LEAVENWORTH COUNTY PLANNING COMMISSION

Agenda for a Regular Meeting of 5:30 P.M., Wednesday, April 8, 2025
County Courthouse - 300 Walnut Street - Leavenworth, Kansas 66048
www.leavenworthcounty.gov

1. **Call to Order**

2. **Pledge of Allegiance**

3. **Roll Call**

4. **Approval of Minutes**

5. **Secretary's Report**

6. **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

7. **Approval of Agenda**

8. **Consent Agenda**

A. Case DEV-26-009/010 Preliminary & Final Plat – Wilhite Farms
Consideration of a Preliminary and Final Plat for a tract of land in the Northeast Quarter of Section 8, Township 12 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.
Also known as 00000 Cantrell Road
PID: 233-08-0-00-00-001.00

B. Case DEV-26-019/020 Preliminary & Final Plat – Madeline Meadows 2nd Plat
Consideration of a Preliminary and Final Plat for a tract of land in the Southwest Quarter of Section 27, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.
Also known as 00000 163rd Street
PID: 108-27-0-00-00-006.11

C. Case DEV-26-028/029 Preliminary & Final Plat – Lee Dairy Reserve
Consideration of a Preliminary and Final Plat for a tract of land in the Northwest Quarter of Section 32, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.
Also known as 00000 Seymour Road
PID: 109-32-0-00-00-004.00

D. Case DEV-26-031/032 Preliminary & Final Plat – Sunset Farms
Consideration of a Preliminary and Final Plat for a tract of land in the Northwest Quarter of Section 28, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.
Also known as 16164 174th Street
PID: 188-26-0-00-00-009.00

9. Regular Agenda

A. Case DEV-26-021/022 Preliminary & Final Plat – Elysian Fields
Consideration of a Preliminary and Final Plat for a tract of land in the Southeast Quarter of Section 21, Township 10 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.
Also known as 21431 163rd Street
PID: 155-21-0-00-00-022.00

B. Case DEV-26-023/024 Preliminary & Final Plat – Daffner Estates
Consideration of a Preliminary and Final Plat for a tract of land in the Northwest Fractional Quarter of Section 30, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.
Also known as 18735 Metro Avenue
PID: 189-30-0-00-00-002.00

C. Case DEV-26-033 Tract Split Exception – Wiehe
Consideration of an exception for a Tract Split for a tract of land in the Southeast Fractional Quarter of Section 6, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.
Also known as 22852 Dempsey Road
PID: 143-06-0-00-00-007.00

Adjournment of Planning Commission

10. Board of Zoning Appeals

1. Roll Call

2. Regular Agenda

A. Case DEV-26-026 Variance - Shoemaker
Consideration of a Variance request from Article 18, Section 2.1 of the Leavenworth County Zoning & Subdivision Regulations on the following described property: A tract of land in the Southwest Quarter of Section 20, Township 11 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.
Also known as 16545 Chieftain Road
PID: 194-20-0-00-00-004.00
*****Public Hearing Required*****
*****Public Comment limited to five minutes per person*****

B. Case DEV-26-035 Variance – Klepees
Consideration of a Variance request from Article 5, Section 4 of the Leavenworth County Zoning & Subdivision Regulations on the following described property: Lot 20, Fink Farm 2nd Replat, a subdivision in Leavenworth County, Kansas.
Also known as 32650 204th Street
PID: 062-10-0-00-00-011.20
*****Public Hearing Required*****
*****Public Comment limited to five minutes per person*****

Adjournment of the Board of Zoning Appeals

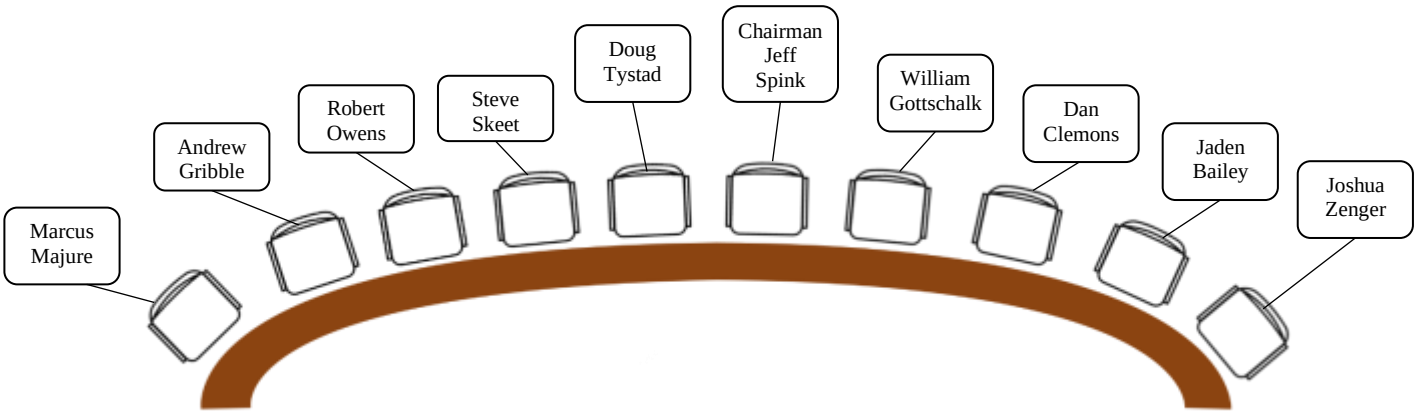
Upcoming meeting dates:

Wednesday, May 13, 2026, 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 2026



LEAVENWORTH COUNTY PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
March 11, 2026

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, Dan Clemons, William Gottschalk, Chairman Jeff Spink, Doug Tystad, Robert Owens, Andrew Gribble and Marcus Majure

Members absent: Jaden Bailey and Steve Skeet

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

Approval of Minutes

ROLL CALL VOTE - Motion to approve the minutes passed 7/0.

Secretary's Report

Deputy Director Amy Allison stated that there were three items on the Consent Agenda. Ms. Allison added on the Regular Agenda there was one plat action and one public hearing for a Special Use Permit.

Declarations None.

Approval of Agenda

Commissioner Majure motioned to approve the agenda and Commissioner Owens seconded.

Regular Agenda

A. Case DEV-26-002 Preliminary and Final Plat – The Reserve at Blake Farms
Consideration of a Preliminary and Final Plat on the following described property: a tract of land in the Northeast Quarter of Section 14, Township 10 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.
Also 14971 Fairmount Road

Deputy Director Amy Allison stated the case was a final plat request which was previously reviewed as a preliminary plat which was approved. However, since that time the applicant has revised the layout of the plat. Ms. Allison explained that the lot configuration would remain almost the same but the private drive easement is proposed to be straightened. This would require an additional exception because this change would affect the 40-foot building setback line as a frontage requirement for the two existing structures on Lot 8. This recent request has gone through the review process and met all preliminary plat requirements and updated the septic system for the home on Lot 3 and located the septic for the accessory structure on Lot 8.

Commissioner Tystad asked for clarification regarding combined access and ownership.

Surveyor Joe Herring confirmed immediately all lots would be owned by the HOA. If the owners retain Lot A when they sell their home, Lot A would by owned by the HOA.

Commissioner Tystad motioned to approve the exception and Commissioner Zenger seconded.

ROLL CALL VOTE - Motion to approve the exception passed 7/0

Commissioner Zenger motioned to approve the plat and Commissioner Tystad seconded.

ROLL CALL VOTE - Motion to approve the plats passed 7/0

B. Case DEV-25-121 Special Use Permit – H2R Ranch
Consideration of a Special Use Permit request for a horse boarding facility to board more than 11 horses on the following described property: A tract of land in the Southwest Quarter of Section 25, Township 10 South, Range 22 East of the 6th P.M., in Leavenworth County, Kansas.
Also known as 20770 147th Street

Planner II Josh Schweitzer stated that this is a request to operate a horse boarding facility to board more than 11 horses. The owners are proposing to build a 40,000sf structure that would board horses in 55 stalls with an arena. Additionally, the owners are offering to provide riding lessons in either an indoor or outdoor arena. Mr. Schweitzer added that applicants are also proposing to add a 21,000sf parking lot that would serve employees, horse boarders and customers.

Mr. Schweitzer further stated that Staff's recommendation is approval of the request with conditions. Staff is suggestion Condition #11 which is a requirement that each horse passes appropriate testing within 30 days of arrival. Condition #12 all events defined as a non-private event under Leavenworth County regulations require the TSUP process. Staff has determined this would be a Tier 1 SUP within a recommended time limit of 5 years.

Commissioner Zenger asked for clarification on Tier 1 SUP. Mr. Schweitzer indicated that the reason for the Tier 1 SUP because the business is on a large tract of land and is recreational in nature.

Further discussions ensued regarding new SUP's.

Chairman Spink opened the Public Hearing

Justin Watkins spoke as a representative for H2R Ranch sharing the current function of business as well as future plans. H2R Ranch provides high-quality horse boarding services where enthusiasts train and ride their horses. Mr. Watkins outlined that background of the business which began four years ago. As the demand increased, the owners began to identify another property to accommodate the growing business while maximizing the screening and minimize the noise. Mr. Watkins added the proposals should not disrupt the neighboring properties.

Further discussions ensued between Commissioners regarding hours, typical daily traffic coming through, as well as the care the horses are receiving by the H2R Ranch employees.

Nearby neighbor Kim Brown spoke in favor of the SUP and shared her perspective that the H2R business has been a positive improvement to the area and their plans to further invest in Leavenworth County is welcomed.

No one spoke in opposition of the request.

DRAFT

Chairman Spink closed the Public Hearing

Commissioner Tystad motioned to approve the request and Commissioner Owens seconded.

Commissioners Zenger and Gribble questioned the 5-year recommendation on the SUP.

Discussions ensued further.

Commissioner Tystad withdrew the motion and Owens withdrew the second.

Commissioner Tystad motioned to approve the request with an amendment to Condition #1 to change the term to a 10-year time limit. Commissioner Owens seconded.

ROLL CALL VOTE - Motion to approve the SUP passed 7/0

Adjournment of Planning Commission at 6:06pm

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

DRAFT

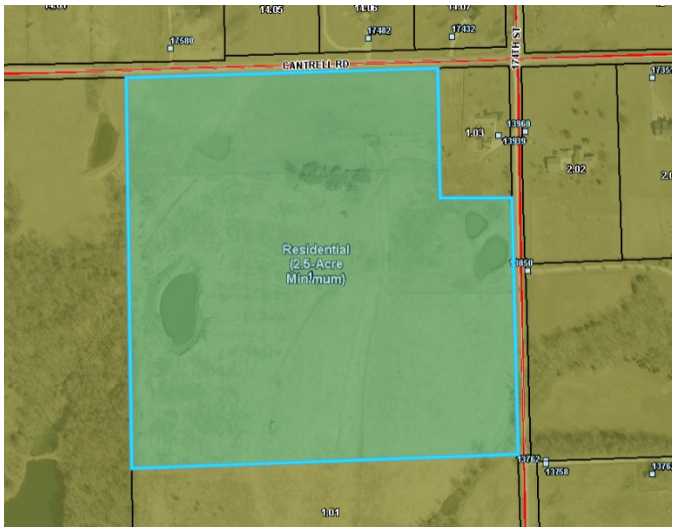
LEAVENWORTH COUNTY
PLANNING COMMISSION
STAFF REPORT

CASE NO: DEV-26-009/010 Wilhite Farms — April 8, 2026

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

STAFF REPRESENTATIVE:
Amy Allison
Deputy Director

SUBJECT PROPERTY: 00000 Cantrell Road



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

PROPERTY OWNER:
Christopher W. Claflin & Katherine Stulz Trust
17580 Cantrell Road
Linwood, KS 66052

CONCURRENT APPLICATIONS:

LAND USE

ZONING: RR-2.5

FUTURE LAND USE DESIGNATION:
Residential (2.5 acre min)

LEGAL DESCRIPTION:
A tract of land in the Northeast Quarter of Section 8, Township 12 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

SUBDIVISION: n/a

FLOODPLAIN: n/a

STAFF RECOMMENDATION: Approval with Conditions

PROPERTY INFORMATION

ACTION OPTIONS:
1. Recommend approval of Case No. DEV-26-009 & 010, Preliminary & Final Plat for Wilhite Farms, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-26-009 & 010, Preliminary & Final Plat for Wilhite Farms, to the Board of County Commission for the following reasons; or
3. Continue the hearing to another date, time, and place.

PARCEL SIZE: 35.9

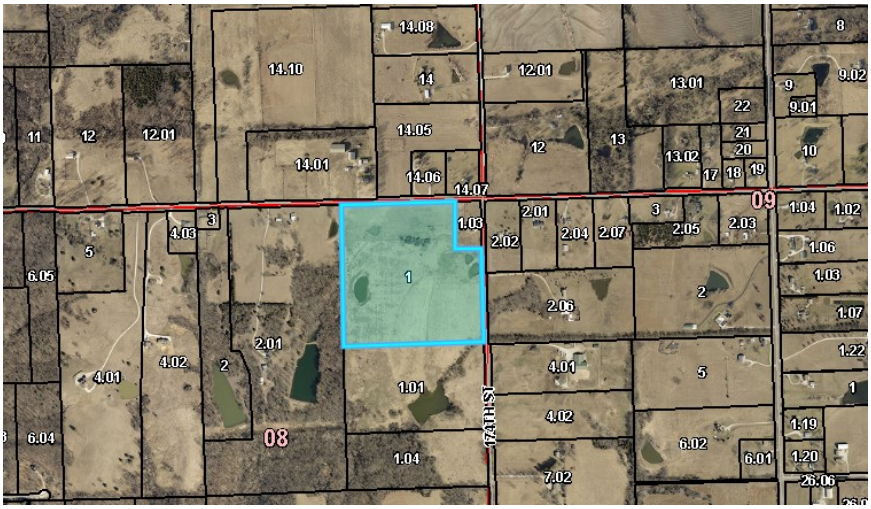
PARCEL ID NO:
233-08-0-00-00-001.00

BUILDINGS:
n/a

PROJECT SUMMARY:
Request for preliminary and final plat approval to subdivide property located at 00000 Cantrell Road (233-08-0-00-00-001.00) as Lots 1 through 6 of Wilhite Farms.

ACCESS/STREET:
Cantell Road; Local, Gravel ± 24ft. and 174th Street; Local, Gravel ± 20 ft.

Location Map: FUTURE LAND USE DESIGNATION: Residential (2.5 acre min)



UTILITIES

SEWER: Septic

FIRE: Fire District #2

WATER: RWD 7

ELECTRIC: Evergy

NOTICE & REVIEW:

STAFF REVIEW: 4/2/2026

NEWSPAPER NOTIFICATION:
n/a

NOTICE TO SURROUNDING PROPERTY OWNERS:
n/a

STANDARDS TO BE CONSIDERED:			
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**	N/A	
43	**Cross Access Easements**	N/A	
50-20	**Utility Requirements**	X	
50-30	**Other Requirements**	X	
50-40	**Minimum Design Standards**	X	
50-50	**Sensitive Land Development**	n/a	
50-60.	**Dedication of Reservation of Public Sites and Open Spaces**	X	

STAFF COMMENTS:

The applicant is proposing to divide a 36-acre parcel into six (6) 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 is a 19.31 -acre lot. Lots 2 and 3 are 2.52 acres, Lot 4 is 2.61 acres and both lots 5 & 6 are 5.21 acres in size. All lots are compliant with the underlying zoning district (RR-2.5). RWD 7 can provide service to the four lots located along Cantrell Road, however, infrastructure would need to be expanded along 174th Street to service those lots. Both lots are 5 acres or greater and therefore can utilize a water well for potable water. Some outstanding comments still remain, however they are listed as conditions of approval should the plat be approved.

PROPOSED CONDITIONS:

1. Building permits shall be required for any new construction.
2. Erosion control shall be used when designing and constructing driveways. A form of sediment control shall be installed before work begins and maintained throughout the time that the land disturbing activities are taking place. Re-vegetation of all disturbed sites shall be completed within 45 days after completion of final grading weather permitting.
3. A waiver for the use of private septic systems within this subdivision is granted with this approval.
4. At time of development, fire hydrants shall be required, if necessary infrastructure is available. If the infrastructure is not available to support fire hydrants, a letter from the Water District stating such must be provided prior to any building permit being issued.
5. The developer must comply with the following memorandums:
   - Memo – Planning & Zoning, dated March 27, 2026
   - Memo – Emergency Management, dated March 25, 2026
   - Memo – Survey, dated March 23, 2026
   - Memo – Public Works, dated March 18, 2026
   - Memo – Evergy, dated January 6, 2026
   - Memo – RWD 7, dated December 7, 2026

Proposed Plat Motions:

Approve: *Chairman, I find that the subdivision request complies with the Zoning and Subdivision Regulations based on the recommendations of the Planning staff and the findings set forth in the staff report. I hereby, move to approve the request as outlined in Case DEV-26-009 & 010.*

Denial: *Chairman, I find that the subdivision request does not comply with the Zoning and Subdivision regulations (list Article and Section #) and move deny Case DEV-26-009 & 010.*

Table: *Chairman, I move to table Case DEV-26-009 & 010 to (DATE AND TIME) requesting additional information for (STATE THE REASONS).*

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

PRELIMINARY & **FINAL PLAT APPLICATION**

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

Office Use Only

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

APPLICANT/AGENT INFORMATION	**OWNER INFORMATION**
NAME: Herring Surveying Company	NAME: CLAFLIN,CHRISTOPHER W & KATHERINE STULTZ; TRUST
MAILING ADDRESS: 315 North 5th Street	MAILING ADDRESS 17580 CANTRELL RD
CITY/ST/ZIP: Leavenworth, KS 66048	CITY/ST/ZIP Linwood, KS 66052
PHONE: [redacted]	PHONE: N/A
EMAIL : [redacted]	EMAIL N/A

GENERAL INFORMATION

Proposed Subdivision Name: WILHITE FARMS

Address of Property: 00000 Cantrell Road

PID: 233-08-0-00-00-001 Urban Growth Management Area: N/A

SUBDIVISION INFORMATION		
Gross Acreage: 37 Ac	Number of Lots: 6	Minimum Lot Size: 2.52 Ac
Maximum Lot Size: 19 AC	Proposed Zoning: RR 2.5	Density: N/A
Open Space Acreage: N/A	Water District: RWD 7	Proposed Sewage: Septic
Fire District:	Electric Provider: Evergy	Natural Gas Provider: Propane
Covenants: ☐ Yes ☐ No	Road Classification: *Local – Collector - Arterial – State - Federal*	
	Cross-Access Easement Requested: ☐ Yes ☒ No	

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

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 1-6-26 Date: 1-6-26

ATTACHMENT A

ENTERED IN TRANSFER RECORD IN
MY OFFICE THIS DAY 04/02/2026

Dan Kessler

COUNTY CLERK

DOC #: 2026R02693
TERRILOIS G.TODD
REGISTER OF DEEDS
LEAVENWORTH COUNTY, KANSAS
RECORDED ON:
04/02/2026 01:56:25 PM
RECORDING FEE: 55.00
PAGES: 3

MAIL TO:
Christopher Warren Claflin and Katherine Stultz Claflin, as Trustees of the Christopher Warren Claflin and Katherine Stultz Claflin Revocable Living Trust of March 29, 1994
17580 Cantrell Rd
Linwood, KS 66052

TRUSTEE'S DEED

CHRISTOPHER

Grantor, Warren Claflin and Katherine Stultz Claflin, as Trustees of the Christopher Warren Claflin and Katherine Stultz Claflin Revocable Living Trust of March 29, 1994, acting pursuant to the powers vested under said Trust, for the sum of Ten and 00/100 Dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, does by these presents grant, bargain, sell and convey to Christopher Warren Claflin and Katherine Stultz Claflin, as Trustees of the Christopher Warren Claflin and Katherine Stultz Claflin Revocable Living Trust of March 29, 1994 , all rights, title and interest in the following described real estate:

See attached "Exhibit A"

TO HAVE AND TO HOLD the above described premises, together with the appurtenances and hereditaments thereunto appertaining, and every part thereof to the said Grantee(s) as above stated, subject to: easements, restrictions, reservations and covenants, if any, now of record. Grantor further warrants that said Trust is in full force and effect, has not been amended or revoked, and this conveyance is within his or her authority as trustee, with this deed.

Executed to be effective as of April 2, 2026.

Ex #3
KSA 79-1437E(A)

DocID:8184319
Tx:4129929

Christopher Warren Claflin and Katherine Stultz Claflin Revocable Living Trust of March 29, 1994

By: Christopher Warren Claflin, Trustee

By: Katherine Stultz Claflin, Trustee

State of Kansas, County of Leavenworth} ss.

