

LEAVENWORTH COUNTY PLANNING COMMISSION

Agenda for a Regular Meeting of 5:30 P.M., Wednesday, September 10, 2025

County Courthouse - 300 Walnut Street - Leavenworth, Kansas 66048

www.leavenworthcounty.gov

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Oath of Office**
5. **Approval of Minutes**
6. **Secretary's Report**
7. **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
8. **Approval of Agenda**
9. **Consent Agenda**

A. Case DEV-25-060 – 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: 184-17-0-00-00-003.01

B. Case DEV-25-079/080 – Big Timber Ranch

Consideration of a Preliminary and Final Plat for a Cross Access Easement for tracts of land in the Southwest Quarter of Section 21, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

Also known as 21502 219th Street

PID: 145-21-0-00-00-007.00 & 145-21-0-00-00-012.00

10. Regular Agenda

A. Case DEV-25-085/086 – Maples Meadows

Consideration of a Preliminary and Final Plat for a tract of land in the Southeast Quarter of Section 22, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

Also known as 21453 203rd Street

PID: 145-22-0-00-00-001.05

B. Case DEV-25-090 Boundary Line Adjustment – Knittel-Pace

Consideration of an exception of a boundary line adjustment for tracts of land in the Southwest Quarter of Section 15, Township 11 South, Range 20 East of the 6th P.M., AND a tract of land in the northwest Quarter of Section 15, Township 11, Range 20 East of the 6th P.M., Leavenworth County, Kansas.

Also known as 26044 & 00000 Evans Road

PID: 202-10-0-00-00-005.00, 202-10-0-00-00-005.A & 205-15-0-00-00-006.00

C. Planning Commissioner Training

Adjournment of Planning Commission

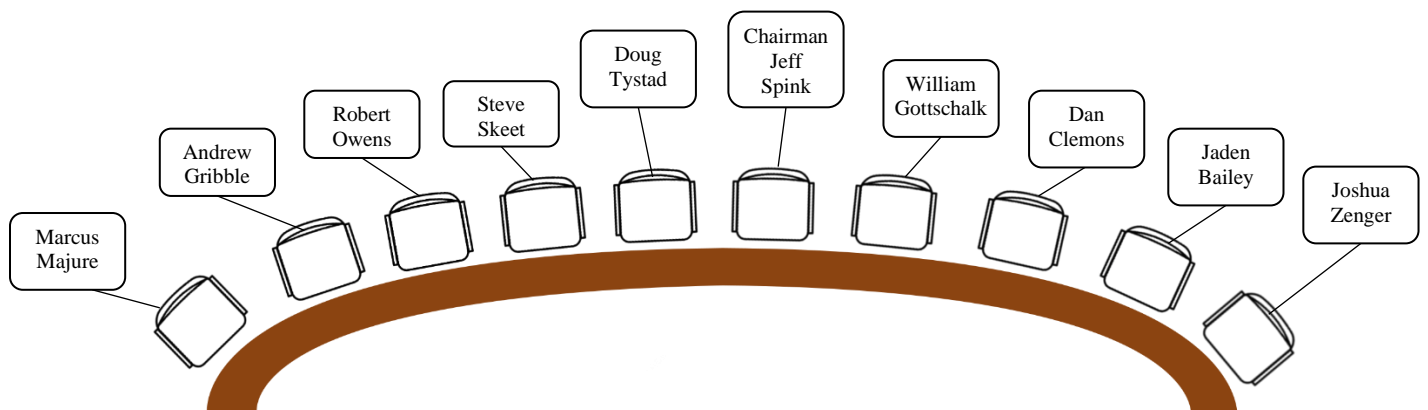
Upcoming meeting dates:

Wednesday, October 8, 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
August 13, 2025

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

The Planning Commission meeting was called to order at 5:30 p.m.

Pledge of Allegiance

Members present: Joshua Zenger, Jaden Bailey, Dan Clemons, Doug Tystad, Jeff Spink, Steve Skeet, Robert Owens, Allan Stork and Marcus Majure.

Members absent: William Gottschalk.

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

Member Oath of Office

Re-appointed Commissioner Steven Skeet was sworn in.

Approval of Minutes

Commissioner Stork motioned to approve the minutes. Commissioner Bailey seconded.

ROLL CALL VOTE - Motion to approve the minutes passed 4/0 (2 abstained, 3 absent).

Secretary's Report. Amy Allison stated there were two items on the Consent Agenda. Ms. Allison stated there are also three plat and exception items on the Regular Agenda. One is a Public Hearing for a re-zoning and also Board of Zoning Appeals, which is a variance case.

Approval of Agenda

Commissioner Clemons motioned to approve the agenda and Commissioner Bailey seconded.

ROLL CALL VOTE - Motion to approve the agenda passed 8/0.

Declarations None

Commissioner Tystad explained his hesitancy to break up land to allow minimal septic systems. Tystad suggest the County instead hold people accountable for installing quality septic systems. Director Jacobson concurred and stated that staff has the utility questions answered. Additionally, Mr. Jacobson stated there will be a Utility Recommendation Committee formed by the end of the year. As it stands today, the 1-acre lots are acceptable under current regulations.

Regular Agenda

A. Case DEV-25-066 Tract Split – Frederickson

Consideration of an exception of a tract split for a tract of land in the Northwest 1/4 of Section 29, Township 9 South, Range 22, East of the 6th P.M., Leavenworth County, Kansas.

Also known as 00000 Stranger Road

Staff Report. Josh Schweitzer explained the applicants are requesting an exception from the zoning and subdivision regulations of Article 50, Section 40.31 which is the lot depth to lot width requirement for Lot 1 on proposed tract split.

Commissioner Clemons motioned and Commissioner Stork seconded.

ROLL CALL VOTE - Motion to approve the agenda passed 8/0.

B. Case DEV-25-076 Boundary Line Adjust – Lavery/Walker

Consideration of an exception of a boundary line adjustment for tracts of land in the Northeast Quarter of Section 17, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

Also known as 17208 & 17200 Eisenhower Road

Staff Report. Amy Allison stated the applicants are requesting a boundary line adjustment. The request arose from an existing accessory structure that was constructed too close to the adjoining property line. If approved, the proposal would bring the structure into compliance by exchanging land from the south to the north to the opposite owners. This would cause the structure to meet setback requirements. During the application process, it was discovered that both parcels are comprised of two legal descriptions.

Commissioner Tystad motioned and Commissioner Clemons seconded.

ROLL CALL VOTE - Motion to approve the agenda passed 8/0.

C. Case DEV-25-074 Rezoning – Van Zee

Consideration of a rezoning request from RR-5 zoning district to RR-2.5 zoning on the following described property: Tracts of land in the Northeast Quarter of Section 9, Township 9 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas and a tract of land in the Northwest Quarter of Section 10, Township 9 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

Also known as 21443 Springdale Road

Staff Report. Josh Schweitzer stated that this case is a rezone request to change the parcel from RR-5 to RR-2.5. The applicants are requesting approval to create two additional lots from the parent tract of land. The seven Golden Factors have been met and staff recommends approval.

Chairman Spink opened the Public Hearing.

Surveyor Joe Herring appeared and stated staff has handled the case well and mentioned the intended layout of the property to the south 2.5 acre lot would have a shared drive with the existing house. The north tract would have their own driveway. Mr. Herring stated KDOT is supportive of the driveway modifications as long as the rezone is approved. Mr. Herring disclosed that KDOT would be hesitant to allow an interior road near the property.

Commissioner Clemons motioned and Commissioner Bailey seconded.

Adjournment of Planning Commission at 5:51pm.

Board of Zoning Appeals

Members present: Allan Stork, Robert Owens, Steve Skeet, Doug Tystad, Jaden Bailey and Joshua Zenger

A. Case DEV-25-077 Variance - Pitts

Consideration of a Variance request from Article 41, Section 6 Exhibit B of the Leavenworth County Zoning & Subdivision Regulations on the following described property: A tract of land in the Southeast Quarter of the Southeast Quarter of Section 22, Township 10 South, Range 21 East of the 6th P.M., Leavenworth, Kansas.

Also known as 21280 207th Street

Staff Report. Amy Allison stated the applicant is requesting a variance and is proposing to divide the property into two separate parcels. During staff's review, it was determined that existing driveway is not compliant with the spacing requirements. This particular road is a high-collector arterial road, which typically serves over 1,000 vehicle trips per day.

Public Works has also assessed the case and determined that the correct spacing requirement must be met.

Commissioner Tystad asked if the spacing includes both sides of the road. Ms. Allison responded that no, and that policy dictates the spacing requirement only as it relates to the side of the road that the entrance is located.

Chairman Spink opened the Public Hearing.

Public Comments

Surveyor Joe Herring stated that the current distance is 90 feet short of the 660-foot requirement. Mr. Herring elaborated that the existing entrance was added in the 1990's for residents in a mobile home. The home was in the family for about 12 years. Upon a family's member's passing, they had to evict their son's girlfriend and remove the structure. It's been kept as a residential driveway because there is a power pole with a transformer that is currently owned by Free State. Mr. Herring stated the residents were not properly notified by the County in 2005 that they were violating the regulations. Mr. Herring further added that surrounding property owners do not meet the spacing requirements either, but reiterated if approved, this variance request would not cause harm in any way.

Commissioner Tystad asked for clarification on the driveway situation for this parcel and surrounding property. Commissioner Stork asked Mr. Herring to confirm when the driveway in question was created. Mr. Herring stated the driveway was added just prior to 1993 when the Father passed.

Director John Jacobson stated that technical variations must go through the variance process because there is no land use component. Commissioner Owens asked if a grandfather clause would be applicable in this case. Mr. Herring stated the property owners lost their grandfather clause because they did not construct a home within 12 months. Commissioner Owens asked when the 660-foot rule came into effect. Amy Allison confirmed it to have become effective in 2020. John Jacobson added that the reason these cases go before the BZA is to verify if it meets the five statutory criteria. If a case is passed by the BZA, it can only be appealed by District Court.

No one spoke in favor or opposition of the request.

Commissioner Stork commented that the Planning Commission has addressed possibly hundreds of driveways added without permits over the years and it appears Public Works doesn't raise issue with them. Commissioner Stork stated he believes there are driveways on heavily travelled major roads that are more dangerous than this case. Commissioner Owens concurred.

Commissioner Stork motioned and Commissioner Skeet seconded.

ROLL CALL VOTE - Motion to approve 6/0.

Commissioner Tystad motioned and all seconded for adjournment.

Adjournment of Board of Zoning Appeals at 6:11pm.

Upcoming meeting dates:

Wednesday, September 10, 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

**LEAVENWORTH COUNTY
PLANNING COMMISSION
STAFF REPORT**

CASE NO: DEV-25-060 Papa Ponderosa

September 10, 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

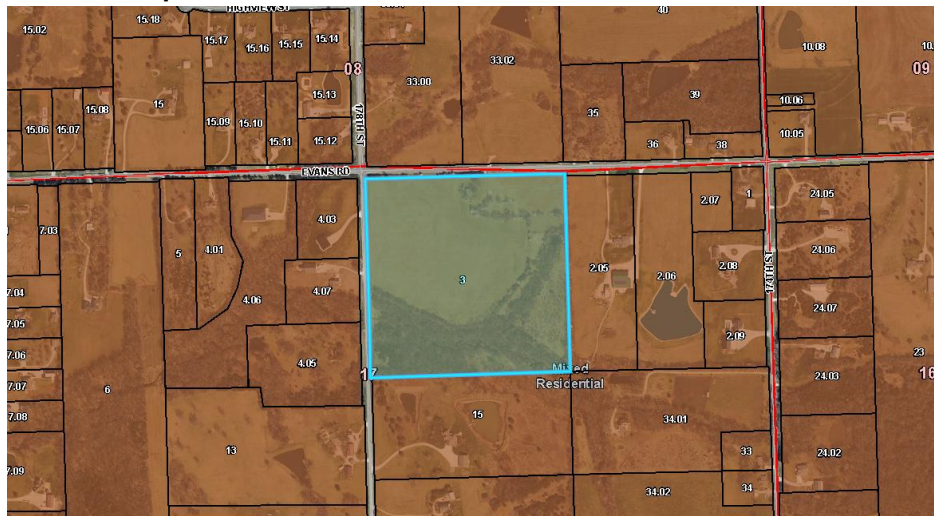
PROJECT SUMMARY:

Request for final plat approval to subdivide property located at 00000 Evans Road (184-17-0-00-00-003.01) as Lots 1 through 9 of Papa Ponderosa.

ACCESS/STREET:

Evans Rd, Collector, Paved, ± 26' &
178th St –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:

8/25/2025

NEWSPAPER NOTIFICATION:

N/A

**NOTICE TO SURROUNDING
PROPERTY OWNERS:**

N/A

STANDARDS TO BE CONSIDERED: <i>Type content in each if necessary (delete this afterwards)</i>			
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. After reviewing road counts, it was determined that 178th Street is not a high-volume road and therefore entrance spacing does not require a higher standard of separation. The applicant has resubmitted the application removing the shared entrances and no access hatching along 178th Street, except for the section along the intersection. Lots 8 & 9 front onto Evans Road. Lot 8 will be 2 acres and Lot 9 will be more than 26 acres. Entrance spacing will have to comply with the Access Management Regulations. 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 August 25, 2025
 - Memo – Survey, dated August 25, 2025
 - Memo – Travis Miles, Suburban Water, dated May 9, 2025

ATTACHMENTS:

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

Amy ~~Seed~~
water

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

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

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

GENERAL INFORMATION

Proposed Subdivision Name: PAPA PONDEROSA

Address of Property: 00000 EVANS ROAD

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

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

Is any part of the site designated as Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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: <u>Joe Herring - digitally signed 4/29/2025</u>	Date: <u>4/29/2025</u>

ATTACHMENT A

AFFIDAVIT

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

We/I Rick Kooser and Peggy Kooser

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

Authorized Agents (full name, address & telephone number)

1) Joseph A. Herring – Herring Surveying Company 315 N. 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.
Print Name, Address, Telephone Longanoxie, KS

Rick Kooser Peggy Kooser
Signature 66086

STATE OF KANSAS)
) SS
COUNTY OF LEAVENWORTH)

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

NOTARY PUBLIC _____

My Commission Expires: _____

(seal)

Allison, Amy

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

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

Thank you - Joe Herring

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

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

Allison, Amy

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

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

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

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

Stranger Township Fire Department has no issues with this property.

Let me know if you have any questions.

Mark Billquist
Stranger Township Fire Chief
913-369-0510

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

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

Thank you - Joe Herring

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

--

Mark Billquist

Stranger Township Fire Chief

10-33 Foundation National Treasurer

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

stfdchief1760@gmail.com

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



May 9, 2025

Leavenworth County
Planning and Zoning
Leavenworth KS 66048

To Whom It May Concern:

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

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

Sincerely,

Travis J Miles

Travis J Miles
President

PAPA PONDEROSA

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

FINAL PLAT

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

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

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

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

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

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

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

Peggy A. Kooser, Trustee
Kooser Family Living Trust

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

NOTARY PUBLIC:
My Commission Expires: _____ (seal)

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

Secretary
John Jacobson

Chairman
Marcus Majure

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

County Engineer - Mitch Pleak

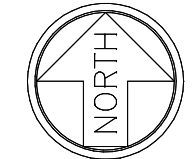
COUNTY COMMISSION APPROVAL:
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of PAPA PONDEROSA this _____ day of _____, 2025.

Chairman
Mike Smith

County Clerk
Attest: Fran Keppler

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

Register of Deeds - TerriLois G. Mashburn

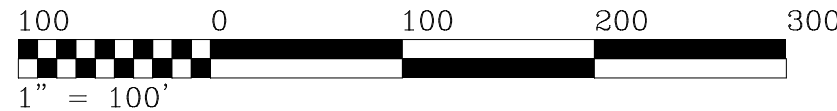


Scale 1" = 100'

Job #K-24-1838
April 29, 2025 Rev. 8/22/25

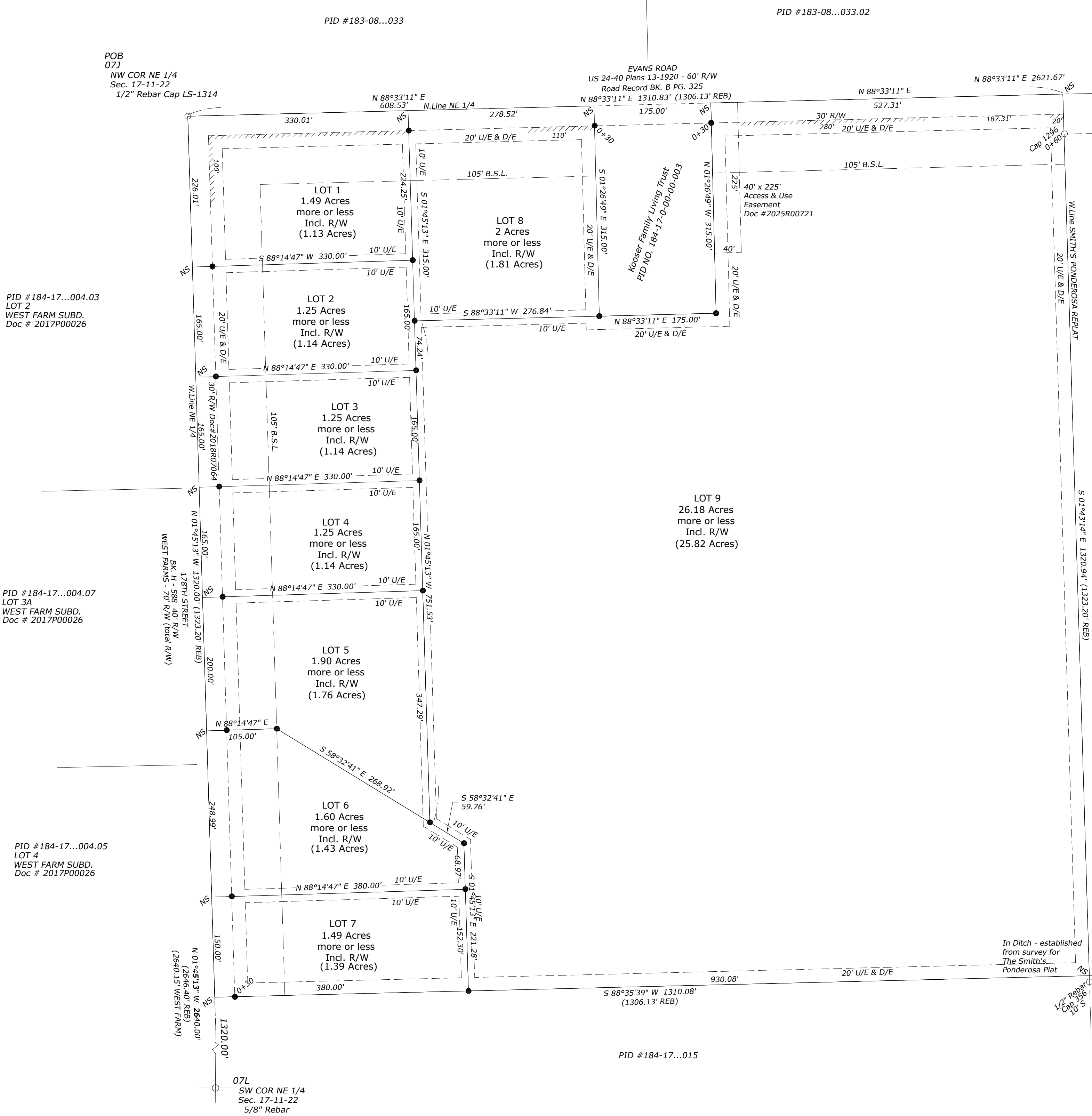
J. Herring, Inc. (dba)
J. HERRING SURVEYING COMPANY
315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5381
Email - survey@leamcash.com

Daniel Baumbach, PS#1363
County Surveyor



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

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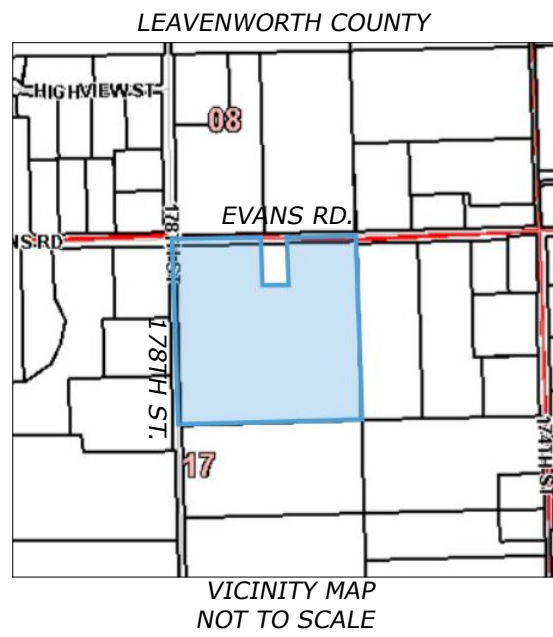


PID #184-17...002.05
LOT 1A
THE SMITH'S PONDEROSA REPLAT
Doc # 2016P00021

ZONING:
R1 (43) - Resolution 2024-27

- NOTES:
- 1) This survey does not show ownership.
 - 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
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 - 4) Error of Closure - See Descriptions
 - 5) Basis of Bearing - KS SPC North Zone 1501
 - 6) Monument Origin Unknown, unless otherwise noted.
 - 7) Existing and Proposed Lots for Agriculture and Residential Use.
 - 8) Road Record - See Survey
 - 9) Benchmark - NAVD88
 - 10) Project Benchmark (BM) - NW Cor NE 1/4 Sec. 17 - 1/2" Rebar - Elev - 886'
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 - 17) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0350G dated July 16, 2015
 - 18) Building Setback Lines as shown hereon or noted below
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- LEGEND:
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 - - 1/2" Bar Found, unless otherwise noted.
 - () - Record / Deeded Distance
 - U/E - Utility Easement
 - D/E - Drainage Easement
 - B.S.L. - Building Setback Line
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 - SL - Section Line
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 - NS - Not Set this survey per agreement with client



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

Joseph A. Herring
PS # 1296

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



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
Tonganoxie, KS 66086
PID NO. 184-17-0-00-00-003

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

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

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

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

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

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

Peggy A. Kooser, Trustee
Kooser Family Living Trust

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

NOTARY PUBLIC:
My Commission Expires: _____ (seal)

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

Secretary
John Jacobson

Chairman
Marcus Majure

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

County Engineer - Mitch Pleak

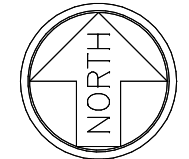
COUNTY COMMISSION APPROVAL:
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of PAPA PONDEROSA this _____ day of _____, 2025.

