LEAVENWORTH COUNTY PLANNING COMMISSION

Agenda for a Regular Meeting of 5:30 P.M., Wednesday, July 9, 2025
County Courthouse - 300 Walnut Street - Leavenworth, Kansas 66048
www.leavenworthcounty.gov

1. **Call to Order**

2. **Pledge of Allegiance**

3. **Roll Call**

4. **New Member Oaths of Office**

5. **Chair/Vice-Chairperson Elections**

6. **Approval of Minutes**

7. **Secretary's Report**

8. **Declarations: (if necessary)**
   A. Declarations of receipt of communications by Planning Commissioners
   B. Disclosure of ex-parte communications for each hearing item
   C. Declarations of abstention from specific agenda items by a Commissioner

9. **Approval of Agenda**

10. **Consent Agenda**

A. Case DEV-25-039 Final Plat – Tallgrass Estates 1st Plat
Consideration of a Final Plat for a tract of land in the Northwest Quarter of Section 15, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.
Also known as 00000 Evans Road
PID: 185-15-0-00-00-003.01

B. Case DEV-25-045 Preliminary Plat – Heritage Farms
Consideration of a Preliminary Plat for a tract of land in the Northwest Quarter of Fractional Section 7, Township 12 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.
Also known as 23685 Cantrell Road
PID: 223-07-0-00-00-002.00

C. Case DEV-25-060 Final Plat – Papa Ponderosa
Consideration of a Final Plat for a tract of land in the Northeast Quarter of Section 17, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.
Also known as 00000 Evans Road
PID: 184-17-0-00-00-003.00

D. Case DEV-25-067 & 068 Preliminary and Final Plat – Lovvorn Acres
Consideration of a Preliminary and Final Plat for a tract of land in the Southwest Quarter of Section 5, Township 12 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.
Also known as 14080 182nd Street
PID: 233-05-0-00-00-009.00

11. Regular Agenda

A. Case DEV-25-061 Boundary Line Adjustment Exception – Willis
Consideration of a Boundary Line Adjustment for a tract of land in Southeast Quarter of Section 30, Township 8 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.
Also known as 18860 182nd Street
PID: 183-05-0-00-00-010.00

B. Case DEV-25-062 & 063 Preliminary and Final Plat – Sarlls 3rd Addition
Consideration of a Preliminary and Final Plat for a replat of Lot 2, Sarlls 2nd Addition, Leavenworth County, Kansas.
Also known as 12051 214th Street
PID: 225-21-0-00-00-014.00

C. Case DEV-25-070 Rezoning – Porth Trust
Consideration of a rezoning request from RR-5 zoning district to RR-2.5 zoning on the following described property: The Southwest Quarter of Section 28, Township 11 South, Range 22 East of the 6th P.M., Leavenworth, Kansas.
Also known as 17210 Hemphill Road
PID: 188-28-0-00-00-010.00 & 188-28-0-00-00-011.00
*****Public Hearing Required*****
*****Public Comment limited to five minutes per person*****

D. Case DEV-25-069 Special Use Permit – Freedom Storage
Consideration of a Special Use Permit request for a Boat & RV Storage facility on the following described property: a tract of land in the Northeast Quarter of Section 15, Township 10 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.
Also known as 22617 155th Street
PID: 155-15-0-00-00-034.00
*****Public Hearing Required*****
*****Public Comment limited to five minutes per person*****

Adjournment of Planning Commission

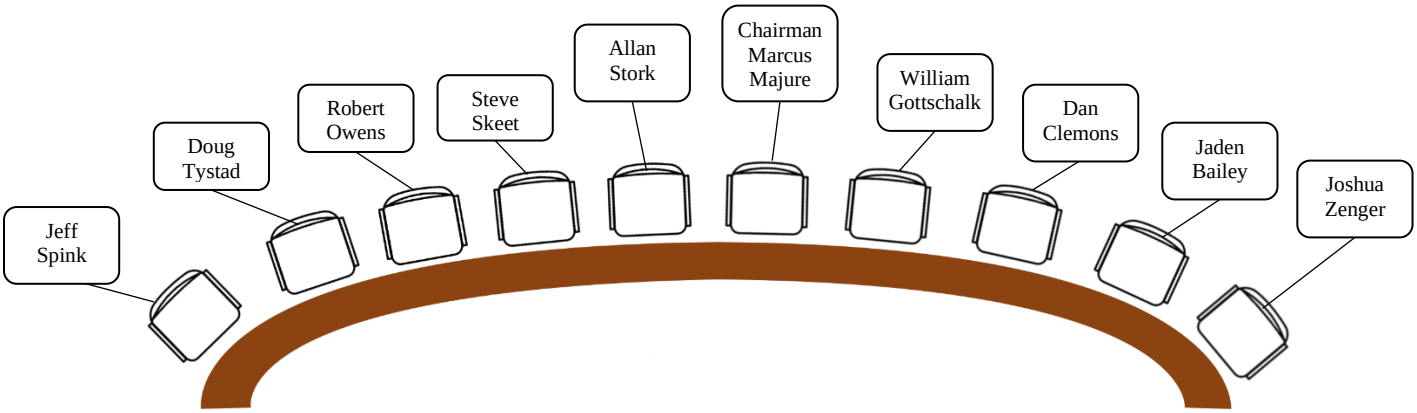
Upcoming meeting dates:

Wednesday, August 13, 2025, 5:30 PM
Regular Planning Commission Meeting

For More Information

If you have any questions or need to make special arrangements for a meeting, please call or stop by the Planning and Zoning Department.
Contact Dawn Chamberlain – 913-684-0465

Planning Commission Seating Chart 2025



LEAVENWORTH COUNTY PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
June 11, 2025

The complete recorded meeting can be found on the County's YouTube channel.

The Planning Commission meeting was called to order at 5:32 p.m.

Pledge of Allegiance

Members present: Jaden Bailey, Allan Stork, William Gottschalk, Jeff Spink, Robert Owens, Marcus Majure, Steve Skeet, Dan Clemons and Steve Rosenthal

Members absent: Doug Tystad.

Staff present: John Jacobson-Director, Amy Allison-Deputy Director, Josh Schweitzer-Development Planner, Misty Brown-County Counselor, Jon Khalil-Deputy County Counselor

Approval of Minutes

Commissioner Stork made a motion to approve the minutes. Commissioner Clemons seconded the motion.

ROLL CALL VOTE - Motion to approve the minutes passed, 8/1 (1 abstained).

Secretary's Report. John Jacobson stated the Register of Deeds would like to present. TerriLois Mashburn informed the public of fraudulent invoices on Leavenworth County Planning and Zoning letterhead.

Declarations. None.

Amy Allison indicated that the Board of Zoning Appeals will convene first to hear one variance request, then the Planning Commission will reconvene to consider three Subdivision/Exception items, one Rezone and one Special Use Permit request.

Approval of Agenda

Roll Call: Allan Stork, William Gottschalk, Jeff Spink, Robert Owens, Marcus Majure, Steve Skeet and Dan Clemons.

Board of Zoning Appeals

A. Case DEV-25-058 Variance - Eden
Consideration of a Variance request from **Article 5, Section 4.1.a** of the Leavenworth County Zoning & Subdivision Regulations on the following described property: Lot 1, Wake Subdivision, a subdivision in Leavenworth County, Kansas.
Also known as 19176 Stranger Road

Secretary's Report. Josh Schweitzer outlined the variance request approval of the construction of a 30 x 30 addition. The current structure was built in approximately 1963 prior to current regulations and is considered legal, non-conforming. The applicant would like to expand the structure within the regulatory setback. A variance is needed for this request. Staff provided the five non-statutory requirements.

Chairman Majure opened the public hearing.

Surveyor Joe Herring outlined the facts regarding the potential addition. The first consideration was not feasible as it interfered with the lateral lines on the property. The property owners are aware that if the structure is damaged 51% or more, it must be constructed in a different area of the property.

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Karen Buttary,19250 Stranger Road, Leavenworth, Kansas, spoke regarding the parcel. Ms. Buttary stated her family sold the property to current owners and are in favor of the proposed addition.

Property owners Travis and Taylor Eden spoke about the history of property since the purchase nearly four years ago. Travis Eden stated they were not aware of the regulation restrictions until they were working on drawings to expand the structure.

Chairman Majure closed the public hearing.

Commissioner Stork motioned to approve the variance and Commissioner Skeet seconded.

ROLL CALL VOTE - Motion to approve the variance passed, 6/0.

Adjournment of the Board of Zoning Appeals at 5:46pm.

Reconvened as the Planning Commission

Approval of Agenda

Commissioner Stork Motioned to approve agenda and Commissioner Clemons seconded

ROLL CALL VOTE: Motion to approve the variance passed, 7/0 (1 abstained, 1 absent).

Regular Agenda

A. Case DEV-25-023 & 024 Preliminary & Final Plat- Tuttle Acres
Consideration of a Preliminary and Final Plat for a Tract of land in the Southeast Quarter of Section 33, Township 10 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.
Also known as 19701 163rd Street

Staff Report. Josh Schweitzer stated the applicant is proposing to divide the property into two separate lots. It requires two Exceptions for Lot 1.

Krystal Voth spoke about the project and that it currently does not comply with current zoning regulations; thus requesting approval of the two Exceptions.

Commissioner Rosenthal motioned to approved the first Exception related to the non-conforming structure. Commissioner Bailey seconded.

ROLL CALL VOTE - Motion to approve the first Exception passed, 8/0. (1 absent).

Commissioner Rosenthal motioned to approve the second Exception related to Lot to Depth to Lot Width. Commissioner Clemons seconded.

ROLL CALL VOTE - Motion to approve the second Exception passed, 8/0. (1 absent).

Commissioner Rosenthal motioned to approve Preliminary and Final Plat based upon staff's recommendations. Commissioner Gottschalk seconded.

ROLL CALL VOTE - Motion to approve passed, 8/0. (1 absent).

B. Case DEV-25-037 Boundary Line Adjustment- McKee/Runnebaum

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Consideration of an Exception for a Boundary Line Adjustment for Tracts of land in the Southeast Quarter of Section 22, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.
Also known as 26629, 26141, 26253 and 00000 155th Street

Staff Report: Josh Schweitzer stated that the property owner is requesting an Exception from the zoning regulations with the intent to adjust the boundaries of six (6) parcels down to five (5) parcels. The Exception is for lot-depth to lot-width for tracts 1 and 2.

Joe Herring of Herring Surveying spoke about the intent of the development of the parcel.

Commissioner Clemons motioned to approve the Exception. Commissioner Stork seconded.

ROLL CALL VOTE - Motion to approve the Exception passed, 8/0. (1 absent).

C. Case DEV-25-054 Boundary Line Adjustment- Altenhofen/Valenzuela
Consideration of an Exception for a Boundary Line Adjustment for Tracts of land in the Northwest Quarter of Section 35, Township 11 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.
Also known as 20426 & 20500 Woodend Rd

Staff Report: Josh Schweitzer outlined the applicant's proposal to adjust the boundaries from three (3) parcels into two (2), in addition to removing a non-compliant property. If approved, the adjustment would comply with zoning regulations. The Exception is for lot-depth to lot-width.

Joe Herring of Herring Surveying stated that the property was recently re-zoned to accommodate this request.

Commissioner Bailey motioned to approve and Commissioner Clemons seconded.

ROLL CALL VOTE - Motion to approve the Exception passed, 8/0. (1 absent).

Chairman Majure addressed Commissioner Steven Rosenthal and expressed appreciation and gratitude for his 30-year commitment to the Leavenworth County Planning Commission.

D. Case DEV-25-057 Rezoning - Rose
Consideration of a rezoning request from RR-5 zoning district to R-1 (43) zoning on the following described property: The East Half of Lots 13 to 24 inclusive AND the West Half of Lots 19 to 24 inclusive, Block 4, in the TOWN OF RENO AND
The West ½ of Lots 13, 14, 15, 16, 17 and 18 in Block 4, in the TOWN OF RENO, according to the recorded plat thereof in Leavenworth County, Kansas
Also known as 23326 & 00000 Reno Road

Staff Report: Amy Allison stated the parcels in question is within the old Reno Township plat. Ms. Allison further explained the Applicant is requesting the property be re-zoned to R-1 (43) from RR-5 primarily because the septic system is failing and they do not have sufficient area to install a new system. Both parcels will need to be combined which would not be compliant with the current zoning district.

Chairman Majure opened the public hearing.

Chip DeMoss, attorney for the applicant shared the background his client's property.

No additional comments were received.

Chairman Majure closed the public hearing.

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Commissioner Clemons motioned to approved the rezone request based upon compliance of the Golden Factors. Commissioner Stork seconded.

ROLL CALL VOTE - Motion to approve the Rezone request passed, 8/0. (1 absent).

E. Case DEV-25-011 Special Use Permit - Flat Land Disposal LLC
Consideration of a Special Use Permit request for a Disposal or Storage of Waste Materials: Landfill on the following described property: Two tracts of land in the Northwest ¼ of Section 20, Township 8 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.
Also known as 00000 & 00000 Turner Road

Staff Report: Amy Allison presented the request and reviewed the staff report. Staff's recommendation is denial of the request based upon certain factors not being met.

Chairman Majure opened the public hearing.

Vince Cuezze, counsel for the applicant, presented to the Planning Commission. Mr. Cuezze reviewed staff's analysis and provided an alternative analysis in favor of meeting the Golden Factors, specifically Character of Neighborhood, Adjoining Land Uses and Benefit to the Community.

Tony Mellini of Terracon, spoke in favor of the SUP request and explained the benefits of the landfill; such as the positive economic factor causing new jobs to the area. Mr. Mellini added that Flat Land has full intent to comply with KDHE requirements.

Mark Blackburn, owner of Universal Waste Systems, spoke in favor of the landfill. Mr. Blackburn explained the positive benefits of the landfill and the potential of further expansion for more effective recycling in the area. Mr. Blackburn would like to work with the community to resolve any issues with the existing landfill.

Matthew Snider, 22247 Turner, Easton, spoke in opposition of the request stating due to visibility from adjoining properties and inability to resell his property.

Kyle Smith, 22476 Turner Road, Easton, spoke in opposition of the request due to traffic generation, erosion, concerns about environmental impact, and previous management.

Sharon Wagner, 22588 Easton Road, Easton, spoke in opposition of the expansion due to previous management, impact on roads, odor, property values, and negatives to public health and safety.

Ms. Wagner outlined her additional concerns regarding the negative impact in the community related to public health and safety. In addition, Ms. Wagner has seen a decline in her property value, which she believes is related to the nearby landfill.

Karen Crook, 22461 Happy Hollow Road, Easton, spoke in opposition due to contamination to the air, soil, and water and risk of methane gas, as well as concerns about traffic generation and young drivers on the road.

Howard Crook, 22461 Happy Hollow Road, Easton, spoke in opposition due to traffic accidents and potential risk due to traffic, property values and health risks due to environmental impacts.

Dennis Crook, 22351 Easton Road, Easton, spoke in opposition due to the potential materials that go into C&D Landfills and impacts on the environment and KDHE's ability to monitor this site for compliance.

Ron Weinmann, 31245 Cemetary Road, Easton, spoke about his concerns caused by the land fill; specifically, the odor, debris and the fires.

Jacob Pineau, 21940 Easton Road, Easton, spoke in opposition of approval based upon the same issues prior residents mentioned.

Donna Crook Rogers, 22447 Easton Road, Easton, spoke in opposition due to recent changes in the operation of the landfill including the odor and soot.

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John Wagner, 22578 Easton Road, Easton, is in opposition based upon his understanding of the intent to extend the landfill and believes management will again continue to operate in an unsafe manner. Mr. Wagner opposes the landfill expansion.

Kara Luginbill-Smith, 22476 Turner Road, Easton, opposes the landfill expansion. Ms. Luginbill-Smith requested the Planning Commission "choose Easton's health over Flat Lands wealth".

Lloyd Crook, 22461 Happy Hollow Road, Easton, spoke of his largest concern being the potential increase of semi-truck traffic and how it impacts the safety of young drivers in the area.

Julie Eastburn, 22562 Easton Road, Easton, spoke in opposition stating her largest concern is safety on Highway 192. She mentioned with three (3) nearly schools, safety would potentially be impacted affecting her daughter and niece.

Kris Weinmann, 211 S. 3rd, Easton, spoke in opposition due to previous concerns raised as well as past legal challenges by the former owners and the potential future litigation due to non-compliance.

Chairman Majure closed the public hearing.

Counselor Misty Brown suggested an opportunity for a rebuttal by the Applicant, based upon the extensive public comments.

Mark Blackburn spoke about his respect of the surrounding property owners and acknowledged their concerns. Mr. Blackburn is aware that no one truly wants a facility like this nearby, but stated in his experience he believes they are necessary. Mr. Blackburn shared the success of their recycling facility in Santa Fe Springs, California which took 10 years to approve and build. The facility recycles an average of 2,000 tons per day and has been a very successful program. Mr. Blackburn stated their facilities must follow local, state and federal guidelines and the State and County should assist in helping the residents achieve a healthier environment.
Mr. Blackburn believes with education to municipalities and the residents, a comprehensive recycling program could be created for the State of Kansas.

Commissioner Bailey asked Mr. Blackburn what the average acreage size of a C&D landfill is. Blackburn responded that they "recycle" rather than add to land fills. He spoke of his New Mexico facility, which adds C&D and trash together which provides a better compacting process.

Commissioner Owens questioned whether we are to look at this case as a new SUP. Counselor Misty Brown confirmed this application if for a new SUP and the Planning Commission should consider the factors in the staff report.

Commissioner Stork invited the Applicant to address additional questions. Commissioner Stork stated the serious nature of the problem in Leavenworth County and asked for specifics on how Flat Land's problems can be fixed. Mr. Blackburn responded that he would be interested in educating government and residents and create a concrete plan to improve the process.

Director Jacobson clarified the current use of the landfill versus alternative ways to address the problem. Mr. Jacobson suggested the owners of Flat Land first educate the residents, address the City of Easton and finally address with the County with how their plan would proceed. Mr. Blackburn disagreed with the SUP application becoming a new one rather than extension of the original one.

Commissioner Owens explained how he believes the second SUP is not related to the new request, it therefore should be a new SUP because it has been shut down by the State and County.

Clemons mentioned the change of traffic and the effects on the citizens.

Commissioner Bailey spoke of the fact that typically every SUP will be denied based upon the fact that they do not 1) meet the requirements of the Comprehensive Plan; and 2) the Golden Factor of the character of the

neighborhood is more prominent. Commissioner Bailey raised the idea of "is this expansion right for the area" and are there any recommended distance (from housing) requirements for this use and what would KDHE recommend?

Director Jacobson stated that typically this use is located in an industrial area. As far as the footprint of a C&D, the staff report contains the specific criteria to be considered which outlines staff's recommendations for this type of land use.

Commissioner Bailey added that Mr. Blackburn of Universal stated that his other facilities are located in "industrial areas". The Flat Land facility is a distinct difference.

Commissioner Spink states he's at Route 7 and Highway 192 often and has witnessed many "just missed accidents" with trucks in the morning while kids are travelling to school. He has recommended his nieces take alternate routes because he's witnessed trucks cutting the corner short or attempting to "beat the cars". Commissioner Spink believes the road to the landfill is too narrow for the delivery trucks and mentioned the odor is an issue.

Commissioner Owens stated his concern for the safety of the high school kids and young driver's as well as the unanswered environmental impact we will have in this area. Commissioner Owens stated he would like to move his family members to the area eventually which raises more health concern.

Commissioner Skeet supported the same concerns of other Commissioners, which ties his concerns to the Goden.

Commissioner Clemons mentioned Golden Factor #6 outlines public health safety and welfare.

Commissioner Stork believes there are many points to consider and the "character of the neighborhood" needs to be considered in the SUP. Commissioner Stork would welcome the opportunity for the Flat Land owning company to present to the community before the request a decision on the SUP.

Commissioner Gottschalk mentioned Golden Factor #4 related to traffic, and that he's aware of the lack of shoulder space on the connecting road. He also mentioned the improvements on Highway 92 to allow for heavy equipment.

Commissioner Clemons stated his concerns are related to Golden Factors 6, 4, 2 and 1.

Commissioner Bailey expressed his gratitude for the candidness and respect Mr. Blackburn displayed to the residents while sharing options this community may have. Commissioner Bailey suggested that the Planning Commission look at this situation in a segmented way rather than ignoring the existing problem. Commissioner Bailey isn't convinced expansion of Flat Land is the answer.

Commissioner Rosenthal suggested there are other C&D landfills in the County. Deputy Director Allison confirmed Flat Land is the only C&D landfill in the County, but there are other "clean rubble" landfills. Commissioner Rosenthal raised the issue that Flat Land must have good reason to have chosen that are and has run the facility for many years without problems confirms it is likely a good location for a landfill. Commissioner Rosenthal added that the public opposition to expansion of Flat Land confirms that it may not function correctly and has become a more recent problem. Commissioner Rosenthal suggested a possible traffic impact fee to remedy the traffic issue and allowing Universal an opportunity to improve the existing landfill.

Commissioner Owens motioned to deny the request for the Special Use Permit as it does not comply with Golden Factors 1, 2, 4 and 6). Commissioner Clemons seconded the motion.

ROLL CALL VOTE - Motion to deny the Special Use Permit passed, 8/0. (1 absent).

Adjournment of Planning Commission at 7:53pm.

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Upcoming meeting dates:

Wednesday, July 9, 2025, 5:30 PM
Regular Planning Commission Meeting

For More Information

If you have any questions or need to make special arrangements for a meeting, please call or stop by the Planning and Zoning Department.
Contact Dawn Chamberlain – 913-364-5750

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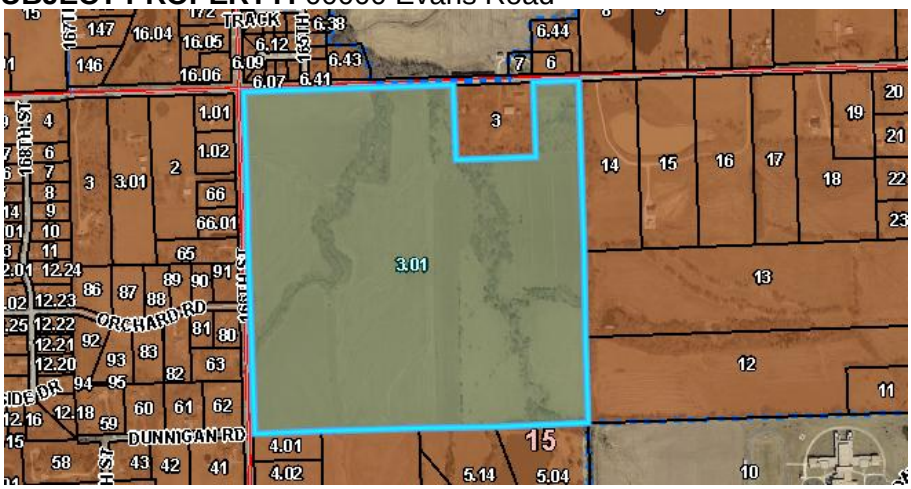
LEAVENWORTH COUNTY
PLANNING COMMISSION
STAFF REPORT

CASE NO: DEV-25-039 Tallgrass Estates 1st Plat — July 9, 2025

REQUEST: ***Regular Agenda***
☐ Preliminary Plat ☒ Final Plat

STAFF REPRESENTATIVE:
AMY ALLISON
DEPUTY DIRECTOR

SUBJECT PROPERTY: 00000 Evans Road



APPLICANT/APPLICANT AGENT:
Mike Reilly
Reilly Development
PO Box 9
Leavenworth KS 66048

PROPERTY OWNER:
See above

CONCURRENT APPLICATIONS:
NONE

LAND USE

ZONING: R-1(43)

FUTURE LAND USE DESIGNATION: Mixed Residential

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

SUBDIVISION: N/A

FLOODPLAIN: Zone A

STAFF RECOMMENDATION: APPROVAL

PROPERTY INFORMATION

ACTION OPTIONS:

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

PARCEL SIZE:
154 ACRES

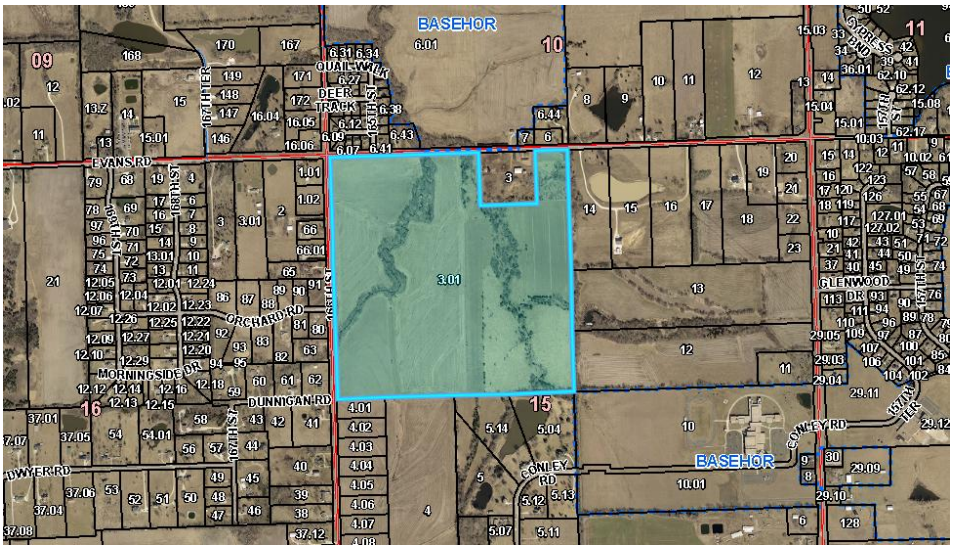
PARCEL ID NO:
185-15-0-00-00-003.01

BUILDINGS:
A single-family residence and accessory structures

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

ACCESS/STREET:
Evans Road - Collector, Paved ± 24'; 166th St - Collector, Paved ± 24'

Location Map:



UTILITIES

SEWER: PRIVATE SEPTIC SYSTEM

FIRE: Fairmount FD

WATER: Suburban Water

ELECTRIC: Evergy

NOTICE & REVIEW:

STAFF REVIEW:
7/1/2025

NEWSPAPER NOTIFICATION:
N/A

NOTICE TO SURROUNDING PROPERTY OWNERS:
N/A

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

STAFF COMMENTS:

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

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

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

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

PROPOSED CONDITIONS:

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

ATTACHMENTS:

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

FINAL PLAT
APPLICATION & PROCEDURES

For

THE UNINCORPORATED AREA OF
LEAVENWORTH COUNTY, KANSAS

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

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

ALL APPLICATION FEES ARE NON-REFUNDABLE

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

FINAL PLATTING PROCEDURES

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

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

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

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

DEADLINE: See Planning Commission Schedule and Deadlines form.

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

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

FINAL PLAT APPLICATION

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

Office Use Only

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

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

GENERAL INFORMATION

Proposed Subdivision Name: Tallgrass Estates

Address of Property: 1606th & Evans Road

PID: 185-15-0-00-00-003.00-0 Urban Growth Management Area: N/A

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

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

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

Signature: _____ Date: 3-25-25

ATTACHMENT A

OWNER AUTHORIZATION

I/WE Michael Reilly of Reilly Development, LLC, hereby referred to as the "Undersigned", being of lawful age, do hereby on this 25th day of March, 2025, make the following statements, to wit:

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

   See Attachment "A" attached hereto and incorporated herein by reference.

2. I/We the undersigned, have previously authorized and hereby authorize Mike Reilly _____ (Hereinafter referred to as "Applicant"), to act on my/our behalf for the purpose of making application with the Planning Office of Leavenworth County, Kansas,_____ _____ (common address) the subject real property, or portion thereof, and which authorization includes, but is not limited to, all acts or things whatsoever necessarily required of Applicant in the application process.

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

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

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

_____ Owner

_____ Owner

STATE OF KANSAS
COUNTY OF LEAVENWORTH

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

My Commission Expires:

NOTARY PUBLIC - State of Kansas
Nichole M. Sedlock
My Appt. Expires 10/26/27

_____ Notary Public Nichole M. Sedlock

ATTACHMENT B

PROPERTY TAX PAYMENT ACKNOWLEDGEMENT

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

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

Owner

Owner

3-25-25
Date

Date

Treasurer's Office Approval

Property Owner Name: _____

Address of Property: _____

PID: _____

Property Taxes Paid In Full? ☐ Yes ☐ No

_____
Treasurer's Office Representative Name

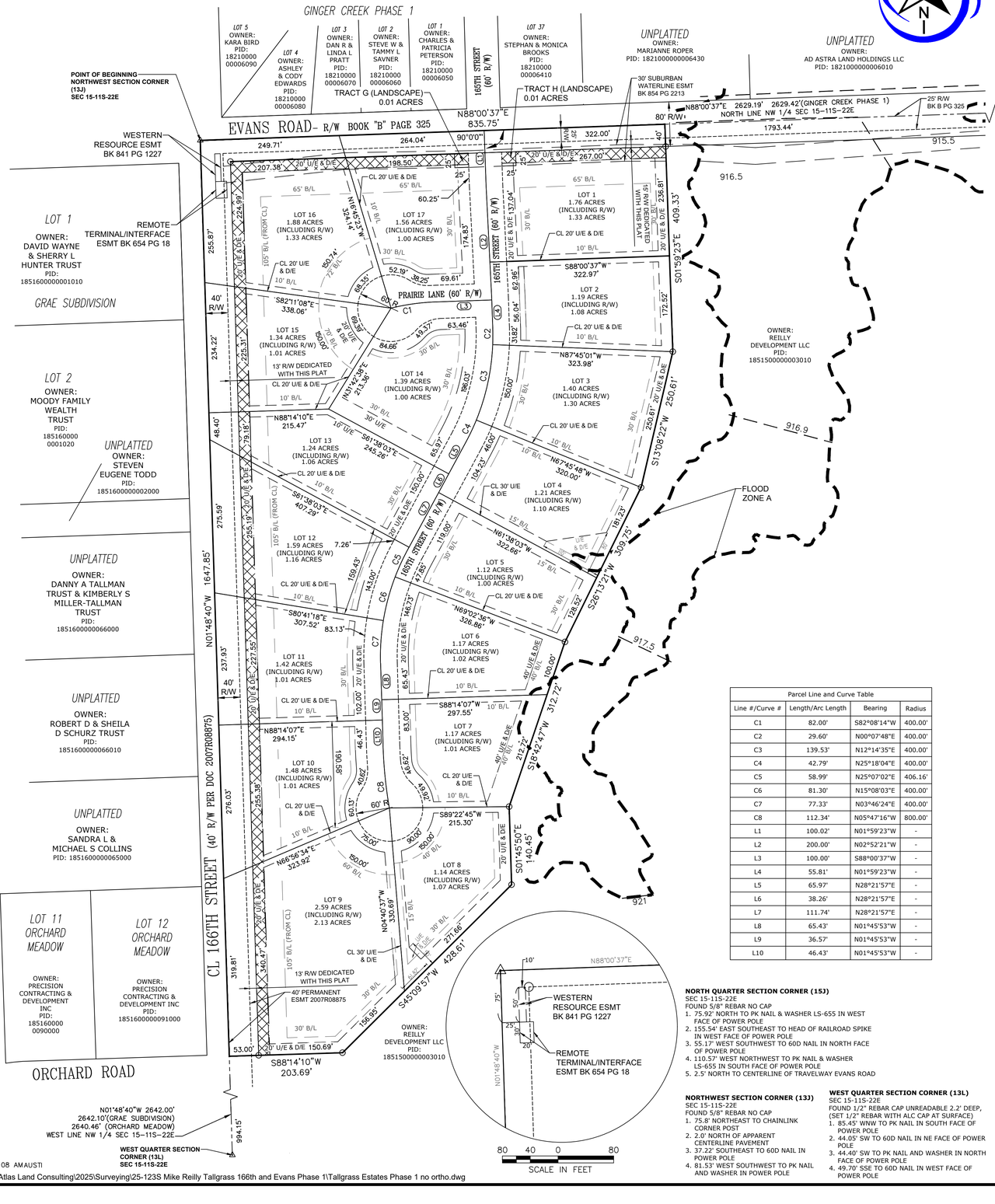
_____
Signature

_____
Date

ATTACHMENT C

TALLGRASS ESTATES NO. 1

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



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

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

NORTHWEST SECTION CORNER (13J)
SEC 15-11S-22E
FOUND 5/8" REBAR NO CAP
1. 75.8' NORTHEAST TO CHAINLINK CORNER POST
2. 2.0' NORTH OF APPARENT CENTERLINE PAVEMENT
3. 37.22' SOUTHEAST TO 60D NAIL IN POWER POLE
4. 81.53' WEST SOUTHWEST TO PK NAIL AND WASHER IN POWER POLE

WEST QUARTER SECTION CORNER (13L)
SEC 15-11S-22E
FOUND 1/2" REBAR CAP UNREADABLE 2.2' DEEP, (SET 1/2" REBAR WITH ALC CAP AT SURFACE)
1. 85.45' WNW TO PK NAIL IN SOUTH FACE OF POWER POLE
2. 44.05' SW TO 60D NAIL IN NE FACE OF POWER POLE
3. 44.40' SW TO PK NAIL AND WASHER IN NORTH FACE OF POWER POLE
4. 49.70' SSE TO 60D NAIL IN WEST FACE OF POWER POLE

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

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

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

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

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

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

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

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

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

TAXES FOR SUBJECT PROPERTY ARE PAID.

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

OWNER

_____
MIKE REILLY, REILLY DEVELOPMENT, MANAGING MEMBER

STATE OF KANSAS)
)SS
COUNTY OF LEAVENWORTH)

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

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

_____
PRINTED NAME

My Commission Expires:_____

Notary Public

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

_____
CHAIRMAN - MARCUS MAJURE

_____
SECRETARY - JOHN JACOBSON

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

(SEAL)

_____ _____
CHAIRMAN - MIKE SMITH ATTEST - COUNTY CLERK - FRAN KEPPLER

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

_____
COUNTY ENGINEER

This is to certify that this instrument was filed for record in the Register of Deeds office on the_____day of_____, 2025, in Book____, Page .

_____
REGISTER OF DEEDS, TERRILOIS G. MASHBURN

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

_____
LEAVENWORTH COUNTY SURVEYOR
DANIEL BAUMCHEN, PS-1363

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

TABLE DATUM - NAVD 88

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

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

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

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

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

FINAL PLAT

LEGEND

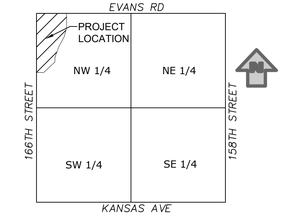
- ⚠ DENOTES FOUND SECTION CORNER AS NOTED
- ○ DENOTES SET 1/2" REBAR ALC KS CLS 363
- ● DENOTES FOUND PROPERTY CORNER AS NOTED
- *B/L* BUILDING LINE
- *U/E* UTILITY EASEMENT
- *(M)* MEASURED
- *(D)* DEEDED
- *(P)* PLATTED
- *(C)* CALCULATED
- ⊠ NO ACCESS

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

GENERAL NOTES

1. THE BASIS FOR THE BEARING SYSTEM FOR THIS SURVEY IS KANSAS NORTH ZONE U.S. STATE PLANE 1983 / VERTICAL NAVD 88 - BENCHMARK LVCO HCP 311
2. ALL DISTANCES SHOWN HEREON ARE IN FEET
3. KS ONE-CALL WAS CALLED ON THIS SURVEY - TICKET NO. 24020169
4. REFERENCED SURVEY
   -JOHNSON FARM FINAL PLAT DOC 2023P00006
   -CERTIFICATE OF SURVEY COMPLETED BY HERRING SURVEYING COMPANY DOC 2022S018
   -B.A.C.K ACRES FINAL PLAT DOC 2023P00001
   -GRAE SUBDIVISION DOC 200?P00009
   -ORCHARD MEADOW DOC 2024P00024
   -GINGER CREEK PHASE 1 BK 13 PAGE 3, NKA 1995P00003
   -TRACT SPLIT SURVEY COMPLETED BY ATLAS LAND CONSULTING DOC 2025S014
5. FLOODPLAIN NOTE: ACCORDING TO "FIRM" MAP COMMUNITY PANEL NUMBERS 20103C0327G ON JULY 16TH, 2015, AREA ZONE X "AREA OF MINIMAL FLOOD HAZARD" & ZONE A "WITHOUT BASE FLOOD ELEVATION"
6. CLOSURE PRECISION: 1 PART IN 5673458.750
7. CURRENT ZONING - R-1(43)
8. CURRENT LAND USE - AGRICULTURAL USE - A / PROPOSED USE - RESIDENTIAL
9. ACCESSORY BUILDINGS ON LOTS LESS THAN 2.51 ACRES SHALL BE LIMITED TO 2.5% OF THE LOT SQUARE FOOTAGE.
10. LOTS ARE SUBJECT TO CURRENT ACCESS POLICY RESOLUTION.
11. TITLE REPORT VIA MCCAFFREE-SHORT TITLE COMPANY, INC. FILE NO: L24-29689 DATED MARCH 11, 2024 AT 8:00AM.
12. ANY BUILDING TO BE CONSTRUCTED IN OR NEAR THE SPECIAL FLOOD HAZARD SHALL PROVIDE AN ELEVATION CERTIFICATE TO BE APPROVED BY LEAVENWORTH COUNTY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT ALONG WITH ANY OTHER APPLICABLE FEDERAL, STATE OR LOCAL PERMIT. LOTS 4, 5, 6 & 7 WILL REQUIRE ELEVATION CERTIFICATES.
13. ALL LOTS ABUTTING 166TH STREET AND EVANS ROAD ARE RESTRICTED WITH NO ACCESS TO THESE ROADS.
14. MLO'S ARE SET 2' ABVE THE BFE MAP ELEVATIONS PROVIDED NOVEMBER 17TH, 2024 BY KANSAS DWR, WITH EFFECTIVE DATE OF JULY 16TH, 2015.
15. BUILDING SETBACK LINES (B/L) ARE SHOWN ON THIS PLAT IN ACCORDANCE WITH APPLICABLE ZONING REGULATIONS
16. THIS SUBDIVISION IS SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&RS) RECORDED IN BOOK _____, PAGE _____, IN THE LEAVENWORTH COUNTY REGISTER OF DEEDS.

VICINITY MAP



SECTION 15-11S-22E
1"=2000 FEET

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

06/25/2025

ANDREA N WEISHAUPT, PS-1730 *DATE*

JOB NO:25-123S

SCALE

100 50 0 100
SCALE IN FEET

SEC-TWN-RNG
15-11S-22E

PREPARED FOR

PREPARED BY: AT - ALC

REILLY DEVELOPMENT
ADDRESS:
16271 EVANS RD
BASEHOR, KS 66007

DATE

JUNE 17, 2025

6/17/2025 10:08 AMAUSTI

CAD FILE : S:\Atlas Land Consulting\2025\Surveying\25-123S Mike Reilly Tallgrass 166th and Evans Phase 1\Tallgrass Estates Phase 1 no ortho.dwg

Allison, Amy

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

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

Internal Use Only

Hello,

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

Thanks

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

FAIRMOUNT TOWNSHIP FIRE DEPARTMENT
2624 N 155th St.
BASEHOR, KS 66007

January 23,2025

Krystal Voth
Atlas Land Consulting

RE: Tallgrass Estates

To whom it may concern:

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

Sincerely,

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

SuburbanWater
QUALITY WATER SERVICE

October 4th, 2024

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

RE: Tallgrass Estates

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

Sincerely,

Travis J Miles

Travis J Miles
President

1216 N 155th Street
PO BOX 588
Basehor, Kansas 66007

Phone : 913 –724–1800
Fax : 913–724–1505
Web : suburbanwaterinc.com

Allison, Amy

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

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

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

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

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

Good Afternoon,

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

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

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

Thank you,

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

Disclaimer

Allison, Amy

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

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

Hello,

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

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

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

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

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

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

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

Best,

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

This email transmission and any attachments are for the exclusive use of the intended recipient(s) to whom addressed and may contain information that is confidential, privileged or exempt from public disclosure and which is the sole property of the City of Basehor, Kansas. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient or believe you received this communication in error, please contact the sender at (913) 724-1670; permanently delete this message from your system, without first forwarding or replying to it; and destroy and delete any and all copies or printouts of this email and any attachments thereto.

