissioner Dove to approve the proposed changes to the Council on Aging Advisory Board by-laws.*

*Motion passed, 5-0.*

Ms. Harmon requested a reappointment to the Council on Aging Advisory Board.

*A motion was made by Commissioner Dove and seconded by Commissioner Smith to reappoint Jennifer Grasela to the Council on Aging Advisory Board for a 3-year term.*

*Motion passed, 5-0.*

Ms. Harmon requested approval and the chairperson to sign the Council on Aging's Older Americans Act Title III programs grant for FFY26.

***A motion was made by Commissioner Reid and seconded by Commissioner Dove to approve and authorize the chairperson to sign the Council on Aging's Older Americans Act Title III programs grant for FFY26.***

***Motion passed, 5-0.***

Bill Noll requested approval of a 5-year lease agreement for wheel loaders.

***A motion was made by Commissioner Dove and seconded by Commissioner Culbertson to approve a 5-year lease agreement from Kan Equip for two JCB articulating wheel loaders.***  
***Motion passed, 5-0.***

Amy Allison presented Resolution 2026-5, a request for a special use permit for M&K Estates.

***A motion was made by Commissioner Dove and seconded by Commissioner Smith that the proposed special use permit complies with the Golden Factors and move to adopt Resolution 2026-5 and conditionally approve the special use permit as outlined in Case DEV-25-124 based on the recommendation and conditions of the Planning Commission, the findings as set forth in the staff report and as substantiated by the facts, testimony and evidence presented at the public hearing.***

***Motion passed, 5-0.***

Ms. Allison presented Resolution 2026-6, a request for a special use permit for Tri-Hull Crane Rental, LLC.

***A motion was made by Commissioner Dove that the proposed special use permit does not comply with the Golden Factors and move to deny Resolution 2026-6 and deny the special use permit as outlined in Case DEV-25-137.***

Ms. Allison indicated staff recommended denial based on the Golden Factors 2, 3, 4 and 7 were not met.

Commissioner Dove withdrew his motion.

***A motion was made by Commissioner Reid that the proposed special use permit complies with the Golden Factors and move to adopt Resolution 2026-6 and conditionally approve the special use permit as outlined in Case DEV-25-137 based on the recommendation and conditions of the Planning Commission, the findings set forth in the staff report and as substantiated by the facts, testimony and evidence presented at the public hearing.***

***Motion dies for lack of second.***

***A motion was made by Commissioner Dove denies seconded by Commissioner Culbertson that the proposed special use permit does not comply with the Golden Factors and move to***

***deny Resolution 2026-6 and deny the special use permit as outlined in Case DEV-25-137 and to incorporate the comments from the Planning Commission.***

***Motion passed, 4-1 Commissioner Reid voting nay.***

***A motion was made by Commissioner Smith and seconded by Commissioner Culbertson to appoint the chairperson Stieben to the Kansas City Area Transportation Authority for a 4-year term.***

***Motion passed, 5-0.***

Mark Loughry requested an executive session for 20 minutes.

***A motion was made by Commissioner Culbertson and seconded by Commissioner Smith that this Board recess for a closed executive meeting to consult with our attorney to discuss confidential matters related to the contract negotiations in the legal interests of the County which would be deemed privileged in the attorney/client relationship and permitted under the Kansas Open Meetings Act and that the Board resume open meeting at 10:30 a.m. in the meeting room of the Board. Present in the executive meeting will be Commissioners Mike Smith, Jeff Culbertson, Vanessa Reid, Willie Dove and Mike Stieben, County Administrator, Mark Loughry and County Counselor, Misty Brown.***

***Motion passed, 5-0.***

The Board returned to regular session at 10:30 a.m. No action was taken and no decisions were made. The subject was limited to the legal interests of the County.

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

***Motion passed, 5-0.***

The Board adjourned at 10:31 a.m.

\*\*\*\*\*February 4, 2026 \*\*\*\*\*

The Board of County Commissioners met in a work session on Wednesday, February 4, 2026. Commissioner Smith, Commissioner Culbertson, Commissioner Reid, Commissioner Stieben and Commissioner Dove are present; Also present: Mark Loughry, County Administrator; Misty Brown, County Counselor; Cpt. Josh Patzwald, Leavenworth Sheriff's Dept.; Crystal Blackdeer, Joan Murnane

The Board met in a work session to discuss adopting a resolution regarding animal regulations in unincorporated areas of the county.

It was the consensus of the Board to continue to work with staff and present a draft in 30 days.

The Board ended the work session at 11:18 a.m.

# LEAVENWORTH COUNTY COMMISSIONERS MEETING SCHEDULE

**Monday, February 16, 2026 THE COURTHOUSE WILL BE CLOSED IN OBSERVANCE OF PRESIDENT'S DAY**

**Tuesday, February 17, 2026**

- 12:00 p.m.      LCPA meeting
- 1:30 p.m.      Community Corrections Advisory Board meeting  
• Community Corrections building

**Wednesday, February 18, 2026**

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

**Thursday, February 19, 2026**

- 4:00 p.m.      JCAB meeting  
• Justice Center basement
- 4:00 p.m.      Basehor Chief of Police Meet & Greet  
• Basehor City Hall, 1600 N. 158<sup>th</sup> St., Basehor, KS

**Friday, February 20, 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

START DATE: 01/30/2026 END DATE: 02/05/2026

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
714		02/05/2026	2 138747	WATER DEPT 6-001-5-32-392	514 S 2ND ST	20.00	
						WARRANT TOTAL	20.00
715		02/05/2026	829 138739	THOMSON REUTERS - WEST 6-001-5-09-209	ONLINE SUBSCRIPTION	168.00	
						WARRANT TOTAL	168.00
716		02/05/2026	1123 138769 138769 138769 138769 138769 138789 138789	POMP'S TIRE SERVICE INC 6-133-5-00-309 6-133-5-00-309 6-133-5-00-309 6-133-5-00-309 6-133-5-00-309 6-137-5-00-321 6-137-5-00-321	TIRES TIRES TIRES TIRES TIRES TIRES TIRES	987.18 2,029.00 1,115.00 987.18 2,029.00 1,650.00 2,273.50	
						WARRANT TOTAL	11,070.86
717		02/05/2026	8416 138804 138804 138804 138804 138804 138735 138804 138804 138737 138736 138736 138804	IRON MOUNTAIN INC 6-001-5-02-212 6-001-5-02-212 6-001-5-14-247 6-001-5-14-247 6-001-5-14-247 6-001-5-19-220 6-001-5-28-301 6-001-5-28-301 6-127-5-00-3 6-136-5-00-203 6-136-5-00-243 6-146-5-00-218	CH SHREDDING CH SHREDDING CH SHREDDING CH SHREDDING CH SHREDDING DC SHREDDING CH SHREDDING CH SHREDDING COMM CORR SHREDDING COMM CORR SHREDDING COMM CORR SHREDDING CH SHREDDING	32.31 8.79 44.94 12.21 8.79 193.50 32.31 8.79 23.55 11.78 11.78 32.31	
						WARRANT TOTAL	421.06
718		02/05/2026	8686 138748 138751 138752 138749 138753 138825 138825 138825 138750	EVERGY KANSAS CENTRAL INC 6-001-5-14-220 6-001-5-32-392 6-001-5-32-392 6-001-5-33-392 6-133-5-00-251 6-174-5-00-210 6-174-5-00-210 6-174-5-00-210 6-195-5-00-290	300 WALNUT ST 601 S 3RD ST 498 S 2ND ST 711 MARSHALL ST 33567 SANTA FE TRAIL TOWER SERVICES TOWER SERVICES TOWER SERVICES 520 S 3RD ST	7,672.98 17,816.14 101.99 7,083.49 193.65 485.86 438.59 200.17 578.77	
						WARRANT TOTAL	34,571.64
1813	AP	01/30/2026	586 138730	EBERT CONSTRUCTION CO, INC 6-171-5-04-302	PAY 3 STAX CAP RD	230,396.05	
						WARRANT TOTAL	230,396.05
1814	AP	01/30/2026	434 138728 138728	HAMM QUARRIES 6-171-5-10-303 6-171-5-10-303	DUST ABATEMENT SEVEN SISTERS R DUST ABATEMENT SEVEN SISTERS R	1,618.72 3,009.97	
						WARRANT TOTAL	4,628.69
1815	AP	01/30/2026	477 138729	KAW VALLEY ENGINEERING INC 6-171-5-01-303	TONG HRRRR187 TO 189	1,050.00	
						WARRANT TOTAL	1,050.00

START DATE: 01/30/2026 END DATE: 02/05/2026

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
1816	AP	01/30/2026	477 138733	KAW VALLEY ENGINEERING INC 6-171-5-05-303	KDOT 52C 5119 01 SWPP INSPECTI	1,050.00	1,050.00
					WARRANT TOTAL		
116725	AP	01/30/2026	25797 136484	BERRY TRACTOR & EQUIPMENT 5-133-5-00-227	VOID CHECK - 116725	2,525.00	2,525.00
					WARRANT TOTAL		
118396	AP	02/05/2026	7158 138765 138765	A-1 RENTAL 6-133-5-00-214 6-133-5-00-214	MONTHLY TOILET RENTAL MONTHLY TOILET RENTAL	280.00 140.00	420.00
					WARRANT TOTAL		
118397	AP	02/05/2026	4120 138795 138785 138785 138793	AAA LAUNDRY & LINEN SUPPLY CO 6-001-5-53-215 6-133-5-00-215 6-133-5-00-312 6-137-5-00-203	UNIFORM RENTALS UNIFORM RENTALS UNIFORM RENTALS UNIFORM RENTALS	103.31 345.14 259.29 98.73	806.47
					WARRANT TOTAL		
118398	AP	02/05/2026	20588 138757	ADVANTAGE PRINTING 6-001-5-19-301	JURY MANAGEMENT ENVELOPES	780.00	780.00
					WARRANT TOTAL		
118399	AP	02/05/2026	18634 138784 138784 138734	AMERICAN EQUIPMENT CO 6-133-5-00-360 6-133-5-00-360 6-153-5-00-3	SPRINGS, EYE BOLT , CUTTING ED SPRINGS, EYE BOLT , CUTTING ED PLOW SIDE WITH CONTROLLER AND	140.73 2,071.01 10,250.00	12,461.74
					WARRANT TOTAL		
118400	AP	02/05/2026	18253 138786 138786 138786 138786 138786 138786 138786 138786 138786	AT&T MOBILITY 6-133-5-00-210 6-133-5-00-210 6-133-5-00-210 6-133-5-00-210 6-133-5-00-210 6-133-5-00-210 6-133-5-00-210 6-133-5-00-210 6-133-5-00-210 6-133-5-00-210	MONTHLY CHARGE MONTHLY CHARGE MONTHLY CHARGE MONTHLY CHARGE MONTHLY CHARGE MONTHLY CHARGE MONTHLY CHARGE MONTHLY CHARGE MONTHLY CHARGE MONTHLY CHARGE	56.23 56.23 23.74 23.74 73.74 43.73 43.73 43.73	364.87
					WARRANT TOTAL		
118401	AP	02/05/2026	22369 138823	BAMFORD FIRE SPRINKLER 6-001-5-07-359	REPLACED HEADS IN KITCHEN PER	1,244.00	1,244.00
					WARRANT TOTAL		
118402	AP	02/05/2026	1402 138814 138814	BLUE CROSS BLUE SHIELD OF KANS 6-510-2-00-939 6-510-2-00-939	02/26 COVERAGE 02/26 COVERAGE	443,479.80 12,372.26	455,852.06
					WARRANT TOTAL		
118403	AP	02/05/2026	2489 138755	HONORABLE ROBERT BEDNAR 6-001-5-19-252	JUDGE PT DOMESTIC PRO TEM	3,750.00	3,750.00
					WARRANT TOTAL		
118404	AP	02/05/2026	2541 138820	BEST PLUMBING SPECIALTIES, INC 6-001-5-07-357	JAIL PLUMBING SUPPLIES	218.64	218.64
					WARRANT TOTAL		
118405	AP	02/05/2026	2570 138796	ALEX REGISTER 6-503-5-00-2	15192 174TH ST PID 19834000000	100.00	100.00
					WARRANT TOTAL		

START DATE: 01/30/2026 END DATE: 02/05/2026

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
118406	AP	02/05/2026	2570 138797	LEVI AND KATERI FLORY 6-503-5-00-2	21095 179TH ST PID 1593000003	100.00	
					WARRANT TOTAL		100.00
118407	AP	02/05/2026	2570 138827	J & L CUSTOM HOMES 6-503-5-00-2	17925 235TH ST 193070000002500	100.00	
					WARRANT TOTAL		100.00
118408	AP	02/05/2026	2570 138828	BRANDON NEW 6-503-5-00-2	187TH ST 153060000000400	100.00	
					WARRANT TOTAL		100.00
118409	AP	02/05/2026	2570 138829	PCDI CUSTOM HOMES 6-503-5-00-2	HEMPHILL RD 198270000000801	100.00	
					WARRANT TOTAL		100.00
118410	AP	02/05/2026	4136 138782 138782	BRANDT FABRICATING 6-133-5-00-360 6-133-5-00-360	TARP AXLES, RELAY KIT, MESH KN TARP AXLES, RELAY KIT, MESH KN	1,651.31 852.60	
					WARRANT TOTAL		2,503.91
118411	AP	02/05/2026	283 138816	ROBERT BUSETTI 6-001-5-07-219	INMATE MONTHKY FEES	350.00	
					WARRANT TOTAL		350.00
118412	AP	02/05/2026	2621 138810 138810	TERRY BOOKER 6-145-5-00-256 6-145-5-00-256	MEALS FOR 01-19 THROUGH 01-30 MEALS FOR 01-19 THROUGH 01-30	11,979.50 11,862.50	
					WARRANT TOTAL		23,842.00
118413	AP	02/05/2026	2509 138780 138780 138780 138780	CENTRAL SALT, LLC 6-133-5-00-306 6-133-5-00-306 6-133-5-00-306 6-133-5-00-306	SALT SALT SALT SALT	3,105.99 3,136.49 3,074.89 4,597.96	
					WARRANT TOTAL		13,915.33
118414	AP	02/05/2026	1043 138808	FEDERAL INSURANCE COMPANY, CHU 6-001-5-14-224	POLICY REWRIITTEN CRIME	2,091.00	
					WARRANT TOTAL		2,091.00
118415	AP	02/05/2026	5447 138744	CITY WIDE MAINTENANCE 6-001-5-32-296	FEBRUARY JANITORIAL SERVICE	6,250.00	
					WARRANT TOTAL		6,250.00
118416	AP	02/05/2026	571 138778	QUIKRETE HOLDINGS 6-133-5-00-325	CULVERTS	2,238.00	
					WARRANT TOTAL		2,238.00
118417	AP	02/05/2026	331 138777	CRAFCO 6-133-5-00-303	TAR BUSTER DRUM	2,366.14	
					WARRANT TOTAL		2,366.14
118418	AP	02/05/2026	902 138817 138817	DEBS RIVERVIEW LLC 6-001-5-07-266 6-001-5-07-266	SHELTERING SERVICES SHELTERING SERVICES	1,519.38 72.35	
					WARRANT TOTAL		1,591.73
118419	AP	02/05/2026	1504 138815 138815	DELTA DENTAL OF KANSAS 6-510-2-00-942 6-510-2-00-942	DENTAL PREMIUMS DENTAL PREMIUMS	18,720.82 2,498.68	
					WARRANT TOTAL		21,219.50
118420	AP	02/05/2026	446	EQUIPMENT SHARE INC			

START DATE: 01/30/2026 END DATE: 02/05/2026

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
			138792	6-137-5-00-320	CASE	1,018.98	
					WARRANT TOTAL		1,018.98
118421	AP	02/05/2026	209	ELECTION SYSTEMS & SOFTWARE			
			138838	6-001-5-49-341	AUDIO SERVICE	615.50	
					WARRANT TOTAL		615.50
118422	AP	02/05/2026	2410	FIRST CALL INC			
			138801	6-001-5-13-211	TRANSPORTATION	125.00	
			138801	6-001-5-13-211	TRANSPORTATION	125.00	
			138801	6-001-5-13-211	TRANSPORTATION	125.00	
			138801	6-001-5-13-211	TRANSPORTATION	125.00	
			138801	6-001-5-13-211	TRANSPORTATION	125.00	
			138801	6-001-5-13-211	TRANSPORTATION	125.00	
			138801	6-001-5-13-211	TRANSPORTATION	300.00	
			138801	6-001-5-13-211	TRANSPORTATION	123.75	
			138801	6-001-5-13-211	TRANSPORTATION	150.00	
			138801	6-001-5-13-211	TRANSPORTATION	250.00	
					WARRANT TOTAL		1,573.75
118423	AP	02/05/2026	971	GALLS			
			138759	6-001-5-07-350	UNIFORMS	229.97	
					WARRANT TOTAL		229.97
118424	AP	02/05/2026	434	HAMM QUARRIES			
			138775	6-133-5-00-360	ROCK	12,269.31	
			138775	6-133-5-00-361	ROCK	12,512.47	
			138775	6-133-5-00-361	ROCK	12,661.20	
			138775	6-133-5-00-361	ROCK	380.24	
					WARRANT TOTAL		37,823.22
118425	AP	02/05/2026	754	JANA HARRIS			
			138818	6-001-5-07-219	MONTHLY MEDICAL SERVICES FOR J	6,250.00	
					WARRANT TOTAL		6,250.00
118426	AP	02/05/2026	18885	HAYNES EQUIPMENT CO			
			138741	6-210-5-00-2	FROZEN DISCHARGE CAUSED PUMP T	432.00	
					WARRANT TOTAL		432.00
118427	AP	02/05/2026	1045	HD SUPPLY, INC			
			138754	6-133-5-00-312	DUAL BLADE FLOOR SQUEEGEE	143.88	
			138754	6-133-5-00-312	DUAL BLADE FLOOR SQUEEGEE	99.00	
					WARRANT TOTAL		242.88
118428	AP	02/05/2026	3621	HERITAGE-CRYSTAL CLEAN,LLC			
			138774	6-133-5-00-310	ANTIFREEZE	366.28	
					WARRANT TOTAL		366.28
118429	AP	02/05/2026	22605	HINCKLEY SPRINGS			
			138802	6-001-5-11-208	FILTRATION SYSTEMS	51.74	
					WARRANT TOTAL		51.74
118430	AP	02/05/2026	236	INTERPRETERS INC			
			138833	6-001-5-19-221	INTERPRETER 01/09,01/14,01/21.	664.20	
					WARRANT TOTAL		664.20
118431	AP	02/05/2026	966	ATCHISON AUTO PARTS LLC DBA NA			
			138771	6-133-5-00-310	FLUIDS, SUPPLIES, PARTS	467.23	
			138771	6-133-5-00-312	FLUIDS, SUPPLIES, PARTS	184.61	
			138771	6-133-5-00-360	FLUIDS, SUPPLIES, PARTS	163.61	
			138791	6-137-5-00-320	CONNECTOR	60.88	

START DATE: 01/30/2026 END DATE: 02/05/2026

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
			138791	6-137-5-00-320	CONNECTOR	117.82	
					WARRANT TOTAL		994.15
118432	AP	02/05/2026	1175	KANSAS CO APPRAISERS ASSOC			
			138740	6-001-5-41-203	MEMBERSHIP DUES	125.00	
					WARRANT TOTAL		125.00
118433	AP	02/05/2026	4755	LEAVENWORTH PAPER AND OFFICE S			
			138837	6-001-5-02-301	COLOR DATE STAMP	62.95	
			138756	6-001-5-19-301	OFFICE SUPPLIES CLERK	969.75	
			138773	6-133-5-00-312	TAPE, DISPENSER, STAPLER, STAP	155.52	
			138811	6-145-5-00-201	SUPPLIES	575.50	
			138811	6-145-5-00-301	SUPPLIES	414.25	
			138811	6-145-5-00-305	SUPPLIES	31.50	
					WARRANT TOTAL		2,209.47
118434	AP	02/05/2026	537	CHERRYROAD MEDIA INC			
			138813	6-001-5-01-212	LEGAL PUBLICATION FOR CHARTER	116.32	
			138830	6-001-5-06-218	PUBLIC NOTICE	25.56	
			138831	6-001-5-49-350	USD 469 BOND QUESTION	288.00	
					WARRANT TOTAL		429.88
118435	AP	02/05/2026	26952	LEGAL LANGUAGE SERVICES			
			138834	6-001-5-19-221	INTERPRERER FEE 01/21 LV 2025	285.00	
			138836	6-001-5-19-221	INTERPRETER 01/20 LV 2025 JC 1	332.50	
					WARRANT TOTAL		617.50
118436	AP	02/05/2026	232	MHC KENWORTH-OLATHE			
			138772	6-133-5-00-360	PARTS	5,065.03	
					WARRANT TOTAL		5,065.03
118437	AP	02/05/2026	105	MIDWEST MOBILE RADIO SERVICE			
			138758	6-001-5-07-208	RADIO MAINTENANCE	20.00	
			138758	6-001-5-07-208	RADIO MAINTENANCE	175.00	
			138758	6-001-5-07-208	RADIO MAINTENANCE	146.00	
			138764	6-133-5-00-207	RADIO MAINTENANCE	375.00	
			138764	6-133-5-00-207	RADIO MAINTENANCE	10.00	
			138764	6-133-5-00-207	RADIO MAINTENANCE	10.00	
			138764	6-133-5-00-207	RADIO MAINTENANCE	108.00	
					WARRANT TOTAL		844.00
118438	AP	02/05/2026	2059	MIDWEST OFFICE TECHNOLOGY INC			
			138803	6-001-5-11-303	COPIER COST	41.30	
					WARRANT TOTAL		41.30
118439	AP	02/05/2026	2666	TREVOR GALBRAITH			
			138776	6-133-5-00-203	CDL PERMIT REIMBURSEMNET	13.75	
					WARRANT TOTAL		13.75
118440	AP	02/05/2026	2666	BRANDON COLE			
			138779	6-133-5-00-364	SAFETY BOOTS	149.99	
					WARRANT TOTAL		149.99
118441	AP	02/05/2026	2666	JEFF CARLIN			
			138781	6-133-5-00-364	SAFETY BOOTS	165.00	
					WARRANT TOTAL		165.00
118442	AP	02/05/2026	2666	ALAN AREVELO			
			138783	6-133-5-00-364	SAFETY BOOTS	109.99	
					WARRANT TOTAL		109.99
118443	AP	02/05/2026	10563	NATIONWIDE			

START DATE: 01/30/2026 END DATE: 02/05/2026

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
			138807	6-001-5-14-224	SURETY BONDS 7900579694	100.00	
					WARRANT TOTAL		100.00
118444	AP	02/05/2026	781	NEW FRONTIER MATERIALS LLC			
			138790	6-137-5-00-312	ROCK	45,568.28	
			138790	6-137-5-00-312	ROCK	20,304.64	
					WARRANT TOTAL		65,872.92
118445	AP	02/05/2026	680	NEXTRAN TRUCK CENTERS			
			138770	6-133-5-00-360	WIPER BLADES, GLASS, FILLER	61.68	
			138770	6-133-5-00-360	WIPER BLADES, GLASS, FILLER	213.94	
			138770	6-133-5-00-360	WIPER BLADES, GLASS, FILLER	106.52	
					WARRANT TOTAL		382.14
118446	AP	02/05/2026	11799	O'REILLY AUTOMOTIVE			
			138762	6-133-5-00-309	PARTS, TIRES, SUPPLIES, FLUIDS	123.84	
			138762	6-133-5-00-310	PARTS, TIRES, SUPPLIES, FLUIDS	194.87	
			138762	6-133-5-00-311	PARTS, TIRES, SUPPLIES, FLUIDS	16.99	
			138762	6-133-5-00-360	PARTS, TIRES, SUPPLIES, FLUIDS	1,376.37	
			138762	6-133-5-00-365	PARTS, TIRES, SUPPLIES, FLUIDS	11.22	
			138787	6-137-5-00-320	PARTS	786.01	
					WARRANT TOTAL		2,509.30
118447	AP	02/05/2026	1231	O'DONNELL PROFESSIONAL SVCS, P			
			138826	6-001-5-23-2	PREPARATION OF 1099	2,180.00	
					WARRANT TOTAL		2,180.00
118448	AP	02/05/2026	3	UMB BANK. N.A			
			138812	6-001-5-07-251	RESEARCH AND RETRIVAL 2 HOURS	50.00	
					WARRANT TOTAL		50.00
118449	AP	02/05/2026	8028	MURPHY TRACTOR & EQUIP CO			
			138788	6-137-5-00-320	LAMP	116.61	
			138788	6-137-5-00-320	LAMP	116.61	
					WARRANT TOTAL		233.22
118450	AP	02/05/2026	418	PENSKE COMMERCIAL VEHICLES US			
			138768	6-133-5-00-360	BRACKET	39.59	
					WARRANT TOTAL		39.59
118451	AP	02/05/2026	406	PUBLIC SAFETY UPFITTERS LLC			
			138760	6-001-5-07-353	BULLET PROOF VEST	289.02	
					WARRANT TOTAL		289.02
118452	AP	02/05/2026	636	RADIOLOGY SPECIALIST OF ST JOS			
			138824	6-001-5-07-219	INMATE MEDICAL BILL	6.87	
					WARRANT TOTAL		6.87
118453	AP	02/05/2026	1814	LEAV CO REGISTER OF DEEDS			
			138800	6-001-5-09-212	RESOLUTION 2025 38	110.00	
			138799	6-220-5-16-400	DAMANN	72.00	
			138798	6-220-5-17-400	RECORDING FEES	144.00	
					WARRANT TOTAL		326.00
118454	AP	02/05/2026	6713	REILLY & SONS INC			
			138821	6-001-5-07-203	NOTARY BOND FOR TANYA WASHINGT	112.00	
			138806	6-001-5-14-224	POLICY CYBER LIABILITY	19,231.13	
			138809	6-001-5-14-224	POLICY KST500104000	184.00	
					WARRANT TOTAL		19,527.13
118455	AP	02/05/2026	25224	SAFETY REMEDY			
			138794	6-001-5-53-307	EYE DROPS	65.93	