Chairman
Mike Smith

County Clerk
Attest: Fran Keppler

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

Register of Deeds - TerriLois G. Mashburn



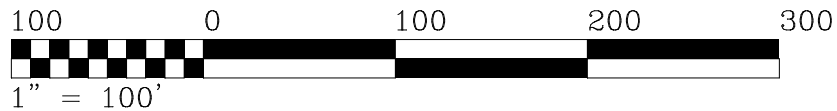
Scale 1" = 100'

Job #K-24-1838
April 29, 2025 Rev. 8/22/25

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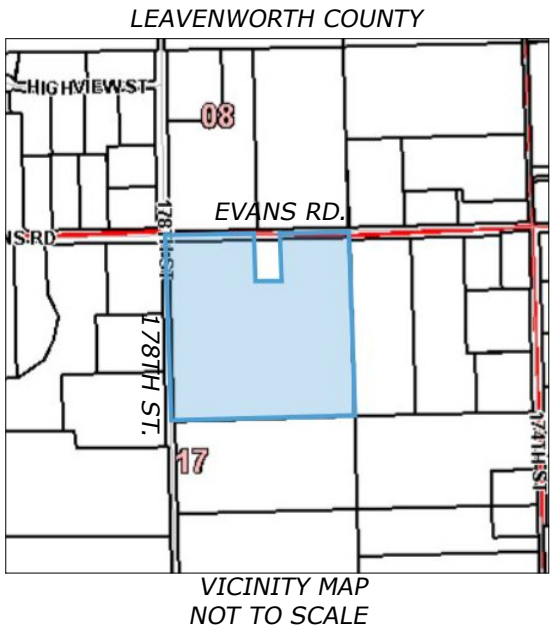
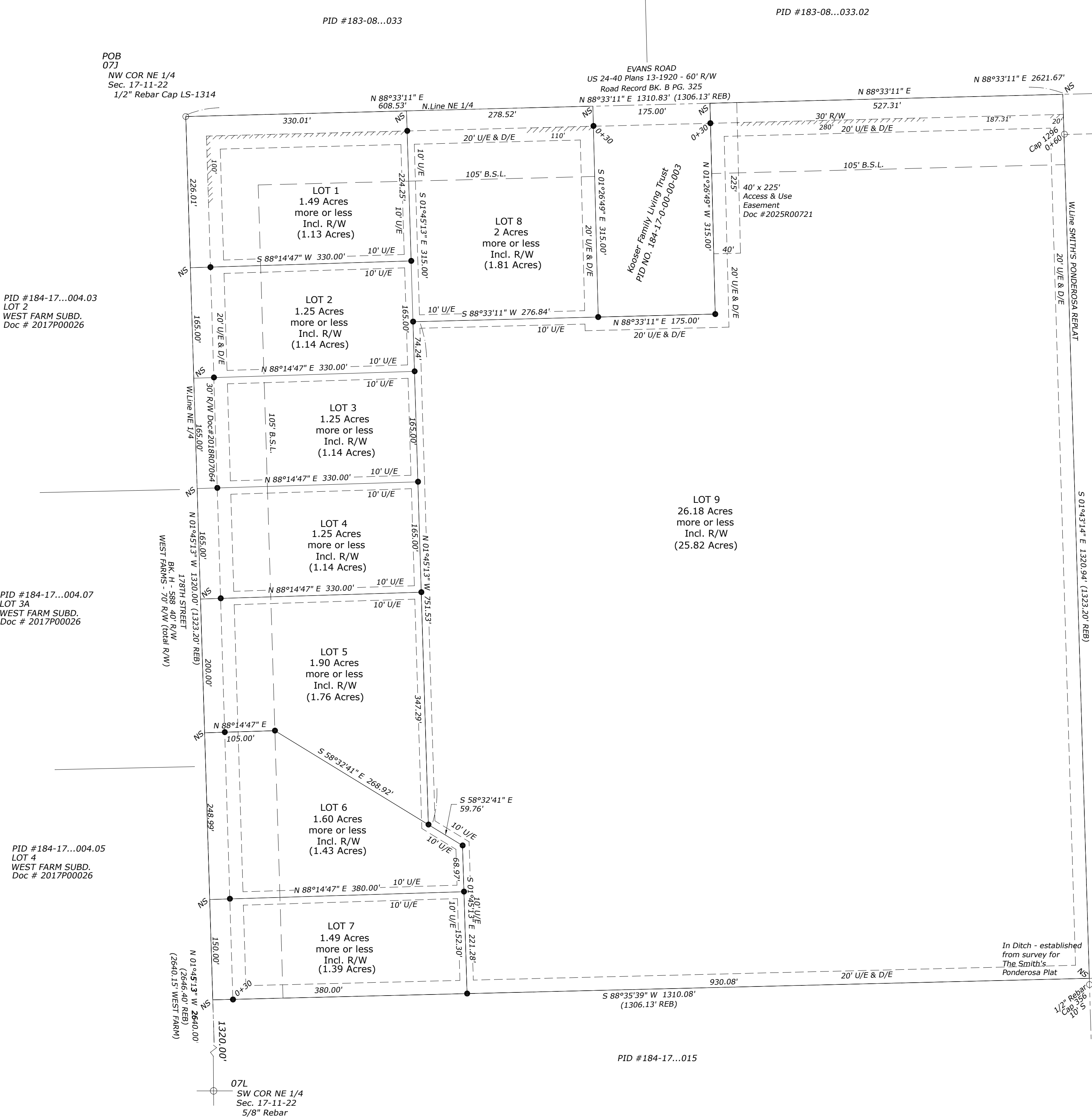
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Ph. 913.651.3858 Fax 913.674.5381
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Daniel Baumbach, PS#1363
County Surveyor



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

- RESTRICTIONS:
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Joseph A. Herring
PS # 1296

8-22-25
PW Engineering
Combined
No Further
Comment

PAPA PONDEROSA

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

FINAL PLAT

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

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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 foregoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC:
My Commission Expires: _____ (seal)

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

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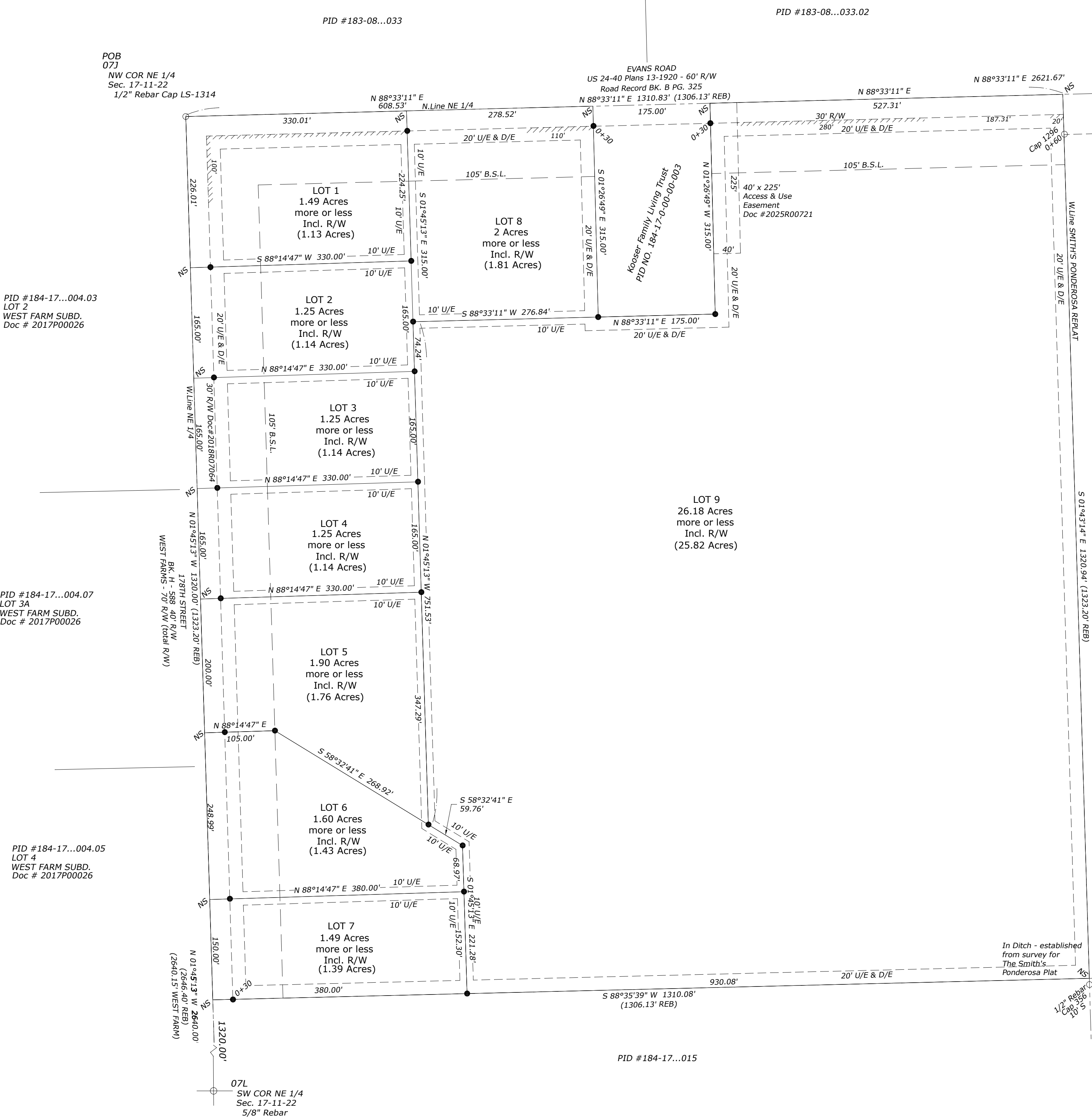
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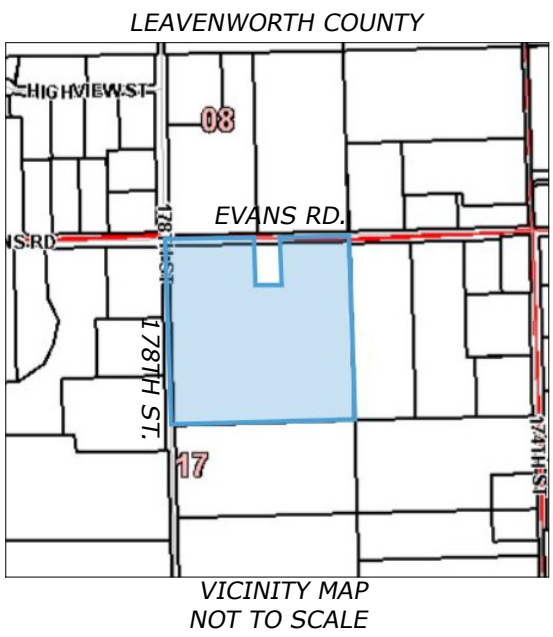


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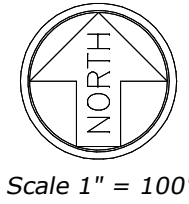
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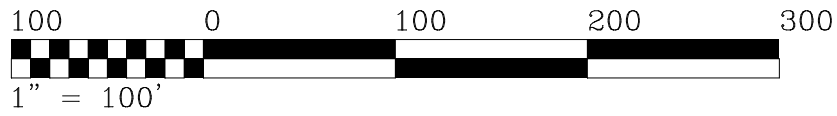


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Job #K-24-1838
April 29, 2025 Rev. 8/22/25

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



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

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

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

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

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

Peggy A. Kooser, Trustee
Kooser Family Living Trust

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

NOTARY PUBLIC:
My Commission Expires: _____ (seal)

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

Secretary
John Jacobson

Chairman
Marcus Majure

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

County Engineer - Mitch Pleak

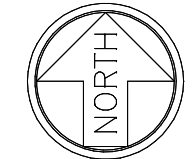
COUNTY COMMISSION APPROVAL:
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of PAPA PONDEROSA this _____ day of _____, 2025.

Chairman
Mike Smith

County Clerk
Attest: Fran Keppler

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

Register of Deeds - TerriLois G. Mashburn



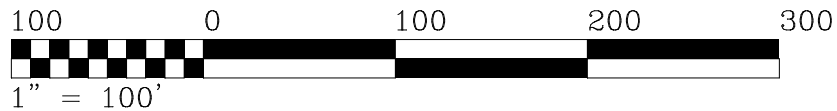
Scale 1" = 100'

Job #K-24-1838
April 29, 2025 Rev. 8/22/25

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

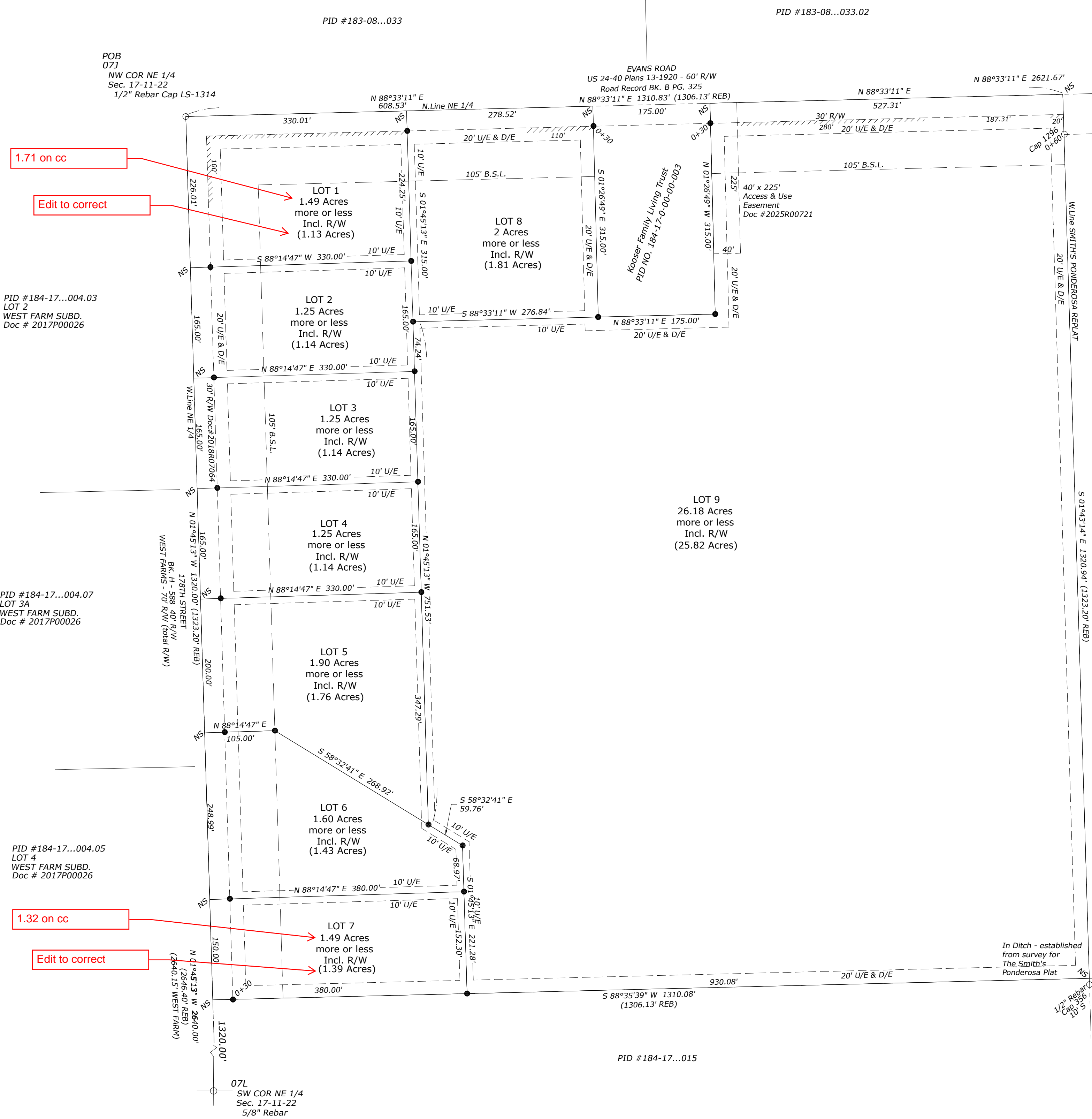
315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5381
Email - survey@leamcash.com

Daniel Baumbach, PS#1363
County Surveyor



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

- 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.

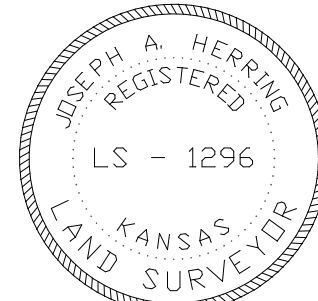
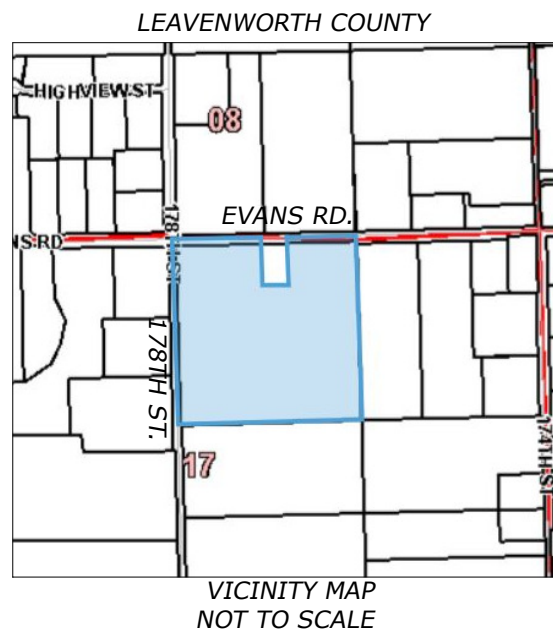


PID #184-17...002.05
LOT 1A
THE SMITH'S PONDEROSA REPLAT
Doc # 2016P00021

ZONING:
R1 (43) - Resolution 2024-27

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

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



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

Joseph A. Herring
PS # 1296

**LEAVENWORTH COUNTY
PLANNING COMMISSION
STAFF REPORT**

CASE NO: DEV-25-079/080 Big Timber Ranch

September 10, 2025

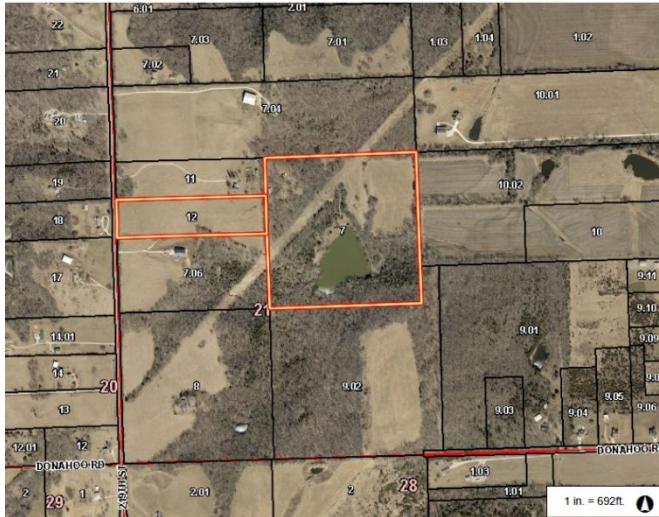
REQUEST: *Consent Agenda*

☒ Preliminary Plat ☒ Final Plat

STAFF REPRESENTATIVE:

JOSH SCHWEITZER
Development Planner

SUBJECT PROPERTY: 00000 219th Street.



APPLICANT/APPLICANT AGENT:

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

PROPERTY OWNER:

Jon & Breah Chamber
25493 Kansas Ave
Tonganoxie, KS 66086

CONCURRENT APPLICATIONS:

NONE

LAND USE

ZONING: RR-5

FUTURE LAND USE DESIGNATION:

RR-2.5 & 5

LEGAL DESCRIPTION:

A Cross Access Easement in the Southeast Quarter of Section 21, Township 10 South, Range 21, East of the 6th P.M., in Leavenworth County Kansas.

SUBDIVISION: N/A

FLOODPLAIN: N/A

STAFF RECOMMENDATION: APPROVAL

PROPERTY INFORMATION

ACTION OPTIONS:

1. Recommend approval of Case No. DEV-25-079 & 080, Preliminary & Final Plat for Big Timber Ranch, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-25-079 & 080, Preliminary & Final Plat for Big Timber Ranch to the Board of County Commission for the following reasons; or
3. Continue the hearing to another date, time, and place.

