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 September 4, 2024 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 15 minutes at the beginning of each meeting and limited to three 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 August 28, 2024
 - b) Approval of the schedule for the week September 9, 2024
 - c) Approval of the check register
 - d) Approve and sign the OCB's
 - e) Approve letter for Eagle Scout Nathan Sickler

- f) Approve Case DEV-24-060 & 061 Badlands Ranch
- g) Approve Case DEV-24-064 & 065 Gaither Subdivision
- h) Approve Case DEV-24-067 & 068 Gambrill's Place
- i) Approve Case DEV-24-082 & 083 Tranquil Acres

VII. FORMAL BOARD ACTION:

- a) Consider a motion finding that the proposed final plat as outlined in Case DEV-24-051 & 052 is compliant with the Leavenworth County Zoning and Subdivision Regulations and move that the proposed final plat be conditionally approved and accepted by this Board subject to the conditions set forth in the staff report and as adopted by the Planning Commission.
- b) Consider a motion finding that the proposed final plat as outlined in Case DEV-24-071 & 072 is compliant with the Leavenworth County Zoning and Subdivision Regulations and move that the proposed final plat be conditionally approved and accepted by this Board subject to the conditions set forth in the staff report and as adopted by the Planning Commission.
- c) Consider a motion to adopt Resolution 2024-22 and approve the rezoning as outlined in Case DEV-24-094 based on the findings on the Golden Factors, as set forth in the staff report and as substantiated by the findings of fact as adopted by the Planning Commission.
- d) Consider a motion to adopt Resolution 2024-23 and approve the rezoning as outlined in Case DEV-24-095 based on the findings on the Golden Factors, as set forth in the staff report and as substantiated by the findings of fact as adopted by the Planning Commission.
- VIII. PRESENTATIONS AND DISCUSSION ITEMS: presentations are materials of general concern where no action or vote is requested or anticipated.

IX. ADJOURNMENT

LEAVENWORTH COUNTY COMMISSIONERS MEETING SCHEDULE

| Tuesday, Septe | mber 3, 2024 |
|----------------|---|
| Wednesday, Se | <u>ptember 4, 2024</u> |
| 9:00 a.m. | Leavenworth County Commission meeting • Commission Meeting Room, 300 Walnut, Leavenworth KS |
| Thursday, Sept | ember 5, 2024 |

Friday, September 6, 2024

ALL SUCH OTHER BUSINESS THAT MAY COME BEFORE THE COMMISSION ALL MEETINGS ARE OPEN TO THE PUBLIC

The Board of County Commissioners met in a regular session on Wednesday, August 28, 2024. Commissioner Culbertson, Commissioner Kaaz, Commissioner Mike Smith, Commissioner Doug Smith and Commissioner Stieben are present; Also present: Mark Loughry, County Administrator; David Van Parys, Senior County Counselor; Bill Noll, Infrastructure and Construction Services; John Richmeier, Leavenworth Times

ADMINISTRATIVE BUSINESS:

A motion was made by Commissioner Kaaz and seconded by Commissioner Mike Smith to accept the consent agenda for Wednesday, August 28, 2024.

Motion passed, 5-0.

Commissioner Culbertson read an article he wrote about the County budget and property taxes.

Mark Loughry provided a powerpoint presentation showing budget statistics.

Commissioner Culbertson opened the public hearing for exceeding the revenue neutral rate and the Leavenworth County budget for 2025.

Mike Doyle, Bill Hadfield, Lisa Haack, Clarissa Rippee, Cindy McGuire, Denise Sullivan, Larry Scheller, Chad Schimke, Sherri Grogan, William Bergman, Connie Young, Jack Waldern, Don Young, Heather Green and Bob Keck spoke.

Commissioner Culbertson closed the public hearing.

A motion was made by Commissioner Doug Smith and seconded by Commissioner Mike Smith to approve Resolution 2024-20 a resolution to levy a property tax exceeding the revenue neutral rate.

Motion passed, 5-0

A motion was made by Commissioner Stieben to reduce \$160,000.00 from the County Counselor position, remove the Budget Director position \$80,000.00, make a 1%, \$300,000.00 cut, \$100,000.00 for security at the front door, having one door open with the handicap door downstairs will be the public entrance for the next year saving us approximately \$640,000.00 and the reductions from all the departments with expenditures exceeding \$500,000.00 excluding the Health Department, EMS, Courthouse Building and Grounds and any and all funds with capital maintenance with the building and infrastructure getting us to a \$640,000.00 cut.

Motion dies for lack of a second.

A motion was made by Commissioner Mike Smith to proposed 1.6 mills dropping from the 2 mills taking a few hundred thousand from the road and a few hundred thousand which would delay the payments on the roof which can still be done in a timely manner and fund the agencies trying to keep alive.

Motion dies for lack of a second.

A motion was made by Commissioner Kaaz and seconded by Commissioner Culbertson to approve the Leavenworth County budget as presented.

Motion failed, Commissioners Doug Smith, Stieben and Mike Smith voting nay.

A motion was made by Commissioner Mike Smith and seconded by Commissioner Culbertson to approve the county budget as proposed with the amendment of reducing \$230,000.00 out of the Courthouse repairs.

Motion passed, 3-2 Commissioners Doug Smith and Stieben voting nay

Commissioner Culbertson opened public hearing on Resolution 2024-21, a resolution to levy a property tax exceeding the revenue neutral rate for Leavenworth County Special-Other Funds budget.

No one spoke in opposition or in favor.

Commissioner Culbertson closed the public hearing.

A motion was made by Commissioner Kaaz and seconded by Commissioner Mike Smith to approve Resolution 2024-21, a resolution to levy a property tax exceeding the revenue neutral rate for Leavenworth County Special-Other Funds budget.

Motion passed, 5-0.

A motion was made by Commissioner Kaaz and seconded by Commissioner Doug Smith to approve the Leavenworth County Special-Other Funds budget for 2025 as presented.

Motion passed, 5-0.

Bill Noll presented a supplemental agreement with Wilson and Company for the 235th St. project.

A motion was made by Commissioner Kaaz and seconded by Commissioner Stieben to approve the supplemental agreement for engineering services with Wilson and Company for the 235th St. project.

Motion passed, 4-0 Commissioner Doug Smith abstained.

Mr. Noll requested approval of an increase of compensation for the cost of fencing in accordance with current 2022 land acquisition policy.

A motion was made by Commissioner Stieben and seconded by Commissioner Mike Smith to increase the compensation for the cost to cure fencing for two properties in accordance with current 2022 land acquisition policy in the amount of \$17,347.00.

Motion passed, 5-0.

Commissioner Doug Smith attended the Fairmount Township meeting.

Commissioner Kaaz participated in the Workforce Partnership meeting and the Leavenworth City Commission meeting.

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

Motion passed, 5-0.

The Board adjourned at 11:37 a.m.

LEAVENWORTH COUNTY COMMISSIONERS MEETING SCHEDULE

| Monday | , Se | ptember | 9. | , 2024 |
|--------|------|---------|----|--------|
|--------|------|---------|----|--------|

Tuesday, September 10, 2024

Wednesday, September 11, 2024

9:00 a.m. Leavenworth County Commission meeting

• Commission Meeting Room, 300 Walnut, Leavenworth KS

Thursday, September 12, 2024

12:00 p.m. LCDC meeting

Friday, September 13, 2024

ALL SUCH OTHER BUSINESS THAT MAY COME BEFORE THE COMMISSION
ALL MEETINGS ARE OPEN TO THE PUBLIC

START DATE: 08/25/2024 END DATE: 08/30/2024

TYPES OF CHECKS SELECTED: * ALL TYPES

| | | | P.O.NUMBER | CHECK# | | | | | |
|-------------|----------------------|--------------------------------|------------|------------------------|------------|----------------|---|------------------|----------|
| | | | | | | | | | |
| 20588 | ADVANTAGE | ADVANTAGE PRINTING | 343876 | 110294 AP | 08/30/2024 | | 180 PLANNING - BUSINESS CARDS | 85.00 | |
| 20588 | ADVANTAGE | ADVANTAGE PRINTING | 343876 | 110294 AP | 08/30/2024 | 4-001-5-49-341 | 108 GEN ELECTION POLL BOOKS | 126.25 | |
| | | | | | / / | | *** VENDOR 20588 TOTAL | | 211.25 |
| 249 | AMBERWELL | ATCHISON HOSPITAL | 343877 | 110295 AP | 08/30/2024 | 4-001-5-07-206 | SHERIFF - EMPLOYEE TESTING | 225.00 | |
| 249 | AMBERWELL | ATCHISON HOSPITAL | 343877 | 110295 AP | 08/30/2024 | 4-001-5-28-212 | HR EMPLOYEE TESTING | 662.00 | |
| | | | | | / / | | *** VENDOR 249 TOTAL | | 887.00 |
| 22369 | BAMFORD FI | BAMFORD FIRE SPRINKLER | 343878 | 110296 AP | 08/30/2024 | 4-001-5-31-294 | QUARTERLY/ANNUAL INSP WET SYST | 216.00 | |
| 22369 | BAMFORD FI | BAMFORD FIRE SPRINKLER | 343878 | 110296 AP | 08/30/2024 | 4-001-5-31-297 | QUARTERLY/ANNUAL INSP WET SYST | 341.00 | |
| 22369 | BAMFORD FI | BAMFORD FIRE SPRINKLER | 343878 | 110296 AP | 08/30/2024 | 4-001-5-32-209 | QUARTERLY/ANNUAL INSP WET SYST | 739.00 | 1 006 00 |
| 0541 | DEGE DIIMPING OPEGIA | DEGE DIEMPING OPEGIAL EIEG ING | 242050 | 110000 30 | 00/20/0004 | 4 001 5 05 255 | *** VENDOR 22369 TOTAL | 2 040 00 | 1,296.00 |
| 2541 | BEST PLUMBING SPECIA | BEST PLUMBING SPECIALTIES, INC | 343879 | 110297 AP | 08/30/2024 | 4-001-5-07-357 | 65483 JAIL MAINTENANCE | 3,949.20 | |
| 2541 | BEST PLUMBING SPECIA | BEST PLUMBING SPECIALTIES, INC | 343879 | 110297 AP | 08/30/2024 | 4-001-5-07-359 | 65483 JAIL MAINTENANCE | 3,949.20 | 7 000 40 |
| 1500 | BOB BARKER | BOB BARKER CO INC | 343851 | 110284 AP | 08/27/2024 | 4-001-5-07-359 | *** VENDOR 2541 TOTAL LAKS4 JAIL SUPPLIES | 88.00 | 7,898.40 |
| 1523 661 | CDJ AUTOMOTIVE LLC | CDJ AUTOMOTIVE LLC | 343880 | 110204 AP 110298 AP | 08/27/2024 | 4-001-5-07-213 | 45132 4 WEEH ALIGNMENT & FEES | 134.95 | |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | 08/27/2024 | 4-001-5-02-301 | CLERK/ELECTION: LABELSENVELOPES | 72.20 | |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | 08/27/2024 | 4-001-5-02-301 | ELECTION: FK: TRUCK RENTALS, ELEC | 199.05 | |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | 08/27/2024 | 4-001-5-04-202 | REG OF DEEDS:TRAINING, POSTAGE | 52.85 | |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | 08/27/2024 | 4-001-5-04-302 | REG OF DEEDS:TRAINING, POSTAGE | 242.95 | |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | 08/27/2024 | 4-001-5-07-203 | LVSO:CM:LODING, ZOOM CONF RENE | 149.90 | |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | 08/27/2024 | 4-001-5-07-211 | LVSO:CM:LODING, ZOOM CONF RENE | 123.79 | |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | 08/27/2024 | 4-001-5-07-211 | LVSO ZP:TRAVEL, COMM OUTREACH | 29.90 | |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | 08/27/2024 | 4-001-5-07-354 | LVSO ZP:TRAVEL, COMM OUTREACH | 180.62 | |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | 08/27/2024 | 4-001-5-11-202 | CO ATTY:LG:OFC SUPPLY,LODING F | 1,515.45 | |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | 08/27/2024 | 4-001-5-11-213 | CO ATTY:LF:LODING FOR WITNESSE | 968.76 | |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | 08/27/2024 | 4-001-5-11-301 | CO ATTY:OFFICE SUPPLIES (TT) | 477.28 | |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | 08/27/2024 | 4-001-5-11-301 | CO ATTY:LG:OFC SUPPLY,LODING F | 439.59 | |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | 08/27/2024 | 4-001-5-11-308 | CO ATTY:LG:OFC SUPPLY,LODING F | 100.99 | |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | 08/27/2024 | 4-001-5-14-229 | BG:JC,CU,CTHS,SD TRAINING | 447.00 | |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | 08/27/2024 | 4-001-5-31-288 | BG:JC,CU,CTHS,SD TRAINING | 319.42 | |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | 08/27/2024 | 4-001-5-31-297 | BG:JC,CU,CTHS,SD TRAINING | 372.51 | |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | 08/27/2024 | 4-001-5-31-298 | BG:JC,CU,CTHS,SD TRAINING | 319.41 | |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | 08/27/2024 | 4-001-5-31-312 | BG:RT:ORANGE FENCING, CO SHOP, E | 45.14 | |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | 08/27/2024 | 4-001-5-31-312 | BG, CTHSE REPAIR: NH: SHOP, EMS, A | 255.72 | |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | 08/27/2024 | 4-001-5-31-312 | BG:JC,CU,CTHS,SD TRAINING | 765.00 | |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | 08/27/2024 | 4-001-5-31-314 | BG, CTHSE REPAIR: NH: SHOP, EMS, A | 70.94 | |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | 08/27/2024 | 4-001-5-31-316 | BG:RT:ORANGE FENCING,CO SHOP,E | 14.58 | |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | | 4-001-5-31-316 | BG, CTHSE REPAIR: NH: SHOP, EMS, A | 390.77- | |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | | 4-001-5-31-316 | BG:JC,CU,CTHS,SD TRAINING | 341.06 | |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | | 4-001-5-31-317 | BG, CTHSE REPAIR:NH:SHOP,EMS,A | 8.17 | |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | | 4-001-5-31-320 | B&G:EC:EQUIP PARTS, VEH REPAIR | 115.04 | |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | | 4-001-5-31-320 | BG:RT:ORANGE FENCING,CO SHOP,E | 55.90 | |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | | 4-001-5-31-320 | BG:CTHSE IMP T-POSTS, CU MAINT | 56.93 | |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | | 4-001-5-31-320 | BG:JC,CU,CTHS,SD TRAINING | 56.72 | |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | | 4-001-5-31-390 | BG:JC,CU,CTHS,SD TRAINING | 669.79 | |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | | 4-001-5-31-391 | BG:JC,CU,CTHS,SD TRAINING | 158.84 | |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | | 4-001-5-32-296 | BG:JC,CU,CTHS,SD TRAINING | 1,438.42 | |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | | 4-001-5-32-297 | BG:JC,CU,CTHS,SD TRAINING | 602.09 | |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | | 4-001-5-32-391 | BG:JC,CU,CTHS,SD TRAINING | 41.92 | |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | | 4-001-5-33-209 | BG:JC,CU,CTHS,SD TRAINING | 45.42 | |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | | 4-001-5-33-296 | BG:JC,CU,CTHS,SD TRAINING | 311.99 306.09 | |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | 00/2//2024 | 4-001-5-33-297 | BG:JC,CU,CTHS,SD TRAINING | 300.09 | |

START DATE: 08/25/2024 END DATE: 08/30/2024

TYPES OF CHECKS SELECTED: * ALL TYPES

| | | | P.O.NUMBER | CHECK# | | | | | |
|-------|----------------------|----------------------------------|------------|-----------|------------|----------------|-----------------------------------|-----------|-----------|
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | 08/27/2024 | 4-001-5-33-391 | BG:CTHSE IMP T-POSTS, CU MAINT | 348.20 | |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | 08/27/2024 | 4-001-5-33-391 | BG, CTHSE REPAIR:NH:SHOP,EMS,A | 1,127.81 | |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | 08/27/2024 | 4-001-5-41-201 | APPRAISER, COPIES, COMPUTER/OF | 83.13 | |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | 08/27/2024 | 4-001-5-41-202 | APPRAISER: TRAINING, VEH MAINT | 1,516.50 | |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | 08/27/2024 | 4-001-5-41-213 | APPRAISER:TRAINING, VEH MAINT | 150.00 | |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | 08/27/2024 | 4-001-5-41-301 | APPRAISER, COPIES, COMPUTER/OF | 264.90 | |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | 08/27/2024 | 4-001-5-41-371 | APPRAISER, COPIES, COMPUTER/OF | 271.96 | |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | 08/27/2024 | 4-001-5-49-204 | ELECTION: FK: TRUCK RENTALS, ELEC | 384.70 | |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | 08/27/2024 | 4-001-5-49-301 | CLERK/ELECTION: LABELSENVELOPES | 94.85 | |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | 08/27/2024 | 4-001-5-49-340 | CLERK/ELECTION: LABELSENVELOPES | 153.71 | |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | 08/27/2024 | 4-001-5-49-340 | ELECTION: JK: ELECTION NIGHT OFF | 73.04 | |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | 08/27/2024 | 4-001-5-49-341 | CLERK/ELECTION: LABELSENVELOPES | 92.70 | |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | 08/27/2024 | 4-001-5-49-341 | ELECTION: HK: LUNCH FOR WORKERS | 63.11 | |
| | | | | | , , | | *** VENDOR 648 TOTAL | | 15,605.27 |
| 1219 | DIST CT CLERK LV | CLERK OF DIST COURT-LEAV | 343882 | 110300 AP | 08/30/2024 | 4-001-5-11-501 | COUNTY ATTORNEY COURT COSTS JU | 8,637.00 | , |
| 30100 | ELECTION WORKER | DAWN WILKERSON | 343883 | 110301 AP | 08/30/2024 | 4-001-5-49-340 | PRIMARY ELECTION | 20.00 | |
| 8686 | EVERGY EFT | EVERGY KANSAS CENTRAL INC | 343875 | 254 | 08/29/2024 | 4-001-5-14-220 | ELEC SVC COURHTOUSE | 13,022.50 | |
| 8686 | EVERGY EFT | EVERGY KANSAS CENTRAL INC | 343875 | 254 | 08/29/2024 | 4-001-5-32-392 | ELEC SVC OLD KPL BLDG | 33.47 | |
| 8686 | EVERGY EFT | EVERGY KANSAS CENTRAL INC | 343875 | 254 | 08/29/2024 | 4-001-5-32-392 | ELEC SVC JUSTICE CENTER | 26,171.66 | |
| | | | | | , , , | | *** VENDOR 8686 TOTAL | , | 39,227.63 |
| 3550 | FISHER, PATTERSON | FISHER, PATTERSON, SAYLER & SMIT | 343884 | 110302 AP | 08/30/2024 | 4-001-5-01-230 | 337-38148-ADH PROF SVC TO 8.15 | 50.00 | |
| 5824 | FRONTIER | FORENSIC MEDICAL HOLDINGS OF K | 343885 | 110303 AP | 08/30/2024 | 4-001-5-13-271 | INV G10CBFM02020007 JULY AUTOP | 850.00 | |
| 5824 | FRONTIER | FORENSIC MEDICAL HOLDINGS OF K | 343885 | 110303 AP | 08/30/2024 | 4-001-5-13-271 | INV G10CBFM02020007 JULY AUTOP | 850.00 | |
| 5824 | FRONTIER | FORENSIC MEDICAL HOLDINGS OF K | 343885 | 110303 AP | 08/30/2024 | 4-001-5-13-271 | INV G10CBFM02020007 JULY AUTOP | 2,475.00 | |
| 5824 | FRONTIER | FORENSIC MEDICAL HOLDINGS OF K | 343885 | 110303 AP | 08/30/2024 | 4-001-5-13-271 | INV G10CBFM02020007 JULY AUTOP | 2,475.00 | |
| 5824 | FRONTIER | FORENSIC MEDICAL HOLDINGS OF K | 343885 | 110303 AP | 08/30/2024 | 4-001-5-13-271 | INV G10CBFM02020007 JULY AUTOP | 2,475.00 | |
| 5824 | FRONTIER | FORENSIC MEDICAL HOLDINGS OF K | 343885 | 110303 AP | 08/30/2024 | 4-001-5-13-271 | INV G10CBFM02020007 JULY AUTOP | 2,475.00 | |
| 5824 | FRONTIER | FORENSIC MEDICAL HOLDINGS OF K | 343885 | 110303 AP | 08/30/2024 | 4-001-5-13-271 | INV G10CBFM02020007 JULY AUTOP | 50.00 | |
| 5824 | FRONTIER | FORENSIC MEDICAL HOLDINGS OF K | 343885 | 110303 AP | 08/30/2024 | 4-001-5-13-271 | INV G10CBFM02020007 JULY AUTOP | 2,475.00 | |
| 5824 | FRONTIER | FORENSIC MEDICAL HOLDINGS OF K | 343885 | 110303 AP | 08/30/2024 | 4-001-5-13-271 | INV G10CBFM02020007 JULY AUTOP | 75.00 | |
| 5824 | FRONTIER | FORENSIC MEDICAL HOLDINGS OF K | 343885 | 110303 AP | 08/30/2024 | 4-001-5-13-271 | INV G10CBFM02020007 JULY AUTOP | 2,475.00 | |
| 5824 | FRONTIER | FORENSIC MEDICAL HOLDINGS OF K | 343885 | 110303 AP | 08/30/2024 | 4-001-5-13-271 | INV G10CBFM02020007 JULY AUTOP | 2,475.00 | |
| 5824 | FRONTIER | FORENSIC MEDICAL HOLDINGS OF K | 343885 | 110303 AP | 08/30/2024 | 4-001-5-13-271 | INV G10CBFM02020007 JULY AUTOP | 50.00 | |
| 5824 | FRONTIER | FORENSIC MEDICAL HOLDINGS OF K | 343885 | 110303 AP | 08/30/2024 | 4-001-5-13-271 | INV G10CBFM02020007 JULY AUTOP | 2,475.00 | |
| 5824 | FRONTIER | FORENSIC MEDICAL HOLDINGS OF K | 343885 | 110303 AP | 08/30/2024 | 4-001-5-13-271 | INV G10CBFM02020007 JULY AUTOP | 75.00 | |
| 5824 | FRONTIER | FORENSIC MEDICAL HOLDINGS OF K | 343885 | 110303 AP | 08/30/2024 | 4-001-5-13-271 | INV G10CBFM02020007 JULY AUTOP | 850.00 | |
| 5824 | FRONTIER | FORENSIC MEDICAL HOLDINGS OF K | 343885 | 110303 AP | 08/30/2024 | 4-001-5-13-271 | INV G10CBFM02020007 JULY AUTOP | 2,475.00 | |
| 5824 | FRONTIER | FORENSIC MEDICAL HOLDINGS OF K | 343885 | 110303 AP | 08/30/2024 | 4-001-5-13-271 | INV G10CBFM02020007 JULY AUTOP | 60.00 | |
| 5824 | FRONTIER | FORENSIC MEDICAL HOLDINGS OF K | 343885 | 110303 AP | 08/30/2024 | 4-001-5-13-271 | INV G10CBFM02020007 JULY AUTOP | 2,475.00 | |
| 5824 | FRONTIER | FORENSIC MEDICAL HOLDINGS OF K | 343885 | 110303 AP | 08/30/2024 | 4-001-5-13-271 | INV G10CBFM02020007 JULY AUTOP | 2,475.00 | |
| 5824 | FRONTIER | FORENSIC MEDICAL HOLDINGS OF K | 343885 | 110303 AP | 08/30/2024 | 4-001-5-13-271 | INV G10CBFM02020007 JULY AUTOP | 2,475.00 | |
| | | | | | | | *** VENDOR 5824 TOTAL | | 32,560.00 |
| 4465 | GRONIS | GRONIS HARDWARE INC | 343886 | 110304 AP | 08/30/2024 | 4-001-5-07-301 | SHERIFF - KEYS, JAIL MAINT | 6.58 | |
| 4465 | GRONIS | GRONIS HARDWARE INC | 343886 | 110304 AP | 08/30/2024 | 4-001-5-07-357 | SHERIFF - KEYS, JAIL MAINT | 15.45 | |
| 4465 | GRONIS | GRONIS HARDWARE INC | 343886 | 110304 AP | 08/30/2024 | 4-001-5-07-357 | SHERIFF - KEYS, JAIL MAINT | 9.20 | |
| 4465 | GRONIS | GRONIS HARDWARE INC | 343886 | 110304 AP | 08/30/2024 | 4-001-5-07-357 | SHERIFF - KEYS, JAIL MAINT | 22.53 | |
| 4465 | GRONIS | GRONIS HARDWARE INC | 343886 | 110304 AP | 08/30/2024 | 4-001-5-07-357 | SHERIFF - KEYS, JAIL MAINT | 4.14 | |
| | | | | | | | *** VENDOR 4465 TOTAL | | 57.90 |
| 28526 | GUIDANCE C | THE GUIDANCE CENTER (TRAINING | 343887 | 110305 AP | 08/30/2024 | 4-001-2-00-010 | DIST CT VTC GRANT - TRANSPORTA | 5,000.00 | |
| 8416 | IRON MOUNTAIN | IRON MOUNTAIN INC | 343969 | 256 | 08/30/2024 | 4-001-5-02-212 | SHREDDING - COURTHOUSE/ANNEX | 32.31 | |
| 8416 | IRON MOUNTAIN | IRON MOUNTAIN INC | 343969 | 256 | 08/30/2024 | 4-001-5-02-212 | SHREDDING - COURTHOUSE/ANNEX | 6.53 | |
| 8416 | IRON MOUNTAIN | IRON MOUNTAIN INC | 343969 | 256 | 08/30/2024 | 4-001-5-14-247 | SHREDDING - COURTHOUSE/ANNEX | 29.96 | |
| | | | | | | | | | |

| FMWARRPTR2 | LEAVENWORTH COUNTY | 8/29/24 17:37:33 |
|------------|---|------------------|
| DCOX | WARRANT REGISTER - BY FUND / VENDOR | Page 3 |
| | START DATE: 08/25/2024 END DATE: 08/30/2024 | |

TYPES OF CHECKS SELECTED: * ALL TYPES

| | | | P.O.NUMBER | CHECK# | | | | | |
|------|---------------|-------------------------------|------------|-----------|------------|----------------|------------------------------|--------|-------|
| 8416 | IRON MOUNTAIN | IRON MOUNTAIN INC | 343969 | 256 | 08/30/2024 | 4-001-5-14-247 | SHREDDING - COURTHOUSE/ANNEX | 6.05 | |
| 8416 | IRON MOUNTAIN | IRON MOUNTAIN INC | 343969 | 256 | 08/30/2024 | 4-001-5-28-301 | SHREDDING - COURTHOUSE/ANNEX | 14.98 | |
| 8416 | IRON MOUNTAIN | IRON MOUNTAIN INC | 343969 | 256 | 08/30/2024 | 4-001-5-28-301 | SHREDDING - COURTHOUSE/ANNEX | 3.03 | |
| | | | | | | | *** VENDOR 8416 TOTAL | | 92.86 |
| 7655 | J F DENNEY P | J F DENNEY PLUMBING & HEATING | 343891 | 110309 AP | 08/30/2024 | 4-001-5-31-297 | SVC CALL ANNEX AC | 723.06 | |
| 99 | JUROR | | | | | | | | |

warrants by vendor

FMWARRPTR2 LEAVENWORTH COUNTY 8/29/24 17:37:33 DCOX WARRANT REGISTER - BY FUND / VENDOR Page 4

START DATE: 08/25/2024 END DATE: 08/30/2024

TYPES OF CHECKS SELECTED: * ALL TYPES

710 LIPPERT MECHANICAL

| | | | P.O.NUMBER | CHECK# | | | | | |
|------|-------------|--------------------------------|------------|-----------|------------|----------------|--------------------------------|----------|----------|
| 99 | JUROR | | | | | | | | |
| | | | | | | | *** VENDOR 99 TOTAL | | 2,675.86 |
| 565 | KA-COMM INC | KA-COMM INC | 343932 | 110350 AP | 08/30/2024 | 4-001-5-07-213 | PARTS FOR NEW VEHICLE BUILD LV | 8,260.99 | |
| 6022 | KACSO | KACSO ATTN: JULIE WHITNEY | 343933 | 110351 AP | 08/30/2024 | 4-001-5-19-203 | 2024 REGIONAL FALL CONF X7 | 135.00 | |
| 6022 | KACSO | KACSO ATTN: JULIE WHITNEY | 343933 | 110351 AP | 08/30/2024 | 4-001-5-19-203 | 2024 REGIONAL FALL CONF X7 | 135.00 | |
| 6022 | KACSO | KACSO ATTN: JULIE WHITNEY | 343933 | 110351 AP | 08/30/2024 | 4-001-5-19-203 | 2024 REGIONAL FALL CONF X7 | 135.00 | |
| 6022 | KACSO | KACSO ATTN: JULIE WHITNEY | 343933 | 110351 AP | 08/30/2024 | 4-001-5-19-203 | 2024 REGIONAL FALL CONF X7 | 135.00 | |
| 6022 | KACSO | KACSO ATTN: JULIE WHITNEY | 343933 | 110351 AP | 08/30/2024 | 4-001-5-19-203 | 2024 REGIONAL FALL CONF X7 | 135.00 | |
| 6022 | KACSO | KACSO ATTN: JULIE WHITNEY | 343933 | 110351 AP | 08/30/2024 | 4-001-5-19-203 | 2024 REGIONAL FALL CONF X7 | 135.00 | |
| 6022 | KACSO | KACSO ATTN: JULIE WHITNEY | 343933 | 110351 AP | 08/30/2024 | 4-001-5-19-203 | 2024 REGIONAL FALL CONF X7 | 135.00 | |
| | | | | | | | *** VENDOR 6022 TOTAL | | 945.00 |
| 46 | KANSAS COR | KANSAS CORRECTIONAL INDUSTRIES | 343934 | 110352 AP | 08/30/2024 | 4-001-5-07-359 | 152001 JAIL SUPPLIES | 798.25 | |
| 4755 | LEAV PAPER | LEAVENWORTH PAPER AND OFFICE S | 343872 | 110292 AP | 08/29/2024 | 4-001-5-07-216 | INTERNET ACCESS FOR EOC | 74.99 | |
| 4755 | LEAV PAPER | LEAVENWORTH PAPER AND OFFICE S | 343937 | 110355 AP | 08/30/2024 | 4-001-5-07-305 | LV SHERIFF JAIL AND OFFICE SUP | 385.00 | |
| 4755 | LEAV PAPER | LEAVENWORTH PAPER AND OFFICE S | 343937 | 110355 AP | 08/30/2024 | 4-001-5-07-305 | LV SHERIFF JAIL AND OFFICE SUP | 285.00- | |
| 4755 | LEAV PAPER | LEAVENWORTH PAPER AND OFFICE S | 343937 | 110355 AP | 08/30/2024 | 4-001-5-07-305 | LV SHERIFF JAIL AND OFFICE SUP | 584.00 | |
| 4755 | LEAV PAPER | LEAVENWORTH PAPER AND OFFICE S | 343937 | 110355 AP | 08/30/2024 | 4-001-5-07-305 | LV SHERIFF JAIL AND OFFICE SUP | 100.00- | |
| 4755 | LEAV PAPER | LEAVENWORTH PAPER AND OFFICE S | 343937 | 110355 AP | 08/30/2024 | 4-001-5-07-359 | LV SHERIFF JAIL AND OFFICE SUP | 20.42 | |
| 4755 | LEAV PAPER | LEAVENWORTH PAPER AND OFFICE S | 343937 | 110355 AP | 08/30/2024 | 4-001-5-07-359 | LV SHERIFF JAIL AND OFFICE SUP | 300.10 | |
| 4755 | LEAV PAPER | LEAVENWORTH PAPER AND OFFICE S | 343937 | 110355 AP | 08/30/2024 | 4-001-5-07-359 | LV SHERIFF JAIL AND OFFICE SUP | 25.20 | |
| 4755 | LEAV PAPER | LEAVENWORTH PAPER AND OFFICE S | 343937 | 110355 AP | 08/30/2024 | 4-001-5-19-301 | DIST CT (VTC) PRINTER CARTRIDG | 142.05 | |
| | | | | | | | *** VENDOR 4755 TOTAL | | 1,146.76 |
| 537 | LEAV TIMES | CHERRYROAD MEDIA INC | 343938 | 110356 AP | 08/30/2024 | 4-001-5-06-218 | 21250 PUBLIC NOTICES | 10.78 | |
| 537 | LEAV TIMES | CHERRYROAD MEDIA INC | 343938 | 110356 AP | 08/30/2024 | 4-001-5-06-218 | 21250 PUBLIC NOTICES | 13.38 | |
| 537 | LEAV TIMES | CHERRYROAD MEDIA INC | 343938 | 110356 AP | 08/30/2024 | 4-001-5-14-228 | 21272 RNR HEARING COUNTY BUDGE | 50.40 | |
| 537 | LEAV TIMES | CHERRYROAD MEDIA INC | 343938 | 110356 AP | 08/30/2024 | 4-001-5-14-228 | 21272 RNR HEARING COUNTY BUDGE | 43.20 | |
| | | | | | | | *** VENDOR 537 TOTAL | | 117.76 |

6887515 SVC CALL -CTHSE, PART

7,505.09

warrants by vendor

LIPPERT MECHANICAL SERVICE LLC 343939 110357 AP 08/30/2024 4-001-5-31-290

START DATE: 08/25/2024 END DATE: 08/30/2024

TYPES OF CHECKS SELECTED: * ALL TYPES

| | | | P.O.NUMBER | CHECK# | | | | | |
|-------|---------------------|--------------------------------|------------|-----------|------------|----------------|---|----------|-----------|
| 710 | LIPPERT MECHANICAL | LIPPERT MECHANICAL SERVICE LLC | 343939 | 110357 AP | 08/30/2024 | 4-001-5-32-209 | 6887515 SVC CALL -CTHSE, PART *** VENDOR 710 TOTAL | 4,867.00 | 12,372.09 |
| 9762 | LVPD | LEAVENWORTH POLICE DEPT | 343940 | 110358 AP | 08/30/2024 | 4-001-5-11-503 | LAW ENFORCEMENT FEES | 100.00 | , |
| 595 | MCMULLEN, MARY | MARY MCMULLEN | 343941 | 110359 AP | 08/30/2024 | 4-001-5-11-205 | PER DIEM, MILEAGE, PARKING, TR | 42.88 | |
| 595 | MCMULLEN, MARY | MARY MCMULLEN | 343941 | 110359 AP | 08/30/2024 | 4-001-5-11-211 | PER DIEM, MILEAGE, PARKING, TR | 244.00 | |
| 595 | MCMULLEN, MARY | MARY MCMULLEN | 343941 | 110359 AP | 08/30/2024 | 4-001-5-11-211 | PER DIEM, MILEAGE, PARKING, TR | 140.00 | |
| 595 | MCMULLEN, MARY | MARY MCMULLEN | 343941 | 110359 AP | 08/30/2024 | 4-001-5-11-211 | PER DIEM, MILEAGE, PARKING, TR | 42.75 | |
| | | | | | | | *** VENDOR 595 TOTAL | | 469.63 |
| 2059 | MIDWEST OFFICE TECH | MIDWEST OFFICE TECHNOLOGY INC | 343942 | 110360 AP | 08/30/2024 | 4-001-5-03-301 | OPL223_K ANNEX COPIES | 89.30 | |
| 2059 | MIDWEST OFFICE TECH | MIDWEST OFFICE TECHNOLOGY INC | 343942 | 110360 AP | 08/30/2024 | 4-001-5-07-219 | LC00_K MEDICAL COPIER AT JAIL | 55.00 | |
| 2059 | MIDWEST OFFICE TECH | MIDWEST OFFICE TECHNOLOGY INC | 343942 | 110360 AP | 08/30/2024 | 4-001-5-07-219 | LC00_K MEDICAL COPIER AT JAIL | 12.80 | |
| 2059 | MIDWEST OFFICE TECH | MIDWEST OFFICE TECHNOLOGY INC | 343942 | 110360 AP | 08/30/2024 | 4-001-5-49-341 | OPL303_K ELECTION COPIES | 50.12 | |
| | | | | | | | *** VENDOR 2059 TOTAL | | 207.22 |
| 196 | OLSSON | OLSSON, INC | 343946 | 110364 AP | 08/30/2024 | 4-001-5-06-206 | PLANNING/ZONING SVC TO 8.3.24 | 7,698.00 | |
| 12897 | PRICE DIGESTS | RANDALL-REILLY, LLC | 343947 | 110365 AP | 08/30/2024 | 4-001-5-41-370 | 266900 APPRAISAL GUIDES | 794.85 | |
| 12897 | PRICE DIGESTS | RANDALL-REILLY, LLC | 343947 | 110365 AP | 08/30/2024 | 4-001-5-41-370 | 266900 APPRAISAL GUIDES | 854.85 | |
| 12897 | PRICE DIGESTS | RANDALL-REILLY, LLC | 343947 | 110365 AP | 08/30/2024 | 4-001-5-41-370 | 266900 APPRAISAL GUIDES | 629.85 | |
| 12897 | PRICE DIGESTS | RANDALL-REILLY, LLC | 343947 | 110365 AP | 08/30/2024 | 4-001-5-41-370 | 266900 APPRAISAL GUIDES | 345.63 | |
| 12897 | PRICE DIGESTS | RANDALL-REILLY, LLC | 343947 | 110365 AP | 08/30/2024 | 4-001-5-41-370 | 266900 APPRAISAL GUIDES | 839.22 | |
| | | | | | | | *** VENDOR 12897 TOTAL | | 3,464.40 |
| 15094 | PVD EDUCAT | PVD EDUCATION FUND | 343948 | 110366 AP | 08/30/2024 | 4-001-5-02-202 | WORKIG WITH ABSTRACTS X2 | 50.00 | |
| 15094 | PVD EDUCAT | PVD EDUCATION FUND | 343948 | 110366 AP | 08/30/2024 | 4-001-5-23-202 | WORKIG WITH ABSTRACTS X2 | 50.00 | |
| | | | | | | | *** VENDOR 15094 TOTAL | | 100.00 |
| 7098 | QUILL CORP | QUILL CORP | 343949 | 110367 AP | 08/30/2024 | 4-001-5-01-301 | 6310540 BODD/LEGAL SUPPLIES | 89.45 | |
| 7098 | QUILL CORP | QUILL CORP | 343949 | 110367 AP | 08/30/2024 | 4-001-5-09-301 | 6310540 BODD/LEGAL SUPPLIES | 95.98 | |
| 7098 | QUILL CORP | QUILL CORP | 343949 | 110367 AP | 08/30/2024 | 4-001-5-28-301 | 5643954 OFFICE SUPPLIES | 114.95 | |
| 7098 | QUILL CORP | QUILL CORP | 343949 | 110367 AP | 08/30/2024 | 4-001-5-28-301 | 5643954 OFFICE SUPPLIES | 145.99 | |
| 7098 | QUILL CORP | QUILL CORP | 343949 | 110367 AP | 08/30/2024 | 4-001-5-28-301 | 5643954 OFFICE SUPPLIES | 118.73 | |
| 6710 | DD77777 A G | D | 242254 | 110000 35 | 00/05/0004 | 4 004 5 05 000 | *** VENDOR 7098 TOTAL | 107.00 | 565.10 |
| 6713 | REILLY & S | REILLY & SONS INC | 343854 | 110287 AP | 08/27/2024 | 4-001-5-07-203 | 3723 NOTARY & SUPPLIES J ANDER | 107.00 | |
| 103 | RESTITUTIO | | | | | | *** VENDOR 103 TOTAL | | 767.90 |
| 458 | ROAD & BRIDGE | LEAV CO PUBLIC WORKS | 343855 | 110288 AP | 08/27/2024 | 4-001-5-07-213 | SHERIFF VEH MAINT | 7,155.52 | 767.30 |
| 458 | ROAD & BRIDGE | LEAV CO PUBLIC WORKS | 343855 | 110288 AP | 08/27/2024 | 4-001-5-14-333 | BLDG GROUNDS/FUEL VEH MAINT | 520.84 | |
| 458 | | LEAV CO PUBLIC WORKS | 343855 | | | 4-001-5-14-336 | NOX WEED FUEL, MAINT/PARTS | 715.84 | |
| 458 | ROAD & BRIDGE | LEAV CO PUBLIC WORKS | 343855 | 110288 AP | | 4-001-5-31-320 | BLDG GROUNDS/FUEL VEH MAINT | 395.43 | |
| 458 | ROAD & BRIDGE | LEAV CO PUBLIC WORKS | 343855 | 110288 AP | 08/27/2024 | | APPRAISER - VEH MAINT | 29.00 | |
| 458 | ROAD & BRIDGE | LEAV CO PUBLIC WORKS | 343855 | 110288 AP | | 4-001-5-53-308 | NOX WEED FUEL, MAINT/PARTS | 391.00 | |
| | | | | | , , | | *** VENDOR 458 TOTAL | | 9,207.63 |
| 22331 | ROTH JOSEP | JOSEPH ROTH | 343954 | 110372 AP | 08/30/2024 | 4-001-5-41-270 | 2025 COMMERCIAL APPRAISALS PMT | 6,400.00 | · |
| 1717 | SEIFERT'S FLOORING | SEIFERT'S FLOORING | 343956 | 110374 AP | 08/30/2024 | 4-001-5-31-291 | JUSTICE CENTER FIRST ONE UP II | 1,620.00 | |
| 6148 | SHERIFF | LEAV CO SHERIFF DEPT | 343957 | 110375 AP | 08/30/2024 | 4-001-5-11-503 | LAW ENFORCEMENT FEE | 2.00 | |
| 213 | SIG SAUER | SIG SAUER INC | 343958 | 110376 AP | 08/30/2024 | 4-001-5-07-356 | 1304460 EXTRACTOR-AMMO | 50.00 | |
| 293 | STALKER RADAR | APPLIED CONCEPTS INC | 343959 | 110377 AP | 08/30/2024 | 4-001-5-07-353 | POLICE EQUIPMENT | 1,112.50 | |
| 376 | SYMMETRY ACH | ATHENS ENERGY SERVICES HOLDING | 343857 | 251 | 08/27/2024 | 4-001-5-33-392 | 413714 CUSHING GAS SERVICE | 74.23 | |
| 2390 | UNITED IMAGING | UNITED IMAGING | 343961 | 110379 AP | 08/30/2024 | 4-001-5-07-219 | INMATE MEDICAL BILL 1425041-QU | 106.59 | |
| 575 | US POSTAL SERVICE | US POSTAL SERVICE (QUADIENT-PO | 343856 | 110289 AP | 08/27/2024 | 4-001-5-01-302 | JULY POSTAGE | 46.98 | |
| 575 | US POSTAL SERVICE | US POSTAL SERVICE (QUADIENT-PO | 343856 | 110289 AP | 08/27/2024 | 4-001-5-02-302 | JULY POSTAGE | 34.12 | |
| 575 | US POSTAL SERVICE | US POSTAL SERVICE (QUADIENT-PO | 343856 | 110289 AP | 08/27/2024 | 4-001-5-03-302 | JULY POSTAGE | 909.81 | |
| | | | | | | | | | |

warrants by vendor

START DATE: 08/25/2024 END DATE: 08/30/2024

TYPES OF CHECKS SELECTED: * ALL TYPES

4755 LEAV PAPER

| | | | P.O.NUMBER | CHECK# | | | | | | |
|------------|-------------------------------------|---|------------------|------------------------|------------|----------------------------------|---|-----------|----------------------|------------|
| F.7.F | US POSTAL SERVICE | IIC DOCTAL CEDULCE (OLIADIENT DO | 242056 | 110200 30 | 09/27/2024 | 4 001 F 0F 303 | THEY DOCUME | | E77 C0 | |
| 575 575 | US POSTAL SERVICE US POSTAL SERVICE | US POSTAL SERVICE (QUADIENT-PO US POSTAL SERVICE (QUADIENT-PO | 343856 343856 | 110289 AP 110289 AP | | 4-001-5-05-302 4-001-5-06-302 | JULY POSTAGE JULY POSTAGE | | 577.60 97.97 | |
| 575 575 | US POSTAL SERVICE | US POSTAL SERVICE (QUADIENT-PO | 343856 | 110289 AP | | 4-001-5-08-302 | JULY POSTAGE | | 452.77 | |
| 575 | US POSTAL SERVICE | US POSTAL SERVICE (QUADIENT-PO | 343856 | 110289 AP | | 4-001-5-07-302 | JULY POSTAGE | | 130.45 | |
| 575 575 | US POSTAL SERVICE | US POSTAL SERVICE (QUADIENT-PO | 343856 | 110289 AP | | 4-001-5-09-232 | JULY POSTAGE | | 758.19 | |
| 575 575 | US POSTAL SERVICE | US POSTAL SERVICE (QUADIENT-PO | 343856 | 110289 AP | | 4-001-5-14-302 | JULY POSTAGE | | 18.82 | |
| 575 575 | US POSTAL SERVICE | US POSTAL SERVICE (QUADIENT-PO | 343856 | 110289 AP | | 4-001-5-19-302 | JULY POSTAGE | | 2,143.10 | |
| 575 575 | US POSTAL SERVICE | US POSTAL SERVICE (QUADIENT-PO | 343856 | 110289 AP | | 4-001-5-28-302 | JULY POSTAGE | | 83.45 | |
| 575 575 | US POSTAL SERVICE | US POSTAL SERVICE (QUADIENT-PO | 343856 | 110289 AP | | 4-001-5-41-302 | JULY POSTAGE | | 215.02 | |
| 575 | US POSTAL SERVICE | US POSTAL SERVICE (QUADIENT-PO | 343856 | 110289 AP | | 4-001-5-49-302 | JULY POSTAGE | | 856.72 | |
| 575 575 | US POSTAL SERVICE | US POSTAL SERVICE (QUADIENT-PO | 343856 | 110289 AP | | 4-001-5-49-340 | JULY POSTAGE | | 981.25 | |
| 575 | US POSTAL SERVICE | US POSTAL SERVICE (QUADIENT-PO | 343856 | 110289 AP | | 4-001-5-53-301 | JULY POSTAGE | | 1.33 | |
| 5,5 | 00 1001111 52111152 | OD TOUTH OHIVIOL (goldzell 1 | 3,13,03,0 | 110203 111 | 00,2,,2021 | 4 001 3 33 301 | | 575 TOTAL | 1.00 | 7,307.58 |
| 4648 | WASTE MANAGEMENT | WASTE MANAGEMENT | 343874 | 253 | 08/29/2024 | 4-001-5-53-207 | NOX WEED TRASH | 73 101111 | 105.37 | ,,3030 |
| 2 | WATER DEPT | WATER DEPT | 343873 | 110293 AP | | 4-001-5-05-215 | WATER SVC EMS 9103 | | 64.92 | |
| 2 | WATER DEPT | WATER DEPT | 343873 | 110293 AP | | 4-001-5-32-392 | WATER SVC OLD KPL BLDG | | 15.60 | |
| _ | WAILK DELI | WATER BELL | 3,130,73 | 110255 111 | 00,25,2021 | 4 001 3 32 332 | *** VENDOR | 2 TOTAL | 13.00 | 80.52 |
| 276 | WEX | WEX BANK | 343968 | 255 | 08/30/2024 | 4-001-5-14-332 | FUEL TO 8.23 LESS DISPUTED | | 11,244.51 | 00.02 |
| 276 | WEX | WEX BANK | 343968 | 255 | | 4-001-5-14-332 | FUEL TO 8.23 LESS DISPUTED | | 545.18 | |
| 276 | WEX | WEX BANK | 343968 | 255 | | 4-001-5-14-334 | FUEL TO 8.23 | | 486.45 | |
| 276 | WEX | WEX BANK | 343968 | 255 | | 4-001-5-14-335 | FUEL TO 8.23 | | 61.22 | |
| | NDI. | WHI DIELL | 313200 | 20- | 00,00, | 1 001 0 11 111 | | 276 TOTAL | 0 1 · · · · · | 12,337.36 |
| 100 | WITNESS LIST | | | | | | | 70 20222 | | 12,32 |
| | MIIIIOO III | | | | | | *** VENDOR 1 | 100 TOTAL | | 166.54 |
| | | | | | | | TOTAL FUND 001 | - | | 190,855.60 |
| | | | | | | | | | | · |
| 4938 | BUILDING & GROUNDS | BUILDING & GROUNDS | 343852 | 110285 AP | 08/27/2024 | 4-108-5-00-219 | HEALTH DEPT - MELO, PEST CONTR | ٤ | 1,223.70 | |
| 4938 | BUILDING & GROUNDS | BUILDING & GROUNDS | 343852 | 110285 AP | 08/27/2024 | 4-108-5-00-606 | HEALTH DEPT - MELO, PEST CONTR | ٤ | 407.90 | |
| | | | | | | | *** VENDOR 49 | 938 TOTAL | | 1,631.60 |
| 575 | US POSTAL SERVICE | US POSTAL SERVICE (QUADIENT-PO | 343856 | 110289 AP | 08/27/2024 | 4-108-5-00-302 | JULY POSTAGE | | 123.40 | |
| 575 | US POSTAL SERVICE | US POSTAL SERVICE (QUADIENT-PO | 343856 | 110289 AP | 08/27/2024 | 4-108-5-00-606 | JULY POSTAGE | | 120.33 | |
| | | | | | | | *** VENDOR 5 | 575 TOTAL | | 243.73 |
| | | | | | | | TOTAL FUND 108 | | | 1,875.33 |
| | | | | | | | | | | |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | 08/27/2024 | 4-115-5-00-434 | COA DEPT:MOW,L&L, VEHICLE MAIN | 1 | 2,487.00 | |
| 458 | ROAD & BRIDGE | LEAV CO PUBLIC WORKS | 343855 | 110288 AP | 08/27/2024 | 4-115-5-00-434 | CO ON AGING VEH MAINT | | 580.43 | |
| | | | | | | | TOTAL FUND 115 | | | 3,067.43 |
| | COMMERCE BANK-COMMER | COMMEDCE DANK COMMEDCIAL CADDO | 242050 | 252 | 09/27/2024 | 4 110 5 00 252 | DEC OF DEEDS TRAINING DOCTAGE | , | 770 21 | |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | 08/2//2024 | 4-119-5-00-253 | REG OF DEEDS:TRAINING, POSTAGE | i | 778.31 | 770 21 |
| | | | | | | | TOTAL FUND 119 | | | 778.31 |
| 20588 | ADVANTAGE | ADVANTAGE PRINTING | 343876 | 110294 AP | 08/30/2024 | 4-126-5-00-301 | 52 COMM CORR BUSINESS CARDS | | 125.00 | |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | | 4-126-5-00-226 | COMM CORR CS:PPPS WEEK COMMODI | ſ | 45.00 | |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | | 4-126-5-00-226 | COMM CORR SH:CLIENT LODGING/IN | | 622.64 | |
| | COI 2 | - COINIDITOD DIMIN OCCUPANT | 313333 | | 00,2., | 1 120 0 01 ==1 | ., | • | 0 22 | ŗ |
| 040 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | 08/27/2024 | 4-126-5-00-226 | COMM CORR:MI:PPPS WEEK, CLIENT | | 20.00 | I |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | 08/27/2024 | 4-126-5-00-226 | COMM CORR:MI:PPPS WEEK,CLIENT *** VENDOR 6 | 548 TOTAL | 20.00 | 687.64 |

warrants by vendor

COMM CORR; SUPPLIES

106.01

LEAVENWORTH PAPER AND OFFICE S 343872 110292 AP 08/29/2024 4-126-5-00-321

THE GUIDANCE CENTER (TRAINING 343871

8/29/24 17:37:33 DCOX WARRANT REGISTER - BY FUND / VENDOR Page 7

START DATE: 08/25/2024 END DATE: 08/30/2024

TYPES OF CHECKS SELECTED: * ALL TYPES

28526 GUIDANCE C

| 1 | | | | | | | | | |
|-------|----------------------|---------------------------------|-------------|------------|--------------------------|----------------|--|------------------|-----------|
| | | | P.O.NUMBER | CHECK# | | | | | |
| 7098 | QUILL CORP | QUILL CORP | 343949 | 110367 AP | 08/30/2024 | 4-126-5-00-321 | 5645204 OFFICE SUPPLIES | 69.99 | |
| 7098 | QUILL CORP | OUILL CORP | 343949 | 110367 AP | | 4-126-5-00-321 | 5645204 OFFICE SUPPLIES | 14.99 | ľ |
| 7098 | QUILL CORP | QUILL CORP | 343949 | 110367 AP | | 4-126-5-00-321 | 5645204 OFFICE SUPPLIES | 121.74 | ľ |
| | Q0122 00111 | 20122 00.11 | 5 2 5 5 - 2 | | 00/2-/- | 1 120 0 11 1 | *** VENDOR 7098 TOTAL | - | 206.72 |
| 575 | US POSTAL SERVICE | US POSTAL SERVICE (QUADIENT-PO | 343856 | 110289 AP | 08/27/2024 | 4-126-5-00-321 | JULY POSTAGE | 19.53 | |
| | | | | | | | TOTAL FUND 126 | | 1,144.90 |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | | 4-127-5-00-3 | COMM CORR RB:COMMODITIES, ADV | 325.79 | , |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | | 4-127-5-00-3 | COMM CORR CS:PPPS WEEK COMMODI | 27.47 | , |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | | 4-127-5-00-3 | COMM CORR:MI:PPPS WEEK, CLIENT | 79.92 | ! |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | | 4-127-5-00-3 | COMM CORR PPPS WEEK, ASSESSMENT | 339.85 | , |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | | 4-127-5-00-3 | COMM CORR JV:PPPS,TRAINING,SUP | 1,656.97 | , |
| | | | - | - | , | | *** VENDOR 648 TOTAL | , | 2,430.00 |
| 2505 | INTRINSIC INTERVENTI | INTRINSIC INTERVENTIONS | 343890 | 110308 AP | 08/30/2024 | 4-127-5-00-3 | LAB COST - CLIENT | 25.00 | , , |
| 537 | LEAV TIMES | CHERRYROAD MEDIA INC | 343938 | | , , | 4-127-5-00-2 | COMM CORR - 1 YEAR SUBSCRIPTIO | 197.00 | 1 |
| | | 3.12. | 5 | | 55,55, | <u> </u> | TOTAL FUND 127 | | 2,652.00 |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | 08/27/2024 | 4-133-5-00-201 | 8-51 BN,JP,PW,CS,TU,JW:FACILIT | 250.00 | |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | | 4-133-5-00-201 | 8-51 BN, JP, PW, CS, TU, JW: FACILIT | 24.83 | ŀ |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | 08/27/2024 | 4-133-5-00-201 | 8-51 BN, JP, PW, CS, TU, JW: FACILIT | 720.18 | ļ. |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | 08/27/2024 | 4-133-5-00-214 | 8-51 BN,JP,PW,CS,TU,JW:FACILIT | 989.78 | ! |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | 08/27/2024 | 4-133-5-00-301 | 8-51 BN,JP,PW,CS,TU,JW:FACILIT | 36.14 | ľ |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | 08/27/2024 | 4-133-5-00-301 | 8-50 PUB WORKS:AA,DB,ZE,VG:PAR | 66.96 | ! |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | 08/27/2024 | 4-133-5-00-301 | 8-51 BN,JP,PW,CS,TU,JW:FACILIT | 63.50 | ļ. |
| | | | | | 08/27/2024 | | | 387.63 | l |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | 08/27/2024 | 4-133-5-00-309 | 8-51 BN, JP, PW, CS, TU, JW: FACILIT | 387.63 234.96 | ı |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | | 4-133-5-00-311 | 8-50 PUB WORKS:AA,DB,ZE,VG:PAR | | l |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | 08/27/2024 | 4-133-5-00-312 | 8-50 PUB WORKS:AA,DB,ZE,VG:PAR | 1,310.22 | l |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | 08/27/2024 | 4-133-5-00-312 | 8-50 PUB WORKS:AA,DB,ZE,VG:PAR | 706.48 | l |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | 08/27/2024 | 4-133-5-00-325 | 8-51 BN, JP, PW, CS, TU, JW: FACILIT | 145.46 | l |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK COMMERCIAL CARDS | 343858 | 252 | 08/27/2024 | 4-133-5-00-327 | 8-50 PUB WORKS:AA,DB,ZE,VG:PAR | 36.93 | ı |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK COMMERCIAL CARDS | 343858 | 252 | 08/27/2024 | 4-133-5-00-360 | 8-51 BN, JP, PW, CS, TU, JW: FACILIT | 62.97 | |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | | 4-133-5-00-360 | 8-50 PUB WORKS:AA,DB,ZE,VG:PAR | 1,634.43 | |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | , , | 4-133-5-00-360 | 8-50 PUB WORKS:AA,DB,ZE,VG:PAR | 1,744.27 | |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | | 4-133-5-00-364 | 8-51 BN, JP, PW, CS, TU, JW: FACILIT | 360.82 | |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | | 4-133-5-00-365 | 8-50 PUB WORKS:AA,DB,ZE,VG:PAR | 44.98 | l |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | 08/27/2024 | 4-133-5-00-365 | 8-50 PUB WORKS:AA,DB,ZE,VG:PAR | 150.89 | |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | 08/27/2024 | 4-133-5-00-440 | 8-51 BN, JP, PW, CS, TU, JW: FACILIT | 87.93 | |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | | 4-133-5-00-440 | 8-51 BN, JP, PW, CS, TU, JW: FACILIT | 2,832.80 | |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | 08/27/2024 | 4-133-5-00-440 | 8-50 PUB WORKS:AA,DB,ZE,VG:PAR *** VENDOR 648 TOTAL | 4,812.17 | 16,704.33 |
| 537 | LEAV TIMES | CHERRYROAD MEDIA INC | 343853 | 110286 AP | 08/27/2024 | 4-133-5-00-208 | 5-44 30313 NOTICE OF UB - SALT | 8.79 | 10,,01.33 |
| 575 | US POSTAL SERVICE | US POSTAL SERVICE (QUADIENT-PO | | 110289 AP | | 4-133-5-00-301 | 8-21 JULY POSTAGE | 94.52 | |
| 5.5 | 00 1001111 02101102 | OD TOOTHE DERVICE (goments | 343030 | 110203 111 | 00,27,2022 | 1 133 3 60 301 | TOTAL FUND 133 | 71.52 | 16,807.64 |
| 648 | COMMEDCE BANK_COMMED | COMMEDCE DANK COMMEDCIAL CADDS | 2/12050 | 252 | 00/27/2024 | 4 125 5.00-200 | COMM CODD DDDG WEEK ACCECMENT | 1/ 03 | |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | 08/27/2024 08/27/2024 | 4-135-5-00-200 | COMM CORP PPPS WEEK, ASSESSMENT | 14.93 | |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | | 4-135-5-00-200 | COMM CORR JV:PPPS,TRAINING,SUP | 132.90 | |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | 08/27/2024 | 4-135-5-00-200 | COMM CORR JV:PPPS,TRAINING,SUP | 75.00 | 222 02 |
| 20526 | CUIDANCE C | THE CHIEFANCE CONTROL (TOATNING | 242071 | 110201 70 | 00/00/0004 | 4 125 5 00 200 | *** VENDOR 648 TOTAL | 600.00 | 222.83 |
| 28526 | GUIDANCE C | THE GUIDANCE CENTER (TRAINING | 343871 | 110291 AP | 08/29/2024 | 4-135-5-00-200 | KFA GRANT - CLIENT SERVICES | 600.00 | ļ. |
| 28526 | GUIDANCE C | THE GUIDANCE CENTER (TRAINING | 343871 | 110291 AP | 08/29/2024 | 4-135-5-00-200 | KFA GRANT - CLIENT SERVICES | 675.00 | ļ. |
| 28526 | GUIDANCE C | THE GUIDANCE CENTER (TRAINING | 343871 | 110291 AP | 08/29/2024 | 4-135-5-00-200 | KFA GRANT - CLIENT SERVICES | 600.00 | ļ |