This instrument was acknowledged before me on 4/02/2026 by CHRISTOPHER Warren Claflin and Katherine Stultz Claflin, as Trustees of the Christopher Warren Claflin and Katherine Stultz Claflin Revocable Living Trust of March 29, 1994 for and on behalf of said company.

My Commission Expires: 7-11-2028

Betsy Joan Radell Notary Public

BETSY JOAN RADELL
NOTARY PUBLIC
STATE OF KANSAS
My Appt Exp. 7-11-2028

Exhibit A

Tract 1A:

A tract of land in the Northeast Quarter of Section 8, Township 12 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, more fully described as follows: Commencing at the Northeast corner of said Northeast Quarter; thence South 01°40'28" East for a distance of 458.90 feet along the East line of said Northeast Quarter to the TRUE POINT OF BEGINNING; thence continuing South 01°40'28" East for a distance of 861.98 feet along said East line; thence South 88°26'22" West for a distance of 1336.06 feet; thence North 01°04'41" West for a distance of 1323.49 feet to the North line of said Northeast Quarter; thence North 88°33'03" East for a distance of 1042.29 feet along said North line; thence South 01°40'28" East for a distance of 460.00 feet; thence North 88°19'32" East for a distance of 280.00 feet to the point of beginning, less that part taken and/or used for road right of ways

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

We/I Christopher Claflin, trustee and Katherine Claflin, trustee

Being dully sworn, dispose and say that we/I are the owner(s) of said property located at - SE ¼ NE ¼ Section 8-12-22 Leavenworth County, KS 233-08-0-00-0 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. PID # 233-08-0-00-00-006.01

Authorized Agents (full name, address & telephone number)

1) Joseph A. Herring – Herring Surveying Company 315 N. 5th Street, Leavenworth, KS 66048, [redacted]
2)

Signed and entered this 15 day of April, 2025 [redacted]

Christopher Claflin, trustee and Katherine Claflin, trustee, 17580 Cantrell Rd, Linwood, KS 66052. 913-484-9973
Print Name, Address, Telephone

Chris Claflin TRUSTEE Katherine Claflin Trustee
Signature

STATE OF KANSAS)
) SS
COUNTY OF LEAVENWORTH)

Be it remember that on this 15 day of April 2025 before me, a notary public in and for said County and State came Christopher and Katherine Claflin 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 Deborah Doss

My Commission Expires: October 25, 2025

Deborah Doss
Notary Public State of Kansas
(seal) My Appt Expires 10/25/2025

WILHITE FARMS

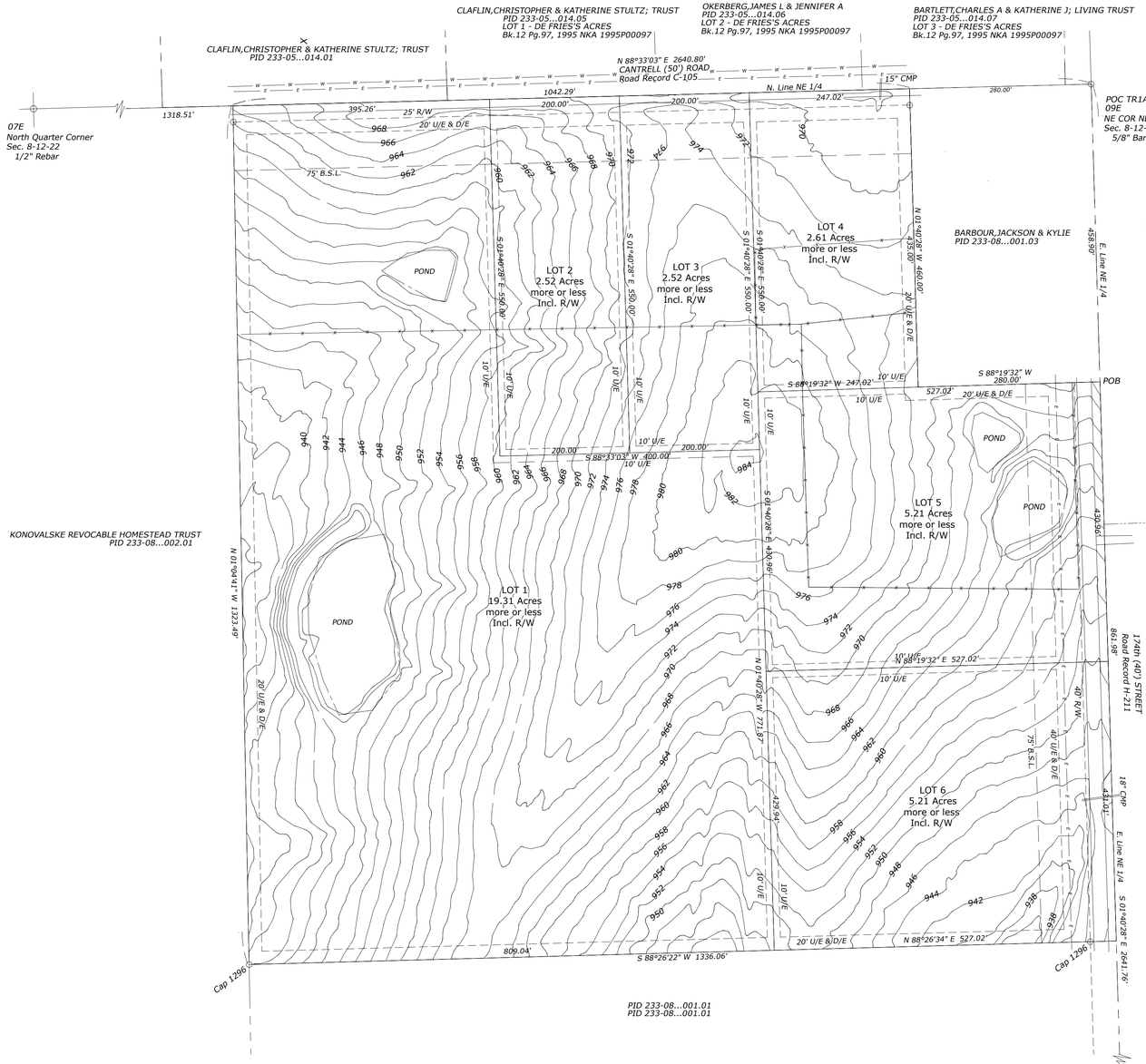
A Minor Subdivision in the Northeast Quarter of Section 8, Township 12 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

PRELIMINARY PLAT

PREPARED FOR:
Christopher W. Claflin & Katherine Stultz Trust
17580 CANTRELL RD
Linwood, Kansas 66052

PROPERTY ADDRESS:
00000 Cantrell RD
Linwood, KS 66052
PID NO. 233-08-0-00-00-001

RECORD DESCRIPTION:
A tract of land in the Northeast Quarter of Section 8, Township 12 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, more fully described as follows: Commencing at the Northeast corner of said Northeast Quarter; thence South 01 degrees 40'28" East for a distance of 458.90 feet along the East line of said Northeast Quarter to the TRUE POINT OF BEGINNING; thence continuing South 01 degrees 40'28" East for a distance of 861.98 feet along said East line; thence South 88 degrees 26'22" West for a distance of 1336.06 feet; thence North 01 degrees 04'41" West for a distance of 1323.49 feet to the North line of said Northeast Quarter; thence North 88 degrees 33'03" East for a distance of 1042.29 feet along said North line; thence South 01 degrees 40'28" East for a distance of 460.00 feet; thence North 88 degrees 19'32" East for a distance of 280.00 feet to the point of beginning.
Together with and subject to covenants, easements, and restrictions of record.
Said property contains 37.39 acres, more or less, including road right of way.
Error of Closure - 1 : 1294407

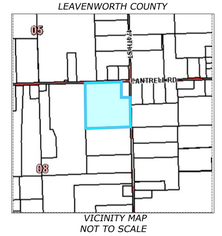


RESTRICTIONS:
1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
2) An Engineered Waste Disposal System may be required due to poor soil conditions.
3) Erosion and sediment control measures shall be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

ZONING:
RR 2.5 - Rural Residential 2.5

NOTES:
1) This survey does not show ownership.
2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
3) All recorded and measured distances are the same, unless otherwise noted.
4) Error of Closure - See Descriptions
5) Basis of Bearing - KS SPC North Zone 1501
6) Monument Origin Unknown, unless otherwise noted.
7) Existing and Proposed Lots for Agriculture and Residential Use.
8) Road Record - See Survey
9) Benchmark - NAVD88
Project Benchmark (BM) - NE COR NE 1/4 Section 8 - 5/8" Rebar - Elev - 972.4'
10) Easements, if any, are created hereon or listed in referenced title commitment.
11) Reference Recorded Deed Doc # 2019R03716
12) Utility Companies -
- Water - RWD 7
- Electric - Evergy
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
13) Reference Security 1st Title Insurance Company File Number 3170373 dated March 9, 2026
14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0350G dated July 16, 2015
15) Building Setback Lines as shown hereon or noted below
- All side yard setbacks - 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) Referenced Surveys -
(LTH) - Larry Hahn Survey Doc. #2018S019 & 2018S049
(TBM) - T.B.Melton LS-655 Surveys dated 1993
DE FRIES'S ACRES Bk.12 Pg.97, 1995 NKA 1995P00097
(JAH) - J.A.Herring Survey Doc. #2019S021 & 2019S034 2025S035

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



VICINITY MAP
NOT TO SCALE

NORTH

Scale 1" = 100'

Job # K-25-1274 PLAT
December 27, 2025 Rev. 3-20-26

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

100 0 100 200 300
1" = 100'

JOSEPH A. HERRING REGISTERED LS - 1296 KANSAS LAND SURVEYOR

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

Joseph A. Herring
PS # 1296

WILHITE FARMS

A Minor Subdivision in the Northeast Quarter of Section 8, Township 12 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:
Christopher W. Claflin & Katherine Stultz Trust
17580 CANTRELL RD
Linwood, Kansas 66052
PID NO. 233-05-0-00-00-014.01 & 014.01Z & 014.02

PROPERTY ADDRESS:
00000 Cantrell RD
Linwood, KS 66052
PID NO. 233-08-0-00-00-001

RECORD DESCRIPTION: Doc # 2019S034
A tract of land in the Northeast Quarter of Section 8, Township 12 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, more fully described as follows: Commencing at the Northeast corner of said Northeast Quarter; thence South 01 degrees 40'28" East for a distance of 458.90 feet along the East line of said Northeast Quarter to the TRUE POINT OF BEGINNING; thence continuing South 01 degrees 40'28" East for a distance of 861.98 feet along said East line; thence South 88 degrees 26'22" West for a distance of 1336.06 feet; thence North 01 degrees 04'41" West for a distance of 1323.49 feet to the North line of said Northeast Quarter; thence North 88 degrees 33'03" East for a distance of 1042.29 feet along said North line; thence South 01 degrees 40'28" East for a distance of 460.00 feet; thence North 88 degrees 19'32" East for a distance of 280.00 feet to the point of beginning.
Together with and subject to covenants, easements, and restrictions of record.
Said property contains 37.39 acres, more or less, including road right of way.
Error of Closure - 1 : 1294407

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: WILHITE FARMS.

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 WILHITE FARMS, have set our hands this _____ day of _____, 2026.

_____ _____
Christopher W. Claflin, Trustee — Katherine Stultz, Trustee
Christopher W. Claflin & Katherine Stultz Trust — Christopher W. Claflin & Katherine Stultz Trust

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____ 2026, before me, a notary public in and for said County and State came , Christopher W. Claflin and Katherine Stultz, Trustees to the Christopher W. Claflin & Katherine Stultz Trust, to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC_____

My Commission Expires:_____ (seal)

APPROVALS
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of WILHITE FARMS this _____ day of _____, 2026.

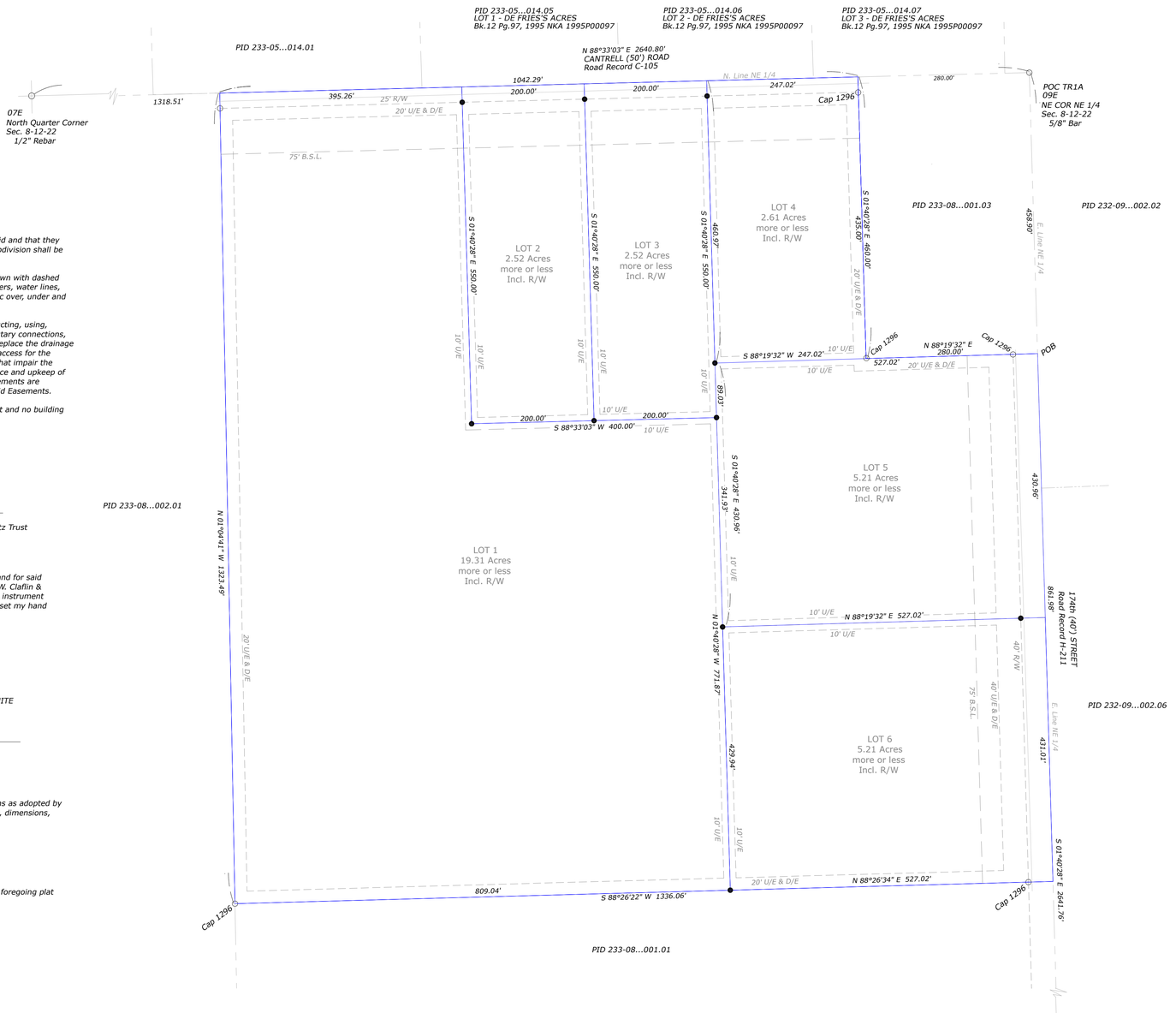
_____ _____
Secretary — Chairman
John Jacobson — Jeff Spink

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 WILHITE FARMS this _____ day of _____, 2026.

_____ _____
Chairman — County Clerk
Mike Stieben — Attest: Fran Keppler



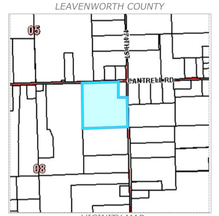
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1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
2) An Engineered Waste Disposal System may be required due to poor soil conditions.
3) Erosion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

ZONING:
RR 2.5 - Rural Residential 2.5

NOTES:
1) This survey does not show ownership.
2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
3) All recorded and measured distances are the same, unless otherwise noted.
4) Error of Closure - See Descriptions
5) Basis of Bearing - KS SPC North Zone 1501
6) Monument Origin Unknown, unless otherwise noted.
7) Existing and Proposed Lots for Agriculture and Residential Use.
8) Road Record - See Survey
9) Benchmark - NAVD88
Project Benchmark (BM) - NE COR NE 1/4 Section 8 - 5/8" Rebar - Elev - 972.4'
10) Easements, if any, are created hereon or listed in referenced title commitment.
11) Reference Recorded Deed Doc # 2019R03716
12) Utility Companies -
- Water - RWD 7
- Electric - Evergy
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
13) Reference Security 1st Title Insurance Company File Number 3170373 dated March 9, 2026.
14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0350G dated July 16, 2015
15) Building Setback Lines as shown hereon or noted below
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- All rear yard setbacks - 40' (Accessory - 15')
16) Existing Structures, if any, shown in approximate location.
17) Fence Lines do not necessarily denote the boundary line for the property.
18) Referenced Surveys -
(LTH) - Larry Hahn Survey Doc. #20185019 & 2018S049
(TBM) - T.B.Melton LS-655 Surveys dated 1993
DE FRIES'S ACRES Bk.12 Pg.97, 1995 NKA 1995P00097
(JAH) - J.A.Herring Survey Doc. #2019S021 & 2019S034
2025S035

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

LEAVENWORTH COUNTY



VICINITY MAP
NOT TO SCALE

NORTH
Scale 1" = 100'

REGISTER OF DEED CERTIFICATE:
Filed for Record as Document No. _____ on this _____ day of _____, 2026 at _____ o'clock __M in the Office of the Register of Deeds of Leavenworth County, Kansas,

_____
Register of Deeds - TerriLois G. Todd

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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Daniel Baumchen, PS#1363
County Surveyor

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

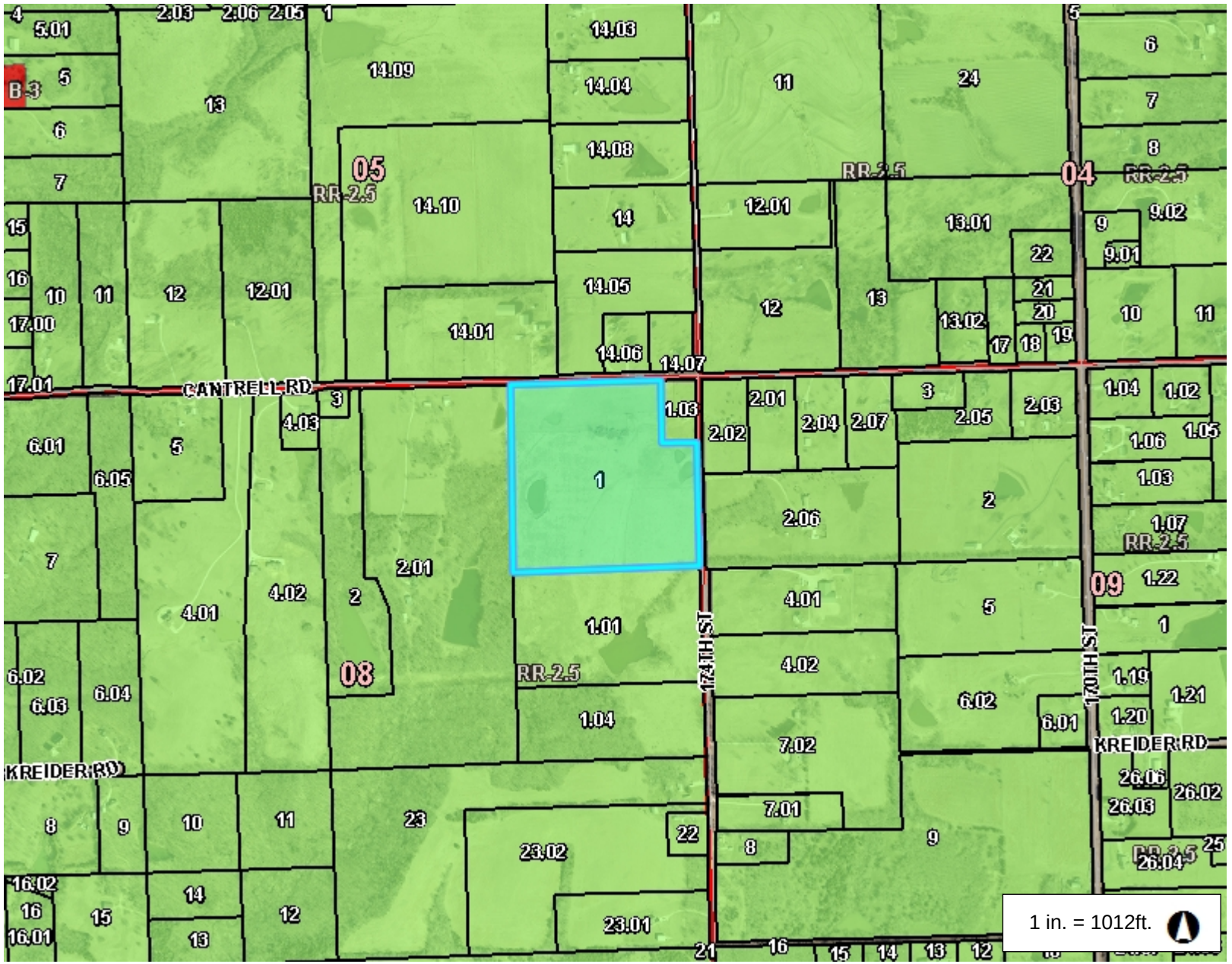
Joseph A. Herring
PS # 1296

Job # K-25-1274 PLAT
December 27, 2025 Rev. 3-20-26

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

100 0 100 200 300
1" = 100'

