

**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  
July 23, 2025  
9:00 a.m.

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE/MOMENT OF SILENT PRAYER
- III. ROLL CALL
- IV. PUBLIC COMMENT: Public Comment shall be limited to 25 minutes at the beginning of each meeting and limited to five minutes per person. Anyone 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 AM 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.
- V. ADMINISTRATIVE BUSINESS:
- 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 July 16, 2025
  - b) Approval of the schedule for the week of July 28, 2025
  - c) Approval of the check register
  - d) Approve and sign the OCB's
  - e) Approve Case DEV-25-039 Tallgrass Estates Plat 1

- f) Approve Case DEV-25-060 Papa Ponderosa
- g) Approve Case DEV-25-067/068 Lovvorn Acres

VII. FORMAL BOARD ACTION:

- a) Consider a motion to adopt a minimum rate increase from \$5.00 to \$10.00 for MSW and a minimum rate increase from \$13.00 to \$20.00 for C&D.
- b) Consider a motion to adopt a rate increase of \$2.00 per ton gate rate increase effective September 1, 2025.
- c) Consider a motion to approve the rate card amending the health plan family rates for the 2025/2026 as presented.
- d) Consider a motion to place equipment on the surplus list to sell on PurpleWave as presented.
- e) Consider a motion to approve the contract with Ebert Construction for the 235<sup>th</sup> St. project in the amount of \$4,301,411.96 with a 7.5% contingency.
- f) Consider a motion to approve the updated public comment policy.
- g) Consider a motion to approve Board Order 2025-10, authorizing the County Counselor to take action to secure the County's share of opioid-related funds to support opioid abasement in the County.

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

- a) Discuss changes to the Traditional Family Values Month proclamation
- b) Budget discussion if needed
- c) Executive session if needed

IX. ADJOURNMENT

**WORK SESSION TO DISCUSS MEALS ON WHEELS**

**WORK SESSION TO DISCUSS SETTING AN AGENDA FOR A  
JOINT ECONOMIC DEVELOPMENT WORK SESSION**

# **LEAVENWORTH COUNTY COMMISSIONERS MEETING SCHEDULE**

## **Monday, July 21, 2025**

## **Tuesday, July 22, 2025**

12:00 p.m.      MARC meeting

## **Wednesday, July 23, 2025**

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

4:30 p.m.      Joint meeting with the City of Basehor  
• 1600 N 158<sup>th</sup> St., Basehor, KS 66007

## **Thursday, July 24, 2025**

## **Friday, July 25, 2025**

ALL SUCH OTHER BUSINESS THAT MAY COME BEFORE THE COMMISSION

ALL MEETINGS ARE OPEN TO THE PUBLIC

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

\*\*\*\*\*July 16, 2025 \*\*\*\*\*

The Board of County Commissioners met in a regular session on Wednesday, July 16, 2025. Commissioner Smith, Commissioner Culbertson; Commissioner Reid, Commissioner Stieben and Commissioner Dove are present; Also present: Mark Loughry, County Administrator; Misty Brown, County Counselor; Jon Khalil, Deputy County Counselor; Bill Noll, Infrastructure and Construction Services

**PUBLIC COMMENT:**

Logan Pinedo, Amy Cawvey, Joe Herring and Chase Spears commented.

**ADMINISTRATIVE BUSINESS:**

Commissioner Stieben requested a letter of support for Happy Hearts added to the agenda next week.

Commissioner Dove attended the NACO conference in Philadelphia.

The Board reviewed a Traditional Family Values Month proclamation and will consider changes next week.

***A motion was made by Commissioner Culbertson and seconded by Commissioner Dove to accept the consent agenda for Wednesday, July 16, 2025 as presented.***

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

Bill Noll presented Resolution 2025-24 for consideration.

***A motion was made by Commissioner Stieben and seconded by Commissioner Culbertson to approve Resolution 2025-24, placing three-way stop signs at the intersection of 183<sup>rd</sup> St. and Leavenworth Road.***

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

Mr. Noll requested acceptance of a proposal by MRJ Engineering for the design of bridges A-7 and HP-51.

***A motion was made by Commissioner Stieben and seconded by Commissioner Smith accept the proposal by MRJ Engineering for the bid documents, permitting and design of bridges A-7 and HP-51.***

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

Mr. Noll presented a contract with Reece Construction for the construction of bridges HP-54 and SH-61.

***A motion was made by Commissioner Stieben and seconded by Commissioner Culbertson to approve the contract with Reece Construction for the construction of bridges HP-54 and SH-61.***

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

Board Order 2025-7, vacating a section of right-of-way near Gilman Road.



Commissioner Smith opened the public hearing.

Commissioner Smith closed the public hearing.

***A motion was made by Commissioner Stieben and seconded by Commissioner Smith to approve Board Order 2025-7, vacating a 10 foot by 300-foot section of right-of-way near Gilman Road.***

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

Board Order 2025-8, vacating a section of right-of-way along Hollingsworth Road, Tract A.

Commissioner Smith opened the public hearing.

Commissioner Smith closed the public hearing.

***A motion was made by Commissioner Smith and seconded by Commissioner Stieben to approve Board Order 2025-8, vacating a 10 foot by 300-foot section of right-of-way near Hollingsworth Road, Tract A.***

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

Board Order 2025-9, vacating a section of right-of-way along Hollingsworth Road, Tract B.

Commissioner Smith opened the public hearing.

Commissioner Smith closed the public hearing.

***A motion was made by Commissioner Stieben and seconded by Commissioner Smith to approve Board Order 2025-9, vacating a 10 foot by 300-foot section of right-of-way near Hollingsworth Road, Tract B.***

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

The Board requested changes to the public comment policy and be brought back next week.

The Board discussed the budget.

Commissioner Stieben updated the Board on current KCATA issues.

Commissioner Smith attended the LCPA meeting and reminded everyone of the joint meeting with the city of Basehor next week.

***A motion was made by Commissioner Dove and seconded by Commissioner Smith to adjourn.***  
***Motion passed, 5-0.***

The Board adjourned at 10:10 a.m.

# **LEAVENWORTH COUNTY COMMISSIONERS MEETING SCHEDULE**

**Monday, July 28, 2025**

**Tuesday, July 29, 2025**

**Wednesday, July 30, 2025**

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

**Thursday, July 31, 2025**

**Friday, August 1, 2025**

ALL SUCH OTHER BUSINESS THAT MAY COME BEFORE THE COMMISSION

ALL MEETINGS ARE OPEN TO THE PUBLIC

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

FMWARREGR2	LEAVENWORTH COUNTY					7/17/25	14:18:42
JSCHERMBEC	WARRANT REGISTER					Page	1
START DATE: 07/12/2025    END DATE: 07/17/2025							
TYPES OF CHECKS SELECTED: * ALL TYPES							
CHECK RANGE SELECTED: * No Check Range Selected							
WARRANT	CHK	WARRANT	VEND #/	VENDOR NAME/			
NUMBER	TYPE	DATE	PCH DOC #	ACCOUNT NUMBER	DESCRIPTION	AMOUNT	TOTAL
569		07/14/2025	276	WEX BANK			
			133756	5-138-5-00-227	COMM CORR	47.31	
					WARRANT TOTAL		47.31
114816	AP	07/15/2025	2138	ABSOLUTE COMFORT TECHNOLOGIES			
			133770	5-174-5-00-210	KICKAPOO TOWER	1,119.04	
					WARRANT TOTAL		1,119.04
114817	AP	07/15/2025	957	ARET GROUP LLC			
			133797	5-135-5-00-201	TECHNOLOGY SERVICE AGGREEMENT	34,699.00	
					WARRANT TOTAL		34,699.00
114818	AP	07/15/2025	1737	AT&T			
			133768	5-174-5-00-210	KDOT SITE BONNER	443.98	
					WARRANT TOTAL		443.98
114819	AP	07/15/2025	1061	B & W FIRE LLC			
			133792	5-108-5-00-204	ANNUAL SERVICE STATE FORMULA G	126.00	
					WARRANT TOTAL		126.00
114820	AP	07/15/2025	4938	BUILDING & GROUNDS			
			133790	5-108-5-00-219	SERVICES AND SUPPLIES	1,023.78	
			133793	5-108-5-00-219	HEALTH PAYROLL AND PEST CONTRO	904.65	
			133790	5-108-5-00-606	SERVICES AND SUPPLIES	341.26	
			133793	5-108-5-00-606	HEALTH PAYROLL AND PEST CONTRO	301.55	
					WARRANT TOTAL		2,571.24
114821	AP	07/15/2025	2621	TERRY BOOKER			
			133758	5-145-5-00-256	MEALS JULY 1=11	9,262.50	
			133758	5-145-5-00-256	MEALS JULY 1=11	15,437.50	
					WARRANT TOTAL		24,700.00
114822	AP	07/15/2025	5637	CLEARWATER ENTERPRISES,LLC			
			133784	5-001-5-05-215	20642-902303334 EMS	3.36	
					WARRANT TOTAL		3.36
114823	AP	07/15/2025	1220	CULLIGAN OF GREATER KANSAS CIT			
			133777	5-126-5-00-225	WATER COOLER RENTAL	42.00	
			133779	5-136-5-00-203	WATER COOLER RENTAL	21.00	
			133779	5-136-5-00-223	WATER COOLER RENTAL	21.00	
					WARRANT TOTAL		84.00
114824	AP	07/15/2025	1227	EVANS REAL ESTATE CO			
			133783	5-001-5-14-224	ANDREW DEDEKE BOND	100.00	
			133783	5-001-5-14-224	ANDREW DEDEKE BOND	25.00	
					WARRANT TOTAL		125.00
114825	AP	07/15/2025	885	FULL COMPASS SYSTEMS LTD			
			133762	5-115-5-00-409	SCARLETT HARDWARE	680.92	
					WARRANT TOTAL		680.92
114826	AP	07/15/2025	81	GARY L FULLER ATTY			
			133781	5-001-5-09-231	COUNTY APPOINTED ATTY	300.00	
					WARRANT TOTAL		300.00
114827	AP	07/15/2025	28526	THE GUIDANCE CENTER (TRAINING			
			133796	5-125-5-00-2	JUNE SALARIES CHRIS PRATHER	7,182.51	
			133794	5-135-5-00-200	THERAPY AND PAPERWORK	3,825.00	
			133795	5-135-5-00-201	JUNE SALARIES JEFFERY ROBINSO	7,685.44	
					WARRANT TOTAL		18,692.95
114828	AP	07/15/2025	543	HEARTLAND REGIONAL ALCOHOL AND			
			133775	5-123-5-00-210	DANFORTH TREATMENT	80.00	

START DATE: 07/12/2025 END DATE: 07/17/2025

TYPES OF CHECKS SELECTED: \* ALL TYPES

CHECK RANGE SELECTED: \* No Check Range Selected

WARRANT NUMBER	CHK TYPE	WARRANT DATE	VEND #/ PCH DOC #	VENDOR NAME/ ACCOUNT NUMBER	DESCRIPTION	AMOUNT	TOTAL
			133776	5-123-5-00-210	CULTER ASSESSMENT	100.00	
					WARRANT TOTAL		180.00
114829	AP	07/15/2025	236	INTERPRETERS INC			
			133782	5-001-5-19-221	INTERPRETER	629.78	
					WARRANT TOTAL		629.78
114830	AP	07/15/2025	6653	KANSAS STATE UNIVERSITY			
			133774	5-001-5-07-253	TESTING FOR BAT RABIES	57.25	
					WARRANT TOTAL		57.25
114831	AP	07/15/2025	227	LABORATORY CORPORATION OF AMER			
			133773	5-001-5-07-219	LAB WORK	71.23	
					WARRANT TOTAL		71.23
114832	AP	07/15/2025	4755	LEAVENWORTH PAPER AND OFFICE S			
			133780	5-001-5-19-301	OFFICE SUPPLIES	99.39	
			133785	5-145-5-00-201	SUPPLIES	567.47	
			133785	5-145-5-00-301	SUPPLIES	87.91	
			133759	5-145-5-00-303	INK	296.81	
			133788	5-145-5-00-303	INK	127.04	
			133789	5-145-5-00-345	LEAVENWORTH OFFICE SUPPLY	170.61	
			133789	5-145-5-00-345	LEAVENWORTH OFFICE SUPPLY	402.80	
			133789	5-145-5-05-301	LEAVENWORTH OFFICE SUPPLY	62.48	
			133789	5-145-5-06-301	LEAVENWORTH OFFICE SUPPLY	51.98	
			133789	5-145-5-06-321	LEAVENWORTH OFFICE SUPPLY	162.43	
			133789	5-145-5-07-302	LEAVENWORTH OFFICE SUPPLY	7.21	
			133789	5-145-5-07-321	LEAVENWORTH OFFICE SUPPLY	32.49	
					WARRANT TOTAL		2,068.62
114833	AP	07/15/2025	2419	MCKESSON MEDICAL SURGICAL			
			133772	5-001-5-07-219	INMATE MEDICAL	115.52	
					WARRANT TOTAL		115.52
114834	AP	07/15/2025	105	MIDWEST MOBILE RADIO SERVICE			
			133791	5-108-5-00-601	PHEP GRANT RADIO MAINTENANCE	75.00	
					WARRANT TOTAL		75.00
114835	AP	07/15/2025	345	OLIVER PACKING & EQUIPMENT CO			
			133787	5-145-5-00-345	TRAYS AND FILM	1,614.05	
			133787	5-145-5-00-345	TRAYS AND FILM	3,810.75	
			133787	5-145-5-05-301	TRAYS AND FILM	591.06	
			133787	5-145-5-06-301	TRAYS AND FILM	491.71	
			133787	5-145-5-06-321	TRAYS AND FILM	1,536.59	
			133787	5-145-5-07-302	TRAYS AND FILM	68.20	
			133787	5-145-5-07-321	TRAYS AND FILM	307.32	
					WARRANT TOTAL		8,419.68
114836	AP	07/15/2025	3	COUNCIL ON AGING			
			133760	5-145-5-00-746	MEALS ON WHEELS BENEFITS START	1,800.00	
			133786	5-145-5-00-750	SENIOR DAY AT THE FAIR	225.00	
					WARRANT TOTAL		2,025.00
114837	AP	07/15/2025	512	PROFESSIONAL ASSOCIATION			
			133771	5-001-5-07-240	DIAGNOSTIC INTERVIEW	1,000.00	
					WARRANT TOTAL		1,000.00
114838	AP	07/15/2025	7098	QUILL CORP			
			133767	5-001-5-07-301	OFFICE SUPPLIES	30.82	
					WARRANT TOTAL		30.82

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TYPES OF CHECKS SELECTED: * ALL TYPES							
CHECK RANGE SELECTED: * No Check Range Selected							
WARRANT	CHK	WARRANT	VEND #/	VENDOR NAME/			
NUMBER	TYPE	DATE	PCH DOC #	ACCOUNT NUMBER	DESCRIPTION	AMOUNT	TOTAL
114839	AP	07/15/2025	17209	REDDI SERVICES			
			133764	5-160-5-00-263	SEPTIC TANK JULY	375.00	
					WARRANT TOTAL		375.00
114840	AP	07/15/2025	458	LEAV CO PUBLIC WORKS			
			133761	5-145-5-00-213	JUNE MAINTENANCE	1,682.03	
					WARRANT TOTAL		1,682.03
114841	AP	07/15/2025	25081	STERICYCLE, INC			
			133766	5-001-5-07-208	SHRED IT	175.94	
					WARRANT TOTAL		175.94
114842	AP	07/15/2025	6575	STERICYCLE, INC			
			133765	5-001-5-07-359	MEDICAL WASTE REMOVAL JULY	212.48	
					WARRANT TOTAL		212.48
114843	AP	07/15/2025	11982	UNIFIED GOVERNMENT OF WYANDOTT			
			133778	5-195-5-00-3	JUV HOUSING	17,100.00	
					WARRANT TOTAL		17,100.00
114844	AP	07/15/2025	651	USIC HOLDING INC			
			133763	5-001-5-18-213	LOCATE SERVICE	70.65	
					WARRANT TOTAL		70.65
114845	AP	07/16/2025	20588	ADVANTAGE PRINTING			
			133852	5-001-5-02-301	AP CHECKS	959.50	
			133869	5-001-5-19-301	WINDOW ENVELOPES	516.00	
			133853	5-001-5-49-301	ELECTION SUPPLIES	959.50	
					WARRANT TOTAL		2,435.00
114846	AP	07/16/2025	760	AETNA LIFE INSURANCE COMPANY			
			133858	5-510-2-00-958	JULY PREMIUMS	2,006.28	
			133858	5-510-2-00-958	JULY PREMIUMS	3,290.60	
			133858	5-510-2-00-958	JULY PREMIUMS	1,987.00	
					WARRANT TOTAL		7,283.88
114847	AP	07/16/2025	1054	ALLIANCE AGAINST FAMILY VIOLEN			
			133801	5-001-5-29-204	3RD QUARTER FUNDS	7,500.00	
					WARRANT TOTAL		7,500.00
114848	AP	07/16/2025	249	ATCHISON HOSPITAL			
			133865	5-001-5-07-206	NEW EMPLOYEE TESTING, SKIN TES	496.00	
			133865	5-001-5-07-206	NEW EMPLOYEE TESTING, SKIN TES	23.00	
			133865	5-001-5-07-206	NEW EMPLOYEE TESTING, SKIN TES	170.00	
			133857	5-001-5-28-212	DRUG TESTING AND CAPACITY TEST	235.00	
					WARRANT TOTAL		924.00
114849	AP	07/16/2025	18253	AT&T MOBILITY			
			133808	5-001-5-06-216	MIFI JUNE SERVICE PLANNING AND	86.46	
			133843	5-001-5-07-210	SHERIFF MONTHLY STATEMENT 287	4,279.61	
					WARRANT TOTAL		4,366.07
114850	AP	07/16/2025	949	BAKERS RECOVERY & TOW			
			133864	5-001-5-07-213	TOW DODGE DURANGO UNIT 114	75.00	
					WARRANT TOTAL		75.00
114851	AP	07/16/2025	36	PATRICK J CAHILL			
			133847	5-001-5-09-231	COURT APPOINTED ATTORNEY	3,000.00	
					WARRANT TOTAL		3,000.00
114852	AP	07/16/2025	23989	CASA			
			133799	5-001-5-09-234	3RD QUARTER	17,500.00	
					WARRANT TOTAL		17,500.00

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TYPES OF CHECKS SELECTED: * ALL TYPES							
CHECK RANGE SELECTED: * No Check Range Selected							
WARRANT	CHK	WARRANT	VEND #/	VENDOR NAME/			
NUMBER	TYPE	DATE	PCH DOC #	ACCOUNT NUMBER	DESCRIPTION	AMOUNT	TOTAL
114853	AP	07/16/2025	362	BENJAMIN CASAD			
			133848	5-001-5-09-231	COURT APPOINTED ATTORNEY	3,000.00	
					WARRANT TOTAL		3,000.00
114854	AP	07/16/2025	24545	CDW GOVERNMENT INC			
			133850	5-118-5-00-301	KODAK SCANNER	829.35	
					WARRANT TOTAL		829.35
114855	AP	07/16/2025	28831	CE WATER MANAGEMENT INC			
			133839	5-001-5-33-268	CUSHING WATER TREATMENT	195.00	
					WARRANT TOTAL		195.00
114856	AP	07/16/2025	5447	CITY WIDE MAINTENANCE			
			133881	5-001-5-32-296	JULY JUSTICE CENTER JANITORIAL	6,250.00	
					WARRANT TOTAL		6,250.00
114857	AP	07/16/2025	5637	CLEARWATER ENTERPRISES,LLC			
			133830	5-133-5-00-304	GAS FOR COUNTY SHOP	3.36	
					WARRANT TOTAL		3.36
114858	AP	07/16/2025	8686	EVERGY KANSAS CENTRAL INC			
			133883	5-212-5-00-2	SEWER DISTRICT #2	222.65	
			133883	5-212-5-00-2	SEWER DISTRICT #2	51.77	
			133883	5-212-5-00-2	SEWER DISTRICT #2	34.77	
			133883	5-212-5-00-2	SEWER DISTRICT #2	91.60	
			133837	5-215-5-00-2	SEWER DISTRICT #5	132.65	
					WARRANT TOTAL		533.44
114859	AP	07/16/2025	119	FINNEY & TURNIPSEED TRANSPORTA			
			133834	5-220-5-12-400	CONSTRUCTION ENGINEERING	30,000.00	
					WARRANT TOTAL		30,000.00
114860	AP	07/16/2025	268	GEN DIGITAL, INC.			
			133859	5-510-2-00-941	LIFELOCK JULY PREMIUMS	2,121.17	
					WARRANT TOTAL		2,121.17
114861	AP	07/16/2025	1941	LAW OFFICE OF E ELAINE HALLEY			
			133846	5-001-5-09-231	COURT APPOINTED ATTORNEY	3,000.00	
					WARRANT TOTAL		3,000.00
114862	AP	07/16/2025	8416	IRON MOUNTAIN INC			
			133884	5-146-5-00-218	SHREDDING	66.75	
			133884	5-146-5-00-218	SHREDDING	122.25	
					WARRANT TOTAL		189.00
114863	AP	07/16/2025	99	NICKI BENSON			
			133812	5-001-5-11-213	FEE AND MILEAGE	53.70	
					WARRANT TOTAL		53.70
114864	AP	07/16/2025	99	HEATHER CROUCHER			
			133813	5-001-5-11-213	FEE AND MILEAGE	41.10	
					WARRANT TOTAL		41.10
114865	AP	07/16/2025	99	RUSSELL DAVIDSON			
			133814	5-001-5-11-213	FEE AND MILEAGE	69.10	
					WARRANT TOTAL		69.10
114866	AP	07/16/2025	99	DUANE EDWARDS			
			133815	5-001-5-11-213	FEE AND MILEAGE	25.00	
					WARRANT TOTAL		25.00
114867	AP	07/16/2025	99	ELIZABETH GUNSALUS			
			133816	5-001-5-11-213	FEE AND MILEAGE	36.90	
					WARRANT TOTAL		36.90

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TYPES OF CHECKS SELECTED: * ALL TYPES							
CHECK RANGE SELECTED: * No Check Range Selected							
WARRANT	CHK	WARRANT	VEND #/	VENDOR NAME/			
NUMBER	TYPE	DATE	PCH DOC #	ACCOUNT NUMBER	DESCRIPTION	AMOUNT	TOTAL
114868	AP	07/16/2025	99	YOUNG HEADE			
			133817	5-001-5-11-213	FEE AND MILEAGE	25.00	
					WARRANT TOTAL		25.00
114869	AP	07/16/2025	99	ANTHONY MAY			
			133819	5-001-5-11-213	FEE AND MILEAGE	25.00	
					WARRANT TOTAL		25.00
114870	AP	07/16/2025	99	DANIEL MCINTOSH			
			133820	5-001-5-11-213	FEE AND MILEAGE	25.00	
					WARRANT TOTAL		25.00
114871	AP	07/16/2025	99	DILBERT PASCASCIO JR			
			133821	5-001-5-11-213	FEE AND MILEAGE	45.30	
					WARRANT TOTAL		45.30
114872	AP	07/16/2025	99	PHYLLIS STOWELL			
			133822	5-001-5-11-213	FEE AND MILEAGE	25.00	
					WARRANT TOTAL		25.00
114873	AP	07/16/2025	99	EMILY TROUT			
			133823	5-001-5-11-213	FEE AND MILEAGE	52.30	
					WARRANT TOTAL		52.30
114874	AP	07/16/2025	99	KRISTYN TRULL			
			133824	5-001-5-11-213	FEE AND MILEAGE	53.00	
					WARRANT TOTAL		53.00
114875	AP	07/16/2025	46	KANSAS CORRECTIONAL INDUSTRIES			
			133866	5-001-5-07-359	JAIL EXPENSES	219.25	
					WARRANT TOTAL		219.25
114876	AP	07/16/2025	8466	KANSAS DEPT OF HEALTH & ENVIRO			
			133851	5-108-5-00-613	REFUND OF REMAINING FUNDS NOT	14,170.75	
					WARRANT TOTAL		14,170.75
114877	AP	07/16/2025	1842	KONE INC			
			133840	5-001-5-31-220	CUSHING ELEVATOR MAINT.	129.86	
			133840	5-001-5-32-262	CUSHING ELEVATOR MAINT.	519.46	
			133840	5-001-5-33-262	CUSHING ELEVATOR MAINT.	1,179.86	
					WARRANT TOTAL		1,829.18
114878	AP	07/16/2025	9271	CITY OF LANSING			
			133854	5-160-5-00-210	SOLID WASTE ACCOUNT 0060642800	34.80	
					WARRANT TOTAL		34.80
114879	AP	07/16/2025	1351	LEAVENWORTH ASPHALT MATERIALS			
			133835	5-220-5-15-400	187TH DUST ABATEMENT	45,024.67	
			133835	5-220-5-15-400	187TH DUST ABATEMENT	54,645.65	
			133835	5-220-5-15-400	187TH DUST ABATEMENT	77,931.39	
			133836	5-220-5-15-400	BM2 187TH DUST ABATEMENT	11,740.88	
			133836	5-220-5-15-400	BM2 187TH DUST ABATEMENT	54,065.49	
			133836	5-220-5-15-400	BM2 187TH DUST ABATEMENT	39,350.23	
			133836	5-220-5-15-400	BM2 187TH DUST ABATEMENT	60,653.51	
					WARRANT TOTAL		343,411.82
114880	AP	07/16/2025	1409	LEAV CO CONSERVATION DISTRICT			
			133800	5-001-5-25-230	2025 PAYMENT TO SOLI CONSERVAT	25,000.00	
					WARRANT TOTAL		25,000.00
114881	AP	07/16/2025	220	LEAVENWORTH COUNTY EXTENSION			
			133802	5-001-5-25-220	3RD QUARTER FUNDS	66,259.00	
					WARRANT TOTAL		66,259.00

START DATE: 07/12/2025 END DATE: 07/17/2025

TYPES OF CHECKS SELECTED: \* ALL TYPES

CHECK RANGE SELECTED: \* No Check Range Selected

WARRANT NUMBER	CHK TYPE	WARRANT DATE	VEND #/ PCH DOC #	VENDOR NAME/ ACCOUNT NUMBER	DESCRIPTION	AMOUNT	TOTAL
114882	AP	07/16/2025	4579	LEAV CO FAIR ASSN	LEAVENWORTH		
			133803	5-001-5-25-201	3RD QUARTER FUNDS	12,500.00	
			133803	5-001-5-25-205	3RD QUARTER FUNDS	10,000.00	
					WARRANT TOTAL		22,500.00
114883	AP	07/16/2025	537	CHERRYROAD MEDIA INC			
			133806	5-001-5-06-209	1 YEAR SUBSCRIPTION	216.50	
			133805	5-001-5-06-218	PUBLIC NOTICE	27.94	
					WARRANT TOTAL		244.44
114884	AP	07/16/2025	958	LAWRENCE MEMORIAL HOSPITAL			
			133861	5-001-5-07-206	DRUG SCREENING AND DAS	18.00	
			133861	5-001-5-07-206	DRUG SCREENING AND DAS	17.00	
					WARRANT TOTAL		35.00
114885	AP	07/16/2025	10869	MAIN STREET AUTO BODY			
			133862	5-001-5-07-213	TOW FORD FUSION UNIT 106 JC TO	125.00	
					WARRANT TOTAL		125.00
114886	AP	07/16/2025	1991	MID-AMERICA REGIONAL COUNCIL			
			133844	5-174-5-00-210	MARC JUNE	33,263.55	
					WARRANT TOTAL		33,263.55
114887	AP	07/16/2025	2962	MOTOROLA SOLUTIONS CREDIT CO			
			133845	5-001-5-07-353	PORTABLE BATTERY	4,518.40	
					WARRANT TOTAL		4,518.40
114889	AP	07/16/2025	11799	O'REILLY AUTOMOTIVE			
			133832	5-133-5-00-310	PARTS AND SUPPLIES	63.92	
			133832	5-133-5-00-310	PARTS AND SUPPLIES	63.92-	
			133829	5-133-5-00-312	PARTS AND SUPPLIES	49.98	
			133829	5-133-5-00-360	PARTS AND SUPPLIES	67.12	
			133829	5-133-5-00-360	PARTS AND SUPPLIES	40.00-	
			133829	5-133-5-00-360	PARTS AND SUPPLIES	167.06	
			133829	5-133-5-00-360	PARTS AND SUPPLIES	58.84	
			133829	5-133-5-00-360	PARTS AND SUPPLIES	538.00	
			133832	5-133-5-00-360	PARTS AND SUPPLIES	17.64	
			133832	5-133-5-00-360	PARTS AND SUPPLIES	17.64-	
			133832	5-133-5-00-360	PARTS AND SUPPLIES	15.70	
			133832	5-133-5-00-360	PARTS AND SUPPLIES	260.07	
			133832	5-133-5-00-360	PARTS AND SUPPLIES	220.00	
			133832	5-133-5-00-360	PARTS AND SUPPLIES	33.62	
			133832	5-133-5-00-360	PARTS AND SUPPLIES	223.37	
			133832	5-133-5-00-360	PARTS AND SUPPLIES	29.21-	
			133832	5-133-5-00-360	PARTS AND SUPPLIES	23.58	
			133832	5-133-5-00-360	PARTS AND SUPPLIES	104.87	
			133832	5-133-5-00-360	PARTS AND SUPPLIES	94.50	
			133832	5-133-5-00-360	PARTS AND SUPPLIES	228.63	
			133832	5-133-5-00-360	PARTS AND SUPPLIES	23.08	
			133832	5-133-5-00-360	PARTS AND SUPPLIES	140.45	
			133832	5-133-5-00-360	PARTS AND SUPPLIES	33.99	
			133832	5-133-5-00-360	PARTS AND SUPPLIES	334.99	
			133833	5-133-5-00-360	PARTS	.37-	
			133833	5-133-5-00-360	PARTS	32.95	
			133833	5-133-5-00-360	PARTS	20.38	
			133833	5-133-5-00-360	PARTS	12.99	



START DATE: 07/12/2025 END DATE: 07/17/2025

TYPES OF CHECKS SELECTED: \* ALL TYPES

CHECK RANGE SELECTED: \* No Check Range Selected

WARRANT NUMBER	CHK TYPE	WARRANT DATE	VEND #/ PCH DOC #	VENDOR NAME/ ACCOUNT NUMBER	DESCRIPTION	AMOUNT	TOTAL
			133833	5-133-5-00-360	PARTS	26.46	
			133833	5-133-5-00-360	PARTS	540.29	
			133833	5-133-5-00-360	PARTS	102.84	
			133833	5-133-5-00-360	PARTS	13.54	
			133833	5-133-5-00-360	PARTS	10.12	
			133833	5-133-5-00-360	PARTS	84.70	
			133833	5-133-5-00-360	PARTS	50.29	
			133833	5-133-5-00-360	PARTS	14.93	
			133833	5-133-5-00-360	PARTS	56.11	
			133833	5-133-5-00-360	PARTS	53.94	
			133833	5-133-5-00-360	PARTS	102.96-	
			133833	5-133-5-00-360	PARTS	102.96	
			133833	5-133-5-00-360	PARTS	32.95-	
			133833	5-133-5-00-360	PARTS	.37	
			133832	5-133-5-00-364	PARTS AND SUPPLIES	15.99	
					WARRANT TOTAL		3,551.22
114890	AP	07/16/2025	9759	BALL'S FOOD STORES			
			133867	5-001-5-19-205	JURY SUPPLIES	27.45	
					WARRANT TOTAL		27.45
114891	AP	07/16/2025	482	HANK PRICE			
			133882	5-001-5-31-290	ENTRY WAY CLEANING	100.00	
					WARRANT TOTAL		100.00
114892	AP	07/16/2025	102	UNIVERSITY OF KANSAS HOSP AUTH			
			133880	5-001-5-14-321	EVIDENCE COLLECTION	725.00	
					WARRANT TOTAL		725.00
114893	AP	07/16/2025	7098	QUILL CORP			
			133849	5-001-5-01-301	SUPPLIES	268.42	
					WARRANT TOTAL		268.42
114894	AP	07/16/2025	17209	REDDI SERVICES			
			133856	5-160-5-00-263	1500 GALS SEPTIC TANK	375.00	
					WARRANT TOTAL		375.00
114895	AP	07/16/2025	223	RIVERSIDE RESOURCES			
			133804	5-001-5-25-210	4TH QUARTER FUNDS	15,000.00	
					WARRANT TOTAL		15,000.00
114896	AP	07/16/2025	458	LEAV CO PUBLIC WORKS			
			133860	5-001-5-07-213	SHERIFF GASOLINE AND MAINTENAN	7,497.12	
			133860	5-001-5-07-213	SHERIFF GASOLINE AND MAINTENAN	26.96	
			133860	5-001-5-07-218	SHERIFF GASOLINE AND MAINTENAN	86.58	
			133860	5-001-5-14-332	SHERIFF GASOLINE AND MAINTENAN	4,281.16	
			133860	5-001-5-14-332	SHERIFF GASOLINE AND MAINTENAN	276.04	
			133885	5-001-5-41-213	FROM APPRAISERS	29.00	
			133885	5-001-5-41-213	FROM APPRAISERS	29.00	
			133885	5-001-5-41-213	FROM APPRAISERS	247.40	
			133855	5-160-5-00-213	FLEET MAINTENANCE AND FUEL	160.98	
			133855	5-160-5-00-304	FLEET MAINTENANCE AND FUEL	201.39	
					WARRANT TOTAL		12,835.63
114897	AP	07/16/2025	607	SAINT LUKES NORTH HOSPITAL			
			133828	5-001-5-14-321	EVIDENCE COLLECTION	725.00	
			133828	5-001-5-14-321	EVIDENCE COLLECTION	725.00	
					WARRANT TOTAL		1,450.00

FMWARREGR2	LEAVENWORTH COUNTY					7/17/25	14:18:42
JSCHERMBEC	WARRANT REGISTER					Page	8
START DATE: 07/12/2025    END DATE: 07/17/2025							
TYPES OF CHECKS SELECTED: * ALL TYPES							
CHECK RANGE SELECTED: * No Check Range Selected							
WARRANT	CHK	WARRANT	VEND #/	VENDOR NAME/			
NUMBER	TYPE	DATE	PCH DOC #	ACCOUNT NUMBER	DESCRIPTION	AMOUNT	TOTAL
114898	AP	07/16/2025	915	SMITHEREEN PEST MANAGEMENT			
			133887	5-001-5-31-212	PEST CONTROL	601.00	
			133887	5-001-5-32-211	PEST CONTROL	85.00	
			133887	5-001-5-33-211	PEST CONTROL	125.00	
				WARRANT TOTAL			811.00
114899	AP	07/16/2025	433	TONGANOXIE CITY			
			133798	5-001-5-01-2	222ND ST MILL OVERLAY	41,000.00	
			133838	5-001-5-14-220	725 LAMING ROAD	52.48	
				WARRANT TOTAL			41,052.48
114900	AP	07/16/2025	41	UNDERGROUND VAULTS & STORAGE			
			133868	5-001-5-19-214	FILE RETRIEVAL	20.78	
				WARRANT TOTAL			20.78
114901	AP	07/16/2025	2	WATER DEPT			
			133807	5-001-5-05-215	EMS STATION ACCOUNT4395-13474	76.34	
			133886	5-001-5-14-220	300 WALNUT ST	1,313.31	
			133842	5-001-5-32-392	JUCTION CENTER 601 S 3RD ST	3,386.64	
			133841	5-001-5-33-392	CUSHING 711 MARSHALL AND 312 5	74.39	
			133841	5-001-5-33-392	CUSHING 711 MARSHALL AND 312 5	694.45	
				WARRANT TOTAL			5,545.13
114902	AP	07/16/2025	100	HEATHER THOMPSON			
			133809	5-001-5-14-221	FEE AND MILEAGE	85.20	
				WARRANT TOTAL			85.20
114903	AP	07/16/2025	100	KATHERINE POHL			
			133810	5-001-5-14-221	FEE AND MILEAGE	25.00	
				WARRANT TOTAL			25.00
114904	AP	07/16/2025	100	ELIZABETH DAWN WISDOM			
			133870	5-001-5-14-221	FEE AND MILEAGE	221.00	
				WARRANT TOTAL			221.00
114905	AP	07/16/2025	100	ERIKA NICOLE GANADEN			
			133871	5-001-5-14-221	FEE AND MILEAGE	25.00	
				WARRANT TOTAL			25.00
114906	AP	07/16/2025	100	JASON PAUL JOHNSON			
			133872	5-001-5-14-221	FEE AND MILEAGE	25.00	
				WARRANT TOTAL			25.00
114907	AP	07/16/2025	100	BILLY JOE LIVESAY			
			133873	5-001-5-14-221	FEE AND MILEAGE	25.00	
				WARRANT TOTAL			25.00
114908	AP	07/16/2025	100	ALYCEA GUTKNECHT			
			133879	5-001-5-14-221	FEE AND MILEAGE	25.00	
			133878	5-001-5-14-221	FEE AND MILEAGE	25.00	
				WARRANT TOTAL			50.00
114909	AP	07/16/2025	100	JEFFERY STEFFEN TRUSSELL			
			133877	5-001-5-14-221	FEE AND MILEAGE	25.00	
			133876	5-001-5-14-221	FEE AND MILEAGE	25.00	
				WARRANT TOTAL			50.00
114910	AP	07/16/2025	100	ANDREW BROOKS			
			133875	5-001-5-14-221	FEE AND MILEAGE	48.30	
				WARRANT TOTAL			48.30
				GRAND TOTAL			801,491.27

START DATE: 07/12/2025 END DATE: 07/17/2025

TYPES OF CHECKS SELECTED: \* ALL TYPES

CHECK RANGE SELECTED: \* No Check Range Selected

FUND SUMMARY

001	GENERAL	250,371.18
108	COUNTY HEALTH	16,942.99
115	EQUIPMENT RESERVE	680.92
118	TREASURER TECH FUND	829.35
123	JUVENILE CRIME PREVENTION	180.00
125	CPJJ	7,182.51
126	COMM CORR ADULT	42.00
133	ROAD & BRIDGE	3,554.58
135	COMM CORR OPIOID	46,209.44
136	COMM CORR JUVENILE	42.00
138	JUV INTAKE & ASSESSMENT	47.31
145	COUNCIL ON AGING	38,795.94
146	COUNTY TREASURER SPECIAL	189.00
160	SOLID WASTE MANAGEMENT	1,147.17
174	911	34,826.57
195	JUVENILE DETENTION	17,100.00
212	SEWER DISTRICT 2: TIMBERLAKES	400.79
215	CAPITAL IMPROVEMENTS	132.65
220	CAP IMPR: RD & BRIDGE	373,411.82
510	PAYROLL CLEARING	9,405.05
	TOTAL ALL FUNDS	801,491.27

**Leavenworth County  
Request for Board Action  
Case No. DEV-25-039  
Final Plat Tallgrass Estates 1<sup>st</sup> Plat**  
*\*Consent Agenda\**

**Date:** July 23, 2025  
**To:** Board of County Commissioners  
**From:** Planning & Zoning Staff

**Department Head Review:** John Jacobson, Reviewed

**Additional Reviews as needed:**

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

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**Action Request:**

Chairman, I find that the proposed Final Plat as outlined in case DEV-25-039 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 proceed with Phase I of the Tallgrass Estates Subdivision. Phase I is a 17-lot phase with an internal road system terminating into two cul-de-sacs. The underlying tract is zoned R-1 (43). All lots meet the minimum standards of the R-1(43), as well as each lot having at least once acre outside of the right-of-way to support private septic systems.

The Subdivision is classified as a Class A with all lots lying within the Urban Growth Area of the City of Basehor. During the rezoning of this parcel, the City of Basehor indicated that this parcel is located within the Hog Creek Watershed and the development of this site would impact future plans for the extension of sanitary sewer for the City. At the time of the rezoning, the closest sewer connection point was located a mile north of the property. When notified of the final plat, the City responded with the same concerns raised during the rezone. The City has received an application that would extend sanitary sewer closer to this site, but as of the submittal of the application, the County is not aware that the location of sewer has changed. The subdivision has been designed to leave the natural location for the extension of sanitary sewer undeveloped so once a line has been extended south, it would be possible for sanitary sewer connection to be extended through this subdivision. This parcel is also within 660' of Sewer District 5, which our office has been notified that said sewer district is currently at capacity. Based on the information provided, staff is in support of the waiver to sanitary sewer as it would take considerable off-site investment by the developer to connect to the City's public sewer.

Fairmount Fire District did provide comment on the application. In addition to the request to provide fire hydrants, the Fire District has requested that any temporary turnaround be designed to meet the standards established in Appendix D of the 2006 IFS (Table D103.4) in order to

support fire apparatus. Staff recommends placing a condition that all temporary turnarounds be compliant with that standard.

There are some additional comments from staff that still need to be addressed, and staff recommends that these comments be included as conditions of approval.

**Recommendation:** The Planning Commission voted 6-0 (3 absent) to recommend approval of Case No.DEV-25-039, Final Plat for Tallgrass Estates 1<sup>st</sup> Plat, subject to conditions.

**Alternatives:**

1. Approve Case No. DEV-25-039, Final Plat for Tallgrass Estates 1<sup>st</sup> Plat, with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-25-039, Final Plat for Tallgrass Estates 1<sup>st</sup> Plat, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-25-039, Final Plat for Tallgrass Estates 1<sup>st</sup> Plat, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

**Budgetary Impact:**

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

**Total Amount Requested:** \$0.00

**Additional Attachments:** Staff Report, Plat, Planning Commission Minutes

LEAVENWORTH COUNTY  
PLANNING COMMISSION  
STAFF REPORT

CASE NO: DEV-25-039 Tallgrass Estates 1<sup>st</sup> Plat

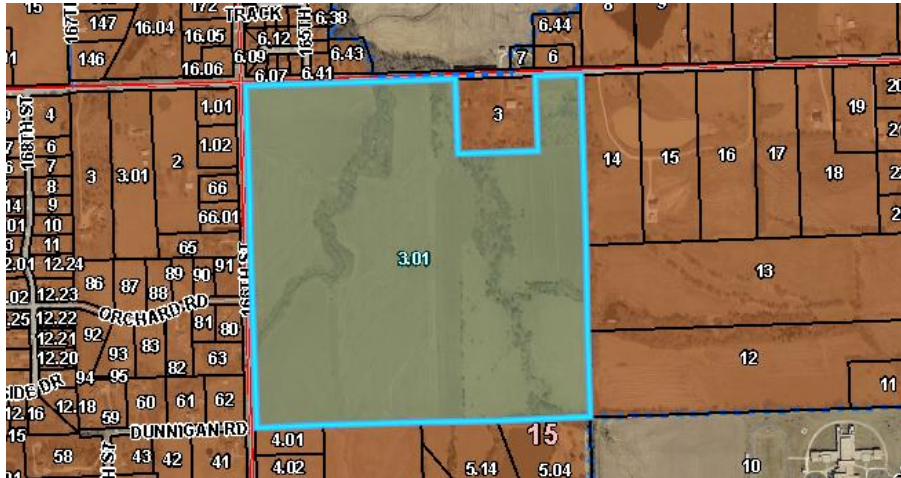
July 9, 2025

REQUEST: **Regular Agenda**

☐ Preliminary Plat ☒ Final Plat

**STAFF REPRESENTATIVE:**  
AMY ALLISON  
DEPUTY DIRECTOR

**SUBJECT PROPERTY:** 00000 Evans Road



**APPLICANT/APPLICANT AGENT:**

Mike Reilly  
Reilly Development  
PO Box 9  
Leavenworth KS 66048

**PROPERTY OWNER:**  
See above

**CONCURRENT APPLICATIONS:**  
NONE

**LAND USE**

ZONING: R-1(43)

FUTURE LAND USE

DESIGNATION: Mixed Residential

**LEGAL DESCRIPTION:**

The Northwest Quarter of Section 15, Township 11 South, Range 22 East of the 6th P.M., in Leavenworth County Kansas.

SUBDIVISION: N/A

FLOODPLAIN: Zone A

**STAFF RECOMMENDATION:** APPROVAL

**PROPERTY INFORMATION**

**ACTION OPTIONS:**

1. Approve Case No. DEV-25-039, Final Plat for Tallgrass Estates 1<sup>st</sup> Plat, with or without conditions; or
2. Deny Case No. DEV-25-039, Final Plat for Tallgrass Estates 1<sup>st</sup> Plat for the following reasons; or
3. Continue the hearing to another date, time, and place.

PARCEL SIZE:

154 ACRES

PARCEL ID NO:

185-15-0-00-00-003.01

BUILDINGS:

A single-family residence and accessory structures

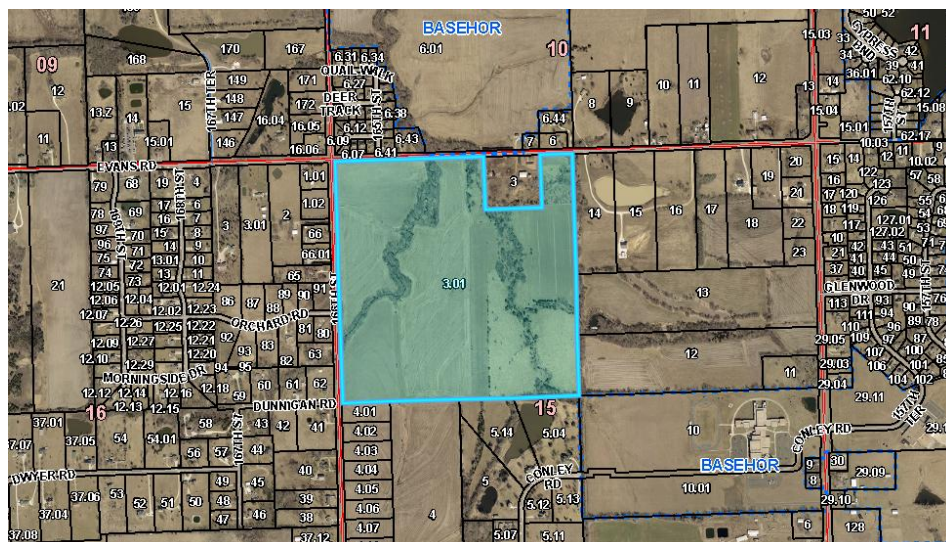
**PROJECT SUMMARY:**

Request for final plat approval of Phase 1 of the Tallgrass Estates Subdivision, to include 17 lots.

ACCESS/STREET:

Evans Road - Collector, Paved ± 24'; 166<sup>th</sup> St - Collector, Paved ± 24'

**Location Map:**



**UTILITIES**

SEWER: PRIVATE SEPTIC SYSTEM

FIRE: Fairmount FD

WATER: Suburban Water

ELECTRIC: Evergy

**NOTICE & REVIEW:**

STAFF REVIEW:

7/1/2025

NEWSPAPER NOTIFICATION:  
N/A

NOTICE TO SURROUNDING  
PROPERTY OWNERS:  
N/A

<b>STANDARDS TO BE CONSIDERED:</b> <i>Type content in each if necessary (delete this afterwards)</i>			
<b>Leavenworth County Zoning and Subdivision Standards: Preliminary Review</b>		<b>Met</b>	<b>Not Met</b>
35-40	<b>Preliminary Plat Content</b>	n/a	
40-20	<b>Final Plat Content</b>	X	
41-6	<b>Access Management</b>	X	
41-6.B.a-c.	<b>Entrance Spacing</b>	n/a	
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>	x	

**STAFF COMMENTS:**

The applicant is proposing to proceed with Phase I of the Tallgrass Estates Subdivision. Phase I is a 17-lot phase with an internal road system terminating into two cul-de-sacs. The underlying tract is zoned R-1 (43). All lots meet the minimum standards of the R-1(43), as well as each lot having at least once acre outside of the right-of-way to support private septic systems.

The Subdivision is classified as a Class A with all lots lying within the Urban Growth Area of the City of Basehor. During the rezoning of this parcel, the City of Basehor indicated that this parcel is located within the Hog Creek Watershed and the development of this site would impact future plans for the extension of sanitary sewer for the City. At the time of the rezoning, the closest sewer connection point was located a mile north of the property. When notified of the final plat, the City responded with the same concerns raised during the rezone. The subdivision has been designed to leave the natural location for the extension of sanitary sewer undeveloped so once a line has been extended south, it would be possible for sanitary sewer connection to be extended through this subdivision. This parcel is also within 660' of Sewer District 5, which our office has been notified that said sewer district is currently at capacity. Based on the information provided, staff is in support of the waiver to sanitary sewer as it would take considerable off-site investment by the developer to connect to the City's public sewer.

Fairmount Fire District did provide comment on the application. In addition to the request to provide fire hydrants, the Fire District has requested that any temporary turnaround be designed to meet the standards established in Appendix D of the 2006 IFS (Table D103.4) in order to support fire apparatus. Staff recommends placing a condition that all temporary turnarounds be compliant with that standard.

There are some additional comments from staff the still need to be addressed, and staff recommends that these comments be included as conditions of approval.