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

Good Afternoon,

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

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

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

Thank you,

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

Disclaimer

This message and any attachments are intended only for the use of the recipient or their authorized representative. The information provided in this email is limited in scope and response detail by available information, current zoning and subdivision regulations. Depending on the level of

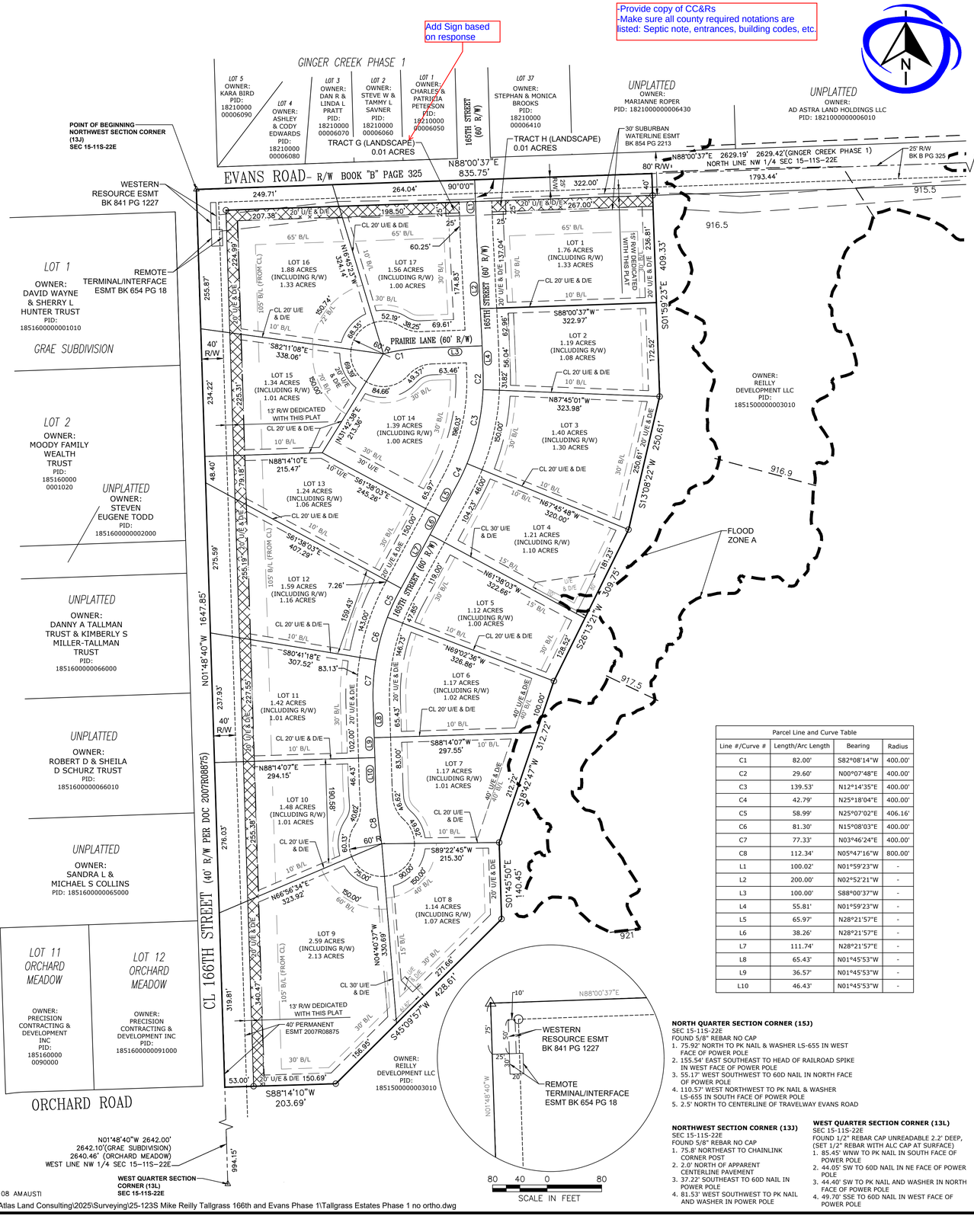
-Provide copy of CC&Rs
-Make sure all county required notations are listed: Septic note, entrances, building codes, etc.

Add Sign based on response

REVIEWED
aallison , 6/30/2025, 3:37:19 PM

TALLGRASS ESTATES NO. 1

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



Parcel Line and Curve Table			
Line #/Curve #	Length/Arc Length	Bearing	Radius
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C2	29.60'	N00°07'48"E	400.00'
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C7	77.33'	N03°46'24"E	400.00'
C8	112.34'	N05°47'16"W	800.00'
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L8	65.43'	N01°45'53"W	-
L9	36.57"	N01°45'53"W	-
L10	46.43'	N01°45'53"W	-

NORTH QUARTER SECTION CORNER (15J)
SEC 15-11S-22E
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1. 75.92' NORTH TO PK NAIL & WASHER LS-655 IN WEST FACE OF POWER POLE
2. 155.54' EAST SOUTHEAST TO HEAD OF RAILROAD SPIKE IN WEST FACE OF POWER POLE
3. 55.17' WEST SOUTHWEST TO 60D NAIL IN NORTH FACE OF POWER POLE
4. 110.57' WEST NORTHWEST TO PK NAIL & WASHER LS-655 IN SOUTH FACE OF POWER POLE
5. 2.5' NORTH TO CENTERLINE OF TRAVELWAY EVANS ROAD

NORTHWEST SECTION CORNER (13J)
SEC 15-11S-22E
FOUND 5/8" REBAR NO CAP
1. 75.8' NORTHEAST TO CHAINLINK CORNER POST
2. 2.0' NORTH OF APPARENT CENTERLINE PAVEMENT
3. 37.22' SOUTHEAST TO 60D NAIL IN POWER POLE
4. 81.53' WEST SOUTHWEST TO PK NAIL AND WASHER IN POWER POLE

WEST QUARTER SECTION CORNER (13L)
SEC 15-11S-22E
FOUND 1/2" REBAR CAP UNREADABLE 2.2' DEEP, (SET 1/2" REBAR WITH ALC CAP AT SURFACE)
1. 85.45' WNW TO PK NAIL IN SOUTH FACE OF POWER POLE
2. 44.05' SW TO 60D NAIL IN NE FACE OF POWER POLE
3. 44.40' SW TO PK NAIL AND WASHER IN NORTH FACE OF POWER POLE
4. 49.70' SSE TO 60D NAIL IN WEST FACE OF POWER POLE

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

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

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

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

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

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

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

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

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

TAXES FOR SUBJECT PROPERTY ARE PAID.

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

OWNER

_____
MIKE REILLY, REILLY DEVELOPMENT, MANAGING MEMBER

STATE OF KANSAS)
)SS
COUNTY OF LEAVENWORTH)

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

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

_____
PRINTED NAME

My Commission Expires:_____

Notary Public

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

_____
CHAIRMAN - MARCUS MAJURE

New Chairman, leave blank

_____
SECRETARY - JOHN JACOBSON

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

(SEAL)

_____ _____
CHAIRMAN - MIKE SMITH ATTEST - COUNTY CLERK - FRAN KEPPLER

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

_____
COUNTY ENGINEER

This is to certify that this instrument was filed for record in the Register of Deeds office on the_____day of_____, 2025, in Book____, Page ____.

_____
REGISTER OF DEEDS, TERRILOIS G. MASHBURN

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

_____
LEAVENWORTH COUNTY SURVEYOR
DANIEL BAUMCHEN, PS-1363

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

TABLE DATUM - NAVD 88

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

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

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

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

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

FINAL PLAT

LEGEND

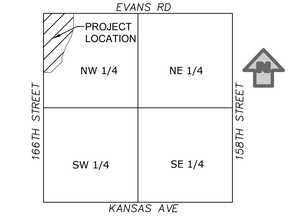
- △ DENOTES FOUND SECTION CORNER AS NOTED
- ○ DENOTES SET 1/2" REBAR ALC KS CLS 363
- ● DENOTES FOUND PROPERTY CORNER AS NOTED
- *B/L* BUILDING LINE
- *U/E* UTILITY EASEMENT
- *(M)* MEASURED
- *(D)* DEEDED
- *(P)* PLATTED
- *(C)* CALCULATED
- ⊠ NO ACCESS

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

GENERAL NOTES

1. THE BASIS FOR THE BEARING SYSTEM FOR THIS SURVEY IS KANSAS NORTH ZONE U.S. STATE PLANE 1983 / VERTICAL NAVD 88 - BENCHMARK LVCO HCP 311
2. ALL DISTANCES SHOWN HEREON ARE IN FEET
3. KS ONE-CALL WAS CALLED ON THIS SURVEY - TICKET NO. 24020169
4. REFERENCED SURVEY
   -JOHNSON FARM FINAL PLAT DOC 2023P00006
   -CERTIFICATE OF SURVEY COMPLETED BY HERRING SURVEYING COMPANY DOC 2022S018
   -B.A.C.K ACRES FINAL PLAT DOC 2023P00001
   -GRAE SUBDIVISION DOC 200?P00009
   -ORCHARD MEADOW DOC 2024P00024
   -GINGER CREEK PHASE 1 BK 13 PAGE 3, NKA 1995P00003
   -TRACT SPLIT SURVEY COMPLETED BY ATLAS LAND CONSULTING DOC 2025S014
5. FLOODPLAIN NOTE: ACCORDING TO "FIRM" MAP COMMUNITY PANEL NUMBERS 20103C0327G ON JULY 16TH, 2015, AREA ZONE X "AREA OF MINIMAL FLOOD HAZARD" & ZONE A "WITHOUT BASE FLOOD ELEVATION"
6. CLOSURE PRECISION: 1 PART IN 5673458.750
7. CURRENT ZONING - R-1(43)
8. CURRENT LAND USE - AGRICULTURAL USE - A / PROPOSED USE - RESIDENTIAL
9. ACCESSORY BUILDINGS ON LOTS LESS THAN 2.51 ACRES SHALL BE LIMITED TO 2.5% OF THE LOT SQUARE FOOTAGE.
10. LOTS ARE SUBJECT TO CURRENT ACCESS POLICY RESOLUTION.
11. TITLE REPORT VIA MCCAFFREE-SHORT TITLE COMPANY, INC. FILE NO: L24-29689 DATED MARCH 11, 2024 AT 8:00AM.
12. ANY BUILDING TO BE CONSTRUCTED IN OR NEAR THE SPECIAL FLOOD HAZARD SHALL PROVIDE AN ELEVATION CERTIFICATE TO BE APPROVED BY LEAVENWORTH COUNTY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT ALONG WITH ANY OTHER APPLICABLE FEDERAL, STATE OR LOCAL PERMIT. LOTS 4, 5, 6 & 7 WILL REQUIRE ELEVATION CERTIFICATES.
13. ALL LOTS ABUTTING 166TH STREET AND EVANS ROAD ARE RESTRICTED WITH NO ACCESS TO THESE ROADS.
14. MLO'S ARE SET 2' ABVE THE BFE MAP ELEVATIONS PROVIDED NOVEMBER 17TH, 2024 BY KANSAS DWR, WITH EFFECTIVE DATE OF JULY 16TH, 2015.
15. BUILDING SETBACK LINES (B/L) ARE SHOWN ON THIS PLAT IN ACCORDANCE WITH APPLICABLE ZONING REGULATIONS
16. THIS SUBDIVISION IS SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&RS) RECORDED IN BOOK _____, PAGE _____, IN THE LEAVENWORTH COUNTY REGISTER OF DEEDS.

VICINITY MAP



SECTION 15-11S-22E
1"=2000 FEET

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

06/25/2025

ANDREA N WEISHAUPT, PS-1730 *DATE*

JOB NO:25-123S

SCALE

100 50 0 100
SCALE IN FEET

SEC-TWN-RNG
15-11S-22E

PREPARED FOR

PREPARED BY: AT - ALC

REILLY DEVELOPMENT
ADDRESS:
16271 EVANS RD
BASEHOR, KS 66007

DATE

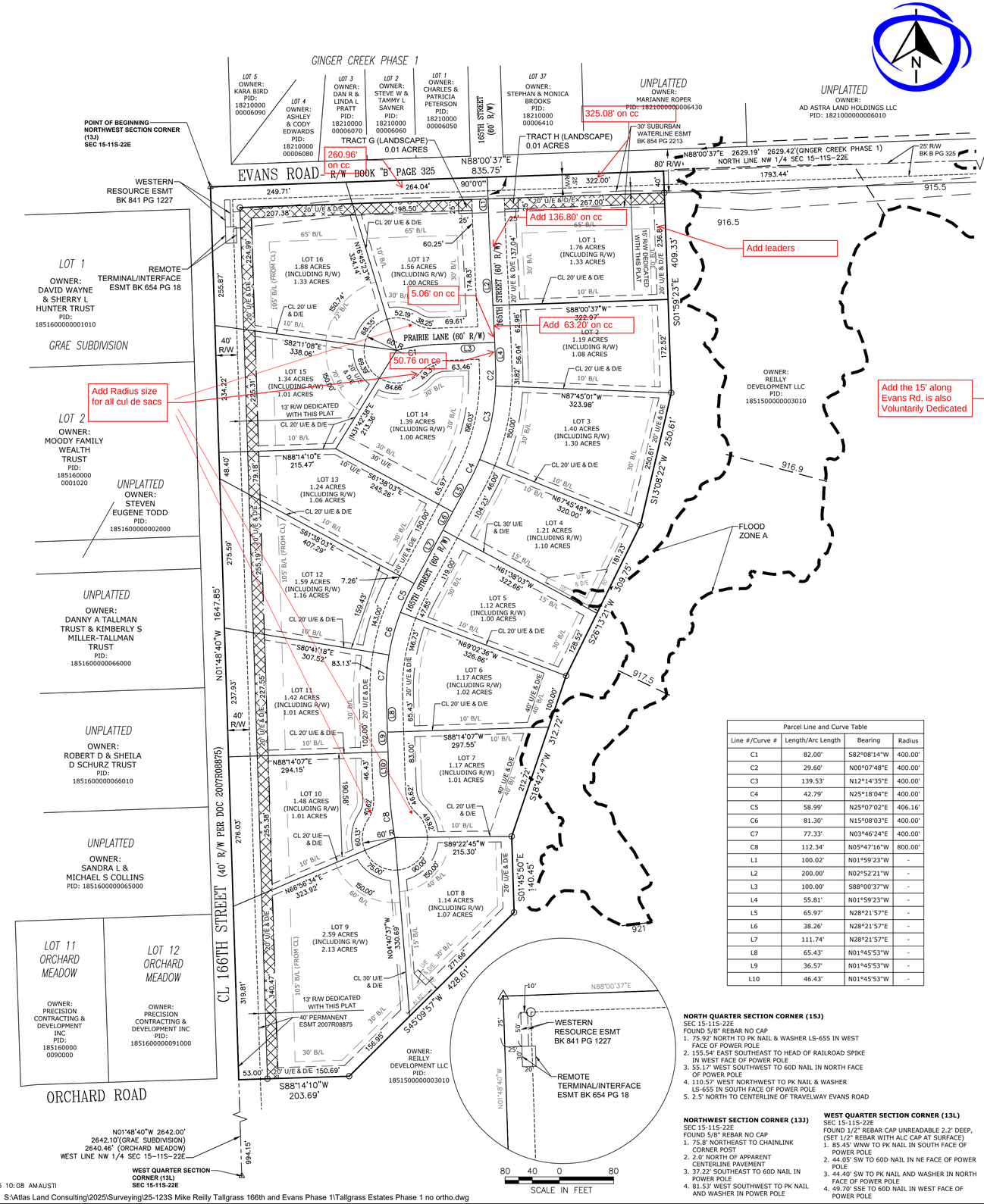
JUNE 17, 2025

6/17/2025 10:08 AMAUSTI

CAD FILE : S:\Atlas Land Consulting\2025\Surveying\25-123S Mike Reilly Tallgrass 166th and Evans Phase 1\Tallgrass Estates Phase 1 no ortho.dwg

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CONTAINING 24.63 ACRES MORE OR LESS

Add: Including road right of way

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

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

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

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

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

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

TAXES FOR SUBJECT PROPERTY ARE PAID.

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

OWNER

_____
MIKE REILLY, REILLY DEVELOPMENT, MANAGING MEMBER

STATE OF KANSAS)SS
COUNTY OF LEAVENWORTH)

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

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

_____
PRINTED NAME

My Commission Expires:_____

Notary Public

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

_____
CHAIRMAN - MARCUS MAJURE

_____
SECRETARY - JOHN JACOBSON

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

(SEAL)

_____ _____
CHAIRMAN - MIKE SMITH ATTEST - COUNTY CLERK - FRAN KEPPLER

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

_____
COUNTY ENGINEER

This is to certify that this instrument was filed for record in the Register of Deeds office on the_____day of_____, 2025, in Book____, Page ____.

_____
REGISTER OF DEEDS, TERRILOIS G. MASHBURN

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

_____
LEAVENWORTH COUNTY SURVEYOR
DANIEL BAUMCHEN, PS-1363

TABLE DATUM - NAVD 88

LOTS W/ MIN. LOW OPENINGS (MLO)

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

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

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

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

KS ENG COA: #3315
KS SUR COA: #363
MO ENG COA: #2022014064
MO SUR COA: #2022014231

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

FINAL PLAT

LEGEND

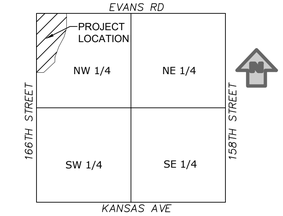
- ⚠ DENOTES FOUND SECTION CORNER AS NOTED
- ○ DENOTES SET 1/2" REBAR ALC KS CLS 363
- ● DENOTES FOUND PROPERTY CORNER AS NOTED
- *B/L* BUILDING LINE
- *U/E* UTILITY EASEMENT
- *(M)* MEASURED
- *(D)* DEEDED
- *(P)* PLATTED
- *(C)* CALCULATED
- ⊠ NO ACCESS

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

GENERAL NOTES

1. THE BASIS FOR THE BEARING SYSTEM FOR THIS SURVEY IS KANSAS NORTH ZONE U.S. STATE PLANE 1983 / VERTICAL NAVD 88 - BENCHMARK LVCO HCP 317
2. ALL DISTANCES SHOWN HEREON ARE IN FEET
3. KS ONE-CALL WAS CALLED ON THIS SURVEY - TICKET NO. 24020169
4. REFERENCED SURVEY
   -JOHNSON FARM FINAL PLAT DOC 2023P00006
   -CERTIFICATE OF SURVEY COMPLETED BY HERRING SURVEYING COMPANY DOC 2022S018
   -B.A.C.K ACRES FINAL PLAT DOC 2023P00001
   -GRAE SUBDIVISION DOC 2007P00009
   -ORCHARD MEADOW DOC 2024P00024
   -GINGER CREEK PHASE 1 BK 13 PAGE 3, NKA 1995P00003
   -TRACT SPLIT SURVEY COMPLETED BY ATLAS LAND CONSULTING DOC 2025S014
5. FLOODPLAIN NOTE: ACCORDING TO "FIRM" MAP COMMUNITY PANEL NUMBERS 20103C0327G ON JULY 16TH, 2015, AREA ZONE X "AREA OF MINIMAL FLOOD HAZARD" & ZONE A "WITHOUT BASE FLOOD ELEVATION"
6. CLOSURE PRECISION: 1 PART IN 5673458.750
7. CURRENT ZONING - R-1(43)
8. CURRENT LAND USE - AGRICULTURAL USE - A / PROPOSED USE - RESIDENTIAL
9. ACCESSORY BUILDINGS ON LOTS LESS THAN 2.51 ACRES SHALL BE LIMITED TO 2.5% OF THE LOT SQUARE FOOTAGE.
10. LOTS ARE SUBJECT TO CURRENT ACCESS POLICY RESOLUTION.
11. TITLE REPORT VIA MCCAFFREE-SHORT TITLE COMPANY, INC. FILE NO: L24-29689 DATED MARCH 11, 2024 AT 8:00AM.
12. ANY BUILDING TO BE CONSTRUCTED IN OR NEAR THE SPECIAL FLOOD HAZARD SHALL PROVIDE AN ELEVATION CERTIFICATE TO BE APPROVED BY LEAVENWORTH COUNTY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT ALONG WITH ANY OTHER APPLICABLE FEDERAL, STATE OR LOCAL PERMIT. LOTS 4, 5, 6 & 7 WILL REQUIRE ELEVATION CERTIFICATES.
13. ALL LOTS ABUTTING 166TH STREET AND EVANS ROAD ARE RESTRICTED WITH NO ACCESS TO THESE ROADS.
14. MLO'S ARE SET 2' ABVE THE BFE MAP ELEVATIONS PROVIDED NOVEMBER 17TH, 2024 BY KANSAS DWR, WITH EFFECTIVE DATE OF JULY 16TH, 2015.
15. BUILDING SETBACK LINES (B/L) ARE SHOWN ON THIS PLAT IN ACCORDANCE WITH APPLICABLE ZONING REGULATIONS
16. THIS SUBDIVISION IS SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&RS) RECORDED IN BOOK _____, PAGE _____, IN THE LEAVENWORTH COUNTY REGISTER OF DEEDS.

VICINITY MAP



SECTION 15-11S-22E
1"=2000 FEET

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

06/25/2025

ANDREA N WEISHAUPT PS-1730 *DATE*

JOB NO:25-123S

SCALE

100 50 0 100
SCALE IN FEET

SEC-TWN-RNG
15-11S-22E

PREPARED FOR

PREPARED BY: AT - ALC

REILLY DEVELOPMENT
ADDRESS:
16271 EVANS RD
BASEHOR, KS 66007

DATE

JUNE 17, 2025

TALLGRASS ESTATES
1ST PLAT
STREET & STORMWATER PLANS
LEAVENWORTH COUNTY, KANSAS

General Notes

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

INDEX OF SHEETS

C1	TITLE SHEET
C2	STANDARD DETAILS
C3-C4	PLAN & PROFILE SHEETS
C5-C6	CROSS-SECTION SHEETS
C7	STORM LINE DRAINAGE AREAS & CALCS
C8-C9	STORM SEWER PLAN & PROFILE
C10	GRADING PLAN
C11-C12	SWALE PROFILES
C13	EROSION CONTROL PLANS
C14	INTERSECTION & CUL-DE-SAC DETAILS

07-01-25
PW Combined
Approved



VICINITY MAP
SECTION 15-11S-22E
NOT TO SCALE

LEGEND

EXISTING TREE	EXISTING GAS METER
EXISTING WATER VALVE	EXISTING GAS VALVE
EXISTING FIRE HYDRANT	EXISTING SANITARY SEWER MANHOLE
EXISTING LIGHT	EXISTING ELECTRICAL METER
EXISTING TELEPHONE MANHOLE	EXISTING UNDERGROUND ELECTRIC LINE
EXISTING SIGN	EXISTING OVERHEAD ELECTRIC LINE
EXISTING POWER POLE	EXISTING UNDERGROUND GAS LINE
EXISTING GUY ANCHOR	EXISTING 4" WATER MAIN
EXISTING WATER METER	EXISTING FENCE LINE
EXISTING GAS REGULATOR	EXISTING UNDERGROUND TELEPHONE LINE
EXISTING GUARD POST	PROPERTY LINE
EXISTING TELEPHONE PEDESTAL	PROPOSED LIMITS OF CONSTRUCTION

ONE CALL KANSAS

KANSAS ONE-CALL:
1-800-DIG-SAFE
(1-800-344-7233)

Protect yourselves and your property against underground utility damage and liability.

Find out where the underground utility lines might be buried before you dig.

Anyone digging in Kansas must call before digging. The person who is doing the work is responsible for calling KOC. If the owner contracts with a professional excavator to do the excavation then the professional excavator is responsible for calling KOC.

You (the digger) will need to provide information about the work site when you call. This is a FREE service.

CALL BEFORE YOU DIG
IT'S THE LAW.
[Chapter 66.--PUBLIC UTILITIES
Article 18.--UTILITY DAMAGE PREVENTION]

SUMMARY OF QUANTITIES

1.	MOBILZATION	LUMP SUM
2.	CLEARING & GRUBBING	LUMP SUM
3.	DEMOLITION	LUMP SUM
4.	GRADING - CUT VOLUME (INFORMATION ONLY)	3,283 C.Y.
5.	GRADING - FILL VOLUME (INFORMATION ONLY)	2,617 C.Y.
6.	CONSTRUCTION STAKING	LUMP SUM
7.	TRAFFIC CONTROL	LUMP SUM
8.	SEEDING	12.0 AC.
9.	CONSTRUCTION ENTRANCE	2 EA.
10.	MULCH (5 BALES/ACRE)	60 BALES
11.	SILT FENCE	3,015 L.F.
12.	12" DIA. STRAW WATTLE LOGS	615 L.F.
13.	6" ASPHALT PAVEMENT	5,448 S.Y.
14.	4" AB-3 GRANULAR SUBBASE	5,448 S.Y.
15.	18" DIA. RCP CLASS III	87 L.F.
16.	24" DIA. RFP CLASS III	60 L.F.
17.	18" RC END SECTION	4 EA.
18.	24" RC END SECTION	2 EA.
19.	150# RIP-RAP	41 S.Y.
20.	PERMANENT SIGNAGE - "STOP" SIGN	2 EA.
21.	PERMANENT SIGNAGE - "STREET NAME" SIGN	4 EA.
22.	PERMANENT SIGNAGE - "SPEED LIMIT 25" SIGN	1 EA.
23.	PERMANENT SIGNAGE - "NO OUTLET" SIGN	1 EA.

PROJECT BENCHMARKS

BM#1 USGS Datum (N - 340996.16, E - 2169034.42)
Leavenworth County Benchmark
311 Aluminum KDOT Monument
Elev.= 940.20

BM#2 MAG Nail in Southwest Face of Power Pole
(N - 294254.51, E - 2173703.89)
Elev.= 953.67

BM#3 MAG Nail Located 495' +/- East of Evans Rd & 165th Street - In line w/ 165th Street
(N - 294338.99, E - 2174160.95)
Elev.= 929.60

(See Sheet C10 for BM#2 & BM#3 Locations)

DESIGN DESIGNATIONS

1.	STREET	RURAL - LOW VOLUME
2.	CLASSIFICATION	LOCAL
3.	DESIGN SPEED	30 MPH
4.	ROW WIDTH	60 FT
5.	ROADWAY WIDTH	24 FT
6.	CLEARZONE WIDTH	7 FT
7.	AADT	---
8.	POSTED SPEED LIMIT	25 MPH

REFERENCES

1. ALL SURVEY DATA AND INFORMATION ILLUSTRATED OR REFERENCED ON THESE PLANS, AND ALL THE PERMANENT ROAD EASEMENT DESCRIPTIONS AND EXHIBITS PREPARED FOR THIS PROJECT AND FILED WITH THE REGISTER OF DEEDS, WERE PREPARED BY ROGER B. DILL, LS-1408, RIC, INC.

UTILITY OWNERS

EVERGY (ELECTRIC)
2720 2ND STREET
LEAVENWORTH, KS 66048
ATTN: JON HAIN
913.758.2724

CONSOLIDATED WATER DISTRICT #1
15520 CRESTWOOD DR.
BASEHOR, KS 66007
ATTN: MIKE FULKERSON
913.724.7000

AT&T
9444 NALL AVE. - 1ST FLOOR
OVERLAND PARK, KS 66207
ATTN: RANDAL GASKIN
913.383.6948

Owner:
Reilly Development, LLC
c/o Michael C. Reilly,
Managing Partner
P.O. Box 9
Leavenworth, KS 66048
(913) 682-1234
mike@reillyandsons.com

Surveyor:
Atlas Land Consulting
c/o Andrea Weishaubt, PS
14500 Parallel Road, Unit R
Basehor, KS 66007
(913) 662-5050
andrea@alconsult-llc.com

Engineer:
Napier Engineering, LLC
c/o Brett Napier, PE
4624 W. 62nd Street
Fairway, KS 66205
(913) 375-0482
brett@napiereng.com

DESIGN ENGINEER

PREPARED BY: Brett Napier

BRETT NAPIER, P.E.
PROJECT ENGINEER

DATE: 6/16/25

THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH LEAVENWORTH COUNTY'S ROAD CONSTRUCTION AND STORM WATER DRAINAGE STANDARDS, 2003 EDITION. I HEREBY HOLD HARMLESS LEAVENWORTH COUNTY FOR ERRORS OR OMISSION IN THESE PLANS.

LEAVENWORTH COUNTY

APPROVED BY:

COUNTY ENGINEER

DATE:

These plans are approved for one year, after which they automatically become void. The County Engineer's plan review is only for general conformance with road and storm water drainage standards adopted by Leavenworth County. The county did not check and is not responsible for the accuracy and adequacy of the design, dimensions, elevations, and quantities.

Sheet - C1

Title Sheet

2025-08
Tallgrass Estates
1st Plat

Street & Storm Plans

Prepared For:
REILLY DEVELOPMENT LLC
C/O MIKE REILLY
P.O. BOX 9
LEAVENWORTH, KS 66048
PHONE: 913.682.1234

NAPIER ENGINEERING, LLC
4624 W. 62nd Street
Fairway, KS 66205
913.375.0482
brett@napiereng.com

Date of Preparation :
April 7, 2025

Revised Date:
May 21, 2025
June 16, 2025
-
-
-

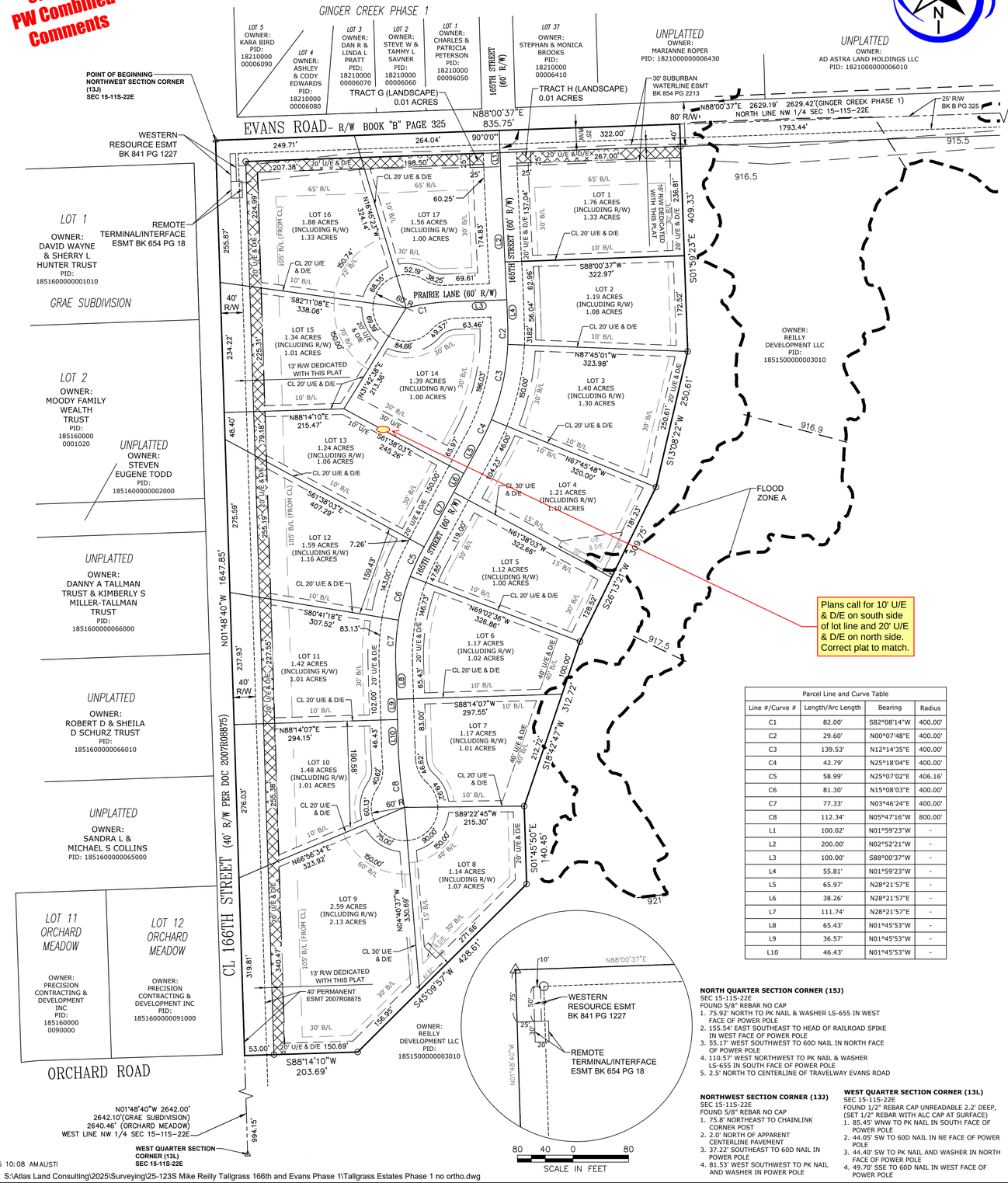
3rd Submittal

BRETT A. NAPIER
LICENSED
Brett Napier
17507
6/16/25
KANSAS
PROFESSIONAL ENGINEER

07-01-25
PW Combined
Comments

TALLGRASS ESTATES NO. 1

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



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

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

NORTHWEST SECTION CORNER (13J)
SEC 15-11S-22E
FOUND 5/8" REBAR NO CAP
1. 75.8' NORTHEAST TO CHAINLINK CORNER POST
2. 2.0' NORTH OF APPARENT CENTERLINE PAVEMENT
3. 37.22' SOUTHEAST TO 60D NAIL IN POWER POLE
4. 81.53' WEST SOUTHWEST TO PK NAIL AND WASHER IN POWER POLE

WEST QUARTER SECTION CORNER (13L)
SEC 15-11S-22E
FOUND 1/2" REBAR CAP UNREADABLE 2.2' DEEP, (SET 1/2" REBAR WITH ALC CAP AT SURFACE)
1. 85.45' WNW TO PK NAIL IN SOUTH FACE OF POWER POLE
2. 44.05' SW TO 60D NAIL IN NE FACE OF POWER POLE
3. 44.40' SW TO PK NAIL AND WASHER IN NORTH FACE OF POWER POLE
4. 49.70' SSE TO 60D NAIL IN WEST FACE OF POWER POLE

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

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

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

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

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

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

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

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

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

TAXES FOR SUBJECT PROPERTY ARE PAID.

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

OWNER

_____
MIKE REILLY, REILLY DEVELOPMENT, MANAGING MEMBER

STATE OF KANSAS)
)SS
COUNTY OF LEAVENWORTH)

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

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

_____
PRINTED NAME

My Commission Expires:_____

Notary Public

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

_____
CHAIRMAN - MARCUS MAJURE

_____
SECRETARY - JOHN JACOBSON

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

(SEAL)

_____ _____
CHAIRMAN - MIKE SMITH ATTEST - COUNTY CLERK - FRAN KEPPLER

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

_____
COUNTY ENGINEER

This is to certify that this instrument was filed for record in the Register of Deeds office on the_____day of_____, 2025, in Book____, Page .

_____
REGISTER OF DEEDS, TERRILOIS G. MASHBURN

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

_____
LEAVENWORTH COUNTY SURVEYOR
DANIEL BAUMCHEN, PS-1363

TABLE DATUM - NAVD 88

LOTS W/ MIN. LOW OPENINGS (MLO)

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

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

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

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

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

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

FINAL PLAT

LEGEND

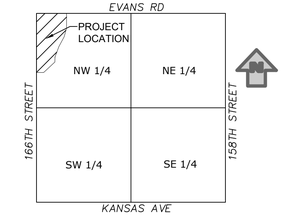
- △ DENOTES FOUND SECTION CORNER AS NOTED
- ○ DENOTES SET 1/2" REBAR ALC KS CLS 363
- ● DENOTES FOUND PROPERTY CORNER AS NOTED
- *B/L* BUILDING LINE
- *U/E* UTILITY EASEMENT
- *(M)* MEASURED
- *(D)* DEEDED
- *(P)* PLATTED
- *(C)* CALCULATED
- ⊠ NO ACCESS

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

GENERAL NOTES

1. THE BASIS FOR THE BEARING SYSTEM FOR THIS SURVEY IS KANSAS NORTH ZONE U.S. STATE PLANE 1983 / VERTICAL NAVD 88 - BENCHMARK LVCO HCP 311
2. ALL DISTANCES SHOWN HEREON ARE IN FEET
3. KS ONE-CALL WAS CALLED ON THIS SURVEY - TICKET NO. 24020169
4. REFERENCED SURVEY
   -JOHNSON FARM FINAL PLAT DOC 2023P00006
   -CERTIFICATE OF SURVEY COMPLETED BY HERRING SURVEYING COMPANY DOC 2022S018
   -B.A.C.K ACRES FINAL PLAT DOC 2023P00001
   -GRAE SUBDIVISION DOC 200?P00009
   -ORCHARD MEADOW DOC 2024P00024
   -GINGER CREEK PHASE 1 BK 13 PAGE 3, NKA 1995P00003
   -TRACT SPLIT SURVEY COMPLETED BY ATLAS LAND CONSULTING DOC 2025S014
5. FLOODPLAIN NOTE: ACCORDING TO "FIRM" MAP COMMUNITY PANEL NUMBERS 20103C0327G ON JULY 16TH, 2015, AREA ZONE X "AREA OF MINIMAL FLOOD HAZARD" & ZONE A "WITHOUT BASE FLOOD ELEVATION"
6. CLOSURE PRECISION: 1 PART IN 5673458.750
7. CURRENT ZONING - R-1(43)
8. CURRENT LAND USE - AGRICULTURAL USE - A / PROPOSED USE - RESIDENTIAL
9. ACCESSORY BUILDINGS ON LOTS LESS THAN 2.51 ACRES SHALL BE LIMITED TO 2.5% OF THE LOT SQUARE FOOTAGE.
10. LOTS ARE SUBJECT TO CURRENT ACCESS POLICY RESOLUTION.
11. TITLE REPORT VIA MCCAFFREE-SHORT TITLE COMPANY, INC. FILE NO: L24-29689 DATED MARCH 11, 2024 AT 8:00AM.
12. ANY BUILDING TO BE CONSTRUCTED IN OR NEAR THE SPECIAL FLOOD HAZARD SHALL PROVIDE AN ELEVATION CERTIFICATE TO BE APPROVED BY LEAVENWORTH COUNTY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT ALONG WITH ANY OTHER APPLICABLE FEDERAL, STATE OR LOCAL PERMIT. LOTS 4, 5, 6 & 7 WILL REQUIRE ELEVATION CERTIFICATES.
13. ALL LOTS ABUTTING 166TH STREET AND EVANS ROAD ARE RESTRICTED WITH NO ACCESS TO THESE ROADS.
14. MLO'S ARE SET 2' ABVE THE BFE MAP ELEVATIONS PROVIDED NOVEMBER 17TH, 2024 BY KANSAS DWR, WITH EFFECTIVE DATE OF JULY 16TH, 2015.
15. BUILDING SETBACK LINES (B/L) ARE SHOWN ON THIS PLAT IN ACCORDANCE WITH APPLICABLE ZONING REGULATIONS
16. THIS SUBDIVISION IS SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&RS) RECORDED IN BOOK _____, PAGE _____, IN THE LEAVENWORTH COUNTY REGISTER OF DEEDS.

VICINITY MAP



SECTION 15-11S-22E
1"=2000 FEET

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

06/25/2025

ANDREA N WEISHAUPT, PS-1730 *DATE*

JOB NO:25-123S

SCALE
100 50 0 100
SCALE IN FEET

SEC-TWN-RNG
15-11S-22E

PREPARED FOR
PREPARED BY: AT - ALC
REILLY DEVELOPMENT
ADDRESS:
16271 EVANS RD
BASEHOR, KS 66007

DATE
JUNE 17, 2025

6/17/2025 10:08 AMAUSTI
CAD FILE : S:\Atlas Land Consulting\2025\Surveying\25-123S Mike Reilly Tallgrass 166th and Evans Phase 1\Tallgrass Estates Phase 1 no ortho.dwg

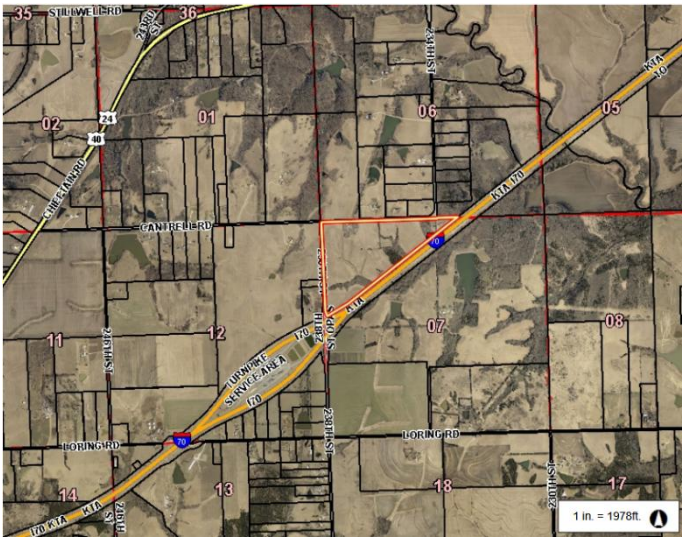
LEAVENWORTH COUNTY
PLANNING COMMISSION
STAFF REPORT

CASE NO: DEV-25-045 Preliminary Plat Heritage Farms — July 9, 2025

REQUEST: ***Consent Agenda***
☒ Preliminary Plat ☐ Final Plat

STAFF REPRESENTATIVE:
JOSH SCHWEITZER
Development Planner

SUBJECT PROPERTY: 23685 Cantrell Rd.