PARCEL SIZE: 40.10 & 9.90 ACRES

PARCEL ID NO:

145-21-0-00-00-007; 012

BUILDINGS:

Existing outbuilding

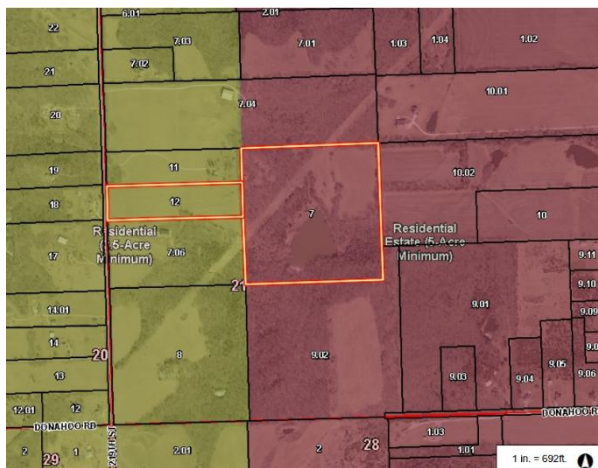
PROJECT SUMMARY:

Request for a final plat approval to subdivide property located at 00000 219th Street (145-21-0-00-00-007; 012) as Lots 1 through 2 & Tracts A & B of Big Timber Ranch.

ACCESS/STREET:

291th Street - Collector, Paved ± 23'

Location Map: FUTURE LAND USE DESIGNATION



UTILITIES

SEWER: PRIVATE SEPTIC

FIRE: Tonganoxie

WATER: RWD 9

ELECTRIC: FREESTATE

NOTICE & REVIEW:

STAFF REVIEW:

9/4/2025

NEWSPAPER NOTIFICATION:

N/A

**NOTICE TO SURROUNDING
PROPERTY OWNERS:**

N/A

STANDARDS TO BE CONSIDERED: <i>Type content in each if necessary (delete this afterwards)</i>			
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	
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 total 50-acre parcel into two (2) lots and 2 tracts of land that will be considered non-buildable. The Subdivision is classified as a Class C with all lots lying within the Rural Growth Area of Leavenworth County. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision (see condition 3). Lot 1 & 2 will be approximately 5.5 acres in size. 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. Big Timber Ranch is hereby approved as a Cross Access Easement subdivision. The installation and maintenance of the private drive is the responsibility of the members of the Home Owners Association per the attached HOA agreement. Leavenworth County does not accept any liability or maintenance of the proposed private drive.
6. Tracts' A & B are non-buildable lots. No building permits shall be issued for these tracts.
7. All review comments made by County staff.
County Surveyor, dated September 4, 2025
8. The developer must comply with the following memorandums:
Memo – RWD 9, dated May 6, 2025

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

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

APPLICANT/ AGENT INFORMATION	OWNER INFORMATION
NAME: <u>Herring Surveying Company</u>	NAME: <u>Jon and Breah Chambers</u>
MAILING ADDRESS: <u>315 North 5th Street</u>	MAILING ADDRESS: <u>22323 Tonganoxie Drive</u>
CITY/ST/ZIP: <u>Leavenworth, KS 66048</u>	CITY/ST/ZIP: <u>Tonganoxie, KS 66086</u>
PHONE: <u>913-651-3858</u>	PHONE: _____
EMAIL: <u>herringsurveying@outlook.com</u>	EMAIL: _____

GENERAL INFORMATION

Proposed Subdivision Name: BIG TIMBER RANCH

Address of Property: 00000 219th Street

PID: 145-21-0-00-00-007 & 012 Urban Growth Management Area: N/A

SUBDIVISION INFORMATION		
Gross Acreage: <u>50 Ac</u>	Number of Lots: <u>2 Lots / 2 Tracts</u>	Minimum Lot Size: <u>5 Ac</u>
Maximum Lot Size: <u>5 Ac</u>	Proposed Zoning: <u>RR-5</u>	Density: <u>N/A</u>
Open Space Acreage: <u>N/A</u>	Water District: <u>RWD 9</u>	Proposed Sewage: <u>Septic</u>
Fire District: <u>Tonganoxie</u>	Electric Provider: <u>Freestate</u>	Natural Gas Provider: <u>Propane</u>
Covenants: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Road Classification: <u>Local - Collector - Arterial - State - Federal</u>	
	Cross-Access Easement Requested: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
List of all Requested Exceptions: <i>Exceptions may be granted per Article 56 or as otherwise stated in the Zoning & Subdivision Regulations.</i>	1. _____	
	2. _____	
	3. _____	
	4. _____	
	5. _____	

Is any part of the site designated as Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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: <u>Joe Herring - digitally signed 7-21-25</u>	Date: <u>7-21-25</u>

ATTACHMENT A

AFFIDAVIT

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

We/I Jon Chambers and Breah Chambers

Being dully sworn, dispose and say that we/I are the owner(s) of said property located at - _____, 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 22 day of July, 2025.

Jon Chambers 25493 Kansas Ave Tonganoxie KS 66086
Print Name, Address, Telephone

[Signature]

Breah Chambers

Signature

STATE OF KANSAS)
) SS
COUNTY OF LEAVENWORTH)

Be it remembered that on this 22nd day of July, 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 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 Diana Chambers

My Commission Expires: 2-6-28





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

CTC File No.: 24466048

Property Address: 00000 50 Acres 219th St, Tonganoxie, KS 66086
25493 Kansas Avenue, Tonganoxie, KS 66086

Borrower(s): Jon Chambers and Breah Chambers Sales Amount: \$512,500.00

SCHEDULE A

1. Commitment Effective Date: 16th day of July, 2024 at 8:00 A.M. Update 3/Revised 1 July 14, 2025

2. Policy to be issued:

(a) 2021 ALTA Owner Policy

Proposed Policy Amount:

Proposed Insured:

(b) 2021 ALTA Loan Policy

Proposed Policy Amount: \$463,264.00

Premium: \$614.00

Proposed Insured: First State Bank & Trust

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:

The Putthoff Living Trust as to Tract I and Gregory J Putthoff and Laurie A Putthoff, Co-Trustees of the Putthoff Living Trust dated November 5, 2013 as to Tract II

Jon Chambers and Breah Chambers, as to Tract III

5. The Land is described as follows:

TRACT I-

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by First National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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AMERICAN
LAND TITLE
ASSOCIATION



Lot 2, PUTTHOFF ACRES, a subdivision in the North Half of the Northwest Quarter of the Southwest Quarter, Section 21, Township 10 South, Range 21 East of the 6th PM, Leavenworth County, Kansas

TRACT II-

The Northeast Quarter of the Southwest Quarter of Section 21, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas. Subject to that part in roads, if any.

TRACT III-

Tract of land in the Northeast Quarter of Section 22, Township 11 South, Range 20 East of the 6th P.M., Leavenworth County, Kansas, more fully described as follows:

Commencing at the Northeast corner of said Section 22; thence South 88 degrees 30 minutes 54 seconds West for a distance of 301.38 feet along the North line of said Northeast quarter to the TRUE POINT OF BEGINNING; thence South 02 degrees 40 minutes 23 seconds East for a distance of 600.03 feet; thence South 37 degrees 11 minutes 00 seconds East for a distance of 193.39 feet; thence North 87 degrees 27 minutes 31 seconds East for a distance of 191.75 feet; thence South 02 degrees 40 minutes 23 seconds East for a distance of 576.77 feet to a 1/2 inch Bar; thence South 87 degrees 44 minutes 16 seconds West for a distance of 662.53 feet to a 1/2 inch Bar; thence North 02 degrees 44 minutes 14 seconds West for a distance of 1339.36 feet to the North line of said Northeast quarter; thence North 88 degrees 30 minutes 54 seconds East for a distance of 362.77 feet along said North line to the point of beginning, AKA Tract 1 as shown on the Certificate of Survey recorded February 2, 2018 as Document No. 2018S009, and as corrected by Surveyor's Affidavit filed as Document No. 2018R01466, less any part thereof taken or used for road purposes.

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by First National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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HOME OWNER'S ASSOCIATION
BIG TIMBER RIDGE
LEAVENWORTH COUNTY, KANSAS

This Home Owner's Association is for BIG TIMBER RIDGE a Cross Access Easement Subdivision over:

Lot 2, PUTTHOFF ACRES, and the Northeast Quarter of the Southwest Quarter of Section 21, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on May 15, 2025, more fully described as follows: Beginning at the Southwest corner of said Lot 2; thence North 01 degrees 53'07" West for a distance of 330.07 feet along the West line of said Lot 2; thence North 88 degrees 01'12" East for a distance of 1329.56 feet along the North line of said Lot 2; thence North 01 degrees 50'51" West for a distance of 326.58 feet to the North line of said Southwest Quarter; thence North 88 degrees 11'01" East for a distance of 1330.26 along said North line to the Northeast corner of said Southwest Quarter; thence South 01 degrees 46'59" East 1316.90 feet along the East line of said Southwest Quarter; thence South 88 degrees 05'42" West for a distance of 1328.84 feet; thence North 01 degrees 50'32" West for a distance of 662.14 feet to the Southeast corner of said Lot 2; thence South 88 degrees 01'37" West for a distance of 1329.34 feet along the South line of said Lot 2 to the point of beginning. Together with and subject to covenants, easements, and restrictions of record. Said property contains 50.3 acres, more or less including road right of ways.

Said BIG TIMBER RIDGE creates an area known as a Cross Access Easement (C.A.E.).

Said area is to be shared and used by all owners/parties within BIG TIMBER RIDGE for the rights of access and for utilities to be allowed to service all Lots.

All Lot Owners are responsible for 50% of the total cost of maintenance of the C.A.E. area.

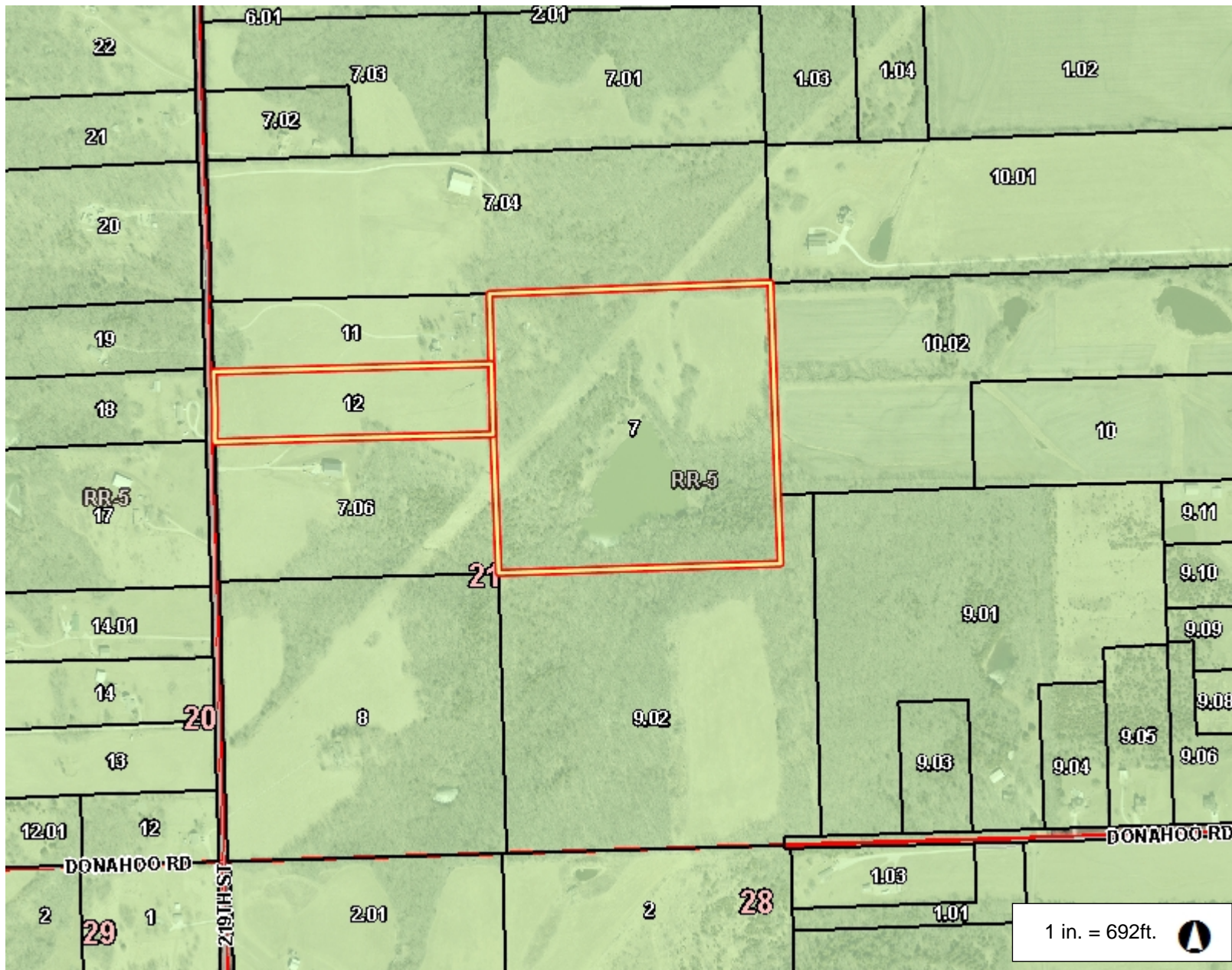
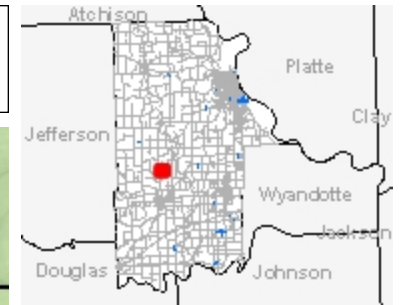
The Home Owner's Association is comprised of the owners of Lots 1 and 2, BIG TIMBER RIDGE.

All Lots will each have a single vote per Lot in determining the maintenance issues.

To change any portion of this Home Owners Association document a majority vote must occur.

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

Leavenworth County, KS



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

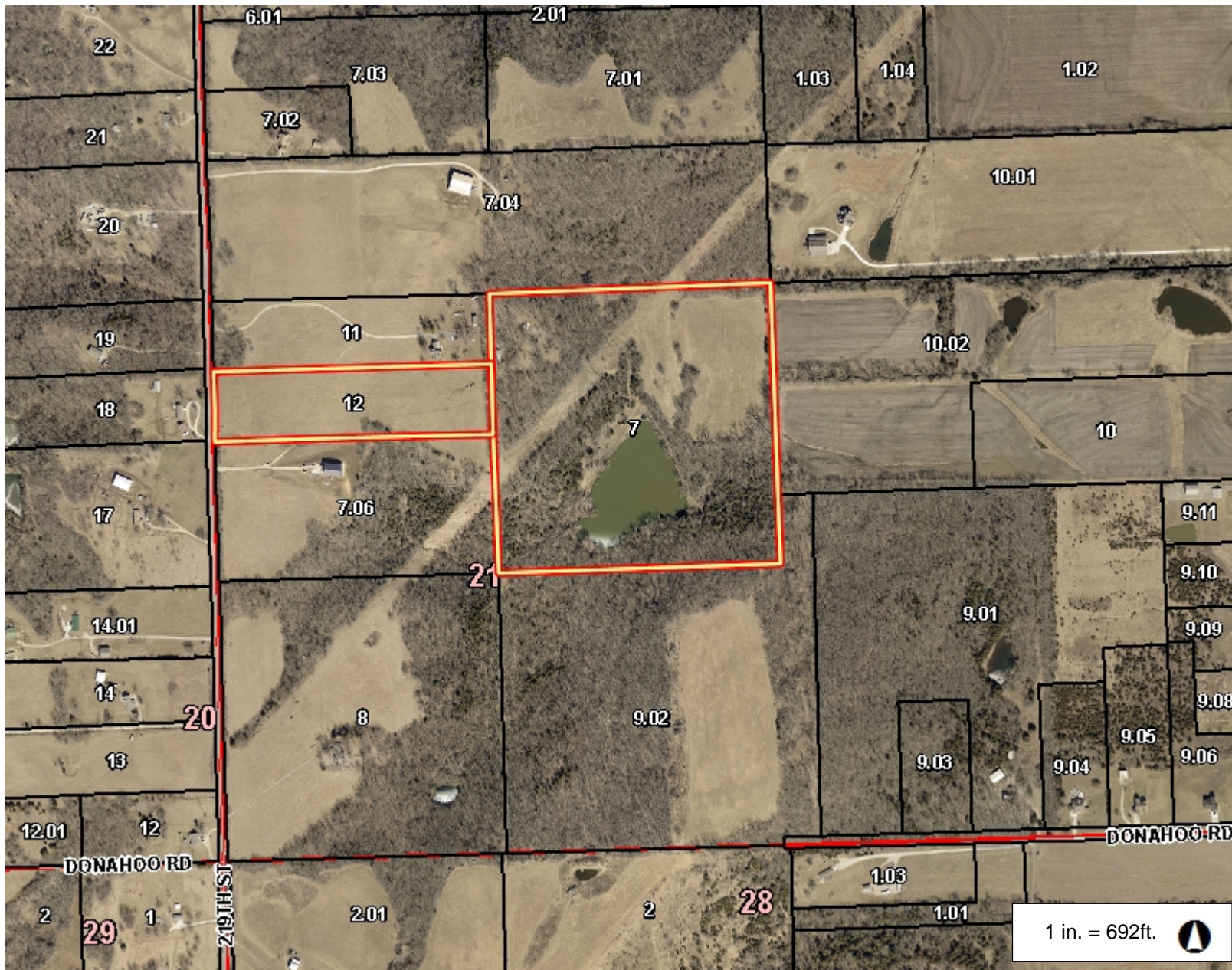
Notes

1,384.6 0 692.30 1,384.6 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

Notes

1,384.6 0 692.30 1,384.6 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

08-26-25
PW Combined No
Further Comment

Big Timber Ranch
Leavenworth County Kansas
Drainage Report
June 1, 2025
Revised August 16, 2025



BIG TIMBER RANCH

A Cross Access Easement Subdivision in the Southeast Quarter of Section 13, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

PRELIMINARY PLAT

PREPARED FOR:
CHAMBERS, JON & BREA
25493 KANSAS AVE
TONGANOXIE, KS 66086

PROPERTY ADDRESS:
21502 219TH STREET
TONGANOXIE, KS 66086
PID NO. 145-21-0-00-00-007 & 012

RECORD DESCRIPTION:
Lot 2, PUTTHOFF ACRES, and the Northeast Quarter of the Southwest Quarter of Section 21, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on May 15, 2025, more fully described as follows: Beginning at the Southwest corner of said Lot 2; thence North 01 degrees 53'07" West for a distance of 330.07 feet along the West line of said Lot 2; thence North 88 degrees 01'12" East for a distance of 1329.56 feet along the North line of said Lot 2; thence North 01 degrees 50'51" West for a distance of 326.58 feet to the North line of said Southwest Quarter; thence North 88 degrees 11'01" East for a distance of 1330.26 along said North line to the Northeast corner of said Southwest Quarter; thence South 01 degrees 46'59" East 1316.90 feet along the East line of said Southwest Quarter; thence South 88 degrees 05'42" West for a distance of 1328.84 feet; thence North 01 degrees 50'32" West for a distance of 662.14 feet to the Southeast corner of said Lot 2; thence South 88 degrees 01'37" West for a distance of 1329.34 feet along the South line of said Lot 2 to the point of beginning.
Together with and subject to covenants, easements, and restrictions of record.
Said property contains 50.3 acres, more or less including road right of ways.

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.
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6) Leavenworth County shall bear no responsibility for any maintenance and upkeep of the the Cross Access Easement, drive, and drive appurtenances.
7) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
8) Tracts A & B are considered non-buildable.