DEV-26-009 & 010 Wilhite Farms





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

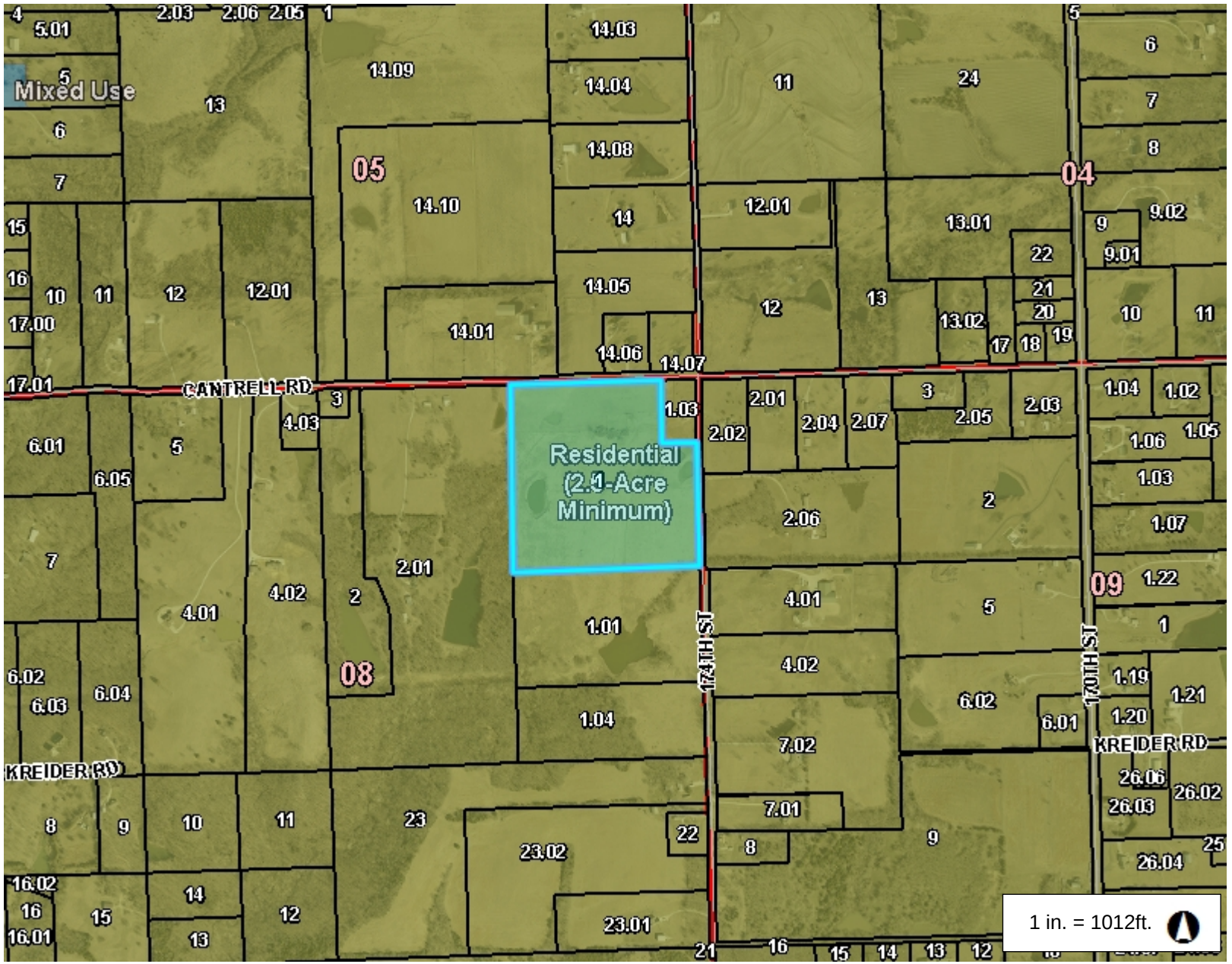
Notes

2,024.8 0 1,012.41 2,024.8 Feet

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

DEV-26-009 & 010 Wilhite Farms





Legend

- Parcel Number
- Parcel
- City Limit Line
- Major Road
  - <all other values>
  - 70
- Road
  - <all other values>
  - PRIVATE
- Railroad
- Section
- Section Boundaries
- County Boundary
- Future Land Use
  - County Road 1
  - Flood
  - Mixed Residential
  - Mixed Use
  - Residential (2.5-Acre Minimum)
  - Residential (3 Units _ Acre)
  - Residential Estate (5-Acre Minimun

Notes

2,024.8 0 1,012.41 2,024.8 Feet

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Allison, Amy

From: Joe Herring [redacted]
Sent: Friday, March 6, 2026 1:46 PM
To: Dylan Ritter; Johnson, Melissa
Subject: Re: Whilhite Farms - Claflin Property

Much appreciated

Thank you - Joe Herring

_____

J.Herring Inc., dba,Herring Surveying Company
315 N. 5th Street, Leavenworth, KS 66048
[redacted] ROCK CHALK!

FRAUD ALERT: Leavenworth County has been notified of multiple fraudulent emails requesting payment of fees to a non-agency account. All application fees are paid at the time of application and any additional required fees will be requested on official letterhead. Furthermore, the County does not have an online payment option. If you receive an email or letter requesting payment of fees that appears to come from the Leavenworth County Planning & Zoning Department or Planning Commission, please contact the office at 913.684.0465 before making any payments online or by phone.

From: Dylan Ritter
Sent: Friday, March 6, 2026 1:43 PM
To: Johnson, Melissa
Cc: Joe Herring
Subject: Re: Whilhite Farms - Claflin Property
Leavenworth County Fire District #2 has no comments or concerns regarding this proposal.

Thank you.

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

On Fri, Mar 6, 2026 at 13:42 Johnson, Melissa <MJohnson@leavenworthcounty.gov> wrote:

> We have not received anything from the FD to date.
> Thank you,
> Melissa Johnson
> Planner I
> Leavenworth County
> Planning & Zoning Department

January 6th, 2025

J.Herring Inc.,

Herring Surveying Company

315 N. 5th Street, Leavenworth, KS 66048

Re: Whilhite Farms - Claflin Property,

Dear Joe:

At your request, Evergy is providing this acknowledgement that the above-mentioned property is within Evergy's service territory and, consequently, Evergy will serve the project consistent with its General Rules and Regulations. This correspondence is not a guarantee of service on any specific timeline. Changes, delays, or additions to the project's design, timeline, and installation may result in delays or additional equipment necessary to ensure service upon completion of the project. Additionally, Evergy is subject to the availability of distribution equipment and any supply chain disruptions may affect Evergy's ability to provide service.

All projects must conform to Evergy's Electrical Service Standards and service is dependent upon a timely application for electrical service and supporting information. Upon submission of updated project information, Evergy will work with you to provide information regarding our timeline for provision of service.

Sincerely,

Ashley VanNess
TD Designer
Evergy
785-379-4334

Leavenworth Rural Water District No. 7

P. O. Box 257 2451 S. 142nd St.
Bonner Springs, KS 66012
Phone: (913) 441-1205 Fax: (913) 422-3393 Toll Free: (888) 449-4028
E-Mail: Jalayne@leavenworthrwd7.com
Website: http://www.lvrwd7.com

Leavenworth County Planning Commissioners 12/07/2026

300 Walnut St. Ste 30

Leavenworth, KS 66048

Wilhite Farms

Dear Planning Commissioners:

Leavenworth Rural Water District No. 7.

Currently services this area, On the North side of Cantrell Road the district has a 4'' water main that is able to sustain the four (4) lots on the south side of Cantrell Road with road bores for the meter installs. South of Cantrell Road on 174th Street we do not have adequate infrastructure without developer funded infrastructure upgrades. Water is available with minimal improvement.

Engineer study fee of $300 and landowner petition documents must be signed for us to proceed to the engineering phase.

Kyle Kraemer

LVRWD #7 Manager/Operator

Office - 913.441.1205

Cell - 913.645.1636

WILHITE FARMS

A Minor Subdivision in the Northeast Quarter of Section 8, Township 12 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

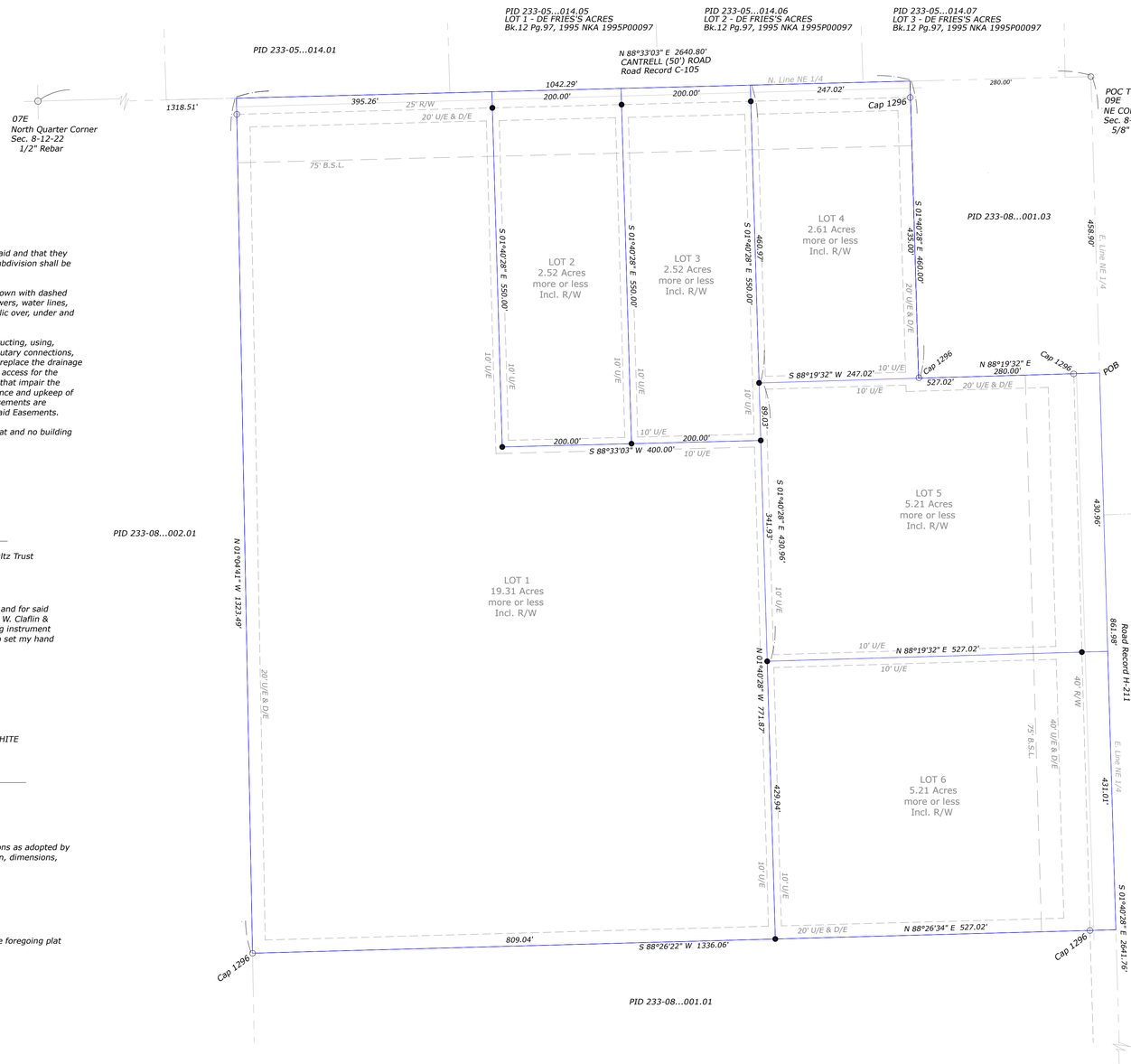
REVIEWED
kellison , 3/27/2026, 1:51:35 PM

-water wells are permitted on five acres or greater, a bond or guarantee with the RWD is required to support a waterline along 174th Street for 2.5 acre lots.
-deed provided does not match the legal description described on the plat or in the title report., provide deed for this tract of land

PREPARED FOR:
Christopher W. Claflin & Katherine Stultz Trust
17580 CANTRELL RD
Linwood, Kansas 66052
PID NO. 233-05-0-00-00-014.01 & 014.01Z & 014.02

PROPERTY ADDRESS:
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Error of Closure - 1 : 1294407



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DE FRIES'S ACRES Bk.12 Pg.97, 1995 NKA 1995P00097
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We, the undersigned owners of WILHITE FARMS, have set our hands this _____ day of _____, 2026.

_____ _____
Christopher W. Claflin, Trustee *Katherine Stultz, Trustee*
Christopher W. Claflin & Katherine Stultz Trust *Christopher W. Claflin & Katherine Stultz Trust*

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____ 2026, before me, a notary public in and for said County and State came , Christopher W. Claflin and Katherine Stultz, Trustees to the Christopher W. Claflin & Katherine Stultz Trust, to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

*NOTARY PUBLIC*_____

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

APPROVALS
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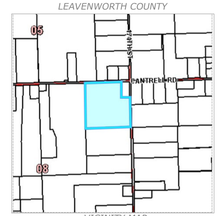
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Secretary *Chairman*
John Jacobson *Jeff Spink*

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_____
County Engineer - Mitch Pleak

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



VICINITY MAP
NOT TO SCALE

Scale 1" = 100'

REGISTER OF DEED CERTIFICATE:
Filed for Record as Document No. _____ on this _____ day of _____, 2026 at _____ o'clock __M in the Office of the Register of Deeds of Leavenworth County, Kansas,

_____
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Joseph A. Herring
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Job # K-25-1274 PLAT
December 27, 2025 Rev. 3-20-26

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100 0 100 200 300
1" = 100'

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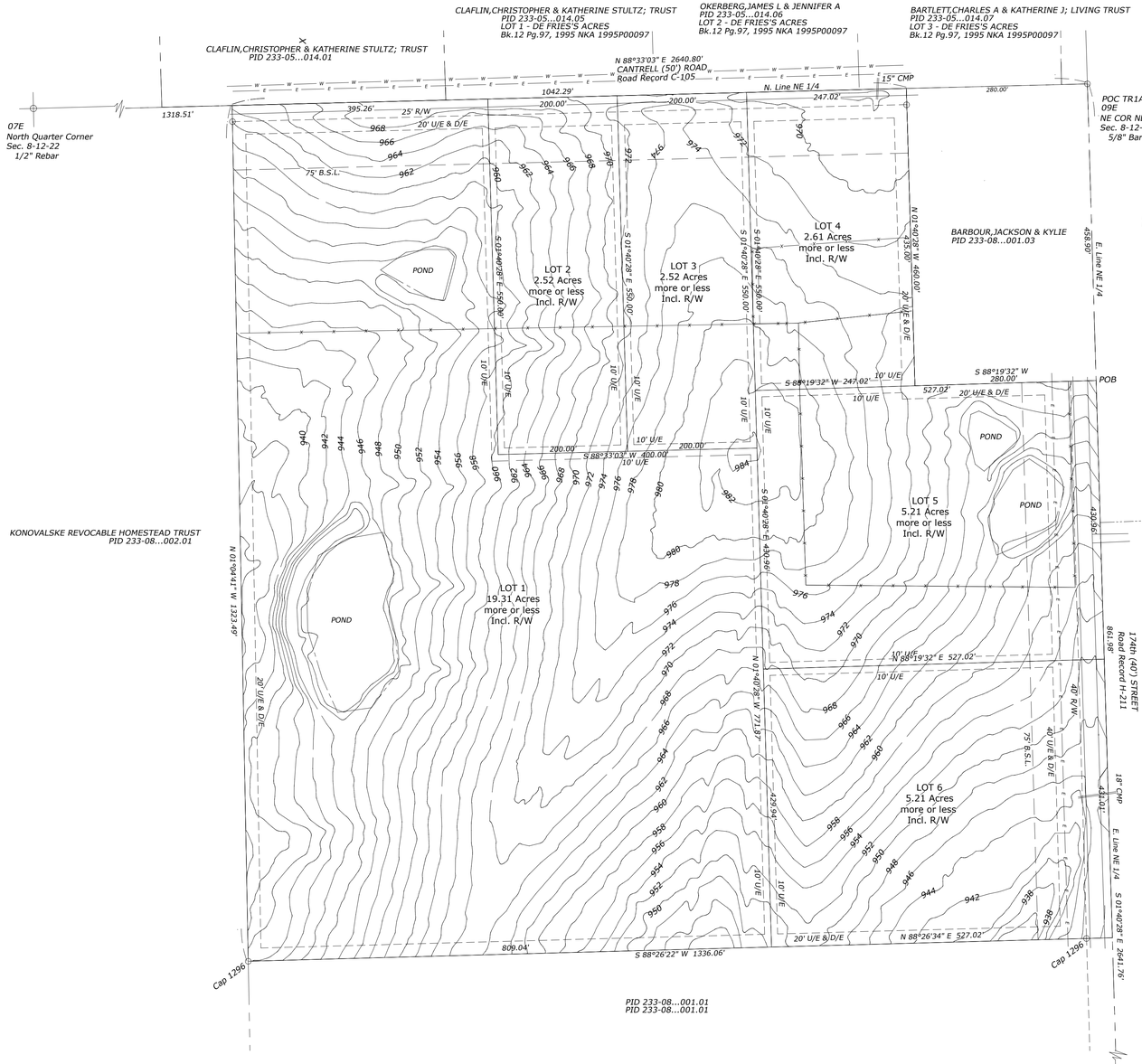
REVIEWED
aallison , 3/27/2026, 1:49:36 PM

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Error of Closure - 1 : 1294407



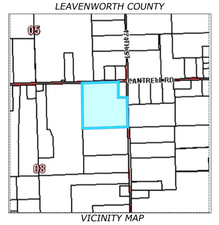
RESTRICTIONS:
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3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
4) Lots are subject to the current Access Management Policy
5) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
6) No off-plat restrictions.

ZONING:
RR 2.5 - Rural Residential 2.5

NOTES:
1) This survey does not show ownership.
2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
3) All recorded and measured distances are the same, unless otherwise noted.
4) Error of Closure - See Descriptions
5) Basis of Bearing - KS SPC North Zone 1501
6) Monument Origin Unknown, unless otherwise noted.
7) Existing and Proposed Lots for Agriculture and Residential Use.
8) Road Record - See Survey
9) Benchmark - NAVD88
Project Benchmark (BM) - NE COR NE 1/4 Section 8 - 5/8" Rebar - Elev - 972.4'
10) Easements, if any, are created hereon or listed in referenced title commitment.
11) Reference Recorded Deed Doc # 2019R03716
12) Utility Companies -
- Water - RWD 7
- Electric - Evergy
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
13) Reference Security 1st Title Insurance Company File Number 3170373 dated March 9, 2026
14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0350G dated July 16, 2015
15) Building Setback Lines as shown hereon or noted below
- All side yard setbacks - 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) Referenced Surveys -
(LTH) - Larry Hahn Survey Doc. #2018S019 & 2018S049
(TBM) - T.B.Melton LS-655 Surveys dated 1993
DE FRIES'S ACRES Bk.12 Pg.97, 1995 NKA 1995P00097
(JAH) - J.A.Herring Survey Doc. #2019S021 & 2019S034 2025S035

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

LEAVENWORTH COUNTY



VICINITY MAP
NOT TO SCALE

NORTH

Scale 1" = 100'

Job # K-25-1274 PLAT
December 27, 2025 Rev. 3-20-26

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

100 0 100 200 300
1" = 100'

JOSEPH A. HERRING REGISTERED LS - 1296 KANSAS LAND SURVEYOR

I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the month of December 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: Wilhite Farms Subdivision
Date: March 25, 2026

Amy, I have reviewed the preliminary plat of the Wilhite Farms Subdivision presented by Christoper Claflin and Katherine Stultz Trust. The subdivision meets the requirements for a fire hydrant and supported with a 6" water line as stated in the subdivision guidelines. The area in which the subdivision is proposed, fire hydrant should be placed along the right a way of Cantrell Road at Lot 4.