APPLICANT/APPLICANT AGENT:
Larry Hahn
Hahn SURVEYING
PO Box 186
Basehor, KS 66007

PROPERTY OWNER:
10MM LLC
15264 254th St.
Lawrence, KS 66044

CONCURRENT APPLICATIONS:
NONE

LAND USE

ZONING: RR-5

FUTURE LAND USE DESIGNATION: RR-2.5

LEGAL DESCRIPTION:
A Major Subdivision in the Northwest Quarter of Section 7, Township 12 South, Range 21, East of the 6th P.M., in Leavenworth County Kansas.

SUBDIVISION: N/A

FLOODPLAIN: N/A

STAFF RECOMMENDATION: APPROVAL

PROPERTY INFORMATION

ACTION OPTIONS:
1. Recommend approval of Case No. DEV-25-045 Preliminary Plat for Heritage Farms, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-25-045 Preliminary Plat for Heritage Farms to the Board of County Commission for the following reasons; or
3. Continue the hearing to another date, time, and place.

PARCEL SIZE: 91.10 ACRES

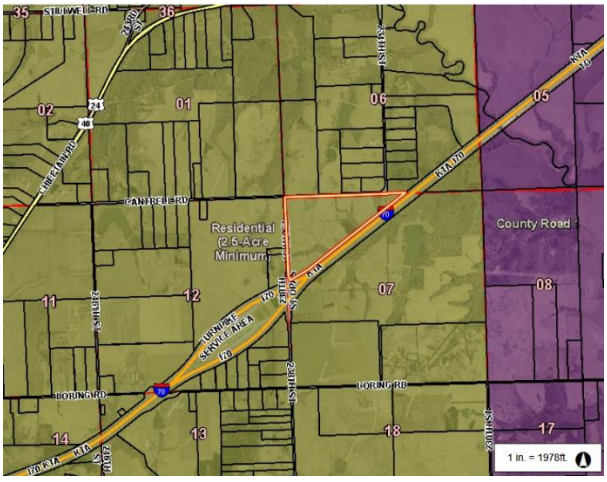
PARCEL ID NO:
223-07-0-00-00-002

BUILDINGS:
Existing House and Outbuildings

PROJECT SUMMARY:
Request for a final plat approval to subdivide property located at 23685 Cantrell Road (223-07-0-00-00-002) as Lots 01 through 12 of Heritage Farms.

ACCESS/STREET:
238th Street & Cantrell Road - Local, Gravel ± 24'

Location Map: FUTURE LAND USE DESIGNATION



UTILITIES

SEWER: PRIVATE SEPTIC

FIRE: FD# 2

WATER: N/A

ELECTRIC: EVERGY

NOTICE & REVIEW:

STAFF REVIEW:
7/1/2025

NEWSPAPER NOTIFICATION:
N/A

NOTICE TO SURROUNDING PROPERTY OWNERS:
N/A

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

STAFF COMMENTS:

The applicant is proposing to divide a 91.10-acre parcel into 12 lots. The Subdivision is classified as a Class C with all lots lying within the Rural Growth Area of Leavenworth County. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision (see condition 3). All lots range in size from 5 acres to approximately 17 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. If the infrastructure is not available to support fire hydrants, a letter from the Water District stating such must be provided prior to any building permit being issued.
5. The developer must comply with the following memorandums:
   Email – Dylan Ritter (FD# 2), dated May 9, 2025

ATTACHMENTS:

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

PRELIMINARY PLAT APPLICATION

Leavenworth County Planning and Zoning Department,
300 Walnut St., Suite 30
Leavenworth, Kansas
913-684-0465
913-684-0398 Fax

Office Use Only

CAMA No.:
Township:
Planning Commission Meeting Date:
Project No.: Date Received: Date Paid:

APPLICANT/AGENT INFORMATION	OWNER INFORMATION
NAME: LARRY HAHN	NAME: JEREMY R. ROBBINS / 10MM, LLC
MAILING ADDRESS: PO BOX 186	MAILING ADDRESS 15264 254TH STREET
CITY/ST/ZIP: BASEHOR, KANSAS 66007	CITY/ST/ZIP LAWRENCE, KS. 66044
	brobs79@yahoo.com
PHONE: EMAIL :	PHONE: 913-231-6177 EMAIL
CONTACT PERSON :	CONTACT PERSON: BEN ROBBINS

GENERAL INFORMATION

Proposed Subdivision Name: HERITAGE FARMS
Nearest Intersection: 238TH STREET & CANTRELL ROAD
Legal Description (S-T-R 1/4 Section): NW 1/4 SECTION 7-T12S-R21E
Zoning: RR - 5.00
Comprehensive Plan Land Use Designation:
Urban Growth Management Area:
Surveyor and/or Engineer Firm: HAHN SURVEYING
Contact Person: LARRY HAHN
Address: PO BOX 186 BASEHOR, KANSAS 66007
Phone: 913-547-3405 Fax: Email : hahnsurvey@gmail.com

SUBDIVISION INFORMATION		
Gross Acreage: 90.71 ACRES	Number of Lots: 12	Minimum Lot Size: 5.01 ACRES
Maximum Lot Size: 17.40 ACRES	Proposed Zoning: RR-5.0	Density:
Open Space Acreage:	Water District: N/A	Proposed Sewage: ON SITE
Fire District: #2	Electric Provider: EVERGY	Natural Gas Provider: PROPANE
Covenants: ☐ Yes ☒ No	Road Classification: Local – Collector - Arterial – State - Federal	

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

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

Signature: Date: 4/9/25

ATTACHMENT A-1

COMMITMENT FOR TITLE INSURANCE
Issued by
FIRST NATIONAL TITLE INSURANCE COMPANY

Transaction Identification Data for Reference Only:

Issuing Office:	Buyer(s) Side: Continental Title Company - 1204 State Ave, Ste C, Tonganoxie, KS 66086 Closer: Chelsea Barnett | Phone: (913)845-2035 | Fax: (913)845-2028
Issuing Office:	Seller(s) Side: Continental Title Company - 1204 State Ave, Ste C, Tonganoxie, KS 66086 Closer: Chelsea Barnett | Phone: (913)845-2035 | Fax: (913)845-2028
CTC File No.:	25474759
Property Address:	23685 Cantrell Rd, Tonganoxie, KS 66086

SCHEDULE A

1. Commitment Effective Date: 30th day of January, 2025 at 8:00 A.M.

2. Policy to be issued:

   (a) 2021 ALTA Owner Policy — Proposed Policy Amount: $900,000.00; Premium: $1,735.00

   Proposed Insured: Robbins Acquisitions Inc

   (b) 2021 ALTA Loan Policy — Proposed Policy Amount: $720,000.00; Premium: $870.00

   Proposed Insured: Contractually Obligated Lender

3. The estate or interest in the Land at the Commitment Date is: Fee Simple.

4. The Title is, at the Commitment Date, vested in:

   Linda Kahn, Trustee, or their successors in trust under the Linda Kahn Living Trust Under Agreement Dated July 25, 2024, or any amendments thereto and James E. Kahn

5. The Land is described as follows:

   All that part of the Northwest Quarter of Section 7, Township 12 South, Range 21 East of the 6th P.M., lying North and West of the Kansas Turnpike, in Leavenworth County, Kansas, subject to that part in street or road

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LESS AND EXCEPT that part deeded to The State of Kansas, by and through The Kansas Turnpike Authority in Document No. 2010R04510 described as follows:
A tract of land located in the Northwest Quarter of Section 7, Township 12 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas more particularly described as follows: Commencing at the Southwest comer of the Northwest Quarter of said Section 7; thence on an assumed bearing of North 02°15'07" West along the West line of said Northwest Quarter a distance of 312.88 feet to the existing right of way line of the Kansas Turnpike Authority, and the point of beginning: thence continuing along said West line, North 02°15'07" West a distance of 277.22 feet; thence North 87°49'14" East a distance of 20.00 feet; thence South 14°18'37" East a distance of 51.14 feet; thence South 02°10'46" East a distance of 212.41 feet to the existing, North Right of Way line of the Kansas Turnpike Authority; thence along said North line along a curve to the right having a radius of 4403.66 feet, a chord which bears South 61°50'07" West a distance of 33.81 feet, an arc distance of 33.81 feet to the point of beginning

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AMERICAN LAND TITLE ASSOCIATION

OWNER AUTHORIZATION

I/WE JEREMY R. ROBBINS, hereby referred to as the "Undersigned", being of lawful age, do hereby on this ____day of _____, 20___, make the following statements, to wit:

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

   See Exhibit A attached hereto and incorporated herein by reference.

2. I/We the undersigned, have previously authorized and hereby authorize LARRY HAHN HAHN SURVEYING (Hereinafter referred to as "Applicant"), to act on my/our behalf for the purpose of making application with the Planning Department of Leavenworth County, Kansas, 23685 CANTRELL ROAD (common address) the subject real property, or portion thereof, and which authorization includes, but is not limited to, all acts or things whatsoever necessarily required of Applicant in the application process.

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

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

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

STATE OF KANSAS
COUNTY OF ~~LEAVENWORTH~~ Douglas

X _____
JEREMY R. ROBBINS

The foregoing instrument was acknowledged before me on this 9th day of April, 2025 by Robert Underwood.

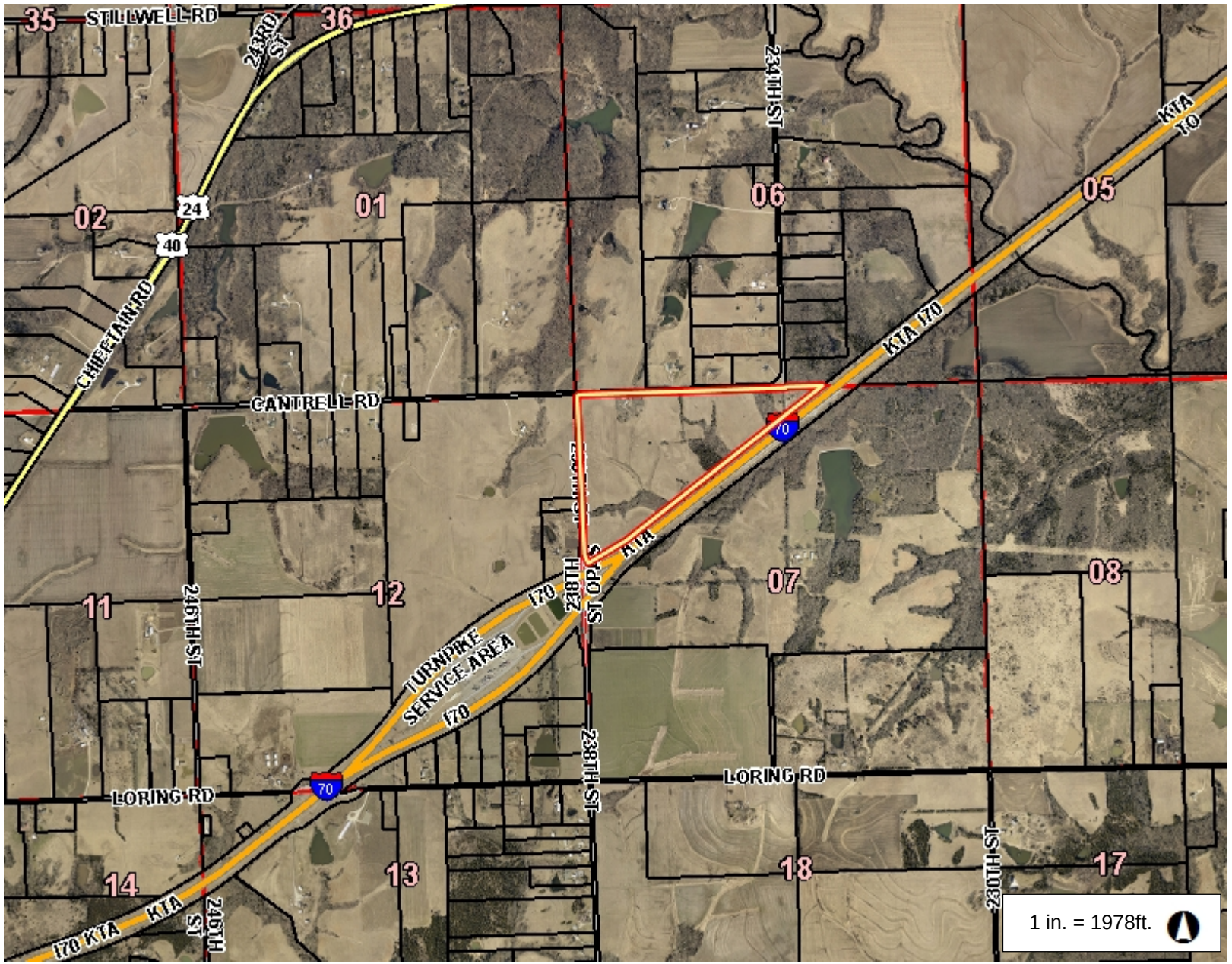
My Commission Expires: 8/18/25

Notary Public 8/18/25

NOTARY PUBLIC - State of Kansas
ROBERT UNDERWOOD
My Appt. Exp 8/18/25

ATTACHMENT B

Leavenworth County, KS





Legend

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

Notes

3,956.7 0 1,978.33 3,956.7 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

Leavenworth County, KS





Legend

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

Notes

3,956.7 0 1,978.33 3,956.7 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.

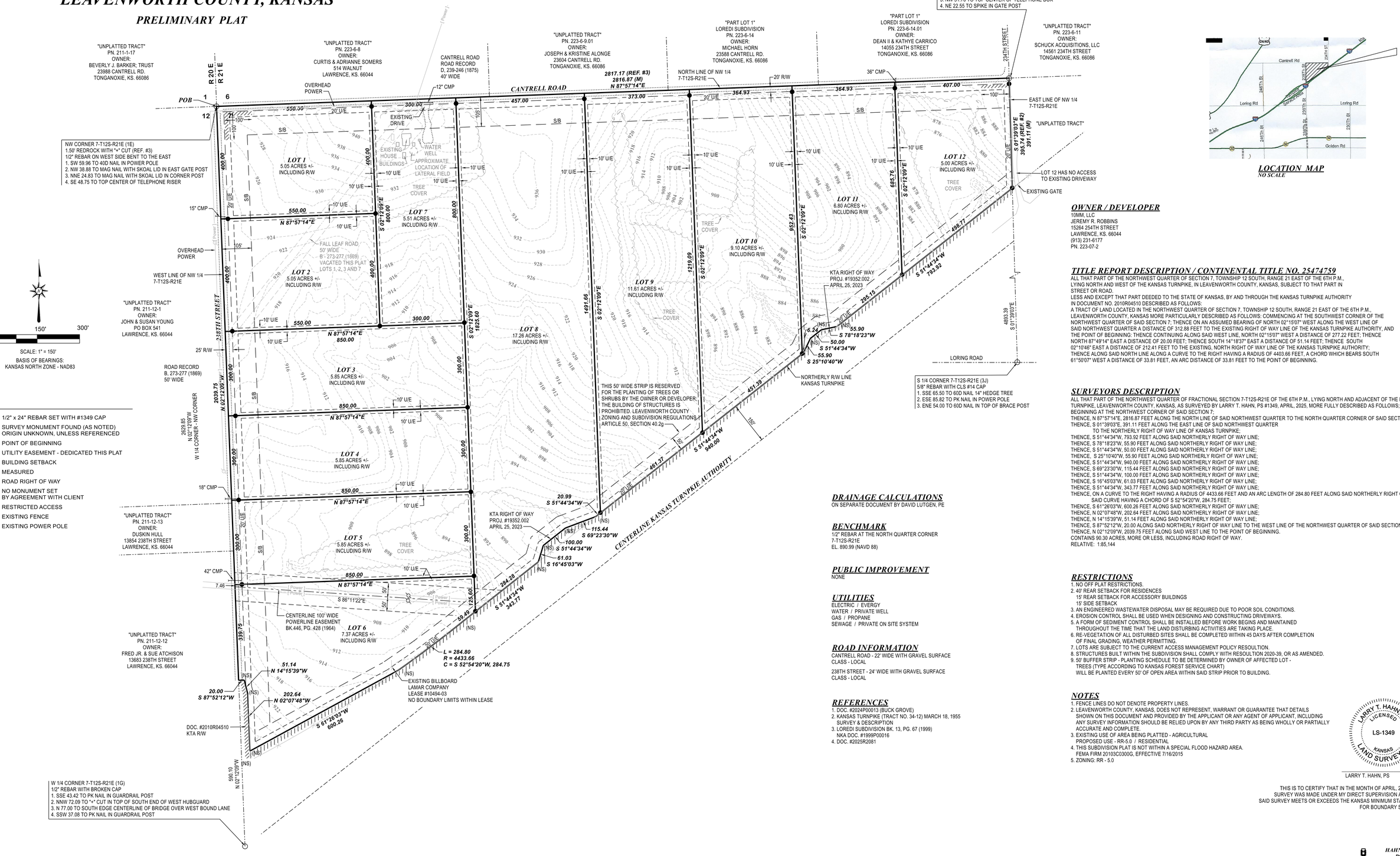
THIS MAP IS NOT TO BE USED FOR NAVIGATION

HERITAGE FARMS

A SUBDIVISION IN THE NORTHWEST QUARTER FRACTIONAL SECTION 7-T12S-R21E OF THE 6TH P.M. LEAVENWORTH COUNTY, KANSAS

PRELIMINARY PLAT

07-01-25
PW Combined No Comments



LOCATION MAP
NO SCALE

OWNER / DEVELOPER

10MM, LLC
JEREMY R. ROBBINS
15264 254TH STREET
LAWRENCE, KS. 66044
(913) 231-6177
PN. 223-07-2

TITLE REPORT DESCRIPTION / CONTINENTAL TITLE NO. 25474759

ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 21 EAST OF THE 6TH P.M., LYING NORTH AND WEST OF THE KANSAS TURNPIKE, IN LEAVENWORTH COUNTY, KANSAS, SUBJECT TO THAT PART IN STREET OR ROAD.
LESS AND EXCEPT THAT PART DEEDED TO THE STATE OF KANSAS, BY AND THROUGH THE KANSAS TURNPIKE AUTHORITY IN DOCUMENT NO. 2010R04510 DESCRIBED AS FOLLOWS:
A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 21 EAST OF THE 6TH P.M., LEAVENWORTH COUNTY, KANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 7; THENCE ON AN ASSUMED BEARING OF NORTH 02°15'07" WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 312.88 FEET TO THE EXISTING RIGHT OF WAY LINE OF THE KANSAS TURNPIKE AUTHORITY, AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE, NORTH 02°15'07" WEST A DISTANCE OF 277.22 FEET; THENCE NORTH 87°49'14" EAST A DISTANCE OF 20.00 FEET; THENCE SOUTH 14°18'37" EAST A DISTANCE OF 51.14 FEET; THENCE SOUTH 02°10'46" EAST A DISTANCE OF 212.41 FEET TO THE EXISTING, NORTH RIGHT OF WAY LINE OF THE KANSAS TURNPIKE AUTHORITY; THENCE ALONG SAID NORTH LINE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 4403.66 FEET, A CHORD WHICH BEARS SOUTH 61°50'07" WEST A DISTANCE OF 33.81 FEET, AN ARC DISTANCE OF 33.81 FEET TO THE POINT OF BEGINNING.

SURVEYORS DESCRIPTION

ALL THAT PART OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 7-T12S-R21E OF THE 6TH P.M., LYING NORTH AND ADJACENT OF THE KANSAS TURNPIKE, LEAVENWORTH COUNTY, KANSAS, AS SURVEYED BY LARRY T. HAHN, PS #1349, APRIL, 2025, MORE FULLY DESCRIBED AS FOLLOWS;
BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 7;
THENCE, N 87°57'14"E, 2816.87 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER TO THE NORTH QUARTER CORNER OF SAID SECTION 7;
THENCE, S 01°39'03"E, 391.11 FEET ALONG THE EAST LINE OF SAID NORTHWEST QUARTER TO THE NORTHERLY RIGHT OF WAY LINE OF KANSAS TURNPIKE;
THENCE, S 51°44'34"W, 793.92 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE;
THENCE, S 78°18'23"W, 55.90 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE;
THENCE, S 51°44'34"W, 50.00 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE;
THENCE, S 25°10'40"W, 55.90 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE;
THENCE, S 51°44'34"W, 940.00 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE;
THENCE, S 69°23'30"W, 115.44 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE;
THENCE, S 51°44'34"W, 100.00 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE;
THENCE, S 16°45'03"W, 61.03 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE;
THENCE, S 51°44'34"W, 343.77 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE;
THENCE, ON A CURVE TO THE RIGHT HAVING A RADIUS OF 4433.66 FEET AND AN ARC LENGTH OF 284.80 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE, SAID CURVE HAVING A CHORD OF S 52°54'20"W, 284.75 FEET;
THENCE, S 61°26'03"W, 600.26 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE;
THENCE, N 02°07'48"W, 202.64 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE;
THENCE, N 14°15'39"W, 51.14 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE;
THENCE, S 87°52'12"W, 20.00 ALONG SAID NORTHERLY RIGHT OF WAY LINE TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 7;
THENCE, N 02°12'09"W, 2039.75 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.
CONTAINS 90.30 ACRES, MORE OR LESS, INCLUDING ROAD RIGHT OF WAY.
RELATIVE: 1:85,144

DRAINAGE CALCULATIONS

ON SEPARATE DOCUMENT BY DAVID LUTGEN, PE

BENCHMARK

1/2" REBAR AT THE NORTH QUARTER CORNER
7-T12S-R21E
EL. 890.99 (NAVD 88)

PUBLIC IMPROVEMENT

NONE

UTILITIES

ELECTRIC / EVERGY
WATER / PRIVATE WELL
GAS / PROPANE
SEWAGE / PRIVATE ON SITE SYSTEM

ROAD INFORMATION

CANTRELL ROAD - 22' WIDE WITH GRAVEL SURFACE
CLASS - LOCAL

238TH STREET - 24' WIDE WITH GRAVEL SURFACE
CLASS - LOCAL

REFERENCES

1. DOC. #2024P00013 (BUCK GROVE)
2. KANSAS TURNPIKE (TRACT NO. 34-12) MARCH 18, 1955 SURVEY & DESCRIPTION
3. LOREDI SUBDIVISION BK. 13, PG. 67 (1999) NKA DOC. #1999P00016
4. DOC. #2025R2081

RESTRICTIONS

1. NO OFF PLAT RESTRICTIONS.
2. 40' REAR SETBACK FOR RESIDENCES
   15' REAR SETBACK FOR ACCESSORY BUILDINGS
   15' SIDE SETBACK
3. AN ENGINEERED WASTEWATER DISPOSAL MAY BE REQUIRED DUE TO POOR SOIL CONDITIONS.
4. EROSION CONTROL 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.
9. 50' BUFFER STRIP - PLANTING SCHEDULE TO BE DETERMINED BY OWNER OF AFFECTED LOT - TREES (TYPE ACCORDING TO KANSAS FOREST SERVICE CHART) WILL BE PLANTED EVERY 50' OF OPEN AREA WITHIN SAID STRIP PRIOR TO BUILDING.

NOTES

1. FENCE LINES DO NOT DENOTE PROPERTY LINES.
2. LEAVENWORTH COUNTY, KANSAS, DOES NOT REPRESENT, WARRANT OR GUARANTEE THAT 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 SUBDIVISION PLAT IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.
   FEMA FIRM 20103C0300G, EFFECTIVE 7/16/2015
5. ZONING: RR - 5.0

LARRY T. HAHN, PS #1349

THIS IS TO CERTIFY THAT IN THE MONTH OF APRIL, 2025. THIS SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

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

Traverse PC

06-11-25

PW Combined
No Further
Comment

Heritage Farms

Leavenworth County Kansas

Drainage Report

April 16, 2025

Revised June 2, 2025



dlutgen72@gmail.com

Schweitzer, Joshua

From: David Jacobson <DJacobson@ksturnpike.com>
Sent: Friday, May 23, 2025 9:39 AM
To: Schweitzer, Joshua
Cc: Jacobson, John; Allison, Amy; Kristina Eichkorn
Subject: RE: DEV-25-045 Preliminary Plat Heritage Farms - Hahn

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.

Joshua,

KTA is preparing for a project to widen I-70 to six-lanes from East Lawrence to the Tonganoxie Interchange. Tracts of new right-of-way will be required for the widening project. The property that is being platted will be impacted. Please give us a call next week to discuss when you return to the office.

David E. Jacobson, P.E.
Kansas Turnpike Authority I Director of Engineering
3918 SW Topeka Blvd. I Topeka, KS 66609
w: 785.274.3650
m: 785.224.9106



From: Schweitzer, Joshua <JSchweitzer@leavenworthcounty.gov>
Sent: Tuesday, May 13, 2025 8:38 AM
To: David Jacobson <DJacobson@ksturnpike.com>
Cc: Jacobson, John <JJacobson@leavenworthcounty.gov>; Allison, Amy <AAllison@leavenworthcounty.gov>
Subject: FW: DEV-25-045 Preliminary Plat Heritage Farms - Hahn

CAUTION: This email is from an external source. Think before clicking links, opening attachments, or providing information in response.

Sir,

As discussed on the phone, attached a Preliminary plat application that we received for a parcel of land that is located along the I-70 corridor. Let me know if you have any comments that you would like to provide for this. The Parcel ID number is listed below.

v / r

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

Schweitzer, Joshua

From: Anderson, Kyle
Sent: Monday, May 12, 2025 1:27 PM
To: Schweitzer, Joshua
Subject: RE: DEV-25-045 Preliminary Plat Heritage Farms - Hahn

We have not received any complaints on this property. Lot 7 should show the existing septic system to ensure it remains on the same lot 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: Monday, May 12, 2025 8:06 AM
To: 'djacobson@turnpike.com' <djacobson@turnpike.com>; Magaha, Chuck <cmagaha@lvsheriff.org>; Dedeke, Andrew <adedeke@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Noll, Bill <BNoll@leavenworthcounty.gov>; 'Mitch Pleak' <mpleak@olsson.com>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>; Baumchen, Daniel <DBaumchen@leavenworthcounty.gov>; Khalil, Jon <jkhalil@leavenworthcounty.gov>; Brown, Misty <MBrown@leavenworthcounty.gov>; San, Soma <SSan@leavenworthcounty.gov>
Cc: PZ <PZ@leavenworthcounty.gov>
Subject: DEV-25-045 Preliminary Plat Heritage Farms - Hahn

Good Morning,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary Plat for a 12-lot subdivision located at 223-07-0-00-00-002.

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 May 27th.

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

Schweitzer, Joshua

From: Dylan Ritter <dritter@lvcofd2.com>
Sent: Friday, May 9, 2025 6:12 PM
To: Ryan McCallister
Cc: Johnson, Melissa; Design Group Lawrence Service Center; kritter@lvcofd2.com; larry hahn; PZ
Subject: Re: [EXTERNAL]Heritage Farms, Preliminary Plat

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

Leavenworth County Fire District #2 suggests that three fire hydrants be located at a minimum for this development. The distance between fire hydrants should not exceed 1000'.

It would appear that the following locations would roughly be within 1000' of each hydrant.

1 fire hydrant placed on the NW corner of LOT #1
1 fire hydrant placed between LOTS 3 and 4
1 fire hydrant placed between LOTS 9 and 10

We have no other comments or concerns outside of the fire hydrants.

Thank you

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

On Fri, May 9, 2025 at 11:24 Ryan McCallister <Ryan.McCallister@evergy.com> wrote:

> Internal Use Only
>
> Hello,
>
> I see no issues with evergy being able to provide power to each lot this subdivision. The utility easements are great.
>
> Thanks!

Schweitzer, Joshua

From: Ryan McCallister <Ryan.McCallister@evergy.com>
Sent: Friday, May 9, 2025 11:24 AM
To: Johnson, Melissa; Design Group Lawrence Service Center; 'Dylan Ritter'; 'kritter@lvcofd2.com'
Cc: 'larry hahn'; PZ
Subject: RE: [EXTERNAL]Heritage Farms, Preliminary Plat

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

Internal Use Only

Hello,

I see no issues with evergy being able to provide power to each lot this subdivision. The utility easements are great.

Thanks!

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

From: Johnson, Melissa <MJohnson@leavenworthcounty.gov>
Sent: Friday, May 9, 2025 9:36 AM
To: Design Group Lawrence Service Center <designgrouplawrenceservicecenter@evergy.com>; 'Dylan Ritter' <dritter@lvcofd2.com>; 'kritter@lvcofd2.com' <kritter@lvcofd2.com>
Cc: 'larry hahn' <hahnsurvey@gmail.com>; PZ <PZ@leavenworthcounty.gov>
Subject: [EXTERNAL]Heritage Farms, Preliminary Plat

This Message Is From an External Sender
This message came from outside your organization. Report Suspicious

Folks,

A preliminary plat has been submitted to our office. The two items missing is the Fire District response and the Electric response. Please review and determine if you would like to make a comment on this.

Thank you,

Melissa Johnson
Planner I
Leavenworth County
Planning & Zoning Department
Leavenworth County Courthouse
300 Walnut St, Suite 212
Leavenworth County, Kansas 66048

LEAVENWORTH COUNTY
PLANNING COMMISSION
STAFF REPORT

CASE NO: DEV-25-060 Papa Ponderosa July 9, 2025

REQUEST: ***Consent Agenda***
☐ Preliminary Plat ☒ Final Plat

STAFF REPRESENTATIVE:
Amy Allison
Deputy Director

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



APPLICANT/APPLICANT AGENT:
JOE HERRING
HERRING SURVEYING
315 N. 5th Street
Leavenworth, KS 66048

PROPERTY OWNER:
Kooser Family Living Trust
17559 Evans Rd
Tonganoxie KS 66086

CONCURRENT APPLICATIONS:
NONE

LAND USE

ZONING: R-1 (43)

FUTURE LAND USE DESIGNATION:
Mixed Residential

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

SUBDIVISION: N/A

FLOODPLAIN: N/A

STAFF RECOMMENDATION: APPROVAL

PROPERTY INFORMATION

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

PARCEL SIZE: 37.5 ACRES

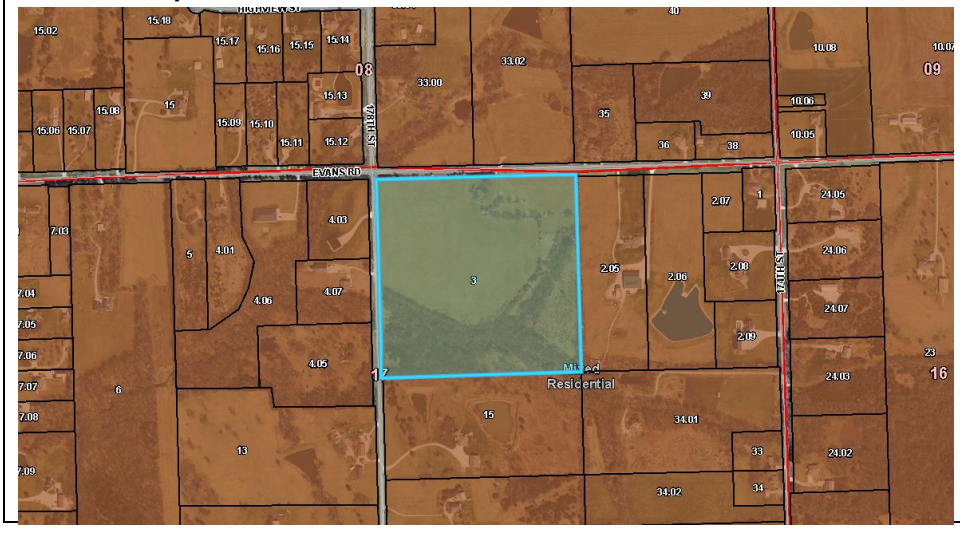
PARCEL ID NO:
184-17-0-00-00-003.00

BUILDINGS:
N/A

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

ACCESS/STREET:
Evans Rd, Collector, Paved, ± 26' & 178th St – High Volume Local, Paved ± 24'

Location Map: FUTURE LAND USE: Mixed Residential



UTILITIES

SEWER: PRIVATE SEPTIC

FIRE: Stranger

WATER: Suburban Water

ELECTRIC: Evergy

NOTICE & REVIEW:

STAFF REVIEW:
6/30/2025

NEWSPAPER NOTIFICATION:
N/A

NOTICE TO SURROUNDING PROPERTY OWNERS:
N/A

STANDARDS TO BE CONSIDERED: *Type content in each if necessary (delete this afterwards)*			
Leavenworth County Zoning and Subdivision Standards: Preliminary Review		**Met**	**Not Met**
35-40	**Preliminary Plat Content**	n/a	
40-20	**Final Plat Content**	X	
41-6	**Access Management**	X	
41-6.B.a-c.	**Entrance Spacing**	X	
	.		
41-6.C.	**Public Road Access Management Standards**	X	
43	**Cross Access Easements**	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 37-acre parcel into nine (9) lots. The Subdivision is classified as a Class C with all lots lying within the Rural Growth Area of Leavenworth County. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision (see condition 3). Lots 1 through 7 will front onto 178th Street, varying in size from 1.25 to 1.9 acres. All lots have over one acre excluding ROW, allowing for enough area to support a private septic system. 178th Street is a high-volume local roadway and due to that Public Works is recommending that all lots along 178th Street have a shared drive to meet spacing requirements. A condition of approval is that those shared drives must be identified on the final plat. Lots 8 & 9 front onto Evans Road. Lot 8 will be 2 acres and Lot 9 will be more than 26 acres. Shared driveways will be utilized to comply with spacing requirements for high-volume roads. Lot 9 also has existing accessory structures that will be removed. A condition of approval has been recommended to reflect that.

PROPOSED CONDITIONS:

1. Building permits shall be required for any new construction.
2. Erosion control shall be used when designing and constructing driveways. A form of sediment control shall be installed before work begins and maintained throughout the time that the land disturbing activities are taking place. Re-vegetation of all disturbed sites shall be completed within 45 days after completion of final grading weather permitting.
3. A waiver for the use of private septic systems within this subdivision is granted with this approval.
4. At time of development, fire hydrants shall be required, if necessary infrastructure is available. If the infrastructure is not available to support fire hydrants, a letter from the Water District stating such must be provided prior to any building permit being issued.
5. Accessory Structures located on Lot 9 must be demolished per the plat notation.
6. The developer must comply with the following memorandums:
   - Memo – Planning & Zoning, dated June 23, 2025
   - Memo – Survey, dated June 27, 2025
   - Memo – Travis Miles, Suburban Water, dated May 9, 2025
   - Memo - Emergency Management, dated May 22, 2025

ATTACHMENTS:

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

Amy ~~Jeff~~ ~~Walker~~

FINAL PLAT APPLICATION

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

Office Use Only

Township: _____ Planning Commission Meeting Date: _____
Case No. _____ Date Received/Paid: APR 3 0 2025
Zoning District _____ Comprehensive Plan Land Use Designation: _____

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

GENERAL INFORMATION

Proposed Subdivision Name: PAPA PONDEROSA

Address of Property: 00000 EVANS ROAD

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

SUBDIVISION INFORMATION		
Gross Acreage: 38.4 AC	Number of Lots: 9	Minimum Lot Size: 1.25 AC
Maximum Lot Size: 28 Ac	Proposed Zoning: R1-43	Density: N/A
Open Space Acreage: N/A	Water District: Suburban	Proposed Sewage: Septic
Fire District: Stranger	Electric Provider: Evergy	Natural Gas Provider: Propane
Covenants: ☐ Yes ☒ No	Road Classification: *Local – Collector - Arterial – State - Federal*	
	Cross-Access Easement Requested: ☐ Yes ☒ No	
List of all Requested Exceptions: *Exceptions may be granted per Article 56 or as otherwise stated in the Zoning & Subdivision Regulations.*	1.	
	2.	
	3.	
	4.	
	5.	

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

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

Signature: Joe Herring - digitally signed 4/29/2025 Date: 4/29/2025

ATTACHMENT A

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

We/I Rick Kooser and Peggy Kooser

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

Authorized Agents (full name, address & telephone number)

1) Joseph A. Herring – Herring Surveying Company 315 N. 5th Street, Leavenworth, KS 66048, 913-651-3858
2)

Signed and entered this 18th day of September 2024

Rick Kooser, Peggy Kooser 17559 Evans Rd. Tonganoxie, KS 66086
Print Name, Address, Telephone

Rick Kooser Peggy Kooser
Signature

STATE OF KANSAS)
) SS
COUNTY OF LEAVENWORTH)

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

NOTARY PUBLIC_____

(seal)

My Commission Expires:_____

Allison, Amy

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

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Thank you - Joe Herring

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

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

Allison, Amy

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

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

Sent via the Samsung Galaxy S22 5G, an AT&T 5G smartphone
Get Outlook for Android

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

Stranger Township Fire Department has no issues with this property.

Let me know if you have any questions.

Mark Billquist
Stranger Township Fire Chief
913-369-0510

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

> I believe all may have reviewed this property for a rezone. Kooser Family Trust on Evans Road.
> If you could submit the standard service letter to the me and the county for this project I would appreciate it.
>
> Thank you - Joe Herring
>
> _____
> J.Herring Inc., dba,Herring Surveying Company
> 315 N. 5th Street, Leavenworth, KS 66048
> 913-651-3858 - ROCK CHALK!

--

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

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

Allison, Amy

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

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

Internal Use Only

Melissa,

Evergy has no issues with this plat.

Thanks

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

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

This Message Is From an External Sender
This message came from outside your organization. Report Suspicious

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

If you have any questions, please let me know.

Thank you,

Melissa Johnson
Planner I
Leavenworth County
Planning & Zoning Department
Leavenworth County Courthouse
300 Walnut St, Suite 212
Leavenworth County, Kansas 66048

SuburbanWater
QUALITY WATER SERVICE

May 9, 2025

Leavenworth County
Planning and Zoning
Leavenworth KS 66048

To Whom It May Concern:

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

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

Sincerely,

Travis J Miles

Travis J Miles
President

1216 N 155th Street
PO BOX 588
Basehor, Kansas 66007

Phone : 913 –724–1800
Fax : 913–724–1505
Web : suburbanwaterinc.com

PAPA PONDEROSA

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

FINAL PLAT

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

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

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

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

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

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

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

_____
Peggy A. Kooser, Trustee
Kooser Family Living Trust

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

*NOTARY PUBLIC*_____

*My Commission Expires:*_____ *(seal)*

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

_____ _____
Secretary *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 PAPA PONDEROSA this _____ day of _____, 2025.