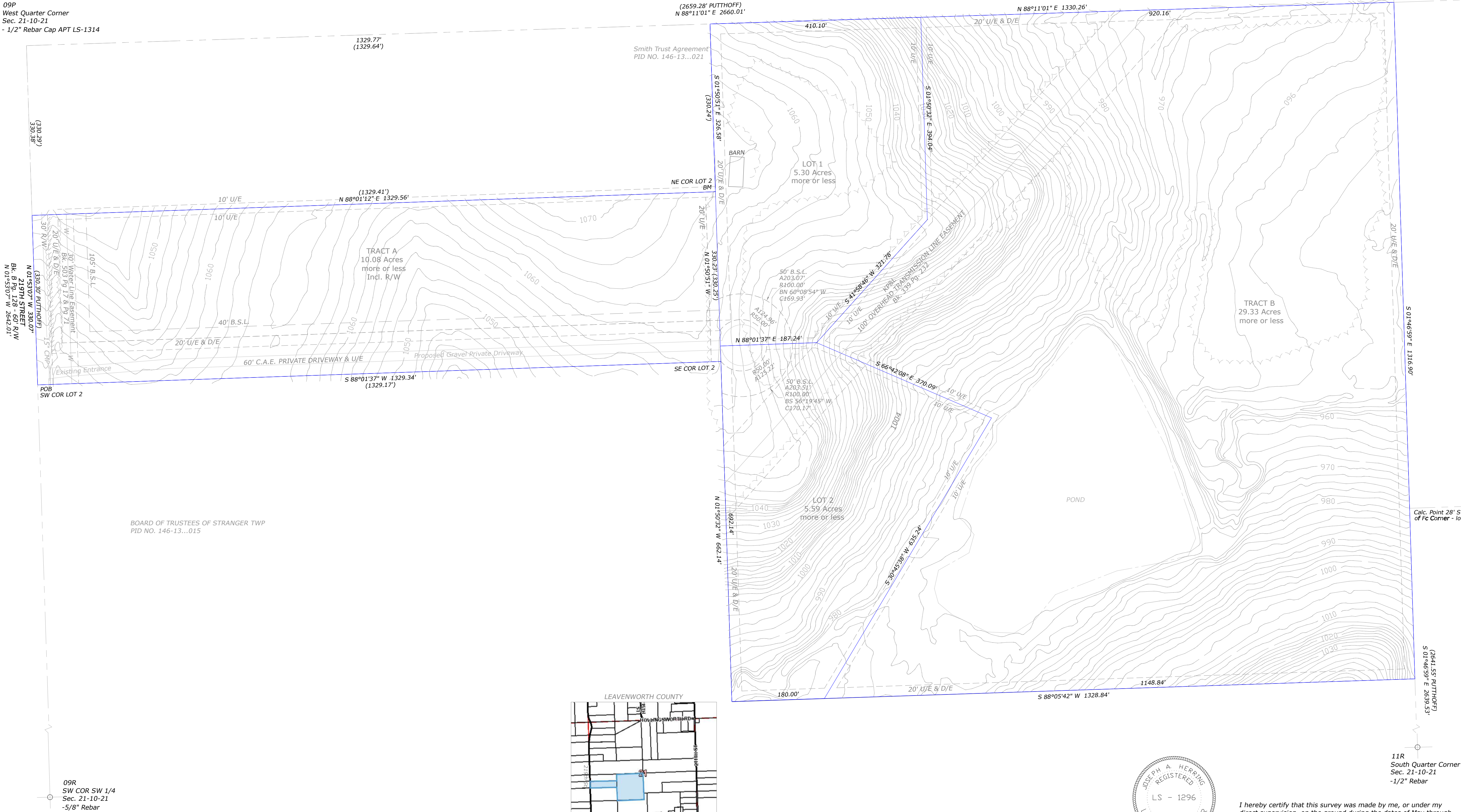
ZONING:
RR 5 - Rural Residential 5

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 : 1904464, 50.3 Acres, more or less, Incl. R/W
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) - 1/2" Rebar - NE Corner Lot 2 - 1064.5'
10) Easements, if any, are created hereon or listed in referenced title commitment.
11) Reference Recorded Deed Doc # 2025R03458
12) Utility Companies -
- Water - RWD 9
- Electric - Freestate
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
13) Reference Continental Title Company File Number 24466048 dated July 16, 2025
14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 2010C0225G 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:
PUTTHOFF ACRES - Doc # 2021P00029
JAH - J.A.Herring Survey Doc # 2018S044, 2024S012

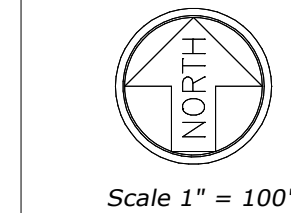
LEGEND:
● - 1/2" Bar Set with Cap No.1296
○ - 1/2" Bar Found, unless otherwise noted.
() - Record / Deeded Distance
U/E - Utility Easement
D/E - Drainage Easement
B.S.L. - Building Setback Line
R/W - Permanent Dedicated Roadway Easement dedicated this plat
C - Centerline
S - Section Line
BM - Benchmark
POB - Point of Beginning
POC - Point of Commencing
//// - No Vehicle Entrance Access
NS - Not Set this survey per agreement with client
DIRECTION OF WATER FLOW
Power Pole
X - Fence Line
OHP - Overhead Power Lines
T - Underground Telephone/Fiber Optic Line
Gas Valve
Water Meter/Valve
Telephone Pedestal
6" Water Line - location as per district
Tree/Brush Line

09-04-25
No Further
Comments

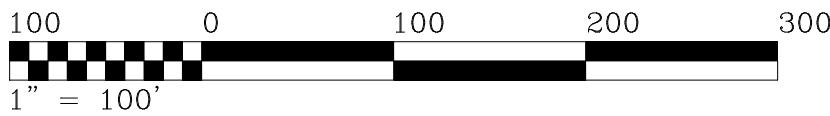
09P
West Quarter Corner
Sec. 21-10-21
- 1/2" Rebar Cap APT LS-1314



BOARD OF TRUSTEES OF STRANGER TWP
PID NO. 146-13...015



Job # K-25-1871
July 16, 2025 Rev. Sept. 2, 2025
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 was made by me, or under my direct supervision, on the ground during the dates of May through July 2025 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring
PS # 1296

11P
NE 1/4 SE 1/4
Sec. 21-10-21
- 1/2" Rebar Cap 356 N. Side of
Stone next to Hedge Post

Calc. Point 28' S
of Fc Corner - lot

11R
South Quarter Corner
Sec. 21-10-21
- 1/2" Rebar

BIG TIMBER RANCH

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

FINAL PLAT

PREPARED FOR: CHAMBERS, JON & BREA
22323 TONGANOXIE DR
TONGANOXIE, KS 66086

PROPERTY ADDRESS: 21502 219TH STREET
TONGANOXIE, KS 66086
PID NO. 145-21-0-00-00-007 & 012

RECORD SURVEYOR'S DESCRIPTION:
Lot 2, PUTTHOFF ACRES, and the Northeast Quarter of the Southwest Quarter of Section 21, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on May 15, 2025, more fully described as follows: Beginning at the Southwest corner of said Lot 2; thence North 01 degrees 53'07" West for a distance of 330.07 feet along the West line of said Lot 2; thence North 88 degrees 01'12" East for a distance of 1329.56 feet along the North line of said Lot 2; thence North 01 degrees 50'51" West for a distance of 326.58 feet to the North line of said Southwest Quarter; thence North 88 degrees 11'01" East for a distance of 1330.26 along said North line to the Northeast corner of said Southwest Quarter; thence South 01 degrees 46'59" East for a distance of 1316.90 feet along the East line of said Southwest Quarter; thence South 88 degrees 05'42" West for a distance of 1328.84 feet; thence North 01 degrees 50'32" West for a distance of 662.14 feet to the Southeast corner of said Lot 2; thence South 88 degrees 01'37" West for a distance of 1329.34 feet along the South line of said Lot 2 to the point of beginning.
Together with and subject to covenants, easements, and restrictions of record.
Said property contains 50.3 acres, more or less including road right of ways.

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.
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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.

An easement to enter and exit under or over the area outlined and designated on this plat as "Cross Access Easement" or "C.A.E.", is hereby granted over Tract A, Lot 1, and Lot 2 for the benefit of Lots 1 and 2. Maintenance is to be shared between the owners of said Lots 1 and 2. Home Owner's Association (H.O.A.) recorded at the Leavenworth County Register of Deeds Office Doc # 2025R

IN TESTIMONY WHEREOF,
We, the undersigned owners of BIG TIMBER RANCH, have set our hands this _____ day of _____, 2025.

Jon Chambers Breah Chambers

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

NOTARY PUBLIC
My Commission Expires: _____ (seal)

APPROVALS
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of BIG TIMBER RANCH this _____ day of _____, 2025.

Secretary John Jacobson Chairman Jeff Spink

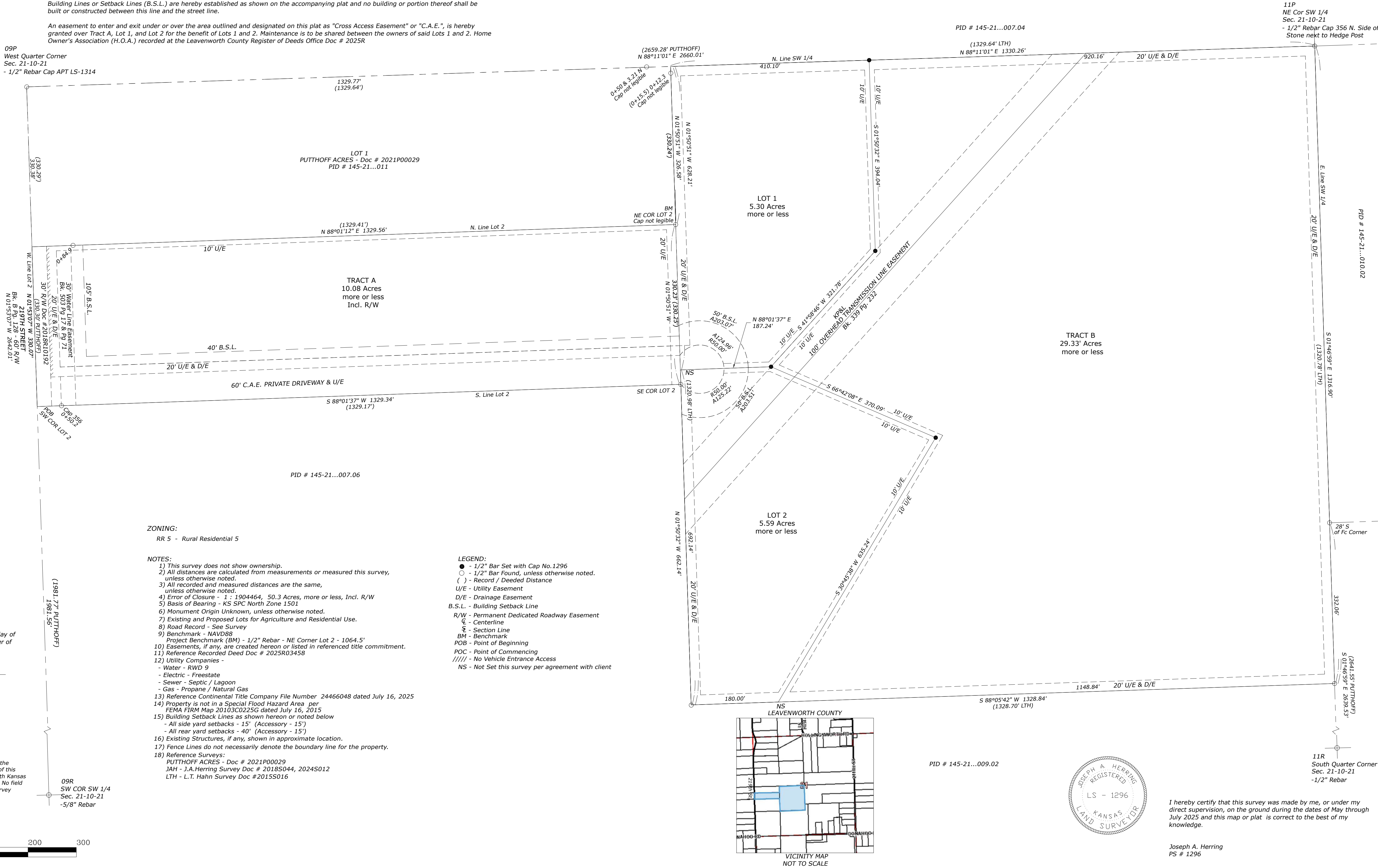
COUNTY ENGINEER'S APPROVAL:
The County Engineer's plat review is only for general conformance with the subdivision regulations as adopted by Leavenworth County. The County is not responsible for the accuracy and adequacy of the design, dimensions, elevations, and quantities.

County Engineer - Mitch Pleak

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

Chairman Mike Smith County Clerk Attest: Fran Keppler

09-04-25
No Further
Comments



BIG TIMBER RANCH

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

FINAL PLAT

PREPARED FOR:

CHAMBERS, JON & BREAH
22323 TONGANOXIE DR
TONGANOXIE, KS 66086

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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: BIG TIMBER RANCH.

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).

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IN TESTIMONY WHEREOF,

We, the undersigned owners of BIG TIMBER RANCH, have set our hands this _____ day of _____, 2025.

Jon Chambers

Breah Chambers

NOTARY CERTIFICATE:

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

NOTARY PUBLIC

My Commission Expires: _____

(seal)

APPROVALS

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Secretary
John Jacobson

Chairman
Jeff Spink

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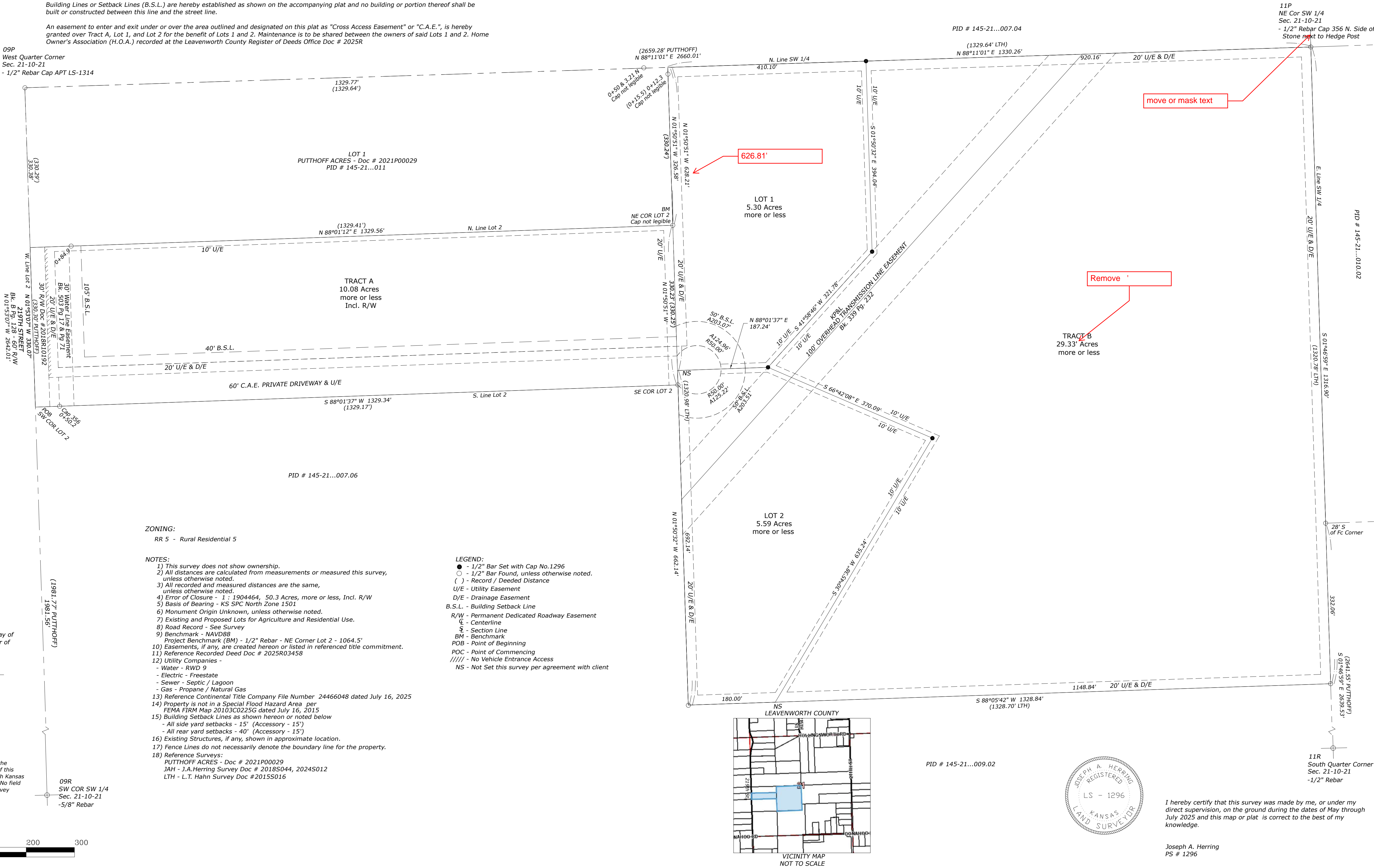
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We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of BIG TIMBER RANCH this _____ day of _____, 2025.

Chairman
Mike Smith

County Clerk
Attest: Fran Keppler

Provide LSRR



BIG TIMBER RANCH

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

FINAL PLAT

PREPARED FOR: CHAMBERS, JON & BREA... PROPERTY ADDRESS: 21502 219TH STREET... TONGANOXIE, KS 66086... PID NO. 145-21-0-00-00-007 & 012

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IN TESTIMONY WHEREOF, We, the undersigned owners of BIG TIMBER RANCH, have set our hands this _____ day of _____, 2025.

Jon Chambers Breah Chambers

NOTARY CERTIFICATE: Be it remembered that on this _____ day of _____ 2025, before me, a notary public in and for said County and State came Jon Chambers and Breah Chambers, husband and wife, to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of the 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 BIG TIMBER RANCH this _____ day of _____, 2025.

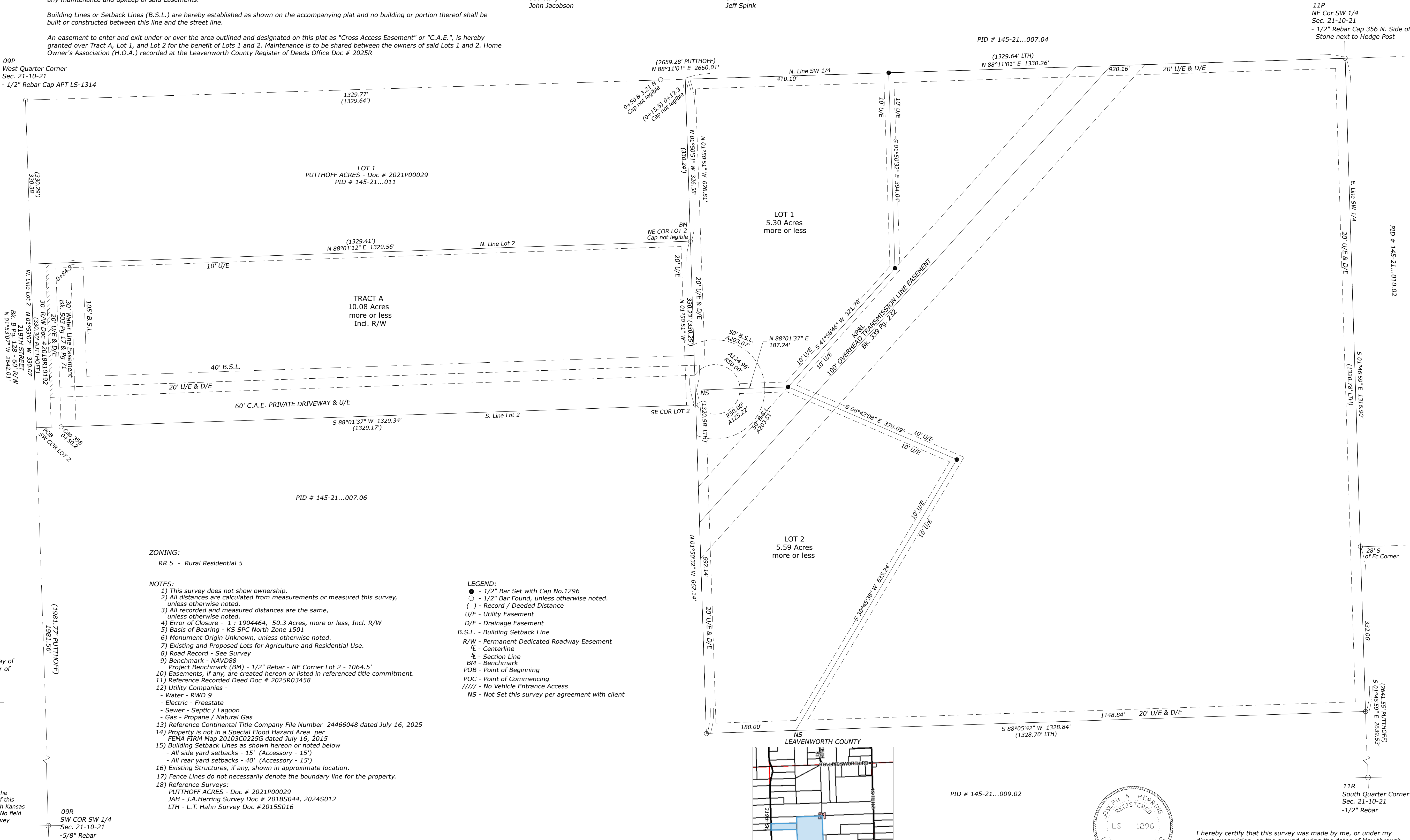
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County Engineer - Mitch Pleak

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Chairman Mike Smith County Clerk Attest: Fran Keppler



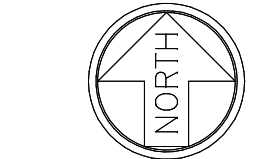
ZONING: RR 5 - Rural Residential 5

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- 1) This survey does not show ownership.
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 - 12) Reference Recorded Deed Doc # 2025R03458
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 - Water - RWD 9
 - Electric - Freestate
 - Sewer - Septic / Lagoon
 - Gas - Propane / Natural Gas
 - 14) Reference Continental Title Company File Number 24466048 dated July 16, 2025
 - 15) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0225G dated July 16, 2015
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 - All rear yard setbacks - 40' (Accessory - 15')
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 - 19) Reference Surveys:
 - PUTTHOFF ACRES - Doc # 2021P00029
 - JAH - J.A.Herring Survey Doc # 2018S044, 2024S012
 - LTH - L.T. Hahn Survey Doc #2015S016

- LEGEND:
- - 1/2" Bar Set with Cap No.1296
 - - 1/2" Bar Found, unless otherwise noted.
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 - D/E - Drainage Easement
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 - 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

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

Register of Deeds - TerriLois G. Mashburn

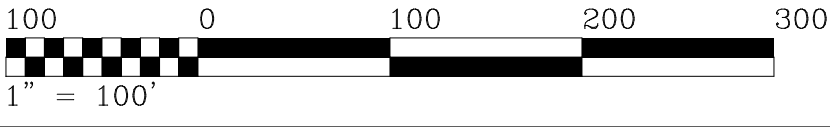


Scale 1" = 100'

Job # K-25-1871 July 16, 2025 Rev. 9/2/25 J. Herring, Inc. (dba) HERRING SURVEYING & COMPANY 315 North 5th Street, Leav., KS 66048 Ph. 913.651.3858 Fax 913.674.5381 Email - survey@eamcash.com

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



VICINITY MAP NOT TO SCALE

PID # 145-21...009.02



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

Joseph A. Herring PS # 1296

Schweitzer, Joshua

From: Joe Herring <herringsurveying@outlook.com>
Sent: Tuesday, July 22, 2025 7:04 AM
To: PZ
Subject: Fw: SERVICE VERIFICATION - Parcel - R19083 BIG TIMBER FREESTATE

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: Shauna Snyder
Sent: Monday, May 5, 2025 2:01 PM
To: PZ
Cc: Joe Herring
Subject: SERVICE VERIFICATION - Parcel - R19083
FreeState Electrical Cooperative will provide power to **TWO** new homes being built just north of 21474 219th St (Big Timber Ranch), parcel R19083, for Jon Chambers.
Thank you,

Shauna Snyder
Work Order Coordinator



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

Schweitzer, Joshua

From: Joe Herring <herringsurveying@outlook.com>
Sent: Tuesday, July 22, 2025 7:04 AM
To: PZ
Subject: Fw: Big Timber Ranch - Jon Chambers - FIRE 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.