warrants by vendor

110291 AP 08/29/2024 4-135-5-00-200

KFA GRANT - CLIENT SERVICES

525.00

START DATE: 08/25/2024 END DATE: 08/30/2024

TYPES OF CHECKS SELECTED: * ALL TYPES

648 COMMERCE BANK-COMMER COMMERCE BANK-COMMERCIAL CARDS 343858

| | | | P.O.NUMBER | CHECK# | | | | | |
|-------|----------------------|--------------------------------|------------|------------------------|------------|----------------|---------------------------------|----------|----------|
| 28526 | GUIDANCE C | THE GUIDANCE CENTER (TRAINING | 343871 | 110291 AP | 08/29/2024 | 4-135-5-00-200 | KFA GRANT - CLIENT SERVICES | 525.00 | |
| 28526 | GUIDANCE C | THE GUIDANCE CENTER (TRAINING | 343871 | 110291 AP | 08/29/2024 | 4-135-5-00-200 | KFA GRANT - CLIENT SERVICES | 750.00 | |
| 28526 | GUIDANCE C | THE GUIDANCE CENTER (TRAINING | 343871 | 110291 AP | 08/29/2024 | 4-135-5-00-200 | KFA GRANT - CLIENT SERVICES | 750.00 | |
| 28526 | GUIDANCE C | THE GUIDANCE CENTER (TRAINING | 343871 | 110291 AP | 08/29/2024 | 4-135-5-00-200 | KFA GRANT - CLIENT SERVICES | 450.00 | |
| 28526 | GUIDANCE C | THE GUIDANCE CENTER (TRAINING | 343871 | 110291 AP | 08/29/2024 | 4-135-5-00-200 | KFA GRANT - CLIENT SERVICES | 600.00 | |
| 28526 | GUIDANCE C | THE GUIDANCE CENTER (TRAINING | 343871 | 110291 AP | 08/29/2024 | 4-135-5-00-200 | KFA GRANT - CLIENT SERVICES | 750.00 | |
| 28526 | GUIDANCE C | THE GUIDANCE CENTER (TRAINING | 343871 | 110291 AP | 08/29/2024 | 4-135-5-00-200 | KFA GRANT - CLIENT SERVICES | 450.00 | |
| 20320 | GOIDANCE C | THE GOLDANCE CENTER (TRAINING | 343071 | 110291 AF | 00/25/2024 | 4-133-3-00-200 | *** VENDOR 28526 TOTAL | 430.00 | 6,675.00 |
| 4755 | LEAV PAPER | LEAVENWORTH PAPER AND OFFICE S | 343872 | 110292 AP | 08/29/2024 | 4-135-5-00-200 | COMM CORR; SUPPLIES | 4.86 | 0,073.00 |
| 7098 | QUILL CORP | QUILL CORP | 343949 | 110232 AF 110367 AP | 08/30/2024 | 4-135-5-00-200 | 5645204 KFA SUPPLIES | 136.99 | |
| 7098 | QUILL CORP | QUILL CORP | 343949 | 110367 AP | 08/30/2024 | 4-135-5-00-200 | 5645204 KFA SUPPLIES | 36.00 | |
| | ·- | - | | | | | | | |
| 7098 | QUILL CORP | QUILL CORP | 343949 | 110367 AP | 08/30/2024 | 4-135-5-00-200 | 5645204 KFA SUPPLIES | 137.52 | |
| 7098 | QUILL CORP | QUILL CORP | 343949 | 110367 AP | 08/30/2024 | 4-135-5-00-200 | 5645204 KFA SUPPLIES | 8.89 | 210 40 |
| | | | | | | | *** VENDOR 7098 TOTAL | | 319.40 |
| | | | | | | | TOTAL FUND 135 | | 7,222.09 |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | 08/27/2024 | 4-136-5-00-201 | COMM CORR RB:COMMODITIES, ADV | 17.25 | |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | 08/27/2024 | 4-136-5-00-207 | COMM CORR SH:CLIENT LODGING/IN | 160.00 | |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | 08/27/2024 | 4-136-5-00-207 | COMM CORR:MI:PPPS WEEK,CLIENT | 33.95 | |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | 08/27/2024 | 4-136-5-00-3 | COMM CORR JV:PPPS,TRAINING,SUP | 32.48 | |
| | | | | | | | *** VENDOR 648 TOTAL | | 243.68 |
| 543 | HEARTLAND RADAC | HEARTLAND REGIONAL ALCOHOL AND | 343889 | 110307 AP | 08/30/2024 | 4-136-5-00-207 | DRUG/ALC TREASTMENT ASSESSMENT | 100.00 | |
| 543 | HEARTLAND RADAC | HEARTLAND REGIONAL ALCOHOL AND | 343889 | 110307 AP | 08/30/2024 | 4-136-5-00-227 | DRUG/ALC TREASTMENT ASSESSMENT | 100.00 | |
| | | | | | | | *** VENDOR 543 TOTAL | | 200.00 |
| 7098 | QUILL CORP | QUILL CORP | 343949 | 110367 AP | 08/30/2024 | 4-136-5-00-301 | 5645204 OFFICE SUPPLIES | 23.33 | |
| 7098 | QUILL CORP | QUILL CORP | 343949 | 110367 AP | 08/30/2024 | 4-136-5-00-301 | 5645204 OFFICE SUPPLIES | 9.79 | |
| 7098 | QUILL CORP | QUILL CORP | 343949 | 110367 AP | 08/30/2024 | 4-136-5-00-301 | 5645204 OFFICE SUPPLIES | 16.60 | |
| 7098 | QUILL CORP | QUILL CORP | 343949 | 110367 AP | 08/30/2024 | 4-136-5-00-321 | 5645204 OFFICE SUPPLIES | 23.33 | |
| 7098 | QUILL CORP | QUILL CORP | 343949 | 110367 AP | 08/30/2024 | 4-136-5-00-321 | 5645204 OFFICE SUPPLIES | 9.79 | |
| 7098 | QUILL CORP | QUILL CORP | 343949 | 110367 AP | 08/30/2024 | 4-136-5-00-321 | 5645204 OFFICE SUPPLIES | 16.59 | |
| 7098 | QUILL CORP | QUILL CORP | 343949 | 110367 AP | 08/30/2024 | 4-136-5-00-341 | 5645204 OFFICE SUPPLIES | 23.33 | |
| 7098 | QUILL CORP | QUILL CORP | 343949 | 110367 AP | 08/30/2024 | 4-136-5-00-341 | 5645204 OFFICE SUPPLIES | 9.79 | |
| 7098 | QUILL CORP | QUILL CORP | 343949 | 110367 AP | 08/30/2024 | 4-136-5-00-341 | 5645204 OFFICE SUPPLIES | 16.59 | |
| | ~ | ~ | | | , , | | *** VENDOR 7098 TOTAL | | 149.14 |
| 575 | US POSTAL SERVICE | US POSTAL SERVICE (QUADIENT-PO | 343856 | 110289 AP | 08/27/2024 | 4-136-5-00-301 | JULY POSTAGE | 2.34 | |
| 575 | US POSTAL SERVICE | US POSTAL SERVICE (QUADIENT-PO | | | | 4-136-5-00-321 | JULY POSTAGE | 2.34 | |
| 3,3 | 00 1001111 221111102 | ob robine benvioe (gonerani ro | 313030 | 110203 111 | 00/2//2021 | 1 130 3 00 321 | *** VENDOR 575 TOTAL | 2.01 | 4.68 |
| | | | | | | | TOTAL FUND 136 | | 597.50 |
| | | | | | | | | | |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | 08/27/2024 | 4-137-5-00-320 | 8-13 LOCAL SVC:JW,AA:TIRES, EQ | 1,890.43 | |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | 08/27/2024 | 4-137-5-00-320 | 8-13 LOCAL SVC:JW,AA:TIRES, EQ | 785.12 | |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | 08/27/2024 | 4-137-5-00-321 | 8-13 LOCAL SVC:JW,AA:TIRES, EQ | 308.08 | |
| | | | | | | | *** VENDOR 648 TOTAL | | 2,983.63 |
| | | | | | | | TOTAL FUND 137 | | 2,983.63 |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | 08/27/2024 | 4-138-5-00-227 | COMM CORR PPPS WEEK, ASSESSMENT | 296.45 | |
| 4755 | LEAV PAPER | LEAVENWORTH PAPER AND OFFICE S | | | | 4-138-5-00-227 | COMM CORR OFFICE SUPPLIES | 51.98 | |
| 4/33 | DEAV TALLIK | EMINEMORIII TATER AND OFFICE S | 545551 | 110333 AF | 30/30/2024 | 1 130 3 00-221 | TOTAL FUND 138 | 51.90 | 348.43 |
| | | | | | | | TOTAL FUND 130 | | J4U.43 |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | 08/27/2024 | 4-144-5-00-2 | COA:PALS - MS:VET/SUPPLIES | 100.00 | |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | | 4-144-5-00-2 | COA PALS:CC:VET SVCS, PET SUPP | 338.91 | |
| | | | | | • • | | , | | |

08/27/2024 4-144-5-00-3 COA:PALS - MS:VET/SUPPLIES

337.16

252

START DATE: 08/25/2024 END DATE: 08/30/2024

TYPES OF CHECKS SELECTED: * ALL TYPES

1737 AT&T-CAROL STREAM IL AT&T

| | | | P.O.NUMBER | CHECK# | | | | | |
|---------------|-----------------------------|--------------------------------------|------------|------------------------|------------|----------------|--|-----------------|-----------|
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | 08/27/2024 | 4-144-5-00-3 | COA PALS:CC:VET SVCS, PET SUPP | 344.83 | |
| 010 | COTTILLICE BILVIE COTTILLIC | COLUMNICA PLANT COLUMNICATION CAREDO | 313030 | 232 | 00/27/2021 | 1 111 3 00 3 | *** VENDOR 648 TOTAL | 311.03 | 1,120.90 |
| 19474 | KANSAS COUNTRY STORE | KANSAS COUNTRY STORE | 343935 | 110353 AP | 08/30/2024 | 4-144-5-00-3 | CO ON AGING PALS - MEDICAL CON | 15.99 | , |
| 19474 | KANSAS COUNTRY STORE | KANSAS COUNTRY STORE | 343935 | 110353 AP | 08/30/2024 | 4-144-5-00-3 | CO ON AGING PALS - MEDICAL CON | 3.20- | |
| | | | | | | | *** VENDOR 19474 TOTAL | | 12.79 |
| 2666 | MISC REIMBURSEMENTS | CONNIE HARMON | 343943 | 110361 AP | 08/30/2024 | 4-144-5-00-3 | REIM KCPAWS HANDLING FEES | 129.60 | |
| | | | | | | | TOTAL FUND 144 | | 1,263.29 |
| 559 | COBURNCO LLC | CLAY E COBURN III | 343881 | 110299 AP | 08/30/2024 | 4-145-5-00-306 | CO ON AGING - FLEET WASHES JUL | 14.00 | |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | 08/27/2024 | 4-145-5-00-210 | COA:DO:BACKGROUND CHECKS | 30.00 | |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | | 4-145-5-00-252 | COA :TH:MTG, L&L | 27.88 | |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | 08/27/2024 | 4-145-5-00-303 | COA:CH:L&L, MOW BENEFIT,OFC BO | 20.34 | |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | 08/27/2024 | 4-145-5-00-305 | COA:CH:L&L, MOW BENEFIT,OFC BO | 116.34 | |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | 08/27/2024 | 4-145-5-00-306 | COADT: VEH/EQUIP MAINT | 135.27 | |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | 08/27/2024 | 4-145-5-00-345 | COA RK:C1, L&L, CONSUMABLES | 26.53 | |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | 08/27/2024 | 4-145-5-00-746 | COA:CH:L&L, MOW BENEFIT,OFC BO | 94.89 | |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | 08/27/2024 | 4-145-5-00-746 | COA DEPT:MOW,L&L, VEHICLE MAIN | 47.48 | |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | 08/27/2024 | 4-145-5-00-750 | COA:CH:L&L, MOW BENEFIT,OFC BO | 430.50 | |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | 08/27/2024 | 4-145-5-00-750 | COA RK:C1, L&L, CONSUMABLES | 330.73 | |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | 08/27/2024 | 4-145-5-00-750 | COA :TH:MTG, L&L | 262.52 | |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | 08/27/2024 | 4-145-5-00-750 | COA DEPT:MOW,L&L, VEHICLE MAIN | 1,569.85 | |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | 08/27/2024 | 4-145-5-05-301 | COA RK:C1, L&L, CONSUMABLES | 10.93 | |
| 648 | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | 08/27/2024 | 4-145-5-07-302 | COA RK:C1, L&L, CONSUMABLES | 1.56 | |
| | | | | | | | *** VENDOR 648 TOTAL | | 3,104.82 |
| 4755 | LEAV PAPER | LEAVENWORTH PAPER AND OFFICE S | 343937 | 110355 AP | 08/30/2024 | 4-145-5-00-303 | CO ON AGING TONER CARTRIDGES | 1,061.42 | |
| 2059 | MIDWEST OFFICE TECH | MIDWEST OFFICE TECHNOLOGY INC | 343942 | 110360 AP | 08/30/2024 | 4-145-5-00-208 | OPK596 K CO ON AGING COPIER | 25.69 | |
| 2059 | MIDWEST OFFICE TECH | MIDWEST OFFICE TECHNOLOGY INC | 343942 | 110360 AP | 08/30/2024 | 4-145-5-00-208 | OPK596 K CO ON AGING COPIER | 369.23 | |
| | | | | | | | *** VENDOR 2059 TOTAL | | 394.92 |
| 2666 | MISC REIMBURSEMENTS | RANDY DAY | 343944 | 110362 AP | 08/30/2024 | 4-145-5-00-205 | REIM MILEAGE - SIGN DOCS - LEA | 16.08 | |
| 575 | US POSTAL SERVICE | US POSTAL SERVICE (QUADIENT-PO | 343856 | 110289 AP | 08/27/2024 | 4-145-5-00-302 | JULY POSTAGE | 238.43 | |
| 276 | WEX | WEX BANK | 343968 | 255 | 08/30/2024 | 4-145-5-00-304 | FUEL TO 8.23 | 5,350.14 | |
| | | | | | | | TOTAL FUND 145 | | 10,179.81 |
| 8416 | IRON MOUNTAIN | IRON MOUNTAIN INC | 343969 | 256 | | 4-146-5-00-218 | SHREDDING - COURTHOUSE/ANNEX | 64.62 | |
| | IRON MOUNTAIN | IRON MOUNTAIN INC | 343969 | | | 4-146-5-00-218 | SHREDDING - COURTHOUSE/ANNEX | 13.05 | |
| | IRON MOUNTAIN | IRON MOUNTAIN INC | 343969 | 256 | | 4-146-5-00-218 | SHREDDING - COURTHOUSE/ANNEX | 67.26 | |
| 0110 | 11.01. 11.001.11111. | 11011 110011111111 1110 | 313303 | 230 | 00/00/2021 | 1 110 0 00 110 | *** VENDOR 8416 TOTAL | 07.20 | 144.93 |
| 575 | US POSTAL SERVICE | US POSTAL SERVICE (QUADIENT-PO | 343856 | 110289 AP | 08/27/2024 | 4-146-5-00-302 | JULY POSTAGE | 2,893.56 | 111.55 |
| | | | | | ,, | | TOTAL FUND 146 | _, | 3,038.49 |
| 450 | DOAD C BRIDGE | LEAV CO DIDITO MODVO | 242055 | 110200 | 00/27/2024 | 4 160 E 00 212 | SOLID WASTE - FUEL / EQUIP MAI | 1 202 66 | |
| 458 | ROAD & BRIDGE | LEAV CO PUBLIC WORKS | 343855 | 110288 AP | | 4-160-5-00-213 | . ~ | 1,203.66 | |
| 458 | ROAD & BRIDGE | LEAV CO PUBLIC WORKS | 343855 | 110288 AP | 08/27/2024 | 4-160-5-00-304 | SOLID WASTE - FUEL / EQUIP MAI *** VENDOR 458 TOTAL | 184.12 | 1,387.78 |
| 6017 | RWD 1 | DIIDAI WATED DICT #1 | 343955 | 110272 70 | 00/20/2024 | 4-160-5-00-210 | | 42.22 | 1,367.76 |
| 6917 10703 | | RURAL WATER DIST #1 TIRE TOWN | 343960 | 110373 AP 110378 AP | | 4-160-5-00-210 | WATER SERVICE @ SOLID WASTE SCRAP TIRE RECYCLE | 42.22 500.00 | |
| 575 | US POSTAL SERVICE | US POSTAL SERVICE (QUADIENT-PO | 343960 | 110378 AP 110289 AP | | 4-160-5-00-207 | JULY POSTAGE | 32.64 | |
| 276 | | WEX BANK | 343856 | 255 | | 4-160-5-00-301 | FUEL TO 8.23 | 180.12 | |
| 2/0 | | HEAL DERING | 343700 | 200 | 00/30/2024 | - TOO-2-00-304 | TOTAL FUND 160 | 100.12 | 2,142.76 |
| | | | | | | | TOTAL FUND 160 | | |
| 1737 | AT&T-CAROL STREAM IL | AT&T | 343870 | 110290 AP | 08/29/2024 | 4-174-5-00-210 | PHONE SVC 3 TOWERS 421 2 | 432.97 | |
| 1737 | AT&T-CAROL STREAM IL | | 343870 | 110290 AP | | 4-174-5-00-210 | PHONE SVC 3 TOWERS 421 2 | 432.97 | |
| 1737 | ATCT CAROL STREAM II | | 242070 | 110290 AD | | 4 174 5 00 210 | DIONE CVC 3 TOWERS 421 2 | 432.07 | |

110290 AP 08/29/2024 4-174-5-00-210

PHONE SVC 3 TOWERS 421 2

432.97

343870

FMWARRPTR2 LEAVENWORTH COUNTY 8/29/24 17:37:33

DCOX WARRANT REGISTER - BY FUND / VENDOR Page 10

START DATE: 08/25/2024 END DATE: 08/30/2024

TYPES OF CHECKS SELECTED: * ALL TYPES

| | | P.O.NUMBER | CHECK# | | | | | |
|----------------------|---|--|--|--|---|--|--|---|
| | | | | | | AAA MIDNIDOD AAGAA MOMAA | | 1 000 01 |
| EMEDAY FET | EVEDOV VANCAC CENTRAL INC | 242070 | 257 | 00/20/2024 | 4 174 E 00 210 | | | 1,298.91 |
| | | | | | | | | |
| | | | | ,, | | | | |
| EVERGI EFI | EVERGI KANSAS CENTRALI INC | 343970 | 257 | 08/30/2024 | 4-1/4-5-00-210 | | | 1,216.50 |
| NTO A | NATI TACTICAI OPPICEDO ACON | 242045 | 110262 70 | 00/20/2024 | 4 174 E 00 202 | | | 1,210.50 |
| NIOA | NATE TACTICAL OFFICERS ASSN | 343943 | 110363 AP | 08/30/2024 | 4-174-3-00-202 | | 239.00 | 2,754.41 |
| | | | | | | | | ŕ |
| EVERGY EFT | EVERGY KANSAS CENTRAL INC | 343875 | 254 | 08/29/2024 | | ELEC SVC COMM CORR | 684.32 | |
| WATER DEPT | WATER DEPT | 343873 | 110293 AP | 08/29/2024 | 4-195-5-00-290 | WATER SVC COMM CORR | 54.24 | |
| | | | | | | TOTAL FUND 195 | | 738.56 |
| | | | | | | | | |
| COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | 08/27/2024 | 4-210-5-00-2 | BG:JC,CU,CTHS,SD TRAINING | 150.00 | |
| HAYNES EQU | HAYNES EQUIPMENT CO | 343888 | 110306 AP | 08/30/2024 | 4-210-5-00-2 | SD #1 SV CALL GILMAN RD | 1,612.07 | |
| | | | | | | TOTAL FUND 210 | | 1,762.07 |
| COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | 08/27/2024 | | BG:JC,CU,CTHS,SD TRAINING | 150.00 | |
| | | 343858 | | | | , , , | 34.97 | |
| | | | | | | | | 184.97 |
| | | | | | | TOTAL FUND 212 | | 184.97 |
| | | | | | | | | |
| KDHE PERMITS | KANSAS DEPT OF HEALTH & ENVIRO | 343936 | 110354 AP | 08/30/2024 | 4-214-5-00-4 | SEWER DIST 3 DEBT SERVICE C20 | 35,105.81 | |
| | | | | | | TOTAL FUND 214 | | 35,105.81 |
| COMMEDCE DANK COMMED | COMMEDCE DAMY COMMEDCIAI CADDO | 2/2050 | 252 | 09/27/2024 | | | | |
| | | | | | | | | |
| | | | | | | • | | |
| COMMERCE DANK-COMMER | COMMERCE DANK-COMMERCIAL CARDS | 343030 | 232 | 00/2//2024 | 4-213-3-14-401 | | | 679.60 |
| | | | | | | | | 679.60 |
| | | | | | | | | |
| COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 343858 | 252 | 08/27/2024 | 4-218-5-00-2 | BG:JC,CU,CTHS,SD TRAINING | 150.00 | |
| | | | | | | TOTAL FUND 218 | | 150.00 |
| | | | | | | | | |
| KDHE PERMITS | KANSAS DEPT OF HEALTH & ENVIRO | 343936 | 110354 AP | 08/30/2024 | 4-219-5-00-401 | SEWER DIST 7 PMT 36 C20 1429-0 | 11,959.11 | |
| | | | | | | TOTAL FUND 219 | | 11,959.11 |
| | COMMERCE BANK-COMMER HAYNES EQU COMMERCE BANK-COMMER COMMERCE BANK-COMMER KDHE PERMITS COMMERCE BANK-COMMER COMMERCE BANK-COMMER COMMERCE BANK-COMMER COMMERCE BANK-COMMER | EVERGY EFT EVERGY KANSAS CENTRAL INC NTOA NATL TACTICAL OFFICERS ASSN EVERGY EFT EVERGY KANSAS CENTRAL INC WATER DEPT WATER DEPT COMMERCE BANK-COMMER COMMERCE BANK-COMMERCIAL CARDS HAYNES EQUIPMENT CO COMMERCE BANK-COMMER COMMERCE BANK-COMMERCIAL CARDS COMMERCE BANK-COMMER COMMERCE BANK-COMMERCIAL CARDS COMMERCE BANK-COMMERCIAL CARDS KDHE PERMITS KANSAS DEPT OF HEALTH & ENVIRO COMMERCE BANK-COMMER COMMERCE BANK-COMMERCIAL CARDS COMMERCE BANK-COMMERCE BANK-C | EVERGY EFT EVERGY KANSAS CENTRAL INC 343970 EVERGY EFT EVERGY KANSAS CENTRAL INC 343970 EVERGY EFT EVERGY KANSAS CENTRAL INC 343970 NTOA NATL TACTICAL OFFICERS ASSN 343945 EVERGY EFT EVERGY KANSAS CENTRAL INC 343875 WATER DEPT WATER DEPT 343873 COMMERCE BANK-COMMER COMMERCE BANK-COMMERCIAL CARDS 343888 COMMERCE BANK-COMMER COMMERCE BANK-COMMERCIAL CARDS 343888 COMMERCE BANK-COMMER COMMERCE BANK-COMMERCIAL CARDS 343858 COMMERCE BANK-COMMER COMMERCE BANK-COMMERCIAL CARDS 343858 KDHE PERMITS KANSAS DEPT OF HEALTH & ENVIRO 343936 COMMERCE BANK-COMMER COMMERCE BANK-COMMERCIAL CARDS 343858 COMMERCE BANK-COMMER COMMERCE BANK-COMMERCIAL CARDS 343858 | EVERGY EFT EVERGY KANSAS CENTRAL INC 343970 257 EVERGY EFT EVERGY KANSAS CENTRAL INC 343970 257 EVERGY EFT EVERGY KANSAS CENTRAL INC 343970 257 NTOA NATL TACTICAL OFFICERS ASSN 343945 110363 AP EVERGY EFT EVERGY KANSAS CENTRAL INC 343875 254 WATER DEPT WATER DEPT 343873 110293 AP COMMERCE BANK-COMMER COMMERCE BANK-COMMERCIAL CARDS 343858 252 HAYNES EQU HAYNES EQUIPMENT CO 343868 110306 AP COMMERCE BANK-COMMER COMMERCE BANK-COMMERCIAL CARDS 343858 252 COMMERCE BANK-COMMER COMMERCE BANK-COMMERCIAL CARDS 343858 252 KDHE PERMITS KANSAS DEPT OF HEALTH & ENVIRO 343936 110354 AP COMMERCE BANK-COMMER COMMERCE BANK-COMMERCIAL CARDS 343858 252 COMMERCE BANK-COMMER COMMERCE BANK-COMMERCIAL CARDS 343858 252 | EVERGY EFT EVERGY KANSAS CENTRAL INC 343970 257 08/30/2024 EVERGY EFT EVERGY KANSAS CENTRAL INC 343970 257 08/30/2024 EVERGY EFT EVERGY KANSAS CENTRAL INC 343970 257 08/30/2024 NTOA NATL TACTICAL OFFICERS ASSN 343945 110363 AP 08/30/2024 EVERGY EFT EVERGY KANSAS CENTRAL INC 343875 254 08/29/2024 MATER DEPT WATER DEPT 343873 110293 AP 08/29/2024 COMMERCE BANK-COMMER COMMERCE BANK-COMMERCIAL CARDS 343858 252 08/27/2024 HAYNES EQU HAYNES EQUIPMENT CO 343858 252 08/27/2024 COMMERCE BANK-COMMER COMMERCE BANK-COMMERCIAL CARDS 343858 252 08/27/2024 COMMERCE BANK-COMMER COMMERCE BANK-COMMERCIAL CARDS 343858 252 08/27/2024 KDHE PERMITS KANSAS DEPT OF HEALTH & ENVIRO 343858 252 08/27/2024 COMMERCE BANK-COMMER COMMERCE BANK-COMMERCIAL CARDS 343858 252 08/27/2024 | EVERGY EFT EVERGY KANSAS CENTRAL INC 343970 257 08/30/2024 4-174-5-00-210 EVERGY EFT EVERGY KANSAS CENTRAL INC 343970 257 08/30/2024 4-174-5-00-210 EVERGY EFT EVERGY KANSAS CENTRAL INC 343970 257 08/30/2024 4-174-5-00-210 EVERGY EFT EVERGY KANSAS CENTRAL INC 343970 257 08/30/2024 4-174-5-00-210 NTOA NATL TACTICAL OFFICERS ASSN 343945 110363 AP 08/30/2024 4-174-5-00-202 EVERGY EFT EVERGY KANSAS CENTRAL INC 343875 254 08/29/2024 4-195-5-00-290 WATER DEPT WATER DEPT 343873 110293 AP 08/29/2024 4-195-5-00-290 EVERGY EFT WATER DEPT 343888 252 08/27/2024 4-210-5-00-2 HAYNES EQUI HAYNES EQUI HAYNES EQUIPMENT CO 343888 110306 AP 08/30/2024 4-210-5-00-2 COMMERCE BANK-COMMER CARDS 343858 252 08/27/2024 4-215-5-14-401 COMMERCE BANK-COMMER COMMERCE BANK-COMMER CARDS 343858 252 08/27/2024 4-215-5-14-401 COMMER CARDS 34385 | TOWNS PART EVERGY KAHSAS CENTRAL INC 343970 257 08/30/2024 4-174-5-00-210 ELEC SVC 3 TOWERS EVERGY EFT EVERGY EFT EVERGY KAHSAS CENTRAL INC 343970 257 08/30/2024 4-174-5-00-210 ELEC SVC 3 TOWERS EVERGY EFT EVERGY EFT EVERGY KAHSAS CENTRAL INC 343970 257 08/30/2024 4-174-5-00-210 ELEC SVC 3 TOWERS EVERGY EFT EVERGY EFT EVERGY EFTAL INC 343975 257 08/30/2024 4-174-5-00-202 ONLINE CRISIS NGS SKILLS E MOR TOTAL FUND 174 EVERGY EFT EVERGY KAHSAS CENTRAL INC 343945 110363 AF 08/30/2024 4-195-5-00-202 ONLINE CRISIS NGS SKILLS E MOR TOTAL FUND 174 EVERGY EFT EVERGY KAHSAS CENTRAL INC 343875 254 08/29/2024 4-195-5-00-290 ELEC SVC COMM CORR TOTAL FUND 174 EVERGY EFT EVERGY KAHSAS CENTRAL INC 343875 254 08/29/2024 4-195-5-00-290 ELEC SVC COMM CORR TOTAL FUND 175 EVERGY EFT MATER DEPT 343873 110233 AF 08/39/2024 4-195-5-00-290 ELEC SVC COMM CORR TOTAL FUND 175 EVERGY EFT EVERGY KAHSAS CENTRAL INC 343875 254 08/29/2024 4-195-5-00-290 ELEC SVC COMM CORR TOTAL FUND 175 EVERGY EFT MATER DEPT 343873 110233 AF 08/39/2024 4-195-5-00-290 ELEC SVC COMM CORR TOTAL FUND 175 EVERGY EFT MATER DEPT 343873 110233 AF 08/39/2024 4-210-5-00-290 ELEC SVC COMM CORR TOTAL FUND 175 EVERGY EFT MATER DEPT 343873 110233 AF 08/39/2024 4-210-5-00-290 ELEC SVC COMM CORR TOTAL FUND 175 EVERGY EFT MATER DEPT 343873 110233 AF 08/39/2024 4-210-5-00-290 ELEC SVC COMM CORR TOTAL FUND 175 EVERGY EFT MATER DEPT 343873 110233 AF 08/39/2024 4-210-5-00-2 E0.10,CU,CU,CUS,SD TEANING TOTAL FUND 175 EVERGY EFT 343873 110233 AF 08/39/2024 4-210-5-00-2 E0.10,CU,CUS,SD TEANING TOTAL FUND 175 EVERGY EFT 343873 110233 AF 08/39/2024 4-210-5-00-2 E0.10,CU,CUS,SD TEANING TOTAL FUND 175 EVERGY EFT 343873 110233 AF 08/39/2024 4-210-5-00-2 E0.10,CU,CUS,SD TEANING TOTAL FUND 175 EVERGY EFT 343873 | EVERGY EFT EVERGY KANSAG CENTRAL INC 343970 257 08/39/2024 4-174-5-00-210 ELEC SVC 3 TOMERS 543.52 EVERGY EFT EVERGY EVER 54000 257 08/39/2024 4-174-5-00-210 ELEC SVC 3 TOMERS 359.64 EVERGY EVER 54000 257 08/39/2024 4-174-5-00-210 ELEC SVC 3 TOMERS 359.64 EVERGY EVER 54000 257 08/39/2024 4-174-5-00-210 ELEC SVC 3 TOMERS 359.64 EVERGY EVER 54000 257 08/39/2024 4-174-5-00-210 ELEC SVC 3 TOMERS 8085 TOTAL SVC 279.00 ELEC SVC 3 TOMERS 70000 279.00 ELEC SVC 20000 279.00 ELEC SVC |

TOTAL ALL CHECKS

298,291.74

FMWARRPTR2 8/29/24 17:37:33 LEAVENWORTH COUNTY DCOX WARRANT REGISTER - BY FUND / VENDOR Page 11

START DATE: 08/25/2024 END DATE: 08/30/2024

TYPES OF CHECKS SELECTED: * ALL TYPES

| FUND | SUMMARY | |
|------|---------|--|
| | | |

| 001 | GENERAL | 190,855.60 |
|-----|---|------------|
| 108 | COUNTY HEALTH | 1,875.33 |
| 115 | EQUIPMENT RESERVE | 3,067.43 |
| 119 | ROD TECHNOLOGY | 778.31 |
| 126 | COMM CORR ADULT | 1,144.90 |
| 127 | COMM CORR ADULT NON GRANT | 2,652.00 |
| 133 | ROAD & BRIDGE | 16,807.64 |
| 135 | COMM CORR OPIOID | 7,222.09 |
| 136 | COMM CORR JUVENILE | 597.50 |
| 137 | LOCAL SERVICE ROAD & BRIDGE | 2,983.63 |
| 138 | JUV INTAKE & ASSESSMENT | 348.43 |
| 144 | PALS (PETS AND LOVING SENIORS | 1,263.29 |
| 145 | COUNCIL ON AGING | 10,179.81 |
| 146 | COUNTY TREASURER SPECIAL | 3,038.49 |
| 160 | SOLID WASTE MANAGEMENT | 2,142.76 |
| 174 | 911 | 2,754.41 |
| 195 | JUVENILE DETENTION | 738.56 |
| 210 | SEWER DISTRICT 1: HIGH CREST | 1,762.07 |
| 212 | SEWER DISTRICT 2: TIMBERLAKES | 184.97 |
| 214 | SEWER DISTRICT 3: GLENWOOD | 35,105.81 |
| 215 | CAPITAL IMPROVEMENTS | 679.60 |
| 218 | SEWER DIST #5 | 150.00 |
| 219 | SEWER DIST #7: CEDAR LAKE SUB (FAIRMOUN | 11,959.11 |
| | TOTAL ALL FUNDS | 298,291.74 |
| | | |

Consent Agenda 9/7/2024 Checks 08/25-08/30

Leavenworth County Request for Board Action Case No. DEV-24-060 & 061 Preliminary & Final Plat Badlands Ranch *Consent Agenda*

Date: September 4, 2024

To: Board of County Commissioners

From: Planning & Zoning Staff

Department Head Review: <u>John Jacobson, Reviewed</u>

Additional Reviews as needed:

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

Action Request:

Chairman, I find that the proposed Final Plat as outlined in case DEV-24-061 is compliant with the Leavenworth 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 a Cross Access Easement and to divide a 144.90 +- 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). Lots range in size from 7.10 to 137.29. All lots meet the requirements for the RR-5 zoning district.

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

Recommendation: The Planning Commission voted 8-0 (1 absent) to recommend approval of Case No.DEV-24-061, Final Plat for Badlands Ranch subject to conditions.

Alternatives:

- 1. Approve Case No. DEV-24-061, Final Plat for Badlands Ranch, with Findings of Fact, and with or without conditions; or
- 2. Deny Case No. DEV-24-061, Final Plat for Badlands Ranch, with Findings of Fact; or
- 3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-24-061, Final Plat for Badlands Ranch, with Findings of Fact; or

4. Remand the case back to the Planning Commission.

| Budge | tary Impact: |
|-------------|---|
| \boxtimes | 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-24-060 & 061 Badlands Ranch (Cross Access Easement)

August 14, 2024

REQUEST: Consent Agenda

 □ Preliminary Plat

STAFF REPRESENTATIVE:

JOSH SCHWEITZER **Development Planner**

SUBJECT PROPERTY: 00000 Parallel Road



APPLICANT/APPLICANT AGENT:

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

PROPERTY OWNER:

Kevin & Alana Smarker 25470 Parallel Road Tonganoxie, KS 66086

CONCURRENT APPLICATIONS:

NONE

LAND USE

ZONING: RR-5

FUTURE LAND USE DESIGNATION:

RR-5

LEGAL DESCRIPTION:

Tracts of land in the Southwest Quarter of Section 34, Township 10 South, Range 20, East of the 6th P.M., in Leavenworth County Kansas.

SUBDIVISION: N/A

FLOODPLAIN: N/A

STAFF RECOMMENDATION: APPROVAL

ACTION OPTIONS:

- 1. Recommend approval of Case No. DEV-24-060 & 061, Preliminary & Final Plat for Badlands Ranch, to the Board of County Commission, with or without conditions; or
- 2. Recommend denial of Case No. DEV-24-060 & 061, Preliminary & Final Plat for Badlands Ranch to the Board of County Commission for the following reasons: or
- 3. Continue the hearing to another date, time, and place.

PROPERTY INFORMATION

PARCEL SIZE: 144.90 +- ACRES

PARCEL ID NO: 138-34-0-00-00-007

BUILDINGS:

N/A

PROJECT SUMMARY:

Request for a final plat approval of a Cross Access Easement to subdivide property located at 00000 Parallel Road (138-34-0-00-00-007) as Lots 01 through 02 of Badlands Ranch.

ACCESS/STREET:

Parallel Rd - Local, Gravel ± 24'

Location Map: FUTURE LAND USE DESIGNATION



UTILITIES

SEWER: PRIVATE SEPTIC

FIRE: Tonganoxie

WATER: RWD 9

ELECTRIC: FREESTATE

NOTICE & REVIEW:

STAFF REVIEW:

8/5/2024

NEWSPAPER NOTIFICATION:

N/A

NOTICE TO SURROUNDING PROPERTY OWNERS:

N/A

| Leaven | worth County Zoning and Subdivision Standards: Preliminary Review | Met | Not Met |
|---------------------------|---|-----|---------|
| 35-40 | Preliminary Plat Content | X | |
| 0-20 | Final Plat Content | X | |
| 1-6 | Access Management | X | |
| 1- .B.a-c. | Entrance Spacing | X | |
| . <u>Б.а-с.</u> 1-6.С. | Public Road Access Management Standards | X | |
| 3 | Cross Access Easements | X | |
| 0-20 | Utility Requirements | X | |
| 0-30 | Other Requirements | Х | |
| 0-40 | Minimum Design Standards | Х | |
| 0-50 | Sensitive Land Development | N/A | |
| 0-60. | Dedication of Reservation of Public Sites and Open Spaces | N/A | |

STAFF COMMENTS:

The applicant is proposing a Cross Access Easement and to divide a 144.90 +- 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). Lots range in size from 7.10 to 137.29. All lots meet the requirements for the RR-5 zoning district.

PROPOSED CONDITIONS:

- 1. Building permits shall be required for any new construction.
- 2. Erosion control shall be used when designing and constructing driveways. A form of sediment control shall be installed before work begins and maintained throughout the time that the land disturbing activities are taking place. Re-vegetation of all disturbed sites shall be completed within 45 days after completion of final grading weather permitting.
- 3. A waiver for the use of private septic systems within this subdivision is granted with this approval.
- 4. At time of development, fire hydrants shall be required, if necessary, infrastructure is available.
- 5. Provide an updated HOA in accordance with Article 43 (Cross Access Easements) of the Leavenworth County Zoning & Subdivision Regulations.
- 6. Badlands Ranch is hereby approved as a Cross Access Easement (C.A.E) Subdivision. The installation and maintenance of the C.A.E private drive is the responsibility of the members of the Home Owners Association per the approved HOA agreement. Leavenworth County does not accept any liability or maintenance of the proposed private drive.
- 7. The developer must comply with the following memorandums:

Memo - RWD 9, dated May 06, 2024

Memo - Emergency Management, dated July 09, 2024

Email - County Surveyor, dated August 05, 2024

ATTACHMENTS:

A: Application & Narrative

B: Zoning Maps

C: Memorandums

34 10 20 Mo Flood RRS EVA 9 Freestate Tonganoxe FINAL &

138-34

007.00

PRELIMINARY PLAT APPLICATION

Leavenworth County Planning and Zoning Department 300 Walnut St., Suite 212 Leavenworth, Kansas 013-684-0465

| 464 | 44.90 | CK in vault | | | |
|--|---|-------------------------------|--|--|--|
| Township: Case No. DEV-24 Zoning District Comp | | ting Date: : n: | | | |
| APPLICANT/AGENT INFORMATI | ON OWNER INFORMAT | TION | | | |
| NAME: Herring Surveying Company | NAME: SMARKER,KEV | /IN M & ALANA J | | | |
| MAILING ADDRESS: 315 North 5t | | | | | |
| | | | | | |
| CITY/ST/ZIP: Leavenworth, KS 660 | 048CITY/ST/ZIPTongand | oxie, KS 66086 | | | |
| | | | | | |
| | PHONE: N/A | | | | |
| EMAIL: herringsurveying@outlook | .com EMAIL N/A | | | | |
| Proposed Subdivision Name: BAL Address of Property: 000000 Parallel Ro | DLANDS RANCH | | | | |
| PID: 138-34-0-00-007 Urban Growth Management Area: N/A | | | | | |
| | SUBDIVISION INFORMATION | | | | |
| Gross Acreage: 144 | Number of Lots: 2 | Minimum Lot Size: 9 AC | | | |
| Maximum Lot Size: 135 AC | Proposed Zoning: RR-5 | Density: N/A | | | |
| Open Space Acreage: N/A | Water District: RWD 9 | Proposed Sewage: Septic | | | |
| Fire District: Tonganoxie | Electric Provider: Freestate | Natural Gas Provider: Propane | | | |
| Covenants: x Yes No | Road Classification: <i>Local</i> – <i>Collector</i> | - Arterial – State - Federal | | | |
| 这 | Cross-Access Easement Requested: | x Yes No | | | |
| List of all Requested Exceptions: | 1. Lot 1 - Width to Depth | | | | |
| Exceptions may be granted per Article | | | | | |
| 56 or as otherwise stated in the | 3. | | | | |
| Zoning & Subdivision Regulations. | 4. | | | | |
| • | 5. | • | | | |
| Is any part of the site designated as Flo | oodplain? Yes X No if yes, v | what is the panel number: | | | |
| | authorized agent, of the aforementioned as. By execution of my signature, I do he | | | | |



SCHEDULE A CTC File No.: 24462022

INFORMATIONAL REPORT

- 1. Effective Date: March 19, 2024 at 8:00 A.M. Updated May 21, 2024
- 2. Fee Simple interest in the Land described in this Report is owned, at the Report Date, by:

Kevin M. Smarker and Alana J. Smarker

3. The land referred to in this Commitment is described as follows:

A part of the Southwest Quarter of the South 60 acres of the Northwest Quarter of Section 34, Township 10 South, Range 20 East of the 6th PM, and more particularly described as follows: Beginning at a point that is North 00°03'44" West, 1320.00 feet from the Southwest corner of said Section 34; thence North 00°03'44" West 1905.97 feet; thence South 89°52'16" East, 521.10 feet; thence North 00°00'00" East, 409.49 feet; thence South 89°51'10" East, 2120.04 feet; thence South 00°02'20" East, 3629.61 feet; thence North 89°58'59" West, 625.19 feet; thence North 00°03'44" West, 1320.00 feet; thence North 89°58'59" West, 2014.91 feet to the Point of Beginning,

LESS THE FOLLOWING TRACT:

Beginning at the Southeast corner of the Southwest Quarter of said Section 34; thence North 89°58'59" West along the South lien of the Southwest Quarter of said Section 34, 322.0 feet; thence North 00°02'20" West, parallel to East line of the Southwest Quarter, 1320.00 feet; thence South 89°58'59" East, parallel to the South line of the Southwest Quarter of said Section 34, 322.00 feet to a point on the East line of the Southwest Quarter; thence South 00°02'20" East, along the East line of the Southwest Quarter, 1320.00 feet to the Point of Beginning, also less any part thereof taken or used for road purposes, in Leavenworth County, Kansas

SCHEDULE BI - REQUIREMENTS

NOTE: This is an Informational Report and has been issued as a report as to the status of title and as such should not be relied upon for a Real Estate Transaction. This is not a commitment to insure, and no insurance is provided by this informational report.

CTC File No.: 24462022

If a commitment for Title Insurance is desired, the identity of the entities to be insured and policy amounts must be disclosed to this Company and this Company will issue a Commitment for Title Insurance disclosing all requirements for issuance of the policy as well as any additional exceptions which may be taken.

1. The following Requirements must be met: NONE

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

- 1. Right or claims of parties in possession not shown by the Public Records.
- 2. Easements, or claims of easements, not shown by the Public Records.
- 3. Any encroachment, encumbrance, violation, variation or adverse circumstances affecting Title that would be disclosed by an accurate and complete survey of the Land or that could be ascertained by an inspection of the Land.

CTC File No.: 24462022

- 4. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
- 5. Taxes, or special assessments, if any, not shown as existing liens by the Public Records.
- 6. Loss or damage by reason of there being recorded in the Public Records, any deeds, mortgages, lis pendens, liens or other title encumbrances subsequent to the commitment date and prior to the effective date of the final Policy.
- 7. Assessments, Dues or Fees levied by the Homeowners Association of said Subdivision, if any.
- 8. State, County and City general taxes for the year 2023, and subsequent years.
- 9. Tenancy rights, either as month to month or by virtue of written lease of any party now in possession of the premises in question.
- 10. The Company has been advised about a network security incident affecting access to Kansas Court systems, including, but not limited to, the ability to search Court records and e-file Court documents.

NO COURT RECORDS HAVE BEEN SEARCHED OR REPORTED.

- 11. Mortgage executed by Kevin Smarker and Alana Smarker, husband and wife to Union State Bank of Everest dba Bank of Mclouth dated September 11, 2020 and recorded September 22, 2020, as Document No. 2020R09344, securing \$335,000.00. (Future Advances)
- 12. Building Setback Lines, Easements, Covenants, Conditions and Restrictions which are shown on the plat recorded in Plat Book S13 Page 52, including provisions for Subdivision Assessments according to the recorded plat.
- 13. Right of Way granted to Rural Water District No. 9 as more fully set forth in the instrument recorded in Book 503 at Page 1051.
- 14. Notwithstanding the reference to acreage in the description of subject property, no representation as to the actual acreage of subject property is assumed hereunder and any discrepancy between the actual acreage of subject property and the acreage of same as described, is hereby excepted.

NOTE: The Title Agent issuing this commitment is furnishing a 24 Month Chain of Title for informational purposes only and the Company has no liability for any of the information provided:

Warranty Deed from Kevin M. Smarker and Alana J. Smarker, husband and wife, and Henry O. Wirthman and Ethel L. Wirthman, husband and wife to Kevin M. Smarker and Alana J. Smarker, husband and wife, as joint tenants with rights of survivorship and not as tenants in common recorded February 23, 1994 in Book 690 at Page 1632.

NOTE: For informational purposes only we submit the following tax figures and property address, if known. We assume no liability for the correctness of the same.

Commonly known as: 0000 Parallel Rd, Tonganoxie, KS 66086

Tax Year: 2023 Tax ID No.: 14886

| Authorization of Contractors or Individuals to Act as Agents of a Landowner COUNTY OF LEAVENWORTH STATE OF KANSAS |
|--|
| Well Kevin M. Smarker and Alana J. Smarker |
| Being dully sworn, dispose and say that we/I are the owner(s) of said property located at -25470 Total Rd. Toropyoue RS (20086), 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 th Street, Leavenworth, KS 66048, 913-651-3858 2) Signed and entered this <u>alst</u> day of <u>tub</u> , 2024 Kevin M Smarker + Alana J. Smarker 25420 Parallel RD. Tonganox 6, KS 66086 913-704-711 Print Name Address Telephone |
| Print Name, Address, Telephone |
| K. A. Aul alana D. Smarker |
| Signature |
| STATE OF KANSAS)) SS COUNTY OF LEAVENWORTH) |
| Be it remember that on this 21 St day of February 20 H before me, a notary public in and for said County and State came Keyn & Alana Synacker 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 Family Worthow STATE OF KANSAS MY APPT. EXPIRES My Commission Expires: 9-20-2020 |

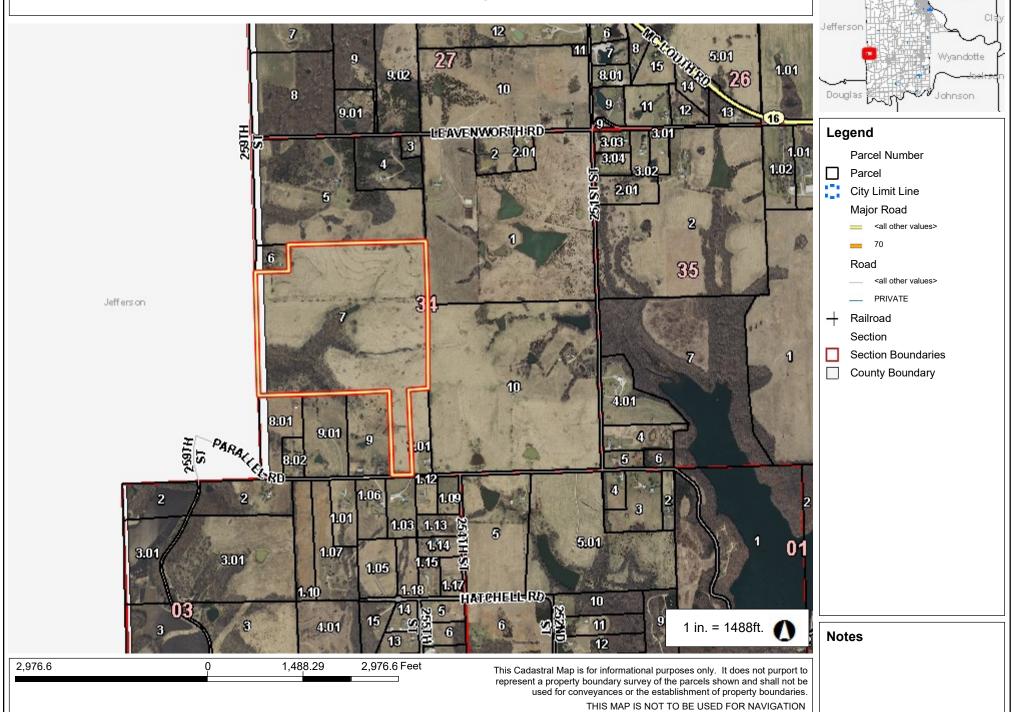
AFFIDAVIT

BADLANDS RANCH HOA

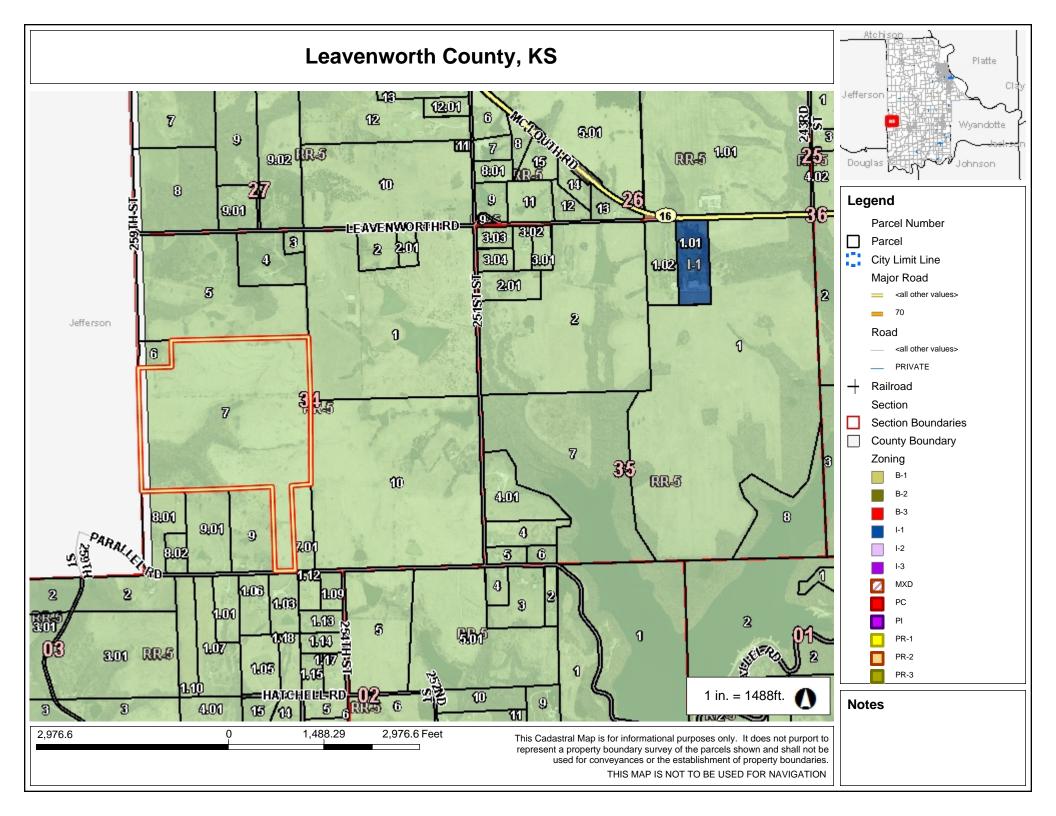
Owners of Lots 1 and 2 will share 50% of the responsibility to maintain the Cross Access Easement driveway.

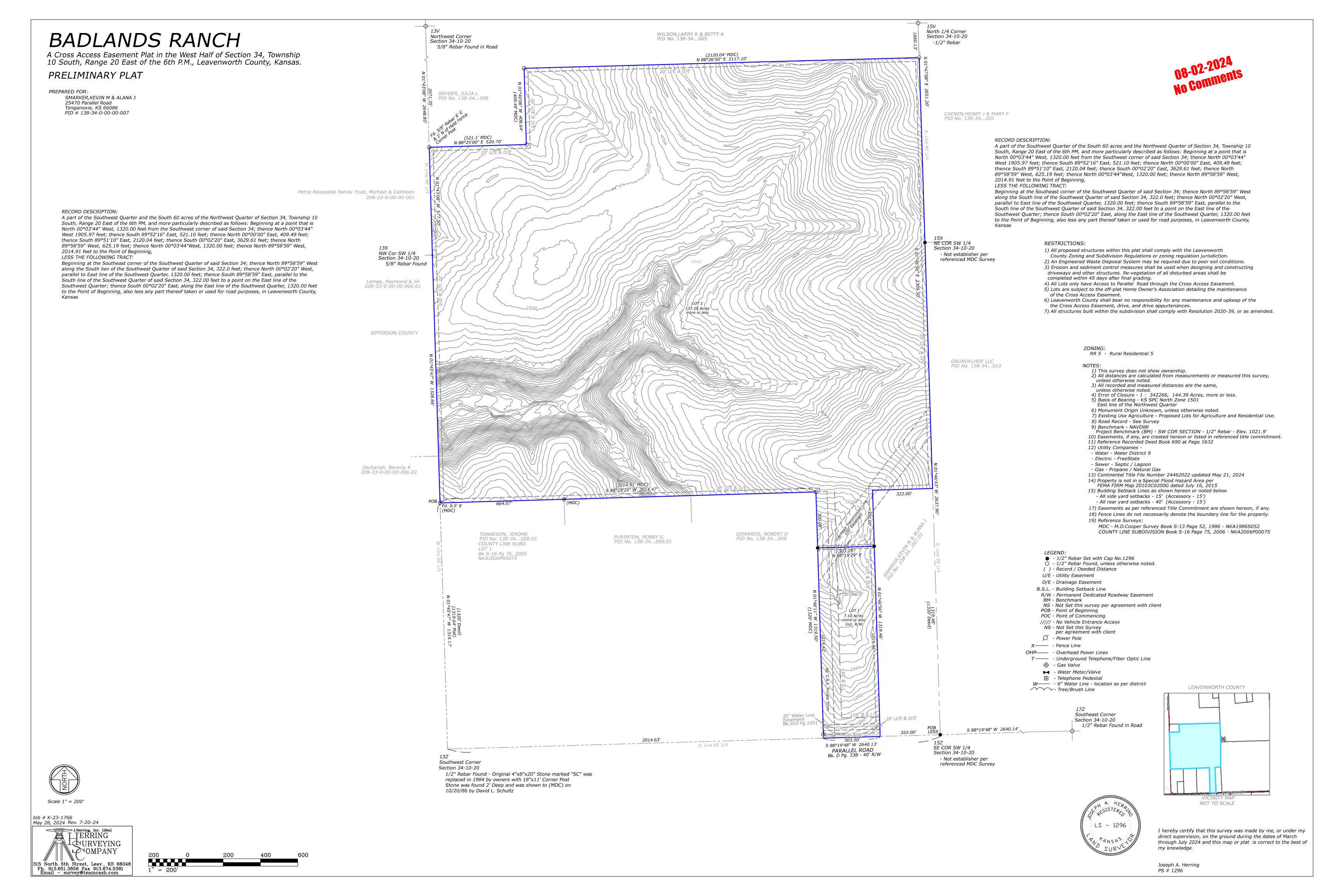
Maintenance of the cross access easement is the sole responsibility of the developer and/or future property owners of the properties that the cross access easement provides access to. The cross access easements is not a public right-of-way and will in no way be maintained by Leavenworth County.

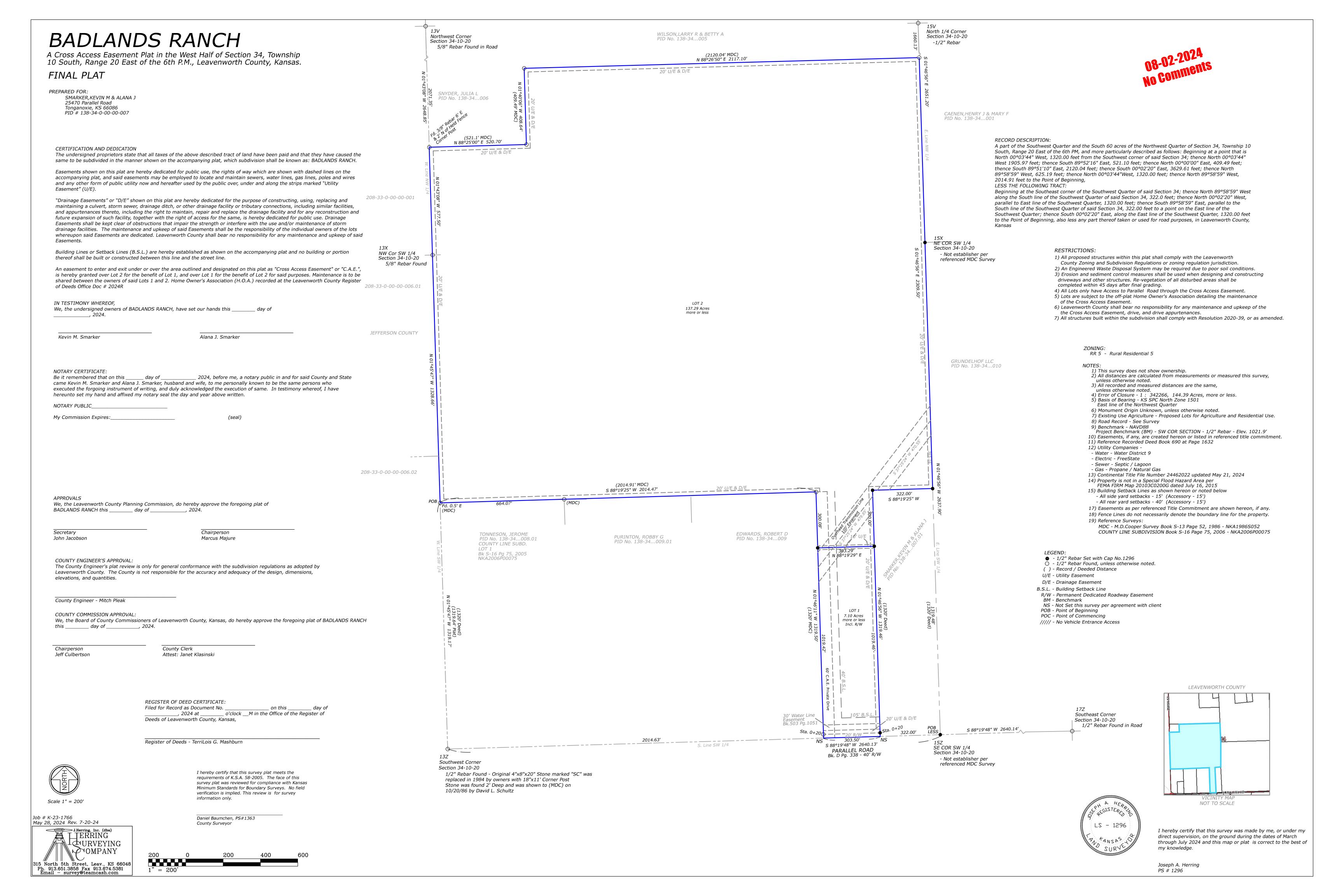
Leavenworth County, KS



Platte







08-02-24 Combined Review No Comments

Badlands Ranch

Leavenworth County Kansas

Drainage Report

May 15, 2023

Revised July 3, 2024

Revised July 21, 2024



Schweitzer, Joshua

From: Shauna Snyder <shauna.snyder@freestate.coop>

Sent: Tuesday, May 7, 2024 7:15 AM

To: PZ

Cc: Joe Herring

Subject: SERVICE VERIFICATION - Parcel - R18647

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.