_____ _____
Chairman *County Clerk*
Mike Smith *Attest: Fran Keppler*

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

_____
Register of Deeds - TerriLois G. Mashburn

Scale 1" = 100'

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

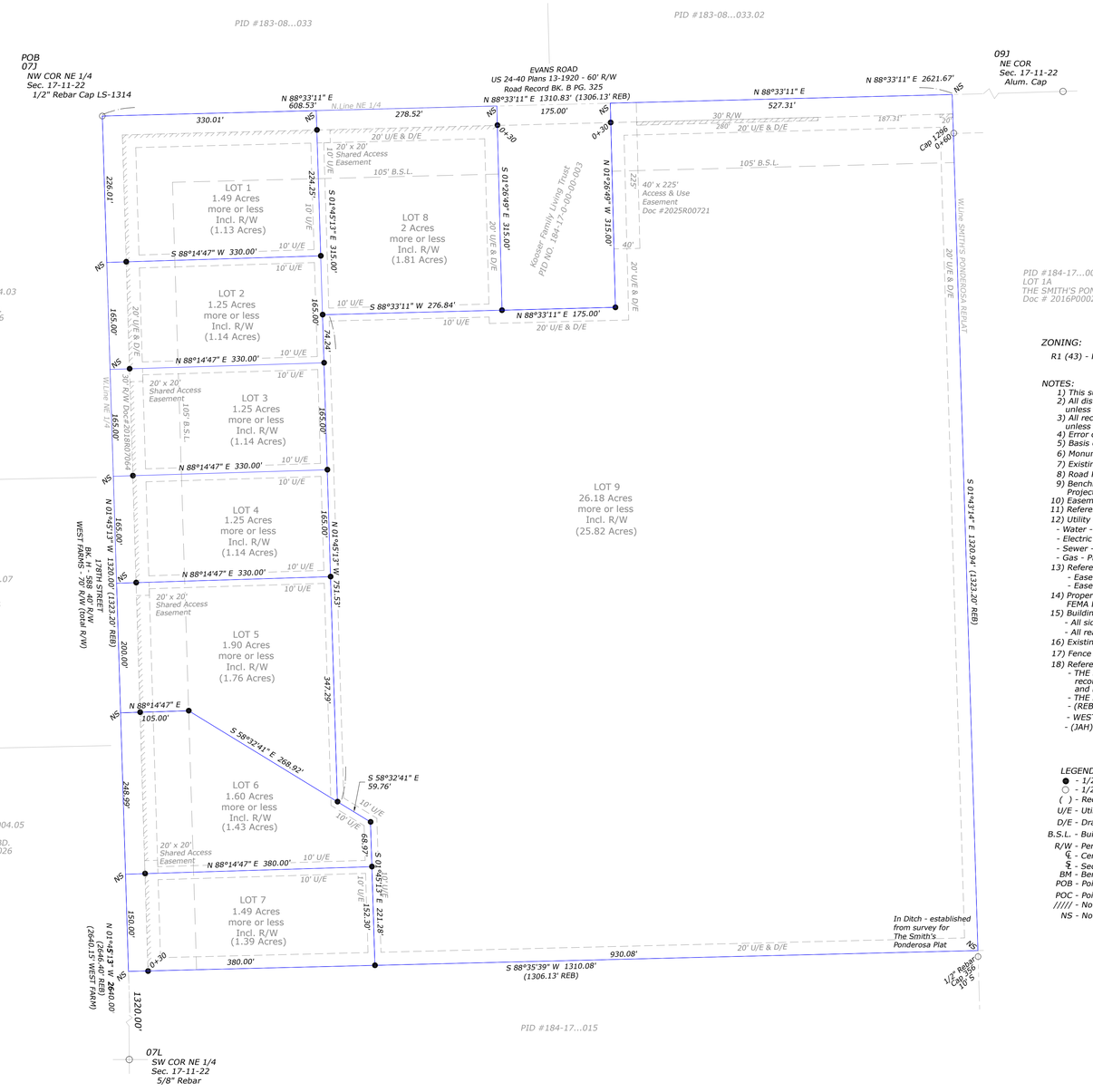
J.Herring, Inc. (dba)
HERRING SURVEYING COMPANY
315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5381
Email - survey@leamcash.com

100 0 100 200 300
1" = 100'

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

_____
Daniel Baumchen, PS#1363
County Surveyor

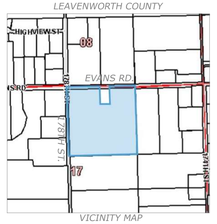
RESTRICTIONS:
1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
2) An Engineered Waste Disposal System may be required due to poor soil conditions.
3) Erosion and sediment control measures shall be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



ZONING:
R1 (43) - Resolution 2024-27

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

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



VICINITY MAP
NOT TO SCALE

JOSEPH A. HERRING REGISTERED LS - 1296 KANSAS LAND SURVEYOR

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

Joseph A. Herring
PS # 1296

MEMO

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

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

I have no further recommendation for this subdivision.

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

Allison, Amy

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

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

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

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

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

Good Afternoon,

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

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by June 4, 2025.

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

Thank you,

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

Disclaimer

06-18-25
PW Combined No
Comments

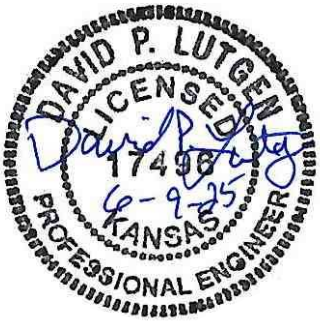
Papa Ponderosa

Leavenworth County Kansas

Drainage Report

March 12, 2025

Revised June 9, 2025



dlutgen72@gmail.com

PAPA PONDEROSA

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

FINAL PLAT

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

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

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

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

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

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

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

_____
Peggy A. Kooser, Trustee
Kooser Family Living Trust

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

*NOTARY PUBLIC*_____

*My Commission Expires:*_____ *(seal)*

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

_____ _____
Secretary *Chairman*
John Jacobson *Marcus Majure*

Chairman will change

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

_____
County Engineer - Mitch Pleak

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

_____ _____
Chairman *County Clerk*
Mike Smith *Attest: Fran Keppler*

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

_____
Register of Deeds - TerriLois G. Mashburn

Scale 1" = 100'

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

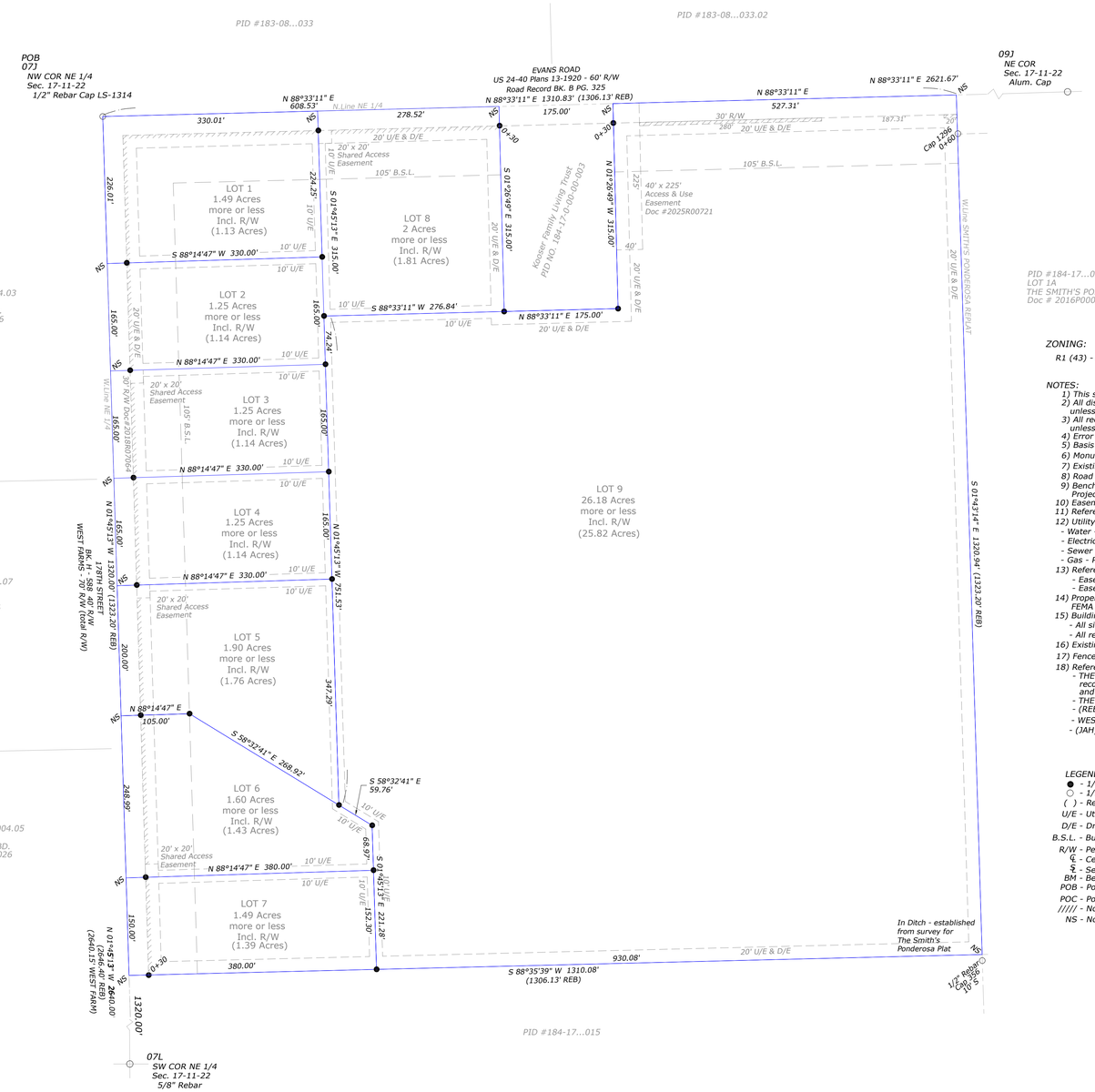
J.Herring, Inc. (dba)
HERRING SURVEYING COMPANY
315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5381
Email = survey@leamcash.com

100 0 100 200 300
1" = 100'

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

_____
Daniel Baumchen, PS#1363
County Surveyor

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

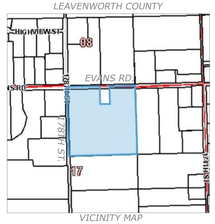


ZONING:
R1 (43) - Resolution 2024-27

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

Update once title has been renewed

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



VICINITY MAP
NOT TO SCALE

JOSEPH A. HERRING REGISTERED LS - 1296 KANSAS LAND SURVEYOR

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

Joseph A. Herring
PS # 1296

REVIEWED
aallison , 6/23/2025, 11:47:17 AM

PAPA PONDEROSA

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

FINAL PLAT

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

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

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

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

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

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

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

_____
Peggy A. Kooser, Trustee
Kooser Family Living Trust

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

NOTARY PUBLIC_____

My Commission Expires:_____ (seal)

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

_____ _____
Secretary, John Jacobson — Chairman, Marcus Majure

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

_____
County Engineer - Mitch Pleak

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

_____ _____
Chairman, Mike Smith — County Clerk, Attest: Fran Keppler

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

_____
Register of Deeds - TerriLois G. Mashburn

Scale 1" = 100'

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

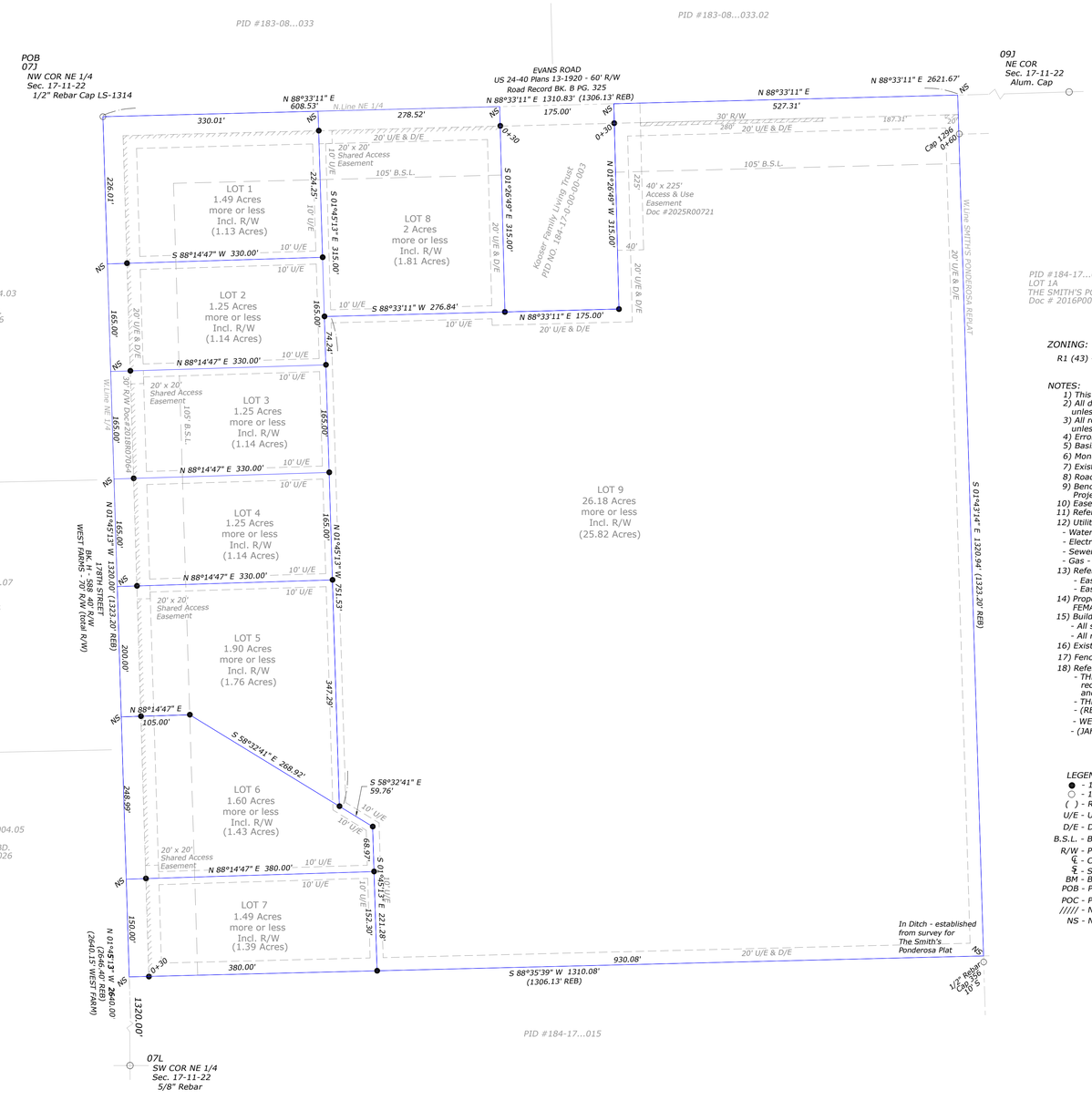
J.Herring, Inc. (dba)
HERRING SURVEYING COMPANY
315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5381
Email - survey@leamcash.com

100 0 100 200 300
1" = 100'

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

_____
Daniel Baumchen, PS#1363
County Surveyor

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

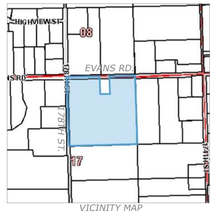


06-26-25
PW Engineering
Combined
No Further
Comment

ZONING:
R1 (43) - Resolution 2024-27

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

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



VICINITY MAP
NOT TO SCALE

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

Joseph A. Herring
PS # 1296

PAPA PONDEROSA

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

FINAL PLAT

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

RECORD DESCRIPTION:
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_____
Peggy A. Kooser, Trustee
Kooser Family Living Trust

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

*NOTARY PUBLIC*_____

*My Commission Expires:*_____ *(seal)*

APPROVALS
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Secretary *Chairman*
John Jacobson *Marcus Majure*

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Mike Smith *Attest: Fran Keppler*

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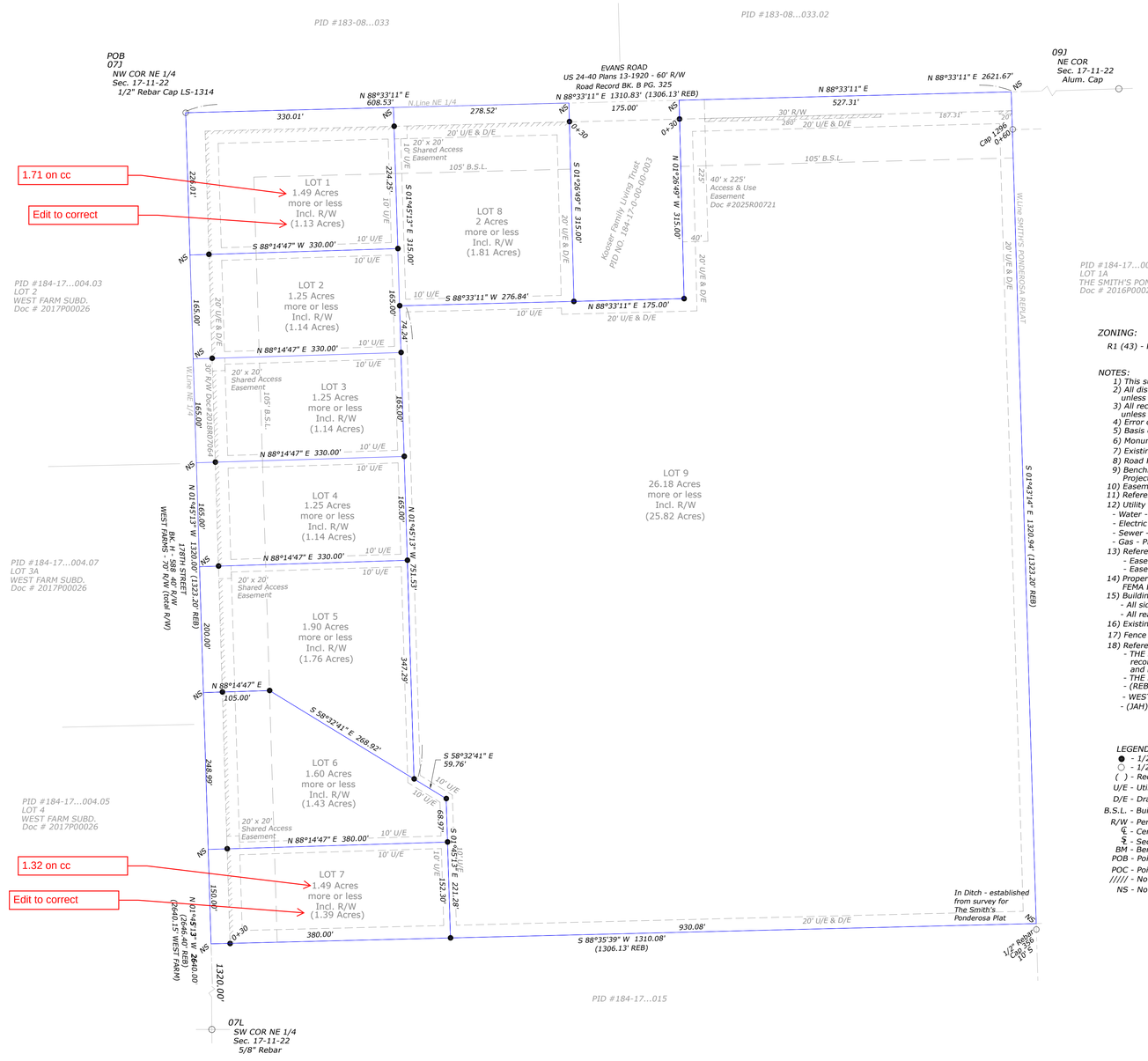
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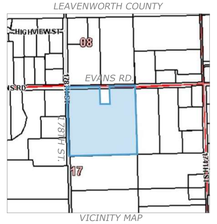
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℄ - Centerline
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BM - Benchmark
POB - Point of Beginning
POC - Point of Commencing
///// - No Vehicle Entrance Access
NS - Not Set this survey per agreement with client



VICINITY MAP
NOT TO SCALE

JOSEPH A. HERRING REGISTERED LS - 1296 KANSAS LAND SURVEYOR

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

Joseph A. Herring
PS # 1296

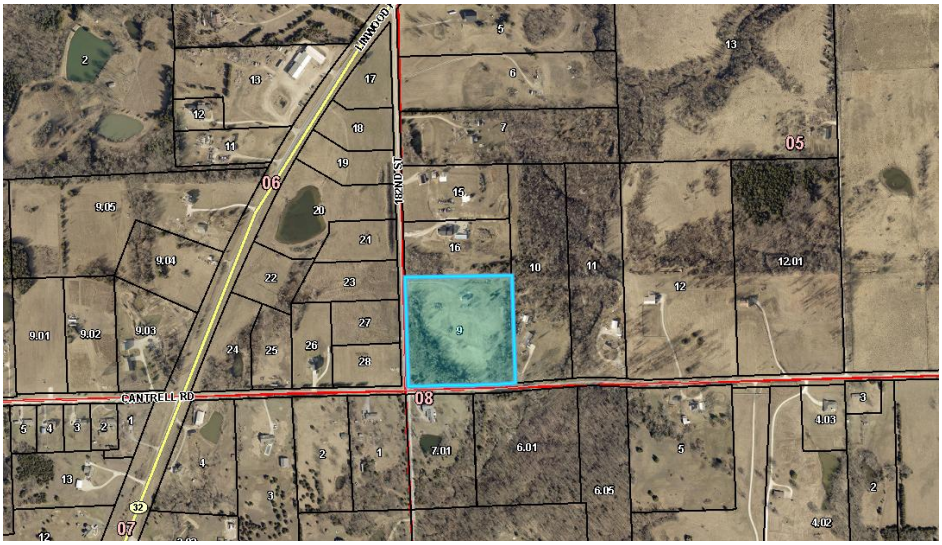
LEAVENWORTH COUNTY
PLANNING COMMISSION
STAFF REPORT

CASE NO: DEV-25-067/068 Lovvorn Acres — July 9, 2025

REQUEST: ***Consent Agenda***
☒ Preliminary Plat ☒ Final Plat

STAFF REPRESENTATIVE:
Amy Allison
Deputy Director

SUBJECT PROPERTY: 14080 182nd Street



APPLICANT/APPLICANT AGENT:
JOE HERRING
HERRING SURVEYING
315 N. 5th Street
Leavenworth, KS 66048

PROPERTY OWNER:
Lucas & Alyssa Lovvorn
1406 E 2nd Street
Tonganoxie KS 66086

CONCURRENT APPLICATIONS:
NONE

LAND USE

ZONING: RR-2.5

FUTURE LAND USE DESIGNATION:
Residential (2.5-acre min)

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

SUBDIVISION: N/A

FLOODPLAIN: n/a

STAFF RECOMMENDATION: APPROVAL

PROPERTY INFORMATION

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

PARCEL SIZE: 10.11 ACRES

PARCEL ID NO:
233-05-0-00-00-009.00

BUILDINGS:
Single-family residence

PROJECT SUMMARY:
Request for preliminary and final plat approval to subdivide property located at 14080 182nd Street as Lots 1 and 2 of Lovvorn Acres.

ACCESS/STREET:
182nd Street & Cantrell Road - Local, Gravel ± 22'

Location Map: FUTURE LAND USE DESIGNATION



UTILITIES

SEWER: PRIVATE SEPTIC

FIRE: FD# 2

WATER: RWD 7

ELECTRIC: Evergy

NOTICE & REVIEW:

STAFF REVIEW:
7/1/2025

NEWSPAPER NOTIFICATION:
N/A

NOTICE TO SURROUNDING PROPERTY OWNERS:
N/A

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

STAFF COMMENTS:

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

PROPOSED CONDITIONS:

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

ATTACHMENTS:

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

FINAL &

PRELIMINARY PLAT APPLICATION

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

Office Use Only

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

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

GENERAL INFORMATION

Proposed Subdivision Name: LOVVORN ACRES

Address of Property: 14080 182nd Street

PID: 233-05-0-00-00-009 Urban Growth Management Area: N/A

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

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

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

Signature: Joe Herring - digitally signed June 5, 2025 Date: 6-5-25

ATTACHMENT A

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

We/I Lucas Lovvorn and Alyssa Lovvorn

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

Authorized Agents (full name, address & telephone number)

1) Joseph A. Herring – Herring Surveying Company 315 N. 5th Street, Leavenworth, KS 66048, 913-651-3858
2)

Signed and entered this 5 day of March, 2025.

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

Alyssa Lovvorn
Signature

STATE OF KANSAS)
) SS
COUNTY OF LEAVENWORTH)

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

NOTARY PUBLIC_____

My Commission Expires:_____ (seal)

MADE WITH Scanner App

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

We/I Lucas Lovvorn and Alyssa Lovvorn

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

Authorized Agents (full name, address & telephone number)

1) Joseph A. Herring – Herring Surveying Company 315 N. 5th Street, Leavenworth, KS 66048, 913-651-3858
2)

Signed and entered this 5 day of March, 2025.

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

Alyssa Lovvorn
Signature

STATE OF KANSAS)
) SS
COUNTY OF LEAVENWORTH)

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

NOTARY PUBLIC_____

My Commission Expires:_____ (seal)

MADE WITH Scanner App

Allison, Amy

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

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

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

Allison, Amy

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

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

Thank you - Joe Herring

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

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

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

Thank you

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

> Please see the attached sketch. County is requiring that this Tract will become a 2 Lot Subdivision
> Land is 14080 182nd Street
> Can you please send the standard service letters supporting the 2 houses.
> All appropriate utility easements will be provided along all Lot lines.
>
> Water 7 - please note where the meters will be required to be place.

Repl

Thank you - Joe Herring

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

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

Allison, Amy

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

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

Thank you - Joe Herring

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

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

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

Kraemer & Sons Construction
Kyle Kraemer

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

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

Thank you - Joe Herring

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

Allison, Amy

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

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

Internal Use Only

Joe,

Evergy will be able to serve this customer if needed.

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

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

This Message Is From an Untrusted Sender
You have not previously corresponded with this sender. **Report Suspicious**

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

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

LOVVORN ACRES

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

PRELIMINARY PLAT

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

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

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



RESTRICTIONS:

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

ZONING:

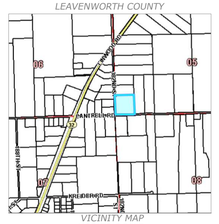
RR 2.5 - Rural Residential 2.5

NOTES:

1) This survey does not show ownership.
2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
3) All recorded and measured distances are the same, unless otherwise noted.
4) Error of Closure - See Descriptions
5) Basis of Bearing - KS SPC North Zone 1501
6) Monument Origin Unknown, unless otherwise noted.
7) Existing and Proposed Lots for Agriculture and Residential Use.
8) Road Record - See Survey
9) Benchmark - NAVD88
Project Benchmark (BM) - SW COR Section 5 - 1/2" Rebar - Elev - 922.9'
10) Easements, if any, are created hereon or listed in referenced title commitment.
11) Reference Recorded Deed Doc # 2025R01330
12) Utility Companies -
- Water - RWD 7
- Electric - Evergy
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
13) Reference Alliant National Title insurance Company File Number 2846106 updated June 4, 2025
- Rural Water 7 Easement Book 638 Page 216.
- Ingress and Egress Easement Doc. #2021R03053
14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0319G dated July 16, 2015
15) Building Setback Lines as shown hereon or noted below
- All side yard setbacks - 15' (Accessory - 15')
- All rear yard setbacks - 40' (Accessory - 15')
16) Existing Structures, if any, shown in approximate location.
17) Fence Lines do not necessarily denote the boundary line for the property.
18) Reference Surveys:
THE OAKES Document No. 2020P00032
CADILLAC RANCH Document No. 2023P00022

LEGEND:

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



VICINITY MAP
NOT TO SCALE

NORTH

Scale 1" = 50'

50 0 50 100 150
1" = 50'

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

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

JOSEPH A. HERRING
REGISTERED
LS - 1296
KANSAS
LAND SURVEYOR

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

Joseph A. Herring
PS # 1296

LOVVORN ACRES

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

FINAL PLAT

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

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

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

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

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

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

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

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

_____ _____
Lucas Lovvorn Alyssa Lovvorn

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

*NOTARY PUBLIC*_____

*My Commission Expires:*_____ *(seal)*

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

_____ _____
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.

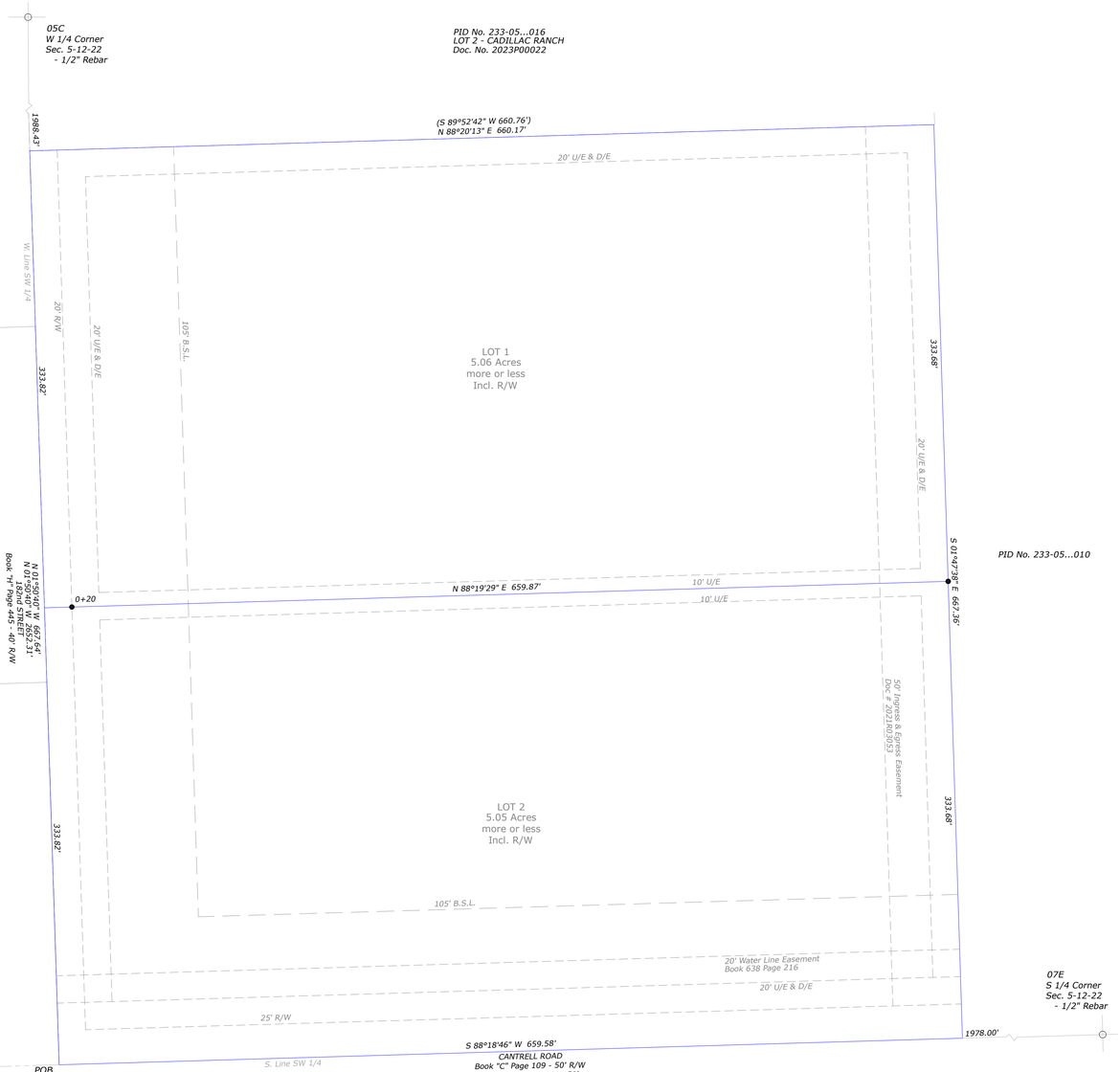
_____
County Engineer - Mitch Pleak

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

_____ _____
Chairman County Clerk
Mike Smith Attest: Fran Keppler

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

_____
Register of Deeds - TerriLois G. Mashburn

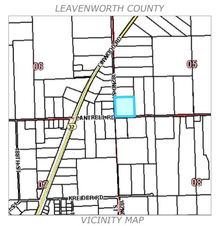


RESTRICTIONS:
1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
2) An Engineered Waste Disposal System may be required due to poor soil conditions.
3) Erosion and sediment control measures shall be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

ZONING:
RR 5 - Rural Residential 5

NOTES:
1) This survey does not show ownership.
2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
3) All recorded and measured distances are the same, unless otherwise noted.
4) Error of Closure - 1 : 7086599 - 10.11 Acres, more or less, including right of ways
5) Basis of Bearing - KS SPC North Zone 1501
6) Monument Origin Unknown, unless otherwise noted.
7) Existing and Proposed Lots for Agriculture and Residential Use.
8) Road Record - See Survey
9) Benchmark - NAVD88
Project Benchmark (BM) - SW COR Section 5 - 1/2" Rebar - Elev - 917.5'
10) Easements, if any, are created hereon or listed in referenced title commitment.
11) Reference Recorded Deed Doc # 2025R01330
12) Utility Companies -
- Water - RWD 7
- Electric - Evergy
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
13) Reference Alliant National Title insurance Company File Number 2846106 updated June 4, 2025
- Rural Water 7 Easement Book 638 Page 216.
- Ingress and Egress Easement Doc. #2021R03053
14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0319G dated July 16, 2015
15) Building Setback Lines as shown hereon or noted below
- All side yard setbacks - 15' (Accessory - 15')
- All rear yard setbacks - 40' (Accessory - 15')
16) Existing Structures, if any, shown in approximate location.
17) Fence Lines do not necessarily denote the boundary line for the property.
18) Reference Surveys:
THE OAKES Document No. 2020P00032
CADILLAC RANCH Document No. 2023P00022
REB - R.E.Bacon S 11-22, 1982 NKA 19825022

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



VICINITY MAP
NOT TO SCALE

NORTH
Scale 1" = 50'

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

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

50 0 50 100 150
1" = 50'

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

_____
Daniel Baumchen, PS#1363
County Surveyor

JOSEPH A. HERRING
REGISTERED
LS - 1296
KANSAS
LAND SURVEYOR

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

Joseph A. Herring
PS # 1296

Allison, Amy

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

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

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

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

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

Good Afternoon,

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

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

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

Thank you,

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

Disclaimer

LOVVORN ACRES

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

FINAL PLAT

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

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

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

-fix all corresponding comments from Preliminary Plat

REVIEWED
allison , 6/23/2025, 12:00:49 PM

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

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

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

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

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

_____ _____
Lucas Lovvorn *Alyssa Lovvorn*

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

NOTARY PUBLIC_____

My Commission Expires:_____ (seal)

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

_____ _____
Secretary *Chairman*
John Jacobson *Marcus Majure*

Chairman will change. Leave Blank

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

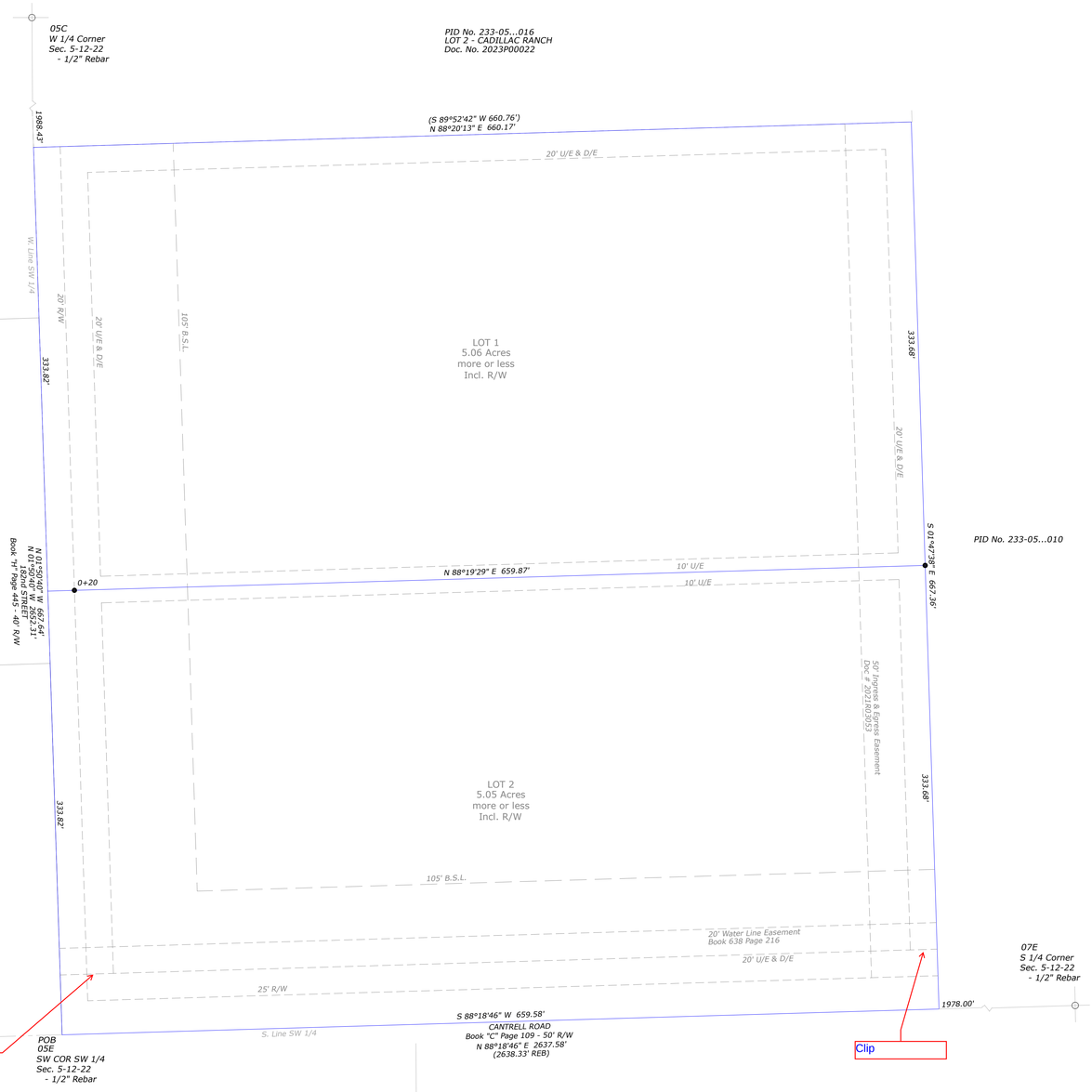
_____
County Engineer - Mitch Pleak

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

_____ _____
Chairman *County Clerk*
Mike Smith *Attest: Fran Keppler*

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

_____
Register of Deeds - TerriLois G. Mashburn



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

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

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

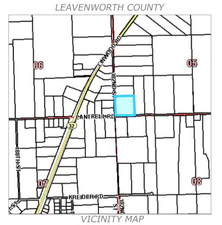
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6) No off-plat restrictions.

ZONING:
RR 5 - Rural Residential 5

Fix

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

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



VICINITY MAP
NOT TO SCALE

Scale 1" = 50'

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

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

50 0 50 100 150
1" = 50'

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

_____
Daniel Baumchen, PS#1363
County Surveyor

JOSEPH A. HERRING
REGISTERED
LS - 1296
KANSAS
LAND SURVEYOR

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

Joseph A. Herring
PS # 1296

LOVVORN ACRES

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

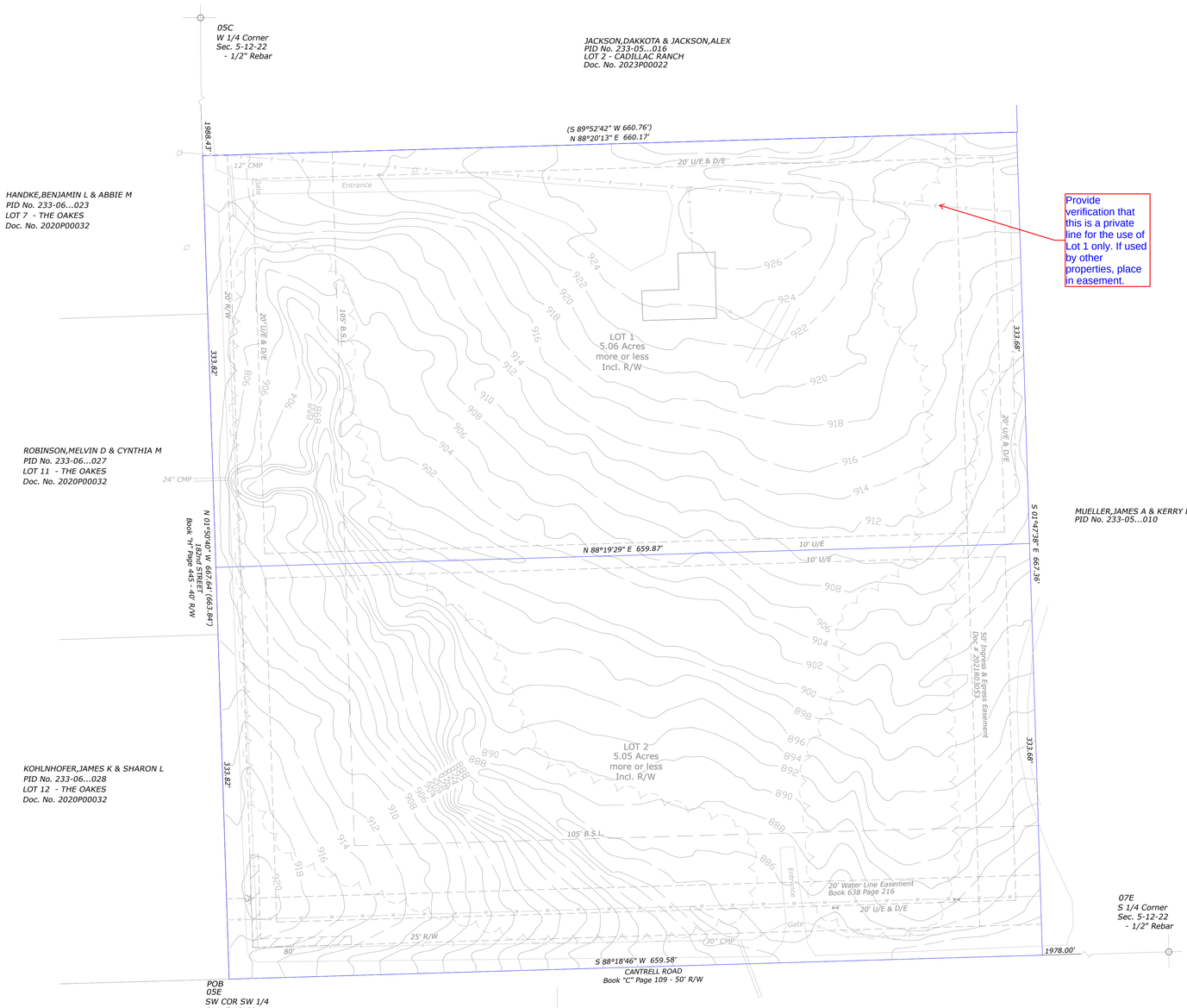
PRELIMINARY PLAT

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

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

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

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



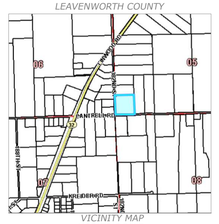
Provide verification that this is a private line for the use of Lot 1 only. If used by other properties, place in easement.