Thank you - Joe Herring

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

From: Timothy Smith
Sent: Thursday, May 8, 2025 8:32 AM
To: Joe Herring
Subject: Re: Big Timber Ranch - Jon Chambers
Joe,

Tonganoxie Township has no issues with this project.

On Sun, May 4, 2025 at 10:09 AM Joe Herring <herringsurveying@outlook.com> wrote:

Please see the attached sketch. County is requiring that these 2 tracts will become a Cross Access Easement Plat for 2 buildable Lots.

Both building will be on the Eastern tract (B) with over ¼ mile driveway to these sites off of 219th Street.

Land is just north of 21474 219th Street.

Can you please send the standard service letters supporting the 2 houses.

Water 9 - please note where the meters will be required to be place.

Thank you - Joe Herring

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



RURAL WATER DISTRICT 9

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

I am responding to a request that LVRWD #9 received via email from Joe Herring a surveyor, requesting a letter stating that LVRWD9 can provide water to 0000 219th Tonganoxie, KS. This land is going to be split into a Tract A which is R308896 and Parcel ID 1452100000012000 and a Tract B which is R19083 and Parcel ID 1452100000007000. The land will have an access road coming from 219th St on Tract A and going east to the back property Tract B. Two houses will be built on Tract B.

LVRWD9 can provide water to the property stated above. The two separate meters will be placed within 20' of 219th east on the property. One meter will be placed on the north side of the drive to serve the most north house on Tract B and one meter will be placed on the south side of the drive to serve the most south house on Tract B. It will be the homeowner's responsibility to run the customer service line from the meter to the houses. Only the mainline on 219th and the service line to the two meters is the responsibility of LVRWD #9. Anything going east from the meter to the houses is the homeowner's responsibility.

If you have any questions or concerns, please do not hesitate to contact us at (913) 845-3571 or by email at lvrawd9@gmail.com.

Thank you and have a great day.

Thanks,

District Manager,
Karen Armstrong

Schweitzer, Joshua

From: Dedেকে, Andrew <adedeke@lvsheriff.org>
Sent: Thursday, July 24, 2025 10:56 AM
To: Schweitzer, Joshua
Subject: RE: DEV-25-079/080 Preliminary & Final Plat Big Timber Ranch - Herring

We do not foresee any problems.

From: Schweitzer, Joshua
Sent: Thursday, July 24, 2025 10:44 AM
To: Magaha, Chuck ; Dedেকে, Andrew
Subject: FW: DEV-25-079/080 Preliminary & Final Plat Big Timber Ranch - Herring

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

Gentlemen,

Please see below for case details.

v / r

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

From: Schweitzer, Joshua <JSchweitzer@leavenworthcounty.gov>
Sent: Thursday, July 24, 2025 9:40 AM
To: Magaha, Chuck; Dedেকে, Andrew; Miller, Jamie <JMiller@leavenworthcounty.gov>; Noll, Bill <BNoll@leavenworthcounty.gov>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>; 'Mitch Pleak' <mpleak@olsson.com>; Baumchen, Daniel <DBaumchen@leavenworthcounty.gov>; Brown, Misty <MBrown@leavenworthcounty.gov>; Khalil, Jon <jkhilil@leavenworthcounty.gov>; San, Soma <ssan@leavenworthcounty.gov>
Cc: PZ <PZ@leavenworthcounty.gov>
Subject: DEV-25-079/080 Preliminary & Final Plat Big Timber Ranch - Herring

Good Morning,

The Leavenworth County Department of Planning and Zoning has received a request for a Cross Access Easement for a 3-lot subdivision located at 145-21-0-00-00-007 and 145-21-0-00-00-012.

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by August 7th.

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

Schweitzer, Joshua

From: Anderson, Kyle
Sent: Thursday, July 24, 2025 9:54 AM
To: Schweitzer, Joshua
Subject: RE: DEV-25-079/080 Preliminary & Final Plat Big Timber Ranch - Herring

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

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

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

From: Schweitzer, Joshua
Sent: Thursday, July 24, 2025 9:40 AM
To: Magaha, Chuck; Dedek, Andrew; Miller, Jamie ; Noll, Bill ; McAfee, Joe ; 'Mitch Pleak' ; Baumchen, Daniel ; Brown, Misty ; Khalil, Jon ; San, Soma
Cc: PZ
Subject: DEV-25-079/080 Preliminary & Final Plat Big Timber Ranch - Herring

Good Morning,

The Leavenworth County Department of Planning and Zoning has received a request for a Cross Access Easement for a 3-lot subdivision located at 145-21-0-00-00-007 and 145-21-0-00-00-012.

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by August 7th.

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

**LEAVENWORTH COUNTY
PLANNING COMMISSION
STAFF REPORT**

CASE NO: DEV-25-085/086 Maples Meadows

September 10, 2025

REQUEST: *Regular Agenda*

☒ Preliminary Plat ☒ Final Plat

STAFF REPRESENTATIVE:

Amy Allison
Deputy Director

SUBJECT PROPERTY: 21453 203rd Street

APPLICANT/APPLICANT AGENT:

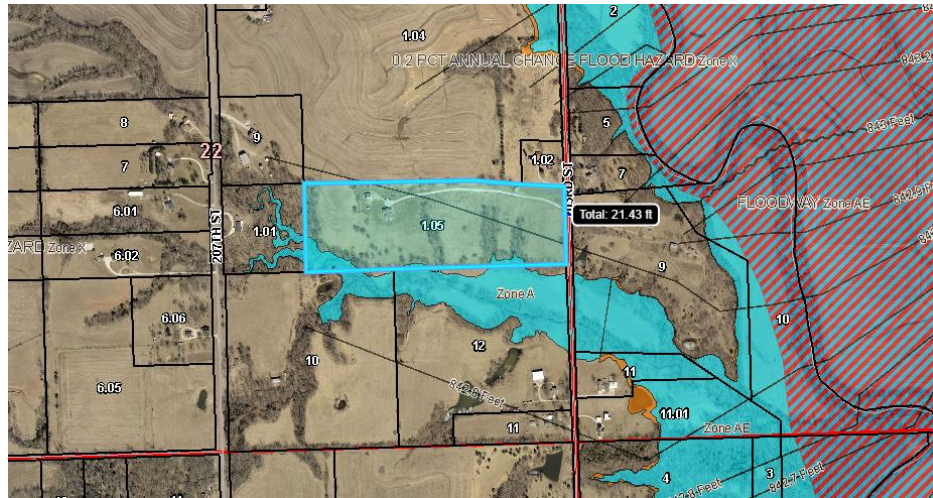
JOE HERRING
HERRING SURVEYING
315 N. 5th Street
Leavenworth, KS 66048

PROPERTY OWNER:

Charles & Michelle Maples
21453 203rd Street
Tonganoxie, KS 66086

CONCURRENT APPLICATIONS:

NONE



LEGAL DESCRIPTION:

A Minor Subdivision in the Southeast Quarter of Section 22, Township 10 South, Range 21 East of the 6th P.M., in Leavenworth County Kansas.

LAND USE

ZONING: RR-5

FUTURE LAND USE DESIGNATION:

Residential (2.5-acre min) &
Residential Estate (5-acre min)

SUBDIVISION: N/A

FLOODPLAIN: Zone A

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS

PROPERTY INFORMATION

ACTION OPTIONS:

1. Recommend approval of Case No. DEV-25-085 & 086, Preliminary & Final Plat for Maples Meadows, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-25-085 & 086, Preliminary & Final Plat for Maples Meadows to the Board of County Commission for the following reasons; or
3. Continue the hearing to another date, time, and place.

PARCEL SIZE: 28.3 ACRES

PARCEL ID NO:

145-22-0-00-00-001.05

BUILDINGS:

Single-family residence and accessory structure

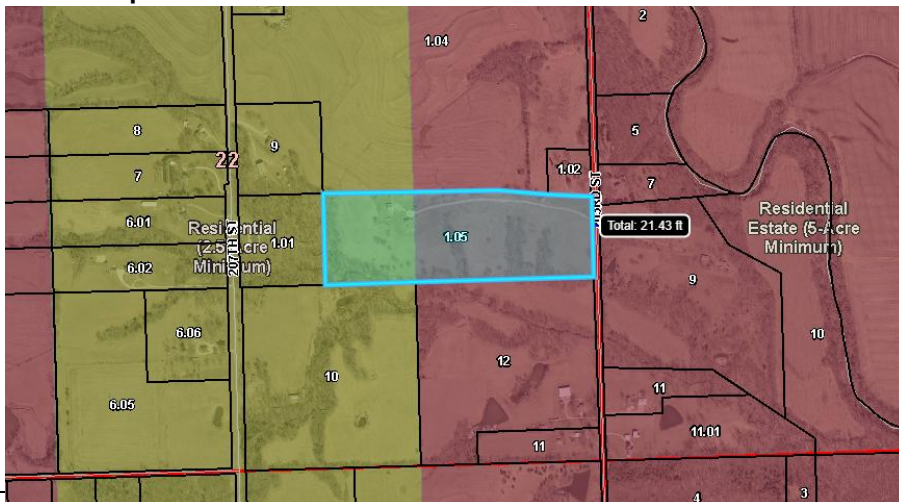
PROJECT SUMMARY:

Request for preliminary and final plat approval to subdivide property located at 21453 203rd Street as Lots 1 & 2 of Maples Meadows.

ACCESS/STREET:

203rd Street - Local, Gravel \pm 22'

Location Map: FUTURE LAND USE DESIGNATION



UTILITIES

SEWER: PRIVATE SEPTIC

FIRE: Stranger

WATER: RWD 9

ELECTRIC: FREESTATE

NOTICE & REVIEW:

STAFF REVIEW:

8/29/2025

NEWSPAPER NOTIFICATION:

N/A

**NOTICE TO SURROUNDING
PROPERTY OWNERS:**

N/A

STANDARDS TO BE CONSIDERED: <i>Type content in each if necessary (delete this afterwards)</i>			
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
	An exception from Article 50, Sec. 40.3.i. Lot-depth to lot-width for Lot 1 is needed.		
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 29-acre parcel into two (2) lots. The Subdivision is classified as a Class C with all lots lying within the Rural Growth Area of Leavenworth County. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision (see condition 3). Lot 1, as proposed, is a 23.86-acre lot that does not comply with the Lot-Depth to Lot-Width requirement. Lot 2 is a 5.25-acre lot that is compliant with the zoning and subdivision regulations.

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 Maples Meadows 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. Lot-Depth to Lot-Width has been approved for Lot 1.
6. The developer must comply with the following memorandums:
 - Memo – Public Works, dated September 3, 2025
 - Memo – Survey, dated August 28, 2025
 - Memo – Planning & Zoning, dated August 29, 2025

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

* Fine
* Water
* Electric
* Big copy

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

APPLICANT/AGENT INFORMATION	OWNER INFORMATION
NAME: <u>Herring Surveying Company</u>	NAME: <u>Charles and Michelle Maples</u>
MAILING ADDRESS: <u>315 North 5th Street</u>	MAILING ADDRESS: <u>21453 203rd Street</u>
CITY/ST/ZIP: <u>Leavenworth, KS 66048</u>	CITY/ST/ZIP: <u>Tonganoxie, KS 66048</u>
PHONE: <u>913-651-3858</u>	PHONE: <u>N/A</u>
EMAIL: <u>herringsurveying@outlook.com</u>	EMAIL: <u>N/A</u>

GENERAL INFORMATION

Proposed Subdivision Name: MAPLES MEADOW

Address of Property: 21453 203rd Street

PID: 145-22-0-00-00-001.05 Urban Growth Management Area: N/A

SUBDIVISION INFORMATION		
Gross Acreage: <u>29 AC</u>	Number of Lots: <u>2</u>	Minimum Lot Size: <u>5.25</u>
Maximum Lot Size: <u>23.86 AC</u>	Proposed Zoning: <u>RR-5</u>	Density: <u>N/A</u>
Open Space Acreage: <u>N/A</u>	Water District: <u>RWD 9</u>	Proposed Sewage: <u>Septic</u>
Fire District: <u>Stranger</u>	Electric Provider: <u>Freestate</u>	Natural Gas Provider: <u>Propane</u>
Covenants: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Road Classification: <u>Local - Collector - Arterial - State - Federal</u>	
	Cross-Access Easement Requested: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
List of all Requested Exceptions: <i>Exceptions may be granted per Article 56 or as otherwise stated in the Zoning & Subdivision Regulations.</i>	1. _____	
	2. _____	
	3. _____	
	4. _____	
	5. _____	

Is any part of the site designated as Floodplain? ☒ Yes ☐ No if yes, what is the panel number: 20103C0225G

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 7-24-25

Date: 7-24-25

ATTACHMENT A

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: <u>Herring Surveying Company</u>	NAME: <u>Charles and Michelle Maples</u>
MAILING ADDRESS: <u>315 North 5th Street</u>	MAILING ADDRESS: <u>21453 203rd Street</u>
CITY/ST/ZIP: <u>Leavenworth, KS 66048</u>	CITY/ST/ZIP: <u>Tonganoxie, KS 66048</u>
PHONE: <u>913-651-3858</u>	PHONE: <u>N/A</u>
EMAIL: <u>herringsurveying@outlook.com</u>	EMAIL: <u>N/A</u>

GENERAL INFORMATION

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Fire District: <u>Stranger</u>	Electric Provider: <u>Freestate</u>	Natural Gas Provider: <u>Propane</u>
Covenants: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Road Classification: <u>Local - Collector - Arterial - State - Federal</u>	
	Cross-Access Easement Requested: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
List of all Requested Exceptions: <i>Exceptions may be granted per Article 56 or as otherwise stated in the Zoning & Subdivision Regulations.</i>	1. _____	
	2. _____	
	3. _____	
	4. _____	
	5. _____	

Is any part of the site designated as Floodplain? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No if yes, what is the panel number: <u>20103C0225G</u>	
I, the undersigned, am the owner, <u>duly authorized agent</u> , of the aforementioned property situated in the unincorporated portion of Leavenworth County, Kansas. By execution of my signature, I do hereby officially apply for a final plat approval as indicated above.	
Signature: <u>Joe Herring - digitally signed 7-24-25</u>	Date: <u>7-24-25</u>

ATTACHMENT A

AFFIDAVIT

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

We/I Charles L. Maples and Michelle L. Maples

Being dully sworn, dispose and say that we/I are the owner(s) of said property located at -
21453 203rd St, Tonganoxie, KS 66086, 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 13 day of May, 2025 913-787-0936

Charles L. Maples, 21453 203rd St, Tonganoxie, KS 66086
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)

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 irregular shaped being more narrow at the road frontage
2. That the variance or exception is necessary for the reasonable and acceptable development of the property in question.
Yes - allows for a second house on a platted lot
3. That the granting of the variance or exception will not be detrimental to the public welfare or injurious to adjacent property.

No

Allison, Amy

From: Joe Herring <herringsurveying@outlook.com>
Sent: Thursday, September 4, 2025 11:32 AM
To: Allison, Amy
Subject: Fw: Maples meadows - SERVICE VERIFICATION R307826

Resending from July 23 and July 30

Thank you - Joe Herring

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

From: Joe Herring <herringsurveying@outlook.com>
Sent: Wednesday, July 30, 2025 2:27 PM
To: Johnson, Melissa <mjohnson@leavenworthcounty.gov>
Subject: Fw: Maples meadows - SERVICE VERIFICATION R307826

resending

Thank you - Joe Herring

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

From: Shauna Snyder <shauna.snyder@freestate.coop>
Sent: Wednesday, July 23, 2025 7:22 AM
To: pz@leavenworthcounty.gov <pz@leavenworthcounty.gov>
Cc: herringsurveying@outlook.com <herringsurveying@outlook.com>
Subject: RE: Maples meadows - SERVICE VERIFICATION R307826

FreeState Electrical Cooperative will provide power to an additional lot, per the attached land division information, at 21453 203rd St (Maples Meadows), parcel R307826, for Charles and Michelle Maples.

Shauna Snyder
Work Order Coordinator



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

From: Joe Herring <herringsurveying@outlook.com>

Sent: Tuesday, July 22, 2025 11:38 AM

To: Rural Water District 9 lvrwd9 <lvrwd9@gmail.com>; Shauna Snyder <shauna.snyder@freestate.coop>; Mark B <stfdchief1760@gmail.com>

Subject: Maples meadows

Warning: This message originated outside of the FEC organization. Do not click links or open attachments unless you have validated the sender and know the content is safe. <="" span="">

Please send standard service letter for this division of land.

Get [Outlook for Android](#)

Allison, Amy

From: Rural Water District 9 lvrwd9 <lvrwd9@gmail.com>
Sent: Thursday, July 31, 2025 12:01 PM
To: Allison, Amy
Subject: Fwd: Maples meadows

Amy, I just noticed that you were not copied on the above email chain. I didn't know if I still needed to respond to your other email or not. Just let me know.

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

From: Rural Water District 9 lvrwd9 <lvrwd9@gmail.com>
Date: Wed, Jul 23, 2025 at 8:27 AM
Subject: Re: Maples meadows
To: Mark B <stfdchief1760@gmail.com>
Cc: Joe Herring <herringsurveying@outlook.com>, Shauna Snyder <shauna.snyder@freestate.coop>

LVRWD9 has no issues with the plating of 21453 203rd St. Tonganoxie, KS. 66086 at this time.

On Wed, Jul 23, 2025 at 8:08 AM Mark B <stfdchief1760@gmail.com> wrote:

Stranger Township Fire Department has no issues with this plat.

Mark Billquist
Stranger Township Fire Department

On Tue, Jul 22, 2025 at 11:38 AM Joe Herring <herringsurveying@outlook.com> wrote:
Please send standard service letter for this division of land.

Get [Outlook for Android](#)

--

Mark Billquist
Stranger Township Fire Chief
10-33 Foundation National Treasurer
[913-369-0510](tel: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?"

--

Thanks and have a great day,



Karen Armstrong
District Manager
913-845-3571

--
Thanks and have a great day,



Karen Armstrong
District Manager
913-845-3571

Allison, Amy

From: Mark B <stfdchief1760@gmail.com>
Sent: Thursday, July 31, 2025 4:00 PM
To: Allison, Amy
Cc: Magaha, Chuck; Miller, Jamie; Dedeke, Andrew; Brown, Misty; Khalil, Jon; San, Soma; linedepartment@freestate.coop; lvrwd9@gmail.com; PZ
Subject: Re: DEV-25-085/086 Preliminary and Final Plat – Maples Meadows

Stranger Township Fire Department has no issues with this application.

Let me know if you have any questions.

Mark Billquist
Stranger Township Fire Chief

On Thu, Jul 31, 2025 at 10:51 AM Allison, Amy <AAllison@leavenworthcounty.gov> wrote:

Good Morning,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for 2-lot subdivision located at 21453 203rd 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 Thursday, August 14, 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 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.

--

Mark Billquist

Stranger Township Fire Chief

10-33 Foundation National Treasurer

[913-369-0510](tel: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?".