FreeState Electrical Cooperative will provide power to a new home/development being built on/at Parallel Rd, parcel R18647, for Kevin and Alana Smarker (Badlands Ranch). FreeState will provide service for 2 separate lots here.

Thank you,

Shauna Snyder Member Account Coordinator



1-800-794-1989 | www.freestate.coop

P.O. Box 295 Tonganoxie, Kansas 66086 (913) 845-3571 LVRWD9.COM

I am responding to a request that LVRWD #9 received from Joe Herring from Herring Surveying Company, requesting a letter stating that LVRWD9 can provide water to R18647 S34 T10 R20 Lot #1 in Badlands Ranch, on Parallel Rd. Leavenworth County.

LVRWD9 can provide water to Lot #1 only at this time. For Lot #2 in the Badlands Ranch there will need to be an engineer evaluation and infrastructure cost at the owner/builders expense prior to being able to supply water to Lot #2. They will also need to receive, read and sign LVRWD 9 developer policy.

If you have any questions or concerns, please do not hesitate to contact us at (913) 845-3571 or by email at lvrwd9@gmail.com .

Thank you and have a great day.

Thanks,

District Manager,

Karen Armstrong

Schweitzer, Joshua

Did you send a service letter for this project?

J.Herring Inc., dba, Herring Surveying Company 315 N. 5th Street, Leavenworth, KS 66048

Thank you - Joe Herring

913-651-3858 - ROCK CHALK!

From: Joshua Schweitzer < joshua.schweitzer@gmail.com> Sent: Wednesday, July 17, 2024 10:25 AM To: Schweitzer, Joshua Fwd: Fw: Fw: Smarker Property - BADLANDS RANCH Subject: 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. ----- Forwarded message -----From: Joe Herring herringsurveying@outlook.com Date: Wed, Jul 17, 2024 at 10:02 AM Subject: Fw: Fw: Smarker Property - BADLANDS RANCH To: Joshua Schweitzer < joshua.schweitzer@gmail.com> Thank you - Joe Herring J.Herring Inc., dba, Herring Surveying Company 315 N. 5th Street, Leavenworth, KS 66048 913-651-3858 - ROCK CHALK! From: Timothy Smith <chief1860@ttrfd.com> Sent: Thursday, May 30, 2024 12:48 PM To: Joe Herring < herringsurveying@outlook.com > Subject: Re: Fw: Smarker Property - BADLANDS RANCH No, I hadn't sent one. Typically I get a copy of these requests from Planning and Zoning but didn't for this one. You can use this email as confirmation that the Tonganoxie Township Fire Department does not have any issues with this request. On Thu, May 30, 2024 at 12:30 PM Joe Herring herringsurveying@outlook.com wrote:

MEMO

To: Amy Allison **From:** Chuck Magaha

Subject: Badlands Subdivision

Date: July 09, 2024

Amy, I have reviewed the preliminary plat of the Badlands Subdivision presented by Kevin and Alana Sharker. The subdivision meets the requirements for a fire hydrant 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 along the right-a-away on the Lot 1 along the right-of-way, and this will meet the requirements for this subdivision. I am not for sure if this will become a larger subdivision in the future so the area will need to be addressed further regarding the plans for Lot 2. Lot 1 may become a driveway since it is not wide enough for the current width of the frontage, no for sure if this is correct?

I have no further recommendation for this subdivision.

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

Badlands . 2024

Schweitzer, Joshua

From: Baumchen, Daniel

Sent: Monday, August 5, 2024 1:22 PM

To: Schweitzer, Joshua; Noll, Bill; McAfee, Joe; 'Mitch Pleak'

Cc: PZ

Subject: RE: DEV-24-060 & 061 Preliminary & Final Plat Badlands Ranch

Attachments: Badlands Ranch final No Comments 2024.08.05.pdf

No comments for final plat drawing, but still need LSRR.

Dan Baumchen, PS

County Surveyor Leavenworth County Department of Public Works 913-684-0472

From: Schweitzer, Joshua

Sent: Monday, August 5, 2024 8:21 AM

To: Noll, Bill <BNoll@leavenworthcounty.gov>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>; 'Mitch Pleak'

<mpleak@olsson.com>; Baumchen, Daniel <DBaumchen@leavenworthcounty.gov>

Cc: PZ <PZ@leavenworthcounty.gov>

Subject: DEV-24-060 & 061 Preliminary & Final Plat Badlands Ranch

Good Morning,

Attached are the updated revisions for the above mentioned case.

Please let me know if you have any questions.

v/r

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

Schweitzer, Joshua

From: Anderson, Kyle

Sent: Wednesday, June 5, 2024 8:36 AM

To: Schweitzer, Joshua

Subject: RE: DEV-24-060 & 061 Preliminary and Final Plat Badlands Ranch - Herring

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

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

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

From: Schweitzer, Joshua <JSchweitzer@leavenworthcounty.gov>

Sent: Tuesday, June 4, 2024 2:38 PM

To: Magaha, Chuck <cmagaha@lvsheriff.org>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>; Miller, Jamie

- <JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Van Parys, David
- <DVanParys@leavenworthcounty.gov>; Brown, Misty <MBrown@leavenworthcounty.gov>; Noll, Bill
- <BNoll@leavenworthcounty.gov>; 'mpleak@olsson.com' <mpleak@olsson.com>; Baumchen, Daniel
- <DBaumchen@leavenworthcounty.gov>

Cc: PZ <PZ@leavenworthcounty.gov>

Subject: DEV-24-060 & 061 Preliminary and Final Plat Badlands Ranch - Herring

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 00000 Parallel Rd. (138-34-0-00-007)

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 June 18th, 2024.

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

v/r

Joshua J. Schweitzer Development Planner Leavenworth County Planning & Zoning 300 Walnut St, Suite 212 Leavenworth County, Kansas 66048

Leavenworth County Request for Board Action Case No. DEV-24-064 & 065 Preliminary & Final Plat Gaither Subdivision *Consent Agenda*

Date: September 4, 2024

To: Board of County Commissioners

From: Planning & Zoning Staff

Department Head Review: <u>John Jacobson, Reviewed</u>

Additional Reviews as needed:

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

Action Request:

Chairman, I find that the proposed Final Plat as outlined in case DEV-24-065 is compliant with the Leavenworth County Zoning & Subdivision Regulations and move that the proposed Final Plat be conditionally approved and accepted by this Board subject to the conditions set forth in the staff report and as adopted by the Planning Commission.

Analysis: The applicant is proposing to divide a 19.30 +- acre parcel into four (4) 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 range in size from 3.32 to 6.72 acres. All lots meet the requirements for the RR-2.5 zoning district.

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

Recommendation: The Planning Commission voted 8-0 (1 absent) to recommend approval of Case No.DEV-24-065, Final Plat for Gaither Subdivision subject to conditions.

Alternatives:

- 1. Approve Case No. DEV-24-065, Final Plat for Gaither Subdivision, with Findings of Fact, and with or without conditions; or
- 2. Deny Case No. DEV-24-065, Final Plat for Gaither Subdivision, with Findings of Fact; or
- 3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-24-065, Final Plat for Gaither Subdivision, with Findings of Fact; or

4. Remand the case back to the Planning Commission.

| Budge | tary Impact: |
|-------------|---|
| \boxtimes | 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-24-064 & 065 Gaither Subdivision

August 14, 2024

REQUEST: Consent Agenda

 □ Preliminary Plat

STAFF REPRESENTATIVE:

JOSH SCHWEITZER **Development Planner**

SUBJECT PROPERTY: 20571 219th St.



APPLICANT/APPLICANT AGENT:

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

PROPERTY OWNER:

Southpark Development Co LLC PO Box 147 Tonganoxie, KS 66086

CONCURRENT APPLICATIONS:

NONE

LAND USE

ZONING: RR-2.5

FUTURE LAND USE DESIGNATION:

RR-2.5

LEGAL DESCRIPTION:

A triangular tract of land lying on the West side of the road in the Southwest Quarter of the Southwest Quarter of Section 28, Township 10, Range 21, in Leavenworth County, Kansas.

SUBDIVISION: N/A

FLOODPLAIN: N/A

STAFF RECOMMENDATION: APPROVAL

ACTION OPTIONS:

- 1. Recommend approval of Case No. DEV-24-064 & 065, Preliminary & Final Plat for Gaither Subdivision, to the Board of County Commission, with or without conditions: or
- 2. Recommend denial of Case No. DEV-24-064 & 065, Preliminary & Final Plat for Gaither Subdivision to the Board of County Commission for the following reasons: or
- 3. Continue the hearing to another date, time, and place.

PROPERTY INFORMATION

PARCEL SIZE: 19.30 +- ACRES

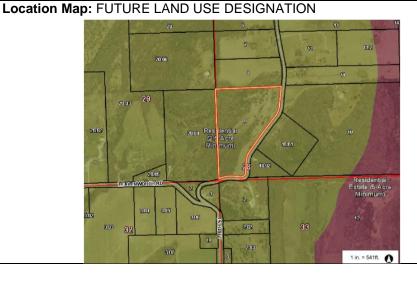
PARCEL ID NO: 148-28-0-00-00-009

BUILDINGS:

Existing House and Outbuildings

PROJECT SUMMARY:

Request for a final plat approval to subdivide property located at 20571 219th St. (148-28-0-00-00-009) as Lots 01 through 04 of Gaither Subdivision.



ACCESS/STREET:

219th Street - Collector, paved ± 23'

UTILITIES

SEWER: PRIVATE SEPTIC

FIRE: Tonganoxie WATER: RWD 9

ELECTRIC: FREESTATE

NOTICE & REVIEW:

STAFF REVIEW:

8/5/2024

NEWSPAPER NOTIFICATION:

N/A

NOTICE TO SURROUNDING PROPERTY OWNERS:

N/A

| | RDS TO BE CONSIDERED: Type content in each if necessary (delete this aft worth County Zoning and Subdivision Standards: Preliminary Review | Met | Not Met |
|---------------------|--|-----|------------|
| 35-40 | Preliminary Plat Content | X | 1100111100 |
| | | | _ |
| 40-20 | Final Plat Content | X | |
| 41-6 | Access Management | Х | |
| 41- | Entrance Spacing | X | |
| 6.B.a-c. 41-6.C. | Public Road Access Management Standards | X | |
| 43 | Cross Access Easements | N/A | |
| 50-20 | Utility Requirements | X | |
| 50-30 | Other Requirements | Х | |
| 50-40 | Minimum Design Standards | X | |
| 50-50 | Sensitive Land Development | N/A | |
| 50-60. | Dedication of Reservation of Public Sites and Open Spaces | N/A | |

STAFF COMMENTS:

The applicant is proposing to divide a 19.30 +- acre parcel into four (4) 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 range in size from 3.32 to 6.72. All lots meet the requirements for the RR-2.5 zoning district.

PROPOSED CONDITIONS:

- 1. Building permits shall be required for any new construction.
- 2. Erosion control shall be used when designing and constructing driveways. A form of sediment control shall be installed before work begins and maintained throughout the time that the land disturbing activities are taking place. Re-vegetation of all disturbed sites shall be completed within 45 days after completion of final grading weather permitting.
- 3. A waiver for the use of private septic systems within this subdivision is granted with this approval.
- 4. At time of development, fire hydrants shall be required, if necessary, infrastructure is available.
- 5. The developer must comply with the following memorandums:

Memo - RWD 9, dated March 22, 2024

Memo - Emergency Management, dated July 9, 2024

ATTACHMENTS:

A: Application & Narrative

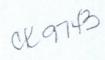
B: Zoning Maps

C: Memorandums

148-28 004.00

FINAL & PRELIMINARY PLAT APPLICATION

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



| Township: | | ffice Use Only uning Commission ! | Meeting Date: | |
|---|---|--------------------------------------|--|--|
| Case No. | Date Received/Paid: | | | |
| Zoning District Comprehensive Plan Land Use Designation: | | | | |
| APPLICANT/AGENT INFORMATION | ON | OWNER INFOR | MATION | |
| NAME: Herring Surveying Company | | NAME:Southpa | rk Development Co LLC | |
| MAILING ADDRESS: 315 North 5th Street | | MAILING ADDRESSPO BOX 147 | | |
| CITY/ST/ZIP: Leavenworth, KS 6604 | 48 | CITY/ST/ZIPTonganoxie, KS 66086 | | |
| PHONE: 913-651-3858 | | PHONE: N/A | | |
| EMAIL: herringsurveying@outlook. | com | EMAIL: N/A | | |
| | GENERA | AL INFORMATION | N | |
| Proposed Subdivision Name: GAIT | HER SUBDIVIS | ION | | |
| | | | | |
| Address of Property: 20571 219TH S | ST | | | |
| PID:148-28-0-00-009 | Urba | an Growth Managem | ent Area: N/A | |
| | SUBDIVIS | ION INFORMATION | ON . | |
| Gross Acreage: 20 Acres | Number of L | | Minimum Lot Size: 3.1 Ac | |
| Maximum Lot Size: 6.7 Ac | Proposed Zo | ning: RR-2.5 | Density: N/A Proposed Sewage: Septic Natural Gas Provider: Propane | |
| Open Space Acreage: N/A | Water Distri | ct: RWD 9 | Proposed Sewage: Septic | |
| Fire District: Tonganoxie | Electric Prov | vider: FreeState | Natural Gas Provider: Propane | |
| Covenants: \Box Yes \overline{x} No | Road Classification: Local – Collector - Arterial – State - Federal | | | |
| | Cross-Access Easement Requested: Yes X No | | | |
| List of all Requested Exceptions: | 1. | | | |
| Exceptions may be granted per Article | | | | |
| 56 or as otherwise stated in the | | | | |
| Zoning & Subdivision Regulations. | 4. | | | |
| • | 5. | • | | |
| Is any part of the site designated as Flo | odplain? | es No if | ves, what is the panel number: | |
| portion of Leavenworth County, Kansa approval as indicated above. | s. By execution | | oned property situated in the unincorporated do hereby officially apply for a final plat | |
| Signature: Joe Herring - digitally signed | June 2, 2024 | | Date: 6/2/24 | |



SCHEDULE A CTC File No.: 24461531

INFORMATIONAL REPORT

- 1. Effective Date: March 15, 2024 at 8:00 A.M. Updated May 21, 2024
- 2. Fee Simple interest in the Land described in this Report is owned, at the Report Date, by:

South Park Development Company, LLC

3. The land referred to in this Commitment is described as follows:

The following described Real Estate, situated in the County of Leavenworth and State of Kansas, to-wit:

A triangular tract of land lying on the West side of the road in the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section 28, Township 10, Range 21.

By: Wille of Higgs

Title Officer: Lisa Riggs

SCHEDULE BI - REQUIREMENTS

NOTE: This is an Informational Report and has been issued as a report as to the status of title and as such should not be relied upon for a Real Estate Transaction. This is not a commitment to insure, and no insurance is provided by this informational report.

CTC File No.: 24461531

If a commitment for Title Insurance is desired, the identity of the entities to be insured and policy amounts must be disclosed to this Company and this Company will issue a Commitment for Title Insurance disclosing all requirements for issuance of the policy as well as any additional exceptions which may be taken.

1. The following Requirements must be met: NONE

SCHEDULE BII - EXCEPTIONS

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

- 1. Right or claims of parties in possession not shown by the Public Records.
- 2. Easements, or claims of easements, not shown by the Public Records.
- 3. Any encroachment, encumbrance, violation, variation or adverse circumstances affecting Title that would be disclosed by an accurate and complete survey of the Land or that could be ascertained by an inspection of the Land.

CTC File No.: 24461531

- 4. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
- 5. Taxes, or special assessments, if any, not shown as existing liens by the Public Records.
- 6. Loss or damage by reason of there being recorded in the Public Records, any deeds, mortgages, lis pendens, liens or other title encumbrances subsequent to the commitment date and prior to the effective date of the final Policy.
- 7. Assessments, Dues or Fees levied by the Homeowners Association of said Subdivision, if any.
- 8. State, County and City general taxes for the year 2023, and subsequent years.
- 9. Tenancy rights, either as month to month or by virtue of written lease of any party now in possession of the premises in question.
- 10. State, County, and City General Taxes for the second half of 2023, which become delinquent after May 10th.
- 11. Right of Way Easement granted to Rural Water District No. 9, Leavenworth Co., Kansas as more fully set forth in the instrument recorded in Book 502 at Page 1473.
- 12. The Company has been advised about a network security incident affecting access to Kansas Court systems, including, but not limited to, the ability to search Court records and e-file Court documents.

NO COURT RECORDS HAVE BEEN SEARCHED OR REPORTED.

NOTE: The Title Agent issuing this commitment is furnishing a 24 Month Chain of Title for informational purposes only and the Company has no liability for any of the information provided:

Quit Claim Deed from Jack L Willis And Estee M Willis, husband and wife to South Park Development Company, LLC recorded May 6, 2022 as Document No. 2022R04313.

Quit Claim Deed from Louis Willis, a single person to Jack L Willis and Estee M Willis, husband and wife recorded August 26, 2019 as Document No. 2019R06650.

NOTE: For informational purposes only we submit the following tax figures and property address, if known. We assume no liability for the correctness of the same.

Commonly known as: 20571 219th St, Tonganoxie, KS 66086

Tax Year: 2023 Tax ID No.: 15326

CAMA/Pin No.: 148-28-0-00-00-009.00-0

Assessed Value: \$28,774

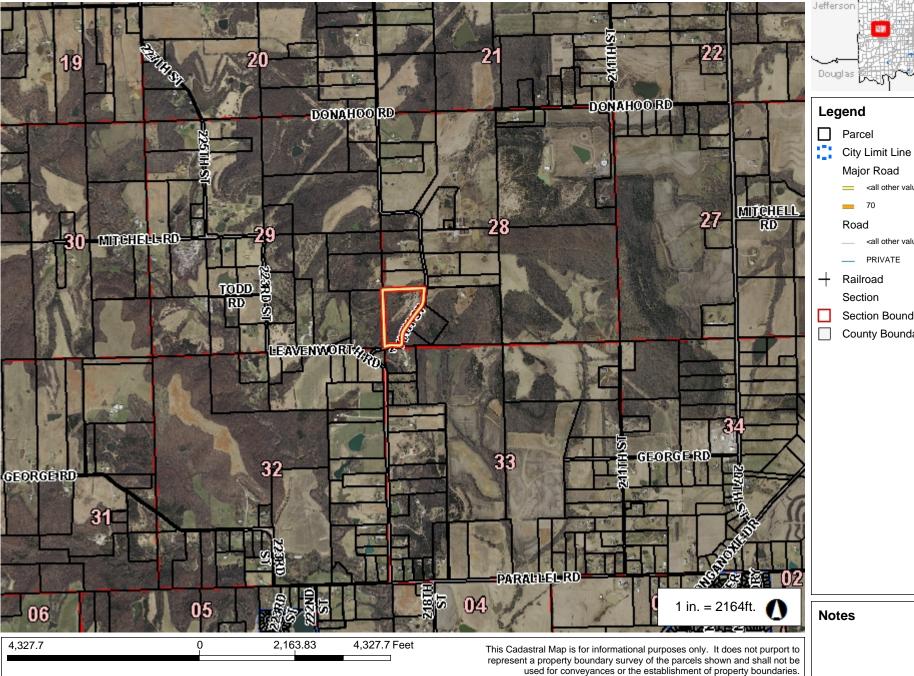
Tax Amount: \$3,384.34 FIRST HALF PAID; SECOND HALF DUE

Includes the following Special Assessments, if any: None

Delinquent Taxes, if any: None

| AFFIDAVIT |
|--|
| Authorization of Contractors or Individuals to Act as Agents of a Landowner |
| COUNTY OF LEAVENWORTH |
| STATE OF KANSAS |
| Fac of the Park Portal all the |
| Well JACK Willis President of South Park Development Co LCC |
| |
| Being dully sworn, dispose and say that we/I are the owner(s) of said property located at - |
| 2657/2/954 Tong And the 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 th Street, Leavenworth, |
| KS 66048, 913-651-3858 |
| 2) 1/ /4/2 1-3 |
| 2) Signed and entered this |
| |
| JACK Willis president of Southpark Development COLLC |
| Print Name. Address. Telephone |
| Jarel wellis Ete Willis |
| fail wills |
| Signature |
| |
| VSTATE OF KANSAS) |
|) SS |
| Be it remember that on this day of |
| Re it remember that on this // day of $\mathcal{A}^{\mathcal{A}}$ 20 before me, a notary public in and |
| for said County and State came |
| 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. |
| 0.1.15 |
| NOTARY PUBLIC State of Kenses |
| JOHN W. EVARS II |
| My Commission Expires: $\frac{5/29/2024}{2024}$ |
| De Ly in the |
| |
| |
| |

Leavenworth County, KS





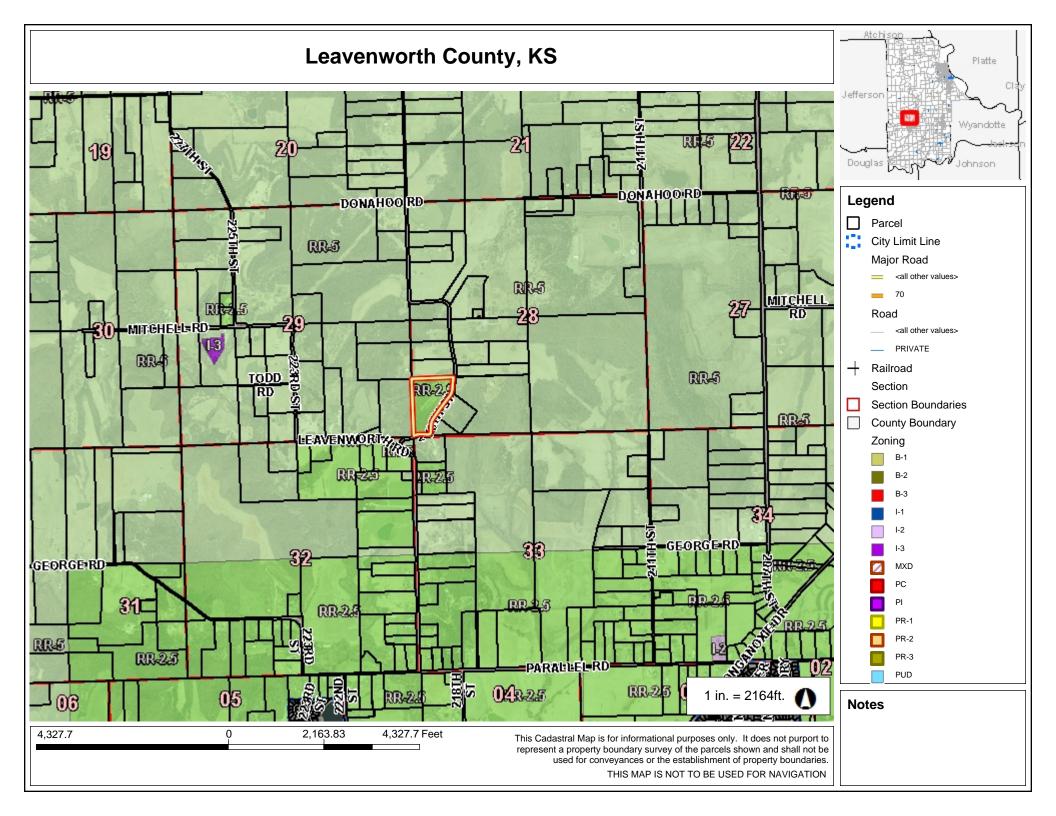
<all other values>

<all other values>

Section Boundaries

County Boundary

THIS MAP IS NOT TO BE USED FOR NAVIGATION



A Minor Subdivision in the Southwest Quarter of Section 28, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

DESCRIPTION: per Referenced Title Commitment A triangular tract of land lying on the West side of the road in the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section 28, Township 10, Range 21.

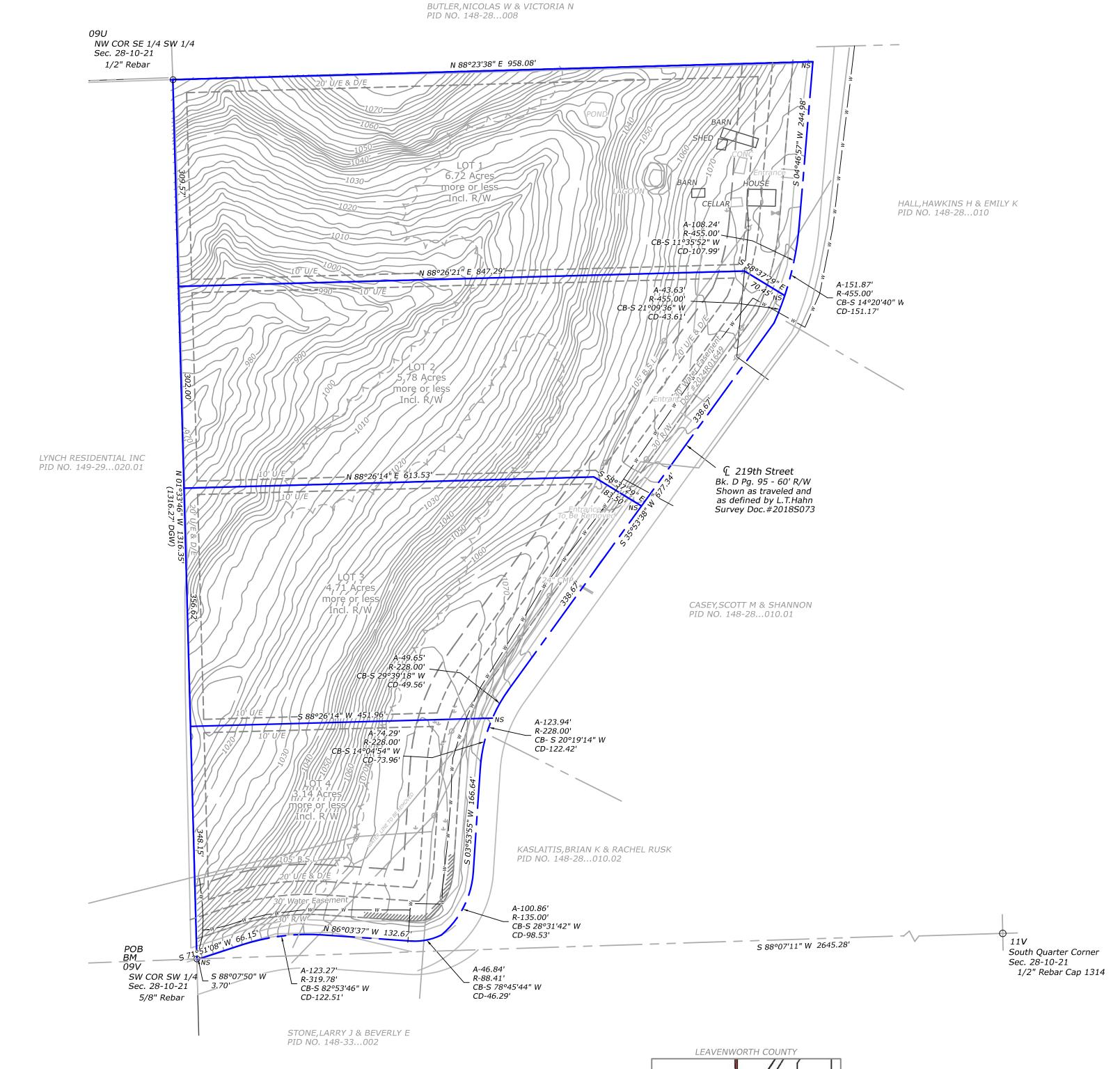
PRELIMINARY PLAT

PREPARED FOR:

SOUTH PARK DEVELOPMENT CO LLC 20571 219TH ST TONGANOXIE, KS 66086 PID # 148-28-0-00-00-009

Error of Closure - 1:392927

SURVEYOR'S DESCRIPTION: A tract of land in the Southwest Quarter of Section 28, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on July 14, 2024, more fully described as follows: Beginning at the Southwest corner of said Southwest Quarter; thence North 01 degrees 33'46" West for a distance of 1316.41 feet along the West line of said Southwest Quarter to the Northwest corner of the Southwest Quarter of said Southwest Quarter; thence North 88 degrees 23'38" East for a distance of 958.08 feet to the apparent centerline of 219th Street, as existing and established by Larry Hahn survey Document #2018S073; thence South 04 degrees 46'57" West for a distance of 244.98 feet along said centerline; thence along a curve to the right having a radius of 455.00 feet and an arc length of 151.87 feet along said centerline, being subtended by a chord bearing South 14 degrees 20'40" West and a chord distance of 151.17 feet; thence South 35 degrees 53'38" West for a distance of 677.34 feet along said centerline; thence along a curve to the left having a radius of 228.00 feet and an arc length of 123.94 feet along said centerline, being subtended by a chord bearing of South 20 degrees 19'14" West and a chord distance of 122.42 feet; thence South 03 degrees 53'55" West for a distance of 166.64 feet along said centerline; thence along a curve to the right having a radius of 135.00 feet and an arc length of 100.86 feet along said centerline, being subtended by a chord bearing South 28 degrees 31'42" West and a chord distance 98.53 feet; thence South 49 degrees 55'54" West for a distance of 38.55 feet to the South line of said Southwest Quarter; thence South 88 degrees 07'11" West for a distance of 336.60 feet along said South line to the point of beginning, together with and subject to covenants, easement and restriction of record. Said property contain 20.53 acres, more or less, including road right of way.



NOT TO SCALE



Scale 1" = 100'



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 - 1: 149381, 20.36 Acres, more or less 5) Basis of Bearing - KS SPC North Zone 1501 6) Monument Origin Unknown, unless otherwise noted.

7) Existing and Proposed Lots for Residential Use. 8) Road Record - See Survey

9) Benchmark - NAVD88

Project Benchmark (BM) - SW COR - ELEV - 1047'
10) Easements, if any, are created hereon or listed in referenced title commitment. 11) Reference Recorded Deed Doc # 2022R04313

12) Utility Companies -- Water - RWD 9 - Electric - Free State

- Sewer - Septic / Lagoon - Gas - Propane / Natural Gas

13) Reference Continental Title Company File Number 24461531 dated May 21, 2024

14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0225G 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) Easements as per referenced Title Commitment are shown hereon, if any. - Rural Water District No. 9 Easement Bk.597 Pg.220, vacated and replaced with

Recorded Easement Doc #2024R01649 17) Fence Lines do not necessarily denote the boundary line for the property.

18) Reference Surveys: (LTH) - L.T.Hahn Survey Doc # 2018S073

(DGW) - D.G.White Survey Book S-14 #82, 1992 - NKA 1992S082

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

Additional access limits as shown hereon.

5) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended. 6) Structures that exist within the building setback line or platted easement. Any future building or may not be rebuilt or restored on the existing location and must meet all setbacks

7) No off-plat restrictions.

U/E - Utility Easement D/E - Drainage Easement B.S.L. - Building Setback Line R/W - Permanent Dedicated Roadway Easement dedicated this plat ⊈ - Centerline ₹ - Section Line BM - Benchmark POB - Point of Beginning POC - Point of Commencing NS - Not Set this Survey per agreement with client A - Arc Distance R - Radius Length CB - Chord Bearing CD - Chord Distance 🧭 - Power Pole X----- - Fence Line OHP—— - Overhead Power Lines T ---- - Underground Telephone/Fiber Optic Line 🔷 - Gas Valve

- 1/2" Bar Set with Cap No.1296

() - Record / Deeded Distance

○ - 1/2" Bar Found, unless otherwise noted.

- Water Meter/Valve ⊞ - Telephone Pedestal

W—— - Proposed 6" Water Line - location as per district ∕∕∕√- Tree/Brush Line

//// - No Vehicle Entrance Access



I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of November 2023 through June 2024 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring PS # 1296

GAITHER SUBDIVISION

A Minor Subdivision in the Southwest Quarter of Section 28, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:

SOUTH PARK DEVELOPMENT CO LLC 20571 219TH ST TONGANOXIE, KS 66086 PID # 148-28-0-00-00-009

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: GAITHER SUBDIVISION.

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.

Streets shown on the accompanying plat and not heretofore dedicated for public use are hereby so dedicated by easement.

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.

We, the undersigned owners of GAITHER SUBDIVISION, have set our hands this ____

, 2024.

SOUTH PARK DEVELOPMENT CO LLC

NOTARY CERTIFICATE:

Jack Willis, Trustee

IN TESTIMONY WHEREOF,

_ 2024, before me, a notary public in and Be it remembered that on this _____ day of ____ for said County and State came Jack Willis, Trustee of the SOUTH PARK DEVELOPMENT CO LLC to me personally known to be the same persons who executed the forgoing instrument of writing, and duly my notary seal the day and year above written.

NOTARY PUBLIC_

My Commission Expires:

We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of GAITHER SUBDIVISION this _____ day of ____

John Jacobson

Marcus Major

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 GAITHER SUBDIVISION this _____ day of _____, 2024.

Chairperson Jeff Culbertson County Clerk Attest: Janet Klasinski

> REGISTER OF DEED CERTIFICATE. Filed for Record as Document No. on this _ , 2024 at _____ o'clock __M in the Office of the Register of Deeds of Leavenworth County, Kansas,

> > I hereby certify that this survey plat meets the

Register of Deeds - TerriLois G. Mashburn

Job # K-23-1726 June 2, 2024 Rev. 7-23-24 J.Herring, Inc. (dba) √ URVEYING **₩**₩ OMPANY

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

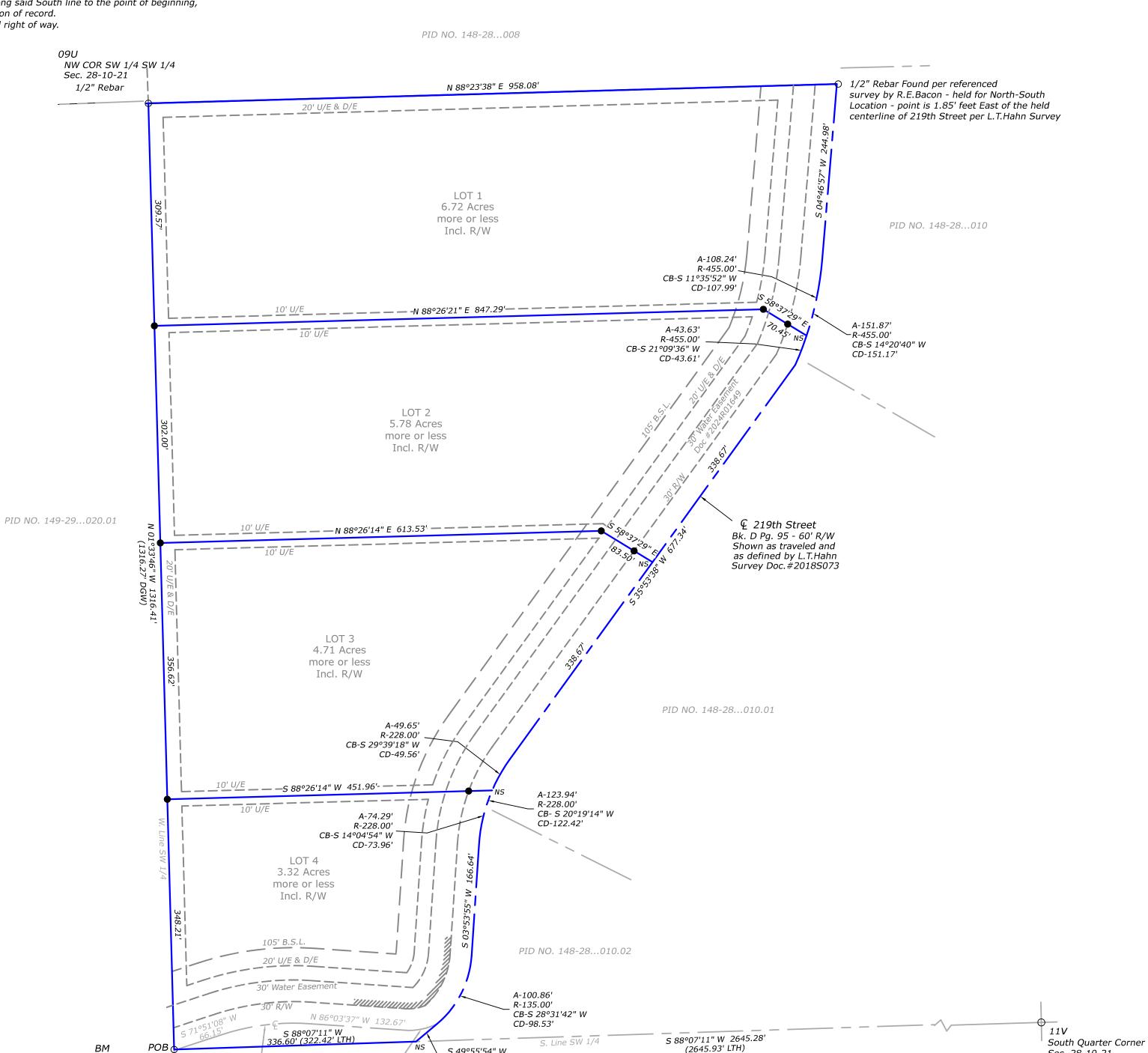
Scale 1" = 100'

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

DESCRIPTION: per Referenced Title Commitment A triangular tract of land lying on the West side of the road in the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section 28, Township 10, Range 21.

SURVEYOR'S DESCRIPTION:

A tract of land in the Southwest Quarter of Section 28, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on July 14, 2024, more fully described as follows: Beginning at the Southwest corner of said Southwest Quarter; thence North 01 degrees 33'46" West for a distance of 1316.41 feet along the West line of said Southwest Quarter to the Northwest corner of the Southwest Quarter of said Southwest Quarter; thence North 88 degrees 23'38" East for a distance of 958.08 feet to the apparent centerline of 219th Street, as existing and established by Larry Hahn survey Document #2018S073; thence South 04 degrees 46'57" West for a distance of 244.98 feet along said centerline; thence along a curve to the right having a radius of 455.00 feet and an arc length of 151.87 feet along said centerline, being subtended by a chord bearing South 14 degrees 20'40" West and a chord distance of 151.17 feet; thence South 35 degrees 53'38" West for a distance of 677.34 feet along said centerline; thence along a curve to the left having a radius of 228.00 feet and an arc length of 123.94 feet along said centerline, being subtended by a chord bearing of South 20 degrees 19'14" West and a chord distance of 122.42 feet; thence South 03 degrees 53'55" West for a distance of 166.64 feet along said centerline; thence along a curve to the right having a radius of 135.00 feet and an arc length of 100.86 feet along said centerline, being subtended by a chord bearing South 28 degrees 31'42" West and a chord distance 98.53 feet; thence South 49 degrees 55'54" West for a distance of 38.55 feet to the South line of said Southwest Quarter; thence South 88 degrees 07'11" West for a distance of 336.60 feet along said South line to the point of beginning, together with and subject to covenants, easement and restriction of record. Said property contain 20.53 acres, more or less, including road right of way. Error of Closure - 1:392927



LEAVENWORTH COUNTY

NOT TO SCALE

S 49°55'54" W

R-88.41'___

CD-46.29'

STONE, LARRY J & BEVERLY E

PID NO. 148-33...002

CB-S 78°45'44" W

SW COR SW 1/4

Sec. 28-10-21

5/8" Rebar

R-319.78'-

CD-122.51'

CB-S 82°53'46" W

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 - 1: 149381, 20.36 Acres, more or less

5) Basis of Bearing - KS SPC North Zone 1501 6) Monument Origin Unknown, unless otherwise noted.

7) Existing and Proposed Lots for Residential Use. 8) Road Record - See Survey

9) Benchmark - NAVD88 Project Benchmark (BM) - SW COR - ELEV - 1047'

10) Easements, if any, are created hereon or listed in referenced title commitment.

11) Reference Recorded Deed Doc # 2022R04313 12) Utility Companies -

- Water - RWD 9 - Electric - Free State

- Sewer - Septic / Lagoon

- Gas - Propane / Natural Gas

13) Reference Continental Title Company File Number 24461531 dated May 21, 2024 14) Property is not in a Special Flood Hazard Area per

FEMA FIRM Map 20103C0225G 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) Easements as per referenced Title Commitment are shown hereon, if any.

- Rural Water District No. 9 Easement Bk.597 Pg.220, vacated and replaced with Recorded Easement Doc #2024R01649

17) Fence Lines do not necessarily denote the boundary line for the property.

18) Reference Surveys:

(LTH) - L.T.Hahn Survey Doc # 2018S073 (DGW) - D.G.White Survey Book S-14 #82, 1992 - NKA 1992S082 (REB) - R.E.Bacon Survey Book S-9 #35, 1974 - NKA 1974S035

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 Additional access limits as shown hereon.

5) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended. 6) Structures that exist within the building setback line or platted easement. Any future building or

may not be rebuilt or restored on the existing location and must meet all setbacks 7) No building can be constructed on the south portion of 219th St. on Lot 4.

8) No off-plat restrictions.

• - 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

 $\mathfrak L$ - Centerline ₹ - Section Line

Sec. 28-10-21

1/2" Rebar Cap 1314

BM - Benchmark POB - Point of Beginning

> POC - Point of Commencing NS - Not Set this Survey

per agreement with client

A - Arc Distance R - Radius Length

CB - Chord Bearing

CD - Chord Distance //// - No Vehicle Entrance Access



I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of November 2023 through June 2024 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring PS # 1296

06-18-2024 combined PW Review No Comment

Gaither Subdivision

Leavenworth County Kansas

Drainage Report

March 8, 2024



Tonganoxie Township Rural Fire Department

18993 McLouth RD
Tonganoxie, KS 66086
Phone (913) 845-3801
Fax (913) 845-3801
Tim Smith Chief
Chief1860@ttrfd.com

June 10, 2024

To whom it may concern,

The Tonganoxie Township Fire Department has looked at the Gaither Subdivision concept. At the present time while we are reluctant to give our approval for additional homes in this area without the infrastructure in place to allow for a viable water supply for fire suppression purposes we will do so.

Thank you,

Tim Smith

Schweitzer, Joshua

From: Joe Herring herringsurveying@outlook.com

Sent: Sunday, June 2, 2024 11:51 AM

To: PZ

Subject:RWD 9 Water Gaither SubdAttachments:Development Policy.pdf

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: Rural Water District 9 lvrwd9 < lvrwd9@gmail.com>

Sent: Friday, March 22, 2024 12:07 PM

To: Joe Herring herringsurveying@outlook.com

Subject: Re: GAITHER SUBD CONCEPT

Joe, I apologize that it has taken a few weeks to get back with you. I have attached LVRWD9 Development Policy as requested. I have also spoken with Jack Willis and he signed an easement for LVRWD9 to be able to move our main water line that runs through the center of his lots to move them closer to the road. This plan is in our CIP from several years ago and now that we have secured a loan for these projects we are gaining easements so we can move forward. Where we are moving the line will benefit him and the district. It will benefit the district in part to have them closer to the road and benefit him to have them out of the center of his property. If you need anything further please let me know.

On Thu, Feb 29, 2024 at 7:25 AM Joe Herring herringsurveying@outlook.com wrote:

Please provide me with the standard letter for the proposed development. 4 Lots off of 219th Street.. Appreciate you time in considering this request.

Attached pdf file is the concept of the 4 Lots

Thank you - Joe Herring

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

Schweitzer, Joshua

Joe Herring herringsurveying@outlook.com From:

Sunday, June 2, 2024 11:47 AM Sent:

PΖ To:

Subject: Fw: SERVICE VERIFICATION - Parcel - R19308 GAITHER SUBDIVISION

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.

Freestate service letter

Thank you - Joe Herring

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

From: Shauna Snyder <shauna.snyder@freestate.coop>

Sent: Thursday, February 29, 2024 7:44 AM To: Joe Herring herringsurveying@outlook.com Subject: SERVICE VERIFICATION - Parcel - R19308

FreeState Electrical Cooperative will provide power to a new home/development being built on/at 219th St, parcel R19308, for Gaither Subdivision (South Park Development Co, LLC). FreeState will provide service for 4 separate lots.

Thank you,

Shauna Snyder

Members Service Representative



1-800-794-1989 | www.freestate.coop

MEMO

To: Amy Allison
From: Chuck Magaha

Subject: Gaither Subdivision

Date: July 09, 2024

Amy, I have reviewed the preliminary plat of the Gaither Subdivision presented by South Park Development. The subdivision meets the requirements for a fire hydrant 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 along the right-a-away between Lot 2 and Lot 3 along the right-of-way, and this will meet the requirements for this subdivision.

I have no further recommendation for this subdivision.

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

Gaither. 2024

Schweitzer, Joshua

From: Anderson, Kyle

Sent: Thursday, June 6, 2024 9:16 AM

To: Schweitzer, Joshua

Subject: RE: DEV-24-064 & 065 Preliminary & Final Plat Gaither Subdivision - Herring

All past violations on this property were resolved in July 2020. There have been no additional violations on this property since then. The lagoon will remain on the same property as the home it services.

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

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

From: Schweitzer, Joshua <JSchweitzer@leavenworthcounty.gov>

Sent: Wednesday, June 5, 2024 1:59 PM

To: Magaha, Chuck <cmagaha@lvsheriff.org>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>; Miller, Jamie

- <JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Van Parys, David
- <DVanParys@leavenworthcounty.gov>; Brown, Misty <MBrown@leavenworthcounty.gov>; Noll, Bill
- <BNoll@leavenworthcounty.gov>; 'mpleak@olsson.com' <mpleak@olsson.com>; Baumchen, Daniel
- <DBaumchen@leavenworthcounty.gov>

Cc: PZ <PZ@leavenworthcounty.gov>

Subject: DEV-24-064 & 065 Preliminary & Final Plat Gaither Subdivision - Herring

Good Afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for a 4-lot subdivision at 20571 219th St. (148-28-0-00-009)

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 June 20th, 2024.

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

v/r

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

Leavenworth County Request for Board Action Case No. DEV-24-067 & 068 Preliminary & Final Plat Gambrill's Place

Consent Agenda

Date: September 4, 2024

To: Board of County Commissioners

From: Planning & Zoning Staff

Department Head Review: <u>John Jacobson, Reviewed</u>

Additional Reviews as needed:

Budget Review ☐ Administrator Review ☒ Legal Review ☒

Action Request:

Chairman, I find that the proposed final plat as outlined in Case DEV-24-068 is compliant with the Leavenworth 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 5.10-acre parcel into 2 lots. The Subdivision is classified as Class A with all lots lying within the Urban Growth Area of the City of Tonganoxie. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 600' of the subdivision (per City Requirements). Lots 1 and 2 will be approximately 2.5 acres in size. The applicant is proposing to use the existing driveway as a shared drive as no additional entrances would be permitted along the current frontage.

All lots meet the requirements for the RR-2.5 zoning district.

Recommendation: The Planning Commission voted 8-0 (1 absent) to recommend approval of Case No.DEV-24-068, Final Plat for Gambrill's Place, subject to conditions.

Alternatives:

- 1. Approve Case No. DEV-24-068, Final Plat for Gambrill's Place, with Findings of Fact, and with or without conditions; or
- 2. Deny Case No. DEV-24-068, Final Plat for Gambrill's Place, with Findings of Fact; or
- 3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-24-068, Final Plat for Gambrill's Place with Findings of Fact; or
- 4. Remand the case back to the Planning Commission.

| Budge | tary Impact: |
|-------------|---|
| \boxtimes | Not Applicable |
| | Budgeted item with available funds |
| | Non-Budgeted item with available funds through prioritization |
| | Non-Budgeted item with additional funds requested |
| Total A | mount Requested: \$0.00 |

Additional Attachments: Staff Report, Plat, Planning Commission Minutes

LEAVENWORTH COUNTY PLANNING COMMISSION

STAFF REPORT

CASE NO: DEV-24-067/068 GAMBRILL'S PLACE

REQUEST: Consent Agenda

□ Preliminary Plat □ Final Plat

SUBJECT PROPERTY: 21211 EVANS ROAD FUTURE LAND USE: MIXED RESIDENTIAL



LEGAL DESCRIPTION:

A tract of land in the Northwest Quater of Section 15, Township 11 South, Range 21 East of the 6th P.M., in Leavenworth County Kansas.

STAFF RECOMMENDATION: APPROVAL

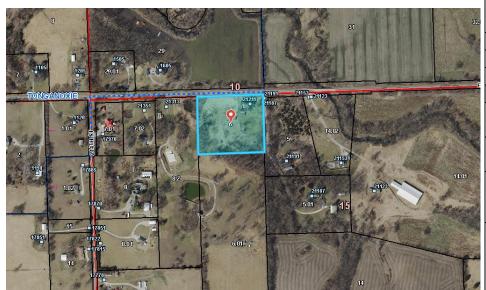
ACTION OPTIONS:

- Recommend approval of Case No. DEV-24-067 & 068, Preliminary & Final Plat for Gambrill's Place, to the Board of County Commission, with or without conditions; or
- Recommend denial of Case No. DEV-24-067 & 068, Preliminary & Final Plat for Gambrill's Place to the Board of County Commission for the following reasons; or
- 3. Continue the hearing to another date, time, and place.

PROJECT SUMMARY:

Request for preliminary and final plat approval to subdivide property located at 21211 Evans Road as Lots 1 and 2 of Grambrill's Place.

Location Map:



STAFF REPRESENTATIVE:

August 14, 2024

AMY ALLISON

DEPUTY DIRECTOR

APPLICANT/APPLICANT

AGENT:

LARRY HAHN

HAHN SURVEYING

PROPERTY OWNER:

ERIC GAMBRILL

21211 EVANS ROAD

TONGANOXE, KS 66086

CONCURRENT APPLICATIONS:

NONE

LAND USE

ZONING: RR-2.5 FUTURE LAND USE

DESIGNATION: MIXED

RESIDENTIAL

SUBDIVISION: N/A

FLOODPLAIN: N/A

PROPERTY INFORMATION

PARCEL SIZE:

5.10 ACRES

PARCEL ID NO:

195-15-0-00-00-006.00

BUILDINGS:

1 Single-family residence and accessory structure.

ACCESS/STREET:

Evans Road - County Collector,

PAVED ± 24';

UTILITIES

SEWER: PRIVATE SEPTIC

SYSTEM

FIRE: Stranger

WATER: Suburban Water

ELECTRIC: Evergy

NOTICE & REVIEW:

STAFF REVIEW:

8/5/2024

NEWSPAPER NOTIFICATION:

N/A

NOTICE TO SURROUNDING PROPERTY OWNERS:

N/A

| S TO BE CONSIDERED: Type content in each if necessary (delete this | s afterwards | s) |
|--|--|--|
| h County Zoning and Subdivision Standards: Preliminary Review | Met | Not Met |
| Preliminary Plat Content | X | |
| Final Plat Content | Х | |
| Access Management | Х | |
| Entrance Spacing | Χ | |
| Public Road Access Management Standards | n/a | |
| Cross Access Easements | n/a | |
| Utility Requirements City of Tonganoxie will not require booking into city facilities | Х | |
| Other Requirements | Χ | |
| Minimum Design Standards | Х | |
| Sensitive Land Development | n/a | |
| Dedication of Reservation of Public Sites and Open Spaces | n/a | |
| | Preliminary Plat Content Final Plat Content Access Management Entrance Spacing Public Road Access Management Standards Cross Access Easements Utility Requirements City of Tonganoxie will not require hooking into city facilities Other Requirements Minimum Design Standards Sensitive Land Development | Preliminary Plat Content Final Plat Content X Access Management X Entrance Spacing X Public Road Access Management Standards n/a Cross Access Easements n/a Utility Requirements City of Tonganoxie will not require hooking into city facilities Other Requirements X Minimum Design Standards N/a Public Road Access Management Standards N/a Utility Requirements X City of Tonganoxie will not require hooking into city facilities Other Requirements X Minimum Design Standards N/a |

STAFF COMMENTS:

The applicant is proposing to divide a 5.10 acre parcel into 2 lots. The Subdivision is classified as Class A with all lots lying within the Urban Growth Area of the City of Tonganoxie. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 600' of the subdivision (per City Requirements). Lots 1 and 2 will be approximately 2.5 acres in size. All lots meet the requirements for the RR-2.5 zoning district. The applicant is proposing to use the existing driveway as a shared drive as no additional entrances would be permitted along the current frontage. Staff is generally in support.