START DATE: 01/30/2026 END DATE: 02/05/2026

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
					WARRANT TOTAL		65.93
118456	AP	02/05/2026	1242 138767	SCOTWOOD INDUSTRIES INC 6-133-5-00-306	CALCIUM CHLORIDE	6,298.80	
					WARRANT TOTAL		6,298.80
118457	AP	02/05/2026	1717 138743 138743	SEIFERT'S FLOORING 6-001-5-31-291 6-001-5-31-291	CH IT DEPT, BOCC MEETING ROOM CH IT DEPT, BOCC MEETING ROOM	2,994.00 2,943.00	
					WARRANT TOTAL		5,937.00
118458	AP	02/05/2026	915 138746 138746 138746	SMITHEREEN PEST MANAGEMENT 6-001-5-31-212 6-001-5-32-211 6-001-5-33-211	PEST CONTROL PEST CONTROL PEST CONTROL	647.00 100.00 125.00	
					WARRANT TOTAL		872.00
118459	AP	02/05/2026	1793 138822	ST JOHN HOSPITAL 6-001-5-07-219	INMATE MEDICAL BILL	465.76	
					WARRANT TOTAL		465.76
118460	AP	02/05/2026	6575 138761	STERICYCLE, INC 6-001-5-07-359	MEDICAL WASTE REMOVAL	212.48	
					WARRANT TOTAL		212.48
118461	AP	02/05/2026	113 138766	SUMNERONE INC 6-133-5-00-301	CANON C37251 COPIER COUNTS SN	285.58	
					WARRANT TOTAL		285.58
118462	AP	02/05/2026	433 138745	TONGANOXIE CITY 6-001-5-14-220	LAMING RD	187.45	
					WARRANT TOTAL		187.45
118463	AP	02/05/2026	22972 138742 138742	TRANSFER STATION 6-001-5-31-290 6-001-5-32-297	STANDARD WASTE STANDARD WASTE	84.00 20.00	
					WARRANT TOTAL		104.00
118464	AP	02/05/2026	608 138805	THE TRAVELERS INDEMNITY COMPAN 6-001-5-14-224	DEDUCTIBLE BILLING	87.50	
					WARRANT TOTAL		87.50
118465	AP	02/05/2026	5610 138819	UNION MILL SUPPLY,LLC 6-001-5-07-357	PART OF KNIGHT PUMP	175.00	
					WARRANT TOTAL		175.00
118466	AP	02/05/2026	1831 138738	USD 469 AFTER SCHOOL VILLAGE 6-121-5-00-208	P2601-9 2ND QUARTER	3,125.00	
					WARRANT TOTAL		3,125.00
118467	AP	02/05/2026	2007 138832	WIRENUTS 6-160-5-00-213	LABOR PARTS	1,885.98	
					WARRANT TOTAL		1,885.98
118468	AP	02/05/2026	100 138839	████████████████████ 6-001-5-14-221	FEE AND MILEAGE	69.95	
					WARRANT TOTAL		69.95
118469	AP	02/05/2026	100 138840	████████████████████ 6-001-5-14-221	FEE AND MILEAGE	33.70	
					WARRANT TOTAL		33.70
118470	AP	02/05/2026	100 138841	████████████████████ 6-001-5-14-221	FEE AND MILEAGE	33.70	
					WARRANT TOTAL		33.70

START DATE: 01/30/2026 END DATE: 02/05/2026

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>
118471	AP	02/05/2026	100 138842	██████████ 6-001-5-14-221	FEE AND MILEAGE	32.25	
					WARRANT TOTAL		32.25
118472	AP	02/05/2026	100 138843	██████████ 6-001-5-14-221	FEE AND MILEAGE	71.40	
					WARRANT TOTAL		71.40
118473	AP	02/05/2026	100 138844	██████████████████ 6-001-5-14-221	FEE AND MILEAGE	39.50	
					WARRANT TOTAL		39.50
118474	AP	02/05/2026	100 138845	██████████ 6-001-5-14-221	FEE AND MILEAGE	39.50	
					WARRANT TOTAL		39.50
118475	AP	02/05/2026	100 138846	██████████████████ 6-001-5-14-221	FEE AND MILEAGE	25.00	
					WARRANT TOTAL		25.00
118476	AP	02/05/2026	100 138847	JENNIFER LEE LOZOYA 6-001-5-14-221	FEE AND MILEAGE	25.00	
					WARRANT TOTAL		25.00
					GRAND TOTAL		1,010,288.94

START DATE: 01/30/2026 END DATE: 02/05/2026

TYPES OF CHECKS SELECTED: \* ALL TYPES  
CHECK RANGE SELECTED: \* No Check Range Selected

FUND SUMMARY

---

001	GENERAL	92,295.60
121	JUVENILE JUSTICE AUTHORITY	3,125.00
127	COMM CORR ADULT NON GRANT	23.55
133	ROAD & BRIDGE	88,629.94
136	COMM CORR JUVENILE	23.56
137	LOCAL SERVICE ROAD & BRIDGE	72,112.06
145	COUNCIL ON AGING	24,863.25
146	COUNTY TREASURER SPECIAL	32.31
153	PUBLIC WORKS,EQUIP.RESERVE FUND	10,250.00
160	SOLID WASTE MANAGEMENT	1,885.98
171	S TAX CAP RD PROJ: BONDS	237,124.74
174	911	1,124.62
195	JUVENILE DETENTION	578.77
210	SEWER DISTRICT 1: HIGH CREST	432.00
220	CAP IMPR: RD & BRIDGE	216.00
503	ROAD & BRIDGE BOND ESCROW	500.00
510	PAYROLL CLEARING	477,071.56
	TOTAL ALL FUNDS	1,010,288.94

# Leavenworth County Request for Board Action

**Date:** February 11, 2026

**To:** Board of County Commissioners

**From:** Tammy Saldivar, Leavenworth County Solid Waste Committee Secretary

**Department Head Approval:**

**Additional Reviews as needed:**

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

---

---

**Action Requested:** Adopt and forward the Leavenworth County 2026 Solid Waste Committee member roster to KDHE.

**Recommendation:** Approve and adopt the 2026 Solid Waste Committee member roster.

**Analysis:** The 2026 Leavenworth County Solid Waste Management Plan Annual Review is due to KDHE March 24, 2026. In order to comply with the requirements of KDHE, the BOCC needs to approve in regular session the 2026 Solid Waste Committee member roster.

**Alternatives:**

**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:** N/A

**Additional Attachments:**

Leavenworth County KS 2026 Solid Waste Committee members.

# Leavenworth County KS 2026 Solid Waste Committee

## City of Leavenworth

(1 member appointed by the Mayor)

100 N. 5<sup>th</sup> St. Leavenworth, KS 66048

913.682.0650

Becky Beaver – [bbeaver@firstcity.org](mailto:bbeaver@firstcity.org)

## City of Lansing

(1 member appointed by the Mayor)

800 1<sup>st</sup> Terrace, Lansing, KS 66043

913.364.6910

Mike Spickelmier – [mspickelmier@lansingks.org](mailto:mspickelmier@lansingks.org)

## Cities of Tonganoxie, Basehor, Linwood & Easton

(1 member appointed between the Mayors)

2300 N. 158<sup>th</sup> St. PO Box 406, Basehor, KS 66007

913.724.2000

Gene Myracle – [citysuper@cityofbasehor.org](mailto:citysuper@cityofbasehor.org)

## Unincorporated Area of Leavenworth County

(1 member - appointed by the BOCC)

300 Walnut, Leavenworth, KS 66048

913.684.0418

Stephanie Sloop- [ssloop@leavenworthcounty.gov](mailto:ssloop@leavenworthcounty.gov)

## Hauler/Recycler of Leavenworth County

(2 members – appointed by the BOCC)

1119 Limit, Leavenworth KS 66048

913.775.3434

Bobby Hancock – Brothers Disposal [brotherstrashman@gmail.com](mailto:brotherstrashman@gmail.com)

235 Marion St. Leavenworth, KS 66048

George Jacobs – G J Disposal [marion.jacobs@ymail.com](mailto:marion.jacobs@ymail.com)

580.273.7230

## Designee of County Departments

(2 members - appointed by the BOCC)

300 Walnut, Leavenworth, Ks 66048

913.727.2858

Tammy Saldivar -Solid Waste [tsaldivar@leavenworthcounty.gov](mailto:tsaldivar@leavenworthcounty.gov)

Zach Phillips – Emergency Management [zphillips@lvsheriff.org](mailto:zphillips@lvsheriff.org)

913.680.2678

## Leavenworth County 2026 Solid Waste Committee Officers

Chairperson – Mike Spickelmier

Vice Chairperson – Gene Myracle

Secretary – Tammy Saldivar

# Leavenworth County Request for Board Action

**Date:** February 11, 2026

**To:** Board of County Commissioners

**From:** Tammy Saldivar, Leavenworth County Solid Waste

**Department Head Approval:** TS

**Additional Reviews as needed:**

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

---

---

**Action Requested:** Approval to accept a 3-year lease agreement from VLP Equipment Share for 3 2025 Case 580SN backhoes replacing 3 2021 Case 580SN backhoes with an annual lease payment of \$76,405.70. The Case backhoes being replaced are on a current lease program that ends 3/26.

**Recommendation:** Approve to accept the 3-year lease from VLP.

**Analysis:** These are replacements for our current leased Case backhoes Units 622, 627 and 628 which has come to the end of their lease. This is the lowest qualified bid under the Leavenworth County Purchasing Policy.

**Alternatives:**

**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:** \$229,217.10 for the life of the lease.

**Additional Attachments:** Bid Documents.

**COUNTY OF LEAVENWORTH**  
**3 Backhoes for the Transfer Station**  
**Bid opened on 01.27.26**



Item Description	Notes	KanEquip Wamego, KS		Foley Equipment Olathe, KS		Murphy Tractor Kansas City, MO		VLP Equip Share Kansas City, MO	
		Bid Price	Model	Bid Price	Model	Bid Price	Model	Bid Price	Model
Delivered Price for three (3) Backhoes		\$398,203.08	JCB 3CX-14	\$406,080.00	CAT 420-07	\$470,301.00	410 P-Tier	\$486,079.11	CASE 580SN
Three (3) additional buckets for trash compaction	If needed	\$44,994.00		\$7,275.00		\$18,200.00		INCLUDED	
Annual Financing for three (3) Backhoes									
3yr/3500 hr		\$87,665.97		\$92,188.95		\$108,368.88		\$76,405.70	
Leavenworth County Contractor (local preference, percentage difference from lowest bid)									

**Leavenworth County  
Request for Board Action  
Case No. DEV-25-145  
Right-of-Way Vacation – Stonegate Court  
\*PUBLIC HEARING\***

**Date:** February 11, 2026  
**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:** Consider the applicant’s request to vacate the unimproved right-of-way of Stonegate Court as described in the proposed Board Order attached.

**Analysis:** The applicant has requested to vacate an unimproved right-of-way of Stonegate Court. All proper notice has been given as required by statute. The road right-of-way in question is not a public utility, has no use, has never been opened or used as a public road, and no future use of the road is foreseen. The vacation will not interfere with, impair, infringe or obstruct the property rights of public utilities or rights-of-way and easements for public services. The vacation of this right of way would allow the property owners to replat the property as submitted with the proposed Quail Ridge Estates subdivision. The adjoining property owners were notified via certified mail and publication occurred in the county newspaper of the proposed vacation. No opposition to the proposed vacation has been received.

**Recommendation:** Approval of Board Order (attached) vacating the right of way in question.

**Alternatives:**

1. Adopt Board Order 2026-01, Vacation of Stonegate Court, with Findings of Fact; or

**Motion:** *Chairman, I find that all proper notice for this vacation has been given, that the right-of-way in question has no use and has not been used as a public road and no future use of this road is foreseen, and that the vacation shall not interfere with, impair, infringe, or obstruct the property right of public utilities and easements for public services. Therefore, I move to adopt Board Order 2026-01, approving the proposed right-of-way vacation.*

2. Deny the Vacation of Stonegate Court, with Findings of Fact; or

**Motion:** *Chairman, I find that the vacation request does not comply with K.S.A. 68-102 and find because (list the reason for denial such as a finding that the vacation was not*

***properly noticed or will cause the public to suffer loss or be inconvenienced by the vacation or that private rights will be injured). I move to deny this vacation request.***

3. Defer this matter to a date certain:

Motion: *Chairman, I move to table this request to (**Date and Time**) and request additional information about (**state what additional information is needed**).*

**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:** Proposed Board Order, Map, Notice of Hearing

**BOARD ORDER 2026-01**

**BEFORE THE BOARD OF COUNTY COMMISSIONERS OF LEAVENWORTH COUNTY, KANSAS, TO CONSIDER THE VACATION OF A CERTAIN SECTION OF ROADWAY DUE TO NON-USE**

**BE IT FOUND** that the Board of County Commissioners of Leavenworth County, Kansas, met on the 11<sup>th</sup> day of February, 2026, at 9:00 a.m., in the regular meeting room of the Commission at 300 Walnut, Suite 225, Leavenworth, Kansas, pursuant to K.S.A. 68-102(b) conduct a hearing on the proposed vacation of an unused section of right-of-way described as follows:

A TRACT OF LAND LOCATED IN STONEGATE SUBDIVISION, A SUBDIVISION RECORDED IN BOOK 16 AT PAGE 19, NKA 2005P00019, AT THE LEAVENWORTH COUNTY REGISTER OF DEEDS, LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 12 SOUTH, RANGE 20 EAST OF THE SIXTH PRINCIPAL MERIDIAN, LEAVENWORTH COUNTY, KANSAS, NOW DESCRIBED BY STEVEN D. WILLIAMS, PS1391 ON JANUARY 5, 2026 AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 0°00'00" EAST ALONG THE WEST LINE OF SAID QUARTER SECTION, 1325.17 FEET; THENCE NORTH 90°00'00" EAST, 40.00 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING LOCATED ON THE EASTERLY RIGHT-OF-WAY LINE OF 250TH STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF STONEGATE COURT; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF STONEGATE COURT, NORTH 90°00'00" EAST, 557.41 FEET; THENCE ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID STONEGATE COURT ON A CURVE TO THE LEFT WITH A RADIUS OF 332.00 FEET, AN ARC LENGTH OF 632.12 FEET, AND A CHORD THAT BEARS NORTH 35°27'19" EAST, A CHORD DISTANCE OF 540.87 FEET; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID STONEGATE COURT, NORTH 19°05'23" WEST, 105.14 FEET; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF STONEGATE COURT ON A CURVE TO THE RIGHT WITH A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 17.91 FEET, AND A CHORD THAT BEARS NORTH 6°34'09" EAST, A CHORD DISTANCE OF 17.32 FEET; THENCE ALONG THE EASTERLY, NORTHERLY AND WESTERLY RIGHT-OF-WAY LINE OF SAID STONEGATE COURT ON A CURVE TO THE LEFT WITH A RADIUS OF 60.00 FEET, AN ARC LENGTH OF 295.98 FEET, AND A CHORD THAT BEARS SOUTH 70°54'37" WEST, A CHORD DISTANCE OF 75.00 FEET; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID STONEGATE COURT ON A CURVE TO THE RIGHT WITH A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 17.91 FEET, AND A CHORD THAT BEARS SOUTH 44°44'55" EAST, A CHORD DISTANCE OF 17.32 FEET; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF STONEGATE COURT, SOUTH 19°05'23" EAST, 105.14 FEET; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF STONEGATE COURT ON A CURVE TO THE RIGHT WITH A RADIUS OF 272.00 FEET, AN ARC LENGTH OF 517.88 FEET, AND A CHORD THAT BEARS SOUTH 35°27'19" WEST, A CHORD DISTANCE OF 443.13 FEET; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STONEGATE COURT, NORTH 90°00'00"

WEST, 557.41 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF 250TH STREET; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE OF 250TH STREET, SOUTH 0°00'00" EAST, 60.00 FEET TO THE POINT OF BEGINNING. THE ABOVE CONTAINS 1.97 ACRES, MORE OR LESS, ALL IN LEAVENWORTH COUNTY.

BASIS OF BEARINGS: A BEARING OF NORTH 0°00'00" EAST FOR THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 23, T12S, R20E FROM THE STONEGATE SUBDIVISION PLAT.

ERROR OF CLOSURE: 0.009

PRECISION: 1:327,292

**WHEREUPON** the board conducted a public hearing upon the matter and entered the following findings;

1. That all proper notice has been given and as provided for by statute.
2. That the road right-of-way in question is not a public utility and has no use and has not been used as a public road and no future use of the road is foreseen.
3. The vacation described herein shall not interfere with, impair, infringe, or obstruct the property rights of public utilities or rights-of-way and easements for public services facilities currently in existence and use.
4. That the owners of property adjoining the section of right-of-way under consideration for vacation, having been provided proper notice of the proposed vacation.
5. That the section of road right-of-way identified herein be declared and ordered vacated as provided for by statute.
6. That a copy of this Order be recorded in the office of the Register of Deeds and be made part of the road records of the county.
7. The cost of the proceedings, including publication and recording costs shall be paid by the applicant.
8. This Order shall be in full force and effect from and after its adoption.
9. The County Administrator, and Leavenworth County's other officers, agents, and employees are hereby authorized and directed to take such further action, and execute such other documents, certificates, and instruments as may be necessary or desirable to carry out and comply with the intent of this Order.

SO ORDERD ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
**Michael Stieben, CHAIR**

\_\_\_\_\_  
**Jeff Culbertson, MEMBER**

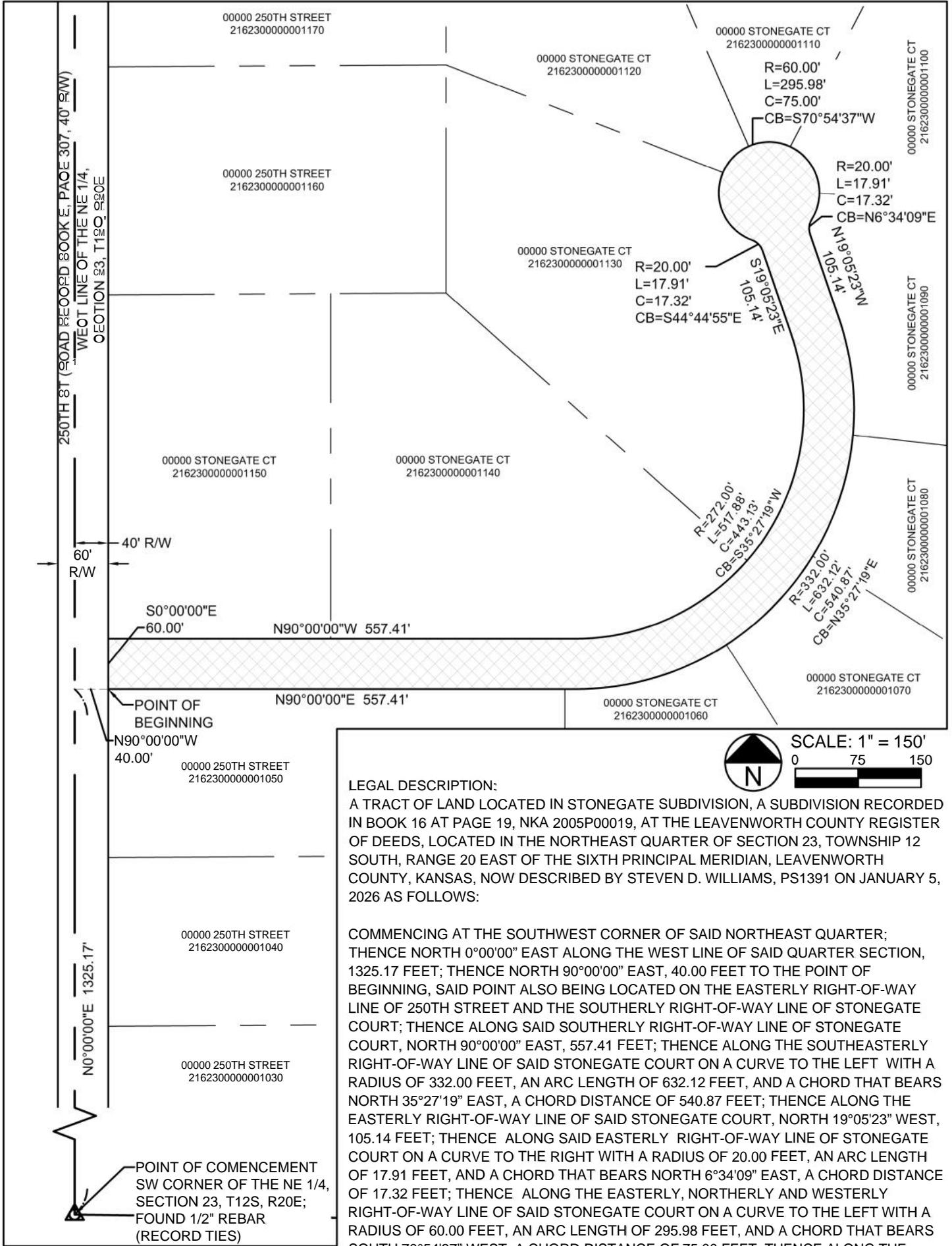
\_\_\_\_\_  
**Mike Smith, MEMBER**

\_\_\_\_\_  
**Vanessa Reid, MEMBER**

\_\_\_\_\_  
**Willie Dove, MEMBER**

ATTEST: \_\_\_\_\_  
**Fran Keppler, CLERK**

EXHIBIT "A"



LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN STONEGATE SUBDIVISION, A SUBDIVISION RECORDED IN BOOK 16 AT PAGE 19, NKA 2005P00019, AT THE LEAVENWORTH COUNTY REGISTER OF DEEDS, LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 12 SOUTH, RANGE 20 EAST OF THE SIXTH PRINCIPAL MERIDIAN, LEAVENWORTH COUNTY, KANSAS, NOW DESCRIBED BY STEVEN D. WILLIAMS, PS1391 ON JANUARY 5, 2026 AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 0°00'00" EAST ALONG THE WEST LINE OF SAID QUARTER SECTION, 1325.17 FEET; THENCE NORTH 90°00'00" EAST, 40.00 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING LOCATED ON THE EASTERLY RIGHT-OF-WAY LINE OF 250TH STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF STONEGATE COURT; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF STONEGATE COURT, NORTH 90°00'00" EAST, 557.41 FEET; THENCE ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID STONEGATE COURT ON A CURVE TO THE LEFT WITH A RADIUS OF 332.00 FEET, AN ARC LENGTH OF 632.12 FEET, AND A CHORD THAT BEARS NORTH 35°27'19" EAST, A CHORD DISTANCE OF 540.87 FEET; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID STONEGATE COURT, NORTH 19°05'23" WEST, 105.14 FEET; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF STONEGATE COURT ON A CURVE TO THE RIGHT WITH A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 17.91 FEET, AND A CHORD THAT BEARS NORTH 6°34'09" EAST, A CHORD DISTANCE OF 17.32 FEET; THENCE ALONG THE EASTERLY, NORTHERLY AND WESTERLY RIGHT-OF-WAY LINE OF SAID STONEGATE COURT ON A CURVE TO THE LEFT WITH A RADIUS OF 60.00 FEET, AN ARC LENGTH OF 295.98 FEET, AND A CHORD THAT BEARS SOUTH 70°54'37" WEST, A CHORD DISTANCE OF 75.00 FEET; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID STONEGATE COURT ON A CURVE TO THE RIGHT WITH A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 17.91 FEET, AND A CHORD THAT BEARS SOUTH 44°44'55" EAST, A CHORD DISTANCE OF 17.32 FEET; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF STONEGATE COURT, SOUTH 19°05'23" EAST, 105.14 FEET; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF STONEGATE COURT ON A CURVE TO THE RIGHT WITH A RADIUS OF 272.00 FEET, AN ARC LENGTH OF 517.88 FEET, AND A CHORD THAT BEARS SOUTH 35°27'19" WEST, A CHORD DISTANCE OF 443.73 FEET; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STONEGATE COURT, NORTH 90°00'00" WEST, 557.41 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF 250TH STREET; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE OF 250TH/ STREET, SOUTH 0°00'00" EAST, 60.00 FEET TO THE POINT OF BEGINNING. THE ABOVE CONTAINS 1.97 ACRES, MORE OR LESS, ALL IN LEAVENWORTH COUNTY.