I have no further recommendation for this subdivision.

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

WILHITE FARMS

A Minor Subdivision in the Northeast Quarter of Section 8, Township 12 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:
Christopher W. Claflin & Katherine Stultz Trust
17580 CANTRELL RD
Linwood, Kansas 66052
PID NO. 233-05-0-00-00-014.01 & 014.01Z & 014.02

PROPERTY ADDRESS:
00000 Cantrell RD
Linwood, KS 66052
PID NO. 233-08-0-00-00-001

RECORD DESCRIPTION: Doc # 2019S034
A tract of land in the Northeast Quarter of Section 8, Township 12 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, more fully described as follows: Commencing at the Northeast corner of said Northeast Quarter; thence South 01 degrees 40'28" East for a distance of 458.90 feet along the East line of said Northeast Quarter to the TRUE POINT OF BEGINNING; thence continuing South 01 degrees 40'28" East for a distance of 861.98 feet along said East line; thence South 88 degrees 26'22" West for a distance of 1336.06 feet; thence North 01 degrees 04'41" West for a distance of 1323.49 feet to the North line of said Northeast Quarter; thence North 88 degrees 33'03" East for a distance of 1042.29 feet along said North line; thence South 01 degrees 40'28" East for a distance of 460.00 feet; thence North 88 degrees 19'32" East for a distance of 280.00 feet to the point of beginning.
Together with and subject to covenants, easements, and restrictions of record.
Said property contains 37.39 acres, more or less, including road right of way.
Error of Closure - 1 : 1294407

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: WILHITE FARMS.

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 WILHITE FARMS, have set our hands this _____ day of _____, 2026.

_____ _____
Christopher W. Claflin, Trustee *Katherine Stultz, Trustee*
Christopher W. Claflin & Katherine Stultz Trust *Christopher W. Claflin & Katherine Stultz Trust*

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____ 2026, before me, a notary public in and for said County and State came , Christopher W. Claflin and Katherine Stultz, Trustees to the Christopher W. Claflin & Katherine Stultz Trust, to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

*NOTARY PUBLIC*_____

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

APPROVALS
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of WILHITE FARMS this _____ day of _____, 2026.

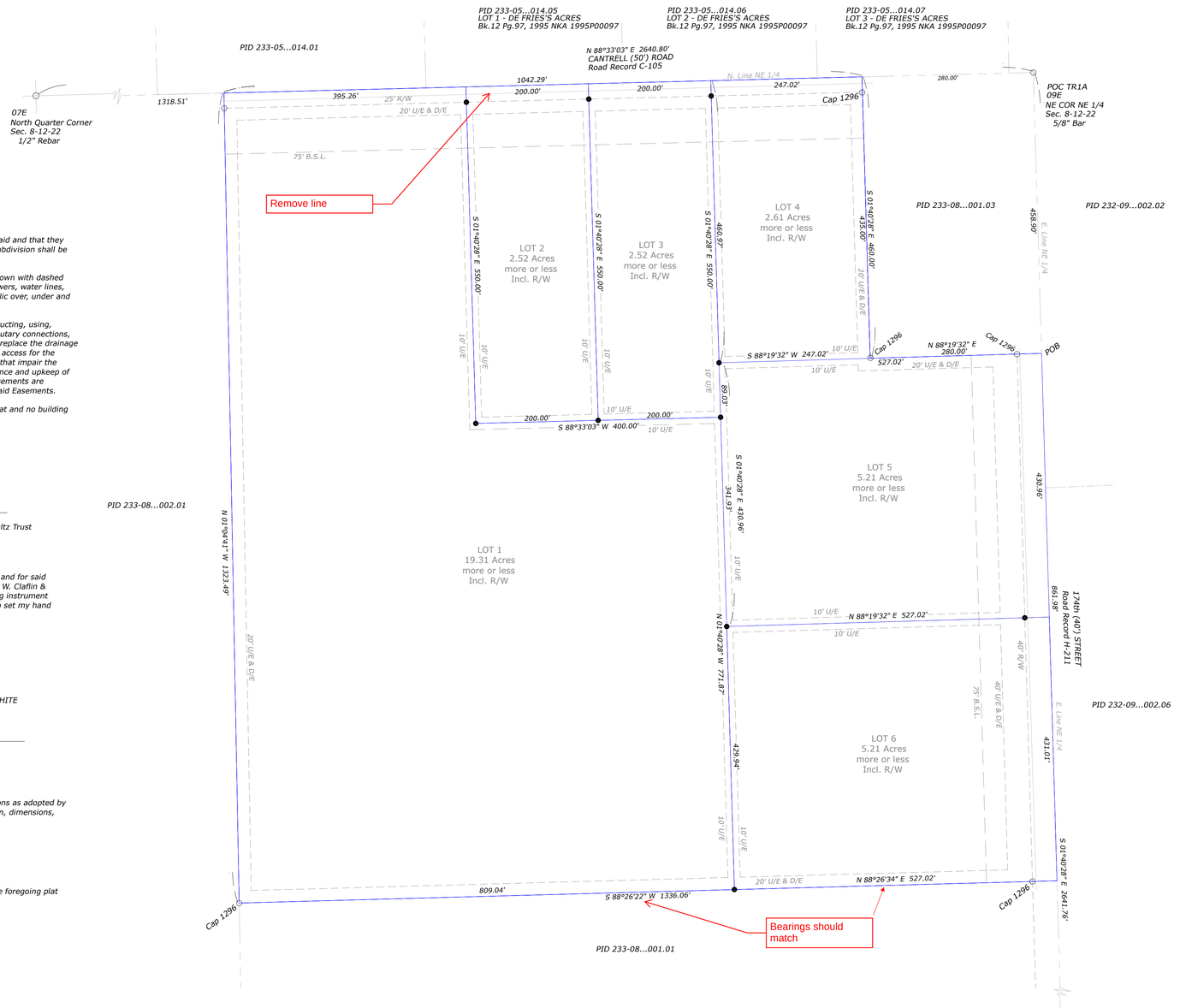
_____ _____
Secretary *Chairman*
John Jacobson *Jeff Spink*

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 WILHITE FARMS this _____ day of _____, 2026.

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



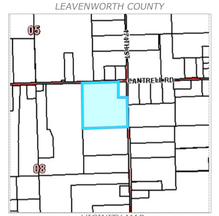
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6) No off-plat restrictions.

ZONING:
RR 2.5 - Rural Residential 2.5

NOTES:
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6) Monument Origin Unknown, unless otherwise noted.
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8) Road Record - See Survey
9) Benchmark - NAVD88
Project Benchmark (BM) - NE COR NE 1/4 Section 8 - 5/8" Rebar - Elev - 972.4'
10) Easements, if any, are created hereon or listed in referenced title commitment.
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12) Utility Companies -
- Water - RWD 7
- Electric - Evergy
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
13) Reference Security 1st Title Insurance Company File Number 3170373 dated March 9, 2026.
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18) Referenced Surveys -
(LTH) - Larry Hahn Survey Doc. #20185019 & 2018S049
(TBM) - T.B.Melton LS-655 Surveys dated 1993
DE FRIES'S ACRES Bk.12 Pg.97, 1995 NKA 1995P00097
(JAH) - J.A.Herring Survey Doc. #2019S021 & 2019S034 2025S035

LEGEND:
● - 1/2" Rebar Set with Cap No.1296
○ - 1/2" Rebar Found, unless otherwise noted.
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D/E - Drainage Easement
B.S.L. - Building Setback Line
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///// - No Vehicle Entrance Access
NS - Not Set this survey per agreement with client

LEAVENWORTH COUNTY



VICINITY MAP
NOT TO SCALE

NORTH

Scale 1" = 100'

Job # K-25-1274 PLAT
December 27, 2025 Rev. 3-20-26

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

REGISTER OF DEED CERTIFICATE:
Filed for Record as Document No. _____ on this _____ day of _____, 2026 at _____ o'clock __M in the Office of the Register of Deeds of Leavenworth County, Kansas,

_____
Register of Deeds - TerriLois G. Todd

100 0 100 200 300
1" = 100'

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

_____
Daniel Baumchen, PS#1363
County Surveyor

JOSEPH A. HERRING REGISTERED LS - 1296 KANSAS LAND SURVEYOR

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

Joseph A. Herring
PS # 1296

3-18-26 - PW Combined review. No further comment.

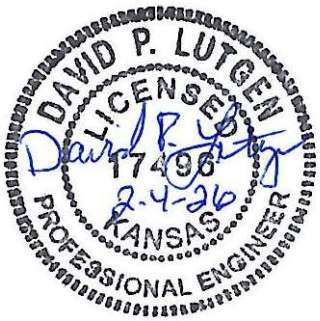
Wilhite Farms

Leavenworth County Kansas

Drainage Report

January 5, 2026

February 4, 2026



dlutgen72@gmail.com

WILHITE FARMS

A Minor Subdivision in the Northeast Quarter of Section 8, Township 12 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

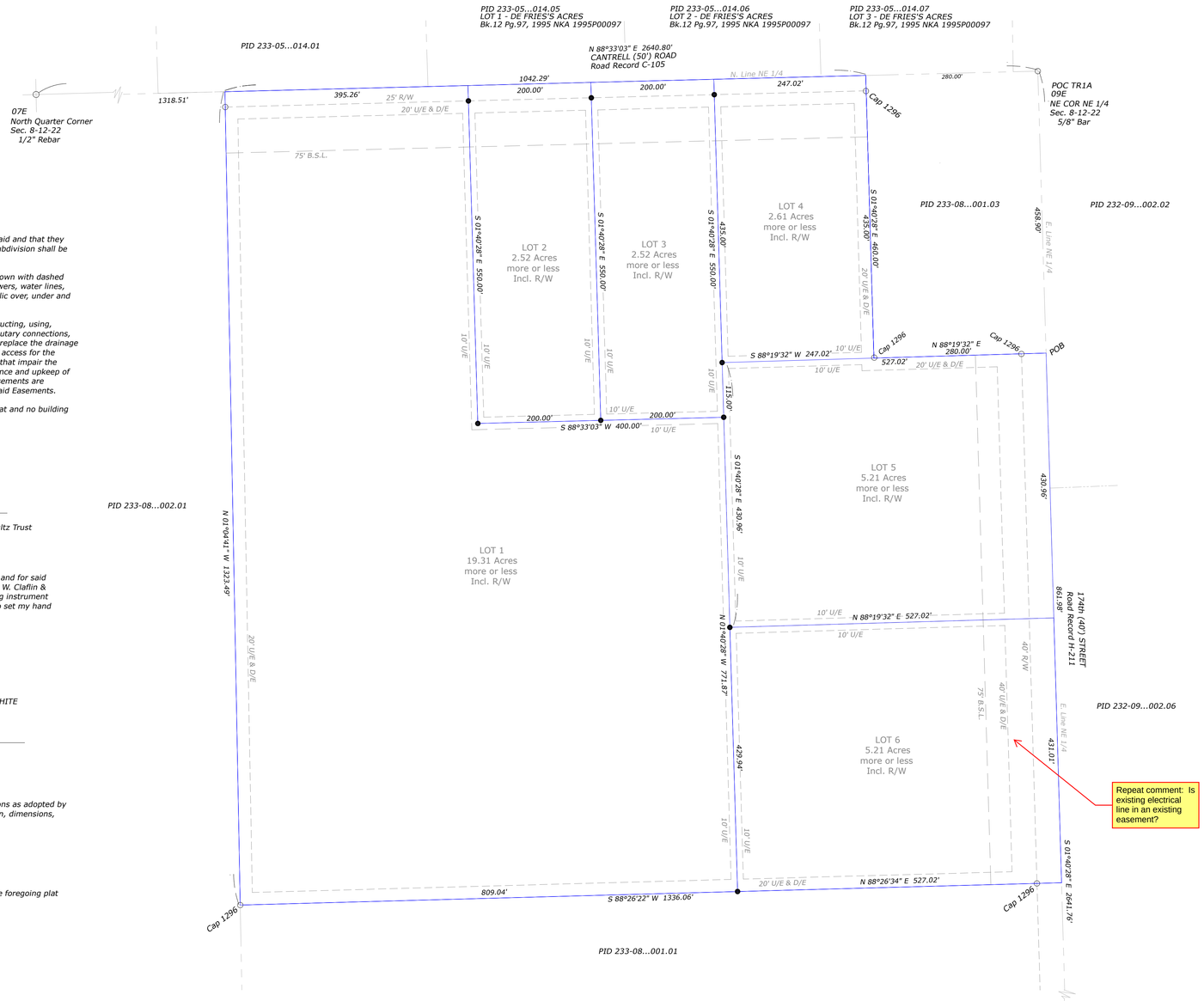
FINAL PLAT

03-18-26
PW Combined Comments

PREPARED FOR:
Christopher W. Claflin & Katherine Stultz Trust
17580 CANTRELL RD
Linwood, Kansas 66052
PID NO. 233-05-0-00-00-014.01 & 014.01Z & 014.02

PROPERTY ADDRESS:
00000 Cantrell RD
Linwood, KS 66052
PID NO. 233-08-0-00-00-001

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Together with and subject to covenants, easements, and restrictions of record.
Said property contains 37.39 acres, more or less, including road right of way.
Error of Closure - 1 : 1294407



Repeat comment: Is existing electrical line in an existing easement?

RESTRICTIONS:
1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
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6) No off-plat restrictions.

ZONING:
RR 2.5 - Rural Residential 2.5

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- Sewer - Septic / Lagoon
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DE FRIES'S ACRES Bk.12 Pg.97, 1995 NKA 1995P00097
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LEGEND:
● - 1/2" Rebar Set with Cap No.1296
○ - 1/2" Rebar Found, unless otherwise noted.
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POB - Point of Beginning
POC - Point of Commencing
///// - No Vehicle Entrance Access
NS - Not Set this survey per agreement with client

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: WILHITE FARMS.

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IN TESTIMONY WHEREOF,
We, the undersigned owners of WILHITE FARMS, have set our hands this _____ day of _____, 2026.

_____
Christopher W. Claflin, Trustee
Christopher W. Claflin & Katherine Stultz Trust

_____
Katherine Stultz, Trustee
Christopher W. Claflin & Katherine Stultz Trust

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____ 2026, before me, a notary public in and for said County and State came , Christopher W. Claflin and Katherine Stultz, Trustees to the Christopher W. Claflin & Katherine Stultz Trust, to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

*NOTARY PUBLIC*_____

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

APPROVALS
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of WILHITE FARMS this _____ day of _____, 2026.

_____
Secretary
John Jacobson

_____
Chairman
Jeff Spink

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

_____
County Engineer - Mitch Pleak

COUNTY COMMISSION APPROVAL:
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of WILHITE FARMS this _____ day of _____, 2026.

_____
Chairman
Mike Stieben

_____
County Clerk
Attest: Fran Keppler

REGISTER OF DEED CERTIFICATE:
Filed for Record as Document No. _____ on this _____ day of _____, 2026 at _____ o'clock __M in the Office of the Register of Deeds of Leavenworth County, Kansas,

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Register of Deeds - TerriLois G. Todd

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

LEAVENWORTH COUNTY



VICINITY MAP
NOT TO SCALE

09G
East Quarter Corner
Sec. 8-12-22
1/2" Rebar



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

Joseph A. Herring
PS # 1296

Scale 1" = 100'

100 0 100 200 300
1" = 100'

Job # K-25-1274 PLAT
December 27, 2025 Rev. 3-5-26

J.Herring, Inc (dba)
HERRING SURVEYING COMPANY
315 North 5th Street, Leav., KS 66048
Ph 913.651.3858 Fax 913.674.5381
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WILHITE FARMS

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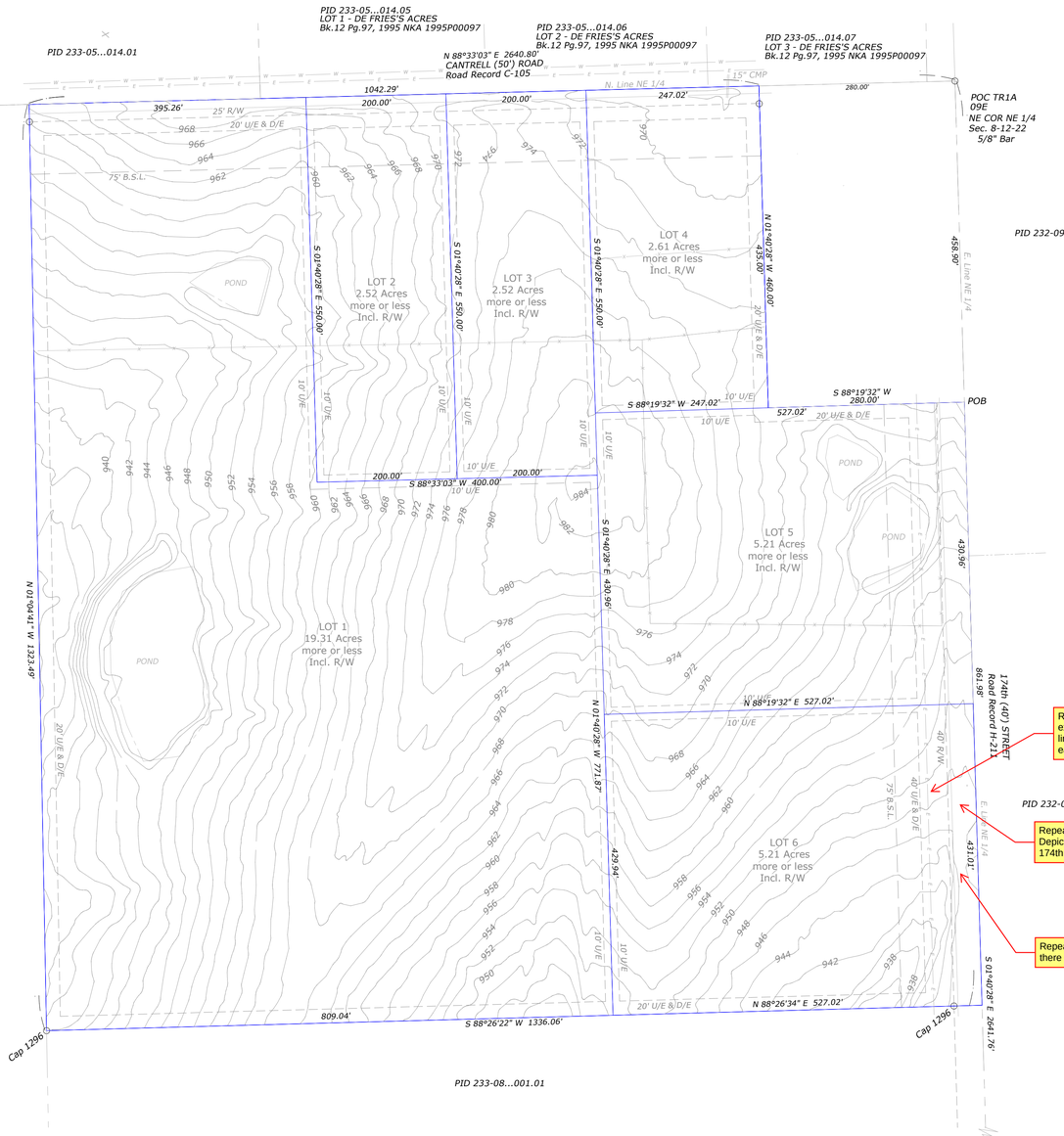
PRELIMINARY PLAT

03-18-26 PW Combined Comments

PREPARED FOR:
Christopher W. Claflin & Katherine Stultz Trust
17580 CANTRELL RD
Linwood, Kansas 66052

PROPERTY ADDRESS:
00000 Cantrell RD
Linwood, KS 66052
PID NO. 233-08-0-00-00-001

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Error of Closure - 1 : 1294407



Repeat comment: Is existing electrical line in an existing easement?

Repeat comment: Depict both edges of 174th Street

Repeat comment: Is there a culvert here?