PROPOSED CONDITIONS:

- 1. Building permits shall be required for any new construction.
- 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.
- 5. The developer must comply with the following memorandums:
 - a. Memo Chuck Magaha, Emergency Management, dated July 10, 2024

ATTACHMENTS:

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

| Strauder | FINAL PLAT APPLICATION OF Planning and Zoning De 300 Walnut St., County Courthouse Execution of the Lances | _ | |
|--|---|--|--|
| 199-15 006 | 913-684-0598 Fax | | |
| CAMAN DEV-24- | | Received | |
| Township: Planning Commission Meeting Da | | Date Paid 05-13-7024 | |
| Project No.: | Personal State of the State of | Date Paid 03-13-204 | |
| APPLICANT AGENT INFORMATIO | N OWNER INFO | DEMATION | |
| NAME | NAME ER | CGAMBRIL | |
| | ADDRESS | PIZET EVANS ROAD | |
| CITY/ST/ZIP | CHYNTITE | FONGANOXIE, KS. 66086 | |
| Cittalia | | | |
| PHENEEMAIL | PHONE STI | 403-8995 FMAIL | |
| | | CONTACT PERSON TY GAMBRILL | |
| CONTACT PERSON Subdivision Name: GAMBRILE Logal Description (S-T-R 1/4 Section | GENERAL INFORMATION | | |
| Sobdivision Name: GAMBRILL Legal Description (S-T-R 1/4 Section Zoning RR- 2.10 Surveyor and/or Engineer Firm: NA Context Person. RARRY HANN | GENERAL INFORMATION TO PLACE NW 14 15-7115-R21E HN SURVEYING | | |
| Subdivision Name: GAMBRILL Legal Description (S-T-R 1/4 Section Zoning: R0- 2.10 Surveyor end/or Engineer Firm: HA Contact Person: LARRY HANN Address: PO BOX 186: BASEHOR | GENERAL INFORMATION S PLACE NW 14 15-7115-R21E HN SURVEYING KANSAS 66007 | | |
| Subdivision Name: GAMBRILL Legal Description (S-T-R 1/4 Section Zoning: R0- 2.10 Surveyor end/or Engineer Firm: HA Contact Person: LARRY HANN Address: PO BOX 186: BASEHOR | GENERAL INFORMATION TO PLACE NW 14 15-7115-R21E HN SURVEYING | Email - haboturvey@gmail.com | |
| Sobdivision Name: GAMBRILL Legal Description (5-T-R 1/4 Section Zoning RR- 2.10 Surveyor and/or Engineer Firm: NA Contact Person: LARRY HANN Address: PO BOX 188 BASEHOR Phone: \$13-547-5405 | GENERAL INFORMATION TO PLACE NW 14 15-T115-R21E NN SURVEYING KANSAS 66007 Fix , SURDIVISION INFORMATIO | Email: Ashneurvey@gmail.com | |
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| Subdivision Name: GAMBRILE Lagal Description (5-T-R 1-4 Section Zoning RR- 2-10 Surveyor endire Improver Firm Na Contact Person. LARRY HANN Address PO BOX 106 BASEHOR Phone: \$13-547-3405 Circum Acresser 5 00 ACRES Massimum Lot Size: 2-50 ACRES | GENERAL INFORMATION TO PLACE NW 1-4 15-T115-R21E HIN SURVEYING KANSAS 66007 Fits SUBDIVISION INFORMATIO Number of Lute 2 Zoning RR - 5.0 Water District SUBURBAN | Email: hahnsurvey@gmail.com Minimum List Size: 2.50 ACRES Denuity Proposed Sewage: ON SITE | |
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* Subsurban

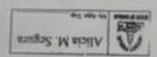
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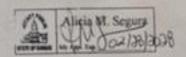
Chief Billquist

| 15-15 006 | PRELIMINARY PLAT APPLICA excessorth County Planning and Zoning De 300 Walnut St., Suite 30 | TION partnerst, |
|---|---|--|
| | 913-684-0463 | |
| Strauger | 913-684-0398 Fax Office Use Only | |
| CAMANO DEV-24- | | |
| Townships_ Planning Constriction Meeting Date Project No.: | Date Received 05 | 20-2024 05-13-2026 |
| APPLICANT/AGENT INFORMA | TION OWNER INFORMA | THON |
| NAME | NAME: ERIC GAM | BREL |
| MAILING ADDRESS | MAILING ADDRESS | 21211 EVANS ROAD |
| NOT THE RESERVE | | SANOXIE, KS. 86088 |
| CITYSTIZE | CHIVALOR ICAN | |
| PHONE: EMAIL: | PHONE: 913-433 | ess EMAIL |
| CONTACT BERION. | | |
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OWNER AUTHORIZATION

| | OWNER AUTHORIZATION |
|---------|---|
| 1/82 | ERIC GAMBRILL hereby referred to in the |
| Tibe | raigned", being of lawful age, do hereby on this 110 day of 1404 2024 make the following |
| states | mits, to wit |
| L | I'We the Undersigned, on the date first above written, am the lawful, owner(s) in fee simple absolute of the following described real property |
| | See Exhibit A attached hereto and incorporated berein by reference. |
| 2 | I'We the undersigned, have previously authorized and hereby authorize LARRY HAHN |
| | HAHN SURVEYING (Hersinafter referred to an "Applicant"), to act on mylour behalf |
| | for the purpose of making application with the Planning Department of Leavenworth County, Kanses |
| | 21211 EVANS ROAD (common address) the subject real property, or |
| | portion thereof, and which authorization includes, but is not limited to, all acts or things whatsoever |
| | nocessarily required of Applicant in the application process. |
| 1 | We the Undersigned, hereby agree to protect, defend, indomnify and hold the Board of County Commissioners of Leavenworth County, Kaman, its officers employees and agents (hereinafter collectively referred to as the 'County'), free and harmless from and against any and all claims, losses, benalties, damages, settlements, costs, charges, professional free or other expenses or liabilities, whether alse, fraudulent, meritless or moritorious, 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 haracter (berminafter "claims"), in connection with, relating to, or arising directly or indirectly our of his authorization and the actions taken by the Applicant and the County in reliance thereof. I, the hidden group, hereby further agree to investigate, bandle, respond to, provide defense for and defend any such claims at my sole expense and agree to bear all other costs and expenses related thereto, even if such claims are groundless, false or fraudulent. |
| | to transmission that in the event the Concernigned is a corporation or partnership then the individual those signature appears below for and on behalf of the corporation or partnership has in fact the athority to so bind the corporation or partnership to the terms and statements contained within this intrument. |
| NWI | SESS THEREOF, I, the Undersigned, have set my hand below. |
| | OF KANSAS OF LEAVENWORTH ERIC GAMBRILL |
| to form | oing instrument was acknowledged before me on this 16 day of 1May 2034 |
| | MICHAEL FEBRUARY 28, 20 38 SERVE PUBLIC ALLICEMENT I |
| Animie | IntriApplications/2011 Preliminary and First, Plat Application doc 2011-06-07 Page 6 of 7 |

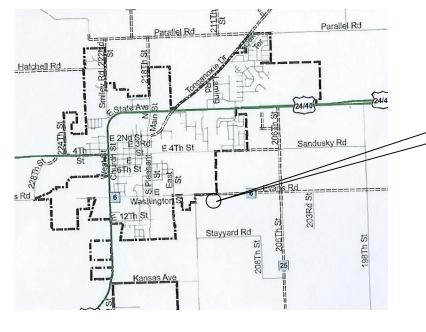




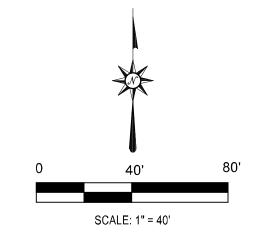
GAMBRILL'S PLACE

A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 15-T11S-R21E OF THE 6TH P.M., LEAVENWORTH COUNTY, KANSAS

PRELIMINARY PLAT







BASIS OF BEARINGS: KANSAS NORTH ZONE - NAD83

N 88°13'51"E

2638.75 (M)

2641.16 (REF. #6)

OWNER / DEVELOPER ERIC GAMBRILL / ROBIN GAMBRILL

TONGANOXIE, KS. 66086 (PN. 195-15-6)

1/2" REBAR AT THE NW CORNER OF 15-T11S-R21E

PUBLIC IMPROVEMENT

DRAINAGE CALCULATIONS

ON SEPARATE DOCUMENT BY DAVID LUTGEN, PI

1. UNRECORDED SURVEY PROVIDED BY CLIENT (1966)

2. KEN HERRING S-9, #120 (1972) NKA 1972S120

3. KEN HERRING S-9, #19 (1973) NKA 1973S019

4. KEN HERRING S-9, #126 (1972) NKA 1972S126

5. DG WHITE S-12, #48 (1983) NKA 1983S048

ROAD INFORMATION EVANS ROAD - 24' WIDE PAVED SURFACE ROAD CLASS - COUNTY COLLECTOR

SEWAGE / PRIVATE ON SITE SYSTEM

21211 EVANS ROAD

BENCHMARK

EL. 872.85 (NAVD 88)

UTILITIES ELECTRIC / EVERGY WATER / SUBURBAN WATER GAS / PRIVATE PROPANE

ZONING RR - 2.50 ACRE

REFERENCES:

THIS TRACT

6. DOC. #2021S054

(913) 433-8995

40' WIDE ACCESS EASEMENT

BK. 713, PG. 1467

"UNPLATTED TRACT

PN. 195-15-5

OWNER:

LEGEND

- 1/2" x 24" REBAR SET WITH #1349 CAP
- SURVEY MONUMENT FOUND (AS NOTED) ORIGIN UNKNOWN, UNLESS REFERENCED
- UTILITY EASEMENT DEDICATED THIS PLAT
- BUILDING SETBACK NO ACCESS
- POINT OF COMMENCING
- -[W]— EXISTING WATERLINE (AS LAID)

DEED DESCRIPTION - BK. 805, PG. 1249 (2001)

THE FAST 21 ACRES OF THE NORTH 55 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 11, RANGE 21, LESS THE FOLLOWING TRACT: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 15; THENCE EAST 1318.58 FEET TO A POINT: THENCE SOUTH 438.50 FEET TO THE POINT OF BEGINNING OF THIS TRACT; THENCE SOUTH 1373.50 FEET; THENCE WEST 498.43 FEET; THENCE NORTH 1373.50 FEET; THENCE EAST 497.36 FEET TO THE POINT OF BEGINNING, LESS THAT PART THEREOF TAKEN OR USED FOR ROAD PURPOSES, IN LEAVENWORTH COUNTY, KANSAS

SURVEYORS DESCRIPTION

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 15-T11S-R21E OF THE 6TH P.M., LEAVENWORTH COUNTY, KANSAS, AS SURVEYED BY LARRY T. HAHN, PS #1349, MAY, 2024, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 15: THENCE, N 88°13'51"E 821.56 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER TO THE POINT OF BEGINNING

THENCE, CONTINUING ALONG SAID NORTH LINE, N 88°13'51"E, 497.02 FEET

THENCE, S 01°48'38"E, 438.50 FEET; THENCE, S 88°13'51"W, 497.36 FEET;

THENCE, N 01°45'48"W, 438.50 FEET TO THE POINT OF BEGINNING. CONTAINS 5.00 ACRES, MORE OR LESS, INCLUDING ROAD RIGHT OF WAY.

RELATIVE: 1:10,142,285

RESTRICTIONS

1. 40' REAR SETBACK FOR RESIDENCES 15' REAR SETBACK FOR ACCESSORY BUILDINGS

15' SIDE SETBACK

2. AN ENGINEERED WASTEWATER DISPOSAL MAY BE REQUIRED DUE TO POOR SOIL CONDITIONS 3. EROSION CONTROL SHALL BE USED WHEN DESIGNING AND CONSTRUCTING DRIVEWAYS. 4. A FORM OF SEDIMENT CONTROL SHALL BE INSTALLED BEFORE WORK BEGINS AND MAINTAINED

THROUGHOUT THE TIME THAT THE LAND DISTURBING ACTIVITIES ARE TAKING PLACE. 5. RE-VEGETATION OF ALL DISTURBED SITES SHALL BE COMPLETED WITHIN 45 DAYS AFTER

COMPLETION OF FINAL GRADING, WEATHER PERMITTING.

6. LOTS ARE SUBJECT TO THE CURRENT ACCESS MANAGEMENT POLICY RESOULTION. 7. NO ADDITION TO THE HOUSE ON LOT 2 SHALL ENCROACH ANY FURTHER INTO THE BUILDING SETBACK

LINE OR EASEMENT. IF THE STRUCTURE IS DAMAGED MORE THAN 51%, IT MUST BE BUILT IN COMPLIANCE WITH REQUIRED SETBACKS. 8. STRUCTURES BUILT WITHIN THE SUBDIVISION SHALL COMPLY WITH RESOULTION 2020-39, OR AS AMENDED.

9. NO DRIVEWAY ACCESS FOR LOT 1 SHALL BE PERMITTED ON TO EVANS ROAD.

10. NO OFF PLAT RESTRICTIONS.

NOTES

1. FENCE LINES DO NOT DENOTE PROPERTY LINES. 2. LEAVENWORTH COUNTY, KANSAS, DOES NOT REPRESENT, WARRANT OR GUARANTEE THAT THE

DETAILS SHOWN ON THIS DOCUMENT AND PROVIDED BY THE APPLICANT OR ANY AGENT OF APPLICANT, INCLUDING ANY SURVEY INFORMATION SHOULD BE RELIED UPON BY ANY THIRD PARTY

AS BEING WHOLLY OR PARTIALLY ACCURATE AND COMPLETE.

3. EXISTING USE OF AREA BEING PLATTED - RESIDENTIAL - RR-2.5 PROPOSED USE - RR-2.5

4. THIS PLAT IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA

FEMA FIRM 20103C03026, DATED JULY 16, 2015

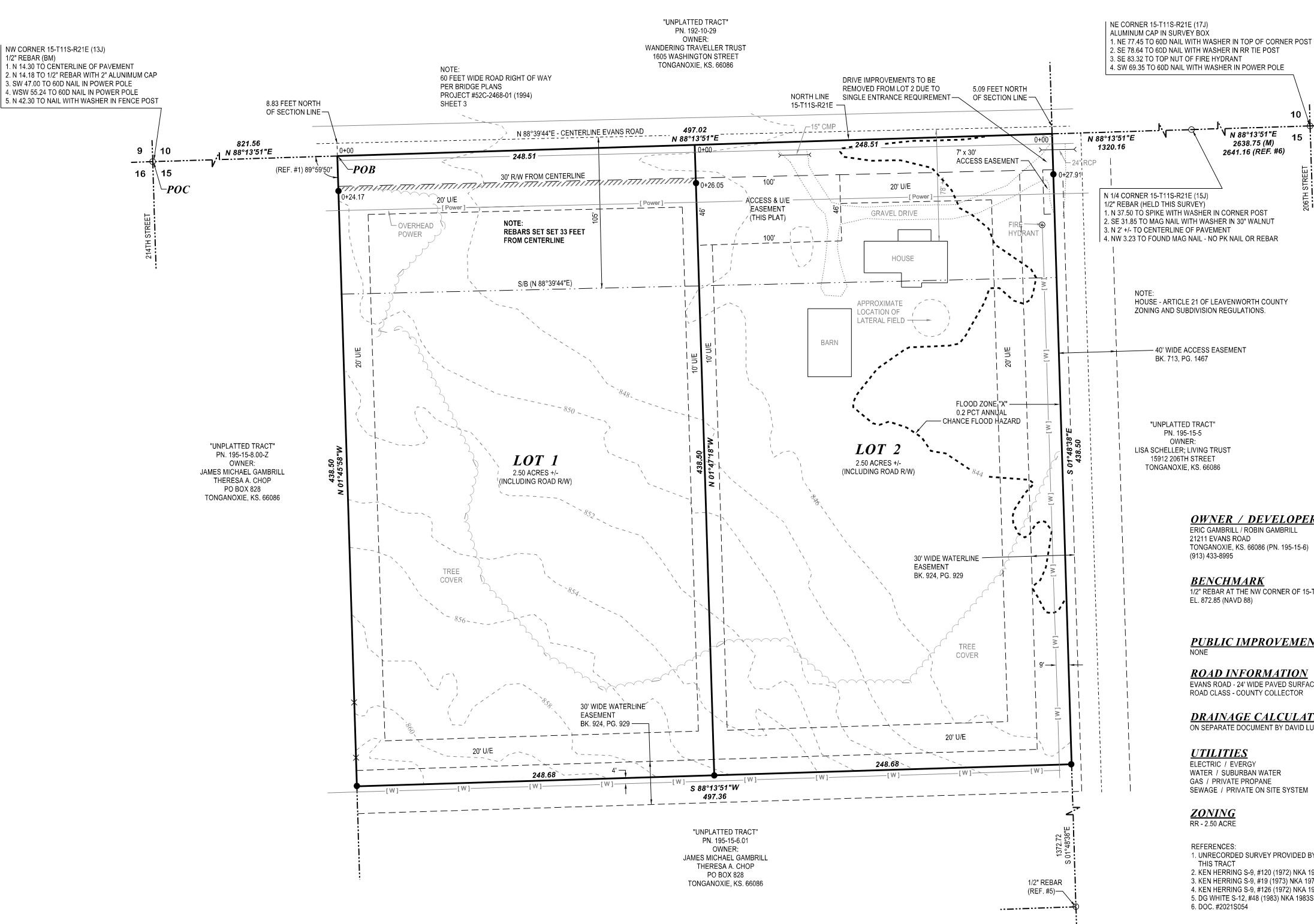
5. O & E REPORT BY CONTINENTAL TITLE COMPANY - FILE NO. 24461643, MARCH 11, 2024

LARRY T. HAHN, PS

THIS IS TO CERTIFY THAT IN THE MONTH OF APRIL, 2024. THIS SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE KANSAS MINIMUM STANDARDS.



HAHN SURVEYING PO BOX 186 BASEHOR, KANSAS 66007 (913) 547-3405 hahnsurvey@gmail.com



GAMBRILL'S PLACE

A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 15-T11S-R21E OF THE 6TH P.M., LEAVENWORTH COUNTY, KANSAS

FINAL PLAT

8.83 FEET NORTH

OF SECTION LINE -

821.56

N 88°13'51"E

"UNPLATTED TRACT"

PN. 195-15-8.00-Z

-**POC**

60 FEET WIDE ROAD RIGHT OF WAY

30' R/W FROM CENTERLINE

REBARS SET SET 33 FEET

S/B (N 88°39'44"E)

FROM CENTERLINE

LOT 1

2.50 ACRES +/-

(INCLUDING ROAD R/W)

30' WIDE WATERLINE

EASEMENT

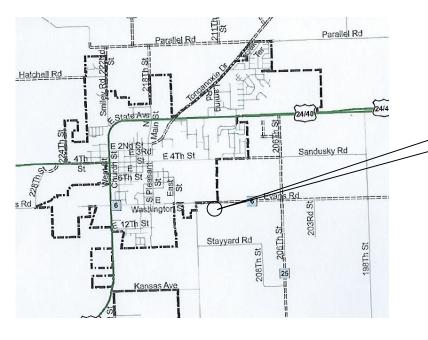
248.68

BK. 924, PG. 929 -

PROJECT #52C-2468-01 (1994)

PER BRIDGE PLANS

SHEET 3





5.09 FEET NORTH

ACCESS EASEMENT

7' x 30'

20' U/E

2.50 ACRES +/-

(INCLUDING ROAD R/W)

(THIS PLAT)

0.2 PCT ANNUAL - CHANCE FLOOD HAZARD

30' WIDE WATERLINE

1/2" REBAR

(REF. #5) —

EASEMENT BK. 924, PG. 929 —

OF SECTION LINE -

"UNPLATTED TRACT"

PN. 192-10-29

ົ N 88°13′51″Eົ

5 88°13'51"W

"UNPLATTED TRACT"

PN. 195-15-6.01

___O'CLOCK_____IN THE OFFICE OF THE REGISTER OF DEEDS OF LEAVENWORTH COUNTY, KANSAS.

STATE OF KANSAS / COUNTY OF LEAVENWORTH

FILED FOR RECORD AS DOCUMENT #_

REGISTER OF DEEDS / TERRILOIS G. MASHBURN

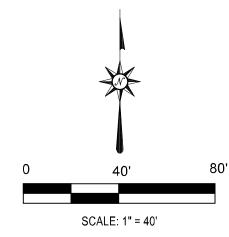
NORTH LINE

ACCESS & U/E

EASEMENT

(THIS PLAT)

15-T11S-R21E



BASIS OF BEARINGS: KANSAS NORTH ZONE - NAD83

| NE CORNER 15-T11S-R21E (17J) ALUMINUM CAP IN SURVEY BOX

N 1/4 CORNER 15-T11S-R21E (15J)

3. N 2' +/- TO CENTERLINE OF PAVEMENT

"UNPLATTED TRACT"

40' WIDE ACCESS EASEMENT

BK. 713, PG. 1467

1. N 37.50 TO SPIKE WITH WASHER IN CORNER POST

2. SE 31.85 TO MAG NAIL WITH WASHER IN 30" WALNUT

4. NW 3.23 TO FOUND MAG NAIL - NO PK NAIL OR REBAR

1/2" REBAR (HELD THIS SURVEY)

N 88°13'51"E

1320.16

1. NE 77.45 TO 60D NAIL WITH WASHER IN TOP OF CORNER POST

N 88°13'51"E

2638.75 (M)

2641.16 (REF. #6)

2. SE 78.64 TO 60D NAIL WITH WASHER IN RR TIE POST

4. SW 69.35 TO 60D NAIL WITH WASHER IN POWER POLE

3. SE 83.32 TO TOP NUT OF FIRE HYDRANT

LEGEND

- 1/2" x 24" REBAR SET WITH #1349 CAP
- SURVEY MONUMENT FOUND (AS NOTED) ORIGIN UNKNOWN, UNLESS REFERENCÉD
- POINT OF BEGINNING
- UTILITY EASEMENT DEDICATED THIS PLAT
- **BUILDING SETBACK** ZZZZZ NO ACCESS
- POC POINT OF COMMENCING

<u>DEED DESCRIPTION - BK. 805, PG. 1249 (2001)</u>

THE EAST 21 ACRES OF THE NORTH 55 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 11, RANGE 21, LESS THE FOLLOWING TRACT: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 15: THENCE EAST 1318.58 FEET TO A POINT: THENCE SOUTH 438.50 FEET TO THE POINT OF BEGINNING OF THIS TRACT; THENCE SOUTH 1373.50 FEET; THENCE WEST 498.43 FEET; THENCE NORTH 1373.50 FEET: THENCE EAST 497.36 FEET TO THE POINT OF BEGINNING, LESS THAT PART THEREOF TAKEN OR USED FOR ROAD PURPOSES,

IN LEAVENWORTH COUNTY, KANSAS.

SURVEYORS DESCRIPTION

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 15-T11S-R21E OF THE 6TH P.M., LEAVENWORTH COUNTY, KANSAS, AS SURVEYED BY LARRY T, HAHN, PS #1349, MAY, 2024, DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 15; THENCE, N 88°13'51"E 821.56 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER TO THE POINT OF BEGINNING

- THENCE, CONTINUING ALONG SAID NORTH LINE, N 88°13'51"E, 497.02 FEET THENCE, S 01°48'38"E, 438.50 FEET;
- THENCE, S 88°13'51"W, 497.36 FEET;
- THENCE, N 01°45'48"W, 438.50 FEET TO THE POINT OF BEGINNING. CONTAINS 5.00 ACRES, MORE OR LESS, INCLUDING ROAD RIGHT OF WAY.

CERTIFICATION AND DEDICATION

THE UNDERSIGNED PROPRIETOR STATE THAT ALL TAXES ON THE ABOVE DESCRIBED TRACT OF LAND HAVE BEEN PAID AND THAT HE HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHWON ON THE ACCOMPANYING PLAT WHICH SHALL BE KNOWN AS

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, UNDER AND ALONG THE STRIPS MARKED "UTILITY EASEMENT" OR " U/E".

BUILDING LINES OR SETBACK LINES (S/B) 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.

I, THE UNDERSIGNED OWNER OF "GAMBRILL'S PLACE", HAVE SET MY HAND THIS______DAY OF_

ERIC GAMBRILL

STATE OF KANSAS / COUNTY OF LEAVENWORTH

, 2024. BEFORE ME APPEARED ERIC GAMBRILL, KNOWN TO ME TO BE THE SAME PERSON DESCRIBED HEREIN AND WHO EXECUTED THE SAME AS HIS FREE ACT AND DEED. IN WITNESS THEREOF, I HAVE SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC

MY COMMISSION EXPIRES

APPROVAL

WE, THE LEAVENWORTH COUNTY PLANNING COMMISSION, DO HEREBY APPROVE THE FOREGOING PLAT OF "GAMBRILL'S PLACE" THIS_____DAY OF____

CHAIRPERSON / MARCUS MAJURE

SECRETARY / JOHN JACOBSON

THE LEAVENWORTH COUNTY ENGINEERS 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, PE

WE THE BOARD OF COUNTY COMMISSIONERS OF LEAVENWORTH COUNTY, KANSAS, DO HEREBY APPROVE THE FOREGOING PLAT OF "GAMBRILL'S PLACE" THIS_____DAY OF___

CHAIRPERSON / JEFF CULBERTSON

COUNTY CLERK / JANET KLASINSKI (ATTEST)



LARRY T. HAHN, PS

THIS IS TO CERTIFY THAT IN THE MONTH OF APRIL, 2024. THIS SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE KANSAS MINIMUM STANDARDS.

COUNTY SURVEYOR CERTIFICATION

I HEREBY CERTIFY THIS SURVEY PLAT MEETS THE REQUIREMENTS OF K.S.A. 58-2005. THE FACE OF THIS SURVEY PLAT WAS REVIEWED FOR COMPLIANCE WITH THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS. NO FIELD VERIFICATION IS IMPLIED. THIS REVIEW IS FOR SURVEY INFORMATION ONLY.

COUNTY SURVEYOR / DANIEL BAUMCHEN, PS #1363

HAHN SURVEYING PO BOX 186 BASEHOR, KANSAS 66007 (913) 547-3405 hahnsurvey@gmail.com

NW CORNER 15-T11S-R21E (13J)

. N 14.30 TO CENTERLINE OF PAVEMENT

3. SW 47.00 TO 60D NAIL IN POWER POLE

4. WSW 55.24 TO 60D NAIL IN POWER POLE

2. N 14.18 TO 1/2" REBAR WITH 2" ALUMINUM CAP

5. N 42.30 TO NAIL WITH WASHER IN FENCE POST

1. UNRECORDED SURVEY PROVIDED BY CLIENT (1966)

2. KEN HERRING S-9, #120 (1972) NKA 1972S120

3. KEN HERRING S-9, #19 (1973) NKA 1973S019

4. KEN HERRING S-9, #126 (1972) NKA 1972S126

5. DG WHITE S-12, #48 (1983) NKA 1983S048

OWNER / DEVELOPER

TONGANOXIE, KS. 66086 (PN. 195-15-6)

1/2" REBAR AT THE NW CORNER 15-T11S-R21E

AS BEING WHOLLY OR PARTIALLY ACCURATE AND COMPLETE.

2. EXISTING USE OF AREA BEING PLATTED - RESIDENTIAL - RR-2.5

3. THIS PLAT IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA

FEMA FIRM 20103C03026, DATED JULY 16, 2015

15' REAR SETBACK FOR ACCESSORY BUILDINGS

COMPLETION OF FINAL GRADING, WEATHER PERMITTING.

1. LEAVENWORTH COUNTY, KANSAS, DOES NOT REPRESENT, WARRANT OR GUARANTEE THAT THE DETAILS SHOWN ON THIS DOCUMENT AND PROVIDED BY THE APPLICANT OR ANY AGENT OF

4. O & E REPORT BY CONTINENTAL TITLE COMPANY - FILE NO. 24461643, MARCH 11, 2024

2. AN ENGINEERED WASTEWATER DISPOSAL MAY BE REQUIRED DUE TO POOR SOIL CONDITIONS.

4. A FORM OF SEDIMENT CONTROL SHALL BE INSTALLED BEFORE WORK BEGINS AND MAINTAINED THROUGHOUT THE TIME THAT THE LAND DISTURBING ACTIVITIES ARE TAKING PLACE.

7. NO ADDITION TO THE HOUSE ON LOT 2 SHALL ENCROACH ANY FURTHER INTO THE BUILDING SETBACK

8. STRUCTURES BUILT WITHIN THE SUBDIVISION SHALL COMPLY WITH RESOULTION 2020-39, OR AS AMENDED.

3. EROSION CONTROL SHALL BE USED WHEN DESIGNING AND CONSTRUCTING DRIVEWAYS.

5. RE-VEGETATION OF ALL DISTURBED SITES SHALL BE COMPLETED WITHIN 45 DAYS AFTER

6. LOTS ARE SUBJECT TO THE CURRENT ACCESS MANAGEMENT POLICY RESOULTION.

9. NO DRIVEWAY ACCESS FOR LOT 1 SHALL BE PERMITTED ON TO EVANS ROAD.

APPLICANT, INCLUDING ANY SURVEY INFORMATION SHOULD BE RELIED UPON BY ANY THIRD PARTY

6. DOC. #2021S054

21211 EVANS ROAD

BENCHMARK

PROPOSED USE - RR-2.5

RESTRICTIONS

1. 40' REAR SETBACK FOR RESIDENCES

10. NO OFF PLAT RESTRICTIONS.

EL. 872.85 (NAVD 88)

(913) 433-8995

1/2" REBAR (BM)

Allison, Amy

From: larry hahn <hahnsurvey@gmail.com>

Sent: Friday, May 31, 2024 4:40 PM

To: Johnson, Melissa **Subject:** Fwd: Gambrill's Place

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.

Larry Hahn, PS Hahn Surveying PO Box 186 Basehor, Ks. 66007 (913) 547-3405

----- Forwarded message ------

From: Travis Miles < Travis@suburbanwaterinc.com>

Date: Wed, May 22, 2024 at 6:54 AM

Subject: Re: Gambrill's Place

To: larry hahn < hahnsurvey@gmail.com >

Cc: Trish Peterson <trish@suburbanwaterinc.com>, AAlisson@leavenworthcounty.gov

<AAlisson@leavenworthcounty.gov>

Leavenworth County,

Suburban has reviewed the preliminary and final plat for Gambrill's place. As the proposed plat is only (2) Lots, Suburban will not require and improvements to the distribution system for the proposed development.

Suburban will provide service to the plat and recommends approval from LVCO.

Thanks

Travis J Miles

CEO/President Suburban Water, Inc. 1216 N 155th Street, PO BOX 588

Basehor, KS 66007 Office: (913) 724-1800 Fax: (913) 724-1505 Cell: (913) 238-0040

travis@suburbanwaterinc.com

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dissemination, forwarding, printing, or copying of this email and any attachments is strictly prohibited. If you have received this email in error, please immediately delete the email and any attachments from your system and notify the sender. Any other use of this email is prohibited. Thank you for your compliance.

From: larry hahn < hahnsurvey@gmail.com > Sent: Monday, May 20, 2024 2:28 PM

To: Travis Miles < <u>Travis@suburbanwaterinc.com</u>> **Cc:** Trish Peterson < <u>trish@suburbanwaterinc.com</u>>

Subject: Gambrill's Place

To all -

I have submitted a preliminary and final plat to Leavenworth County Planning and Zoning.

The Planning Staff would appreciate your written input for the proposed plat.

Please review the attached information and forward any comments to AAlisson@leavenworthcounty.gov

If you have any questions or need additional information, please contact me. Thank You,

Larry Hahn, PS Hahn Surveying PO Box 186 Basehor, Ks. 66007 (913) 547-3405

Allison, Amy

From: Mark B <stfdchief1760@gmail.com>
Sent: Sunday, June 9, 2024 9:52 AM
To: larry hahn; Schweitzer, Joshua
Cc: Bert Dunham; Troy McKitrick

Subject: Re: Gambrill's Place

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

Stranger Township Fire Department has no issues with the final plat of Gambrill's Place.

Let me know if you have any questions.

Mark Billquist Stranger Township Fire Department

On Fri, Jun 7, 2024 at 11:38 AM larry hahn hahnsurvey@gmail.com wrote:

Mark -

I have submitted a preliminary and final plat to Leavenworth County Planning and Zoning.

The Planning Staff would appreciate your written input for the proposed plat.

Please review the attached information and forward any comments to Leavenworth County Planning And Zoning to JSchweitzer@leavenworthcountty,gov

If you have any questions or need additional information, please contact me. Thank You,

Larry Hahn, PS Hahn Surveying PO Box 186 Basehor, Ks. 66007 (913) 547-3405

Mark Billquist

Stranger Township Fire Chief 10-33 Foundation National Treasurer 913-369-0510 mobile stfdchief1760@gmail.com

[&]quot;Sometimes darkness can show you the light"



June 24, 2024

To Whom It May Concern:

This letter is to Inform you that Evergy will provide electrical power to the area pictured below per request of <u>Eric Gambrill.</u>

Without knowing required load this letter does not guarantee we currently have capacity and additional build may be needed.



E & R Rolling Meadows South Plat

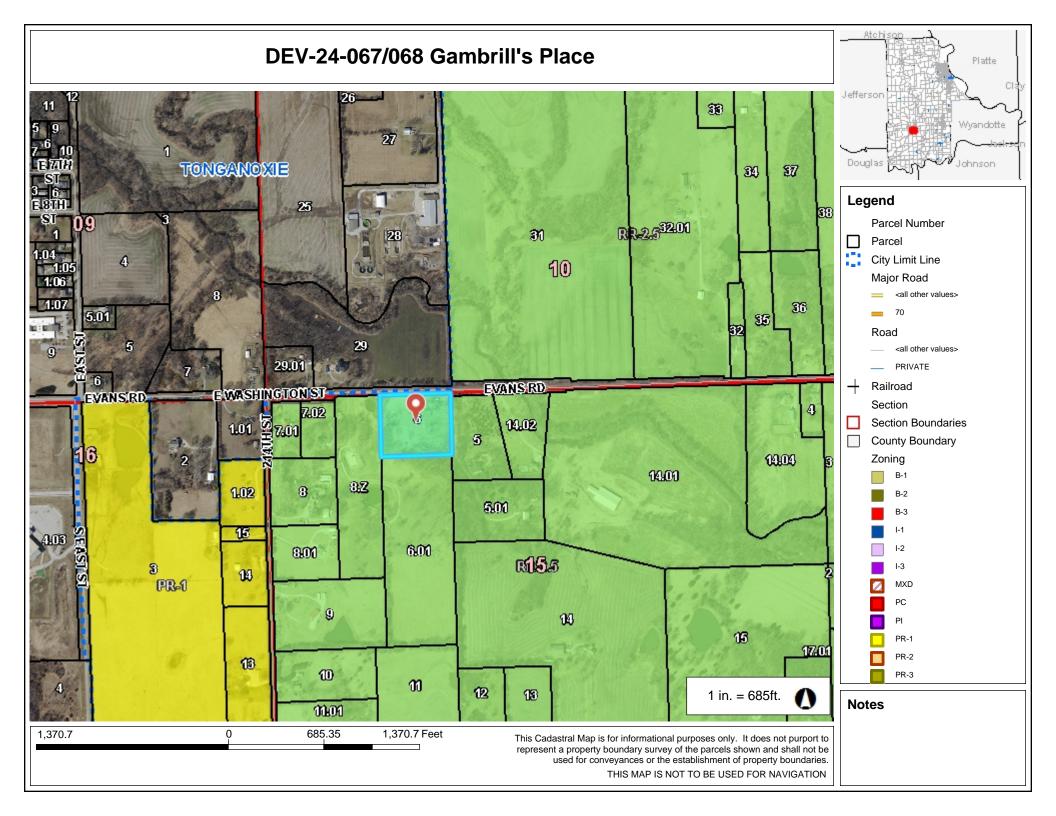
Steven Heath

Evergy

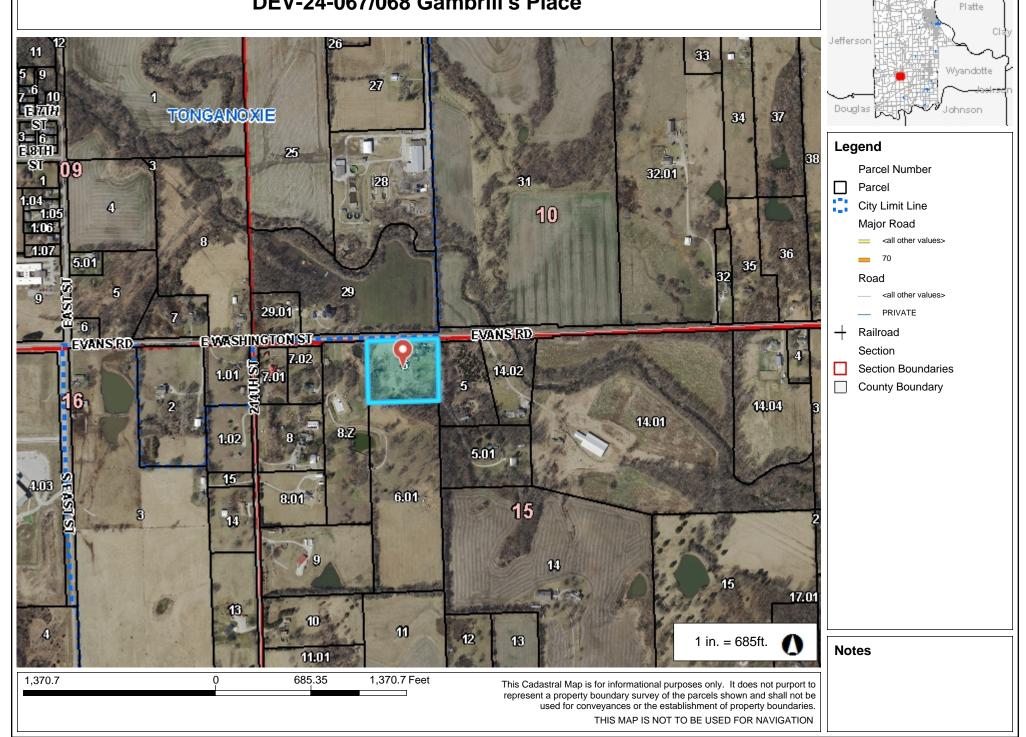
TD Designer I

steven.heath@evergy,com

O 785-865-4857



DEV-24-067/068 Gambrill's Place



Allison, Amy

From: George Brajkovic <gbrajkovic@tonganoxie.org>

Sent: Monday, August 5, 2024 2:57 PM

To: Allison, Amy

Cc: Jacobson, John; Dan Porter

Subject: RE: RE: DEV-24-067/068 Preliminary and Final Plat – Gambrill Place

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Since it is not within the City limits, no.

From: Allison, Amy <AAllison@leavenworthcounty.gov>

Sent: Monday, August 5, 2024 2:55 PM

To: George Brajkovic <gbrajkovic@tonganoxie.org>

Cc: Jacobson, John Jacobson@leavenworthcounty.gov>; Dan Porter <dporter@tonganoxie.org>

Subject: RE: RE: DEV-24-067/068 Preliminary and Final Plat – Gambrill Place

George,

Will you recommend the 3 acre minimum for the septic?

Amy

From: George Brajkovic < gbrajkovic@tonganoxie.org>

Sent: Monday, August 5, 2024 2:48 PM

To: Allison, Amy <AAllison@leavenworthcounty.gov>

Cc: Jacobson, John < JJacobson@leavenworthcounty.gov; Dan Porter < dporter@tonganoxie.org

Subject: RE: RE: DEV-24-067/068 Preliminary and Final Plat – Gambrill Place

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.

Amy -

To answer your question, please find attached a copy of the City's Sewer and Drain Regulations, and I'd call your attention to 2 specific areas:

- 1. Article II. Infrastructure, Section 4. discusses the mandatory tie-in to sanitary sewer if located within 600' of an existing line
- 2. Article III. Alternate Systems, Section 4. mentions the land requirements for "septic" systems at approximately 3 acres

Using the Leavenworth County GIS mapping tools, it does not appear that the property is within 600' of an existing sanitary sewer line.

George Brajkovic

City Manager City of Tonganoxie, KS www.tonganoxie.org



From: Allison, Amy <AAllison@leavenworthcounty.gov>

Sent: Monday, August 5, 2024 2:22 PM

To: George Brajkovic < gbrajkovic@tonganoxie.org> **Cc:** Jacobson, John < <u>JJacobson@leavenworthcounty.gov</u>>

Subject: FW: RE: DEV-24-067/068 Preliminary and Final Plat – Gambrill Place

Good Afternoon George,

Please let us know if you have any comments/concerns about this proposed subdivision. Will the City require any standards/utility connection?

Sincerely,

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

Disclaimer

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

From: Allison, Amy <AAllison@leavenworthcounty.gov>

Sent: Monday, June 24, 2024 4:02 PM

To: Magaha, Chuck <<u>cmagaha@lvsheriff.org</u>>; Miller, Jamie <<u>JMiller@leavenworthcounty.gov</u>>; Patzwald, Joshua

<ipatzwald@lvsheriff.org>; Brown, Misty <<u>MBrown@leavenworthcounty.gov</u>>; 'George Brajkovic'

<gbrajkovic@tonganoxie.org>

Cc: PZ <PZ@leavenworthcounty.gov>

Subject: RE: DEV-24-067/068 Preliminary and Final Plat – Gambrill Place

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 21211 Evans Road.

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 Monday, July 8, 2024.

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

Thank you,

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

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MEMO

To: Amy Allison From: Chuck Magaha

Subject: Gambrill's Place Subdivision

Date: July 10, 2024

Amy, I have reviewed the preliminary plat of the Gambrill's Place Subdivision presented by Eric Gambrill. The subdivision meets the requirements for a fire hydrant 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 along the right-a-away on the Between Lot 1 and Lot 2 along the right-of-way, and this will meet the requirements for this subdivision.

I have no further recommendation for this subdivision.

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

Gambrill Place. 2024

Allison, Amy

From: Anderson, Kyle

Sent: Wednesday, July 10, 2024 9:12 AM

To: Allison, Amy

Subject: RE: RE: DEV-24-067/068 Preliminary and Final Plat – Gambrill Place

We have not received any complaints on this property and it appears the septic system 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: Tuesday, July 9, 2024 10:38 AM

To: Anderson, Kyle <KAnderson@leavenworthcounty.gov>

Subject: FW: RE: DEV-24-067/068 Preliminary and Final Plat - Gambrill Place

Hey Kyle,

Do you have any comments for this application?

Thanks! Amy

From: Allison, Amy

Sent: Monday, June 24, 2024 4:02 PM

To: Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua

<ipatzwald@lvsheriff.org>; Brown, Misty <MBrown@leavenworthcounty.gov>; 'George Brajkovic'

<gbrajkovic@tonganoxie.org>

Cc: PZ <PZ@leavenworthcounty.gov>

Subject: RE: DEV-24-067/068 Preliminary and Final Plat – Gambrill Place

Good Afternoon,

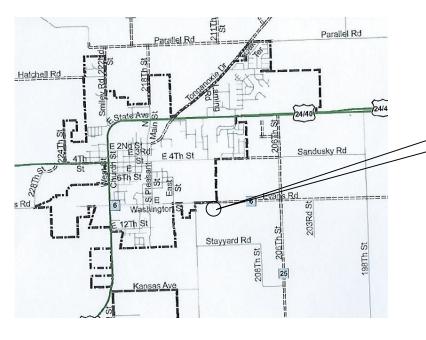
The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for a 2-lot subdivision at 21211 Evans Road.

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 Monday, July 8, 2024.

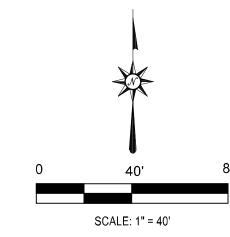
GAMBRILL'S PLACE

A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 15-T11S-R21E OF THE 6TH P.M., LEAVENWORTH COUNTY, KANSAS

FINAL PLAT







BASIS OF BEARINGS: KANSAS NORTH ZONE - NAD83

LEGEND

- 1/2" x 24" REBAR SET WITH #1349 CAP
- SURVEY MONUMENT FOUND (AS NOTED) ORIGIN UNKNOWN, UNLESS REFERENCÉD
- POINT OF BEGINNING
- UTILITY EASEMENT DEDICATED THIS PLAT
- **BUILDING SETBACK** ZZZZZ NO ACCESS
- POC POINT OF COMMENCING

<u>DEED DESCRIPTION - BK. 805, PG. 1249 (2001)</u>

THE EAST 21 ACRES OF THE NORTH 55 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 11, RANGE 21, LESS THE FOLLOWING TRACT: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 15: THENCE EAST 1318.58 FEET TO A POINT: THENCE SOUTH 438.50 FEET TO THE POINT OF BEGINNING OF THIS TRACT: THENCE SOUTH 1373.50 FEET: THENCE WEST 498.43 FEET: THENCE NORTH 1373.50 FEET; THENCE EAST 497.36 FEET TO THE POINT OF BEGINNING, LESS THAT PART THEREOF TAKEN OR USED FOR ROAD PURPOSES,

IN LEAVENWORTH COUNTY, KANSAS.

SURVEYORS DESCRIPTION

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 15-T11S-R21E OF THE 6TH P.M., LEAVENWORTH COUNTY, KANSAS, AS SURVEYED BY LARRY T, HAHN, PS #1349, MAY, 2024, DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 15; THENCE, N 88°13'51"E 821.56 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER TO THE POINT OF BEGINNING

- THENCE, CONTINUING ALONG SAID NORTH LINE, N 88°13'51"E, 497.02 FEET THENCE, S 01°48'38"E, 438.50 FEET;
- THENCE, S 88°13'51"W, 497.36 FEET
- THENCE, N 01°45'48"W, 438.50 FEET TO THE POINT OF BEGINNING. CONTAINS 5.00 ACRES, MORE OR LESS, INCLUDING ROAD RIGHT OF WAY.

CERTIFICATION AND DEDICATION

THE UNDERSIGNED PROPRIETOR STATE THAT ALL TAXES ON THE ABOVE DESCRIBED TRACT OF LAND HAVE BEEN PAID AND THAT HE HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHWON ON THE ACCOMPANYING PLAT WHICH SHALL BE KNOWN AS

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, UNDER AND ALONG THE STRIPS MARKED "UTILITY EASEMENT" OR " U/E".

BUILDING LINES OR SETBACK LINES (S/B) 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.

ERIC GAMBRILL

STATE OF KANSAS / COUNTY OF LEAVENWORTH

I, THE UNDERSIGNED OWNER OF "GAMBRILL'S PLACE", HAVE SET MY HAND THIS______DAY OF_

, 2024. BEFORE ME APPEARED ERIC GAMBRILL, KNOWN TO ME TO BE THE SAME PERSON DESCRIBED HEREIN AND WHO EXECUTED THE SAME AS HIS FREE ACT AND DEED. IN WITNESS THEREOF, I HAVE SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC

MY COMMISSION EXPIRES

APPROVAL

WE, THE LEAVENWORTH COUNTY PLANNING COMMISSION, DO HEREBY APPROVE THE FOREGOING PLAT OF "GAMBRILL'S PLACE" THIS_____DAY OF____

CHAIRPERSON / MARCUS MAJURE

SECRETARY / JOHN JACOBSON

THE LEAVENWORTH COUNTY ENGINEERS 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, PE

WE THE BOARD OF COUNTY COMMISSIONERS OF LEAVENWORTH COUNTY, KANSAS, DO HEREBY APPROVE THE FOREGOING PLAT OF "GAMBRILL'S PLACE" THIS_____DAY OF___

CHAIRPERSON / JEFF CULBERTSON

I HEREBY CERTIFY THIS SURVEY PLAT MEETS THE REQUIREMENTS OF K.S.A. 58-2005. THE FACE OF THIS SURVEY PLAT

WAS REVIEWED FOR COMPLIANCE WITH THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS. NO FIELD

COUNTY CLERK / JANET KLASINSKI (ATTEST)

THIS IS TO CERTIFY THAT IN THE MONTH OF APRIL, 2024. THIS SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE KANSAS MINIMUM STANDARDS.

Reviewed 2024.07.29 No comments

COUNTY SURVEYOR CERTIFICATION

VERIFICATION IS IMPLIED. THIS REVIEW IS FOR SURVEY INFORMATION ONLY.

| NE CORNER 15-T11S-R21E (17J) ALUMINUM CAP IN SURVEY BOX

N 1/4 CORNER 15-T11S-R21E (15J)

3. N 2' +/- TO CENTERLINE OF PAVEMENT

"UNPLATTED TRACT"

40' WIDE ACCESS EASEMENT

BK. 713, PG. 1467

1. N 37.50 TO SPIKE WITH WASHER IN CORNER POST

2. SE 31.85 TO MAG NAIL WITH WASHER IN 30" WALNUT

4. NW 3.23 TO FOUND MAG NAIL - NO PK NAIL OR REBAR

1/2" REBAR (HELD THIS SURVEY)

1320.16

1. NE 77.45 TO 60D NAIL WITH WASHER IN TOP OF CORNER POST

N 88°13'51"E

2638.75 (M)

2641.16 (REF. #6)

2. SE 78.64 TO 60D NAIL WITH WASHER IN RR TIE POST

4. SW 69.35 TO 60D NAIL WITH WASHER IN POWER POLE

3. SE 83.32 TO TOP NUT OF FIRE HYDRANT

COUNTY SURVEYOR / DANIEL BAUMCHEN, PS #1363

. N 14.30 TO CENTERLINE OF PAVEMENT 2. N 14.18 TO 1/2" REBAR WITH 2" ALUMINUM CAP "UNPLATTED TRACT" 60 FEET WIDE ROAD RIGHT OF WAY 3. SW 47.00 TO 60D NAIL IN POWER POLE PN. 192-10-29 5.09 FEET NORTH PER BRIDGE PLANS 4. WSW 55.24 TO 60D NAIL IN POWER POLE **NORTH LINE** OF SECTION LINE -PROJECT #52C-2468-01 (1994) 5. N 42.30 TO NAIL WITH WASHER IN FENCE POST 8.83 FEET NORTH 15-T11S-R21E SHEET 3 OF SECTION LINE -ົ N 88°13′51″Eົ N 88°13'51"E 821.56 7' x 30' N 88°13'51"E ACCESS EASEMENT (THIS PLAT) 30' R/W FROM CENTERLINE -**POC** 20' U/E ACCESS & U/E EASEMENT (THIS PLAT) **REBARS SET SET 33 FEET** FROM CENTERLINE S/B (N 88°39'44"E) 0.2 PCT ANNUAL CHANCE FLOOD HAZARD 1. UNRECORDED SURVEY PROVIDED BY CLIENT (1966) LOT 1 2.50 ACRES +/-2. KEN HERRING S-9, #120 (1972) NKA 1972S120 "UNPLATTED TRACT" (INCLUDING ROAD R/W) 2.50 ACRES +/-3. KEN HERRING S-9, #19 (1973) NKA 1973S019 PN. 195-15-8.00-Z 4. KEN HERRING S-9, #126 (1972) NKA 1972S126 (INCLUDING ROAD R/W) 5. DG WHITE S-12, #48 (1983) NKA 1983S048 6. DOC. #2021S054 OWNER / DEVELOPER 21211 EVANS ROAD TONGANOXIE, KS. 66086 (PN. 195-15-6) (913) 433-8995 **BENCHMARK** 1/2" REBAR AT THE NW CORNER 15-T11S-R21E EL. 872.85 (NAVD 88) 30' WIDE WATERLINE EASEMENT BK. 924, PG. 929 — 1. LEAVENWORTH COUNTY, KANSAS, DOES NOT REPRESENT, WARRANT OR GUARANTEE THAT THE DETAILS SHOWN ON THIS DOCUMENT AND PROVIDED BY THE APPLICANT OR ANY AGENT OF 30' WIDE WATERLINE APPLICANT, INCLUDING ANY SURVEY INFORMATION SHOULD BE RELIED UPON BY ANY THIRD PARTY EASEMENT AS BEING WHOLLY OR PARTIALLY ACCURATE AND COMPLETE. BK. 924, PG. 929 -2. EXISTING USE OF AREA BEING PLATTED - RESIDENTIAL - RR-2.5 PROPOSED USE - RR-2.5 3. THIS PLAT IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA FEMA FIRM 20103C03026, DATED JULY 16, 2015 4. O & E REPORT BY CONTINENTAL TITLE COMPANY - FILE NO. 24461643, MARCH 11, 2024 248.68 5 88°13'51"W **RESTRICTIONS** 1. 40' REAR SETBACK FOR RESIDENCES 15' REAR SETBACK FOR ACCESSORY BUILDINGS "UNPLATTED TRACT" 2. AN ENGINEERED WASTEWATER DISPOSAL MAY BE REQUIRED DUE TO POOR SOIL CONDITIONS. PN. 195-15-6.01 3. EROSION CONTROL SHALL BE USED WHEN DESIGNING AND CONSTRUCTING DRIVEWAYS. 4. A FORM OF SEDIMENT CONTROL SHALL BE INSTALLED BEFORE WORK BEGINS AND MAINTAINED THROUGHOUT THE TIME THAT THE LAND DISTURBING ACTIVITIES ARE TAKING PLACE. STATE OF KANSAS / COUNTY OF LEAVENWORTH 5. RE-VEGETATION OF ALL DISTURBED SITES SHALL BE COMPLETED WITHIN 45 DAYS AFTER COMPLETION OF FINAL GRADING, WEATHER PERMITTING. FILED FOR RECORD AS DOCUMENT #_ 1/2" REBAR 6. LOTS ARE SUBJECT TO THE CURRENT ACCESS MANAGEMENT POLICY RESOULTION. ___O'CLOCK_____IN THE OFFICE OF THE REGISTER OF DEEDS OF LEAVENWORTH COUNTY, KANSAS. 7. NO ADDITION TO THE HOUSE ON LOT 2 SHALL ENCROACH ANY FURTHER INTO THE BUILDING SETBACK (REF. #5) — 8. STRUCTURES BUILT WITHIN THE SUBDIVISION SHALL COMPLY WITH RESOULTION 2020-39, OR AS AMENDED. ------9. NO DRIVEWAY ACCESS FOR LOT 1 SHALL BE PERMITTED ON TO EVANS ROAD. 10. NO OFF PLAT RESTRICTIONS. REGISTER OF DEEDS / TERRILOIS G. MASHBURN

LARRY T. HAHN, PS

HAHN SURVEYING PO BOX 186 BASEHOR, KANSAS 66007 (913) 547-3405 hahnsurvey@gmail.com

NW CORNER 15-T11S-R21E (13J)

1/2" REBAR (BM)

GAMBRILL'S PLACE

A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 15-T11S-R21E OF THE 6TH P.M., LEAVENWORTH COUNTY, KANSAS

FINAL PLAT

8.83 FEET NORTH

OF SECTION LINE -

821.56

N 88°13'51"E

"UNPLATTED TRACT"

PN. 195-15-8.00-Z

-**POC**

60 FEET WIDE ROAD RIGHT OF WAY

30' R/W FROM CENTERLINE

REBARS SET SET 33 FEET

S/B (N 88°39'44"E)

FROM CENTERLINE

LOT 1

2.50 ACRES +/-

(INCLUDING ROAD R/W)

30' WIDE WATERLINE

EASEMENT

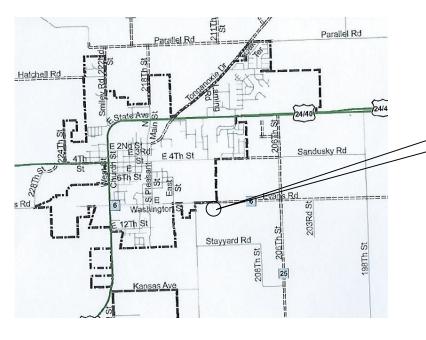
248.68

BK. 924, PG. 929 -

PROJECT #52C-2468-01 (1994)

PER BRIDGE PLANS

SHEET 3



5.09 FEET NORTH

ACCESS EASEMENT

7' x 30'

(THIS PLAT)

0.2 PCT ANNUAL CHANCE FLOOD HAZARD

30' WIDE WATERLINE

EASEMENT BK. 924, PG. 929 —

OF SECTION LINE -



20' U/E

2.50 ACRES +/-

(INCLUDING ROAD R/W)

"UNPLATTED TRACT"

PN. 192-10-29

`` N 88°13′51**"**E ¯

5 88°13'51"W

"UNPLATTED TRACT"

PN. 195-15-6.01

STATE OF KANSAS / COUNTY OF LEAVENWORTH

REGISTER OF DEEDS / TERRILOIS G. MASHBURN

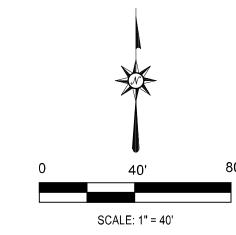
NORTH LINE

ACCESS & U/E

EASEMENT

(THIS PLAT)

15-T11S-R21E



BASIS OF BEARINGS: KANSAS NORTH ZONE - NAD83

| NE CORNER 15-T11S-R21E (17J) ALUMINUM CAP IN SURVEY BOX

N 1/4 CORNER 15-T11S-R21E (15J)

3. N 2' +/- TO CENTERLINE OF PAVEMENT

"UNPLATTED TRACT"

40' WIDE ACCESS EASEMENT

BK. 713, PG. 1467

1. N 37.50 TO SPIKE WITH WASHER IN CORNER POST

2. SE 31.85 TO MAG NAIL WITH WASHER IN 30" WALNUT

4. NW 3.23 TO FOUND MAG NAIL - NO PK NAIL OR REBAR

1/2" REBAR (HELD THIS SURVEY)

N 88°13'51"E

1320.16

1. NE 77.45 TO 60D NAIL WITH WASHER IN TOP OF CORNER POST

N 88°13'51"E

2638.75 (M)

2641.16 (REF. #6)

2. SE 78.64 TO 60D NAIL WITH WASHER IN RR TIE POST

4. SW 69.35 TO 60D NAIL WITH WASHER IN POWER POLE

3. SE 83.32 TO TOP NUT OF FIRE HYDRANT

LEGEND

- 1/2" x 24" REBAR SET WITH #1349 CAP
- SURVEY MONUMENT FOUND (AS NOTED) ORIGIN UNKNOWN, UNLESS REFERENCÉD
- POINT OF BEGINNING
- UTILITY EASEMENT DEDICATED THIS PLAT
- **BUILDING SETBACK** ZZZZZ NO ACCESS
- POC POINT OF COMMENCING

<u>DEED DESCRIPTION - BK. 805, PG. 1249 (2001)</u>

THE EAST 21 ACRES OF THE NORTH 55 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 15: THENCE EAST 1318.58 FEET TO A POINT; THENCE SOUTH 438.50 FEET TO THE POINT OF BEGINNING OF THIS TRACT: THENCE SOUTH 1373.50 FEET: THENCE WEST 498.43 FEET: THENCE NORTH 1373.50 FEET: THENCE EAST 497.36 FEET TO THE POINT OF BEGINNING, LESS THAT PART THEREOF TAKEN OR USED FOR ROAD PURPOSES,

IN LEAVENWORTH COUNTY, KANSAS.

SURVEYORS DESCRIPTION

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 15-T11S-R21E OF THE 6TH P.M. LEAVENWORTH COUNTY, KANSAS, AS SURVEYED BY LARRY T. HAHN, PS #1349, MAY, 2024, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 15: THENCE, N 88°13'51"E 821.56 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER TO THE POINT OF BEGINNING

- THENCE, CONTINUING ALONG SAID NORTH LINE, N 88°13'51"E, 497.02 FEET THENCE, S 01°48'38"E, 438.50 FEET;
- THENCE, S 88°13'51"W, 497.36 FEET;
- THENCE, N 01°45'48"W, 438.50 FEET TO THE POINT OF BEGINNING.
- CONTAINS 5.00 ACRES, MORE OR LESS, INCLUDING ROAD RIGHT OF WAY.

CERTIFICATION AND DEDICATION

THE UNDERSIGNED PROPRIETOR STATE THAT ALL TAXES ON THE ABOVE DESCRIBED TRACT OF LAND HAVE BEEN PAID AND THAT HE HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHWON ON THE ACCOMPANYING PLAT WHICH SHALL BE KNOWN AS

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. UNDER AND ALONG THE STRIPS MARKED "UTILITY EASEMENT" OR " U/E".

BUILDING LINES OR SETBACK LINES (S/B) 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.

I, THE UNDERSIGNED OWNER OF "GAMBRILL'S PLACE", HAVE SET MY HAND THIS______DAY OF_

ERIC GAMBRILL

STATE OF KANSAS / COUNTY OF LEAVENWORTH

, 2024. BEFORE ME APPEARED ERIC GAMBRILL, KNOWN TO ME TO BE THE SAME PERSON DESCRIBED HEREIN AND WHO EXECUTED THE SAME AS HIS FREE ACT AND DEED. IN WITNESS THEREOF, I HAVE SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC

MY COMMISSION EXPIRES

APPROVAL

WE, THE LEAVENWORTH COUNTY PLANNING COMMISSION, DO HEREBY APPROVE THE FOREGOING PLAT OF "GAMBRILL'S PLACE" THIS_____DAY OF____

CHAIRPERSON / MARCUS MAJURE

SECRETARY / JOHN JACOBSON

THE LEAVENWORTH COUNTY ENGINEERS 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, PE

WE THE BOARD OF COUNTY COMMISSIONERS OF LEAVENWORTH COUNTY, KANSAS, DO HEREBY APPROVE THE FOREGOING PLAT OF "GAMBRILL'S PLACE" THIS_____DAY OF___

CHAIRPERSON / JEFF CULBERTSON

COUNTY CLERK / JANET KLASINSKI (ATTEST)



LARRY T. HAHN, PS

THIS IS TO CERTIFY THAT IN THE MONTH OF APRIL, 2024. THIS SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE KANSAS MINIMUM STANDARDS.

COUNTY SURVEYOR CERTIFICATION

I HEREBY CERTIFY THIS SURVEY PLAT MEETS THE REQUIREMENTS OF K.S.A. 58-2005. THE FACE OF THIS SURVEY PLAT WAS REVIEWED FOR COMPLIANCE WITH THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS. NO FIELD VERIFICATION IS IMPLIED. THIS REVIEW IS FOR SURVEY INFORMATION ONLY.

COUNTY SURVEYOR / DANIEL BAUMCHEN, PS #1363

FILED FOR RECORD AS DOCUMENT #_ 1/2" REBAR ___O'CLOCK_____IN THE OFFICE OF THE REGISTER OF DEEDS OF LEAVENWORTH COUNTY, KANSAS. (REF. #5) — ------

> HAHN SURVEYING PO BOX 186 BASEHOR, KANSAS 66007 (913) 547-3405 hahnsurvey@gmail.com

NW CORNER 15-T11S-R21E (13J)

. N 14.30 TO CENTERLINE OF PAVEMENT

3. SW 47.00 TO 60D NAIL IN POWER POLE

4. WSW 55.24 TO 60D NAIL IN POWER POLE

2. N 14.18 TO 1/2" REBAR WITH 2" ALUMINUM CAP

5. N 42.30 TO NAIL WITH WASHER IN FENCE POST

1. UNRECORDED SURVEY PROVIDED BY CLIENT (1966)

2. KEN HERRING S-9, #120 (1972) NKA 1972S120

3. KEN HERRING S-9, #19 (1973) NKA 1973S019

4. KEN HERRING S-9, #126 (1972) NKA 1972S126

5. DG WHITE S-12, #48 (1983) NKA 1983S048

OWNER / DEVELOPER

TONGANOXIE, KS. 66086 (PN. 195-15-6)

1/2" REBAR AT THE NW CORNER 15-T11S-R21E

AS BEING WHOLLY OR PARTIALLY ACCURATE AND COMPLETE.

2. EXISTING USE OF AREA BEING PLATTED - RESIDENTIAL - RR-2.5

3. THIS PLAT IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA

FEMA FIRM 20103C03026, DATED JULY 16, 2015

15' REAR SETBACK FOR ACCESSORY BUILDINGS

COMPLETION OF FINAL GRADING, WEATHER PERMITTING.

1. LEAVENWORTH COUNTY, KANSAS, DOES NOT REPRESENT, WARRANT OR GUARANTEE THAT THE DETAILS SHOWN ON THIS DOCUMENT AND PROVIDED BY THE APPLICANT OR ANY AGENT OF

4. O & E REPORT BY CONTINENTAL TITLE COMPANY - FILE NO. 24461643, MARCH 11, 2024

2. AN ENGINEERED WASTEWATER DISPOSAL MAY BE REQUIRED DUE TO POOR SOIL CONDITIONS.

4. A FORM OF SEDIMENT CONTROL SHALL BE INSTALLED BEFORE WORK BEGINS AND MAINTAINED THROUGHOUT THE TIME THAT THE LAND DISTURBING ACTIVITIES ARE TAKING PLACE.