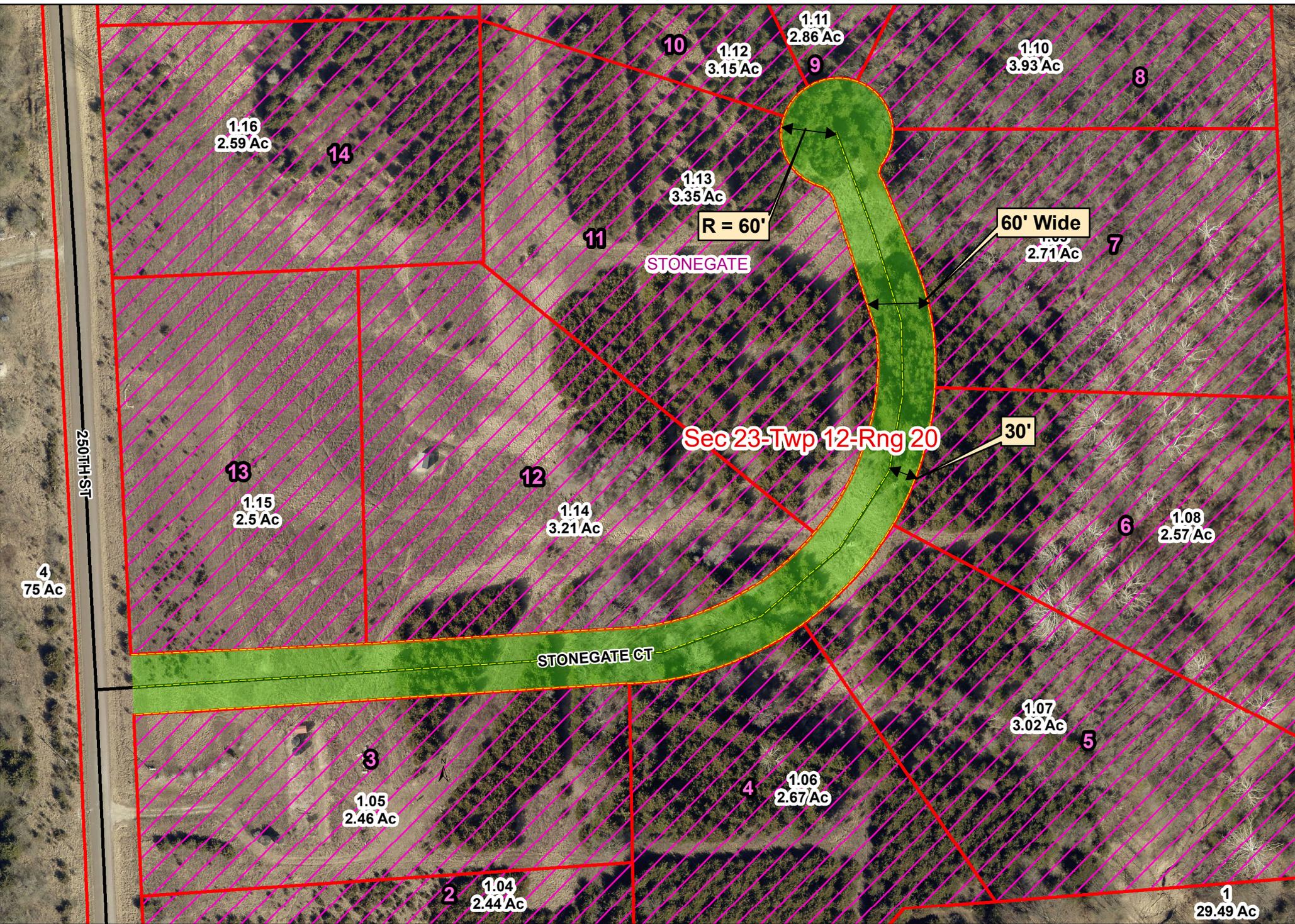
SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS EXHIBIT WAS PREPARED UNDER MY DIRECT SUPERVISION ON JANUARY 5, 2026.

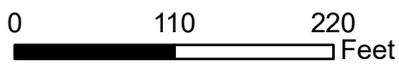


STEVEN D. WILLIAMS, PS-1391  
ALL POINTS SURVEYING, LLP  
P.O. BOX 4444  
LAWRENCE, KANSAS 66046  
(785) 832-2121

BASIS OF BEARINGS: A BEARING OF NORTH 0°00'00" EAST FOR THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 23, T12S, R20E FROM THE STONEGATE SUBDIVISION PLAT.



2/3/2026



- Road Centerline
- Parcel Boundaries
- Subdivisions Boundaries
- Stonegate CT
- 60' Wide ROW



Leavenworth County  
 GIS Services  
 300 Walnut Suite 030  
 Leavenworth, KS 66048  
 Ph: 913-758-6780  
 Ph: 913-684-0448



County of Leavenworth  
State of Kansas  
NOTICE OF PUBLIC HEARING

Notice is hereby given for the Leavenworth County Board of County Commissioners to review an application (DEV-25-145) for a Road Right-of-way Vacation Stonegate Court on the following described property: A TRACT OF LAND LOCATED IN STONEGATE SUBDIVISION, A SUBDIVISION RECORDED IN BOOK 16 AT PAGE 19, NKA 2005P00019, AT THE LEAVENWORTH COUNTY REGISTER OF DEEDS, LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 12 SOUTH, RANGE 20 EAST OF THE SIXTH PRINCIPAL MERIDIAN, LEAVENWORTH COUNTY, KANSAS, NOW DESCRIBED BY STEVEN D. WILLIAMS, PS1391 ON JANUARY 5, 2026 AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 0°00'00" EAST ALONG THE WEST LINE OF SAID QUARTER SECTION, 1325.17 FEET; THENCE NORTH 90°00'00" EAST, 40.00 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING LOCATED ON THE EASTERLY RIGHT-OF-WAY LINE OF 250TH STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF STONEGATE COURT; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF STONEGATE COURT, NORTH 90°00'00" EAST, 557.41 FEET; THENCE ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID STONEGATE COURT ON A CURVE TO THE LEFT WITH A RADIUS OF 332.00 FEET, AN ARC LENGTH OF 632.12 FEET, AND A CHORD THAT BEARS NORTH 35°27'19" EAST, A CHORD DISTANCE OF 540.87 FEET; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID STONEGATE COURT, NORTH 19°05'23" WEST, 105.14 FEET; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF STONEGATE COURT ON A CURVE TO THE RIGHT WITH A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 17.91 FEET, AND A CHORD THAT BEARS NORTH 6°34'09" EAST, A CHORD DISTANCE OF 17.32 FEET; THENCE ALONG THE EASTERLY, NORTHERLY AND WESTERLY RIGHT-OF-WAY LINE OF SAID STONEGATE COURT ON A CURVE TO THE LEFT WITH A RADIUS OF 60.00 FEET, AN ARC LENGTH OF 295.98 FEET, AND A

CHORD THAT BEARS SOUTH 70°54'37" WEST, A CHORD DISTANCE OF 75.00 FEET; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID STONEGATE COURT ON A CURVE TO THE RIGHT WITH A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 17.91 FEET, AND A CHORD THAT BEARS SOUTH 44°44'55" EAST, A CHORD DISTANCE OF 17.32 FEET; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF STONEGATE COURT, SOUTH 19°05'23" EAST, 105.14 FEET; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF STONEGATE COURT ON A CURVE TO THE RIGHT WITH A RADIUS OF 272.00 FEET, AN ARC LENGTH OF 517.88 FEET, AND A CHORD THAT BEARS SOUTH 35°27'19" WEST, A CHORD DISTANCE OF 443.13 FEET; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STONEGATE COURT, NORTH 90°00'00" WEST, 557.41 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF 250TH STREET; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF 250TH STREET, SOUTH 0°00'00" EAST, 60.00 FEET TO THE POINT OF BEGINNING. THE ABOVE CONTAINS 1.97 ACRES, MORE OR LESS, ALL IN LEAVENWORTH COUNTY.

PRECISION: 1:327,292  
**Request submitted by Mark Bowden; MB Builders, LLC on behalf of Jeremy and Mackenzie Robbins**

**Address: 00000 250th Street**  
**Parcel ID number: 216-23-0-00-00-001.03 through -001.17**

The MEETING will be held on Wednesday the 11th day of February, 2026 at 9:00 a.m., in the Meeting Room, located on the second floor of the Leavenworth County Courthouse, 300 Walnut Street, Leavenworth, Kansas. Further information is available, including the full legal description, for inspection during regular business hours in the Leavenworth County Planning & Zoning Department.

We encourage public input. If you wish to provide comments in writing instead of in person, written comments must be received no

later than noon Tuesday, February 10, 2026.  
John Jacobson, Director  
Planning & Zoning Department  
Publish by January 21, 2026  
Published in the Leavenworth Times, January 21, 2026.

# Leavenworth Times Affidavit of Publication

I, Barbara Daniels, of lawful age, being first duly sworn on oath, states, that she is a Legal Representative of the Times, a daily newspaper, printed and published in Leavenworth, Leavenworth County, Kansas, that said newspaper has been published for at least Fifty (50) times a year and has been so published for at least five (5) years prior to the first publication of the attached Notice that said newspaper has a general paid circulation on a monthly and yearly basis in Leavenworth County, Kansas and is not a trade, religious or fraternal publication and has been printed and published in Leavenworth County, Kansas and has a general paid circulation in said County. The attached Notice was published on the following dates in a regular issue of said newspaper.

Publication was made on the 21st day of January, 2026.

WITNESS my hand this 21st day of January, 2026.

*Barbara Daniels*  
Legal Representative

Subscribe and sworn before me, this 21 day of Jan, 2026

*Rebecca A. Broom*  
Notary Public

My Commission Expires: 6/7/27



## Allison, Amy

---

**From:** Mary Conley <mary.conley@conleysandu.com>  
**Sent:** Wednesday, January 7, 2026 8:40 AM  
**To:** RWD10@conleysandu.com; Allison, Amy  
**Cc:** PZ  
**Subject:** Re: RWD10 FW: DEV-25-145/146 Deer Ridge Estates Review Comments

Amy,  
LVRWD10 has no utilities in that ROW and no issue vacating.  
Thank you,

### **Mary Conley, PMP**

Sr Project Manager/CFO  
Conley Sitework & Utilities, Inc.  
PO Box 715  
Eudora, KS 66025  
office (785) 838-4646  
cell (785) 423-3866

On Tue, Jan 6, 2026 at 11:29 AM Allison, Amy <[AAllison@leavenworthcounty.gov](mailto:AAllison@leavenworthcounty.gov)> wrote:

Good Morning,

You provided a letter for the proposed replatting of the Stonegate subdivision in Leavenworth County. The applicant is wishing to vacate the unimproved right-of-way of Stonegate Court that was platted within the original subdivision. We would like to verify that no utilities are located within that Right-of-way nor does RWD 10 have any issues with vacating the right-of-way. Please let me know if you have any further questions or comments for this request.

Sincerely,

Amy Allison, AICP

Deputy Director

Planning & Zoning

Leavenworth County

913.364.5757

## Allison, Amy

---

**From:** Steven Heath <Steven.Heath@evergy.com>  
**Sent:** Wednesday, January 7, 2026 2:20 PM  
**To:** Ryan McCallister; Allison, Amy  
**Cc:** PZ  
**Subject:** Re: DEV-25-145/146 Deer Ridge Estates Review Comments

Internal Use Only

Good afternoon Amy, Evergy does not have any facilities located within the proposed vacation area, nor does Evergy have conflict with the vacation.

Thank you,

**Steven Heath**

Evergy

TD Designer III

[Steven.Heath@evergy.com](mailto:Steven.Heath@evergy.com)

O: 785-865-4857

C: 785-508-2550 (does not receive texts)

---

**From:** Ryan McCallister <Ryan.McCallister@evergy.com>  
**Sent:** Tuesday, January 6, 2026 12:34 PM  
**To:** Allison, Amy <AAllison@leavenworthcounty.gov>; Steven Heath <Steven.Heath@evergy.com>  
**Cc:** PZ <pz@leavenworthcounty.gov>  
**Subject:** RE: DEV-25-145/146 Deer Ridge Estates Review Comments

Internal Use Only

Good afternoon, Amy,

I am not longer working out of Lawrence; I have transferred to Wichita. I am adding the Lawrence designer that will be working on this project, [@Steven Heath](#).

Thank you!

**Ryan McCallister**

Evergy

Distribution Designer

[ryan.mccallister@Evergy.com](mailto:ryan.mccallister@Evergy.com)

O (785) 865-4844

---

**From:** Allison, Amy <AAllison@leavenworthcounty.gov>  
**Sent:** Tuesday, January 6, 2026 11:28 AM  
**To:** Ryan McCallister <Ryan.McCallister@evergy.com>  
**Cc:** PZ <pz@leavenworthcounty.gov>  
**Subject:** FW: DEV-25-145/146 Deer Ridge Estates Review Comments

## Allison, Amy

---

**From:** Baumchen, Daniel  
**Sent:** Thursday, January 8, 2026 11:23 AM  
**To:** Allison, Amy  
**Subject:** RE: DEV-25-145/146 Deer Ridge Estates Review Comments

Amy

I reviewed description for the stonegate court vacation. The description accurately describes the Street to be vacated. The description is just the street.

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

---

**From:** Allison, Amy <AAllison@leavenworthcounty.gov>  
**Sent:** Tuesday, January 6, 2026 11:24 AM  
**To:** Baumchen, Daniel <DBaumchen@leavenworthcounty.gov>; Noll, Bill <BNoll@leavenworthcounty.gov>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>; Brown, Misty <MBrown@leavenworthcounty.gov>; Khalil, Jon <jkhalil@leavenworthcounty.gov>  
**Cc:** Jacobson, John <JJacobson@leavenworthcounty.gov>  
**Subject:** FW: DEV-25-145/146 Deer Ridge Estates Review Comments

Good Morning Everyone,

Attached is the legal description provided by the applicant to vacate Stonegate Court. All of the additional material was provided with the plat application. Let me know if you need any of that information or have any further questions or comments for this request.

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

### 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.*

**Leavenworth County  
Request for Board Action  
Case No. DEV-25-145/146  
Preliminary & Final Plat Quail Ridge Estates**

**Date: February 11, 2026  
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-25-146 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 replat Lots 1-15 of the Stonegate Subdivision into eight (8) lots. Stonegate was platted in 2005 as a 15-lot subdivision with an internal cul-de-sac. Since receiving approval, no public improvements occurred on the property, including installation of the public roadway. Per Article 82 of the Zoning and Subdivision Regulations and state statute, the development rights for the subdivision did not vest due to inaction within 5 years of approval. The applicant must replat the property in order to reestablish development rights. The application proposes to amend the subdivision layout into an 8-lot subdivision, and to vacate the undeveloped cul-de-sac right-of-way and existing utility easements. Additional utility easements are proposed to bring the plat into compliance with today's platting standards. Staff recommends that a condition be placed that the Stonegate Court right-of-way must be vacated before the final plat can be filed.

The Subdivision is classified as a Class C with all lots lying within the Rural Growth Area of Leavenworth County. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision (see condition 3).

Lots 1-7 is proposed to be approximately 2.5 acres with 200 ft or greater frontages. Lot 8 will comprise the remaining 28.45 acres with the frontage coming off Linwood Road. All lots are compliant with the zoning requirements of the RR-2.5 district.

KDOT has indicated that no new entrances will be approved along Linwood Road. The applicant has included a 60 ft strip of land for Lot 8 that will allow access from 250th Street. RWD 10 has also notified the applicant and staff that a water line will need to be extended along 250th Street in order to provide service to Lots 1-7. The applicant must provide a performance bond or guaranty with RWD 10 before the final plat can be filed.

**Recommendation:** The Planning Commission voted 7-0 (2 absent) to recommend approval of Case No.DEV-25-146, Final Plat for Quail Ridge Estates, subject to conditions.

**Alternatives:**

1. Approve Case No. DEV-25-146, Final Plat for Quail Ridge Estates, with Findings of Fact, and with or without conditions; or
- 2.
3. Deny Case No. DEV-25-146, Final Plat for Quail Ridge Estates, with Findings of Fact; or
- 4.
5. Revise or Modify the Planning Commission Recommendation to Case No. DEV-25-146, Final Plat for Quail Ridge Estates, with Findings of Fact; or
6. 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

**LEAVENWORTH COUNTY  
PLANNING COMMISSION  
STAFF REPORT**

**CASE NO:** DEV-25-145/146 Quail Ridge Estates

January 14, 2026

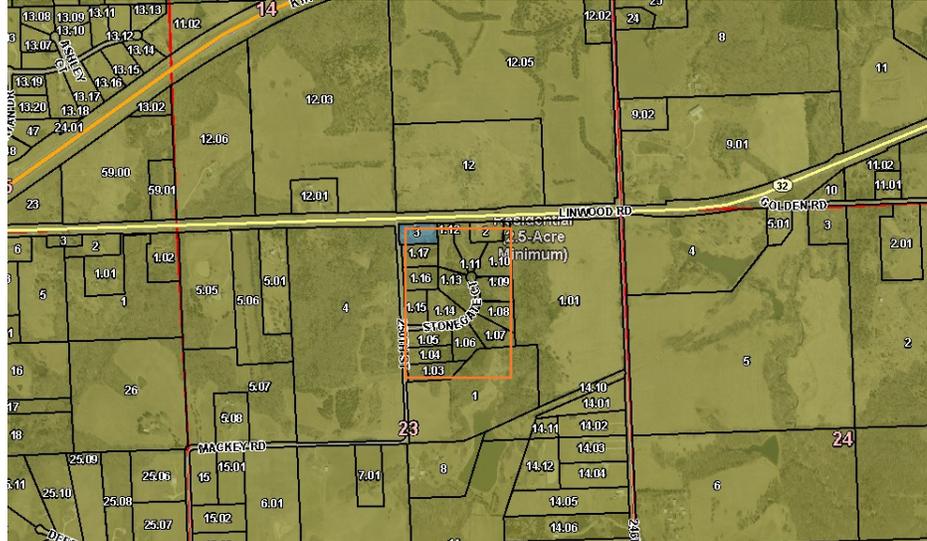
**REQUEST:** *Consent Agenda*

Preliminary Plat       Final Plat

**STAFF REPRESENTATIVE:**

Amy Allison  
Deputy Director

**SUBJECT PROPERTY:** 00000 250<sup>th</sup> St



**APPLICANT/APPLICANT AGENT:**

Mark Bowden/Christopher Storm  
MB Builders, LLC/Storm Engineering Group  
PO Box 442438  
Lawrence, KS 66044

**PROPERTY OWNER:**

Jeremy & Mackenzie Robbins  
14371 234<sup>th</sup> Street  
Tonganoxie KS 66086

**CONCURRENT APPLICATIONS:**

NONE

**LAND USE**

**ZONING:** RR-2.5

**FUTURE LAND USE DESIGNATION:**

Residential (2.5-acre min)

**LEGAL DESCRIPTION:**

Lots 1-15, Stonegate Subdivision, in Leavenworth County Kansas.

**SUBDIVISION:** Stonegate

**FLOODPLAIN:** n/a

**STAFF RECOMMENDATION:** APPROVAL

**PROPERTY INFORMATION**

**ACTION OPTIONS:**

1. Recommend approval of Case No. DEV-25-145 & 146, Preliminary & Final Plat for Quail Ridge Estates, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-25-145 & 146, Preliminary & Final Plat for Quail Ridge Estates, to the Board of County Commission for the following reasons; or
3. Continue the hearing to another date, time, and place.

**PARCEL SIZE:** 46.42 ACRES

**PARCEL ID NO:**

216-23-0-00-00-001.03 through - 001.17

**BUILDINGS:**

Small shed

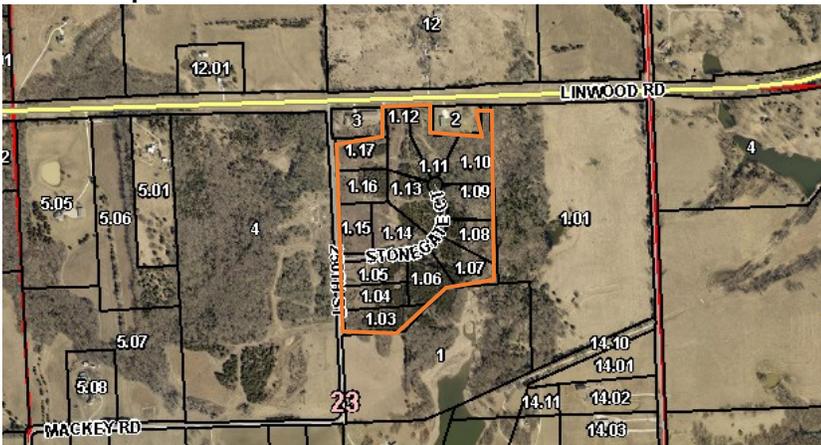
**PROJECT SUMMARY:**

Request to replat Lots 1-15 of the Stonegate subdivision into Lots 1-8 of the Quail Ridge Estates, located at 00000 250<sup>th</sup> Street (PID 21-23-0-00-00-001.03 through 216-23-0-00-00-001.17).

**ACCESS/STREET:**

250<sup>th</sup> Street - Local, Paved ± 22'  
Linwood Rd – State Hwy, Paved ± 28'

**Location Map:**



**UTILITIES**

**SEWER:** PRIVATE SEPTIC

**FIRE:** FD# 2

**WATER:** RWD 10

**ELECTRIC:** Evergy

**NOTICE & REVIEW:**

**STAFF REVIEW:**

1/8/2025

**NEWSPAPER NOTIFICATION:**

N/A

**NOTICE TO SURROUNDING**

**PROPERTY OWNERS:**

N/A

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

**STAFF COMMENTS:**

The applicant is proposing to replat Lots 1-15 of the Stonegate Subdivision into eight (8) lots. Stonegate was platted in 2005 as a 15-lot subdivision with an internal cul-de-sac. Since receiving approval, no public improvements occurred on the property, including installation of the public roadway. Per Article 82 of the Zoning and Subdivision Regulations and state statute, the development rights for the subdivision did not vest due to inaction within 5 years of approval. The applicant must replat the property in order to reestablish development rights. The application proposes to amend the subdivision layout into an 8-lot subdivision, and to vacate the undeveloped cul-de-sac right-of-way and existing utility easements. Additional utility easements are proposed to bring the plat into compliance with today's platting standards. Staff recommends that a condition be placed that the Stonegate Court right-of-way must be vacated before the final plat can be filed.

The Subdivision is classified as a Class C with all lots lying within the Rural Growth Area of Leavenworth County. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision (see condition 3).

Lots 1-7 is proposed to be approximately 2.5 acres with 200 ft or greater frontages. Lot 8 will comprise the remaining 28.45 acres with the frontage coming off Linwood Road. All lots are compliant with the zoning requirements of the RR-2.5 district.

KDOT has indicated that no new entrances will be approved along Linwood Road. The applicant has included a 60 ft strip of land for Lot 8 that will allow access from 250<sup>th</sup> Street. RWD 10 has also notified the applicant and staff that a water line will need to be extended along 250<sup>th</sup> Street in order to provide service to Lots 1-7. The applicant must provide a performance bond or guaranty with RWD 10 before the final plat can be filed.

**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. Stonegate Court right-of-way must be vacated before the Final Plat is filed with the Register of Deeds.

6. A performance bond or guaranty must be accepted by RWD 10 and a copy provided to the Planning & Zoning Department before the Final Plat is filed with the Register of Deeds.
7. The developer must comply with the following memorandums:
  - Memo – Steve Conley, RWD 10, dated December 17, 2025
  - Memo – Ryan McCallister, Evergy, dated October 27, 2025
  - Email – Steve Taylor, KDOT, dated December 22, 2025
  - Memo – Public Works, dated January 7, 2026
  - Memo – Planning & Zoning, dated January 7, 2026

**ATTACHMENTS:**

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

**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: Mark Bowden; MB Builders, LLC (applicant)  
Christopher Storm; Storm Engineering Group, PA (agent) NAME: Jeremy and Mackenzie Robbins  
 MAILING ADDRESS: P.O. Box 442438  
Lawrence, Kansas 66044 MAILING ADDRESS 14371 234th Street  
 CITY/ST/ZIP: 5719 Westfield Drive  
Lawrence, Kansas 66049 CITY/ST/ZIP Tonganoxie, Kansas 66086  
 PHONE: 785 550-5090 PHONE: 785 218-9588  
785 766-6661 EMAIL : \_\_\_\_\_ EMAIL \_\_\_\_\_

**GENERAL INFORMATION**

Proposed Subdivision Name: Deer Ridge Estates  
 Address of Property: 00000 250th Street (Lots 1 - 3, 14, 15); 00000 Stonegate Court (Lots 4 - 13)  
 PID: 2162300000001030 - ...1170 Urban Growth Management Area: Rural

**SUBDIVISION INFORMATION**

Gross Acreage: 46.42 acres	Number of Lots: 8 lots	Minimum Lot Size: 2.50 acres
Maximum Lot Size: 28.45 acres	Proposed Zoning: RR-2.5	Density: 0.17 lots/acre
Open Space Acreage: N/A	Water District: RWD #10	Proposed Sewage: Onsite
Fire District: Reno Township	Electric Provider: Evergy	Natural Gas Provider: None
Covenants: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Road Classification: <u>Local</u> - Collector - Arterial - State - Federal	
	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 &amp; 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: \_\_\_\_\_

*Christopher M. Storm*

Date: 12/17/2025

**ATTACHMENT A**

**FINAL PLAT APPLICATION**

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

Office Use Only

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

**APPLICANT/AGENT INFORMATION**

**OWNER INFORMATION**

NAME: Mark Bowden; MB Builders, LLC (applicant)  
Christopher Storm; Storm Engineering Group, PA (agent) NAME: Jeremy and Mackenzie Robbins  
MAILING ADDRESS: P.O. Box 442438  
Lawrence, Kansas 66044 MAILING ADDRESS 14371 234th Street  
CITY/ST/ZIP: 5719 Westfield Drive  
Lawrence, Kansas 66049 CITY/ST/ZIP Tonganoxie, Kansas 66086  
PHONE: 785 550-5090 PHONE: 785 218-9588  
EMAIL: [REDACTED] EMAIL [REDACTED]

**GENERAL INFORMATION**

Proposed Subdivision Name: Deer Ridge Estates  
Address of Property: 00000 250th Street (Lots 1 - 3, 14, 15); 00000 Stonegate Court (Lots 4 - 13)  
PID: 2162300000001030 - ...1170 Urban Growth Management Area: Rural

**SUBDIVISION INFORMATION**

Gross Acreage: 46.42 acres	Number of Lots: 8 lots	Minimum Lot Size: 2.50 acres
Maximum Lot Size: 28.45 acres	Proposed Zoning: RR-2.5	Density: 0.17 lots/acre
Open Space Acreage: N/A	Water District: RWD #10	Proposed Sewage: Onsite
Fire District: Reno Township	Electric Provider: Evergy	Natural Gas Provider: None
Covenants: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Road Classification: <u>Local</u> - Collector - Arterial - State - Federal	
	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:  Date: 12/17/2025

ATTACHMENT A

DEER RIDGE ESTATES

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 12 SOUTH, RANGE 20 EAST OF THE SIXTH PRINCIPAL MERIDIAN, LEAVENWORTH COUNTY, KANSAS, NOW DESCRIBED BY STEVEN D. WILLIAMS, PS1391 ON NOVEMBER 20, 2025 AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 0°00'00" EAST ALONG THE WEST LINE OF SAID QUARTER SECTION, 725.16 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF STONEGATE SUBDIVISION; THENCE CONTINUING NORTH 0°00'00" EAST ALONG SAID WEST LINE OF SAID NORTHEAST QUARTER AND THE WEST LINE OF SAID STONEGATE SUBDIVISION, 1615.11 FEET TO THE NORTHWEST CORNER OF SAID STONEGATE SUBDIVISION; THENCE SOUTH 89°28'13" EAST ALONG THE NORTH LINE OF SAID STONEGATE SUBDIVISION, 442.85 FEET; THENCE NORTH 0°12'36" EAST ALONG THE BOUNDARY OF SAID STONEGATE SUBDIVISION, 239.35 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF K-32 HIGHWAY; THENCE SOUTH 89°30'56" EAST ALONG SAID SOUTH RIGHT OF WAY LINE AND SAID NORTH LINE OF SAID STONEGATE SUBDIVISION, 400.81 FEET; THENCE SOUTH 00°26'17" WEST ALONG THE BOUNDARY OF SAID STONEGATE SUBDIVISION, 243.59 FEET; THENCE SOUTH 89°42'26" EAST ALONG THE NORTH LINE OF SAID STONEGATE SUBDIVISION, 397.58 FEET; THENCE NORTH 0°29'33" EAST ALONG THE BOUNDARY OF SAID STONEGATE SUBDIVISION, 229.82 FEET TO A POINT ON SAID SOUTH RIGHT OF WAY LINE OF K-32 HIGHWAY; THENCE SOUTH 84°04'42" EAST ALONG SAID SOUTH RIGHT OF WAY LINE AND THE NORTH LINE OF SAID STONEGATE SUBDIVISION, 72.39 FEET TO THE NORTHEAST CORNER OF SAID STONEGATE SUBDIVISION; THENCE SOUTH 00°04'21" EAST ALONG THE EAST LINE OF SAID STONEGATE SUBDIVISION, 1485.91 FEET TO THE SOUTHEAST CORNER OF SAID STONEGATE SUBDIVISION; THENCE NORTH 89°59'48" WEST ALONG THE SOUTH LINE OF SAID STONEGATE SUBDIVISION, 436.81 FEET; THENCE SOUTH 44°59'48" WEST ALONG SAID SOUTH LINE, 473.62 FEET; THENCE SOUTH 89°41'41" WEST ALONG SAID SOUTH LINE, 544.40 FEET TO THE POINT OF BEGINNING. THE ABOVE CONTAINS 46.42 ACRES, MORE OR LESS, ALL IN LEAVENWORTH COUNTY.