RESTRICTIONS:
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17) Fence Lines do not necessarily denote the boundary line for the property.
18) Referenced Surveys -
(LTH) - Larry Hahn Survey Doc. #2018S019 & 2018S049
(TBM) - T.B.Melton LS-655 Surveys dated 1993
DE FRIES'S ACRES Bk.12 Pg.97, 1995 NKA 1995P00097
(JAH) - J.A.Herring Survey Doc. #2019S021 & 2019S034 2025S035

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

LEAVENWORTH COUNTY



VICINITY MAP
NOT TO SCALE

NORTH

Scale 1" = 100'

100 0 100 200 300
1" = 100'

Job # K-25-1274 PLAT
December 27, 2025 Rev. 3-10-26

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

JOSEPH A. HERRING REGISTERED LS - 1296 KANSAS LAND SURVEYOR

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

Joseph A. Herring
PS # 1296

Allison, Amy

From: Anderson, Kyle
Sent: Friday, January 23, 2026 10:14 AM
To: Allison, Amy
Subject: RE: RE: DEV-26-009/010 Preliminary and Final Plat - Wilhite Farms

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, January 21, 2026 4:06 PM
To: Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; 'Dedeke, Andrew'; Brown, Misty <MBrown@leavenworthcounty.gov>; San, Soma <SSan@leavenworthcounty.gov>
Cc: PZ <pz@leavenworthcounty.gov>
Subject: RE: DEV-26-009/010 Preliminary and Final Plat - Wilhite Farms

Good Afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for a 6-lot subdivision located at 00000 174th Street (PID 233-08-0-00-00-001.00).

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by Wednesday, February 4, 2026.

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

Thank you,

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

FRAUD ALERT: ***Our office has been notified of multiple fraudulent emails requesting payment of fees to a non-agency account. All application fees are paid at the time of application and any additional required fees will be requested on official letterhead. Furthermore, the County does not have an online payment option. If you receive an email or letter requesting payment of fees that appears to come***

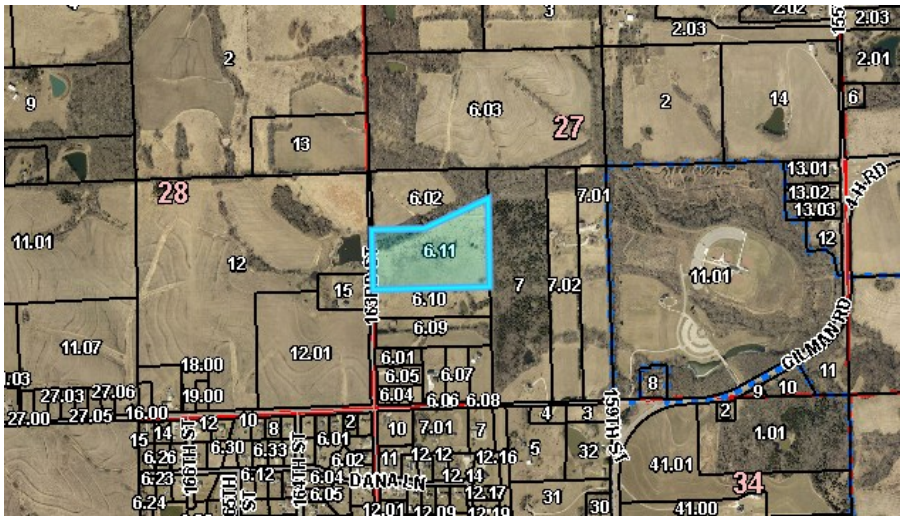
LEAVENWORTH COUNTY
PLANNING COMMISSION
STAFF REPORT

CASE NO: DEV-26-019/020 Madeline's Meadows 2nd Plat — April 8, 2026

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

STAFF REPRESENTATIVE:
Amy Allison
Deputy Director

SUBJECT PROPERTY: 00000 163rd Street



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

PROPERTY OWNER:
Lamborn Acres LLC
971 Ridge Drive
Lansing, KS 66043

CONCURRENT APPLICATIONS:
n/a

LAND USE

ZONING: RR-2.5

FUTURE LAND USE DESIGNATION:
Residential (3 units per acre)

LEGAL DESCRIPTION:
A tract of land in the Southwest Quarter of Section 27, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

SUBDIVISION: n/a

FLOODPLAIN: n/a

STAFF RECOMMENDATION: Approval with Conditions

PROPERTY INFORMATION

ACTION OPTIONS:
1. Recommend approval of Case No. DEV-26-019 & 020, Preliminary & Final Plat for Madeline's Meadows 2nd Plat, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-26-019 & 020, Preliminary & Final Plat for Madeline's Meadows 2nd Plat, to the Board of County Commission for the following reasons; or
3. Continue the hearing to another date, time, and place.

PARCEL SIZE: 22.3 acres

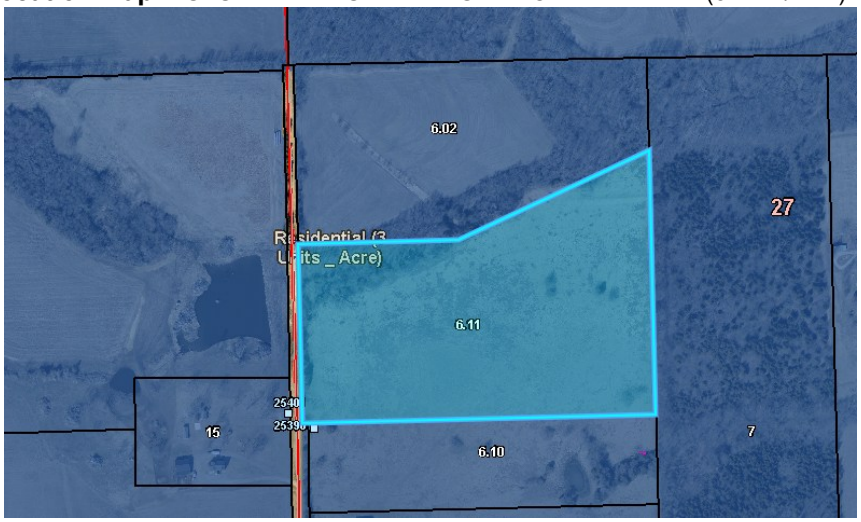
PARCEL ID NO:
108-27-0-00-00-006.11

BUILDINGS:
n/a

PROJECT SUMMARY:
Request for preliminary and final plat approval to subdivide property located at 00000 163rd Street (108-27-0-00-00-006.11) as Lots 1 through 2 of Madeline's Meadows 2nd Plat.

ACCESS/STREET:
163rd Street; Local, Gravel ± 16 ft.

Location Map: FUTURE LAND USE DESIGNATION: Residential (3 units/acre)



UTILITIES

SEWER: Septic
FIRE: Lansing Fire District
WATER: RWD 8
ELECTRIC: Evergy

NOTICE & REVIEW:

STAFF REVIEW: 4/2/2026

NEWSPAPER NOTIFICATION:
n/a

NOTICE TO SURROUNDING PROPERTY OWNERS:
n/a

STANDARDS TO BE CONSIDERED:			
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**	N/A	
43	**Cross Access Easements**	N/A	
50-20	**Utility Requirements**	X	
50-30	**Other Requirements**	X	
50-40	**Minimum Design Standards**	X	
50-50	**Sensitive Land Development**	N/A	
50-60.	**Dedication of Reservation of Public Sites and Open Spaces**	X	

STAFF COMMENTS:

The applicant is proposing to divide a 22-acre parcel into two (2) lots. The Subdivision is classified as a Class C with all lots lying within the Rural Growth Area of Leavenworth County. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision (see condition 3). Lots 1 and 2 are 10.03 acres and 12.62 acres in size. Both lots meet the minimum standards of the RR-2.5 zoning district. Lot 2 does have an access easement located in the northwest corner of the property to benefit the tract of land to the north. Lot 2 has enough frontage to support a second entrance for the benefit of Lot 2. This plat is located within the approach zone of a nearby private runway and therefore restrictions have been placed that would require all structures to comply with Article 20, Section 5 of the Zoning & Subdivision Regulations which limits the total height of a structure in relation to the distance to the runway approach zone. Additional documentation will be required at the time of building permits to verify that the structures are in compliance with these regulations. Some outstanding comments still remain, however they are listed as conditions of approval should the plat be approved.

PROPOSED CONDITIONS:

1. Building permits shall be required for any new construction.
2. Erosion control shall be used when designing and constructing driveways. A form of sediment control shall be installed before work begins and maintained throughout the time that the land disturbing activities are taking place. Re-vegetation of all disturbed sites shall be completed within 45 days after completion of final grading weather permitting.
3. A waiver for the use of private septic systems within this subdivision is granted with this approval.
4. At time of development, fire hydrants shall be required, if necessary infrastructure is available. If the infrastructure is not available to support fire hydrants, a letter from the Water District stating such must be provided prior to any building permit being issued.
5. The developer must comply with the following memorandums:
   Memo – Planning & Zoning, dated March 27, 2026
   Memo – Survey, dated February 24, 2026
   Memo – Public Works, dated February 24, 2026
   Memo – RWD 8, dated February 3, 2026

PROPOSED PLAT MOTIONS:

Approve: *Chairman, I find that the subdivision request complies with the Zoning and Subdivision Regulations based on the recommendations of the Planning staff and the findings set forth in the staff report. I hereby, move to approve the request as outlined in Case DEV-26-019 & 020.*

Denial: *Chairman, I find that the subdivision request does not comply with the Zoning and Subdivision regulations (list Article and Section #) and move deny Case DEV-26-019 & 020.*

Table: *Chairman, I move to table Case DEV-26-019 & 020 to (DATE AND TIME) requesting additional information for (STATE THE REASONS).*

ATTACHMENTS:

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

FINAL &

PRELIMINARY PLAT APPLICATION

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

Office Use Only

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

APPLICANT/AGENT INFORMATION	OWNER INFORMATION
NAME: Herring Surveying Company	NAME: Lamborn Acres LLC
MAILING ADDRESS: 315 North 5th Street	MAILING ADDRESS 971 Ridge Drive
CITY/ST/ZIP: Leavenworth, KS 66048	CITY/ST/ZIP Lansing, KS 66043
PHONE: [redacted]	PHONE: N/A
EMAIL : [redacted]	EMAIL N/A

GENERAL INFORMATION

Proposed Subdivision Name: Madeline's Meadow 2nd Plat

Address of Property: 00000 163rd Street

PID: 108-27-0-00-00-006.02 Urban Growth Management Area: N/A

SUBDIVISION INFORMATION		
Gross Acreage: 22.6 Ac	Number of Lots: 2	Minimum Lot Size: 10 AC
Maximum Lot Size: 12.6 AC	Proposed Zoning: RR-2.5	Density: N/A
Open Space Acreage: N/A	Water District: RWD 8	Proposed Sewage: Septic
Fire District: Lansing	Electric Provider: Evergy	Natural Gas Provider: Propane
Covenants: ☐ Yes ☒ No	Road Classification: *Local – Collector - Arterial – State - Federal*	
	Cross-Access Easement Requested: ☐ Yes ☒ No	
List of all Requested Exceptions: *Exceptions may be granted per Article 56 or as otherwise stated in the Zoning & Subdivision Regulations.*	1.	
	2.	
	3.	
	4.	
	5.	

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

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

Signature: Joe Herring - digitally signed 1-26-26 Date: 1-26-26

ATTACHMENT A

ENTERED IN TRANSFER RECORD IN
MY OFFICE THIS DAY 01/12/2026

Dan Koppler

COUNTY CLERK

DOC #: 2026R00325
TERRILOIS G.TODD
REGISTER OF DEEDS
LEAVENWORTH COUNTY, KANSAS
RECORDED ON:
01/12/2026 04:06:44 PM
RECORDING FEE: 21.00
PAGES: 1

KANSAS QUIT-CLAIM DEED

THIS INDENTURE; Made on the 9TH day of JANUARY, ~~2025~~ 2026 AD, by and between, LAMBORN ACRES LLC, Grantors of the County of Leavenworth, State of Kansas party of the first part, and LAMBORN ACRES LLC, Grantee of the County of Leavenworth, State of Kansas parties of the second part.

Tract of land in the Southwest Quarter in Section 27, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on November 16, 2025, more fully described as follows: Beginning at the Northwest corner of said Southwest Quarter; thence North 88 degrees 56'35" East for a distance of 1322.56 feet along the North line of said Southwest Quarter; thence South 01 degrees 25'46" East for a distance of 341.82 feet; thence South 65 degrees 15'47" West for a distance of 786.77 feet; thence South 88 degrees 39'27" West for a distance of 600.98 feet to the West line of said Southwest Quarter; thence North 01 degrees 20'33" West for a distance of 660.80 feet along said West line to the point of beginning.
Together with and subject to covenants, easements, and restrictions of record.
Said property contains 17.38 acres, more or less, including road right of way.
AND
Tract of land in the Southwest Quarter in Section 27, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on November 16, 2025, more fully described as follows: Commencing at the Northwest corner of said Southwest Quarter; thence South 01 degrees 20'33" East for a distance of 660.80 feet along the West line of said Southwest Quarter to the TRUE POINT OF BEGINNING; thence North 88 degrees 39'27' East for a distance of 600.98 feet; thence North 65 degrees 15'47" East for a distance of 786.77 feet; thence South 01 degrees 25'46" East for a distance of 927.40 feet to the Northeast corner of Lot 7, MADELINE'S MEADOWS SUBDIVISION; thence South 88 degrees 39'27" West for a distance of 1324.55 feet along the North line of said Lot 7 to the West line of said Southwest Quarter; thence North 01 degrees 20'33" West for a distance of 660.00 feet along said West line to the point of beginning.
Together with and subject to covenants, easements, and restrictions of record.
Said property contains 22.65 acres, more or less, including road right of way.
Pursuant to K.S.A.79-1437(e), a real estate validation questionnaire is not required due to Exemption No.3

WITNESSETH, That the said party of the first part, for no considerations, to them given by the said parties of the second part (the receipt of which is hereby acknowledged) do by these presents, REMISE, RELEASE and FOREVER QUIT CLAIM unto the said parties of the second part, the following described lots, tracts or parcels of land, lying, being and situate in the County of Leavenworth and State of Kansas, to-wit:
TO HAVE AND TO HOLD THE SAME, with all the rights, immunities, privilege
and appurtenances thereto belonging, unto the said parties of the second part and
unto their heirs and assign forever; so that neither the said parties of the first part nor their heirs nor any other person or persons, for them or in their name or behalf, shall or will hereafter claim or demand any right or title to the aforesaid premises or any part thereof, but they and each of them shall, by these presents, be excluded and forever barred.

Robert D. Lamborn

Robert D. Lamborn, Managing Member of Lamborn Acres, LLC

Acknowledgement
STATE OF Kansas)
)ss.
COUNTY OF Leavenworth)

Be it remembered that on this 9 day of January 2026, before me, a notary public in and for said County and State came Robert D. Lamborn, Managing Member of Lamborn Acres LLC, 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 - State of Kansas
ALISSA POWELL
My Appt. Expires 4/15/28

Alissa Powell
Notary Public ALLISSA POWELL

Doc# 2026R00325 Tx#:4126834

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

We/I Richard J. Lamborn and _____

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, [redacted]
2)

Signed and entered this 22nd day of July, 2025

Richard J. Lamborn [redacted]
Print Name, Address, Telephone

Richard J Lamborn
Signature

STATE OF KANSAS)
) SS
COUNTY OF LEAVENWORTH)

Be it remember that on this 22 day of July 2025 before me, a notary public in and for said County and State came Richard J Lamborn 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 Bambi Darrow

NOTARY PUBLIC STATE OF KANSAS | BAMBI DARROW My Appt. Exp. 3-2-26

My Commission Expires: 3-2-26

(seal)

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

We/I ROBERT D. LAMBORN and _____

Being dully sworn, dispose and say that we/I are the owner(s) of said property located at - LAMBORN ACRES LLC, LEAVENWORTH CO. KS, 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, [redacted]
2)

Signed and entered this 22ND day of JULY, 2025

ROBERT D. LAMBORN, [redacted]
Print Name, Address, Telephone

Robert D. Lamborn
Signature

STATE OF KANSAS)
) SS
COUNTY OF LEAVENWORTH)

Be it remember that on this 22 day of July 2025 before me, a notary public in and for said County and State came Robert D Lamborn 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 Bambi Darrow

NOTARY PUBLIC STATE OF KANSAS | BAMBI DARROW | My Appt. Exp. 3-3-26

My Commission Expires: 3-3-26 (seal)

MADELINE'S MEADOWS 2nd Plat

Tract of land in Southwest Quarter of Section 27, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

PRELIMINARY PLAT

PREPARED FOR:
LAMBORN ACRES, LLC
971 Ridge Drive
Lansing, KS 66043

PROPERTY ADDRESS:
00000 163rd Street
Leavenworth, KS 66048
PID # 108-27-0-00-00-006.11

TRACT 2
Tract of land in the Southwest Quarter in Section 27, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on November 16, 2025, more fully described as follows: Commencing at the Northwest corner of said Southwest Quarter; thence South 01 degrees 20'33" East for a distance of 660.80 feet along the West line of said Southwest Quarter to the TRUE POINT OF BEGINNING; thence North 88 degrees 39'27" East for a distance of 600.98 feet; thence North 65 degrees 15'47" East for a distance of 786.77 feet; thence South 01 degrees 25'46" East for a distance of 927.40 feet to the Northeast corner of Lot 7, MADELINE'S MEADOWS SUBDIVISION; thence South 88 degrees 39'27" West for a distance of 1324.55 feet along the North line of said Lot 7 to the West line of said Southwest Quarter; thence North 01 degrees 20'33" West for a distance of 660.00 feet along said West line to the point of beginning.
Together with and subject to covenants, easements, and restrictions of record.
Said property contains 22.65 acres, more or less, including road right of way.
Error of Closure: 1 – 808567

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) All Lots are subject to the Restricted Building Construction per Article 20 Section 5, Leavenworth County Zoning Regulations. Beginning Elevation is 1015' being at the location of the wind sock and the North line of HIGHCREST EAST SUBD. Said point marks the beginning the 1 to 40 height increase with the angled transition area to start at the south right of way of Gilman Road per agreement.
7) No off-plat restrictions.