**PROPOSED CONDITIONS:**

1. Building permits shall be required for any new construction.
2. Erosion control shall be used when designing and constructing driveways. A form of sediment control shall be installed before work begins and maintained throughout the time that the land disturbing activities are taking place. Re-vegetation of all disturbed sites shall be completed within 45 days after completion of final grading weather permitting.
3. A waiver for the use of private septic systems within this subdivision is granted with this approval.
4. At time of development, fire hydrants shall be required, if necessary infrastructure is available. If the infrastructure is not available to support fire hydrants, a letter from the Water District stating such must be provided prior to any building permit being issued.
5. All temporary turnarounds for every phase of this subdivision shall comply with Table 103.4 of Appendix D of the 2006 IFS.
6. Plat Notations shall be added to the plat, including:
  - a. All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations.
  - b. An Engineered Waste Disposal System may be required due to poor soil conditions.
  - c. 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.
  - d. Lots are subject to the current Access Management Policy.
  - e. All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
7. Applicant shall provide a copy of all Codes, Covenants and Restrictions that shall be filed with the plat.
8. The developer must comply with the following memorandums:
  - a. Memo – Travis Miles, Suburban Water, dated October 4, 2024
  - b. Email – Mike Lingenfelser, Fairmount FD, dated January 23, 2025
  - c. Memo – Public Works, dated July 1, 2025
  - d. Memo – Survey, dated June 30, 2025
  - e. Memo – Planning & Zoning, dated June 30, 2025

**ATTACHMENTS:**

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



# **FINAL PLAT APPLICATION & PROCEDURES**

**For**

**THE UNINCORPORATED AREA OF  
LEAVENWORTH COUNTY, KANSAS**

**A PRE-APPLICATION CONFERENCE IS REQUIRED PRIOR TO  
SUBMITTAL OF ANY APPLICATION**

**DEADLINE: All application materials shall be submitted by  
the application deadline as indicated on the current Planning  
Commission Schedule and Deadlines form.**

**ALL APPLICATION FEES ARE NON-REFUNDABLE**

For more information contact:  
Leavenworth County Planning and Zoning Department,  
300 Walnut St., Suite 212  
Leavenworth, Kansas  
[pz@leavenworthcounty.gov](mailto:pz@leavenworthcounty.gov)  
913-684-0465

## FINAL PLATTING PROCEDURES

**APPLICANT RESPONSIBILITIES:** Submission of less than the following items may delay the review and processing of the application.

- A. A complete application form (Attachment A).
- B. Legal description (current deed) of the property.
- C. Payment of application fee. Make check payable to Leavenworth County Planning & Zoning Department.
- D. Utility Service Verification for parcel(s) (i.e. rural water district, electric company, township fire department, natural gas to be used and any other applicable services).
- E. Owner Authorization for all owners, if not the legal owner of the property (Attachment B). If a Trust is indicated, paperwork will need to be submitted showing trustee status.
- F. Property Tax Acknowledgement (Attachment C).
- G. A draft Homeowners Association ("HOA") agreement (See Attachment D) if plat is proposing the creation of a Cross Access Easement.
- H. Copy of approved Preliminary Plat drawing if not being submitted with the Preliminary Plat Application.
- I. One (1) 24" x 36" physical and one (1) digital set of the Final Plat drawings, which must include the Parent Tract.
- J. Special studies, reports, and any other relevant documents must be submitted with the Final Plat drawing (Contact the Public Works office for applicable requirements), to include any exception(s) being requested along with the section of the Regulation where it can be found). If exceptions are requested, justification must be provided for each finding in Article 56 of the Regulations.

**FOR ADDITIONAL REQUIREMENTS, PLEASE REFER TO THE *LEAVENWORTH COUNTY ZONING AND SUBDIVISION REGULATIONS*, WHICH INCLUDES THE FOLLOWING ARTICLES APPLICABLE TO PLAT APPLICATIONS.**

- 1. Article 20 – Additional Height and Area Regulations;
- 2. Article 35 – Preliminary Plat Procedure and Content;
- 3. Article 40 – Final Plat Procedure, Content and Action by the Planning Commission;
- 4. Article 50 – Minimum Subdivision Design Standards and General Requirements;
- 5. Article 55 – Improvements and Improvement Plans;
- 6. Article 56 – Exceptions;
- 7. Article 60 – Miscellaneous Provision;
- 8. Article 70 – Supplementary Documents to Accompany the Final Plat;
- 9. Article 80 – Submission of Recorded Plats.
- 10. Any other applicable Regulations.

**DEADLINE:** See Planning Commission Schedule and Deadlines form.

**PRELIMINARY PLAT REVIEWS ARE SUBJECT TO THE PROFESSIONAL REVIEW FEE REIMBURSEMENT POLICY (ATTACHMENT E) AS ADOPTED BY RESOLUTION 2020-46 ON NOVEMBER 18, 2020.**

**PRELIMINARY PLAT REVIEWS ARE SUBJECT TO THE SUBDIVISION ROADWAY INSPECTION SERVICES POLICY (ATTACHMENT F) AS ADOPTED ON JANUARY 18, 2023.**

# 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: <u>Krystal Voth/ Austin Thompson - Atlas</u>	NAME: <u>Reilly Development, LLC</u> <u>Mike Reilly</u>
MAILING ADDRESS: <u>14500 Parallel</u>	MAILING ADDRESS: <u>608 Delaware</u>
CITY/ST/ZIP: <u>Basehor, KS 66007</u>	CITY/ST/ZIP: <u>Leavenworth, KS 66048</u>
PHONE: <u>417-622-2907</u>	PHONE: <u>913-683-0233</u>
EMAIL: <u>Krystal@alconsult-llc.com</u>	EMAIL: <u>mike.reilly@reillyresource.com</u>

## GENERAL INFORMATION

Proposed Subdivision Name: Tallgrass Estates  
Address of Property: 1106th & Evans Road  
PID: 185-15-0-00-00-003.00-0 Urban Growth Management Area: N/A

SUBDIVISION INFORMATION		
Gross Acreage: <u>24.63</u>	Number of Lots: <u>17</u>	Minimum Lot Size: <u>1.12</u>
Maximum Lot Size: <u>2.59</u>	Proposed Zoning: <u>R1-43</u>	Density: <u>.69 units/acre</u>
Open Space Acreage:	Water District: <u>Suburban</u>	Proposed Sewage: <u>Onsite Waste Water</u>
Fire District: <u>Fairmount</u>	Electric Provider: <u>Evergy</u>	Natural Gas Provider:
Covenants: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Road Classification: <u>Local - Collector - Arterial - State - Federal</u>	
	Cross-Access Easement Requested: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Is any part of the site designated as Floodplain? ☐ Yes ☒ No if yes, what is the panel number: 20103C0327G

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: [Signature] Date: 3-25-25

ATTACHMENT A

# OWNER AUTHORIZATION

I/WE Michael Reilly of Reilly Development, LLC, hereby referred to as the "Undersigned", being of lawful age, do hereby on this 25<sup>th</sup> day of March, 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 Mike Reilly (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, \_\_\_\_\_ (common address) the subject real property, or portion thereof, and which authorization includes, but is not limited to, all acts or things whatsoever necessarily required of Applicant in the application process.
3. I/We the Undersigned, hereby agree to protect, defend, indemnify and hold the Board of County Commissioners of Leavenworth County, Kansas, its officers employees and agents (hereinafter collectively referred to as the "County"), free and harmless from and against any and all claims, losses, penalties, damages, settlements, costs, charges, professional fees or other expenses or liabilities, whether false, fraudulent, meritless or meritorious, of every kind and character arising out of or relating to any and all claims, liens, demands, obligations, actions, proceedings, or causes of action of every kind and character (hereinafter "claims"), in connection with, relating to, or arising directly or indirectly out of this authorization and the actions taken by the Applicant and the County in reliance thereof. I, the Undersigned, hereby further agree to investigate, handle, respond to, provide defense for and defend any such claims at my sole expense and agree to bear all other costs at my sole expense and agree to bear all other costs and expenses related thereto, even if such claims are groundless, false or fraudulent.
4. It is understood that in the event the Undersigned is a corporation or partnership then the individual whose signature appears below for and on behalf of the corporation or partnership has in fact the authority to so bind the corporation or partnership to the terms and statements contained within this instrument.

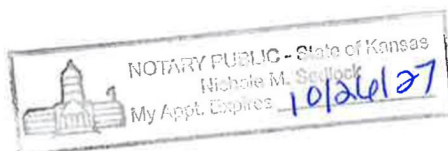
IN WITNESS THEREOF, I, the Undersigned, have set my hand and seal below.

Owner

Owner

STATE OF KANSAS  
COUNTY OF LEAVENWORTH

The foregoing instrument was acknowledged before me on this 27 day of March 2025  
by Michael C. Reilly, Managing Member of Reilly Development  
My Commission Expires:



Nichole M Sedlock  
Notary Public Nichole m. Sedlock

ATTACHMENT B



## PROPERTY TAX PAYMENT ACKNOWLEDGEMENT

I/WE Michael Reilly of Reilly Development, LLC, as owners of the following real property, 185-15-0-00-00-003.00-0, acknowledge that I/we have read and understand the following statement:

Any property owner wishing to divide or amend their real property by the adoption of a Final Plat must issue payment for the full yearly amount of taxes owed to Leavenworth County **before the Final Plat application will be accepted** by the Planning and Zoning Department.

Owner 

Owner \_\_\_\_\_

Date 3-25-25

Date \_\_\_\_\_

<b>Treasurer's Office Approval</b>
------------------------------------

Property Owner Name: \_\_\_\_\_

Address of Property: \_\_\_\_\_

PID: \_\_\_\_\_

Property Taxes Paid In Full? ☐ Yes ☐ No

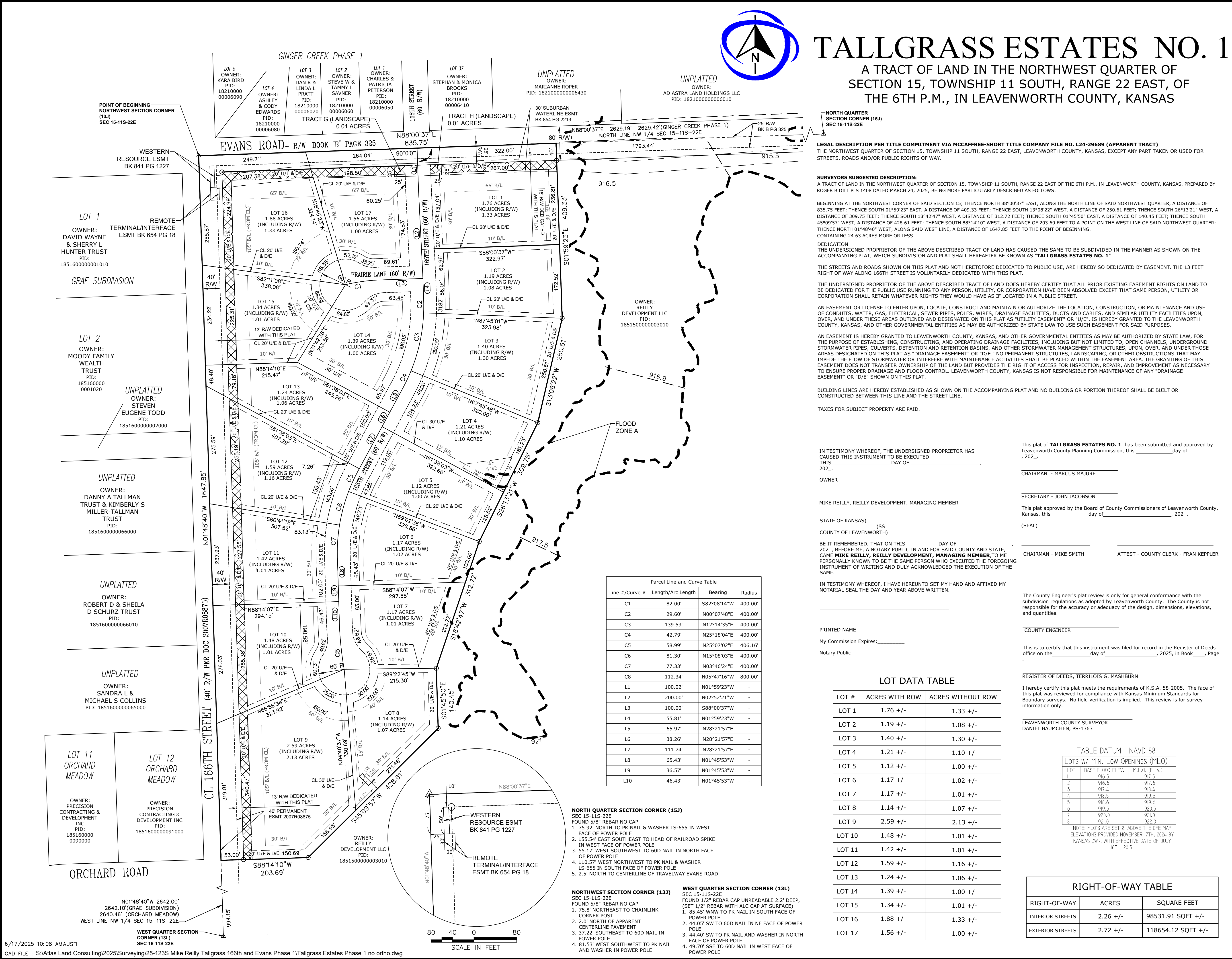
\_\_\_\_\_  
Treasurer's Office Representative Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**ATTACHMENT C**





# TALLGRASS ESTATES NO. 1

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 11 SOUTH, RANGE 22 EAST, OF THE 6TH P.M., IN LEAVENWORTH COUNTY, KANSAS

**LEGAL DESCRIPTION PER TITLE COMMITMENT VIA MCCAFFREE-SHORT TITLE COMPANY FILE NO. L24-29689 (APPARENT TRACT)**  
THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 11 SOUTH, RANGE 22 EAST, LEAVENWORTH COUNTY, KANSAS, EXCEPT ANY PART TAKEN OR USED FOR STREETS, ROADS AND/OR PUBLIC RIGHTS OF WAY.

**SURVEYORS SUGGESTED DESCRIPTION:**  
A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 11 SOUTH, RANGE 22 EAST OF THE 6TH P.M., IN LEAVENWORTH COUNTY, KANSAS, PREPARED BY ROGER B DILL PLS 1408 DATED MARCH 24, 2025; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 15; THENCE NORTH 88°00'37" EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 835.75 FEET; THENCE SOUTH 01°59'23" EAST, A DISTANCE OF 409.33 FEET; THENCE SOUTH 13°08'22" WEST, A DISTANCE OF 250.61 FEET; THENCE SOUTH 26°13'21" WEST, A DISTANCE OF 309.75 FEET; THENCE SOUTH 18°42'47" WEST, A DISTANCE OF 312.72 FEET; THENCE SOUTH 01°45'50" EAST, A DISTANCE OF 140.45 FEET; THENCE SOUTH 45°09'57" WEST, A DISTANCE OF 428.61 FEET; THENCE SOUTH 88°14'10" WEST, A DISTANCE OF 203.69 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 01°48'40" WEST, ALONG SAID WEST LINE, A DISTANCE OF 1647.85 FEET TO THE POINT OF BEGINNING. CONTAINING 24.63 ACRES MORE OR LESS

**DEDICATION**  
THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS "TALLGRASS ESTATES NO. 1".

THE STREETS AND ROADS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE, ARE HEREBY SO DEDICATED BY EASEMENT. THE 13 FEET RIGHT OF WAY ALONG 166TH STREET IS VOLUNTARILY DEDICATED WITH THIS PLAT.

THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND DOES HEREBY CERTIFY THAT ALL PRIOR EXISTING EASEMENT RIGHTS ON LAND TO BE DEDICATED FOR THE PUBLIC USE RUNNING TO ANY PERSON, UTILITY, OR CORPORATION HAVE BEEN ABSOLVED EXCEPT THAT SAME PERSON, UTILITY OR CORPORATION SHALL RETAIN WHATEVER RIGHTS THEY WOULD HAVE AS IF LOCATED IN A PUBLIC STREET.

AN EASEMENT OR LICENSE TO ENTER UPON, LOCATE, CONSTRUCT AND MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION, OR MAINTENANCE AND USE OF CONDUITS, WATER, GAS, ELECTRICAL, SEWER PIPES, POLES, WIRES, DRAINAGE FACILITIES, DUCTS AND CABLES, AND SIMILAR UTILITY FACILITIES UPON, OVER, AND UNDER THESE AREAS OUTLINED AND DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT" OR "U/E", IS HEREBY GRANTED TO THE LEAVENWORTH COUNTY, KANSAS, AND OTHER GOVERNMENTAL ENTITIES AS MAY BE AUTHORIZED BY STATE LAW TO USE SUCH EASEMENT FOR SAID PURPOSES.

AN EASEMENT IS HEREBY GRANTED TO LEAVENWORTH COUNTY, KANSAS, AND OTHER GOVERNMENTAL ENTITIES AS MAY BE AUTHORIZED BY STATE LAW, FOR THE PURPOSE OF ESTABLISHING, CONSTRUCTING, AND OPERATING DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO, OPEN CHANNELS, UNDERGROUND STORMWATER PIPES, CULVERTS, DETENTION AND RETENTION BASINS, AND OTHER STORMWATER MANAGEMENT STRUCTURES, UPON, OVER, AND UNDER THOSE AREAS DESIGNATED ON THIS PLAT AS "DRAINAGE EASEMENT" OR "D/E." NO PERMANENT STRUCTURES, LANDSCAPING, OR OTHER OBSTRUCTIONS THAT MAY IMPIDE THE FLOW OF STORMWATER OR INTERFERE WITH MAINTENANCE ACTIVITIES SHALL BE PLACED WITHIN THE EASEMENT AREA. THE GRANTING OF THIS EASEMENT DOES NOT TRANSFER OWNERSHIP OF THE LAND BUT PROVIDES THE RIGHT OF ACCESS FOR INSPECTION, REPAIR, AND IMPROVEMENT AS NECESSARY TO ENSURE PROPER DRAINAGE AND FLOOD CONTROL. LEAVENWORTH COUNTY, KANSAS IS NOT RESPONSIBLE FOR MAINTENANCE OF ANY "DRAINAGE EASEMENT" OR "D/E" SHOWN ON THIS PLAT.

BUILDING LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT OR CONSTRUCTED BETWEEN THIS LINE AND THE STREET RIGHT-OF-WAY.

TAXES FOR SUBJECT PROPERTY ARE PAID.

IN TESTIMONY WHEREOF, THE UNDERSIGNED PROPRIETOR HAS CAUSED THIS INSTRUMENT TO BE EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

OWNER

MIKE REILLY, REILLY DEVELOPMENT, MANAGING MEMBER

STATE OF KANSAS) JSS  
COUNTY OF LEAVENWORTH)

BE IT REMEMBERED, THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_ BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME **MIKE REILLY, REILLY DEVELOPMENT, MANAGING MEMBER**, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF THE SAME.

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

PRINTED NAME

My Commission Expires: \_\_\_\_\_

Notary Public

This plat of **TALLGRASS ESTATES NO. 1** has been submitted and approved by Leavenworth County Planning Commission, this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

CHAIRMAN - MARCUS MAJURE

SECRETARY - JOHN JACOBSON

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

(SEAL)

CHAIRMAN - MIKE SMITH

ATTEST - COUNTY CLERK - FRAN KEPLER

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

COUNTY ENGINEER

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

REGISTER OF DEEDS, TERRELL G. MASHBURN

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

LEAVENWORTH COUNTY SURVEYOR  
DANIEL BAUMCHEN, PS-1363

TABLE DATUM - NAVD 88

LOT	BASE FLOOD ELEV.	M.L.O. (ELEV.)
1	916.5	917.5
2	916.6	917.6
3	917.4	918.4
4	918.5	919.5
5	918.6	919.6
6	920.5	920.5
7	920.0	921.0
8	921.0	922.0

NOTE: MLO'S ARE SET 2' ABOVE THE BFE MAP ELEVATIONS PROVIDED NOVEMBER 17TH, 2024 BY KANSAS DWR, WITH EFFECTIVE DATE OF JULY 16TH, 2015.

RIGHT-OF-WAY TABLE

RIGHT-OF-WAY	ACRES	SQUARE FEET
INTERIOR STREETS	2.26 +/-	98531.91 SQFT +/-
EXTERIOR STREETS	2.72 +/-	118654.12 SQFT +/-

ALC  
ATLAS LAND CONSULTING  
SURVEYING | CIVIL ENGINEERING | DRONE | CAD  
atlaskandconsulting.com  
14500 Parallel Road, Unit R, Basehor KS 66007  
PREPARED BY: AUSTIN THOMPSON

FINAL PLAT

LEGEND

- △ DENOTES FOUND SECTION CORNER AS NOTED
- DENOTES SET 1/2" REBAR ALC KS CLS 363
- DENOTES FOLD PROPERTY CORNER AS NOTED
- B/E BUILDING LINE
- U/E UTILITY EASEMENT
- (M) MEASURED
- (D) DEEDED
- (P) PLATTED
- (C) CALCULATED
- XX NO ACCESS

UTILITY INFORMATION:  
WATER - SUBURBAN WATER - 913-724-1800  
ELECTRIC - EVERGY - 800-383-1183  
PHONE - BASEHOR DISTRICT (AT&T)  
SEPTIC SYSTEM  
PROPANE TANK

GENERAL NOTES

- THE BASIS FOR THE BEARING SYSTEM FOR THIS SURVEY IS KANSAS NORTH ZONE U.S. STATE PLANE 1983 / VERTICAL NAVD 88 - BENCHMARK LVCO HCP 311
- ALL DISTANCES SHOWN HEREON ARE IN FEET
- KS ONE-CALL WAS CALLED ON THIS SURVEY - TICKET NO. 24020169
- REFERENCED SURVEY  
JOHNSON FARM FINAL PLAT DOC 2023P00006  
CERTIFICATE OF SURVEY COMPLETED BY HERRING SURVEYING COMPANY DOC 20225018  
B.A.C.K ACRES FINAL PLAT DOC 2023P00001  
-GRAE SUBDIVISION DOC 2007P00009  
-ORCHARD MEADOW DOC 2024P00024  
-GINGER CREEK PHASE 1 BK 13 PAGE 3, NKA 1995P00003  
-TRACT SPLIT SURVEY COMPLETED BY ATLAS LAND CONSULTING DOC 20255014  
5. FLOODPLAIN NOTE: ACCORDING TO "FIRM" MAP COMMUNITY PANEL NUMBERS 2010303276 ON JULY 16TH, 2015, AREA ZONE X "AREA OF MINIMAL FLOOD HAZARD" & ZONE A "WITHOUT BASE FLOOD ELEVATION"
- CLOSURE PRECISION: 1 PART IN 5673458.750
- CURRENT ZONING - R-1(43)
- CURRENT LAND USE - AGRICULTURAL USE - A / PROPOSED USE - RESIDENTIAL
- ACCESSORY BUILDINGS ON LOTS LESS THAN 2.51 ACRES SHALL BE LIMITED TO 2.5% OF THE LOT SQUARE FOOTAGE.
- LOTS ARE SUBJECT TO CURRENT ACCESS POLICY RESOLUTION.
- TITLE REPORT VIA MCCAFFREE-SHORT TITLE COMPANY, INC. FILE NO: L24-29689 DATED MARCH 11, 2024 AT 8:00AM.
- ANY BUILDING TO BE CONSTRUCTED IN OR NEAR THE SPECIAL FLOOD HAZARD SHALL PROVIDE AN ELEVATION CERTIFICATE TO BE APPROVED BY LEAVENWORTH COUNTY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT ALONG WITH ANY OTHER APPLICABLE FEDERAL, STATE OR LOCAL PERMIT. LOTS 4, 5, 6 & 7 WILL REQUIRE ELEVATION CERTIFICATES.
- ALL LOTS ABUTTING 166TH STREET AND EVANS ROAD ARE RESTRICTED WITH NO ACCESS TO THESE ROADS.
- MLO'S ARE SET 2' ABOVE THE BFE MAP ELEVATIONS PROVIDED NOVEMBER 17TH, 2024 BY KANSAS DWR, WITH EFFECTIVE DATE OF JULY 16TH, 2015.
- BUILDING SETBACK LINES (B/L) ARE SHOWN ON THIS PLAT IN ACCORDANCE WITH APPLICABLE ZONING REGULATIONS
- THIS SUBDIVISION IS SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&RS) RECORDED IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, IN THE LEAVENWORTH COUNTY REGISTER OF DEEDS.

VICINITY MAP

EVANS RD

PROJECT LOCATION

NW 1/4 NE 1/4

SW 1/4 SE 1/4

166TH STREET

157TH STREET

KANSAS AVE

SECTION 15-11S-22E

1"=2000 FEET

This is to certify on this 22ND day of MARCH, 2025 this field survey was completed on the ground by my direct supervision and that said survey meets or exceeds the Kansas Minimum Standards for boundary surveys.

06/25/2025  
1730  
ANDREA N WEISHAUB  
KANSAS  
PS-1363

DATE

JOB NO:25-123S

SCALE

100 50 0 100  
SCALE IN FEET

PREPARED FOR

PREPARED BY: AT - ALC

SEC-TWN-RNG

15-11S-22E

REILLY DEVELOPMENT

ADDRESS:  
16271 EVANS RD  
BASEHOR, KS 66007

DATE

JUNE 17, 2025



**Allison, Amy**

---

**From:** Matt Roecker <Matt.Roecker@evergy.com>  
**Sent:** Wednesday, March 26, 2025 10:32 AM  
**To:** PZ  
**Cc:** Krystal Voth  
**Subject:** Tallgrass estates

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

Internal Use Only

Hello,

Evergy will server the Tallgrass Estates at 166<sup>th</sup> and Evans Rd within Leavenworth County.

Thanks

**Matt Roecker**

Evergy  
TD Designer IV  
[matt.roecker@evergy.com](mailto:matt.roecker@evergy.com)  
913-667-5116



**FAIRMOUNT TOWNSHIP FIRE DEPARTMENT**  
**2624 N 155<sup>th</sup> St.**  
**BASEHOR, KS 66007**



January 23,2025

Krystal Voth  
Atlas Land Consulting

RE: Tallgrass Estates

To whom it may concern:

After reviewing the application for Tallgrass Estate, the Fairmount Township Fire Department has no issues with their plans as long as streets and fire hydrants meet the code.

Sincerely,

Mike Lingenfelter, Fire Chief  
Fairmount Township Fire Department  
PO Box 136  
Basehor, KS 66007





October 4<sup>th</sup>, 2024

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

RE: Tallgrass Estates

Suburban Water, Inc. (SWC) has received the proposed preliminary plat for Tallgrass Estates, Leavenworth County, KS. Suburban has completed an initial review of the proposed development. SWC has existing infrastructure located along 166<sup>th</sup> Street and Evans Road. SWC will provide water service to the proposed development. System improvements necessary to provide service to the proposed development will be provided by SWC to the developer upon approval of the preliminary and final plat approval by LVCO.

Sincerely,

*Travis J Miles*

Travis J Miles

President

## Allison, Amy

---

**From:** Anderson, Kyle  
**Sent:** Wednesday, April 23, 2025 9:39 AM  
**To:** Allison, Amy  
**Subject:** RE: DEV-25-039 Tallgrass Estates No. 1 Final Plat

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:** Tuesday, April 22, 2025 2:18 PM  
**To:** Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Brown, Misty <MBrown@leavenworthcounty.gov>; Khalil, Jon <jkhalil@leavenworthcounty.gov>; 'avandyke@cityofbasehor.org' <avandyke@cityofbasehor.org>  
**Cc:** PZ <PZ@leavenworthcounty.gov>  
**Subject:** DEV-25-039 Tallgrass Estates No. 1 Final Plat

Good Afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for the Final Plat of Phase 1 of the Tallgrass Estates subdivision located at 00000 Evans Rd (185-15-0-00-00-003.00).

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by Tuesday, May 6, 2025.

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

Thank you,

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

**Disclaimer**

## Allison, Amy

---

**From:** Alex Van Dyke <avandyke@cityofbasehor.org>  
**Sent:** Monday, May 5, 2025 8:26 AM  
**To:** Allison, Amy  
**Subject:** Re: DEV-25-039 Tallgrass Estates No. 1 Final Plat

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

Hello,

On behalf of the City of Basehor, we object to the proposed Tallgrass Estates No. 1 Final Plat located within the City's growth area. While the City values collaboration with Leavenworth County and supports responsible development, we have significant concerns about the long-term consequences of allowing unincorporated development within the designated growth boundaries.

The area under consideration falls within Basehor's established growth boundary, which is a critical planning tool developed to guide future land use, infrastructure investment, and municipal service expansion. The City has made substantial commitments to extending core services, especially sanitary sewer, stormwater management and transportation infrastructure, to support future annexation and urban development within this area.

As was mentioned in our objection to the Tallgrass Estates rezoning and preliminary plat requests, this development is located within an area identified to be serviced by a gravity-fed sanitary sewer line. That line is designated to be extended in the City of Basehor 2020 Sanitary Sewer Master plan. In addition to expected improvements, the property across Evans within Basehor City limits has a pending application that would extend sewer within a few hundred feet of the property. Under current circumstances, it is not unreasonable or unprecedented to expect an applicant to extend the sanitary sewer system to meet their development.

Approving development within the growth area without consideration of the long-term goals of City of Basehor development directly undermines our ability to deliver those services efficiently and responsibly. Specifically, unincorporated development that relies on private septic systems will preclude or significantly complicate future connections to the City's sewer system. It also jeopardizes our ability to create a cohesive and fiscally sustainable infrastructure network, which is essential for long-term growth and quality of life for current and future residents. Furthermore, such development could burden County and City resources by creating disconnected subdivisions that are not designed to City standards or integrated with City-maintained roads and systems. This pattern of growth is inconsistent with both the Basehor Comprehensive Plan and regional best practices.

It is also important to note that Leavenworth County's Zoning and Subdivision Regulations designates Initial Urban Growth Areas (IUGA) for "urban density" development. The proposal under consideration, which calls for a density of only 0.69 dwelling units per acre, does not align with this definition. While not specifically defined under Leavenworth County Regulations, urban density implies a more compact development pattern that can be efficiently served by public infrastructure, including sewer systems. Approving a subdivision at such a low density within a designated growth area sets a contradictory precedent and may limit the potential for future annexation and infrastructure connectivity.

We respectfully request Staff, Planning Commissioners and County Commissioners to consider the impact of developing in the Basehor Initial Urban Growth Area and the consequences on future development of the City of Basehor and the inability to extend sanitary sewer to this general development area as a result.

Thank you for your consideration and continued partnership in supporting the long-term vision for our shared community.

Best,  
**Alex Van Dyke**  
City Planner  
City of Basehor  
1600 N. 158th Street  
Basehor, KS 66007  
913-724-1370  
avandyke@cityofbasehor.org



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**From:** Allison, Amy <AAllison@leavenworthcounty.gov>  
**Sent:** Tuesday, April 22, 2025 2:18 PM  
**To:** Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Brown, Misty <MBrown@leavenworthcounty.gov>; Khalil, Jon <jkhalil@leavenworthcounty.gov>; Alex Van Dyke <avandyke@cityofbasehor.org>  
**Cc:** PZ <PZ@leavenworthcounty.gov>  
**Subject:** DEV-25-039 Tallgrass Estates No. 1 Final Plat

Good Afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for the Final Plat of Phase 1 of the Tallgrass Estates subdivision located at 00000 Evans Rd (185-15-0-00-00-003.00).

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by Tuesday, May 6, 2025.

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

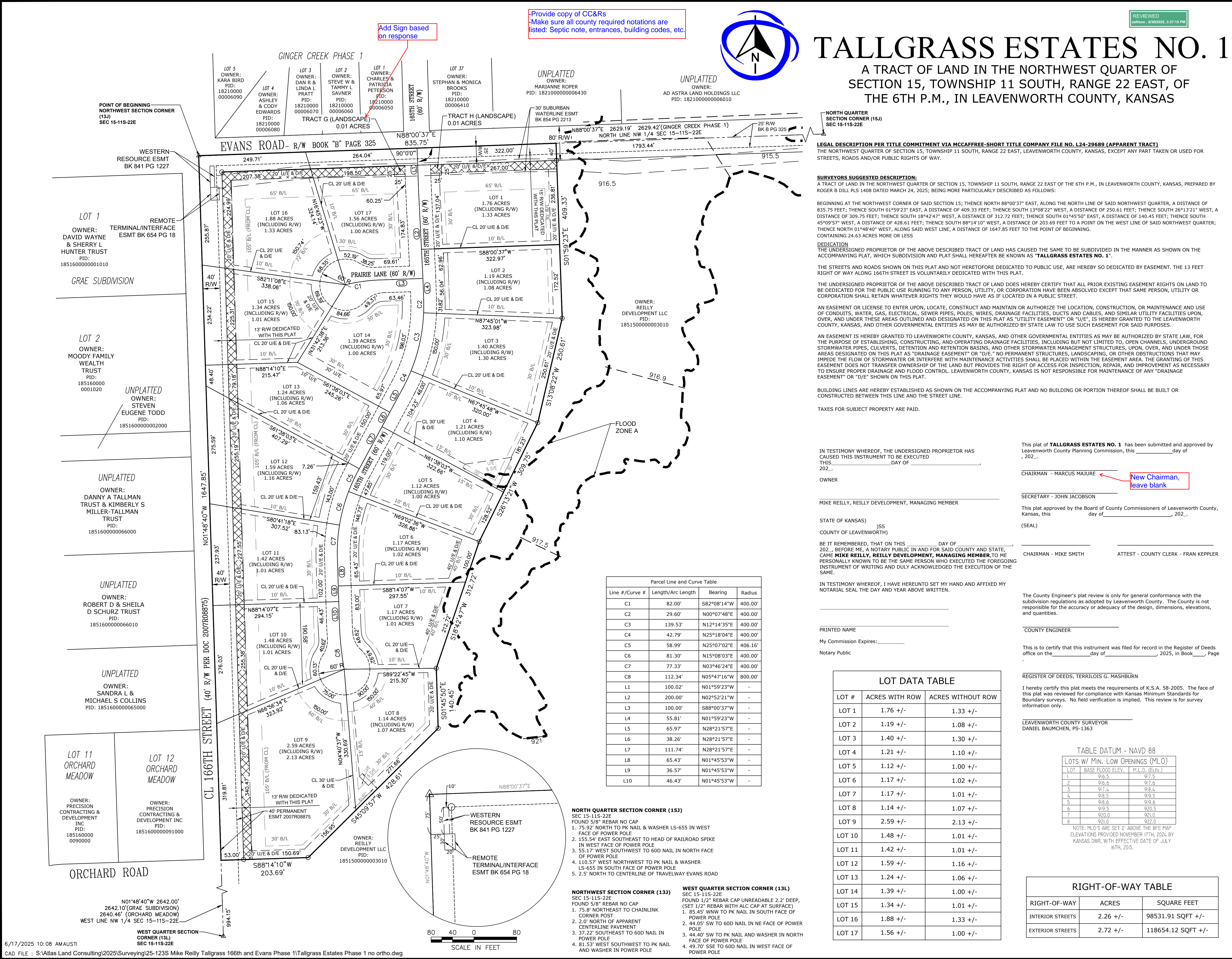
Thank you,

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

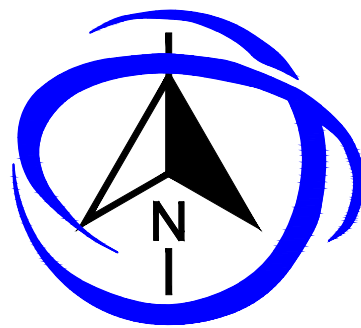
**Disclaimer**

*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*









# TALLGRASS ESTATES NO. 1

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 11 SOUTH, RANGE 22 EAST, OF THE 6TH P.M., IN LEAVENWORTH COUNTY, KANSAS



## ALC

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

FINAL PLAT

## LEGEND

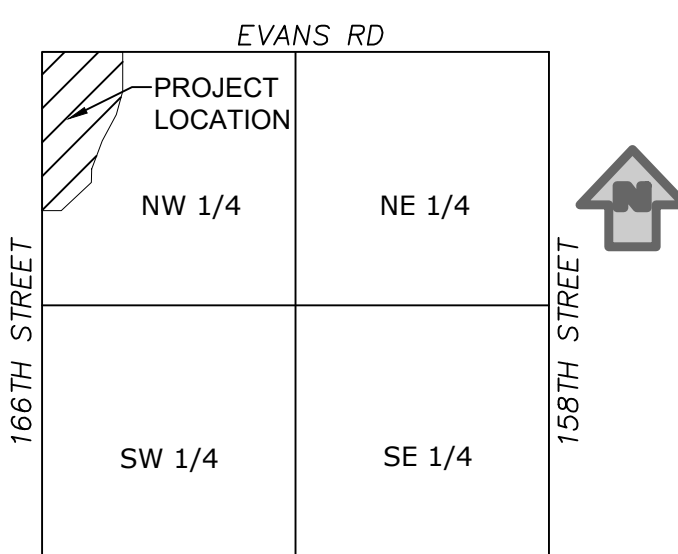
- △ DENOTES FOUND SECTION CORNER AS NOTED
- DENOTES SET 1/2" REBAR ALC KS CLS 363
- DENOTES FOUND PROPERTY CORNER AS NOTED
- B/E BUILDING LINE
- U/E UTILITY EASEMENT
- (M) MEASURED
- (D) DEEDED
- (P) PLATTED
- (C) CALCULATED
- XX NO ACCESS

UTILITY INFORMATION:  
WATER - SUBURBAN WATER - 913-724-1800  
ELECTRIC - EVERGY - 800-383-1183  
PHONE - BASEHOR DISTRICT (AT&T)  
SEPTIC SYSTEM  
PROPANE TANK

## GENERAL NOTES

- THE BASIS FOR THE BEARING SYSTEM FOR THIS SURVEY IS KANSAS NORTH ZONE U.S. STATE PLANE 1983 / VERTICAL NAVD 88 - BENCHMARK LVCO HCP 311
- ALL DISTANCES SHOWN HEREON ARE IN FEET
- KS ONE-CALL WAS CALLED ON THIS SURVEY - TICKET NO. 24020169
- REFERENCED SURVEY  
JOHNSON FARM FINAL PLAT DOC 2023P00006  
CERTIFICATE OF SURVEY COMPLETED BY HERRING SURVEYING COMPANY DOC 2025018  
B.A.C.K ACRES FINAL PLAT DOC 2023P00001  
-GRAE SUBDIVISION DOC 2007P00009  
-ORCHARD MEADOW DOC 2024P00024  
-GINGER CREEK PHASE 1 BK 13 PAGE 3, NKA 1995P00003  
-TRACT SPLIT SURVEY COMPLETED BY ATLAS LAND CONSULTING DOC 20255014  
5. FLOODPLAIN NOTE: ACCORDING TO "FIRM" MAP COMMUNITY PANEL NUMBERS 2010303276 ON JULY 16TH, 2015, AREA ZONE X "AREA OF MINIMAL FLOOD HAZARD" & ZONE A "WITHOUT BASE FLOOD ELEVATION"
- CLOSURE PRECISION: 1 PART IN 5673458.750
- CURRENT ZONING - R-1(43)
- CURRENT LAND USE - AGRICULTURAL USE - A / PROPOSED USE - RESIDENTIAL
- ACCESSORY BUILDINGS ON LOTS LESS THAN 2.51 ACRES SHALL BE LIMITED TO 2.5% OF THE LOT SQUARE FOOTAGE.
- LOTS ARE SUBJECT TO CURRENT ACCESS POLICY RESOLUTION.
- TITLE REPORT VIA MCAFFREE-SHORT TITLE COMPANY, INC. FILE NO: L24-29689 DATED MARCH 11, 2024 AT 8:00AM.
- ANY BUILDING TO BE CONSTRUCTED IN OR NEAR THE SPECIAL FLOOD HAZARD SHALL PROVIDE AN ELEVATION CERTIFICATE TO BE APPROVED BY LEAVENWORTH COUNTY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT ALONG WITH ANY OTHER APPLICABLE FEDERAL, STATE OR LOCAL PERMIT. LOTS 4, 5, 6 & 7 WILL REQUIRE ELEVATION CERTIFICATES.
- ALL LOTS ABUTTING 166TH STREET AND EVANS ROAD ARE RESTRICTED WITH NO ACCESS TO THESE ROADS.
- MLO'S ARE SET 2' ABOVE THE BFE MAP ELEVATIONS PROVIDED NOVEMBER 17TH, 2024 BY KANSAS DWR, WITH EFFECTIVE DATE OF JULY 16TH, 2015.
- BUILDING SETBACK LINES (B/L) ARE SHOWN ON THIS PLAT IN ACCORDANCE WITH APPLICABLE ZONING REGULATIONS
- THIS SUBDIVISION IS SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&RS) RECORDED IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, IN THE LEAVENWORTH COUNTY REGISTER OF DEEDS.

## VICINITY MAP



This is to certify on this 22ND day of MARCH, 2025 this field survey was completed on the ground by and under my direct supervision and that said survey meets or exceeds the Kansas Minimum Standards for boundary surveys.

06/25/2025  
1730  
KANSAS  
DANIEL BAUMCHEN, PS-1363

ANDREA N WEISHAUB, PS-1363 DATE

JOB NO:25-123S

SCALE

PREPARED FOR

100 50 0 100  
SCALE IN FEET

SEC-TWN-RNG

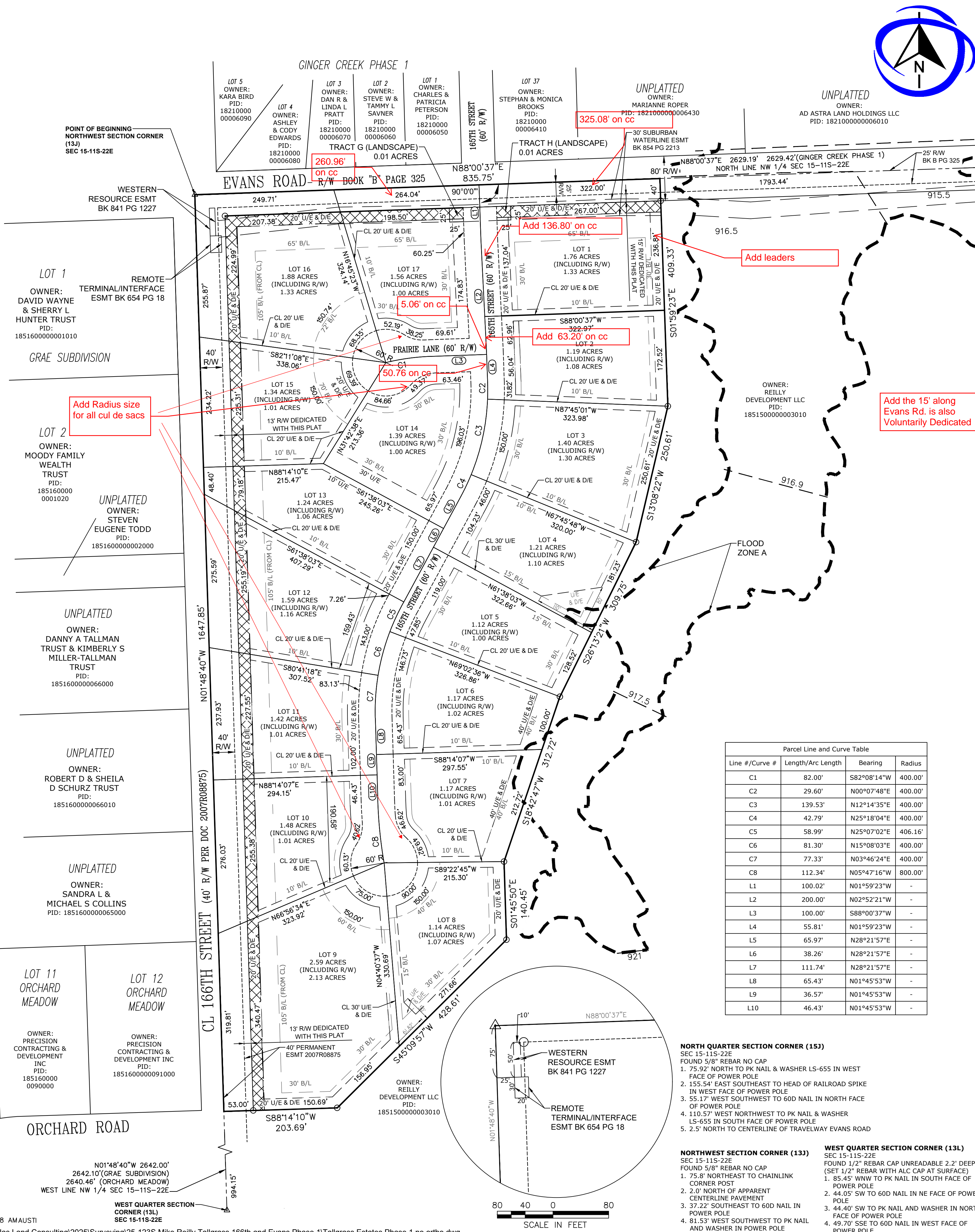
REILLY DEVELOPMENT

15-11S-22E

ADDRESS:  
16271 EVANS RD  
BASEHOR, KS 66007

DATE

JUNE 17, 2025



### LEGAL DESCRIPTION PER TITLE COMMITMENT VIA MCAFFREE-SHORT TITLE COMPANY FILE NO. L24-29689 (APPARENT TRACT)

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 11 SOUTH, RANGE 22 EAST, LEAVENWORTH COUNTY, KANSAS, EXCEPT ANY PART TAKEN OR USED FOR STREETS, ROADS AND/OR PUBLIC RIGHTS OF WAY.

### SURVEYORS SUGGESTED DESCRIPTION:

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 11 SOUTH, RANGE 22 EAST OF THE 6TH P.M., IN LEAVENWORTH COUNTY, KANSAS, PREPARED BY ROGER B DILL PLS 1408 DATED MARCH 24, 2025; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 15; THENCE NORTH 88°00'37" EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 835.75 FEET; THENCE SOUTH 01°59'23" EAST, A DISTANCE OF 409.33 FEET; THENCE SOUTH 13°08'22" WEST, A DISTANCE OF 250.61 FEET; THENCE SOUTH 26°13'21" WEST, A DISTANCE OF 309.75 FEET; THENCE SOUTH 18°42'47" WEST, A DISTANCE OF 312.72 FEET; THENCE SOUTH 01°45'50" EAST, A DISTANCE OF 140.45 FEET; THENCE SOUTH 45°09'57" WEST, A DISTANCE OF 428.61 FEET; THENCE SOUTH 88°14'10" WEST, A DISTANCE OF 203.69 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 01°48'40" WEST, ALONG SAID WEST LINE, A DISTANCE OF 1647.85 FEET TO THE POINT OF BEGINNING. CONTAINING 24.63 ACRES MORE OR LESS

Add: Including road right of way

DEDICATION  
THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS "TALLGRASS ESTATES NO. 1".

THE STREETS AND ROADS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE, ARE HEREBY SO DEDICATED BY EASEMENT. THE 13 FEET RIGHT OF WAY ALONG 166TH STREET IS VOLUNTARILY DEDICATED WITH THIS PLAT.

THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND DOES HEREBY CERTIFY THAT ALL PRIOR EXISTING EASEMENT RIGHTS ON LAND TO BE DEDICATED FOR THE PUBLIC USE RUNNING TO ANY PERSON, UTILITY, OR CORPORATION HAVE BEEN ABSOLVED EXCEPT THAT SAME PERSON, UTILITY OR CORPORATION SHALL RETAIN WHATEVER RIGHTS THEY WOULD HAVE AS IF LOCATED IN A PUBLIC STREET.

AN EASEMENT OR LICENSE TO ENTER UPON, LOCATE, CONSTRUCT AND MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION, OR MAINTENANCE AND USE OF CONDUITS, WATER, GAS, ELECTRICAL, SEWER PIPES, POLES, WIRES, DRAINAGE FACILITIES, DUCTS AND CABLES, AND SIMILAR UTILITY FACILITIES UPON, OVER, AND UNDER THESE AREAS OUTLINED AND DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT" OR "U/E", IS HEREBY GRANTED TO THE LEAVENWORTH COUNTY, KANSAS, AND OTHER GOVERNMENTAL ENTITIES AS MAY BE AUTHORIZED BY STATE LAW TO USE SUCH EASEMENT FOR SAID PURPOSES.

AN EASEMENT IS HEREBY GRANTED TO LEAVENWORTH COUNTY, KANSAS, AND OTHER GOVERNMENTAL ENTITIES AS MAY BE AUTHORIZED BY STATE LAW, FOR THE PURPOSE OF ESTABLISHING, CONSTRUCTING, AND OPERATING DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO, OPEN CHANNELS, UNDERGROUND STORMWATER PIPES, CULVERTS, DETENTION AND RETENTION BASINS, AND OTHER STORMWATER MANAGEMENT STRUCTURES, UPON, OVER, AND UNDER THOSE AREAS DESIGNATED ON THIS PLAT AS "DRAINAGE EASEMENT" OR "D/E." NO PERMANENT STRUCTURES, LANDSCAPING, OR OTHER OBSTRUCTIONS THAT MAY IMPED THE FLOW OF STORMWATER OR INTERFERE WITH MAINTENANCE ACTIVITIES SHALL BE PLACED WITHIN THE EASEMENT AREA. THE GRANTING OF THIS EASEMENT DOES NOT TRANSFER OWNERSHIP OF THE LAND BUT PROVIDES THE RIGHT OF ACCESS FOR INSPECTION, REPAIR, AND IMPROVEMENT AS NECESSARY TO ENSURE PROPER DRAINAGE AND FLOOD CONTROL. LEAVENWORTH COUNTY, KANSAS IS NOT RESPONSIBLE FOR MAINTENANCE OF ANY "DRAINAGE EASEMENT" OR "D/E" SHOWN ON THIS PLAT.

BUILDING LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT OR CONSTRUCTED BETWEEN THIS LINE AND THE STREET LINE.

TAXES FOR SUBJECT PROPERTY ARE PAID.