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

ZONING:
RR 2.5 - Rural Residential 2.5

NOTES:
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3) All recorded and measured distances are the same, unless otherwise noted.
4) Error of Closure - See Descriptions
5) Basis of Bearing - KS SPC North Zone 1501
6) Monument Origin Unknown, unless otherwise noted.
7) Existing and Proposed Lots for Agriculture and Residential Use.
8) Road Record - See Survey
9) Benchmark - NAVD88
Project Benchmark (BM) - SW COR Section 5 - 1/2" Rebar - Elev - 922.9'
10) Easements, if any, are created hereon or listed in referenced title commitment.
11) Reference Recorded Deed Doc # 2025R01330
12) Utility Companies -
- Water - RWD 7
- Electric - Evergy
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
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- Rural Water 7 Easement Book 638 Page 216.
- Ingress and Egress Easement Doc. #2021R03053
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17) Fence Lines do not necessarily denote the boundary line for the property.
18) Reference Surveys:
THE OAKES Document No. 2020P00032
CADILLAC RANCH Document No. 2023P00022

LEGEND:
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○ - 1/2" Rebar Found, unless otherwise noted.
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D/E - Drainage Easement
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℄ - Centerline
S - Section Line
BM - Benchmark
POB - Point of Beginning
POC - Point of Commencing
//// - No Vehicle Entrance Access
NS - Not Set this survey per agreement with client
- Power Pole
X—— - Fence Line
E—— - Overhead Power Lines
T—— - Underground Telephone/Fiber Optic Line
- Gas Valve
- Water Meter/Valve
- Telephone Pedestal
W—— - 6" Water Line - location as per district
- Tree/Brush Line



VICINITY MAP
NOT TO SCALE

NORTH
Scale 1" = 50'

50 0 50 100 150
1" = 50'

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

J.Herring, Inc. (dba)
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Ph. 913.651.3858 Fax 913.674.5381
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JOSEPH A. HERRING
REGISTERED
LS - 1296
KANSAS
LAND SURVEYOR

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Joseph A. Herring
PS # 1296

LOVVORN ACRES

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

FINAL PLAT

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

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

660.17 on drawing & closure calcs

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

Provide 2 LSRR, 5C, 5E

Show all monuments found or set

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

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

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

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

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

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

_____ _____
Lucas Lovvorn Alyssa Lovvorn

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

*NOTARY PUBLIC*_____

*My Commission Expires:*_____ *(seal)*

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

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

_____ _____
Secretary 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

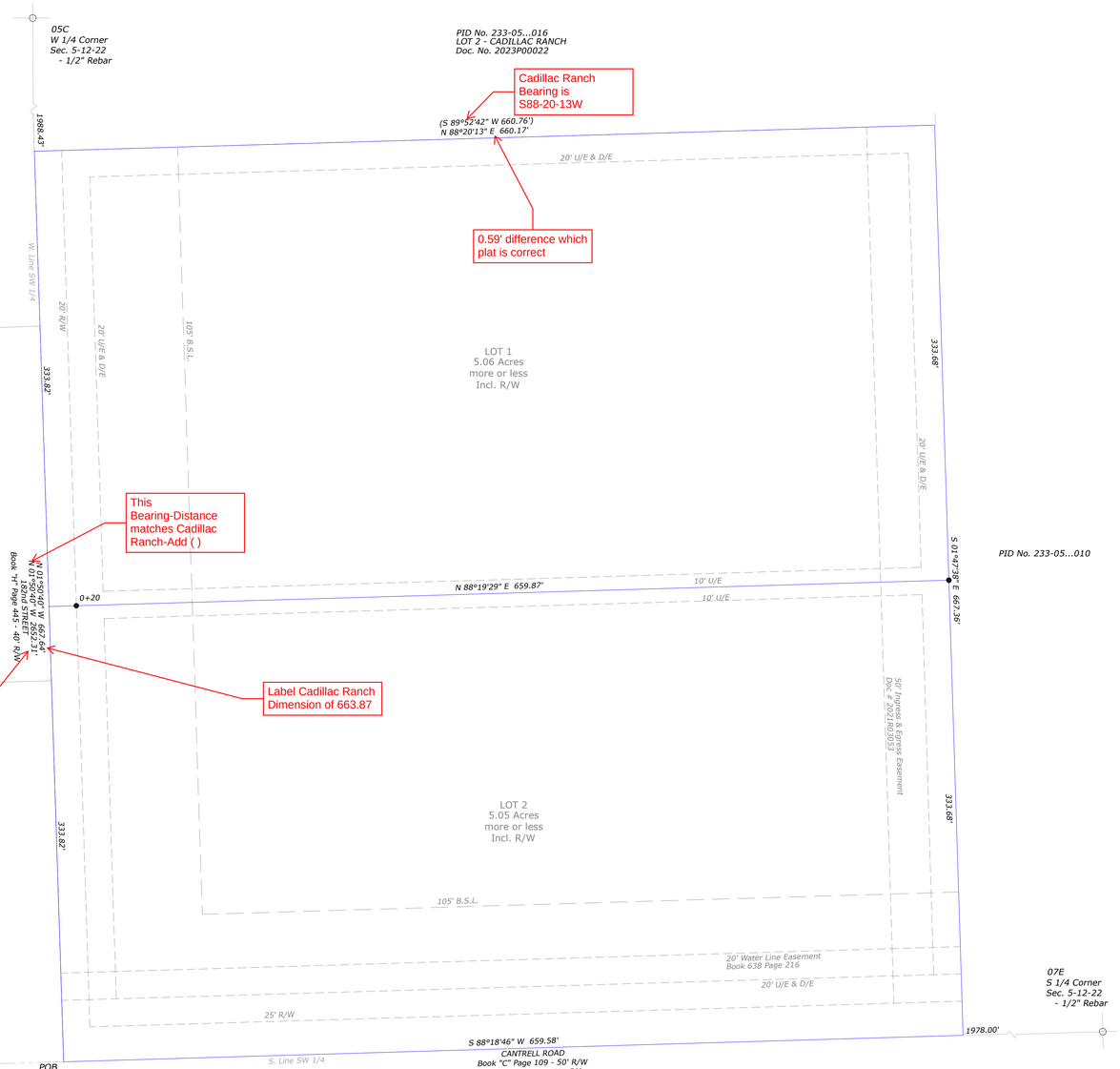
COUNTY COMMISSION APPROVAL:
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of LOVVORN ACRES this _____ day of _____, 2025.

_____ _____
Chairman County Clerk
Mike Smith Attest: Fran Keppler

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

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Register of Deeds - TerriLois G. Mashburn

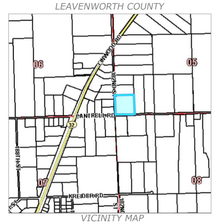


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ZONING:
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NOTES:
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VICINITY MAP
NOT TO SCALE

NORTH

Scale 1" = 50'

50 0 50 100 150
1" = 50'

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

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

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Daniel Baumchen, PS#1363
County Surveyor

PID No. 233-08...007.01

PID No. 233-08...006.01

JOSEPH A. HERRING REGISTERED LS - 1296 KANSAS LAND SURVEYOR

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Joseph A. Herring
PS # 1296

LOVVORN ACRES

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

FINAL PLAT

PREPARED FOR:
LOVVORN,LUCAS & ALYSSA
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PROPERTY ADDRESS:
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06-26-25
PW Combined
Comments

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

_____ _____
Lucas Lovvorn Alyssa Lovvorn

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

*NOTARY PUBLIC*_____

*My Commission Expires:*_____ *(seal)*

APPROVALS
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_____ _____
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John Jacobson Marcus Majure

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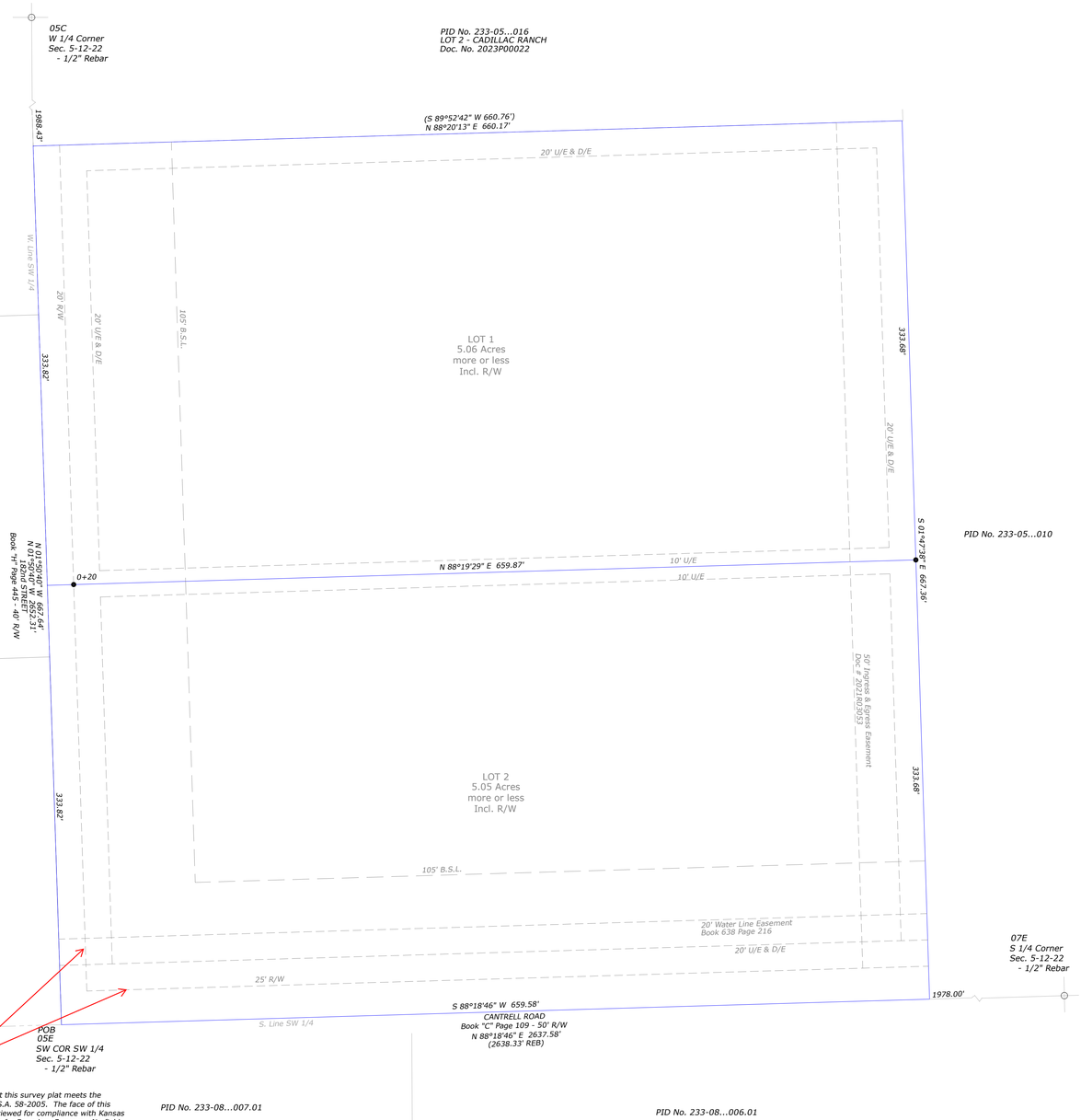
_____
County Engineer - Mitch Pleak

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

_____ _____
Chairman County Clerk
Mike Smith Attest: Fran Keppler

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Register of Deeds - TerriLois G. Mashburn



Show No Access Hatch for a length of 100' from the intersection (both sides of Lot 2).

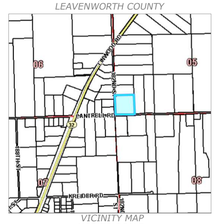
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GIS indicates RR-2.5 zoning.

ZONING:
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U/E - Utility Easement
D/E - Drainage Easement
B.S.L. - Building Setback Line
R/W - Road Right of way
℄ - Centerline
§ - Section Line
BM - Benchmark
POB - Point of Beginning
POC - Point of Commencing
///// - No Vehicle Entrance Access
NS - Not Set this survey per agreement with client



VICINITY MAP
NOT TO SCALE

NORTH
Scale 1" = 50'

50 0 50 100 150
1" = 50'

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

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

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

_____
Daniel Baumchen, PS#1363
County Surveyor

JOSEPH A. HERRING
REGISTERED
LS - 1296
KANSAS
LAND SURVEYOR

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

Joseph A. Herring
PS # 1296

LOVVORN ACRES

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

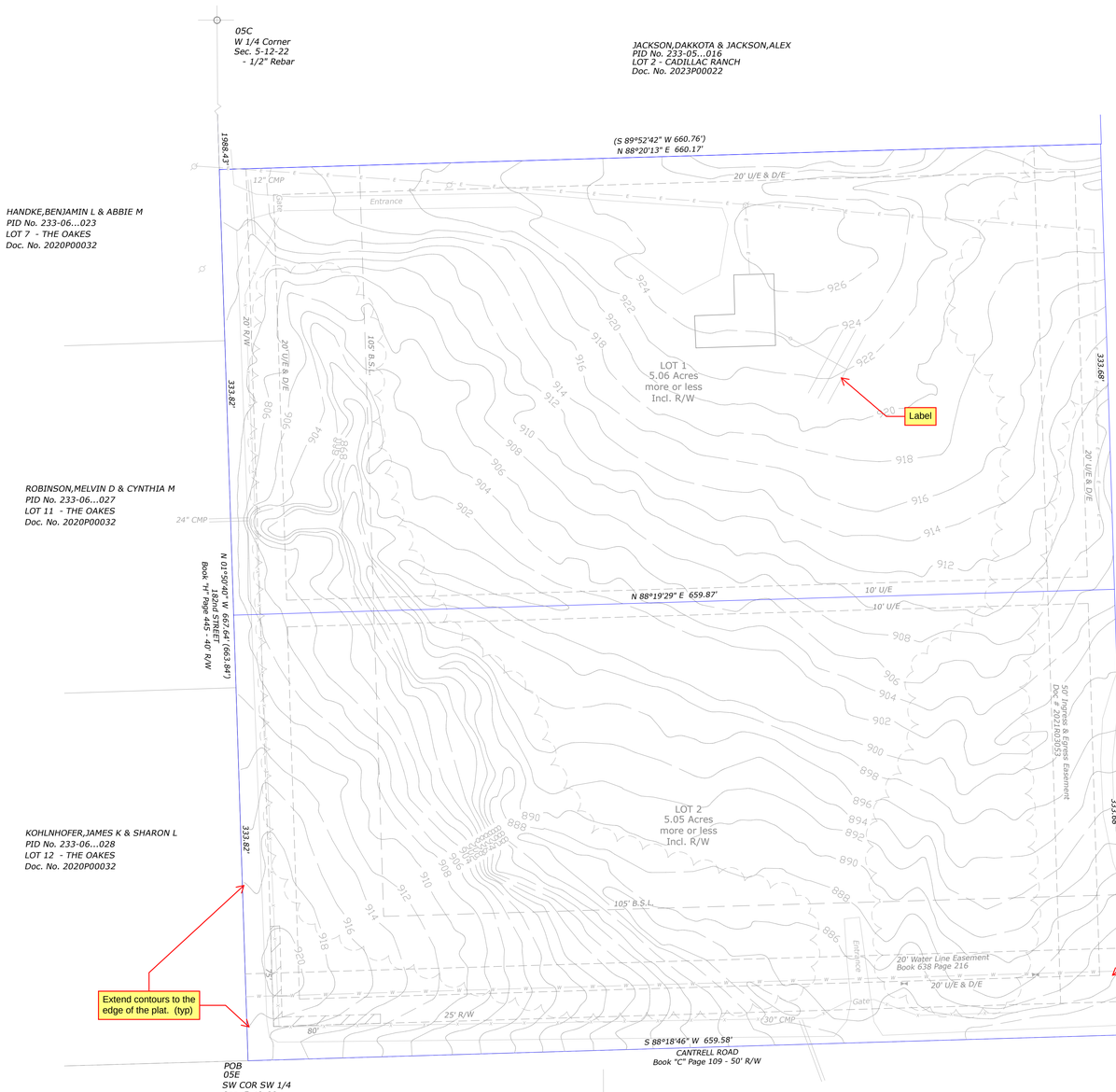
PRELIMINARY PLAT

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

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

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

06-26-25
PW Combined
Comments

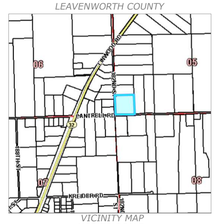


RESTRICTIONS:
1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
2) An Engineered Waste Disposal System may be required due to poor soil conditions.
3) Erosion and sediment control measures shall be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

ZONING:
RR 2.5 - Rural Residential 2.5

NOTES:
1) This survey does not show ownership.
2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
3) All recorded and measured distances are the same, unless otherwise noted.
4) Error of Closure - See Descriptions
5) Basis of Bearing - KS SPC North Zone 1501
6) Monument Origin Unknown, unless otherwise noted.
7) Existing and Proposed Lots for Agriculture and Residential Use.
8) Road Record - See Survey
9) Benchmark - NAVD88
Project Benchmark (BM) - SW COR Section 5 - 1/2" Rebar - Elev - 922.9'
10) Easements, if any, are created hereon or listed in referenced title commitment.
11) Reference Recorded Deed Doc # 2025R01330
12) Utility Companies -
- Water - RWD 7
- Electric - Evergy
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
13) Reference Alliant National Title insurance Company File Number 2846106 updated June 4, 2025
- Rural Water 7 Easement Book 638 Page 216.
- Ingress and Egress Easement Doc. #2021R03053
14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0319G dated July 16, 2015
15) Building Setback Lines as shown hereon or noted below
- All side yard setbacks - 15' (Accessory - 15')
- All rear yard setbacks - 40' (Accessory - 15')
16) Existing Structures, if any, shown in approximate location.
17) Fence Lines do not necessarily denote the boundary line for the property.
18) Reference Surveys:
THE OAKES Document No. 2020P00032
CADILLAC RANCH Document No. 2023P00022

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



VICINITY MAP
NOT TO SCALE

NORTH
Scale 1" = 50'

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

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

50 0 50 100 150
1" = 50'