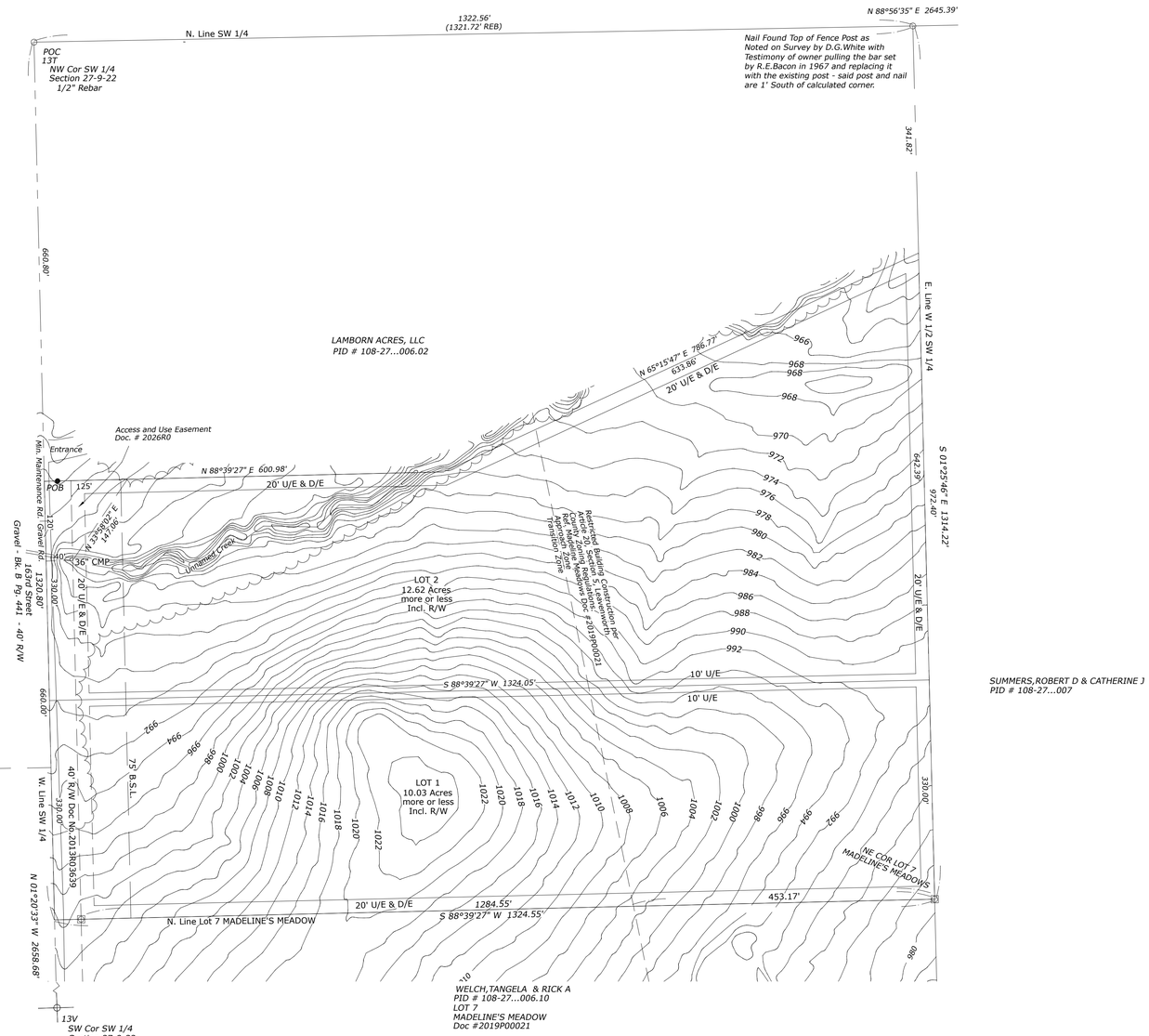
ZONING:

RR 2.5 - Rural Residential 2.5

NOTES:

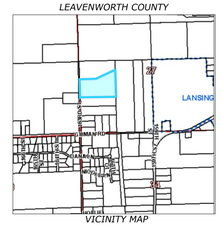
1) This survey does not show ownership.
2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
3) All recorded and measured distances are the same, unless otherwise noted.
4) Error of Closure - 1 : 808567 - 22.65 Acres, more or less
5) Basis of Bearing - KS SPC North Zone 1501
6) Monument Origin Unknown, unless otherwise noted.
7) Existing and Proposed Lots for Agriculture and Residential Use.
8) Road Record - See Survey
9) Benchmark - NAVD88
Project Benchmark (BM) - SE COR SE 1/4 Section 35 - 1/2" Rebar - Elev - 922.9'
10) Easements, if any, are created hereon or listed in referenced title commitment.
11) Referenced Deed Doc # 2019R03684, #2026R00325
12) Utility Companies -
- Water - RWD 8
- Electric - Evergy
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
13) Reference Fidelity National Title insurance Company File Number 24071853 Revision 1 updated November 7, 2024

14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0250G 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:
(JAH) - J. Herring Surveys dated 2002, 2005, & Doc #2013S020
Doc #2019S022, Doc # 2026S002
MADELINE'S MEADOWS - Doc # 2019P00021
(REB) - R.E.Bacon Survey Book S-8 #13 1967, NKA 1967S013
(DGW) - D.G.White Survey Book S-12 #37 1987, NKA 1987S037
(AM) - A.Matzedar recorded in Survey Book S-6 Page 114, 1973
NKA 1973S114
(RBD) - R.B.Dill Survey Doc. # 2017S059



LEGEND:

- ● - 1/2" Rebar Set with Cap No.1296
- ○ - 1/2" Rebar Found Cap 1296, unless otherwise noted.
- □ - Concrete around monument
- POB - Point of Beginning
- POC - Point of Commencing
- NS - Not Set this Survey per agreement with client
- R/W - Permanent Dedicated Roadway Easement
- ℄ - Centerline
- ℈ - Section Line
- BM - Benchmark
- ——► - 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
- W—— - 6" Water Line - location as per district
- ~~~ - Tree/Brush Line



NORTH

Scale 1" = 100'
Job # K-26-753
January 8, 2026 Rev. 3-19-26

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

100 0 100 200 300
1" = 100'

MADELINE'S MEADOWS 2nd Plat

Tract of land in Southwest Quarter of Section 27, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:
LAMBORN ACRES, LLC
971 Ridge Drive
Lansing, KS 66043

PROPERTY ADDRESS:
00000 163rd Street
Leavenworth, KS 66048
PID # 108-27-0-00-00-006.11

RECORD DESCRIPTIONS:
Tract of land in the Southwest Quarter in Section 27, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on November 16, 2025, more fully described as follows:
Commencing at the Northwest corner of said Southwest Quarter; thence South 01 degrees 20'33" East for a distance of 660.80 feet along the West line of said Southwest Quarter to the TRUE POINT OF BEGINNING; thence North 88 degrees 39'27' East for a distance of 600.98 feet; thence North 65 degrees 15'47" East for a distance of 786.77 feet; thence South 01 degrees 25'46" East for a distance of 927.40 feet to the Northeast corner of Lot 7, MADELINE'S MEADOWS SUBDIVISION; thence South 88 degrees 39'27" West for a distance of 1324.55 feet along the North line of said Lot 7 to the West line of said Southwest Quarter; thence North 01 degrees 20'33" West for a distance of 660.00 feet along said West line to the point of beginning.
Together with and subject to covenants, easements, and restrictions of record.
Said property contains 22.65 acres, more or less, including road right of way.
Error of Closure: 1 - 808567

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: MADELINE'S MEADOWS 2ND PLAT.

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 MADELINE'S MEADOWS 2nd Plat, have set our hands this _____ day of _____, 2026.

_____
Robert D. Lamborn
Managing Member of Lamborn Acres LLC

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____ 2026, before me, a notary public in and for said County and State came Robert D. Lamborn, Managing Member of Lamborn Acres LLC, 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 MADELINE'S MEADOWS 2nd Plat this _____ day of _____, 2026.

_____ Secretary, John Jacobson

_____ Chairman, Jeff Spink

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

_____
County Engineer - Mitch Pleak

COUNTY COMMISSION APPROVAL:
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of MADELINE'S MEADOWS 2nd Plat, this _____ day of _____, 2026.

_____ Chairman, Mike Steiben

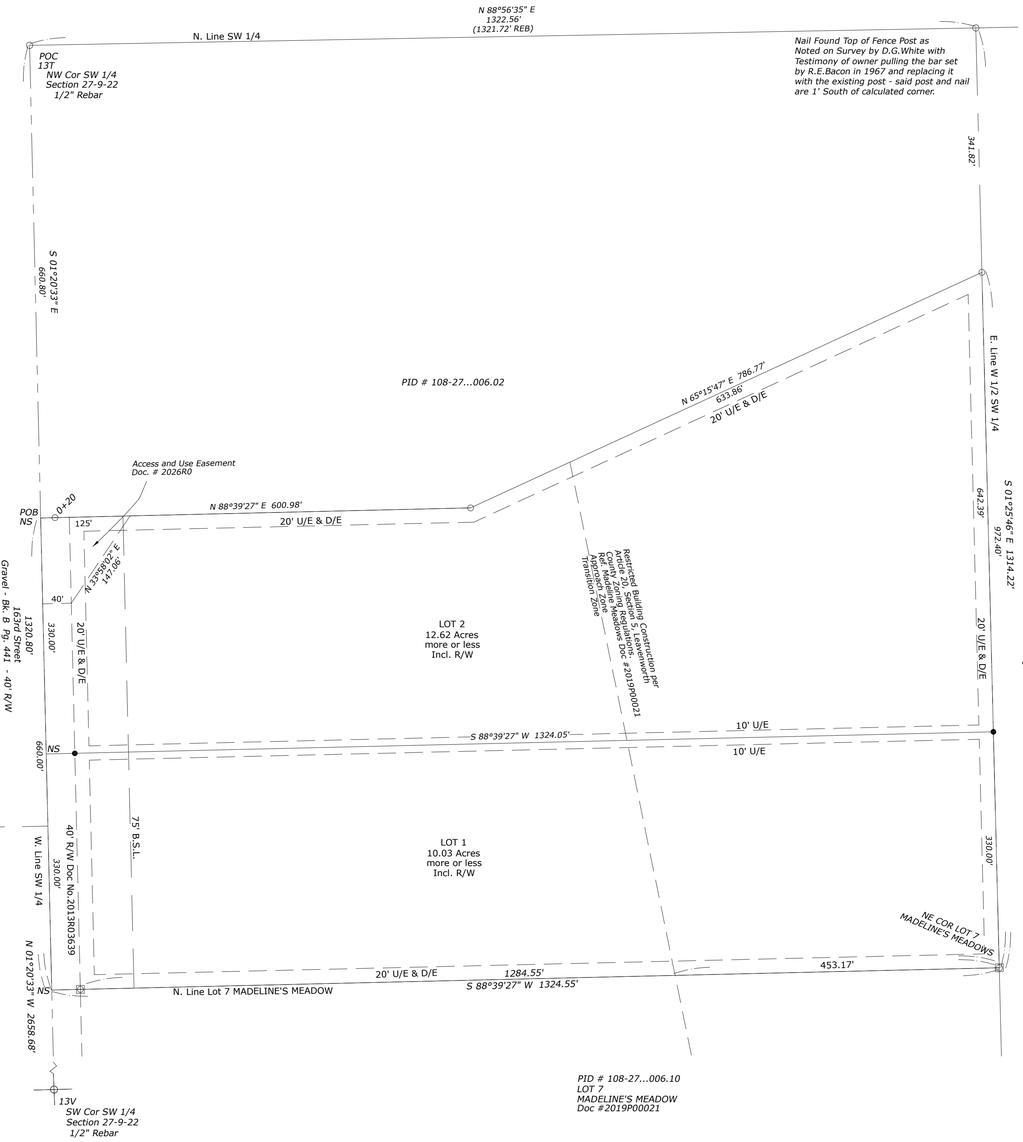
_____ County Clerk, Attest: Fran Keppler

REGISTER OF DEED CERTIFICATE:
Filed for Record as Document No._____ on this _____ day of _____, 2026 at _____ o'clock __M in the Office of the Register of Deeds of Leavenworth County, Kansas,

_____
Register of Deeds - TerriLois G. Todd

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

_____
Daniel Baumchen, PS#1363
County Surveyor



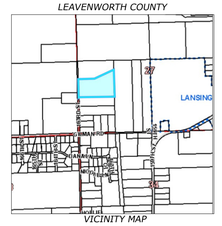
RESTRICTIONS:
1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
2) An Engineered Waste Disposal System may be required due to poor soil conditions.
3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
4) Lots are subject to the current Access Management Policy
5) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
6) All Lots are subject to the Restricted Building Construction per Article 20 Section 5, Leavenworth County Zoning Regulations. Beginning Elevation is 1015' being at the location of the wind sock and the North line of HIGHCREST EAST SUBD. Said point marks the beginning the 1 to 40 height increase with the angled transition area to start at the south right of way of Gilman Road per agreement.
7) No off-plat restrictions.

ZONING:
RR 2.5 - Rural Residential 2.5

NOTES:
1) This survey does not show ownership.
2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
3) All recorded and measured distances are the same, unless otherwise noted.
4) Error of Closure - 1 : 808567 - 22.65 Acres, more or less
5) Basis of Bearing - KS SPC North Zone 1501
6) Monument Origin Unknown, unless otherwise noted.
7) Existing and Proposed Lots for Agriculture and Residential Use.
8) Road Record - See Survey
9) Benchmark - NAVD88
Project Benchmark (BM) - SE COR SE 1/4 Section 35 - 1/2" Rebar - Elev - 922.9'
10) Easements, if any, are created hereon or listed in referenced title commitment.
11) Referenced Deed Doc # 2019R03684, #2026R00325
12) Utility Companies -
- Water - RWD 8
- Electric - Evergy
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
13) Reference Fidelity National Title insurance Company File Number 24071853 Revision 1 updated November 7, 2024
14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0250G 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:
(JAH) - J. Herring Surveys dated 2002, 2005, & Doc #2013S020
Doc #2019S022, Doc # 2026S002
MADELINE'S MEADOWS - Doc # 2019P00021
(REB) - R.E.Bacon Survey Book S-8 #13 1967, NKA 1967S013
(DGW) - D.G.White Survey Book S-12 #37 1987, NKA 1987S037
(AM) - A.Matzedar recorded in Survey Book S-6 Page 114, 1973
NKA 1973S114
(RBD) - R.B.Dill Survey Doc. # 2017S059

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

LEAVENWORTH COUNTY



Scale 1" = 100'
Job # K-26-753
January 26, 2026 Rev. 3-19-26

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

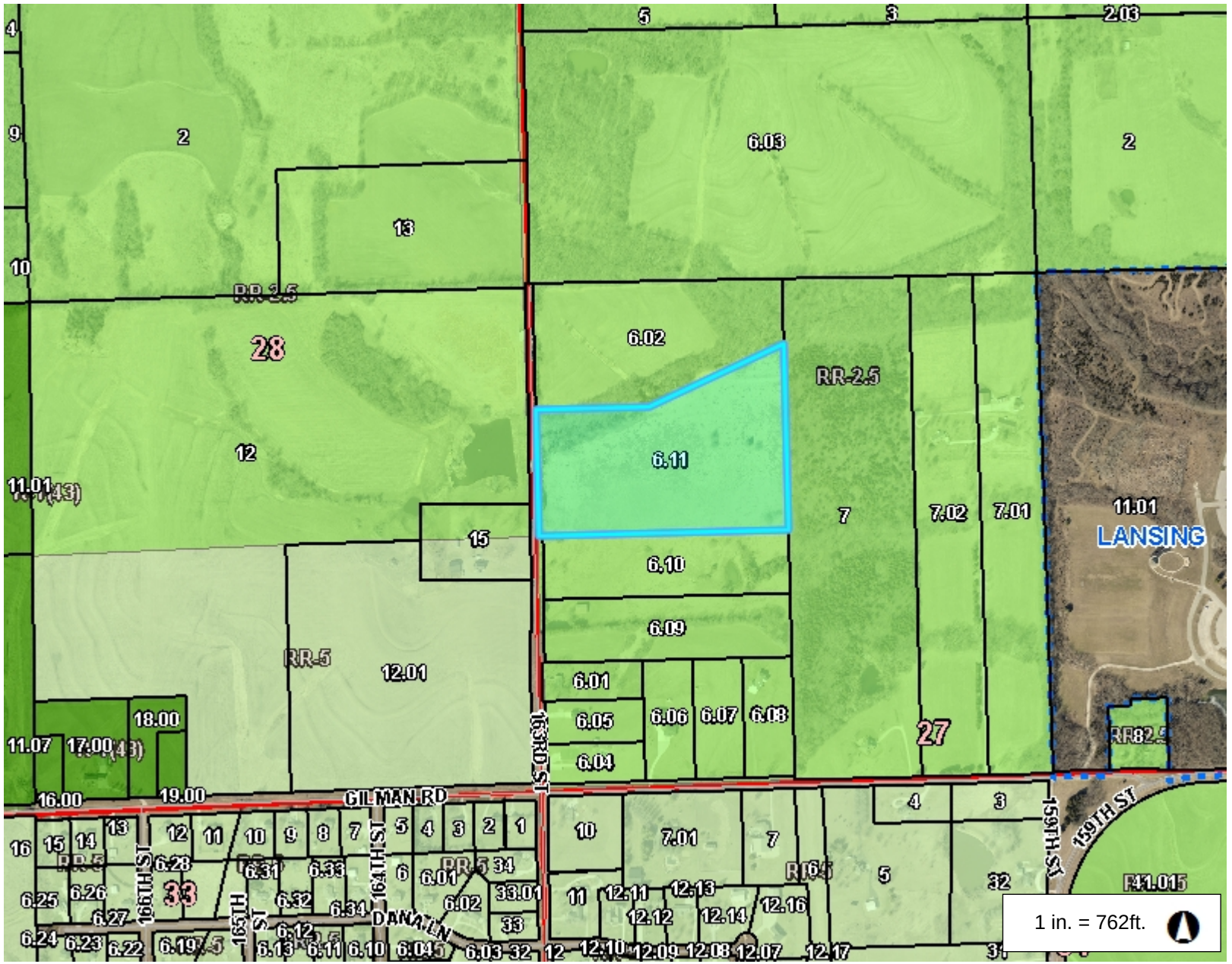
100 0 100 200 300
1" = 100'

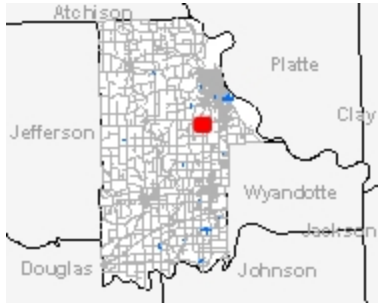
JOSEPH A. HERRING REGISTERED LS - 1296 KANSAS LAND SURVEYOR

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

Joseph A. Herring
PS # 1296

DEV-26-019/020 Madeline's Meadows 2nd Plat





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

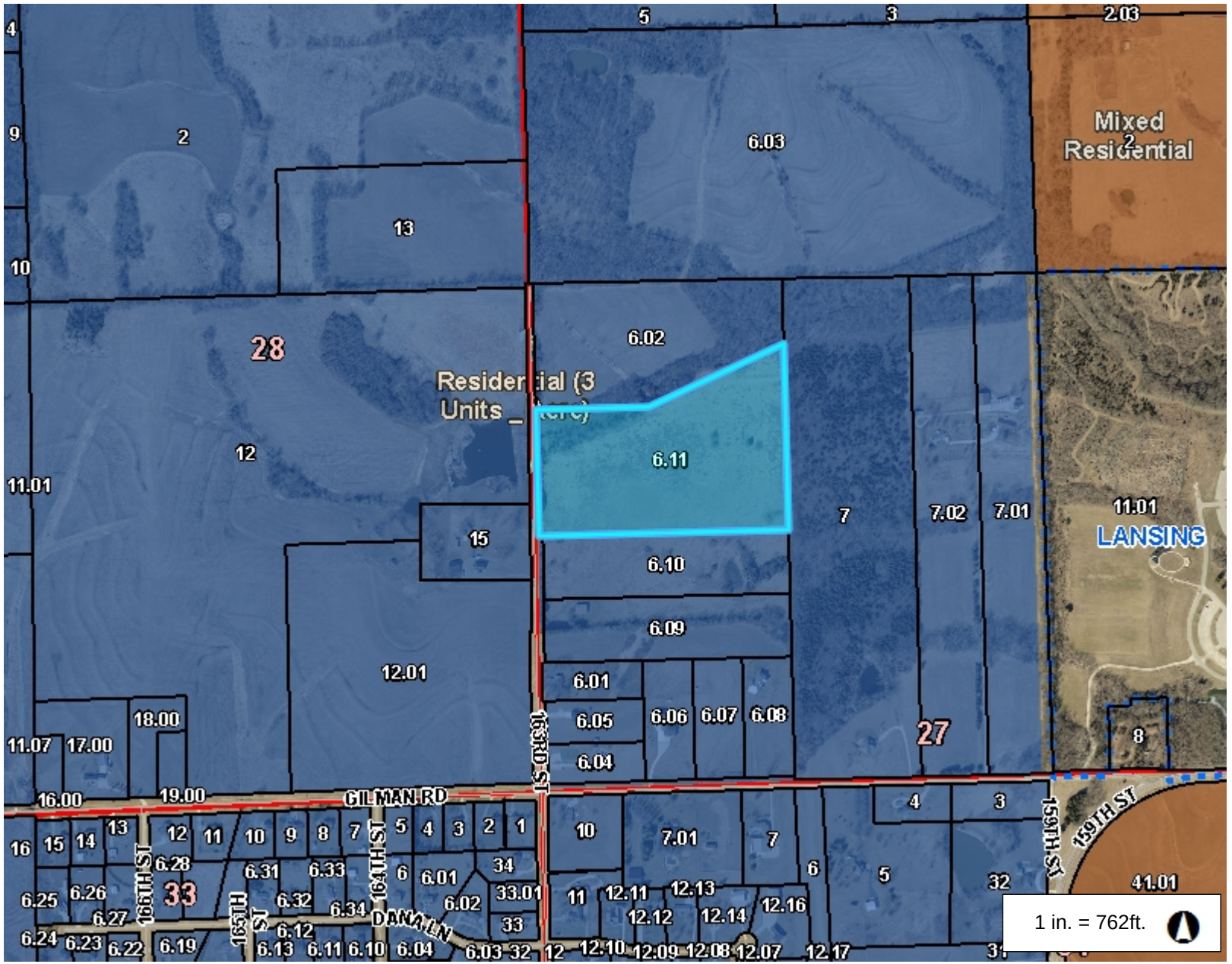
Notes

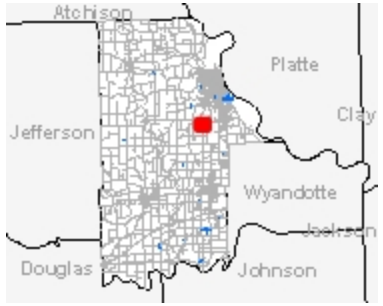
1,524.9 0 762.45 1,524.9 Feet

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

DEV-26-019/020 Madeline's Meadows 2nd Plat





Legend

- Parcel Number
- Parcel
- City Limit Line
- Major Road
  - <all other values>
  - 70
- Road
  - <all other values>
  - PRIVATE
- Railroad
- Section
- Section Boundaries
- County Boundary
- Future Land Use
  - County Road 1
  - Flood
  - Mixed Residential
  - Mixed Use
  - Residential (2.5-Acre Minimum)
  - Residential (3 Units _ Acre)
  - Residential Estate (5-Acre Minimun

Notes

1,524.9 0 762.45 1,524.9 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

Rural Water District #8

P.O. Box 246
Leavenworth, KS 66048
Phone: 913-796-2164
Email: rwd8lv@gmail.com

February 3, 2026

RE: Madeline Meadows 2
Property address:
00000 163rd St
Leavenworth, KS 66048
PID # 108-27-0-00-00-006.0

To Whom it May Concern:
At this time water would be available once proper application has been completed.

Proper application will include a copy of the warranty deed showing ownership. A payment of $5,500.00 per benefit unit for the right to connect to the Rural Water District #8. The meter installation cost is approximately $2500.00.

Please contact me if you have any questions at 913-796-2164.

Sincerely,

Sandra Heim
Office Manager for the board
Of Rural Water District #8

Allison, Amy

From: Tyler Rebel <Tyler.Rebel@evergy.com>
Sent: Monday, January 26, 2026 1:30 PM
To: PZ
Cc: Joe Herring
Subject: FW: [EXTERNAL]Madeline Meadows 2
Attachments: K-26-753 Lamborn Madeline Meadows 2 UTILITY.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Internal Use Only

LVCO:

On behalf of Joe Herring, the purpose of this email is to confirm Evergy is the electric utility provider for the attached plat.

Thanks,

Tyler Rebel
Distribution Designer
Evergy
tyler.rebel@evergy.com
O: 913.758.2727
evergy.com

From: Joe Herring
Sent: Monday, January 26, 2026 10:15 AM
To: Tyler Rebel
Subject: Fw: [EXTERNAL]Madeline Meadows 2

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

See attached and emails

Thank you - Joe Herring

_____

J.Herring Inc., dba,Herring Surveying Company
315 N. 5th Street, Leavenworth, KS 66048
[redacted] ROCK CHALK!

FRAUD ALERT: Leavenworth County has been notified of multiple fraudulent emails requesting payment of fees to a non-agency account. All application fees are paid at the time of application and any additional required fees will be requested on official letterhead. Furthermore, the County does not have an online payment option. If you receive an email or letter requesting payment of fees that appears to come from the Leavenworth County Planning & Zoning Department or Planning Commission, please contact the office at 913.684.0465 before making any payments online or by phone.

City of Lansing Kansas Fire Department

111 East Kansas Avenue, Lansing, KS. 66043

To whom it may concern:

In regards to Madeline Meadows Lansing City Fire Department has no objections to this plat. Thank you.

Joe Gates Fire Chief
City of Lansing Kansas Fire Department
111 E. Kansas Avenue
Lansing, Kansas 66043
Office: 913-727-5844

MADELINE'S MEADOWS 2nd Plat

Tract of land in Southwest Quarter of Section 27, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

PRELIMINARY PLAT

PREPARED FOR:
LAMBORN ACRES, LLC
971 Ridge Drive
Lansing, KS 66043

PROPERTY ADDRESS:
00000 163rd Street
Leavenworth, KS 66048
PID # 108-27-0-00-00-006.11

TRACT 2
Tract of land in the Southwest Quarter in Section 27, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on November 16, 2025, more fully described as follows: Commencing at the Northwest corner of said Southwest Quarter; thence South 01 degrees 20'33" East for a distance of 660.80 feet along the West line of said Southwest Quarter to the TRUE POINT OF BEGINNING; thence North 88 degrees 39'27" East for a distance of 600.98 feet; thence North 65 degrees 15'47" East for a distance of 786.77 feet; thence South 01 degrees 25'46" East for a distance of 927.40 feet to the Northeast corner of Lot 7, MADELINE'S MEADOWS SUBDIVISION; thence South 88 degrees 39'27" West for a distance of 1324.55 feet along the North line of said Lot 7 to the West line of said Southwest Quarter; thence North 01 degrees 20'33" West for a distance of 660.00 feet along said West line to the point of beginning.
Together with and subject to covenants, easements, and restrictions of record.
Said property contains 22.65 acres, more or less, including road right of way.
Error of Closure: 1 – 808567

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) All Lots are subject to the Restricted Building Construction per Article 20 Section 5, Leavenworth County Zoning Regulations. Beginning Elevation is 1015' being at the location of the wind sock and the North line of HIGHCREST EAST SUBD. Said point marks the beginning the 1 to 40 height increase with the angled transition area to start at the south right of way of Gilman Road per agreement.
7) No off-plat restrictions.

Add " Certified elevation of all structures as measured at the furthest architectural projection may be required within any Approach or Transition Zone.

ZONING:

RR 2.5 - Rural Residential 2.5

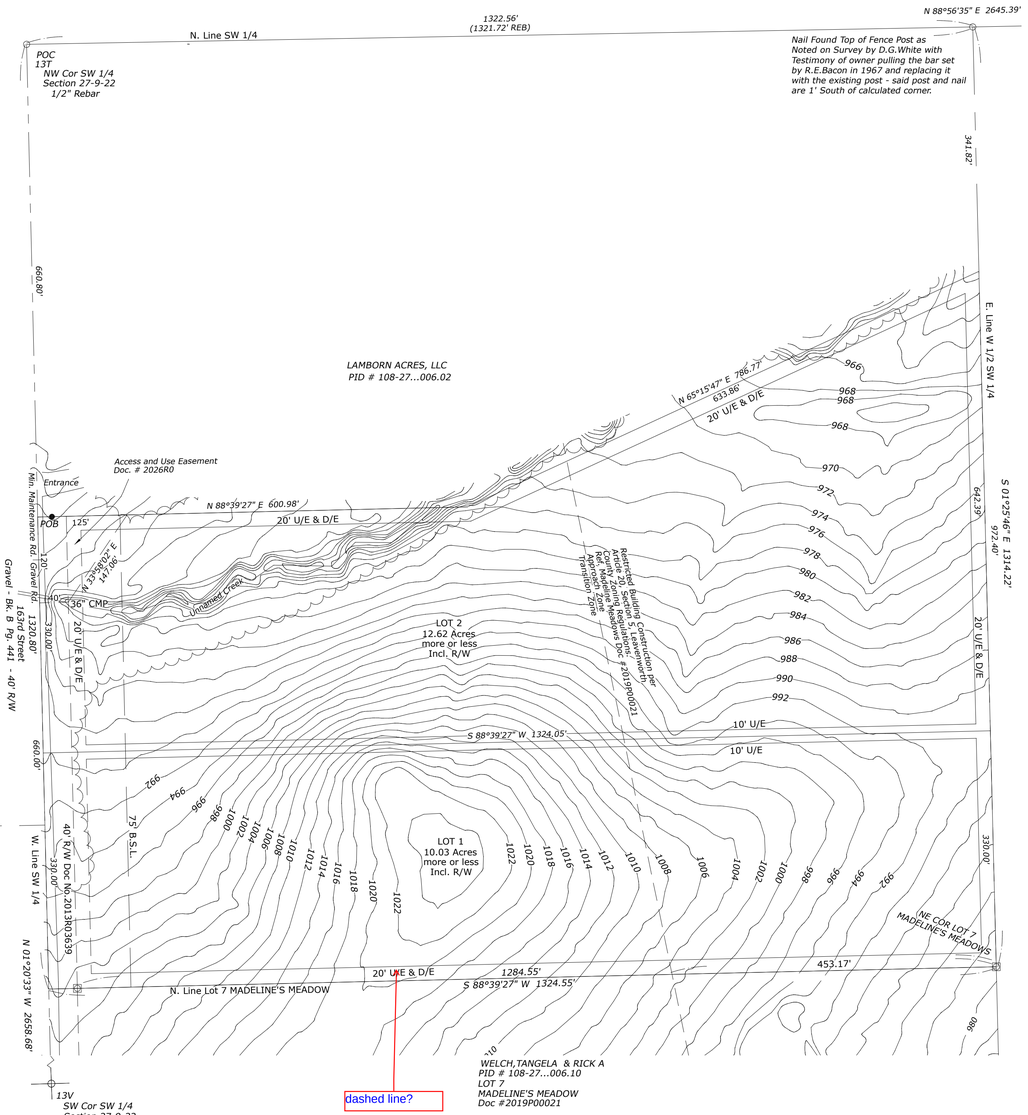
NOTES:

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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 : 808567 - 22.65 Acres, more or less
5) Basis of Bearing - KS SPC North Zone 1501
6) Monument Origin Unknown, unless otherwise noted.
7) Existing and Proposed Lots for Agriculture and Residential Use.
8) Road Record - See Survey
9) Benchmark - NAVD88
Project Benchmark (BM) - SE COR SE 1/4 Section 35 - 1/2" Rebar - Elev - 922.9'
10) Easements, if any, are created hereon or listed in referenced title commitment.
11) Referenced Deed Doc # 2019R03684, #2026R00325
12) Utility Companies -
- Water - RWD 8
- Electric - Evergy
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
13) Reference Fidelity National Title insurance Company File Number 24071853 Revision 1 updated November 7, 2024

remove space

update with correct title report information

14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0250G dated July 16, 2015
15) Building Setback Lines as shown hereon or noted below
- All side yard setbacks - 15' (Accessory - 15')
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Doc #2019S022, Doc # 20265002
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(AM) - A.Matzedar recorded in Survey Book S-6 Page 114, 1973
NKA 1973S114
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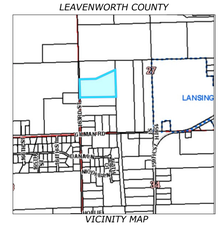


REVIEWED
aallison , 32272026, 2:10:24 PM

- Title Report is missing

LEGEND:

- ● - 1/2" Rebar Set with Cap No.1296
- ○ - 1/2" Rebar Found Cap 1296, unless otherwise noted.
- □ - Concrete around monument
- POB - Point of Beginning
- POC - Point of Commencing
- NS - Not Set this Survey per agreement with client
- R/W - Permanent Dedicated Roadway Easement
- ℄ - Centerline
- S - Section Line
- BM - Benchmark
- → - 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
- W —— - 6" Water Line - location as per district
- ~~~ - Tree/Brush Line