EXISTING LOT SUMMARY:

LOT 1, STONEGATE SUBDIVISION	00000 250TH STREET	2162300000001030
LOT 2, STONEGATE SUBDIVISION	00000 250TH STREET	2162300000001040
LOT 3, STONEGATE SUBDIVISION	00000 250TH STREET	2162300000001050
LOT 4, STONEGATE SUBDIVISION	00000 STONEGATE COURT	2162300000001060
LOT 5, STONEGATE SUBDIVISION	00000 STONEGATE COURT	2162300000001070
LOT 6, STONEGATE SUBDIVISION	00000 STONEGATE COURT	2162300000001080
LOT 7, STONEGATE SUBDIVISION	00000 STONEGATE COURT	2162300000001090
LOT 8, STONEGATE SUBDIVISION	00000 STONEGATE COURT	2162300000001100
LOT 9, STONEGATE SUBDIVISION	00000 STONEGATE COURT	2162300000001110
LOT 10, STONEGATE SUBDIVISION	00000 STONEGATE COURT	2162300000001120
LOT 11, STONEGATE SUBDIVISION	00000 STONEGATE COURT	2162300000001130
LOT 12, STONEGATE SUBDIVISION	00000 STONEGATE COURT	2162300000001140
LOT 13, STONEGATE SUBDIVISION	00000 STONEGATE COURT	2162300000001150
LOT 14, STONEGATE SUBDIVISION	00000 250TH STREET	2162300000001160
LOT 15, STONEGATE SUBDIVISION	00000 250TH STREET	2162300000001170

OWNER AUTHORIZATION

I/WE Jeremy and Mackenzie Robbins, hereby referred to as the "Undersigned", being of lawful age, do hereby on this 16 day of December, 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 Attachment "A" attached hereto and incorporated herein by reference.
- 2. I/We the undersigned, have previously authorized and hereby authorize Mark Bowden, MB Builders LLC and Chris Storm, Storm Engineering (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, 5 lots on 250th Street and 10 lots on Stonegate Court (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 WHEREOF, I, the Undersigned, have set my hand and seal below.

[Signature]  
Owner

[Signature]  
Owner

STATE OF KANSAS  
COUNTY OF LEAVENWORTH Douglas

The foregoing instrument was acknowledged before me on this 16 day of December, 2025, by Megan H. Richardson

My Commission Expires:



[Signature]  
Notary Public

ATTACHMENT B

ATTACHMENT "A"  
OWNER AUTHORIZATION  
STONEGATE SUBDIVISION 2ND PLAT

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 12 SOUTH, RANGE 20 EAST OF THE SIXTH PRINCIPAL MERIDIAN, LEAVENWORTH COUNTY, KANSAS, NOW DESCRIBED BY STEVEN D. WILLIAMS, PS1391 ON NOVEMBER 20, 2025 AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 0°00'00" EAST ALONG THE WEST LINE OF SAID QUARTER SECTION, 725.16 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF STONEGATE SUBDIVISION; THENCE CONTINUING NORTH 0°00'00" EAST ALONG SAID WEST LINE OF SAID NORTHEAST QUARTER AND THE WEST LINE OF SAID STONEGATE SUBDIVISION, 1615.11 FEET TO THE NORTHWEST CORNER OF SAID STONEGATE SUBDIVISION; THENCE SOUTH 89°28'13" EAST ALONG THE NORTH LINE OF SAID STONEGATE SUBDIVISION, 442.85 FEET; THENCE NORTH 0°12'36" EAST ALONG THE BOUNDARY OF SAID STONEGATE SUBDIVISION, 239.35 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF K-32 HIGHWAY; THENCE SOUTH 89°30'56" EAST ALONG SAID SOUTH RIGHT OF WAY LINE AND SAID NORTH LINE OF SAID STONEGATE SUBDIVISION, 400.81 FEET; THENCE SOUTH 00°26'17" WEST ALONG THE BOUNDARY OF SAID STONEGATE SUBDIVISION, 243.59 FEET; THENCE SOUTH 89°42'26" EAST ALONG THE NORTH LINE OF SAID STONEGATE SUBDIVISION, 397.58 FEET; THENCE NORTH 0°29'33" EAST ALONG THE BOUNDARY OF SAID STONEGATE SUBDIVISION, 229.82 FEET TO A POINT ON SAID SOUTH RIGHT OF WAY LINE OF K-32 HIGHWAY; THENCE SOUTH 84°04'42" EAST ALONG SAID SOUTH RIGHT OF WAY LINE AND THE NORTH LINE OF SAID STONEGATE SUBDIVISION, 72.39 FEET TO THE NORTHEAST CORNER OF SAID STONEGATE SUBDIVISION; THENCE SOUTH 00°04'21" EAST ALONG THE EAST LINE OF SAID STONEGATE SUBDIVISION, 1485.91 FEET TO THE SOUTHEAST CORNER OF SAID STONEGATE SUBDIVISION; THENCE NORTH 89°59'48" WEST ALONG THE SOUTH LINE OF SAID STONEGATE SUBDIVISION, 436.81 FEET; THENCE SOUTH 44°59'48" WEST ALONG SAID SOUTH LINE, 473.62 FEET; THENCE SOUTH 89°41'41" WEST ALONG SAID SOUTH LINE, 544.40 FEET TO THE POINT OF BEGINNING. THE ABOVE CONTAINS 46.42 ACRES, MORE OR LESS, ALL IN LEAVENWORTH COUNTY.



ATTACHMENT "A"  
OWNER AUTHORIZATION  
STONEGATE SUBDIVISION 2ND PLAT

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 12 SOUTH, RANGE 20 EAST OF THE SIXTH PRINCIPAL MERIDIAN, LEAVENWORTH COUNTY, KANSAS, NOW DESCRIBED BY STEVEN D. WILLIAMS, PS1391 ON NOVEMBER 20, 2025 AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 0°00'00" EAST ALONG THE WEST LINE OF SAID QUARTER SECTION, 725.16 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF STONEGATE SUBDIVISION; THENCE CONTINUING NORTH 0°00'00" EAST ALONG SAID WEST LINE OF SAID NORTHEAST QUARTER AND THE WEST LINE OF SAID STONEGATE SUBDIVISION, 1615.11 FEET TO THE NORTHWEST CORNER OF SAID STONEGATE SUBDIVISION; THENCE SOUTH 89°28'13" EAST ALONG THE NORTH LINE OF SAID STONEGATE SUBDIVISION, 442.85 FEET; THENCE NORTH 0°12'36" EAST ALONG THE BOUNDARY OF SAID STONEGATE SUBDIVISION, 239.35 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF K-32 HIGHWAY; THENCE SOUTH 89°30'56" EAST ALONG SAID SOUTH RIGHT OF WAY LINE AND SAID NORTH LINE OF SAID STONEGATE SUBDIVISION, 400.81 FEET; THENCE SOUTH 00°26'17" WEST ALONG THE BOUNDARY OF SAID STONEGATE SUBDIVISION, 243.59 FEET; THENCE SOUTH 89°42'26" EAST ALONG THE NORTH LINE OF SAID STONEGATE SUBDIVISION, 397.58 FEET; THENCE NORTH 0°29'33" EAST ALONG THE BOUNDARY OF SAID STONEGATE SUBDIVISION, 229.82 FEET TO A POINT ON SAID SOUTH RIGHT OF WAY LINE OF K-32 HIGHWAY; THENCE SOUTH 84°04'42" EAST ALONG SAID SOUTH RIGHT OF WAY LINE AND THE NORTH LINE OF SAID STONEGATE SUBDIVISION, 72.39 FEET TO THE NORTHEAST CORNER OF SAID STONEGATE SUBDIVISION; THENCE SOUTH 00°04'21" EAST ALONG THE EAST LINE OF SAID STONEGATE SUBDIVISION, 1485.91 FEET TO THE SOUTHEAST CORNER OF SAID STONEGATE SUBDIVISION; THENCE NORTH 89°59'48" WEST ALONG THE SOUTH LINE OF SAID STONEGATE SUBDIVISION, 436.81 FEET; THENCE SOUTH 44°59'48" WEST ALONG SAID SOUTH LINE, 473.62 FEET; THENCE SOUTH 89°41'41" WEST ALONG SAID SOUTH LINE, 544.40 FEET TO THE POINT OF BEGINNING. THE ABOVE CONTAINS 46.42 ACRES, MORE OR LESS, ALL IN LEAVENWORTH COUNTY.

DEER RIDGE ESTATES  
DECLARATION OF RESTRICTIONS

THIS DECLARATION is made this 17<sup>th</sup> day of December 2025 by MB Builders LLC. herein referred to as “Developer / Owner”.

Whereas, MB Builders LLC is the Developer / Owner of the property Deer Ridge Estates, a rural subdivision in Leavenworth County, Kansas.

AND WHEREAS, The Developer / Owner will convey the said property, subject to certain protective covenants, conditions, restrictions, reservations and charges as hereinafter set out.

NOW, THEREFORE, the Developer / Owner hereby declares that all the property described above shall be held, sold, and conveyed subject to the following easements, restrictions, covenants and conditions, all of which are for the purpose of enhancing and protecting the value, desirability and attractiveness of the real estate. These easements, covenants, restrictions and conditions, shall run with the real property and shall be binding upon all parties having or acquiring any right, title, or interest in the described properties or any part thereof, and shall be for the benefit of each owner thereof.

1. DEFINITION

- a. “Review Committee” shall mean and refer to a committee composed of the above Developer / Owner, or its nominees, until such time as the Owner has conveyed 100% of the lots described above.
- b. “Subdivision” shall mean and refer to the 8 lots of Deer Ridge Estates.
- c. “Lot” shall mean and refer to the various lots, tracts or parcels of ground designated on the plat of Deer Ridge Estates, Leavenworth County, Kansas.
- d. “Lot Owner” shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any lot or tract which is part of the above described property, but excluding those having such interest merely as security for the performance of an obligation such as lenders and holders of mortgages.

2. MAINTENANCE

The Lot owner shall maintain each lot, including easements and road right-of-way adjacent to said lot and all improvements located on said lot, in a reasonable manner.

### 3. REVIEW COMMITTEE – FUNCTION

It is the purpose and function of the Review Committee to insure the best use and most appropriate development and improvement of the land located within the Subdivision; to protect the lot owners against such improper use of surrounding lots as will depreciate the value of their property; to preserve, so far as practicable, the natural beauty of and provide for proper landscaping of the subdivision; to guard against the erection thereon of poorly designed and proportioned structures and structures built of improper or unsuitable materials; to encourage and secure the erection of attractive homes thereon with appropriate locations thereof on the lots; to secure and maintain proper setbacks from streets and adequate free spaces between structures; and in general to provide for high quality and aesthetically pleasing type of improvements to the subdivision, and thereby to enhance the value of investments made by lot owners within the subdivision.

The Review Committee is specifically charged with plan review and approval as outlined in Section 4 below, and interpretation and enforcement of the specific Development, Use and Building Standards established pursuant to Section 5.

### 4. REVIEW COMMITTEE – PLAN APPROVAL

In order to insure the architectural integrity and quality of the subdivision, the Review Committee is hereby empowered to review and approve all plans, to establish standards for the development of the subdivision, and to insure the proper appearance of the subdivision. In accordance with that directive, the Review Committee shall endeavor to insure architectural integrity and conformity with the existing structures and residences within the subdivision and to insure properly landscaped and maintained development. All determinations of the Review Committee shall be within the sole discretion of the Committee and shall be inclusive.

All plans for the construction of any building to be erected upon any lot and the proposed location thereof upon any lot.

### 5. DEVELOPMENT: LAND USE AND BUILDING STANDARDS

In order to insure the best and most appropriate development, use and improvement of the subdivision, the following specific standards are hereby established:

#### a. Noxious Activity

No noxious or offensive activity shall be carried on within any lot, nor shall any tract or other refuse be thrown, placed or dumped upon any lot nor shall

anything be done which may be or become an annoyance or nuisance within or to the subdivision.

b. Residential Use

The lots and any development thereon shall be exclusively for residential purposes. No buildings or structure intended for or adapted to business purposes shall be erected, placed, permitted, or maintained on such premises, or on any part thereof.

c. Setback Lines

No building, structure, outbuilding or appurtenance of any nature shall be located within the building setback line, as shown on the final plat recorded at Leavenworth County Register of Deeds Office.

d. Utility Lines, Radio, and Television Antennas

All electric, telephone, water and other utility lines shall be placed underground, and no outside electrical lines shall be placed overhead. No exposed or exterior radio or television transmission or receiving antennas shall be erected, placed or maintained on any part of the premises. Satellite dishes 36" and smaller are permitted, so long as they are positioned behind the front corners of the home.

e. Signs

No billboards or advertising signs of any character shall be erected, placed, permitted or maintained on any lot or improvement thereon except signs advertising such property for sale, which signs shall not exceed six (6) square feet in area, further excepting the initial marketing signage that may be placed by the original Owner for the initial sale of the lots.

f. Occupancy

No structure erected upon any lot shall be occupied in any manner while in the course of construction, nor at any time prior to its being fully completed; nor shall any residence, when completed, be in any manner occupied until made to comply with the approved plans, the requirements herein and all other covenants, conditions, reservations, and restrictions herein set forth. All construction shall be completed within 18 months from the start thereof. No temporary house, temporary dwelling, temporary garage, temporary outbuilding, trailer home, or other temporary structure shall be placed or erected upon any lot.

g. Outbuildings

Each Lot Owner may construct one outbuilding and storage shed as described below. Structure's location must be behind residence and have review committee approval.

Each Lot Owner may construct one (1) storage shed, which shall not exceed 250 square feet, determined by outside dimensions. And shall further not exceed one story or level in height. Each Lot Owner may construction one (1) outbuilding, which shall not exceed 2 times the main level square footage of the primary residence and shall further not exceed 2 story or level in height.

h. Swimming Pools

Above ground swimming pools must be fully enclosed, fenced or otherwise adequately screened.

i. Recreational Vehicles

All recreational vehicles, campers, trailers, or boats must be parked behind the back corners of the home. No recreational vehicles, campers, trailers or boats may be parked or stored in front of the home or on the sides of the home.

j. Commercial Vehicles

No heavy, commercial vehicles construction vehicles, or like equipment of any kind shall be permitted, parked or stored on a lot, except during construction, unless enclosed.

k. Garage Requirements

All residences are required to have a minimum of two (2) car attached garage.

l. Mobile / Manufactured Homes

No single or doublewide mobile home, mobile trailer, prefabricated home or modular home or used structure shall be constructed on, or moved upon any lot.

m. Minimum Space Requirements

The living space in any dwelling shall not be less than:

Single Story: 1,600 square feet on the ground level

Reverse 1 ½ Story: 1,600 square feet on the ground level

1 ½ Story: 1,200 square feet on the ground floor level; 400 square feet on second level

Two Story: 1,250 square feet on the ground level

The square footage requirements herein do not include garages, basements, covered walks, porches and decks. Review Committee may make exceptions due to architectural or design uniqueness.

- n. Fences  
Chain link fences are not permissible. No fence shall exceed seven (7) feet in height. No fencing shall be installed in front of the back wall of the home.
- o. Livestock  
Cows, horses, pigs or any type of livestock are not permitted on any lot.
- p. Propane Tank Enclosure  
Propane tanks must be enclosed on two sides with a six (6) foot high privacy fence with approved landscaping, or underground tank.
- q. Driveways  
Solid surface driveways not required. All driveway surfaces must be maintained, no mud or major potholes.
- r. Exclusions  
Lot, 8 Deer Run Estates is excluded from any and all requirements of the Declaration of Restrictions.

## 6. ENFORCEMENT

- a. Enforcement  
The Review Committee, Developer / Owner or any Lot Owner shall have the right to enforce, by any proceeding at law or in equity (including injunctive relief), all restrictions, conditions, covenants, reservations, liens, and easements, now or hereafter imposed by the provisions of this Declaration. Failure to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.  
  
Any party enforcing these restrictions, if successful, shall be entitled to recover the expenses of enforcement, including, but not limited to, reasonable attorney fees, filing fees and costs, and the costs of obtaining expert witnesses, from the party defaulting on these Restrictions. Said expenses shall become a lien upon the property of the offending Lot Owner and may be enforced as provided below.
- b. Creation of the Lien and Personal Obligation of Assessments  
Each Lot Owner, by acceptance of a deed therefore, whether or not it shall be so expressed in any such deed or other conveyance, is deemed to covenant and agree to pay any expenses assessed against said lot in any enforcement proceeding, said amount to bear interest at a rate established by the court in any such proceeding. Said amount shall become a charge on the land and shall be a continuing lien upon the property against which such enforcement is made. Such assessment shall

also be the personal obligation of the person who was the owner of such property at the time when the assessment fell due. The personal obligation shall not pass to his successors in title.

7. GENERAL PROVISIONS

a. Severability

Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way effect any other provision, which shall remain in full force and effect.

b. Subordination of the Lien to Mortgages

The lien of the assessments provided for herein shall be subordinate to the lien of any mortgage or mortgages. However, such subordination shall apply only to the assessments of liens, which have become due prior to the sale of such property pursuant to a foreclosure or such mortgage. No such sale shall relieve such lot from liability for any assessments thereafter becoming due or from the lien thereof.

c. Interpretation

Should any court be called upon to construe the provisions of this Declaration, it is intended that these provisions be liberally interpreted, considering the goals and purposes as set forth herein.

d. Amendment

The covenants and restrictions of this declaration shall run with and bind the land within the subdivision, and shall insure to the benefit of and be enforceable by the owner of any lot, the Review Committee and/or the Developer /Owner, their respective legal representatives, heirs, successors and assigns, for a term of 50 years from the date this declaration is recorded, after which time said covenants shall be automatically extended for successive periods of 10 years. The covenants and restrictions of this declaration may be amended first fifty-year period by an instrument signed by not less than 75% of the lot owners, and thereafter by an instrument signed by not less than 51% of the lot owners. Said percentage is to be determined by counting the number of lots whose owners sign said instrument, such that multiple ownership of lots shall result in a higher percentage. Any amendment shall be properly recorded.

IN WITNESS WHEREOF, we hereunto set our hand this 17<sup>th</sup> day of December 2025

---

Mark Bowden

STATE OF KANSAS

COUNTY OF LEAVENWORTH

BE IT REMEMBERED that on this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, before me, the undersigned, a notary public in and for the county and state aforesaid, came Mark Bowden, President of MB Builders LLC, who are personally known to me to be the same person who executed the within instrument of writing, who being first duly sworn, stated that said Declaration of Restriction is true and correct, and such person duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto subscribed my name and affixed my official seal, the day and year last above written.