MAPLES MEADOWS

A Minor Subdivision in the Southeast Quarter of Section 22, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

PRELIMINARY PLAT

PREPARED FOR:
MAPLES, CHARLES L & MICHELLE L
21453 203RD ST
TONGANOXIE, KS 66086
PID NO. 145-22-0-00-00-001.05

RECORD DESCRIPTION:
A tract of land in the Southeast Quarter of Section 22, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, more fully described as follows: Commencing at the Northwest corner of the Southeast Quarter; thence North 88 degrees 34'31" East for a distance of 658.89 feet along the North line of said Southeast Quarter; thence South 01 degrees 40'02" East for a distance of 660.76 feet to the TRUE POINT OF BEGINNING; thence North 89 degrees 35'58" East for a distance of 518.58 feet; thence North 88 degrees 53'36" East for a distance of 750.25 feet; thence South 87 degrees 11'31" East for a distance of 380.92 feet; thence South 88 degrees 35'24" East for a distance of 330.00 feet to the East line of said Southeast Quarter; thence South 01 degrees 46'01" East for a distance of 601.33 feet along said East line; thence South 88 degrees 31'47" West for a distance of 1978.97 feet; thence North 01 degrees 40'02" West for a distance of 660.76 feet to the point of beginning.
Together with and subject to covenants, easements, and restrictions of record.
Said property contains 29.11 acres, more or less, including road right of way.
Error of Closure - 1 : 90272

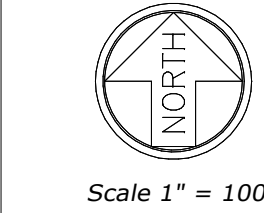
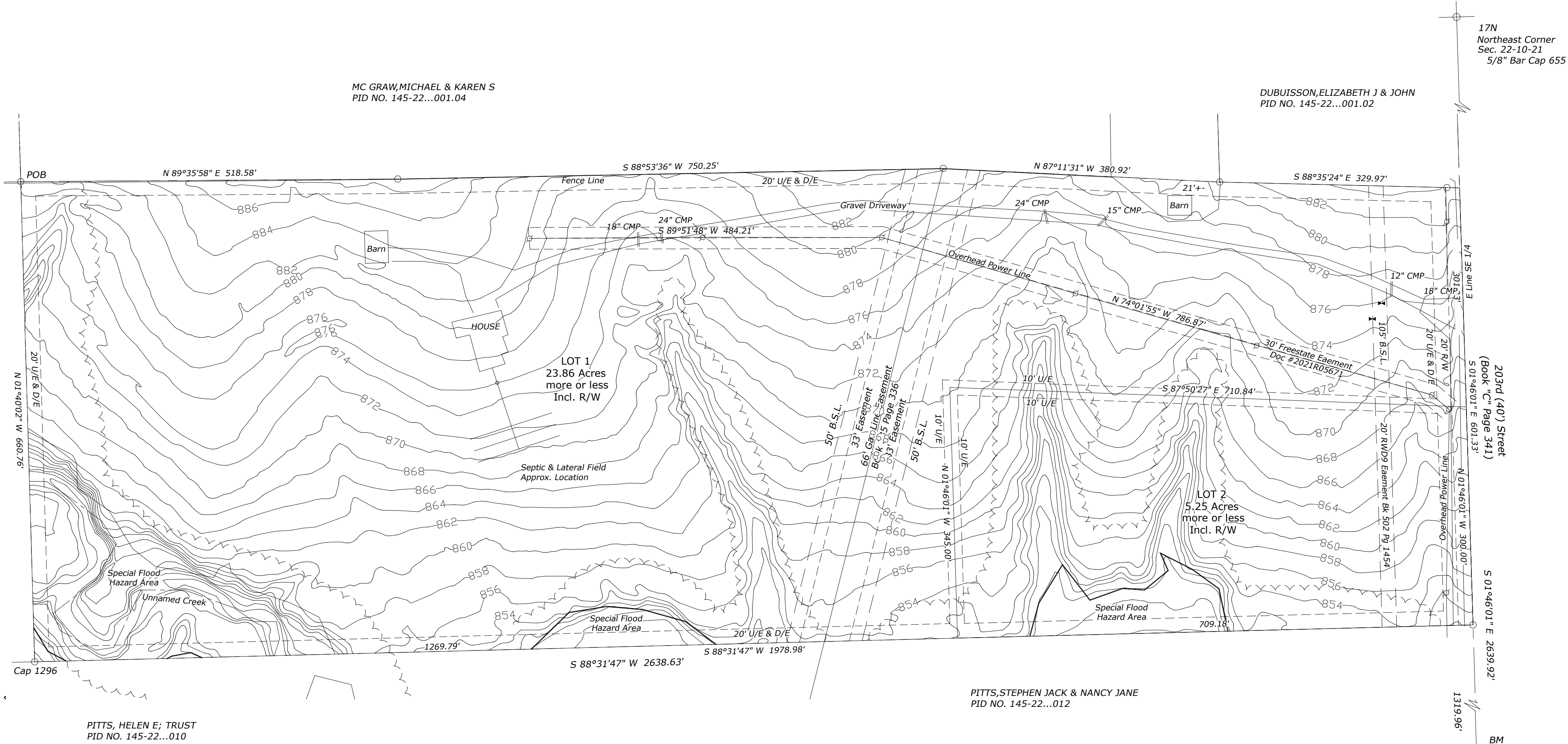
RESTRICTIONS:
1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
2) An Engineered Waste Disposal System may be required due to poor soil conditions.
3) Erosion and sediment control measures shall be 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) An exception to Article 50, Section 40.3.1. Lot-Depth to Lot-Width has been granted for Lot 1
7) Any building to be constructed in or near the special flood hazard shall provide an elevation certificate to be approved by Leavenworth County prior to the issuance of a building permit along with any other applicable Federal, State or Local permit.
8) No off-plat restrictions.

ZONING:
RR-5 - Rural Residential 5

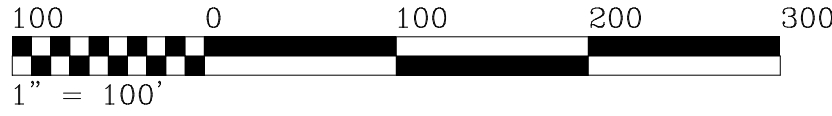
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4) Error of Closure - See Record Description
5) Basis of Bearing - KS SPC North Zone 1501
6) Monument Origin Unknown, unless otherwise noted.
7) Existing and Proposed Lots for Agriculture and Residential Use.
8) Road Record - See Survey
9) Benchmark - NAVD88
Project Benchmark (BM) - SE COR SE 1/4 Section 22 - Elev - 865.5'
10) Easements, if any, are created hereon or listed in referenced title commitment.
11) Reference Recorded Deed Doc # 2020R04861
12) Utility Companies -
- Water - RWD 9
- Electric - Freestate
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
13) Reference Continental Title File Number C25006795 dated June 18, 2025.
14) Property is in a Special Flood Hazard Area Zone A per FEMA FIRM Map 20103C0225G dated July 16, 2015
15) Building Setback Lines as shown hereon or noted below
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JAH - J.A.Herring - Doc # 2018S069
Doc # 2019S007, 019, & 025
LINCOLN FARMS ESTATES - Doc #2013P00004

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 dedicated this plat
C - Centerline
S - Section Line
BM - Benchmark
POB - Point of Beginning
POC - Point of Commencing
///// - No Vehicle Entrance Access
NS - Not Set this survey per agreement with client
DIRECTION OF WATER FLOW
- Power Pole
X - Fence Line
OHP - Overhead Power Lines
T - Underground Telephone/Fiber Optic Line
◇ - Gas Valve
- Water Meter/Valve
- Telephone Pedestal
6" Water Line - location as per district
W - Tree/Brush Line

HUDE,NATHAN E & MARILYN
PID NO. 145-22...001.01



Job # K-25-1912
July 24, 2025 Rev. 8-27-25
J Herring, Inc. (dba)
HERRING SURVEYING COMPANY
315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5381
Email - survey@eamcash.com



MAPLES MEADOWS

A Minor Subdivision in the Southeast Quarter of Section 22, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:
MAPLES, CHARLES L & MICHELLE L
21453 203RD ST
TONGANOXIE, KS 66086
PID NO. 145-22-0-00-00-001.05

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: MAPLES MEADOWS

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 MAPLES MEADOWS have set our hands this _____ day of _____, 2025.

Charles L. Maples Michelle L. Maples

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

NOTARY PUBLIC
My Commission Expires: _____ (seal)

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

Secretary John Jacobson Chairman Jeff Spink

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

County Engineer - Mitch Pleak

COUNTY COMMISSION APPROVAL:
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of MAPLES MEADOWS 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

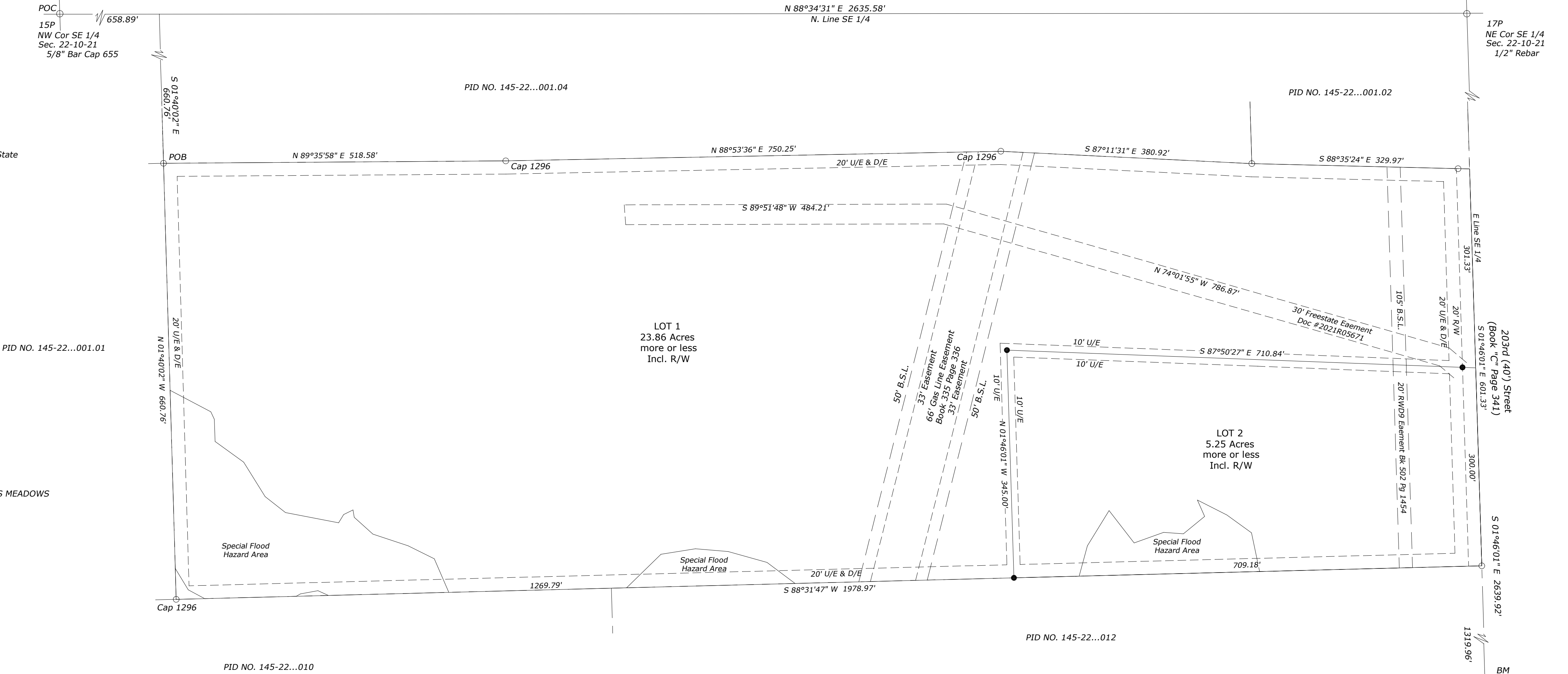
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Together with and subject to covenants, easements, and restrictions of record.
Said property contains 29.11 acres, more or less, including road right of way.
Error of Closure - 1 : 90272

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) An exception to Article 50, Section 40.3.1. Lot-Depth to Lot-Width has been granted for Lot 1
7) Any building to be constructed in or near the special flood hazard shall provide an elevation certificate to be approved by Leavenworth County prior to the issuance of a building permit along with any other applicable Federal, State or Local permit.
8) No off-plat restrictions.

ZONING:
RR-5 - Rural Residential 5

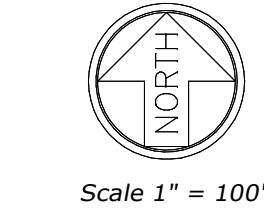
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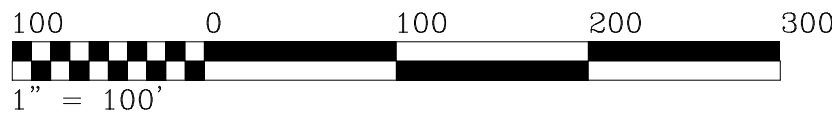


I hereby certify that this survey plat meets the requirements of K.S.A. 58-2005. The face of this survey plat was reviewed for compliance with Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for survey information only.

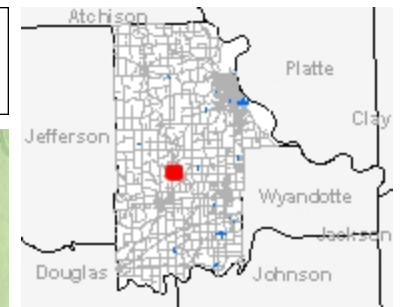
Daniel Baumchen, PS#1363
County Surveyor



Job # K-25-1912
July 24, 2025 Rev. 8-27-25
J Herring, Inc. (dba)
SURVEYING
COMPANY
315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5381
Email - survey@leancash.com

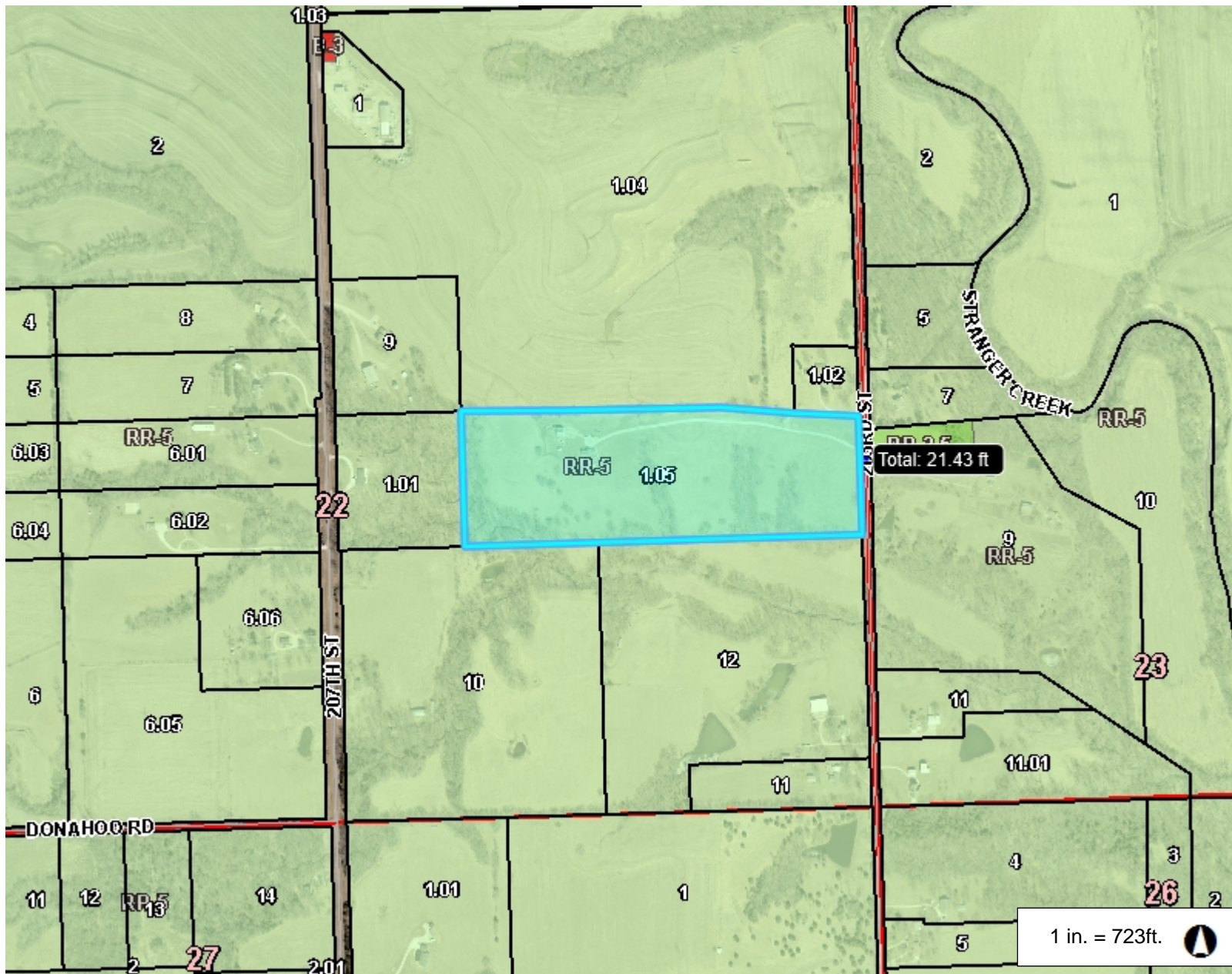


DEV-25-085/086 Zoning Map



Legend

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



1,446.5 0 723.23 1,446.5 Feet

1 in. = 723ft.



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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Allison, Amy

From: Anderson, Kyle
Sent: Tuesday, August 5, 2025 1:26 PM
To: Allison, Amy
Subject: RE: RE: DEV-25-085/086 Preliminary and Final Plat – Maples Meadows

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

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

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

From: Allison, Amy <AAllison@leavenworthcounty.gov>
Sent: Thursday, July 31, 2025 10:51 AM
To: 'Magaha, Chuck' <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; 'Dedeke, Andrew'; Brown, Misty <MBrown@leavenworthcounty.gov>; Khalil, Jon <jkhalil@leavenworthcounty.gov>; San, Soma <SSan@leavenworthcounty.gov>; 'linedepartment@freestate.coop' <linedepartment@freestate.coop>; 'lvrrwd9@gmail.com' <lvrrwd9@gmail.com>; 'stfdchief1760@gmail.com' <stfdchief1760@gmail.com>
Cc: PZ <PZ@leavenworthcounty.gov>
Subject: RE: DEV-25-085/086 Preliminary and Final Plat – Maples Meadows

Good Morning,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for 2-lot subdivision located at 21453 203rd 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 Thursday, August 14, 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

MAPLES MEADOWS

A Minor Subdivision in the Southeast Quarter of Section 22, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:
MAPLES, CHARLES L & MICHELLE L
21453 203RD ST
TONGANOXIE, KS 66086
PID NO. 145-22-0-00-00-001.05

CERTIFICATION AND DEDICATION

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

Charles L. Maples Michelle L. Maples

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

NOTARY PUBLIC
My Commission Expires: _____ (seal)

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

Secretary John Jacobson Chairman Jeff Spink

COUNTY ENGINEER'S APPROVAL:
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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 MAPLES MEADOWS this _____ day of _____, 2025.

Chairman Mike Smith County Clerk Attest: Fran Keppler

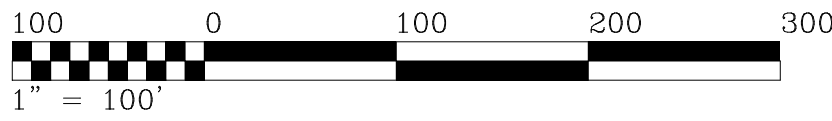
REGISTER OF DEED CERTIFICATE:
Filed for Record as Document No. _____ on this _____ day of _____, 2025 at _____ o'clock ____ M in the Office of the Register of Deeds of Leavenworth County, Kansas,

Register of Deeds - TerriLois G. Mashburn



Scale 1" = 100'

Job # K-25-1912
July 24, 2025 Rev. 8-27-25
J HERRING, Inc. (dba)
SURVEYING COMPANY
315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5381
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ZONING:
RR-5 - Rural Residential 5

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 - CL - Centerline
 - SL - Section Line
 - BM - Benchmark
 - POB - Point of Beginning
 - POC - Point of Commencing
 - //// - No Vehicle Entrance Access

Provide LSRR for 17P & 17R

Your prior LSSR shows Alum. Cap

Description shows 330.00'

Are these to C/L, note or show

Spelling

Tie 30' freestate easement to boundary

Tie easement to boundary



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

MAPLES MEADOWS

A Minor Subdivision in the Southeast Quarter of Section 22, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:
MAPLES, CHARLES L & MICHELLE L
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Charles L. Maples Michelle L. Maples

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NOTARY PUBLIC
My Commission Expires: _____ (seal)

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

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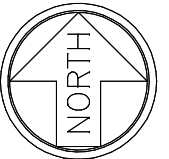
County Engineer - Mitch Pleak