NORTH

Scale 1" = 100'
Job # K-26-753
January 8, 2026 Rev. 3-19-26

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

100 0 100 200 300
1" = 100'

MADELINE'S MEADOWS 2nd Plat

Tract of land in Southwest Quarter of Section 27, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:
LAMBORN ACRES, LLC
971 Ridge Drive
Lansing, KS 66043

PROPERTY ADDRESS:
00000 163rd Street
Leavenworth, KS 66048
PID # 108-27-0-00-00-006.11

RECORD DESCRIPTIONS:
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Said property contains 22.65 acres, more or less, including road right of way.
Error of Closure: 1 - 808567

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: MADELINE'S MEADOWS 2ND PLAT.

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 MADELINE'S MEADOWS 2nd Plat, have set our hands this _____ day of _____, 2026.

_____
Robert D. Lamborn
Managing Member of Lamborn Acres LLC

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____ 2026, before me, a notary public in and for said County and State came Robert D. Lamborn, Managing Member of Lamborn Acres LLC, 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 MADELINE'S MEADOWS 2nd Plat this _____ day of _____, 2026.

_____ Secretary
John Jacobson

_____ Chairman
Jeff Spink

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

_____
County Engineer - Mitch Pleak

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We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of MADELINE'S MEADOWS 2nd Plat, this _____ day of _____, 2026.

_____ Chairman
Mike Steiben

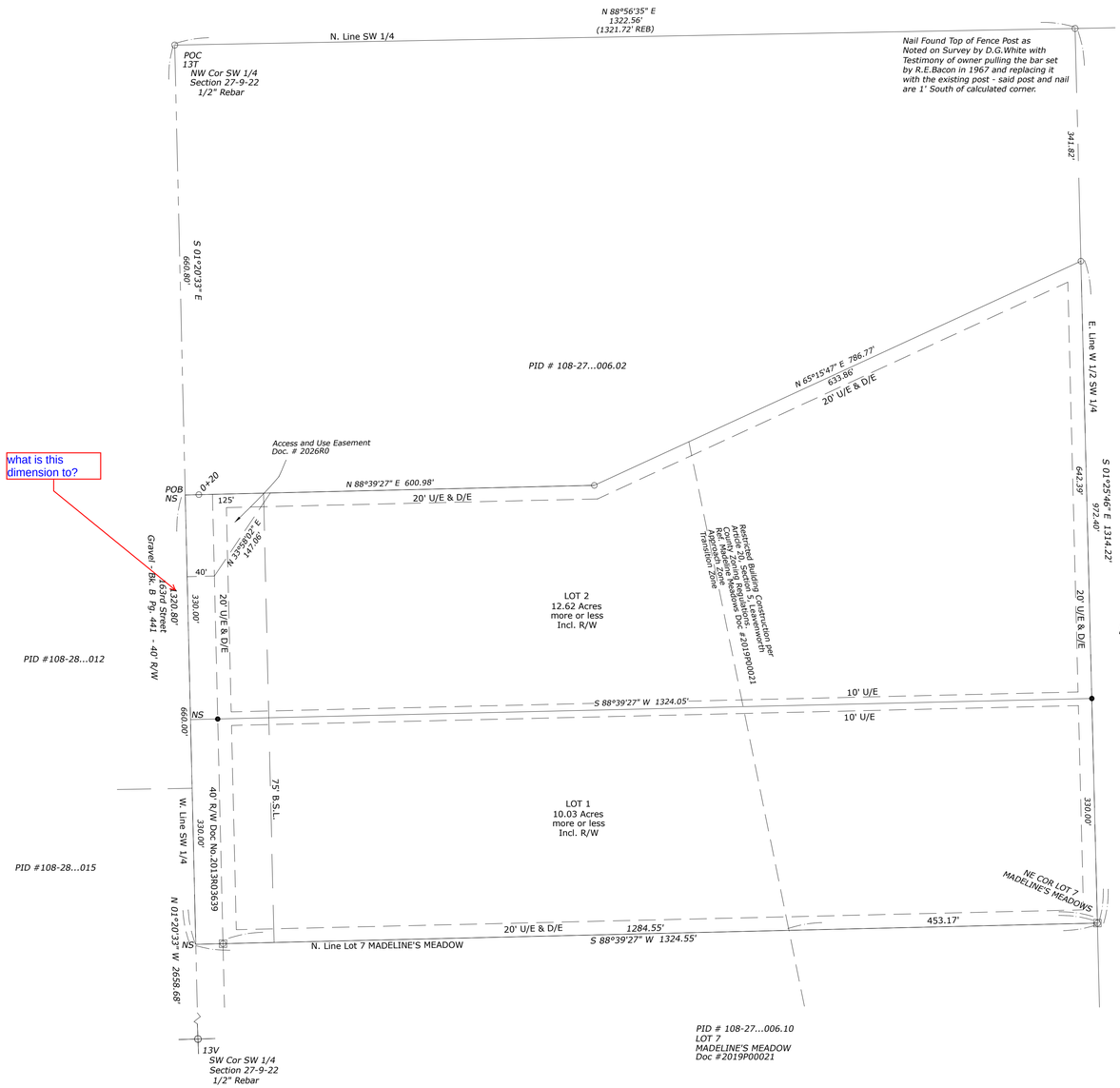
_____ County Clerk
Attest: Fran Keppler

REGISTER OF DEED CERTIFICATE:
Filed for Record as Document No. _____ on this _____ day of _____, 2026 at _____ o'clock __M in the Office of the Register of Deeds of Leavenworth County, Kansas,

_____
Register of Deeds - TerriLois G. Todd

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



what is this dimension to?

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- Water - RWD 8
- Electric - Evergy
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
13) Reference Fidelity National Title Insurance Company File Number 24071853 Revision 1 updated November 7, 2024
14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0250G 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:
(JAH) - J. Herring Surveys dated 2002, 2005, & Doc #2013S020
Doc #2019S022, Doc # 2026S002
MADELINE'S MEADOWS - Doc # 2019P00021
(REB) - R.E.Bacon Survey Book S-8 #13 1967, NKA 1967S013
(DGW) - D.G.White Survey Book S-12 #37 1987, NKA 1987S037
(AM) - A.Matzedar recorded in Survey Book S-6 Page 114, 1973
NKA 1973S114
(RBD) - R.B.Dill Survey Doc. # 2017S059

REVIEWED
aallison , 2/24/2026, 2:59:34 PM

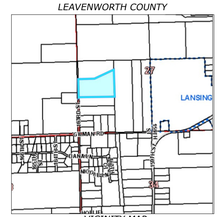
-title report

Add " Certified elevation of all structures as measured at the furthest architectural projection may be required within any Approach or Transition Zone.

remove space

update with correct title report information

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



Scale 1" = 100'
Job # K-26-753
January 26, 2026 Rev. 3-19-26

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

100 0 100 200 300
1" = 100'

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

Joseph A. Herring
PS # 1296

MADELINE'S MEADOWS 2nd Plat

Tract of land in Southwest Quarter of Section 27, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:
LAMBORN ACRES, LLC
971 Ridge Drive
Lansing, KS 66043

PROPERTY ADDRESS:
00000 163rd Street
Leavenworth, KS 66048
PID # 108-27-0-00-00-006.02

Surveyors Description

TRACT 2
Tract of land in the Southwest Quarter in Section 27, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on November 16, 2025, more fully described as follows: Commencing at the Northwest corner of said Southwest Quarter; thence South 01 degrees 20'33" East for a distance of 660.80 feet along the West line of said Southwest Quarter to the TRUE POINT OF BEGINNING; thence North 88 degrees 39'27" East for a distance of 600.98 feet; thence North 65 degrees 15'47" East for a distance of 786.77 feet; thence South 01 degrees 25'46" East for a distance of 927.40 feet to the Northeast corner of Lot 7, MADELINE'S MEADOWS SUBDIVISION; thence South 88 degrees 39'27" West for a distance of 1324.55 feet along the North line of said Lot 7 to the West line of said Southwest Quarter; thence North 01 degrees 20'33" West for a distance of 660.00 feet along said West line to the point of beginning.
Together with and subject to covenants, easements, and restrictions of record.
Said property contains 22.65 acres, more or less, including road right of way.
Error of Closure: 1 - 808567

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: MADELINE'S MEADOWS.

Add: 2nd Plat

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) or "Drainage Easement" (D/E).

Remove

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

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 MADELINE'S MEADOWS 2nd Plat, have set our hands this _____ day of _____, 2026.

_____
Robert D. Lamborn
Managing Member of Lamborn Acres LLC

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____ 2026, before me, a notary public in and for said County and State came Robert D. Lamborn, Managing Member of Lamborn Acres LLC, 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 MADELINE'S MEADOWS 2nd Plat this _____ day of _____, 2026.