(Seal)

---

(Notary Signature)

## Quail Ridge Estates

Responses to review comments received 12/31/2025

Christopher M. Storm, January 5, 2026

### Planning and Zoning – Preliminary Plat, 12/30/2025

- Provide total ROW and road record if known (250th Street) [Information added to revised preliminary plat.](#)
- remove line (east extension line between lots 5 and 6). [Line removed.](#)
- Label the u/e on either side of the property line. Assuming they are 10' [Labels added to preliminary plat.](#)
- provide BSL along Linwood rd frontage [40' BSL along Linwood Road added to revised preliminary plat.](#)
- (Joe & Peggy Pistora) Trust ["Trust" added to revised preliminary plat.](#)
- exclude row dedicated along 250th St. [Note #4 on preliminary plat to vacate only Stonegate Court R/W.](#)
- remove aerial image, but show treemas [Aerial image removed and tree line shown on preliminary plat.](#)
- remove former lot #s [Existing lot numbers removed from preliminary plat](#)
- provide date of preliminary plat preparation [Preparation and revision dates added to preliminary plat.](#)
- provide address and PID of property being platted [Information added to revised preliminary plat.](#)
- label all existing structures [One storage shed remains on Lot 3 – labeled. All tanks and other structures have been removed.](#)
- a bond for RWD 10 line improvement or proof of payment for line must be provided prior to the final plat being recorded. [Understood, the contract purchaser is coordinating with RWD 10.](#)
- provide legal description of proposed ROW vacation. [Legal description of Stonegate Ct will be provided in separate email.](#)
- The 60' access arm on Lot 8 can be developed into a future road. Staff recommends placing a 40 ft. BSL along the South property line of Lot 6 and the North Line of Lot5 to accommodate future development potential without requiring a replat for those lots in the future. [40' BSL added to Lots 5 & 6 on prelim plat.](#)
- Name is too similar to existing subdivision in County. Select a new name. [Revised to Quail Ridge Estates.](#)

### Planning and Zoning – Final Plat, 12/30/2025

- Provide total ROW and road record if known (250th Street) [Information added to revised final plat.](#)
- remove line (east extension line between lots 5 and 6). [Line removed.](#)
- Label the u/e on either side of the property line. Assuming they are 10' [Labels added to final plat.](#)
- provide BSL along Linwood rd frontage [40' BSL along Linwood Road added to revised final plat.](#)
- dimension of u/e & d/e (northeast corner) [Label added, intend for all of narrow extension to Linwood Road to be U/E and D/E.](#)
- fix all overset text [Fixed one label with line overlap for Lots 6 and 7.](#)
- date of preparation [Preparation and revision dates added to final plat.](#)
- provide address and PID of property being platted [Table added to final plat with request information.](#)
- a bond for RWD 10 line improvement or proof of payment for line must be provided prior to the final plat being recorded. [Understood, contract purchaser is coordinating with RWD 10.](#)
- provide legal description of proposed ROW vacation [Legal description of Stonegate Ct will be provided in separate email.](#)
- The 60' access arm on Lot 8 can be developed into a future road. Staff recommends placing a 40 ft. BSL along the South property line of Lot 6 and the North Line of Lot5 to accommodate future development potential without requiring a replat for those lots in the future. [40' BSL added to Lots 5 & 6 on final plat.](#)
- (BOCC Chairman) may change, will advise [Will update name if the BOCC chairman changes.](#)
- exclude row dedicated along 250th St. [Note on revised final plat to vacate only Stonegate Court R/W.](#)
- (Dedication) owners [Dedication revised.](#)
- Name is too similar to existing subdivision in County. Select a new name. (various locations) [Revised to Quail Ridge Estates.](#)
- owner's name should be existing owners [If approved, Mark Bowden will purchase property prior to recording.](#)

#### Public Works – Preliminary Plat, 12/29/2025

- Depict all existing culverts and provide material type and size. Depict and label all existing utilities. [Culverts and utilities added to revised preliminary plat.](#)
- State complete R/W width with BK&PG (250th Street) [Information added to revised preliminary plat.](#)
- Existing tanks/structures per GIS. Depict and label. Will tanks be owned by the Lot 3 owner? [One storage shed remains on Lot 3 – labeled. All tanks and other structures have been removed.](#)
- Depict existing overhead power and poles (typ) [OHE and poles added to revised preliminary plat, some may be block by text labels.](#)
- State complete R/W width with BK&PG (K32/Linwood Road) [Information added to revised prelim plat.](#)
- Depict existing water line. [Water line added to revised preliminary plat.](#)
- Provide BSL (two locations along K32) [40' BSL along Linwood Road added to revised preliminary plat.](#)
- Provide County parcel ID#s (typ) [Information added to revised preliminary plat.](#)
- Provide name of the person preparing the plat. [Information added to revised preliminary plat.](#)
- Provide additional contour labels. [Additional contour labels added to revised preliminary plat.](#)
- Dimension all lot lines with bearings and distances. [All lot lines labeled with bearing and distance or just distance if part of a line with overall bearing.](#)
- Add restriction: Access to Lots and driveway improvements along Kansas Highway #32 requires KDOT approval. [Restriction #5 added to revised preliminary plat.](#)

#### Public Works – Final Plat, 12/29/2025

- State complete R/W width with BK&PG (250th Street) [Information added to revised final plat.](#)
- State complete R/W width with BK&PG (K32/Linwood Road) [Information added to revised final plat.](#)
- Provide BSL (two locations along K32) [40' BSL along Linwood Road added to revised final plat.](#)
- Line work overlapping text. Revise. [Fixed one label with line overlap for Lots 6 and 7.](#)
- Provide County parcel ID#s (typ) [Information added to revised final plat.](#)
- Dimension all lot lines with bearings and distances. [All lot lines labeled with bearing and distance or just distance if located on a line with overall bearing.](#)
- Add restriction: Access to Lots and driveway improvements along Kansas Highway #32 requires KDOT approval. [Restriction #5 added to revised final plat.](#)

#### County Surveyor – Final Plat, 12/30/2025

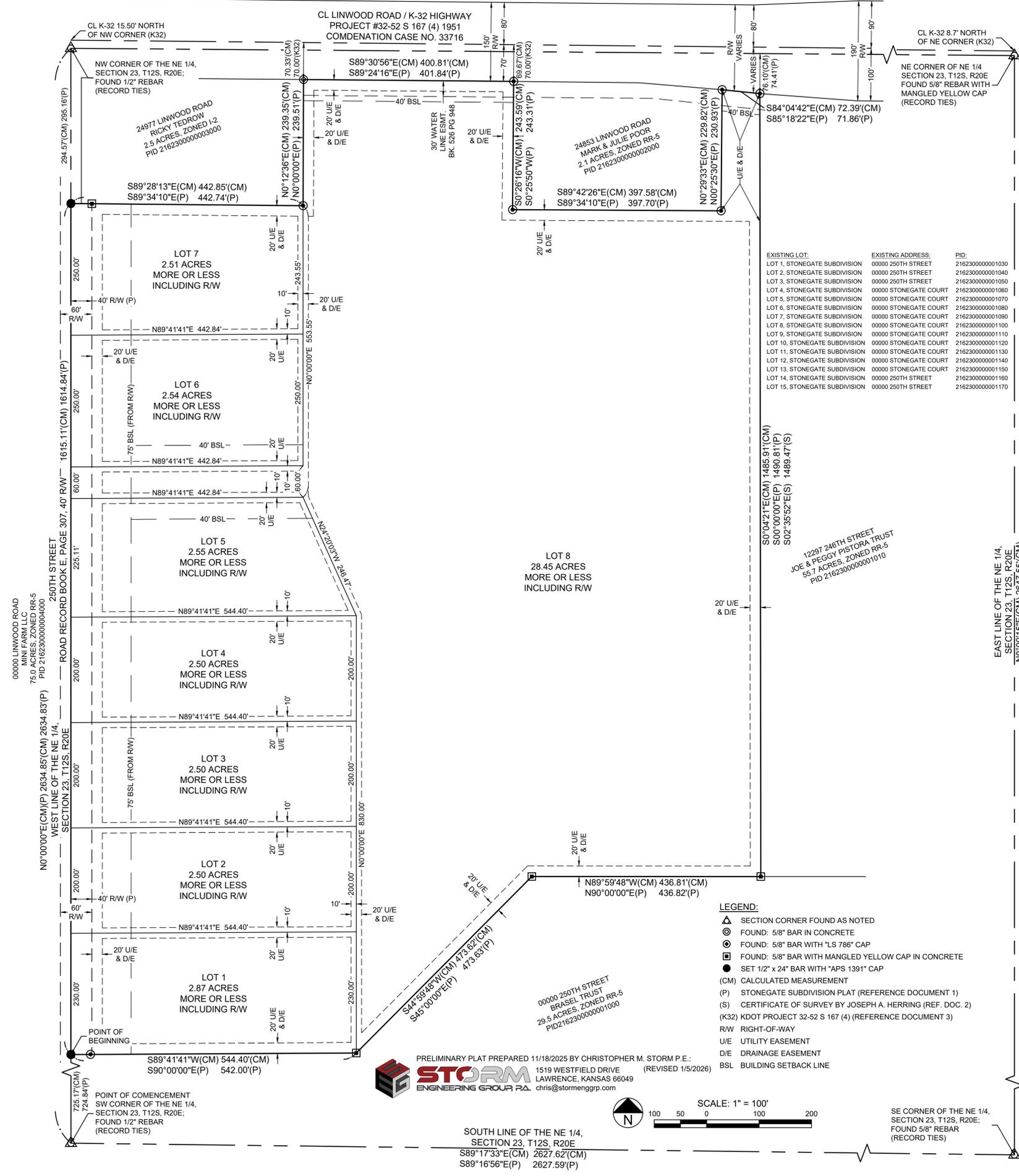
- Wrong platted distance shown for west boundary (1614.84'). [Distance corrected on revised final plat.](#)
- Label or note R/W per plat of Stonegate Subdivision or Does this include the R/W along 250th Street? if so, redraw R/W & Label at 20' (per Road Record Book E, Page 307) [Note on revised final plat to vacate only Stonegate Court R/W.](#)
- Move or mask text [Fixed one label with line overlap for Lots 6 and 7.](#)
- Add: Road Record Book E, Page 307 40' R/W [Information added to revised final plat.](#)
- Add: Project #32-52 S 167 (4) 1951. Condemnation Case No. 33716 [Info. added to revised final plat.](#)
- Provide Land Survey Reference Reports. [Reference reports will be forwarded in sperate email.](#)
- Provide Exterior and Interior lot Closure Calculations [Closure reports will be forwarded in sperate email.](#)
- Label Parcel Identification numbers for all unplatted adjoiners [Information added to revised final plat.](#)
- Add Herring distance from 2025S037 [Information added to revised final plat.](#)
- Edit plat name (various locations) [Final plat updated to Quail Ridge Estates.](#)
- Add: NKA 2005P00019 [Information added to revised final plat.](#)
- Add: Including Road Right of Way (legal description) [Legal description revised per comment.](#)

#### Code Enforcement – Email, 12/19/2025

- We have not received any complaints on this property, and we are not aware of any septic systems currently installed on it. [No revisions made to preliminary or final plat.](#)

#### KDOT – Email, 12/22/2025

- We would not allow another new access(spacing issues). They would need to access from 250th or share an existing. [Revised preliminary and final plat now include the following restriction: Access to lots and driveways improvements along Kansas Highway No. 32 require KDOT approval.](#)



**SURVEYOR CERTIFICATION:**  
 I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION ON NOVEMBER 20, 2025. THIS SURVEY CONFORMS TO THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.



STEVEN D. WILLIAMS, PS-1391  
 ALL POINTS SURVEYING, LLP  
 P.O. BOX 4444  
 LAWRENCE, KANSAS 66604  
 (785) 832-2121

**COUNTY SURVEYOR CERTIFICATION:**  
 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

**PLANNING COMMISSION APPROVAL:**  
 WE, THE LEAVENWORTH COUNTY PLANNING COMMISSION, DO HEREBY APPROVE THE FOREGOING PLAT OF QUAIL RIDGE ESTATES THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

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 QUAIL RIDGE ESTATES THIS DAY OF \_\_\_\_\_, 2026.

CHAIRMAN: MIKE SMITH  
 COUNTY CLERK: FRANK KEPLER

**REGISTER OF DEEDS CERTIFICATE:**  
 FILED FOR RECORD AS DOCUMENT NO. \_\_\_\_\_ ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M IN THE OFFICE OF THE REGISTER OF DEEDS OF LEAVENWORTH COUNTY, KANSAS.

REGISTER OF DEEDS  
 TERRILOIS G. TODD

- NOTES:**
1. BASIS OF BEARINGS BASED ON A BEARING OF NORTH 0°00'00" EAST FOR THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 23, T12S, R20E FROM THE STONEGATE SUBDIVISION PLAT.
  2. ERROR OF CLOSURE: 0.006' PRECISION: 1:1,156,254
  3. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A DESIGNATED "SPECIAL FLOOD HAZARD AREA" AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 20103C0360G, LEAVENWORTH COUNTY, KANSAS, BEARING AN EFFECTIVE DATE OF JULY 16, 2015.
  4. THIS FINAL PLAT VACATES STONEGATE COURT RIGHT-OF-WAY, AND ALL UTILITY AND DRAINAGE EASEMENTS DEDICATED BY THE STONEGATE SUBDIVISION FINAL PLAT.
  5. BUILDING SETBACK LINES AS SHOWN HEREON OR NOTED BELOW:  
 ALL SIDE YARD SETBACKS - 15 FEET (ACCESSORY - 15 FEET)  
 ALL REAR YARD SETBACKS - 40 FEET (ACCESSORY - 15 FEET)
  6. PROPOSED LOTS FOR RESIDENTIAL USE.
  7. UTILITY COMPANIES:  
 WATER - WATER DISTRICT #10  
 ELECTRIC - EVERGY  
 SEWER - INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEM  
 GAS - PROPANE / NATURAL GAS

- RESTRICTIONS:**
1. ALL PROPOSED STRUCTURES WITHIN THIS PLAT SHALL COMPLY WITH LEAVENWORTH COUNTY ZONING AND SUBDIVISION REGULATIONS OR ZONING REGULATION JURISDICTION.
  2. ALL STRUCTURES BUILT WITHIN THE SUBDIVISION SHALL COMPLY WITH RESOLUTION 2020-39, OR AS AMENDED.
  3. AN ENGINEERED ONSITE WASTEWATER TREATMENT SYSTEM MAY BE REQUIRED DUE TO POOR SOIL CONDITIONS.
  4. 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.
  5. ACCESS TO LOTS AND DRIVEWAY IMPROVEMENTS ALONG KANSAS HIGHWAY NO. 32 REQUIRE KDOT APPROVAL.
  6. LOTS ARE SUBJECT TO THE CURRENT ACCESS MANAGEMENT POLICY.
  7. LOTS ARE SUBJECT TO THE DECLARATION AND RESTRICTIONS RECORDED IN DOCUMENT NO. \_\_\_\_\_ AT THE LEAVENWORTH COUNTY REGISTER OF DEEDS.

- REFERENCED DOCUMENTS:**
1. STONEGATE SUBDIVISION, FILED IN BOOK 16 AT PAGE 19, NKA 2005P00019, AT THE LEAVENWORTH COUNTY REGISTER OF DEEDS.
  2. CERTIFICATE OF SURVEY PERFORMED BY JOSEPH A. HERRING, LS-1296 ON JUNE 18, 2025, AND FILED AS DOCUMENT NO. 2025S037 AT THE LEAVENWORTH COUNTY REGISTER OF DEEDS.
  3. CONSTRUCTION PLANS FOR KANSAS HIGHWAY 32, KDOT PROJECT 32-52 S 167 (4), PLAN SHEET 5 OF 131.
  4. TITLE COMMITMENT BY ELAND TITLE COMPANY, LLC, COMMITMENT NO. 251811L-1, COMMITMENT DATE DECEMBER 1, 2025, SCHEDULE B, PART II - EXCEPTIONS:  
 #10 RIGHT OF WAY GRANTED TO RURAL WATER DISTRICTED LEAVENWORTH COUNTY, KANSAS, AS DESCRIBED IN THE INSTRUMENT RECORDED IN BOOK 526 AT PAGE 948.  
 #11 RIGHT OF WAY GRANTED TO LEAVENWORTH COUNTY RURAL WATER DISTRICT NO. 10, AS DESCRIBED IN THE INSTRUMENT RECORDED IN BOOK 786, PAGE 1555 AND CORRECTED EASEMENT FILED IN BOOK 800 AT PAGE 1125.

**LEGAL DESCRIPTION:**  
 A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 12 SOUTH, RANGE 20 EAST OF THE SIXTH PRINCIPAL MERIDIAN, LEAVENWORTH COUNTY, KANSAS, NOW DESCRIBED BY STEVEN D. WILLIAMS, PS1391 ON NOVEMBER 20, 2025 AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 0°00'00" EAST ALONG THE WEST LINE OF SAID QUARTER SECTION, 725.16 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF STONEGATE SUBDIVISION; THENCE CONTINUING NORTH 0°00'00" EAST ALONG SAID WEST LINE OF SAID NORTHEAST QUARTER AND THE WEST LINE OF SAID STONEGATE SUBDIVISION, 1615.11 FEET TO THE NORTHWEST CORNER OF SAID STONEGATE SUBDIVISION; THENCE SOUTH 89°28'13" EAST ALONG THE NORTH LINE OF SAID STONEGATE SUBDIVISION, 442.85 FEET; THENCE NORTH 0°12'36" EAST ALONG THE BOUNDARY OF SAID STONEGATE SUBDIVISION, 239.35 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF K-32 HIGHWAY; THENCE SOUTH 89°30'56" EAST ALONG SAID SOUTH RIGHT OF WAY LINE AND SAID NORTH LINE OF SAID STONEGATE SUBDIVISION, 400.81 FEET; THENCE SOUTH 00°26'17" WEST ALONG THE BOUNDARY OF SAID STONEGATE SUBDIVISION, 243.59 FEET; THENCE SOUTH 89°42'26" EAST ALONG THE NORTH LINE OF SAID STONEGATE SUBDIVISION, 397.58 FEET; THENCE NORTH 0°29'33" EAST ALONG THE BOUNDARY OF SAID STONEGATE SUBDIVISION, 229.82 FEET TO A POINT ON SAID SOUTH RIGHT OF WAY LINE OF K-32 HIGHWAY; THENCE SOUTH 84°04'42" EAST ALONG SAID SOUTH RIGHT OF WAY LINE AND THE NORTH LINE OF SAID STONEGATE SUBDIVISION, 72.39 FEET TO THE NORTHEAST CORNER OF SAID STONEGATE SUBDIVISION; THENCE SOUTH 00°04'21" EAST ALONG THE EAST LINE OF SAID STONEGATE SUBDIVISION, 1485.91 FEET TO THE SOUTHEAST CORNER OF SAID STONEGATE SUBDIVISION; THENCE NORTH 89°59'48" WEST ALONG THE SOUTH LINE OF SAID STONEGATE SUBDIVISION, 436.81 FEET; THENCE SOUTH 44°59'48" WEST ALONG SAID SOUTH LINE, 473.62 FEET; THENCE SOUTH 89°41'41" WEST ALONG SAID SOUTH LINE, 544.40 FEET TO THE POINT OF BEGINNING. THE ABOVE CONTAINS 46.42 ACRES, MORE OR LESS INCLUDING ROAD RIGHT-OF-WAY, ALL IN LEAVENWORTH COUNTY.

**DEDICATION:**  
 THE UNDERSIGNED OWNERS 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 "QUAIL RIDGE ESTATES."

**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" (UE).**

**"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 STONEGATE 2ND PLAT, HAVE SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.**

MARK BOWDEN, PRESIDENT DATE  
 MB BUILDERS, LLC

**NOTARY CERTIFICATE:**  
 STATE OF KANSAS  
 COUNTY OF \_\_\_\_\_

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE AFORESAID CAME MARK BOWDEN, PRESIDENT OF MB BUILDERS, LLC, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHO EXECUTED THE WITHIN AND FORGOING INSTRUMENT, AND DULY ACKNOWLEDGED THE EXECUTION OF THE SAME.

**IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR LAST WRITTEN ABOVE.**

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

**LOCATION MAP:**



A FINAL PLAT OF  
**QUAIL RIDGE ESTATES**  
 A REPLAT OF LOTS 1 - 15, STONEGATE SUBDIVISION  
 IN THE NORTHEAST QUARTER OF  
 SECTION 23, TOWNSHIP 12 SOUTH, RANGE 20 EAST,  
 ALL IN LEAVENWORTH COUNTY, KANSAS

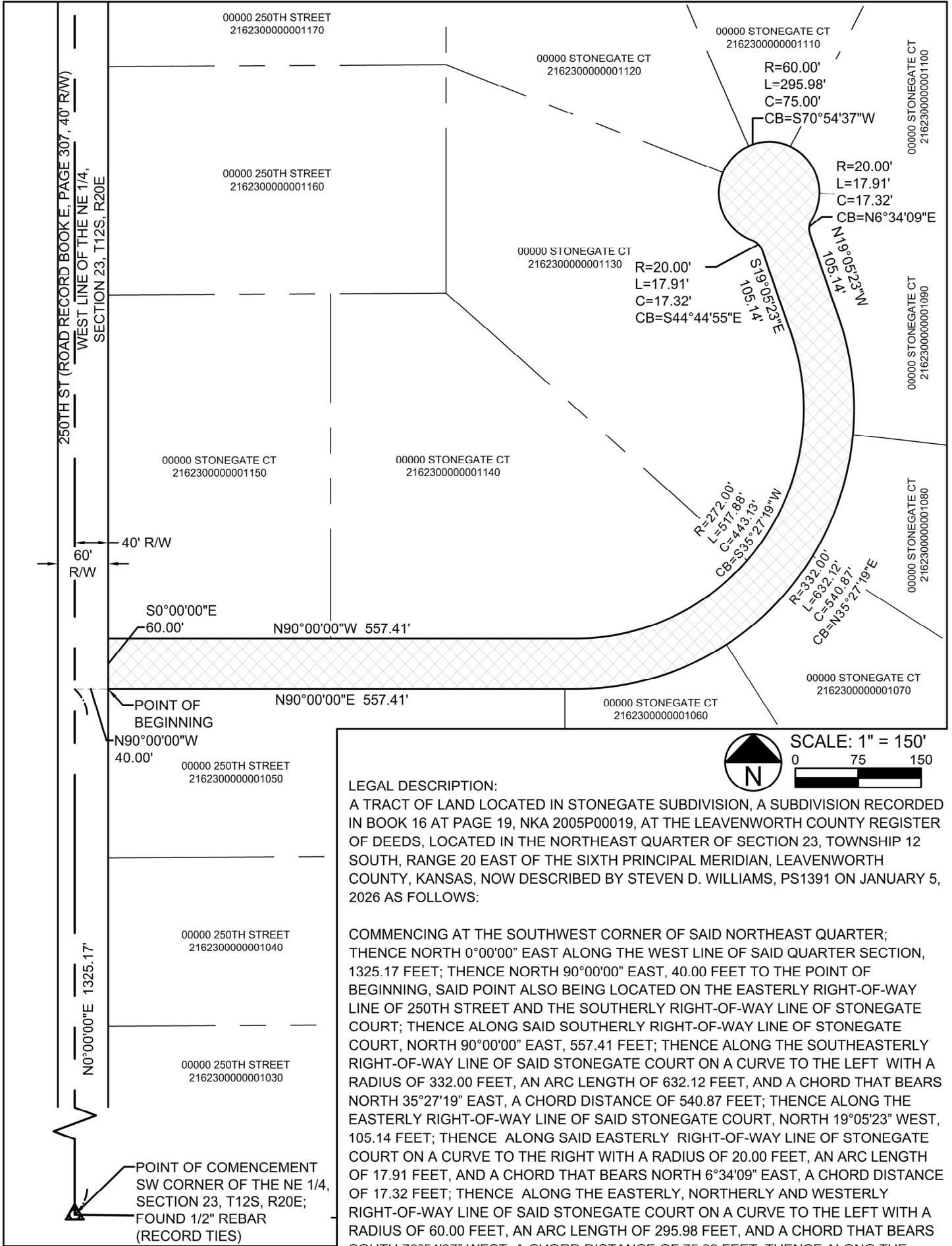
PRELIMINARY PLAT PREPARED 11/18/2025 BY CHRISTOPHER M. STORM P.E.:  
**STORM ENGINEERING GROUP P.A.**  
 1519 WESTFIELD DRIVE LAWRENCE, KANSAS 66649  
 (REVISD 1/5/2026) chris@stormengr.com



SE CORNER OF THE NE 1/4,  
 SECTION 23, T12S, R20E;  
 FOUND 5/8" REBAR  
 (RECORD TIES)



EXHIBIT "A"



LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN STONEGATE SUBDIVISION, A SUBDIVISION RECORDED IN BOOK 16 AT PAGE 19, NKA 2005P00019, AT THE LEAVENWORTH COUNTY REGISTER OF DEEDS, LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 12 SOUTH, RANGE 20 EAST OF THE SIXTH PRINCIPAL MERIDIAN, LEAVENWORTH COUNTY, KANSAS, NOW DESCRIBED BY STEVEN D. WILLIAMS, PS1391 ON JANUARY 5, 2026 AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 0°00'00" EAST ALONG THE WEST LINE OF SAID QUARTER SECTION, 1325.17 FEET; THENCE NORTH 90°00'00" EAST, 40.00 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING LOCATED ON THE EASTERLY RIGHT-OF-WAY LINE OF 250TH STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF STONEGATE COURT; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF STONEGATE COURT, NORTH 90°00'00" EAST, 557.41 FEET; THENCE ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID STONEGATE COURT ON A CURVE TO THE LEFT WITH A RADIUS OF 332.00 FEET, AN ARC LENGTH OF 632.12 FEET, AND A CHORD THAT BEARS NORTH 35°27'19" EAST, A CHORD DISTANCE OF 540.87 FEET; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID STONEGATE COURT, NORTH 19°05'23" WEST, 105.14 FEET; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF STONEGATE COURT ON A CURVE TO THE RIGHT WITH A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 17.91 FEET, AND A CHORD THAT BEARS NORTH 6°34'09" EAST, A CHORD DISTANCE OF 17.32 FEET; THENCE ALONG THE EASTERLY, NORTHERLY AND WESTERLY RIGHT-OF-WAY LINE OF SAID STONEGATE COURT ON A CURVE TO THE LEFT WITH A RADIUS OF 60.00 FEET, AN ARC LENGTH OF 295.98 FEET, AND A CHORD THAT BEARS SOUTH 70°54'37" WEST, A CHORD DISTANCE OF 75.00 FEET; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID STONEGATE COURT ON A CURVE TO THE RIGHT WITH A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 17.91 FEET, AND A CHORD THAT BEARS SOUTH 44°44'55" EAST, A CHORD DISTANCE OF 17.32 FEET; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF STONEGATE COURT, SOUTH 19°05'23" EAST, 105.14 FEET; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF STONEGATE COURT ON A CURVE TO THE RIGHT WITH A RADIUS OF 272.00 FEET, AN ARC LENGTH OF 517.88 FEET, AND A CHORD THAT BEARS SOUTH 35°27'19" WEST, A CHORD DISTANCE OF 443.73 FEET; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STONEGATE COURT, NORTH 90°00'00" WEST, 557.41 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF 250TH STREET; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE OF 250TH/ STREET, SOUTH 0°00'00" EAST, 60.00 FEET TO THE POINT OF BEGINNING. THE ABOVE CONTAINS 1.97 ACRES, MORE OR LESS, ALL IN LEAVENWORTH COUNTY.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS EXHIBIT WAS PREPARED UNDER MY DIRECT SUPERVISION ON JANUARY 5, 2026.



STEVEN D. WILLIAMS, PS-1391  
ALL POINTS SURVEYING, LLP  
P.O. BOX 4444  
LAWRENCE, KANSAS 66046  
(785) 832-2121

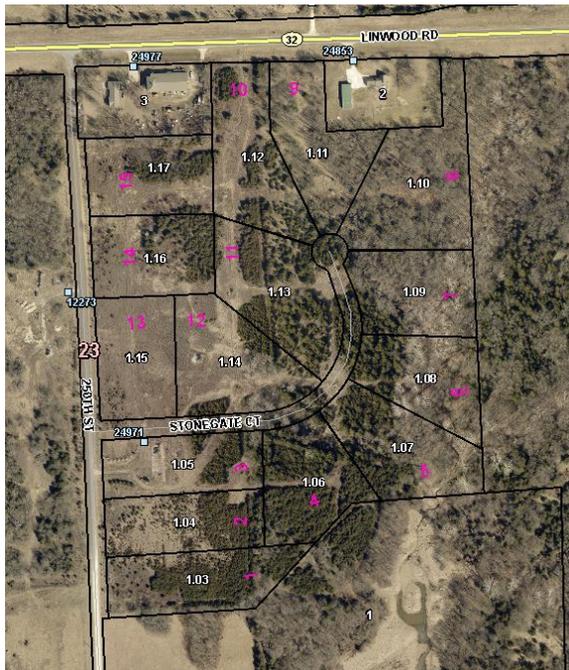
BASIS OF BEARINGS: A BEARING OF NORTH 0°00'00" EAST FOR THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 23, T12S, R20E FROM THE STONEGATE SUBDIVISION PLAT.