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

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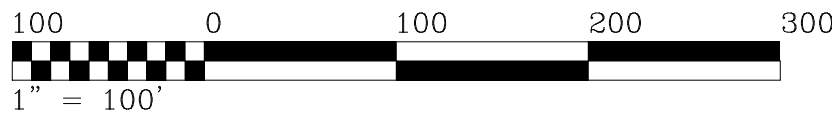
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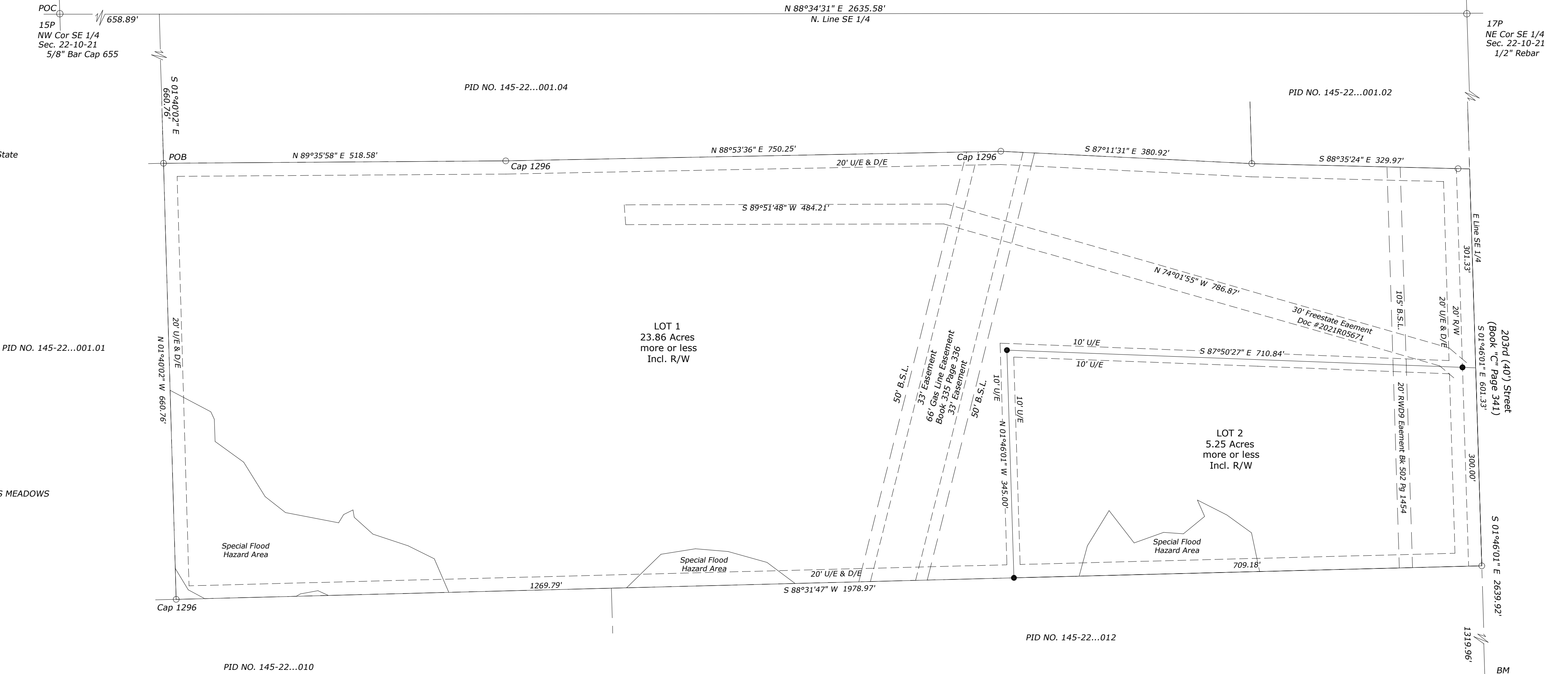
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Together with and subject to covenants, easements, and restrictions of record.
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Error of Closure - 1 : 90272

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ZONING:
RR-5 - Rural Residential 5

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Stamp

MAPLES MEADOWS

A Minor Subdivision in the Southeast Quarter of Section 22, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

PRELIMINARY PLAT

PREPARED FOR:
MAPLES, CHARLES L & MICHELLE L
21453 203RD ST
TONGANOXIE, KS 66086
PID NO. 145-22-0-00-00-001.05

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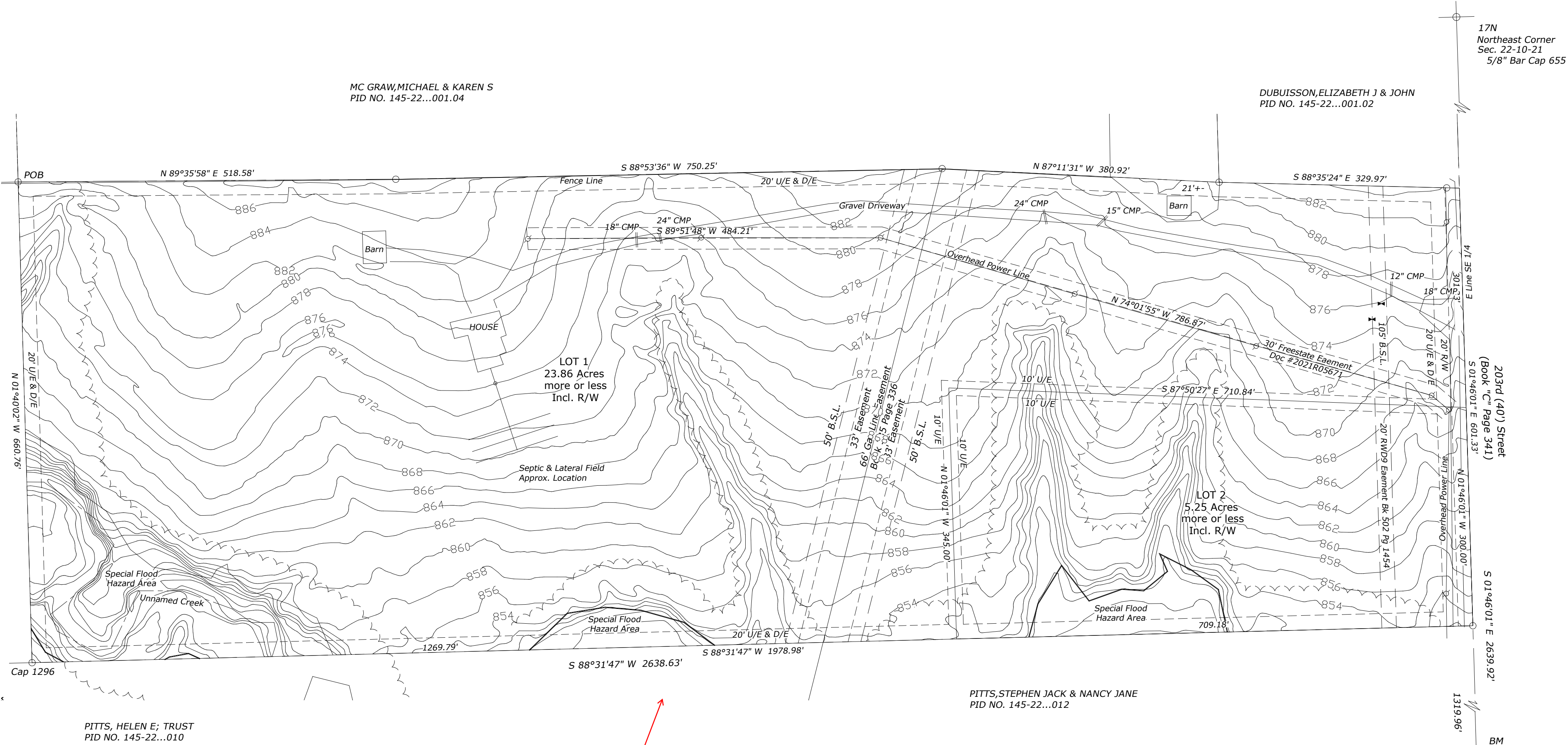
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RR-5 - Rural Residential 5

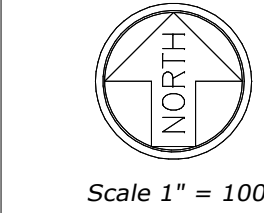
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6" Water Line - location as per district
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HUDE,NATHAN E & MARILYN
PID NO. 145-22...001.01



show adjoining
property line



Job # K-25-1912
July 24, 2025 Rev. 8-27-25

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

09-03-25

PW Combined
No Further
Comment

Maples Meadows
Leavenworth County Kansas
Drainage Report
July 26, 2025
Revised August 16, 2025



MAPLES MEADOWS

A Minor Subdivision in the Southeast Quarter of Section 22, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:
MAPLES, CHARLES L & MICHELLE L
21453 203RD ST
TONGANOXIE, KS 66086
PID NO. 145-22-0-00-00-001.05

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: MAPLES MEADOWS

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 MAPLES MEADOWS have set our hands this _____ day of _____, 2025.

Charles L. Maples Michelle L. Maples

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

NOTARY PUBLIC
My Commission Expires: _____ (seal)

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

Secretary John Jacobson Chairman Jeff Spink

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

County Engineer - Mitch Pleak

COUNTY COMMISSION APPROVAL:
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of MAPLES MEADOWS 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

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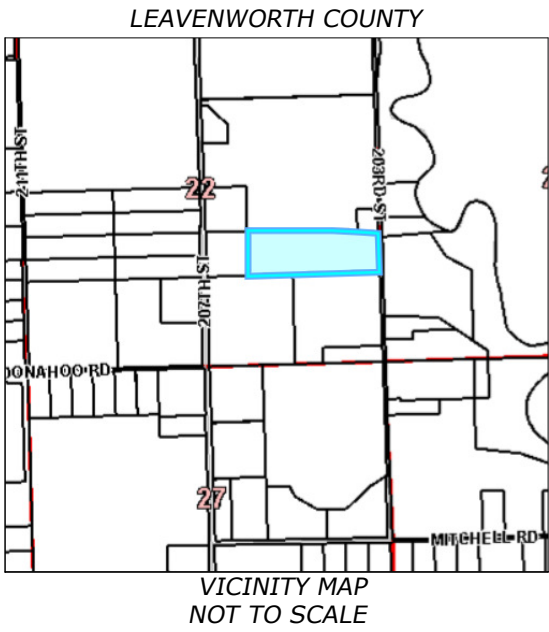
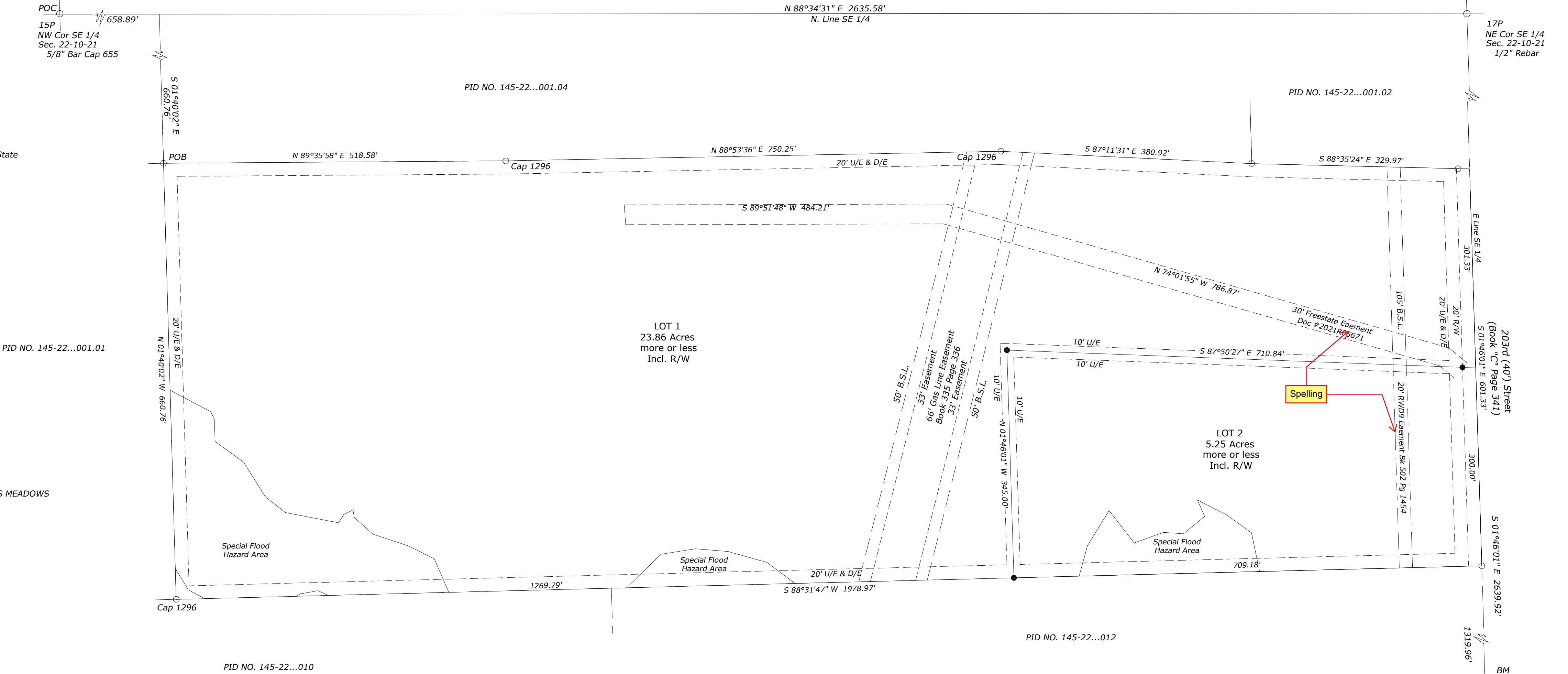
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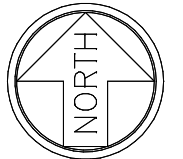
09-03-25
PWcombined
Comments

State which lots are impacted by the special flood zone.



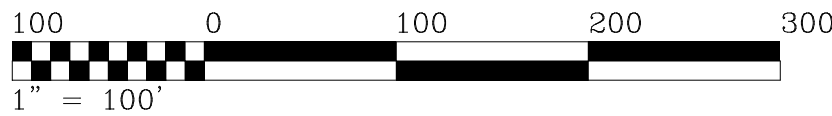
I hereby certify that this survey plat meets the requirements of K.S.A. 58-2005. The face of this survey plat was reviewed for compliance with Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for survey information only.

Daniel Baumchen, PS#1363
County Surveyor



Scale 1" = 100'

Job # K-25-1912
July 24, 2025 Rev. 8-27-25
J HERRING, Inc. (dba)
SURVEYING
COMPANY
315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5381
Email - survey@leancash.com



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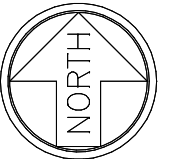
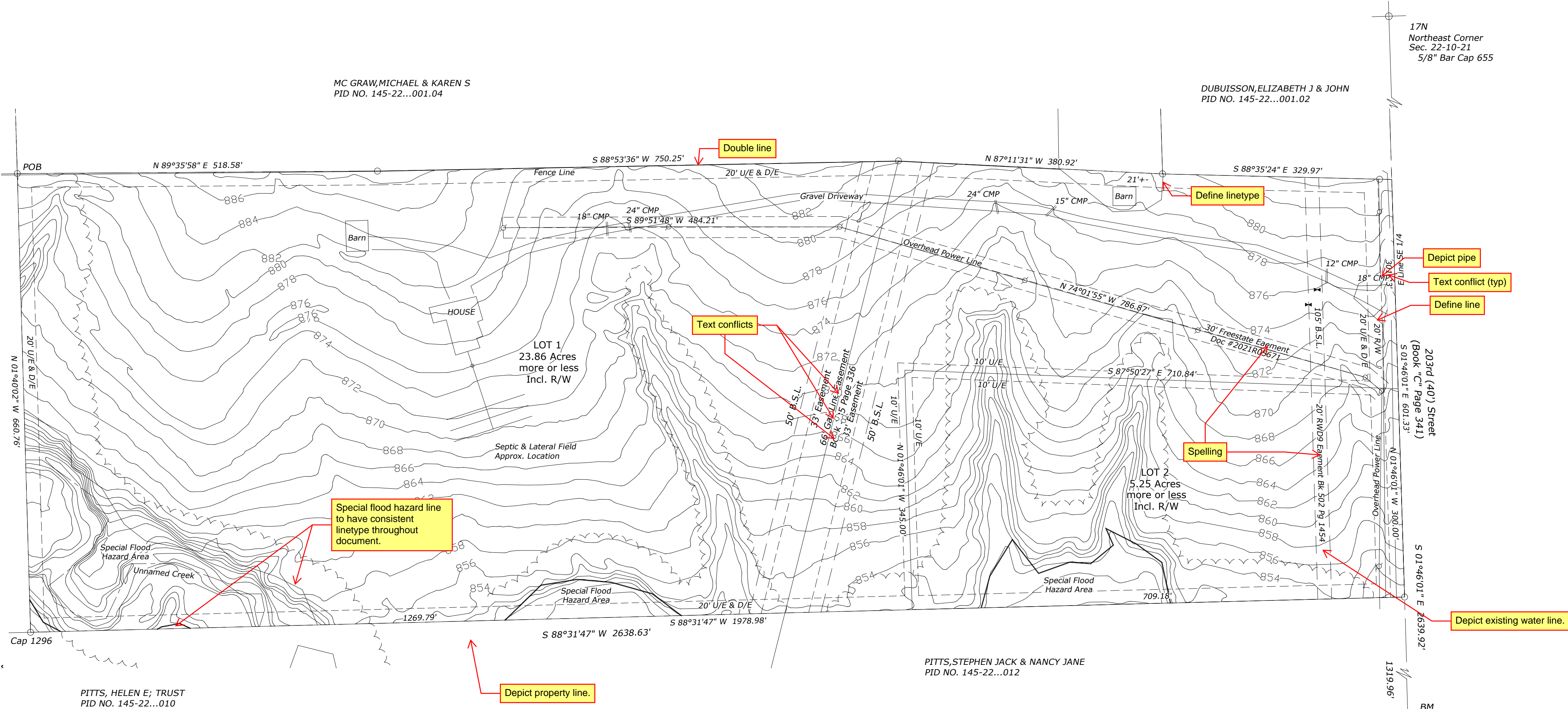
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09-03-25
PW Combined
Comments

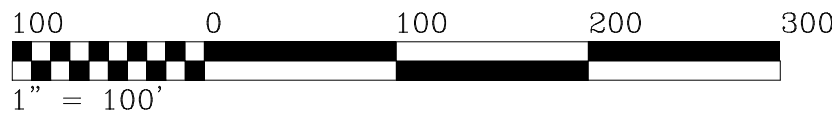
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**LEAVENWORTH COUNTY
PLANNING COMMISSION
STAFF REPORT**

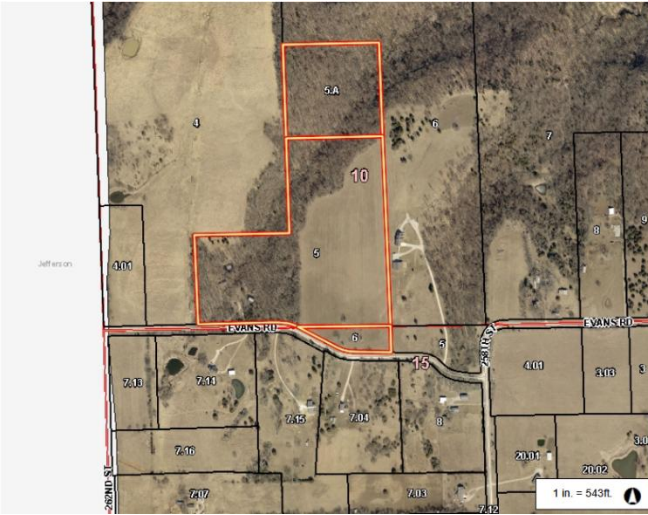
CASE NO: DEV-25-090 Knittle/Pace Boundary Line Adjustment Exception

September 10, 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: 26044 Evans Rd.



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

PROPERTY OWNER:
Diana Knittel-Pace
26044 Evans Rd.
Tonganoxie, KS 66086

CONCURRENT APPLICATIONS:
N/A

LAND USE

ZONING: RR-5

FUTURE LAND USE DESIGNATION:
RR-2.5

LEGAL DESCRIPTION:

Tracts of land in the Southwest Quarter of Section 10 & the Northwest Quarter of Section 15, Township 11 South, of Range 20 East of the 6th p.m., Leavenworth County, Kansas.

SUBDIVISION: N/A

FLOODPLAIN: N/A

PROPERTY INFORMATION

ACTION OPTIONS:

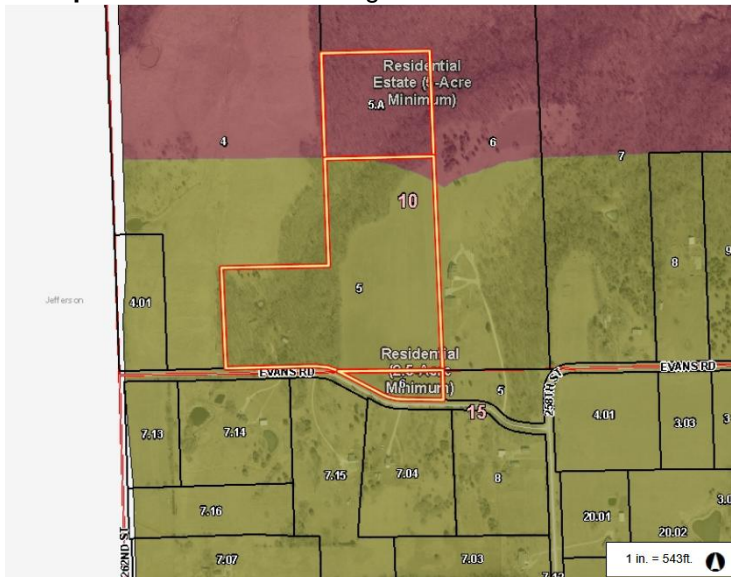
1. Approve Case DEV-25-090, Exception from Zoning & Subdivision Regulation Article 50, Section 40.3.i. (Lot-Depth to Lot-Width Ratio); or
2. Deny Case No. DEV-25-090, Exception from Zoning & Subdivision Regulation Article 50, Section 40.3.i. (Lot-Depth to Lot-Width Ratio); or
3. Modify Case No DEV-25-090, Exception from Zoning & Subdivision Regulation Article 50, Section 40.3.i. (Lot-Depth to Lot-Width Ratio)

PARCEL SIZE: 47.2 & 14.7 Acres

PARCEL ID NO:
202-10-0-00-00-005; 005A & 205-15-0-00-00-006;

BUILDINGS:
Existing House and Outbuildings

Location Map: Future Land Use Designation



ACCESS/STREET:

Evans Rd.: Collector, ±22' Wide, Gravel

UTILITIES

SEWER: Private Septic

FIRE: Tonganoxie

WATER: RWD#13

ELECTRIC: Freestate

NOTICE & REVIEW:

STAFF REVIEW: 09/04/2025

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 realignment of the parent tracts brings all 3 tracts into compliance, if exceptions were to be approved.
- Based off of the topography of the tracts, the northern portion is heavily treed and the slope is at a grade that makes development difficult.

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

- Based off the proposed drawing, it is reasonable to believe that the proposed development of property would allow for more compliant tracts of land by approving the exception.