IN TESTIMONY WHEREOF, THE UNDERSIGNED PROPRIETOR HAS CAUSED THIS INSTRUMENT TO BE EXECUTED  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

OWNER

This plat of TALLGRASS ESTATES NO. 1 has been submitted and approved by Leavenworth County Planning Commission, this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

CHAIRMAN - MARCUS MAJURE

SECRETARY - JOHN JACOBSON

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

(SEAL)

CHAIRMAN - MIKE SMITH

ATTEST - COUNTY CLERK - FRAN KEPLER

STATE OF KANSAS) JSS  
COUNTY OF LEAVENWORTH)

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

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

PRINTED NAME

My Commission Expires: \_\_\_\_\_

Notary Public

COUNTY ENGINEER

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

REGISTER OF DEEDS, TERRELL G. MASHBURN

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

LEAVENWORTH COUNTY SURVEYOR  
DANIEL BAUMCHEN, PS-1363

### LOT DATA TABLE

LOT #	ACRES WITH ROW	ACRES WITHOUT ROW
LOT 1	1.76 +/-	1.33 +/-
LOT 2	1.19 +/-	1.08 +/-
LOT 3	1.40 +/-	1.30 +/-
LOT 4	1.21 +/-	1.10 +/-
LOT 5	1.12 +/-	1.00 +/-
LOT 6	1.17 +/-	1.02 +/-
LOT 7	1.17 +/-	1.01 +/-
LOT 8	1.14 +/-	1.07 +/-
LOT 9	2.59 +/-	2.13 +/-
LOT 10	1.48 +/-	1.01 +/-
LOT 11	1.42 +/-	1.01 +/-
LOT 12	1.59 +/-	1.16 +/-
LOT 13	1.24 +/-	1.06 +/-
LOT 14	1.39 +/-	1.00 +/-
LOT 15	1.34 +/-	1.01 +/-
LOT 16	1.88 +/-	1.33 +/-
LOT 17	1.56 +/-	1.00 +/-

### TABLE DATUM - NAVD 88

LOT	BASE FLOOD ELEV.	M.L.O. (ELEV.)
1	916.5	917.5
2	916.6	917.6
3	917.4	918.4
4	918.5	919.5
5	918.6	919.6
6	920.5	920.5
7	920.0	921.0
8	921.0	922.0

NOTE: MLO'S ARE SET 2' ABOVE THE BFE MAP ELEVATIONS PROVIDED NOVEMBER 17TH, 2024 BY KANSAS DWR, WITH EFFECTIVE DATE OF JULY 16TH, 2015.

### RIGHT-OF-WAY TABLE

RIGHT-OF-WAY	ACRES	SQUARE FEET
INTERIOR STREETS	2.26 +/-	98531.91 SQFT +/-
EXTERIOR STREETS	2.72 +/-	118654.12 SQFT +/-

### NORTH QUARTER SECTION CORNER (153)

- SEC 15-11S-22E  
FOUND 5/8" REBAR NO CAP  
1. 75.92' NORTH TO PK NAIL & WASHER LS-655 IN WEST FACE OF POWER POLE  
2. 153.54' EAST SOUTHEAST TO HEAD OF RAILROAD SPIKE IN WEST FACE OF POWER POLE  
3. 55.17' WEST SOUTHWEST TO 60D NAIL IN NORTH FACE OF POWER POLE  
4. 110.57' WEST NORTHWEST TO PK NAIL & WASHER LS-655 IN SOUTH FACE OF POWER POLE  
5. 2.5' NORTH TO CENTERLINE OF TRAVELWAY EVANS ROAD

### NORTHWEST SECTION CORNER (133)

- SEC 15-11S-22E  
FOUND 5/8" REBAR NO CAP  
1. 75.8' NORTHEAST TO CHAINLINK CORNER POST  
2. 2.0' NORTH OF APPARENT CENTERLINE PAVEMENT  
3. 37.22' SOUTHEAST TO 60D NAIL IN POWER POLE  
4. 81.53' WEST SOUTHWEST TO PK NAIL & WASHER IN POWER POLE

### WEST QUARTER SECTION CORNER (13L)

- SEC 15-11S-22E  
FOUND 1/2" REBAR CAP UNREADABLE 2.2' DEEP, (SET 1/2" REBAR WITH ALC CAP AT SURFACE)  
1. 85.45' WNW TO PK NAIL IN SOUTH FACE OF POWER POLE  
2. 44.05' SW TO 60D NAIL IN NE FACE OF POWER POLE  
3. 44.40' SW TO PK NAIL & WASHER IN NORTH FACE OF POWER POLE  
4. 49.70' SSE TO 60D NAIL IN WEST FACE OF POWER POLE



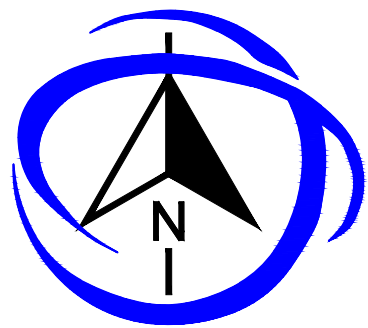
General Notes

1. All Construction shall be in conformance with Leavenworth County Code.
2. Kansas Department of Transportation, latest edition, and special provisions are incorporated for state and bridge construction except as otherwise noted.
3. The Contractor shall thoroughly review and become familiar with the Specifications and Special Conditions of the Contract Documents prior to beginning construction on this project.
4. All workmanship and materials shall be subject to inspection and approval by the County.
5. The Contractor shall be responsible for the protection of all property pins and any survey monuments, whether shown on the plans or not. Any property pins and/or monuments that may be disturbed by construction activity shall be recorded prior to any disturbance and verified after construction is complete. Any pins or monuments found to be disturbed shall be reset by a Kansas licensed land surveyor to the location and condition prior to construction. This work shall not require nor constitute a property or boundary survey. Payment for this work shall be subsidiary to other bid items.
6. All trees, shrubs, bushes, and brush within the grading limits shall be removed by the Contractor unless specifically indicated to be saved on the plans. The Contractor shall spare all trees, shrubs, and/or bushes marked D.N.D. (Do Not Disturb) and shall make all reasonable efforts to spare other large trees (greater than 6" diameter) and landscape trees by adjusting back slopes during construction, as approved by the Engineer. All trees within the construction limits to be spared shall be physically protected prior to construction by methods approved by the Engineer.
7. All concrete used in the work shall meet the requirements of APWA. The Contractor shall, at Contractor's expense, submit and receive approval, by the County Engineer, of a concrete mix design prior to placement of any concrete. The mix design shall include certified test results by an independent laboratory for the aggregate tests required. KCMMB 4K concrete shall be used throughout unless noted otherwise and all concrete delivered to the project shall be so certified.
8. Police, Fire Departments, Med-Act and school bus companies shall be notified prior to closing any street. Street closures require the approval of the County Engineer.
9. The information shown on these plans concerning type and location of underground utilities are not guaranteed to be accurate or complete. The Contractor shall be responsible for contacting all utility companies for field location of all underground utility lines prior to any excavation and for making his own verification as to the type and location of underground utilities as may be necessary to avoid damage thereto.
10. The Contractor shall at no time leave equipment, materials, or debris in locations that could obstruct intersection sight distance, obstruct any existing capacity of the storm sewer system, or cause flooding or sediment runoff to residences.
11. All excavation shall be unclassified. No separate or additional payment will be made for any rock excavation required for these improvements. Trench excavation shall be Subsidiary to other items of work and is not included in any earthwork calculations.
12. Saw cuts shall be full depth and shall be Subsidiary to other items of work. The contractor shall coordinate with County inspection and County approval of the saw cut line along Public Roadways prior to new roadway construction operations.
13. The Contractor shall be responsible for maintaining, and if necessary, removing and restoring, all existing mailboxes, driveway markers, yard lights, etc. This work shall be Subsidiary to other items of work. Placement of temporary mailboxes shall be in coordination with United States post office.
14. Existing permanent structures shown within the Right-of-Way or easements shall be preserved and protected by the Contractor throughout the construction period unless shown to be removed on the plans.
15. The Contractor shall be responsible for maintaining an approved Storm Water Pollution Prevention Plan (SWPPP) for this project. Subsidiary to other bid items.
16. This project includes special Erosion and Sediment Control requirements that must be followed. Please reference the specific requirements outlined in the erosion and sediment control plans.
17. Any poles to be braced for construction shall be coordinated with Every Energy or the owner of that pole. Contractor shall notify Every 72 hours prior to excavation adjacent to their poles. Any and all costs associated with braces shall be the responsibility of the Contractor.
18. Contractor is responsible for protecting and adjusting or rebuilding all existing manholes, catch basins, utility valves, and meter pits within construction limits to the final grade as required. This work shall be Subsidiary to other bid items unless noted otherwise.
19. Any connections of existing storm sewer pipe to proposed inlets, manholes, or junction boxes shall be considered Subsidiary to other items of work.
20. Grading limits shown are Approximate and shall be adjusted as needed to properly match the existing conditions. However, the Contractor shall take all reasonable care to minimize impacts to adjacent properties.
21. Coordinate installation of Stop Signs and Street Name Signs with Leavenworth County Public Works (typ.).
22. Contractor may not use private parking lots without written approval of owner. Approval shall include terms of use and restitution. Should the parking lot be damaged the Contractor shall be required to repair and/or replace to the satisfaction of the owner.
23. Engineer shall be notified of any plan discrepancies prior to construction.
24. The traffic control requirements shown in these plans are minimum requirements only and do not attempt to address in depth the variety of situations that may occur once construction begins. In no way do the requirements shown herein relieve the Contractor of his responsibility for selecting the proper traffic control devices and implementation procedures that will ensure the safety of motorists, pedestrians, and workers at all times. All traffic control devices shall be in conformance with the current edition of the Manual of Uniform Traffic Control Devices (MUTCD) latest edition and shall be subsidiary to traffic control.
25. The Contractor shall be responsible for supporting and protecting all exposed utilities in open trenches and utility poles needing bracing.
26. When Contractor has less than 1' of distance between utilities (both mains and services) and subgrade stabilization for the roadway, he shall surround the utility with 12" of CA-5, or similar material, instead of shot rock, to protect the utility. This shall be Subsidiary to other bid items.
27. The Contractor shall pothole and survey all utility crossings prior to construction of any portion of storm sewer, underdrains, conduit and any other subsurface elements of the project. This survey information shall be forwarded to the Engineer for review. The Contractor shall not begin construction of any subsurface element on the project without the approval of the Engineer. This item shall be subsidiary to other bid items. The Contractor is responsible for any damages to both private and public utilities.
28. The Contractor shall not change or deviate from the plans without first obtaining written approval from the County and Engineer.
29. It is the responsibility of the Owner/Developer to schedule the installation of the street signs with the County to prevent delays. All costs incurred for the signs and installation will be reimbursed by the Owner/Developer before project acceptance.
30. Contractor shall obtain all necessary permits from all agencies with jurisdiction over the project.
31. Owner/Developer/Contractor shall provide the County with a Stormwater Pollution Prevention Plan (SWPPP) and NOI before construction. The site shall comply with all requirements of the Kansas Water Pollution Control and NPDES Stormwater Runoff from Construction sites general permit.
32. Construction record drawings shall be submitted to the County Engineer upon completion of the project and prior to final acceptance of the project by the County Engineer. The engineer shall provide the County one complete set of prints showing the project as-built.
33. All areas disturbed by the construction of said improvements shall be fertilized, seeded, and mulched in accordance with Leavenworth County Requirements. If seeding doesn't take, Contractor/Developer is responsible for reseeding until there is mowable good stand of grass. Vegetation acceptance shall meet the minimum NOT requirements and approval from the County Public Works Department. Vegetation requires a uniform perennial vegetative cover with a density of 70% over 100% of all disturbed areas.
34. All swales shall be staked prior to construction.



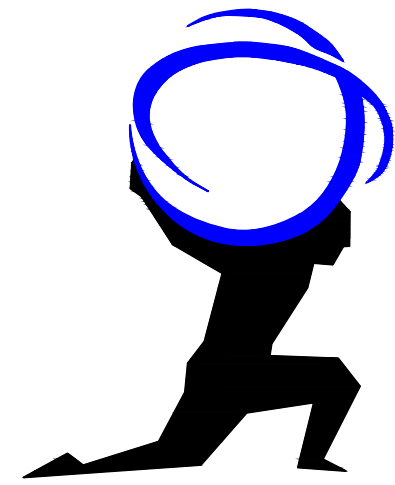


07-01-25  
PW Combined  
Comments



# TALLGRASS ESTATES NO. 1

A TRACT OF LAND IN THE NORTHWEST QUARTER OF  
SECTION 15, TOWNSHIP 11 SOUTH, RANGE 22 EAST, OF  
THE 6TH P.M., IN LEAVENWORTH COUNTY, KANSAS



KS ENG. CO. #3315  
KS SUR. CO. #363  
MO ENG. CO. #202014084  
MO SUR. CO. #202014031

**ALC**  
ATLAS LAND CONSULTING  
SURVEYING | CIVIL ENGINEERING | DRONE | CAD  
atlaskandconsulting.com  
14500 Parallel Road, Unit R, Basehor KS 66007  
PREPARED BY: AUSTIN THOMPSON

FINAL PLAT

## LEGEND

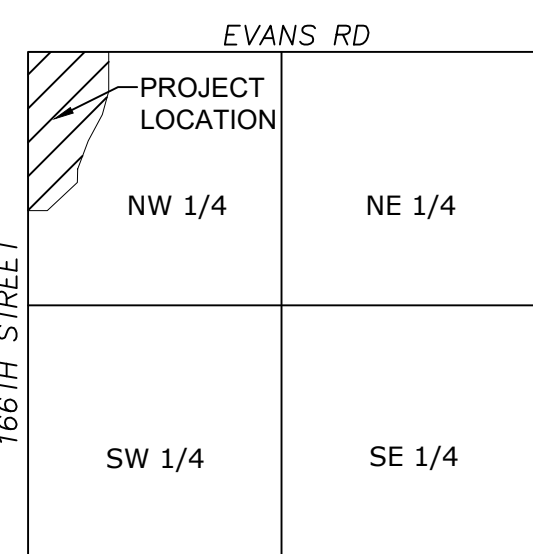
- △ DENOTES FOUND SECTION CORNER AS NOTED
- DENOTES SET 1/2" REBAR ALC KS CLS 363
- DENOTES FOUND PROPERTY CORNER AS NOTED
- B/E BUILDING LINE
- U/E UTILITY EASEMENT
- (M) MEASURED
- (D) DEEDED
- (P) PLATTED
- (C) CALCULATED
- XX NO ACCESS

UTILITY INFORMATION:  
WATER - SUBURBAN WATER - 913-724-1800  
ELECTRIC - EVERGY - 800-383-1183  
PHONE - BASEHOR DISTRICT (AT&T)  
SEPTIC SYSTEM  
PROPANE TANK

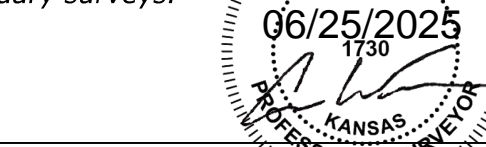
## GENERAL NOTES

- THE BASIS FOR THE BEARING SYSTEM FOR THIS SURVEY IS KANSAS NORTH ZONE U.S. STATE PLANE 1983 / VERTICAL NAVD 88 - BENCHMARK LVCO HCP 311
- ALL DISTANCES SHOWN HEREON ARE IN FEET
- KS ONE-CALL WAS CALLED ON THIS SURVEY - TICKET NO. 24020169
- REFERENCED SURVEY  
JOHNSON FARM FINAL PLAT DOC 2023P00006  
CERTIFICATE OF SURVEY COMPLETED BY HERRING SURVEYING COMPANY LLC 20225018  
B.A.C.K ACRES FINAL PLAT DOC 2023P00001  
-GRAE SUBDIVISION DOC 2007P00009  
-ORCHARD MEADOW DOC 2024P00024  
-GINGER CREEK PHASE 1 BK 13 PAGE 3, NKA 1995P00003  
-TRACT SPLIT SURVEY COMPLETED BY ATLAS LAND CONSULTING DOC 20255014  
5. FLOODPLAIN NOTE: ACCORDING TO "FIRM" MAP COMMUNITY PANEL NUMBERS 2010303276 ON JULY 16TH, 2015, AREA ZONE X "AREA OF MINIMAL FLOOD HAZARD" & ZONE A "WITHOUT BASE FLOOD ELEVATION"
- CLOSURE PRECISION: 1 PART IN 5673458.750
- CURRENT ZONING - R-1(43)
- CURRENT LAND USE - AGRICULTURAL USE - A / PROPOSED USE - RESIDENTIAL
- ACCESSORY BUILDINGS ON LOTS LESS THAN 2.51 ACRES SHALL BE LIMITED TO 2.5% OF THE LOT SQUARE FOOTAGE.
- LOTS ARE SUBJECT TO CURRENT ACCESS POLICY RESOLUTION.
- TITLE REPORT VIA MCAFFREE-SHORT TITLE COMPANY, INC. FILE NO: L24-29689 DATED MARCH 11, 2024 AT 8:00AM.
- ANY BUILDING TO BE CONSTRUCTED IN OR NEAR THE SPECIAL FLOOD HAZARD SHALL PROVIDE AN ELEVATION CERTIFICATE TO BE APPROVED BY LEAVENWORTH COUNTY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT ALONG WITH ANY OTHER APPLICABLE FEDERAL, STATE OR LOCAL PERMIT. LOTS 4, 5, 6 & 7 WILL REQUIRE ELEVATION CERTIFICATES.
- ALL LOTS ABUTTING 166TH STREET AND EVANS ROAD ARE RESTRICTED WITH NO ACCESS TO THESE ROADS.
- MLO'S ARE SET 2' ABOVE THE BFE MAP ELEVATIONS PROVIDED NOVEMBER 17TH, 2024 BY KANSAS DWR, WITH EFFECTIVE DATE OF JULY 16TH, 2015.
- BUILDING SETBACK LINES (B/L) ARE SHOWN ON THIS PLAT IN ACCORDANCE WITH APPLICABLE ZONING REGULATIONS
- THIS SUBDIVISION IS SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&RS) RECORDED IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, IN THE LEAVENWORTH COUNTY REGISTER OF DEEDS.

## VICINITY MAP



This is to certify on this 22ND day of MARCH, 2025 this field survey was completed on the ground by my direct supervision and that said survey meets or exceeds the Kansas Minimum Standards for boundary surveys.



ANDREEA N. WEISHAUB, STATE ENGINEER, NO. 1730, STATE OF KANSAS DATE

JOB NO:25-123S

SCALE

100 50 0 100  
SCALE IN FEET

SEC-TWN-RNG

15-11S-22E

PREPARED FOR

PREPARED BY: AT - ALC

REILLY DEVELOPMENT  
ADDRESS:  
16271 EVANS RD  
BASEHOR, KS 66007

DATE

JUNE 17, 2025

### LEGAL DESCRIPTION PER TITLE COMMITMENT VIA MCAFFREE-SHORT TITLE COMPANY FILE NO. L24-29689 (APPARENT TRACT)

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 11 SOUTH, RANGE 22 EAST, LEAVENWORTH COUNTY, KANSAS, EXCEPT ANY PART TAKEN OR USED FOR STREETS, ROADS AND/OR PUBLIC RIGHTS OF WAY.

### SURVEYORS SUGGESTED DESCRIPTION:

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 11 SOUTH, RANGE 22 EAST OF THE 6TH P.M., IN LEAVENWORTH COUNTY, KANSAS, PREPARED BY ROGER B DILL PLS 1408 DATED MARCH 24, 2025; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 15; THENCE NORTH 88°00'37" EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 835.75 FEET; THENCE SOUTH 01°59'23" EAST, A DISTANCE OF 409.33 FEET; THENCE SOUTH 13°08'22" WEST, A DISTANCE OF 250.61 FEET; THENCE SOUTH 26°13'21" WEST, A DISTANCE OF 309.75 FEET; THENCE SOUTH 18°42'47" WEST, A DISTANCE OF 312.72 FEET; THENCE SOUTH 01°45'50" EAST, A DISTANCE OF 140.45 FEET; THENCE SOUTH 45°09'57" WEST, A DISTANCE OF 428.61 FEET; THENCE SOUTH 88°14'10" WEST, A DISTANCE OF 203.69 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 01°48'40" WEST, ALONG SAID WEST LINE, A DISTANCE OF 1647.85 FEET TO THE POINT OF BEGINNING. CONTAINING 24.63 ACRES MORE OR LESS

### DEDICATION

THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS "TALLGRASS ESTATES NO. 1".

THE STREETS AND ROADS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE, ARE HEREBY SO DEDICATED BY EASEMENT. THE 13 FEET RIGHT OF WAY ALONG 166TH STREET IS VOLUNTARILY DEDICATED WITH THIS PLAT.

THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND DOES HEREBY CERTIFY THAT ALL PRIOR EXISTING EASEMENT RIGHTS ON LAND TO BE DEDICATED FOR THE PUBLIC USE RUNNING TO ANY PERSON, UTILITY, OR CORPORATION HAVE BEEN ABSOLVED EXCEPT THAT SAME PERSON, UTILITY OR CORPORATION SHALL RETAIN WHATEVER RIGHTS THEY WOULD HAVE AS IF LOCATED IN A PUBLIC STREET.

AN EASEMENT OR LICENSE TO ENTER UPON, LOCATE, CONSTRUCT AND MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION, OR MAINTENANCE AND USE OF CONDUITS, WATER, GAS, ELECTRICAL, SEWER PIPES, POLES, WIRES, DRAINAGE FACILITIES, DUCTS AND CABLES, AND SIMILAR UTILITY FACILITIES UPON, OVER, AND UNDER THESE AREAS OUTLINED AND DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT" OR "U/E", IS HEREBY GRANTED TO THE LEAVENWORTH COUNTY, KANSAS, AND OTHER GOVERNMENTAL ENTITIES AS MAY BE AUTHORIZED BY STATE LAW TO USE SUCH EASEMENT FOR SAID PURPOSES.

AN EASEMENT IS HEREBY GRANTED TO LEAVENWORTH COUNTY, KANSAS, AND OTHER GOVERNMENTAL ENTITIES AS MAY BE AUTHORIZED BY STATE LAW, FOR THE PURPOSE OF ESTABLISHING, CONSTRUCTING, AND OPERATING DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO, OPEN CHANNELS, UNDERGROUND STORMWATER PIPES, CULVERTS, DETENTION AND RETENTION BASINS, AND OTHER STORMWATER MANAGEMENT STRUCTURES, UPON, OVER, AND UNDER THOSE AREAS DESIGNATED ON THIS PLAT AS "DRAINAGE EASEMENT" OR "D/E." NO PERMANENT STRUCTURES, LANDSCAPING, OR OTHER OBSTRUCTIONS THAT MAY IMPED THE FLOW OF STORMWATER OR INTERFERE WITH MAINTENANCE ACTIVITIES SHALL BE PLACED WITHIN THE EASEMENT AREA. THE GRANTING OF THIS EASEMENT DOES NOT TRANSFER OWNERSHIP OF THE LAND BUT PROVIDES THE RIGHT OF ACCESS FOR INSPECTION, REPAIR, AND IMPROVEMENT AS NECESSARY TO ENSURE PROPER DRAINAGE AND FLOOD CONTROL. LEAVENWORTH COUNTY, KANSAS IS NOT RESPONSIBLE FOR MAINTENANCE OF ANY "DRAINAGE EASEMENT" OR "D/E" SHOWN ON THIS PLAT.

BUILDING LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT OR CONSTRUCTED BETWEEN THIS LINE AND THE STREET LINE.

TAXES FOR SUBJECT PROPERTY ARE PAID.

IN TESTIMONY WHEREOF, THE UNDERSIGNED PROPRIETOR HAS CAUSED THIS INSTRUMENT TO BE EXECUTED  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

OWNER

MIKE REILLY, REILLY DEVELOPMENT, MANAGING MEMBER

STATE OF KANSAS) JSS  
COUNTY OF LEAVENWORTH)

BE IT REMEMBERED, THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_ BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME **MIKE REILLY, REILLY DEVELOPMENT, MANAGING MEMBER**, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF THE SAME.

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

PRINTED NAME

My Commission Expires: \_\_\_\_\_

Notary Public

This plat of **TALLGRASS ESTATES NO. 1** has been submitted and approved by Leavenworth County Planning Commission, this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

CHAIRMAN - MARCUS MAJURE

SECRETARY - JOHN JACOBSON

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

(SEAL)

CHAIRMAN - MIKE SMITH

ATTEST - COUNTY CLERK - FRAN KEPLER

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

COUNTY ENGINEER

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

REGISTER OF DEEDS, TERRILOIS G. MASHBURN

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

LEAVENWORTH COUNTY SURVEYOR  
DANIEL BAUMCHEN, PS-1363

### TABLE DATUM - NAVD 88

LOTS W/ MIN. LOW OPENINGS (MLO)

LOT	BASE FLOOD ELEV.	M.L.O. (ELEV.)
1	916.5	917.5
2	916.6	917.6
3	917.4	918.4
4	918.5	919.5
5	918.6	919.6
6	920.5	920.5
7	920.0	921.0
8	921.0	922.0

NOTE: MLO'S ARE SET 2' ABOVE THE BFE MAP ELEVATIONS PROVIDED NOVEMBER 17TH, 2024 BY KANSAS DWR, WITH EFFECTIVE DATE OF JULY 16TH, 2015.

This original note on the plans had an error. Please change "2" to "1".

### RIGHT-OF-WAY TABLE

RIGHT-OF-WAY	ACRES	SQUARE FEET
INTERIOR STREETS	2.26 +/-	98531.91 SQFT +/-
EXTERIOR STREETS	2.72 +/-	118654.12 SQFT +/-

Parcel Line and Curve Table			
Line #/Curve #	Length/Arc Length	Bearing	Radius
C1	82.00'	S82°08'14"W	400.00'
C2	29.60'	N00°07'48"E	400.00'
C3	139.53'	N12°14'35"E	400.00'
C4	42.79'	N25°18'04"E	400.00'
C5	58.99'	N25°07'02"E	406.16'
C6	81.30'	N15°08'03"E	400.00'
C7	77.33'	N03°46'24"E	400.00'
C8	112.34'	N05°47'16"W	800.00'
L1	100.02'	N01°59'23"W	-
L2	200.00'	N02°52'21"W	-
L3	100.00'	S88°00'37"W	-
L4	55.81'	N01°59'23"W	-
L5	65.97'	N28°21'57"E	-
L6	38.26'	N28°21'57"E	-
L7	111.74'	N28°21'57"E	-
L8	65.43'	N01°45'53"W	-
L9	36.57'	N01°45'53"W	-
L10	46.43'	N01°45'53"W	-

### NORTH QUARTER SECTION CORNER (153)

- SEC 15-11S-22E  
FOUND 5/8" REBAR NO CAP  
1. 75.92' NORTH TO PK NAIL & WASHER LS-655 IN WEST FACE OF POWER POLE  
2. 155.54' EAST SOUTHEAST TO HEAD OF RAILROAD SPIKE IN WEST FACE OF POWER POLE  
3. 55.17' WEST SOUTHWEST TO 60D NAIL IN NORTH FACE OF POWER POLE  
4. 110.57' WEST NORTHWEST TO PK NAIL & WASHER LS-655 IN SOUTH FACE OF POWER POLE  
5. 2.5' NORTH TO CENTERLINE OF TRAVELWAY EVANS ROAD

### NORTHWEST SECTION CORNER (133)

- SEC 15-11S-22E  
FOUND 5/8" REBAR NO CAP  
1. 75.8' NORTHEAST TO CHAINLINK CORNER POST  
2. 2.0' NORTH OF APPARENT CENTERLINE PAVEMENT  
3. 37.22' SOUTHEAST TO 60D NAIL IN POWER POLE  
4. 81.53' WEST SOUTHWEST TO PK NAIL AND WASHER IN POWER POLE

### WEST QUARTER SECTION CORNER (13L)

- SEC 15-11S-22E  
FOUND 1/2" REBAR CAP UNREADABLE 2.2" DEEP, (SET 1/2" REBAR WITH ALC CAP AT SURFACE)  
1. 85.45' WNW TO PK NAIL IN SOUTH FACE OF POWER POLE  
2. 44.05' SW TO 60D NAIL IN NE FACE OF POWER POLE  
3. 44.40' SW TO PK NAIL AND WASHER IN NORTH FACE OF POWER POLE  
4. 81.53' WEST SOUTHWEST TO PK NAIL AND WASHER IN POWER POLE  
4. 49.70' SSE TO 60D NAIL IN WEST FACE OF POWER POLE



**Leavenworth County  
Request for Board Action  
Case No. DEV-25-060  
Final Plat Papa Ponderosa  
*\*Consent Agenda\****

**Date:** July 23, 2025  
**To:** Board of County Commissioners  
**From:** Planning & Zoning Staff

**Department Head Review:** John Jacobson, Reviewed

**Additional Reviews as needed:**

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

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**Action Request:**

Chairman, I find that the proposed Final Plat as outlined in case DEV-25-060 is compliant with the County Zoning & Subdivision Regulations and move that the proposed Final Plat be conditionally approved and accepted by this Board subject to the conditions set forth in the staff report and as adopted by the Planning Commission.

**Analysis:** The applicant is proposing to divide a 37-acre parcel into nine (9) lots. The Subdivision is classified as a Class C with all lots lying within the Rural Growth Area of Leavenworth County. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision (see condition 3). Lots 1 through 7 will front onto 178th Street, varying in size from 1.25 to 1.9 acres. All lots have over one acre excluding ROW, allowing for enough area to support a private septic system. 178th Street is a high-volume local roadway and due to that Public Works is recommending that all lots along 178th Street have a shared drive to meet spacing requirements. A condition of approval is that those shared drives must be identified on the final plat. Lots 8 & 9 front onto Evans Road. Lot 8 will be 2 acres and Lot 9 will be more than 26 acres. Shared driveways will be utilized to comply with spacing requirements for high-volume roads. Lot 9 also has existing accessory structures that will be removed. A condition of approval has been recommended to reflect that.

**Recommendation:** The Planning Commission voted 6-0 (3 absent) to recommend approval of Case No.DEV-25-060, Final Plat for Papa Ponderosa subject to conditions.

**Alternatives:**

1. Approve Case No. DEV-25-060, Final Plat for Papa Ponderosa, with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-25-060, Final Plat for Papa Ponderosa, with Findings of Fact; or

3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-25-060, Final Plat for Papa Ponderosa, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

**Budgetary Impact:**

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

**Total Amount Requested:** \$0.00

**Additional Attachments:** Staff Report, Plat, Planning Commission Minutes

**LEAVENWORTH COUNTY  
PLANNING COMMISSION  
STAFF REPORT**

**CASE NO:** DEV-25-060 Papa Ponderosa

July 9, 2025

**REQUEST:** *Consent Agenda*

☐ Preliminary Plat      ☒ Final Plat

**STAFF REPRESENTATIVE:**

Amy Allison  
Deputy Director

**SUBJECT PROPERTY:** 00000 Evans Road (formerly 17675 Evans Rd)

**APPLICANT/APPLICANT AGENT:**

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

**PROPERTY OWNER:**

Kooser Family Living Trust  
17559 Evans Rd  
Tonganoxie KS 66086

**CONCURRENT APPLICATIONS:**

NONE

**LAND USE**

**ZONING:** R-1 (43)

**FUTURE LAND USE DESIGNATION:**

Mixed Residential



**LEGAL DESCRIPTION:**

A tract of land in the Northeast Quarter of Section 17, Township 11 South, Range 22 East of the 6th P.M., in Leavenworth County Kansas.

**SUBDIVISION:** N/A

**FLOODPLAIN:** N/A

**STAFF RECOMMENDATION:** APPROVAL

**PROPERTY INFORMATION**

**ACTION OPTIONS:**

1. Recommend approval of Case No. DEV-25-060, Final Plat for Papa Ponderosa, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-25-060, Final Plat for Papa Ponderosa to the Board of County Commission for the following reasons;  
or
3. Continue the hearing to another date, time, and place.

**PARCEL SIZE:** 37.5 ACRES

**PARCEL ID NO:**

184-17-0-00-00-003.00

**BUILDINGS:**

N/A

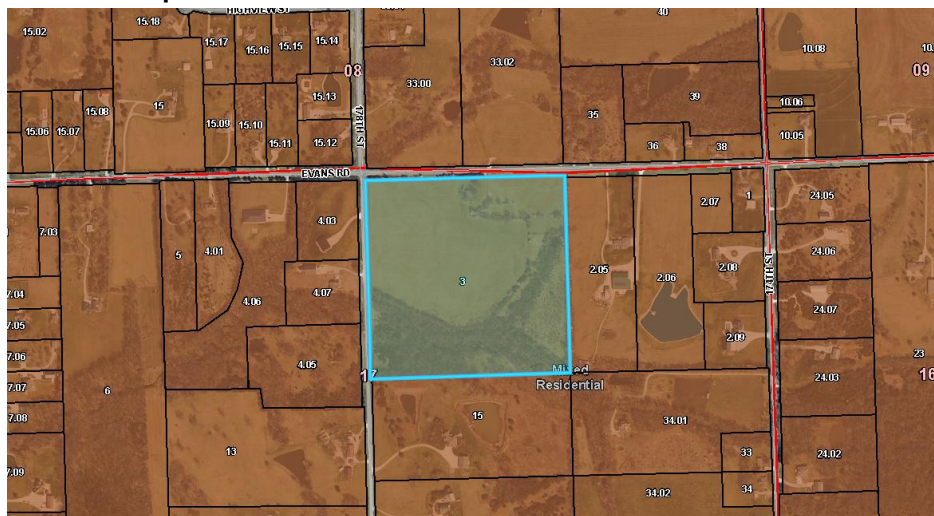
**PROJECT SUMMARY:**

Request for final plat approval to subdivide property located at 00000 Evans Road (184-17-0-00-00-003.00) as Lots 1 through 9 of Papa Ponderosa.

**ACCESS/STREET:**

Evans Rd, Collector, Paved, ± 26' &  
178<sup>th</sup> St – High Volume Local, Paved ± 24'

**Location Map:** FUTURE LAND USE: Mixed Residential



**UTILITIES**

**SEWER:** PRIVATE SEPTIC

**FIRE:** Stranger

**WATER:** Suburban Water

**ELECTRIC:** Everygy

**NOTICE & REVIEW:**

**STAFF REVIEW:**

6/30/2025

**NEWSPAPER NOTIFICATION:**

N/A

**NOTICE TO SURROUNDING  
PROPERTY OWNERS:**

N/A

<b>STANDARDS TO BE CONSIDERED:</b> <i>Type content in each if necessary (delete this afterwards)</i>			
<b>Leavenworth County Zoning and Subdivision Standards: Preliminary Review</b>		<b>Met</b>	<b>Not Met</b>
35-40	<b>Preliminary Plat Content</b>	n/a	
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 divide a 37-acre parcel into nine (9) lots. The Subdivision is classified as a Class C with all lots lying within the Rural Growth Area of Leavenworth County. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision (see condition 3). Lots 1 through 7 will front onto 178<sup>th</sup> Street, varying in size from 1.25 to 1.9 acres. All lots have over one acre excluding ROW, allowing for enough area to support a private septic system. 178<sup>th</sup> Street is a high-volume local roadway and due to that Public Works is recommending that all lots along 178<sup>th</sup> Street have a shared drive to meet spacing requirements. A condition of approval is that those shared drives must be identified on the final plat. Lots 8 & 9 front onto Evans Road. Lot 8 will be 2 acres and Lot 9 will be more than 26 acres. Shared driveways will be utilized to comply with spacing requirements for high-volume roads. Lot 9 also has existing accessory structures that will be removed. A condition of approval has been recommended to reflect that.

#### **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. Accessory Structures located on Lot 9 must be demolished per the plat notation.
6. The developer must comply with the following memorandums:
  - Memo – Planning & Zoning, dated June 23, 2025
  - Memo – Survey, dated June 27, 2025
  - Memo – Travis Miles, Suburban Water, dated May 9, 2025
  - Memo - Emergency Management, dated May 22, 2025

#### **ATTACHMENTS:**

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



Amy ~~Seed~~  
water

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

<b>Office Use Only</b>	
Township: _____	Planning Commission Meeting Date: _____
Case No. _____	Date Received/Paid: <u>APR 30 2025</u>
Zoning District _____	Comprehensive Plan Land Use Designation: _____

APPLICANT/ <b>AGENT</b> INFORMATION	OWNER INFORMATION
NAME: <u>Herring Surveying Company</u>	NAME: <u>Kooser Family Living Trust</u>
MAILING ADDRESS: <u>315 North 5th Street</u>	MAILING ADDRESS: <u>17559 Evans Road</u>
CITY/ST/ZIP: <u>Leavenworth, KS 66048</u>	CITY/ST/ZIP: <u>Tonganoxie, KS 66086</u>
PHONE: <u>913-651-3858</u>	PHONE: <u>N/A</u>
EMAIL: <u>herringsurveying@outlook.com</u>	EMAIL: <u>N/A</u>

**GENERAL INFORMATION**

Proposed Subdivision Name: PAPA PONDEROSA

Address of Property: 00000 EVANS ROAD

PID: 184-17-0-00-00-003 Urban Growth Management Area: N/A

SUBDIVISION INFORMATION		
Gross Acreage: <u>38.4 AC</u>	Number of Lots: <u>9</u>	Minimum Lot Size: <u>1.25 AC</u>
Maximum Lot Size: <u>28 Ac</u>	Proposed Zoning: <u>R1-43</u>	Density: <u>N/A</u>
Open Space Acreage: <u>N/A</u>	Water District: <u>Suburban</u>	Proposed Sewage: <u>Septic</u>
Fire District: <u>Stranger</u>	Electric Provider: <u>Evergry</u>	Natural Gas Provider: <u>Propane</u>
Covenants: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Road Classification: <u>Local - <b>Collector</b> - Arterial - State - Federal</u>	
	Cross-Access Easement Requested: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
List of all Requested Exceptions: <i>Exceptions may be granted per Article 56 or as otherwise stated in the Zoning &amp; Subdivision Regulations.</i>	1. _____	
	2. _____	
	3. _____	
	4. _____	
	5. _____	

Is any part of the site designated as Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No if yes, what is the panel number: _____	
I, the undersigned, am the owner, <b>duly authorized agent</b> , 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: <u>Joe Herring - digitally signed 4/29/2025</u>	Date: <u>4/29/2025</u>

**ATTACHMENT A**



AFFIDAVIT

Authorization of Contractors or Individuals to Act as Agents of a Landowner  
COUNTY OF LEAVENWORTH  
STATE OF KANSAS

We/I Rick Kooser and Peggy Kooser

Being dully sworn, dispose and say that we/I are the owner(s) of said property located at -  
3 parcels: 207th St Easton, KS + 00000 Easton Rd, Easton and that we authorize the  
following people or firms to act in our interest with the Leavenworth County Planning  
and Zoning Department for a period of one calendar year. Additionally, all statements  
herein contained in the information herewith submitted are in all respects true and correct  
to the best of our knowledge and belief.

Authorized Agents (full name, address & telephone number)

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

2)  
Signed and entered this 18<sup>th</sup> day of September 20 24

Rick Kooser, Peggy Kooser 17559 Evans Rd.  
Print Name, Address, Telephone Longanoxie, KS

Rick Kooser Peggy Kooser  
Signature 66086

STATE OF KANSAS )  
 ) SS  
COUNTY OF LEAVENWORTH )

Be it remember that on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_, before me, a notary public in and  
for said County and State came \_\_\_\_\_ to me  
personally known to be the same persons who executed the forgoing instrument of writing, and  
duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand  
and affixed my notary seal the day and year above written.

NOTARY PUBLIC \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

(seal)



## Allison, Amy

---

**From:** Joe Herring <herringsurveying@outlook.com>  
**Sent:** Friday, May 9, 2025 3:28 PM  
**To:** Allison, Amy; PZ  
**Subject:** Fw: Affidavits

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

Thank you - Joe Herring

---

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

---

**From:** Peggy Kooser <kooser.peggy@gmail.com>  
**Sent:** Thursday, September 26, 2024 8:14 AM  
**To:** Joe Herring <herringsurveying@outlook.com>  
**Subject:** Affidavits

## Allison, Amy

---

**From:** Joe Herring <herringsurveying@outlook.com>  
**Sent:** Thursday, March 13, 2025 6:15 PM  
**To:** Johnson, Melissa  
**Subject:** Fw: Papa Ponderosa - Kooser Property. Fire

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

Sent via the Samsung Galaxy S22 5G, an AT&T 5G smartphone  
Get [Outlook for Android](#)

---

**From:** Mark B <stfdchief1760@gmail.com>  
**Sent:** Thursday, March 13, 2025 6:12:47 PM  
**To:** Joe Herring <herringsurveying@outlook.com>  
**Cc:** DesignGroupShawnee@evergy.com <DesignGroupShawnee@evergy.com>; Boone Heston <Boone.Heston@evergy.com>; Travis Miles <Travis@suburbanwaterinc.com>; trish@suburbanwaterinc.com <trish@suburbanwaterinc.com>  
**Subject:** Re: Papa Ponderosa - Kooser Property

Stranger Township Fire Department has no issues with this property.

Let me know if you have any questions.

Mark Billquist  
Stranger Township Fire Chief  
913-369-0510

On Thu, Mar 13, 2025 at 4:09 PM Joe Herring <[herringsurveying@outlook.com](mailto:herringsurveying@outlook.com)> wrote:

I believe all may have reviewed this property for a rezone. Kooser Family Trust on Evans Road.  
If you could submit the standard service letter to the me and the county for this project I would appreciate it.

Thank you - Joe Herring

---

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

--



**Mark Billquist**

Stranger Township Fire Chief

10-33 Foundation National Treasurer

[913-369-0510](tel:913-369-0510) mobile

[stfdchief1760@gmail.com](mailto:stfdchief1760@gmail.com)

***Step up and become the first line of defense as a mental health resource by asking four simple words, "How are you doing?"***

## Allison, Amy

---

**From:** Matt Roecker <Matt.Roecker@evergy.com>  
**Sent:** Thursday, March 27, 2025 2:29 PM  
**To:** Johnson, Melissa  
**Subject:** RE: [EXTERNAL]Papa Ponderosa Utility purveyance letter

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

Internal Use Only

Melissa,

Evergy has no issues with this plat.

Thanks

**Matt Roecker**

Evergy

TD Designer IV

[matt.roecker@evergy.com](mailto:matt.roecker@evergy.com)

913-667-5116

---

**From:** Johnson, Melissa <MJohnson@leavenworthcounty.gov>  
**Sent:** Thursday, March 27, 2025 1:44 PM  
**To:** 'trish@suburbanwaterinc.com' <trish@suburbanwaterinc.com>; 'travis@suburbanwaterInc.com' <travis@suburbanwaterInc.com>; Design Group Shawnee <DesignGroupShawnee@evergy.com>  
**Cc:** 'Joe Herring' <herringsurveying@outlook.com>; PZ <PZ@leavenworthcounty.gov>  
**Subject:** [EXTERNAL]Papa Ponderosa Utility purveyance letter

**This Message Is From an External Sender**

This message came from outside your organization.

[Report Suspicious](#)

We have received an application for the above listed preliminary plat. Can you please send a response for what ever comment you would like to submit?

If you have any questions, please let me know.

Thank you,

Melissa Johnson

Planner I

Leavenworth County

Planning & Zoning Department

Leavenworth County Courthouse

300 Walnut St, Suite 212

Leavenworth County, Kansas 66048



May 9, 2025

Leavenworth County  
Planning and Zoning  
Leavenworth KS 66048

To Whom It May Concern:

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

If you have questions, please contact me at 913-724-1800.

Sincerely,

*Travis J Miles*

Travis J Miles  
President

# PAPA PONDEROSA

A Subdivision in the Northeast Quarter of Section 17, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

## FINAL PLAT

PREPARED FOR:  
Kooser Family Living Trust  
17559 Evans Road  
Tonawake, KS 66086  
PID NO. 184-17-0-00-00-003

RECORD DESCRIPTION:  
Tract of land in the Northeast Quarter of Section 17, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on January 15, 2025, and more fully described as follows: Beginning at the Northwest corner of said Northeast Quarter; thence North 88 degrees 33'11" East for a distance of 608.53 feet along the North line of said Northeast Quarter; thence South 01 degrees 26'49" East for a distance of 315.00 feet; thence North 88 degrees 33'11" East for a distance of 175.00 feet; thence North 01 degrees 26'49" West for a distance of 315.00 feet to said North line; thence North 88 degrees 33'11" East for a distance of 527.31 feet along said North line to the West line of SMITH'S PONDEROSA REPLAT; thence South 01 degrees 43'14" East for a distance of 1320.94 feet along said West line; thence South 88 degrees 35'39" West for a distance of 1310.08 feet to the West line of said Northeast Quarter; thence North 01 degrees 45'13" West for a distance of 1320.00 feet along said West line to the point of beginning. Together with and subject to covenants, easements, and restrictions of record. Said property contains 38.46 acres, more or less, including road right of way. Error of Closure: 1 - 1166566

CERTIFICATION AND DEDICATION  
The undersigned proprietors state that all taxes of the above described tract of land have been paid and that they have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be known as: PAPA PONDEROSA

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

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

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

IN TESTIMONY WHEREOF,  
We, the undersigned owners of PAPA PONDEROSA, have set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Peggy A. Kooser, Trustee  
Kooser Family Living Trust

NOTARY CERTIFICATE:  
Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 2025, before me, a notary public in and for said County and State came Peggy A. Kooser, Trustee to the Kooser Family Living Trust, to me personally known to be the same persons who executed the foregoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC:  
My Commission Expires: \_\_\_\_\_ (seal)

APPROVALS  
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of PAPA PONDEROSA this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Secretary  
John Jacobson

Chairman  
Marcus Majure

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 PAPA PONDEROSA this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Chairman  
Mike Smith

County Clerk  
Attest: Fran Keppler

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

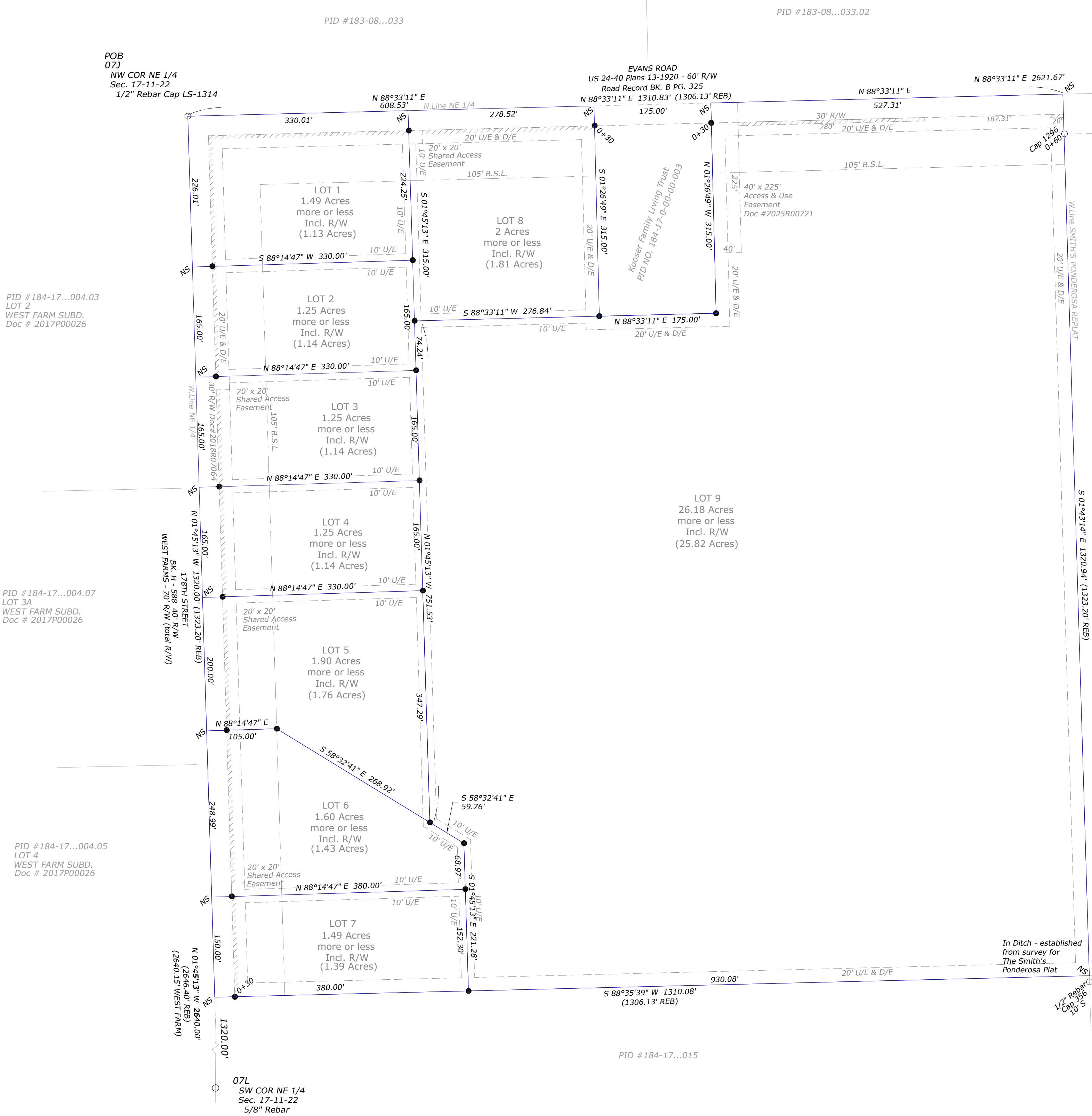
Register of Deeds - TerriLois G. Mashburn

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

Daniel Baumenchen, PS#1363  
County Surveyor

### RESTRICTIONS:

- 1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
- 2) An Engineered Waste Disposal System may be required due to poor soil conditions.
- 3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
- 4) Lots are subject to the current Access Management Policy
- 5) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
- 6) Lots 1 & 8, 2 & 3, 4 & 5, 6 & 7, have a shared access, all maintenance and expense to be equally shared between owners.
- 7) No off-plat restrictions.