October 27, 2025

To whom it may concern,

At your request, Evergy is providing this acknowledgement that Deer Ridge Estates, located at 250<sup>th</sup> and Linwood Rd, Linwood KS, 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,

Ryan McCallister

Distribution Designer

Ryan.McCallister@evergy.com



---

**Re: Service Letter**

---

**From** Dylan Ritter <dritter@lvcofd2.com>  
**Date** Tue 12/16/2025 1:21 PM  
**To** Mark Bowden <[REDACTED]>  
**Cc** kritter@lvcofd2.com <kritter@lvcofd2.com>

Good afternoon,

The Reno Township Fire Department no longer exists as of 12/31/2023.

Leavenworth County Fire District #2 now serves the area formally serviced by Reno Township.

Regarding the service letter, Leavenworth Fire District #2 can provide service to this new subdivision should it be approved by Leavenworth County.

If stating this by email does not suffice I can get you a service letter by the end of business today.

I apologize for any problems you have encountered trying to obtain this fire service letter.

Let me know if further action is needed.

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 16, 2025 at 13:16 Mark Bowden <[mbowden7@outlook.com](mailto:mbowden7@outlook.com)> wrote:

Good Afternoon,

I am getting ready to submit a subdivision replat to Leavenworth County for approval. They are requesting that I submit service letters from the utility companies showing proof that we are able to get service the subdivision.

This subdivision replat is at 250th Road and 32 Hwy. Currently it is called the Stonegate Subdivision with 15 lots. This will be changing to just 8 lots. With the 8th lot being 28 acres.

Would there be anyway you could provide me with a letter that would satisfy the county on this?

I have tried calling the Reno Fire department and left numerous messages with no luck of getting a response.

Feel free to give me a call at 785-550-5090 or my wife Shawna at 785-550-1101.

We are submitting this on Wednesday to meet the January meeting.  
Any help you can provide me on this is greatly appreciated.

Mark Bowden

  
785-550-5090

Get [Outlook for iOS](#)



December 17, 2025

Mark Bowden  
Bowden Complete Construction LLC

Dear Mr. Bowden,

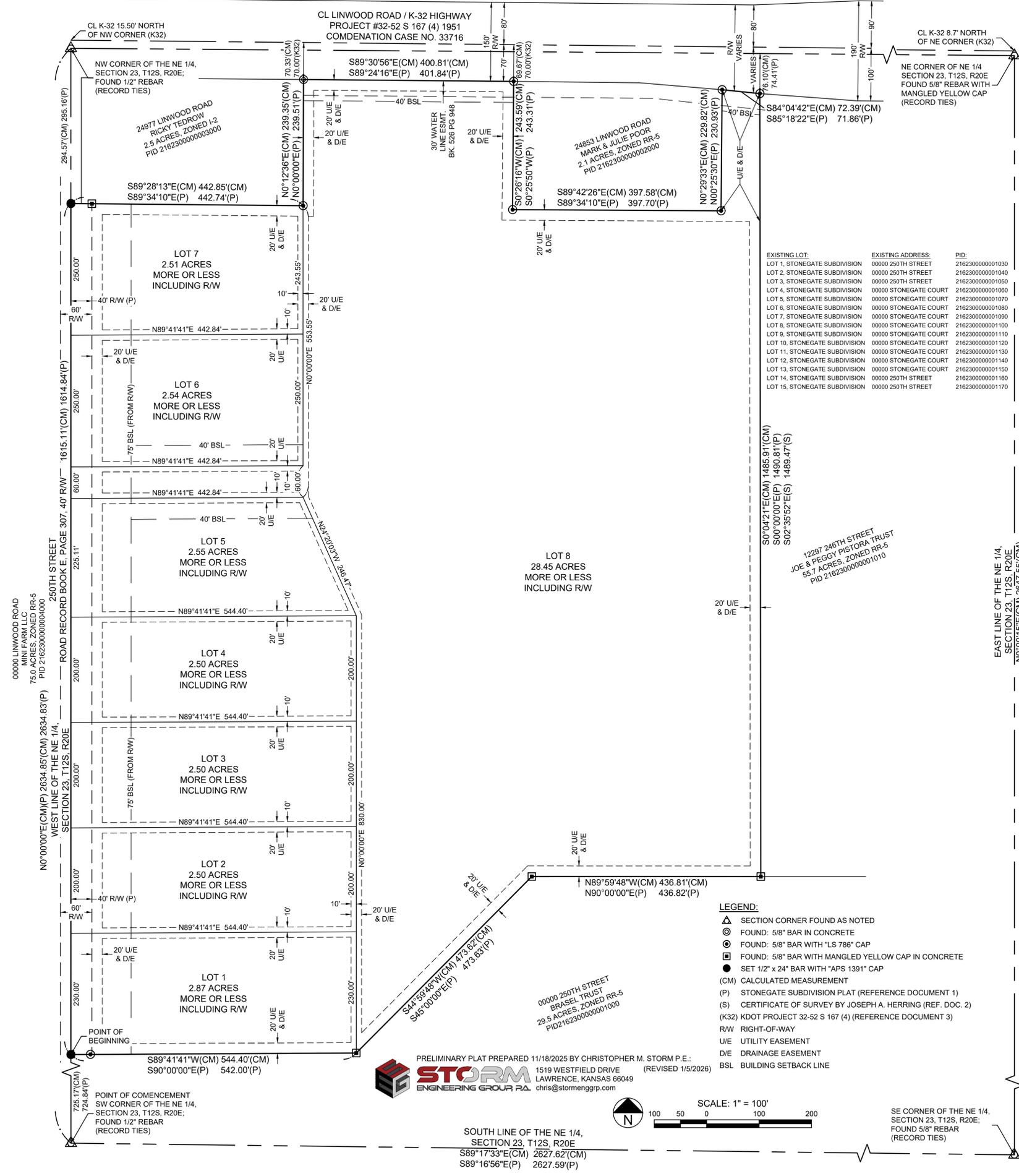
This letter is in response to your request for water service for STONEGATE SUBDIVISION lots 1-8 along K32 Rd and 250TH St in Lawrence, Kansas.

This is in RWD10's district area. There is an existing line that runs down Linwood Rd that can service the proposed lot 8. However, a line extension of approximately 2000 LF down 250<sup>th</sup> St would be required to provide service to lots 1-7 on 250<sup>th</sup> St.

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

Regards,

Steve Conley | District Manager  
Leavenworth Rural Water District 10  
[Rwd10@leavenworthrd10.com](mailto:Rwd10@leavenworthrd10.com)  
785-423-0987



**SURVEYOR CERTIFICATION:**  
 I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION ON NOVEMBER 20, 2025. THIS SURVEY CONFORMS TO THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.



STEVEN D. WILLIAMS, PS-1391  
 ALL POINTS SURVEYING, LLP  
 P.O. BOX 4444  
 LAWRENCE, KANSAS 66046  
 (785) 832-2121

**COUNTY SURVEYOR CERTIFICATION:**  
 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 2026.01.08 No Comments

DANIEL BAUMCHEN, PS#1363  
 COUNTY SURVEYOR

**PLANNING COMMISSION APPROVAL:**  
 WE, THE LEAVENWORTH COUNTY PLANNING COMMISSION, DO HEREBY APPROVE THE FOREGOING PLAT OF QUAIL RIDGE ESTATES THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

**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 QUAIL RIDGE ESTATES THIS DAY OF \_\_\_\_\_, 2026.

**CHAIRMAN** MIKE SMITH  
**COUNTY CLERK** ATTEST: FRAN KEPPLER

**REGISTER OF DEEDS CERTIFICATE:**  
 FILED FOR RECORD AS DOCUMENT NO. \_\_\_\_\_ ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M IN THE OFFICE OF THE REGISTER OF DEEDS OF LEAVENWORTH COUNTY, KANSAS.

**REGISTER OF DEEDS** TERRILOIS G. TODD

- NOTES:**
- BASIS OF BEARINGS BASED ON A BEARING OF NORTH 0°00'00" EAST FOR THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 23, T12S, R20E FROM THE STONEGATE SUBDIVISION PLAT.
  - ERROR OF CLOSURE: 0.006' PRECISION: 1:1,156,254
  - NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A DESIGNATED "SPECIAL FLOOD HAZARD AREA" AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 20103C0360G, LEAVENWORTH COUNTY, KANSAS, BEARING AN EFFECTIVE DATE OF JULY 16, 2015.
  - THIS FINAL PLAT VACATES STONEGATE COURT RIGHT-OF-WAY, AND ALL UTILITY AND DRAINAGE EASEMENTS DEDICATED TO THE STONEGATE SUBDIVISION FINAL PLAT.
  - BUILDING SETBACK LINES AS SHOWN HEREON OR NOTED BELOW:  
 ALL SIDE YARD SETBACKS - 15 FEET (ACCESSORY - 15 FEET)  
 ALL REAR YARD SETBACKS - 40 FEET (ACCESSORY - 15 FEET)
  - PROPOSED LOTS FOR RESIDENTIAL USE.
  - UTILITY COMPANIES:  
 WATER - WATER DISTRICT #10  
 ELECTRIC - EVERGY  
 SEWER - INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEM  
 GAS - PROPANE / NATURAL GAS

- RESTRICTIONS:**
- ALL PROPOSED STRUCTURES WITHIN THIS PLAT SHALL COMPLY WITH LEAVENWORTH COUNTY ZONING AND SUBDIVISION REGULATIONS OR ZONING REGULATION JURISDICTION.
  - ALL STRUCTURES BUILT WITHIN THE SUBDIVISION SHALL COMPLY WITH RESOLUTION 2020-39, OR AS AMENDED.
  - AN ENGINEERED ONSITE WASTEWATER TREATMENT 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.
  - ACCESS TO LOTS AND DRIVEWAY IMPROVEMENTS ALONG KANSAS HIGHWAY NO. 32 REQUIRE KDOT APPROVAL.
  - LOTS ARE SUBJECT TO THE CURRENT ACCESS MANAGEMENT POLICY.
  - LOTS ARE SUBJECT TO THE DECLARATION AND RESTRICTIONS RECORDED IN DOCUMENT NO. \_\_\_\_\_ AT THE LEAVENWORTH COUNTY REGISTER OF DEEDS.

- REFERENCED DOCUMENTS:**
- STONEGATE SUBDIVISION, FILED IN BOOK 16 AT PAGE 19, NKA 2005P00019, AT THE LEAVENWORTH COUNTY REGISTER OF DEEDS.
  - CERTIFICATE OF SURVEY PERFORMED BY JOSEPH A. HERRING, LS-1296 ON JUNE 18, 2025, AND FILED AS DOCUMENT NO. 20255037 AT THE LEAVENWORTH COUNTY REGISTER OF DEEDS.
  - CONSTRUCTION PLANS FOR KANSAS HIGHWAY 32, KDOT PROJECT 32-52 S 167 (4), PLAN SHEET 5 OF 13.
  - TITLE COMMITMENT BY ELAND TITLE COMPANY, LLC, COMMITMENT NO. 251811L-1, COMMITMENT DATE DECEMBER 1, 2025. SCHEDULE B, PART II - EXCEPTIONS:  
 #10 RIGHT OF WAY GRANTED TO RURAL WATER DISTRICTED LEAVENWORTH COUNTY, KANSAS, AS DESCRIBED IN THE INSTRUMENT RECORDED IN BOOK 526 AT PAGE 948.  
 #11 RIGHT OF WAY GRANTED TO LEAVENWORTH COUNTY RURAL WATER DISTRICT NO. 10, AS DESCRIBED IN THE INSTRUMENT RECORDED IN BOOK 786, PAGE 1555 AND CORRECTED EASEMENT FILED IN BOOK 800 AT PAGE 1125.

**LEGAL DESCRIPTION:**  
 A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 12 SOUTH, RANGE 20 EAST OF THE SIXTH PRINCIPAL MERIDIAN, LEAVENWORTH COUNTY, KANSAS, NOW DESCRIBED BY STEVEN D. WILLIAMS, PS1391 ON NOVEMBER 20, 2025 AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 0°00'00" EAST ALONG THE WEST LINE OF SAID QUARTER SECTION, 725.16 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF STONEGATE SUBDIVISION; THENCE CONTINUING NORTH 0°00'00" EAST ALONG SAID WEST LINE OF SAID NORTHEAST QUARTER AND THE WEST LINE OF SAID STONEGATE SUBDIVISION, 1615.11 FEET TO THE NORTHWEST CORNER OF SAID STONEGATE SUBDIVISION; THENCE SOUTH 89°28'13" EAST ALONG THE NORTH LINE OF SAID STONEGATE SUBDIVISION, 442.85 FEET; THENCE NORTH 0°12'36" EAST ALONG THE BOUNDARY OF SAID STONEGATE SUBDIVISION, 239.35 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF K-32 HIGHWAY; THENCE SOUTH 89°30'56" EAST ALONG SAID SOUTH RIGHT OF WAY LINE AND SAID NORTH LINE OF SAID STONEGATE SUBDIVISION, 400.81 FEET; THENCE SOUTH 00°26'17" WEST ALONG THE BOUNDARY OF SAID STONEGATE SUBDIVISION, 243.59 FEET; THENCE SOUTH 89°42'26" EAST ALONG THE NORTH LINE OF SAID STONEGATE SUBDIVISION, 397.58 FEET; THENCE NORTH 0°29'33" EAST ALONG THE BOUNDARY OF SAID STONEGATE SUBDIVISION, 229.82 FEET TO A POINT ON SAID SOUTH RIGHT OF WAY LINE OF K-32 HIGHWAY; THENCE SOUTH 84°04'42" EAST ALONG SAID SOUTH RIGHT OF WAY LINE AND THE NORTH LINE OF SAID STONEGATE SUBDIVISION, 72.39 FEET TO THE NORTHEAST CORNER OF SAID STONEGATE SUBDIVISION; THENCE SOUTH 00°04'21" EAST ALONG THE EAST LINE OF SAID STONEGATE SUBDIVISION, 1485.91 FEET TO THE SOUTHEAST CORNER OF SAID STONEGATE SUBDIVISION; THENCE NORTH 89°59'48" WEST ALONG THE SOUTH LINE OF SAID STONEGATE SUBDIVISION, 436.81 FEET; THENCE SOUTH 44°59'48" WEST ALONG SAID SOUTH LINE, 473.62 FEET; THENCE SOUTH 89°41'41" WEST ALONG SAID SOUTH LINE, 544.40 FEET TO THE POINT OF BEGINNING. THE ABOVE CONTAINS 46.42 ACRES, MORE OR LESS INCLUDING ROAD RIGHT-OF-WAY, ALL IN LEAVENWORTH COUNTY.

**DEDICATION:**  
 THE UNDERSIGNED OWNERS 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 "QUAIL RIDGE ESTATES."

**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" (UE).**

**"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 STONEGATE 2ND PLAT, HAVE SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.**

**MARK BOWDEN, PRESIDENT** DATE  
**MB BUILDERS, LLC**

**NOTARY CERTIFICATE:**  
 STATE OF KANSAS  
 COUNTY OF \_\_\_\_\_

**BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE AFORESAID CAME MARK BOWDEN, PRESIDENT OF MB BUILDERS, LLC, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHO EXECUTED THE WITHIN AND FORGOING INSTRUMENT, AND DULY ACKNOWLEDGED THE EXECUTION OF THE SAME.**

**IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR LAST WRITTEN ABOVE.**

**NOTARY PUBLIC** \_\_\_\_\_ **MY COMMISSION EXPIRES** \_\_\_\_\_

**LOCATION MAP:**



**A FINAL PLAT OF**  
**QUAIL RIDGE ESTATES**  
 A REPLAT OF LOTS 1 - 15, STONEGATE SUBDIVISION  
 IN THE NORTHEAST QUARTER OF  
 SECTION 23, TOWNSHIP 12 SOUTH, RANGE 20 EAST,  
 ALL IN LEAVENWORTH COUNTY, KANSAS

PRELIMINARY PLAT PREPARED 11/18/2025 BY CHRISTOPHER M. STORM P.E.:  
**STORM ENGINEERING GROUP P.A.** 1519 WESTFIELD DRIVE (REVISED 1/5/2026)  
 LAWRENCE, KANSAS 66049  
 chris@stormengrpp.com



SE CORNER OF THE NE 1/4,  
 SECTION 23, T12S, R20E;  
 FOUND 5/8" REBAR  
 (RECORD TIES)

## Allison, Amy

---

**From:** Anderson, Kyle  
**Sent:** Friday, December 19, 2025 9:53 AM  
**To:** Allison, Amy  
**Subject:** RE: RE: DEV-25-145/146 Preliminary and Final Plat - Deer Ridge Estates

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, December 18, 2025 3:19 PM  
**To:** Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; 'Dedeke, Andrew'; Khalil, Jon <jkhalil@leavenworthcounty.gov>; Brown, Misty <MBrown@leavenworthcounty.gov>; San, Soma <SSan@leavenworthcounty.gov>; 'Steven Taylor [KDOT]' <Steven.Taylor@ks.gov>  
**Cc:** PZ <pz@leavenworthcounty.gov>  
**Subject:** RE: DEV-25-145/146 Preliminary and Final Plat - Deer Ridge Estates

Good Afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for Lots 1-15 of the Stonegate Subdivision (PID 216-23-0-00-00-001.03).

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 Friday, January 2, 2026.

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

Thank you,

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

**Disclaimer**

## Allison, Amy

---

**From:** Steven Taylor [KDOT] <Steven.Taylor@ks.gov>  
**Sent:** Monday, December 22, 2025 10:20 AM  
**To:** Allison, Amy  
**Subject:** RE: DEV-25-145/146 Preliminary and Final Plat - Deer Ridge Estates

We would not allow another new access(spacing issues). They would need to access from 250<sup>th</sup> or share an existing.

Steve Taylor      Utility Coordinator  
O:913-942-3049

Kansas Department of Transportation  
District 1 Area 3  
650 north K-7 Highway  
Bonner Springs, Ks.  
Steven.taylor@ks.gov | [www.ksdot.gov](http://www.ksdot.gov)  
Follow Us: [Facebook](#) | [X \(formerly Twitter\)](#)



Department of Transportation

**CONFIDENTIALITY AND PRIVILEGE NOTICE**

This email message, including attachments, if any, is intended for the person or entity to which it is addressed and may contain confidential and/or privileged information. Any unauthorized review, use or disclosure is prohibited. If you are not the intended recipient, please contact the sender and destroy the original message, including all copies.

---

**From:** Allison, Amy <AAllison@leavenworthcounty.gov>  
**Sent:** Monday, December 22, 2025 10:06 AM  
**To:** Steven Taylor [KDOT] <Steven.Taylor@ks.gov>  
**Subject:** RE: DEV-25-145/146 Preliminary and Final Plat - Deer Ridge Estates

**EXTERNAL:** This email originated from outside of the organization. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Good Morning Steve,

I believe they are wanting to request one residential entrance from K-32 for Lot 8 but I would defer to them. You can reach the developer at 785-550-5090.

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

**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:** Steven Taylor [KDOT] <[Steven.Taylor@ks.gov](mailto:Steven.Taylor@ks.gov)>  
**Sent:** Monday, December 22, 2025 10:04 AM  
**To:** Allison, Amy <[AAllison@leavenworthcounty.gov](mailto:AAllison@leavenworthcounty.gov)>  
**Subject:** RE: DEV-25-145/146 Preliminary and Final Plat - Deer Ridge Estates

There will be no new Access to K-32?

Steve Taylor      Utility Coordinator  
O:913-942-3049

Kansas Department of Transportation  
District 1 Area 3  
650 north K-7 Highway  
Bonner Springs, Ks.  
[Steven.taylor@ks.gov](mailto:Steven.taylor@ks.gov) | [www.ksdot.gov](http://www.ksdot.gov)  
Follow Us: [Facebook](#) | [X \(formerly Twitter\)](#)



Department of Transportation  
**CONFIDENTIALITY AND PRIVILEGE NOTICE**

This email message, including attachments, if any, is intended for the person or entity to which it is addressed and may contain confidential and/or privileged information. Any unauthorized review, use or disclosure is prohibited. If you are not the intended recipient, please contact the sender and destroy the original message, including all copies.

---

**From:** Allison, Amy <[AAllison@leavenworthcounty.gov](mailto:AAllison@leavenworthcounty.gov)>  
**Sent:** Thursday, December 18, 2025 3:19 PM  
**To:** Magaha, Chuck <[cmagaha@lvsheriff.org](mailto:cmagaha@lvsheriff.org)>; Miller, Jamie <[JMiller@leavenworthcounty.gov](mailto:JMiller@leavenworthcounty.gov)>; 'Dedeke, Andrew'; Khalil, Jon <[jkhaliil@leavenworthcounty.gov](mailto:jkhaliil@leavenworthcounty.gov)>; Brown, Misty <[MBrown@leavenworthcounty.gov](mailto:MBrown@leavenworthcounty.gov)>; San, Soma <[ssan@leavenworthcounty.gov](mailto:ssan@leavenworthcounty.gov)>; Steven Taylor [KDOT] <[Steven.Taylor@ks.gov](mailto:Steven.Taylor@ks.gov)>  
**Cc:** PZ <[pz@leavenworthcounty.gov](mailto:pz@leavenworthcounty.gov)>  
**Subject:** RE: DEV-25-145/146 Preliminary and Final Plat - Deer Ridge Estates

**EXTERNAL:** This email originated from outside of the organization. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Good Afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for Lots 1-15 of the Stonegate Subdivision (PID 216-23-0-00-00-001.03).

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 Friday, January 2, 2026.

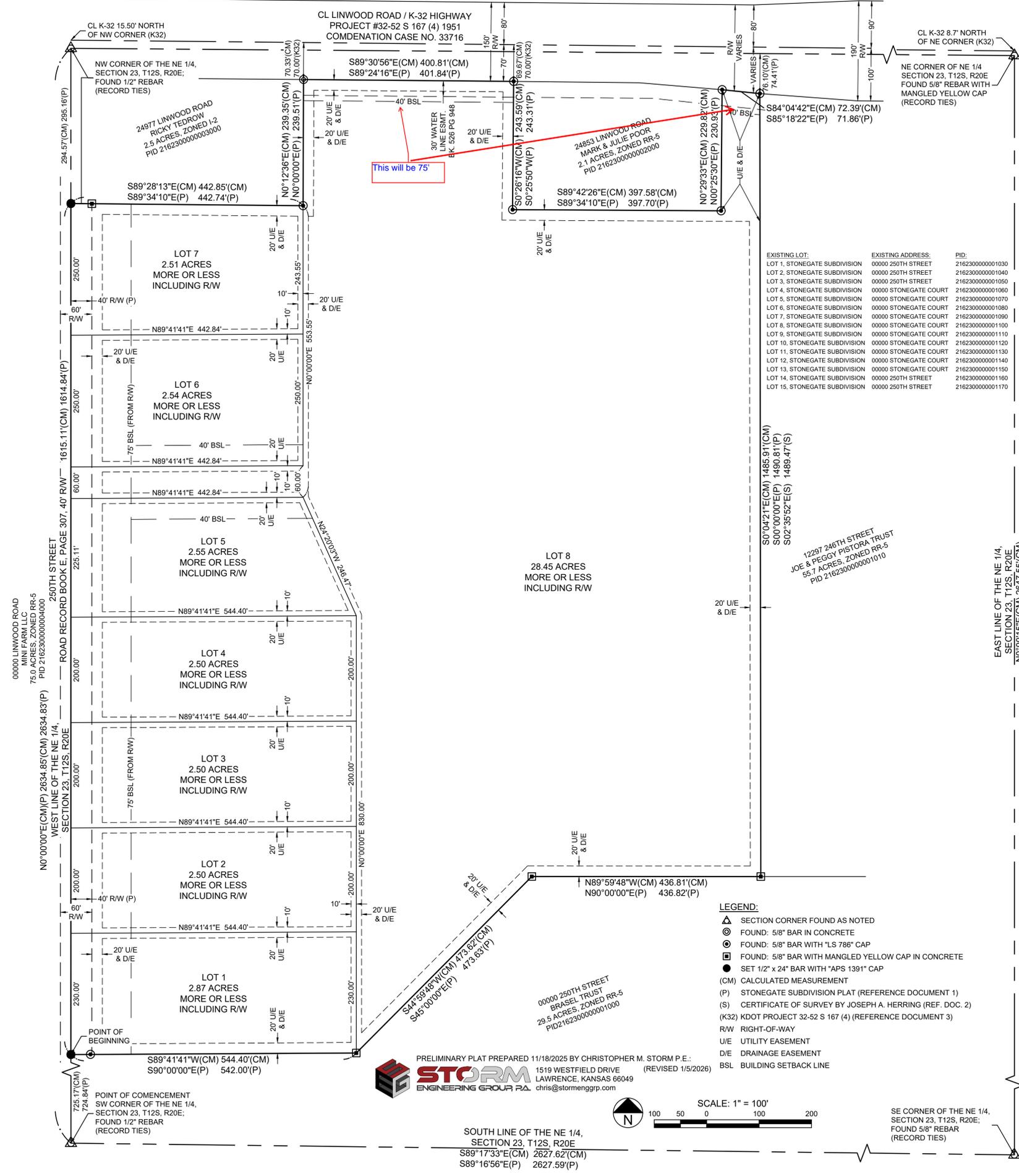
If you have any questions or need additional information, please contact me at (913) 684-0465 or at [pzmail@leavenworthcounty.gov](mailto:pzmail@leavenworthcounty.gov).

Thank you,

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

**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.*



**SURVEYOR CERTIFICATION:**  
I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION ON NOVEMBER 20, 2025. THIS SURVEY CONFORMS TO THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.