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

- Granting of the exception does not appear to cause any issues with public welfare or is injurious to adjacent properties due to the proposed layout providing a more consistent and orderly layout for future development.

STAFF COMMENTS:

The applicants are requesting an exception to the lot-depth to lot-width for both tracts 2 & 3. Both tracts exceed the 1:4 ratio by approximately 650 feet. One of the parent tracts is currently noncompliant as it would be considered a land locked parcel. The proposed drawing is bringing all the tracts of land into compliance, if the exceptions were to be approved.

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 width to Lot-depth from the Zoning & Subdivision Regulations for the Knittle-Pace Boundary Line Adjustment, 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 _____

Applicant/Agent Contact Email herringsurveying@outlook.com

TRACT 2 (Add separate sheet for additional parcels)

Name KNITTEL-PACE, DIANA MARGARET

Address 26044 EVANS RD

City/St/Zip TONGANOXIE KS 66086

Phone N/A

Email N/A

Book/Page Existing Deed 2011R01820

EXISTING TRACT INFORMATION

Parcel Numbers PID NO. 202-10-0-00-00-005 & 005.z

Tract 1

PID NO. 205-15-0-00-00-006

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 August 3, 2025 Date: 8-3-25

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: _____



* 2 0 1 1 R 0 1 8 2 0 3 *

Doc #: 2011R01820

STACY R. DRISCOLL/REGISTER OF DEEDS
LEAVENWORTH COUNTY

RECORDED ON

03/08/2011 04:41PM

RECORDING FEE: 16.00

INDEBTEDNESS: 0.00

PAGES: 3

KANSAS WARRANTY DEED

Tenants in Common

Grantor(s): **Mary B. Stark, Trustee of the Mary B. Stark Revocable Trust Agreement dated June 16, 1992, as amended, as to an undivided 50% interest, and Mary B. Stark, Successor Trustee of the Robert E. Stark Revocable Trust dated June 16, 1992, as Amended, as to an undivided 50% interest**

Grantee(s): **Diana Margaret Knittel-Pace, a married woman and Raymond Vincent Knittel, a married man**

Grantee(s) mailing address: **26044 Evans Road, Tonganoxie, KS 66086**

The Trusts are in full force and effect and have not terminated or been revoked, and Grantor(s) is/are duly appointed, qualified and currently acting trustee(s) under the above referenced trusts.

In consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, the Grantor(s) **GRANT, BARGAIN, SELL AND CONVEY** to Grantee(s), as tenants in common, the following described premises, to wit:

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 11 SOUTH, RANGE 20 EAST OF THE 6TH P.M., LEAVENWORTH COUNTY, KANSAS,

AND ALSO:

THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 11 SOUTH, RANGE 20 EAST OF THE 6TH P.M., LEAVENWORTH COUNTY, KANSAS,

AND ALSO:

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 11 SOUTH, RANGE 20 EAST OF THE 6TH P.M., LEAVENWORTH COUNTY, KANSAS,

AND ALSO:

1410
Cov # 0141
10

THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 11 SOUTH, RANGE 20 EAST OF THE 6TH P.M., LEAVENWORTH COUNTY, KANSAS, LYING NORTH OF THE CENTER LINE OF KNIGHT ROAD (NOW LEAVENWORTH COUNTY ROAD NO. 4), LESS AND EXCEPT ANY PART THEREOF TAKEN OR USED FOR ROAD OR STREET PURPOSES.

Subject to all easements, restrictions, reservations and covenants, if any, now of record

The Grantor(s) hereby covenanting that the Grantor(s), their successors and assigns, will **WARRANT AND DEFEND** the title to the premises unto the Grantee(s), their heirs, successors and assigns, against the lawful claims of all persons whomsoever, excepting however the general taxes for the current calendar year and thereafter, and the special taxes becoming a lien after the date of this deed.

Dated: March 4, 2011

Mary B. Stark Revocable Trust Agreement
dated June 16, 1992, as Amended

Mary B. Stark TTEE
Mary B. Stark, Trustee

Robert E. Stark Revocable Trust dated June
16, 1992, as Amended

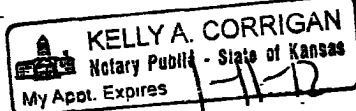
Mary B. Stark Successor TTEE
Mary B. Stark, Successor Trustee

STATE OF Kansas)
) ss.
COUNTY OF Johnson)

On March 4, 2011 this deed was acknowledged before me by **Mary B. Stark, Trustee of the Mary B. Stark Revocable Trust Agreement dated June 16, 1992, as Amended**, Grantor(s).

Kelly A. Corrigan
Notary Public

My appointment expires:



AFFIDAVIT

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

We/I Raymond Vincent Knittel and _____

Being dully sworn, dispose and say that we/I are the owner(s) of said property located at -
26044 Evans Rd. Tonganoxie, KS 66086, 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 3rd day of July, 2025

Raymond Vincent Knittel 13404 W 66th Terr Shawnee KS 66216 913-274-8113
Print Name, Address, Telephone

Raymond Vincent Knittel
Signature

STATE OF KANSAS)

) SS

COUNTY OF LEAVENWORTH)

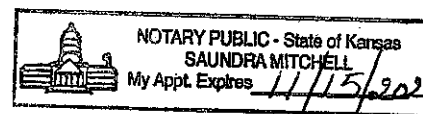
Be it remembered that on this 3rd day of July, 2025 before me, a notary public in and
for said County and State came Raymond V Knittel to me
personally known to be the same persons who executed the forgoing instrument of writing, and
duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand
and affixed my notary seal the day and year above written.

NOTARY PUBLIC

My Commission Expires:

11/15/2028

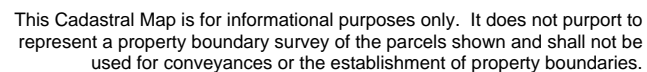
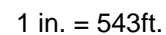
(seal)



<p>Leavenworth County, KS</p>



- ## Notes



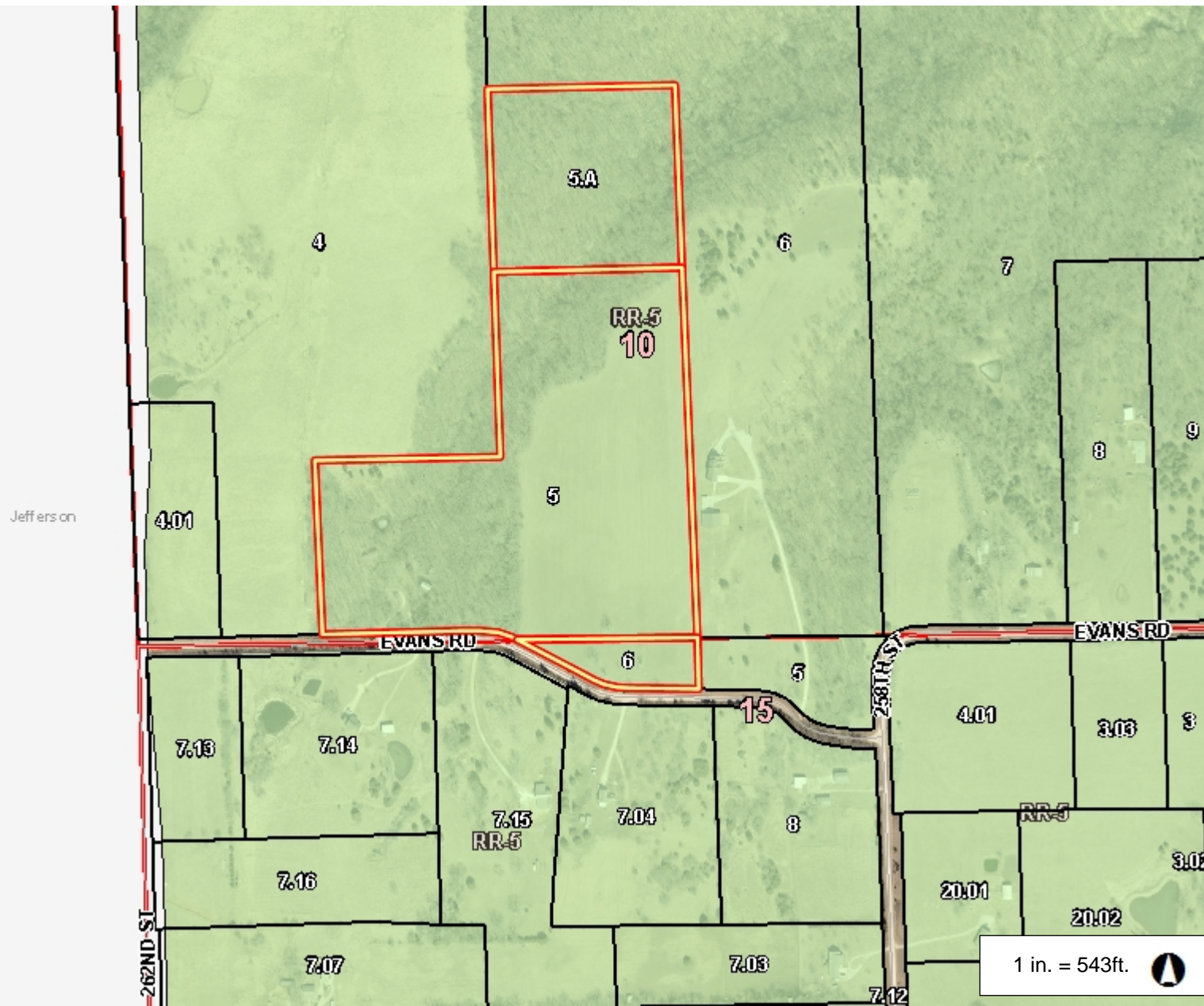
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Leavenworth County, KS



Legend

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



1 in. = 543ft.



1,086.0 0 543.00 1,086.0 Feet

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

CERTIFICATE OF SURVEY

Tracts of land in the Southwest Quarter of Section 10 and the Northwest Quarter of Section 15, Township 11 South, Range 20 East of the 6th P.M., Leavenworth County, Kansas.

BOUNDARY LINE ADJUSTMENT

RECORD DESCRIPTION: Doc # 2011R01820
The West Half of the Southeast Quarter of the Southwest Quarter of Section 10, Township 11 South, Range 20 East of the 6th PM, Leavenworth County, Kansas
AND ALSO:
The Southeast Quarter of the Southwest Quarter of the Southwest Quarter of Section 10, Township 11 South, Range 20 East of the 6th PM, Leavenworth County, Kansas
AND
The Southwest Quarter of the Northeast Quarter of the Southwest Quarter of Section 10, Township 11 South, Range 20 East of the 6th PM, Leavenworth County, Kansas
AND
That part of the West Half of the Northeast Quarter of the Northwest Quarter of Section 15, Township 11 South, Range 20 East of the 6th P.M., Leavenworth County, Kansas, lying North of the center line of Knight Road (now Leavenworth County Road No. 4), less and except any part thereof taken or used for road or street purposes.

PREPARED FOR:
KNITTEL-PACE, DIANA MARGARET
26044 EVANS RD
Tonganoxie, KS 66086
PID NO. 202-10-0-00-00-005 & 005.A
PID NO. 205-15-0-00-00-006

SURVEYOR'S DESCRIPTION:
TRACT 1:
Tract of land in the Southwest Quarter of Section 10 and the Northwest Quarter of Section 15, Township 11 South, Range 20 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on August 3, 2025, and more fully described as follows: Commencing at the Southwest corner of said Southwest Quarter; thence North 88 degrees 45'09" East for a distance of 662.28 feet along the South line of said Southwest Quarter to the TRUE POINT OF BEGINNING; thence North 02 degrees 15'43" West for a distance of 661.21 feet; thence North 88 degrees 51'24" East for a distance of 662.43 feet; thence South 02 degrees 15'07" East for a distance 677.93 feet to the apparent centerline of Evans Road, as it exists today; thence North 61 degrees 13'08" West for a distance of 35.82 feet to the said South line; thence South 88 degrees 45'09" West for a distance of 631.60 feet to the point of beginning.
Together with and subject to covenants, easements, and restrictions of record.
Said property contains 10.05 acres, more or less, including road right of way.
Error of Closure: 1 - 466779

TRACT 2:
Tract of land in the Southwest Quarter of Section 10 and the Northwest Quarter of Section 15, Township 11 South, Range 20 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on August 3, 2025, and more fully described as follows: Commencing at the Southeast corner of said Southwest Quarter; thence South 88 degrees 45'09" West for a distance of 661.87 feet along the South line of said Southwest Quarter; thence South 02 degrees 08'37" East for a distance of 217.86 feet to the apparent centerline of Evans Road, as it exists today; thence North 89 degrees 49'34" West for a distance of 331.24 feet along said centerline to the TRUE POINT OF BEGINNING; thence continuing North 89 degrees 49'34" West for a distance of 3.16 feet along said centerline; thence North 61 degrees 13'08" West for a distance 382.90 feet; thence North 02 degrees 15'07" West for a distance of 1997.83 feet; thence North 89 degrees 03'22" East for a distance of 331.34 feet; thence South 02 degrees 15'07" East for a distance of 2187.80 feet to the point of beginning.
Together with and subject to covenants, easements, and restrictions of record.
Said property contains 15.92 acres, more or less, including road right of way.
Error of Closure: 1 - 1743364

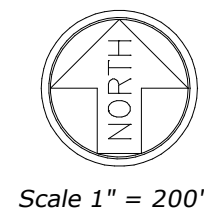
TRACT 3:
Tract of land in the Southwest Quarter of Section 10 and the Northwest Quarter of Section 15, Township 11 South, Range 20 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on August 3, 2025, and more fully described as follows: Commencing at the Southeast corner of said Southwest Quarter; thence South 88 degrees 45'09" West for a distance of 661.87 feet along the South line of said Southwest Quarter to the TRUE POINT OF BEGINNING; thence South 02 degrees 08'37" East for a distance of 217.86 feet to the apparent centerline of Evans Road, as it exists today; thence North 89 degrees 49'34" West for a distance of 331.24 feet along said centerline; thence North 02 degrees 15'07" West for a distance of 2187.80 feet; thence North 89 degrees 03'22" East for a distance of 331.34 feet; thence South 02 degrees 15'18" East for a distance of 1976.39 feet to the point of beginning.
Together with and subject to covenants, easements, and restrictions of record.
Said property contains 16.66 acres, more or less, including road right of way.
Error of Closure: 1 - 647192

RATIFICATION BY COUNTY STAFF
This boundary line adjustment, as described and shown above, has been submitted to and approved by the following County Staff persons this ____ day of ____ 2025.

Planning Chairperson _____
Jeff Spink

NOTARY CERTIFICATE
Be it remembered that on this ____ day of ____ 2025, before me, a notary public in and for said County and State came Jeff Spink, 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)



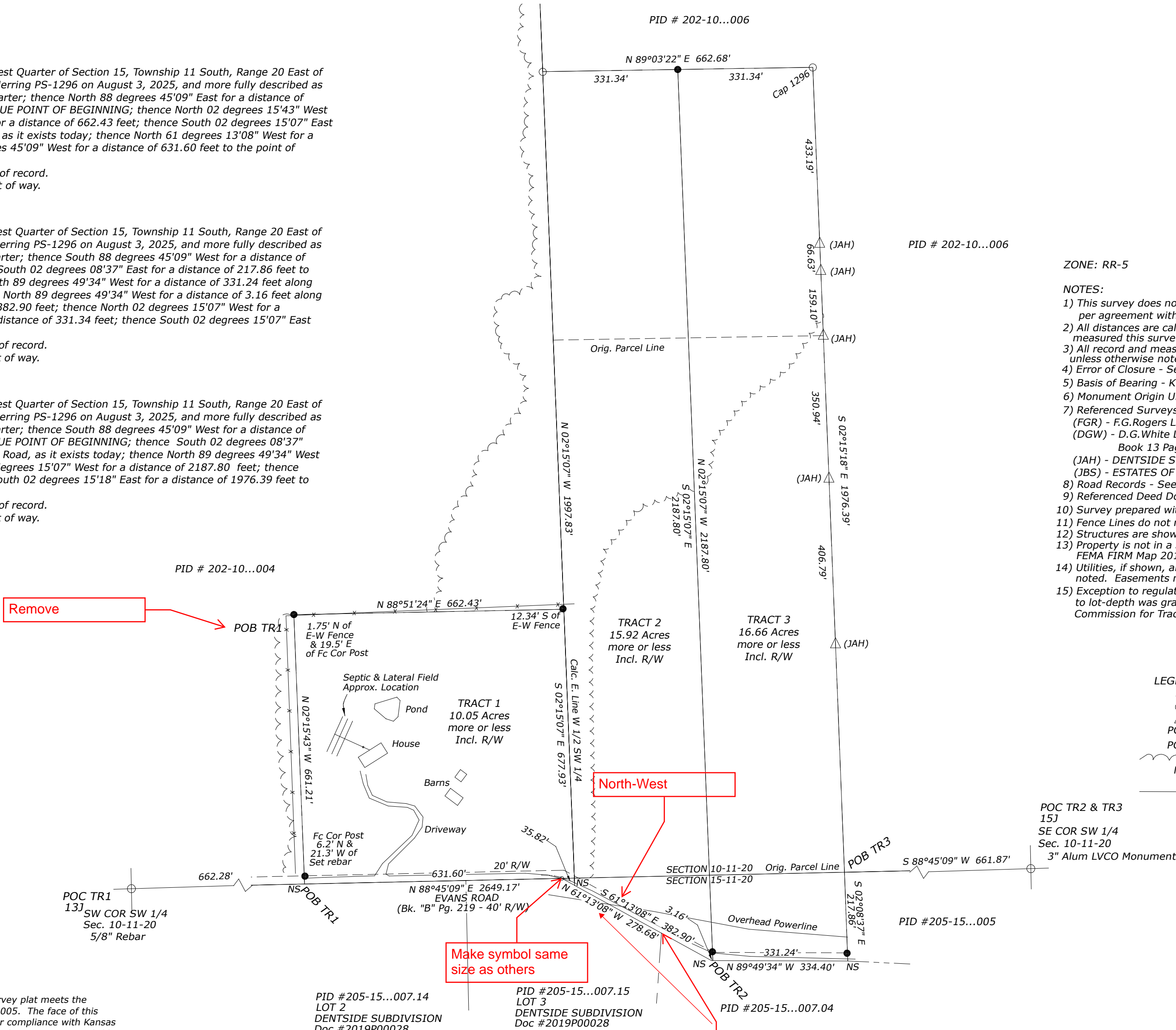
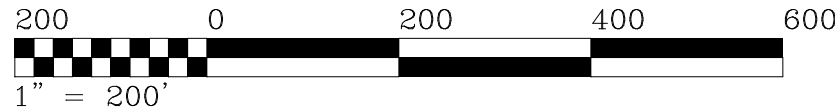
Scale 1" = 200'

Job # K-25-1925
August 3, 2025 Rev. Aug. 24, 2025

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



ZONE: RR-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 - See Surveyor's Description
 - 5) Basis of Bearing - KS SPC North Zone 1501
 - 6) Monument Origin Unknown, unless otherwise noted.
 - 7) Referenced Surveys -
(FGR) - F.G.Rogers LS-64 Survey Bk S-15 #22 dated 1998 NKA1982S022
(DGW) - D.G.White LS-356 Survey - WISE SUBDIVISION, Book 13 Page 95, 2000 NKA 2000P00095
(JAH) - DENTSIDE SUBDIVISION Doc #2019P00028 & Doc#2025S009
(JBS) - ESTATES OF NINE MILE CREEK Book 15 Page 93, 2005 NKA2005P00093
 - 8) Road Records - See Survey
 - 9) Referenced Deed Document # 2011R01820
 - 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 20103C0300G dated July 16, 2015
 - 14) Utilities, if shown, are visible and above ground, except as noted. Easements may or may not exist.
 - 15) Exception to regulation Article 50, Section 40.3.i. Lot-width to lot-depth was granted by the Leavenworth County Planning Commission for Tracts 2 and 3.

- LEGEND:
- - 1/2" Rebar Set with Cap No.1296
 - - 1/2" Rebar Found, unless otherwise noted.
 - △ - 60d Nail Found
 - POB - Point of Beginning
 - POC - Point of Commencing
 - ~ - Tree/Brush Line
 - NS - Not Set this Survey per agreement with client
 - X — Fence Line

POC TR2 & TR3
15J
SE COR SW 1/4
Sec. 10-11-20
3" Alum LVCO Monument



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

Joseph A. Herring
PS # 1296

Schweitzer, Joshua

From: Anderson, Kyle
Sent: Friday, August 8, 2025 2:42 PM
To: Schweitzer, Joshua
Subject: RE: DEV-25-090 BLA for Knittel-Pace - Herring

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

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

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

From: Schweitzer, Joshua
Sent: Friday, August 8, 2025 1:06 PM
To: Baumchen, Daniel ; McAfee, Joe ; Noll, Bill
Cc: PZ
Subject: DEV-25-090 BLA for Knittel-Pace - Herring

Good Afternoon,

The Department of Planning and Zoning has received a request for a boundary line adjustment for the properties located at 202-10-0-00-00-005; 005A; 205-15-0-00-00-006.

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by August 22, 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: Friday, August 15, 2025 2:32 PM
To: Schweitzer, Joshua; Baumchen, Daniel; Noll, Bill
Cc: PZ Mail
Subject: RE: DEV-25-090 BLA for Knittel-Pace - Herring

Josh,
PW Engineering has no comment on the BLA.

From: Schweitzer, Joshua
Sent: Friday, August 8, 2025 1:06 PM
To: Baumchen, Daniel ; McAfee, Joe ; Noll, Bill
Cc: PZ
Subject: DEV-25-090 BLA for Knittel-Pace - Herring

Good Afternoon,

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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