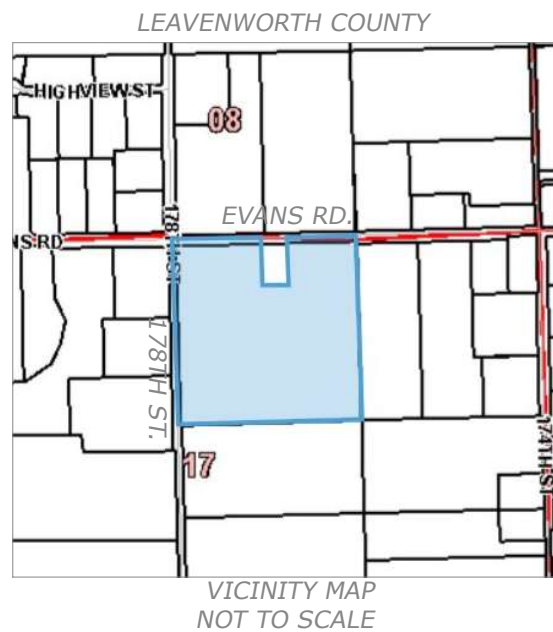


PID #184-17...002.05  
LOT 1A  
THE SMITH'S PONDEROSA REPLAT  
Doc # 2016P00021

ZONING:  
R1 (43) - Resolution 2024-27

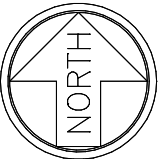
- NOTES:
- 1) This survey does not show ownership.
  - 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
  - 3) All recorded and measured distances are the same, unless otherwise noted.
  - 4) Error of Closure - See Descriptions
  - 5) Basis of Bearing - KS SPC North Zone 1501
  - 6) Monument Origin Unknown, unless otherwise noted.
  - 7) Existing and Proposed Lots for Agriculture and Residential Use.
  - 8) Road Record - See Survey
  - 9) Benchmark - NAVD88
  - 10) Project Benchmark (BM) - NW Cor NE 1/4 Sec. 17 - 1/2" Rebar - Elev - 886'
  - 11) Easements, if any, are created hereon or listed in referenced title commitment.
  - 12) Reference Recorded Deed Doc # 2024R07391
  - 13) Utility Companies -
    - Water - Suburban
    - Electric - Evergy
    - Sewer - Septic / Lagoon
    - Gas - Propane / Natural Gas
  - 14) Reference Security 1st Title File No. 3096145 dated 10-22-2024
  - 15) Easement to KCR&L in Book 361 Page 471 lies within existing and platted right of ways.
  - 16) Easement Book 400 Page 330, Book 461 Page 171, lies within existing and platted right of way.
  - 17) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0350G dated July 16, 2015
  - 18) Building Setback Lines as shown hereon or noted below
    - All side yard setbacks - 10' (Accessory - 10')
    - All rear yard setbacks - 30' (Accessory - 15')
  - 19) Existing Structures, if any, shown in approximate location.
  - 20) Fence Lines do not necessarily denote the boundary line for the property.
  - 21) Reference Surveys:
    - THE SMITH'S PONDEROSA - Doc #2015P00018 - See recorded plat for Quarter Section Breakdown and and location of Southeast corner of surveyed property
    - THE SMITH'S PONDEROSA REPLAT - Doc #2016P00021
    - (REB) - R.E.Bacon Survey Bk. 5-8 Pg. 62 - NKA 1967S062
    - WEST FARM SUBDIVISION Doc #2017P00026
    - (JAH) - J.A.Herring Survey Doc #2025S008

LEGEND:  
● - 1/2" Bar Set with Cap No.1296  
○ - 1/2" Bar Found, unless otherwise noted.  
( ) - Record / Deeded Distance  
U/E - Utility Easement  
D/E - Drainage Easement  
B.S.L. - Building Setback Line  
R/W - Permanent Dedicated Roadway Easement  
C - Centerline  
S - Section Line  
BM - Benchmark  
POB - Point of Beginning  
POC - Point of Commencing  
///// - No Vehicle Entrance Access  
NS - Not Set this survey per agreement with client



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

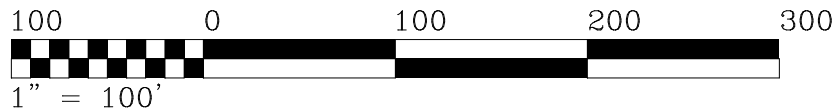
Joseph A. Herring  
PS # 1296



Scale 1" = 100'

Job #K-24-1838  
April 29, 2025 Rev. 6/21/25

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





# MEMO

**To:** Amy Allison  
**From:** Chuck Magaha  
**Subject:** Papa Ponderosa Subdivision  
**Date:** May 22, 2025

Amy, I have reviewed the final plat of the Papa Ponderosa Subdivision presented by Kooser Family Trust. The subdivision meets the requirements for fire hydrants and supported with a 6" water line as stated in the subdivision guidelines. The area, in which the subdivision is proposed, a fire hydrant should be placed at 1000 feet to the east of 178<sup>th</sup> Street and Evans Road to Lot 9, then 1000 feet to the south on 178<sup>th</sup> Street to Lot 7 from the intersection of 178<sup>th</sup> Street and Evans Road. There is an existing fire hydrant at 178<sup>th</sup> Street and Evans road. These fire hydrants should provide this subdivision.

I have no further recommendation for this subdivision.

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

## Allison, Amy

---

**From:** Anderson, Kyle  
**Sent:** Tuesday, May 27, 2025 10:00 AM  
**To:** Allison, Amy  
**Subject:** RE: RE: DEV-25-060 Final Plat - Papa Ponderosa

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:** Wednesday, May 21, 2025 4:20 PM  
**To:** Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Dedeke, Andrew <adedeke@lvsheriff.org>; Brown, Misty <MBrown@leavenworthcounty.gov>; Khalil, Jon <jkhalil@leavenworthcounty.gov>; San, Soma <SSan@leavenworthcounty.gov>  
**Cc:** PZ <PZ@leavenworthcounty.gov>  
**Subject:** RE: DEV-25-060 Final Plat - Papa Ponderosa

Good Afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for 9-lot subdivision for the property located 17675 Evans Rd.

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 June 4, 2025.

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

Thank you,

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

**Disclaimer**

**06-18-25**  
**PW Combined No**  
**Comments**

Papa Ponderosa  
Leavenworth County Kansas

Drainage Report

March 12, 2025

Revised June 9, 2025





# PAPA PONDEROSA

A Subdivision in the Northeast Quarter of Section 17, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

## FINAL PLAT

PREPARED FOR:  
Kooser Family Living Trust  
17559 Evans Road  
Tonawake, KS 66086  
PID NO. 184-17-0-00-00-003

RECORD DESCRIPTION:  
Tract of land in the Northeast Quarter of Section 17, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on January 15, 2025, and more fully described as follows: Beginning at the Northwest corner of said Northeast Quarter; thence North 88 degrees 33'11" East for a distance of 608.53 feet along the North line of said Northeast Quarter; thence South 01 degrees 26'49" East for a distance of 315.00 feet; thence North 88 degrees 33'11" East for a distance of 175.00 feet; thence North 01 degrees 26'49" West for a distance of 315.00 feet to said North line; thence North 88 degrees 33'11" East for a distance of 527.31 feet along said North line to the West line of SMITH'S PONDEROSA REPLAT; thence South 01 degrees 43'14" East for a distance of 1320.94 feet along said West line; thence South 88 degrees 35'39" West for a distance of 1310.08 feet to the West line of said Northeast Quarter; thence North 01 degrees 45'13" West for a distance of 1320.00 feet along said West line to the point of beginning. Together with and subject to covenants, easements, and restrictions of record. Said property contains 38.46 acres, more or less, including road right of way. Error of Closure: 1 - 1166566

CERTIFICATION AND DEDICATION  
The undersigned proprietors state that all taxes of the above described tract of land have been paid and that they have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be known as: PAPA PONDEROSA

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

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

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

IN TESTIMONY WHEREOF,  
We, the undersigned owners of PAPA PONDEROSA, have set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Peggy A. Kooser, Trustee  
Kooser Family Living Trust

NOTARY CERTIFICATE:  
Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 2025, before me, a notary public in and for said County and State came Peggy A. Kooser, Trustee to the Kooser Family Living Trust, to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC:  
My Commission Expires: \_\_\_\_\_ (seal)

APPROVALS  
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of PAPA PONDEROSA this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Secretary  
John Jacobson

Chairman  
Marcus Majure

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 PAPA PONDEROSA this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Chairman  
Mike Smith

County Clerk  
Attest: Fran Keppler

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

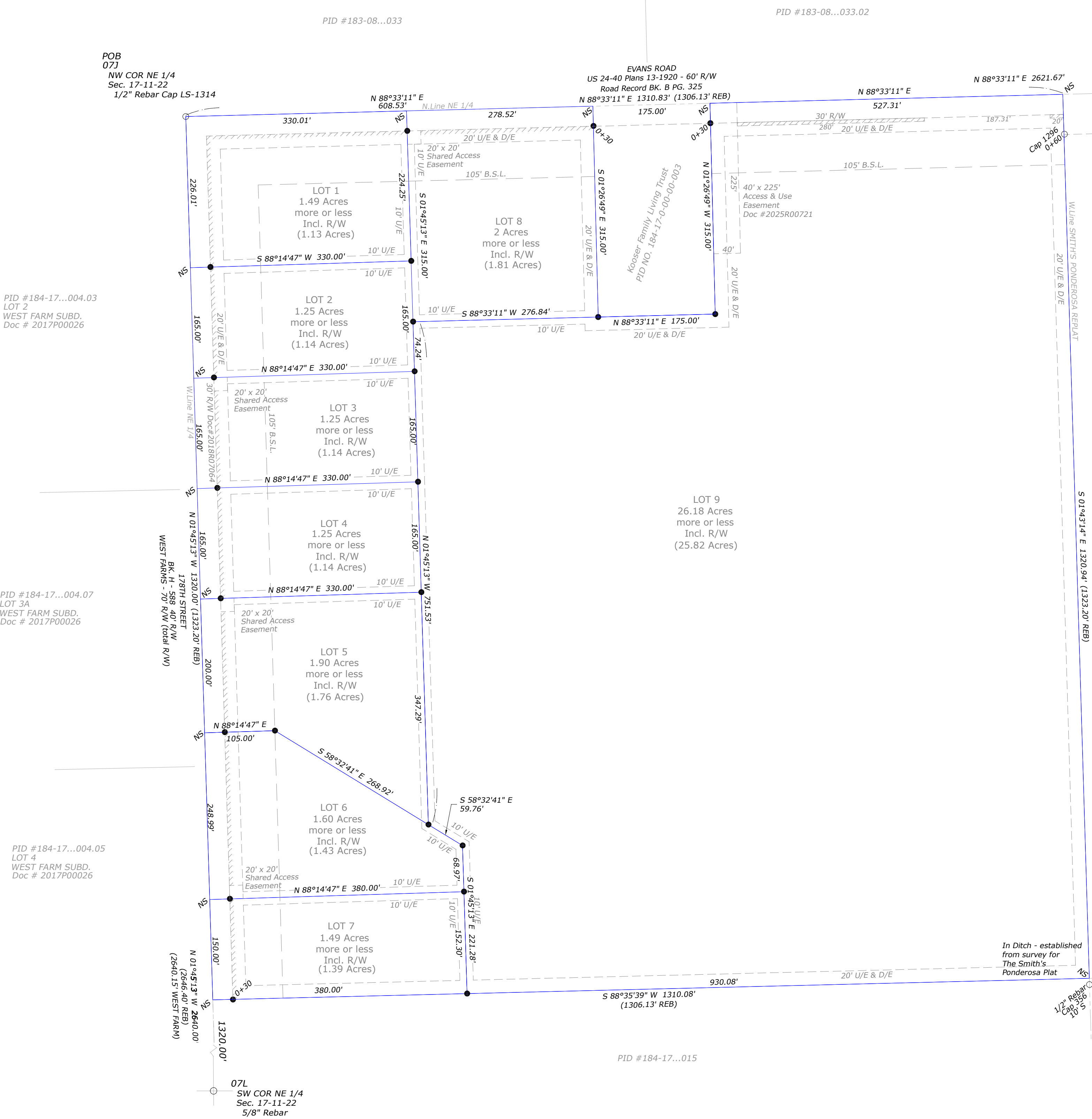
Register of Deeds - TerriLois G. Mashburn

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

Daniel Baumenchen, PS#1363  
County Surveyor

### RESTRICTIONS:

- 1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
- 2) An Engineered Waste Disposal System may be required due to poor soil conditions.
- 3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
- 4) Lots are subject to the current Access Management Policy
- 5) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
- 6) Lots 1 & 8, 2 & 3, 4 & 5, 6 & 7, have a shared access, all maintenance and expense to be equally shared between owners.
- 7) No off-plat restrictions.



PID #184-17...002.05  
LOT 1A  
THE SMITH'S PONDEROSA REPLAT  
Doc # 2016P00021

ZONING:  
R1 (43) - Resolution 2024-27

- NOTES:
- 1) This survey does not show ownership.
  - 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
  - 3) All recorded and measured distances are the same, unless otherwise noted.
  - 4) Error of Closure - See Descriptions
  - 5) Basis of Bearing - KS SPC North Zone 1501
  - 6) Monument Origin Unknown, unless otherwise noted.
  - 7) Existing and Proposed Lots for Agriculture and Residential Use.
  - 8) Road Record - See Survey
  - 9) Benchmark - NAVD88
  - 10) Project Benchmark (BM) - NW Cor NE 1/4 Sec. 17 - 1/2" Rebar - Elev - 886'
  - 11) Easements, if any, are created hereon or listed in referenced title commitment.
  - 12) Reference Recorded Deed Doc # 2024R07391
  - 13) Utility Companies -
    - Water - Suburban
    - Electric - Evergy
    - Sewer - Septic / Lagoon
    - Gas - Propane / Natural Gas
  - 14) Reference Security 1st Title File No. 3096145 dated 10-22-2024
  - 15) Easement to KCR&L in Book 361 Page 471 lies within existing and platted right of ways.
  - 16) Easement Book 400 Page 330, Book 461 Page 171, lies within existing and platted right of way.
  - 17) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0350G dated July 16, 2015
  - 18) Building Setback Lines as shown hereon or noted below
    - All side yard setbacks - 10' (Accessory - 10')
    - All rear yard setbacks - 30' (Accessory - 15')
  - 19) Existing Structures, if any, shown in approximate location.
  - 20) Fence Lines do not necessarily denote the boundary line for the property.
  - 21) Reference Surveys:
    - THE SMITH'S PONDEROSA - Doc #2015P00018 - See recorded plat for Quarter Section Breakdown and and location of Southeast corner of surveyed property
    - THE SMITH'S PONDEROSA REPLAT - Doc #2016P00021
    - (REB) - R.E.Bacon Survey Bk. 5-8 Pg. 62 - NKA 19675062
    - WEST FARM SUBDIVISION Doc #2017P00026
    - (JAH) - J.A.Herring Survey Doc #2025S008

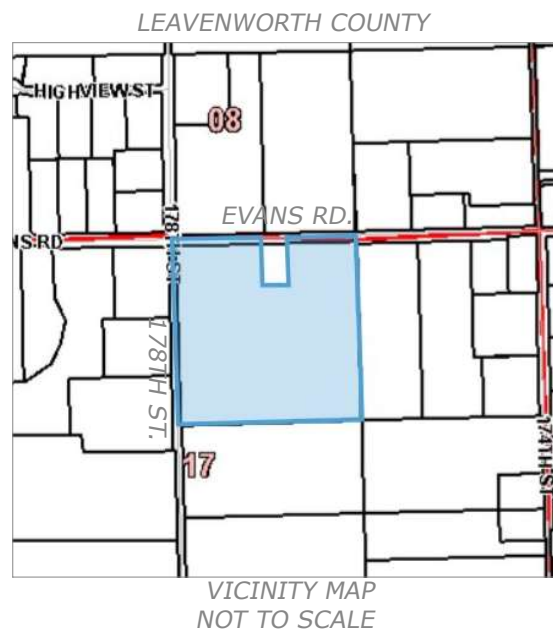
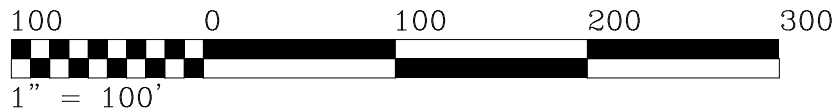
LEGEND:  
● - 1/2" Bar Set with Cap No.1296  
○ - 1/2" Bar Found, unless otherwise noted.  
( ) - Record / Deeded Distance  
U/E - Utility Easement  
D/E - Drainage Easement  
B.S.L. - Building Setback Line  
R/W - Permanent Dedicated Roadway Easement  
C - Centerline  
S - Section Line  
BM - Benchmark  
POB - Point of Beginning  
POC - Point of Commencing  
///// - No Vehicle Entrance Access  
NS - Not Set this survey per agreement with client

Update once title has been renewed



Scale 1" = 100'

Job #K-24-1838  
April 29, 2025 Rev. 6/21/25



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

Joseph A. Herring  
PS # 1296



*A Subdivision in the Northeast Quarter of Section 17, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.*

PREPARED FOR:  
Kooser Family Living Trust  
17559 Evans Road  
Tongnaxie, KS 66086  
PID NO. 184-17-0-00-00-003

RECORD DESCRIPTION:  
Tract of land in the Northeast Quarter of Section 17, Township 31N, Range 22 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on January 15, 2025, and recorded in the Public Records of Leavenworth County, Kansas, as follows:  
thence North 88 degrees 33'11" East for a distance of 608.53 feet along the North line of said Northeast Quarter; thence South 01 degrees 26'49" East for a distance of 315.00 feet; thence North 88 degrees 33'11" East for a distance of 175.00 feet; thence North 01 degrees 26'49" West for a distance of 315.00 feet; thence North line; thence North 88 degrees 33'11" East for a distance of 315.00 feet; thence North line to the West line of said PONDERSOFT SE1/4; thence South 01 degrees 43'14" East for a distance of 1320.94 feet along said West line; thence South 88 degrees 35'39" West for a distance of 1310.08 feet to the West line of said Northeast Quarter; thence North 01 degrees 45'13" West for a distance of 1320.00 feet along said West line to the point of beginning. To be subject to covenants, easements, and restrictions of record.  
Said property contains 38.46 acres, more or less, including road right of way.  
Error of Closure: 1 - 116.66 feet

The undersigned proprietors state that all taxes of the above described tract of land have been paid and that they have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be known as: PAPA PONDEROSA

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

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

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

IN TESTIMONY WHEREOF,  
We, the undersigned owners of PAPA PONDEROSA, have set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

*Peggy A. Kooser, Trustee  
Kooser Family Living Trust*

**NOTARY CERTIFICATE:**  
Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 2025, before me, a notary public in and for said County and State of \_\_\_\_\_, I saw Peggy A. Kooser, Trustee to the Kooser Family Living Trust, to me personally known to be the same persons who executed the foregoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC \_\_\_\_\_

My Commission Expires: \_\_\_\_\_ (seal)

**APPROVALS**  
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of PAPA PONDEROSA this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

<hr/> <i>Secretary</i> <i>John Jacobson</i>	<hr/> <i>Chairman</i> <i>Marcus Majure</i>
--	---

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

County Engineer - Mitch Pleak

COUNTY COMMISSIONER APPROVAL:  
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of PAPA PONDEROSA  
this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Chairman  
Mike Smith

County Clerk  
Attest: Fran Keppler

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

Register of Deeds - TerriLois G. Mashburn

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

Daniel Baumchen, PS#1363  
County Surveyor

**5-25  
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mment**

PID #184-17...002.05  
LOT 1A  
THE SMITH'S PONDEROSA REPLAT  
Doc # 2016P00021

**ZONING:**  
R1 (43) - Resolution 2024-27

NOTES:

- 1) This survey does not show ownership.
- 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
- 3) All recorded and measured distances are the same, unless otherwise noted.
- 4) Error of Closure - See Descriptions
- 5) Basis of Bearing - KS SPC North Zone 151
- 6) Monument Origin Unknown, unless otherwise noted.
- 7) Existing and Proposed Lots for Agriculture and Residential Use.
- 8) Road Record - See Survey
- 9) Benchmark - NAVD88  
Project Benchmark (BM) - NW Cor NE 1/4 Sec 17 - 1/2" Rebar - Elev - 886'
- 10) Easements, if any, are created hereon or listed in referenced title commitment.
- 11) Reference Recorded Deed Doc # 2024R07391
- 12) Utility Companies -
  - Water - Suburban
  - Electric - Evergy
  - Sewer - Septic / Natural Gas
  - Gas - Propane / Lagoon Gas
- 13) Reference Security 1st Title File No. 30961415 dated 10-22-2024
  - Easement to KCPRI for Section 361, Page 471 lies within existing and platted right of ways.
  - Easement Book 400 Page 330, Book 461 Page 171, lies within existing and platted right of ways.
- 14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0350G dated July 16, 2015
- 15) Building Setback Lines as shown hereon or noted below
  - All side yard setbacks - 10' (Accessory - 10')
  - All rear yard setbacks - 30' (Accessory - 15')
- 16) Existing Structures, if any, shown in approximate location.
- 17) Fence Lines do not necessarily denote the boundary line for the property.
- 18) Reference Surveys:
  - THE SMITH'S PONDEROSA - Doc # 2015P00018 - See recorded plat for Quarter Section Breakdown and location of Southeast corner of surveyed property
  - THE SMITH'S PONDEROSA REPLAT: Doc # 2016P00021 (REB) - R.E.Bacon Survey Bk. S-8 Pg. 62 - NKA 1967S062
  - WEST FARM SUBDIVISION Doc # 2017P00026 (JAH) - J.A.Herring Survey Doc #2025S008

**LEGEND:**  
 ● - 1/2" Bar Set with Cap No.1296  
 ○ - 1/2" Bar Found, unless otherwise noted.  
 ( ) - Record / Deeded Distance  
 U/E - Utility Easement  
 D/E - Drainage Easement  
 B.S.L. - Building Setback Line  
 R/W - Permanent Dedicated Roadway Easement  
 C - Centerline  
 S - Section Line  
 BM - Benchmark  
 POB - Point of Beginning  
 POC - Point of Commencing  
 /// - No Vehicle Entrance Access  
 NS - Not Set this survey per agreement with client

LEAVENWORTH COUNTY

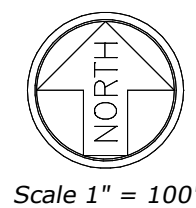
76TH ST.

EVANS RD.

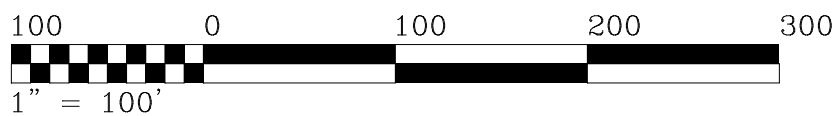
VICINITY MAP  
NOT TO SCALE

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

Joseph A. Herring  
PS # 1296



Job #K-24-1838  
April 29, 2025 Rev. 6/21/25





# PAPA PONDEROSA

A Subdivision in the Northeast Quarter of Section 17, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

## FINAL PLAT

PREPARED FOR:  
Kooser Family Living Trust  
17559 Evans Road  
Tonawake, KS 66086  
PID NO. 184-17-0-00-00-003

RECORD DESCRIPTION:  
Tract of land in the Northeast Quarter of Section 17, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on January 15, 2025, and more fully described as follows: Beginning at the Northwest corner of said Northeast Quarter; thence North 88 degrees 33'11" East for a distance of 608.53 feet along the North line of said Northeast Quarter; thence South 01 degrees 26'49" East for a distance of 315.00 feet; thence North 88 degrees 33'11" East for a distance of 175.00 feet; thence North 01 degrees 26'49" West for a distance of 315.00 feet to said North line; thence North 88 degrees 33'11" East for a distance of 527.31 feet along said North line to the West line of SMITH'S PONDEROSA REPLAT; thence South 01 degrees 43'14" East for a distance of 1320.94 feet along said West line; thence South 88 degrees 35'39" West for a distance of 1310.08 feet to the West line of said Northeast Quarter; thence North 01 degrees 45'13" West for a distance of 1320.00 feet along said West line to the point of beginning. Together with and subject to covenants, easements, and restrictions of record. Said property contains 38.46 acres, more or less, including road right of way. Error of Closure: 1 - 1166566

CERTIFICATION AND DEDICATION  
The undersigned proprietors state that all taxes of the above described tract of land have been paid and that they have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be known as: PAPA PONDEROSA

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

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

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

IN TESTIMONY WHEREOF,  
We, the undersigned owners of PAPA PONDEROSA, have set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Peggy A. Kooser, Trustee  
Kooser Family Living Trust

NOTARY CERTIFICATE:  
Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 2025, before me, a notary public in and for said County and State came Peggy A. Kooser, Trustee to the Kooser Family Living Trust, to me personally known to be the same persons who executed the foregoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC:  
My Commission Expires: \_\_\_\_\_ (seal)

APPROVALS  
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of PAPA PONDEROSA this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Secretary  
John Jacobson

Chairman  
Marcus Majure

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 PAPA PONDEROSA this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Chairman  
Mike Smith

County Clerk  
Attest: Fran Keppler

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

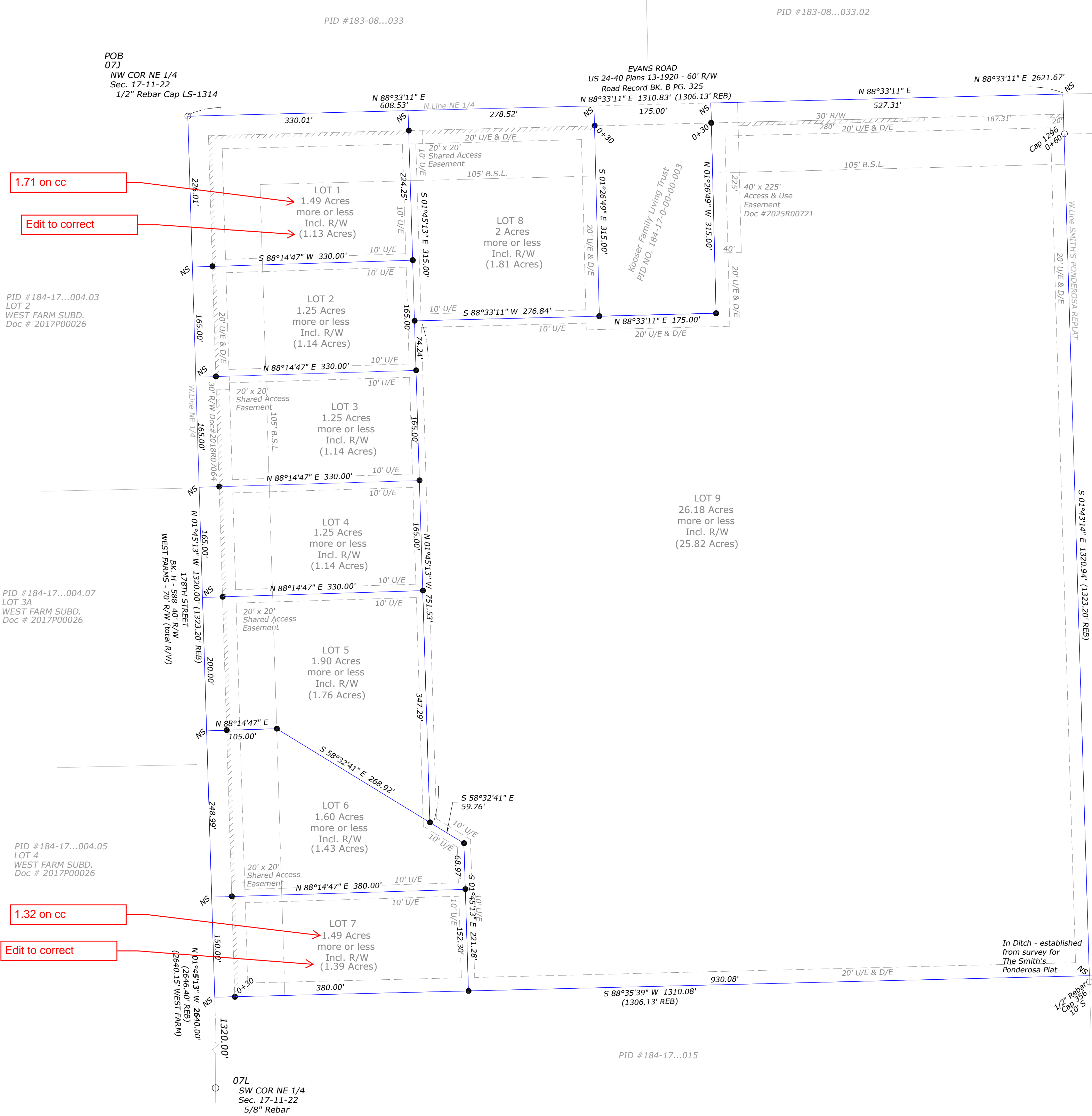
Register of Deeds - TerriLois G. Mashburn

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

Daniel Baumbach, PS#1363  
County Surveyor

### RESTRICTIONS:

- 1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
- 2) An Engineered Waste Disposal System may be required due to poor soil conditions.
- 3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
- 4) Lots are subject to the current Access Management Policy
- 5) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
- 6) Lots 1 & 8, 2 & 3, 4 & 5, 6 & 7, have a shared access, all maintenance and expense to be equally shared between owners.
- 7) No off-plat restrictions.

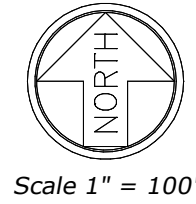


PID #184-17...002.05  
LOT 1A  
THE SMITH'S PONDEROSA REPLAT  
Doc # 2016P00021

ZONING:  
R1 (43) - Resolution 2024-27

- NOTES:
- 1) This survey does not show ownership.
  - 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
  - 3) All recorded and measured distances are the same, unless otherwise noted.
  - 4) Error of Closure - See Descriptions
  - 5) Basis of Bearing - KS SPC North Zone 1501
  - 6) Monument Origin Unknown, unless otherwise noted.
  - 7) Existing and Proposed Lots for Agriculture and Residential Use.
  - 8) Road Record - See Survey
  - 9) Benchmark - NAVD88
  - 10) Project Benchmark (BM) - NW Cor NE 1/4 Sec. 17 - 1/2" Rebar - Elev - 886'
  - 11) Easements, if any, are created hereon or listed in referenced title commitment.
  - 12) Reference Recorded Deed Doc # 2024R07391
  - 13) Utility Companies -
    - Water - Suburban
    - Electric - Evergy
    - Sewer - Septic / Lagoon
    - Gas - Propane / Natural Gas
  - 14) Reference Security 1st Title File No. 3096145 dated 10-22-2024
  - 15) Easement to KCR&L in Book 361 Page 471 lies within existing and platted right of ways.
  - 16) Easement Book 400 Page 330, Book 461 Page 171, lies within existing and platted right of way.
  - 17) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0350G dated July 16, 2015
  - 18) Building Setback Lines as shown hereon or noted below
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  - 21) Reference Surveys:
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    - THE SMITH'S PONDEROSA REPLAT - Doc #2016P00021
    - (REB) - R.E.Bacon Survey Bk. 5-8 Pg. 62 - NKA 19675062
    - WEST FARM SUBDIVISION Doc #2017P00026
    - (JAH) - J.A.Herring Survey Doc #2025S008

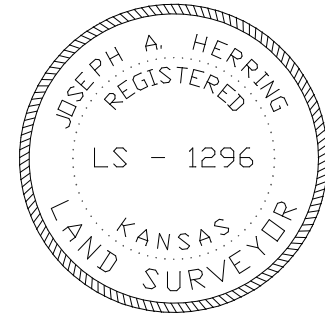
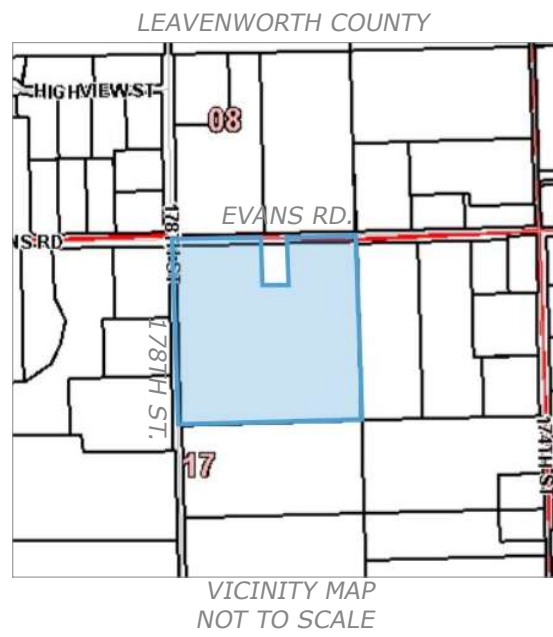
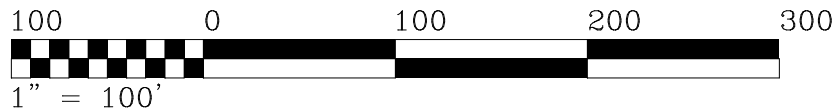
LEGEND:  
● - 1/2" Bar Set with Cap No.1296  
○ - 1/2" Bar Found, unless otherwise noted.  
( ) - Record / Deeded Distance  
U/E - Utility Easement  
D/E - Drainage Easement  
B.S.L. - Building Setback Line  
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POB - Point of Beginning  
POC - Point of Commencing  
///// - No Vehicle Entrance Access  
NS - Not Set this survey per agreement with client



Job #K-24-1838  
April 29, 2025 Rev. 6/21/25

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

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



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

Joseph A. Herring  
PS # 1296

**Leavenworth County  
Request for Board Action  
Case No. DEV-25-067/068  
Preliminary & Final Plat Lovvorn Acres**  
*\*Consent Agenda\**

**Date:** July 23, 2025  
**To:** Board of County Commissioners  
**From:** Planning & Zoning Staff

**Department Head Review:** John Jacobson, Reviewed

**Additional Reviews as needed:**

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

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**Action Request:**

Chairman, I find that the proposed Final Plat as outlined in case DEV-25-068 is compliant with the County Zoning & Subdivision Regulations and move that the proposed Final Plat be conditionally approved and accepted by this Board subject to the conditions set forth in the staff report and as adopted by the Planning Commission.

**Analysis:** The applicant is proposing to divide a 10.11-acre parcel into two (2) lots. The Subdivision is classified as a Class C with all lots lying within the Rural Growth Area of Leavenworth County. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision (see condition 3). Both lots will be 5.05 & 5.06 acres and both meet the requirements for the RR-2.5 zoning district. Currently, the existing houses water meter come from Cantrell Road. Since that house will be located on the northern lot, another meter will need to be obtained from RWD 7 to support another parcel.

**Recommendation:** The Planning Commission voted 6-0 (3 absent) to recommend approval of Case No.DEV-25-067/068, Preliminary and Final Plat for Lovvorn Acres subject to conditions.

**Alternatives:**

1. Approve Case No. DEV-25-067/068, Preliminary and Final Plat for Lovvorn Acres, with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-25-067/068, Preliminary and Final Plat for Lovvorn Acres, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-25-067/068, Preliminary and Final Plat for Lovvorn Acres, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

**Budgetary Impact:**

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

**Total Amount Requested:** \$0.00

**Additional Attachments:** Staff Report, Plat, Planning Commission Minutes



**LEAVENWORTH COUNTY  
PLANNING COMMISSION  
STAFF REPORT**

**CASE NO:** DEV-25-067/068 Lovvorn Acres

July 9, 2025

**REQUEST:** *Consent Agenda*

☒ Preliminary Plat      ☒ Final Plat

**STAFF REPRESENTATIVE:**

Amy Allison  
Deputy Director

**SUBJECT PROPERTY:** 14080 182<sup>nd</sup> Street

**APPLICANT/APPLICANT AGENT:**

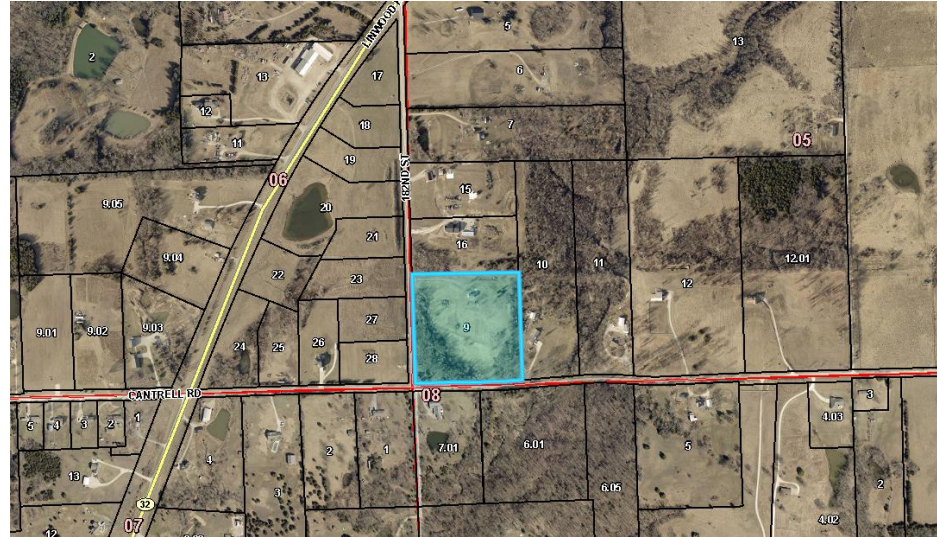
JOE HERRING  
HERRING SURVEYING  
315 N. 5th Street  
Leavenworth, KS 66048

**PROPERTY OWNER:**

Lucas & Alyssa Lovvorn  
1406 E 2<sup>nd</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:**

A tract of land in the Southwest Quarter of Section 5, Township 12 South, Range 22 East of the 6th P.M., in Leavenworth County Kansas.

**SUBDIVISION:** N/A

**FLOODPLAIN:** n/a

**STAFF RECOMMENDATION:** APPROVAL

**PROPERTY INFORMATION**

**ACTION OPTIONS:**

1. Recommend approval of Case No. DEV-25-067 & 068, Preliminary & Final Plat for Lovvorn Acres, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-25-067 & 068, Preliminary & Final Plat for Lovvorn Acres to the Board of County Commission for the following reasons; or
3. Continue the hearing to another date, time, and place.

**PARCEL SIZE:** 10.11 ACRES

**PARCEL ID NO:**

233-05-0-00-00-009.00

**BUILDINGS:**

Single-family residence

**PROJECT SUMMARY:**

Request for preliminary and final plat approval to subdivide property located at 14080 182<sup>nd</sup> Street as Lots 1 and 2 of Lovvorn Acres.

**ACCESS/STREET:**

182<sup>nd</sup> Street & Cantrell Road - Local,  
Gravel ± 22'

**Location Map:** FUTURE LAND USE DESIGNATION



**UTILITIES**

**SEWER:** PRIVATE SEPTIC

**FIRE:** FD# 2

**WATER:** RWD 7

**ELECTRIC:** Evergy

**NOTICE & REVIEW:**

**STAFF REVIEW:**

7/1/2025

**NEWSPAPER NOTIFICATION:**

N/A

**NOTICE TO SURROUNDING  
PROPERTY OWNERS:**

N/A

<b>STANDARDS TO BE CONSIDERED:</b> <i>Type content in each if necessary (delete this afterwards)</i>			
<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 divide a 10.11-acre parcel into two (2) lots. The Subdivision is classified as a Class C with all lots lying within the Rural Growth Area of Leavenworth County. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision (see condition 3). Both lots will be 5.05 & 5.06 acres and both meet the requirements for the RR-2.5 zoning district. Currently, the existing houses water meter come from Cantrell Road. Since that house will be located on the northern lot, another meter will need to be obtained from RWD 7 to support another parcel.

#### **PROPOSED CONDITIONS:**

1. Building permits shall be required for any new construction.
2. Erosion control shall be used when designing and constructing driveways. A form of sediment control shall be installed before work begins and maintained throughout the time that the land disturbing activities are taking place. Re-vegetation of all disturbed sites shall be completed within 45 days after completion of final grading weather permitting.
3. A waiver for the use of private septic systems within this subdivision is granted with this approval.
4. At time of development, fire hydrants shall be required, if necessary infrastructure is available. If the infrastructure is not available to support fire hydrants, a letter from the Water District stating such must be provided prior to any building permit being issued.
5. The developer must comply with the following memorandums:
  - Email – Kyle Kraemer, RWD 7, dated March 18, 2025
  - Memo – Planning & Zoning, dated June 23, 2025 (Preliminary Plat and Final Plat)
  - Memo – Survey, dated June 25, 2025
  - Memo – Public Works, dated June 26, 2025 (Preliminary Plat and Final Plat)

#### **ATTACHMENTS:**

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



FINAL &  
**PRELIMINARY PLAT APPLICATION**  
Leavenworth County Planning and Zoning Department  
300 Walnut St., Suite 212  
Leavenworth, Kansas  
913-684-0465

Office Use Only

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

**APPLICANT/AGENT INFORMATION**

**OWNER INFORMATION**

NAME: Herring Surveying Company NAME: Lucas & Alyssa Lovvorn  
MAILING ADDRESS: 315 North 5th Street MAILING ADDRESS 1406 E 2nd Street  
CITY/ST/ZIP: Leavenworth, KS 66048 CITY/ST/ZIP Tonganoxie, KS 66086  
PHONE: 913-651-3858 PHONE: N/A  
EMAIL : herringsurveying@outlook.com EMAIL N/A

**GENERAL INFORMATION**

Proposed Subdivision Name: LOVVORN ACRES  
Address of Property: 14080 182nd Street  
PID: 233-05-0-00-00-009 Urban Growth Management Area: N/A

**SUBDIVISION INFORMATION**

Gross Acreage: 10.11 Ac	Number of Lots: 2	Minimum Lot Size: 5.05 Ac
Maximum Lot Size: 5.05 Ac	Proposed Zoning: RR-5	Density: N/A
Open Space Acreage: N/A	Water District: RWD 7	Proposed Sewage: Septic
Fire District: District 2	Electric Provider: evergy	Natural Gas Provider: Propone
Covenants: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Road Classification: <u>Local</u> – Collector - Arterial – State - Federal	
List of all Requested Exceptions: <i>Exceptions may be granted per Article 56 or as otherwise stated in the Zoning &amp; Subdivision Regulations.</i>	Cross-Access Easement Requested: <input type="checkbox"/> Yes <input type="checkbox"/> No	
	1.	
	2.	
	3.	
	4.	
	5.	

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

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

Signature: Joe Herring - digitally signed June 5, 2025

Date: 6-5-25

**ATTACHMENT A**



AFFIDAVIT

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

COUNTY OF LEAVENWORTH

STATE OF KANSAS

We/I Lucas Lovvorn and Alyssa Lovvorn

Being dully sworn, dispose and say that we/I are the owner(s) of said property located at -  
14080 182nd Linwood, KS 66052 and that we authorize the following people or firms to act in our interest with the Leavenworth County Planning and Zoning Department for a period of one calendar year. Additionally, all statements herein contained in the information herewith submitted are in all respects true and correct to the best of our knowledge and belief.

Authorized Agents (full name, address & telephone number)

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

2)

Signed and entered this 5 day of March, 2025.

Lucas Lovvorn / Alyssa Lovvorn 1406 E 2nd St Topeka KS 66086  
Print Name, Address, Telephone 785-364-6624

[Signature]  
Signature

Alyssa Lovvorn

STATE OF KANSAS )

) SS

COUNTY OF LEAVENWORTH )

Be it remember that on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_, before me, a notary public in and for said County and State came \_\_\_\_\_ to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

(seal)



MADE WITH  
Scanner  
App





AFFIDAVIT

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

COUNTY OF LEAVENWORTH

STATE OF KANSAS

We/I Lucas Lovvorn and Alyssa Lovvorn

Being dully sworn, dispose and say that we/I are the owner(s) of said property located at - 14080 182st Linwood, KS 66052 and that we authorize the following people or firms to act in our interest with the Leavenworth County Planning and Zoning Department for a period of one calendar year. Additionally, all statements herein contained in the information herewith submitted are in all respects true and correct to the best of our knowledge and belief.

Authorized Agents (full name, address & telephone number)

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

2)

Signed and entered this 5 day of March, 2025.

Lucas Lovvorn / Alyssa Lovvorn 1406 E 2nd St Topeka KS 66086  
Print Name, Address, Telephone 785-364-6624

[Signature]  
Signature

Alyssa Lovvorn

STATE OF KANSAS )

) SS

COUNTY OF LEAVENWORTH )

Be it remember that on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_, before me, a notary public in and for said County and State came \_\_\_\_\_ to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

(seal)



MADE WITH  
Scanner  
App





**Allison, Amy**

---

**From:** Alyssa Schoenfelder <alyssarschoenfelder@gmail.com>  
**Sent:** Tuesday, July 1, 2025 11:42 AM  
**To:** herringsurveying@outlook.com; PZ  
**Subject:** Authorization

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

Hi, my name is Alyssa Lovvorn and I authorize you and your company to survey our land. Thanks!

## Allison, Amy

---

**From:** Joe Herring <herringsurveying@outlook.com>  
**Sent:** Thursday, June 5, 2025 5:25 PM  
**To:** Johnson, Melissa  
**Subject:** Fw: Lovvorn Acres

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

Thank you - Joe Herring

---

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

---

**From:** Dylan Ritter <dritter@lvcofd2.com>  
**Sent:** Tuesday, May 6, 2025 4:08 PM  
**To:** Joe Herring <herringsurveying@outlook.com>  
**Cc:** Design Group Shawnee <DesignGroupShawnee@evergy.com>; Boone Heston <Boone.Heston@evergy.com>;  
Leavenworth RWD#7 <manager@leavenworthrwd7.com>  
**Subject:** Re: Lovvorn Acres

Leavenworth County Fire District #2 has no comments, concerns or issues with this proposal.

Thank you

On Sun, May 4, 2025 at 10:45 AM Joe Herring <[herringsurveying@outlook.com](mailto:herringsurveying@outlook.com)> wrote:

Please see the attached sketch. County is requiring that this Tract will become a 2 Lot Subdivision  
Land is 14080 182nd Street  
Can you please send the standard service letters supporting the 2 houses.  
All appropriate utility easements will be provided along all Lot lines.

Water 7 - please note where the meters will be required to be place.

Repl

Thank you - Joe Herring

---

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

--

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



## Allison, Amy

---

**From:** Joe Herring <herringsurveying@outlook.com>  
**Sent:** Thursday, June 5, 2025 5:23 PM  
**To:** Johnson, Melissa  
**Subject:** Fw: 182nd and Cantrell - RWD 7 email

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

Thank you - Joe Herring

---

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

---

**From:** Kyle Kraemer <kyle@kraemerandsons.org>  
**Sent:** Wednesday, May 7, 2025 1:18 PM  
**To:** Joe Herring <herringsurveying@outlook.com>; Lucas Lovvorn <lucas.lovvorn@gmail.com>  
**Subject:** Re: 182nd and Cantrell

Good afternoon Lucas. My name is Kyle Kraemer and I'm with Leavenworth RWD#7. I'm trying to figure out what the best scenario is to do with the existing meter on your property in conversation. Currently the meter is on Cantrell Road but obviously is addressed to the original home site off of 182nd St. Our bylaws and policies state that we are only able to allow one meter a.k.a. benefit unit per residence. This being said if the property is parcel, a second benefit unit would need to be purchased. If you would like to discuss this on site, I am pretty available. Just let me know or give me a call. My phone number is 913-6451636.

Kraemer & Sons Construction  
Kyle Kraemer

---

**From:** Joe Herring <herringsurveying@outlook.com>  
**Sent:** Wednesday, May 7, 2025 10:50:16 AM  
**To:** Lucas Lovvorn <lucas.lovvorn@gmail.com>; Kyle Kraemer <kyle@kraemerandsons.org>  
**Subject:** 182nd and Cantrell

Connecting you with RWD 7 to discuss meter location, etc.

Thank you - Joe Herring

---

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

**Allison, Amy**

---

**From:** Matt Roecker <Matt.Roecker@evergy.com>  
**Sent:** Friday, June 6, 2025 8:03 AM  
**To:** Joe Herring; Johnson, Melissa  
**Cc:** PZ  
**Subject:** RE: Lovvorn Acres

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

Internal Use Only

Joe,

Evergy will be able to serve this customer if needed.

Thanks

**Matt Roecker**

Evergy  
TD Designer IV  
[matt.roecker@evergy.com](mailto:matt.roecker@evergy.com)  
913-667-5116

---

**From:** Joe Herring <herringsurveying@outlook.com>  
**Sent:** Thursday, June 5, 2025 5:28 PM  
**To:** Design Group Shawnee <designgroupshawnee@evergy.com>; Boone Heston <boone.heston@evergy.com>; Johnson, Melissa <mjohnson@leavenworthcounty.gov>  
**Subject:** Fw: Lovvorn Acres

**This Message Is From an Untrusted Sender**

You have not previously corresponded with this sender.

[Report Suspicious](#)

Evergy,  
Following up on the letter request from May 4, 2025.  
If you have sent this to me or the county please resend.  
If you have not responded - please do so.