7. NO ADDITION TO THE HOUSE ON LOT 2 SHALL ENCROACH ANY FURTHER INTO THE BUILDING SETBACK

8. STRUCTURES BUILT WITHIN THE SUBDIVISION SHALL COMPLY WITH RESOULTION 2020-39, OR AS AMENDED.

3. EROSION CONTROL SHALL BE USED WHEN DESIGNING AND CONSTRUCTING DRIVEWAYS.

5. RE-VEGETATION OF ALL DISTURBED SITES SHALL BE COMPLETED WITHIN 45 DAYS AFTER

6. LOTS ARE SUBJECT TO THE CURRENT ACCESS MANAGEMENT POLICY RESOULTION.

9. NO DRIVEWAY ACCESS FOR LOT 1 SHALL BE PERMITTED ON TO EVANS ROAD.

APPLICANT, INCLUDING ANY SURVEY INFORMATION SHOULD BE RELIED UPON BY ANY THIRD PARTY

6. DOC. #2021S054

21211 EVANS ROAD

BENCHMARK

PROPOSED USE - RR-2.5

RESTRICTIONS

1. 40' REAR SETBACK FOR RESIDENCES

10. NO OFF PLAT RESTRICTIONS.

EL. 872.85 (NAVD 88)

(913) 433-8995

1/2" REBAR (BM)

GAMBRILL'S PLACE

A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 15-T11S-R21E OF THE 6TH P.M., LEAVENWORTH COUNTY, KANSAS

PRELIMINARY PLAT

8.83 FEET NORTH

OF SECTION LINE -

821.56

N 88°13'51"E

"UNPLATTED TRACT"

PN. 195-15-8.00-Z

OWNER:

JAMES MICHAEL GAMBRILL

THERESA A. CHOP PO BOX 828

TONGANOXIE, KS. 66086

-POC

NOTE: 60 FEET WIDE ROAD RIGHT OF WAY

N 88°39'44"E - CENTERLINE EVANS ROAD

30' R/W FROM CENTERLINE

REBARS SET SET 33 FEET

S/B (N 88°39'44"E)

FROM CENTERLINE

LOT 1

2.50 ACRES +/-

(INCLUDING ROAD R/W)

30' WIDE WATERLINE

BK. 924, PG. 929 ——

S 88°13'51"W

497.36

"UNPLATTED TRACT"

PN. 195-15-6.01

OWNER:

JAMES MICHAEL GAMBRILL

THERESA A. CHOP

PO BOX 828

TONGANOXIE, KS. 66086

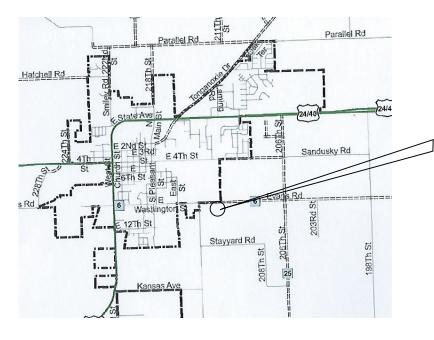
EASEMENT

PROJECT #52C-2468-01 (1994)

PER BRIDGE PLANS

SHEET 3

COVER





5.09 FEET NORTH

ACCESS EASEMENT

FLOOD ZONE, "X" 0.2 PCT ANNUAL

CHANCE FLOOD HAZARD

30' WIDE WATERLINE -

TREE COVER

1/2" REBAR

(REF. #5)—

EASEMENT

BK. 924, PG. 929

OF SECTION LINE -

DRIVE IMPROVEMENTS TO BE

15-T11S-R21E

497.02 N 88°13'51"E

ACCESS & U/E

EASEMENT

(THIS PLAT)

REMOVED FROM LOT 2 DUE TO

SINGLE ENTRANCE REQUIREMENT—

20' U/E

HOUSE

APPROXIMATE

LOCATION OF

2.50 ACRES +/-

(INCLUDING ROAD R/W)

BARN

LATERAL FIELD —

GRAVEL DRIVE

"UNPLATTED TRACT"

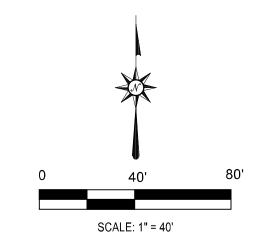
PN. 192-10-29

OWNER:

WANDERING TRAVELLER TRUST

1605 WASHINGTON STREET

TONGANOXIE, KS. 66086



BASIS OF BEARINGS: KANSAS NORTH ZONE - NAD83

| NE CORNER 15-T11S-R21E (17J)

N 88°13'51"E

1320.16

ALUMINUM CAP IN SURVEY BOX

N 1/4 CORNER 15-T11S-R21E (15J)

3. N 2' +/- TO CENTERLINE OF PAVEMENT

1. N 37.50 TO SPIKE WITH WASHER IN CORNER POST

2. SE 31.85 TO MAG NAIL WITH WASHER IN 30" WALNUT

4. NW 3.23 TO FOUND MAG NAIL - NO PK NAIL OR REBAR

HOUSE - ARTICLE 21 OF LEAVENWORTH COUNTY

ZONING AND SUBDIVISION REGULATIONS.

40' WIDE ACCESS EASEMENT

BK. 713, PG. 1467

"UNPLATTED TRACT

PN. 195-15-5

OWNER:

ISA SCHELLER: LIVING TRUS

15912 206TH STREET

TONGANOXIE, KS. 66086

1/2" REBAR (HELD THIS SURVEY)

1. NE 77.45 TO 60D NAIL WITH WASHER IN TOP OF CORNER POST

N 88°13'51"E

2638.75 (M)

2641.16 (REF. #6)

OWNER / DEVELOPER ERIC GAMBRILL / ROBIN GAMBRILL

TONGANOXIE, KS. 66086 (PN. 195-15-6)

1/2" REBAR AT THE NW CORNER OF 15-T11S-R21E

PUBLIC IMPROVEMENT

DRAINAGE CALCULATIONS

ON SEPARATE DOCUMENT BY DAVID LUTGEN, PI

ROAD INFORMATION EVANS ROAD - 24' WIDE PAVED SURFACE ROAD CLASS - COUNTY COLLECTOR

SEWAGE / PRIVATE ON SITE SYSTEM

21211 EVANS ROAD

BENCHMARK

EL. 872.85 (NAVD 88)

UTILITIES ELECTRIC / EVERGY WATER / SUBURBAN WATER GAS / PRIVATE PROPANE

(913) 433-8995

2. SE 78.64 TO 60D NAIL WITH WASHER IN RR TIE POST

4. SW 69.35 TO 60D NAIL WITH WASHER IN POWER POLE

3. SE 83.32 TO TOP NUT OF FIRE HYDRANT



LEGEND

- 1/2" x 24" REBAR SET WITH #1349 CAP
- SURVEY MONUMENT FOUND (AS NOTED) ORIGIN UNKNOWN, UNLESS REFERENCED
- UTILITY EASEMENT DEDICATED THIS PLAT
- BUILDING SETBACK
- NO ACCESS
- POINT OF COMMENCING -[W]— EXISTING WATERLINE (AS LAID)

DEED DESCRIPTION - BK. 805, PG. 1249 (2001)

THE FAST 21 ACRES OF THE NORTH 55 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 11, RANGE 21, LESS THE FOLLOWING TRACT: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 15: THENCE EAST 1318.58 FEET TO A POINT; THENCE SOUTH 438.50 FEET TO THE POINT OF BEGINNING OF THIS TRACT; THENCE SOUTH 1373.50 FEET; THENCE WEST 498.43 FEET; THENCE NORTH 1373.50 FEET; THENCE EAST 497.36 FEET TO THE POINT OF BEGINNING, LESS THAT PART THEREOF TAKEN OR USED FOR ROAD PURPOSES, IN LEAVENWORTH COUNTY, KANSAS

SURVEYORS DESCRIPTION

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 15-T11S-R21E OF THE 6TH P.M., LEAVENWORTH COUNTY, KANSAS, AS SURVEYED BY LARRY T. HAHN, PS #1349, MAY, 2024, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 15: THENCE, N 88°13'51"E 821.56 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER TO THE POINT OF BEGINNING

THENCE, CONTINUING ALONG SAID NORTH LINE, N 88°13'51"E, 497.02 FEET

THENCE, S 01°48'38"E, 438.50 FEET; THENCE, S 88°13'51"W, 497.36 FEET;

THENCE, N 01°45'48"W, 438.50 FEET TO THE POINT OF BEGINNING. CONTAINS 5.00 ACRES, MORE OR LESS, INCLUDING ROAD RIGHT OF WAY.

RELATIVE: 1:10,142,285

RESTRICTIONS

- 1. 40' REAR SETBACK FOR RESIDENCES
- 15' REAR SETBACK FOR ACCESSORY BUILDINGS 15' SIDE SETBACK
- 2. AN ENGINEERED WASTEWATER DISPOSAL MAY BE REQUIRED DUE TO POOR SOIL CONDITIONS 3. EROSION CONTROL SHALL BE USED WHEN DESIGNING AND CONSTRUCTING DRIVEWAYS. 4. A FORM OF SEDIMENT CONTROL SHALL BE INSTALLED BEFORE WORK BEGINS AND MAINTAINED
- THROUGHOUT THE TIME THAT THE LAND DISTURBING ACTIVITIES ARE TAKING PLACE. 5. RE-VEGETATION OF ALL DISTURBED SITES SHALL BE COMPLETED WITHIN 45 DAYS AFTER
- COMPLETION OF FINAL GRADING, WEATHER PERMITTING.
- 6. LOTS ARE SUBJECT TO THE CURRENT ACCESS MANAGEMENT POLICY RESOULTION.
- 7. NO ADDITION TO THE HOUSE ON LOT 2 SHALL ENCROACH ANY FURTHER INTO THE BUILDING SETBACK LINE OR EASEMENT. IF THE STRUCTURE IS DAMAGED MORE THAN 51%, IT MUST BE BUILT IN COMPLIANCE WITH REQUIRED SETBACKS.
- 8. STRUCTURES BUILT WITHIN THE SUBDIVISION SHALL COMPLY WITH RESOULTION 2020-39, OR AS AMENDED. 9. NO DRIVEWAY ACCESS FOR LOT 1 SHALL BE PERMITTED ON TO EVANS ROAD.
- 10. NO OFF PLAT RESTRICTIONS.

NOTES

2. LEAVENWORTH COUNTY, KANSAS, DOES NOT REPRESENT, WARRANT OR GUARANTEE THAT THE DETAILS SHOWN ON THIS DOCUMENT AND PROVIDED BY THE APPLICANT OR ANY AGENT OF

APPLICANT, INCLUDING ANY SURVEY INFORMATION SHOULD BE RELIED UPON BY ANY THIRD PARTY

AS BEING WHOLLY OR PARTIALLY ACCURATE AND COMPLETE.

3. EXISTING USE OF AREA BEING PLATTED - RESIDENTIAL - RR-2.5 PROPOSED USE - RR-2.5

4. THIS PLAT IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA

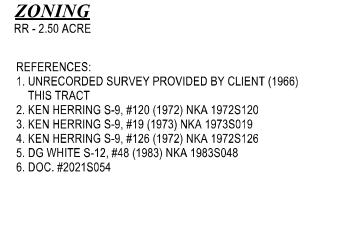
FEMA FIRM 20103C03026, DATED JULY 16, 2015 5. O & E REPORT BY CONTINENTAL TITLE COMPANY - FILE NO. 24461643, MARCH 11, 2024

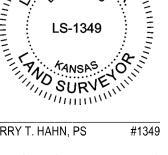
LS-1349

LARRY T. HAHN, PS

THIS IS TO CERTIFY THAT IN THE MONTH OF APRIL, 2024. THIS SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE KANSAS MINIMUM STANDARDS.







HAHN SURVEYING PO BOX 186 BASEHOR, KANSAS 66007 (913) 547-3405 hahnsurvey@gmail.com

NW CORNER 15-T11S-R21E (13J)

. N 14.30 TO CENTERLINE OF PAVEMENT

3. SW 47.00 TO 60D NAIL IN POWER POLE

4. WSW 55.24 TO 60D NAIL IN POWER POLE

2. N 14.18 TO 1/2" REBAR WITH 2" ALUNIMUM CAP

5. N 42.30 TO NAIL WITH WASHER IN FENCE POST

1/2" REBAR (BM)

Leavenworth County Request for Board Action Case No. DEV-24-082 & 083 Preliminary & Final Plat Tranquill Acres *Consent Agenda*

Date: September 4, 2024

To: Board of County Commissioners

From: Planning & Zoning Staff

Department Head Review: <u>John Jacobson, Reviewed</u>

Additional Reviews as needed:

Budget Review ☐ Administrator Review ☒ Legal Review ☒

Action Request:

Chairman, I find that the proposed Final Plat as outlined in case DEV-24-083 is compliant with the Leavenworth 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 39.10 +- acre parcel into five (5) 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 range in size from 5 to 20 acres. All lots meet the requirements for the RR-5 zoning district.

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

Recommendation: The Planning Commission voted 8-0 (1 absent) to recommend approval of Case No.DEV-24-083, Final Plat for Tranquill Acres subject to conditions.

Alternatives:

- 1. Approve Case No. DEV-24-083, Final Plat for Tranquill Acres, with Findings of Fact, and with or without conditions; or
- 2. Deny Case No. DEV-24-083, Final Plat for Tranquill Acres, with Findings of Fact; or
- 3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-24-083, Final Plat for Tranquill Acres, with Findings of Fact; or
- 4. Remand the case back to the Planning Commission.

| Budge | tary Impact: |
|-------------|---|
| \boxtimes | 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-24-082 & 083 Tranquil Acres

August 14, 2024

REQUEST: Consent Agenda

 STAFF REPRESENTATIVE:

JOSH SCHWEITZER Development Planner

SUBJECT PROPERTY: 21521 Cantrell Rd.

APPLICANT/APPLICANT AGENT: LARRY HAHN HAHN SURVEYING PO Box 186 Basehor, KS 66007

PROPERTY OWNER:

Tom & Karen Lindsay 22511 Golden Road Linwood, KS 66052

CONCURRENT APPLICATIONS:

NONE

LAND USE

ZONING: RR-5

FUTURE LAND USE DESIGNATION:

County Road 1

LEGAL DESCRIPTION:

A Subdivision being the Northeast Quarter of the Northeast Quarter of Section 9, Township 12 South, Range 21, East of the 6th P.M., in Leavenworth County Kansas.

SUBDIVISION: N/A

FLOODPLAIN: N/A

STAFF RECOMMENDATION: APPROVAL

ACTION OPTIONS:

- Recommend approval of Case No. DEV-24-082 & 083, Preliminary & Final Plat for Tranquil Acres, to the Board of County Commission, with or without conditions; or
- 2. Recommend denial of Case No. DEV-24-082 & 083, Preliminary & Final Plat for Tranquil Acres to the Board of County Commission for the following reasons; or
- 3. Continue the hearing to another date, time, and place.

PROPERTY INFORMATION

PARCEL SIZE: 39.10 +- ACRES

PARCEL ID NO: 222-09-0-00-001

BUILDINGS:

Existing House and Outbuilding

PROJECT SUMMARY:

Request for a final plat approval to subdivide property located at 21521 Cantrell Road (222-09-0-00-001) as Lots 01 through 05 of Tranquil Acres.

ACCESS/STREET:

214th Street & Cantrell Road - Local, Gravel, ± 22'

Location Map: FUTURE LAND USE DESIGNATION



UTILITIES

SEWER: PRIVATE SEPTIC

FIRE: FD# 2 WATER: RWD 10 ELECTRIC: EVERGY

NOTICE & REVIEW:

STAFF REVIEW:

8/6/2024

NEWSPAPER NOTIFICATION:

N/A

NOTICE TO SURROUNDING PROPERTY OWNERS:

N/A

| | RDS TO BE CONSIDERED: Type content in each if necessary (delete this after the county Zoning and Subdivision Standards: Preliminary Review | Met | Not Met |
|----------|--|-----|-----------|
| 35-40 | Preliminary Plat Content | X | 110111101 |
| | | • | -1 |
| 40-20 | Final Plat Content | X | |
| 41-6 | Acces Management | T X | 1 |
| 41-6 | Access Management | X | |
| 41- | Entrance Spacing | X | |
| 6.B.a-c. | | | |
| 41-6.C. | Public Road Access Management Standards | X | |
| 43 | Cross Access Easements | N/A | |
| 50-20 | Utility Requirements | X | |
| 50-30 | Other Requirements | X | |
| 50-40 | Minimum Design Standards | X | |
| | | | |
| 50-50 | Sensitive Land Development | N/A | |
| 50-60. | Dedication of Reservation of Public Sites and Open Spaces | N/A | |

STAFF COMMENTS:

The applicant is proposing to divide a 39.10 +- acre parcel into five (5) 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 range in size from 5 to 20 acres. All lots meet the requirements for the RR-5 zoning district.

PROPOSED CONDITIONS:

- 1. Building permits shall be required for any new construction.
- 2. Erosion control shall be used when designing and constructing driveways. A form of sediment control shall be installed before work begins and maintained throughout the time that the land disturbing activities are taking place. Re-vegetation of all disturbed sites shall be completed within 45 days after completion of final grading weather permitting.
- 3. A waiver for the use of private septic systems within this subdivision is granted with this approval.
- 4. At time of development, fire hydrants shall be required, if necessary, infrastructure is available.
- 5. The developer must comply with the following memorandums:

Memo - RWD 10, dated June 13, 2024

Memo - Emergency Management, dated August 6, 2024

ATTACHMENTS:

A: Application & Narrative

B: Zoning Maps

C: Memorandums

FINAL PLAT APPLICATION

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

430 913-684-0398 Fax

| CAMA No.: 222 - 09 | OOI Office Use Only Date Received: 06.13.2024 |
|--|--|
| Township: Reud | Date Received. UG.1, J. LOC. |
| | e: |
| Project No.: OEV-24- | Date Paid: |
| Project No SEV 29 | Date I aid. |
| | |
| APPLICANT/AGENT INFORMATION | |
| NAME | NAME_LINDSAY FAMILY TRUST |
| | ADDRESS 22511 GOLDEN ROAD |
| ADDRESS | ADDRESS |
| CITY/ST/ZIP | CITY/ST/ZIP LINWOOD, KS. 66052 |
| | |
| PHONEEMAIL _ | PHONE 913-238-2473 EMAIL |
| | VASQUILMOT |
| CONTACT PERSON | CONTACT PERSON TOW LINDSAY |
| Zoning:RR- 5.00 Surveyor and/or Engineer Firm:HAF | IN SURVEYING |
| Contact Person: LARRY HAHN | WANGAS SSAT |
| Address: PO BOX 186 BASEHOR, | |
| Phone :913-547-3405 | Fax : Email : hahnsurvey@gmail.co |
| | SUBDIVISION INFORMATION |
| Gross Acreage: 40.00 ACRES | Number of Lots: 5 Minimum Lot Size: 5.00 ACRES |
| Maximum Lot Size: 20.00 ACRES | Zoning: RR - 5.0 Density: |
| Open Space Acreage: | Water District: RWD #10 Proposed Sewage: ON SITE |
| Fire District: #2 | Electric Provider: EVERGY Natural Gas Provider: PROPANE |
| Covenants: Yes No | Phase Number: |
| Is any part of the site designated as Flo | odplain? Yes No If yes, what is the panel number: |
| I, the undersigned am the owner, duly authorized Leavenworth County, Kansas. By execution Signature: | orized agent, of the aforementioned property situated in the unincorporated portion of on of my signature, I do hereby officially apply for Final Plat approval as indicated above. Date: 6/13/24 |
| | ATTACHMENT A-2 |

Transaction Identification Data, for which the Company assumes no liability as set forth in Condition 9.d.:

Issuing Agent:

McCaffree-Short Title Company, Inc.

Issuing Office:

4701 W 110th, Overland Park , KS 66211

Issuing Office's ALTA® Registry ID: 001200

Issuing Office File No.: 24-0409

Property Address:

21521 Cantrell Road, Linwood, KS 66052

SOLOSVILLATION BISCHT SELVE SCHEDULE A

and the expectation is the property of the property of accompanies of the contract of the cont THE POLICY PROPERTY OF CHARLES IN COUNTRY PROLICY PROJECTION OF STREET AND AND AND

Constitution of Comment is respected inputation and not regulated in a comment of the the Name and Address of Title Insurance Company: Old Republic National Title Insurance Company 1410 North Westshore Blvd, Suite 800, Tampa, FL 33607

Policy No.: OYDA08128527

Amount of Insurance: \$710,000.00

medical certical section of the article and conducted of the section of the property and con-Premium: \$1,308.00

TEXT STRANG WILL T

matigma 2 - sinit

Man I with

TOTAL SANT L ROBERT ME

OF OVER AND IN PARTY S

Date of Policy: May 2, 2024 at 10:07 AM 1. The Insured is:

Lindsay Family Trust dated September 21, 2023

2. The estate or interest in the Land insured by this policy is:

Fee Simple 3. The Title is vested in:

Lindsay Family Trust dated September 21, 2023

4. The Land is described as follows:

The Northeast Quarter of the Northeast Quarter of Section 9, Township 12 South, Range 21 East of the 6th P.M., in Leavenworth County, Kansas, except any part taken or used for streets, roads and/or public rights of

The equal is 25, your first a great street beautifully in this most and bug at

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CITY OF BETTER OF BUTTON

SCHEDULE B

OWNERS POLICY

Policy No.: OYDA08128527

EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

- Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the effective date of this policy.
- Rights or claims of parties in possession not shown by the Public Records.
- Easements, or claims of easements, not shown by the Public Records.
- 4. Any encroachment, encumbrance, violation, variation or adverse circumstances affecting Title that would be disclosed by an accurate and complete survey of the Land or that could be ascertained by an inspection of the Land.
- 5. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, unless such lien is shown by the Public Records at Date of Policy.
- 6. Taxes, or special assessments, if any, not shown as existing liens by the Public Records.

NOTE: Exception(s) numbered NONE above is/are hereby deleted.

- 7. This policy will not insure against the possibility that the property in question may be included in a benefit or other improvement district, contemplated or existing, but for which no assessments have as yet been shown on the tax rolls.
- The lien of the General, State, County and City Taxes for the year 2024 and all subsequent years.
- Easements, Reservations, Homes Association Declaration, Restrictions, Building Set-back Lines, if any, of record.
- Oil and Gas Lease to T. A. Goff recorded May 16, 1928, in O&G Book 272 at Page 217.
- 11. Reservation of oil, gas, and other minerals and mineral rights in favor of The Federal Land Bank of Wichita as set out in Corporation Special Warranty Deed recorded in Deed Book 329 at Page 449; Declaration of Expiration of Mineral Reservation recorded in Misc. Book 468 at Page 32.
- 12. Judgments, pending suits, state and federal tax liens, if any, against the insured parties.
- Tenancy rights, either as month to month, or by virtue of written leases of persons in possession of any part of the subject property.

ENTERED IN TRANSFER RECORD IN MY OFFICE THIS DAY 05/02/2024

66052

Janet Klannike COUNTY CLERK

McCaffree-Short Title Company, Inc. - File No. 24-0409

Doc #: 2024R03017
TERRILOIS MASHBURN
REGISTER OF DEEDS
LEAVENWORTH COUNTY, KANSAS
RECORDED ON:
05/02/2024 10:07:53 AM
RECORDING FEE: 38.00
PAGES: 2

GENERAL WARRANTY DEED

4701 W 110th
Overland Park , KS 66211

THIS INDENTURE, made this 20 day of April 20 day of between Daniel S. Hill and Vicki E. Hill, a Married Couple, as GRANTOR, and Lindsay Family Trust

dated September 21, 2023, as GRANTEE, whose mailing address is 22511 Golden Rd., Linwood, KS

WITNESSETH: THAT SAID GRANTOR, in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency which is hereby acknowledged by GRANTOR, does hereby grant, bargain and sell, convey and confirm, unto the said GRANTEE, and unto Grantee's heirs and assigns forever, the following described real property situated in the County of Leavenworth, State of Kansas to-wit:

The Northeast Quarter of the Northeast Quarter of Section 9, Township 12 South, Range 21 East of the 6th P.M., in Leavenworth County, Kansas, except any part taken or used for streets, roads and/or public rights of way.

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

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

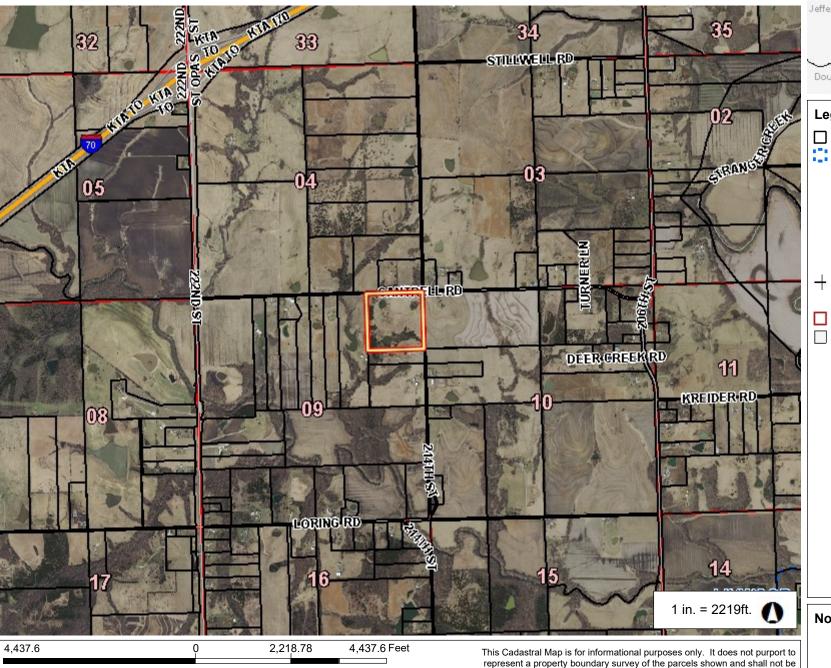
If two or more persons constitute either GRANTOR or GRANTEE, the words GRANTOR and GRANTEE shall be construed to read GRANTORS or GRANTEES, whenever the sense of this Deed requires.

OWNER AUTHORIZATION

| I/WE | TOM LINDSAY & KAREN LINDSAY | | _, hereby referred to | as the |
|--------|--|----------------------------|---------------------------|---|
| "Unde | rsigned", being of lawful age, do hereby on | thisday of | , 20, ma | ke the following |
| statem | ents, to wit: | | | |
| 1. | I/We the Undersigned, on the date first abo the following described real property | ove written, am the lawf | ul, owner(s) in fee sin | mple absolute of |
| | See Exhibit A attached hereto and incorpo | rated herein by reference | e. | |
| 2. | I/We the undersigned, have previously aut | horized and hereby auth | orize_ LARRY HAI | · IN |
| | | einafter referred to as "A | | |
| | for the purpose of making application with | n the Planning Departme | ent of Leavenworth C | ounty, Kansas, |
| | 21521 CANTRELL ROAD | (common add | ress) the subject real | property, or |
| | portion thereof, and which authorization in | ncludes, but is not limite | ed to, all acts or things | s whatsoever |
| | necessarily required of Applicant in the ag | oplication 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 our 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 at my sole expense and agree to bear all other costs and expenses related thereto, even if such claims are groundless, false or fraudulent. | | | reinafter I claims, losses, iabilities, whether relating to any every kind and idirectly our of ereof. I, the or and defend any I agree to bear all |
| 4. | It is understood that in the event the Under whose signature appears below for and or authority to so bind the corporation or par instrument. | behalf of the corporation | on or partnership has | in fact the |
| IN W | ITNESS THEREOF, I, the Undersigned, ha | ave set my hand below. | X KOULM (| S. Lindsay |
| STAT | TE OF KANSAS | | 0 14 | |
| COU | NTY OF LEAVENWORTH | | TOMENDSAY | |
| The f | oregoing instrument was acknowledged bef | fore me on this 13 day o | f <u>JUNe</u> , 20 | 24, |
| by_T | on & Karen Lindsay | | | |
| МуС | Commission Expires: 12/01/26 | Notary Public | egut L | TTACHMENT B |
| | 5 | | | |
| S:\Adm | ninistration\Applications\2011\Preliminary and Final_Plat Ap | plication.doc | 2011-06-07 | Page 6 of 7 |

STEPHANIE HER
Notary Public-State of Kansas
My Appt. Expires 120126

Leavenworth County, KS



Jefferson Wyandotte

Douglas Johnson

Legend

] Parcel

City Limit Line

Major Road

<all other values>

70

Road

___ <all other values>

— PRIVATE

Railroad

Section

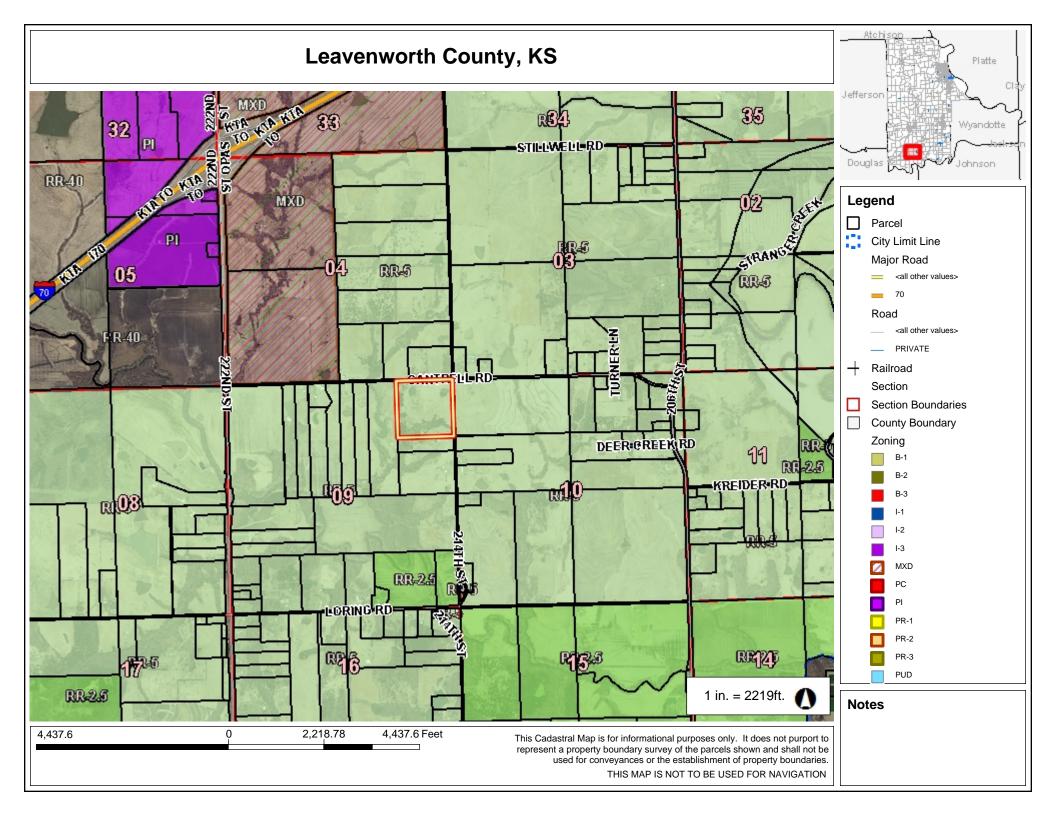
Section Boundaries

County Boundary

Notes

used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



TRANQUIL ACRES

A SUBDIVISION BEING THE NE 1/4 OF THE NE 1/4 SECTION 9-T12S-R21E OF THE 6TH P.M., LEAVENWORTH COUNTY, KANSAS

NW CORNER OF NE 1/4 OF NE 1/4

9-T12S-R21E -\

N 88°12'09"E 1316.91

"UNPLATTED TRACT"

PAULEY, TERESA A. & DONALD C

21591 CANTRELL ROAD

LINWOOD, KS. 66052

PN. 222-9-2.02

9-T11S-R21E

2633.82

N 88°12'09"E

S 88°16'29"W

2638.68

SECTION MAP <u>NE 1/4 - 9-T12S-R21E</u>

CENTER 9-T12S-R21E (11G)

15" x 24" x 3" LIMESTONE (REF. #1)

1. N 1.50 TO EAST - WEST FENCE

2. 1/2" REBAR ON NORTH SIDE OF STONE

3. N 8.35 TO PK NAIL WITH WASHER IN TOP OF BRACE POST

4. N 1.22 TO PK NAIL WITH WASHER IN CORNER POST

WEST LINE OF NE 1/4 OF NE 1/4

SW CORNER OF NE 1/4 OF NE 1/4

1/2" REBAR WITH #1296 CAP (REF. #1) —

9-T12S-R21E

N 1/4 CORNER 9-T12S-R21E (11E)

1. SW 24.25 TO PK NAIL IN HEDGE POST 2. N 28.65 TO PK NAIL IN CORNER POST

3. SE 39.60 TO 60D NAIL IN POWER POLE

4. S 18.55 TO PK NAIL WITH #655 WASHER IN CORNER POST

1/2" REBAR (REF. #2)

"LOT 2 - DODGE ADDITION"

SWEENEY, JACOB & DI JOSEPH, DEVIN

LINWOOD, KS. 66052

PN. 222-4-11

PRELIMINARY PLAT

POND

EXISTING

-HOUSE

APPROXIMATE

20.00 ACRES +/-

(INCLUDING ROAD R/W)

COVER

< 20' U/E, -

LOCATION OF

LATERAL FIELD

POND

SOUTH LINE OF NE 1/4 OF NE 1/4

S 88°14'19"W

1318.12

"UNPLATTED TRACT"

OWNER:

BUCK, BRANDON & DIANA

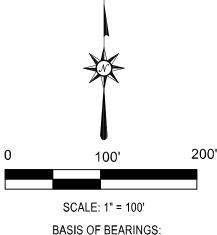
13765 214TH STREET

LINWOOD, KS. 66052

PN. 222-9-12.01

659.06

9-T11S-R21E



KANSAS NORTH ZONE - NAD83

1/2" x 24" REBAR SET WITH #1349 CAP

SURVEY MONUMENT FOUND (AS NOTED) ORIGIN UNKNOWN, UNLESS REFERENCÉD

NE CORNER 9-T12S-R21E (13E)

1. NW 38.75 TO 60D NAIL IN TOP OF CORNER POST

ROAD RECORD (1876)

- EAST LINE OF NE 1/4

- SE CORNER OF NE 1/4 OF NE 1/4

9-T12S-R21E

9-T12S-R21E

"UNPLATTED TRACT"

ROWE LIVING TRUST

409 S. MADISON STREET

SPRING HILL, KS. 66083

PN. 222-10-8

D - 245 (40' R/W)

2. SW 31.90 TO PK NAIL IN TOP OF CORNER POST

3. SE 30.90 TO 60D NAIL IN POWER POLE

1/2" REBAR (REF. #2)

ROAD RECORD (1876)

D - 245 (40' R/W)

LEGEND

"UNPLATTED TRACT"

RUDOLPH, WILLIAM A.

21502 CANTRELL ROAD

LINWOOD, KS. 66052 PN. 222-4-4

...CANTRELL ROAD (40')

Ĺ—10' U/E ∖

UTILITY EASEMENT - DEDICATED THIS PLAT

LOT 2

5.00 ACRES +/-

- N 88°12'44"E

LOT 3

5.00 ÁCRES +/-

(INCLUDING ROAD R/W)

LOT 4

5:00 ACRES +/-

(INCLUDING ROAD R/W).

N 88°13'47"E - -

5:00 ACRES +/-

(INCLUDING ROAD R/W

E 1/4 CORNER 9-T12S-R21E (13G)

1. E 25.59 TO PK NAIL WITH WASHER IN CORNER POST

2. SSE 38.35 TO PK NAIL WITH WASHER IN POWER POLE

3. W 20.07 TO PK NAIL WITH WASHER IN CORNER POST

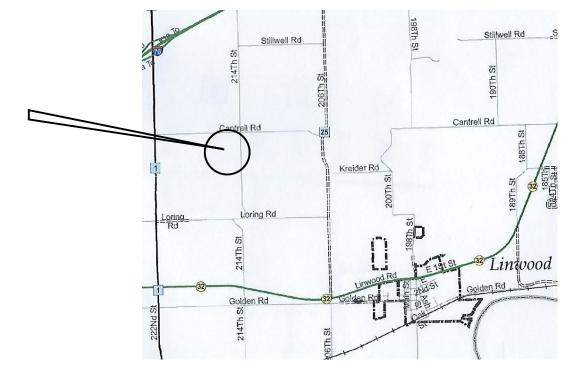
1/2" REBAR (REF. #1)

ROAD RIGHT OF WAY

NORTH LINE OF NE 1/4

9-T12S-R21E —

* EXISTING FENCE



OWNER / DEVELOPER

LINDSAY FAMILY TRUST TOM & KAREN LINDSAY (913) 238-2473 22511 GOLDEN ROAD LINWOOD, KS. 66052

DEED DESCRIPTION - DOC. #2024R03017

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9. TOWNSHIP 12 SOUTH, RANGE 21 EAST OF THE 6TH P.M., IN LEAVENWORTH COUNTY, KANSAS, EXCEPT ANY PART TAKEN OR USED FOR STREETS, ROADS AND/OR PUBLIC RIGHTS OF WAY.

SURVEYORS DESCRIPTION

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9-T12S-R21E OF THE 6TH P.M., LEAVENWORTH COUNTY, KANSAS, AS SURVEYED BY LARRY T. HAHN, PS #1349, MAY, 2024, MORE FULLY DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 9; THENCE, S 01°43'57"E, 1323.13 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 9

TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THENCE, S 88°14'19"W, 1318.12 FEET ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER

THENCE, N 01°40'48"W, 1322.30 FEET ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER

THENCE, N 88°12'09"E, 1316.91 FEET ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 TO THE POINT OF BEGINNING.

CONTAINS 40.00 ACRES, MORE OR LESS, INCLUDING ROAD RIGHT OF WAY. RELATIVE: 1:3,512,539

RESTRICTIONS

1. NO OFF PLAT RESTRICTIONS 2. 40' REAR SETBACK FOR RESIDENCES

15' REAR SETBACK FOR ACCESSORY BUILDINGS

3. AN ENGINEERED WASTEWATER DISPOSAL MAY BE REQUIRED DUE TO POOR SOIL CONDITIONS.

4. EROSION CONTROLL SHALL BE USED WHEN DESIGNING AND CONSTRUCTING DRIVEWAYS. 5. A FORM OF SEDIMENT CONTROL SHALL BE INSTALLED BEFORE WORK BEGINS AND MAINTAINED

THROUGHOUT THE TIME THAT THE LAND DISTURBING ACTIVITIES ARE TAKING PLACE. 6. RE-VEGETATION OF ALL DISTURBED SITES SHALL BE COMPLETED WITHIN 45 DAYS AFTER COMPLETION

OF FINAL GRADING, WEATHER PERMITTING. 7. LOTS ARE SUBJECT TO THE CURRENT ACCESS MANAGEMENT POLICY RESOULTION.

8. STRUCTURES BUILT WITHIN THE SUBDIVISION SHALL COMPLY WITH RESOULTION 2020-39, OR AS AMENDED.

<u>NOTES</u>

1. FENCE LINES DO NOT DENOTE PROPERTY LINES.

2. LEAVENWORTH COUNTY, KANSAS, DOES NOT REPRESENT, WARRANT OR GUARANTEE THAT THE DETAILS

SHOWN ON THIS DOCUMENT AND PROVIDED BY THE APPLICANT OR ANY AGENT OF APPLICANT, INCLUDING ANY SURVEY INFORMATION SHOULD BE RELIED UPON BY ANY THIRD PARTY AS BEING WHOLLY OR PARTIALLY ACCURATE AND COMPLETE.

3. EXISTING USE OF AREA BEING PLATTED - AGRICULTURAL

PROPOSED USE - RR-5.0 / RESIDENTIAL 4. THIS PLAT IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA

FEMA FIRM 20103C0325G, EFFECTIVE 7/16/2015

5. TITLE REPORT PROVIDED BY MCCAFREE-SHORT TITLE COMPANY, INC. POLICY #OYDA-08128527, FILE #24-0409 - MAY 2,2024

ROAD INFORMATION CANTRELL ROAD - 18' +/- WIDE WITH GRAVEL SURFACE - ROAD CLASS (LOCAL)

214TH STREET - 18' +/- WIDE WITH GRAVEL SURFACE - ROAD CLASS (LOCAL)

DRAINAGE CALCULATIONS

ON SEPARATE DOCUMENT BY DAVID LUTGEN, PE

<u>UTILITIES</u> ELECTRIC / EVERGY

WATER / R.W.D. #10 GAS / PRIVATE PROPANE SEWAGE / PRIVATE ON SITE SYSTEM FIRE DISTRICT /#2

PUBLIC IMPROVEMENT

REFERENCES

1. DOC. #2012S026 2. DOC. #2023P00051

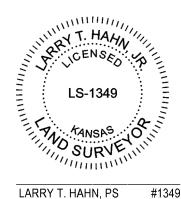
ZONING

RR - 5.0

THIS IS TO CERTIFY THAT IN THE MONTH OF MAY, 2024. THIS SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.



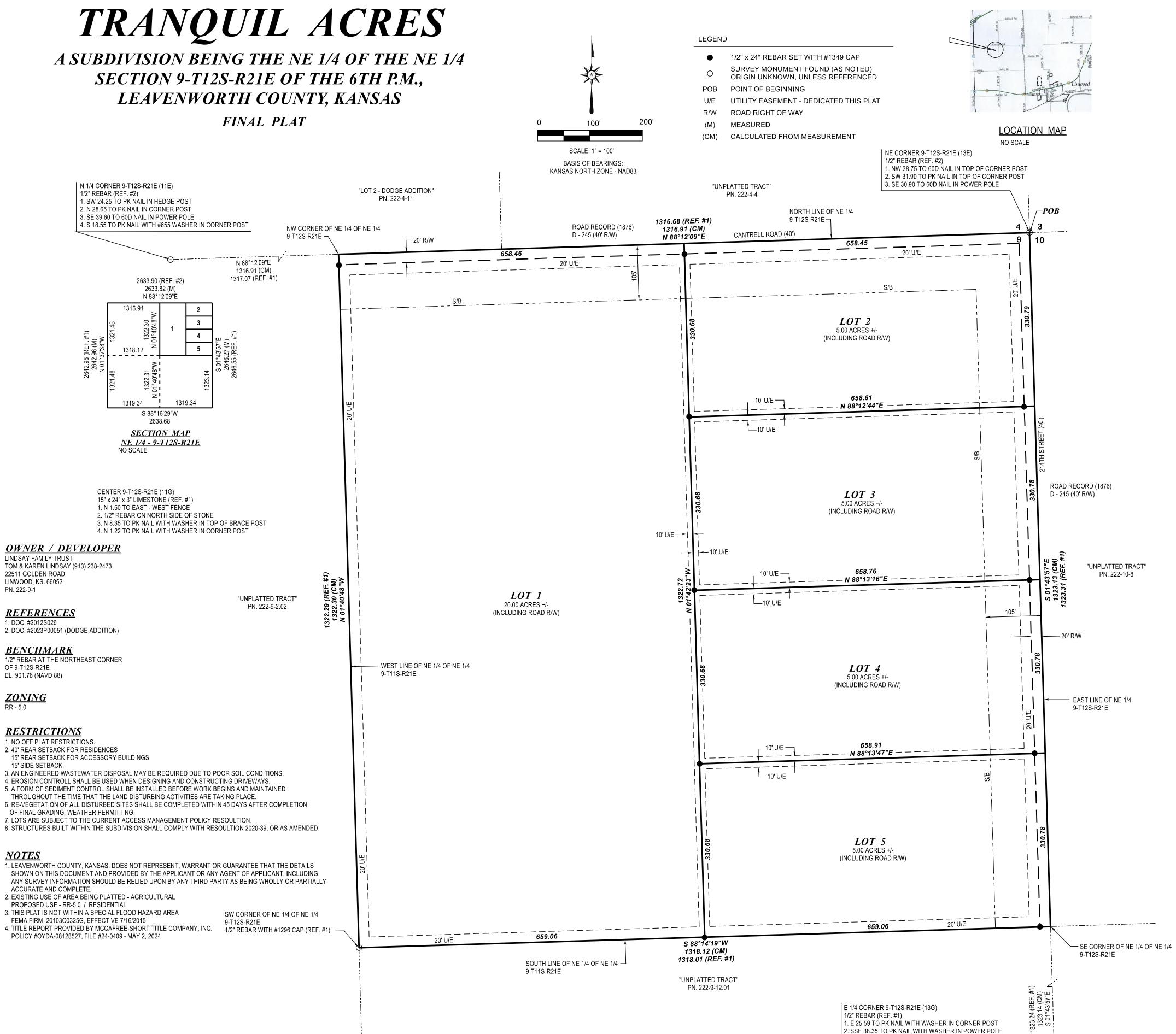
1/2" REBAR AT THE NORTHEAST CORNER OF 9-T12S-R21E EL. 901.76 (NAVD 88)



HAHN SURVEYING PO BOX 186 BASEHOR, KANSAS 66007 (913) 547-3405 hahnsurvey@gmail.com



A SUBDIVISION BEING THE NE 1/4 OF THE NE 1/4 SECTION 9-T12S-R21E OF THE 6TH P.M.,





DEED DESCRIPTION - DOC. #2024R03017

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 12 SOUTH, RANGE 21 EAST OF THE 6TH P.M., IN LEAVENWORTH COUNTY, KANSAS, EXCEPT ANY PART TAKEN OR USED FOR STREETS, ROADS

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TO THE POINT OF BEGINNING. CONTAINS 40.00 ACRES, MORE OR LESS, INCLUDING ROAD RIGHT OF WAY

RELATIVE: 1:3,512,539

CERTIFICATION AND DEDICATION

THE UNDERSIGNED PROPRIETORS STATE THAT ALL TAXES ON 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 SHALL BE KNOWN AS

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, UNDER AND ALONG THE STRIPS MARKED "UTILITY EASEMENTS" OR "U/E".

BUILDING LINES OR SETBACK LINES (S/B) 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.

WE, THE UNDERSIGNED OWNERS OF "TRANQUIL ACRES" HAVE SET OUR HAND THIS_____DAY OF_

| LINDSAY FAMILY TRUST | LINDSAY FAMILY TRUST |
|----------------------|----------------------|
| TOM LINDSAY | KAREN LINDSAY |

STATE OF KANSAS / COUNTY OF LEAVENWORTH

, 2024, BEFORE ME APPEARED TOM LINDSAY AND KAREN LINDSAY, KNOWN TO ME TO BE THE SAME PERSONS DESCRIBED HEREIN AND WHO EXECUTED THE SAME AS THEIR FREE ACT AND DEED. IN WITNESS THEREOF, I HAVE SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN

| NOTARY PUBLIC | MY COMMISSION EXPIRES |
|---------------|-----------------------|

WE, THE LEAVENWORTH COUNTY PLANNING COMMISSION, DO HEREBY APPROVE THE FOREGOING PLAT OF "TRANQUIL ACRES" THIS _____ DAY OF___

| CHAIRPERSON / MARCUS MAJURE | SECRETARY / JOHN JACOBSON |
|-----------------------------|---------------------------|

THE LEAVENWORTH COUNTY ENGINEERS 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, PE

WE THE BOARD OF COUNTY COMMISSIONERS OF LEAVENWORTH COUNTY, KANSAS, DO HEREBY APPROVE THE FOREGOING PLAT OF "TRANQUIL ACRES" THIS DAY OF

CHAIRPERSON / JEFF CULBERTSON

3. W 20.07 TO PK NAIL WITH WASHER IN CORNER POST

COUNTY CLERK / JANET KLASINSKI (ATTEST)

COUNTY SURVEYOR CERTIFICATION

I HEREBY CERTIFY THIS SURVEY PLAT MEETS THE REQUIREMENTS OF K.S.A. 58-2005. THE FACE OF THIS SURVEY PLAT WAS REVIEWED FOR COMPLIANCE WITH THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS. NO FIELD VERIFICATION IS IMPLIED. THIS REVIEW IS FOR SURVEY INFORMATION ONLY.

COUNTY SURVEYOR / DANIEL BAUMCHEN, PS #1363

STATE OF KANSAS / COUNTY OF LEAVENWORTH

FILED FOR RECORD AS DOCUMENT # ON THIS DAY OF ___O'CLOCK____IN THE OFFICE OF THE REGISTER OF DEEDS OF LEAVENWORTH COUNTY, KANSAS.

REGISTER OF DEEDS / TERRILOIS G. MASHBURN



LARRY T. HAHN, PS #1349

THIS IS TO CERTIFY THAT IN THE MONTH OF MAY, 2024. THIS SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.



22511 GOLDEN ROAD

LINWOOD, KS. 66052

1. DOC. #2012S026

OF 9-T12S-R21E

ZONING

EL. 901.76 (NAVD 88)

15' SIDE SETBACK

PN. 222-9-1

07-25-24 Olsson Review No Further Comment

Tranquil Acres

Leavenworth County Kansas

Drainage Report

June 8, 2024

Revised July 21, 2024



June 13, 2024

Hahn Surveying PO Box 186 Basehor, KS 66007

RE: Preliminary and Final Plat for a 5-lot subdivision at 214th and Cantrell

Dear Mr. Hahn.,

This letter is in response to your request for comments for the preliminary and final plot for a 5-lot subdivision at 214th and Cantrell.

RWD10 has an existing main that currently services water to Lot 1, at 21521 Cantrell.

For the other 4 lots, along 214th St., we would need for our engineer to run a hydraulic analysis, at the cost of \$300 to the owner/developer. This check should be made payable to RWD10.

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

Regards,

Steve Conley RWD10 | District Manager

Schweitzer, Joshua

From: larry hahn <hahnsurvey@gmail.com>
Sent: Friday, June 28, 2024 9:11 AM

Calculations to the second of the sec

To:Schweitzer, JoshuaSubject:Fwd: Tranquil 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.

Larry Hahn, PS Hahn Surveying PO Box 186 Basehor, Ks. 66007 (913) 547-3405

----- Forwarded message ------

From: **Dylan Ritter** < <u>dritter@lvcofd2.com</u>>

Date: Fri, Jun 21, 2024 at 2:25 PM

Subject: Re: Tranquil Acres

To: larry hahn < hahnsurvey@gmail.com >

Cc: <designgroupleavenworth@evergy.com>, <designgrouplawrenceservicecenter@evergy.com>, Kevin Ritter

<kritter@lvcofd2.com>

Leavenworth County Fire District #2 has no concerns, however preference would be for at least one fire hydrant to be located on the South side of Cantrell Rd for fire suppression services to the additional lots.

Thanks.

On Thu, Jun 13, 2024 at 2:12 PM larry hahn hahnsurvey@gmail.com wrote:

To all-

I have submitted a preliminary and final plat to Leavenworth County Planning And Zoning.

The Planning Staff would appreciate your written input for the proposed plat.

Please review the attached information and forward any comments to AAlisson@leavenworthcounty.gov

Thank You -

Larry Hahn, PS Hahn Surveying PO Box 186 Basehor, Ks. 66007 (913) 547-3405

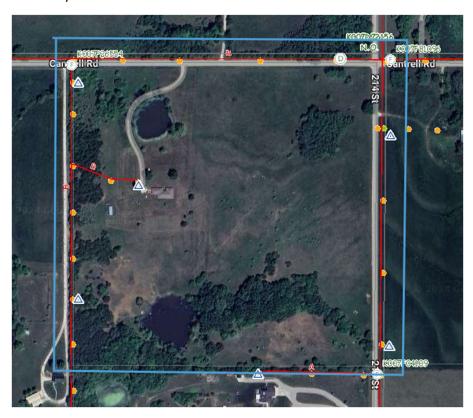


June 13, 2024

To Whom It May Concern:

This letter is to Inform you that Evergy will provide electrical power to the area pictured below per request of <u>Larry Hahn.</u>

Without knowing required load this letter does not guarantee we currently have capacity and additional build may be needed.



SW corner of 214th St and Cantrell Rd Linwood, KS Tranquil Acres Plat

Steven Heath

Evergy

TD Designer I

steven.heath@evergy,com

O 785-865-4857

Schweitzer, Joshua

From: Anderson, Kyle

Sent: Friday, June 28, 2024 10:32 AM

To: Schweitzer, Joshua

Subject: RE: DEV-24-082 & 083 Preliminary & Final Plat Tranquil Acres - Hahn

We have not received any complaints on this property and the septic system appears to remain on the same property as the home it services.

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

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

From: Schweitzer, Joshua <JSchweitzer@leavenworthcounty.gov>

Sent: Friday, June 28, 2024 9:42 AM

To: Magaha, Chuck <cmagaha@lvsheriff.org>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; McAfee, Joe

- <JMcAfee@leavenworthcounty.gov>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Noll, Bill
- <BNoll@leavenworthcounty.gov>; 'Mitch Pleak' <mpleak@olsson.com>; Baumchen, Daniel
- <DBaumchen@leavenworthcounty.gov>; Brown, Misty <MBrown@leavenworthcounty.gov>; Van Parys, David
- <DVanParys@leavenworthcounty.gov>
 Cc: PZ <PZ@leavenworthcounty.gov>

Subject: DEV-24-082 & 083 Preliminary & Final Plat Tranquil Acres - Hahn

Good Afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary & Final Plat for a 5-lot subdivision at 21521 Cantrell Rd. (222-09-0-00-001)

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 July 15, 2024.

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

v/r

Joshua J. Schweitzer Development Planner Leavenworth County Planning & Zoning 300 Walnut St, Suite 212 Leavenworth County, Kansas 66048

MEMO

To: Amy Allison **From:** Chuck Magaha

Subject: Tranquil Acres Subdivision

Date: August 6, 2024

Amy, I have reviewed the preliminary plat of the tranquil Acres Subdivision presented by Lindsey Family Trust Trust. The subdivision meets the requirements for a fire hydrant 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 along the right-a-away between Lot 4 and Lot 3 along the right-of-way, and this will meet the requirements for this subdivision. Lot 1 should be covered with the hydrant on 222^{nd} and Golden Rd.

I have no further recommendation for this subdivision.

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

Tranquil Acres. 2024



COUNTY OF LEAVENWORTH

Board of County Commissioners 300 Walnut, Suite 225 Leavenworth, Kansas 66048-2815 (913)684-0417 Fax (913) 680-2742

Email: bocc@leavenworthcounty.gov

September 4, 2024

Mr. Nathan Sickler c/o William Kidder First United Methodist Church 422 Chestnut St. Leavenworth, KS 66048

Re: Completion of Eagle Project and Eagle Rank

Dear Mr. Sickler:

The Leavenworth County Board of County Commissioners has been notified that you have completed your Eagle Project and met all the other requirements to earn the Eagle Rank. The Board congratulates you in your work for cleaning and painting the fence along the Riverfront Park for your Eagle Scout Leadership Service project putting in 350 hours to complete! The Board of County Commissioners commends you for your leadership skills obtained through the scouting program and thank you for benefitting the community and Leavenworth County.

| Good luck on all your future en | deavors! | |
|--|--|---|
| Sincerely, | | |
| Jeff Culbertson, Chairman 1 st District | Michael Smith, Member 4 th District | Vicky Kaaz, Member 2 nd District |
| Doug Smith, Member 3 rd District | Mike Stieben, Member 5 th District | |

Leavenworth County Request for Board Action Case No. DEV-24-051 & 052 Preliminary & Final Plat Metro Estates *Regular Agenda*

Date: September 4, 2024

To: Board of County Commissioners

From: Planning & Zoning Staff

Department Head Review: <u>John Jacobson, Reviewed</u>

Additional Reviews as needed:

Budget Review ☐ Administrator Review ☒ Legal Review ☒

Action Request:

Chairman, I find that the proposed Final Plat as outlined in case DEV-24-052 is compliant with the Leavenworth 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 9.90 +- acre parcel into three (3) 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). The proposed lots range in size from 3.02 to 4 acres. An exception for Lot-Depth to Lot-Width is needed as the lots exceed the 1:1 ratio. All lots meet the requirements for the R-2.5 zoning district. Staff is generally in support. During the Preliminary Plat phase, exceptions were granted for:

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

With the approval of the exception, the final plat meets the standards set forth in the Leavenworth County Zoning and Subdivision Regulations.

Recommendation: The Planning Commission voted 8-0 (1 absent) to recommend approval of Case No.DEV-24-052, Final Plat for Metro Estates subject to conditions.

Alternatives:

- 1. Approve Case No. DEV-24-052, Final Plat for Metro Estates, with Findings of Fact, and with or without conditions; or
- 2. Deny Case No. DEV-24-052, Final Plat for Metro Estates, with Findings of Fact; or

- 3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-24-052 Final Plat for Metro Estates, with Findings of Fact; or
- 4. Remand the case back to the Planning Commission.

Budgetary Impact:

| \boxtimes | 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-24-051 & 052 Metro Estates

August 14, 2024

REQUEST: Regular Agenda

 □ Preliminary Plat

STAFF REPRESENTATIVE:

JOSH SCHWEITZER **Development Planner**

SUBJECT PROPERTY: 25402 Metro Ave.



PROPERTY OWNER:

Robert & Joy Cooper 25402 Metro Ave. Tonganoxie, KS 66086

CONCURRENT APPLICATIONS:

NONE

LAND USE

ZONING: RR-2.5

FUTURE LAND USE DESIGNATION:

RR-2.5

SUBDIVISION: N/A

FLOODPLAIN: Zone A

LEGAL DESCRIPTION:

A tract of land in the East 1/2 of the Southeast 1/4 of Section 22, Township 11 South, Range 20 East of the 6th P.M., in Leavenworth County, Kansas.

STAFF RECOMMENDATION: APPROVAL

ACTION OPTIONS:

- 1. Recommend approval of Case No. DEV-24-051 & 052, Preliminary & Final Plat for Metro Estates, to the Board of County Commission, with or without conditions; or
- 2. Recommend denial of Case No. DEV-24-051 & 052, Preliminary & Final Plat for Metro Estates to the Board of County Commission for the following reasons: or
- 3. Continue the hearing to another date, time, and place.

PROPERTY INFORMATION

PARCEL SIZE: 9.90 +- ACRES

PARCEL ID NO: 205-22-0-00-00-021

BUILDINGS:

Existing Home & Building

PROJECT SUMMARY:

Request for a final plat approval to subdivide property located 25402 Metro Ave (205-22-0-00-00-021) as Lots 01 through 03 of Metro Estates.