STEVEN D. WILLIAMS, PS-1391  
ALL POINTS SURVEYING, LLP  
P.O. BOX 4444  
LAWRENCE, KANSAS 66046  
(785) 832-2121

**COUNTY SURVEYOR CERTIFICATION:**  
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

**PLANNING COMMISSION APPROVAL:**  
WE, THE LEAVENWORTH COUNTY PLANNING COMMISSION, DO HEREBY APPROVE THE FOREGOING PLAT OF QUAIL RIDGE ESTATES THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

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 QUAIL RIDGE ESTATES THIS DAY OF \_\_\_\_\_, 2026.

CHAIRMAN: MIKE SMITH  
COUNTY CLERK: FRANK KEPLER

**REGISTER OF DEEDS CERTIFICATE:**  
FILED FOR RECORD AS DOCUMENT NO. \_\_\_\_\_ ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M IN THE OFFICE OF THE REGISTER OF DEEDS OF LEAVENWORTH COUNTY, KANSAS.

REGISTER OF DEEDS  
TERRILOIS G. TODD

- NOTES:**
- BASIS OF BEARINGS BASED ON A BEARING OF NORTH 0°00'00" EAST FOR THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 23, T12S, R20E FROM THE STONEGATE SUBDIVISION PLAT.
  - ERROR OF CLOSURE: 0.006' PRECISION: 1:1,156,254
  - NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A DESIGNATED "SPECIAL FLOOD HAZARD AREA" AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 20103C0360G, LEAVENWORTH COUNTY, KANSAS, BEARING AN EFFECTIVE DATE OF JULY 16, 2015.
  - THIS FINAL PLAT VACATES STONEGATE COURT RIGHT-OF-WAY, AND ALL UTILITY AND DRAINAGE EASEMENTS DEDICATED BY THE STONEGATE SUBDIVISION FINAL PLAT.
  - BUILDING SETBACK LINES AS SHOWN HEREON OR NOTED BELOW:  
ALL SIDE YARD SETBACKS - 15 FEET (ACCESSORY - 15 FEET)  
ALL REAR YARD SETBACKS - 40 FEET (ACCESSORY - 15 FEET)
  - PROPOSED LOTS FOR RESIDENTIAL USE.
  - UTILITY COMPANIES:  
WATER - WATER DISTRICT #10  
ELECTRIC - EVERGY  
SEWER - INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEM  
GAS - PROPANE / NATURAL GAS

- RESTRICTIONS:**
- ALL PROPOSED STRUCTURES WITHIN THIS PLAT SHALL COMPLY WITH LEAVENWORTH COUNTY ZONING AND SUBDIVISION REGULATIONS OR ZONING REGULATION JURISDICTION.
  - ALL STRUCTURES BUILT WITHIN THE SUBDIVISION SHALL COMPLY WITH RESOLUTION 2020-39, OR AS AMENDED.
  - AN ENGINEERED ONSITE WASTEWATER TREATMENT 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.
  - ACCESS TO LOTS AND DRIVEWAY IMPROVEMENTS ALONG KANSAS HIGHWAY NO. 32 REQUIRE KDOT APPROVAL.
  - LOTS ARE SUBJECT TO THE CURRENT ACCESS MANAGEMENT POLICY.
  - LOTS ARE SUBJECT TO THE DECLARATION AND RESTRICTIONS RECORDED IN DOCUMENT NO. \_\_\_\_\_ AT THE LEAVENWORTH COUNTY REGISTER OF DEEDS.

- REFERENCED DOCUMENTS:**
- STONEGATE SUBDIVISION, FILED IN BOOK 16 AT PAGE 19, NKA 2005P00019, AT THE LEAVENWORTH COUNTY REGISTER OF DEEDS.
  - CERTIFICATE OF SURVEY PERFORMED BY JOSEPH A. HERRING, LS-1296 ON JUNE 18, 2025, AND FILED AS DOCUMENT NO. 2025S037 AT THE LEAVENWORTH COUNTY REGISTER OF DEEDS.
  - CONSTRUCTION PLANS FOR KANSAS HIGHWAY 32, KDOT PROJECT 32-52 S 167 (4), PLAN SHEET 5 OF 131.
  - TITLE COMMITMENT BY ELAND TITLE COMPANY, LLC, COMMITMENT NO. 251811L-1, COMMITMENT DATE DECEMBER 1, 2025. SCHEDULE B, PART II - EXCEPTIONS:  
#10 RIGHT OF WAY GRANTED TO RURAL WATER DISTRICTED LEAVENWORTH COUNTY, KANSAS, AS DESCRIBED IN THE INSTRUMENT RECORDED IN BOOK 526 AT PAGE 948.  
#11 RIGHT OF WAY GRANTED TO LEAVENWORTH COUNTY RURAL WATER DISTRICT NO. 10, AS DESCRIBED IN THE INSTRUMENT RECORDED IN BOOK 786, PAGE 1555 AND CORRECTED EASEMENT FILED IN BOOK 800 AT PAGE 1125.

**LEGAL DESCRIPTION:**  
A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 12 SOUTH, RANGE 20 EAST OF THE SIXTH PRINCIPAL MERIDIAN, LEAVENWORTH COUNTY, KANSAS, NOW DESCRIBED BY STEVEN D. WILLIAMS, PS1391 ON NOVEMBER 20, 2025 AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 0°00'00" EAST ALONG THE WEST LINE OF SAID QUARTER SECTION, 725.16 FEET TO THE POINT OF BEGINNING; SAID POINT ALSO BEING THE SOUTHWEST CORNER OF STONEGATE SUBDIVISION; THENCE CONTINUING NORTH 0°00'00" EAST ALONG SAID WEST LINE OF SAID NORTHEAST QUARTER AND THE WEST LINE OF SAID STONEGATE SUBDIVISION, 1615.11 FEET TO THE NORTHWEST CORNER OF SAID STONEGATE SUBDIVISION; THENCE SOUTH 89°28'13" EAST ALONG THE NORTH LINE OF SAID STONEGATE SUBDIVISION, 442.85 FEET; THENCE NORTH 0°12'36" EAST ALONG THE BOUNDARY OF SAID STONEGATE SUBDIVISION, 239.35 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF K-32 HIGHWAY; THENCE SOUTH 89°30'56" EAST ALONG SAID SOUTH RIGHT OF WAY LINE AND SAID NORTH LINE OF SAID STONEGATE SUBDIVISION, 400.81 FEET; THENCE SOUTH 00°26'17" WEST ALONG THE BOUNDARY OF SAID STONEGATE SUBDIVISION, 243.59 FEET; THENCE SOUTH 89°42'26" EAST ALONG THE NORTH LINE OF SAID STONEGATE SUBDIVISION, 397.58 FEET; THENCE NORTH 0°29'33" EAST ALONG THE BOUNDARY OF SAID STONEGATE SUBDIVISION, 229.82 FEET TO A POINT ON SAID SOUTH RIGHT OF WAY LINE OF K-32 HIGHWAY; THENCE SOUTH 84°04'42" EAST ALONG SAID SOUTH RIGHT OF WAY LINE AND THE NORTH LINE OF SAID STONEGATE SUBDIVISION, 72.39 FEET TO THE NORTHEAST CORNER OF SAID STONEGATE SUBDIVISION; THENCE SOUTH 00°04'21" EAST ALONG THE EAST LINE OF SAID STONEGATE SUBDIVISION, 1485.91 FEET TO THE SOUTHEAST CORNER OF SAID STONEGATE SUBDIVISION; THENCE NORTH 89°59'48" WEST ALONG THE SOUTH LINE OF SAID STONEGATE SUBDIVISION, 436.81 FEET; THENCE SOUTH 44°59'48" WEST ALONG SAID SOUTH LINE, 473.62 FEET; THENCE SOUTH 89°41'41" WEST ALONG SAID SOUTH LINE, 544.40 FEET TO THE POINT OF BEGINNING. THE ABOVE CONTAINS 46.42 ACRES, MORE OR LESS INCLUDING ROAD RIGHT-OF-WAY, ALL IN LEAVENWORTH COUNTY.

**DEDICATION:**  
THE UNDERSIGNED OWNERS 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 "QUAIL RIDGE ESTATES."

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" (UE).

"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, I, THE UNDERSIGNED OWNERS OF STONEGATE 2ND PLAT, HAVE SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

MARK BOWDEN, PRESIDENT DATE  
MB BUILDERS, LLC

NOTARY CERTIFICATE:  
STATE OF KANSAS  
COUNTY OF \_\_\_\_\_

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE AFORESAID CAME MARK BOWDEN, PRESIDENT OF MB BUILDERS, LLC, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHO EXECUTED THE WITHIN AND FORGOING INSTRUMENT, AND DULY ACKNOWLEDGED THE EXECUTION OF THE SAME.

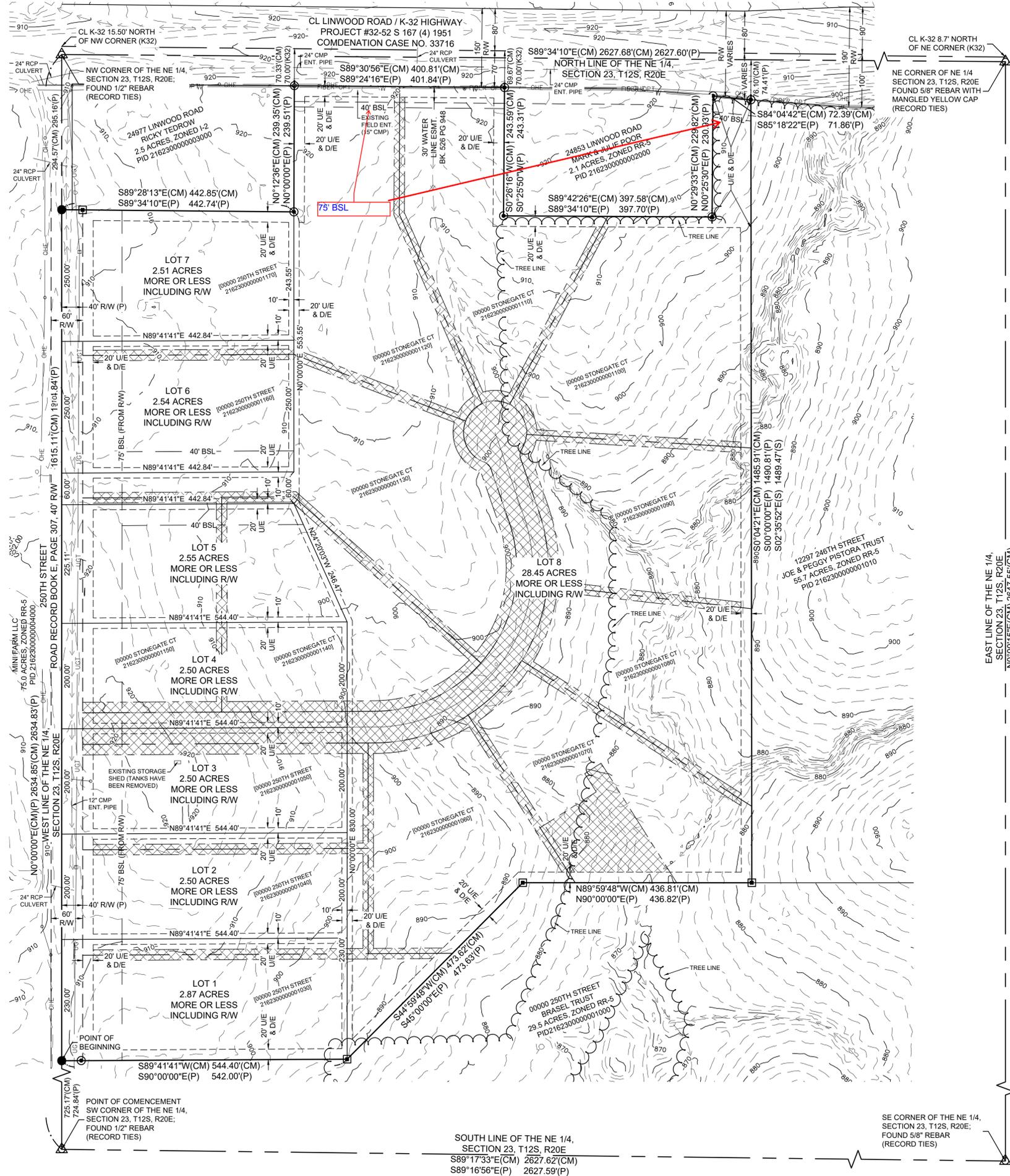
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_



# A FINAL PLAT OF QUAIL RIDGE ESTATES

A REPLAT OF LOTS 1 - 15, STONEGATE SUBDIVISION  
IN THE NORTHEAST QUARTER OF  
SECTION 23, TOWNSHIP 12 SOUTH, RANGE 20 EAST,  
ALL IN LEAVENWORTH COUNTY, KANSAS



- NOTES:**
1. BASIS OF BEARINGS BASED ON A BEARING OF NORTH 0°00'00" EAST FOR THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 23, T12S, R20E FROM THE STONEGATE SUBDIVISION PLAT.
  2. ERROR OF CLOSURE: 0.006' PRECISION: 1:1,156,254
  3. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A DESIGNATED "SPECIAL FLOOD HAZARD AREA" AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 20103C0360G, LEAVENWORTH COUNTY, KANSAS, BEARING AN EFFECTIVE DATE OF JULY 16, 2015.
  4. THE QUAIL RIDGE ESTATES FINAL PLAT WILL VACATE STONEGATE COURT RIGHT-OF-WAY, AND ALL UTILITY AND DRAINAGE EASEMENTS DEDICATED BY THE STONEGATE SUBDIVISION FINAL PLAT.
  5. BUILDING SETBACK LINES AS SHOWN HEREON OR NOTED BELOW:  
ALL SIDE YARD SETBACKS - 15 FEET (ACCESSORY - 15 FEET)  
ALL REAR YARD SETBACKS - 40 FEET (ACCESSORY - 15 FEET)
  6. PROPOSED LOTS FOR RESIDENTIAL USE.
  7. UTILITY COMPANIES:  
WATER - WATER DISTRICT #10  
ELECTRIC - EVERGY  
SEWER - INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEM  
GAS - PROPANE / NATURAL GAS

- RESTRICTIONS:**
1. ALL PROPOSED STRUCTURES WITHIN THIS PLAT SHALL COMPLY WITH LEAVENWORTH COUNTY ZONING AND SUBDIVISION REGULATIONS OR ZONING REGULATION JURISDICTION.
  2. ALL STRUCTURES BUILT WITHIN THE SUBDIVISION SHALL COMPLY WITH RESOLUTION 2020-39, OR AS AMENDED.
  3. AN ENGINEERED ONSITE WASTEWATER TREATMENT SYSTEM MAY BE REQUIRED DUE TO POOR SOIL CONDITIONS.
  4. 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.
  5. ACCESS TO LOTS AND DRIVEWAY IMPROVEMENTS ALONG KANSAS HIGHWAY NO. 32 REQUIRE KDOT APPROVAL.
  6. LOTS ARE SUBJECT TO THE CURRENT ACCESS MANAGEMENT POLICY.
  7. LOTS ARE SUBJECT TO THE DECLARATION AND RESTRICTIONS RECORDED IN DOCUMENT NO. \_\_\_\_\_ AT THE LEAVENWORTH COUNTY REGISTER OF DEEDS.

- REFERENCED DOCUMENTS:**
1. STONEGATE SUBDIVISION, FILED IN BOOK 16 AT PAGE 19, NKA 2005P00019, AT THE LEAVENWORTH COUNTY REGISTER OF DEEDS.
  2. CERTIFICATE OF SURVEY PERFORMED BY JOSEPH A. HERRING, LS-1296 ON JUNE 18, 2025, AND FILED AS DOCUMENT NO. 20255037 AT THE LEAVENWORTH COUNTY REGISTER OF DEEDS.
  3. CONSTRUCTION PLANS FOR KANSAS HIGHWAY 32, KDOT PROJECT 32-52 S 167 (4), PLAN SHEET 5 OF 131.
  4. TITLE COMMITMENT BY ELAND TITLE COMPANY, LLC, COMMITMENT NO. 251811L-1, COMMITMENT DATE DECEMBER 1, 2025, SCHEDULE B, PART II - EXCEPTIONS:  
#10 RIGHT OF WAY GRANTED TO RURAL WATER DISTRICTED LEAVENWORTH COUNTY, KANSAS, AS DESCRIBED IN THE INSTRUMENT RECORDED IN BOOK 526 AT PAGE 948.  
#11 RIGHT OF WAY GRANTED TO LEAVENWORTH COUNTY RURAL WATER DISTRICT NO. 10, AS DESCRIBED IN THE INSTRUMENT RECORDED IN BOOK 786, PAGE 1555 AND CORRECTED EASEMENT FILED IN BOOK 800 AT PAGE 1125.

- LEGEND:**
- ⊙ SECTION CORNER FOUND AS NOTED
  - ⊙ FOUND: 5/8" BAR IN CONCRETE
  - ⊙ FOUND: 5/8" BAR WITH "LS 786" CAP
  - ⊙ FOUND: 5/8" BAR WITH MANGLED YELLOW CAP IN CONCRETE
  - SET 1/2" x 24" BAR WITH "APS 1391" CAP
  - (CM) CALCULATED MEASUREMENT
  - (P) STONEGATE SUBDIVISION PLAT (REFERENCE DOCUMENT 1)
  - (S) CERTIFICATE OF SURVEY BY JOSEPH A. HERRING (REFERENCE DOC. 2)
  - (K32) KDOT PROJECT 32-52 S-167-4 (REFERENCE DOCUMENT 3)
  - R/W RIGHT-OF-WAY
  - U/E UTILITY EASEMENT
  - D/E DRAINAGE EASEMENT
  - BSL BUILDING SETBACK LINE
  - (#) EXISTING ADDRESS AND LEAVENWORTH COUNTY PARCEL ID
  - PROPOSED RW AND EASEMENTS
  - - - EXISTING LOT LINES
  - EXISTING RW AND EASEMENTS
  - EXISTING RW AND EASEMENTS TO BE VACATED



**LEGAL DESCRIPTION:**  
A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 12 SOUTH, RANGE 20 EAST OF THE SIXTH PRINCIPAL MERIDIAN, LEAVENWORTH COUNTY, KANSAS, NOW DESCRIBED BY STEVEN D. WILLIAMS, PS1391 ON NOVEMBER 20, 2025 AS FOLLOWS:  
COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 0°00'00" EAST ALONG THE WEST LINE OF SAID QUARTER SECTION, 725.16 FEET TO THE POINT OF BEGINNING; SAID POINT ALSO BEING THE SOUTHWEST CORNER OF STONEGATE SUBDIVISION; THENCE CONTINUING NORTH 0°00'00" EAST ALONG SAID WEST LINE OF SAID NORTHEAST QUARTER AND THE WEST LINE OF SAID STONEGATE SUBDIVISION, 1515.11 FEET TO THE NORTHWEST CORNER OF SAID STONEGATE SUBDIVISION; THENCE SOUTH 89°28'13" EAST ALONG THE NORTH LINE OF SAID STONEGATE SUBDIVISION, 442.85 FEET; THENCE NORTH 0°12'36" EAST ALONG THE BOUNDARY OF SAID STONEGATE SUBDIVISION, 239.35 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF K-32 HIGHWAY; THENCE SOUTH 89°30'56" EAST ALONG SAID SOUTH RIGHT OF WAY LINE AND SAID NORTH LINE OF SAID STONEGATE SUBDIVISION, 400.81 FEET; THENCE SOUTH 00°26'17" WEST ALONG THE BOUNDARY OF SAID STONEGATE SUBDIVISION, 243.59 FEET; THENCE SOUTH 89°42'26" EAST ALONG THE NORTH LINE OF SAID STONEGATE SUBDIVISION, 397.58 FEET; THENCE NORTH 0°29'33" EAST ALONG THE BOUNDARY OF SAID STONEGATE SUBDIVISION, 229.82 FEET TO A POINT ON SAID SOUTH RIGHT OF WAY LINE OF K-32 HIGHWAY; THENCE SOUTH 84°04'42" EAST ALONG SAID SOUTH RIGHT OF WAY LINE AND THE NORTH LINE OF SAID STONEGATE SUBDIVISION, 72.39 FEET TO THE NORTHEAST CORNER OF SAID STONEGATE SUBDIVISION; THENCE SOUTH 00°04'21" EAST ALONG THE EAST LINE OF SAID STONEGATE SUBDIVISION, 1485.91 FEET TO THE SOUTHWEST CORNER OF SAID STONEGATE SUBDIVISION; THENCE NORTH 89°59'48" WEST ALONG THE SOUTH LINE OF SAID STONEGATE SUBDIVISION, 436.81 FEET; THENCE SOUTH 44°59'48" WEST ALONG SAID SOUTH LINE, 473.62 FEET; THENCE SOUTH 89°41'41" WEST ALONG SAID SOUTH LINE, 544.40 FEET TO THE POINT OF BEGINNING. THE ABOVE CONTAINS 46.42 ACRES, MORE OR LESS, ALL IN LEAVENWORTH COUNTY.

**OWNERS:** JEREMY AND MACKENZIE ROBBINS  
14371 234TH STREET  
TONGANOXIE, KANSAS 66086

**APPLICANT:** MB BUILDERS, LLC  
P.O. BOX 442438  
LAWRENCE, KANSAS 66044

**SURVEYOR:** ALL POINTS SURVEYING, LLP  
P.O. BOX 4444  
LAWRENCE, KANSAS 66046

**ENGINEER:** STORM ENGINEERING GROUP, PA  
CHRISTOPHER M. STORM, P.E.  
5719 WESTFIELD DRIVE  
LAWRENCE, KANSAS 66049

**EXISTING ZONING:** RR-2.5 - RURAL RESIDENTIAL 2.5

**PROPOSED ZONING:** RR-2.5 - RURAL RESIDENTIAL 2.5

**EXISTING LAND USE:** VACANT (PLATTED - NOT VESTED)

**PROPOSED LAND USE:** RURAL RESIDENTIAL

**TYPICAL SOIL TYPES:** KENNEBEC SILT LOAM, FREQUENTLY FLOODED (7051); GRUNDY SILTY CLAY LOAM, 1 TO 3% SLOPES (7252); FALLEAF-GRINTER SOILS, 4 TO 8% SLOPES (7270); MARTIN SILTY CLAY LOAM, 3 TO 7% SLOPES (7302); PANNEE CLAY LOAM, 4 TO 8% SLOPES, ERODED (7501); SHARPSBURG SILTY CLAY LOAM, 4 TO 8% SLOPES (7542)

**TOPOGRAPHY:** TOPOGRAPHIC INFORMATION SHOWN WAS GENERATED USING PUBLICLY AVAILABLE LIDAR DATA COLLECTED BY THE STATE OF KANSAS IN 2015 (TILE BE\_15SUD1015).



A PRELIMINARY PLAT OF  
**QUAIL RIDGE ESTATES**  
A REPLAT OF LOTS 1 - 15, STONEGATE SUBDIVISION  
IN THE NORTHEAST QUARTER OF  
SECTION 23, TOWNSHIP 12 SOUTH, RANGE 20 EAST,  
ALL IN LEAVENWORTH COUNTY, KANSAS

Storm Engineering Group, P.A.  
5719 Westfield Drive  
Lawrence, Kansas 66049



December 18, 2025  
Revised January 5, 2026

Leavenworth County Public Works  
300 Walnut Street, Suite 007  
Leavenworth, Kansas 66048

**01-06-26  
Olsson Comments**

Re: Quail Ridge Estates  
Stormwater Report

This report provides stormwater information for the proposed Quail Ridge Estates final plat, formerly final platted as Stonegate Subdivision. The subject property is approximately 46.4 acres located south of Linwood Road and east of 250th Street. The property is zoned RR – 2.5 and the final plat proposes eight residential lots.

Stormwater runoff from approximately 40 acres of the property and offsite runoff from 97 acres to the north and east discharges south at point of interest (POI) 1 and 2. Stormwater runoff from 1.9 (POI 3) and 4.3 (POI 4) acres along 250th Street discharge west through existing culverts under 250th Street. Refer to Attachment A for the existing and proposed condition drainage area maps.

No portion of the subject property lies within a designated “Special Flood Hazard Area” as shown on Flood Insurance Rate Map (FIRM) Number 20103C0360G, with an effective date of July 16, 2015. No Waters of the United States are identified on the EPA WATERS GeoViewer 2.0. The soil map showing hydrologic soil groups from NCRS Web Soil Survey in attached and shown on the drainage area map.

Refer to Tables 1 and 2 on Attachment B for a summary of existing and proposed curve number (CN) calculations. Refer to Table 3 for a summary of the time of concentrations and Table 4 for a summary of the hydrologic calculations. Hydrologic calculations for the 10, and 100-year storm events were modeled using the SCS Method for a 24-hour, Type II hypothetical storm using Leavenworth County’s rainfall intensities (Table C). The CN for residential, 2 acres, 12% impervious accounts for approximately 10,500 sf of impervious area (12% of 87,120 ft (2 acres) = 10,454 sf).

With the development of the subject property, the surface conditions will improve from pasture (no mechanical treatment, fair condition) to rural residential lots (2 acre, 12% impervious). The improvement will result is a slight reduction in the peak stormwater runoff and no stormwater detention should be necessary.

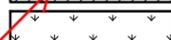
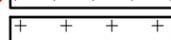
Sincerely,

A handwritten signature in blue ink that reads 'Christopher M. Storm'.

Christopher M. Storm, P.E.  
Storm Engineering Group, P.A.



- Attachment A: Drainage Area Maps
- Attachment B: Table 1 – Summary of Existing CN  
Table 2 – Summary of Proposed CN  
Table 3 – Summary of Time of Concentration Calculations  
Table 4 – Summary of Hydrologic Calculations
- Attachment C: FEMA’s National Flood Hazard Layer (NFHL) Viewer  
EPA WATERS GeoViewer 2.0
- Attachment D: NRCS Web Soil Survey Report
- Attachment E: Curve Number Reference Table, Mays, Larry W. *Water Resources Engineering*. John Wiley & Sons, Inc., 2001.