---

**From:** Joe Herring  
**Sent:** Sunday, May 4, 2025 10:45 AM  
**To:** Design Group Shawnee <[DesignGroupShawnee@evergy.com](mailto:DesignGroupShawnee@evergy.com)>; Boone Heston <[Boone.Heston@evergy.com](mailto:Boone.Heston@evergy.com)>; Leavenworth RWD#7 <[manager@leavenworthrwd7.com](mailto:manager@leavenworthrwd7.com)>; [dritter@lvcofd2.com](mailto:dritter@lvcofd2.com) <[dritter@lvcofd2.com](mailto:dritter@lvcofd2.com)>  
**Subject:** Lovvorn Acres

A Minor Subdivision in the Southwest Quarter of Section 5, Township 12 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

PREPARED FOR:  
LOVVORN, LUCAS & ALYSSA  
1406 E 2ND ST  
TONGANOXIE, KS 66086

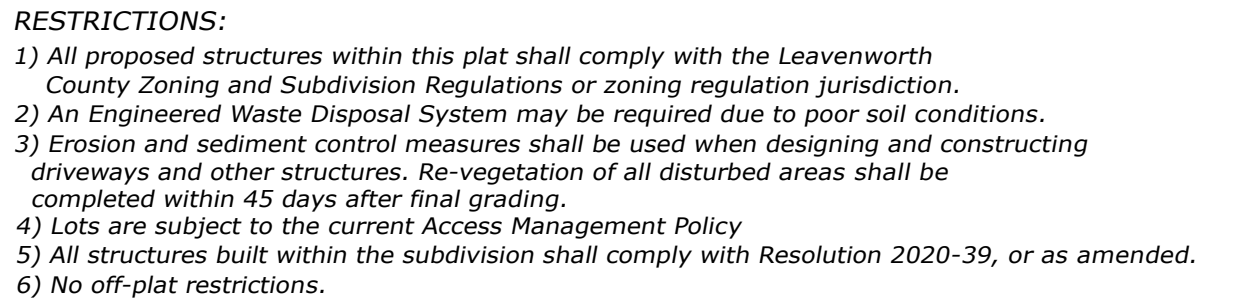
PROPERTY ADDRESS:  
14080 182ND ST  
LINWOOD, KS 66052  
PID NO. 233-05-0-00-00-009

Tract of land in the Southwest Quarter of Section 5, Township 12 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring P.S-1296 on June 21, 1894, and as amended by the following: The line of said Southwest Quarter; thence North 01 degrees 50'40" West for a distance of 667.64 feet along the West line of said Southwest Quarter; thence North 88 degrees 20'13" East for a distance of 1.25 feet; thence South 01 degrees 50'40" West for a distance of 667.64 feet to the West line of said Southwest Quarter; thence South 88 degrees 19'46" West for a distance of 659.58 feet along said South line to the point of beginning.

Together with and subject to covenants, easements, and restrictions of record.

There are contained herein 10.11 acres, more or less, including road right of way.

Error of Closure: 1 - 7086543



*RR 2.5 - Rural Residential 2.5*

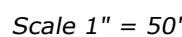
- 1) This survey does not show ownership.
- 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
- 3) All recorded and measured distances are the same, unless otherwise noted.
- 4) Error of Closure - See Descriptions
- 5) Basis of Bearing - KS SPC North Zone 1501
- 6) Monument Origin Unknown, unless otherwise noted.
- 7) Existing and Proposed Lots for Agriculture and Residential Use.
- 8) Road Record - See Survey
- 9) Benchmark - NAVD88  
Project Benchmark (BM) - SW COR Section 5 - 1/2" Rebar - Elev. 922.9'
- 10) Easements, if any, are created hereon or listed in referenced title commitment.
- 11) Reference Recorded Deed Doc # 2025R01330
- 12) Utility Companies -
  - Water - RWD 7
  - Electric - Evergy
  - Sewer - Septic / Lagoon
  - Gas - Propane / Natural Gas
- 13) Reference Alliant National Title Insurance Company File Number 2846106 updated June 4, 2025
  - Rural Water 7 Easement Book 638 Page 216.
  - Ingress and Egress Easement Doc. #2012R03053
- 14) Property is not in a Special Flood Hazard Area per FEMA FIRIM Map 20103C0319C dated July 16, 2015
- 15) Building Setback Lines as shown hereon or noted below
  - All side yard setbacks - 15' (Accessory - 15')
  - All rear yard setbacks - 40' (Accessory - 15')
- 16) Existing Structures, if any, shown in approximate location.
- 17) Fence Lines do not necessarily denote the boundary line for the property.
- 18) Reference Surveys:
  - THE OAKES COMPANY No. 2020P00032
  - CADILLAC RANCH Document No. 2023P00022

- - 1/2" Rebar Set with Cap No. 1296
- - 1/2" Rebar Found, unless otherwise noted.
- Record / Deeded Distance
- U/E - Utility Easement
- D/E - Drainage Easement
- B.S.L. - Building Setback Line
- R/W - Road Right of way
- ⊕ - Centerline
- ⚓ - Section Line
- BM - Benchmark
- POB - Point of Beginning
- POC - Point of Commencing
- //// - No Vehicle Entrance Access
- NS - Not Set this survey per agreement with client
- ⚡ - Power Pole
- X — Fence Line
- E — Overhead Power Lines
- Underground Telephone/Fiber Optic Line
- ◇ - Gas Valve
- ⊞ - Water Meter/Valve
- ⦿ - Telephone Pedestal
- W — 6" Water Line - location as per district
- ~ - Tree/Brush Line

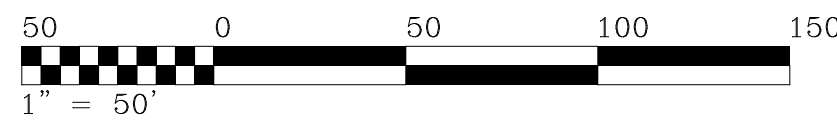


*I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the April through June 2025 and this map or plat is correct to the best of my knowledge.*

Joseph A. Herring  
PS # 1296



Job # K-25-1884  
June 5, 2025 Rev. 6/21/25



MUELLER,DEREK W & AMANDA A  
PID No. 233-08...007.01

O'KEEFE, MARIA LANE  
PID No. 233-08...006.01





# LOVVORN ACRES

A Minor Subdivision in the Southwest Quarter of Section 5, Township 12 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

## FINAL PLAT

PREPARED FOR:  
LOVVORN, LUCAS & ALYSSA  
1406 E 2ND ST  
TONGANOXIE, KS 66086

PROPERTY ADDRESS:  
14080 182ND ST  
LINWOOD, KS 66052  
PID NO. 233-05-0-00-00-009

### SURVEYOR'S DESCRIPTION:

Tract of land in the Southwest Quarter of Section 5, Township 12 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on June 21, 2025, and more fully described as follows: Beginning at the Southwest corner of said Southwest Quarter; thence North 01 degrees 50'40" West for a distance of 667.64 feet along the West line of said Southwest Quarter; thence North 88 degrees 20'13" East for a distance of 660.27 feet; thence South 01 degrees 47'38" East for a distance of 667.36 feet to the South line of said Southwest Quarter; thence South 88 degrees 18'46" West for a distance of 659.58 feet along said South line to the point of beginning.  
Together with and subject to covenants, easements, and restrictions of record.  
Said property contains 10.11 acres, more or less, including road right of way.  
Error of Closure: 1 - 7086543

### CERTIFICATION AND DEDICATION

The undersigned proprietors state that all taxes of the above described tract of land have been paid and that they have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be known as: LOVVORN ACRES.

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

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

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

PID No. 233-06...023  
LOT 7 - THE OAKES  
Doc. No. 2020P00032

### IN TESTIMONY WHEREOF,

We, the undersigned owners of LOVVORN ACRES, have set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Lucas Lovvorn

Alyssa Lovvorn

### NOTARY CERTIFICATE:

Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 2025, before me, a notary public in and for said County and State came Lucas Lovvorn and Alyssa Lovvorn, a married couple, to me personally known to be the same persons who executed the foregoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

### NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_ (seal)

PID No. 233-06...027  
LOT 11 - THE OAKES  
Doc. No. 2020P00032

### APPROVALS

We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of LOVVORN ACRES this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Secretary

John Jacobson

Chairman

Marcus Majure

### 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 LOVVORN ACRES this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Chairman

Mike Smith

County Clerk

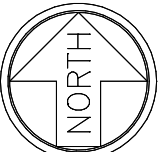
Attest: Fran Keppler

PID No. 233-06...028  
LOT 12 - THE OAKES  
Doc. No. 2020P00032

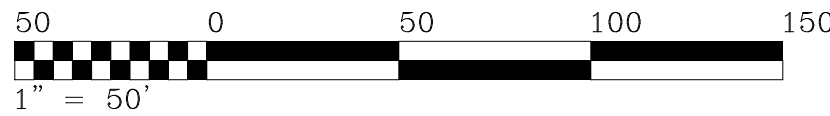
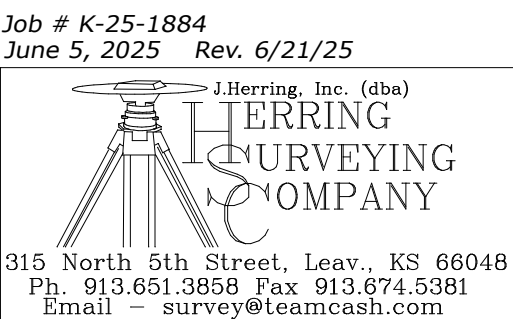
### REGISTER OF DEED CERTIFICATE:

Filed for Record as Document No. \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_, 2025 at \_\_\_\_\_ o'clock \_\_\_\_ M in the Office of the Register of Deeds of Leavenworth County, Kansas,

Register of Deeds - TerriLois G. Mashburn



Scale 1" = 50'



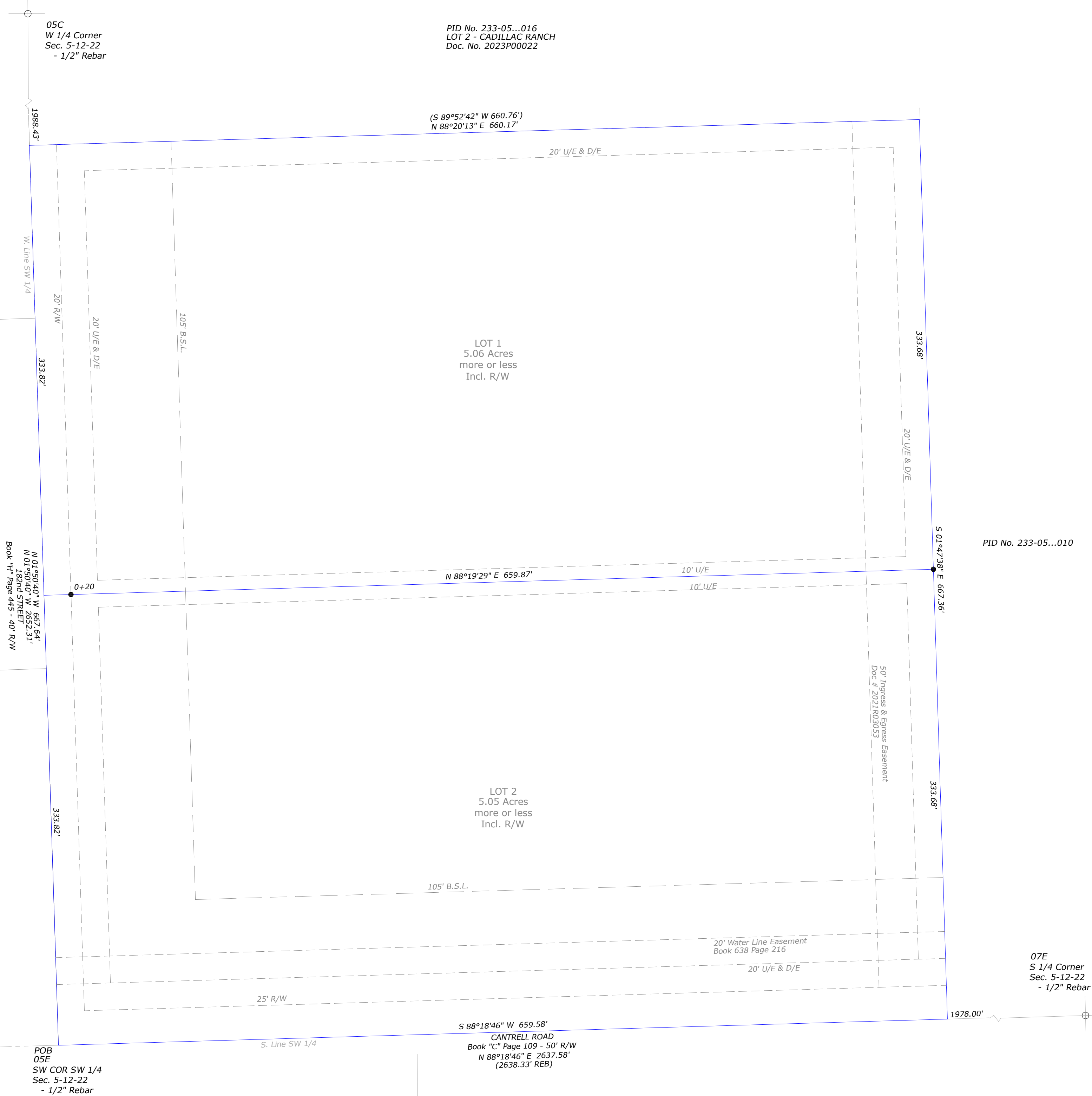
I hereby certify that this survey plat meets the requirements of K.S.A. 58-2005. The face of this survey plat was reviewed for compliance with Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for survey information only.

Daniel Baumchen, PS#1363  
County Surveyor

PID No. 233-08...007.01

PID No. 233-08...006.01

PID No. 233-05...016  
LOT 2 - CADILLAC RANCH  
Doc. No. 2023P00022



### RESTRICTIONS:

- 1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
- 2) An Engineered Waste Disposal System may be required due to poor soil conditions.
- 3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
- 4) Lots are subject to the current Access Management Policy
- 5) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
- 6) No off-plat restrictions.

### ZONING:

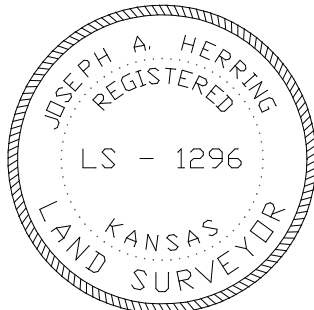
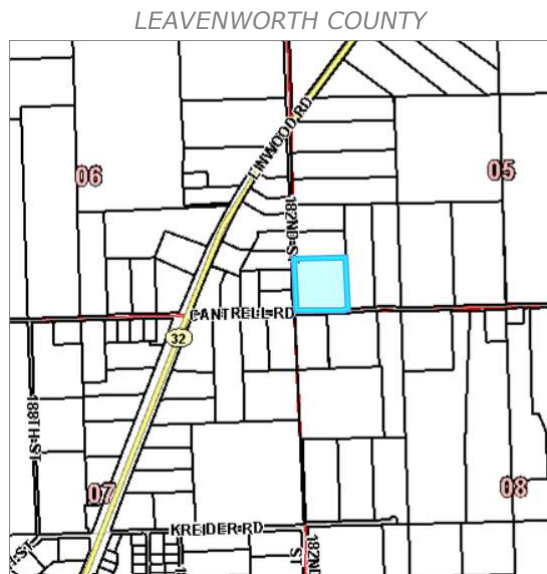
RR 5 - Rural Residential 5

### NOTES:

- 1) This survey does not show ownership.
- 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
- 3) All recorded and measured distances are the same, unless otherwise noted.
- 4) Error of Closure - 1 - 7086599 - 10.11 Acres, more or less, including right of ways
- 5) Basis of Bearing - KS SPC North Zone 1501
- 6) Monument Origin Unknown, unless otherwise noted.
- 7) Existing and Proposed Lots for Agriculture and Residential Use.
- 8) Road Record - See Survey
- 9) Benchmark - NAVD88
- 10) Project Benchmark (BM) - SW COR Section 5 - 1/2" Rebar - Elev - 917.5'
- 11) Reference Recorded Deed Doc # 2025R01330
- 12) Utility Companies -
  - Water - RWD 7
  - Electric - Every
  - Sewer - Septic / Lagoon
  - Gas - Propane / Natural Gas
- 13) Reference Alliant National Title Insurance Company File Number 2846106 updated June 4, 2025
  - Rural Water 7 Easement Book 638 Page 216
  - Ingress and Egress Easement Doc. # 2021R03053
- 14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0319G dated July 16, 2015
- 15) Building Setback Lines as shown hereon or noted below
  - All side yard setbacks - 15' (Accessory - 15')
  - All rear yard setbacks - 40' (Accessory - 15')
- 16) Existing Structures, if any, shown in approximate location.
- 17) Fence Lines do not necessarily denote the boundary line for the property.
- 18) Reference Surveys:
  - THE OAKES Document No. 2020P00032
  - CADILLAC RANCH Document No. 2023P00022
  - REB - R.E.Bacon S 11-22, 1982 NKA 1982S022

### LEGEND:

- - 1/2" Rebar Set with Cap No.1296
- - 1/2" Rebar Found, unless otherwise noted.
- ( ) - Record / Deeded Distance
- U/E - Utility Easement
- D/E - Drainage Easement
- B.S.L. - Building Setback Line
- R/W - Road Right of way
- ℄ - Centerline
- ± - Section Line
- BM - Benchmark
- POB - Point of Beginning
- POC - Point of Commencing
- //// - No Vehicle Entrance Access
- NS - Not Set this survey per agreement with client



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

Joseph A. Herring  
PS # 1296



## Allison, Amy

---

**From:** Anderson, Kyle  
**Sent:** Wednesday, June 18, 2025 9:37 AM  
**To:** Allison, Amy  
**Subject:** RE: RE: DEV-25-067 & 068 Preliminary and Final Plat – Lovvorn Acres

We have not received any complaints on this property. We do not have any information on the septic system to ensure it will remain on the same property as the home it services.

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

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

---

**From:** Allison, Amy <AAllison@leavenworthcounty.gov>  
**Sent:** Friday, June 6, 2025 1:55 PM  
**To:** Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Dedeke, Andrew <adedeke@lvsheriff.org>; Brown, Misty <MBrown@leavenworthcounty.gov>; Khalil, Jon <jkhalil@leavenworthcounty.gov>; San, Soma <SSan@leavenworthcounty.gov>  
**Cc:** PZ <PZ@leavenworthcounty.gov>  
**Subject:** RE: DEV-25-067 & 068 Preliminary and Final Plat – Lovvorn Acres

Good Afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for a 2-lot subdivision at 14080 182<sup>nd</sup> Street.

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by Friday, June 20, 2025.

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

Thank you,

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

**Disclaimer**

# LOVVORN ACRES

A Minor Subdivision in the Southwest Quarter of Section 5, Township 12 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

## FINAL PLAT

PREPARED FOR:  
LOVVORN, LUCAS & ALYSSA  
1406 E 2ND ST  
TONGANOXIE, KS 66086

PROPERTY ADDRESS:  
14080 182ND ST  
LINWOOD, KS 66052  
PID NO. 233-05-0-00-00-009

### SURVEYOR'S DESCRIPTION:

Tract of land in the Southwest Quarter of Section 5, Township 12 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on June 21, 2025, and more fully described as follows: Beginning at the Southwest corner of said Southwest Quarter; thence North 01 degrees 50'40" West for a distance of 667.64 feet along the West line of said Southwest Quarter; thence North 88 degrees 20'13" East for a distance of 660.27 feet; thence South 01 degrees 47'38" East for a distance of 667.36 feet to the South line of said Southwest Quarter; thence South 88 degrees 18'46" West for a distance of 659.58 feet along said South line to the point of beginning.  
Together with and subject to covenants, easements, and restrictions of record.  
Said property contains 10.11 acres, more or less, including road right of way.  
Error of Closure: 1 - 7086543

### CERTIFICATION AND DEDICATION

The undersigned proprietors state that all taxes of the above described tract of land have been paid and that they have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be known as: LOVVORN ACRES.

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

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

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

PID No. 233-06...023  
LOT 7 - THE OAKES  
Doc. No. 2020P00032

### IN TESTIMONY WHEREOF,

We, the undersigned owners of LOVVORN ACRES, have set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Lucas Lovvorn

Alyssa Lovvorn

### NOTARY CERTIFICATE:

Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 2025, before me, a notary public in and for said County and State came Lucas Lovvorn and Alyssa Lovvorn, a married couple, to me personally known to be the same persons who executed the foregoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

### NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_ (seal)

PID No. 233-06...027  
LOT 11 - THE OAKES  
Doc. No. 2020P00032

### APPROVALS

We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of LOVVORN ACRES this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Secretary  
John Jacobson

Chairman  
Marcus Majure

Chairman will  
change. Leave  
Blank

### 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 LOVVORN ACRES this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Chairman  
Mike Smith

County Clerk  
Attest: Fran Keppler

PID No. 233-06...028  
LOT 12 - THE OAKES  
Doc. No. 2020P00032

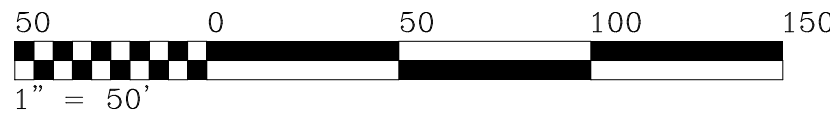
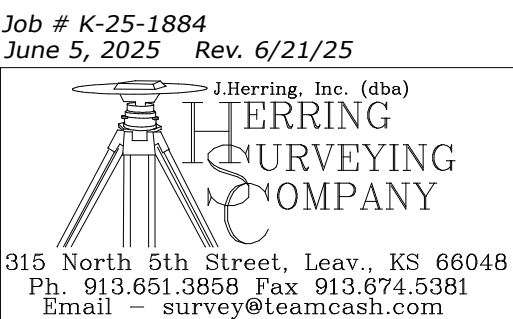
### REGISTER OF DEED CERTIFICATE:

Filed for Record as Document No. \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_, 2025 at \_\_\_\_\_ o'clock \_\_\_\_ M in the Office of the Register of Deeds of Leavenworth County, Kansas,

Register of Deeds - TerriLois G. Mashburn



Scale 1" = 50'



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

PID No. 233-08...007.01

PID No. 233-08...006.01

fix all corresponding comments from Preliminary Plat

REVIEWED  
allison, 6/23/2025, 12:50:49 PM

### RESTRICTIONS:

- 1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
- 2) An Engineered Waste Disposal System may be required due to poor soil conditions.
- 3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
- 4) Lots are subject to the current Access Management Policy
- 5) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
- 6) No off-plat restrictions.

### ZONING:

RR 5 - Rural Residential 5

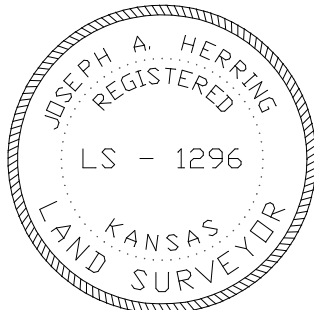
Fix

### NOTES:

- 1) This survey does not show ownership.
- 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
- 3) All recorded and measured distances are the same, unless otherwise noted.
- 4) Error of Closure - 1 - 7086599 - 10.11 Acres, more or less, including right of ways
- 5) Basis of Bearing - KS SPC North Zone 1501
- 6) Monument Origin Unknown, unless otherwise noted.
- 7) Existing and Proposed Lots for Agriculture and Residential Use.
- 8) Road Record - See Survey
- 9) Benchmark - NAVD88
- 10) Project Benchmark (BM) - SW COR Section 5 - 1/2" Rebar - Elev - 917.5'
- 11) Reference Recorded Deed Doc # 2025R01330
- 12) Utility Companies -
  - Water - RWD 7
  - Electric - Every
  - Sewer - Septic / Lagoon
  - Gas - Propane / Natural Gas
- 13) Reference Alliant National Title Insurance Company File Number 2846106 updated June 4, 2025
  - Rural Water 7 Easement Book 638 Page 216
  - Ingress and Egress Easement Doc. # 2021R03053
- 14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0319G dated July 16, 2015
- 15) Building Setback Lines as shown hereon or noted below
  - All side yard setbacks - 15' (Accessory - 15')
  - All rear yard setbacks - 40' (Accessory - 15')
- 16) Existing Structures, if any, shown in approximate location.
- 17) Fence Lines do not necessarily denote the boundary line for the property.
- 18) Reference Surveys:
  - THE OAKES Document No. 2020P00032
  - CADILLAC RANCH Document No. 2023P00022
  - REB - R.E.Bacon S 11-22, 1982 NKA 1982S022

### LEGEND:

- - 1/2" Rebar Set with Cap No.1296
- - 1/2" Rebar Found, unless otherwise noted.
- ( ) - Record / Deeded Distance
- U/E - Utility Easement
- D/E - Drainage Easement
- B.S.L. - Building Setback Line
- R/W - Road Right of way
- ⊥ - Centerline
- ⊥ - Section Line
- BM - Benchmark
- POB - Point of Beginning
- POC - Point of Commencing
- ////// - No Vehicle Entrance Access
- NS - Not Set this survey per agreement with client



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

Joseph A. Herring  
PS # 1296



LOVVORN ACRES

A Minor Subdivision in the Southwest Quarter of Section 5, Township 12 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

PRELIMINARY PLAT

PREPARED FOR:  
LOVVORN,LUCAS & ALYSSA  
1406 E 2ND ST  
TONGANOXIE, KS 66086

PROPERTY ADDRESS:  
14080 182ND ST  
LINWOOD, KS 66052  
PID No. 233-05-0-00-00-009

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Together with and subject to covenants, easements, and restrictions of record.  
Said property contains 10.11 acres, more or less, including road right of way.  
Error of Closure: 1 - 7086543

REVIEWED  
mullison, 6/23/2025, 11:57:22 AM

RESTRICTIONS:

- 1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
- 2) An Engineered Waste Disposal System may be required due to poor soil conditions.
- 3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
- 4) Lots are subject to the current Access Management Policy
- 5) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
- 6) No off-plat restrictions.

ZONING:

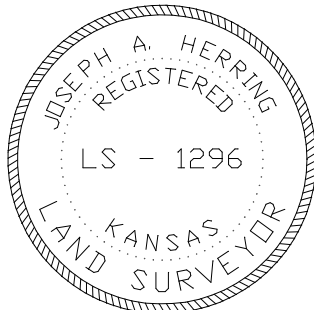
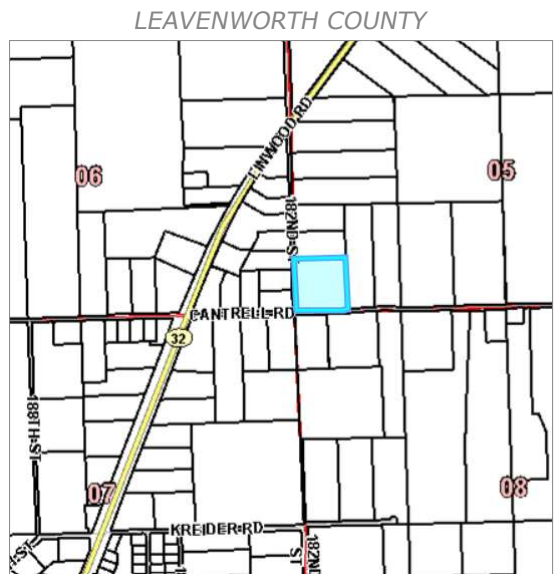
RR 2.5 - Rural Residential 2.5

NOTES:

- 1) This survey does not show ownership.
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- 3) All recorded and measured distances are the same, unless otherwise noted.
- 4) Error of Closure - See Descriptions
- 5) Basis of Bearing - KS SPC North Zone 1501
- 6) Monument Origin Unknown, unless otherwise noted.
- 7) Existing and Proposed Lots for Agriculture and Residential Use.
- 8) Road Record - See Survey
- 9) Benchmark - NAVD88
- 10) Project Benchmark (BM) - SW COR Section 5 - 1/2" Rebar - Elev - 922.9'
- 11) Easements, if any, are created hereon or listed in referenced title commitment.
- 12) Reference Recorded Deed Doc # 2025R01330
- 13) Utility Companies -
  - Water - RWD 7
  - Electric - Every
  - Sewer - Septic / Lagoon
  - Gas - Propane / Natural Gas
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- 19) Reference Surveys:
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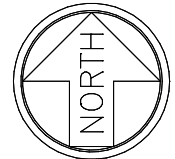
LEGEND:

- - 1/2" Rebar Set with Cap No.1296
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- ( ) - Record / Deeded Distance
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- BM - Benchmark
- POB - Point of Beginning
- POC - Point of Commencing
- //// - No Vehicle Entrance Access
- NS - Not Set this survey per agreement with client
- - Power Pole
- X - Fence Line
- E - Overhead Power Lines
- T - Underground Telephone/Fiber Optic Line
- ◇ - Gas Valve
- ⬮ - Water Meter/Valve
- ⊞ - Telephone Pedestal
- W - 6" Water Line - location as per district
- ~ - Tree/Brush Line



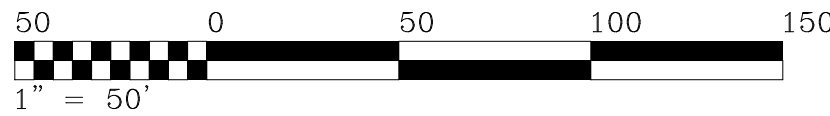
I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the April through June 2025 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring  
PS # 1296



Scale 1" = 50'

Job # K-25-1884  
June 5, 2025 Rev. 6/21/25  
J. Herring, Inc. (dba)  
HERRING SURVEYING COMPANY  
315 North 5th Street, Leav., KS 66048  
Ph. 913.651.3858 Fax 913.674.5381  
Email - survey@eamcash.com



MUELLER,DEREK W & AMANDA A  
PID No. 233-08...007.01

O'KEEFE, MARIA LANE  
PID No. 233-08...006.01

07E  
S 1/4 Corner  
Sec. 5-12-22  
- 1/2" Rebar

POB  
05E  
SW COR SW 1/4  
Sec. 5-12-22  
- 1/2" Rebar

CANTRELL ROAD  
Book "C" Page 109 - 50' R/W

JACKSON,DAKKOTA & JACKSON,ALEX  
PID No. 233-05...016  
LOT 2 - CADILLAC RANCH  
Doc. No. 2023P00022

HANDKE,BENJAMIN L & ABBIE M  
PID No. 233-06...023  
LOT 7 - THE OAKES  
Doc. No. 2020P00032

ROBINSON,MELVIN D & CYNTHIA M  
PID No. 233-06...027  
LOT 11 - THE OAKES  
Doc. No. 2020P00032

KOHLNHOFFER,JAMES K & SHARON L  
PID No. 233-06...028  
LOT 12 - THE OAKES  
Doc. No. 2020P00032

(S 89°52'42" W 660.76')  
N 88°20'13" E 660.17'

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

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

Provide  
verification that  
this is a private  
line for the use of  
Lot 1 only. If used  
by other  
properties, place  
in easement.



# LOVVORN ACRES

A Minor Subdivision in the Southwest Quarter of Section 5, Township 12 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

## FINAL PLAT

PREPARED FOR:  
LOVVORN, LUCAS & ALYSSA  
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Together with and subject to covenants, easements, and restrictions of record.  
Said property contains 10.11 acres, more or less, including road right of way.  
Error of Closure: 1 - 7086543

660.17 on drawing & closure calcs

### CERTIFICATION AND DEDICATION

The undersigned proprietors state that all taxes of the above described tract of land have been paid and that they have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be known as: LOVVORN ACRES.

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

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

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

PID No. 233-06...023  
LOT 7 - THE OAKES  
Doc. No. 2020P00032

### IN TESTIMONY WHEREOF,

We, the undersigned owners of LOVVORN ACRES, have set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Lucas Lovvorn

Alyssa Lovvorn

### NOTARY CERTIFICATE:

Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 2025, before me, a notary public in and for said County and State came Lucas Lovvorn and Alyssa Lovvorn, a married couple, to me personally known to be the same persons who executed the foregoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

### NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_ (seal)

PID No. 233-06...027  
LOT 11 - THE OAKES  
Doc. No. 2020P00032

### APPROVALS

We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of LOVVORN ACRES this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Secretary

John Jacobson

Chairman

Marcus Majure

### 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:

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Chairman

Mike Smith

County Clerk

Attest: Fran Keppler

PID No. 233-06...028  
LOT 12 - THE OAKES  
Doc. No. 2020P00032

### REGISTER OF DEED CERTIFICATE:

Filed for Record as Document No. \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_, 2025 at \_\_\_\_\_ o'clock \_\_\_\_ M in the Office of the Register of Deeds of Leavenworth County, Kansas,

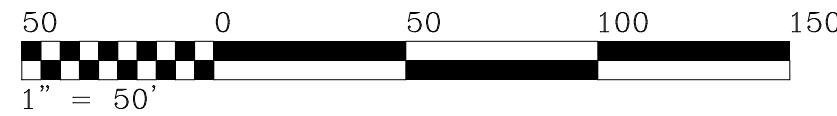
Register of Deeds - TerriLois G. Mashburn



Scale 1" = 50'

Job # K-25-1884

June 5, 2025 Rev. 6/21/25



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

PID No. 233-08...007.01

PID No. 233-08...006.01

Provide 2 LSRR, 5C, 5E

Show all monuments found or set

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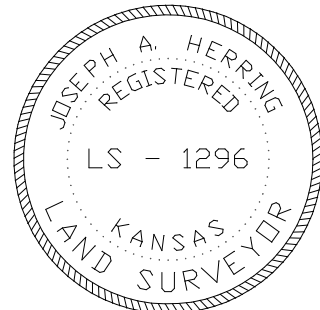
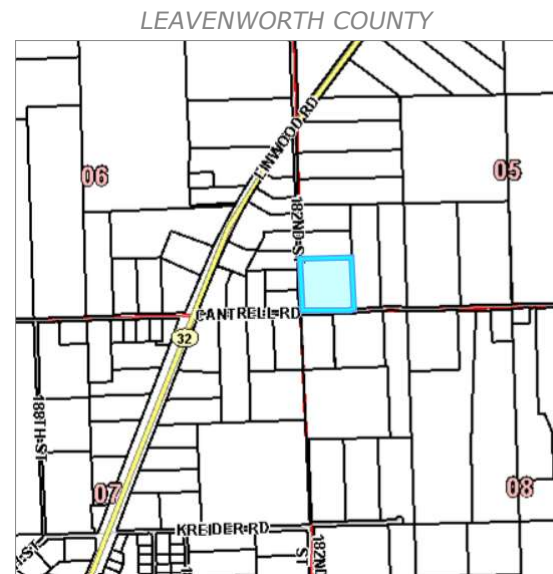
RR 5 - Rural Residential 5

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PID NO. 233-05-0-00-00-009

SURVEYOR'S DESCRIPTION:

Tract of land in the Southwest Quarter of Section 5, Township 12 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on June 21, 2025, and more fully described as follows: Beginning at the Southwest corner of said Southwest Quarter; thence North 01 degrees 50'40" West for a distance of 667.64 feet along the West line of said Southwest Quarter; thence North 88 degrees 20'13" East for a distance of 660.27 feet; thence South 01 degrees 47'38" East for a distance of 667.36 feet to the South line of said Southwest Quarter; thence South 88 degrees 18'46" West for a distance of 659.58 feet along said South line to the point of beginning.  
Together with and subject to covenants, easements, and restrictions of record.  
Said property contains 10.11 acres, more or less, including road right of way.  
Error of Closure: 1 - 7086543

CERTIFICATION AND DEDICATION

The undersigned proprietors state that all taxes of the above described tract of land have been paid and that they have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be known as: LOVVORN ACRES.

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

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

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

PID No. 233-06...023  
LOT 7 - THE OAKES  
Doc. No. 2020P00032

IN TESTIMONY WHEREOF,

We, the undersigned owners of LOVVORN ACRES, have set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Lucas Lovvorn

Alyssa Lovvorn

NOTARY CERTIFICATE:

Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 2025, before me, a notary public in and for said County and State came Lucas Lovvorn and Alyssa Lovvorn, a married couple, to me personally known to be the same persons who executed the foregoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_ (seal)

PID No. 233-06...027  
LOT 11 - THE OAKES  
Doc. No. 2020P00032

APPROVALS

We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of LOVVORN ACRES this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Secretary

John Jacobson

Chairman

Marcus Majure

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 LOVVORN ACRES this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Chairman

Mike Smith

County Clerk

Attest: Fran Keppler

PID No. 233-06...028  
LOT 12 - THE OAKES  
Doc. No. 2020P00032

REGISTER OF DEED CERTIFICATE:

Filed for Record as Document No. \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_, 2025 at \_\_\_\_\_ o'clock \_\_\_\_M in the Office of the Register of Deeds of Leavenworth County, Kansas,

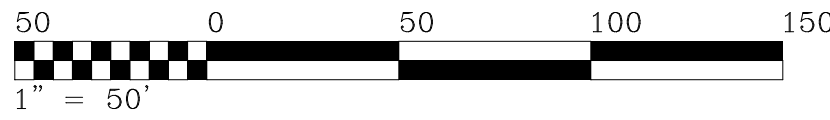
Register of Deeds - TerriLois G. Mashburn



Scale 1" = 50'

Job # K-25-1884

June 5, 2025 Rev. 6/21/25



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

PID No. 233-08...007.01

PID No. 233-08...006.01

RESTRICTIONS:

- 1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
- 2) An Engineered Waste Disposal System may be required due to poor soil conditions.
- 3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
- 4) Lots are subject to the current Access Management Policy
- 5) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
- 6) No off-plat restrictions.

ZONING:

RR 5 - Rural Residential 5

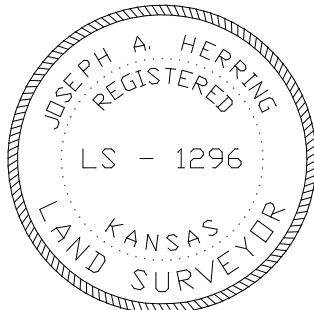
GIS indicates RR-2.5 zoning.

NOTES:

- 1) This survey does not show ownership.
- 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
- 3) All recorded and measured distances are the same, unless otherwise noted.
- 4) Error of Closure - 1 - 7086599 - 10.11 Acres, more or less, including right of ways
- 5) Basis of Bearing - KS SPC North Zone 1501
- 6) Monument Origin Unknown, unless otherwise noted.
- 7) Existing and Proposed Lots for Agriculture and Residential Use.
- 8) Road Record - See Survey
- 9) Benchmark - NAVD88
- 10) Project Benchmark (BM) - SW COR Section 5 - 1/2" Rebar - Elev - 917.5'
- 11) Reference Recorded Deed Doc # 2025R01330
- 12) Utility Companies -
  - Water - RWD 7
  - Electric - Every
  - Sewer - Septic / Lagoon
  - Gas - Propane / Natural Gas
- 13) Reference Alliant National Title Insurance Company File Number 2846106 updated June 4, 2025
  - Rural Water 7 Easement Book 638 Page 216
  - Ingress and Egress Easement Doc. # 2021R03053
- 14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0319G dated July 16, 2015
- 15) Building Setback Lines as shown hereon or noted below
  - All side yard setbacks - 15' (Accessory - 15')
  - All rear yard setbacks - 40' (Accessory - 15')
- 16) Existing Structures, if any, shown in approximate location.
- 17) Fence Lines do not necessarily denote the boundary line for the property.
- 18) Reference Surveys:
  - THE OAKES Document No. 2020P00032
  - CADILLAC RANCH Document No. 2023P00022
  - REB - R.E.Bacon S 11-22, 1982 NKA 1982S022

LEGEND:

- - 1/2" Rebar Set with Cap No.1296
- - 1/2" Rebar Found, unless otherwise noted.
- ( ) - Record / Deeded Distance
- U/E - Utility Easement
- D/E - Drainage Easement
- B.S.L. - Building Setback Line
- R/W - Road Right of way
- ⊥ - Centerline
- ⊥ - Section Line
- BM - Benchmark
- POB - Point of Beginning
- POC - Point of Commencing
- //// - No Vehicle Entrance Access
- NS - Not Set this survey per agreement with client



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

Joseph A. Herring  
PS # 1296



# LOVVORN ACRES

A Minor Subdivision in the Southwest Quarter of Section 5, Township 12 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

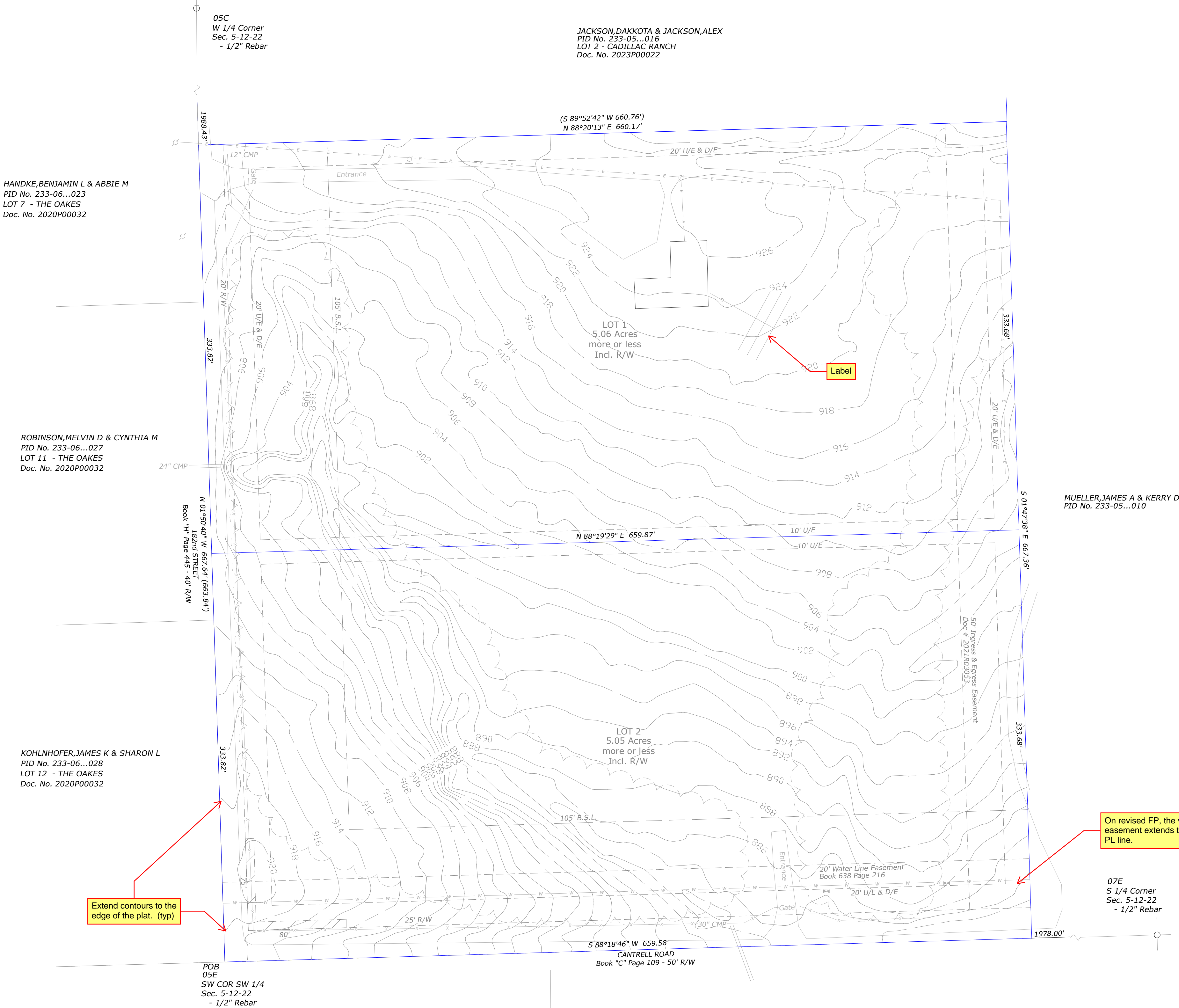
## PRELIMINARY PLAT

PREPARED FOR:  
LOVVORN,LUCAS & ALYSSA  
1406 E 2ND ST  
TONGANOXIE, KS 66086

PROPERTY ADDRESS:  
14080 182ND ST  
LINWOOD, KS 66052  
PID No. 233-05-0-00-00-009

### SURVEYOR'S DESCRIPTION:

Tract of land in the Southwest Quarter of Section 5, Township 12 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on June 21, 2025, and more fully described as follows: Beginning at the Southwest corner of said Southwest Quarter; thence North 01 degrees 50'40" West for a distance of 667.64 feet along the West line of said Southwest Quarter; thence North 88 degrees 20'13" East for a distance of 660.27 feet; thence South 01 degrees 47'38" East for a distance of 667.36 feet to the South line of said Southwest Quarter; thence South 88 degrees 18'46" West for a distance of 659.58 feet along said South line to the point of beginning.  
Together with and subject to covenants, easements, and restrictions of record.  
Said property contains 10.11 acres, more or less, including road right of way.  
Error of Closure: 1 - 7086543



### RESTRICTIONS:

- 1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
- 2) An Engineered Waste Disposal System may be required due to poor soil conditions.
- 3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
- 4) Lots are subject to the current Access Management Policy
- 5) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
- 6) No off-plat restrictions.

### ZONING:

RR 2.5 - Rural Residential 2.5

### NOTES:

- 1) This survey does not show ownership.
- 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
- 3) All recorded and measured distances are the same, unless otherwise noted.
- 4) Error of Closure - See Descriptions
- 5) Basis of Bearing - KS SPC North Zone 1501
- 6) Monument Origin Unknown, unless otherwise noted.
- 7) Existing and Proposed Lots for Agriculture and Residential Use.
- 8) Road Record - See Survey
- 9) Benchmark - NAVD88
- 10) Project Benchmark (BM) - SW COR Section 5 - 1/2" Rebar - Elev - 922.9'
- 11) Easements, if any, are created hereon or listed in referenced title commitment.
- 12) Reference Recorded Deed Doc # 2025R01330
- 13) Utility Companies -
  - Water - RWD 7
  - Electric - Every
  - Sewer - Septic / Lagoon
  - Gas - Propane / Natural Gas
- 14) Reference Alliant National Title Insurance Company File Number 2846106 updated June 4, 2025
- 15) Rural Water 7 Easement Book 638 Page 216
- 16) Ingress and Egress Easement Doc. # 2021R03053
- 17) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0319G dated July 16, 2015
- 18) Building Setback Lines as shown hereon or noted below
  - All side yard setbacks - 15' (Accessory - 15')
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- 19) Existing Structures, if any, shown in approximate location.
- 20) Fence Lines do not necessarily denote the boundary line for the property.
- 21) Reference Surveys:
  - THE OAKES Document No. 2020P00032
  - CADILLAC RANCH Document No. 2023P00022

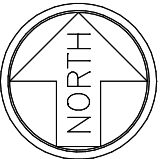
### LEGEND:

- - 1/2" Rebar Set with Cap No.1296
- - 1/2" Rebar Found, unless otherwise noted.
- ( ) - Record / Deeded Distance
- U/E - Utility Easement
- D/E - Drainage Easement
- B.S.L. - Building Setback Line
- R/W - Road Right of way
- ⊥ - Centerline
- ⊥ - Section Line
- BM - Benchmark
- POB - Point of Beginning
- POC - Point of Commencing
- //// - No Vehicle Entrance Access
- NS - Not Set this survey per agreement with client
- - Power Pole
- X - Fence Line
- E - Overhead Power Lines
- T - Underground Telephone/Fiber Optic Line
- ◇ - Gas Valve
- ⬮ - Water Meter/Valve
- ⊞ - Telephone Pedestal
- W - 6" Water Line - location as per district
- ~ - Tree/Brush Line



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

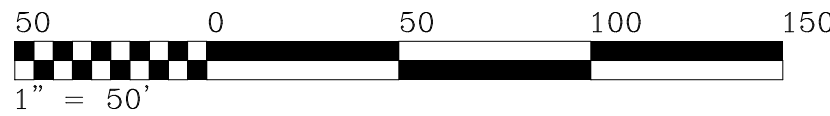
Joseph A. Herring  
PS # 1296



Scale 1" = 50'

Job # K-25-1884

June 5, 2025 Rev. 6/21/25



MUELLER,DEREK W & AMANDA A  
PID No. 233-08...007.01

O'KEEFE, MARIA LANE  
PID No. 233-08...006.01



**06-26-25**  
**PW Combined**  
**Review**  
**No Further**  
**Comment**



Lovvorn Acres  
Leavenworth County Kansas  
Drainage Report  
June 1, 2025  
Revised June 22, 2025





# Leavenworth County Request for Board Action

**Date:** July 24, 2025

**To:** Board of County Commissioners

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

**Department Head Approval:**

**Additional Reviews as needed:**

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

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**Action Requested:** Adopt a minimum rate increase from \$5.00 to \$10.00 for MSW and a minimum rate increase from \$13.00 to \$20.00 for C&D.

**Recommendation:** Approve and adopt the minimum rate increase from \$5.00 to \$10.00 for MSW and a minimum rate increase from \$13.00 to \$20.00 for C&D effective September 1, 2025.

**Analysis:** In researching past rates the current minimum for MSW has been in place as far back as 2007. The current minimum for C&D goes back to 2019 when we started charging one rate for in or out of county rates. The rate increase for minimums is needed to cover operational budget costs and sustain being an enterprise self-supported department. I was able to find rates to a comparable transfer station in the area and they are \$84/ton with a \$40.00 minimum for in county residents and an \$84/ton with a \$84.00 minimum for out of county residents.

**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:** N/A



# Leavenworth County Request for Board Action

**Date:** July 24, 2025

**To:** Board of County Commissioners

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

**Department Head Approval:**

**Additional Reviews as needed:**

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

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**Action Requested:** Adopt a rate increase of \$2.00/ton.

**Recommendation:** Approve and adopt the \$2.00/ton gate rate increase effective September 1, 2025.

**Analysis:** With our current hauling contract, the Consumer Price Index adjustment begins in July each year. This year it came in at \$36.29/ton so the requested increase is to balance our business needs while retaining the necessary resources to continue providing a quality service to our county.

**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:** Page 2 Section a of the effective January 1, 2023 Hamm Contract.