Location Map: FUTURE LAND USE DESIGNATION 25624 1 in. = 247ft. **()**

ACCESS/STREET:

Metro Ave & 256th St. - Local, Gravel, ± 24' wide

UTILITIES

SEWER: PRIVATE SEPTIC

FIRE: Tonganoxie

WATER: RWD 13

ELECTRIC: FREESTATE

NOTICE & REVIEW:

STAFF REVIEW:

8/5/2024

NEWSPAPER NOTIFICATION:

N/A

NOTICE TO SURROUNDING PROPERTY OWNERS:

N/A

| | RDS TO BE CONSIDERED: Type content in each if necessary (delete this after vorth County Zoning and Subdivision Standards: Preliminary Review | Met | Not Met |
|----------|--|----------|----------|
| 35-40 | Preliminary Plat Content | X | TTO TIME |
| | | | |
| 40-20 | Final Plat Content | X | |
| 41-6 | Access Management | X | |
| 41- | Entrance Spacing | X | |
| 6.B.a-c. | , , , , , , , , , , , , , , , , , , , | " | -1 |
| 41-6.C. | Public Road Access Management Standards | X | |
| 43 | Cross Access Easements | N/A | |
| 50-20 | Utility Requirements | X | |
| 50-30 | Other Requirements | X | |
| 50-40 | Minimum Design Standards | | X |
| | Exception needed from Article 50, Section 40.3.i. Lot-Depth to Lot-Width | | |
| 50-50 | Sensitive Land Development | N/A | |
| 50-60. | Dedication of Reservation of Public Sites and Open Spaces | N/A | |

STAFF COMMENTS:

The applicant is proposing to divide a 9.90 +- acre parcel into three (3) 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). The proposed lots range in size from 3.02 to 4 acres. An exception for Lot-Depth to Lot-Width is needed as the lots exceed the 1:1 ratio. All lots meet the requirements for the R-2.5 zoning district. Staff is generally in support

EXCEPTIONS:

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

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

Motion: The Planning Commission hereby (approves/denies) an exception from Article 50, Section 40.3.i. – Lot-Depth to Lot-Width conformance with the Zoning & Subdivision Regulations for the Metro Estates subdivision, as submitted by the application, based on a finding that all three criteria for an exception has been met.

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.
- 5. An exception from Article 50, Section 40.3.i Lot-Depth to Lot- Width has been approved.
- 6. The developer must comply with the following memorandums:
 - Memo RWD 13, dated January 23, 2024
 - Memo Emergency Management, dated August 5, 2024

ATTACHMENTS:

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

of have big

FINAL FREEIMINARY PLAT APPLICATION

Leavenworth County Planning and Zoning Department 300 Walnut St., Suite 212 Leavenworth, Kansas

| Case No. DRV-24 | | nid: 05, 20, 2024 |
|---|--|--|
| | orehensive Plan Land Use Designat | * |
| APPLICANT/AGENT INFORMATION | ON OWNER INFORM | ATION |
| NAME: Herring Surveying Company | NAME: COOPER,RO | OBERT D JR & JOY D |
| MAILING ADDRESS: 315 North 5t | h Street MAIL DIG ADDRES | S 25402 METRO AVE |
| MAILING ADDRESS. 315 NOITH ST | MAILING ADDRES | 20402 WE THO AVE |
| CITY/ST/ZIP: Leavenworth, KS 660 | CITY/ST/ZIP Tonga | anoxie, KS 66086 |
| PHONE: 913-651-3858 | PHONE: N/A | |
| EMAIL: herringsurveying@outlook | | |
| Toposea sasarvision rame. | RO ESTATES | |
| Proposed Subdivision Name:METR Address of Property:25402 METRO A PID:205-22-0-00-00-021 | | t Area:N/A |
| Address of Property: 25402 METRO A | AVE | |
| Address of Property: 25402 METRO A PID: 205-22-0-00-00-021 Gross Acreage: 11 ACRES | Urban Growth Managemen SUBDIVISION INFORMATION Number of Lots: 3 | Minimum Lot Size: 3 AC |
| Address of Property: 25402 METRO A PID: 205-22-0-00-00-021 Gross Acreage: 11 ACRES Maximum Lot Size: 4 AC | Urban Growth Managemen SUBDIVISION INFORMATION Number of Lots: 3 Proposed Zoning: RR 2.5 | Minimum Lot Size: 3 AC Density: N/A |
| Address of Property: 25402 METRO A PID: 205-22-0-00-00-021 Gross Acreage: 11 ACRES Maximum Lot Size: 4 AC Open Space Acreage: N/A | Urban Growth Managemen SUBDIVISION INFORMATION Number of Lots: 3 Proposed Zoning: RR 2.5 Water District: RWD 13 | Minimum Lot Size: 3 AC Density: N/A Proposed Sewage: SEPTIC |
| Address of Property: 25402 METRO A PID: 205-22-0-00-00-021 Gross Acreage: 11 ACRES Maximum Lot Size: 4 AC Open Space Acreage: N/A Fire District: Tonganoxie | Urban Growth Managemen SUBDIVISION INFORMATION Number of Lots: 3 Proposed Zoning: RR 2.5 Water District: RWD 13 Electric Provider: FREE STATE | Minimum Lot Size: 3 AC Density: N/A Proposed Sewage: SEPTIC Natural Gas Provider: PROPANE |
| Address of Property: 25402 METRO A PID: 205-22-0-00-00-021 Gross Acreage: 11 ACRES Maximum Lot Size: 4 AC | Urban Growth Managemen SUBDIVISION INFORMATION Number of Lots: 3 Proposed Zoning: RR 2.5 Water District: RWD 13 Electric Provider: FREE STATE Road Classification: Local – Collect | Minimum Lot Size: 3 AC Density: N/A Proposed Sewage: SEPTIC Natural Gas Provider: PROPANE tor - Arterial – State - Federal |
| Address of Property: 25402 METRO A PID: 205-22-0-00-00-021 Gross Acreage: 11 ACRES Maximum Lot Size: 4 AC Open Space Acreage: N/A Fire District: Tonganoxie Covenants: Yes x No | Urban Growth Managemen SUBDIVISION INFORMATION Number of Lots: 3 Proposed Zoning: RR 2.5 Water District: RWD 13 Electric Provider: FREE STATE Road Classification: Local – Collect Cross-Access Easement Requested: | Minimum Lot Size: 3 AC Density: N/A Proposed Sewage: SEPTIC Natural Gas Provider: PROPANE tor - Arterial – State - Federal |
| Address of Property: 25402 METRO A PID: 205-22-0-00-00-021 Gross Acreage: 11 ACRES Maximum Lot Size: 4 AC Open Space Acreage: N/A Fire District: Tonganoxie Covenants: Yes x No List of all Requested Exceptions: | Urban Growth Managemen SUBDIVISION INFORMATION Number of Lots: 3 Proposed Zoning: RR 2.5 Water District: RWD 13 Electric Provider: FREE STATE Road Classification: Local – Collect Cross-Access Easement Requested: 1. | Minimum Lot Size: 3 AC Density: N/A Proposed Sewage: SEPTIC Natural Gas Provider: PROPANE tor - Arterial – State - Federal |
| Address of Property: 25402 METRO A PID: 205-22-0-00-00-021 Gross Acreage: 11 ACRES Maximum Lot Size: 4 AC Open Space Acreage: N/A Fire District: Tonganoxie Covenants: Yes x No List of all Requested Exceptions: Exceptions may be granted per Article | Urban Growth Managemen SUBDIVISION INFORMATION Number of Lots: 3 Proposed Zoning: RR 2.5 Water District: RWD 13 Electric Provider: FREE STATE Road Classification: Local – Collect Cross-Access Easement Requested: 1. 2. | Minimum Lot Size: 3 AC Density: N/A Proposed Sewage: SEPTIC Natural Gas Provider: PROPANE tor - Arterial – State - Federal |
| Address of Property: 25402 METRO A PID: 205-22-0-00-00-021 Gross Acreage: 11 ACRES Maximum Lot Size: 4 AC Open Space Acreage: N/A Fire District: Tonganoxie Covenants: Yes x No List of all Requested Exceptions: Exceptions may be granted per Article 56 or as otherwise stated in the | Urban Growth Managemen SUBDIVISION INFORMATION Number of Lots: 3 Proposed Zoning: RR 2.5 Water District: RWD 13 Electric Provider: FREE STATE Road Classification: Local – Collect Cross-Access Easement Requested: 1. 2. 3. | Minimum Lot Size: 3 AC Density: N/A Proposed Sewage: SEPTIC Natural Gas Provider: PROPANE tor - Arterial – State - Federal |
| Address of Property: 25402 METRO A PID: 205-22-0-00-00-021 Gross Acreage: 11 ACRES Maximum Lot Size: 4 AC Open Space Acreage: N/A Fire District: Tonganoxie Covenants: Yes x No List of all Requested Exceptions: Exceptions may be granted per Article 56 or as otherwise stated in the | Urban Growth Managemen SUBDIVISION INFORMATION Number of Lots: 3 Proposed Zoning: RR 2.5 Water District: RWD 13 Electric Provider: FREE STATE Road Classification: Local – Collect Cross-Access Easement Requested: 1. 2. 3. 4. | Minimum Lot Size: 3 AC Density: N/A Proposed Sewage: SEPTIC Natural Gas Provider: PROPANE tor - Arterial – State - Federal |
| Address of Property: 25402 METRO A PID: 205-22-0-00-00-021 Gross Acreage: 11 ACRES Maximum Lot Size: 4 AC Open Space Acreage: N/A Fire District: Tonganoxie Covenants: Yes x No List of all Requested Exceptions: Exceptions may be granted per Article | Urban Growth Managemen SUBDIVISION INFORMATION Number of Lots: 3 Proposed Zoning: RR 2.5 Water District: RWD 13 Electric Provider: FREE STATE Road Classification: Local – Collect Cross-Access Easement Requested: 1. 2. 3. 4. 5. | Minimum Lot Size: 3 AC Density: N/A Proposed Sewage: SEPTIC Natural Gas Provider: PROPANE tor - Arterial – State - Federal |

ATTACHMENT A

ARTICLE 56 – EXCEPTIONS

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

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

- That there are special circumstances or conditions affecting the property.
 Flood Hazard area and topography affect the property creating the need for an exception to Article 50, Section 40.3.i. Lot-Depth to Lot-Width. Existing tract is non-compliant.
- 2. That the variance or exception is necessary for the reasonable and acceptable development of the property in question.
 - Yes would allow for the additional Lots and reducing the current width to depth ratio.
- 3. That the granting of the variance or exception will not be detrimental to the public welfare or injurious to adjacent property.

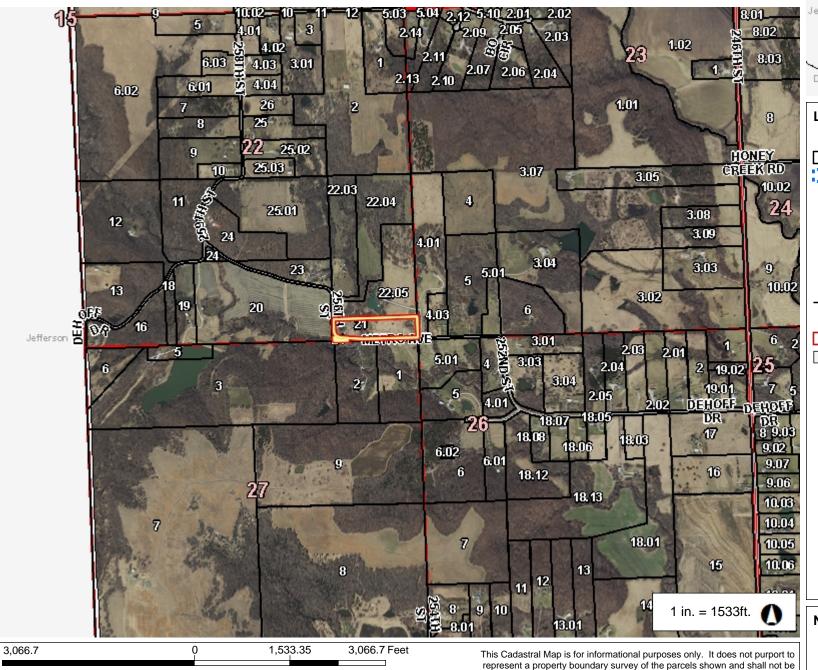
No

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| of Leavenworth | | S , | | |
| Robert D. Cooper, Jr. an | • | convey_sand warrant_s | | |
| Robert B. Cooper, or. an | Rt Goy D. Googses | ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,, | | |
| Tanzanta | | | | |
| of Leavenworth tenants in common. | _County, Kansas, | as joint tenants with rig | hts of survivors | nip and not as |
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| Southeast Ouarter (SE/4) | of Section 22 | , Township11, Range | 20; thence 1 | East |
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| west corner of the Secti eleven one-hundreths (35 | ion 23; thence 1 | North Three Hundred | Fifty-one and the parallel to | nd othe |
| South Section line One T | Thousand Three | Hundred Sixty–two a | nd seventeen | one- |
| hundreths (1362.17) feet of the Southeast Quarter | r (SE/4) of Sec | tion 22, thence Sou | th Three Hund | dred |
| Fifty-one and eleven one all in Leavenworth Count | e-hundreths (35 | 1.11) feet to the p | lace of begin | nning, |
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| Subject to easements, re | estrictions, re | servations and cove | nants, now o | f record, |
| all taxes, both general | and special, n | ot now due and paya | ble. | |
| | | . Leavenworth | _ | |
| said property | situated | in <u>Barramoras</u> | | |
| 0 3-13 | and book woulder to | d unlumble consider | | ounty, Kansas, |
| for the sum of <u>One dollar and</u> | | | | |
| for the sum of <u>One dollar and</u> this <u>12th</u> day of | d other good an | d valuable consider | | |
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| | | , 19 <u>95</u> | | |
| | | Coy L. Drinnon | | |
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| this 12th day of | Мау | Coy L. Drinnon Coy L. Drinnon Jane E. Drinnon | | |
| this 12th day of | May | Coy L. Drinnon Cane E. Drinnon County, ss. | rations—NO/1 | Dollars, |
| state Of Kansas, Douglas | May on this12th | Coy L. Drinnon County, ss. day of Ma | rations—NO/1 | Dollars, |
| state OF Kansas, Douglas BE IT REMEMBERED, That of before me, a Notary Public in and | May on this12th d for said County a | Coy L. Drinnon County, ss. day of Ma | rations—NO/1 | Dollars, |
| state Of Kansas, Douglas | May on this12th d for said County a | Coy L. Drinnon County, ss. day of Ma | rations—NO/1 | Dollars, |
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| STATE OF KANSAS, Douglas BE IT REMEMBERED, That of the before me, a Notary Public in and Coy L. Drinnon and Jane to notary Public. State of Kansas My Appt. Expires 13-75 | May on this 12th d for said County are E. Drinnon, he me personally know rument, and they IN WITNESS WH official seal, on the | Coy L. Drinnon Coy L. Drinnon County, ss. day of Ma | Swho executed execution of the ubscribed my naw written. | Dollars, |

OWNER AUTHORIZATION

| I/WE | , hereby referred to as the |
|---------|---|
| "Unde | ersigned", being of lawful age, do hereby on this 20 day of November, 2023 make the following |
| statem | ents, to wit: |
| 1. | I/We the Undersigned, on the date first above written, am the lawful, owner(s) in fee simple absolute of the following described real property |
| | See Exhibit A attached hereto and incorporated herein by reference. |
| 2. | I/We the undersigned, have previously authorized and hereby authorize (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, |
| 2 | 15 (02 METSO A LE TEM) AND ES Scommon 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 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 WI | TNESS THEREOF, I, the Undersigned, have set my hand and seal below. |
| 文 | ole (ages |
| Owner | Owner |
| | E OF KANSAS ITY OF LEAVENWORTH |
| The for | regoing instrument was acknowledge before me on this 20 day of NOV, 20 23 |
| - | ommission Expires: |
| | Notary Public |
| | STEPHANIE M. SLOOP Notary Public - State of Kansas My Appt. Expires 11 30 29 |

Leavenworth County, KS





Legend

Parcel Number

Parcel

City Limit Line

Major Road

<all other values>

____ 70

Road

— <all other values>

PRIVATE

Railroad
Section

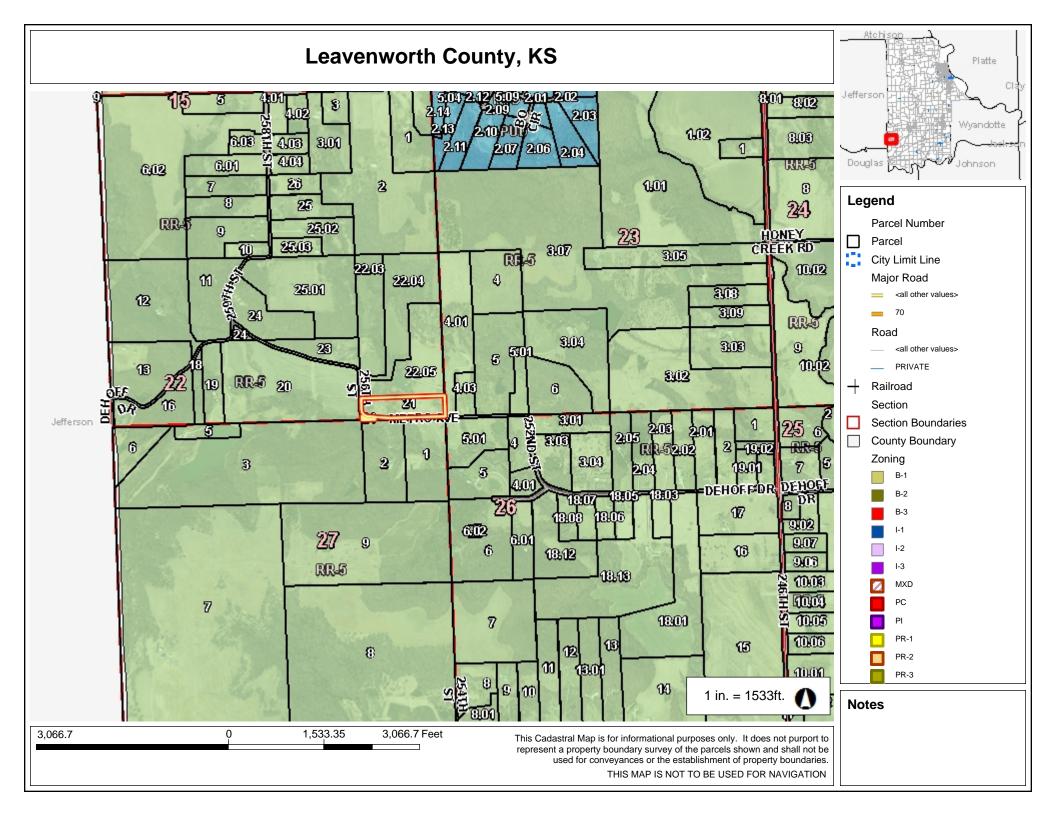
Section Boundaries

County Boundary

Notes

used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



METRO ESTATES

A Minor Subdivision in the Southeast Quarter of Section 22, Township 11 South, Range 20 East of the 6th P.M., Leavenworth County, Kansas.

PRELIMINARY PLAT

PREPARED FOR:

COOPER, ROBERT D JR & JOY D 25402 METRO AVE TONGANOXIE, KS 66086 PID # 205-22-0-00-00-021

RECORD DESCRIPTION: Per Title Commitment

Beginning at the Southwest corner of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 22, Township 11, Range 20; thence East along said South Section line One Thousand Three Hundred Sixty--two and seventeen one-hundredths (1362.17) feet to a point just East of the South west corner of the Section 23; thence North Three Hundred Fifty-one and eleven one-hundredths (351.11) feet to a point; thence West parallel to the South Section line One Thousand Three Hundred Sixty-two and seventeen one-hundredths (1362.17) feet to the West line of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 22; thence South Three Hundred Fifty-one and eleven one-hundredths (351.11) feet to the place of beginning, all in Leavenworth County, Kansas, according to survey made by R.E. Bacon on November 8, 1964.

ALSO DESCRIBED AS: A tract of land in the East 1/2 of the Southeast 1/4 of Section 22, Township 11 South, Range 20 East of the 6th P.M., AND ALSO The West 1/2 of the Southwest 1/4 of Section 23, Township 11 South, Range 20 East of the 6th P.M., more fully described as follows.

Beginning at the Southwest corner of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 22, Township 11, Range 20; thence East along said South Section line One Thousand Three Hundred Sixty--two and seventeen one-hundredths (1362.17) feet to a point just East of the South west corner of the Section 23; thence North Three Hundred Fifty-one and eleven one-hundredths (351.11) feet to a point; thence West parallel to the South Section line One Thousand Three Hundred Sixty-two and seventeen one-hundredths (1362.17) feet to the West line of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 22; thence South Three Hundred Fifty-one and eleven one-hundredths (351.11) feet to the place of beginning, all in Leavenworth County, Kansas, according to survey made by R.E. Bacon on November 8, 1964.to survey made by R.E. Bacon on November 8, 1964.

SURVEYOR'S DESCRIPTION:

A tract of land in the Southeast Quarter of Section 22, Township 11 South, Range 20 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring on July 18, 2024, more fully described as follows: Beginning at the Southwest corner of said Southeast Quarter; thence South 88 degrees 49'11" West for a distance 1362.05 feet along the South line of said Southeast Quarter to the Southwest corner of the Southeast Quarter of said Southeast Quarter; thence North 01 degrees 55'34" West for a distance of 351.11 feet to the Southwest corner of DRINNON ESTATES; thence North 87 degrees 58'43" East for a distance of 1362.40 feet along the South line of said DRINNON ESTATES to the Southeast corner of said DRINNON ESTATES; thence South 01 degrees 51'16" East for a distance of 371.11 feet to the point of beginning, together with and subject to covenants, easement and restriction of record.

ZONING:

RR 2.5 - Rural Residential 2.5

RESTRICTIONS:

1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction. 2) An Engineered Waste Disposal System may be required due to poor soil conditions. 3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading. 4) Lots are subject to the current Access Management Policy

Additional access limits as shown hereon. 5) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended. 6) Structures that exist within the building setback line or platted easement. Any future building or expansion must comply with the building setback. If the structure is damaged greater than 51% it may not be rebuilt or restored on the existing location and must meet all setbacks 7) 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. 8) Lots 1 and 2 are impacted by Special Flood Zones and are depicted heron graphically.

9) An exception to Article 50, Section 40.3.i. Lot-Depth to Lot-Width has been granted for Lots 10) Driveway construction within special flood zones will require a local floodplain filld and DWR floodplain Fill Permit. Other DWR permits may be required per driveway location and engineering. 11) No off-plat restrictions.

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: 974549, 39.95 Acres, more or less, Incl. R/W

5) Basis of Bearing - KS SPC North Zone 1501

6) Monument Origin Unknown, unless otherwise noted. 7) Proposed & Existing Lots for Agriculature & Residential Use.

9) Benchmark - NAVD88 Project Benchmark (BM) - SW COR SE 1/4 - Elev - 896.2' 10) Easements, if any, are created hereon or listed in referenced title commitment.

11) Reference Recorded Deed Book 706 Page 541 12) Utility Companies -

- Water - RWD 13 - Electric - Freestate - Sewer - Septic / Lagoon

8) Road Record - See Survey

- Gas - Propane / Natural Gas 13) Reference Lawyer's Title File Number dated May 7, 2024. 14) Property is in a Special Flood Hazard Area per

FEMA FIRM Map 20103C0300G 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, not shown hereon. 17) Easements as per referenced Title Commitment are shown hereon, if any.

- Right of Way Agreement for Socony-Vacuum Oil Company, Book 319 Page 49. Assignment to Magnolia Pipe Line Company Book 429 Page 20. Assignment to Williams Pipe Line Company Book 570 Page 404. Blanket in nature, not shown hereon.

- Agreement granted to Socony-Vacuum Oil Company, Incorporated, Book 375 Page 239. Assignment to Magnolia Pipe Line Company Book 429 Page 20. Assignment to Williams Pipe Line Company Book 570 Page 404. Blanket in nature, not shown hereon. - Right of Way Easement granted to Jefferson County Rural Water District #13, Book 516 Page 1053 -

- Easement granted to Coy L. Drinnon, permanent and perpetual easement for ingress, egress, maintenance, repair, relocation or removal of a private roadway with the right of ingress and egress,

Book 706 Page 647 - shown hereon. 18) Fence Lines do not necessarily denote the boundary line for the property. 19) Reference Surveys:

- DRINNON'S ESTATE Doc # 2010P00015 REB - R.E.Bacon Survey 1964 NKA 1964S092 - 1/2" Rebar Set with Cap No.1296

○ - 1/2" Rebar Found, unless otherwise noted. - Concrete Base around Point \triangle - PK Nail Found in Place

() - Record / Deeded Distance U/E - Utility Easement

D/E - Drainage Easement B.S.L. - Building Setback Line

R/W - Permanent Dedicated Roadway Easement BM - Benchmark NS - Not Set this survey per agreement with client

POB - Point of Beginning POC - Point of Commencing

//// - No Vehicle Entrance Access

A - Arc Distance R - Radius Length B - Chord Bearing

C - Chord Distance

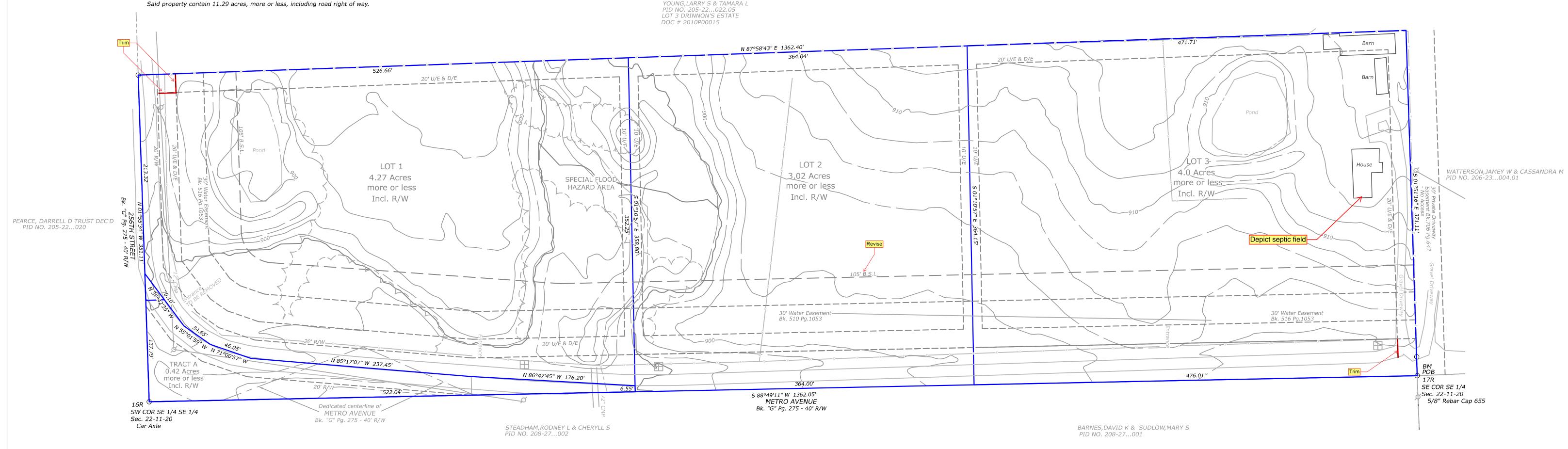
∅ - Power Pole X----- - Fence Line

OHP—— - Overhead Power Lines

T ---- - Underground Telephone/Fiber Optic Line

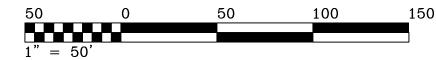
🔷 - Gas Valve → - Water Meter/Valve

W - 6" Water Line - location as per district











I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of February through May 2024 and this map or plat is correct to the best of my knowledge.

LEAVENWORTH COUNTY

VICINITY MAP NOT TO SCALE

Joseph A. Herring PS # 1296

METRO ESTATES ZONING: 1) This survey does not show ownership. RR 2.5 - Rural Residential 2.5 2) All distances are calculated from measurements or measured this survey, - 1/2" Rebar Set with Cap No.1296 unless otherwise noted A Minor Subdivision in the Southeast Quarter of Section 22, Township 11 South, Range 20 East of the 6th P.M., Leavenworth County, Kansas. - 1/2" Rebar Found, unless otherwise noted. 3) All recorded and measured distances are the same, - Concrete Base around Point unless otherwise noted. 4) Error of Closure - 1: 754122, 39.9511.29 Acres, more or less, Incl. R/W Δ - PK Nail Found in Place **RESTRICTIONS:** 5) Basis of Bearing - KS SPC North Zone 1501 () - Record / Deeded Distance FINAL PLAT 1) All proposed structures within this plat shall comply with the Leavenworth 6) Monument Origin Unknown, unless otherwise noted. County Zoning and Subdivision Regulations or zoning regulation jurisdiction. U/E - Utility Easement 7) Proposed & Existing Lots for Agriculture & Residential Use. RECORD DESCRIPTION: Per Title Commitment 2) An Engineered Waste Disposal System may be required due to poor soil conditions. D/E - Drainage Easement 8) Road Record - See Survey Beginning at the Southwest corner of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) 3) Erosion and sediment control measures shall be used when designing and constructing PREPARED FOR: B.S.L. - Building Setback Line 9) Benchmark - NAVD88 driveways and other structures. Re-vegetation of all disturbed areas shall be of Section 22, Township 11, Range 20; thence East along said South Section line One Thousand Three COOPER, ROBERT D JR & JOY D R/W - Permanent Dedicated Roadway Easement Project Benchmark (BM) - SE COR SE 1/4 - Elev - 899' completed within 45 days after final grading. Hundred Sixty--two and seventeen one-hundredths (1362.17) feet to a point just East of the South 25402 METRO AVE 10) Easements, if any, are created hereon or listed in referenced title commitment. BM - Benchmark 4) Lots are subject to the current Access Management Policy TONGANOXIE, KS 66086 west corner of the Section 23; thence North Three Hundred Fifty-one and eleven one-hundredths NS - Not Set this survey per agreement with client 11) Reference Recorded Deed Book 706 Page 541 Additional access limits as shown hereon. PID # 205-22-0-00-00-021 (351.11) feet to a point; thence West parallel to the South Section line One Thousand Three Hundred POB - Point of Beginning 12) Utility Companies -5) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended. Sixty-two and seventeen one-hundredths (1362.17) feet to the West line of the Southeast Quarter (SE POC - Point of Commencing - Water - RWD 13 6) Structures that exist within the building setback line or platted easement. Any future building or //// - No Vehicle Entrance Access 1/4) of the Southeast Quarter (SE 1/4) of Section 22; thence South Three Hundred Fifty-one and eleven - Electric - Freestate expansion must comply with the building setback. If the structure is damaged greater than 51% it one-hundredths (351.11) feet to the place of beginning, all in Leavenworth County, Kansas, according - Sewer - Septic / Lagoon may not be rebuilt or restored on the existing location and must meet all setbacks - Gas - Propane / Natural Gas to survey made by R.E. Bacon on November 8, 1964. 7) Any building to be constructed in or near the Special Flood Hazard shall provide an elevation 13) Reference Lawyer's Title File Number dated May 7, 2024. ALSO DESCRIBED AS: certificate to be approved by Leavenworth County prior to the issuance of a building permit along with 14) Property is in a Special Flood Hazard Area Zone A per A tract of land in the East 1/2 of the Southeast 1/4 of Section 22, Township 11 South, Range 20 East of any other applicable Federal, State or Local permit. FEMA FIRM Map 20103C0300G dated July 16, 2015 the 6th P.M., AND ALSO The West 1/2 of the Southwest 1/4 of Section 23, Township 11 South, Range 8) Lots 1 and 2 are impacted by Special Flood Zones and are depicted heron graphically. 15) Building Setback Lines as shown hereon or noted below 20 East of the 6th P.M., more fully described as follows. 9) An exception to Article 50, Section 40.3.i. Lot-Depth to Lot-Width has been granted for Lots - All side yard setbacks - 15' (Accessory - 10') Beginning at the Southwest corner of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) 10) Driveway construction within special flood zones will require a local floodplain filld and DWR floodplain - All rear yard setbacks - 40' (Accessory - 15') of Section 22, Township 11, Range 20; thence East along said South Section line One Thousand Three Fill Permit. Other DWR permits may be required per driveway location and engineering. 16) Existing Structures, if any, not shown hereon. 11) No off-plat restrictions. Hundred Sixty--two and seventeen one-hundredths (1362.17) feet to a point just East of the South 17) Easements as per referenced Title Commitment are shown hereon, if any. west corner of the Section 23; thence North Three Hundred Fifty-one and eleven one-hundredths - Right of Way Agreement for Socony-Vacuum Oil Company, Book 319 Page 49. 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Blanket in nature, not shown hereon. - Right of Way Easement granted to Jefferson County Rural Water District #13, Book 516 Page 1053 -SURVEYOR'S DESCRIPTION: - Easement granted to Coy L. Drinnon, permanent and perpetual easement for ingress, egress, A tract of land in the Southeast Quarter of Section 22, Township 11 South, Range 20 East of the 6th P.M., maintenance, repair, relocation or removal of a private roadway with the right of ingress and egress, Leavenworth County, Kansas, as written by Joseph A. Herring on July 18, 2024, more fully described as Book 706 Page 647 - shown hereon. follows: Beginning at the Southwest corner of said Southeast Quarter; thence South 88 degrees 49'11" West 18) Fence Lines do not necessarily denote the boundary line for the property. for a distance 1362.05 feet along the South line of said Southeast Quarter to the Southwest corner of the 19) Reference Surveys: Southeast Quarter of said Southeast Quarter; thence North 01 degrees 55'34" West for a distance of 351.11 feet to the Southwest corner of DRINNON ESTATES; thence North 87 degrees 58'43" East for a distance of - DRINNON'S ESTATE Doc # 2010P00015 REB - R.E.Bacon Survey Book S-7 Page 92,1964 NKA 1964S092 1362.40 feet along the South line of said DRINNON ESTATES to the Southeast corner of said DRINNON ESTATES; thence South 01 degrees 51'16" East for a distance of 371.11 feet to the point of beginning, together with and subject to covenants, easement and restriction of record. YOUNG, LARRY S & TAMARA L Said property contain 11.29 acres, more or less, including road right of way. PID NO. 205-22...022.05 LOT 3 DRINNON'S ESTATE 1/2" Rebar Cap LS-655 DOC # 2010P00015 in Concrete SE COR DRINNON SUBD. (1362.17' PLAT / REB / Deed) N 87°58'43" E 1362.40' A-----SW COR DRINNON SUBD LOT 3 LOT 2 LOT 1 WATTERSON, JAMEY W & CASSANDRA M 4.0 Acres 3.02 Acres 3.85 Acres PID NO. 206-23...004.01 SPECIAL FLOOD more or less more or less HAZARD AREA more or less Incl. R/W ZONE A Incl. R/W Incl. R/W PEARCE, DARRELL D TRUST DEC'D PID NO. 205-22...020 Bk. 516 Pg.1053 20' U/E & D/E - N 85°17'07" W 237.45' 0.42 Acres N 86°47'45" W 176.20' 476.01' more or less Incl. R/W SE COR SE 1/4 Sec. 22-11-20 S 88°49'11" W 1362.05' (1361.94' PLAT)(1362.17' REB / DEED) 5/8" Rebar Cap 655 METRO AVENUE SW COR SE 1/4 SE 1/4 METRO AVENUE Bk. "G" Pg. 275 - 40' R/W Sec. 22-11-20 Bk. "G" Pg. 275 - 40' R/W Car Axle STEADHAM, RODNEY L & CHERYLL S BARNES, DAVID K & SUDLOW, MARY S PID NO. 208-27...002 PID NO. 208-27...001 CERTIFICATION AND DEDICATION APPROVALS The undersigned proprietors state that all taxes of the above described tract of land have been paid and that they have caused the We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of METRO same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be known as: METRO ESTATES ESTATES this _____ day of ___ 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 LEAVENWORTH COUNTY and any other form of public utility now and hereafter used by the public over, under and along the strips marked "Utility Secretary Chairman Easement" (U/E). John Jacobson Marcus Majure "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, REGISTER OF DEED CERTIFICATE: and appurtenances thereto, including the right to maintain, repair and replace the drainage facility and for any reconstruction and Filed for Record as Document No. COUNTY ENGINEER'S APPROVAL: future expansion of such facility, together with the right of access for the same, is hereby dedicated for public use. Drainage , 2024 at _____ o'clock __M in the Office of the Register of The County Engineer's plat review is only for general conformance with the subdivision regulations as adopted by Easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm Deeds of Leavenworth County, Kansas, Leavenworth County. The County is not responsible for the accuracy and adequacy of the design, dimensions, drainage facilities. The maintenance and upkeep of said Easements shall be the responsibility of the individual owners of the lots elevations, and quantities. whereupon said Easements are dedicated. Leavenworth County shall bear no responsibility for any maintenance and upkeep of said Register of Deeds - TerriLois G. Mashburn Building Lines or Setback Lines (B.S.L.) are hereby established as shown on the accompanying plat and no building or portion County Engineer - Mitch Pleak thereof shall be built or constructed between this line and the street line. IN TESTIMONY WHEREOF, COUNTY COMMISSION APPROVAL We, the undersigned owners of METRO ESTATES, have set our hands this ___ We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of METRO ESTATES I hereby certify that this survey plat meets the _____, 2024. this _____, 2024. 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 NOT TO SCALE verification is implied. This review is for survey Robert D. Cooper Jr. Joy D. Cooper Chairman County Clerk information only. Scale 1" = 50' Jeff Culbertson Attest: Janet Klasinski Job # K-24-1761 Daniel Baumchen, PS#1363 Be it remembered that on this __ day of __ 2024, before me, a notary public in and for said County and State May 19, 2024 Rev. 7-18-24 County Surveyor came Robert D. Cooper Jr. and Joy D. Cooper, husband and wife, to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have I hereby certify that this survey was made by me, or under my TERRING hereunto set my hand and affixed my notary seal the day and year above written. direct supervision, on the ground during the dates of February through May 2024 and this map or plat is correct to the best of ⊅URVEYING NOTARY PUBLIC_ my knowledge. ♪YOMPANY

My Commission Expires:__

North 5th Street, Leav., KS 66048

Ph. 913.651.3858 Fax 913.674.5381 Email - survey@teamcash.com Joseph A. Herring PS # 1296

Schweitzer, Joshua

From: Joe Herring herringsurveying@outlook.com

Sent: Friday, August 2, 2024 8:33 AM

To: Schweitzer, Joshua

Cc: Allison, Amy; Anderson, Kyle; Jacobson, John; Johnson, Melissa **Subject:** Re: DEV-24-051 & 052 Preliminary & Final Plat Metro Estates

Attachments: K-24-1761 METRO ESTATES FINAL Rev 8-2-24.pdf; K-24-1761 METRO ESTATES PRELIM

Rev 8-2-24.pdf

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.

PW Comments

105' Building Setback Line

- there was a line in error on the PP - centerline of Metro at this location is dedicated along the section line - 105' BSL should be correct as shown

Dan - did show existing 20 r/w and then an additional 20 r/w to be dedicated - line will match the subdivision from the East and is dedicated from the existing dedicated centerline and sectionline.

Thank you - Joe Herring

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

From: Schweitzer, Joshua <JSchweitzer@leavenworthcounty.gov>

Sent: Thursday, August 1, 2024 1:16 PM

To: 'Joe Herring' <herringsurveying@outlook.com>

Cc: Allison, Amy <AAllison@leavenworthcounty.gov>; Anderson, Kyle <KAnderson@leavenworthcounty.gov>; Jacobson, John <JJacobson@leavenworthcounty.gov>; Johnson, Melissa <MJohnson@leavenworthcounty.gov>; Schweitzer, Joshua <JSchweitzer@leavenworthcounty.gov>

Subject: DEV-24-051 & 052 Preliminary & Final Plat Metro Estates

Good Afternoon Joe,

Attached are the Review Comments for the above mentioned case.

Please let me know if you have any questions

v/r

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

METRO ESTATES

A Minor Subdivision in the Southeast Quarter of Section 22, Township 11 South, Range 20 East of the 6th P.M., Leavenworth County, Kansas.

PRELIMINARY PLAT

PREPARED FOR:

COOPER,ROBERT D JR & JOY D 25402 METRO AVE TONGANOXIE, KS 66086 PID # 205-22-0-00-00-021

RECORD DESCRIPTION: Per Title Commitment

Beginning at the Southwest corner of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 22, Township 11, Range 20; thence East along said South Section line One Thousand Three Hundred Sixty--two and seventeen one-hundredths (1362.17) feet to a point just East of the South west corner of the Section 23; thence North Three Hundred Fifty-one and eleven one-hundredths (351.11) feet to a point; thence West parallel to the South Section line One Thousand Three Hundred Sixty-two and seventeen one-hundredths (1362.17) feet to the West line of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 22; thence South Three Hundred Fifty-one and eleven one-hundredths (351.11) feet to the place of beginning, all in Leavenworth County, Kansas, according to survey made by R.E. Bacon on November 8, 1964. ALSO DESCRIBED AS:

A tract of land in the East 1/2 of the Southeast 1/4 of Section 22, Township 11 South, Range 20 East of the 6th P.M., AND ALSO The West 1/2 of the Southwest 1/4 of Section 23, Township 11 South, Range 20 East of the 6th P.M., more fully described as follows.

Beginning at the Southwest corner of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 22, Township 11, Range 20; thence East along said South Section line One Thousand Three Hundred Sixty--two and seventeen one-hundredths (1362.17) feet to a point just East of the South west corner of the Section 23; thence North Three Hundred Fifty-one and eleven one-hundredths (351.11) feet to a point; thence West parallel to the South Section line One Thousand Three Hundred Sixty-two and seventeen one-hundredths (1362.17) feet to the West line of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 22; thence South Three Hundred Fifty-one and eleven one-hundredths (351.11) feet to the place of beginning, all in Leavenworth County, Kansas, according to survey made by R.E. Bacon on November 8, 1964.

SURVEYOR'S DESCRIPTION:

A tract of land in the Southeast Quarter of Section 22, Township 11 South, Range 20 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring on July 18, 2024, more fully described as follows: Beginning at the Southeast corner of said Southeast Quarter; thence South 88 degrees 49'11" West for a distance 1362.05 feet along the South line of said Southeast Quarter to the Southwest corner of the Southeast Quarter of said Southeast Quarter; thence North 01 degrees 55'34" West for a distance of 351.11 feet to the Southwest corner of DRINNON'S ESTATES; thence North 87 degrees 58'43" East for a distance of 1362.40 feet along the South line of said DRINNON'S ESTATES to the Southeast corner of said DRINNON'S ESTATES; thence South 01 degrees 51'16" East for a distance of 371.11 feet to the point of beginning, together with and subject to covenants, easement and restriction of record. Said property contain 11.29 acres, more or less, including road right of way.

ZONING:

RR 2.5 - Rural Residential 2.5

RESTRICTIONS:

1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction. 2) An Engineered Waste Disposal System may be required due to poor soil conditions. 3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading. 4) Lots are subject to the current Access Management Policy

Additional access limits as shown hereon. 5) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended. 6) Structures that exist within the building setback line or platted easement. Any future building or expansion must comply with the building setback. If the structure is damaged greater than 51% it may not be rebuilt or restored on the existing location and must meet all setbacks 7) 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. 8) Lots 1 and 2 are impacted by Special Flood Zones and are depicted heron graphically.

9) An exception to Article 50, Section 40.3.i. Lot-Depth to Lot-Width has been granted for Lots 10) Driveway construction within special flood zones will require a local floodplain filld and DWR floodplain Fill Permit. Other DWR permits may be required per driveway location and engineering. 11) Tract A is a not entitled to a building permit.

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: 754122, 11.29 Acres, more or less, Incl. R/W 5) Basis of Bearing - KS SPC North Zone 1501

6) Monument Origin Unknown, unless otherwise noted. 7) Proposed & Existing Lots for Agriculature & Residential Use. 8) Road Record - See Survey

9) Benchmark - NAVD88 Project Benchmark (BM) - SW COR SE 1/4 - Elev - 896.2' 10) Easements, if any, are created hereon or listed in referenced title commitment. 11) Reference Recorded Deed Book 706 Page 541

12) Utility Companies -- Water - RWD 13

- Electric - Freestate - Sewer - Septic / Lagoon - Gas - Propane / Natural Gas 13) Reference Lawyer's Title File Number dated May 7, 2024. 14) Property is in a Special Flood Hazard Area per

FEMA FIRM Map 20103C0300G 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, not shown hereon.

17) Easements as per referenced Title Commitment are shown hereon, if any. - Right of Way Agreement for Socony-Vacuum Oil Company, Book 319 Page 49. Assignment to Magnolia

Pipe Line Company Book 429 Page 20. Assignment to Williams Pipe Line Company Book 570 Page 404. Blanket in nature, not shown hereon. - Agreement granted to Socony-Vacuum Oil Company, Incorporated, Book 375 Page 239. Assignment to Magnolia Pipe Line Company Book 429 Page 20. Assignment to Williams Pipe Line Company Book 570

Page 404. Blanket in nature, not shown hereon. - Right of Way Easement granted to Jefferson County Rural Water District #13, Book 516 Page 1053 -

- Easement granted to Coy L. Drinnon, permanent and perpetual easement for ingress, egress, maintenance, repair, relocation or removal of a private roadway with the right of ingress and egress, Book 706 Page 647 - shown hereon.

18) Fence Lines do not necessarily denote the boundary line for the property. 19) Reference Surveys:

- DRINNON'S ESTATE Doc # 2010P00015 REB - R.E.Bacon Survey 1964 NKA 1964S092

• - 1/2" Rebar Set with Cap No.1296 ○ - 1/2" Rebar Found, unless otherwise noted. - Concrete Base around Point \triangle - PK Nail Found in Place () - Record / Deeded Distance U/E - Utility Easement D/E - Drainage Easement B.S.L. - Building Setback Line

R/W - Permanent Dedicated Roadway Easement BM - Benchmark NS - Not Set this survey per agreement with client

POB - Point of Beginning POC - Point of Commencing

//// - No Vehicle Entrance Access A - Arc Distance R - Radius Length

B - Chord Bearing C - Chord Distance ∅ - Power Pole

X----- - Fence Line OHP—— - Overhead Power Lines

T ---- - Underground Telephone/Fiber Optic Line

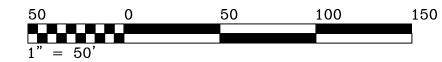
🔷 - Gas Valve → - Water Meter/Valve

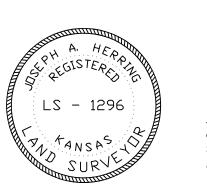
W - 6" Water Line - location as per district

YOUNG, LARRY S & TAMARA L PID NO. 205-22...022.05 LOT 3 DRINNON'S ESTATE DOC # 2010P00015 N 87°58'43" E 1362.40' 20' U/E & D/E LOT 2 House LOT 1 WATTERSON, JAMEY W & CASSANDRA M 3.02 Acres 4.27 Acres PID NO. 206-23...004.01 SPECIAL F more or less more or less HAZARD AREA more or less Incl. R/W-Incl. R/W Incl. R/W PEARCE, DARRELL D TRUST DEC'D PID NO. 205-22...020 30' Water Easement Bk. 510 Pg.1053 _____ - N 85°17'07" W 237.45' 0.42 A<u>cre</u>s N 86°47'45" W 176.20' 476.01 more or less ✓Incl. R/W SE COR SE 1/4 Sec. 22-11-20 S 88°49'11" W 1362.05' METRO AVENUE 5/8" Rebar Cap 655 Bk. "G" Pg. 275 - 40' R/W SW COR SE 1/4 SE 1/4 METRO AVENUE Sec. 22-11-20 Bk. "G" Pg. 275 - 40' R/W Car Axle STEADHAM, RODNEY L & CHERYLL S BARNES, DAVID K & SUDLOW, MARY S PID NO. 208-27...002 PID NO. 208-27...001









I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of February through May 2024 and this map or plat is correct to the best of my knowledge.

LEAVENWORTH COUNTY

VICINITY MAP NOT TO SCALE

Joseph A. Herring PS # 1296

METRO ESTATES FINAL PLAT PREPARED FOR: COOPER, ROBERT D JR & JOY D 25402 METRO AVE TONGANOXIE, KS 66086 PID # 205-22-0-00-00-021

A Minor Subdivision in the Southeast Quarter of Section 22, Township 11 South, Range 20 East of the 6th P.M., Leavenworth County, Kansas. RECORD DESCRIPTION: Per Title Commitment Beginning at the Southwest corner of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 22, Township 11, Range 20; thence East along said South Section line One Thousand Three Hundred Sixty--two and seventeen one-hundredths (1362.17) feet to a point just East of the South west corner of the Section 23; thence North Three Hundred Fifty-one and eleven one-hundredths (351.11) feet to a point; thence West parallel to the South Section line One Thousand Three Hundred Sixty-two and seventeen one-hundredths (1362.17) feet to the West line of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 22; thence South Three Hundred Fifty-one and eleven one-hundredths (351.11) feet to the place of beginning, all in Leavenworth County, Kansas, according to survey made by R.E. Bacon on November 8, 1964. ALSO DESCRIBED AS: A tract of land in the East 1/2 of the Southeast 1/4 of Section 22, Township 11 South, Range 20 East of the 6th P.M., AND ALSO The West 1/2 of the Southwest 1/4 of Section 23, Township 11 South, Range 20 East of the 6th P.M., more fully described as follows. Beginning at the Southwest corner of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 22, Township 11, Range 20; thence East along said South Section line One Thousand Three Hundred Sixty--two and seventeen one-hundredths (1362.17) feet to a point just East of the South west corner of the Section 23; thence North Three Hundred Fifty-one and eleven one-hundredths (351.11) feet to a point; thence West parallel to the South Section line One Thousand Three Hundred Sixty-two and seventeen one-hundredths (1362.17) feet to the West line of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 22; thence South Three Hundred Fifty-one and eleven

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to survey made by R.E. Bacon on November 8, 1964.

SURVEYOR'S DESCRIPTION: A tract of land in the Southeast Quarter of Section 22, Township 11 South, Range 20 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring on July 18, 2024, more fully described as follows: Beginning at the Southeast corner of said Southeast Quarter; thence South 88 degrees 49'11" West for a distance 1362.05 feet along the South line of said Southeast Quarter to the Southwest corner of the Southeast Quarter of said Southeast Quarter; thence North 01 degrees 55'34" West for a distance of 351.11 feet to the Southwest corner of DRINNON'S ESTATES; thence North 87 degrees 58'43" East for a distance of 1362.40 feet along the South line of said DRINNON'S ESTATES to the Southeast corner of said DRINNON'S ESTATES; thence South 01 degrees 51'16" East for a distance of 371.11 feet to the point of beginning, together with and subject to covenants, easement and restriction of record. Said property contain 11.29 acres, more or less, including road right of way.

ZONING: RR 2.5 - Rural Residential 2.5 **RESTRICTIONS:** 1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction. 2) An Engineered Waste Disposal System may be required due to poor soil conditions. 3) Erosion and sediment control measures shall be used when designing and constructing completed within 45 days after final grading. Additional access limits as shown hereon.

12) No off-plat restrictions.

CERTIFICATION AND DEDICATION

Easement" (U/E).

driveways and other structures. Re-vegetation of all disturbed areas shall be 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) Structures that exist within the building setback line or platted easement. Any future building or expansion must comply with the building setback. If the structure is damaged greater than 51% it may not be rebuilt or restored on the existing location and must meet all setbacks 7) 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. 8) Lots 1 and 2 are impacted by Special Flood Zones and are depicted heron graphically. 9) An exception to Article 50, Section 40.3.i. Lot-Depth to Lot-Width has been granted for Lots 10) Driveway construction within special flood zones will require a local floodplain filld and DWR floodplain Fill Permit. Other DWR permits may be required per driveway location and engineering. 11) Tract A is not entitled to a building permit.

YOUNG, LARRY S & TAMARA L

PID NO. 205-22...022.05

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: 754122, 11.29 Acres, more or less, Incl. R/W 5) Basis of Bearing - KS SPC North Zone 1501 6) Monument Origin Unknown, unless otherwise noted. 7) Proposed & Existing Lots for Agriculture & Residential Use. 8) Road Record - See Survey 9) Benchmark - NAVD88 Project Benchmark (BM) - SE COR SE 1/4 - Elev - 899' 10) Easements, if any, are created hereon or listed in referenced title commitment. 11) Reference Recorded Deed Book 706 Page 541 12) Utility Companies -- Water - RWD 13 - Electric - Freestate - Sewer - Septic / Lagoon - Gas - Propane / Natural Gas

13) Reference Lawyer's Title File Number dated May 7, 2024. 14) Property is in a Special Flood Hazard Area Zone A per FEMA FIRM Map 20103C0300G dated July 16, 2015 15) Building Setback Lines as shown hereon or noted below - All side yard setbacks - 15' (Accessory - 10') - All rear yard setbacks - 40' (Accessory - 15') 16) Existing Structures, if any, not shown hereon.

APPROVALS

Jeff Culbertson

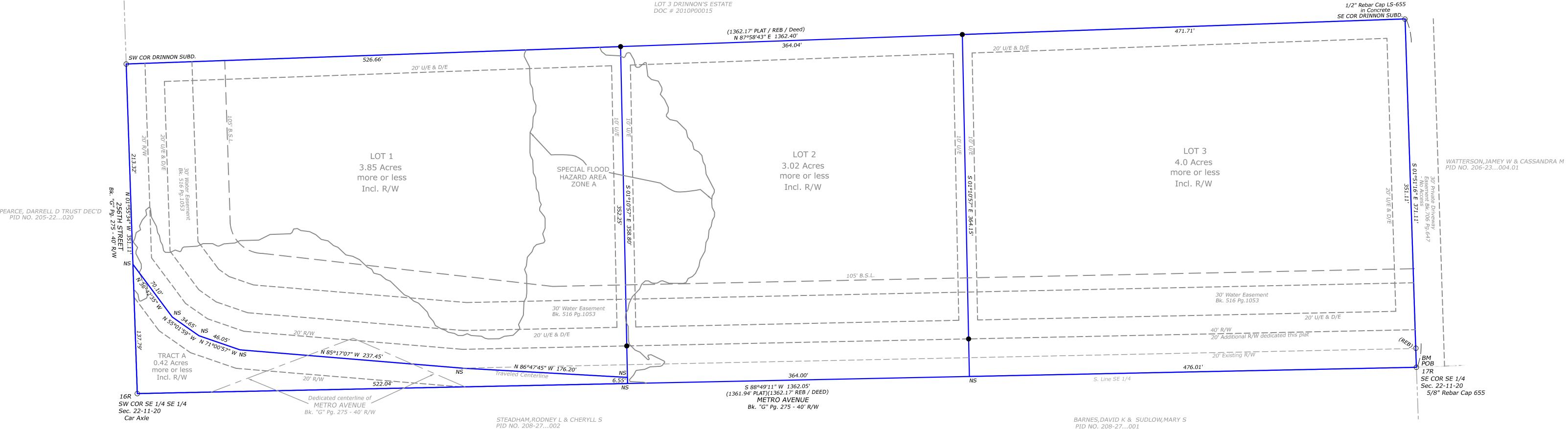
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19) Reference Surveys: - DRINNON'S ESTATE Doc # 2010P00015 REB - R.E.Bacon Survey Book S-7 Page 92,1964 NKA 1964S092

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- 1/2" Rebar Set with Cap No.1296



REGISTER OF DEED CERTIFICATE: Filed for Record as Document No. , 2024 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'

May 19, 2024 Rev. 8-8-24

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North 5th Street, Leav., KS 66048

Ph. 913.651.3858 Fax 913.674.5381 Email - survey@teamcash.com

⊅URVEYING

₽OMPANY

Job # K-24-1761

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

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 Streets shown on the accompanying plat and not heretofore dedicated for public use are hereby so dedicated by easement. 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 METRO ESTATES, have set our hands this _ _, 2024.

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: METRO ESTATES

Easements shown on this plat are hereby dedicated for public use, the rights of way which are shown with dashed lines on the accompanying plat, and said easements may be employed to locate and maintain sewers, water lines, gas lines, poles and wires

"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,

future expansion of such facility, together with the right of access for the same, is hereby dedicated for public use. Drainage

and appurtenances thereto, including the right to maintain, repair and replace the drainage facility and for any reconstruction and

and any other form of public utility now and hereafter used by the public over, under and along the strips marked "Utility

Robert D. Cooper Jr. Joy D. Cooper **NOTARY CERTIFICATE:** Be it remembered that on this day of

2024, before me, a notary public in and for said County and State came Robert D. Cooper Jr. and Joy D. Cooper, husband and wife, to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC___ My Commission Expires:__

We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of METRO ESTATES this _____ day of ___ Secretary Chairman John Jacobson 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 METRO ESTATES this _____, 2024. Chairman County Clerk

Attest: Janet Klasinski



NOT TO SCALE

LEAVENWORTH COUNTY

I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of February through May 2024 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring PS # 1296

08-01-24 combined Review No Further Comment

Metro Estates

Leavenworth County Kansas

Drainage Report

May 6, 2024

Revised July 14, 2024





JEFFERSON COUNTY RURAL WATER DISTRICT #13

1951 Wellman Road Lawrence, KS 66044

(785) 842-1502 www.jfrwd13.com

January 23, 2024

Robert Cooper 25402 Metro Avenue Tonganoxie, KS 66086

Project Location: Metro Ave.

Dear Mr. & Mrs. Cooper,

The Board of Directors of Rural Water District #13, Jefferson County, Kansas has approved your application for Benefit Unit (water service) for three residential (standard 3/4" x 5/8") meters. The cost of a Benefit Unit has fixed costs and possibly some variable costs associated with the installation of your meters. You will be responsible to pay for the fixed costs prior to installation. Any additional variable costs must be paid before service to a meter may begin.

Fixed Costs (paid prior to installation)

1. Standard Benefit Unit \$7,000.00 x3 = \$21,000.00 **REQUIRED**

2. Standard Road Crossing \$1,000.00 NOT REQUIRED

3. Line Extension

NOT REQUIRED

Note: Meters are set within 15 feet of the water main.

Variable Costs (paid after installation if required):

These costs could be for rock excavation and/or any other unforeseen additional expenses, etc. The rate charged is set by the annual service agreement between the District and the District's installation contractor. You would only be billed for the actual expenses charged by the contractor.

Please complete and return the attached Benefit Unit Application and Water User's Agreement along with payment in full for all fixed costs totaling to \$21,000.00.

If payment is not received or arrangements made within **120** days from the date of the Service Review, the Board will consider your application withdrawn. In the event you should want water service in the future, it will be necessary for you to file a new application.

Sincerely,

Niki Fincham Office Operations Manager

Encl.: B.U. Application and Water User's Agreement/ Bylaws/ Rules & Regulations

Schweitzer, Joshua

| Jennenezer, vosnaa | |
|---|---|
| From: Sent: To: Subject: | Timothy Smith <chief1860@ttrfd.com> Monday, August 5, 2024 1:43 PM Schweitzer, Joshua Re: FW: DEV-24-051 & 052 Preliminary & Final Plat Metro Estates - Herring</chief1860@ttrfd.com> |
| Notice: This email originated from outsi content is safe. | de this organization. Do not click on links or open attachments unless you trust the sender and know the |
| Thank you, No, I do not have any additional | questions or concerns at this time. |
| On Mon, Aug 5, 2024 at 9:31 AM | 1 Schweitzer, Joshua < <u>JSchweitzer@leavenworthcounty.gov</u> > wrote: |
| Good Morning Sir, | |
| I was wanting to follow-up with | you to see if you wanted to provide any comment for the above mentioned case. |
| Please let me know if you have | any questions. |
| v / r | |
| Joshua J. Schweitzer | |
| Development Planner | |
| Leavenworth County Planning 8 | & Zoning |
| 300 Walnut St, Suite 212 | |
| Leavenworth County, Kansas 66 | 5048 |
| (913) 684-0465 | |

From: Schweitzer, Joshua < JSchweitzer@leavenworthcounty.gov>

Sent: Thursday, June 27, 2024 1:55 PM

To: Magaha, Chuck <<u>cmagaha@lvsheriff.org</u>>; McAfee, Joe <<u>JMcAfee@leavenworthcounty.gov</u>>; Miller, Jamie

< <u>JMiller@leavenworthcounty.gov</u>>; Patzwald, Joshua < <u>jpatzwald@lvsheriff.org</u>>; Van Parys, David < <u>DVanParys@leavenworthcounty.gov</u>>; Brown, Misty < <u>MBrown@leavenworthcounty.gov</u>>; Noll, Bill

Schweitzer, Joshua

From: Shauna Snyder <shauna.snyder@freestate.coop>

Sent: Tuesday, May 7, 2024 7:15 AM

To: PZ

Cc: Joe Herring

Subject: SERVICE VERIFICATION - Parcel - R28310

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.