JOSEPH A. HERRING
REGISTERED
LS - 1296
KANSAS
LAND SURVEYOR

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

Joseph A. Herring
PS # 1296
~~~

06-26-25
PW Combined
Review
No Further
Comment

Lovvorn Acres

Leavenworth County Kansas

Drainage Report

June 1, 2025

Revised June 22, 2025



dlutgen72@gmail.com

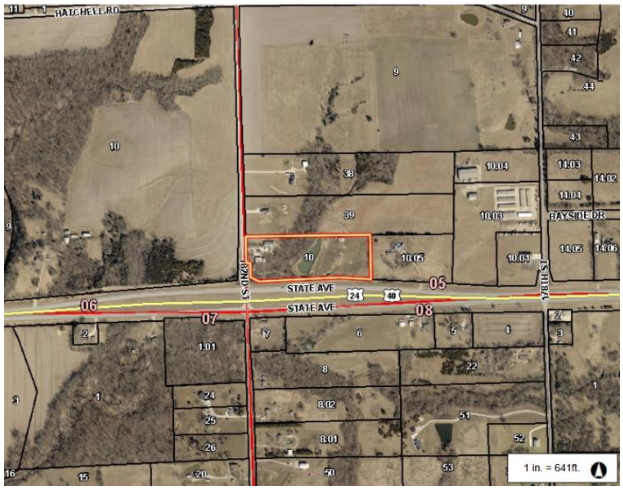
LEAVENWORTH COUNTY
PLANNING COMMISSION
STAFF REPORT

CASE NO: DEV-25-061 Willis Boundary Line Adjustment Exception — July 9, 2025

REQUEST: Exception from Zoning and Subdivision Regulation Article 50, Section 40.3.i (Lot-Depth to Lot-Width Ratio)

STAFF REPRESENTATIVE:
JOSH SCHWEITZER
Development Planner

SUBJECT PROPERTY: 18860 182nd St.



APPLICANT/APPLICANT AGENT:
Joe Herring
Herring Surveying Company
315 N. 5th St.
Leavenworth, KS 66048

PROPERTY OWNER:
Jack & Estee Willis
18860 182nd St.
Tonganoxie, KS 66086

CONCURRENT APPLICATIONS:
N/A

LAND USE

ZONING: RR-2.5

FUTURE LAND USE DESIGNATION: Mixed Use

LEGAL DESCRIPTION:
Tracts of land in the Southwest 1/4 Section 5, Township 11 South, Range 22, East of the 6th p.m., Leavenworth County, Kansas.

SUBDIVISION: N/A

FLOODPLAIN: N/A

PROPERTY INFORMATION

ACTION OPTIONS:

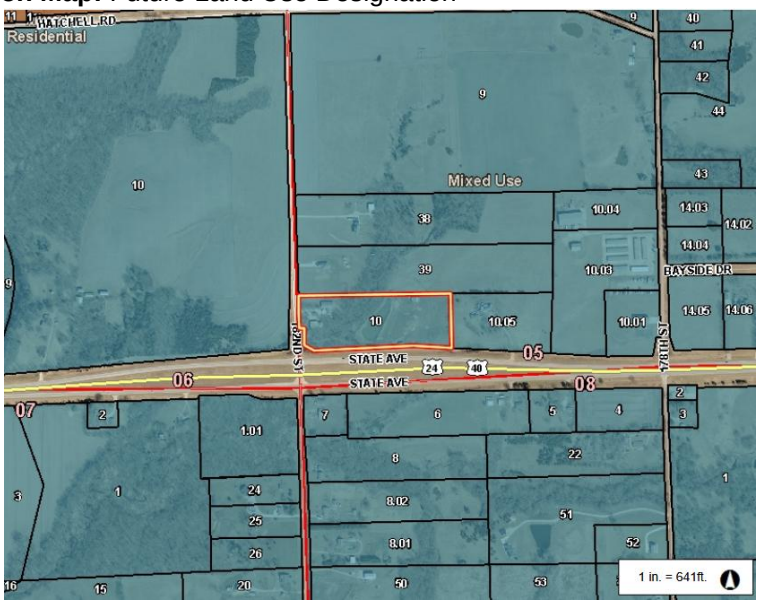
1. Approve Case DEV-25-061, Exception from Zoning & Subdivision Regulation Article 50, Section 40.3.i. (Lot-Depth to Lot-Width Ratio); or
2. Deny Case No.DEV-25-061, Exception from Zoning & Subdivision Regulation Article 50, Section 40.3.i. (Lot-Depth to Lot-Width Ratio); or
3. Modify Case No DEV-25-061, Exception from Zoning & Subdivision Regulation Article 50, Section 40.3.i. (Lot-Depth to Lot-Width Ratio)

PARCEL SIZE: 9.30 Acres

PARCEL ID NO:
183-05-0-00-00-010

BUILDINGS:
Existing House and Outbuildings

Location Map: Future Land Use Designation



ACCESS/STREET:
182nd St.: Collector, ±23' Wide, Gravel; State Ave.: State Hwy, ±50' Wide, Paved

UTILITIES

SEWER: Private Septic

FIRE: Stranger

WATER: Suburban

ELECTRIC: EVERGY

NOTICE & REVIEW:

STAFF REVIEW: 7/1/2025

NEWSPAPER NOTIFICATION:
N/A

NOTICE TO SURROUNDING PROPERTY OWNERS:
N/A

FACTORS TO BE CONSIDERED: Article 50, Section 40.3.i (Lot-Depth to Lot-Width Ratio)

Where in the case of a particular proposed subdivision, it can be shown that strict compliance with the requirements of these regulation would result in extraordinary hardship to the subdivider because of unusual topography or other non-self-inflicted condition; or that these conditions would result in inhibiting the achievement of the objectives of these regulations.

1. ***That there are special circumstances or conditions affecting the property;***

- The applicant is proposing a property that is wider than it is deep exceeding the 1:1 ratio (approx.. 300'). The exception is necessary to provide best use of the land and also ensures that the pond remains all on one tract of land. Minimizing shared ownership of the pond.
- There is an access limitation on the south side of the property as it is adjoined by a state-controlled highway.

2. That the exception is necessary for the reasonable and acceptable development of the property in question;

- It is reasonable to believe that the proposed development allows for best use of land. Ensures that the pond remains all on one tract of land.
- Due to access restrictions, the division is logical and in general conformance with the spirit and intent of the regulations.

3. That the granting of the exception will not be detrimental to the public welfare or injurious to adjacent property.

- Granting the exception does not appear to cause any issues with public welfare or injurious to adjacent properties.

STAFF COMMENTS:

The proposed layout is desired option for the applicant in order to place the entire pond onto one property and address site access issues. If the exception were to be approved, both tracts would be in compliance with the regulations of the RR-2.5 zoning district.

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 of the Zoning & Subdivision Regulations for Case DEV-25-061, as submitted by the application, based on a finding that all three criteria for an exception has been met.

ATTACHMENTS:

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

Department of Planning and Zoning

Leavenworth County Kansas

BOUNDARY LINE ADJUSTMENT APPLICATION

OWNERSHIP INFORMATION

TRACT 1

Name Joe Herring / Herring Surveying Company

Address 315 North 5th Street

City/St/Zip Leavenworth, KS 66048

Phone 913-651-3858

Email herringsurveying@outlook.com

Book/Page Existing Deed 2025R00826

TRACT 2 (Add separate sheet for additional parcels)

Name WILLIS,JACK L & ESTEE M

Address PO BOX 147

City/St/Zip TONGANOXIE, KS 66086

Phone N/A

Email N/A

Book/Page Existing Deed

Applicant/Agent Contact Email herringsurveying@outlook.com

EXISTING TRACT INFORMATION

Parcel Numbers 183-05-0-00-00-010

Tract 1 Tract 2

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

Signature: Joe Herring - digitally signed May 20, 2025 Date: 5-20-25

Signature _____ Date _____
Owner/Agent, Tract 1

Signature _____ Date _____
Owner/Agent, Tract 2

Received by Planning and Zoning Office

Case No. _____ Existing Zoning _____

Office Staff: _____ Date Received: _____

ENTERED IN TRANSFER RECORD IN
MY OFFICE THIS DAY 02/11/2025

Dian Kippler

COUNTY CLERK

DOC #: 2025R00826
TERRILOIS MASHBURN
REGISTER OF DEEDS
LEAVENWORTH COUNTY, KANSAS
RECORDED ON:
02/11/2025 12:40:36 PM
RECORDING FEE: 38.00
PAGES: 2

Property Address: 18860 182nd Street, Tonganoxie, KS 66086

WARRANTY DEED

Alliance Nationwide Title Agency, LLC
KS-ANTA-BSH-412066

THIS INDENTURE, made this 7 day of February, 2025 between **David D. Keller, a single person** hereinafter referred to as "Grantor", and **Jack L. Willis and Estee M. Willis, a married couple** hereinafter "Grantees", as joint tenants with rights of survivorship whose mailing address is: PO Box 147 Tonganoxie KS 66086.

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Grantor, do hereby grant, bargain, sell and convey unto the said Grantees, the following described real estate, lying in the **County of Leavenworth**, State of Kansas, to-wit:

Tract I:
A tract of land in the Southwest 1/4 of Section 5, Township 11 South, Range 22 East of the 6th P.M., being more fully described as follows:
Commencing at the Southwest corner of said Section 5; thence North 00 degrees 29' 12" West, 521.42 feet along the Section line to point of beginning of this tract; thence South 89 degrees 13' 59" East, 1090.00 feet; thence South 00 degrees 29' 12" East, 295.92 feet to the North right of way of 24-40 Highway; thence North 85 degrees 06' 01" West, 277.32 feet along the North right of way; thence South 89 degrees 34' 58" West, 700.00 feet along the North right of way; thence North 59 degrees 19' 25" West, 87.14 feet along the North right of way; thence North 00 degrees 29' 12" West, 100.00 feet along the North right of way; thence South 89 degrees 34' 58" West, 39.08 feet to the West line of Section 5; thence North 00 degrees 29' 12" West, 147.75 feet to the point of beginning, less any part thereof taken or used for road purposes, in Leavenworth County, Kansas.

AND

Tract II:
A tract of land in the Southwest 1/4 of Section 5, Township 11 South, Range 22 East of the 6th P.M., described as follows:
Commencing at the Southwest corner of the Southwest 1/4 of Section 5, Township 11 South, Range 22 East; thence, North 00 degrees 29' 12" West, 521.42 feet along the west line of the Southwest 1/4 of Section 5 to the Point of Beginning of this tract; thence, North 00 degrees 29' 12" West, 85.00 feet; thence, South 89 degrees 13' 59" East, 1,090.00 feet; thence, South 00 degrees 29' 12" East, 85.00 feet; thence, North 89 degrees 13' 59" West, 1,090.00 feet to the point of beginning, less any part thereof taken or used for road purposes, in Leavenworth County, Kansas.

Leavenworth County, Register of Deeds 2025R00826

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

We/I Jack Willis and Estee Willis

Being dully sworn, dispose and say that we/I are the owner(s) of said property located at - 24581 195ST, and that we authorize the following people or firms to act in our interest with the Leavenworth County Planning and Zoning Department for a period of one calendar year. Additionally, all statements herein contained in the information herewith submitted are in all respects true and correct to the best of our knowledge and belief.

Authorized Agents (full name, address & telephone number)

1) Joseph A. Herring – Herring Surveying Company 315 N. 5th Street, Leavenworth, KS 66048, 913-651-3858
2)

Signed and entered this 9 day of Dec, 2024

Jack Willis 40 Smiley Rd Tonganoxie KS 8162255879
Print Name, Address, Telephone

Signature

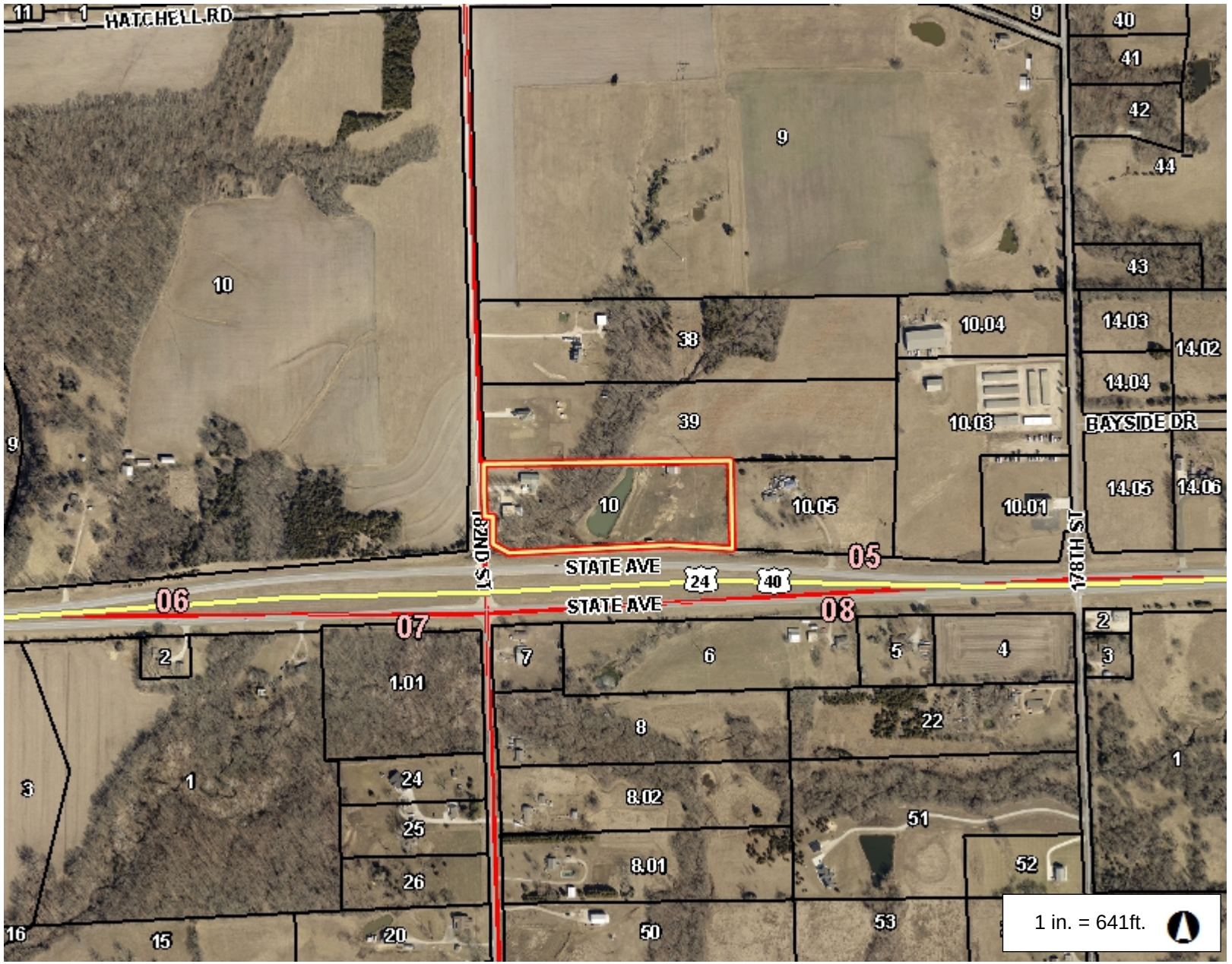
STATE OF KANSAS)
) SS
COUNTY OF LEAVENWORTH)

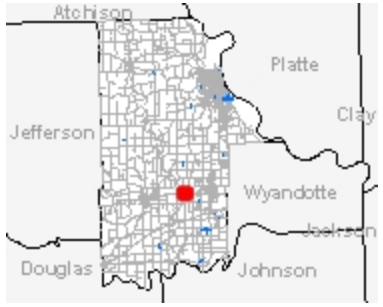
Be it remember that on this _____ day of _____ 20__, before me, a notary public in and for said County and State came _____ to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto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

NOTARY PUBLIC_____

My Commission Expires:_____ (seal)

Leavenworth County, KS





Legend

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

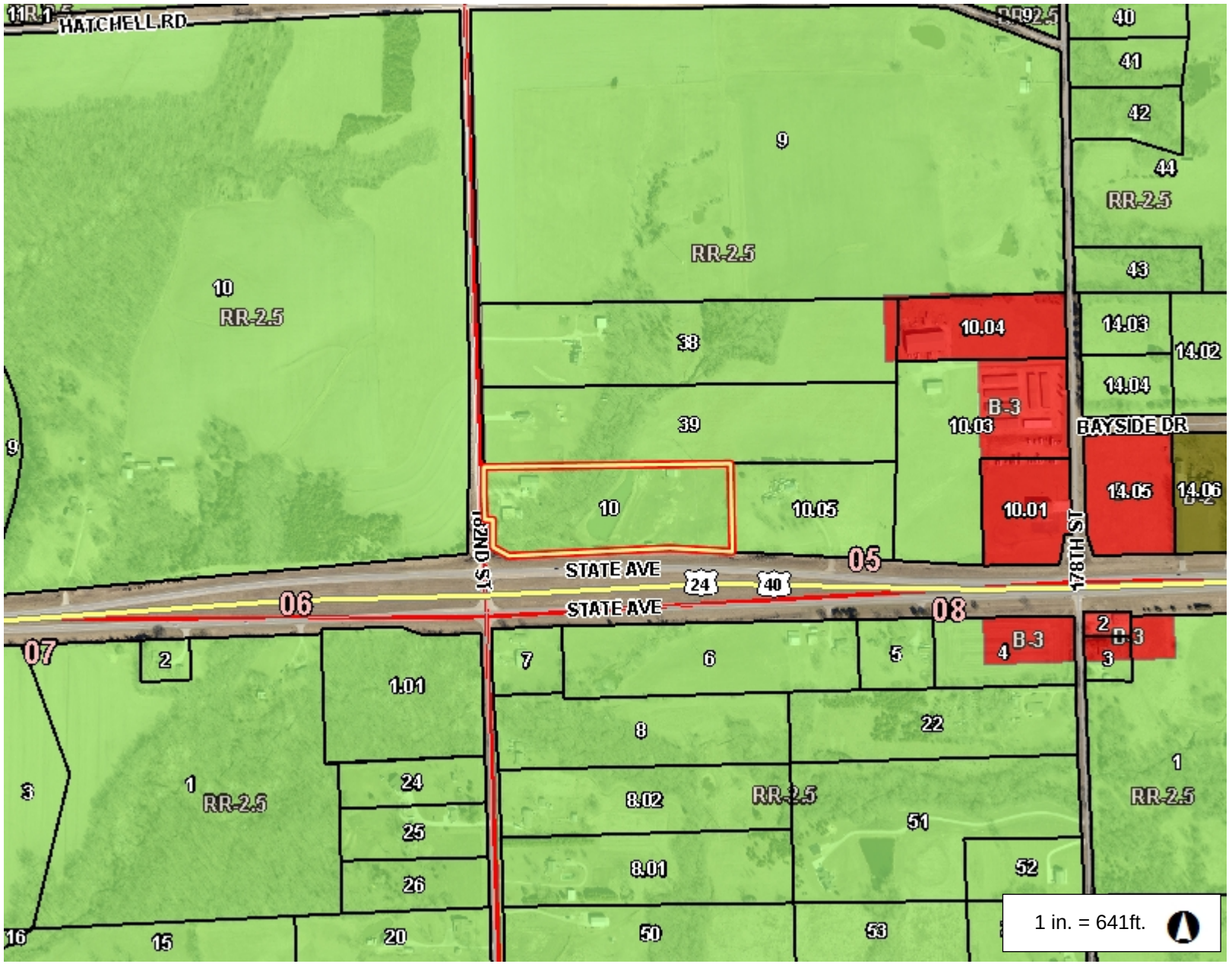
Notes

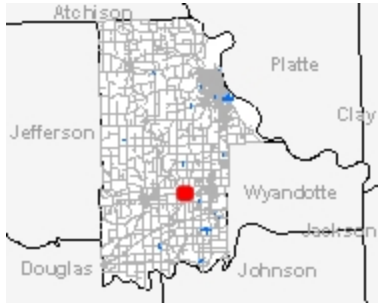
1,282.4 0 641.18 1,282.4 Feet

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Leavenworth County, KS





Legend

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

Notes

1,282.4 0 641.18 1,282.4 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

Exception to Article 50, Section 40.3.i. Lot-Depth to Lot-Width - for Tract 2

ARTICLE 56 – EXCEPTIONS

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

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

1. That there are special circumstances or conditions affecting the property.

   Parent tract is non-compliant to this regulation along with no access to US 24-40 highway & has overhead transmission line.
2. That the variance or exception is necessary for the reasonable and acceptable development of the property in question.

   Yes - Allows for an additional residence with access from 182nd Street - better use of property
3. That the granting of the variance or exception will not be detrimental to the public welfare or injurious to adjacent property.

   No

CERTIFICATE OF SURVEY

Tracts of land in the Southwest Quarter, Section 5, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

BOUNDARY LINE ADJUSTMENT

PREPARED FOR:
WILLIS,JACK L & ESTEE M
PO BOX 147
TONGANOXIE, KS 66086

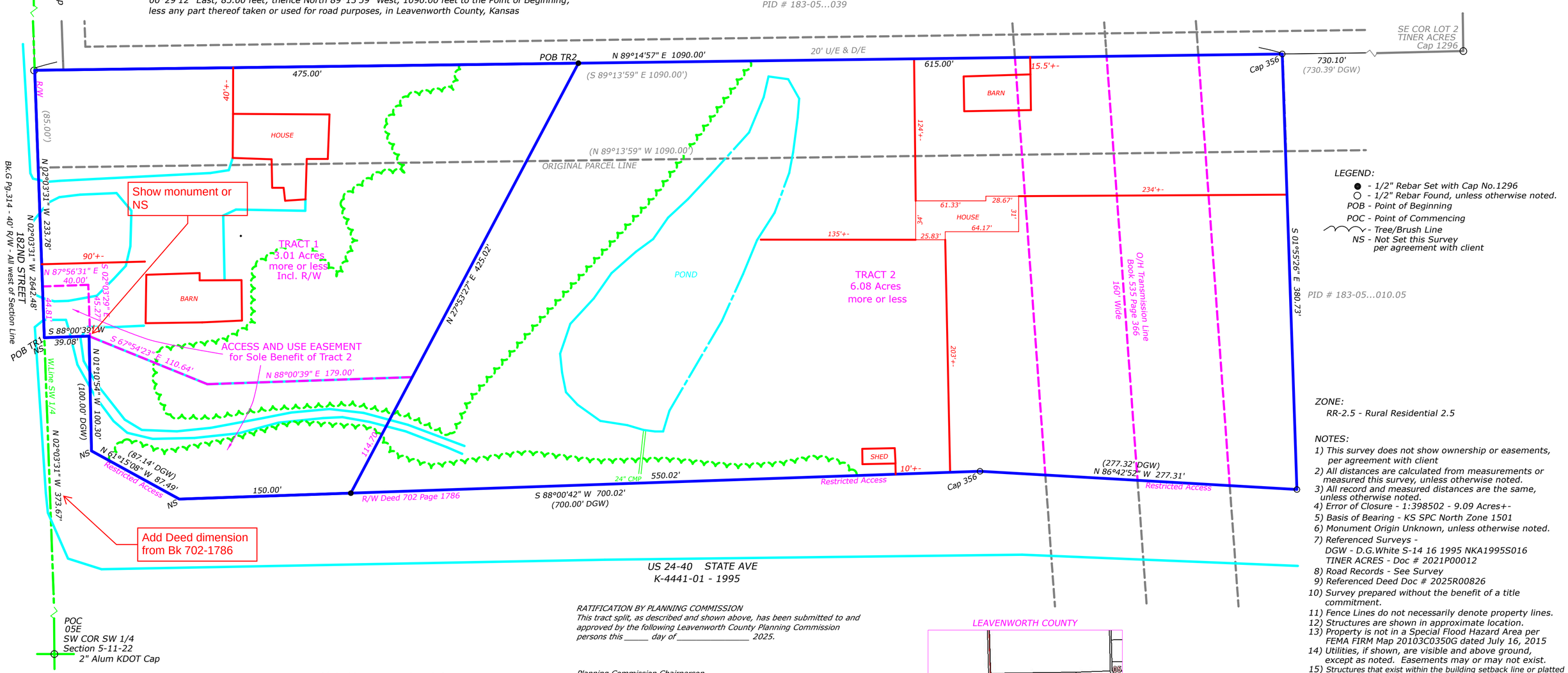
PREPARED FOR:
18860 182ND ST
TONGANOXIE, KS 66086
PID NO. 183-05-0-00-00-010

PARENT DESCRIPTION:
Tract I
A tract of land in the Southwest Quarter of Section 5, Township 11 South, Range 22 East of the 6th P.M., being more fully described as follows: Commencing at the Southwest corner of said Section 5; thence North 00°29'12" West, 521.42 feet along the Section line to Point of Beginning of this tract; thence South 89°13'59" East, 1090.00 feet;thence South 00°29'12" East, 295.92 feet to the North right of way of 24-40 Highway; thence North 85°06'01" West, 277.32 feet along the North right of way; thence South 89°34'58" West, 700.00 feet along the North right of way; thence North 59°19'25" West, 87.14 feet along the North right of way; thence North 00°29'12" West, 100.00 feet along the North right of way; thence South 89°34'58" West, 39.08 feet to the West line of Section 5; thence North 00°29'12" West, 147.75 feet to the Point of Beginning; less any part thereof taken or used for road purposes, in Leavenworth County, Kansas
TRACT II
A tract of land in the Southwest Quarter of Section 5, Township 11 South, Range 22 East of the 6th P.M., described as follows: Commencing at the Southwest corner of the Southwest Quarter of Section 5, Township 11 South, Range 22 East; thence, North 00°29'12" West, 521.42 feet along the West line of the Southwest Quarter of Section 5 to the Point of Beginning of this tract; thence North 00°29'12" West, 85.00 feet; thence, South 89°13'59" East, 1090.00 feet; thence South 00°29'12" East, 85.00 feet; thence North 89°13'59" West, 1090.00 feet to the Point of Beginning; less any part thereof taken or used for road purposes, in Leavenworth County, Kansas

SURVEYOR'S DESCRIPTION:
TRACT 1:
Tract of land in the Southwest Quarter of Section 5, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on May 20, 2025, more fully described as follows: Commencing at the Southwest corner of said Southwest Quarter; thence North 02 degrees 03'31" West for a distance of 373.67 feet along the West line of said Southwest Quarter to the TRUE POINT OF BEGINNING; thence continuing North 02 degrees 03'31" West for a distance of 233.78 feet along said West line to the South line of TINER ACRES; thence North 89 degrees 14'57" East for a distance of 475.00 feet along said South line; thence South 27 degrees 53'27" West for a distance of 425.02 feet to the Northerly right of way of U.S.Highway 24-40 (State Avenue), as it exists today; thence South 88 degrees 00'42" West for a distance of 150.00 feet along said right of way; thence North 61 degrees 15'08" West for a distance of 87.49 feet along said right of way; thence North 01 degrees 10'54" West for a distance of 100.30 feet along said right of way; thence South 88 degrees 00'39" West for a distance of 39.08 feet along said right of way to the point of beginning.
Together with and subject to covenants, easements, and restrictions of record.
Said property contains 3.01 acres, more or less, including road right of way.
Error of Closure: 1 - 1550108

TRACT 2:
Tract of land in the Southwest Quarter of Section 5, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on May 20, 2025, more fully described as follows: Commencing at the Southwest corner of said Southwest Quarter; thence North 02 degrees 03'31" West for a distance of 607.45 feet along the West line of said Southwest Quarter to the South line of TINER ACRES; thence North 89 degrees 14'57" East for a distance of 475.00 feet along said South line to the TRUE POINT OF BEGINNING; thence continuing North 89 degrees 14'57" East for a distance of 615.00 feet along said South line; thence South 01 degrees 55'26" East for a distance of 380.73 feet to the Northerly right of way of U.S.Highway 24-40 (State Avenue), as it exists today; thence North 86 degrees 42'52" West for a distance of 277.31 feet along said right of way; thence South 88 degrees 00'42" West for a distance of 550.02 feet along said right of way; thence North 27 degrees 53'27" East for a distance of 425.02 feet to the point of beginning.
Together with and subject to covenants, easements, and restrictions of record.
Said property contains 6.08 acres, more or less, including road right of way.
Error of Closure: 1 - 352967

Provide LSRR



LEGEND:
- ● - 1/2" Rebar Set with Cap No.1296
- ○ - 1/2" Rebar Found, unless otherwise noted.
- *POB - Point of Beginning*
- *POC - Point of Commencing*
- *- Tree/Brush Line*
- *NS - Not Set this Survey per agreement with client*

ZONE:
RR-2.5 - Rural Residential 2.5

NOTES:
1) *This survey does not show ownership or easements, per agreement with client*
2) *All distances are calculated from measurements or measured this survey, unless otherwise noted.*
3) *All record and measured distances are the same, unless otherwise noted.*
4) *Error of Closure - 1:398502 - 9.09 Acres+-*
5) *Basis of Bearing - KS SPC North Zone 1501*
6) *Monument Origin Unknown, unless otherwise noted.*
7) *Referenced Surveys -*
   DGW - D.G.White S-14 16 1995 NKA1995S016
   TINER ACRES - Doc # 2021P00012
8) *Road Records - See Survey*
9) *Referenced Deed Doc # 2025R00826*
10) *Survey prepared without the benefit of a title commitment.*
11) *Fence Lines do not necessarily denote property lines.*
12) *Structures are shown in approximate location.*
13) *Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0350G dated July 16, 2015*
14) *Utilities, if shown, are visible and above ground, except as noted. Easements may or may not exist.*
15) *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*
16) *An exception to Article 50, Section 40.3.i. Lot-Depth to Lot-Width has been granted for Tract 2.*

RATIFICATION BY PLANNING COMMISSION
This tract split, as described and shown above, has been submitted to and approved by the following Leavenworth County Planning Commission persons this _____ day of _____ 2025.

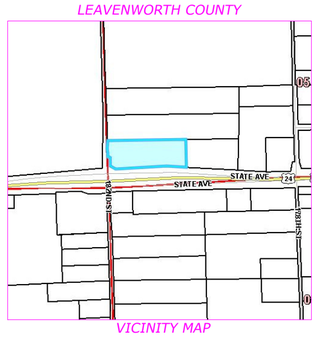
Planning Commission Chairperson_____

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

NOTARY PUBLIC_____

My Commission Expires:_____
(seal)

LEAVENWORTH COUNTY



VICINITY MAP

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

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

Joseph A. Herring
PS # 1296

JOSEPH A. HERRING REGISTERED LS - 1296 KANSAS LAND SURVEYOR

NORTH

Job # K-25-1901
Scale 1" = 60' May 19, 2025 Rev. 6-25-25

60 0 60 120 180
1" = 60'

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

Schweitzer, Joshua

From: Anderson, Kyle
Sent: Tuesday, May 27, 2025 9:51 AM
To: Schweitzer, Joshua
Subject: RE: DEV-25-061 BLA for Willis - Herring

We have not received any complaints on this property. It appears that the septic system currently installed will remain on the same lot 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, May 21, 2025 2:08 PM
To: Noll, Bill <BNoll@leavenworthcounty.gov>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>; Baumchen, Daniel <DBaumchen@leavenworthcounty.gov>; 'Steven Taylor [KDOT]' <Steven.Taylor@ks.gov>
Cc: PZ <PZ@leavenworthcounty.gov>
Subject: DEV-25-061 BLA for Willis - Herring

Good Afternoon,

The Department of Planning and Zoning has received a request for a Boundary Line Adjustment for the property located at 18860 182nd 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 June 5, 2025.

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

v / r

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

Schweitzer, Joshua

From: McAfee, Joe
Sent: Tuesday, May 27, 2025 4:14 PM
To: Schweitzer, Joshua; Noll, Bill; Baumchen, Daniel; 'Steven Taylor [KDOT]'
Cc: PZ
Subject: RE: DEV-25-061 BLA for Willis - Herring

Josh,
PW Engineering has no comment on the BLA.

From: Schweitzer, Joshua <JSchweitzer@leavenworthcounty.gov>
Sent: Wednesday, May 21, 2025 2:08 PM
To: Noll, Bill <BNoll@leavenworthcounty.gov>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>; Baumchen, Daniel <DBaumchen@leavenworthcounty.gov>; 'Steven Taylor [KDOT]' <Steven.Taylor@ks.gov>
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v / r

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

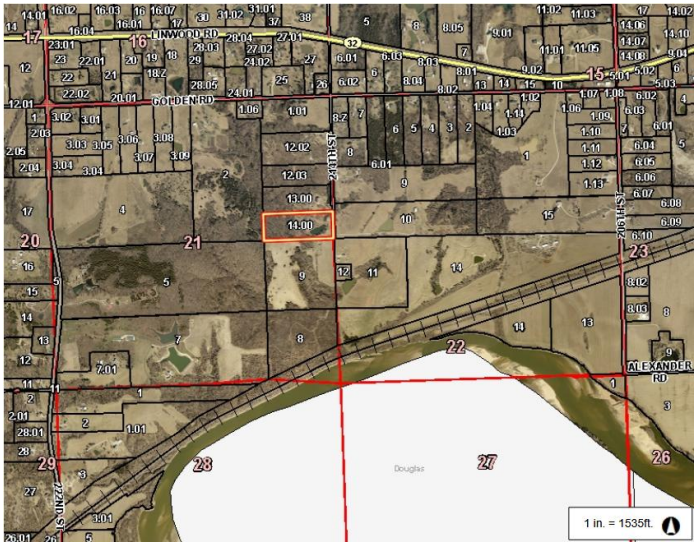
LEAVENWORTH COUNTY
PLANNING COMMISSION
STAFF REPORT

CASE NO: DEV-25-062 & 063 Preliminary & Final Plat Sarlls 3rd Addition — July 9, 2025

REQUEST: ***Regular Agenda***
☒ Preliminary Plat ☒ Final Plat

STAFF REPRESENTATIVE:
JOSH SCHWEITZER
Development Planner

SUBJECT PROPERTY: 12051 214th Street



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

PROPERTY OWNER:
Andrew & Laura Buckman
Leigh Ann Wilkening
3007 W. 49th Terrace
Westwood, KS 66205

CONCURRENT APPLICATIONS:
NONE

LAND USE

ZONING: RR-5

FUTURE LAND USE DESIGNATION: RR-2.5

LEGAL DESCRIPTION:
A Minor Subdivision in the Northeast Quarter of Section 21, Township 12 South, Range 21, East of the 6th P.M., in Leavenworth County Kansas.

SUBDIVISION: Sarlls 2nd Addition

FLOODPLAIN: N/A

STAFF RECOMMENDATION: APPROVAL

PROPERTY INFORMATION

ACTION OPTIONS:
1. Recommend approval of Case No. DEV-25-062 & 063 Preliminary & Final Plat Sarlls 3rd Addition, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-25-062 & 063 Preliminary & Final Plat Sarlls 3rd Addition to the Board of County Commission for the following reasons; or
3. Continue the hearing to another date, time, and place.

PARCEL SIZE: 14.70 ACRES

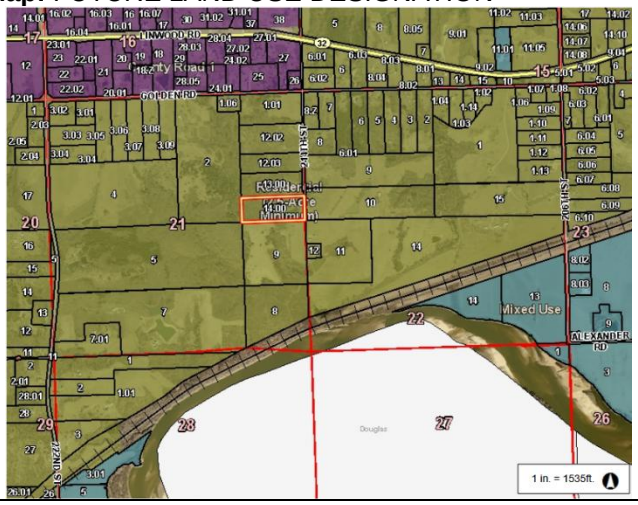
PARCEL ID NO:
225-21-0-00-00-014

BUILDINGS:
Outbuildings

PROJECT SUMMARY:
Request for a final plat approval to subdivide property located at 12051 214th Street (225-21-0-00-00-014) as Lots 01 through 04 of Sarlls 3rd Addition.

ACCESS/STREET:
214th Street - 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:
7/1/2025

NEWSPAPER NOTIFICATION:
N/A

NOTICE TO SURROUNDING PROPERTY OWNERS:
N/A

STANDARDS TO BE CONSIDERED: *Type content in each if necessary (delete this afterwards)*			
Leavenworth County Zoning and Subdivision Standards: Preliminary Review		**Met**	**Not Met**
35-40	**Preliminary Plat Content**	X	
40-20	**Final Plat Content**	X	
41-6	**Access Management**	X	
41-6.B.a-c.	**Entrance Spacing**	X	
41-6.C.	**Public Road Access Management Standards**	X	
43	**Cross Access Easements**	X	
50-20	**Utility Requirements**	X	
50-30	**Other Requirements**	X	
50-40	**Minimum Design Standards**		X
	Exception requested from Article 50, Section 40.3.i		
50-50	**Sensitive Land Development**	N/A	
50-60.	**Dedication of Reservation of Public Sites and Open Spaces**	N/A	

STAFF COMMENTS:
The applicant is proposing to divide a 14.70-acre parcel into two (2) lots. The Subdivision is classified as a Class C with all lots lying within the Rural Growth Area of Leavenworth County. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision (see condition 3). Both lots will approximately be 6.5 acres. Both lots exceed the lot-depth to lot-width ratio by approximately 150', which requires an exception. If the exception were to be approved, both lots meet the RR-5 zoning district requirements.

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 Sarlls 3rd Addition 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. If the infrastructure is not available to support fire hydrants, a letter from the Water District stating such must be provided prior to any building permit being issued.
5. An exception from Article 50, Section 40.3.i. has been approved for Lots 1 & 2.
6. All review comments made by county staff.
7. The developer must comply with the following memorandums:
   Memo – RWD 10, dated April 25, 2025

PROPOSED MOTIONS:

Approve case DEV-25-062/063, a request to plat the property located at 12051 214th Street into a 2-lot subdivision in conformance with the Zoning and Subdivision Regulations with a majority vote; or

Motion: Chairman, I find that the subdivision request complies with the Zoning and Subdivision Regulations and move to recommend approval to the Board of County Commissioners of the request as outlined in Case DEV-25-062/063 based on the recommendation of Planning Staff and the findings as set forth in the Staff Report.

Deny case DEV-25-062/063, a request to plat the property located at 12051 214th Street into a 2-lot subdivision not in conformance with the Zoning and Subdivision Regulations with a majority vote; or

Motion: Chairman, I find that the subdivision request does not comply with the Zoning and Subdivision Regulations (list Article and Section #) and move to recommend denial to the Board of County Commissioners as outlined in Case DEV-25-062/063.

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

Motion: Chairman, I move to table Case No. DEV-25-062/063 to (Date and Time) requesting additional information for (STATE THE REASON(S)).

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

FINAL PLAT APPLICATION

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

Office Use Only

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

APPLICANT/AGENT INFORMATION	OWNER INFORMATION
NAME: Krystal Voth, Atlas Land Consulting	NAME: Andre & Laura Buckman & Leigh Ann Wilkening
MAILING ADDRESS: 14500 Parallel	MAILING ADDRESS 3007 W. 49th Terrace
CITY/ST/ZIP: Basehor, KS 66007	CITY/ST/ZIP Westwood, KS 66205
PHONE: 417-622-2907	PHONE: Leigh Ann - 913-634-4149
EMAIL : krystal@alconsult-llc.com	EMAIL Andrew - buckmanandrew@gmail.com

GENERAL INFORMATION

Proposed Subdivision Name: Sarlls 3rd Edition

Address of Property: 12051v214th Street, Linwood, KS 66205

PID: 225-21-0-00-00-014.00 Urban Growth Management Area: NA

SUBDIVISION INFORMATION		
Gross Acreage: 14.7	Number of Lots: 2	Minimum Lot Size: 6.47
Maximum Lot Size: 6.47	Proposed Zoning: RR 5	Density:
Open Space Acreage:	Water District: RWD 10	Proposed Sewage: On Site
Fire District: FD2	Electric Provider: Evergy	Natural Gas Provider:
Covenants: ☒ Yes ☐ No	Road Classification: *Local – Collector - Arterial – State - Federal*	Local
	Cross-Access Easement Requested: ☐ Yes ☐ No	

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

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

Signature: Krystal A. Voth, Atlas Land Consulting Date: 5/13/2025

ATTACHMENT A

Alliance Nationwide Title Agency, LLC

832-B North Main Street
Lansing, KS 66043

INFORMATIONAL REPORT

Date Ordered:03/26/2025
File:KS-ANTA-LV-503616
Property Address: 12051 214 Street, Linwood, KS 66052

Legal Description:

Lot 2, Sarlls 2nd Addition, in Leavenworth County, Kansas, according to the recorded plat thereof.

********** CONVEYANCES **********

Larry D Sarlls and Janice L Sarlls, husband and wife to Larry D Sarlls and Janice L Sarlls, a married couple as joint tenants by deed dated 10/10/2018 and recorded on 10/29/2018 as Document 2018R08818 in the Official Records of the Leavenworth County Register of Deeds.

David M Bakarich and Carmen D Bakarich, a married couple to Larry D Sarlls and Janice L Sarlls, as joint tenants by deed dated 09/13/2022 and recorded on 09/15/2022 as Document 2022R08601 in the Official Records of the Leavenworth County Register of Deeds.

Larry D Sarlls and Janice L Sarlls, a married couple, to Andrew Buckman and Laura Buckman, a married couple and Leigh Anna Wilkening, a married person, as joint tenants by deed dated March 7, 2025 and recorded March 7, 2025 as Document No. 2025R01459 in the Official Records of the Leavenworth County Register of Deeds.

********** MORTGAGE'(S)/DEEDS OF TRUST(S) **********

Mortgage from Andrew Buckman and Laura Buckman and Leigh Anna Wilkening to Argentine Federal Savings ISAOA/ATIMA dated March 7, 2025 in the original principal amount of $248,000.00 and recorded on March 7, 2025 at 01:04pm as Instrument #2025R01460 in the official records of the Leavenworth County Register of Deeds.

********** LIENS **********

NONE FOUND

********** MISC. **********

Building Setback Lines, Easements, Covenants and Restrictions as recorded as document #2018P00008.

Building Setback Lines, Easements, Covenants and Restrictions as recorded as document #2023P00013.

Terms and conditions of the Easement to the Board of County Commissioners recorded in Book 785 at Page 1170.

Terms and conditions of the Right of Way to Western Resources, Inc., recorded in Book 773 at Page 452.

Terms and conditions of the Oil and Gas Lease recorded in Book 563 at Page 1183, and any assignments

OWNER AUTHORIZATION

I/WE Leigh Anna Wilkening, ANDREW & LAURA BUCKMAN, hereby referred to as the "Undersigned", being of lawful age, do hereby on this 6th day of April, 2025, make the following statements, to wit:

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

   See Exhibit A attached hereto and incorporated herein by reference.

2. I/We the undersigned, have previously authorized and hereby authorize Atlas Land Consulting _____ (Hereinafter referred to as "Applicant"), to act on my/our behalf for the purpose of making application with the Planning Office of Leavenworth County, Kansas, _____ 12051 244th St Linwood KS 66052 (common address) the subject real property, or portion thereof, and which authorization includes, but is not limited to, all acts or things whatsoever necessarily required of Applicant in the application process.

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

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

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

Owner

Owner AB LB

STATE OF KANSAS
COUNTY OF ~~LEAVENWORTH~~

The foregoing instrument was acknowledge before me on this 6th day of May, 2025

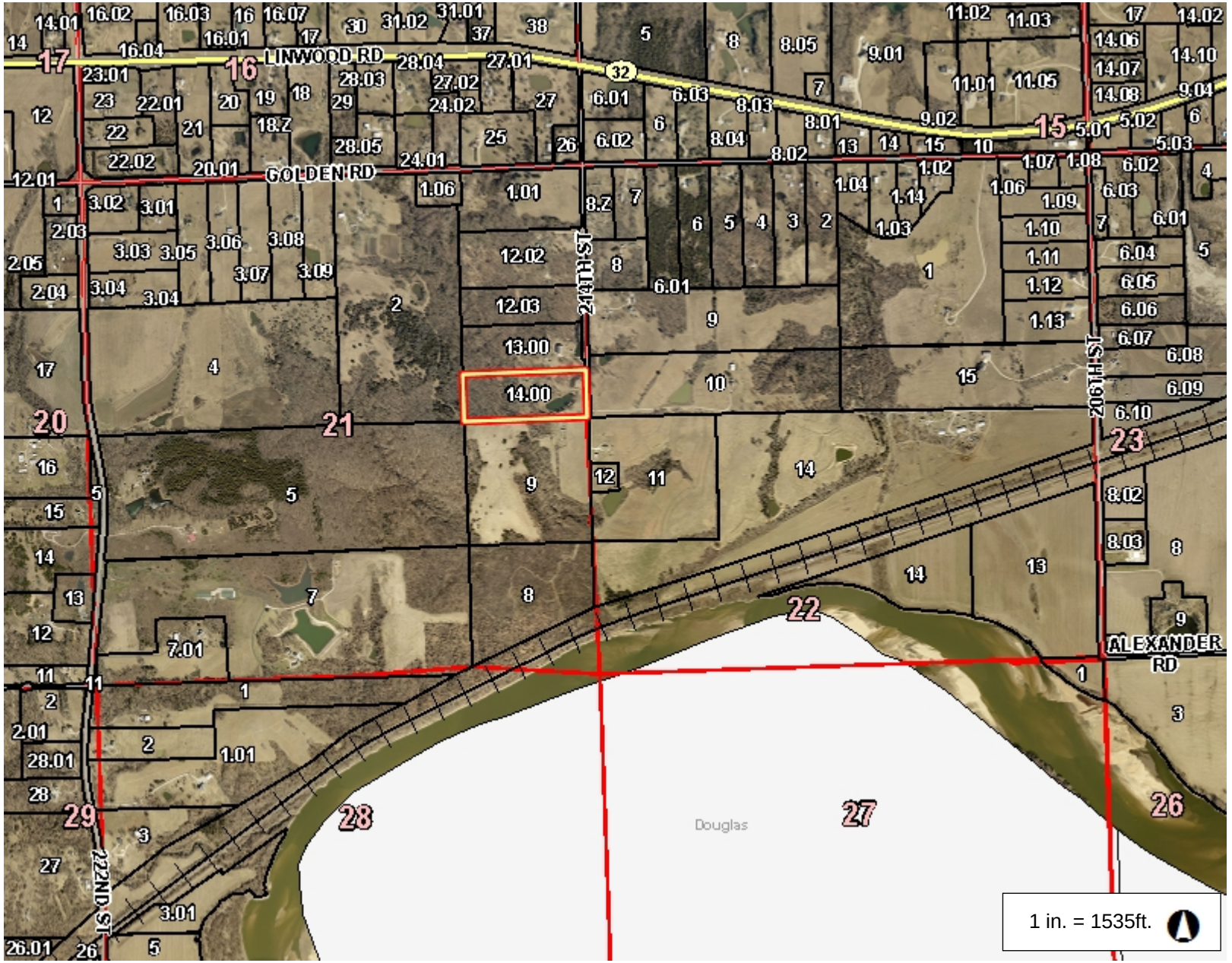
by Leigh Anna Marie Wilkening

My Commission Expires: 04/03/2027

Notary Public

GARY E. WAITE, II
Notary Public
State of Kansas
My Appointment Expires 04/03/2027

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

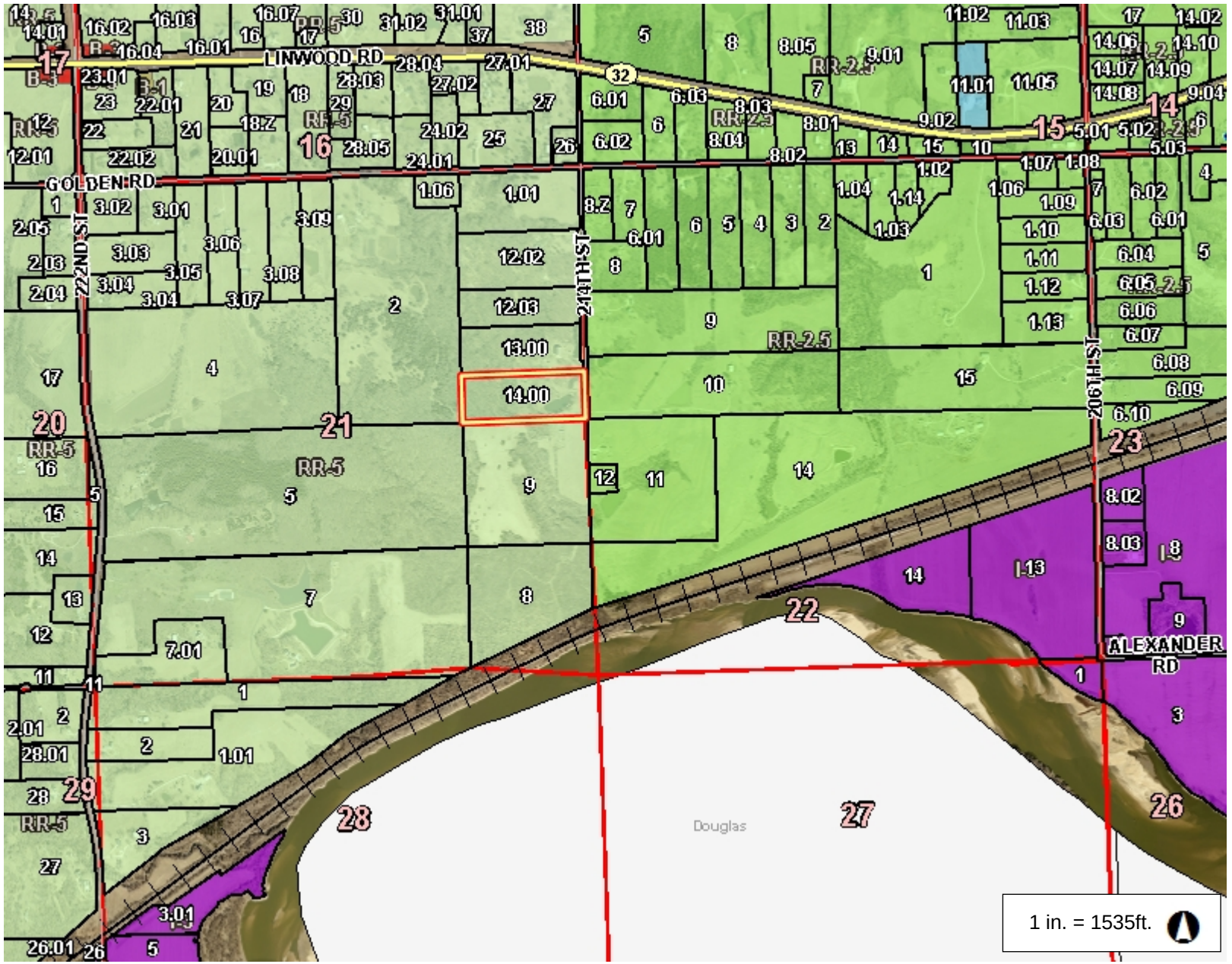
Notes

3,069.1 0 1,534.56 3,069.1 Feet

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Leavenworth County, KS





Legend

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

Notes

3,069.1 0 1,534.56 3,069.1 Feet

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Krystal Voth
Atlas Land Consulting
14500 Parallel Road
Basehor, KS 66007

417-622-2907
Krystal@alconsult-llc.com

05/13/2025

Mr. John Jacobson
Leavenworth County Planning & Zoning Director
300 Walnut, Leavenworth, KS 66048

Mr. Jacobson

Thank you for the opportunity to submit a Preliminary and Final Plat for a two-lot subdivision to be known as "Sarlls 3rd Edition, a Replat of Lot 2, Sarlls 2nd Edition." This two-lot plat will create two lots which are unable to meet the requirements for the 3.5:1 ratio for lots under 10 acres. The two lots will be deficient by approximately 145'. Per Article 56 of the Zoning and Subdivision Regulations, an exception can be granted provided the following criteria are met:

1. That there are special circumstances or conditions affecting the property. The property is an existing lot which has been previously platted. The lot as it exists today is quite large, more than 14 acres and is more than 1,200 feet deep. The lot has approximately 500' of road frontage. Due to the size, width and depth of the property, it is not possible to meet the width-to-depth requirement without an exception.

2. That the exception is necessary for the reasonable and acceptable development of the property in question. If not granted, the property is not able to be divided in the manner presented.

3. That the granting of the exception will not be detrimental to the public welfare or injurious to adjacent property. Granting the exception is not likely

to be detrimental to the public welfare or injurious to adjacent property owners. Granting the exception allows the property owner to divide their property into two lots.

Thank you for the opportunity to submit this application and the request to recommend approval of the lot width-to-depth ratio requirement.

Sincerely,

Krystal Voth

Land Use Planner
Atlas Land Consulting

KS ENG COA: #3315
KS SUR COA: #363
MO ENG COA: #202701-4084
MO SUR COA: #2023014251

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

14500 Parallel Rd

Basehor, Kansas 66007

06-26-25 PW Combined No Comments

DRAINAGE STUDY

For:

Sarlls 3rd Addition

12051 214th Street,
Linwood, Ks 66052

TIMOTHY A. ELLIOTT
LICENSED
30036
06/19/2025
KANSAS
PROFESSIONAL ENGINEER

Prepared for:

Andrew & Laura Buckman, Logan & Leigh Ann Wilkening
12051 214th Street,
Linwood, Ks 66052

Prepared by:

ATLAS LAND CONSULTING, LLC
14500 Parallel Rd R
Basehor, Ks 66007
913-702-5073

April 25th, 2025

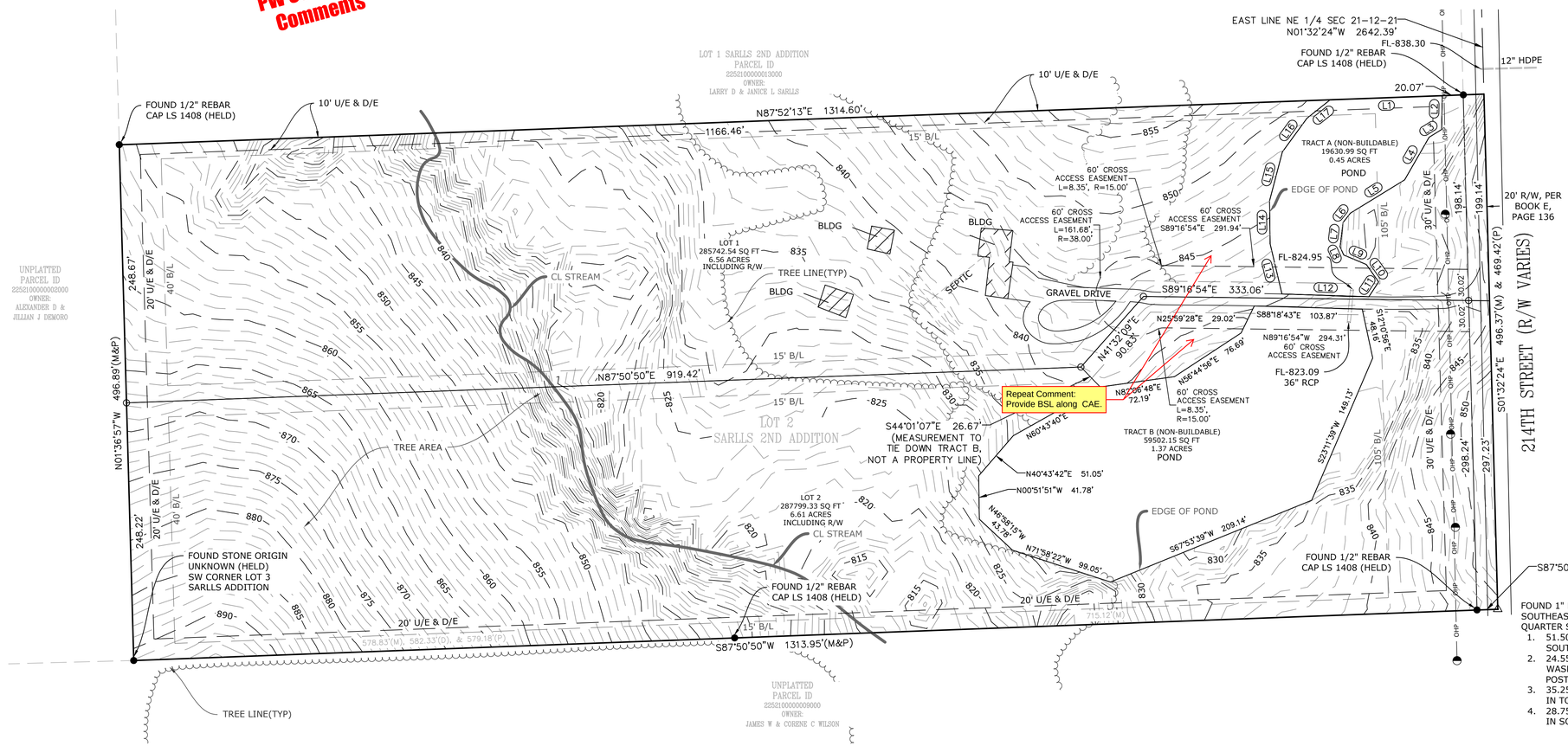
Revision	Date	By	Description
1	25.06.19	TAE	Table C update
2			
3			

TABLE OF CONTENTS

SARLLS 3RD ADDITION

A CROSS ACCESS EASEMENT AND A REPLAT OF LOT 2, SARLLS 2ND ADDITION
A SUBDIVISION OF LAND IN LEAVENWORTH COUNTY, KANSAS

07-01-25 PW Combined Comments



Parcel Table		
Line #	Length	Bearing
L1	108.07'	S87°52'13"W
L2	32.65'	S01°16'10"W
L3	14.14'	S58°21'01"W
L4	47.37'	S29°48'11"W
L5	61.17'	S58°28'49"W
L6	11.43'	S38°05'31"W
L7	23.61'	S07°04'55"W
L8	8.60'	S23°50'50"E
L9	23.61'	S67°10'26"E
L10	20.58'	S35°11'25"E
L11	17.03'	S33°09'51"W
L12	83.74'	N88°12'43"W
L13	49.87'	N13°20'56"W
L14	41.39'	N00°37'08"W
L15	48.53'	N14°40'40"E
L16	40.15'	N36°04'06"E
L17	28.53'	N51°36'07"E

DESCRIPTION PER TITLE COMMITMENT

LOT 2, SARLLS 2ND ADDITION, IN LEAVENWORTH COUNTY, KANSAS, ACCORDING TO THE RECORDED PLAT THEREOF.
CLOSURE CALCULATIONS: PRECISION 1: 36218100.000