- LEGEND:**
- Residential, 2 acre 
  - Right-of-way 
  - Pasture, fair 
  - Woods, fair 

Hatches are opposite on the proposed conditions exhibit.

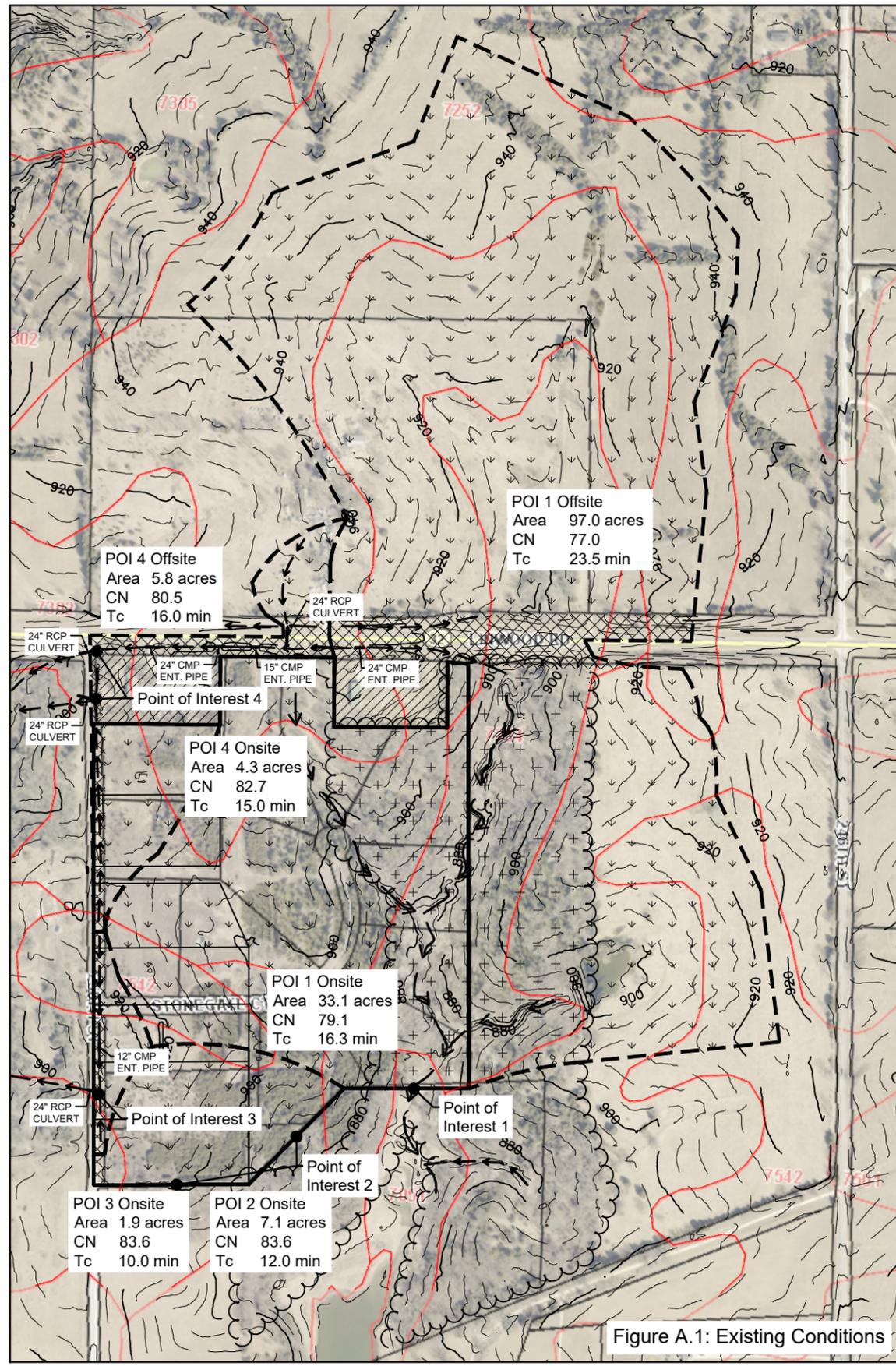
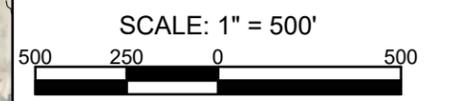
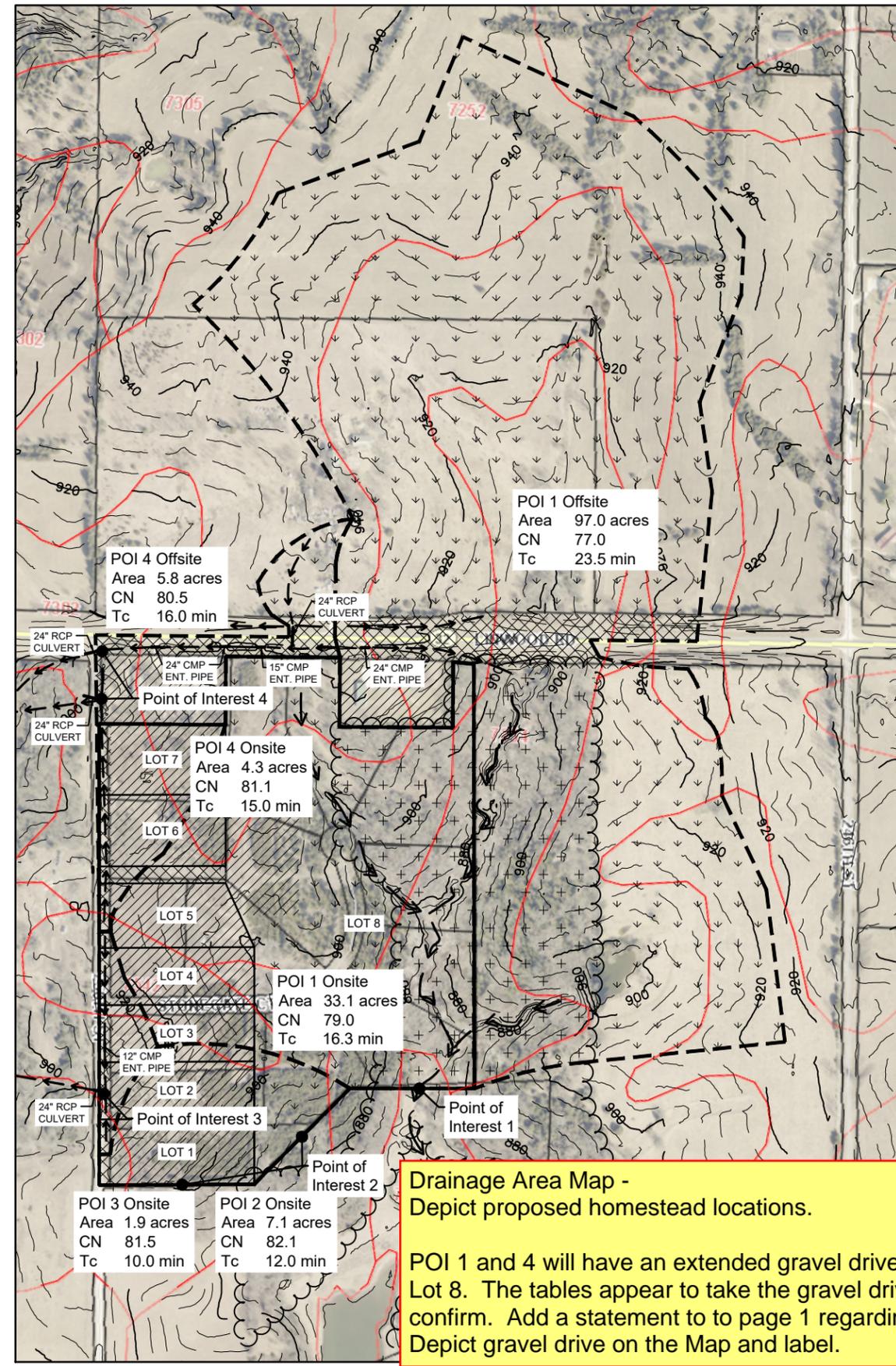


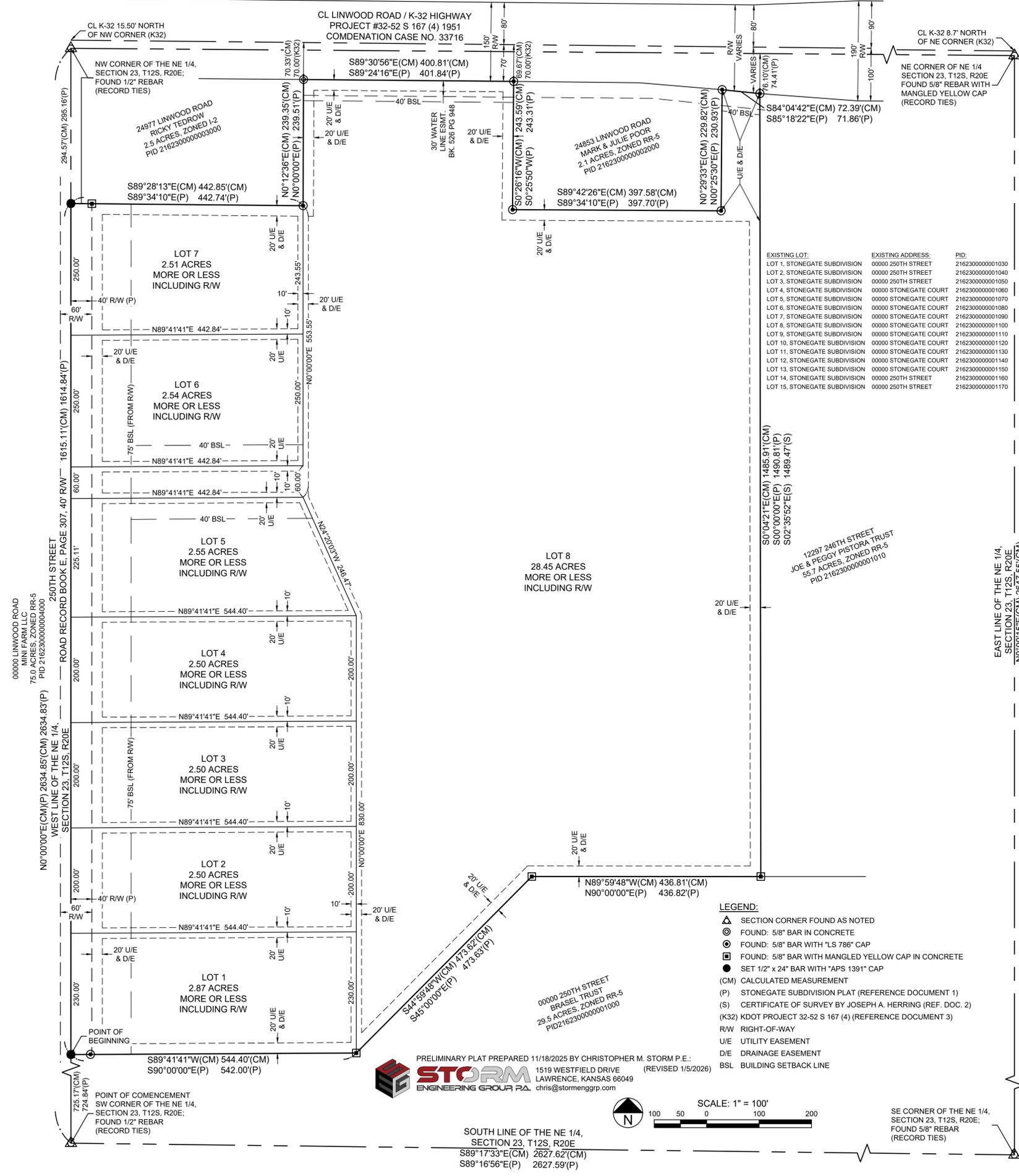
Figure A.1: Existing Conditions



**Drainage Area Map -**  
 Depict proposed homestead locations.

POI 1 and 4 will have an extended gravel driveway between Lot 5/6 for access to Lot 8. The tables appear to take the gravel driveway into account, please confirm. Add a statement to to page 1 regarding the extended gravel driveway. Depict gravel drive on the Map and label.

01-06-26  
Olsson Review No  
Comment



**SURVEYOR CERTIFICATION:**  
I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION ON NOVEMBER 20, 2025. THIS SURVEY CONFORMS TO THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.



STEVEN D. WILLIAMS, PS-1391  
ALL POINTS SURVEYING, LLP  
P.O. BOX 4444  
LAWRENCE, KANSAS 66046  
(785) 832-2121

**COUNTY SURVEYOR CERTIFICATION:**  
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

**PLANNING COMMISSION APPROVAL:**  
WE, THE LEAVENWORTH COUNTY PLANNING COMMISSION, DO HEREBY APPROVE THE FOREGOING PLAT OF QUAIL RIDGE ESTATES THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

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 QUAIL RIDGE ESTATES THIS DAY OF \_\_\_\_\_, 2026.

CHAIRMAN: MIKE SMITH  
COUNTY CLERK: FRANK KEPLER

**REGISTER OF DEEDS CERTIFICATE:**  
FILED FOR RECORD AS DOCUMENT NO. \_\_\_\_\_ ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M IN THE OFFICE OF THE REGISTER OF DEEDS OF LEAVENWORTH COUNTY, KANSAS.

REGISTER OF DEEDS  
TERRILOIS G. TODD

- NOTES:**
- BASIS OF BEARINGS BASED ON A BEARING OF NORTH 0°00'00" EAST FOR THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 23, T12S, R20E FROM THE STONEGATE SUBDIVISION PLAT.
  - ERROR OF CLOSURE: 0.006' PRECISION: 1:1,156,254
  - NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A DESIGNATED "SPECIAL FLOOD HAZARD AREA" AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 20103C0360G, LEAVENWORTH COUNTY, KANSAS, BEARING AN EFFECTIVE DATE OF JULY 16, 2015.
  - THIS FINAL PLAT VACATES STONEGATE COURT RIGHT-OF-WAY, AND ALL UTILITY AND DRAINAGE EASEMENTS DEDICATED BY THE STONEGATE SUBDIVISION FINAL PLAT.
  - BUILDING SETBACK LINES AS SHOWN HEREON OR NOTED BELOW:  
ALL SIDE YARD SETBACKS - 15 FEET (ACCESSORY - 15 FEET)  
ALL REAR YARD SETBACKS - 40 FEET (ACCESSORY - 15 FEET)
  - PROPOSED LOTS FOR RESIDENTIAL USE.
  - UTILITY COMPANIES:  
WATER - WATER DISTRICT #10  
ELECTRIC - EVERGY  
SEWER - INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEM  
GAS - PROPANE / NATURAL GAS

- RESTRICTIONS:**
- ALL PROPOSED STRUCTURES WITHIN THIS PLAT SHALL COMPLY WITH LEAVENWORTH COUNTY ZONING AND SUBDIVISION REGULATIONS OR ZONING REGULATION JURISDICTION.
  - ALL STRUCTURES BUILT WITHIN THE SUBDIVISION SHALL COMPLY WITH RESOLUTION 2020-39, OR AS AMENDED.
  - AN ENGINEERED ONSITE WASTEWATER TREATMENT 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.
  - ACCESS TO LOTS AND DRIVEWAY IMPROVEMENTS ALONG KANSAS HIGHWAY NO. 32 REQUIRE KDOT APPROVAL.
  - LOTS ARE SUBJECT TO THE CURRENT ACCESS MANAGEMENT POLICY.
  - LOTS ARE SUBJECT TO THE DECLARATION AND RESTRICTIONS RECORDED IN DOCUMENT NO. \_\_\_\_\_ AT THE LEAVENWORTH COUNTY REGISTER OF DEEDS.

- REFERENCED DOCUMENTS:**
- STONEGATE SUBDIVISION, FILED IN BOOK 16 AT PAGE 19, NKA 2005P00019, AT THE LEAVENWORTH COUNTY REGISTER OF DEEDS.
  - CERTIFICATE OF SURVEY PERFORMED BY JOSEPH A. HERRING, LS-1296 ON JUNE 18, 2025, AND FILED AS DOCUMENT NO. 2025S037 AT THE LEAVENWORTH COUNTY REGISTER OF DEEDS.
  - CONSTRUCTION PLANS FOR KANSAS HIGHWAY 32, KDOT PROJECT 32-52 S 167 (4), PLAN SHEET 5 OF 13.
  - TITLE COMMITMENT BY ELAND TITLE COMPANY, LLC, COMMITMENT NO. 251811L-1, COMMITMENT DATE DECEMBER 1, 2025, SCHEDULE B, PART II - EXCEPTIONS:  
#10 RIGHT OF WAY GRANTED TO RURAL WATER DISTRICTED LEAVENWORTH COUNTY, KANSAS, AS DESCRIBED IN THE INSTRUMENT RECORDED IN BOOK 526 AT PAGE 948.  
#11 RIGHT OF WAY GRANTED TO LEAVENWORTH COUNTY RURAL WATER DISTRICT NO. 10, AS DESCRIBED IN THE INSTRUMENT RECORDED IN BOOK 786, PAGE 1555 AND CORRECTED EASEMENT FILED IN BOOK 800 AT PAGE 1125.

**LEGAL DESCRIPTION:**  
A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 12 SOUTH, RANGE 20 EAST OF THE SIXTH PRINCIPAL MERIDIAN, LEAVENWORTH COUNTY, KANSAS, NOW DESCRIBED BY STEVEN D. WILLIAMS, PS1391 ON NOVEMBER 20, 2025 AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 0°00'00" EAST ALONG THE WEST LINE OF SAID QUARTER SECTION, 725.16 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF STONEGATE SUBDIVISION; THENCE CONTINUING NORTH 0°00'00" EAST ALONG SAID WEST LINE OF SAID NORTHEAST QUARTER AND THE WEST LINE OF SAID STONEGATE SUBDIVISION, 1615.11 FEET TO THE NORTHWEST CORNER OF SAID STONEGATE SUBDIVISION; THENCE SOUTH 89°28'13" EAST ALONG THE NORTH LINE OF SAID STONEGATE SUBDIVISION, 442.85 FEET; THENCE NORTH 0°12'36" EAST ALONG THE BOUNDARY OF SAID STONEGATE SUBDIVISION, 239.35 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF K-32 HIGHWAY; THENCE SOUTH 89°30'56" EAST ALONG SAID SOUTH RIGHT OF WAY LINE AND SAID NORTH LINE OF SAID STONEGATE SUBDIVISION, 400.81 FEET; THENCE SOUTH 00°26'17" WEST ALONG THE BOUNDARY OF SAID STONEGATE SUBDIVISION, 243.59 FEET; THENCE SOUTH 89°42'26" EAST ALONG THE NORTH LINE OF SAID STONEGATE SUBDIVISION, 397.58 FEET; THENCE NORTH 0°29'33" EAST ALONG THE BOUNDARY OF SAID STONEGATE SUBDIVISION, 229.82 FEET TO A POINT ON SAID SOUTH RIGHT OF WAY LINE OF K-32 HIGHWAY; THENCE SOUTH 84°04'42" EAST ALONG SAID SOUTH RIGHT OF WAY LINE AND THE NORTH LINE OF SAID STONEGATE SUBDIVISION, 72.39 FEET TO THE NORTHEAST CORNER OF SAID STONEGATE SUBDIVISION; THENCE SOUTH 00°04'21" EAST ALONG THE EAST LINE OF SAID STONEGATE SUBDIVISION, 1485.91 FEET TO THE SOUTHEAST CORNER OF SAID STONEGATE SUBDIVISION; THENCE NORTH 89°59'48" WEST ALONG THE SOUTH LINE OF SAID STONEGATE SUBDIVISION, 436.81 FEET; THENCE SOUTH 44°59'48" WEST ALONG SAID SOUTH LINE, 473.62 FEET; THENCE SOUTH 89°41'41" WEST ALONG SAID SOUTH LINE, 544.40 FEET TO THE POINT OF BEGINNING. THE ABOVE CONTAINS 46.42 ACRES, MORE OR LESS INCLUDING ROAD RIGHT-OF-WAY, ALL IN LEAVENWORTH COUNTY.

**DEDICATION:**  
THE UNDERSIGNED OWNERS 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 "QUAIL RIDGE ESTATES."

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" (UE).

"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 STONEGATE 2ND PLAT, HAVE SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

MARK BOWDEN, PRESIDENT DATE  
MB BUILDERS, LLC

**NOTARY CERTIFICATE:**  
STATE OF KANSAS  
COUNTY OF \_\_\_\_\_

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE AFORESAID CAME MARK BOWDEN, PRESIDENT OF MB BUILDERS, LLC, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHO EXECUTED THE WITHIN AND FORGOING INSTRUMENT, AND DULY ACKNOWLEDGED THE EXECUTION OF THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

**LOCATION MAP:**



PRELIMINARY PLAT PREPARED 11/18/2025 BY CHRISTOPHER M. STORM P.E.:  
**STORM ENGINEERING GROUP P.A.**  
1519 WESTFIELD DRIVE LAWRENCE, KANSAS 66049  
chris@stormengrpp.com (REVISED 1/5/2026)



SE CORNER OF THE NE 1/4, SECTION 23, T12S, R20E; FOUND 5/8" REBAR (RECORD TIES)



## Allison, Amy

---

**From:** Mary Conley <mary.conley@conleysandu.com>  
**Sent:** Wednesday, January 7, 2026 8:40 AM  
**To:** RWD10@conleysandu.com; Allison, Amy  
**Cc:** PZ  
**Subject:** Re: RWD10 FW: DEV-25-145/146 Deer Ridge Estates Review Comments

Amy,  
LVRWD10 has no utilities in that ROW and no issue vacating.  
Thank you,

### **Mary Conley, PMP**

Sr Project Manager/CFO  
Conley Sitework & Utilities, Inc.  
PO Box 715  
Eudora, KS 66025  
office (785) 838-4646  
cell (785) 423-3866

On Tue, Jan 6, 2026 at 11:29 AM Allison, Amy <[AAllison@leavenworthcounty.gov](mailto:AAllison@leavenworthcounty.gov)> wrote:

Good Morning,

You provided a letter for the proposed replatting of the Stonegate subdivision in Leavenworth County. The applicant is wishing to vacate the unimproved right-of-way of Stonegate Court that was platted within the original subdivision. We would like to verify that no utilities are located within that Right-of-way nor does RWD 10 have any issues with vacating the right-of-way. Please let me know if you have any further questions or comments for this request.

Sincerely,

Amy Allison, AICP

Deputy Director

Planning & Zoning

Leavenworth County

913.364.5757

## Allison, Amy

---

**From:** Steven Heath <Steven.Heath@evergy.com>  
**Sent:** Wednesday, January 7, 2026 2:20 PM  
**To:** Ryan McCallister; Allison, Amy  
**Cc:** PZ  
**Subject:** Re: DEV-25-145/146 Deer Ridge Estates Review Comments

Internal Use Only

Good afternoon Amy, Evergy does not have any facilities located within the proposed vacation area, nor does Evergy have conflict with the vacation.

Thank you,

**Steven Heath**

Evergy

TD Designer III

[Steven.Heath@evergy.com](mailto:Steven.Heath@evergy.com)

O: 785-865-4857

C: 785-508-2550 (does not receive texts)

---

**From:** Ryan McCallister <Ryan.McCallister@evergy.com>  
**Sent:** Tuesday, January 6, 2026 12:34 PM  
**To:** Allison, Amy <AAllison@leavenworthcounty.gov>; Steven Heath <Steven.Heath@evergy.com>  
**Cc:** PZ <pz@leavenworthcounty.gov>  
**Subject:** RE: DEV-25-145/146 Deer Ridge Estates Review Comments

Internal Use Only

Good afternoon, Amy,

I am not longer working out of Lawrence; I have transferred to Wichita. I am adding the Lawrence designer that will be working on this project, [@Steven Heath](#).

Thank you!

**Ryan McCallister**

Evergy

Distribution Designer

[ryan.mccallister@Evergy.com](mailto:ryan.mccallister@Evergy.com)

O (785) 865-4844

---

**From:** Allison, Amy <AAllison@leavenworthcounty.gov>  
**Sent:** Tuesday, January 6, 2026 11:28 AM  
**To:** Ryan McCallister <Ryan.McCallister@evergy.com>  
**Cc:** PZ <pz@leavenworthcounty.gov>  
**Subject:** FW: DEV-25-145/146 Deer Ridge Estates Review Comments

## Allison, Amy

---

**From:** Baumchen, Daniel  
**Sent:** Thursday, January 8, 2026 11:23 AM  
**To:** Allison, Amy  
**Subject:** RE: DEV-25-145/146 Deer Ridge Estates Review Comments

Amy

I reviewed description for the stonegate court vacation. The description accurately describes the Street to be vacated. The description is just the street.

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

---

**From:** Allison, Amy <AAllison@leavenworthcounty.gov>  
**Sent:** Tuesday, January 6, 2026 11:24 AM  
**To:** Baumchen, Daniel <DBaumchen@leavenworthcounty.gov>; Noll, Bill <BNoll@leavenworthcounty.gov>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>; Brown, Misty <MBrown@leavenworthcounty.gov>; Khalil, Jon <jkhalil@leavenworthcounty.gov>  
**Cc:** Jacobson, John <JJacobson@leavenworthcounty.gov>  
**Subject:** FW: DEV-25-145/146 Deer Ridge Estates Review Comments

Good Morning Everyone,

Attached is the legal description provided by the applicant to vacate Stonegate Court. All of the additional material was provided with the plat application. Let me know if you need any of that information or have any further questions or comments for this request.

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

### 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.*