FreeState Electrical Cooperative will provide power to a new home/development being built on/at Metro Ave, parcel R28310, for Robert and Joy Cooper (Metro Estates). FreeState will provide power for three separate lots here.

Thank you,

Shauna Snyder Member Account Coordinator



1-800-794-1989 | www.freestate.coop

MEMO

To: Amy Allison **From:** Chuck Magaha

Subject: Metro Estates Subdivision

Date: August 5, 2024

Amy, I have reviewed the preliminary plat of the Metro Estates Subdivision presented by Robert and Joy Cooper. The subdivision meets the requirements for a fire hydrant 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 along the right-a-away on the Lot 2 along the right-of-way, and this will meet the requirements for this subdivision. Lot 1 being in the special Flood Hazard may lead to existing concerns in the future for building, I have seen this are during flood but not for sure where the actual property line was located at the time.

I have no further recommendation for this subdivision.

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

Metro Estates. 2024

Schweitzer, Joshua

From: Anderson, Kyle

Sent: Friday, June 28, 2024 8:19 AM

To: Schweitzer, Joshua

Subject: RE: DEV-24-051 & 052 Preliminary & Final Plat Metro Estates - Herring

We have not received any complaints on this property, and the septic system appears to remain on the same property as the home it services.

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

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

From: Schweitzer, Joshua <JSchweitzer@leavenworthcounty.gov>

Sent: Thursday, June 27, 2024 1:55 PM

To: Magaha, Chuck <cmagaha@lvsheriff.org>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>; Miller, Jamie

- <JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Van Parys, David
- <DVanParys@leavenworthcounty.gov>; Brown, Misty <MBrown@leavenworthcounty.gov>; Noll, Bill
- <BNoll@leavenworthcounty.gov>; 'Mitch Pleak' <mpleak@olsson.com>; Baumchen, Daniel

<DBaumchen@leavenworthcounty.gov>

Cc: PZ <PZ@leavenworthcounty.gov>

Subject: DEV-24-051 & 052 Preliminary & Final Plat Metro Estates - Herring

Good Afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary & Final Plat for a 3-lot subdivision at 25402 Metro Ave. (205-22-0-00-00-021)

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 July 12, 2024.

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

v/r

Joshua J. Schweitzer Development Planner Leavenworth County Planning & Zoning 300 Walnut St, Suite 212 Leavenworth County, Kansas 66048

Leavenworth County Request for Board Action Case No. DEV-24-071 & 072 Preliminary & Final Plat Serenity Acres *Regular Agenda*

Date: September 4, 2024

To: Board of County Commissioners

From: Planning & Zoning Staff

Department Head Review: <u>John Jacobson, Reviewed</u>

Additional Reviews as needed:

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

Action Request:

Chairman, I find that the proposed Final Plat as outlined in case DEV-24-072 is compliant with the Leavenworth 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 4.70 acre parcel into two (2) lots. The Subdivision is classified as a Class A with all lots lying within the Urban Growth Area of the City of Basehor. Staff is supportive of a waiver of the requirement to not connect to public sanitary sewer system as the City of Basehor had no requirements/comments to provide. This subdivision is within 660' of Sewer District 5, however it is currently at capacity and can not support anymore connections (see condition 3). Both lots are approximately 2.5 acres in size. All lots meet the requirements for the RR-2.5 zoning district.

During the Board of Zoning Appeals, a variance request from Zoning & Subdivision Regulations of Article 41, Section 6.B.1.a (Residential Entrance Spacing) and Article 41, Section 6.B.1.b.III (Secondary Access) was approved.

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

Recommendation: The Planning Commission voted 8-0 (1 absent) to recommend approval of Case No.DEV-24-072, Final Plat for Serenity Acres subject to conditions.

Alternatives:

1. Approve Case No. DEV-24-072, Final Plat for Serenity Acres, with Findings of Fact, and with or without conditions; or

- 2. Deny Case No. DEV-24-072, Final Plat for Serenity Acres, with Findings of Fact; or
- 3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-24-072, Final Plat for Serenity Acres, with Findings of Fact; or
- 4. Remand the case back to the Planning Commission.

| Budge | tary Impact: |
|-------------|---|
| \boxtimes | 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

1 in. = 417ft.

CASE NO: DEV-24-071 & 072 Serenity Acres

August 14, 2024 STAFF REPRESENTATIVE:

REQUEST: Regular Agenda

 □ Preliminary Plat

Development Planner

JOSH SCHWEITZER

SUBJECT PROPERTY: 18081 166th Street

APPLICANT/APPLICANT AGENT: JOE HERRING HERRING SURVEYING 315 N. 5th Street Leavenworth, KS 66048

PROPERTY OWNER:

Daryl & Tamara Potts 18081 166th St. Basehor, KS 66007

CONCURRENT APPLICATIONS:

DEV-24-096 BZA on Access

Management

LAND USE ZONING: RR-2.5

FUTURE LAND USE DESIGNATION:

PROPERTY INFORMATION

Mixed Residential

LEGAL DESCRIPTION:

A tract of land in the Southeast Quarter of the Southeast Quarter of Section 09, Township 11 South, Range 22, East of the 6th P.M., in Leavenworth County, Kansas.

SUBDIVISION: N/A

FLOODPLAIN: N/A

STAFF RECOMMENDATION: APPROVAL (Dependent upon Disposition of

ACTION OPTIONS:

1. Recommend approval of Case No. DEV-24-071 & 072, Preliminary & Final Plat for Serenity Acres, to the Board of County Commission, with or without conditions: or

2. Recommend denial of Case No. DEV-24-071 & 072, Preliminary & Final Plat for Serenity Acres to the Board of County Commission for the following reasons; or

PARCEL SIZE: 4.70 +- ACRES

PARCEL ID NO: 182-09-0-00-00-017

BUILDINGS: Existing House

3. Continue the hearing to another date, time, and place.

PROJECT SUMMARY:

Request for a final plat approval to subdivide property located at 18081 166th Street (182-09-0-00-017) as Lots 01 through 02 of Serenity Acres.

ACCESS/STREET:

166th St., Collector ±30' WIDE, Paved

Location Map: FUTURE LAND USE DESIGNATION



UTILITIES

SEWER: PRIVATE SEPTIC

FIRE: Fairmount WATER: Suburban **ELECTRIC:** Evergy

NOTICE & REVIEW:

STAFF REVIEW:

8/6/2024

NEWSPAPER NOTIFICATION:

N/A

NOTICE TO SURROUNDING PROPERTY OWNERS:

N/A

| Leavenv | orth County Zoning and Subdivision Standards: Preliminary Review | Met | Not Met |
|----------|--|----------|---------|
| 35-40 | Preliminary Plat Content | Х | |
| | | | |
| 40-20 | Final Plat Content | X | |
| 41-6 | Access Management | | X |
| | Dependent upon the BZA disposition of Case DEV-24-096 | | |
| 41- | Entrance Spacing | | Х |
| 6.B.a-c. | Dependent upon the BZA disposition of Case DEV-24-096 | - | - |
| 41-6.C. | Public Road Access Management Standards | Х | |
| 43 | Cross Access Easements | N/A | |
| 50-20 | Utility Requirements | Х | |
| 50-30 | Other Requirements | Х | |
| 50-40 | Minimum Design Standards | X | |
| 50-50 | Sensitive Land Development | N/A | |
| | | 1 14/7 (| |
| 50-60. | Dedication of Reservation of Public Sites and Open Spaces | N/A | |

STAFF COMMENTS:

Staff's comment's listed below are contingent upon the disposition of case DEV-24-096. If case DEV-24-096 is denied, then staff's recommendation is to table this case to allow for the applicant agent to make the necessary design adjustments.

The applicant is proposing to divide a 4.70 acre parcel into two (2) lots. The Subdivision is classified as a Class A with all lots lying within the Urban Growth Area of the City of Basehor. Staff is supportive of a waiver of the requirement to not connect to public sanitary sewer system as the City of Basehor had no requirements/comments to provide. This subdivision is within 660' of Sewer District 5, however it is currently at capacity and can not support anymore connections (see condition 3). Both lots are approximately 2.5 acres in size. All lots meet the requirements for the RR-2.5 zoning district.

PROPOSED CONDITIONS:

- 1. Building permits shall be required for any new construction.
- 2. Erosion control shall be used when designing and constructing driveways. A form of sediment control shall be installed before work begins and maintained throughout the time that the land disturbing activities are taking place. Re-vegetation of all disturbed sites shall be completed within 45 days after completion of final grading weather permitting.
- 3. A waiver for the use of private septic systems within this subdivision is granted with this approval.
- 4. At time of development, fire hydrants shall be required, if necessary infrastructure is available.
- 5. The developer must comply with the following memorandums:

Memo - RWD 8, dated March 11, 2024

Memo - Emergency Management, dated July 9, 2024

ATTACHMENTS:

A: Application & Narrative

B: Location Map

B: Zoning Map

C: Memorandums

FINAL &

Leavenworth County Planning and Zoning Department 182-09 017,00

Eversy Suburban 300 Walnut St., Suite 212
Leavenworth, Kansas
5.0 458 7911 77

CK 9745 20

| Township: famulut Case No. DEV-74-D7Z Zoning District RR 2-5 Comp | Plai | | /Paid: 06,06,2024 |
|---|----------------|---------------------------|--|
| APPLICANT/AGENT INFORMATION | ON | OWNER INFOR | RMATION |
| NAME: Herring Surveying Company | | NAME: POTTS,D | DARYL L & WILSON-POTTS, TAMARA D |
| MAILING ADDRESS: 315 North 5t | h Street | MAILING ADDR | RESS |
| CITY/ST/ZIP: Leavenworth, KS 660 | | CITY/ST/ZIP | |
| PHONE: 913-651-3858 | | PHONE: N/A | |
| EMAIL: herringsurveying@outlook | | | |
| PID: 182-09-0-00-017 | | | nent Area: Basehor |
| Gross Agranga: EAa | Number of I | SION INFORMATI Lots: 2 | Minimum Lot Size: 2.5 Ac |
| Gross Acreage: 5 Ac Maximum Lot Size: 2.5 Ac | | oning: RR-2.5 | Density: N/A |
| Open Space Acreage: N/A | | ict: Suburban | Proposed Sewage: Septic |
| Fire District: Fairmount | | vider: Evergy | Natural Gas Provider: Propane |
| Covenants: Yes x No | | | llector - Arterial – State - Federal |
| Covenants. In 165 X 110 | | | red: Yes X No |
| List of all Requested Exceptions: | 1. | | |
| Exceptions may be granted per Article | 2. | | |
| 56 or as otherwise stated in the | 3. | | |
| Zoning & Subdivision Regulations. | 4. | | |
| | 5. | | |
| Is any part of the site designated as Flo | oodplain? | Yes x No if | yes, what is the panel number: |
| | as. By executi | | tioned property situated in the unincorporated I do hereby officially apply for a final plat Date: 6-6-24 |

WARRANTY DEED JOINT TENANCY

| | and and wife |
|--|--|
| | |
| Leavenworth County, Konsos, | convey and warrant to |
| Daryl L. Potts and Tamara D. Wilson-F | and the control of th |
| A STATE WAS AGREED DO MALOUM-I | |
| | |
| Leavenworth County, Kansas, | as joint tenants with rights of survivorship and not a |
| nants in common. | |
| | |
| A tract in the Southeast Quarter of township 11 South, Range 22 East of township 11 South, Range 22 East of township 11 Southeast Beginning 494 Southeast corner of said Southeast Quest 440.0 feet; thence North 00° East 40' 58" East 440.0 feet to the east thence South 00° West 495.0 feet to | .32 feet North 00° East from the warter; thence South 89° 40' 58" st 495.0 feet; thence North 89° |
| or used for road. | |
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| Said property situated | in Leavenworth County, Kone |
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| or the sum of One dollar and other good a | |
| SATE day of OTTOTAL | 19.7/ |
| | Jean H. Levis |
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| £ | County, St. 13 |
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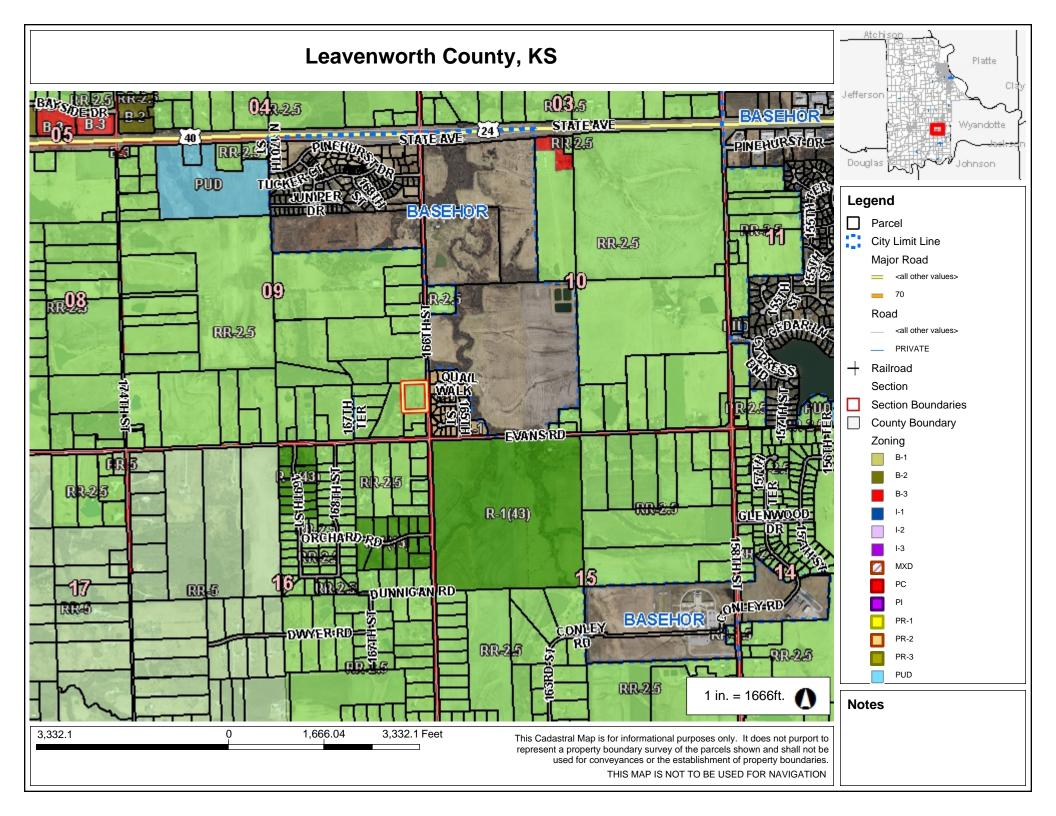
| fore me, a Notary Public | in and for said County an | nd State, came | |
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| | to me personally known | n to be the same person wh | o executed the foregoing |
| | instrument, andhe | duly acknowledged the exe | cution of the same. |
| | IN WITNESS W | HEREOF, I have hereunto si | ubscribed my name and |
| | affixed my official sec | al, on the day and year last o | DOVE WITHOUT |
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| TATE OF KANSAS, | | County, ss. | |
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| | instrument, andhe IN WITNESS W affixed my official se | um duly acknowledged the ex VHEREOF, I have hereunto eal, on the day and year last | subscribed my name and above written. |
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| BOOK 558 MACE 897 | THIS DATE ANOT BE RECORDED | WARRANTY DEED | W. T. | Entered in Transfi office, this 25 a | STATE OF KANSAS, County Clerk STATE OF KANSAS, County, St. This instrument was filed for record on | the day of Octock M, and duly recorded in Book of Deeds, of page Register of Deeds. | Register of Deeds, for recording, \$. County Clark, for transfer, Total, \$. Actuation Shart Bills Guagang, \$m. Fought AND BLAWANE STREET FOUGHT AND DELWANE STREET FOUGHT AND STREET FOUGHT AND DELWANE STREET FOUGHT AND STREET FOUGHT |
|-------------------|----------------------------|---------------|---|---|--|---|---|
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| AFFIDAVIT | |
|--|-----|
| Authorization of Contractors or Individuals to Act as Agents of a Landowner | |
| COUNTY OF LEAVENWORTH | |
| STATE OF KANSAS | |
| We/I Day LPotts and Jamara Dwilson Votts | , |
| Being dully sworn, dispose and say that we/I are the owner(s) of said property located at - 1308/ 1505/ St. Baselow Legender 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) | |
| Joseph A. Herring – Herring Surveying Company 315 N. 5th Street, Leavenworth, KS 66048, 913-651-3858 | |
| 2) $2+h$ $Ma = 4$ | |
| Signed and entered this 20th day of May, 202.7 | |
| Day L Potts 18081 1664 St. Bascher KS 6600 | 7 |
| Print Mame, Address, Telephone 913 416 23 | م ل |
| U | か |
| Signature | |
| STATE OF KANSAS)) SS | |
| COUNTY OF LEAVENWORTH) | |
| Be it remember that on this 2 M day of May 2024, before me, a notary public in and for said County and State came Devy 1 to mare Pst 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: 3(15/2027 (seal) | |

ANGEL DRABICK
Notary Public State of Kansas
My Appt Expires 3/5/2

Leavenworth County, KS Platte Jefferson STATE AVE Wyandotte STATE AVE Douglas Legend Parcel City Limit Line Major Road <all other values> Road <all other values> PRIVATE Railroad Section Section Boundaries **County Boundary EVANS RD** DUNNIGAN RD ONLEY-RD BASEHOR CONLEY 1 in. = 1666ft. **Notes** 3,332.1 1,666.04 3,332.1 Feet This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries. THIS MAP IS NOT TO BE USED FOR NAVIGATION

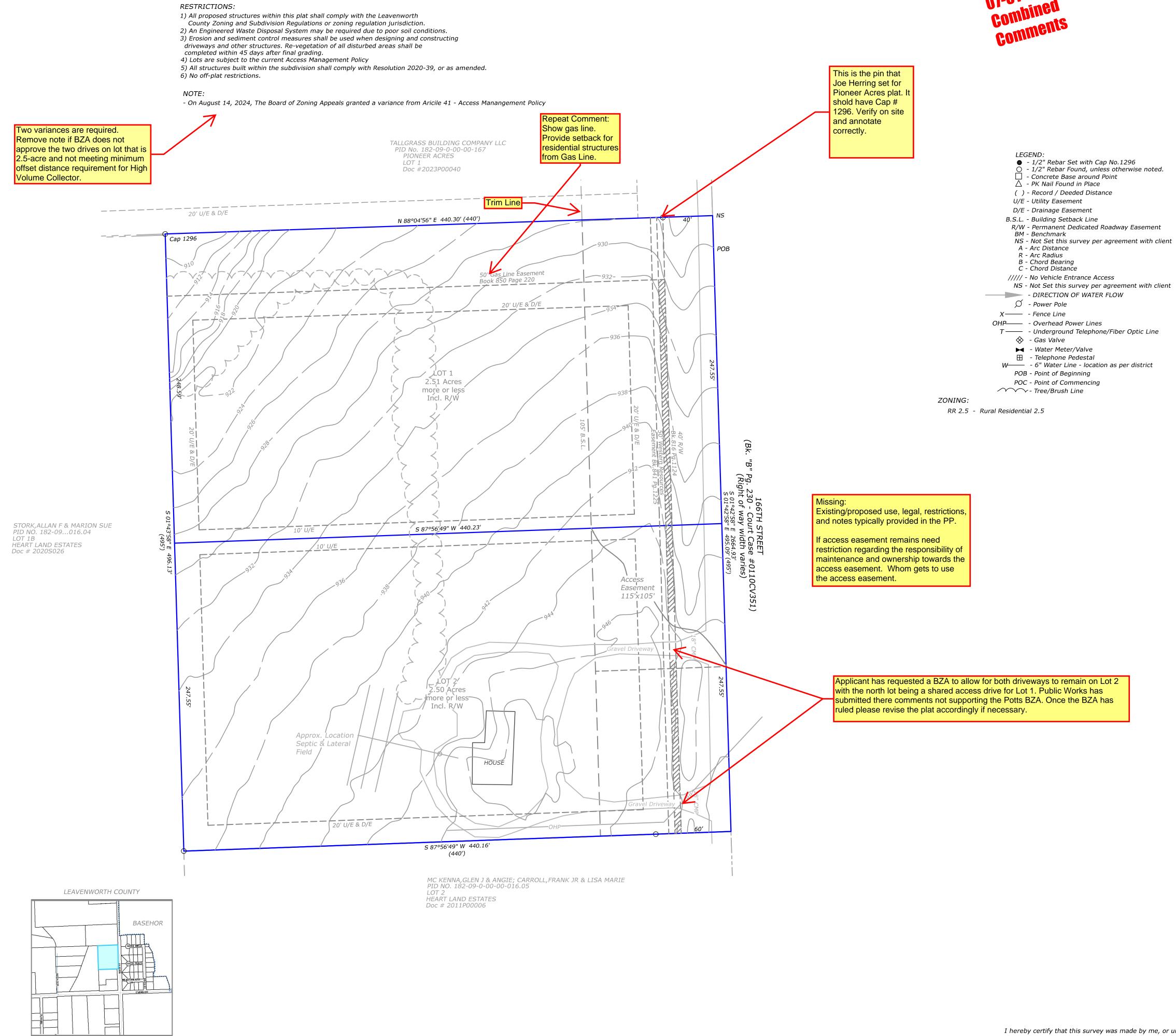


SERENITY ACRES

South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

PRELIMINARY PLAT

PREPARED FOR: POTTS,DARYL L & WILSON-POTTS,TAMARA D 18081 166TH ST BASEHOR, KS 66007 PID NO. 182-09-0-00-00-017



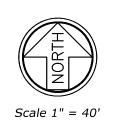


R/W - Permanent Dedicated Roadway Easement NS - Not Set this survey per agreement with client

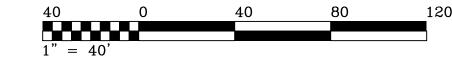
//// - No Vehicle Entrance Access

- DIRECTION OF WATER FLOW

T —— - Underground Telephone/Fiber Optic Line







NOT TO SCALE

I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the month of June 2024 and this map or plat is correct to the best of my knowledge.

Schweitzer, Joshua

From: Joe Herring herringsurveying@outlook.com Sent: Sunday, August 4, 2024 6:24 AM To: Schweitzer, Joshua Cc: **Subject:** Re: DEV-24-071 & 072 Preliminary & Final Plat Serenity Acres **Attachments:** K-24-1792 Potts Serenity Acres PRELIM Rev 8-3-24.pdf; K-24-1792 Potts Serenity Acres FINAL Rev 8-3-24.pdf 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. See attached revisions: **PW Comments** Setback lines - see correspondence with the Gas Company that does not require or request an additional setback line and one was not a part of Sunny Side or Heartland. There was one place on the North side (Sunny Side 2) of the property but that was placed at the request of PZ and the email from the Gas Company was delivered after the plat was approved. - Per meeting and email with previous revision - plat will have all adjustments placed on it depending on **BZA** results - Repeating Pin comment - PIONEER ACRES shows this pin as being found on that and the previous survey. Cape, Tonya<Tonya.Cape@oneok.com> To:You Cc:Faherty, Jess Thu 10/26/2023 3:44 PM Joe, What I am seeing easement wise is what was recorded in Book 400 at Page 369. It's the north 50' of the following described land: The South 30 acres of the SE/4 SE/4 AND

?

The E/2 of the South 30 acres of the SW/4 SE/4

All in Section 9, Township 11 South, Range 22 East.

We can not ask for an additional setback beyond our easement limits. I'm not sure why you would be told that in this case. When we have a blanket easement and we are asked to define it down...those are currently defined to 100'....50' on each side of the pipeline. However, that is not what we have here at this location.



Tonya Cape

Senior Real Estate Representative 4022 SW 35th | Topeka, KS 66614 www.oneok.com

Phone: 913-310-7740 | Mobile: 816-896-0584

Email: tonya.cape@magellanlp.com

From: Joe Herring herringsurveying@outlook.com

Sent: Thursday, October 5, 2023 7:57 AM

To: Cape, Tonya <Tonya.Cape@magellanlp.com> **Cc:** Faherty, Jess <Jessica.Faherty@magellanlp.com> **Subject:** Re: [External] Re: Sunny Side Road Plans

Sent by an external sender. Use caution opening attachments, clicking web links, or replying unless you have verified this email is legitimate.

Please see the attached recorded plat of Sunny Side 2.

The county made us place a 50 foot setback line from the existing gas line. This 50 foot line was not placed on Lot 4 Sunny Side Phase 1 (also attached). We only showed the 50' gas line easement. Is this a high pressure line with a 50 foot building setback on each line?? If so then we need to make a statement on the first phase and add a 17' additional restriction, if not then a house could be built up to the easement line??

Thank you - Joe Herring

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

SERENITY ACRES

A Minor Subdivision in the Southeast Quarter of Section 9, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

PRELIMINARY PLAT

PREPARED FOR:

POTTS, DARYL L & WILSON-POTTS, TAMARA D
18081 166TH ST
BASEHOR, KS 66007
PID NO. 182-09-0-00-017

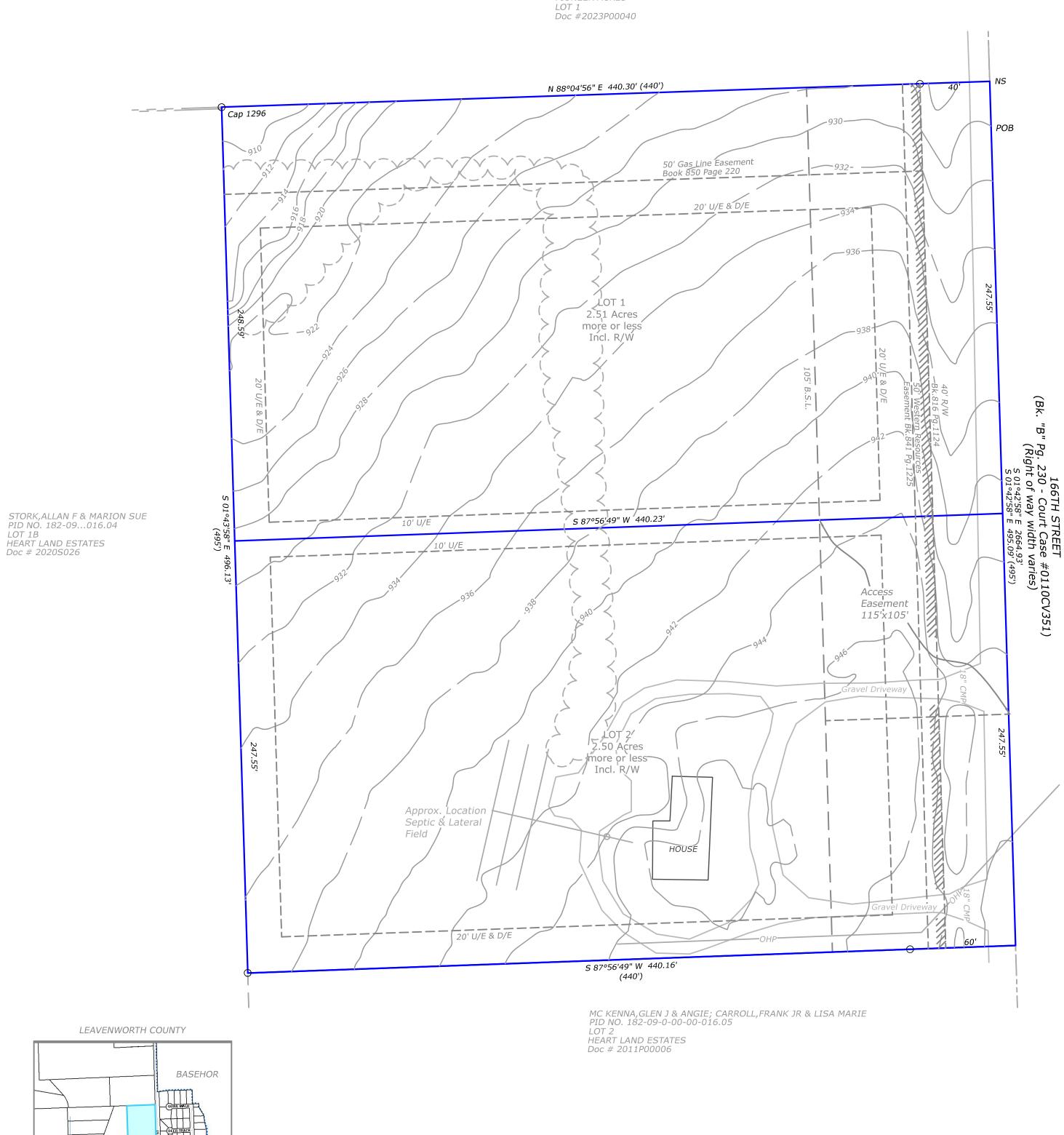
RESTRICTIONS:
 All proposed structures within this plat shall comply with the Leavenworth
 County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
 An Engineered Waste Disposal System may be required due to poor soil conditions.
 Erosion and sediment control measures shall be used when designing and constructing
 driveways and other structures. Re-vegetation of all disturbed areas shall be
 completed within 45 days after final grading.
 Lots are subject to the current Access Management Policy
 All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.

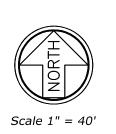
6) No off-plat restrictions.

NOT TO SCALE

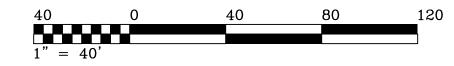
- On August 14, 2024, The Board of Zoning Appeals granted a variance from Aricile 41 - Access Manangement Policy driveway spacing (Sec 6(B)(1)(a)) & one entrance per Lot under 3 Acres (Sec 6(B)(b)(III))

TALLGRASS BUILDING COMPANY LLC PID No. 182-09-0-00-00-167 PIONEER ACRES









I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the month of June 2024 and this map or plat is correct to the best of my knowledge.

LEGEND:

- 1/2" Rebar Set with Cap No.1296

☐ - Concrete Base around Point
 △ - PK Nail Found in Place
 () - Record / Deeded Distance

U/E - Utility Easement D/E - Drainage Easement

B.S.L. - Building Setback Line

//// - No Vehicle Entrance Access

- DIRECTION OF WATER FLOW

BM - Benchmark

🔷 - Gas Valve

∕∕∕√- Tree/Brush Line

unless otherwise noted.

3) All recorded and measured distances are the same,

6) Monument Origin Unknown, unless otherwise noted.

13) Reference Security First Title File No. 3079723

14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0327G dated July 16, 2015 15) Building Setback Lines as shown hereon or noted below

- All side yard setbacks - 15' (Accessory - 15')
- All rear yard setbacks - 40' (Accessory - 15')
16) Distances to and of structures, if any, are +- 1'.

HEART LAND ESTATES Doc #2011P00006 SUNNY SIDE ESTATES Doc #2021P00031 PIONEER ACRES Doc #2023P00040

ZONING:

RR 2.5 - Rural Residential 2.5

8) Road Record - See Survey 9) Benchmark - NAVD88

12) Utility Companies -

- Water - Suburban - Electric - Evergy

19) Reference Surveys:

- Sewer - Septic / Lagoon - Gas - Propane / Natural Gas

updated June 3, 2024

1) This survey does not show ownership.

OHP—— - Overhead Power Lines

→ - Water Meter/Valve⊞ - Telephone Pedestal

POB - Point of Beginning

POC - Point of Commencing

2) All distances are calculated from measurements or measured this survey,

unless otherwise noted.
4) Error of Closure - Plat - 1: 1367002 5.0087 Acres, more or less
5) Basis of Bearing - KS SPC North Zone 1501

Project Benchmark (BM) - NE COR SE 1/4 Section 9 - Elev - 932.27'

17) Easements as per referenced Title Commitment are shown hereon, if any. 18) Fence Lines do not necessarily denote the boundary line for the property.

WITT SUBDIVISION Survey Book 15 #92, 2005 - NKA2005P00092

JAH - J.A.Herring Survey Doc # 2022S016 & 2023S009 Heart Land Estates Lot Split Doc #2020S026

10) Easements, if any, are created hereon or listed in referenced title commitment.
11) Reference Recorded Deed Book 658 Page 896

7) Existing and Proposed Lots for Agriculture & Residential Use.

A - Arc Distance R - Arc Radius B - Chord Bearing C - Chord Distance

) - 1/2" Rebar Found, unless otherwise noted.

R/W - Permanent Dedicated Roadway Easement

NS - Not Set this survey per agreement with client

NS - Not Set this survey per agreement with client

T —— - Underground Telephone/Fiber Optic Line

W—— - 6" Water Line - location as per district

SERENITY ACRES

South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

Scale 1" = 40'

June 6, 2024 Rev. 8-3-24

J.Herring, Inc. (dba)
TERRING
URVEYING

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

MOMPANY

Job # K-24-1792

PREPARED FOR: POTTS,DARYL L & WILSON-POTTS,TAMARA D BASEHOR, KS 66007

PID NO. 182-09-0-00-00-017

RECORD DESCRIPTION: A tract in the Southeast Quarter of the Southeast Quarter of Section 9, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, described as: Beginning 494.32 feet North 00° East from the Southeast corner of said Southeast Quarter; thence South 89° 40′ 58" West 440.0 feet; thence North 00° East 495.0 feet; thence North 89° 40′ 58" East 440.0 feet to the east line of said Southeast Quarter; thence South

00° West 495.0 feet to the beginning. EXCEPT part taken or used for road.

| | ner shown on the accompanying plat, which subdivision shall be known as: SERENITY ACRES. |
|---|--|
| accompanying plat, and said ease | hereby dedicated for public use, the rights of way which are shown with dashed lines on the ments may be employed to locate and maintain sewers, water lines, gas lines, poles and wires y now and hereafter used by the public over, under and along the strips marked "Utility |
| maintaining a culvert, storm sewe and appurtenances thereto, includ uture expansion of such facility, t Easements shall be kept clear of o drainage facilities. The maintenan | own on this plat are hereby dedicated for the purpose of constructing, using, replacing and r, drainage ditch, or other drainage facility or tributary connections, including similar facilities, ling the right to maintain, repair and replace the drainage facility and for any reconstruction and ogether with the right of access for the same, is hereby dedicated for public use. Drainage obstructions that impair the strength or interfere with the use and/or maintenance of storm are and upkeep of said Easements shall be the responsibility of the individual owners of the lots addicated. Leavenworth County shall bear no responsibility for any maintenance and upkeep of said |
| | .S.L.) are hereby established as shown on the accompanying plat and no building or portion ad between this line and the street line. |
| IN TESTIMONY WHEREOF, We, the undersigned owners of SE , 2024. | ERENITY ACRES, have set our hands this day of |
| DARYL L. POTTS | TAMARA D. WILSON-POTTS |
| | |
| | |
| executed the forgoing instrument | day of 2024, before me, a notary public in and for said County and State . Wilson-Potts, husband and wife, to me personally known to be the same persons who of writing, and duly acknowledged the execution of same. In testimony whereof, I have my notary seal the day and year above written. |
| NOTARY PUBLIC | |
| | |
| Ny Commission Expires: | |
| APPROVALS We, the Leavenworth County Plans | ning Commission, do hereby approve the foregoing plat of |
| APPROVALS We, the Leavenworth County Plans | ning Commission, do hereby approve the foregoing plat of |
| APPROVALS We, the Leavenworth County Plant SERENITY ACRES this a | ning Commission, do hereby approve the foregoing plat of |
| APPROVALS We, the Leavenworth County Plant SERENITY ACRES this a Secretary John Jacobson | ning Commission, do hereby approve the foregoing plat of lay of, 2024. |
| APPROVALS We, the Leavenworth County Plant SERENITY ACRES this a Secretary John Jacobson COUNTY ENGINEER'S APPROVAL: The County Engineer's plat review Leavenworth County. The County | ning Commission, do hereby approve the foregoing plat of lay of, 2024. |
| APPROVALS We, the Leavenworth County Plant SERENITY ACRES this a Secretary John Jacobson COUNTY ENGINEER'S APPROVAL: The County Engineer's plat review | ning Commission, do hereby approve the foregoing plat of lay of, 2024. Chairperson Marcus Majure |
| APPROVALS We, the Leavenworth County Plant SERENITY ACRES this a Secretary John Jacobson COUNTY ENGINEER'S APPROVAL: The County Engineer's plat review Leavenworth County. The County elevations, and quantities. | ning Commission, do hereby approve the foregoing plat of lay of, 2024. Chairperson Marcus Majure v is only for general conformance with the subdivision regulations as adopted by v is not responsible for the accuracy and adequacy of the design, dimensions, |
| APPROVALS We, the Leavenworth County Plant SERENITY ACRES this a Secretary John Jacobson COUNTY ENGINEER'S APPROVAL: The County Engineer's plat review Leavenworth County. The County elevations, and quantities. County Engineer - Mitch Pleak COUNTY COMMISSION APPROVAL | ning Commission, do hereby approve the foregoing plat of lay of, 2024. Chairperson Marcus Majure v is only for general conformance with the subdivision regulations as adopted by v is not responsible for the accuracy and adequacy of the design, dimensions, sioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of SERENITY ACRES |
| APPROVALS We, the Leavenworth County Plant SERENITY ACRES this a Secretary John Jacobson COUNTY ENGINEER'S APPROVAL: The County Engineer's plat review Leavenworth County. The County elevations, and quantities. County Engineer - Mitch Pleak COUNTY COMMISSION APPROVAL We, the Board of County Commis this day of | ning Commission, do hereby approve the foregoing plat of lay of, 2024. Chairperson Marcus Majure v is only for general conformance with the subdivision regulations as adopted by v is not responsible for the accuracy and adequacy of the design, dimensions, sioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of SERENITY ACRES |
| APPROVALS We, the Leavenworth County Plant SERENITY ACRES this a Secretary John Jacobson COUNTY ENGINEER'S APPROVAL: The County Engineer's plat review Leavenworth County. The County elevations, and quantities. County Engineer - Mitch Pleak COUNTY COMMISSION APPROVAL We, the Board of County Commis | (seal) ning Commission, do hereby approve the foregoing plat of ay of, 2024. Chairperson Marcus Majure v is only for general conformance with the subdivision regulations as adopted by v is not responsible for the accuracy and adequacy of the design, dimensions, sistematically in the subdivision of the design, dimensions, |
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| APPROVALS We, the Leavenworth County Plant SERENITY ACRES this a Secretary John Jacobson COUNTY ENGINEER'S APPROVAL: The County Engineer's plat review Leavenworth County. The County elevations, and quantities. County Engineer - Mitch Pleak COUNTY COMMISSION APPROVAL We, the Board of County Commis this day of | (seal) ning Commission, do hereby approve the foregoing plat of ay of |
| APPROVALS We, the Leavenworth County Plant SERENITY ACRES this a Secretary John Jacobson COUNTY ENGINEER'S APPROVAL: The County Engineer's plat review Leavenworth County. The County elevations, and quantities. County Engineer - Mitch Pleak COUNTY COMMISSION APPROVAL We, the Board of County Commis this day of | ning Commission, do hereby approve the foregoing plat of lay of, 2024. Chairperson Marcus Majure is only for general conformance with the subdivision regulations as adopted by is not responsible for the accuracy and adequacy of the design, dimensions, :: sioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of SERENITY ACRES, 2024. |

PID NO. 182-09...016.04 Doc # 2020S026

NOT TO SCALE

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. 13G NE COR SE 1/4_____BM - On August 14, 2024, The Board of Zoning Appeals granted a variance from Aricile 41 - Access Manangement Policy Sec. 9-11-22 driveway spacing (Sec 6(B)(1)(a)) & one entrance per Lot under 3 Acres (Sec 6(B)(b)(III)) - 1/2" Rebar PID No. 182-09-0-00-00-167 PIONEER ACRES LOT 1 Doc #2023P00040 N 88°04'56" E 440.30' (440') Cap 1296 50' Gas Line Easement Book 850 Page 220 _____. LOT 1 2.51 Acres more or less Incl. R/W Easement 115'k105' LOT 2 2.50 Acres more or less Incl. R/W S 87°56'49" W 440.16' PID NO. 182-09-0-00-00-016.05 LEAVENWORTH COUNTY HEART LAND ESTATES Doc # 2011P00006 BASEHOR Southeast Corner Sec. 9-11-22 - 5/8" Rebar



LEGEND: - 1/2" Rebar Set with Cap No.1296 - 1/2" Rebar Found, unless otherwise noted. ☐ - Concrete Base around Point

riangle - PK Nail Found in Place () - Record / Deeded Distance U/E - Utility Easement

B.S.L. - Building Setback Line R/W - Permanent Dedicated Roadway Easement

BM - Benchmark NS - Not Set this survey per agreement with client A - Arc Distance

R - Arc Radius B - Chord Bearing C - Chord Distance

D/E - Drainage Easement

//// - No Vehicle Entrance Access

NS - Not Set this survey per agreement with client

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 - Plat - 1: 1367002 5.0087 Acres, more or less
5) Basis of Bearing - KS SPC North Zone 1501

6) Monument Origin Unknown, unless otherwise noted.

7) Existing and Proposed Lots for Agriculture & Residential Use.

8) Road Record - See Survey

9) Benchmark - NAVD88

Project Benchmark (BM) - NE COR SE 1/4 Section 9 - Elev - 932.27' 10) Easements, if any, are created hereon or listed in referenced title commitment.

11) Reference Recorded Deed Book 658 Page 896 12) Utility Companies -

- Water - Suburban

- Electric - Evergy - Sewer - Septic / Lagoon

- Gas - Propane / Natural Gas

13) Reference Security First Title File No. 3079723 updated June 3, 2024

14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0327G dated July 16, 2015

15) Building Setback Lines as shown hereon or noted below

- All side yard setbacks - 15' (Accessory - 15')

- All rear yard setbacks - 40' (Accessory - 15')

16) Distances to and of structures, if any, are +- 1'.

17) Easements as per referenced Title Commitment are shown hereon, if any.

18) Fence Lines do not necessarily denote the boundary line for the property.

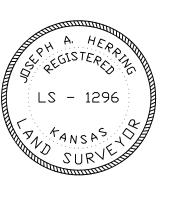
19) Reference Surveys:

WITT SUBDIVISION Survey Book 15 #92, 2005 - NKA2005P00092 HEART LAND ESTATES Doc #2011P00006

SUNNY SIDE ESTATES Doc #2021P00031 PIONEER ACRES Doc #2023P00040

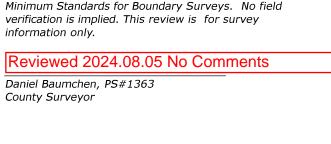
JAH - J.A.Herring Survey Doc # 2022S016 & 2023S009

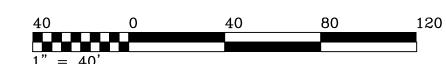
Heart Land Estates Lot Split Doc #2020S026



I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the month of June 2024 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring PS # 1296





information only.

County Surveyor

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

7-31-24 Comments:

If BZA does not approve two variance requests amend the drainage report to concur with removal of a driveway on Lot 2. Otherwise, the DR is approved.

Serenity Acres

Leavenworth County Kansas

Drainage Report

June 5, 2024

Revised July 17, 2024



Schweitzer, Joshua

From: Krystal A. Voth <kvoth@cityofbasehor.org>

Sent: Friday, June 7, 2024 3:16 PM

To: Schweitzer, Joshua

Subject: RE: DEV-24-071 & 072 Preliminary & Final Plat Serenity Acres - Herring

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

Mr. Schweitzer,

Thank you for sending this over. The City of Basehor has no comment.

Respectfully,

Krystal A. Voth, CFM

Planning & Zoning Director City of Basehor, KS 1600 N 158th Street 913-724-1370 CityofBasehor.org



From: Schweitzer, Joshua < JSchweitzer@leavenworthcounty.gov>

Sent: Friday, June 7, 2024 3:00 PM

To: Magaha, Chuck <cmagaha@lvsheriff.org>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>; Miller, Jamie

<JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Van Parys, David

<DVanParys@leavenworthcounty.gov>; Brown, Misty <MBrown@leavenworthcounty.gov>; Noll, Bill

<BNoIl@leavenworthcounty.gov>; 'mpleak@olsson.com' <mpleak@olsson.com>; Baumchen, Daniel

<DBaumchen@leavenworthcounty.gov>; Krystal A. Voth <kvoth@cityofbasehor.org>

Cc: PZ <PZ@leavenworthcounty.gov>

Subject: DEV-24-071 & 072 Preliminary & Final Plat Serenity Acres - Herring

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 18081 166th St. (182-09-0-00-017)

From: Yoakam, Aaron

Sent: Monday, March 27, 2023 3:18 PM

To: Allison, Amy

Subject: RE: RE: DEV-23-040/041 Preliminary and Final Plat – Pioneer Acres

No the future capacity is completed, and it is also not in the original agreement.

From: Allison, Amy <AAllison@leavenworthcounty.gov>

Sent: Monday, March 27, 2023 2:55 PM

To: Yoakam, Aaron <AYoakam@leavenworthcounty.gov>

Subject: FW: RE: DEV-23-040/041 Preliminary and Final Plat - Pioneer Acres

Good Afternoon Aaron,

The attached subdivision is within 660' of the Giger Creek Subdivision/sewer district. Is there capacity at this sewer district at this time?

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

From: Allison, Amy <AAllison@leavenworthcounty.gov>

Sent: Friday, March 17, 2023 3:29 PM

To: Magaha, Chuck <<u>cmagaha@lvsheriff.org</u>>; Miller, Jamie <<u>JMiller@leavenworthcounty.gov</u>>; Patzwald, Joshua <<u>jpatzwald@lvsheriff.org</u>>; Van Parys, David <<u>DVanParys@leavenworthcounty.gov</u>>; 'butchbollin@yahoo.com' <<u>butchbollin@yahoo.com</u>>; 'DesignGroupShawnee@evergy.com' <<u>DesignGroupShawnee@evergy.com</u>>; 'Travis@suburbanwaterinc.com' <<u>Travis@suburbanwaterinc.com</u>>; 'Krystal A. Voth' <<u>kvoth@cityofbasehor.org</u>>

Cc: PZ <PZ@leavenworthcounty.gov>

Subject: RE: DEV-23-040/041 Preliminary and Final Plat – Pioneer Acres

Good Afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for a one-lot subdivision at 18209 166th St (PID 182-09-0-00-018.07).

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, March 25, 2023.

If you have any questions or need additional information, please contact me at (913) 684-0465 or at <u>Aallison@LeavenworthCounty.org</u>.

Thank you,

From: Joe Herring herringsurveying@outlook.com

Sent: Thursday, June 6, 2024 2:30 PM

To: PZ

Subject: Fw: Serenity Acres

Follow Up Flag: Follow up Flag Status: Completed

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.

See below

Thank you - Joe Herring

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

From: Travis Miles <Travis@suburbanwaterinc.com>

Sent: Thursday, June 6, 2024 2:28 PM

To: Joe Herring herringsurveying@outlook.com

Subject: Re: Serenity Acres

Joe,

Suburban Water will provide water service to Serenity Acres.

Travis J Miles

CEO/President
Suburban Water, Inc.
1216 N 155th Street, PO BOX 588
Basehor, KS 66007

Office: (913) 724-1800 Fax: (913) 724-1505 Cell: (913) 238-0040

travis@suburbanwaterinc.com

This email and any files transmitted with it may be confidential and/or contain Suburban Water, Inc. proprietary information intended solely for the use of only the individual to which it is addressed. If you are not the intended recipient, please be advised that you have received this email in error and that any use, dissemination, forwarding, printing, or copying of this email and any attachments is strictly prohibited. If you

From: Joe Herring herringsurveying@outlook.com

Sent: Thursday, June 6, 2024 2:14 PM

To: PZ

Subject: Fw: Serenity Acres

Follow Up Flag: Follow up Flag Status: Flagged

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

See below

Thank you - Joe Herring

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

From: Mike Lingenfelser < lingenfelserm@fairmountfd.org>

Sent: Tuesday, June 4, 2024 11:36 AM

To: Joe Herring herringsurveying@outlook.com

Subject: Re: Serenity Acres

Joe

Fairmount Township can provide fire protection to the split. Mike Lingenfelser, Fire Chief Fairmount Township Fire Department 2624 N 155th St

2624 N 155th St Basehor, Kansas 66007 Work-<u>913-724-4911</u> Cell <u>913-306-0258</u>

On Tue, Jun 4, 2024 at 11:28 AM Joe Herring herringsurveying@outlook.com wrote:

Please provide the standard service letters for this proposed division of land. Provided document is preliminary.

Thank you - Joe Herring

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

From: Joe Herring herringsurveying@outlook.com

Sent: Thursday, June 6, 2024 2:14 PM

To: PZ

Subject: Fw: [EXTERNAL]Serenity Acres

Follow Up Flag: Follow up Flag Status: Flagged

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

See below

Thank you - Joe Herring

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

From: Boone Heston <Boone.Heston@evergy.com>

Sent: Wednesday, June 5, 2024 7:37 AM

To: Joe Herring Herring@outlook.com; Travis Miles Herring@outlook.com; Mike Lingenfelser

lingenfelserm@fairmountfd.org>
Subject: Re: [EXTERNAL]Serenity Acres

Internal Use Only

Evergy will serve power to the proposed land development.

FYI this property falls within the service territory out of Shawnee so as someone gets closer to needing power they will need to work through that team.

Thanks,

Boone Heston

TD Designer Leavenworth, KS

Evergy

Boone.Heston@evergy.com

0 913-758-2724

From: Anderson, Kyle

Sent: Friday, June 21, 2024 9:23 AM

To: Schweitzer, Joshua

Subject: RE: DEV-24-071 & 072 Preliminary & Final Plat Serenity Acres - Herring

We have not received any complaints on this property, and it appears the septic system will remain on the same lot at the home it services.

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

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

From: Schweitzer, Joshua <JSchweitzer@leavenworthcounty.gov>

Sent: Friday, June 7, 2024 3:00 PM

To: Magaha, Chuck <cmagaha@lvsheriff.org>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>; Miller, Jamie

- <JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Van Parys, David
- <DVanParys@leavenworthcounty.gov>; Brown, Misty <MBrown@leavenworthcounty.gov>; Noll, Bill
- <BNoll@leavenworthcounty.gov>; 'mpleak@olsson.com' <mpleak@olsson.com>; Baumchen, Daniel
- <DBaumchen@leavenworthcounty.gov>; 'kvoth@cityofbasehor.org' <kvoth@cityofbasehor.org>

Cc: PZ <PZ@leavenworthcounty.gov>

Subject: DEV-24-071 & 072 Preliminary & Final Plat Serenity Acres - Herring

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 18081 166th St. (182-09-0-00-017)

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 June 21st.

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

v/r

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

MEMO

To: Amy Allison **From:** Chuck Magaha

Subject: Serenity Acres Subdivision

Date: July 09, 2024

Amy, I have reviewed the preliminary plat of the Serenity Acres Subdivision presented by Daryl and Tamara Potts. The subdivision meets the requirements for a fire hydrant and supported with a 6" water line as stated in the subdivision guidelines. The area in which the subdivision is proposed, fire hydrant should be placed along the right-a-away of 166th Street along the right away between Lot 1 and Lot 2. This will meet the requirement for the subdivision.

I have no further recommendation for this subdivision.

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

Serenity Ares. 2024

From: McAfee, Joe

Sent: Wednesday, August 28, 2024 2:19 PM

To: Schweitzer, Joshua; 'Mitch Pleak'; Baumchen, Daniel; Noll, Bill

Cc: PZ

Subject: RE: DEV-24-071 & 072 Preliminary & Final Plat Serenity Acres

Attachments: K-24-1792 Potts Serenity Acres FINAL Rev 8-15-24.pdf; K-24-1792 Potts Serenity Acres

PRELIM Rev 8-15-24.pdf

Joshua,

PP and FP reviews are attached. Typing errors only, once fixed there is no reason for us to re-review.

From: Schweitzer, Joshua < JSchweitzer@leavenworthcounty.gov>

Sent: Friday, August 16, 2024 8:03 AM

To: 'Mitch Pleak' <mpleak@olsson.com>; Baumchen, Daniel <DBaumchen@leavenworthcounty.gov>; Noll, Bill

<BNoll@leavenworthcounty.gov>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>

Cc: PZ <PZ@leavenworthcounty.gov>

Subject: DEV-24-071 & 072 Preliminary & Final Plat Serenity Acres

Good Morning,

Attached is the updated revisions addressing the comments that was sent yesterday.

v/r

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

SERENITY ACRES

South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

PRELIMINARY PLAT

PREPARED FOR: POTTS,DARYL L & WILSON-POTTS,TAMARA D BASEHOR, KS 66007 PID NO. 182-09-0-00-00-017

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 and 2 share an access point to 166th Street. Maintenance for the common access area shall be shared by Lots 1 and 2.

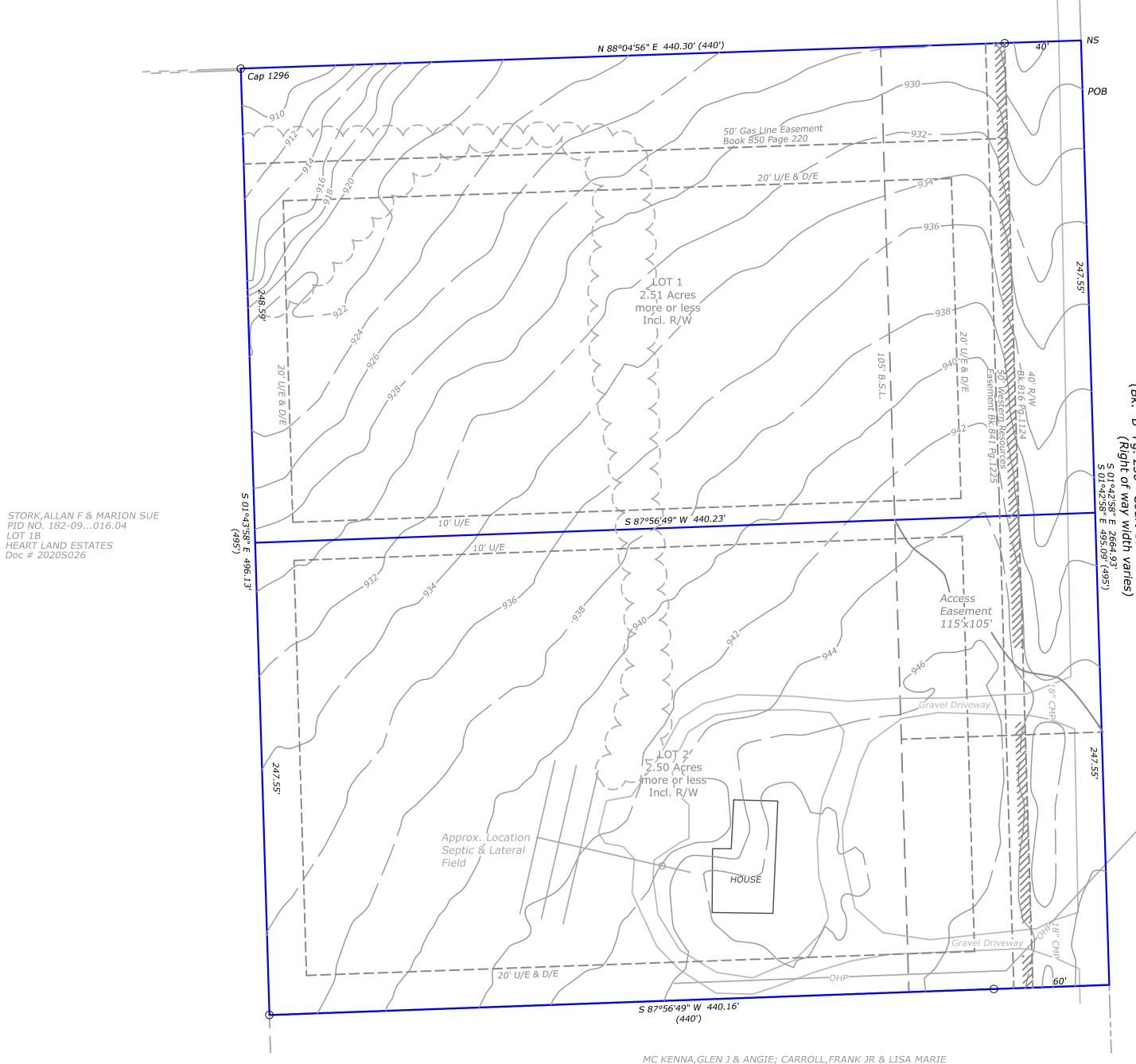
7) No off-plat restrictions.

- On August 14, 2024, The Board of Zoning Appeals granted a variance from Aricile 41 - Access Manangement Policy driveway spacing (Sec 6(B)(1)(a)) & one entrance per Lot under 3 Acres (Sec 6(B)(b)(III))

> TALLGRASS BUILDING COMPANY LLC PID No. 182-09-0-00-00-167 PIONEER ACRES

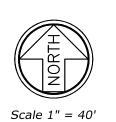


LOT 1 Doc #2023P00040

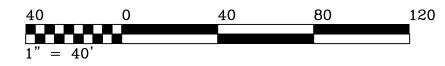


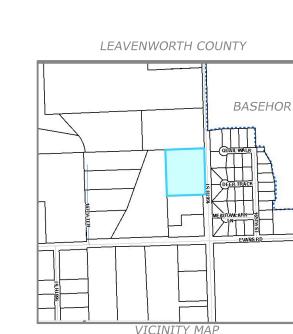
PID NO. 182-09-0-00-016.05

HEART LAND ESTATES Doc # 2011P00006









NOT TO SCALE

Doc # 2020S026



LEGEND: - 1/2" Rebar Set with Cap No.1296) - 1/2" Rebar Found, unless otherwise noted. Concrete Base around Point riangle - PK Nail Found in Place () - Record / Deeded Distance

U/E - Utility Easement D/E - Drainage Easement B.S.L. - Building Setback Line R/W - Permanent Dedicated Roadway Easement

BM - Benchmark NS - Not Set this survey per agreement with client A - Arc Distance R - Arc Radius

B - Chord Bearing C - Chord Distance //// - No Vehicle Entrance Access

NS - Not Set this survey per agreement with client - DIRECTION OF WATER FLOW

🧭 - Power Pole X—— - Fence Line

OHP—— - Overhead Power Lines T —— - Underground Telephone/Fiber Optic Line

🔷 - Gas Valve

- Water Meter/Valve W---- - 6" Water Line - location as per district

POB - Point of Beginning POC - Point of Commencing ∕∕∕√- Tree/Brush Line

ZONING:

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 - Plat - 1 : 1367002 5.0087 Acres, more or less
5) Basis of Bearing - KS SPC North Zone 1501

6) Monument Origin Unknown, unless otherwise noted. 7) Existing and Proposed Lots for Agriculture & Residential Use.