DEDICATION

THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS "**SARLLS 3RD ADDITION**".

THE STREETS AND ROADS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE, ARE HEREBY SO DEDICATED BY EASEMENT.

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

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

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

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

TRACT A WILL BE OWNED AND MAINTAINED BY THE OWNER OF LOT 1 OF SUBJECT PLAT.

TRACT B WILL BE OWNED AND MAINTAINED BY THE OWNER OF LOT 2 OF SUBJECT PLAT.

CROSS ACCESS EASEMENT TO BE MAINTAINED VIA HOME OWNER ASSOCIATION AGREEMENT.

TAXES FOR SUBJECT PROPERTY ARE PAID.

UTILITIES
EVERGY - 800-383-1183
RURAL WATER DISTRICT 10 - 913-723-3452
PROPANE TANK
SEPTIC SYSTEM

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

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

PRELIMINARY PLAT

LEGEND

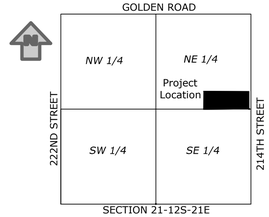
- △ *DENOTES FOUND MONUMENT AS NOTED*
- ○ *DENOTES SET 1/2" REBAR IN CONCRETE WITH LS# 1408 CAP*
- ● *DENOTES FOUND PROPERTY CORNER AS NOTED*

B/L BUILDING LINE
U/E UTILITY EASEMENT
D/E DRAINAGE EASEMENT

GENERAL NOTES

1. THE BASIS FOR THE BEARING SYSTEM FOR THIS PLAT IS THE KANSAS NORTH ZONE U.S. STATE PLANE 1983, THE EAST LINE OF THE NORTHEAST QUARTER OF SEC 21-12-21 S01°32'24"E
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3. FLOODPLAIN NOTE: ACCORDING TO "FIRM" MAP COMMUNITY PANEL NUMBERS 20103C0400G, EFFECTIVE JULY 16, 2015, THIS PLAT IS LOCATED IN ZONES "X".
4. KS ONE CALL WAS CALLED AT THE TIME OF SURVEY. TICKET NO. 25151828
5. THE MINIMUM FRONT YARD SETBACK FOR SINGLE FAMILY LOT SHALL BE 105 FEET FROM THE CENTERLINE OF THE ROAD. DETACHED ACCESSORY STRUCTURES MAY BE BUILT WITHIN 105 FEET OF THE REAR PROPERTY LINE.
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   -NGS JE1011 - ELV-794.64
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    -NO. KS-ANTA0LV-503616
14. BLANKET OIL AND GAS LEASE AGREEMENT PER BOOK 563 PAGE 1183 DATED MARCH 28, 1983.
15. REFERENCED SURVEY
    -SARLLS ADDITION FINAL PLAT DATED MAY 15, 2017 BY ATLAS SURVEYORS - DOC #2018P00008
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VICINITY MAP



This is to certify on this 16TH day of APRIL, 2025 this field survey was completed on the ground by me or under my direct supervision and that said survey meets or exceeds the "Kansas Minimum Standards" for boundary surveys.

06/20/2025
LS-1408
ROGER B. GILL, PLS
LS 1408

JOB NO:25-175S

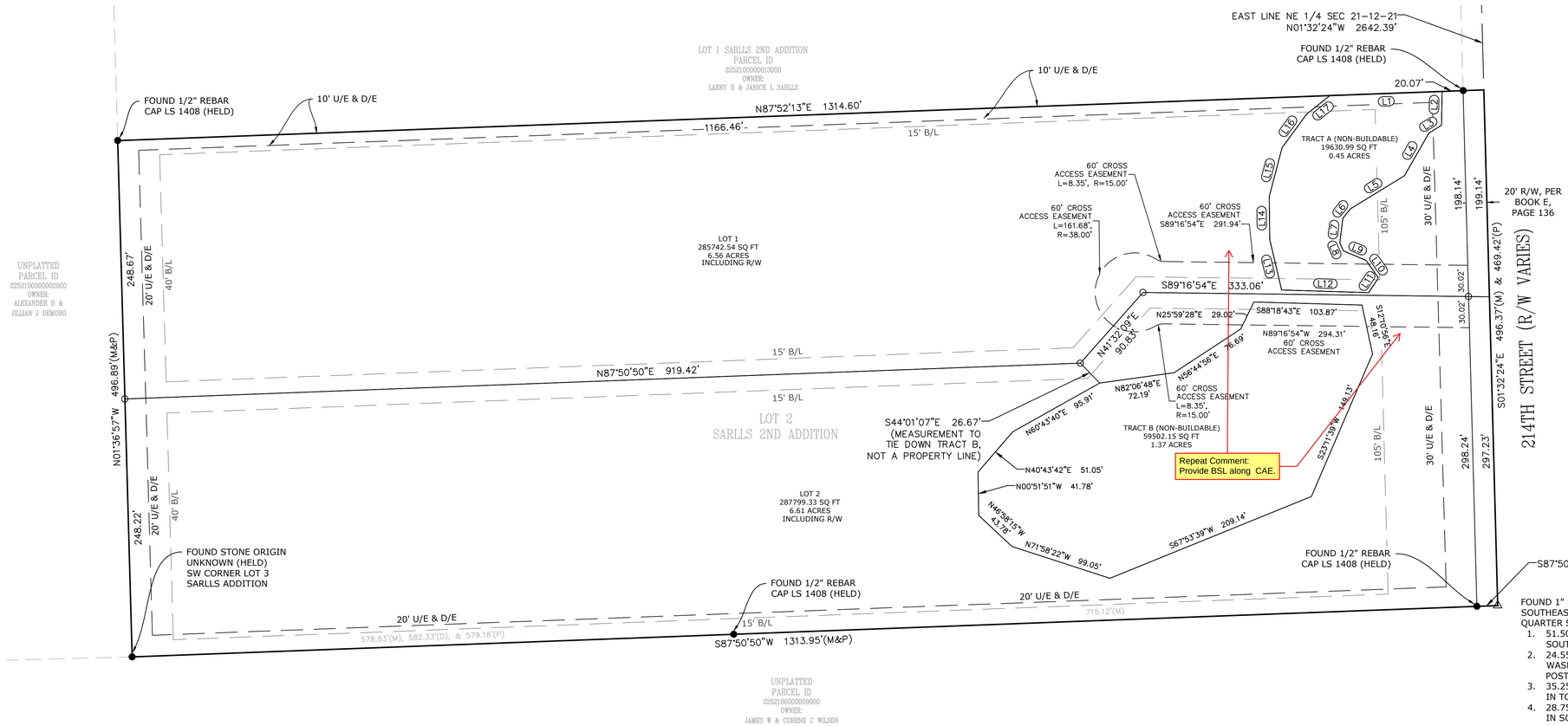
SCALE	PREPARED FOR
60 30 0 60 SCALE IN FEET	PARCEL ID 2252100000014000 ANDREW & LAURA BUCKMAN LEIGH ANN WILKENING ADDRESS: 12051 214TH ST, LINWOOD, KS 66052
SEC-TWN-RNG 21-12S-21E	

DATE
JUNE 20, 2025

07-01-25
PW Combined
Comments

SARLLS 3RD ADDITION

A CROSS ACCESS EASEMENT AND A REPLAT OF LOT 2, SARLLS 2ND ADDITION
A SUBDIVISION OF LAND IN LEAVENWORTH COUNTY, KANSAS



Parcel Table		
Line #	Length	Bearing
L1	108.07'	S87°52'13"W
L2	32.65'	S01°16'10"W
L3	14.14'	S58°21'01"W
L4	47.37'	S29°48'11"W
L5	61.17'	S58°28'49"W
L6	11.43'	S38°05'31"W
L7	23.61'	S07°04'55"W
L8	8.60'	S23°50'50"E
L9	23.61'	S67°10'26"E
L10	20.58'	S35°11'25"E
L11	17.03'	S33°09'51"W
L12	83.74'	N88°12'43"W
L13	49.87'	N13°20'56"W
L14	41.39'	N00°37'08"W
L15	48.53'	N14°40'40"E
L16	40.15'	N36°04'06"E
L17	28.53'	N51°36'07"E

KS ENG COA: #3315
KS SUR COA: #363
MO ENG COA: #2022014084
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ATLAS LAND CONSULTING
SURVEYING | CIVIL ENGINEERING | DRONE | CAD
atlaslandconsulting.com
14500 Parallel Road, Unit R, Basehor KS 66007
PREPARED BY: AUSTIN THOMPSON

FINAL PLAT

LEGEND

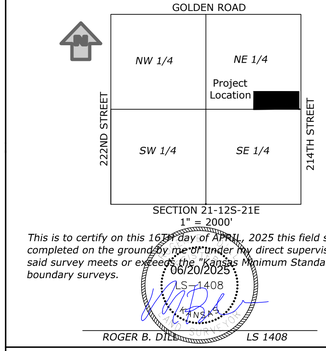
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VICINITY MAP



This is to certify on this 16th day of APRIL, 2025 this field survey was completed on the ground by me or under my direct supervision and that said survey meets or exceeds the "Kansas Minimum Standards" for boundary surveys.

LS-1408
KANSAS
7/06/2025

ROGER B. DILL *LS 1408*

JOB NO:25-175S

SCALE

60 30 0 60
SCALE IN FEET

SEC-TWN-RNG

21-12S-21E

PREPARED FOR

PARCEL ID
2252100000014000
ANDREW & LAURA BUCKMAN
LEIGH ANN WILKENING
ADDRESS: 12051 214TH ST,
LINWOOD, KS 66052

DATE

JUNE 20, 2025

DESCRIPTION PER TITLE COMMITMENT

LOT 2, SARLLS 2ND ADDITION, IN LEAVENWORTH COUNTY, KANSAS, ACCORDING TO THE RECORDED PLAT THEREOF.
CLOSURE CALCULATIONS: PRECISION 1: 36218100.000

DEDICATION
THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS "**SARLLS 3RD ADDITION**".

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TRACT A WILL BE OWNED AND MAINTAINED BY THE OWNER OF LOT 1 OF SUBJECT PLAT.

TRACT B WILL BE OWNED AND MAINTAINED BY THE OWNER OF LOT 2 OF SUBJECT PLAT.

CROSS ACCESS EASEMENT TO BE MAINTAINED VIA HOME OWNER ASSOCIATION AGREEMENT.

TAXES FOR SUBJECT PROPERTY ARE PAID.

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this_____day of_____, 202_.

OWNER

_____
ANDREW BUCKMAN, OWNER

_____
LAURA BUCKMAN, OWNER

STATE OF KANSAS)
)SS
COUNTY OF LEAVENWORTH)
BE IT REMEMBERED, that on this _____day of_____, 202_, before me, a Notary Public in and for said County and State, came **ANDREW & LAURA BUCKMAN**,to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year above written.

_____

_____
PRINTED NAME

My Commission Expires:_____

Notary Public

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this_____day of_____, 202_.

OWNER

_____
LEIGH ANNA WILKENING, OWNER

STATE OF KANSAS)
)SS
COUNTY OF LEAVENWORTH)
BE IT REMEMBERED, that on this _____day of_____, 202_, before me, a Notary Public in and for said County and State, came **LEIGH ANNA WILKENING, OWNER**,to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year above written.

_____

_____
PRINTED NAME

My Commission Expires:_____

Notary Public

This plat of **SARLLS 3RD ADDITION** has been submitted and approved by Leavenworth County Planning Commission, this _____day of_____, 202_.

_____
CHAIRMAN - MARCUS MAJURE

_____
SECRETARY - JOHN JACOBSON

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

(SEAL)

_____ _____
CHAIRMAN - MIKE SMITH ATTEST - COUNTY CLERK - FRAN KEPPLER

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

_____
COUNTY ENGINEER

This is to certify that this instrument was filed for record in the Register of Deeds office on the_____day of_____, 2025, in Book____, Page____.

_____
REGISTER OF DEEDS, TERRILOIS G. MASHBURN

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

_____
LEAVENWORTH COUNTY SURVEYOR
DANIEL BAUMCHEN, PS-1363

UTILITIES
EVERGY - 800-383-1183
RURAL WATER DISTRICT 10 - 913-723-3452
PROPANE TANK
SEPTIC SYSTEM

Schweitzer, Joshua

From: Ryan McCallister <Ryan.McCallister@evergy.com>
Sent: Wednesday, May 21, 2025 2:05 PM
To: Johnson, Melissa; 'kritter@lvcofd2.com'; 'Dylan Ritter'; Design Group Lawrence Service Center
Cc: 'Krystal Voth'; PZ
Subject: RE: Utility letter for Sarlls 3rd Addition Pre and Final Plat Atlas

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

Good afternoon,

Evergy would have no problem with supplying power to these two lots.

Thanks!

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

From: Johnson, Melissa <MJohnson@leavenworthcounty.gov>
Sent: Wednesday, May 21, 2025 9:46 AM
To: 'kritter@lvcofd2.com' <kritter@lvcofd2.com>; 'Dylan Ritter' <dritter@lvcofd2.com>; Design Group Lawrence Service Center <designgrouplawrenceservicecenter@evergy.com>
Cc: 'Krystal Voth' <krystal@alconsult-llc.com>; PZ <PZ@leavenworthcounty.gov>
Subject: RE: Utility letter for Sarlls 3rd Addition Pre and Final Plat Atlas

This Message Is From an External Sender
This message came from outside your organization. Report Suspicious

I may have missed the emails for the comments on this plat. Could you both re-send your comments?

If you have any questions, please let me know.

Thank you,

Melissa Johnson
Planner I
Leavenworth County
Planning & Zoning Department
Leavenworth County Courthouse
300 Walnut St, Suite 212
Leavenworth County, Kansas 66048
(913) 684-0465

Schweitzer, Joshua

From: Dylan Ritter <dritter@lvcofd2.com>
Sent: Wednesday, May 21, 2025 1:13 PM
To: Johnson, Melissa
Cc: kritter@lvcofd2.com; designgrouplawrenceservicecenter@evergy.com; Krystal Voth; PZ
Subject: Re: Utility letter for Sarlls 3rd Addition Pre and Final Plat Atlas

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

Leavenworth County Fire District #2 has no comments or concerns with this plat.

Thank you.

On Wed, May 21, 2025 at 9:45 AM Johnson, Melissa <MJohnson@leavenworthcounty.gov> wrote:

> I may have missed the emails for the comments on this plat. Could you both re-send your comments?
>
> If you have any questions, please let me know.
>
> Thank you,
>
> Melissa Johnson
>
> Planner I
>
> Leavenworth County
>
> Planning & Zoning Department
>
> Leavenworth County Courthouse
>
> 300 Walnut St, Suite 212
>
> Leavenworth County, Kansas 66048
>
> (913) 684-0465
>
> Disclaimer

Schweitzer, Joshua

From: Anderson, Kyle
Sent: Tuesday, May 27, 2025 10:31 AM
To: Schweitzer, Joshua
Subject: RE: DEV-25-062 & 063 Preliminary & Final Plat Sarlls 3rd Addition - Atlas

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

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

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

From: Schweitzer, Joshua <JSchweitzer@leavenworthcounty.gov>
Sent: Tuesday, May 27, 2025 9:23 AM
To: Magaha, Chuck <cmagaha@lvsheriff.org>; Dedeke, Andrew <adedeke@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Noll, Bill <BNoll@leavenworthcounty.gov>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>; 'Mitch Pleak' <mpleak@olsson.com>; Brown, Misty <MBrown@leavenworthcounty.gov>; Khalil, Jon <jkhalil@leavenworthcounty.gov>
Cc: PZ <PZ@leavenworthcounty.gov>
Subject: DEV-25-062 & 063 Preliminary & Final Plat Sarlls 3rd Addition - Atlas

Good Morning,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary & Final Plat for a 2-lot Cross Access Easement located at 12051 214th Street.

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by June 10, 2025.

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

April 25, 2025

Krystal Voth
Atlas Land Consulting
14500 Parallel Rd Unit R
Basehor, KS 66007

RE: Sarlls 3rd Edition – 214th and Golden Rd

Dear Ms. Voth,

This letter is in response to your request for comments.

RWD10 does not have an existing line at 214th and Golden Rd. A line extension would be required for rural water service.

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

Regards,

Steve Conley
Leavenworth Rural Water District 10 | District Manager

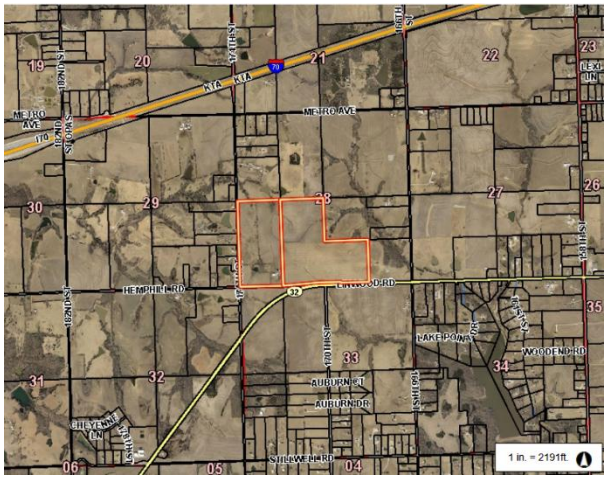
LEAVENWORTH COUNTY
PLANNING COMMISSION
STAFF REPORT

CASE NO: DEV-25-070 Porth Rezone — July 9, 2025

REQUEST: ***Public Hearing Required***
☒ ZONING AMENDMENT ☐ SPECIAL USE PERMIT
☐ TEMPORARY SPECIAL USE PERMIT

STAFF REPRESENTATIVE:
JOSHUA SCHWEITZER
Development Planner

SUBJECT PROPERTY: 17210 Hemphill Rd. & 00000 Linwood Rd.



APPLICANT/APPLICANT AGENT:
Krystal Voth
Atlas Land Consulting

PROPERTY OWNER:
Arthur Porth Trust
1505 Kenton St.
Leavenworth, KS 66048

CONCURRENT APPLICATIONS:
N/A

LEGAL DESCRIPTION:
Tracts of land in the Southwest quarter of Section 28, Township 11 South, Range 22 East of the 6th PM, in Leavenworth County, Kansas

LAND USE

ZONING: RR-5 to RR-2.5

FUTURE LAND USE DESIGNATION: RR-2.5

SUBDIVISION: N/A

FLOODPLAIN: N/A

STAFF RECOMMENDATION: APPROVAL

PROPERTY INFORMATION

ACTION OPTIONS:

1. Recommend approval of Case No. DEV-25-070, Rezone for Porth, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-25-070, Rezone for Porth, to the Board of County Commission for the following reasons; or
3. Continue the hearing to another date, time, and place.

PARCEL SIZE: 78.70 & 116.10 ACRES

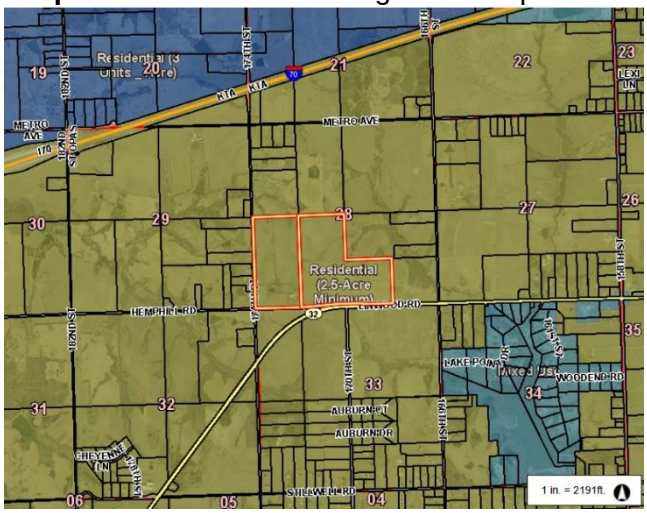
PARCEL ID NO:
188-28-0-00-00-010; 011

BUILDINGS:
Existing House & Outbuildings

PROJECT SUMMARY:
Request to rezone parcels at 17210 Hemphill Rd & 00000 Linwood Road (PID: 188-28-0-00-00-010 & 188-28-0-00-00-011).

ACCESS/STREET:
Hemphill Rd/174th, Local, Gravel, ±24'; Linwood Road, State Hwy, Paved, ±30'

Location Map: Future Land Use Designation Map



UTILITIES

SEWER: SEPTIC

FIRE: Fairmount

WATER: RWD #7

ELECTRIC: EVERGY

NOTICE & REVIEW:

STAFF REVIEW: 7/1/2025

NEWSPAPER NOTIFICATION:
6/12/2025

NOTICE TO SURROUNDING PROPERTY OWNERS:
6/18/2025

FACTORS TO BE CONSIDERED: *Type content in each if necessary (delete this afterwards)*		
The following factors are to be considered by the Planning Commission and the Board of County Commissioners when approving or disapproving this Rezone request:	**Met**	**Not Met**
1. Character of the Neighborhood: *Density:* Surrounding parcels range in size from five acres to more than 157 acres. The area is not densely populated. *Nearby City Limits: Basehor is more than two miles to the northeast.* *Initial Growth Management Area: This parcel is located within the Rural Growth Area.*	X	
2. Zoning and uses of nearby property: *Adjacent Uses: Most of the adjacent parcels are residential and agricultural in nature.* *Adjacent Zoning: All adjacent properties are zoned RR-5 & RR-2.5. A portion of parcel 011 is already zoned RR-2.5*	X	
3. 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: ☒ *Vacant:* ☒ *Not Vacant: The 010 parcel has the existing house and outbuildings*	*X*	
6. 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, an additional number homes could potentially be constructed which may have a positive impact on economic development.	*X*	
7. Conformance to the Comprehensive Plan: *Future Land Use Map: Rural Residential – 2.5 acre* *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 for both parcels. Surrounding parcels are residential and agricultural in nature but are primarily 5 acres or greater in size. However, adjacent properties to the East and South are already zoned RR-2.5. To include a portion of parcel 011 (one of the subject properties).The Comprehensive Plan identifies the future land use of this area as RR-2.5. When taking all factors into account, staff is supportive of the request.

PROPOSED MOTIONS:

1. Approve case DEV-25-070, a request to rezone the property at 17210 Hemphill Rd. & 00000 Linwood Rd. (as presented) from RR-5 to RR-2.5 with Findings of Fact with a majority vote; or

Motion: Chairman, I find that the rezoning request complies with the Golden Factors and move to recommend approval to the Board of County Commissioners of the request as outlined in Case DEV-25-070 based on the recommendation of Planning Staff and the findings as set forth in the Staff Report.

2. Deny case DEV-25-070, a request to rezone the property at 17210 Hemphill Rd. & 00000 Linwood Rd. (as presented) from RR-5 to RR-2.5 without Findings of Fact with a majority vote; or

Motion: Chairman, I find that the rezoning request does not comply with Golden Factors (LIST FACTORS) and move to recommend denial to the Board of County Commissioners as outlined in Case DEV-25-070.

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

Motion: Chairman, I move to table Case No. DEV-25-070 to (Date and Time) requesting additional information for (STATE THE REASON(S)).

ATTACHMENTS:
A: Application & Narrative
B: Zoning Map
C: Memorandums

* Pre App 9:00 05/15
* Payment
* owner auth articles of inc.

REZONING APPLICATION

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

Office Use Only

Township: _____ Date Received: MAY 13 2025
Planning Commission Date _____
Case No. _____ Date Paid _____
Zoning District _____ Comprehensive Plan Land Use Designation _____

APPLICANT/AGENT INFORMATION		OWNER INFORMATION (If different)	
NAME	Krystal Voth, Atlas Land Consulting	NAME	Arthur P. Porth; Trust
ADDRESS	14500 Parallel Road	ADDRESS	1505 Kenton Street (ATTN: Linda Hylton)
CITY/ST/ZIP	Basehor, KS 66007	CITY/ST/ZIP	Leavenworth, KS 66048
PHONE	417-622-2907	PHONE	913-269-0114
EMAIL	krystal@alconsult-llc.com	EMAIL	paulb@firststateks.com
CONTACT PERSON	Krystal Voth	CONTACT PERSON	Paul Bush

PROPOSED USE INFORMATION

Proposed Land Use: RR 2.5 Rural Resdiential
Current Zoning: RR 5 Requested Zoning: RR 2. 5
Reason for Requesting Rezoning: Requesting rezoning to match the zoning of the property directly to the east which is a part of this property

PROPERTY INFORMATION

Address of Property: 17210 Hemphill Road, Bonner Springs, KS 66012
Parcel Size: 160 Acres
Current use of the property: Agricultural
Present Improvements or structures: Existing farm house and buildings
PID: 188-28-0-00-00-010.00 and the west half of 188-28-0-0-00-011.00

I, the undersigned am the ***(owner)***, ***(duly authorized agent)***, (***Circle One***) 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: Krystal A. Voth, Atlas Land Consulting Date: 5/12/2025

ATTACHMENT A

UNOFFICIAL COPY

Real Estate Validation Questionnaire not required due to K.S.A. 79-1437(e)7

2008R11599 1
Doc #: 2008R11599
TACY R. DRISCOLL/REGISTER OF DEEDS
LEAVENWORTH COUNTY
RECORDED ON
12/19/2008 12:02PM
RECORDING FEE: 8.00
INDEBTEDNESS: 0.00
PAGES: 1

WARRANTY DEED

THIS DEED, Made this 3rd day of December, 2008 between Grantor, ARTHUR P. PORTH, a single person, of Leavenworth County, in the State of Kansas, as first party, and **ARTHUR P. PORTH, Sole Trustee, or his successors in trust, under the ARTHUR P. PORTH LIVING TRUST DATED DECEMBER 3, 2008**, and any amendments thereto, of Leavenworth County, in the State of Kansas, as second party,

WITNESSETH, That first party, in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, by these presents CONVEYS AND WARRANTS, unto second party, heirs and assigns, all the estate, right, title, interest, and claim which first party has in and to the following described real estate situated in Leavenworth County, State of Kansas, to wit:

The West Half (W ½) of the Southwest Quarter (SW 1/4) of Section Twenty-Eight (28) Township Eleven (11) South of Range Twenty-two (22) East of the 6th P.M.

And

The East Half (E ½) of the Southwest Quarter (SW 1/4), and the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 28, Township 11 South, Range 22 East of the Sixth Principal Meridian, containing 120 acres more or less.

TO HAVE AND TO HOLD THE SAME, Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in any wise appertaining, forever.

In Witness Whereof, first party has executed this deed on the day and year first above written.

Entered in the transfer record in my office this 19th day of December, 2008
Lynda A. Scheerer D.C.
County Clerk

Arthur P. Porth

ARTHUR P. PORTH, individually and as Trustee

STATE OF KANSAS)
) **SS:**
COUNTY OF LEAVENWORTH)

BE IT REMEMBERED, That on this 3rd day of December, 2008, before me, the undersigned, a notary public in and for the County and State aforesaid, came ARTHUR P. PORTH, personally known to me to be the same person who executed the above deed, and duly acknowledged the execution of the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year last above written.

ANITA GONZALEZ
Notary Public - State of Kansas
Appt Expires 01/11/2011

Anita Gonzalez, Notary Public
Leavenworth County, Kansas
My Commission Expires:1/11/11

Affidavit of Trust

1. The following trust is the subject of this Affidavit of Trust:

   ARTHUR P. PORTH, sole Trustee, or his successors in trust, under the ARTHUR P. PORTH LIVING TRUST, dated December 3, 2008, and any amendments thereto.

2. The name of the currently acting Trustee(s) of the trust are as follows:

   ARTHUR P. PORTH

3. The trust is currently in full force and effect.

4. Available are provisions of the Trust evidencing the creation of the Trust, the designation of Trustees, the powers of the Trustees, and the appropriate signature(s) if required.

5. The signatories of this Affidavit of Trust are the currently acting Trustees of the trust and declare that the foregoing statements are true and correct, under penalty of perjury.

6. The signatories of this Affidavit of Trust further state that any and all trust provisions attached to this Affidavit of Trust are true, accurate and correct photostatic copies of the documents they purport to be.

7. Notwithstanding anything in the trust to the contrary, when the Trustmaker is serving as Trustee under the trust, the Trustmaker may act for and conduct business on behalf of the trust as a Trustee without the consent of any other trustee.

Arthur P. Porth

ARTHUR P. PORTH, Trustee

EIN# 33-6748018

CERTIFICATE OF TRUST

The undersigned Grantor hereby certifies the following:

1. This Certificate of Trust relates to the ARTHUR P. PORTH LIVING TRUST DATED DECEMBER 3, 2008 (the "Trust") created by trust agreement (the "Trust Agreement") executed by ARTHUR P. PORTH.

2. The name of the Grantor is ARTHUR P. PORTH.

3. The name of the original trustee is ARTHUR P. PORTH.

4. The names of each trustee empowered to act under the Trust Agreement are:

Primary:	ARTHUR P. PORTH
Successors:	First: LINDA HYLTON Second: PAUL BUSH

5. The trustee(s) are authorized by the Trust Agreement to sell, convey, pledge, mortgage, lease, manage, operate, control, transfer title, divide, convert or allot the trust property, including real and personal property including but not limited to securities of all kinds, and to sell upon deferred payments, except as limited by the following (if none, so indicate): NONE

6. The undersigned hereby represents that the statements contained in this Certificate of Trust are true and correct, and that there are no other provisions in the Trust Agreement or amendments to it that limit the powers of the Trustee to sell, convey, pledge, mortgage, lease, manage, operate, control, transfer title, divide, convert, allot or sell upon deferred payments trust property, including real and personal property including but not limited to securities of all kinds.

7. This trust has not been revoked, modified, or amended in any manner which would cause the representations in this certification of trust to be incorrect.

Arthur P. Porth
ARTHUR P. PORTH

STATE OF KANSAS)
) **SS:**
COUNTY OF LEAVENWORTH)

Personally came before me this 3rd day of December, 2008, the above named ARTHUR P. PORTH, to me known to be the person who executed the foregoing instrument and acknowledged the same.

ANITA GONZALEZ
Notary Public - State of Kansas
My Appt. Expires 01/11/2011

Anita Gonzalez, Notary Public
Leavenworth County, Kansas
My Commission Expires: 1/11/11

OWNER AUTHORIZATION

I/WE Arthur P. Porth Living Trust dated 12/3/2008, hereby referred to as the "Undersigned", being of lawful age, do hereby on this 7th day of May, 2025, make the following statements, to wit:

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

   See Exhibit A attached hereto and incorporated herein by reference.

2. I/We the undersigned, have previously authorized and hereby authorize Atlas Land Consulting (Hereinafter referred to as "Applicant"), to act on my/our behalf for the purpose of making application with the Planning Office of Leavenworth County, Kansas, 17210 Hemphill Rd (common address) the subject real property, or portion thereof, and which authorization includes, but is not limited to, all acts or things whatsoever necessarily required of Applicant in the application process.

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

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

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

Linda Hylton

Owner Linda Hylton, Trustee

Owner

STATE OF KANSAS
COUNTY OF LEAVENWORTH

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

My Commission Expires: 5/25/27

Tina Diekmann

Notary Public

NOTARY PUBLIC - State of Kansas
TINA DIEKMANN
My Appt. Expires 5/25/27

OWNER AUTHORIZATION

I/WE ARTHUR P. PORTH LIVING TRUST DATED 12/3/2008, hereby referred to as the "Undersigned", being of lawful age, do hereby on this 7TH day of May, 2025, make the following statements, to wit:

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

   See Exhibit A attached hereto and incorporated herein by reference.

2. I/We the undersigned, have previously authorized and hereby authorize ATLAS LAND CONSULTING (Hereinafter referred to as "Applicant"), to act on my/our behalf for the purpose of making application with the Planning Office of Leavenworth County, Kansas, 17210 Hemphill Rd (common address) the subject real property, or portion thereof, and which authorization includes, but is not limited to, all acts or things whatsoever necessarily required of Applicant in the application process.

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

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

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

Owner PAUL BUSH, TRUSTEE

Owner

STATE OF KANSAS
COUNTY OF LEAVENWORTH

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

My Commission Expires: 5/25/27

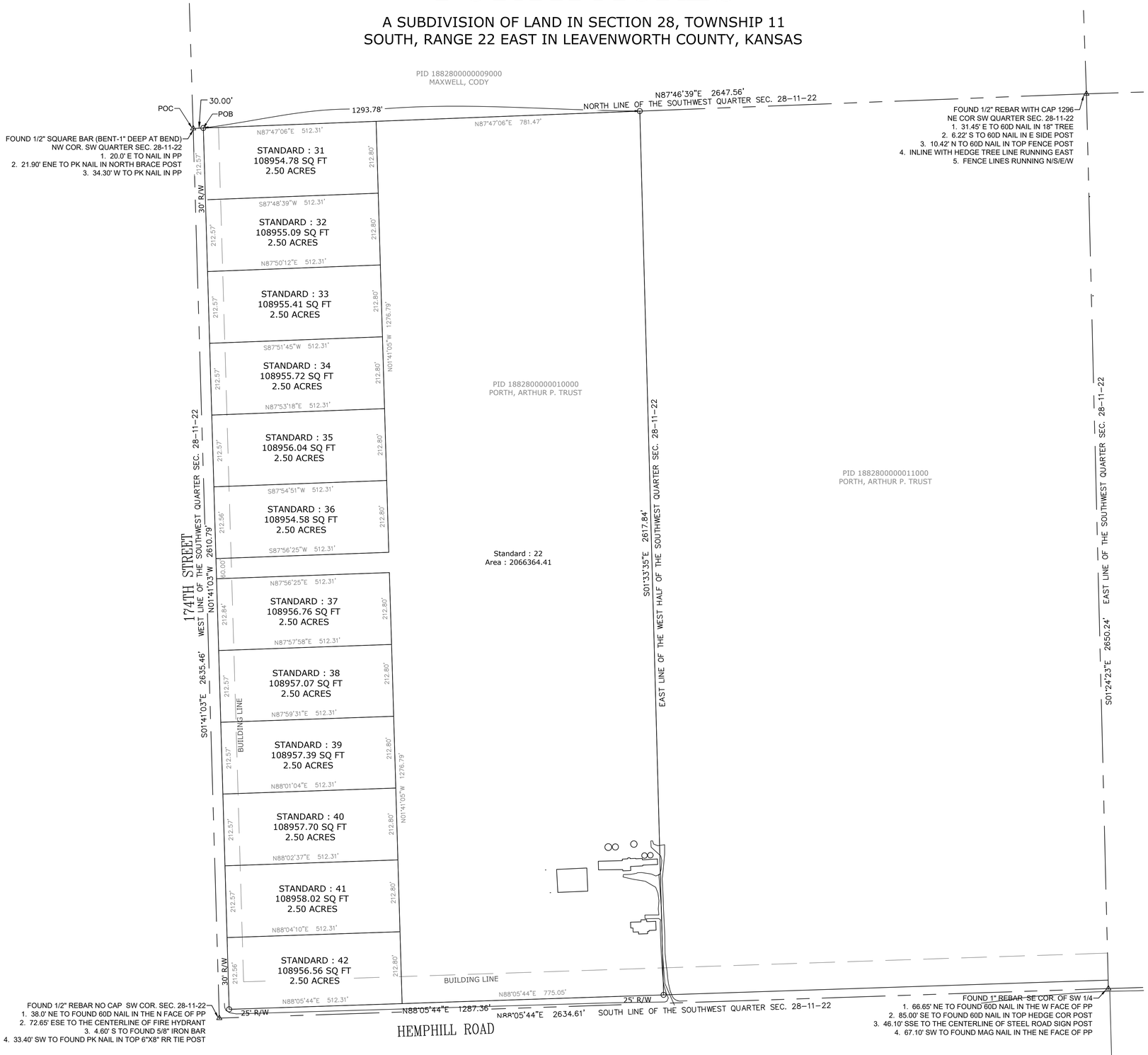
Tina Diekmann

Notary Public

NOTARY PUBLIC - State of Kansas
TINA DIEKMANN
My Appt. Expires 5/25/27

PORTH ACRES

A SUBDIVISION OF LAND IN SECTION 28, TOWNSHIP 11 SOUTH, RANGE 22 EAST IN LEAVENWORTH COUNTY, KANSAS



6/5/2025 2:40 PM JASON

CAD FILE : S:\Atlas Land Consulting\2025\Surveying\25-227S Paul Bush 17210 Hemphill Road Rezone Plat Drainage Study and Concept Plan\25-227.dwg

DESCRIPTION DER DOC. # 2008R11599

THE WEST HALF (W ½) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION TWENTY-EIGHT (28) TOWNSHIP ELEVEN (11) SOUTH OF RANGE TWENTY-TWO (22) EAST OF THE 6TH P.M.

SURVEYORS SUGGESTED DESCRIPTION

A TRACT OF LAND IN SECTION 28, TOWNSHIP 11 SOUTH, RANGE 22 EAST OF THE 6TH P.M., AS DESCRIBED BY ANDREA WEISHAUBT PLS 1730 ON JUNE 3RD, 2025, IN LEAVENWORTH COUNTY, KANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 28; THENCE NORTH 87°46'39" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 30.00 FEET, TO A POINT ON THE EAST RIGHT OF WAY LINE OF 174TH STREET AS IT NOW EXISTS; THENCE CONTINUING ON SAID NORTH LINE, NORTH 87°46'39" EAST, A DISTANCE OF 1293.78 FEET; THENCE SOUTH 01°33'35" EAST, ALONG THE EAST LINE OF THE WEST HALF OF SAID SECTION 28, A DISTANCE OF 2617.84 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF HEMPHILL ROAD, AS IT NOW EXISTS; THENCE SOUTH 88°05'44" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1287.36 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SAID 174TH STREET; THENCE NORTH 01°41'03" WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 2610.79 FEET, TO THE POINT OF BEGINNING.

CONTAINING 3373839.54 SQFT OR 77.45 ACRES MORE OR LESS

IN TESTIMONY WHEREOF,
I, undersigned owner of PORTH ACRES have set our hands this _____ day of _____,20__.

_____
XXXXXXACKNOWLEDGEMENT:

STATE OF KANSAS
COUNTY OF

BE IT REMEMBERED THAT ON THIS ____ DAY OF _____, 20__, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME _____ TO ME PERSONALLY KNOWN TO BE THE SAME PERSON 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_____

PRINT NAME _____

My Commission Expires:_____

This plat of **PORTH ACRES** has been submitted and approved by Leavenworth County Planning Commission, this _____day of_____, 202_.

_____
CHAIRMAN -

_____
SECRETARY -

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

(SEAL)

_____ _____
CHAIRPERSON - MIKE SMITH ATTEST - COUNTY CLERK - FRAN KEPPLER

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

_____
COUNTY ENGINEER - MITCH PLEAK

This is to certify that this instrument was filed for record in the Register of Deeds office on the_____day of_____, 2025, in Book____, Page____.

_____
REGISTER OF DEEDS, TERRILOIS G. MASHBURN

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

_____
LEAVENWORTH COUNTY SURVEYOR
DANIEL BAUMCHEN, PS-1363

KS ENG COA: #3315
KS SUR COA: #363
MO ENG COA: #2022014064
MO SUR COA: #2022014231

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

FINAL PLAT

LEGEND

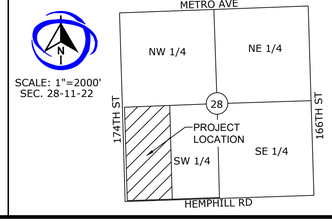
- SECTION CORNER
- BENCHMARK AS NOTED
- FOUND PROPERTY CORNER AS NOTED
- SET 1/2" X 24" REBAR CAP ALC KS CLS 363

GENERAL NOTES

1. THE BASIS FOR THE BEARING SYSTEM FOR THIS PLAT IS THE KANSAS NORTH ZONE U.S. STATE PLANE 1983.
2. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN US SURVEY FEET.
3. FLOODPLAIN NOTE: ACCORDING TO "FIRM" MAP COMMUNITY PANEL NUMBERS 20103C0150G EFFECTIVE JULY 16, 2015, THIS PLAT IS LOCATED IN ZONES "X" AND ZONE "A".
4. KS ONE CALL WAS NOT CALLED ON THIS SURVEY.
5. THE MINIMUM FRONT YARD SETBACK FOR SINGLE FAMILY LOT SHALL BE 105 FEET FROM THE CENTERLINE OF THE ROAD.
6. THE MINIMUM SIDE YARD SETBACK FOR SINGLE FAMILY LOT SHALL BE 15 FEET FROM EACH SIDE OF STRUCTURE. DETACHED ACCESSORY STRUCTURES MAY BE BUILT WITHIN 15 FEET OF THE SIDE PROPERTY LINE.
7. THE MINIMUM REAR YARD SETBACK FOR SINGLE FAMILY LOT SHALL BE 40 FEET FROM THE STRUCTURE TO THE PROPERTY LINE. DETACHED ACCESSORY STRUCTURES MAY BE BUILT WITHIN 15 FEET OF THE REAR PROPERTY LINE.
8. BENCHMARK - LVCO-2007-05-002- ELV-890.41
9. CURRENT USE - RESIDENTIAL / PROPOSED USE - RESIDENTIAL
10.
11. UTILITY INFORMATION:
   - WATER - SUBURBAN WATER CO
   - ELECTRIC - EVERGY
   - SEWER - SEPTIC
   - GAS - PROPANE/NATURAL GAS
14. CLOSURE PRECISION: 1 PART IN 6756306.250

VICINITY MAP

SCALE: 1"=2000'
SEC. 28-11-22



JOB NO:25-227S

SCALE

150 75 0 150
SCALE IN FEET

SEC-TWN-RNG

28-11-22

PREPARED FOR

ARTHUR P PORTH TRUST
ADDRESS:
17210 HEMPHILL RD
BONNER SPRINGS, KS 66012

DATE

JUNE 2, 2025

Schweitzer, Joshua

From: Mike Lingenfelser <lingenfelserm@fairmountfd.org>
Sent: Monday, June 9, 2025 11:53 AM
To: Schweitzer, Joshua
Subject: Re: DEV-25-070 Porth 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.

Joshua
Fairmount Township Fire Department has no issues with the rezoning.
Mike Lingenfelser, Fire Chief
Fairmount Township Fire Department
2624 N 155th St
Basehor, Kansas 66007
Work-913-724-4911
Cell 913-306-0258

On Fri, Jun 6, 2025 at 2:37 PM Schweitzer, Joshua <JSchweitzer@leavenworthcounty.gov> wrote:

> Good Afternoon,
>
> The Department of Planning and Zoning has received an application for a rezoning regarding the properties at 188-28-0-00-00-010 & the west half of 188-28-0-00-00-011 from 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 June 23, 2025.
>
> 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

Schweitzer, Joshua

From: jalayne leavenworthrwd7.com <jalayne@leavenworthrwd7.com>
Sent: Tuesday, June 10, 2025 9:06 AM
To: Schweitzer, Joshua; Magaha, Chuck; Miller, Jamie; Dedeke, Andrew; Brown, Misty; Khalil, Jon; Noll, Bill; McAfee, Joe; 'lingenfelserm@fairmountfd.org'; 'designgroupshawnee@evergy.com'
Cc: PZ
Subject: Re: DEV-25-070 Porth 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.

Water is available. There is a 6" water main with an easement running North & South through this Property. Please include RWD#7's 20' Easement.

Kyle Kraemer
Operator Manager

Jalayne Turner
Jalayne Turner
Office Manager
LVRWD # 7
P O Box 97
2451 S. 142nd St.
Bonner Springs, KS 66012-0097
www.lvrwd7.com

From: Schweitzer, Joshua <JSchweitzer@leavenworthcounty.gov>
Sent: Friday, June 6, 2025 2:37 PM
To: Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Dedeke, Andrew <adedeke@lvsheriff.org>; Brown, Misty <MBrown@leavenworthcounty.gov>; Khalil, Jon <jkhalil@leavenworthcounty.gov>; Noll, Bill <BNoll@leavenworthcounty.gov>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>; 'lingenfelserm@fairmountfd.org' <lingenfelserm@fairmountfd.org>; jalayne leavenworthrwd7.com <jalayne@leavenworthrwd7.com>; 'designgroupshawnee@evergy.com' <designgroupshawnee@evergy.com>
Cc: PZ <PZ@leavenworthcounty.gov>
Subject: DEV-25-070 Porth Rezone

Good Afternoon,

The Department of Planning and Zoning has received an application for a rezoning regarding the properties at 188-28-0-00-00-010 & the west half of 188-28-0-00-00-011 from 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 June 23, 2025.

Schweitzer, Joshua

From: McAfee, Joe
Sent: Wednesday, June 11, 2025 8:22 AM
To: Schweitzer, Joshua; Magaha, Chuck; Miller, Jamie; Dedeke, Andrew; Brown, Misty; Khalil, Jon; Noll, Bill
Cc: PZ
Subject: RE: DEV-25-070 Porth Rezone