2. Compensation. Leavenworth County shall pay Hamm for the performance of the Contract, subject to additions and deductions hereinafter provided or subsequently agreed to in writing between the parties, the base price of Thirty-One Dollars and Ninety cents (\$31.90) for each ton of solid waste hauled and disposed of by Hamm. Said base price shall be subject to the following:

a. Consumer Price Index adjustment: Beginning in 2024 and each year thereafter, the CPI percentage increase or decrease as calculated for the previous 12-month period shall be added to the Base Price (Thirty-One dollars and Ninety cents \$31.90 for 2024) per ton. For the purpose of this agreement the Consumer Price Index for All Urban Consumers, U.S. City Average, for all items, published by the United States Department of Labor shall be used. The new fee will be calculated by Hamm and added to the billing for January services and all services thereafter. The adjusted price will become the new base price for purposes of calculating adjustments going forward.

b. Terms of Payment. Hamm shall invoice Leavenworth County monthly for transport and disposal of Solid Waste from transfer station. Billing will be provided showing the total amount owed on an invoice, and will include all statements and tickets associated with the invoice. Invoices will be sent by Hamm on or before the 15th day of each month shall be paid in full by Leavenworth County no later than the 15th day of the following month or 1 ½% interest shall be assessed on a monthly basis.

3. Governmental Mandates. For the purposes of this Contract, the term "regulatory change," shall mean any change after January 1, 2023, in any applicable state, federal or local regulations, or written interpretations, directives or requests thereof or thereunder (whether or not having force of law), by any court or governmental authority charged with the interpretation or administration thereof. If, as a result of a regulatory change, the cost to Hamm for performing its obligations under this Contract is increased, then Leavenworth County shall pay Hamm, upon demand, such actual additional cost. Hamm shall notify Leavenworth County as promptly as practicable of any event occurring after January 1, 2023, which it believes entitles Hamm to additional compensation pursuant to the paragraph. Hamm will furnish Leavenworth County with a statement setting forth the basis and amount of each such request, and such request may be of a continuing nature.

4. Hamm's Compliance with Laws. As a material inducement to enter into this Contract. Hamm hereby represents and warrants to Leavenworth County that to the best of its knowledge, Hamm is following all Requirements of Law. For purposes of this Contract, as to Hamm, "Requirements of Law" shall mean all laws, rules, regulations, ordinances, orders, judgments, or decrees applicable to Hamm's Landfill business, including, but not limited to, all jurisdictions in which Hamm is doing business, including, without limitation, the federal Resource Conservation and Recovery Act, the federal Comprehensive Environmental Responses, Compensation and Liability Act, the federal Clean Water Act, the federal Clean Air Act, and the federal occupational Safety and Health Act.

5. Leavenworth County's Compliance with Laws. As a material inducement to Hamm to enter into this Contract, Leavenworth County hereby represents and warrants to Hamm that to the best



# Leavenworth County Request for Board Action

Date: July 16, 2025  
To: Board of County Commissioners  
From: Mark Loughry

**Additional Reviews as needed:**

Budget Review ☒ Administrator Review ☒ Legal Review ☐

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**Action Requested:** Approve the attached rate card amending the health plan family rates for the 2025/26 plan year.

**Recommendation:** Approval.

**Analysis:** Commissioners, as discussed, the attached rate card reflects the adjustment to the premium paid by employees participating in the County family health insurance plan. The adjustment increases the Employee Only, Family and Dual Family basic plans all by \$51.46 for the upcoming plan year. The enhanced health plans are also adjusted proportionate to this change.

**Alternatives:** Adjust the amount employer/employee is responsible for.

**Budgetary Impact:**

☒ Budgeted expenditure



Option 1					
2025-26 Insurance Premium Rates (Applies to both full / part time employees) *DUAL= employee + spouse are LVCO employee's*	2025-2026 Total Cost	2025-2026 Total Employer Cost per month	2025-2026 Total Employer Contribution %	2025-2026 Total Employee Cost per month	2025/26 Inc/(Dec) Employee Cost/month
Employee HDHP	\$1,026.04	\$974.58	94.98%	\$51.46	\$51.46
Employee Enhanced Plan	\$1,098.23	\$974.58	88.74%	\$123.65	\$61.85
Employee HDHP	44	44		44	
Employee Enhanced current enrollment	136	136		136	
	\$2,334,060.48	\$2,105,092.80	90.19%	\$228,967.68	
Family HDHP	\$2,324.50	\$1,984.66	85.38%	\$339.84	\$51.46
Family Enhanced	\$2,488.19	\$1,984.66	79.76%	\$503.53	\$75.09
Family HDHP enrolled	16	16		16	
Family Enhanced enrolled	86	86		86	
	\$3,014,116.08	\$2,429,223.84	80.59%	\$584,892.24	
Dual Family HDHP	\$2,324.50	\$2,111.51	90.84%	\$212.99	\$51.46
Dual Family Enhanced	\$2,488.19	\$2,111.51	84.86%	\$376.68	\$75.09
Dual Family HDHP enrolled	1	1		1	
Dual Family Enhanced enrolled	4	4		4	
	\$141,434.28	\$126,690.60	89.58%	\$14,743.68	
DENTAL RATE					
DENTAL - EE	\$27.20	\$13.60	50.0%	\$13.60	\$0.00
DENTAL - FAMILY	\$98.82	\$49.41	50.0%	\$49.41	\$0.00
DENTAL - Employee enrolled	172	172		172	
DENTAL - FAMILY enrolled	144	144		144	
	\$226,902	\$113,451		\$113,451	
VISION RATE					
VISION - EE	\$5.03	\$2.52	50.0%	\$2.52	\$0.00
Vision - EE + Children	\$9.56	\$4.78	50.0%	\$4.78	\$0.00
Vision - EE + Spouse	\$10.06	\$5.03	50.0%	\$5.03	\$0.00
Vision - Family	\$14.79	\$7.40	50.0%	\$7.40	\$0.00
VISION - EE enrolled	167	167		167	
Vision - EE + Children enrolled	28	28		28	
Vision - EE + Spouse enrolled	36	36		36	
Vision - Family enrolled	67	67		67	
	\$29,529.36	\$14,764.68		\$14,764.68	
Total all Benefits	\$5,746,042	\$4,789,223	83.35%	\$956,819	



# Leavenworth County Request for Board Action

**Date:** 6/3/2024

**To:** Board of County Commissioners

**From:** Public Works

**Department Head Approval:**

**Additional Reviews as needed:**

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

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**Action Requested:** We are requesting the approval to place the following equipment on the surplus list and subsequently sell the items on PurpleWave.

Equip #326 2005 Freightliner Roll Off Truck  
Equip #66 2014 Freightliner 108SD. Truck is non-operational  
Equip #108 2019 Bobcat S650 Skid Steer  
Equip #22 2014 Freightliner M2-108 Oil Distributor

Two Pallets of misc. tires  
Various totes of filters that no longer fit our current equipment.

**Recommendation:** Approve

**Analysis:**

The equipment listed above have been replaced with the exception of # 66. The replacement for #66 is on order and will be delivered before year end.

**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:**

**Additional Attachments:**



# Leavenworth County Request for Board Action

**Date:** July 17<sup>th</sup>, 2025

**To:** Board of County Commissioners

**From:** Public Works

**Department Head Approval:** WLN

**Additional Reviews as needed:**

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

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**Action Requested:** Approve the contract with Ebert Construction for the 235<sup>th</sup> Street Project.

**Analysis:** This project is a phase two of a four phase project to connect K-16 and K-92 Highways. The county has received \$2.95M in grant funding from Senator Moran's Congressionally Directed Spending and the Kansas Cost Share Program. Ebert Construction was the low bidder or the four bids received, as shown on the attached bid sheet, by \$920,000 and over \$1M under the engineer's estimate.

This project's design has a long history dating back to 2017-2018. This project was originally designed by the county without any geotechnical information as a chip and seal project. The plans were updated to meet KDOT standards in 2024.

The Notice of Award was issued in June and the project is most likely going to start near the late start date in early October.

**Alternatives:** Deny

**Budgetary Impact: \$4,301,411.96 (Bid plus 7.5% contingency)**

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

**Additional Attachments:** Contract



LEAVENWORTH COUNTY, KANSAS

AGREEMENT BETWEEN  
LEAVENWORTH COUNTY, KANSAS  
AND CONTRACTOR

For

235<sup>th</sup> Street Improvements

THIS AGREEMENT is made and entered into this \_\_\_ day of \_\_\_\_\_,

2025, by and between Leavenworth County, Kansas, hereinafter the "County", and

Ebert Construction Company, Inc., hereinafter the "Contractor";

WITNESSETH:

WHEREAS, the County has caused to be prepared, in accordance with the law, Notice to Bidders, Instructions to Bidders, Bid, this Agreement, General and Special Conditions/Provisions, Plans, Specifications and other Contract Documents, as defined in the General Conditions, for the work herein described, and has approved and adopted these said Contract Documents and has caused to be published, in the manner and for the time required by law, an advertisement inviting sealed Bids for furnishing construction materials, labor, tools, equipment and transportation necessary for, and in connection with, the construction of public improvements in accordance with the terms of this Agreement; and

WHEREAS, the Contractor, in response to the advertisement, has submitted to the County, in the manner and at the time specified, a sealed Bid in accordance with the terms of this Agreement; and

WHEREAS, the County, in the manner prescribed by law, has publicly opened, examined and canvassed the Bids submitted, and as a result of this canvass has, in accordance with the law, determined and declared the Contractor to be the lowest and best responsible bidder for the construction of the public improvements, and has duly awarded to the Contractor a contract therefor upon the terms and conditions set forth in this Agreement and for the sum or sums named in the Bid attached to and made a part of this Agreement.

NOW, THEREFORE, in consideration of the compensation to be paid the Contractor, and of the mutual agreements herein contained, the parties hereto have agreed, and hereby agree, the County for itself and its successors, and the Contractor for itself, himself/herself or themselves, its, his/her or their successors and assigns, or its, his/her or their executors and administrators, as follows:

ARTICLE I. The Contractor will furnish at its own cost and expense all labor, tools, equipment, materials and transportation required to construct and complete the work as designated, described and required by the Contract Documents, to wit: 235<sup>th</sup> St. Improvements, all in accordance with the Notice to Bidders, Instructions to Bidders, Bid, this Agreement, General, Supplementary and Special Conditions, Plans, Specifications and other Contract Documents as defined in Article 1 of the General Conditions of the Contract for Construction, on file with Leavenworth County, Kansas, all of which Contract Documents form



the Contract, and are as fully a part hereof as if repeated verbatim herein; all work to be done in a good, substantial and workmanlike manner to the entire satisfaction of the County, and in accordance with the laws of the State of Kansas and the United States of America. All terms used herein shall have the meanings ascribed to them in the General Conditions unless otherwise specified.

ARTICLE II. The County shall pay to the Contractor for the performance of the work embraced in this Contract, and the Contractor will accept in full compensation therefor, the sum of Four Million, One Thousand, Three Hundred Thirteen & 45/100 DOLLARS

(\$ 4,001,313.45) (subject to adjustment as provided by the Contract Documents) for all work covered by and included in the Contract award and designated in the foregoing Article I, payment thereof to be made in cash or its equivalent and in the manner provided in the Contract Documents.

ARTICLE III. The Contractor shall commence work upon the date stated in the Notice to Proceed, and will be complete with all work covered by this Contract as stated herein:

- A. The Contractor shall have 375 Calendar Days to complete all work covered in this contract, including punch list items, from the selected Notice to Proceed Date. The Earliest Notice to Proceed is 7/28/25. The Latest Notice to Proceed is 10/7/25. Based on the Latest NTP all project work must be completed by 10/16/26.
- B. All permanent seeding shall be completed within the dates shown in the technical specification.

Liquidated damages based on the full bid price of the Contract shall be assessed against Contractor, as stipulated liquidated damages and not as a penalty, in an amount as set forth in paragraph GC-45 of the General Conditions for each and every calendar day the work remains incomplete over the specified completion times stated above.

ARTICLE IV. Not used.

ARTICLE V. Contractor specifically acknowledges and confirms that: 1.) it has visited the site, made all inspections it deems appropriate and has read and fully understands the Contract Documents, including all obligations and responsibilities undertaken by it as specified herein and in the other Contract Documents and knowingly accepts same; 2.) it has furnished copies of all Contract Documents to its insurance carrier(s) and its surety(ies); and 3.) its insurance carrier(s) and surety(ies) agree to be bound as specified herein, in the Contract Documents and in the insurance policy(ies) and bonds as to liability and surety coverage.

ARTICLE VI. It is specifically agreed between the parties executing this Agreement that the Contract Documents are not intended to create any third party beneficiary relationship nor to authorize anyone not a party to this Agreement to maintain a suit for personal injuries or property damage pursuant to the terms or provisions of this Agreement. The duties, obligations and responsibilities of the parties to this Agreement with respect to third parties shall remain as imposed by law.

ARTICLE VII. This Agreement, together with the other Contract Documents, constitutes the entire agreement between the parties and supersedes all prior agreements, whether oral or written, covering the same subject matter. This Agreement may not be modified or amended except as provided herein or in the other Contract Documents.



ARTICLE VIII. This Agreement is entered into, under and pursuant to, and is to be construed and enforceable in accordance with, the laws of the State of Kansas.

ARTICLE IX. Should any provision of this Agreement or the other Contract Documents be determined to be void, invalid, unenforceable or illegal for whatever reason, such provision(s) shall be null and void; provided, however, that the remaining provisions of this Agreement and/or the other Contract Documents shall be unaffected thereby and shall continue to be valid and enforceable.

IN WITNESS WHEREOF, Leavenworth County, Kansas, has caused this Agreement to be executed on its behalf, thereunto duly authorized, and the said Contractor has executed six (6) counterparts of this Contract in the prescribed form and manner, the day and year first above written.

LEAVENWORTH COUNTY, KANSAS

By \_\_\_\_\_

Mike Smith, 4th District

Chairman – Board of  
Leavenworth County Commissioners

ATTEST:

\_\_\_\_\_  
Fran Keppler  
County Clerk

(Seal)

Ebert Construction Company, Inc.  
Contractor

By  \_\_\_\_\_

Title Lisa Diederich, Co-President

(If the Contract is not executed by the president of the corporation or general partner of the partnership, please provide documentation which authorizes the signatory to bind the corporation or partnership. If a corporation, Contractor shall furnish County a current certificate of good standing, dated within ten (10) days of the date of this Contract.)

END OF SECTION



LEAVENWORTH COUNTY, KANSAS

**REVISED 6/5/2025**

**BID FORM**

235<sup>th</sup> St. Improvements  
052-C-5250-01

TO: LEAVENWORTH COUNTY, KANSAS

Neither the County nor Consultant shall be responsible for the accuracy, completeness, nor sufficiency of any Bid Documents obtained from any source other than the source indicated in the Notice to Bidders. Obtaining copies of plans, specifications, bid documents and other Contract Documents from any other source(s) may result in obtaining incomplete and inaccurate information. Obtaining these documents from any source other than directly from the source listed in the Notice to Bidders may also result in failure to receive any addenda, corrections, or other revisions to these documents that may be issued.

The undersigned bidder hereby proposes to furnish all materials, supplies, transportation, tools, equipment and plant, perform all necessary labor and construct, install and complete all work stipulated in, required by, and in conformity with the proposed Contract Documents (including all documents referred to therein) and any and all addenda thereto, for and in consideration of prices as follows:

Item No.	Item Description	Quantity	Unit	Unit Price	Total
	<b><i>Common Items</i></b>				
1	CONTRACTOR CONSTRUCTION STAKING	1	LSUM	30,700.00	30,700.00
2	FIELD OFFICE AND LABORATORY (TYPE A)	1	EACH	9,137.12	9,137.12
3	MOBILIZATION	1	LSUM	205,477.26	205,477.26
4	MOBILIZATION (DBE)	1	LSUM	29,159.46	29,159.46
5	REMOVAL OF EXISTING STRUCTURES	1	LSUM	53,820.43	53,820.43
6	CLEARING AND GRUBBING	1	LSUM	90,275.63	90,275.63
	<b><i>Road Items</i></b>				
7	UNCLASSIFIED EXCAVATION	25,220	CUYD	12.09	304,909.80
8	COMMON EXCAVATION(CONTRACTOR FURNISHED)	18,343	CUYD	12.56	230,388.08
9	COMPACTION OF EARTHWORK (TYPE B) (MR-90)	31,256	CUYD	5.43	169,720.08
10	COMPACTION OF EARTHWORK (TYPE AA) (MR-5-5)	4,465	CUYD	5.43	24,244.95
11	SALVAGED TOPSOIL	53,718	SQYD	.71	38,139.78
12	MAILBOX INSTALLATION (SET PRICE)	11	EACH	\$150.00	\$1,650.00
13	RIPRAP (HEAVY STONE)	609	SQYD	93.18	56,746.62
14	RIPRAP (LIGHT STONE)	232	SQYD	94.44	21,910.08
15	MONUMENT BOX	5	EACH	3,047.06	15,235.30
16	END SECTION ( 18")	28	EACH	407.67	11,414.76
17	END SECTION ( 24")	2	EACH	513.52	1,027.04
18	END SECTION ( 24") (RC)	4	EACH	869.46	3,477.84
19	END SECTION ( 48") (RC)	6	EACH	1,882.98	11,297.88
20	END SECTION ( 60") (RC)	4	EACH	2,721.81	10,887.24

LD



21	END SECTION ( 72") (RC)	2	EACH	3,448.23	6,896.46
22	ENTRANCE PIPE ( 18")	372	LNFT	78.11	29,056.92
23	ENTRANCE PIPE ( 24")	57	LNFT	88.75	5,058.75
24	CROSS ROAD PIPE ( 18") (RCP)	38	LNFT	97.13	3,690.94
25	CROSS ROAD PIPE ( 24") (RCP)	108	LNFT	89.26	9,640.08
26	CROSS ROAD PIPE ( 48") (RCP)	210	LNFT	168.09	35,298.90
27	CROSS ROAD PIPE ( 60") (RCP)	194	LNFT	265.91	51,586.54
28	CROSS ROAD PIPE ( 72") (RCP)	86	LNFT	283.97	24,421.42
	<b>Drainage Structures</b>				
29	CONCRETE (GRADE 4.0)	292	CUYD	745.31	217,630.52
30	REINFORCING STEEL (GRADE 60)	50,390	LBS.	.85	42,831.50
31	FOUNDATION STABILIZATION	57	CUYD	144.91	8,259.87
32	CONCRETE FOR SEAL COURSE (SET PRICE)	9	CUYD	\$225.00	\$2,025.00
33	GRANULAR BACKFILL (WINGWALLS)	178	CUYD	179.78	32,000.84
	<b>Temp Prj Wtr Pol Ctl-Soil Erosion</b>				
34	TEMPORARY FERTILIZER (13-13-13)	2,812	LBS.	1.59	4,471.08
35	TEMPORARY SEED (CANADA WILDRYE)	222	LBS.	15.52	3,445.44
36	TEMPORARY SEED (GRAIN OATS)	499	LBS.	5.25	2,619.75
37	SEED (STERILE WHEATGRASS)	499	LBS.	6.96	3,473.04
38	SOIL EROSION MIX	325	LBS.	14.54	4,725.50
39	EROSION CONTROL (CLASS 1) (TYPE C)	2,123	SQYD	3.91	8,300.93
40	EROSION CONTROL (CLASS 2) (TYPE E)	12,116	SQYD	4.40	53,310.40
41	SEDIMENT REMOVAL (SET PRICE)	15	CUYD	50.00	750.00
42	TEMPORARY DITCH CHECK (ROCK)	450	CUYD	99.15	44,617.50
43	BIODEGRADABLE LOG ( 9")	6920	LNFT	5.14	35,568.80
44	BIODEGRADABLE LOG (20")	3640	LNFT	7.02	25,552.80
45	SILT FENCE	6,018	LNFT	2.89	17,392.02
46	SWPPP DESIGN	1	LSUM	1,660.37	1,660.37
47	SWPPP INSPECTION	65	EACH	302.66	19,672.90
48	WATER POLLUTION CONTROL MANAGER	55	EACH	302.66	16,646.30
49	MULCHING (TEMPORARY)	33	TON	289.35	9,548.55
50	MULCHING TACKING SLURRY (TEMPORARY)	9,990	LBS.	1.16	11,588.40
51	WATER (EROSION CONTROL) (SET PRICE)	10	MGAL	\$40.00	\$400.00
52	WATER (GRADING) (SET PRICE)	120	MGAL	\$40.00	\$4,800.00
	<b>Bridge ID (000000000520570)</b>				
53	CONCRETE (GRADE 4.0)	186	CUYD	919.56	171,038.16
54	REINFORCING STEEL (GRADE 60)	27,670	LBS.	.85	23,519.50
55	FOUNDATION STABILIZATION	42	CUYD	144.91	6,086.22
56	CONCRETE FOR SEAL COURSE (SET PRICE)	7	CUYD	\$225.00	\$1,575.00
57	GRANULAR BACKFILL (WINGWALLS)	178	CUYD	179.78	32,000.84

	<b>Asphalt Surfacing Items</b>				
58	HMA-COMMERCIAL GRADE (CLASS A)	12,325	TON	91.50	1,127,737.50
59	AGGREGATE BASE (AB-3) ( 4")	33,427	SQYD	7.65	255,716.55
60	SURFACING MATERIAL (AB-3)	433	TON	28.88	12,505.04
61	AGGREGATE SHOULDER (AS-1) ( 6")	7,897	SQYD	10.84	85,603.48
62	TEMPORARY SURFACING (AB-3)	2,350	TON	28.88	67,868.00
	<b>Fencing Items</b>				
63	FENCE (BARBED WIRE) (TEMPORARY)	5,298	LNFT	10.00	52,980.00
64	FENCE (REMOVAL OF EXISTING)	5,730	LNFT	5.00	28,650.00
	<b>Signing Items</b>				
65	SIGN (REMOVE AND RESET)	1	LSUM	2,100.00	2,100.00
66	SIGN (FLAT SHEET)(HIGH PERFORMANCE)	6	SQFT	25.00	150.00
67	SIGN POST (4" x 6" WOOD)(FLAT SHEET SIGN)	88	LNFT	20.00	1,760.00
	<b>Pavement Marking Items</b>				
68	PAVEMENT MARKING (EPOXY) (WHITE) ( 4")	19,880	LNFT	.50	9,940.00
69	PAVEMENT MARKING (EPOXY) (YELLOW) ( 4")	19,880	LNFT	.50	9,940.00
	<b>Seeding Items</b>				
70	FERTILIZER (13-13-13)	1,692	LBS.	1.68	2,842.56
71	SEED (STERILE WHEATGRASS)	9	LBS.	6.96	62.64
72	SEED (BIG BLUESTEM GRASS)(KAW)	3	LBS.	15.52	46.56
73	SEED (BUFFALOGRASS)(TREATED)	30	LBS.	31.22	936.60
74	SEED (CANADA WILDREYE GRASS)	44	LBS.	15.52	682.88
75	SEED (INDIANGRASS) ( OSAGE )	9	LBS.	15.52	139.68
76	SEED (LITTLE BLUESTEM GRASS) ( ALDOUS )	9	LBS.	16.95	152.55
77	SEED (PERENNIAL RYEGRASS)	302	LBS.	15.52	4,687.04
78	SEED (PRAIRIE JUNEGRASS)	17	LBS.	118.26	2,010.42
79	SEED (SIDE OATS GRAMA GRASS) ( EL RENO )	70	LBS.	26.94	1,885.80
80	SEED (STERILE WHEATGRASS)	44	LBS.	6.96	306.24
81	SEED (SWITCHGRASS) ( BLACKWELL )	3	LBS.	15.52	46.56
82	SEED (TALL DROPSEED)	2	LBS.	22.37	44.74
83	SEED (TALL FESCUE) ( ENDOPHYTE FREE)	302	LBS.	6.10	1,842.20
84	SEED (WESTERN WHEATGRASS) ( BARTON )	58	LBS.	14.09	817.22
85	SEED (NATIVE WILDFLOWER MIX 1)	45	LBS.	52.05	2,342.25
86	MULCHING	33	TON	289.35	9,548.55
87	MULCHING TACKING SLURRY	9990	LBS.	1.22	12,187.80
	<b>Traffic Control Items</b>				
88	TRAFFIC CONTROL	1	LSUM	15,000.00	15,000.00



Base Bid Total:

Four million one thousand three hundred and thirteen and 45/100 DOLLARS

(in words)

(\$ 4,001,313.45 ).  
Figures

1. The undersigned further agrees to begin upon the date stated in the Notice to Proceed, and to complete the work, if this bid is accepted, on or before the dates shown in the Agreement, which states that the Contractor shall have 375 Calendar Days to complete the project from the selected Notice to Proceed Date. The Earliest Notice to Proceed is 7/28/25. The Latest Notice to Proceed is 10/7/25. Based on the Latest NTP all project work must be completed by 10/16/26.

The undersigned also declares that he/she understands that liquidated damages based on the full bid price of the Contract shall be assessed against Contractor, as stipulated liquidated damages and not as a penalty, in an amount as set forth in paragraph GC-44 of the General Conditions for each and every calendar day the work remains incomplete over the specified completion time stated above.

2. In submitting this bid, the undersigned declares that it is of lawful age and executed the accompanying bid on behalf of the bidder therein named, and that it had lawful authority so to do. The undersigned further declares that it has not directly or indirectly entered into any agreement, expressed or implied, with any bidder or bidders, having for its object the controlling of the price or amount of such bid or any bids, the limiting of the bid or bidders, the parceling or farming out to any bidder or bidders, or other persons, of any part of the Contract or any part of the subject matter of the bid or bids or of the profits thereof, and that it has not and will not divulge the sealed bid to any person whomsoever, except those having a partnership or other financial interest with bidder in said bid or bids, until after sealed bid or bids are opened.
3. The undersigned further declares that it has carefully examined the Notice to Bidders, Instructions to Bidders and other Contract Documents, and that it has inspected the actual location of the work, together with the local sources of supply, and has satisfied itself as to all conditions and quantities, and understands that in signing this Bid it waives all right to plead any misunderstanding regarding the same.
4. The undersigned hereby agrees to furnish the required bonds and insurance certificates and execute an Agreement within ten (10) calendar days from and after notice of the award of the Contract, and failure of the bidder to do so shall constitute a default, and the County may thereafter take such steps to protect its legal rights as it deems in its best interest, including, but not limited to, enforcement of its rights as to bid security.
5. It is understood that the County will pay in a prompt and timely manner pay estimates when submitted and approved by the Engineer and further approved by the County staff coordinator for the project, all as provided in the Contract Documents.
6. Undersigned acknowledge receipt of the Plans and Specifications for the project including the following addenda (complete): \_\_\_\_\_.

Addendum No.: 1  
Addendum No.: 2

Date: 05/23/2025  
Date: 05/30/2025

td

Addendum No.: 3  
Addendum No.: \_\_\_\_\_

Date: 06/05/2025  
Date: \_\_\_\_\_

7. Enclosed is a certified check, cashier's check or bid bond in the amount of:

Bid Bond \_\_\_\_\_ DOLLARS

(\$ 5% of Bid Amount) which the undersigned agrees is subject to being forfeited to and becoming the property of the County as liquidated damages and not as a penalty, together with other legal remedies the County may choose to invoke, all as set forth in the Instructions to Bidders Section IB-9, should this Bid be accepted and the Contract be awarded to this bidder and it should fail to enter into an Agreement in the form prescribed and to furnish the required insurance, bonds and other required documents within ten (10) calendar days as above stipulated, otherwise the bid security shall be returned to the undersigned upon signing of the Agreement and delivery of the approved bonds and other required documents to Leavenworth County, Kansas.

8. The following documents are submitted with and made a condition of this Bid:

- A. Required Bid security; - Bid Bond Attached.
- B. KDOT Prequalification Information per Instructions to Bidders - Prequalification Letter Attached.
- C. Required Contract Provisions I, II, III, and IV per below. - All Attached.

9. Required Contract Provisions:

The current versions of the following Required Contract Provisions (I-IV) require the Contractor to furnish information. The Contractor shall complete and submit with its proposal these provisions. The County of Leavenworth will reject proposals that fail to contain completed Required Contract Provisions I, II and III and may reject proposals that fail to contain completed Required Contract Provision IV.

- I. 08-10-66 (LPA) Certification – Non-collusion & History of Debarment
- II. 04-26-90 (LPA) Declaration – Limitations on Use of Federal Funds for Lobbying
- III. 07-19-80 (LPA) DBE Contract Goal
- IV. 01-01-11 (LPA) Tax Clearance Certificate



10.

**Certification:**

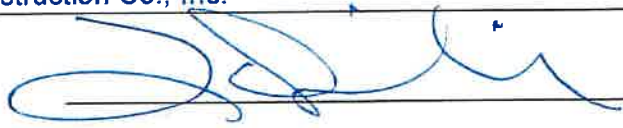
I certify that I am authorized to represent the Contractor in preparing and presenting this proposal. I certify under penalty of perjury that the foregoing (including, but not limited to, the information contained in the required contract provisions referenced above) is true and correct. Executed on this 9th day of June, 2025.

**BIDDER:** *[Indicate correct name of bidding entity]*

Ebert Construction Co., Inc.

**By:**

*[Signature]*



*[Printed name]* Lisa Diederich, Co-President

*(If Bidder is a corporation, a limited liability company, a partnership, or a joint venture, attach evidence of authority to sign.)*

**Attest:**

*[Signature]*



*[Printed name]*

James E. Ebert II

**Title:**

Co-President

**Submittal Date:**

06/09/2025

**Address for giving notices:**

PO Box 198, 103 W Valley Street, Wamego, KS 66547

**Telephone**

**Number:**

785-456-2455

**Contact Name and e-mail address:**

[lisa@ebertconstruction.com](mailto:lisa@ebertconstruction.com)

END OF SECTION

Ld

# Leavenworth County Request for Board Action

**Date:** July 16, 2025  
**To:** Board of County Commissioners  
**From:** Mark Loughry

**Additional Reviews as needed:**

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

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**Action Requested:** Approve the updated public comment policy.

**Recommendation:** Approval.

**Analysis:** Commissioners, as directed I have updated the Public Comment Policy to reflect the direction given by the Commission on July 16, 2025. While there is still a five minute limit on each person, there will be no limit on the number of comments allowed at the beginning of each meeting. Comments at the start of each meeting are no longer limited to items on the agenda. There is still the opportunity to speak at the beginning and end of every meeting. There will be no need to sign up early any longer since there isn't a limited number of slots. Commenters are allowed to speak at both the beginning and end of each meeting.

**Alternatives:** Continue with the current policy

**Budgetary Impact:**

☒ No budgetary impact



SUBJECT	ISSUED BY	EFFECTIVE DATE	REVISION
<b>Public Comment Policy</b>	BOCC	8-1-2025	

**STATEMENT:**

The Leavenworth Board of County Commissioners (BOCC) recognizes the importance of an engaged public. In order to encourage and allow meaningful interaction the Commission understands the need to have specific policies in place.

Therefore, the BOCC wishes to implement the following policy. Any current policy or practice in place that would be in conflict with this policy is repealed.

**POLICY:**

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 AM 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 AM the Monday immediately preceding the meeting. The comment will be included and distributed with the normal meeting packet.

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Chairmen, Board of County Commissioners

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7-23-2025  
Date of Adoption

**Leavenworth County  
Request for Board Action**

**Date:** July 17, 2025

**To:** Board of County Commissioners

**Cc:** Mark Loughry, County Administrator

**From:** Misty Brown, County Counselor

**Department Head Approval:** N/A

**Additional Reviews as needed:**

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

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**Action Requested:** Consideration and approval of the proposed Board Order authorizing the County Counselor to take action to secure the County's share of opioid-related funds to support opioid abasement in the County.

**Recommendation:** Approve the proposed Board Order.

**Analysis:**

- The county is part of a multi-jurisdictional, multi-party action filed against pharmaceutical manufacturers and vendors for claims arising from the opioid abuse epidemic.
- The action is pending disposition through either trial in the U.S. District Court for the state of Ohio or mediated, court-approved settlement.
- The County is eligible to receive settlement funds in excess of \$73,000 Sandoz, Inc.
- To receive the funds, the County must submit a participation form by September 20, 2025.
- A potential settlement plan has been reached with Purdue/Sackler, and participants must vote to approve or reject the plan by September 23, 2025.
- A signed settlement agreement is required to obtain funds for opioid abatement from the Purdue/Sackler settlement plan by September 30, 2025.
- Settlements have been reached with 9 additional defendants, and a participation form is required by October 1, 2025, to secure the County's share of the settlement.

**Alternatives:** 1) Decline to approve the Board Order; 2) Table the matter for further study.

**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:**

**Additional Attachments:**

Board Order



## **BOARD ORDER 2025-10**

An order of the Board of County Commissioners of Leavenworth County, Kansas approved during the regular course of business on the 23rd day of July, 2025 authorizing and directing the County Counselor to take measures necessary to do the following:

- Submit a Participation Form to receive Sandoz Opioid Settlement funds.
- Vote yes on Purdue Pharma bankruptcy and Sackler Settlement.
- Sign Governmental Entity Settlement Agreement Sackler Release.
- Submit a participation form to join up to 9-Defendant Settlements.

The County Administrator and the 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 Board Order.

Adopted this 23<sup>rd</sup> Day of July 2025.

Board of County Commissioners  
of Leavenworth County, Kansas

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MIKE SMITH, CHAIRMAN

---

JEFF CULBERTSON, MEMBER

---

VANESSA REED, MEMBER

---

WILLIE DOVE, MEMBER

---

MIKE STIEBEN, MEMBER

ATTEST:

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FRAN KEPPLER, COUNTY CLERK

## Proclamation

Whereas, traditional families, consisting of a natural mother and father, children and extended family have been a cornerstone of society, fostering security, stability, and values of citizenship, as noted by the International Federation for Family Development: "children in healthy, married, two-parent families are more likely to lead happy, successful lives...Families are the most powerful, humane, and economical system for building competence and character";

And,

Whereas, the freedom to uphold these values, rooted in the laws of nature and protected by the U.S. Constitution is vital to societal well-being;

And,

Whereas, traditional families have declined significantly with only 17.8 % of Americans living in nuclear families today, compared to 77.5% of children living with married parents in 1960, while single-person households rose from 13% in 1960 to 25% in 2018, divorce rates increased from 27% in 1950 to 45% today, and births to unmarried women rose from 5% in 1960 to 40% now;

And,

Whereas, courageous single parents benefit from the support of strong families, and communities thrive when traditional family values are celebrated to nurture the next generation;

And,

Whereas, we need to return to the values of traditional family that made America a strong nation for all of history.

NOW, THEREFORE, THE LEAVENWORTH COUNTY BOARD OF COMMISSIONERS DECLARE THE MONTH OF AUGUST, 2025 TO BE "TRADITIONAL FAMILY VALUES MONTH" TO BRING ATTENTION TO TRADITIONAL FAMILIES AND THE CHALLENGES THEY FACE.

SIGNED THIS DAY BY MIKE SMITH CHAIRMAN LEAVENWORTH BOARD OF COUNTY COMMISSIONERS:

\_\_\_\_\_(SIGNED)

THIS DAY:



## REGISTER OF DEEDS BUDGET DISCUSSION

**GENERAL OPERATING FUND****REGISTER OF DEEDS**

General Fund 2025 07 12

**DEPARTMENT / DIVISION SPENDING SUMMARY**

	EXPENDITURES	2022 ACTUAL	2023 ACTUAL	2024 ACTUAL	2025 Budget	2025 Projected	2026 Budget
51100	<b>SALARIES</b>	\$237,465	\$249,528	\$220,369	\$252,830	\$208,395	\$ 267,887
	<b>CONTRACTUALS</b>	\$2,770	\$1,163	\$1,523	\$3,990	\$3,990	\$ 4,080
	<b>TRAVEL AND TRAINING</b>	\$1,607	\$2,890	\$4,076	\$6,500	\$6,500	\$ 7,710
	<b>SUPPLIES AND POSTAGE</b>	\$3,523	\$4,861	\$4,177	\$7,089	\$7,089	\$ 7,287
	<b>CAPITAL OUTLAY</b>	\$0	\$0	\$0	\$1,640	\$1,640	\$ 1,640
	<b>TRANSFER TO GENERAL FUND</b>	\$38,527		\$0		\$0	-
	<b>REIMB.</b>	(21)	(5,850)	(152)			
	<b>Total</b>	\$ 283,871	\$252,592	\$ 229,993	\$ 272,049	\$ 227,614	\$ 288,605



## REGISTER OF DEEDS

Statutory compliance in 2026 payroll requires account fund shift

2025 projected General Fund payroll due to two FT staff left	\$ 208,395
--	------------

	2025 Budget	2026 Budget
General Fund Personnel	\$ 252,830	\$ 267,887

		Increase
2% increase of 2025 GF payroll \$252,830	\$ 5,057	
2026 Transfer ROD Tech back into General Fund	10,000	
2026 General Fund Personnel increase		\$ 15,057

	2025 Budget	2026 Budget
2026 Total Budget General Fund	\$ 272,049	\$ 288,605

		Increase
2.8% increase of 2025 GF \$272,049 would be	\$ 6,556.00	
2026 Transfer ROD Tech back into General Fund	\$ 10,000.00	
2026 Total General Fund increase		\$ 16,556

2026 Total Payroll from both General Fund & ROD Tech	\$ 305,073
--	------------

**28-115a. Register of deeds technology fund.** (a) There is hereby created in each county a register of deeds technology fund.

(b) Upon receipt thereof, the county treasurer shall credit to the register of deeds technology fund of the county all moneys attributable to the fees collected pursuant to subsection (b) of K.S.A. 28-115, and amendments thereto.

(c) Moneys in the register of deeds technology fund shall be used by the register of deeds to acquire equipment and technological services for the storing, recording, archiving, retrieving, maintaining and handling of data recorded or stored in the office of the register of deeds.

(d) Moneys in such fund shall not be subject to the provisions of K.S.A. 79-2925 through 79-2937, and amendments thereto. In making the budget of the county, the amounts credited to, and the amount on hand in, such special fund and the amount expended from such fund shall be shown on the budget for the information of the taxpayers of the county. Any action taken by the register of deeds under this subsection shall be in accordance with K.S.A. 19-1202, and amendments thereto.

(e) Moneys in such fund may be invested in accordance with the provisions of K.S.A. 10-131, and amendments thereto, with interest thereon credited to such fund.

(f) The fund shall be administered by the county treasurer who shall pay out moneys from the fund upon orders signed by the register of deeds.

(g) At the end of any calendar year, if the balance in such fund exceeds \$50,000 and the register of deeds indicates that such amount in excess of \$50,000 shall not be needed and is not designated for technology, the county commission may authorize the transfer and use of such excess moneys by other county offices for equipment or technological services relating to the land or property records filed or maintained by the county.

(h) If a charter form of government is adopted and implemented pursuant to K.S.A. 19-2680 et seq., and amendments thereto, the provisions of this section shall apply to the official, department or office which performs the duties and functions prescribed for the office of the register of deeds.

**History:** L. 2002, ch. 98, § 2; July 1.

**Attorney General's Opinions:**

Technology fund in the office of register of deeds may be used for expenditures including salaries and benefits of employees where a reasonable nexus exists between the expenditure and the electronic data maintenance in the office. 2010-14.



June 25, 2010

ATTORNEY GENERAL OPINION NO. 2010- 14

David C. Van Parys  
Leavenworth County Counselor  
300 Walnut  
Leavenworth, Kansas 66048

Re: Fees and Salaries--Fees in All Counties and Salaries in Certain Counties; Register of Deeds Technology Fund; Acquisition of Equipment and Technological Services for Storing, Recording, Archiving Retrieving, Maintaining and Handling of Data Recorded or Stored in the Office of the Register of Deeds; Staff Salaries as a Permitted Expense for the Technology Fund

Synopsis: The purpose of the technology fund is to provide a source of funding enabling counties to acquire computer equipment, associated software, and support to maintain records in an electronic format. Salaries may be an appropriate expenditure provided the activities performed by staff are related to the storing, recording, archiving, retrieving, maintaining and handling of data recorded or stored in the office of the register of deeds. Cited herein: K.S.A. 2009 Supp. 28-115; and, 28-115a.

\*

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\*

Dear Mr. Van Parys:

As Leavenworth County Counselor you inquire whether the use of funds collected pursuant to K.S.A. 2009 Supp. 28-115<sup>1</sup> for the acquisition of equipment and technological services may be used for salaries and benefits of employees in the Register of Deeds office.

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<sup>1</sup>As amended by L. 2010, Ch. 44, § 16.

You inform us that the Leavenworth Recorder of Deeds has used some of the funds collected in the technology fund for salaries and benefits of several employees who scan plats, check for completeness and accuracy of microfilmed documents and index records. The question you ask is whether these expenditures are allowable within the statutory parameters of K.S.A. 28-115a.

Since July 1, 2002, the Register of Deeds in each county charges and collects an additional fee of \$2 per page for recording:

- (1) The first page of any deeds, mortgages or other instruments of writing, not to exceed legal size—8 ½" x 14";
- (2) The second page and each additional page or fraction of any deeds, mortgages or instruments of writing; and
- (3) Releases or assignment of real estate mortgage.<sup>2</sup>

Once collected, the funds are deposited into a register of deeds technology fund and must be used as provided in K.S.A. 2009 Supp. 28-115a.<sup>3</sup> The funds may only be used to "acquire equipment and technological services for the storing, recording, archiving, retrieving, maintaining and handling of data recorded or stored in the office of the register of deeds."<sup>4</sup> The legislature did not include any definitions within the statute. Therefore, we must look to the language in the statute for guidance.

The fundamental rule of statutory construction to which all other rules are subordinate is that the intent of the legislature governs if that intent can be ascertained. The legislature is presumed to have expressed its intent through the language of the statutory scheme it enacted. When a statute is plain and unambiguous, the court must give effect to the intention of the legislature as expressed, rather than determine what the law should or should not be.<sup>5</sup>

Although ordinary words are to be given their ordinary meanings, "[t]echnical words and phrases, and other words and phrases that have acquired a peculiar and appropriate

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<sup>2</sup>K.S.A. 2009 Supp. 28-115(b), as amended by L. 2010, Ch 44, § 16.

<sup>3</sup>*Id.*

<sup>4</sup>K.S.A. 2009 Supp. 28-115a(c). At the end of the calendar year, any funds in excess of \$50,000 may be transferred by the county commissioners to other county offices for equipment or technological services relating to the land or property records filed or maintained by the county. (See K.S.A. 2009 Supp. 28-115a(g).)

<sup>5</sup>*State v. Johnson*, 289 Kan. 870, 879 (2009) citing *Williamson v. City of Hays*, 275 Kan. 300, 305 (2003).



meaning in law, shall be construed according to their peculiar and appropriate meanings."<sup>6</sup>

The description of the fund created as a "technology fund" and the modification of the term "services" by "technological" provides a clear indication that the legislature intended that the funds only be used for technological enhancements to activities in place prior to the adoption of the statute and activities initiated subsequent to the acquisition of equipment or technology. It is also noteworthy that when the legislature described the permitted uses of the technology funds, it used the term "data" that is recorded or stored in the register of deeds office. The term "data" refers to information that can be digitally transmitted or processed.<sup>7</sup> The legislature could have used the word "documents," but chose the word "data." Johnson County, the initial proponent for the technology fund, indicated that the funds would be dedicated to computer systems and electronic storage of documents.<sup>8</sup> Accordingly, it would seem the intent of the statute was to provide funds for the hardware (equipment) and software, including installation, upgrades and ongoing technical support to convert the records, both new and existing, to an electronic format.

Eighteen months after the additional fees were authorized and the technology fund created, the Legislative Division of Post Audit reviewed the amount of funds collected and how those funds were used.<sup>9</sup> Information about technology receipts and expenditures were gathered from 20 counties.<sup>10</sup> A more thorough review was conducted for expenditures in Johnson, Reno and Shawnee Counties.<sup>11</sup> No expenditures were noted for staff salaries in the three counties examined. However, of the responses provided by the remaining seventeen counties, there was an indication that future expenditures may include "furniture, travel, *salaries*, and paper supplies."<sup>12</sup> Legislative Post Audit noted that those proposed expenditures "wouldn't be appropriate under current law."<sup>13</sup>

Despite this comment, salaries may be an appropriate expenditure provided the activities performed by staff are related to the storing, recording, archiving, retrieving, maintaining, and handling of data recorded or stored in the office of the register of deeds. For example, staff salaries to scan and index data, if done electronically, would

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<sup>6</sup>*Id.* citing *In re Vanderblomen*, 264 Kan. 676, 680 (1998).

<sup>7</sup>Merriam-Webster Dictionary On Line edition at <http://www.merriam-webster.com/dictionary/data>.

<sup>8</sup>*Minutes*, Senate Committee on Elections and Local Government, February 19, 2002. Testimony provided by Becky Gilmore-Davis, Register of Deeds, Johnson County.

<sup>9</sup>State of Kansas Legislative Division of Post Audit, Register of Deeds Technology Fund: Reviewing the Amounts Collected and the Uses of Those Moneys, 04-17 (April 2004).

<sup>10</sup>*Id.* at 7.

<sup>11</sup>*Id.* at 5.

<sup>12</sup>*Id.* Emphasis added.

<sup>13</sup>*Id.*

David C. Van Parys  
Page 4

be permissible. In short, expenditures from the technology fund are appropriate where a reasonable nexus exists between the expenditure and the electronic storing, recording, archiving, retrieving, maintaining, and handling of data recorded or stored in the office of the register of deeds.