8) Road Record - See Survey 9) Benchmark - NAVD88

Project Benchmark (BM) - NE COR SE 1/4 Section 9 - Elev - 932.27' 10) Easements, if any, are created hereon or listed in referenced title commitment. 11) Reference Recorded Deed Book 658 Page 896

12) Utility Companies -- Water - Suburban - Electric - Evergy - Sewer - Septic / Lagoon

- Gas - Propane / Natural Gas 13) Reference Security First Title File No. 3079723 updated June 3, 2024

14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0327G dated July 16, 2015 15) Building Setback Lines as shown hereon or noted below

- All side yard setbacks - 15' (Accessory - 15') - All rear yard setbacks - 40' (Accessory - 15')

16) Distances to and of structures, if any, are +- 1'. 17) Easements as per referenced Title Commitment are shown hereon, if any.

18) Fence Lines do not necessarily denote the boundary line for the property. 19) Reference Surveys: WITT SUBDIVISION Survey Book 15 #92, 2005 - NKA2005P00092

HEART LAND ESTATES Doc #2011P00006 SUNNY SIDE ESTATES Doc #2021P00031 PIONEER ACRES Doc #2023P00040

JAH - J.A.Herring Survey Doc # 2022S016 & 2023S009 Heart Land Estates Lot Split Doc #2020S026

> I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the month of June 2024 and this map or plat is correct to the best of my knowledge.

SERENITY ACRES

South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR: POTTS, DARYL L & WILSON-POTTS, TAMARA D BASEHOR, KS 66007

PID NO. 182-09-0-00-00-017

RECORD DESCRIPTION:

ast Quarter of the Southeast Quarter of Section 9, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, described as: Beginning 494.32 feet North 00° East from the Southeast corner of said Southeast Quarter; thence South 89° 40′ 58" West 440.0 feet; thence North 00° East 495.0 feet; thence North 89° 40′ 58" East 440.0 feet to the east line of said Southeast Quarter; thence South

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|-----|----|-----|----|-----|----|-----|----|----|
| +1- | _ | CLL | _ | N 4 | | | | |

00° West 495.0 feet to the beginning. EXCEPT part taken or used for road.

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: SERENITY 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.

| IN TESTIMONY WHEREOF, |
|--|
| We, the undersigned owners of SERENITY ACRES, have set our hands this day of |
| , 2024. |
| |

TAMARA D. WILSON-POTTS DARYL L. POTTS

Be it remembered that on this _____ day of ____ _ 2024, before me, a notary public in and for said County and State came Daryl L. Potts and Tamara D. Wilson-Potts, husband and wife, to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC

My Commission Expires:_____

APPROVALS

Secretary

John Jacobson

We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of SERENITY ACRES this _____ day of _____, 2024.

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:

Chairperson

Scale 1" = 40'

June 6, 2024 Rev. 8-5-24

J.Herring, Inc. (dba)

##URVEYING

315 North 5th Street, Leav., KS 66048

Ph. 913.651.3858 Fax 913.674.5381 Email – survey@teamcash.com

₩₩ OMPANY

Job # K-24-1792

REGISTER OF DEED CERTIFICATE:

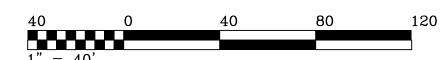
Filed for Record as Document No. _ _ on this _

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



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.

completed within 45 days after final grading.

5) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.

6) Lots 1 and 2 share an access point to 166th Street. Maintenance for the common access area shall be

- On August 14, 2024, The Board of Zoning Appeals granted a variance from Aricile 41 - Access Manangement Policy driveway spacing (Sec 6(B)(1)(a)) & one entrance per Lot under 3 Acres (Sec 6(B)(b)(III))

PID No. 182-09-0-00-00-167 PIONEER ACRES LOT 1 Doc #2023P00040

Cap 1296 50' Gas Line Easement Book 850 Page 220 _____

LOT 1 2.51 Acres more or less Incl. R/W

PID NO. 182-09...016.04

Doc # 2020S026

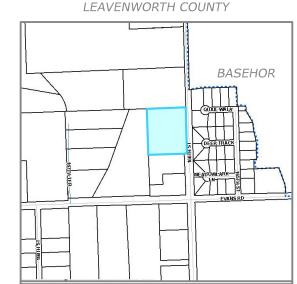
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of SERENITY ACRES this _____, 2024.

Chairperson

Marcus Majure

County Clerk Jeff Culbertson Attest: Janet Klasinski

_, 2024 at _____ o'clock __M in the Office of the Register of



NOT TO SCALE

RESTRICTIONS:

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

4) Lots are subject to the current Access Management Policy

shared by Lots 1 and 2. 7) No off-plat restrictions.

N 88°04'56" E 440.30' (440')

NE COR SE 1/4______BM

Sec. 9-11-22 - 1/2" Rebar

Easement 115'k105'

> LOT 2 2.50 Acres more or less Incl. R/W

S 87°56'49" W 440.16' PID NO. 182-09-0-00-00-016.05 HEART LAND ESTATES Doc # 2011P00006

Southeast Corner Sec. 9-11-22 - 5/8" Rebar



LEGEND:

 - 1/2" Rebar Set with Cap No.1296 - 1/2" Rebar Found, unless otherwise noted.

☐ - Concrete Base around Point \triangle - PK Nail Found in Place

() - Record / Deeded Distance

U/E - Utility Easement D/E - Drainage Easement

B.S.L. - Building Setback Line

R/W - Permanent Dedicated Roadway Easement BM - Benchmark

NS - Not Set this survey per agreement with client A - Arc Distance R - Arc Radius

B - Chord Bearing C - Chord Distance

//// - No Vehicle Entrance Access

NS - Not Set this survey per agreement with client

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 - Plat - 1 : 1367002 5.0087 Acres, more or less 5) Basis of Bearing - KS SPC North Zone 1501

6) Monument Origin Unknown, unless otherwise noted.

7) Existing and Proposed Lots for Agriculture & Residential Use. 8) Road Record - See Survey

9) Benchmark - NAVD88

Project Benchmark (BM) - NE COR SE 1/4 Section 9 - Elev - 932.27' 10) Easements, if any, are created hereon or listed in referenced title commitment. 11) Reference Recorded Deed Book 658 Page 896

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- Electric - Evergy

- Sewer - Septic / Lagoon - Gas - Propane / Natural Gas

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- All rear yard setbacks - 40' (Accessory - 15') 16) Distances to and of structures, if any, are +- 1'.

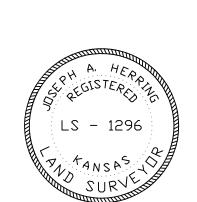
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WITT SUBDIVISION Survey Book 15 #92, 2005 - NKA2005P00092 HEART LAND ESTATES Doc #2011P00006

SUNNY SIDE ESTATES Doc #2021P00031 PIONEER ACRES Doc #2023P00040 JAH - J.A.Herring Survey Doc # 2022S016 & 2023S009

Heart Land Estates Lot Split Doc #2020S026



I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the month of June 2024 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring PS # 1296

Leavenworth County Request for Board Action Resolution 2024-22 Rezoning from RR-5 to RR-2.5

Date: September 4, 2024

To: Board of County Commissioners

From: Planning & Zoning Staff

Department Head Review: John Jacobson, Reviewed

Additional Reviews as needed:

Budget Review ☐ Administrator Review ☐ Legal Review ☐

Action Requested:

Chairman, I move to adopt Resolution 2024-22 and approve the rezoning as outlined in Case DEV-24-094 based on the findings on the Golden Factors, as set forth in the Staff Report and as substantiated by the findings of fact as adopted by the Planning Commission.

Analysis: The applicants are requesting a rezoning of 20995 Honey Creek Road, 00000 Honey Creek Road and 16625 206th Street from Rural-Residential 5 to Rural-Residential 2.5. The Comprehensive Plan identifies the future land use of this area as Residential 3 units per acre. While Staff would typically recommend denial of a request that does not conform to the future land use, Staff recommends approval for the following reasons:

- 1. The requested use is less dense than the future land use designation.
- 2. The nearest city is located almost one mile to the west with multiple county properties in between, therefore making extension of sanitary sewer (necessary for 3 units/acre) unlikely.

Planning Commission Recommendation: The Planning Commission voted 8-0 (1 absent) to recommend approval of Case No. DEV-24-094 (Resolution 2024-22) rezoning request from RR-5 to RR-2.5.

Alternatives:

- 1. Approve case DEV-24-094 (Resolution 2024-22), Rezoning Request from RR-5 to RR-2.5 with Findings of Fact; or
- 2. Deny case DEV-24-094 (Resolution 2024-22), Rezoning Request from RR-5 to RR-2.5 with Findings of Fact; or
- 3. Revise or Modify the Planning Commission Recommendation to Resolution 2024-22, Rezoning Request from RR-5 to RR-2.5 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, Planning Commission Minutes

LEAVENWORTH COUNTY PLANNING COMMISSION STAFF REPORT

CASE NO: DEV-24-094 BARAGARY REZONE

AUGUST 14, 2024

REQUEST: Public Hearing Required

☑ ZONING AMENDMENT ☐ SPECIAL USE PERMIT

☐ TEMPORARY SPECIAL USE PERMIT

SUBJECT PROPERTY: 20995 HONEY CREEK RD, 00000 HONEY

CREEK RD & 16625 206TH ST

FUTURE LAND USE MAP: RESIDENTIAL 3 UNITS PER ACRE



APPLICANT/APPLICANT AGENT:

JOE HERRING

AMY ALLISON

HERRING SURVEYING COMPANY

PROPERTY OWNER:

DEPUTY DIRECTOR

WILLIAM & KATHLEEN **BARAGARY**

19966 TONGANOXIE DR **TONGANIXE KS 66086** WAYNE & JENNICE BARAGARY

STAFF REPRESENTATIVE:

20995 HONEY CREEK RD **TONGANOXIE KS 66086**

CONCURRENT APPLICATIONS:

LAND USE

ZONING: RR-5 to R-2.5 SUBDIVISION: N/A

FLOODPLAIN: N/A **LEGAL DESCRIPTION:**

Three tracts of land in Southeast Quarter of Section 22, Township 11 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

STAFF RECOMMENDATION: APPROVAL

ACTION OPTIONS:

- 1. Recommend approval of Case No. DEV-24-094, Rezone for Baragary, to the Board of County Commission, with or without conditions: or
- 2. Recommend denial of Case No. DEV-24-094, Rezone for Baragary, to the Board of County Commission for the following reasons; or
- 3. Continue the hearing to another date, time, and place.

PROPERTY INFORMATION

PARCEL SIZE: 160 ACRES

PARCEL ID NO:

195-22-0-00-005.00, -005.01. & -005.02

BUILDINGS:

TWO SINGLE FAMILY RESIDENCES AND ACCESSORY STRUCTURES

ACCESS/STREET: HONEY CREEK ROAD LOCAL, GRAVEL, ±18' WIDE 206TH STREET

ARTERIAL, PAVED, ±32' WIDE

PROJECT SUMMARY:

Request to rezone three parcels at 20995 HONEY CREEK RD, 00000 HONEY CREEK RD & 16625 206TH ST

(PID: 195-22-0-00-00-005.00, -005.01. & -005.02).

UTILITIES

SEWER: SEPTIC

FIRE: STRANGER

WATER: SUBURBAN WATER

ELECTRIC: EVERGY

NOTICE & REVIEW:

STAFF REVIEW: 7/25/2024

NEWSPAPER NOTIFICATION:

7/23/2024

NOTICE TO SURROUNDING PROPERTY OWNERS:

7/23/2024

NOTICE TO SURROUNDING PROPERTY OWNERS:

7/23/2024



| FACTORS TO BE CONSIDERED: | | | | |
|---------------------------|--|-----|---------|--|
| an | e following factors are to be considered by the Planning Commission d the Board of County Commissioners when approving or disapproving | Met | Not Met | |
| | is Rezone request: | | | |
| 1. | Character of the Neighborhood: Density: Surrounding parcels range in size from 1.1 acres to more than 150 acres. The area is not densely populated. | | | |
| | Nearby City Limits: Tonganoxie is ¾ mile to the west. | Χ | | |
| | Initial Growth Management Area: This parcel is located within the Rural Growth Area. | | | |
| 2. | Zoning and uses of nearby property: Adjacent Uses: Most of the adjacent parcels are residential and agricultural in nature. | X | | |
| | Adjacent Zoning: Most adjoining parcels are zoned RR-5 however the parcel to the northwest is zoned RR-2.5. | | | |
| | Suitability of the Property for the uses to which is has been restricted: The property is suitable for rural residences and agricultural uses. | X | | |
| 4. | Extent to which removal of the restrictions will detrimentally affect nearby property: Nearby properties are unlikely to be negatively impacted as the proposed rezoning remains rural residential. | X | | |
| 5. | Length of time the property has been vacant as zoned: | Х | | |
| | Relative gain to economic development, public health, safety and welfare: The rezoning does not impact economic development, public health, safety or welfare. In the event the parcels were to be developed as a rural subdivision, twice as many homes could potentially be constructed which may have a positive impact on economic development. | Х | | |
| 7. | Conformance to the Comprehensive Plan: Future Land Use Map: Residential (3 units per acre) Section 4 Land Use and Development Plan Strategies: The proposed use is compatible with the future land use designation. | Х | Х | |

STAFF COMMENTS:

The applicants are requesting a rezoning from Rural-Residential 5 to Rural-Residential 2.5. The Comprehensive Plan identifies the future land use of this area as *Residential 3 units per acre*. While Staff would typically recommend denial of a request that does not conform to the future land use, Staff recommends approval for the following reasons:

- 1. The requested use is less dense than the future land use designation.
- 2. The nearest city is located almost one mile to the west with multiple county properties in between, therefore making extension of sanitary sewer (necessary for 3 units/acre) unlikely.

ATTACHMENTS:

A: Application & Narrative

B: Zoning Map

C: Location map

D: Memorandums

REZONING APPLICATION

Leavenworth County Planning Department 300 Walnut, St., Suite 212

160

Evergy Suburban Leavenworth, Kansas 66048

22 11 21 464

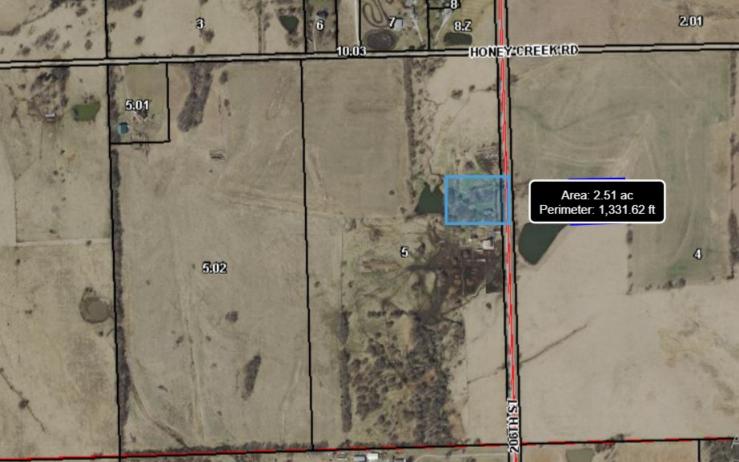
300 Walnut, St., Suite 212
County Courthouse
Leavenworth, Kansas 66048
913-684-0465

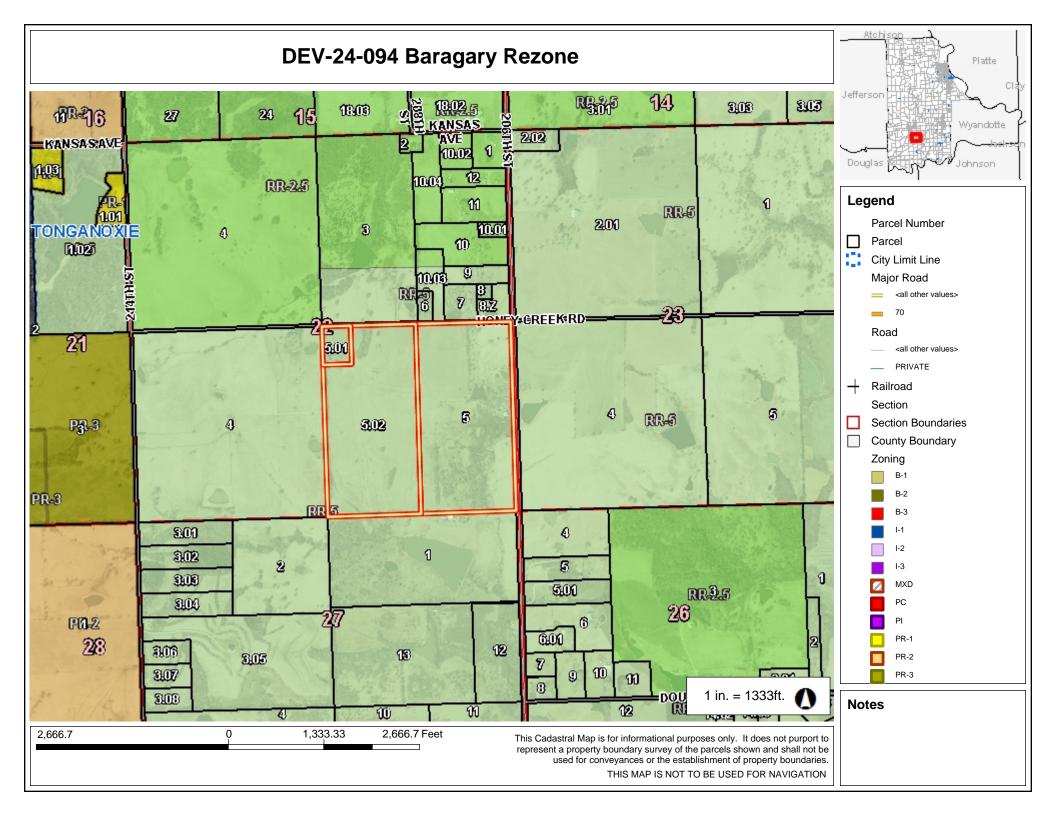
| CE " 2 10 1 | | | | |
|--|---|--|--|--|
| Offic | ce Use Only | | | |
| Township: Stranger | Date Received: | | | |
| Planning Commission Date | | | | |
| Case No. DEV-24-094 | Date Paid 07.11.2024 | | | |
| Zoning District RR 5 Comprehensive Pl | an Land Use Designation 3 acre with | | | |
| | | | | |
| | | | | |
| APPLICANT/AGENT INFORMATION | OWNER INFORMATION (If different) BARAGARY, WILLIAM J & KATHLEEN A | | | |
| NAME Joe Herring | NAME BARAGARY, WAYNE E & JENNICE M | | | |
| | 19966 TONGANOXIE DR | | | |
| ADDRESS 315 North 5th Street | ADDRESS 20995 HONEY CREEK RD | | | |
| CITY/ST/ZIP Leavenworth, KS 66048 | CITY/ST/7IP Tonganoxie, KS 66086 | | | |
| 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 | | | |
| CONTACT PERSON Joe | CONTACT PERSON N/A | | | |
| | | | | |
| PROPOSED U | SE INFORMATION | | | |
| Proposed Land Use Agriculture and Rural Residential | | | | |
| Current Zoning RR-5 | Requested Zoning RR 2.5 | | | |
| | | | | |
| Reason for Requesting Rezoning Estate Planning to match Future Land Use | | | | |
| | | | | |
| | | | | |
| PROPERTY | INFORMATION | | | |
| Address of Property 16625 206TH ST, TONGANOXIE KS 660 | | | | |
| Parcel Size 80 Acres | 5 Acres 75 Acres | | | |
| Current use of the property Agriculture and Rural Residentia | al Development | | | |
| | | | | |
| Present Improvements or structures House and Agriculture | e Structures | | | |
| | | | | |
| PID | 195-22-0-00-005.01 | | | |
| | | | | |
| I, the undersigned am the (owner), (duly authorized ag | gent). (Circle One) of the aforementioned property situated in | | | |
| I, the undersigned am the <i>(owner)</i> , <i>(duly authorized ag</i> the unincorporated portion of Leavenworth County, Ka | | | | |
| I, the undersigned am the (owner), (duly authorized ag | gent). (Circle One) of the aforementioned property situated in | | | |
| I, the undersigned am the <i>(owner)</i> , <i>(duly authorized ag</i> the unincorporated portion of Leavenworth County, Ka | gent). (Circle One) of the aforementioned property situated in | | | |

ATTACHMENT A

| | Authorization of Contractors or Individuals to Act as Agents of a Landowner |
|----|--|
| | COUNTY OF LEAVENWORTH |
| | STATE OF KANSAS |
| | We/I When Akaracary and I alin Sayry |
| | Being dully sworn, dispose and say that we/I are the owner(s) of said property located at |
| | and Zoning Department for a pariod of any solar laware A 1111 11 11 11 11 11 11 11 11 11 11 11 |
| | 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) |
| | Joseph A. Herring – Herring Surveying Company 315 N. 5th Street, Leavenworth, KS 66048, 913-651-3858 |
| | $\frac{2}{2}$ |
| | Signed and entered this 25^{th} day of $5ane$, 2024 |
| Vi | 1/1am Jar Kathleen A Baragary, 19966 Tonganox Dr. Tonganoxe Ks 66 |
| | Print Name, Address, Telephone |
| | Willen Baugus Wahlen Aharagupy |
| | Signature/ |
| | STATE OF KANSAS)) SS |
| | COUNTY OF LEAVENWORTH) |
| | Be it remember that on this 25 day of June 2024, before me, a notary public in and for said County and State came William T Bayagary, lath ken A Barreto 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 Welissa R Saathoff MELISSA R. SAATHOFF |
| | My Commission Expires: 9-21-25 (seal) |

AFFIDAVIT





DEV-24-094 Baragary Rezone Platte Jefferson 3.05 3.03 18:03 24 Wyandotte 2.02 KANSAS AVE 10.0212 10.04Legend 711 TONGANOX Parcel Number 2.01 10.01Parcel 10 1.02 City Limit Line Major Road <all other values> 70 YAGREEK(RD= Road 21 <all other values> PRIVATE Railroad Section Section Boundaries 5.02 **County Boundary** 3.01 3.02 3.03 5.01 3.04 6.01 12 3.07 1 in. = 1333ft. 3.08 DOUNotes 12 1,333.33 2,666.7 2,666.7 Feet This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries. THIS MAP IS NOT TO BE USED FOR NAVIGATION

From: Steven Heath <Steven.Heath@evergy.com>

Sent: Wednesday, July 17, 2024 4:06 PM

To: Allison, Amy

Subject: Re: DEV-24-094 Baragary Rezone

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Internal Use Only

Thank you. In that case Evergy has no conflict. At the point of re-platting we may require easement be granted for existing lines that are currently running through the property.

Steven Heath

Evergy

TD Designer II

Steven.Heath@evergy.com

O: 785-865-4857 C: 785-508-2550

From: Allison, Amy <AAllison@leavenworthcounty.gov>

Sent: Wednesday, July 17, 2024 9:50 AM

To: Steven Heath <Steven.Heath@evergy.com> **Subject:** RE: DEV-24-094 Baragary Rezone

Internal Use Only

This Message Is From an External Sender

This message came from outside your organization.

Report Suspicious

Good Morning Steven,

Attached is a concept plan the applicant has provided. They indicated that they are rezoning for estate planning purposes. They could choose to further subdivide in the future which would likely require platting. At that time you would be notified of the plat.

Sincerely,

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

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From: Steven Heath <Steven.Heath@evergy.com>

Sent: Wednesday, July 17, 2024 8:21 AM

To: Allison, Amy <AAllison@leavenworthcounty.gov>

Subject: Re: DEV-24-094 Baragary Rezone

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

Is this property being divided into separate parcels or are they just wishing to change the zoning of the existing property?

Thank you,

Steven Heath

Evergy

TD Designer II

Steven.Heath@evergy.com

O: 785-865-4857 C: 785-508-2550

From: Allison, Amy <AAllison@leavenworthcounty.gov>

Sent: Tuesday, July 16, 2024 4:41 PM

To: Magaha, Chuck <<u>cmagaha@lvsheriff.org</u>>; Miller, Jamie <<u>JMiller@leavenworthcounty.gov</u>>; Patzwald, Joshua

<jpatzwald@lvsheriff.org>; Noll, Bill <BNoll@leavenworthcounty.gov>; McAfee, Joe

< JMcAfee@leavenworthcounty.gov >; Brown, Misty < MBrown@leavenworthcounty.gov >; 'stfdchief1760@gmail.com'

<stfdchief1760@gmail.com>; 'Travis@suburbanwaterinc.com' <Travis@suburbanwaterinc.com>; Design Group

Lawrence Service Center < designgrouplawrenceservicecenter@evergy.com>

Cc: PZ < PZ@leavenworthcounty.gov > Subject: RE: DEV-24-094 Baragary Rezone

This Message Is From an External Sender

This message came from outside your organization.

Report Suspicious

Good Afternoon,

The Department of Planning and Zoning has received a rezoning application for the property located at 16625 206th St (RR-5 to RR-2.5).

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 July 30, 2024.

| From: | Mark B <stfdchief1760@gmail.com></stfdchief1760@gmail.com> | | |
|---|--|--|--|
| Sent: | y , y , | | |
| To: | Allison, Amy | | |
| Cc: | Magaha, Chuck; Miller, Jamie; Patzwald, Joshua; Noll, Bill; McAfee, Joe; Brown, Misty; Travis@suburbanwaterinc.com; designgrouplawrenceservicecenter@evergy.com; PZ | | |
| Subject: | Re: DEV-24-094 Baragary Rezone | | |
| | | | |
| <i>Notice:</i> This email originated from outsid content is safe. | e this organization. Do not click on links or open attachments unless you trust the sender and know the | | |
| Amy, | | | |
| 206th Street, Tonganoxie KS 6 | reviewed the application for the re-zoning of the property located at 16625 6086 and has NO objection to the re-zoning. Since there is an existing 12" Water of 206 th Street, we would recommend the placement of a fire hydrant within 1000 | | |
| Let me know if you have any q | uestions or concerns. | | |
| Mark Billquist Stranger Fire Chief | | | |
| On Tue, Jul 16, 2024 at 4:41 PM A | Allison, Amy < <u>AAllison@leavenworthcounty.gov</u> > wrote: | | |
| Good Afternoon, | | | |
| The Department of Planning and (RR-5 to RR-2.5). | Zoning has received a rezoning application for the property located at 16625 206 th St | | |
| 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 July 30, 2024. | | | |
| If you have any questions or nee pz@leavenworthcounty.gov | ed additional information, please contact me at (913) 684-0465 or at | | |
| Thank you, | | | |
| | | | |

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

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Mark Billquist
Stranger Township Fire Chief
10-33 Foundation National Treasurer
913-369-0510 mobile
stfdchief1760@gmail.com

"Sometimes darkness can show you the light"

From: Travis Miles <Travis@suburbanwaterinc.com>

Sent: Thursday, July 18, 2024 7:20 AM

To: Allison, Amy; Magaha, Chuck; Miller, Jamie; Patzwald, Joshua; Noll, Bill; McAfee, Joe;

Brown, Misty; 'stfdchief1760@gmail.com';

'designgrouplawrenceservicecenter@evergy.com'

Cc: PZ

Subject: Re: DEV-24-094 Baragary Rezone

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Amy,

Suburban Water has reviewed the application for the re-zoning of the property located at 16625 206th Street, Tonganoxie KS 66086 and has NO objection to the re-zoning. Suburban Water has an existing 12" Water Main located on the east side of 206th Street for the full road front of the property.

Thanks

Travis J Miles

CEO/President Suburban Water, Inc. 1216 N 155th Street, PO BOX 588

Basehor, KS 66007 Office: (913) 724-1800 Fax: (913) 724-1505 Cell: (913) 238-0040

travis@suburbanwaterinc.com

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From: Allison, Amy <AAllison@leavenworthcounty.gov>

Sent: Tuesday, July 16, 2024 4:41 PM

To: Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Noll, Bill <BNoll@leavenworthcounty.gov>; McAfee, Joe

<JMcAfee@leavenworthcounty.gov>; Brown, Misty <MBrown@leavenworthcounty.gov>; 'stfdchief1760@gmail.com'
<stfdchief1760@gmail.com>; Travis Miles <Travis@suburbanwaterinc.com>;

Cc: PZ <PZ@leavenworthcounty.gov>
Subject: RE: DEV-24-094 Baragary Rezone

Good Afternoon,

From: Travis Miles <Travis@suburbanwaterinc.com>

Sent: Thursday, July 18, 2024 8:19 AM

To: Mark B; Allison, Amy

Subject: Re: DEV-24-094 Baragary Rezone

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.

Amy and Mark,

There is an existing fire hydrant located at Honey Creek and 206th Street at the NE corner of the intersection.

Travis J Miles

CEO/President
Suburban Water, Inc.
1216 N 155th Street, PO BOX 588
Basehor, KS 66007

Office: (913) 724-1800 Fax: (913) 724-1505 Cell: (913) 238-0040

travis@suburbanwaterinc.com

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From: Mark B <stfdchief1760@gmail.com> Sent: Thursday, July 18, 2024 8:08 AM

To: Allison, Amy <AAllison@leavenworthcounty.gov>

Cc: Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua

- <ipatzwald@lvsheriff.org>; Noll, Bill <BNoll@leavenworthcounty.gov>; McAfee, Joe
- <JMcAfee@leavenworthcounty.gov>; Brown, Misty <MBrown@leavenworthcounty.gov>; Travis Miles
- <Travis@suburbanwaterinc.com>; designgrouplawrenceservicecenter@evergy.com
- <designgrouplawrenceservicecenter@evergy.com>; PZ <PZ@leavenworthcounty.gov>

Subject: Re: DEV-24-094 Baragary Rezone

Amy,

Stranger Fire Department has reviewed the application for the re-zoning of the property located at 16625 206th Street, Tonganoxie KS 66086 and has NO objection to the re-zoning. Since there is an existing 12" Water Main located on the east side of 206th Street, we would recommend the placement of a fire hydrant within 1000 feet of the property.

Let me know if you have any questions or concerns.

Mark Billquist Stranger Fire Chief

On Tue, Jul 16, 2024 at 4:41 PM Allison, Amy < <u>AAllison@leavenworthcounty.gov</u>> wrote: Good Afternoon,

The Department of Planning and Zoning has received a rezoning application for the property located at 16625 206th St (RR-5 to RR-2.5).

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 July 30, 2024.

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

Thank you,

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

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Mark Billquist
Stranger Township Fire Chief
10-33 Foundation National Treasurer
913-369-0510 mobile
stfdchief1760@gmail.com

"Sometimes darkness can show you the light"

From: Anderson, Kyle

Sent: Friday, July 19, 2024 8:57 AM

To: Allison, Amy

Subject: RE: RE: DEV-24-094 Baragary Rezone

We have not received any complaints on this property.

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

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From: Allison, Amy <AAllison@leavenworthcounty.gov>

Sent: Tuesday, July 16, 2024 4:42 PM

To: Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua <ipatzwald@lvsheriff.org>; Noll, Bill <BNoll@leavenworthcounty.gov>; McAfee, Joe

<JMcAfee@leavenworthcounty.gov>; Brown, Misty <MBrown@leavenworthcounty.gov>; 'stfdchief1760@gmail.com'

<stfdchief1760@gmail.com>; 'Travis@suburbanwaterinc.com' <Travis@suburbanwaterinc.com>;

'design group law rences er vice center @evergy.com' < design group law rences er vice center @evergy.com > 100 for the content of the cont

Cc: PZ <PZ@leavenworthcounty.gov> **Subject:** RE: DEV-24-094 Baragary Rezone

Good Afternoon,

The Department of Planning and Zoning has received a rezoning application for the property located at 16625 206th St (RR-5 to RR-2.5).

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 July 30, 2024.

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

Thank you,

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

From: McAfee, Joe

Sent: Wednesday, July 31, 2024 8:53 AM

To: Allison, Amy; Magaha, Chuck; Miller, Jamie; Patzwald, Joshua; Noll, Bill; Brown, Misty;

'stfdchief1760@gmail.com'; 'Travis@suburbanwaterinc.com';

'designgrouplawrenceservicecenter@evergy.com'

Cc: PZ

Subject: RE: RE: DEV-24-094 Baragary Rezone

Amy,

PW Engineering has no comment on the Rezone.

From: Allison, Amy <AAllison@leavenworthcounty.gov>

Sent: Tuesday, July 16, 2024 4:42 PM

To: Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Noll, Bill <BNoll@leavenworthcounty.gov>; McAfee, Joe

<JMcAfee@leavenworthcounty.gov>; Brown, Misty <MBrown@leavenworthcounty.gov>; 'stfdchief1760@gmail.com'

<stfdchief1760@gmail.com>; 'Travis@suburbanwaterinc.com' <Travis@suburbanwaterinc.com>;

'designgrouplawrenceservicecenter@evergy.com' < designgrouplawrenceservicecenter@evergy.com >

Cc: PZ <PZ@leavenworthcounty.gov> **Subject:** RE: DEV-24-094 Baragary Rezone

Good Afternoon,

The Department of Planning and Zoning has received a rezoning application for the property located at 16625 206th St (RR-5 to RR-2.5).

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 July 30, 2024.

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

Thank you,

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

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RESOLUTION 2024-22

A resolution of the Leavenworth County Kansas Board of Commissioners, authorizing a rezoning from RR-5 to RR-2.5 as defined by the Zoning and Subdivision Regulations of Leavenworth County, Kansas on the following described property:

The Southeast Quarter (SE ¼) of Section Twenty-two (22), in Township Eleven (11) South, Range Twenty-one (21) East of the Sixth Principal Meridian; containing 160 acres of land more or less, according to the Government Survey thereof, subject to any unreleased oil and gas leases of record, and subject to nay existing rights of way for highway or ditches, subject to any reservation or exception in patent, if any.

WHEREAS, it is hereby found and determined that a request for a Rezoning as described above was filed with the Secretary of the Leavenworth County Planning Commission, on the 12th day of July, 2024, and

WHEREAS, it is hereby found that the Leavenworth County Planning Commission, after notice as required by law, did conduct a public hearing for Case DEV-24-094 upon the granting of such request for a Rezoning on the 14th day of August, 2024; and

WHEREAS, it is hereby found that the Leavenworth County Planning Commission, based upon specific findings of fact incorporated by reference herein, did recommend that the Rezoning be approved; and

WHEREAS, the Board of County Commissioners considered, in session on the 4th day of September, 2024, the recommendation of the Leavenworth County Planning Commission.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Leavenworth County, Kansas, that:

- 1. Based upon the recommendation and findings of fact of the Leavenworth County Planning Commission and the findings of fact adopted by the Board of County Commissioners in regular session on the 4th day of September, 2024, and incorporated herein by reference, it is hereby resolved that request for rezoning as described above, also known as 20995 Honey Creek Road, 00000 Honey Creek Road and 16625 206th Street, Parcel Identification Number 195-22-0-00-005.00, 195-22-0-00-005.01. & 195-22-0-00-00-005.02, is hereby granted.
- 2. The Planning and Zoning Department of Leavenworth County, Kansas is hereby ordered to and directed to cause such designations to be made on the official District Map of said County in its custody and to show property herein described to be now zoned RR-2.5. Said District Map previously incorporated by reference by Section 4 of the Zoning and Subdivision Regulations of the Leavenworth County, Kansas is hereby incorporated as part of the Zoning Resolution as amended.
- 3. This Resolution shall be in full force and effect from and after its adoption and publication in the Leavenworth Times.

| | Adopted this 4 th day of September, 2024 Board of County Commission Leavenworth, County, Kansas |
|---|--|
| | Jeff Culbertson, Chairman |
| ATTEST: | Vicky Kaaz, Member |
| Janet Klasinski, Leavenworth County Clerk | Doug Smith, Member |
| | Mike Smith, Member |
| | Mike Stieben, Member |

Leavenworth County Request for Board Action Resolution 2024-23 Rezoning from RR-5 to RR-2.5

Date: September 4, 2024

To: Board of County Commissioners

From: Planning & Zoning Staff

Department Head Review: John Jacobson, Reviewed

Additional Reviews as needed:

Budget Review ☐ Administrator Review ☐ Legal Review ☐

Action Requested:

Chairman, I move to adopt Resolution 2024-23 and approve the rezoning as outlined in Case DEV-24-095 based on the findings on the Golden Factors, as set forth in the Staff Report and as substantiated by the findings of fact as adopted by the Planning Commission.

Analysis: The applicants are requesting a rezoning of 13963 206th Street from Rural-Residential 5 to Rural-Residential 2.5. The Comprehensive Plan identifies the future land use of this area as Residential (2.5 acre min). The property is made up of two tracts of land. In order to bring one tract of land into compliance, the applicant must rezone the property to allow two 2.5 acre parcels. The applicant has provided a concept drawing showing the proposed boundary line adjustment.

Planning Commission Recommendation: The Planning Commission voted 8-0 (1 absent) to recommend approval of Case No. DEV-24-095 (Resolution 2024-23) rezoning request from RR-5 to RR-2.5.

Alternatives:

- 1. Approve case DEV-24-095 (Resolution 2024-23), Rezoning Request from RR-5 to RR-2.5 with Findings of Fact; or
- 2. Deny case DEV-24-095 (Resolution 2024-23), Rezoning Request from RR-5 to RR-2.5 with Findings of Fact; or
- 3. Revise or Modify the Planning Commission Recommendation to Resolution 2024-23, Rezoning Request from RR-5 to RR-2.5 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, Planning Commission Minutes

LEAVENWORTH COUNTY PLANNING COMMISSION STAFF REPORT

CASE NO: DEV-24-095 Lamb/Trent Rezone

August 14, 2024

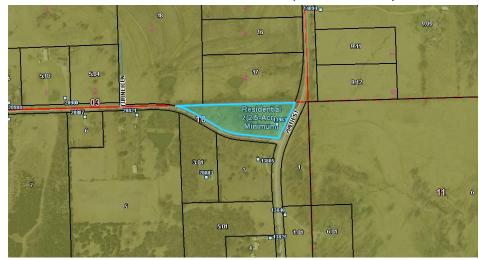
REQUEST: Public Hearing Required

☑ ZONING AMENDMENT
☐ SPECIAL USE PERMIT

☐ TEMPORARY SPECIAL USE PERMIT

SUBJECT PROPERTY: 13963 206TH STREET

FUTURE LAND USE MAP: RESIDENTIAL (2.5 ACRE MIN)



LEGAL DESCRIPTION:

Two tracts of land in the Northeast ¼ of Section 10, Township 12 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

STAFF RECOMMENDATION: APPROVAL

ACTION OPTIONS:

- Recommend approval of Case No. DEV-24-095, Rezone for Lamb/Trent, to the Board of County Commission, with or without conditions; or
- Recommend denial of Case No. DEV-24-095, Rezone for Lamb/Trent, to the Board of County Commission for the following reasons; or
- 3. Continue the hearing to another date, time, and place.

PROJECT SUMMARY:

Request to rezone one parcel at 13963 206th Street (PID: 222-10-0-00-00-002.00) from RR-5 to RR-2.5.

Location Map:



STAFF REPRESENTATIVE:

AMY ALLISON

DEPUTY DIRECTOR

APPLICANT/APPLICANT

AGENT:

JOE HERRING

HERRING SURVEYING

COMPANY

PROPERTY OWNER:

PUAL JEROLD LAMB & MELISSA JOY TRENT 17101 206TH STREET TONGANOXIE, KS 66086

CONCURRENT APPLICATIONS:

N/A

LAND USE

ZONING: RR-5 FUTURE LAND USE

DESIGNATION: RESIDENTIAL

(2.5 ACRE MIN)

SUBDIVISION: N/A

FLOODPLAIN: N/A

PROPERTY INFORMATION

PARCEL SIZE: 5.02 ACRES (per application)

PARCEL ID NO:

222-10-0-00-00-002.00

BUILDINGS:

SINGLE FAMILY RESIDENCE, ACCESSORY STRUCTURE

ACCESS/STREET:

206[™] STREET

ARTERIAL, PAVED, ±30' WIDE

CANTRELL ROAD

LOCAL, GRAVEL, ±20' WIDE

UTILITIES

SEWER: SEPTIC

FIRE: FIRE DISTRICT #2

WATER: RWD #10

ELECTRIC: EVERGY

NOTICE & REVIEW:

STAFF REVIEW: 7/29/2024

NEWSPAPER NOTIFICATION:

7/23/2024

NOTICE TO SURROUNDING PROPERTY OWNERS:

7/23/2024

| FA | CTORS TO BE CONSIDERED: | | |
|----|---|-----|---------|
| an | e following factors are to be considered by the Planning Commission d the Board of County Commissioners when approving or disapproving is Rezone request: | Met | Not Met |
| | Character of the Neighborhood: Density: Surrounding parcels range in size from 2.10 acres to more than 140 acres. The area is not densely populated. | | |
| | Nearby City Limits: Linwood is more than a mile to the southeast. Initial Growth Management Area: This parcel is located within the Rural Growth Area. | Х | |
| 2. | Zoning and uses of nearby property: Adjacent Uses: Most of the adjacent parcels are residential and agricultural in nature. | Х | |
| 3. | Adjacent Zoning: All adjacent properties are zoned RR-5. Suitability of the Property for the uses to which is has been restricted: The property is suitable for rural residences and agricultural uses. | Х | |
| 4. | Extent to which removal of the restrictions will detrimentally affect nearby property: Nearby properties are unlikely to be negatively impacted as the proposed rezoning remains rural residential. | Х | |
| 5. | Length of time the property has been vacant as zoned: ☐ Vacant: ☐ Not Vacant: | Х | |
| | Relative gain to economic development, public health, safety and welfare: The rezoning does not impact economic development, public health, safety or welfare. In the event the parcel were to be developed as a rural subdivision, twice as many homes could potentially be constructed which may have a positive impact on economic development. | Х | |
| 7. | Conformance to the Comprehensive Plan: Future Land Use Map: Residential (2.5 acre min) Section 4 Land Use and Development Plan Strategies: The proposed use is compatible with the future land use designation. | X | |

STAFF COMMENTS:

The applicants are requesting a rezoning from Rural-Residential 5 to Rural-Residential 2.5. The Comprehensive Plan identifies the future land use of this area as *Residential (2.5 acre min)*. The property is made up of two tracts of land. In order to bring one tract of land into compliance, the applicant must rezone the property to allow two 2.5 acre parcels. The applicant has provided a concept drawing showing the proposed boundary line adjustment. Staff recommends approval.

ATTACHMENTS:

A: Application & Narrative

B: Zoning Map

C: Location Map

D: Memorandums

REZONING APPLICATION

Leavenworth County Planning Department 300 Walnut, St., Suite 212 County Courthouse Leavenworth, Kansas 66048



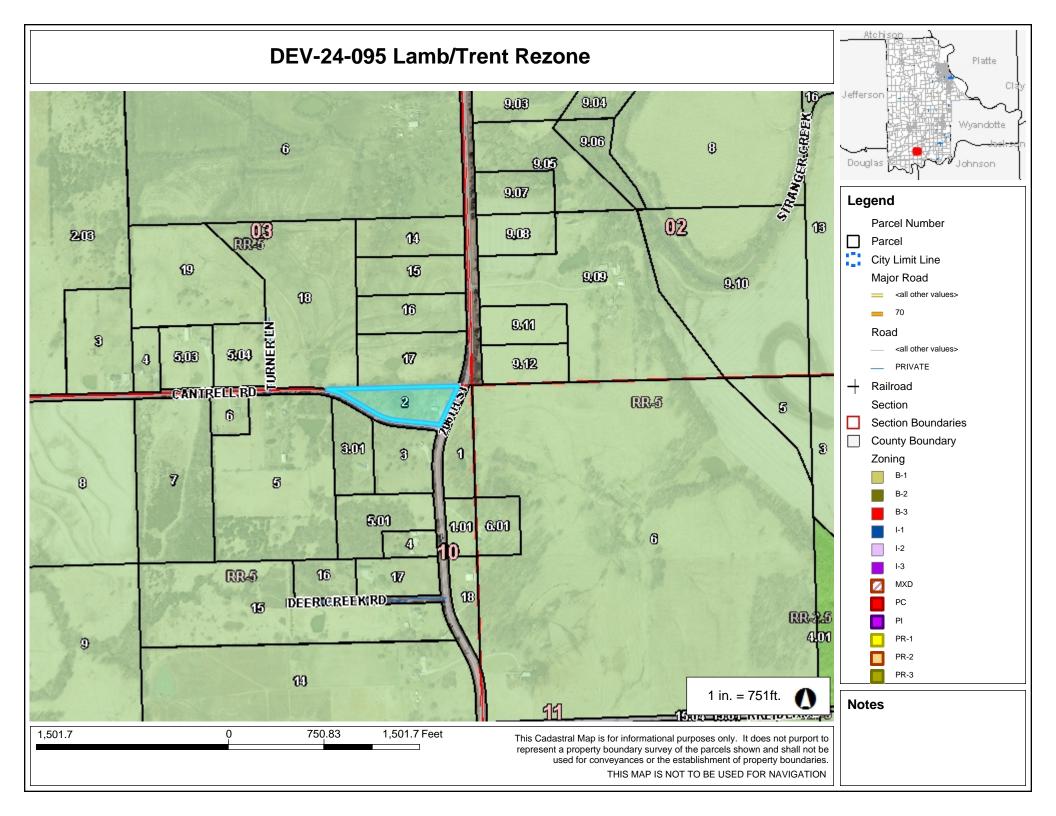
9.24 4.03 Everagy

| 458 RWD 10 | 913-684-0465 222-10 002.00 | | | | | |
|--|--|--|--|--|--|--|
| | Office Use Only | | | | | |
| Township: Shurman | Date Received: 07.15.2024 | | | | | |
| Planning Commission Date | | | | | | |
| Case No. 1 DEV-24- | Date Paid 07.15, 2024 | | | | | |
| Zoning District AR 5 Comprehensive Plan Land Use Designation 2.5 acre Min. | | | | | | |
| | | | | | | |
| APPLICANT/AGENT INFORMATION | OWNER INFORMATION (If different) | | | | | |
| | | | | | | |
| NAME Joe Herring | NAMELAMB,PAUL JEROLD & TRENT,MELISSA JOY | | | | | |
| ADDRESS 315 North 5th Street | ADDRESS 17101 206TH ST | | | | | |
| 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 | | | | | |
| CONTACT PERSON Joe | CONTACT PERSON N/A | | | | | |
| | | | | | | |
| | ED USE INFORMATION | | | | | |
| Proposed Land Use AG & RURAL RESIDENTIAL | | | | | | |
| Current Zoning RR-5 Requested Zoning RR-2.5 | | | | | | |
| Reason for Requesting Rezoning Match future land use plan | | | | | | |
| | | | | | | |
| | | | | | | |
| PROPERTY INFORMATION | | | | | | |
| Address of Property 13963 206TH ST, Linwood, KS 66052 | | | | | | |
| Parcel Size 5.02 Acres | | | | | | |
| Current use of the propertyAG & RURAL RESIDENTIAL | | | | | | |
| Present Improvements or structures House | | | | | | |
| PID 222-10-0-00-002 | | | | | | |
| I, the undersigned am the <i>(owner)</i> , <i>(duly authorized agent)</i> . <i>(Circle One)</i> of the aforementioned property situated in the unincorporated portion of Leavenworth County, Kansas. By execution of my signature, I do hereby officially apply for rezoning as indicated above. Signature Joe Herring - digitally signed July 15, 2024 Date 7-15-24 | | | | | | |
| Signature Joe Herring - digitally signed July 15, 2024 Date 7-15-24 | | | | | | |

ATTACHMENT A

AFFIDAVIT





DEV-24-095 Lamb/Trent Rezone Platte Jefferson 9.04 9.03 Wyandotte 9.06 8 9.05 9.07 Legend Parcel Number 13 03 9.03 2.03 14 Parcel City Limit Line 15 Major Road 9.10 <all other values> 18 16 70 9.00 Road <all other values> 5.04 5.03 9.12 — PRIVATE Railroad CANTRELLED Section Section Boundaries **County Boundary** 5.01 1.01 6.01 16 DEER GREEKIRD 14 1 in. = 751ft. **Notes** 5:04 10:00 MM 10:00 1,501.7 750.83 1,501.7 Feet This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries. THIS MAP IS NOT TO BE USED FOR NAVIGATION

From: Steven Heath <Steven.Heath@evergy.com>

Sent: Wednesday, July 17, 2024 8:13 AM

To: Allison, Amy; Magaha, Chuck; Miller, Jamie; Patzwald, Joshua; Noll, Bill; McAfee, Joe;

Design Group Lawrence Service Center; 'LVCO RWD10'; 'kritter@lvcofd2.com';

'dritter@lvcofd2.com'; Brown, Misty

Cc: PZ

Subject: Re: DEV-24-095 Lamb Rezone

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Internal Use Only

No conflict on behalf of Evergy.

Thank you,

Steven Heath

Evergy

TD Designer II

Steven.Heath@evergy.com

O: 785-865-4857 C: 785-508-2550

From: Allison, Amy <AAllison@leavenworthcounty.gov>

Sent: Tuesday, July 16, 2024 4:37 PM

To: Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua

- <ipatzwald@lvsheriff.org>; Noll, Bill <BNoll@leavenworthcounty.gov>; McAfee, Joe
- <JMcAfee@leavenworthcounty.gov>; Design Group Lawrence Service Center
- <designgrouplawrenceservicecenter@evergy.com>; 'LVCO RWD10' <RWD10@conleysandu.com>; 'kritter@lvcofd2.com'
- <kritter@lvcofd2.com>; 'dritter@lvcofd2.com' <dritter@lvcofd2.com>; Brown, Misty
- <mBrown@leavenworthcounty.gov> Cc: PZ <PZ@leavenworthcounty.gov> Subject: RE: DEV-24-095 Lamb Rezone

This Message Is From an External Sender

This message came from outside your organization.

Report Suspicious

Good Afternoon,

The Department of Planning and Zoning has received a rezoning application for the property located at 13963 206th Street (RR-5 to RR-2.5).

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 July 30, 2024.

July 17, 2024

Amy Allison Leavenworth County Planning Development 300 Walnut St., Suite 212 Leavenworth, KS 66048

Re: Rezoning Application for 13963 206th St., Linwood, KS 66052

Dear Ms. Allison:

This letter is in response to your request for comments regarding water service with the rezoning application at 13963 206th St.

Rural Water District 10 has an existing main and can provide water if the property is split. Property address currently has a water meter and is on our service.

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

Regards,

Steve Conley RWD10 | Water District Manager

From: Anderson, Kyle

Sent: Friday, July 19, 2024 8:56 AM

To: Allison, Amy

Subject: RE: RE: DEV-24-095 Lamb Rezone

We have not received any complaints on this property.

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

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From: Allison, Amy <AAllison@leavenworthcounty.gov>

Sent: Tuesday, July 16, 2024 4:37 PM

To: Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua

- <ipatzwald@lvsheriff.org>; Noll, Bill <BNoll@leavenworthcounty.gov>; McAfee, Joe
- <JMcAfee@leavenworthcounty.gov>; 'designgrouplawrenceservicecenter@evergy.com'
- <designgrouplawrenceservicecenter@evergy.com>; 'LVCO RWD10' <RWD10@conleysandu.com>; 'kritter@lvcofd2.com'
- <kritter@lvcofd2.com>; 'dritter@lvcofd2.com' <dritter@lvcofd2.com>; Brown, Misty

<MBrown@leavenworthcounty.gov> Cc: PZ <PZ@leavenworthcounty.gov> Subject: RE: DEV-24-095 Lamb Rezone

Good Afternoon,

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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 July 30, 2024.

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

Thank you,

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

From: McAfee, Joe

Sent: Wednesday, July 31, 2024 8:57 AM

To: Allison, Amy; Magaha, Chuck; Miller, Jamie; Patzwald, Joshua; Noll, Bill;

'designgrouplawrenceservicecenter@evergy.com'; 'LVCO RWD10'; 'kritter@lvcofd2.com';

'dritter@lvcofd2.com'; Brown, Misty

Cc: PZ

Subject: RE: RE: DEV-24-095 Lamb Rezone

Amy,

Public Works Engineering has no comment on the rezone.

From: Allison, Amy <AAllison@leavenworthcounty.gov>

Sent: Tuesday, July 16, 2024 4:37 PM

To: Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua

<jpatzwald@lvsheriff.org>; Noll, Bill <BNoll@leavenworthcounty.gov>; McAfee, Joe

<JMcAfee@leavenworthcounty.gov>; 'designgrouplawrenceservicecenter@evergy.com'

<designgrouplawrenceservicecenter@evergy.com>; 'LVCO RWD10' <RWD10@conleysandu.com>; 'kritter@lvcofd2.com'

<kritter@lvcofd2.com>; 'dritter@lvcofd2.com' <dritter@lvcofd2.com>; Brown, Misty

<MBrown@leavenworthcounty.gov>
Cc: PZ <PZ@leavenworthcounty.gov>
Subject: RE: DEV-24-095 Lamb Rezone

Good Afternoon,

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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 July 30, 2024.

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

Thank you,

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

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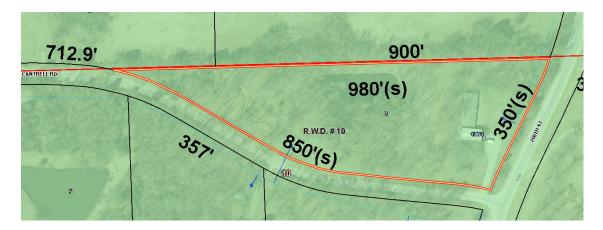
From: RWD10 < rwd10@conleysandu.com>
Sent: Wednesday, July 31, 2024 2:37 PM

To: RWD10@conleysandu.com **Cc:** Joe Herring; Allison, Amy

Subject: Re: RWD10 Fw: DEV-24-095 Lamb Rezone

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.

Yes, we have an existing water line that runs along the south side of Cantrell from 206th to 222nd St. Please refer to GIS mapping for a visual.



On Tue, Jul 30, 2024 at 4:45 PM Joe Herring < herringsurveying@outlook.com> wrote: Is there a water line along cantrell?

Thank you - Joe Herring

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

From: Allison, Amy < AAllison@leavenworthcounty.gov>

Sent: Tuesday, July 30, 2024 3:23 PM

To: 'Joe Herring' < herringsurveying@outlook.com>

Cc: PZ < PZ@leavenworthcounty.gov > Subject: DEV-24-095 Lamb Rezone

Good Afternoon Joe,

| This application has been noticed for the August 14 th Planning Commission meeting. Attached are the comments we have received thus far. |
|--|
| Sincerely, |
| Amy Allison, AICP |
| Deputy Director |
| Planning & Zoning |
| Leavenworth County |
| 913.364.5757 |
| |
| Disclaimer |
| This message and any attachments are intended only for the use of the recipient or their authorized representative. The information provided in this email is limited in scope and response detail by available information, current zoning and subdivision regulations. Depending on the level of development, the applicable regulations can change. Final approval cannot be granted until a complete application has been submitted, reviewed and approved by the governing body. Nothing in this message or its contents should be interpreted to authorize or conclude approval by Leavenworth County. |
| |
| |
| You received this message because you are subscribed to the Google Groups "LVCO RWD10" group. To unsubscribe from this group and stop receiving emails from it, send an email to RWD10+unsubscribe@conleysandu.com. To view this discussion on the web visit |
| https://groups.google.com/a/conleysandu.com/d/msgid/RWD10/DS7PR12MB63581B205251231BF711E6D9CFB02%4CDS7PR12MB6358.namprd12.prod.outlook.com. |

RESOLUTION 2024-23

A resolution of the Leavenworth County Kansas Board of Commissioners, authorizing a rezoning from RR-5 to RR-2.5 as defined by the Zoning and Subdivision Regulations of Leavenworth County, Kansas on the following described property:

Parcel I: A tract of land in the Northeast ¼ of Section 10, Township 12 South, Range 21 East of the 6th P.M., more fully described as follows: Commencing at the Northeast corner of the said Section 10; thence West along the North line of said Section 10, a distance of 73.72 feet to the center of County Highway 25 for a point of beginning; thence 353.0 feet Southwesterly along the center line of Highway 25; thence 240.0 feet on a bearing of North 83 degrees 20' West along the Township road; thence North 00 degrees 00' East, a distance of 289.87 feet to the North line of said Section 10; thence East along the North line of said Section 10, a distance of 394.12 feet to the point of beginning, less any part thereof taken or used for road purposes.

Parcel II: A tract of land in the Northeast ¼ of Section 10, Township 12 South, Range 21 East of the 6th P.M., more fully described as follows: Commencing at the Northeast corner of Section 10; thence West along the North line of said Section 10, a distance 467.84 feet for a point of beginning; thence South 00'00" West, a distance 289.87 feet; thence 200.00 feet on a bearing of North 83 degrees 20' West along the Township road; thence 553.70 feet on a bearing of North 61 degrees 01' West along the Township Road to the intersection with the North line of said Section 10; thence East along the North line of Section 10, a distance 683.00 feet to the point of beginning, less any part thereof taken or used for road purposes, in Leavenworth County, Kansas.

WHEREAS, it is hereby found and determined that a request for a Rezoning as described above was filed with the Secretary of the Leavenworth County Planning Commission, on the 15th day of July, 2024, and

WHEREAS, it is hereby found that the Leavenworth County Planning Commission, after notice as required by law, did conduct a public hearing for Case DEV-24-095 upon the granting of such request for a Rezoning on the 14th day of August, 2024; and

WHEREAS, it is hereby found that the Leavenworth County Planning Commission, based upon specific findings of fact incorporated by reference herein, did recommend that the Rezoning be approved; and

WHEREAS, the Board of County Commissioners considered, in session on the 4th day of September, 2024, the recommendation of the Leavenworth County Planning Commission.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Leavenworth County, Kansas, that:

- Based upon the recommendation and findings of fact of the Leavenworth County Planning Commission and the findings of fact adopted by the Board of County Commissioners in regular session on the 4th day of September, 2024, and incorporated herein by reference, it is hereby resolved that request for rezoning as described above, also known as 13963 206th Street, Parcel Identification Number 222-10-0-00-002.00, is hereby granted.
- 2. The Planning and Zoning Department of Leavenworth County, Kansas is hereby ordered to and directed to cause such designations to be made on the official District Map of said County in its custody and to show property herein described to be now zoned RR-2.5. Said District Map previously incorporated by reference by Section 4 of the Zoning and Subdivision Regulations of

the Leavenworth County, Kansas is hereby incorporated as part of the Zoning Resolution as amended.

3. This Resolution shall be in full force and effect from and after its adoption and publication in the

Adopted this 4th day of September, 2024
Board of County Commission
Leavenworth, County, Kansas

Jeff Culbertson, Chairman

ATTEST:

Vicky Kaaz, Member

Janet Klasinski, Leavenworth County Clerk

Doug Smith, Member

Mike Smith, Member

Leavenworth Times.