Josh,
PW Engineering has no comment on the RZ.

From: Schweitzer, Joshua <JSchweitzer@leavenworthcounty.gov>
Sent: Friday, June 6, 2025 2:38 PM
To: Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Dedeke, Andrew <adedeke@lvsheriff.org>; Brown, Misty <MBrown@leavenworthcounty.gov>; Khalil, Jon <jkhalil@leavenworthcounty.gov>; Noll, Bill <BNoll@leavenworthcounty.gov>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>; 'lingenfelserm@fairmountfd.org' <lingenfelserm@fairmountfd.org>; 'jalayne leavenworthrwd7.com' <jalayne@leavenworthrwd7.com>; 'designgroupshawnee@evergy.com' <designgroupshawnee@evergy.com>
Cc: PZ <PZ@leavenworthcounty.gov>
Subject: DEV-25-070 Porth Rezone

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

v / r

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

Schweitzer, Joshua

From: Matt Roecker <Matt.Roecker@evergy.com>
Sent: Wednesday, July 2, 2025 3:57 PM
To: Schweitzer, Joshua
Subject: Re: DEV-25-070 Porth 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

Joshua,

We have overhead power on that side of the road. We would not have any issues with this.

Thanks
Matt Roecker

Designer 4
o: 913 667-5116
matt.roecker@evergycom

23505 W. 86th Street
Shawnee, Ks 66227

From: Schweitzer, Joshua <JSchweitzer@leavenworthcounty.gov>
Sent: Wednesday, July 2, 2025 7:17 PM
To: Design Group Shawnee <designgroupshawnee@evergy.com>
Subject: FW: DEV-25-070 Porth Rezone

This Message Is From an External Sender
This message came from outside your organization.

Report Suspicious

Just following up on this to see if you had any comments to provide for the above mentioned case.

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 18, 2025 9:35 AM
To: Schweitzer, Joshua
Subject: RE: DEV-25-070 Porth 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

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 6, 2025 2:38 PM
To: Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Dedeke, Andrew <adedeke@lvsheriff.org>; Brown, Misty <MBrown@leavenworthcounty.gov>; Khalil, Jon <jkhalil@leavenworthcounty.gov>; Noll, Bill <BNoll@leavenworthcounty.gov>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>; 'lingenfelserm@fairmountfd.org' <lingenfelserm@fairmountfd.org>; 'jalayne leavenworthrwd7.com' <jalayne@leavenworthrwd7.com>; 'designgroupshawnee@evergy.com' <designgroupshawnee@evergy.com>
Cc: PZ <PZ@leavenworthcounty.gov>
Subject: DEV-25-070 Porth Rezone

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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 June 23, 2025.

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

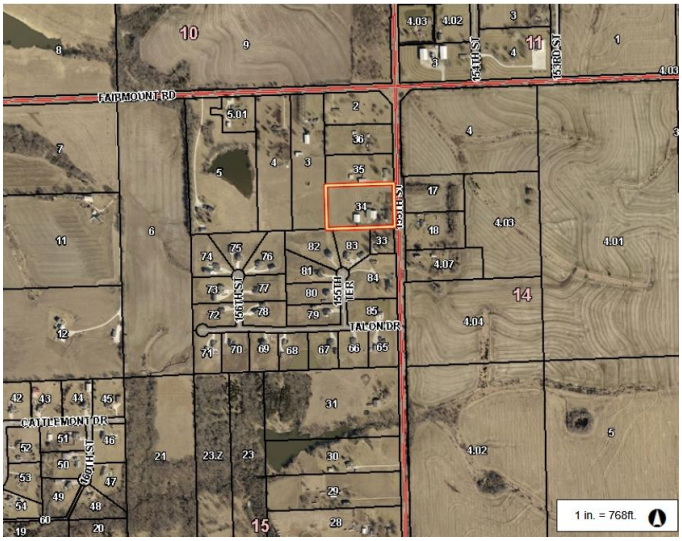
LEAVENWORTH COUNTY
PLANNING COMMISSION
STAFF REPORT

CASE NO: DEV-25-069 Freedom Storage — July 9, 2025

REQUEST: ***Public Hearing Required***
☐ Zoning Amendment ☒ Special Use Permit
☐ Temporary Special Use Permit

STAFF REPRESENTATIVE:
JOSHUA SCHWEITZER
Development Planner

SUBJECT PROPERTY: 22617 155th Street



APPLICANT/APPLICANT AGENT:
Carlos & Tameka Lopez
3141 N 123rd Terrace
Kansas City, KS 66109

PROPERTY OWNER:
Michael & Amanda Nordues
22617 155th St
Basehor, KS 66007

CONCURRENT APPLICATIONS:
N/A

LEGAL DESCRIPTION:
A tract of land in the Northeast Quarter of Section 15, Township 10 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas

STAFF RECOMMENDATION: APPROVAL

ACTION OPTIONS:
1. Recommend approval of Case No. **Error! Reference source not found.**, Special Use Permit for Freedom Storage for a Boat & RV Storage, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. **Error! Reference source not found.**, Special Use Permit for Freedom Storage for a Boat & RV Storage, 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 Special Use Permit to operate a Boat & RV Storage (PID 155-15-0-00-00-034).

Location Map: Future Land Use Map Designation

LAND USE

ZONING: RR-5

FUTURE LAND USE DESIGNATION:
RESIDENTIAL 3 UNITS PER ACRE

SUBDIVISION: N/A

FLOODPLAIN: N/A

PROPERTY INFORMATION

PARCEL SIZE: 6.1 ACRES

PARCEL ID NO:
155-15-0-00-00-034

BUILDINGS:
Existing House and Outbuildings

ACCESS/STREET:
155th Street, Collector, ±24', Paved

UTILITIES

SEWER: SEPTIC

FIRE: FAIRMOUNT

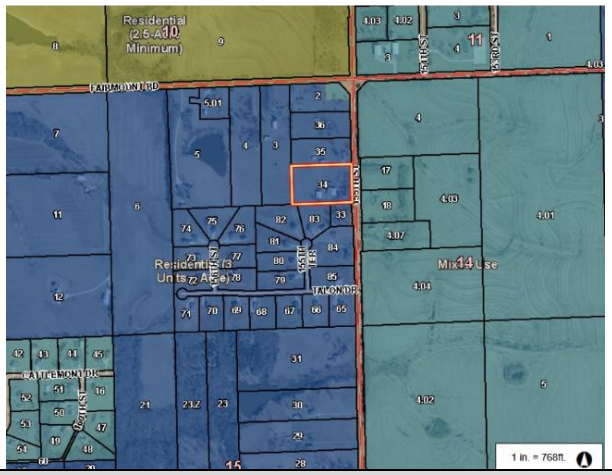
WATER: CRWD#1

ELECTRIC: EVERGY

NOTICE & REVIEW:

STAFF REVIEW: 7/1/2025

NEWSPAPER NOTIFICATION:
6/12/2025



NOTICE TO SURROUNDING PROPERTY OWNERS: 6/18/2025

FACTORS TO BE CONSIDERED:

The following factors are to be considered by the Planning Commission and the Board of County Commissioners when approving or disapproving this Special Use Permit request:	**Met**	**Not Met**
1. Character of the Neighborhood: *Density: The area is not densely populated* *Nearby City Limits: The City of Basehor is approximately 1 ¾ of a mile south on 155th Street.* *Initial Growth Management Area: This parcel is not located within the Urban Growth Area.*	✓	
2. Zoning and uses of nearby property: *Adjacent Uses: Most of the adjacent parcels are residential and agricultural in nature.* *Adjacent Zoning: All adjacent properties are zoned RR-2.5 and RR-5.*	✓	
3. Suitability of the Property for the uses to which is has been restricted: *The property has been operating as a boat & RV storage since 1997 when it was originally approved. The property is suitable as a rural residence, for agricultural uses and the proposed use is allowed with a Special Use Permit.*	✓	
4. Extent to which removal of the restrictions will detrimentally affect nearby property: *The use is unlikely to detrimentally impact neighboring parcels. The new owners plan to operate the business as it currently stands today. There have been no discussions for expanding the business as of yet.* *Traffic: Traffic to the site will be limited. The only employees will be the owners of the property. Customers drop off items and the owners will be placing all items in the storage units themselves.* *Lighting: The applicant does not have lighting other than security lighting. If additional lighting is place, staff recommends placing a condition that all lighting shall not increase as measured at the property line.* *Outdoor Storage: All vehicles are stored within 3 metal barns that are on the property. Customers do not go into the Outdoor buildings; they just drop their items off and the owners place them in the outdoor storage buildings.*	✓ ✓ ✓ *(Condition 10)* ✓	

Parking: Parking is provided and is adequate for the proposed use. *Visitors/Employees: Typically, there are 3-4 additional cars per week during the summer months.* *Waste: The applicant does not store chemicals, lubricants, oils or other chemicals on the property. Any waste generated from the property must be disposed of in compliance with all applicable local, state and federal laws.*	✓ ✓ ✓ *(Condition 8)*	
5. Length of time the property has been vacant as zoned: ☒*Vacant: This property has been operating the same business since 1997 when it was originally approved. The new owners plan to operate the business as it stands today.* ☐ *Not Vacant:*	✓	
6. Relative gain to economic development, public health, safety and welfare: *The proposed application would allow for another business to be located within Leavenworth County. There does not appear to be any detrimental effects to the public health, safety or welfare. The proposed use will offer a needed service to the surrounding community.*	✓	
7. Conformance to the Comprehensive Plan: *Future Land Use Map: Residential 3 units an acre*		✓

STAFF COMMENTS:

The applicants are requesting a Special Use Permit for an existing business that has been operating since it was originally approved in 1997. The SUP will be operating the same as it has been for the past 28 years. The 2024 Zoning Regulation text amendments change requires that any change in ownership with a property that has a SUP; the new owners must submit a new SUP application to continue operations. The new owners have stated that they are not changing anything with the previously approved SUP and will keep operations the same as they stand today. Staff categorizes this SUP as a tier 3 and recommends the SUP to be limited to a period of ten (10) years.

PROPOSED MOTIONS:

1. Approve case DEV-25-069, Special Use Permit Request for Boat & RV Storage with Findings of Fact with a majority vote; or

Motion: Chairman, I find that the special use permit request complies with the Golden Factors and move to recommend approval to the Board of County Commissioners of the request as outlined in Case DEV-25-069 based on the recommendation of Planning Staff and the findings as set forth in the Staff Report.

2. Deny case DEV-25-069, Special Use Permit Request for Boat & RV Storage without Findings of Fact with a majority vote; or

Motion: Chairman, I find that the special use permit request does not comply with Golden Factors (LIST FACTORS) and move to recommend denial to the Board of County Commissioners as outlined in Case DEV-25-069.

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

Motion: Chairman, I move to table Case No. DEV-25-069 to (Date and Time) requesting additional information for (STATE THE REASON(S)).

STAFF RECOMMENDED CONDITIONS:

1. The SUP shall be limited to a period of ten (10) years.
2. This SUP is subject to revocation upon the violation or, or failure to comply with, any condition state herein
3. That no public nuisance be allowed or created upon the subject real property.
4. This SUP shall comply with all local, state, and federal rules and regulations that may be applicable.
5. The Special Use Permit shall be subject to the written narrative and site plan provided on June 6, 2025.
6. The applicant shall provide a certificate of general liability insurance in the amount of $1,000,000 and shall indicate Leavenworth County as the certificate holder prior to commencement of activities on the site.
7. No signage shall be allowed in the right-of-way. Sign permits shall be required for any on-site or off-site signage. The applicant shall provide an owner authorization form for any off-site signs. All signage shall comply with Article 25, Sign Regulations of the Leavenworth County Zoning and Subdivision Regulations.
8. Any waste generated from the property must be disposed of in compliance with all applicable local, state and federal laws.
9. No on-street parking shall be allowed.
10. No additional exterior lighting other than normal yard lighting. All business lighting shall no net increase as measured at the property line.
11. Storage of all RV's, boats, and similar vehicles to be within an enclosed building.
12. Noise generated from the business shall be limited to 60 decibels as measured at the property line.
13. That the conditional Special Use Permit granted herein is subject to revocation upon the breaching of the conditions set forth herein, or any substantial change in the use of the subject property. The Freedom Storage/RV & Boat Storage, and its assigns or successors in interest, hereby consent to, and authorize, entry onto the subject property by employees or agents of the county for the purpose of inspecting the subject property for compliance with the conditions set forth herein.

ATTACHMENTS:

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

SPECIAL USE PERMIT APPLICATION

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

155-15 034.00

APPLICANT/AGENT INFORMATION

NAME Tameka Lopez AND Carlos Lopez (AMC)
ADDRESS 3141 N 123RD TERRACE
CITY/ST/ZIP KANSAS CITY, KS 66109
PHONE 785-554-2774
EMAIL CLOPEZ2774@GMAIL.COM
CONTACT PERSON CARLOS LOPEZ

OWNER INFORMATION (If different)

NAME Michael and Amanda Nordhues
ADDRESS 22617 155th St
CITY/ST/ZIP Basehor KS 66007
PHONE 405-802-1836
EMAIL AMANDASHAYE23@GMAIL.COM
CONTACT PERSON Amanda Nordhues

PROPERTY INFORMATION

PID: 155-15-0-00-00-034.00
Zoning District: RR-5- see attached
Address of property 22617 155th St, Basehor KS 66007
Parcel size 6 acres- see attached
Current use of the property FREEDOM STORAGE / RV & Boat Storage. TRANSFER OF CURRENTLY ACTIVE SUP #DEV-19-140 -See Attached
Does the owner live on the property? ☑ Yes ☐ No
Proposed Special Use FREEDOM STORAGE / RV & Boat Storage. TRANSFER OF CURRENTLY ACTIVE SUP #DEV-19-140 -See Attached

TAX ASSESSEMENT STATEMENT

Upon the granting of a Special Use Permit by the Leavenworth County Board of County Commissioners, the assessable nature of the above referenced property and structures on the property may result in a change of the Appraised Class and Value and in the next year's Tax Assessment.

I, the applicant, have read and understand that there may be a change in the appraised value of my property due to the presence of a Special Use Permit for my property. (Check one) ☑ Yes ☐ No

I, the undersigned am the *(circle one) owner, duly authorized agent,* of the aforementioned property situated in the unincorporated portion of Leavenworth County, Kansas. By execution of my signature, I do hereby officially apply for a Special Use Permit and acknowledge the potential of a change in the Appraised Value of my property as indicated above. **I hereby agree to "cease and desist" the operation of the activity upon denial of the permit by the Board of County Commissioners.**

Signature Carlos Lopez dotloop verified 05/27/25 11:09 AM CDT S7TG-0OP7-BO2N-L74M Date

D. Lopez 06/06/2025

ATTACHMENT A

PROPOSED SPECIAL USE PERMIT INFORMATION

Name of Business SAME AS CURRENTLY ACTIVE SUP #DEV-19-140 for Freedom Storage - See Attached

Existing and Proposed Structures SAME AS CURRENTLY ACTIVE SUP #DEV-19-140 for Freedom Storage - See Attached

Number of structures used for Special Use Permit SAME AS CURRENTLY ACTIVE SUP #DEV-19-140 for Freedom Storage - See Attached

Will the use require parking? ☐ Yes ☐ No How many parking spaces are proposed/available? See attached

Is the proposed use seasonal? ☐ Yes ☐ No SAME AS CURRENTLY ACTIVE SUP #DEV-19-140 for Freedom Storage - See Attached

If yes, what months will the use be active? _____ (*Month*) through _____ (*Month*)

Reason for requesting a Special Use Permit: TRANSFER TO NEW OWNER

Estimated Traffic

In this section, you are determining the impact your proposed use will have on the county roadways. A vehicle visiting your site is to be considered two trips because the visitor/employee/user will use the roadways twice. If you are planning to expand the use that may generate additional traffic during the duration of the permit, provide the traffic generation for the full expansion.

How many total Passenger vehicle trips (both entering and exiting) will be generated by the Special Use Permit?

Daily SAME AS CURRENTLY ACTIVE SUP #DEV-19-140 for Freedom Storage - See Attached

If applicable, how many total Commercial (delivery, heavy trucks, equipment, etc.) vehicle trips (both entering and exiting) will be generated by the Special Use Permit? SAME AS CURRENTLY ACTIVE SUP #DEV-19-140 for Freedom Storage - See Attached

Daily _____ Weekly _____ Monthly _____

If applicable, describe Seasonal trips not accounted for above: What type (Passenger and Commercial) vehicle trips, how many trips per vehicle type in the seasonal timeframe, and describe the seasonal time frame (months, weeks, or days) in a calendar year. SAME AS CURRENTLY ACTIVE SUP #DEV-19-140 for Freedom Storage - See Attached

Passenger: Months _____ Weeks _____ Days _____

Commercial: Months _____ Weeks _____ Days _____

When are trips to the site expected to occur (i.e. throughout the day, limited certain hours, etc.)? If applicable, separate occurrences by vehicle type (Passenger, Commercial, Seasonal Passenger, and Seasonal Commercial):

SAME AS CURRENTLY ACTIVE SUP #DEV-19-140 for Freedom Storage - See Attached

What is the anticipated route(s) from the nearest State Highway to the Site?

SAME AS CURRENTLY ACTIVE SUP #DEV-19-140 for Freedom Storage - See Attached

Special Use Permit Renewal

Describe any change to operations since the SUP was last issued including traffic trips compared to this SUP:

SAME AS CURRENTLY ACTIVE SUP #DEV-19-140 for Freedom Storage - See Attached

Have you added any buildings since the SUP was last issued? ☐Yes ☑ No Any parking? ☐Yes ☑ No

SAME AS CURRENTLY ACTIVE SUP #DEV-19-140 for Freedom Storage - See Attached

ATTACHMENT B

ENTERED IN TRANSFER RECORD IN
MY OFFICE THIS DAY 05/19/2022

Janet Klaassen
COUNTY CLERK

Doc #: 2022R04832
TERRILOIS MASHBURN
REGISTER OF DEEDS
LEAVENWORTH COUNTY, KANSAS
RECORDED ON:
05/19/2022 01:47:03 PM
RECORDING FEE: 55.00
PAGES: 3

Continental Title Company: 22430032

Trustee's Deed

This indenture, made this 15 day of April, 2022, by and between, **Teddie L. Coble and/or Barbara E. Coble, as Trustees of the Teddie L. Coble and Barbara E. Coble Revocable Living Trust dated May 31, 2001** as GRANTOR, and
Michael Nordhues and Amanda Nordhues, husband and wife, as Joint Tenants with Rights of Survivorship and not as Tenants in Common as GRANTEE, whose mailing address is
22617 155th Street, Basehor, KS 66007.

WITNESSETH: That the said GRANTOR, in consideration of the sum of Ten DOLLARS and other good and valuable consideration, in hand paid by the GRANTEE, the receipt of which is hereby acknowledged, does by these presents sell and convey unto said GRANTEE, GRANTEE'S heirs, successors, and assigns, all of the right, title and interest of the said GRANTOR in and to the following described real estate located in the **County of Leavenworth, State of Kansas**, to wit:

Legal Description: **A tract of land in the Northeast Quarter of Section 15, Township 10 South, Range 22 East of the 6th PM, more fully described as follows:**
Beginning at a point 667.87 feet Westerly from the Northeast corner of the said Northeast Quarter; thence Westerly 1313.63 feet; thence Southerly 1320.74 feet; thence Easterly 1981.50 feet to a point on the East line of said Northeast Quarter; thence Northerly 404.91 feet along said East line of said Northeast Quarter; thence Westerly 664.00 feet; thence Northerly 913.47 feet to the Point of Beginning, less any part thereof taken or used for road purposes,

AND ALSO LESS THE FOUR PARCELS LISTED BELOW:

Parcel 1
The West 10 acres of the following described tract:
Beginning at a point 667.87 feet Westerly from the Northeast corner of the said Northeast Quarter; thence Westerly 1313.63 feet; thence Southerly 1320.75 feet; thence Easterly 1981.50 feet to a point on the East line of said Northeast Quarter; thence Northerly 404.91 feet along said East line of said Northeast Quarter; thence Westerly 664.00 feet; thence Northerly 913.47 feet to the Point of Beginning,

Parcel 2
A tract of land in the Northeast Quarter of Section 15, Township 10 South, Range 22 East of the 6th PM, more specifically described as follows: Commencing at a point South 89°25' West, 667.87 feet and South 00° West, 35 feet from the Northeast corner of said Quarter Section; thence South 89°25' West, 329.63 feet to the True Point of Beginning; thence South 00°01'05" West, 1318.76 feet; thence

South 89°18'20" West, 330.00 feet; thence North 00°04'06" East, 1319.42 feet; thence North 89°25' East, 328 feet to the True point of Beginning

Parcel 3
A tract of land in the Northeast Quarter of Section 15, Township 10 South, Range 22 East of the 6th PM, more specifically described as follows: Commencing at a point South 89°25' West 667.87 feet and South 00° West, 35 feet from the Northeast corner of said Quarter Section; thence South 89°25' West, 657.63 feet to the True Point of Beginning; thence South 00°04'06" West, 1319.42 feet; thence South 89°18'20" West, 330.00 feet; thence North 00°09'17" East, 1320.06 feet; thence North 89°25' East, 328.00 feet to the True Point of Beginning,

Parcel 4
A tract of land in the Northeast Quarter of Section 15, Township 10 South, Range 22 East of the 6th PM, more specifically described as follows: Commencing at a point South 89°25' West, 667.87 feet and South 00° West, 35 feet from the Northeast corner of said Quarter Section to the True Point of Beginning; thence South 00° West, 1318.13 feet; thence South 89°18'20" West, 329.22 feet; thence North 00°01'05" East, 1318.76 feet; thence North 89°25' East, 329.63 feet to the True Point of Beginning, in Leavenworth County, Kansas.

Note: Subject to all easements, restrictions and reservations, if any, now of record.

This Deed is made and given by the GRANTOR as Trustee(s) pursuant to the power of sale contained in the aforesaid Trust Agreement, which Agreement remains in full force and effect at this time. And the GRANTOR further states that the power to sell and convey the real estate described hereinabove is granted under said Trust Agreement.

To have and to hold the premises aforesaid with all, and singular, the tenements, hereditaments, and appurtenances thereunto belonging, or in any way appertaining thereto, unto the GRANTEE, and unto GRANTEE heirs, successors, and assigns forever; the said GRANTOR hereby covenants that an indefeasible estate in fee of the aforesaid premises is vested in the said GRANTOR; that the said premises unto the said GRANTEE and unto GRANTEE'S heirs, successors, and assigns forever, against the lawful claims and demands of all persons whomsoever.

OWNER AUTHORIZATION

I/WE Michael & Amanda Nordhues, hereby referred to as the "Undersigned", being of lawful age, do hereby on this 26TH day of MAY, 20 25 make the following statements, to wit:

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

   See Attachment "A" attached hereto and incorporated herein by reference.

2. I/We the undersigned, have previously authorized and hereby authorize CARLOS & TAMEKA LOPEZ (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, 22617 155th St, Basehor KS 66007 (common address) the subject real property, or portion thereof, and which authorization includes, but is not limited to, all acts or things whatsoever necessarily required of Applicant in the application process.

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

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

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

Owner

Amanda S Nordhues
Owner

STATE OF KANSAS
COUNTY OF LEAVENWORTH

The foregoing instrument was acknowledged before me on this 29th day of January, 20 25.
by Michael & Amanda Nordhues.

My Commission Expires: 7/12/26

Brooklyn Amanda Lindorff
Notary Public

NOTARY PUBLIC - State of Kansas
BROOKLYN AMANDA LINDUFF
My Appt. Expires 7/12/26

ATTACHMENT C

We are Not Requesting Any Changes to the Current SUP

We are applying for a renewal of Special Use Permit for our storage business. We store RV's, trailers, and pontoons. They are stored in 3 metal barns, on the property, at 22617 155th St, Basehor, Ks 66007, and we have not plans to add any new ones.

Our legal description of the property is: 155-15-0-00-00-034.00-0 Section -15 township 10 Rng 22E, S15, T10, R22E, REG 915,7's and 30" W NE Cor S404.91', W614', N404.91', E629' to POB (Taken from the tax statement)

We have no employees, but ourselves, and the persons storing can drop off item when they are ready to have them put away. We put all the items away, and get all items out for the customers and carry insurance in case we might damage anything.

There is a sign in the front yard (used by previous owners of property for advertising vegetables), that show we store Rvs and Boats, and our phone number. It is approximately 6 foot high, and 4 foot wide.

We have no use of any chemicals, only gasoline, or diesel which operates the unit being moved, or our tractor that moves boats, or pontoons. Nothing is stored outside of the buildings.

We have security cameras placed around the area to monitor anyone coming on the property, and all buildings have fire extinguishers in the unlikely event of a fire.

We have approximately 30 units at this time, some stored year round, and some only 6 months, fall to spring. The units are picked up possibly 3 or 4 a week during the summer months, and nothing is usually moved during winter months.

We have a large driveway that accommodates parking of more units then we actually every have out at one time.

Out property of 6 areas is totally fenced, with one main gate for entrance.

We would like a renewal for 20 years.



Imagery ©2019 , Maxar Technologies, U.S Report a map error

Leavenworth County, KS





Legend

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

Notes

94.8 0 47.41 94.8 Feet

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

RESOLUTION 2020-21

A resolution of the Leavenworth County Kansas Board of County Commission, issuing a Special Use Permit for a Small Limited Business – Coble RV and Boat Storage on the following described property:

> A tract of land in the North East quarter of Section 15, Township 10 South, Range 22 east of the 6th PM, in Leavenworth County, Kansas more commonly known as 22617 155th Street.

WHEREAS, it is hereby found and determined that a request for a Special Use Permit as described above was filed with the Secretary of the Leavenworth County Planning Commission, on the 20th day of December, 2020, and

WHEREAS, it is hereby found that the Leavenworth County Planning Commission, after notice as required by law, did conduct a public hearing upon the granting of such request for a Special Use Permit on the 10th day of June, 2020; 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 Special Use Permit be approved, subject to special conditions as set forth; and

WHEREAS, the Board of County Commission considered, in session on the 1st day of July, 2020, the recommendation of the Leavenworth County Planning Commission.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commission of Leavenworth County, Kansas, that:

1. Based upon the recommendation and findings of fact of the Leavenworth County Planning Commission; and,
2. Based upon the findings of fact adopted by the Board of County Commission in regular session on the 1st day of July, 2020, and incorporated herein by reference;

That Case No. DEV-19-140, Special Use Permit for a small limited business – Coble RV & Boat Storage approved subject to the following conditions:

1. The SUP shall be limited to a period of twenty (20) years.
2. No additional exterior lighting other than normal yard lighting.
3. Storage of all RV's, boats and similar vehicles to be within an enclosed building.
4. The applicant shall provide a certificate of liability insurance for $1,000,000 per occurrence with Leavenworth County listed as the policy holder.
5. No signage is allowed in the right-of-way. All signage shall comply with Article 25, Sign Regulations of the Leavenworth County Zoning and Subdivision Regulations.
6. This SUP shall be limited to the Narrative dated December 20, 2019 submitted with this application.
7. This SUP shall comply with all local, state, and federal rules and regulations that may be applicable. After approval of this SUP by the Board of County Commission all conditions listed shall be adhered to and copies shall be provided to the Planning and Zoning Department within 30 days.

Located in Section 15, Township 10 South, Range 22 East, also known as 22617 155th St., parcel no. 155-15-0-00-00-034.00-0 in Leavenworth County, Kansas.

Adopted this 1st day of July, 2020
Board of County Commission
Leavenworth, County, Kansas

Doug Smith, Chairman

Jeff Culbertson, Member

Vicky Kaaz, Member

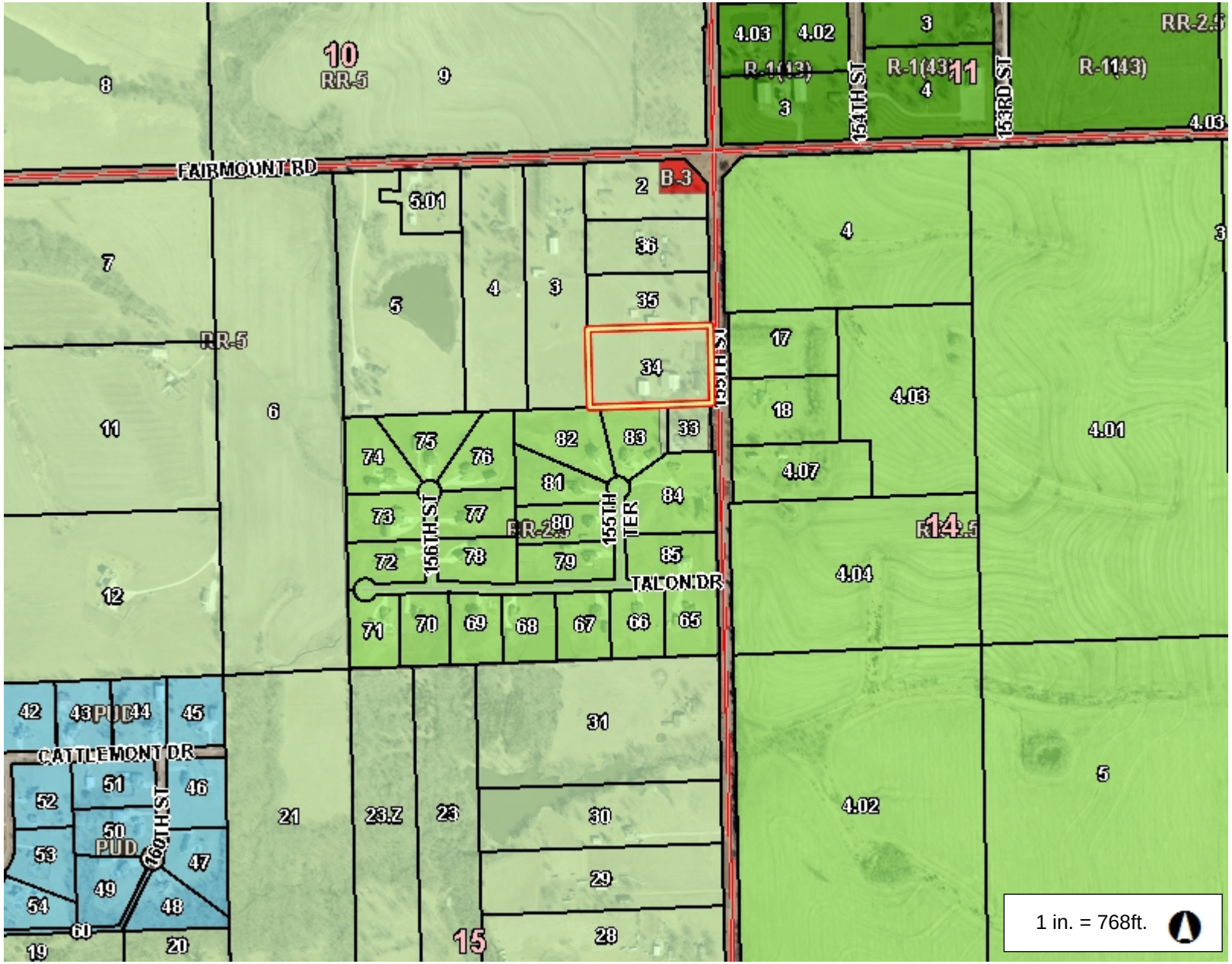
Chad Schimke, Member

Mike Stieben, Member

ATTEST

Janet Klasinski

Leavenworth County, KS





Legend

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

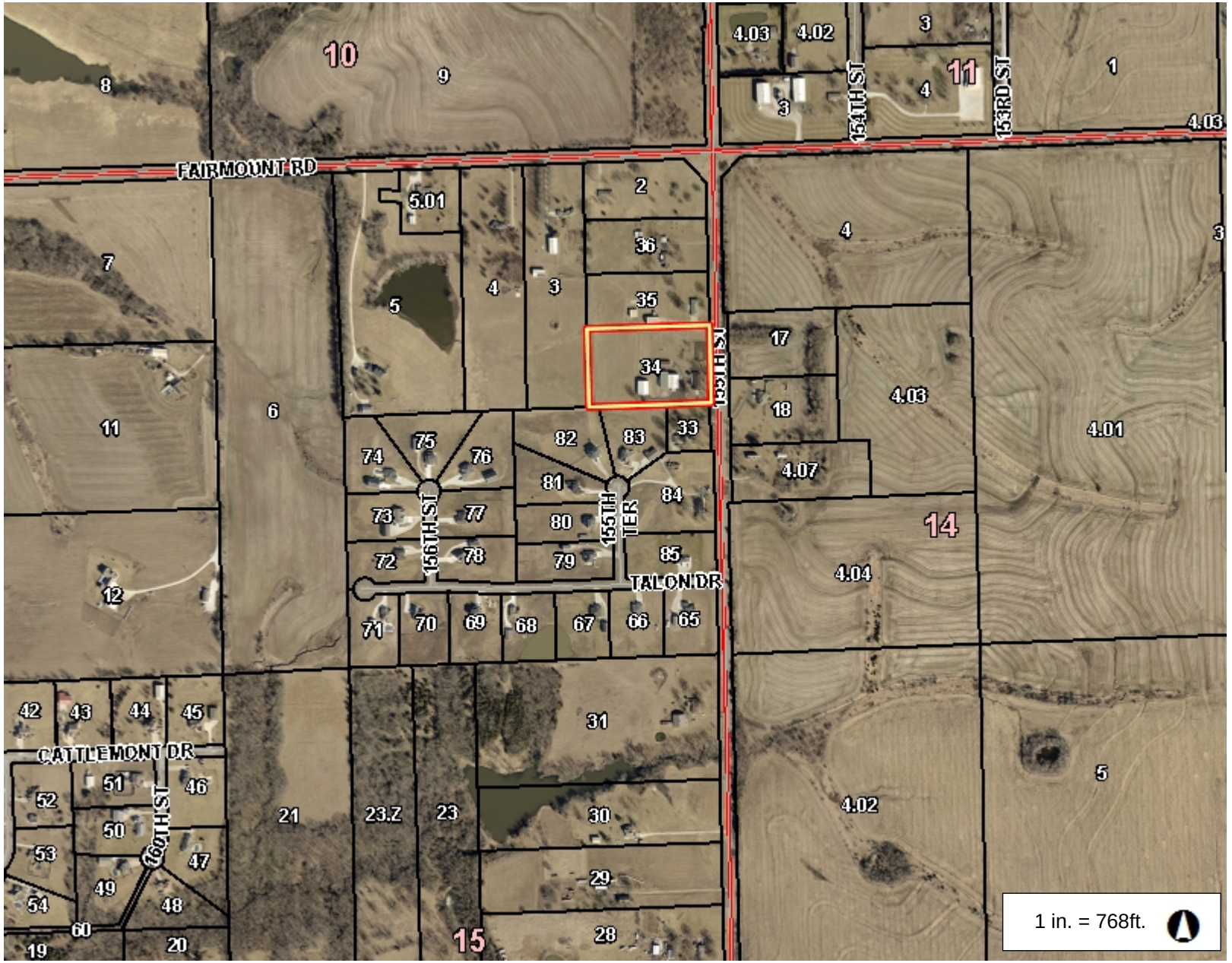
Notes

1,535.6 0 767.80 1,535.6 Feet

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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

1 in. = 768ft.

Notes

1,535.6 0 767.80 1,535.6 Feet

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Schweitzer, Joshua

From: Noll, Bill
Sent: Monday, June 16, 2025 9:30 AM
To: Schweitzer, Joshua; Magaha, Chuck; Miller, Jamie; Brown, Misty; Khalil, Jon; McAfee, Joe; Dedeke, Andrew
Cc: Jacobson, John; Allison, Amy
Subject: RE: DEV-25-069 Special Use Permit - Freedom Storage Boat & RV Storage

A review of the application for a special use permit reveals that the application meets the standards that were in place at the time the original application was submitted and SUP # was approved by the Board of County Commission.
Bill Noll

From: Schweitzer, Joshua <JSchweitzer@leavenworthcounty.gov>
Sent: Monday, June 9, 2025 12:33 PM
To: Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Brown, Misty <MBrown@leavenworthcounty.gov>; Khalil, Jon <jkhalil@leavenworthcounty.gov>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>; Noll, Bill <BNoll@leavenworthcounty.gov>; Dedeke, Andrew <adedeke@lvsheriff.org>
Cc: Jacobson, John <JJacobson@leavenworthcounty.gov>; Allison, Amy <AAllison@leavenworthcounty.gov>
Subject: DEV-25-069 Special Use Permit - Freedom Storage Boat & RV Storage

Good Afternoon,

The Department of Planning and Zoning has received a Special Use Permit application for a property located at 22617 155th 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 June 24, 2025.

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

v / r

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

Schweitzer, Joshua

From: Anderson, Kyle
Sent: Wednesday, June 18, 2025 8:47 AM
To: Schweitzer, Joshua
Subject: RE: DEV-25-069 Special Use Permit - Freedom Storage Boat & RV Storage

We have not received any complaints on this property. The property does have a non-permitted ADU on it with a non-permitted, non-compliant septic system servicing 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: Friday, June 6, 2025 2:10 PM
To: 'lingenfelserm@fairmountfd.org' <lingenfelserm@fairmountfd.org>; 'mfulkerson@crwd1.com' <mfulkerson@crwd1.com>; 'designgroupleavenworth@evergy.com' <designgroupleavenworth@evergy.com>
Cc: PZ <PZ@leavenworthcounty.gov>
Subject: DEV-25-069 Special Use Permit - Freedom Storage Boat & RV Storage

Good Afternoon,

The Department of Planning and Zoning has received a Special Use Permit application for a property located at 22617 155th 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 June 23, 2025.

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

v / r

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

Schweitzer, Joshua

From: Mike Lingenfelser <lingenfelserm@fairmountfd.org>
Sent: Monday, June 9, 2025 11:49 AM
To: Schweitzer, Joshua
Subject: Re: DEV-25-069 Special Use Permit - Freedom Storage Boat & RV Storage

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.

Joshua
Fairmount Township Fire Department has no issues with the SUP.
Mike Lingenfelser, Fire Chief
Fairmount Township Fire Department
2624 N 155th St
Basehor, Kansas 66007
Work-913-724-4911
Cell 913-306-0258

On Fri, Jun 6, 2025 at 2:09 PM Schweitzer, Joshua <JSchweitzer@leavenworthcounty.gov> wrote:

> Good Afternoon,
>
> The Department of Planning and Zoning has received a Special Use Permit application for a property located at 22617 155th 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 June 23, 2025.
>
> 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

Consolidated Water District #1

P.O. Box 419
15520 Crestwood Dr.
Basehor, KS 66007
913-724-7000 - O
913-724-1310 - F
www.crwd1.com

June 9, 2025

Joshua Schweitzer
Development Planner
Leavenworth County Planning and Zoning
300 Walnut St. Ste. 030
Leavenworth, KS 66048

Re: DEV-25-069 Nordhues Special Use Permit

Dear Mr. Schweitzer,

Consolidated Water District #1 has reviewed the RV Storage special use permit for 22617 155th St.
The Water District submits the following comments:

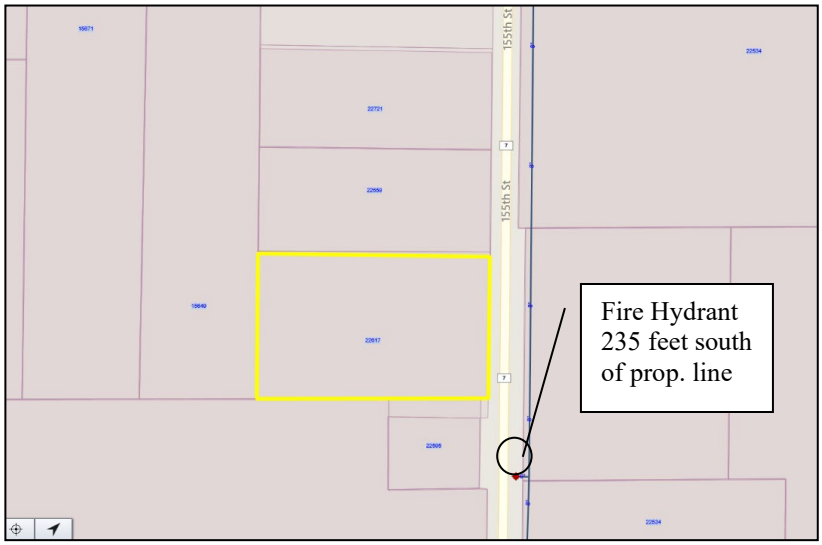
1. Consolidated Water District #1 has no objections to the Special Use Permit.
2. The nearest fire hydrant is located across the street and south, approximately 235 feet from the applicant's south property line. See attached map.

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

Respectfully,

Mike Fulkerson

Mike Fulkerson
General Manager



Cc; file