Sincerely,

Steve Six  
Attorney General

Michael J. Smith  
Assistant Attorney General

SS:MF:MJS:jm



# BUDGET WORKSHEETS





Leavenworth County Special - Other Funds

2026

**FUND PAGE FOR FUNDS WITH A TAX LEVY**

Adopted Budget <b>Local Service Rd &amp; Br</b>	Prior Year Actual for 2024	Current Year Estimate for 2025	Proposed Budget Year for 2026
Unencumbered Cash Balance Jan 1	420,187	531,214	277,046
Receipts:			
Ad Valorem Tax	3,838,274	4,022,169	xxxxxxxxxxxxxxxx
Delinquent Tax	43,797		
Motor Vehicle Tax	395,464	362,049	384,431
Recreational Vehicle Tax	9,153	8,968	8,736
16/20 M Vehicle Tax		7,082	7,358
Commercial Vehicle Tax	13,482	13,718	14,036
Watercraft Tax		6,041	0
In Lieu Of	153		
City County Highway	444,970	424,859	426,508
Interest on Idle Funds			
Neighborhood Revitalization Rebate			0
Miscellaneous			
Does miscellaneous exceed 10% of Total R			
<b>Total Receipts</b>	<b>4,745,293</b>	<b>4,844,886</b>	<b>841,069</b>
<b>Resources Available:</b>	<b>5,165,480</b>	<b>5,376,100</b>	<b>1,118,115</b>
Expenditures:			
Personnel	786,827	788,667	802,400
Contractual	24,044	25,700	26,500
Commodities	1,842,195	2,649,000	2,649,000
Transfer to Equip. Reserve	500,000	500,000	620,000
Transfer to Employee Benefits	305,200	359,687	367,800
Transfer to Capital roads	1,176,000	776,000	853,000
Cash Reserve (2026 column)			
Miscellaneous			
Does miscellaneous exceed 10% of Total R			
<b>Total Expenditures</b>	<b>4,634,266</b>	<b>5,099,054</b>	<b>5,318,700</b>
Unencumbered Cash Balance Dec 31	531,214	277,046	xxxxxxxxxxxxxxxx
2024/2025/2026 Budget Authority Amount	5,099,054	5,099,054	5,318,700
Non-Appropriated Balance			
Total Expenditure/Non-Appr Balance			5,318,700
Tax Required			4,200,585
Delinquent Comp Rate:	0.0%		0
Amount of 2025 Ad Valorem Tax			4,200,585

Adopted Budget <b>0</b>	Prior Year Actual for 2024	Current Year Estimate for 2025	Proposed Budget Year for 2026
Unencumbered Cash Balance Jan 1		0	0
Receipts:			
Ad Valorem Tax		0	xxxxxxxxxxxxxxxx
Delinquent Tax			
Motor Vehicle Tax			
Recreational Vehicle Tax			
16/20 M Vehicle Tax			
Commercial Vehicle Tax			
Watercraft Tax			
Interest on Idle Funds			
Neighborhood Revitalization Rebate			0
Miscellaneous			
Does miscellaneous exceed 10% of Total R			
<b>Total Receipts</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Resources Available:</b>	<b>0</b>	<b>0</b>	<b>0</b>
Expenditures:			
Cash Reserve (2026 column)			
Miscellaneous			
Does miscellaneous exceed 10% of Total R			
<b>Total Expenditures</b>	<b>0</b>	<b>0</b>	<b>0</b>
Unencumbered Cash Balance Dec 31	0	0	xxxxxxxxxxxxxxxx
2024/2025/2026 Budget Authority Amount	0	0	0
Non-Appropriated Balance			
Total Expenditure/Non-Appr Balance			0
Tax Required			0
Delinquent Comp Rate:	0.0%		0
Amount of 2025 Ad Valorem Tax			0

CPA Summary
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## Proposed Budget

2026



**FUND PAGE - GENERAL**

Adopted Budget General	Prior Year Actual for 2024	Current Year Estimate for 2025	Proposed Budget Year for 2026
<b>Resources Available:</b>	39,219,239	40,344,675	13,878,051
Expenditures:			
County Commision	967,112	952,894	970,071
County Clerk	219,439	293,500	282,434
County Treasurer	618,617	558,010	558,010
Register of Deeds	230,143	272,049	288,605
Emergency Medical Service	6,214,917	7,077,110	7,224,195
Planning and Zoning	568,896	604,816	614,705
Sheriff	13,556,303	13,843,974	13,940,736
County Counselor	817,645	768,850	815,663
County Attorney	2,535,354	2,854,493	2,904,323
Coroner	270,885	290,000	280,000
Courthouse General	1,857,297	1,921,000	2,066,000
Information Systems	709,624	780,950	822,546
District Court	270,018	308,441	308,441
Human Resources	385,077	429,600	431,800
Special Building Maintenance	714,368	1,594,092	1,606,483
Justice Center	1,044,049	1,183,575	1,208,086
Special Building-Cushing	597,902	782,344	798,051
Appraiser	863,977	947,702	922,915
GIS	339,037	350,343	359,500
Election	592,416	591,450	597,571
Noxious Weed	692,969	735,863	756,000
Risk Management	4,524	10,485	10,100
Administration	201,069	160,700	108,900
Emergency Management	0	0	618,949
Appropriations	379,566	440,036	442,286
Health Department	1,679	0	0
Infrastrure	71,324	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
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0	0	0	0
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0	0	0	0
0	0	0	0
0	0	0	0
<b>Subtotal</b>	34,724,207	37,752,277	38,936,370
Adjust CA			-130,000
Cash Reserve (2026 column)			
Miscellaneous			
Does miscellaneous exceed 10% of Total E			
<b>Total Expenditures</b>	<b>34,724,207</b>	<b>37,752,277</b>	<b>38,806,370</b>
Unencumbered Cash Balance Dec 31	4,495,032	2,592,398	xxxxxxxxxxxxxxxxxx
2024/2025/2026 Budget Authority Amount	35,432,064	37,788,053	38,806,370
Non-Appropriated Balance			705,000
Total Expenditure/Non-Appr Balance			39,511,370
Tax Required			25,633,319
Delinquent Comp Rate: 0.0%			0
Amount of 2025 Ad Valorem Tax			25,633,319
<b>CPA Summary</b>			





Leavenworth County

2026

**FUND PAGE - GENERAL DETAIL**

Adopted Budget <b>General Fund - Detail Expenditures</b>	Prior Year Actual for 2024	Current Year Estimate for 2025	Proposed Budget Year for 2026
Expenditures:			
County Commision			
Salaries	620,604	585,257	597,484
Contractual	50,331	52,300	46,950
Commodities	4,940	4,100	4,400
Mental Health	291,237	291,237	291,237
Litigation		20,000	30,000
Total	967,112	952,894	970,071
County Clerk			
Salaries	192,425	250,000	243,934
Contractual	22,578	39,000	34,000
Commodities	4,436	4,500	4,500
SB 13			
Total	219,439	293,500	282,434
County Treasurer			
Salaries	575,990	501,765	501,800
Contractual	34,495	43,245	42,510
Commodities	8,132	8,000	8,700
Capital Outlay		5,000	5,000
Total	618,617	558,010	558,010
Register of Deeds			
Salaries	220,369	252,830	267,887
Contractual	5,597	11,079	11,791
Commodities	4,177	6,500	7,287
Capital Outlay		1,640	1,640
Total	230,143	272,049	288,605
Emergency Medical Service			
Salaries	3,602,563	4,006,909	4,054,515
Contractual	319,420	241,649	354,930
Commodities	222,199	387,850	275,250
Capital Outlay	6,557	10,000	10,000
Transfer to Employee Benefits	1,744,178	2,110,702	2,139,500
Transfer to Equipment Reserve	320,000	320,000	390,000
Total	6,214,917	7,077,110	7,224,195
Planning and Zoning			
Salaries	498,203	494,430	504,319
Contractual	68,729	102,436	102,436
Commodities	1,964	7,950	7,950
Capital Outlay			
Total	568,896	604,816	614,705
Sheriff			
Salaries	7,660,953	7,600,952	7,607,499
Contractual	1,365,279	1,513,588	2,015,121
Commodities	294,289	553,960	432,500
Capital Outlay	130,350	1,500	0
Transfer to 911	325,000	350,000	0
Transfer to Employee Benefits	3,394,432	3,773,974	3,635,616
Transfer to Equipment Reserve	386,000	50,000	250,000
Total	13,556,303	13,843,974	13,940,736
County Counselor			
Salaries	372,058	325,000	329,598
Contractual	373,919	371,200	413,341
Commodities	1,668	2,650	2,724
CASA	70,000	70,000	70,000
Total	817,645	768,850	815,663
Total - Page 6b	<b>23,193,072</b>	<b>24,371,203</b>	<b>24,694,419</b>

Leavenworth County

2026

**FUND PAGE - GENERAL**

Adopted Budget General Fund - Detail Expend	Prior Year Actual for 2024	Current Year Estimate for 2025	Proposed Budget Year for 2026
Expenditures:			
County Attorney			
Salaries	1,798,426	1,875,419	1,912,927
Contractual	124,093	180,324	186,989
Commodities	34,486	43,250	43,250
Transfer to Employee Benefits	488,406	680,000	679,157
Court Ordered Payments	89,943	75,500	82,000
Total	2,535,354	2,854,493	2,904,323
Coroner			
Salaries			
Contractual	270,885	290,000	280,000
Commodities			
Capital Outlay			
Total	270,885	290,000	280,000
Courthouse General			
Contractual	475,143	1,416,500	1,680,000
Commodities	257,109	439,500	386,000
Transfer to Employee Benefits	1,075,045		
Transfer to Capital Reserve	50,000	65,000	
Total	1,857,297	1,921,000	2,066,000
Information Systems			
Salaries	397,728	458,000	464,526
Contractual	181,149	184,450	215,520
Commodities	2,086	6,000	6,000
Capital Outlay			
Transfer to Equipment Reserve	128,661	132,500	136,500
Total	709,624	780,950	822,546
District Court			
Salaries			
Contractual	203,703	230,441	231,441
Commodities	66,315	78,000	77,000
Capital Outlay			
Total	270,018	308,441	308,441
Human Resources			
Salaries	278,340	275,000	280,500
Contractual	101,902	148,100	144,800
Commodities	4,835	6,500	6,500
Capital Outlay			
Total	385,077	429,600	431,800
Special Building Maintenance			
Salaries	312,344	302,946	309,005
Contractual	161,927	166,446	171,109
Commodities	55,097	59,700	61,369
Capital Outlay		880,000	880,000
Transfer to Capital Improvement	125,000	125,000	125,000
Transfer to Equipment Reserve	60,000	60,000	60,000
Total	714,368	1,594,092	1,606,483
Justice Center			
Salaries	179,618	209,704	213,898
Contractual	229,572	278,871	299,188
Commodities	389,859	450,000	450,000
Capital Outlay			
Transfer to Capital Improvement	135,000	135,000	135,000
Transfer to Equipment Reserve	110,000	110,000	110,000
Total	1,044,049	1,183,575	1,208,086
Total - Page 6c	<b>7,786,672</b>	<b>9,362,151</b>	<b>9,627,679</b>





Leavenworth County

2026

**FUND PAGE - GENERAL**

Adopted Budget General Fund - Detail Expend	Prior Year Actual for 2024	Current Year Estimate for 2025	Proposed Budget Year for 2026
Expenditures:			
Special Building-Cushing			
Salaries	168,561	150,344	153,351
Contractuals	116,346	182,000	193,000
Commodities	137,995	275,000	276,700
Capital Outlay			
Transfer to Capital Improvement	100,000	100,000	100,000
Transfer to Equipment Reserve	75,000	75,000	75,000
Total	597,902	782,344	798,051
Appraiser			
Salaries	746,111	800,000	746,270
Contractual	74,402	97,202	123,645
Commodities	43,464	50,500	53,000
Capital Outlay			
Total	863,977	947,702	922,915
GIS			
Salaries	288,030	291,243	297,000
Contractual	36,369	52,600	55,000
Commodities	2,138	6,500	7,500
Transfer to Equipment Reserve	12,500		
Total	339,037	350,343	359,500
Election			
Salaries	319,644	318,000	318,821
Contractual	26,138	51,950	27,250
Commodities	210,676	146,500	201,500
Reimbursement	10,958	50,000	25,000
Transfer to Equipment Reserve	25,000	25,000	25,000
Total	592,416	591,450	597,571
Noxious Weed			
Salaries	280,087	268,412	270,000
Contractual	55,399	102,601	90,500
Commodities	307,483	314,850	325,500
Transfer to Equipment Reserve	50,000	50,000	70,000
Total	692,969	735,863	756,000
Risk Management			
Salaries	3,300	3,985	3,600
Contractual			
Commodities	1,224	6,500	6,500
Capital Outlay			
Total	4,524	10,485	10,100
Administration			
Salaries	190,200	140,000	100,000
Contractual	10,793	19,000	7,000
Commodities	76	1,700	1,900
Capital Outlay			
Total	201,069	160,700	108,900
Emergency Management			
Salaries			144,329
Contractual			73,120
Commodities			0
Capital Outlay			1,500
Transfer to 911 Funds			400,000
Total	0	0	618,949
Total - Page 6d	3,291,894	3,578,887	4,171,986



## General Fund - Detail Expend

[illegible]

	0	0	0
Total - Page6e	452,569	440,036	442,286



Page 6f

Leavenworth County

2026

**FUND PAGE FOR FUNDS WITH A TAX LEVY**[illegible]



Leavenworth County

2026

**FUND PAGE - ROAD**[illegible]

## CPA Summary

Leavenworth County

2026

**FUND PAGE - ROAD DETAIL**

Adopted Budget

**Road & Bridge Fund**

	Prior Year Actual for 2024	Current Year Estimate for 2025	Proposed Budget Year for 2026
Expenditures:			
Salaries	3,052,518	2,997,000	3,062,000
Contractual	606,916	1,213,500	658,000
Commodities	5,625,604	7,396,875	6,775,865
Capital Outlay	162,735	125,000	125,000
Transfer to Employee Benefits	1,100,000	1,255,626	1,287,000
Transfer to Capital Roads	2,000,000	1,000,000	2,171,000
Transfer to Equipment Reserve	600,000	600,000	917,600
Total	13,147,773	14,588,001	14,996,465
Salaries			
Contractual			
Commodities			
Capital Outlay			
Total	0	0	0
Salaries			
Contractual			
Commodities			
Capital Outlay			
Total	0	0	0
Salaries			
Contractual			
Commodities			
Capital Outlay			
Total	0	0	0
Salaries			
Contractual			
Commodities			
Capital Outlay			
Total	0	0	0
Salaries			
Contractual			
Commodities			
Capital Outlay			
Total	0	0	0
Total Detail Expenditures**	13,147,773	14,588,001	14,996,465

\*\* Note: The Total Detail Expenditures amounts should agree to Road Subtotal amounts.



Leavenworth County

2026

## FUND PAGE FOR FUNDS WITH A TAX LEVY

Adopted Budget	Prior Year	Current Year	Proposed Budget
Health	Actual for 2024	Estimate for 2025	Year for 2026
Unencumbered Cash Balance Jan 1	226,154	167,414	85,520
Receipts:			
Ad Valorem Tax	512,415	493,604	xxxxxxxxxxxxxxxx
Delinquent Tax	8,345		
Motor Vehicle Tax	62,669	48,589	46,644
Recreational Vehicle Tax	1,015	844	737
16/20 M Vehicle Tax		450	396
Commercial Vehicle Tax	1,624	1,401	1,339
Watercraft Tax		530	418
In Lieu OF	49		
Grants	854,847	741,229	745,939
User Fees	9,797	110,000	110,000
Miscellaneous Fees	2,110	90,377	54,472
Interest on Idle Funds			
Neighborhood Revitalization Rebate			0
Miscellaneous			
Does miscellaneous exceed 10% of Total R			
<b>Total Receipts</b>	<b>1,452,871</b>	<b>1,487,024</b>	<b>959,945</b>
<b>Resources Available:</b>	<b>1,679,025</b>	<b>1,654,438</b>	<b>1,045,465</b>
Expenditures:			
Salaries	941,804	920,000	902,807
Contractual	132,602	151,700	143,350
Commodities	46,481	62,000	61,500
Grant County Cost	44,246	42,870	64,000
Capital Outlay			
Transfer to Employee Benefits	336,478	382,348	371,292
Transfer to Equipment Reserve	10,000	10,000	10,000
Cash Reserve (2026 column)			
Miscellaneous			
Does miscellaneous exceed 10% of Total E			
<b>Total Expenditures</b>	<b>1,511,611</b>	<b>1,568,918</b>	<b>1,552,949</b>
Unencumbered Cash Balance Dec 31	167,414	85,520	xxxxxxxxxxxxxxxx
2024/2025/2026 Budget Authority Amount	1,554,304	1,583,346	1,552,949
Non-Appropriated Balance			
Total Expenditure/Non-Appr Balance			1,552,949
Tax Required			507,484
Delinquent Comp Rate:	0.0%		0
Amount of 2025 Ad Valorem Tax			507,484

Adopted Budget	Prior Year	Current Year	Proposed Budget
Employee Benefits	Actual for 2024	Estimate for 2025	Year for 2026
Unencumbered Cash Balance Jan 1	547,553	425,753	579,373
Receipts:			
Ad Valorem Tax	579,217	1,395,276	xxxxxxxxxxxxxxxx
Delinquent Tax	7,487		
Motor Vehicle Tax	60,340	54,878	131,850
Recreational Vehicle Tax	973	954	2,084
16/20 M Vehicle Tax		508	1,119
Commercial Vehicle Tax	1,557	1,582	3,786
Watercraft Tax		598	1,182
Transfer in from EMS	1,744,178	1,995,002	2,139,500
Transfer in from Sheriff	3,394,432	3,773,974	3,635,616
Transfer in from Health	336,478	382,348	371,292
Transfer in from Road & Bridge	1,100,000	1,255,626	1,287,000
Transfer in from Council on Aging	595,392	720,853	739,517
Transfer in from Motor Vehicle	224,798	249,500	272,733
Transfer in from Solid Waste	192,472	226,277	232,586
Transfer in from Juvenile Detention	63,592	64,755	70,646
Transfer in from Local Service	305,200	359,687	367,800
Transfer in from ROD Tech	8,444	5,539	4,486
Transfer in from Country Attorney	488,406	658,263	679,157
Reimbursement from Comm. Correction	277,131	249,500	309,000
Kerit Dividend			
Miscellaneous			
Transfer in from General Fund	1,000,000		
BCBS		325,000	
Interest on Idle Funds			
Neighborhood Revitalization Rebate			0
Miscellaneous			
Does miscellaneous exceed 10% of Total R			
<b>Total Receipts</b>	<b>10,380,097</b>	<b>11,720,120</b>	<b>10,249,354</b>
<b>Resources Available:</b>	<b>10,927,650</b>	<b>12,145,873</b>	<b>10,828,727</b>
Expenditures:			
Employee Benefits	10,501,897	5,190,000	5,400,000
KPERS, KP&F, Taxes, Unemployment		6,000,000	6,750,000
Wellness Credit		42,000	50,000
Non-Budgeted Funds Expenditures		249,500	272,000
Clinic Costs		85,000	221,000
Cash Reserve (2026 column)			
Miscellaneous			
Does miscellaneous exceed 10% of Total E			
<b>Total Expenditures</b>	<b>10,501,897</b>	<b>11,566,500</b>	<b>12,693,000</b>
Unencumbered Cash Balance Dec 31	425,753	579,373	xxxxxxxxxxxxxxxx
2024/2025/2026 Budget Authority Amount	10,937,000	11,855,765	12,693,000
Non-Appropriated Balance			
Total Expenditure/Non-Appr Balance			12,693,000
Tax Required			1,864,273
Delinquent Comp Rate:	0.0%		0
Amount of 2025 Ad Valorem Tax			1,864,273

## CPA Summary

Leavenworth County

2026

**FUND PAGE FOR FUNDS WITH A TAX LEVY**

Adopted Budget	Prior Year Actual for 2024	Current Year Estimate for 2025	Proposed Budget Year for 2026
<b>Economic Development</b>			
Unencumbered Cash Balance Jan 1	13,207	42,557	8,870
Receipts:			
Ad Valorem Tax	320,419	51,971	XXXXXXXXXXXXXXX
Delinquent Tax	4,613		
Motor Vehicle Tax	33,695		4,911
Recreational Vehicle Tax	542		78
16/20 M Vehicle Tax			42
Commercial Vehicle Tax	869		141
Watercraft Tax			44
In Lieu Of	30		
Interest on Idle Funds			
Neighborhood Revitalization Rebate			0
Miscellaneous			
Does miscellaneous exceed 10% of Total R			
<b>Total Receipts</b>	<b>360,168</b>	<b>51,971</b>	<b>5,216</b>
<b>Resources Available:</b>	<b>373,375</b>	<b>94,528</b>	<b>14,086</b>
Expenditures:			
LCDC/Port Authority	149,000		
Transfer Out	181,818		
EcoDevo Projects		85,658	85,658
Cash Reserve (2026 column)			
Miscellaneous			
Does miscellaneous exceed 10% of Total R			
<b>Total Expenditures</b>	<b>330,818</b>	<b>85,658</b>	<b>85,658</b>
Unencumbered Cash Balance Dec 31	42,557	8,870	XXXXXXXXXXXXXXX
2024/2025/2026 Budget Authority Amount	374,678	85,658	85,658
		Non-Appropriated Balance	
		Total Expenditure/Non-Appr Balance	85,658
		Tax Required	71,572
		Delinquent Comp Rate: 0.0%	0
		Amount of 2025 Ad Valorem Tax	71,572

Adopted Budget

Adopted Budget	Prior Year Actual for 2024	Current Year Estimate for 2025	Proposed Budget Year for 2026
<b>Council on Aging</b>			
Unencumbered Cash Balance Jan 1	253,985	715,779	726,804
Receipts:			
Ad Valorem Tax	2,900,588	3,085,630	XXXXXXXXXXXXXXX
Delinquent Tax	36,407		
Motor Vehicle Tax	298,431	274,903	291,584
Recreational Vehicle Tax	4,339	4,777	4,608
16/20 M Vehicle Tax		2,544	2,474
Commercial Vehicle Tax	7,746	7,927	8,372
Watercraft Tax		2,997	2,615
In Lieu Of	278		
Grants	829,672	469,425	519,306
Donations	31,365	190,000	233,000
Transporation		55,000	62,750
Interest on Idle Funds			
Neighborhood Revitalization Rebate			0
Miscellaneous			
Does miscellaneous exceed 10% of Total R			
<b>Total Receipts</b>	<b>4,108,826</b>	<b>4,093,203</b>	<b>1,124,709</b>
<b>Resources Available:</b>	<b>4,362,811</b>	<b>4,808,982</b>	<b>1,851,513</b>
Expenditures:			
Salaries	1,742,230	1,700,000	1,715,070
Contractuals	1,102,752	1,040,500	1,137,555
Commodities	129,325	145,400	147,050
Grants		456,925	533,862
Transfers	36,333		
Transfer to Employee Benefits	595,392	720,853	739,517
Transfer to Equip. Reserve	41,000	18,500	25,000
Cash Reserve (2026 column)			
Miscellaneous			
Does miscellaneous exceed 10% of Total R			
<b>Total Expenditures</b>	<b>3,647,032</b>	<b>4,082,178</b>	<b>4,298,054</b>
Unencumbered Cash Balance Dec 31	715,779	726,804	XXXXXXXXXXXXXXX
2024/2025/2026 Budget Authority Amount	4,024,004	4,358,338	4,298,054
		Non-Appropriated Balance	
		Total Expenditure/Non-Appr Balance	4,298,054
		Tax Required	2,446,541
		Delinquent Comp Rate: 0.0%	0
		Amount of 2025 Ad Valorem Tax	2,446,541

CPA Summary



Leavenworth County

2026

**FUND PAGE FOR FUNDS WITH A TAX LEVY**

Adopted Budget	Prior Year Actual for 2024	Current Year Estimate for 2025	Proposed Budget Year for 2026
<b>Juvenile Detention</b>			
Unencumbered Cash Balance Jan 1	120,235	21,942	0
Receipts:			
Ad Valorem Tax	352,519	313,598	xxxxxxxxxxxxxxxx
Delinquent Tax	5,243		
Motor Vehicle Tax	37,572	33,440	29,634
Recreational Vehicle Tax	616	581	468
16/20 M Vehicle Tax		309	251
Commercial Vehicle Tax	985	964	851
Watercraft Tax		365	266
In Lieu Of	34		
Services	8,998		
Transfer In		59,032	
Interest on Idle Funds			
Neighborhood Revitalization Rebate			0
Miscellaneous			
Does miscellaneous exceed 10% of Total R			
<b>Total Receipts</b>	<b>405,967</b>	<b>408,289</b>	<b>31,470</b>
<b>Resources Available:</b>	<b>526,202</b>	<b>430,231</b>	<b>31,470</b>
Expenditures:			
Salaries	186,568	193,000	185,168
Contractual	8,970	172,476	250,000
Juvenile Housing	221,340		
Capital Outlay			
Transfer to Employee Benefits	54,802	64,755	70,646
LATCF Personnel	23,790		
LATCF Benefits	8,790		
Cash Reserve (2026 column)			
Miscellaneous			
Does miscellaneous exceed 10% of Total E			
<b>Total Expenditures</b>	<b>504,260</b>	<b>430,231</b>	<b>505,814</b>
Unencumbered Cash Balance Dec 31	21,942	0	xxxxxxxxxxxxxxxx
2024/2025/2026 Budget Authority Amount	516,802	430,231	505,814
Non-Appropriated Balance			
Total Expenditure/Non-Appr Balance			505,814
Tax Required			474,344
Delinquent Comp Rate: 0.0%			0
Amount of 2025 Ad Valorem Tax			474,344

Adopted Budget	Prior Year Actual for 2024	Current Year Estimate for 2025	Proposed Budget Year for 2026
<b>0</b>			
Unencumbered Cash Balance Jan 1		0	0
Receipts:			
Ad Valorem Tax		0	xxxxxxxxxxxxxxxx
Delinquent Tax			
Motor Vehicle Tax			
Recreational Vehicle Tax			
16/20 M Vehicle Tax			
Commercial Vehicle Tax			
Watercraft Tax			
Interest on Idle Funds			
Neighborhood Revitalization Rebate			0
Miscellaneous			
Does miscellaneous exceed 10% of Total R			
<b>Total Receipts</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Resources Available:</b>	<b>0</b>	<b>0</b>	<b>0</b>
Expenditures:			
Cash Reserve (2026 column)			
Miscellaneous			
Does miscellaneous exceed 10% of Total E			
<b>Total Expenditures</b>	<b>0</b>	<b>0</b>	<b>0</b>
Unencumbered Cash Balance Dec 31	0	0	xxxxxxxxxxxxxxxx
2024/2025/2026 Budget Authority Amount	0	0	0
Non-Appropriated Balance			
Total Expenditure/Non-Appr Balance			0
Tax Required			0
Delinquent Comp Rate: 0.0%			0
Amount of 2025 Ad Valorem Tax			0

<b>CPA Summary</b>
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Leavenworth County

2026

**FUND PAGE FOR FUNDS WITH A TAX LEVY**

Adopted Budget	Prior Year Actual for 2024	Current Year Estimate for 2025	Proposed Budget Year for 2026
<b>Solid Waste</b>			
Unencumbered Cash Balance Jan 1	351,522	135,919	37,714
Receipts:			
Ad Valorem Tax		0	xxxxxxxxxxxxxxxx
Delinquent Tax			
Motor Vehicle Tax			
Recreational Vehicle Tax			
16/20 M Vehicle Tax			
Commercial Vehicle Tax			
Watercraft Tax			
Program Income	2,141,210	2,300,000	2,450,000
Recycle Materials	17,019	15,000	15,000
Interest on Idle Funds			
Neighborhood Revitalization Rebate			0
Miscellaneous			
Does miscellaneous exceed 10% of Total Receipts			
<b>Total Receipts</b>	<b>2,158,229</b>	<b>2,315,000</b>	<b>2,465,000</b>
<b>Resources Available:</b>	<b>2,509,751</b>	<b>2,450,919</b>	<b>2,502,714</b>
Expenditures:			
Salaries	556,195	529,653	542,721
Contractual	1,274,578	1,316,775	1,374,499
Commodities	29,601	46,000	46,000
Capital Outlay	10,986	34,500	34,500
Transfer to Employee Benefits	192,472	226,277	232,586
Transfer to Capital Improvement	200,000	160,000	150,000
Transfer to Equipment Reserve	110,000	100,000	100,000
Cash Reserve (2026 column)			
Miscellaneous			
Does miscellaneous exceed 10% of Total Expenditures			
<b>Total Expenditures</b>	<b>2,373,832</b>	<b>2,413,205</b>	<b>2,480,306</b>
Unencumbered Cash Balance Dec 31	135,919	37,714	xxxxxxxxxxxxxxxx
2024/2025/2026 Budget Authority Amount	2,429,472	2,413,205	2,480,306
Non-Appropriated Balance			
Total Expenditure/Non-Appr Balance			2,480,306
Tax Required			0
Delinquent Comp Rate: 0.0%			0
Amount of 2025 Ad Valorem Tax			0

Adopted Budget	Prior Year Actual for 2024	Current Year Estimate for 2025	Proposed Budget Year for 2026
<b>0</b>			
Unencumbered Cash Balance Jan 1		0	0
Receipts:			
Ad Valorem Tax		0	xxxxxxxxxxxxxxxx
Delinquent Tax			
Motor Vehicle Tax			
Recreational Vehicle Tax			
16/20 M Vehicle Tax			
Commercial Vehicle Tax			
Watercraft Tax			
Interest on Idle Funds			
Neighborhood Revitalization Rebate			0
Miscellaneous			
Does miscellaneous exceed 10% of Total Receipts			
<b>Total Receipts</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Resources Available:</b>	<b>0</b>	<b>0</b>	<b>0</b>
Expenditures:			
Cash Reserve (2026 column)			
Miscellaneous			
Does miscellaneous exceed 10% of Total Expenditures			
<b>Total Expenditures</b>	<b>0</b>	<b>0</b>	<b>0</b>
Unencumbered Cash Balance Dec 31	0	0	xxxxxxxxxxxxxxxx
2024/2025/2026 Budget Authority Amount	0	0	0
Non-Appropriated Balance			
Total Expenditure/Non-Appr Balance			0
Tax Required			0
Delinquent Comp Rate: 0.0%			0
Amount of 2025 Ad Valorem Tax			0

<b>CPA Summary</b>
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Leavenworth County

2026

**FUND PAGE FOR FUNDS WITH NO TAX LEVY**

Adopted Budget <b>ROD Tech</b>	Prior Year Actual for 2024	Current Year Estimate for 2025	Proposed Budget Year for 2026
Unencumbered Cash Balance Jan 1	289,070	317,298	288,087
Receipts:			
Program Income	160,688	140,000	145,000
Interest on Idle Funds			
Miscellaneous			
Does miscellaneous exceed 10% of Total F			
<b>Total Receipts</b>	<b>160,688</b>	<b>140,000</b>	<b>145,000</b>
<b>Resources Available:</b>	<b>449,758</b>	<b>457,298</b>	<b>433,087</b>
Expenditures:			
Personnel	39,900	43,702	37,186
Contractuals	45,674	71,436	76,146
Commodities	637	15,500	3,598
Capital Outlay	17,805	7,000	18,504
Transfer to Equipment Reserve	20,000	22,000	58,000
Transfer to Employee Benefits	8,444	9,573	4,486
Cash Reserve (2026 column)			
Miscellaneous			
Does miscellaneous exceed 10% of Total F			
<b>Total Expenditures</b>	<b>132,460</b>	<b>169,211</b>	<b>197,920</b>
Unencumbered Cash Balance Dec 31	317,298	288,087	235,167
2024/2025/2026 Budget Authority Amount	136,436	169,211	197,920

Adopted Budget

<b>Clerk Tech</b>	Prior Year Actual for 2024	Current Year Estimate for 2025	Proposed Budget Year for 2026
Unencumbered Cash Balance Jan 1	30,855	29,655	18,655
Receipts:			
Program Income	25,519	20,000	20,000
Interest on Idle Funds			
Miscellaneous			
Does miscellaneous exceed 10% of Total R			
<b>Total Receipts</b>	<b>25,519</b>	<b>20,000</b>	<b>20,000</b>
<b>Resources Available:</b>	<b>56,374</b>	<b>49,655</b>	<b>38,655</b>
Expenditures:			
Contractual	1,804	31,000	25,000
Commodities	24,915		
Cash Reserve (2026 column)			
Miscellaneous			
Does miscellaneous exceed 10% of Total E			
<b>Total Expenditures</b>	<b>26,719</b>	<b>31,000</b>	<b>25,000</b>
Unencumbered Cash Balance Dec 31	29,655	18,655	13,655
2024/2025/2026 Budget Authority Amount	33,000	31,000	25,000

**CPA Summary**

Leavenworth County

2026

**FUND PAGE FOR FUNDS WITH NO TAX LEVY**

Adopted Budget <b>Treasurer Tech</b>	Prior Year Actual for 2024	Current Year Estimate for 2025	Proposed Budget Year for 2026
Unencumbered Cash Balance Jan 1	12,093	36,151	36,151
Receipts:			
Program Income	25,518	20,000	20,000
Interest on Idle Funds			
Miscellaneous			
Does miscellaneous exceed 10% of Total R			
<b>Total Receipts</b>	<b>25,518</b>	<b>20,000</b>	<b>20,000</b>
<b>Resources Available:</b>	<b>37,611</b>	<b>56,151</b>	<b>56,151</b>
Expenditures:			
Contractual	1,460	20,000	20,000
Cash Reserve (2026 column)			
Miscellaneous			
Does miscellaneous exceed 10% of Total E			
<b>Total Expenditures</b>	<b>1,460</b>	<b>20,000</b>	<b>20,000</b>
Unencumbered Cash Balance Dec 31	36,151	36,151	36,151
2024/2025/2026 Budget Authority Amount	30,000	20,000	20,000

Adopted Budget

<b>Special Alcohol</b>	Prior Year Actual for 2024	Current Year Estimate for 2025	Proposed Budget Year for 2026
Unencumbered Cash Balance Jan 1	85,575	79,077	63,077
Receipts:			
Liquor Tax	39,002	34,000	35,000
Interest on Idle Funds			
Miscellaneous			
Does miscellaneous exceed 10% of Total R			
<b>Total Receipts</b>	<b>39,002</b>	<b>34,000</b>	<b>35,000</b>
<b>Resources Available:</b>	<b>124,577</b>	<b>113,077</b>	<b>98,077</b>
Expenditures:			
Contractual	45,500	50,000	60,000
Cash Reserve (2026 column)			
Miscellaneous			
Does miscellaneous exceed 10% of Total E			
<b>Total Expenditures</b>	<b>45,500</b>	<b>50,000</b>	<b>60,000</b>
Unencumbered Cash Balance Dec 31	79,077	63,077	38,077
2024/2025/2026 Budget Authority Amount	50,000	50,000	60,000

**CPA Summary**



Leavenworth County

2026

**FUND PAGE FOR FUNDS WITH NO TAX LEVY**

Adopted Budget	Prior Year	Current Year	Proposed Budget
<b>Special Parks &amp; Rec</b>	Actual for 2024	Estimate for 2025	Year for 2026
Unencumbered Cash Balance Jan 1	61,530	81,917	54,917
Receipts:			
Liquor Tax	20,387	18,000	18,000
Interest on Idle Funds			
Miscellaneous			
Does miscellaneous exceed 10% of Total F			
<b>Total Receipts</b>	<b>20,387</b>	<b>18,000</b>	<b>18,000</b>
<b>Resources Available:</b>	<b>81,917</b>	<b>99,917</b>	<b>72,917</b>
Expenditures:			
Contractual	0	45,000	50,000
Cash Reserve (2026 column)			
Miscellaneous			
Does miscellaneous exceed 10% of Total F			
<b>Total Expenditures</b>	<b>0</b>	<b>45,000</b>	<b>50,000</b>
Unencumbered Cash Balance Dec 31	81,917	54,917	22,917
2024/2025/2026 Budget Authority Amount	30,000	45,000	50,000

Adopted Budget

	Prior Year	Current Year	Proposed Budget
<b>911 Taxes</b>	Actual for 2024	Estimate for 2025	Year for 2026
Unencumbered Cash Balance Jan 1	95,602	298,163	392,818
Receipts:			
911 Taxes LV County	513,416	288,883	297,370
911 Tax LV City		203,372	217,327
Transfer In	325,000	350,000	400,000
Interest on Idle Funds			
Miscellaneous			
Does miscellaneous exceed 10% of Total R			
<b>Total Receipts</b>	<b>838,416</b>	<b>842,255</b>	<b>914,697</b>
<b>Resources Available:</b>	<b>934,018</b>	<b>1,140,418</b>	<b>1,307,515</b>
Expenditures:			
Contractual	635,855	745,600	775,444
Commodities		2,000	3,000
Cash Reserve (2026 column)			
Miscellaneous			
Does miscellaneous exceed 10% of Total E			
<b>Total Expenditures</b>	<b>635,855</b>	<b>747,600</b>	<b>778,444</b>
Unencumbered Cash Balance Dec 31	298,163	392,818	529,071
2024/2025/2026 Budget Authority Amount	699,000	747,600	778,444

**CPA Summary**

Leavenworth County

2026

**FUND PAGE FOR FUNDS WITH NO TAX LEVY**

Adopted Budget 20 Year Sales Tax (171)	Prior Year Actual for 2024	Current Year Estimate for 2025	Proposed Budget Year for 2026
Unencumbered Cash Balance Jan 1	5,445,291	8,487,586	5,254,595
Receipts:			
Sales Tax Collections	5,557,662	5,200,000	5,400,000
Local Assistance & Matching Funds	296,447		
Transportation Study			
Interest on Idle Funds			
Miscellaneous			
Does miscellaneous exceed 10% of Total R			
<b>Total Receipts</b>	<b>5,854,109</b>	<b>5,200,000</b>	<b>5,400,000</b>
<b>Resources Available:</b>	<b>11,299,400</b>	<b>13,687,586</b>	<b>10,654,595</b>
Expenditures:			
Contractual	563,864	6,431,551	6,000,000
Commodities	105,483		
Capital Outlay			
Total Transferred for Principal Payment	1,582,268		
Total Transferred for Interest Payment	560,199		
Transfer to Bond & Interest, 2016 A		652,900	659,850
Transfer to Bond & Interest, 2016 B		0	
Transfer to Bond & Interest, 2020 A		845,765	830,290
Transfer to Bond & Interest, 2022 A		502,775	511,525
Cash Reserve (2026 column)			
Miscellaneous			
Does miscellaneous exceed 10% of Total E			
<b>Total Expenditures</b>	<b>2,811,814</b>	<b>8,432,991</b>	<b>8,001,665</b>
Unencumbered Cash Balance Dec 31	8,487,586	5,254,595	2,652,930
2024/2025/2026 Budget Authority Amount	7,312,300	8,432,991	8,001,665

Adopted Budget

<b>Opioid Settlement</b>	Prior Year Actual for 2024	Current Year Estimate for 2025	Proposed Budget Year for 2026
Unencumbered Cash Balance Jan 1	212,010	369,199	471,045
Receipts:			
Settlement	233,198	250,000	250,000
Interest on Idle Funds			
Miscellaneous			
Does miscellaneous exceed 10% of Total R			
<b>Total Receipts</b>	<b>233,198</b>	<b>250,000</b>	<b>250,000</b>
<b>Resources Available:</b>	<b>445,208</b>	<b>619,199</b>	<b>721,045</b>
Expenditures:			
Personnel	50,726	71,398	73,183
Contractual	24,974	31,756	31,756
Commodities	309	45,000	45,000
Cash Reserve (2026 column)			
Miscellaneous			
Does miscellaneous exceed 10% of Total E			
<b>Total Expenditures</b>	<b>76,009</b>	<b>148,154</b>	<b>149,939</b>
Unencumbered Cash Balance Dec 31	369,199	471,045	571,106
2024/2025/2026 Budget Authority Amount	0	148,154	149,939

See Tab A

**CPA Summary**



**WORK SESSION  
MATERIAL ONLY**



## Leavenworth County

### Council on Aging

711 Marshall Street, Suite 100

Leavenworth, KS 66048

Phone: 913.684.0777 Fax: 913.684.0779

Email: [seniors1st@leavenworthcounty.gov](mailto:seniors1st@leavenworthcounty.gov)

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**July 23, 2025**

## **Meals on Wheels Work Session**

The purposes of Nutrition Services administered by the Kansas Department for Aging and Disability Services are as follows:

- To reduce hunger, food insecurity and malnutrition;
- To promote socialization of older individuals; and
- To promote the health and well-being of older individuals by assisting such individuals to gain access to nutrition and other disease prevention and health promotion services to delay the onset of adverse health conditions resulting from poor nutritional health or sedentary behavior. (OAA, Section 330)

Eligibility requirements to consider for home-delivered nutrition services include the following:

- Individual 60 years of age or older who is homebound; or
- Individual 60 years of age or older who is isolated; or
- Individual 60 years of age or older who is a caretaker, as long as it is in the participant's best interest
- Spouse of an eligible participant as long as it is in the participant's best interest; or
- Individual with disability or dependent individual who resides in a non-institutional setting with an eligible participant, and it is in the participant's best interest; or
- Registered congregate meal participant who needs home delivered meals due to an illness or health condition. The participant may only receive home delivered meals for up to 30 consecutive days per calendar year.

Additional Older Americans Act eligibility criteria to consider:

Nutrition services are targeted to people 60 years of age or older in greatest social and economic need, particularly low-income older individuals, including low-income minority older individuals, older individuals with limited English proficiency, and older individuals residing in rural areas. An additional target criterion of the home delivered nutrition services program is that program resources are targeted to those most in need of meals and at greatest nutritional risk. (OAA, Section 305 A1E)

As mentioned previously, the Leavenworth County Council on Aging's Meals on Wheels program has a wait list for the first time. To address this issue, all meal routes were reconfigured for efficiency, and many waitlisted clients were added to these routes. Despite these efforts, the waitlist persists as food insecurity continues to rise throughout the County and new clients inquire about the program every day.

For your consideration, you will find an illustration of the current Meals on Wheels' client list with four options for addressing the waitlist.



## 2025 Poverty Guidelines: 48 Contiguous States (all states except Alaska and Hawaii)

### Dollars Per Month

Household/ Family Size	50%	75%	100%	125%	130%	133%	135%	138%	150%	175%	180%	185%
1	652.08	978.13	1,304.17	1,630.21	1,695.42	1,734.54	1,760.63	1,799.75	1,956.25	2,282.29	2,347.50	2,412.71
2	881.25	1,321.88	1,762.50	2,203.13	2,291.25	2,344.13	2,379.38	2,432.25	2,643.75	3,084.38	3,172.50	3,260.63
3	1,110.42	1,665.63	2,220.83	2,776.04	2,887.08	2,953.71	2,998.13	3,064.75	3,331.25	3,886.46	3,997.50	4,108.54
4	1,339.58	2,009.38	2,679.17	3,348.96	3,482.92	3,563.29	3,616.88	3,697.25	4,018.75	4,688.54	4,822.50	4,956.46
5	1,568.75	2,353.13	3,137.50	3,921.88	4,078.75	4,172.88	4,235.63	4,329.75	4,706.25	5,490.63	5,647.50	5,804.38
6	1,797.92	2,696.88	3,595.83	4,494.79	4,674.58	4,782.46	4,854.38	4,962.25	5,393.75	6,292.71	6,472.50	6,652.29
7	2,027.08	3,040.63	4,054.17	5,067.71	5,270.42	5,392.04	5,473.13	5,594.75	6,081.25	7,094.79	7,297.50	7,500.21
8	2,256.25	3,384.38	4,512.50	5,640.63	5,866.25	6,001.63	6,091.88	6,227.25	6,768.75	7,896.88	8,122.50	8,348.13
9	2,485.42	3,728.13	4,970.83	6,213.54	6,462.08	6,611.21	6,710.63	6,859.75	7,456.25	8,698.96	8,947.50	9,196.04
10	2,714.58	4,071.88	5,429.17	6,786.46	7,057.92	7,220.79	7,329.38	7,492.25	8,143.75	9,501.04	9,772.50	10,043.96
11	2,943.75	4,415.63	5,887.50	7,359.38	7,653.75	7,830.38	7,948.13	8,124.75	8,831.25	10,303.13	10,597.50	10,891.88
12	3,172.92	4,759.38	6,345.83	7,932.29	8,249.58	8,439.96	8,566.88	8,757.25	9,518.75	11,105.21	11,422.50	11,739.79
13	3,402.08	5,103.13	6,804.17	8,505.21	8,845.42	9,049.54	9,185.63	9,389.75	10,206.25	11,907.29	12,247.50	12,587.71
14	3,631.25	5,446.88	7,262.50	9,078.13	9,441.25	9,659.13	9,804.38	10,022.25	10,893.75	12,709.38	13,072.50	13,435.63

Household/ Family Size	200%	225%	250%	275%	300%	325%	350%	375%	400%	500%	600%	700%
1	2,608.33	2,934.38	3,260.42	3,586.46	3,912.50	4,238.54	4,564.58	4,890.63	5,216.67	6,520.83	7,825.00	9,129.17
2	3,525.00	3,965.63	4,406.25	4,846.88	5,287.50	5,728.13	6,168.75	6,609.38	7,050.00	8,812.50	10,575.00	12,337.50
3	4,441.67	4,996.88	5,552.08	6,107.29	6,662.50	7,217.71	7,772.92	8,328.13	8,883.33	11,104.17	13,325.00	15,545.83
4	5,358.33	6,028.13	6,697.92	7,367.71	8,037.50	8,707.29	9,377.08	10,046.88	10,716.67	13,395.83	16,075.00	18,754.17
5	6,275.00	7,059.38	7,843.75	8,628.13	9,412.50	10,196.88	10,981.25	11,765.63	12,550.00	15,687.50	18,825.00	21,962.50
6	7,191.67	8,090.63	8,989.58	9,888.54	10,787.50	11,686.46	12,585.42	13,484.38	14,383.33	17,979.17	21,575.00	25,170.83
7	8,108.33	9,121.88	10,135.42	11,148.96	12,162.50	13,176.04	14,189.58	15,203.13	16,216.67	20,270.83	24,325.00	28,379.17
8	9,025.00	10,153.13	11,281.25	12,409.38	13,537.50	14,665.63	15,793.75	16,921.88	18,050.00	22,562.50	27,075.00	31,587.50
9	9,941.67	11,184.38	12,427.08	13,669.79	14,912.50	16,155.21	17,397.92	18,640.63	19,883.33	24,854.17	29,825.00	34,795.83
10	10,858.33	12,215.63	13,572.92	14,930.21	16,287.50	17,644.79	19,002.08	20,359.38	21,716.67	27,145.83	32,575.00	38,004.17
11	11,775.00	13,246.88	14,718.75	16,190.63	17,662.50	19,134.38	20,606.25	22,078.13	23,550.00	29,437.50	35,325.00	41,212.50
12	12,691.67	14,278.13	15,864.58	17,451.04	19,037.50	20,623.96	22,210.42	23,796.88	25,383.33	31,729.17	38,075.00	44,420.83
13	13,608.33	15,309.38	17,010.42	18,711.46	20,412.50	22,113.54	23,814.58	25,515.63	27,216.67	34,020.83	40,825.00	47,629.17
14	14,525.00	16,340.63	18,156.25	19,971.88	21,787.50	23,603.13	25,418.75	27,234.38	29,050.00	36,312.50	43,575.00	50,837.50

Note: Each individual program--e.g., SNAP, Medicaid--determines how to round various multiples of the poverty guidelines, what income is to be included, and how the eligibility unit is defined. For more information about the poverty guidelines visit: <http://aspe.hhs.gov/poverty>.

Source: U.S. Department of Health and Human Services, Office of the Assistant Secretary for Planning and Evaluation.



Option 1		Option 2		Option 3		Option 4													
		poverty level sliding scale for		poverty level sliding scale		current state:				self-									
\$3/meal & full price self pay @300%;		meal price;		40% no pay;		40% no pay;		\$3 per meal		40%		2025 Federal poverty level		reported				meal	
40% no pay		no meal cap		400% income cap		no pay				poverty level		Income range		income		CITY/STATE		site	
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	0		Leavenworth, KS							X
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	0		Leavenworth, KS							X
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	0		Leavenworth, KS				TR			
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	0		Linwood, KS							X
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	0		couple Leavenworth, KS							X
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	0		Leavenworth, KS							X
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	0		Tonganoxie, KS							X
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	0		Basehor, KS							X
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	0		Basehor, KS				BA			
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	0		Leavenworth, KS							X
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	140		Leavenworth, KS							X
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	159		Leavenworth, KS							X
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	200		Leavenworth, KS							X
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	300		Leavenworth, KS							X
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	490		Leavenworth, KS							X
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	500		Leavenworth, KS				BE			
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	500		Leavenworth, KS							X
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	543		Leavenworth, KS							X
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	550		Leavenworth, KS							X
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	700		Leavenworth, KS							X
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	748		Leavenworth, KS							X
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	750		Leavenworth, KS				TR/DW			X
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	769		Leavenworth, KS							X
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	770		Leavenworth, KS							X
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	781		Leavenworth,KS							X
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	793		Leavenworth, KS							X
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	800		Leavenworth, KS							X
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	800		Leavenworth, KS							x
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	800		Leavenworth, KS							X
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	800		Leavenworth, KS							X
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	800		Leavenworth, KS							X
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	820		Leavenworth, KS							x
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	840		Leavenworth, KS				BE			
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	850		Leavenworth, KS							X
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	854		Leavenworth, KS							X
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	870		Leavenworth, KS							X
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	874		Leavenworth,KS				BE			
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	884		Leavenworth							X
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	900		Leavenworth, KS							X



[illegible]

\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	1100	Leavenworth, KS	X
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	1100	Leavenworth, KS	TR/DW
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	1100	Tonganoxie, KS	X
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	1100	Lansing, KS	X
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	1100	Leavenworth, KS	X
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	1100	Leavenworth, KS	X
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	1100	Leavenworth, KS	X
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	1100	Linwood, KS	X
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	1100	Leavenworth, KS	X
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	1100	Basehor, KS	BA
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	1132	Tonganoxie, KS	x
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	1150	Leavenworth, KS	X
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	1165	Basehor, KS	BA
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	1188	Leavenworth, KS	X
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	1200	Leavenworth, KS	X
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	1200	Leavenworth, KS	X
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	1200	Leavenworth, KS	BE
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	1200	Leavenworth, KS	X
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	1200	Leavenworth, KS	TR
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	1200	Leavenworth, KS	TR/DW
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	1200	Leavenworth, KS	X
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	1200	Leavenworth, KS	X
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	1200	Leavenworth, KS	TR
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	1200	Leavenworth, KS	X
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	1200	Leavenworth, KS	X
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	1200	Lansing, KS	X
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	1200	Leavenworth, KS	X
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	1200	Basehor, KS	X
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	1200	Leavenworth, KS	X
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	1200	Leavenworth, KS	X
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	1200	Leavenworth, KS	X
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	1200	Leavenworth, KS	X
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	1200	Tonganoxie, KS	X
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	1216	Basehor, KS	BA
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	1224	Tonganoxie, KS	TO
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	1239	Leavenworth, KS	X
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	1247	Leavenworth, KS	X
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	1250	Lansing, KS	X
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	1259	Leavenworth, KS	X
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	1273	Leavenworth, KS	X
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	1280	Leavenworth, KS	X
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	1287	Leavenworth, KS	x
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	1295	Leavenworth, KS	TR
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	1300	Lansing, KS	X
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	1300	Leavenworth, KS	TR



\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	1300		Leavenworth, KS	X
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	1300		Leavenworth, KS	X
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	1300		Leavenworth, KS	X
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	1300		Leavenworth, KS	X
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	1300		Basehor, KS	BA
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	1300		Leavenworth, KS	X
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,304.17/mo	1300		Tonganoxie, KS	TO
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,762.50/mo	1500	couple	Leavenworth, KS	X
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,762.50/mo	1600	couple	Tonganoxie, KS	TO
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,762.50/mo	1650	couple	Tonganoxie, KS	TO
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,762.50/mo	1650	couple	Leavenworth, KS	TR
\$	-	\$	-	\$	-	\$	-	100%	\$0 - \$1,762.50/mo	1700	couple	Leavenworth, KS	TR
\$	-	\$	-	\$	-	\$	-	101-133%	\$1,304.18 - \$1,734.54/mo	1316		Tonganoxie, KS	X
\$	-	\$	-	\$	-	\$	-	101-133%	\$1,304.18 - \$1,734.54/mo	1326		Leavenworth, KS	X
\$	-	\$	-	\$	-	\$	-	101-133%	\$1,304.18 - \$1,734.54/mo	1326		Leavenworth, KS	X
\$	-	\$	-	\$	-	\$	-	101-133%	\$1,304.18 - \$1,734.54/mo	1351		Basehor, KS	X
\$	-	\$	-	\$	-	\$	-	101-133%	\$1,304.18 - \$1,734.54/mo	1373		Leavenworth, KS	X
\$	-	\$	-	\$	-	\$	-	101-133%	\$1,304.18 - \$1,734.54/mo	1380		Leavenworth, KS	TR
\$	-	\$	-	\$	-	\$	-	101-133%	\$1,304.18 - \$1,734.54/mo	1399		Lansing, KS	TR
\$	-	\$	-	\$	-	\$	-	101-133%	\$1,304.18 - \$1,734.54/mo	1400		Bonner Springs, KS	X
\$	-	\$	-	\$	-	\$	-	101-133%	\$1,304.18 - \$1,734.54/mo	1400		Leavenworth, KS	X
\$	-	\$	-	\$	-	\$	-	101-133%	\$1,304.18 - \$1,734.54/mo	1400		Leavenworth, KS	BE
\$	-	\$	-	\$	-	\$	-	101-133%	\$1,304.18 - \$1,734.54/mo	1400		Leavenworth, KS	x
\$	-	\$	-	\$	-	\$	-	101-133%	\$1,304.18 - \$1,734.54/mo	1400		Easton, KS	X
\$	-	\$	-	\$	-	\$	-	101-133%	\$1,304.18 - \$1,734.54/mo	1400		Bonner Springs, KS	X
\$	-	\$	-	\$	-	\$	-	101-133%	\$1,304.18 - \$1,734.54/mo	1400		Lawrence, KS	X
\$	-	\$	-	\$	-	\$	-	101-133%	\$1,304.18 - \$1,734.54/mo	1400		Leavenworth, KS	X
\$	-	\$	-	\$	-	\$	-	101-133%	\$1,304.18 - \$1,734.54/mo	1400		Leavenworth, KS	X
\$	-	\$	-	\$	-	\$	-	101-133%	\$1,304.18 - \$1,734.54/mo	1400		Basehor, KS	X
\$	-	\$	-	\$	-	\$	-	101-133%	\$1,304.18 - \$1,734.54/mo	1400		Leavenworth, KS	X
\$	-	\$	-	\$	-	\$	-	101-133%	\$1,304.18 - \$1,734.54/mo	1400		Leavenworth, KS	X
\$	-	\$	-	\$	-	\$	-	101-133%	\$1,304.18 - \$1,734.54/mo	1400		Basehor, KS	X
\$	-	\$	-	\$	-	\$	-	101-133%	\$1,304.18 - \$1,734.54/mo	1400		Leavenworth, KS	X
\$	-	\$	-	\$	-	\$	-	101-133%	\$1,304.18 - \$1,734.54/mo	1420		Tonganoxie, KS	X
\$	-	\$	-	\$	-	\$	-	101-133%	\$1,304.18 - \$1,734.54/mo	1450		Leavenworth, KS	X
\$	-	\$	-	\$	-	\$	-	101-133%	\$1,304.18 - \$1,734.54/mo	1467		Leavenworth, KS	X
\$	-	\$	-	\$	-	\$	-	101-133%	\$1,304.18 - \$1,734.54/mo	1471		Tonganoxie, KS	X
\$	-	\$	-	\$	-	\$	-	101-133%	\$1,304.18 - \$1,734.54/mo	1492		Leavenworth, KS	X
\$	-	\$	-	\$	-	\$	-	101-133%	\$1,304.18 - \$1,734.54/mo	1500		Leavenworth, KS	X
\$	-	\$	-	\$	-	\$	-	101-133%	\$1,304.18 - \$1,734.54/mo	1500		Tonganoxie, KS	X
\$	-	\$	-	\$	-	\$	-	101-133%	\$1,304.18 - \$1,734.54/mo	1500		Tonganoxie, KS	X
\$	-	\$	-	\$	-	\$	-	101-133%	\$1,304.18 - \$1,734.54/mo	1500		Leavenworth, KS	X
\$	-	\$	-	\$	-	\$	-	101-133%	\$1,304.18 - \$1,734.54/mo	1500		Leavenworth, KS	X
\$	-	\$	-	\$	-	\$	-	101-133%	\$1,304.18 - \$1,734.54/mo	1500		Leavenworth, KS	X

[illegible]



\$	-	\$	-	\$	-	\$	-	101-133%	\$1,304.18 - \$1,734.54/mo	1700		Lawrence, KS		X
\$	-	\$	-	\$	-	\$	-	101-133%	\$1,304.18 - \$1,734.54/mo	1700		Leavenworth, KS	TR	
\$	-	\$	-	\$	-	\$	-	101-133%	\$1,304.18 - \$1,734.54/mo	1700		Leavenworth, KS		X
\$	-	\$	-	\$	-	\$	-	101-133%	\$1,304.18 - \$1,734.54/mo	1700		Leavenworth, KS		X
\$	-	\$	-	\$	-	\$	-	101-133%	\$1,304.18 - \$1,734.54/mo	1700		Leavenworth, KS		X
\$	-	\$	-	\$	-	\$	-	101-133%	\$1,304.18 - \$1,734.54/mo	1716		Leavenworth, KS	TR	
\$	-	\$	-	\$	-	\$	-	101-133%	\$1,762.51 - \$2,344.13/mo	1800	couple	Leavenworth, KS		X
\$	-	\$	-	\$	-	\$	-	101-133%	\$1,762.51 - \$2,344.13/mo	1800	couple	Basehor, KS	BA	
\$	-	\$	-	\$	-	\$	-	101-133%	\$1,762.51 - \$2,344.13/mo	1900	couple	Leavenworth, KS		X
\$	-	\$	-	\$	-	\$	-	101-133%	\$1,762.51 - \$2,344.13/mo	2000	couple	Leavenworth, KS		X
\$	-	\$	-	\$	-	\$	-	101-133%	\$1,762.51 - \$2,344.13/mo	2000	couple	Leavenworth, KS		X
\$	-	\$	-	\$	-	\$	-	101-133%	\$1,762.51 - \$2,344.13/mo	2000	couple	Leavenworth, KS		X
\$	-	\$	-	\$	-	\$	-	101-133%	\$1,762.51 - \$2,344.13/mo	2000	couple	Tonganoxie, KS		X
\$	-	\$	-	\$	-	\$	-	101-133%	\$1,762.51 - \$2,344.13/mo	2000	couple	Tonganoxie, KS		X
\$	-	\$	-	\$	-	\$	-	101-133%	\$1,762.51 - \$2,344.13/mo	2050	couple	Leavenworth, KS		X
\$	-	\$	-	\$	-	\$	-	101-133%	\$1,762.51 - \$2,344.13/mo	2100	couple	Leavenworth, KS		X
\$	-	\$	-	\$	-	\$	-	101-133%	\$1,762.51 - \$2,344.13/mo	2150	couple	Leavenworth, KS		X
\$	-	\$	-	\$	-	\$	-	101-133%	\$1,762.51 - \$2,344.13/mo	2200	couple	Tonganoxie, KS	TO	
\$	-	\$	-	\$	-	\$	-	101-133%	\$1,762.51 - \$2,344.13/mo	2290	couple	Basehor, KS		X
\$	-	\$	-	\$	-	\$	-	134%-150%	\$1,734.55 - \$1,956.25/mo	1749		Tonganoxie, KS	TO	
\$	-	\$	-	\$	-	\$	-	134%-150%	\$1,734.55 - \$1,956.25/mo	1750		Leavenworth, KS		X
\$	-	\$	-	\$	-	\$	-	134%-150%	\$1,734.55 - \$1,956.25/mo	1758		Leavenworth, KS		X
\$	-	\$	-	\$	-	\$	-	134%-150%	\$1,734.55 - \$1,956.25/mo	1775		Tonganoxie, KS	TO	
\$	-	\$	-	\$	-	\$	-	134%-150%	\$1,734.55 - \$1,956.25/mo	1800		Lansing, KS		X
\$	-	\$	-	\$	-	\$	-	134%-150%	\$1,734.55 - \$1,956.25/mo	1800		Basehor, KS		X
\$	-	\$	-	\$	-	\$	-	134%-150%	\$1,734.55 - \$1,956.25/mo	1800		Leavenworth, KS	TR	
\$	-	\$	-	\$	-	\$	-	134%-150%	\$1,734.55 - \$1,956.25/mo	1800		Basehor, KS		X
\$	-	\$	-	\$	-	\$	-	134%-150%	\$1,734.55 - \$1,956.25/mo	1800		Leavenworth, KS		X
\$	-	\$	-	\$	-	\$	-	134%-150%	\$1,734.55 - \$1,956.25/mo	1800		Leavenworth, KS		X
\$	-	\$	-	\$	-	\$	-	134%-150%	\$1,734.55 - \$1,956.25/mo	1800		Leavenworth, KS	TR	
\$	-	\$	-	\$	-	\$	-	134%-150%	\$1,734.55 - \$1,956.25/mo	1800		Leavenworth, KS		X
\$	-	\$	-	\$	-	\$	-	134%-150%	\$1,734.55 - \$1,956.25/mo	1800		Tonganoxie, KS		X
\$	-	\$	-	\$	-	\$	-	134%-150%	\$1,734.55 - \$1,956.25/mo	1800		Leavenworth, KS		X
\$	-	\$	-	\$	-	\$	-	134%-150%	\$1,734.55 - \$1,956.25/mo	1800		Leavenworth, KS		X
\$	-	\$	-	\$	-	\$	-	134%-150%	\$1,734.55 - \$1,956.25/mo	1800		Leavenworth, KS		X
\$	-	\$	-	\$	-	\$	-	134%-150%	\$1,734.55 - \$1,956.25/mo	1800		Leavenworth, KS	TR	
\$	-	\$	-	\$	-	\$	-	134%-150%	\$1,734.55 - \$1,956.25/mo	1828		Basehor, KS		X
\$	-	\$	-	\$	-	\$	-	134%-150%	\$1,734.55 - \$1,956.25/mo	1840		Leavenworth, KS	TR	
\$	-	\$	-	\$	-	\$	-	134%-150%	\$1,734.55 - \$1,956.25/mo	1850		Basehor, KS		X
\$	-	\$	-	\$	-	\$	-	134%-150%	\$1,734.55 - \$1,956.25/mo	1850		Basehor, KS	BA	
\$	-	\$	-	\$	-	\$	-	134%-150%	\$1,734.55 - \$1,956.25/mo	1886		Tonganoxie, KS	TO	
\$	-	\$	-	\$	-	\$	-	134%-150%	\$1,734.55 - \$1,956.25/mo	1890		Basehor, KS	TR/DW	
\$	-	\$	-	\$	-	\$	-	134%-150%	\$1,734.55 - \$1,956.25/mo	1893		Leavenworth, KS		X
\$	-	\$	-	\$	-	\$	-	134%-150%	\$1,734.55 - \$1,956.25/mo	1900		Leavenworth, KS		X
\$	-	\$	-	\$	-	\$	-	134%-150%	\$1,734.55 - \$1,956.25/mo	1900		Leavenworth, KS		X

\$	-	\$	-	\$	-	\$	-	134%-150%	\$1,734.55 - \$1,956.25/mo	1900		Leavenworth, KS	X
\$	-	\$	-	\$	-	\$	-	134%-150%	\$1,734.55 - \$1,956.25/mo	1900		Leavenworth, KS	X
\$	-	\$	-	\$	-	\$	-	134%-150%	\$1,734.55 - \$1,956.25/mo	1900		Basehor, KS	X
\$	-	\$	-	\$	-	\$	-	134%-150%	\$1,734.55 - \$1,956.25/mo	1900		Tonganoxie, KS	X
\$	3.00	\$	-	\$	3.00	\$	3.00	134%-150%	\$1,734.55 - \$1,956.25/mo	1900		Leavenworth, KS	X
\$	3.00	\$	-	\$	3.00	\$	3.00	134%-150%	\$1,734.55 - \$1,956.25/mo	1902		Tonganoxie, KS	X
\$	3.00	\$	-	\$	3.00	\$	3.00	134%-150%	\$1,734.55 - \$1,956.25/mo	1920		Leavenworth, KS	X
\$	3.00	\$	-	\$	3.00	\$	3.00	134%-150%	\$1,734.55 - \$1,956.25/mo	1920		Tonganoxie, KS	X
\$	3.00	\$	-	\$	3.00	\$	3.00	134%-150%	\$1,734.55 - \$1,956.25/mo	1940		Leavenworth, KS	TR
\$	6.00	\$	-	\$	6.00	\$	6.00	134%-150%	\$2,344.14 - \$2,643.75/mo	2400	couple	Tonganoxie, KS	X
\$	6.00	\$	-	\$	6.00	\$	6.00	134%-150%	\$2,344.14 - \$2,643.75/mo	2405	couple	Basehor, KS	BA
\$	6.00	\$	-	\$	6.00	\$	6.00	134%-150%	\$2,344.14 - \$2,643.75/mo	2500	couple	Leavenworth, KS	TR
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	1980		Basehor, KS	BA
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	1980		Leavenworth, KS	X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	1998		Leavenworth, KS	X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2000		Tonganoxie, KS	X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2000		Tonganoxie, KS	X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2000		Tonganoxie, KS	X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2000		Leavenworth, KS	X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2000		Tonganoxie, KS	TO
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2000		Leavenworth, KS	X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2000		Leavenworth, KS	BE
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2000		Leavenworth, KS	X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2000		Leavenworth, KS	X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2000		Leavenworth, KS	X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2000		Basehor, KS	X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2000		Tonganoxie, KS	TO
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2000		Tonganoxie, KS	TO
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2000		Leavenworth, KS	TR
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2000		Tonganoxie, KS	TO
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2000		Leavenworth, KS	X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2000		Leavenworth, KS	X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2000		Leavenworth, KS	X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2000		Leavenworth, KS	X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2000		Basehor, KS	X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2000		Leavenworth, KS	X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2000		Leavenworth, KS	X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2000		Leavenworth, KS	X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2000		Leavenworth, KS	X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2000		Leavenworth, KS	X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2000		Leavenworth, KS	X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2000		Leavenworth, KS	X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2000		Leavenworth, KS	X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2000		Leavenworth, KS	X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2000		Leavenworth, KS	X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2000		Leavenworth, KS	X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2000		Leavenworth, KS	X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2000		Leavenworth, KS	X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2000		Leavenworth, KS	X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2000		Leavenworth, KS	X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2000		Leavenworth, KS	X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2000		Leavenworth, KS	X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2000		Leavenworth, KS	X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2000		Leavenworth, KS	X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2000		Leavenworth, KS	X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2000		Leavenworth, KS	X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2000		Leavenworth, KS	X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2000		Leavenworth, KS	X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2000		Leavenworth, KS	X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2000		Leavenworth, KS	X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2000		Leavenworth, KS	X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2000		Leavenworth, KS	X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2000		Leavenworth, KS	X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2000		Leavenworth, KS	X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2000		Leavenworth, KS	X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2000		Leavenworth, KS	X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2000		Leavenworth, KS	X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2000		Leavenworth, KS	X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2000		Leavenworth, KS	X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$				



	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2000	Leavenworth, KS		X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2000	Leavenworth, KS	TR	
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2000	Easton, KS		X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2000	Leavenworth, KS	TR	
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2000	Leavenworth, KS		X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2000	Easton, KS		X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2002	Leavenworth, KS		X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2004	Lansing, KS		X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2063	Leavenworth, KS		X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2100	Leavenworth, KS		X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2100	Leavenworth, KS	TR	
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2100	Tonganoxie, KS	TO	
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2100	Leavenworth, KS	TR/DW	
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2100	Leavenworth, KS	TR/DW	
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2100	Leavenworth, KS		X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2100	Basehor, KS		x
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2100	Tonganoxie, KS	TO	
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2100	Leavenworth, KS		X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2100	Tonganoxie, KS		X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2100	Leavenworth, KS	TR	
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2135	Leavenworth, KS		X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2152	Leavenworth, KS		X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2200	Leavenworth, KS		x
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2200	Bonner Springs, KS		X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2200	Lansing, KS	TR	
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2200	Leavenworth, KS		X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2200	Leavenworth, KS		X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2200	Leavenworth, KS		X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2200	Leavenworth, KS		X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2200	Leavenworth, KS		X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2200	Leavenworth, KS		X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2200	Tonganoxie, KS	TO/TR	
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2200	Easton, KS		X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2200	Leavenworth, KS		X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2200	Leavenworth, KS		X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2200	Tonganoxie, KS	TO	
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2200	Leavenworth, KS	TR	
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2200	Leavenworth, KS		X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2200	Leavenworth, KS		X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2200	Leavenworth, KS		X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2200	Leavenworth, KS		X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2200	Leavenworth, KS		X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2200	Leavenworth, KS		X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2200	Leavenworth, KS		X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2200	Leavenworth, KS		X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2200	Leavenworth, KS		X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2200	Leavenworth, KS		X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2200	Leavenworth, KS		X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2200	Leavenworth, KS		X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2200	Leavenworth, KS		X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2200	Leavenworth, KS		X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2200	Leavenworth, KS		X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2200	Leavenworth, KS		X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2200	Leavenworth, KS		X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2200	Leavenworth, KS		X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2200	Leavenworth, KS		X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2200	Leavenworth, KS		X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2200	Leavenworth, KS		X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2200	Leavenworth, KS		X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2200	Leavenworth, KS		X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2200	Leavenworth, KS		X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2200	Leavenworth, KS		X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2200	Leavenworth, KS		X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2200	Leavenworth, KS		X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2200	Leavenworth, KS		X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2200	Leavenworth, KS		X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2200	Leavenworth, KS		X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2200	Leavenworth, KS		X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2200	Leavenworth, KS		X
\$	3.00	\$	3.00	\$	3.0								

	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2300	Leavenworth, KS	X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2300	Leavenworth, KS	X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2300	Leavenworth, KS	X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2300	Basehor, KS	X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2300	Lansing, KS	X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2316	Tonganoxie,KS	TO
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2350	Lansing, KS	X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2356	Leavenworth, KS	TR
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2400	Lansing, KS	TR
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2400	Tonganoxie, KS	TO
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2400	Leavenworth, KS	X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2400	Leavenworth, KS	X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2400	Tonganoxie, KS	X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2400	Linwood,KS	X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2400	Leavenworth, KS	BE
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2400	Basehor, KS	X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2400	Basehor, KS	X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2400	Tonganoxie, KS	X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2400	Basehor, KS	X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2400	Lansing, KS	X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2400	Lansing, KS	X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2474	Bonner Springs, KS	X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2493	Leavenworth, KS	TR
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2500	Tonganoxie, KS	X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2500	Leavenworth, KS	X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2500	Lansing, KS	X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2500	Leavenworth, KS	X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2500	Basehor, KS	X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2500	Leavenworth, KS	X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2500	Lansing, KS	TR/DW
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2500	Basehor, KS	BA
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2500	Leavenworth, KS	X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2500	Leavenworth, KS	X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2500	Basehor, KS	X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2500	Leavenworth, KS	BE
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2500	Leavenworth, KS	X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2500	Lansing, KS	X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2500	Leavenworth, KS	TR
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2500	Leavenworth, KS	X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2549	Basehor, KS	X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2562	Leavenworth, KS	BE
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2600	Leavenworth, KS	X
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2600	Basehor, KS	BA
\$	3.00	\$	3.00	\$	3.00	\$	3.00	151-200%	\$1,956.26 - \$2,608.33/mo	2600	Tonganoxie, KS	TO
\$	6.00	\$	6.00	\$	6.00	\$	6.00	151-200%	\$2,643.76 - \$3,525.00/mo	2700	couple Leavenworth, KS	X
\$	6.00	\$	6.00	\$	6.00	\$	6.00	151-200%	\$2,643.76 - \$3,525.00/mo	2800	couple Tonganoxie, KS	X



\$	6.00	\$	6.00	\$	6.00	\$	6.00	151-200%	\$2,643.76 - \$3,525.00/mo	2800	couple	Basehor, KS	BA
\$	6.00	\$	6.00	\$	6.00	\$	6.00	151-200%	\$2,643.76 - \$3,525.00/mo	2841	couple	Leavenworth, KS	X
\$	6.00	\$	6.00	\$	6.00	\$	6.00	151-200%	\$2,643.76 - \$3,525.00/mo	3000	couple	Basehor, KS	X
\$	6.00	\$	6.00	\$	6.00	\$	6.00	151-200%	\$2,643.76 - \$3,525.00/mo	3000	couple	Lawrence, KS	X
\$	6.00	\$	6.00	\$	6.00	\$	6.00	151-200%	\$2,643.76 - \$3,525.00/mo	3000	couple	Tonganoxie, KS	TO
\$	6.00	\$	6.00	\$	6.00	\$	6.00	151-200%	\$2,643.76 - \$3,525.00/mo	3000	couple	Basehor, KS	BA
\$	6.00	\$	6.00	\$	6.00	\$	6.00	151-200%	\$2,643.76 - \$3,525.00/mo	3000	couple	Leavenworth, KS	X
\$	6.00	\$	6.00	\$	6.00	\$	6.00	151-200%	\$2,643.76 - \$3,525.00/mo	3100	couple	Leavenworth,KS	X
\$	6.00	\$	6.00	\$	6.00	\$	6.00	151-200%	\$2,643.76 - \$3,525.00/mo	3300	couple	Leavenworth, KS	X
\$	6.00	\$	6.00	\$	6.00	\$	6.00	151-200%	\$2,643.76 - \$3,525.00/mo	3300	couple	Leavenworth, KS	X
\$	6.00	\$	6.00	\$	6.00	\$	6.00	151-200%	\$2,643.76 - \$3,525.00/mo	3336	couple	Tonganoxie, KS	X
\$	6.00	\$	6.00	\$	6.00	\$	6.00	151-200%	\$2,643.76 - \$3,525.00/mo	3343	couple	Leavenworth, KS	X
\$	6.00	\$	6.00	\$	6.00	\$	6.00	151-200%	\$2,643.76 - \$3,525.00/mo	3400	couple	Leavenworth, KS	TR
\$	6.00	\$	6.00	\$	6.00	\$	6.00	151-200%	\$2,643.76 - \$3,525.00/mo	3400	couple	Leavenworth, KS	X
\$	3.00	\$	5.00	\$	3.00	\$	3.00	201-300%	\$2,608.34 - \$3,912.50/mo	2700		Tonganoxie, KS	X
\$	3.00	\$	5.00	\$	3.00	\$	3.00	201-300%	\$2,608.34 - \$3,912.50/mo	2700		Leavenworth, KS	TR
\$	3.00	\$	5.00	\$	3.00	\$	3.00	201-300%	\$2,608.34 - \$3,912.50/mo	2700		Bonner Springs, KS	TR/DW
\$	3.00	\$	5.00	\$	3.00	\$	3.00	201-300%	\$2,608.34 - \$3,912.50/mo	2700		Leavenworth, KS	X
\$	3.00	\$	5.00	\$	3.00	\$	3.00	201-300%	\$2,608.34 - \$3,912.50/mo	2700		Leavenworth, KS	X
\$	3.00	\$	5.00	\$	3.00	\$	3.00	201-300%	\$2,608.34 - \$3,912.50/mo	2700		Linwood, KS	TO
\$	3.00	\$	5.00	\$	3.00	\$	3.00	201-300%	\$2,608.34 - \$3,912.50/mo	2733		Lansing, KS	X
\$	3.00	\$	5.00	\$	3.00	\$	3.00	201-300%	\$2,608.34 - \$3,912.50/mo	2800		Leavenworth KS	X
\$	3.00	\$	5.00	\$	3.00	\$	3.00	201-300%	\$2,608.34 - \$3,912.50/mo	2800		Lansing, KS	X
\$	3.00	\$	5.00	\$	3.00	\$	3.00	201-300%	\$2,608.34 - \$3,912.50/mo	2800		Basehor, KS	BA
\$	3.00	\$	5.00	\$	3.00	\$	3.00	201-300%	\$2,608.34 - \$3,912.50/mo	2800		Leavenworth, KS	X
\$	3.00	\$	5.00	\$	3.00	\$	3.00	201-300%	\$2,608.34 - \$3,912.50/mo	2800		Lansing, KS	TR/DW
\$	3.00	\$	5.00	\$	3.00	\$	3.00	201-300%	\$2,608.34 - \$3,912.50/mo	2800		Leavenworth, KS	TR
\$	3.00	\$	5.00	\$	3.00	\$	3.00	201-300%	\$2,608.34 - \$3,912.50/mo	2800		Leavenworth, KS	X
\$	3.00	\$	5.00	\$	3.00	\$	3.00	201-300%	\$2,608.34 - \$3,912.50/mo	2800		Lansing, KS	X
\$	3.00	\$	5.00	\$	3.00	\$	3.00	201-300%	\$2,608.34 - \$3,912.50/mo	2800		Leavenworth KS	TR
\$	3.00	\$	5.00	\$	3.00	\$	3.00	201-300%	\$2,608.34 - \$3,912.50/mo	2900		Leavenworth, KS	TR
\$	3.00	\$	5.00	\$	3.00	\$	3.00	201-300%	\$2,608.34 - \$3,912.50/mo	3000		Bonner Springs, KS	X
\$	3.00	\$	5.00	\$	3.00	\$	3.00	201-300%	\$2,608.34 - \$3,912.50/mo	3000		Leavenworth, KS	BA
\$	3.00	\$	5.00	\$	3.00	\$	3.00	201-300%	\$2,608.34 - \$3,912.50/mo	3000		Tonganoxie, KS	TO
\$	3.00	\$	5.00	\$	3.00	\$	3.00	201-300%	\$2,608.34 - \$3,912.50/mo	3000		Leavenworth, KS	X
\$	3.00	\$	5.00	\$	3.00	\$	3.00	201-300%	\$2,608.34 - \$3,912.50/mo	3000		Leavenworth, KS	X
\$	3.00	\$	5.00	\$	3.00	\$	3.00	201-300%	\$2,608.34 - \$3,912.50/mo	3000		Leavenworth, KS	x
\$	3.00	\$	5.00	\$	3.00	\$	3.00	201-300%	\$2,608.34 - \$3,912.50/mo	3000		Leavenworth, KS	X
\$	3.00	\$	5.00	\$	3.00	\$	3.00	201-300%	\$2,608.34 - \$3,912.50/mo	3000		Leavenworth, KS	X
\$	3.00	\$	5.00	\$	3.00	\$	3.00	201-300%	\$2,608.34 - \$3,912.50/mo	3000		Leavenworth, KS	X
\$	3.00	\$	5.00	\$	3.00	\$	3.00	201-300%	\$2,608.34 - \$3,912.50/mo	3000		Leavenworth, KS	x
\$	3.00	\$	5.00	\$	3.00	\$	3.00	201-300%	\$2,608.34 - \$3,912.50/mo	3000		Leavenworth, KS	X
\$	3.00	\$	5.00	\$	3.00	\$	3.00	201-300%	\$2,608.34 - \$3,912.50/mo	3000		Leavenworth, kS	TR
\$	3.00	\$	5.00	\$	3.00	\$	3.00	201-300%	\$2,608.34 - \$3,912.50/mo	3000		Leavenworth, KS	X
\$	3.00	\$	5.00	\$	3.00	\$	3.00	201-300%	\$2,608.34 - \$3,912.50/mo	3000		Leavenworth, KS	X
\$	3.00	\$	5.00	\$	3.00	\$	3.00	201-300%	\$2,608.34 - \$3,912.50/mo	3000		Tonganoxie, KS	TO

\$	3.00	\$	5.00	\$	3.00	\$	3.00	201-300%	\$2,608.34 - \$3,912.50/mo	3000	Leavenworth, KS	X
\$	3.00	\$	5.00	\$	3.00	\$	3.00	201-300%	\$2,608.34 - \$3,912.50/mo	3000	Leavenworth, KS	BE/TR
\$	3.00	\$	5.00	\$	3.00	\$	3.00	201-300%	\$2,608.34 - \$3,912.50/mo	3000	Leavenworth, KS	X
\$	3.00	\$	5.00	\$	3.00	\$	3.00	201-300%	\$2,608.34 - \$3,912.50/mo	3000	Basehor, KS	TR/DW
\$	3.00	\$	5.00	\$	3.00	\$	3.00	201-300%	\$2,608.34 - \$3,912.50/mo	3000	Leavenworth, KS	TR
\$	3.00	\$	5.00	\$	3.00	\$	3.00	201-300%	\$2,608.34 - \$3,912.50/mo	3000	Leavenworth, KS	TO
\$	3.00	\$	5.00	\$	3.00	\$	3.00	201-300%	\$2,608.34 - \$3,912.50/mo	3000	Lansing, KS	X
\$	3.00	\$	5.00	\$	3.00	\$	3.00	201-300%	\$2,608.34 - \$3,912.50/mo	3000	Leavenworth, KS	X
\$	3.00	\$	5.00	\$	3.00	\$	3.00	201-300%	\$2,608.34 - \$3,912.50/mo	3000	Leavenworth, KS	X
\$	3.00	\$	5.00	\$	3.00	\$	3.00	201-300%	\$2,608.34 - \$3,912.50/mo	3000	Basehor, KS	X
\$	3.00	\$	5.00	\$	3.00	\$	3.00	201-300%	\$2,608.34 - \$3,912.50/mo	3000	Tonganoxie, KS	X
\$	3.00	\$	5.00	\$	3.00	\$	3.00	201-300%	\$2,608.34 - \$3,912.50/mo	3000	Tonganoxie, KS	TO
\$	3.00	\$	5.00	\$	3.00	\$	3.00	201-300%	\$2,608.34 - \$3,912.50/mo	3000	Leavenworth, KS	X
\$	3.00	\$	5.00	\$	3.00	\$	3.00	201-300%	\$2,608.34 - \$3,912.50/mo	3031	Leavenworth, KS	X
\$	3.00	\$	5.00	\$	3.00	\$	3.00	201-300%	\$2,608.34 - \$3,912.50/mo	3100	Basehor, KS	BA
\$	3.00	\$	5.00	\$	3.00	\$	3.00	201-300%	\$2,608.34 - \$3,912.50/mo	3135	Lawrence, KS	X
\$	3.00	\$	5.00	\$	3.00	\$	3.00	201-300%	\$2,608.34 - \$3,912.50/mo	3200	Basehor, KS	X
\$	3.00	\$	5.00	\$	3.00	\$	3.00	201-300%	\$2,608.34 - \$3,912.50/mo	3200	Leavenworth, KS	X
\$	3.00	\$	5.00	\$	3.00	\$	3.00	201-300%	\$2,608.34 - \$3,912.50/mo	3200	Lansing, KS	X
\$	3.00	\$	5.00	\$	3.00	\$	3.00	201-300%	\$2,608.34 - \$3,912.50/mo	3200	Easton, KS	X
\$	3.00	\$	5.00	\$	3.00	\$	3.00	201-300%	\$2,608.34 - \$3,912.50/mo	3200	Tonganoxie, KS	X
\$	3.00	\$	5.00	\$	3.00	\$	3.00	201-300%	\$2,608.34 - \$3,912.50/mo	3241	Leavenworth, KS	BE
\$	3.00	\$	5.00	\$	3.00	\$	3.00	201-300%	\$2,608.34 - \$3,912.50/mo	3300	Leavenworth, KS	X
\$	3.00	\$	5.00	\$	3.00	\$	3.00	201-300%	\$2,608.34 - \$3,912.50/mo	3300	Leavenworth, KS	X
\$	3.00	\$	5.00	\$	3.00	\$	3.00	201-300%	\$2,608.34 - \$3,912.50/mo	3300	Basehor, KS	BE
\$	3.00	\$	5.00	\$	3.00	\$	3.00	201-300%	\$2,608.34 - \$3,912.50/mo	3300	Leavenworth, KS`	X
\$	3.00	\$	5.00	\$	3.00	\$	3.00	201-300%	\$2,608.34 - \$3,912.50/mo	3330	Basehor, KS	X
\$	3.00	\$	5.00	\$	3.00	\$	3.00	201-300%	\$2,608.34 - \$3,912.50/mo	3400	Basehor, KS	BA
\$	3.00	\$	5.00	\$	3.00	\$	3.00	201-300%	\$2,608.34 - \$3,912.50/mo	3400	Tonganoxie, KS	TO
\$	3.00	\$	5.00	\$	3.00	\$	3.00	201-300%	\$2,608.34 - \$3,912.50/mo	3400	Tonganoxie, KS	X
\$	3.00	\$	5.00	\$	3.00	\$	3.00	201-300%	\$2,608.34 - \$3,912.50/mo	3400	Basehor	X
\$	3.00	\$	5.00	\$	3.00	\$	3.00	201-300%	\$2,608.34 - \$3,912.50/mo	3434	Leavenworth, KS	X
\$	3.00	\$	5.00	\$	3.00	\$	3.00	201-300%	\$2,608.34 - \$3,912.50/mo	3500	Easton, KS	X
\$	3.00	\$	5.00	\$	3.00	\$	3.00	201-300%	\$2,608.34 - \$3,912.50/mo	3500	Basehor, KS	BA
\$	3.00	\$	5.00	\$	3.00	\$	3.00	201-300%	\$2,608.34 - \$3,912.50/mo	3,500	Lansing, KS	X
\$	3.00	\$	5.00	\$	3.00	\$	3.00	201-300%	\$2,608.34 - \$3,912.50/mo	3500	Leavenworth, KS	TR
\$	6.00	\$	10.00	\$	6.00	\$	6.00	201-300%	\$3,525.01 - \$5,287.50/mo	3600 couple	Basehor, KS	X
\$	3.00	\$	5.00	\$	3.00	\$	3.00	201-300%	\$2,608.34 - \$3,912.50/mo	3600	Leavenworth, KS	X
\$	6.00	\$	10.00	\$	6.00	\$	6.00	201-300%	\$3,525.01 - \$5,287.50/mo	3600 couple	Basehor, KS	BA
\$	3.00	\$	5.00	\$	3.00	\$	3.00	201-300%	\$2,608.34 - \$3,912.50/mo	3600	Basehor, KS	X
\$	6.00	\$	10.00	\$	6.00	\$	6.00	201-300%	\$3,525.01 - \$5,287.50/mo	3600 couple	Leavenworth, KS	TR
\$	3.00	\$	5.00	\$	3.00	\$	3.00	201-300%	\$2,608.34 - \$3,912.50/mo	3610	Leavenworth, KS	X
\$	6.00	\$	10.00	\$	6.00	\$	6.00	201-300%	\$3,525.01 - \$5,287.50/mo	3700 couple	Tonganoxie, KS	X
\$	3.00	\$	5.00	\$	3.00	\$	3.00	201-300%	\$2,608.34 - \$3,912.50/mo	3700	Leavenworth, KS	BE
\$	3.00	\$	5.00	\$	3.00	\$	3.00	201-300%	\$2,608.34 - \$3,912.50/mo	3700	Tonganoxie, KS	X



\$	3.00	\$	5.00	\$	3.00	\$	3.00	201-300%	\$2,608.34 - \$3,912.50/mo	3700		Leavenworth, KS	X
\$	3.00	\$	5.00	\$	3.00	\$	3.00	201-300%	\$2,608.34 - \$3,912.50/mo	3700		Leavenworth, KS	X
\$	3.00	\$	5.00	\$	3.00	\$	3.00	201-300%	\$2,608.34 - \$3,912.50/mo	3737		Leavenworth, KS	X
\$	6.00	\$	10.00	\$	6.00	\$	6.00	201-300%	\$3,525.01 - \$5,287.50/mo	3750	couple	Bonner Springs, KS	X
\$	3.00	\$	5.00	\$	3.00	\$	3.00	201-300%	\$2,608.34 - \$3,912.50/mo	3800		Leavenworth, KS	X
\$	3.00	\$	5.00	\$	3.00	\$	3.00	201-300%	\$2,608.34 - \$3,912.50/mo	3800		Basehor, KS	BA
\$	6.00	\$	10.00	\$	6.00	\$	6.00	201-300%	\$3,525.01 - \$5,287.50/mo	4000	couple	Tonganoxie, KS	TO
\$	6.00	\$	10.00	\$	6.00	\$	6.00	201-300%	\$3,525.01 - \$5,287.50/mo	4000	couple	Tonganoxie, KS	X
\$	6.00	\$	10.00	\$	6.00	\$	6.00	201-300%	\$3,525.01 - \$5,287.50/mo	4000	couple	Leavenworth, KS	BA
\$	6.00	\$	10.00	\$	6.00	\$	6.00	201-300%	\$3,525.01 - \$5,287.50/mo	4000	couple	Tonganoxie, KS	X
\$	6.00	\$	10.00	\$	6.00	\$	6.00	201-300%	\$3,525.01 - \$5,287.50/mo	4000	couple	Basehor, KS	BA
\$	6.00	\$	10.00	\$	6.00	\$	6.00	201-300%	\$3,525.01 - \$5,287.50/mo	4000	couple	Leavenworth, KS	X
\$	6.00	\$	10.00	\$	6.00	\$	6.00	201-300%	\$3,525.01 - \$5,287.50/mo	4000	couple	Tonganoxie, KS	X
\$	6.00	\$	10.00	\$	6.00	\$	6.00	201-300%	\$3,525.01 - \$5,287.50/mo	4000	couple	Leavenworth, KS	X
\$	6.00	\$	10.00	\$	6.00	\$	6.00	201-300%	\$3,525.01 - \$5,287.50/mo	4000	couple	Leavenworth, KS	X
\$	6.00	\$	10.00	\$	6.00	\$	6.00	201-300%	\$3,525.01 - \$5,287.50/mo	4100	couple	Leavenworth, KS	X
\$	6.00	\$	10.00	\$	6.00	\$	6.00	201-300%	\$3,525.01 - \$5,287.50/mo	4172	couple	Leavenworth, KS	X
\$	6.00	\$	10.00	\$	6.00	\$	6.00	201-300%	\$3,525.01 - \$5,287.50/mo	4194	couple	Lawrence	TO
\$	6.00	\$	10.00	\$	6.00	\$	6.00	201-300%	\$3,525.01 - \$5,287.50/mo	4200	couple	Basehor, KS	X
\$	6.00	\$	10.00	\$	6.00	\$	6.00	201-300%	\$3,525.01 - \$5,287.50/mo	4300	couple	Tonganoxie, KS	TO
\$	6.00	\$	10.00	\$	6.00	\$	6.00	201-300%	\$3,525.01 - \$5,287.50/mo	4300	couple	Tonganoxie, KS	TO
\$	6.00	\$	10.00	\$	6.00	\$	6.00	201-300%	\$3,525.01 - \$5,287.50/mo	4500	couple	Basehor, KS	BA
\$	6.00	\$	10.00	\$	6.00	\$	6.00	201-300%	\$3,525.01 - \$5,287.50/mo	4600	couple	Basehor, KS	BA
\$	6.00	\$	10.00	\$	6.00	\$	6.00	201-300%	\$3,525.01 - \$5,287.50/mo	4700	couple	Tonganoxie, KS	TO
\$	6.00	\$	10.00	\$	6.00	\$	6.00	201-300%	\$3,525.01 - \$5,287.50/mo	4800	couple	Leavenworth, KS	TR
\$	6.00	\$	10.00	\$	6.00	\$	6.00	201-300%	\$3,525.01 - \$5,287.50/mo	5000	couple	Tonganoxie, KS	TO
\$	6.00	\$	10.00	\$	6.00	\$	6.00	201-300%	\$3,525.01 - \$5,287.50/mo	5000	couple	Leavenworth, KS	TR
\$	6.00	\$	10.00	\$	6.00	\$	6.00	201-300%	\$3,525.01 - \$5,287.50/mo	5000	couple	Lansing, KS	BE
\$	6.00	\$	10.00	\$	6.00	\$	6.00	201-300%	\$3,525.01 - \$5,287.50/mo	5000	couple	Leavenworth, KS	X
\$	6.00	\$	10.00	\$	6.00	\$	6.00	201-300%	\$3,525.01 - \$5,287.50/mo	5000	couple	Basehor, KS	X
\$	6.00	\$	10.00	\$	6.00	\$	6.00	201-300%	\$3,525.01 - \$5,287.50/mo	5000	couple	Basehor, KS	BA
\$	6.00	\$	10.00	\$	6.00	\$	6.00	201-300%	\$3,525.01 - \$5,287.50/mo	5023	couple	Leavenworth, KS	DW
\$	6.00	\$	10.00	\$	6.00	\$	6.00	201-300%	\$3,525.01 - \$5,287.50/mo	5030	couple	Tonganoxie, KS	TO
\$	6.00	\$	10.00	\$	6.00	\$	6.00	201-300%	\$3,525.01 - \$5,287.50/mo	5106	couple	Leavenworth, KS	X
\$	12.00	\$	7.00	\$	3.00	\$	3.00	301-400%	\$3,912.51 - \$5,216.67/mo	3940		Leavenworth, KS	X
\$	12.00	\$	7.00	\$	3.00	\$	3.00	301-400%	\$3,912.51 - \$5,216.67/mo	4000		Easton, KS	X
\$	12.00	\$	7.00	\$	3.00	\$	3.00	301-400%	\$3,912.51 - \$5,216.67/mo	4000		Leavenworth, KS	X
\$	12.00	\$	7.00	\$	3.00	\$	3.00	301-400%	\$3,912.51 - \$5,216.67/mo	4000		Tonganoxie, KS	TO
\$	12.00	\$	7.00	\$	3.00	\$	3.00	301-400%	\$3,912.51 - \$5,216.67/mo	4000		Basehor, KS	X
\$	12.00	\$	7.00	\$	3.00	\$	3.00	301-400%	\$3,912.51 - \$5,216.67/mo	4000		Leavenworth, KS	X
\$	12.00	\$	7.00	\$	3.00	\$	3.00	301-400%	\$3,912.51 - \$5,216.67/mo	4000		Basehor, KS	X
\$	12.00	\$	7.00	\$	3.00	\$	3.00	301-400%	\$3,912.51 - \$5,216.67/mo	4000		Leavenworth, KS	
\$	12.00	\$	7.00	\$	3.00	\$	3.00	301-400%	\$3,912.51 - \$5,216.67/mo	4000		Tonganoxie, KS	TO
\$	12.00	\$	7.00	\$	3.00	\$	3.00	301-400%	\$3,912.51 - \$5,216.67/mo	4000		Tonganoxie, KS	X
\$	12.00	\$	7.00	\$	3.00	\$	3.00	301-400%	\$3,912.51 - \$5,216.67/mo	4000		Leavenworth, KS	X
\$	12.00	\$	7.00	\$	3.00	\$	3.00	301-400%	\$3,912.51 - \$5,216.67/mo	4000		Leavenworth, KS	X

\$	12.00	\$	7.00	\$	3.00	\$	3.00	301-400%	\$3,912.51 - \$5,216.67/mo	4000		Linwood, KS		X
\$	12.00	\$	7.00	\$	3.00	\$	3.00	301-400%	\$3,912.51 - \$5,216.67/mo	4100		Leavenworth, KS		X
\$	12.00	\$	7.00	\$	3.00	\$	3.00	301-400%	\$3,912.51 - \$5,216.67/mo	4200		Basehor, KS	BA	
\$	12.00	\$	7.00	\$	3.00	\$	3.00	301-400%	\$3,912.51 - \$5,216.67/mo	4400		Leavenworth, KS	TR	
\$	12.00	\$	7.00	\$	3.00	\$	3.00	301-400%	\$3,912.51 - \$5,216.67/mo	4402		Leavenworth, KS		X
\$	12.00	\$	7.00	\$	3.00	\$	3.00	301-400%	\$3,912.51 - \$5,216.67/mo	4500		Leavenworth, KS	TR	
\$	12.00	\$	7.00	\$	3.00	\$	3.00	301-400%	\$3,912.51 - \$5,216.67/mo	4500		Lansing, KS		X
\$	12.00	\$	7.00	\$	3.00	\$	3.00	301-400%	\$3,912.51 - \$5,216.67/mo	4500		Lansing, KS		X
\$	12.00	\$	7.00	\$	3.00	\$	3.00	301-400%	\$3,912.51 - \$5,216.67/mo	4500		Tonganoxie, KS	TO	
\$	12.00	\$	7.00	\$	3.00	\$	3.00	301-400%	\$3,912.51 - \$5,216.67/mo	5000		Leavenworth, KS	TR	
\$	12.00	\$	7.00	\$	3.00	\$	3.00	301-400%	\$3,912.51 - \$5,216.67/mo	5000		Leavenworth, KS		X
\$	12.00	\$	7.00	\$	3.00	\$	3.00	301-400%	\$3,912.51 - \$5,216.67/mo	5000		Leavenworth, KS	TR	
\$	12.00	\$	7.00	\$	3.00	\$	3.00	301-400%	\$3,912.51 - \$5,216.67/mo	5000		Tonganoxie, KS	TO	
\$	12.00	\$	7.00	\$	3.00	\$	3.00	301-400%	\$3,912.51 - \$5,216.67/mo	5000		Leavenworth, KS	BE	
\$	12.00	\$	7.00	\$	3.00	\$	3.00	301-400%	\$3,912.51 - \$5,216.67/mo	5000		Leavenworth, KS		X
\$	12.00	\$	7.00	\$	3.00	\$	3.00	301-400%	\$3,912.51 - \$5,216.67/mo	5000		Lawrence, KS		X
\$	12.00	\$	7.00	\$	3.00	\$	3.00	301-400%	\$3,912.51 - \$5,216.67/mo	5000		Lansing, KS		X
\$	12.00	\$	7.00	\$	3.00	\$	3.00	301-400%	\$3,912.51 - \$5,216.67/mo	5000		Leavenworth, KS	TR	
\$	12.00	\$	7.00	\$	3.00	\$	3.00	301-400%	\$3,912.51 - \$5,216.67/mo	5000		Leavenworth, KS		X
\$	12.00	\$	7.00	\$	3.00	\$	3.00	301-400%	\$3,912.51 - \$5,216.67/mo	5000		Tonganoxie, KS	TO	
\$	24.00	\$	14.00	\$	6.00	\$	6.00	301-400%	\$5,287.51 - 7,050.00/mo	5400	couple	Tonganoxie, KS	TO	
\$	24.00	\$	14.00	\$	6.00	\$	6.00	301-400%	\$5,287.51 - 7,050.00/mo	5400	couple	Easton, KS		X
\$	24.00	\$	14.00	\$	6.00	\$	6.00	301-400%	\$5,287.51 - 7,050.00/mo	5500	couple	Tonganoxie, KS	TO	
\$	24.00	\$	14.00	\$	6.00	\$	6.00	301-400%	\$5,287.51 - 7,050.00/mo	5700	couple	Leavenworth, KS		X
\$	24.00	\$	14.00	\$	6.00	\$	6.00	301-400%	\$5,287.51 - 7,050.00/mo	6000	couple	Leavenworth, KS		X
\$	24.00	\$	14.00	\$	6.00	\$	6.00	301-400%	\$5,287.51 - 7,050.00/mo	6000	couple	Tonganoxie, KS		X
\$	24.00	\$	14.00	\$	6.00	\$	6.00	301-400%	\$5,287.51 - 7,050.00/mo	6400	couple	Bonner Springs, KS		X
\$	24.00	\$	14.00	\$	6.00	\$	6.00	301-400%	\$5,287.51 - 7,050.00/mo	6700	couple	Leavenworth, KS		X
\$	24.00	\$	14.00	\$	6.00	\$	6.00	301-400%	\$5,287.51 - 7,050.00/mo	6900	couple	Leavenworth, KS		X
\$	12.00	\$	12.00	\$	-	\$	3.00	401%+	\$5,216.68+	5500		Leavenworth, KS		X
\$	12.00	\$	12.00	\$	-	\$	3.00	401%+	\$5,216.68+	6000		Leavenworth, KS		X
\$	12.00	\$	12.00	\$	-	\$	3.00	401%+	\$5,216.68+	6000		Basehor, KS		X
\$	12.00	\$	12.00	\$	-	\$	3.00	401%+	\$5,216.68+	6000		Leavenworth, KS		X
\$	12.00	\$	12.00	\$	-	\$	3.00	401%+	\$5,216.68+	6000		Leavenworth, KS		X
\$	12.00	\$	12.00	\$	-	\$	3.00	401%+	\$5,216.68+	6000		Leavenworth, KS		X
\$	12.00	\$	12.00	\$	-	\$	3.00	401%+	\$5,216.68+	6000		Leavenworth, KS		X
\$	12.00	\$	12.00	\$	-	\$	3.00	401%+	\$5,216.68+	6000		Leavenworth, KS		X
\$	12.00	\$	12.00	\$	-	\$	3.00	401%+	\$5,216.68+	6200		Leavenworth, KS		X
\$	12.00	\$	12.00	\$	-	\$	3.00	401%+	\$5,216.68+	6420		Basehor, KS		X
\$	12.00	\$	12.00	\$	-	\$	3.00	401%+	\$5,216.68+	7000		Leavenworth, KS		X
\$	12.00	\$	12.00	\$	-	\$	3.00	401%+	\$5,216.68+	7000		Lansing, KS		X
\$	24.00	\$	24.00	\$	-	\$	6.00	401%+	\$7,050.01+	7500	couple	Leavenworth, KS	TR	
\$	12.00	\$	12.00	\$	-	\$	3.00	401%+	\$5,216.68+	8000		Leavenworth, KS		X
\$	24.00	\$	24.00	\$	-	\$	6.00	401%+	\$7,050.01+	8833	couple	Tonganoxie, KS	TO	
\$	12.00	\$	12.00	\$	-	\$	3.00	401%+	\$5,216.68+	9000		Leavenworth, KS	TR	

\$	12.00	\$	12.00	\$	-	\$	3.00	401%+	\$5,216.68+	9000	Leavenworth, KS	TR
\$	12.00	\$	12.00	\$	-	\$	3.00	401%+	\$5,216.68+	9000	Leavenworth, KS	X
\$	24.00	\$	24.00	\$	-	\$	6.00	401%+	\$7,050.01+	10,000	Basehor, KS	BA
\$	12.00	\$	12.00	\$	-	\$	3.00	401%+	\$5,216.68+	10,000	Basehor, KS	TR/DW
\$	24.00	\$	24.00	\$	-	\$	6.00	401%+	\$7,050.01+	11000	Leavenworth, KS	X
\$	12.00	\$	12.00	\$	-	\$	3.00	401%+	\$5,216.68+	11,000	Leavenworth, KS	X
\$	12.00	\$	12.00	\$	-	\$	3.00	401%+	\$5,216.68+	11,850	Leavenworth, KS	X

	poverty level		poverty level
\$3/meal & full price self	sliding scale for	sliding scale	current state:
pay @300%;	meal price;	40% no pay;	\$3 per meal 40%
40% no pay	40% no pay;	400% income cap	no pay
	no meal cap		

\$	1,839.00	\$	1,838.00	\$	1,065.00	\$	1,146.00	
\$	456,072.00	\$	455,824.00	\$	264,120.00	\$	284,208.00	
\$	328,371.84	\$	328,193.28	\$	176,960.40	\$	204,629.76	FY26 predicted
	669		669		567		669	\$ 214,272.00
	485		485		383		485	
	112915		112915		94984		112915	
~670 participants;	~670 participants;			Caps clients at approx	670 participants at 248			
\$3/meal @ 150-300%	sliding scale by			570; eliminates 102	meals per year			
self pay \$12/meal price	poverty level: \$3/meal			clients & ~18,000				
plus delivery at 301%+	150-200%			meals annually;				
poverty level	\$5/meal 201-300%			potentially eliminates				
248 meals per year	\$7/meal 301-400%			site manager positions				
	\$12/meal 400%+							
	248 meals per year							