_____
Secretary
John Jacobson

_____
Chairman
Jeff Spink

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

_____
County Engineer - Mitch Pleak

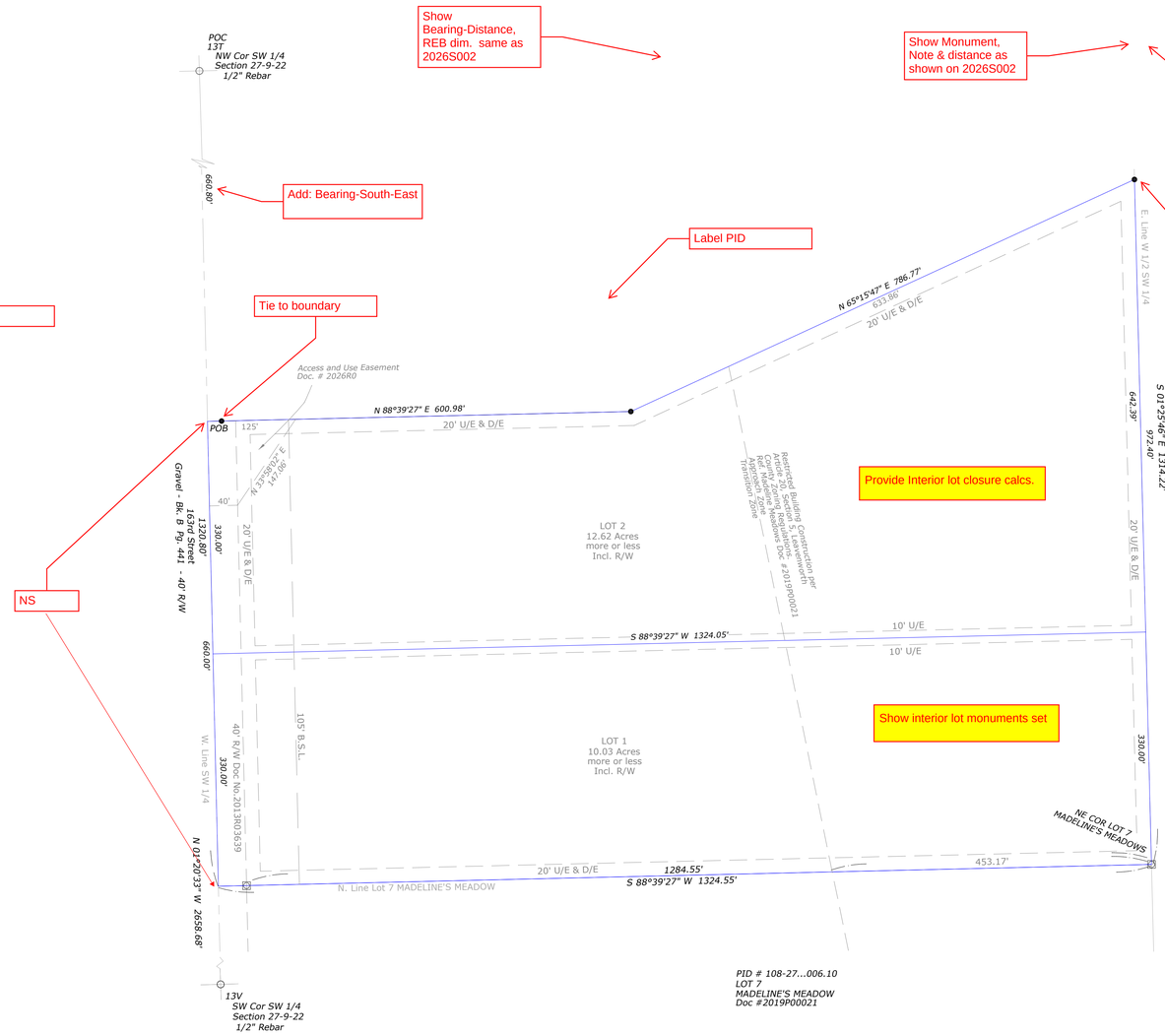
COUNTY COMMISSION APPROVAL:
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of MADELINE'S MEADOWS 2nd Plat, this _____ day of _____, 2026.

_____
Chairman
Mike Steiben

_____
County Clerk
Attest: Fran Keppler

REGISTER OF DEED CERTIFICATE:
Filed for Record as Document No. _____ on this _____ day of _____, 2026 at _____ o'clock __M in the Office of the Register of Deeds of Leavenworth County, Kansas,

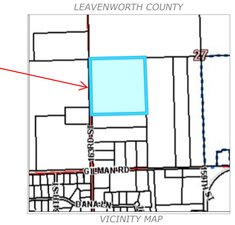
_____
Register of Deeds - TerriLois G. Todd



NOTES:
1) This survey does not show ownership or easements, per agreement with client
2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
3) All record and measured distances are the same, unless otherwise noted.
4) Error of Closure - 1 : 336550 - 40.03 Acres, more or less
5) Basis of Bearing - KS SPC North Zone 1501
6) Monument Origin Unknown, unless otherwise noted.
7) Referenced Surveys -
(JAH) - J. Herring Surveys dated 2002, 2005, & Doc #2013S020
Doc #2019S022
MADELINE'S MEADOWS - Doc # 2019P00021
(REB) - R.E.Bacon Survey Book S-8 #13 1967, NKA 1967S013
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NKA 1973S114
(RBD) - R.B.Dill Survey Doc. # 2017S059
8) Road Records - See Survey
9) Referenced Deed Doc # 2019R03684
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.
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LEGEND:
● - 1/2" Rebar Set with Cap No.1296
○ - 1/2" Rebar Found, unless otherwise noted.
□ - Concrete around monument
POB - Point of Beginning
POC - Point of Commencing
~ - Tree/Brush Line
NS - Not Set this Survey per agreement with client

Edit



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

NORTH

Scale 1" = 100'
Job # K-26-753
January 26, 2026

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

100 0 100 200 300
1" = 100'

JOSEPH A. HERRING REGISTERED LS - 1296 KANSAS LAND SURVEYOR

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

Joseph A. Herring
PS # 1296

2-24-26 Olsson Review.

Provide contour labels on Exhibit #1 and #2.

DA #2 table states the entire area is wooded. Exhibits state pasture. Reconfirm.

Madeline's Meadows 2nd Plat

Leavenworth County Kansas

Drainage Report

January 7, 2026



dlutgen72@gmail.com

MADELINE'S MEADOWS 2nd Plat

Tract of land in Southwest Quarter of Section 27, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:
LAMBORN ACRES, LLC
971 Ridge Drive
Lansing, KS 66043

PROPERTY ADDRESS:
00000 163rd Street
Leavenworth, KS 66048
PID # 108-27-0-00-00-006.02

TRACT 2
Tract of land in the Southwest Quarter in Section 27, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on November 16, 2025, more fully described as follows: Commencing at the Northwest corner of said Southwest Quarter; thence South 01 degrees 20'33" East for a distance of 660.80 feet along the West line of said Southwest Quarter to the TRUE POINT OF BEGINNING; thence North 88 degrees 39'27" East for a distance of 600.98 feet; thence North 65 degrees 15'47" East for a distance of 786.77 feet; thence South 01 degrees 25'46" East for a distance of 927.40 feet to the Northeast corner of Lot 7, MADELINE'S MEADOWS SUBDIVISION; thence South 88 degrees 39'27" West for a distance of 1324.55 feet along the North line of said Lot 7 to the West line of said Southwest Quarter; thence North 01 degrees 20'33" West for a distance of 660.00 feet along said West line to the point of beginning.
Together with and subject to covenants, easements, and restrictions of record.
Said property contains 22.65 acres, more or less, including road right of way.
Error of Closure: 1 - 808567

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: MADELINE'S 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) or "Drainage Easement" (D/E).

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

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 MADELINE'S MEADOWS 2nd Plat, have set our hands this _____ day of _____, 2026.

_____
Robert D. Lamborn
Managing Member of Lamborn Acres LLC

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____ 2026, before me, a notary public in and for said County and State came Robert D. Lamborn, Managing Member of Lamborn Acres LLC, 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 MADELINE'S MEADOWS 2nd Plat this _____ day of _____, 2026.

_____ _____
Secretary, John Jacobson — Chairman, Jeff Spink

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

_____
County Engineer - Mitch Pleak

COUNTY COMMISSION APPROVAL:
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of MADELINE'S MEADOWS 2nd Plat, this _____ day of _____, 2026.

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

REGISTER OF DEED CERTIFICATE:
Filed for Record as Document No. _____ on this _____ day of _____, 2026 at _____ o'clock __M in the Office of the Register of Deeds of Leavenworth County, Kansas,

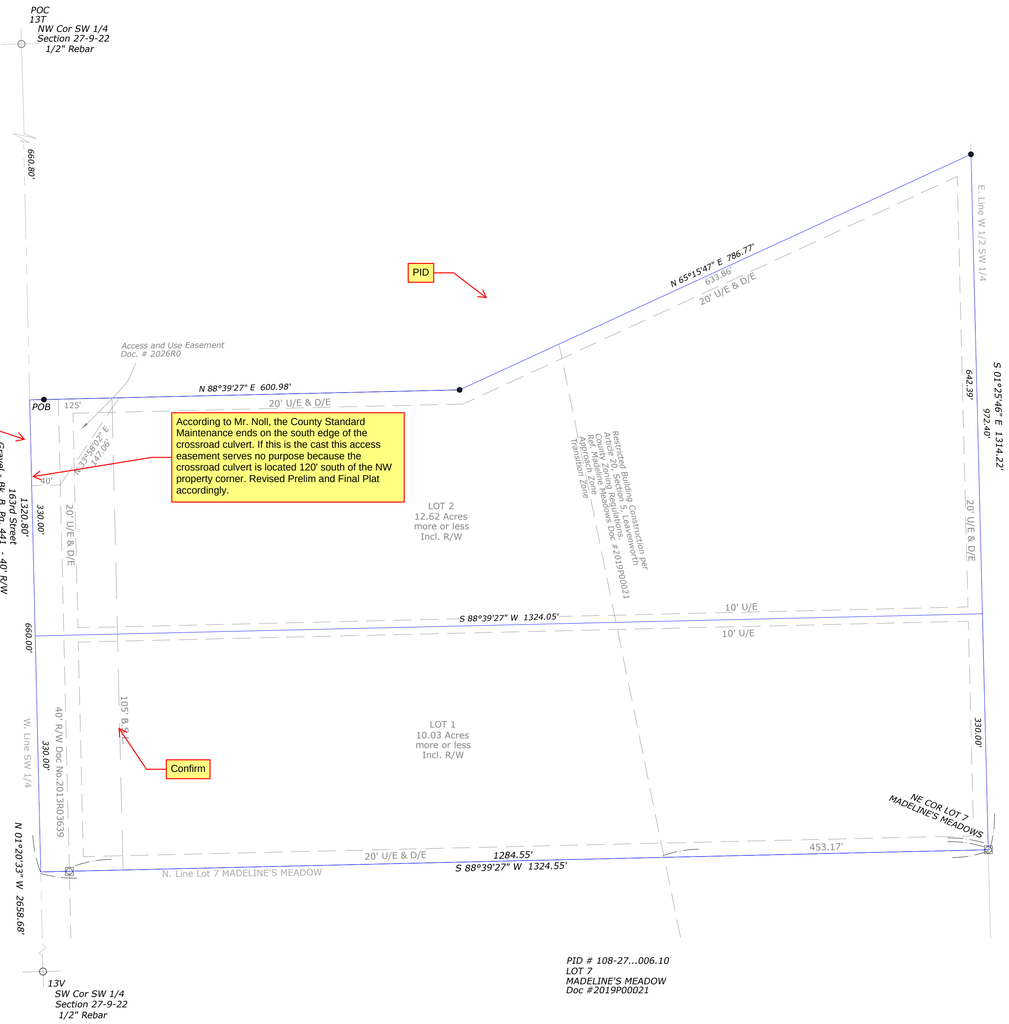
_____
Register of Deeds - TerriLois G. Todd

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

Provide DE dedication statement like VanZee.

Provide No access hatch for the portion of Min Maint Road on the lot frontage. Crossroad culvert location is the limit of standard County Road Maintenance. Use topo survey to set limits of "No Access".



PID # 108-27...006.10
LOT 7
MADELINE'S MEADOW
Doc #2019P00021

02-24-26
PW Combined
Comments

Restrictions

Zoning, existing use and proposed use statement.

Utility companies.

BM.

BSL information

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.
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4) Error of Closure - 1 : 336550 - 40.03 Acres, more or less
5) Basis of Bearing - KS SPC North Zone 1501
6) Monument Origin Unknown, unless otherwise noted.
7) Referenced Surveys -
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MADELINE'S MEADOWS - Doc # 2019P00021
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PID # 108-27...007

LEGEND:
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○ - 1/2" Rebar Found, unless otherwise noted.
□ - Concrete around monument
POB - Point of Beginning
POC - Point of Commencing
~ - Tree/Brush Line
NS - Not Set this Survey per agreement with client

LEAVENWORTH COUNTY



VICINITY MAP

NORTH

Scale 1" = 100'
Job # K-26-753
January 26, 2026

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

100 0 100 200 300
1" = 100'

JOSEPH A. HERRING
REGISTERED
LS - 1296
KANSAS
LAND SURVEYOR

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Joseph A. Herring
PS # 1296

MADELINE'S MEADOWS 2nd Plat

Tract of land in Southwest Quarter of Section 27, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

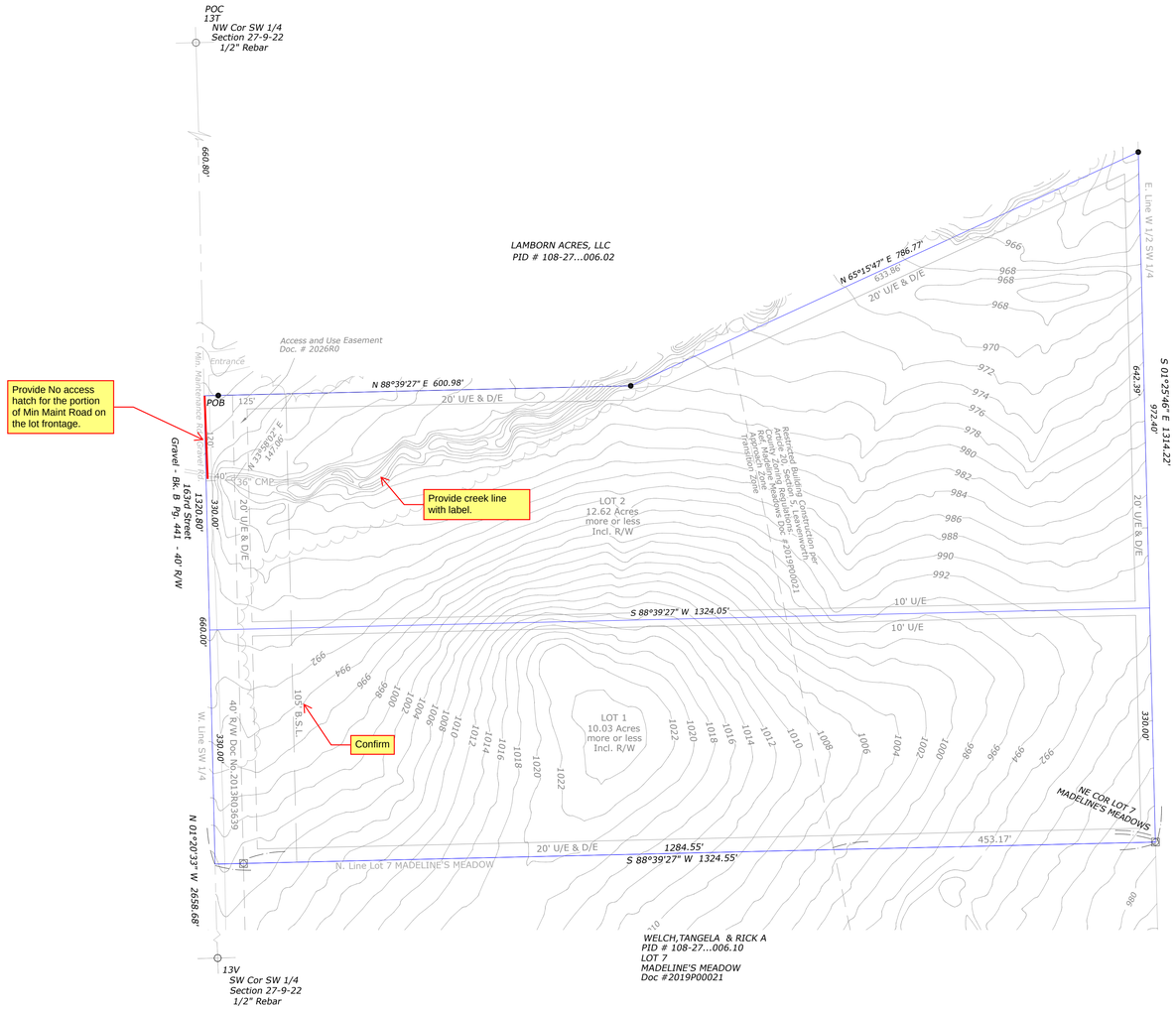
PRELIMINARY PLAT

PREPARED FOR:
LAMBORN ACRES, LLC
971 Ridge Drive
Lansing, KS 66043

PROPERTY ADDRESS:
00000 163rd Street
Leavenworth, KS 66048
PID # 108-27-0-00-00-006.02

02-24-26 PW Combined Comments

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Together with and subject to covenants, easements, and restrictions of record.
Said property contains 22.65 acres, more or less, including road right of way.
Error of Closure: 1 - 808567



Provide No access hatch for the portion of Min Maint Road on the lot frontage.

Provide creek line with label.

Confirm

Restrictions

Zoning, existing use and proposed use statement.

Utility companies.

BM.

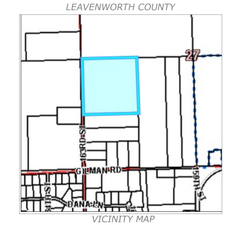
BSL information

SUMMERS,ROBERT D & CATHERINE J
PID # 108-27...007

NOTES:
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LEGEND:
- ● - 1/2" Rebar Set with Cap No.1296
- ○ - 1/2" Rebar Found, unless otherwise noted.
- □ - Concrete around monument
- POB - Point of Beginning
- POC - Point of Commencing
- NS - Not Set this Survey per agreement with client
- R/W - Permanent Dedicated Roadway Easement
- ℄ - Centerline
- S - Section Line
- BM - Benchmark
- - 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
- W —— - 6" Water Line - location as per district
- - Tree/Brush Line

LEAVENWORTH COUNTY



VICINITY MAP

NORTH

Scale 1" = 100'
Job # K-26-753
January 8, 2026

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

100 0 100 200 300
1" = 100'

Allison, Amy

From: Anderson, Kyle
Sent: Wednesday, February 18, 2026 10:20 AM
To: Allison, Amy
Subject: RE: RE: DEV-26-019/020 Preliminary and Final Plat - Madeline's Meadow 2nd Plat

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

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

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

From: Allison, Amy <AAllison@leavenworthcounty.gov>
Sent: Thursday, February 12, 2026 3:32 PM
To: Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; 'Dedeke, Andrew'; Brown, Misty <MBrown@leavenworthcounty.gov>; San, Soma <SSan@leavenworthcounty.gov>; 'jgates@lansingks.org' <jgates@lansingks.org>
Cc: PZ <pz@leavenworthcounty.gov>
Subject: RE: DEV-26-019/020 Preliminary and Final Plat - Madeline's Meadow 2nd Plat

Good Afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for a 2-lot subdivision located at 00000 163rd Street (PID 108-27-0-00-00-006.02).

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, February 26, 2026.

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

Thank you,

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

LEAVENWORTH COUNTY
PLANNING COMMISSION
STAFF REPORT

CASE NO: DEV-26-028 & 029 Lee Dairy Reserve — April 8, 2026

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

STAFF REPRESENTATIVE:
Josh Schweitzer
Planner II

SUBJECT PROPERTY: 00000 Tonganoxie Dr.



APPLICANT/APPLICANT AGENT:
Joe Herring
Herring Surveying Company
315 N 5th St.
City, State Zip

PROPERTY OWNER:
Richard & Kathryn Forge Family Trust

CONCURRENT APPLICATIONS:
N/A

LAND USE

ZONING: RR-2.5

FUTURE LAND USE DESIGNATION: RR-2.5

LEGAL DESCRIPTION:
A Minor Subdivision in the Northwest Quarter of Section 32, Township 9 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-26-028 & 029, Preliminary & Final Plat for Lee Dairy Reserve, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-26-028 & 029, Preliminary & Final Plat for Lee Dairy Reserve to the Board of County Commission for the following reasons; or
3. Continue the hearing to another date, time, and place.

PARCEL SIZE: 36.30

PARCEL ID NO:
109-32-0-00-00-004

BUILDINGS:
Existing outbuilding

PROJECT SUMMARY:
Request for preliminary and final plat approval to subdivide property located at 00000 Tonganoxie Drive (109-32-0-00-00-004) as Lots 01 through 06 of Lee Dairy Reserve.

ACCESS/STREET:
Seymour Road – Local, Paved ± 22';
Tonganoxie Drive – Arterial, Paved ± 24';

Location Map: FUTURE LAND USE DESIGNATION



UTILITIES

SEWER: Private Septic

FIRE: High Prairie

WATER: RWD 8

ELECTRIC: Freestate

NOTICE & REVIEW:

STAFF REVIEW: 4/1/2026

NEWSPAPER NOTIFICATION:
N/A

NOTICE TO SURROUNDING PROPERTY OWNERS:
N/A

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

STAFF COMMENTS:

The applicant is proposing to divide a 36.30-acre parcel into six (6) lots. The Subdivision is classified as a Class C with all lots lying within the Rural Growth Area of Leavenworth County. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision (see condition 3). All lots are in compliance with the RR-2.5 zoning district

PROPOSED CONDITIONS:

1. Building permits shall be required for any new construction.
2. Erosion control shall be used when designing and constructing driveways. A form of sediment control shall be installed before work begins and maintained throughout the time that the land disturbing activities are taking place. Re-vegetation of all disturbed sites shall be completed within 45 days after completion of final grading weather permitting.
3. A waiver for the use of private septic systems within this subdivision is granted with this approval.
4. At time of development, fire hydrants shall be required, if necessary infrastructure is available. 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. Must provide updated plats in compliance with all outstanding review comments made by County Staff prior to recording.
6. The developer must comply with the following memorandums:
   Memo – RWD 8, dated February 3, 2026

PROPOSED MOTIONS:

Approve case DEV-26-028/029, a request to plat the property located at 00000 Tonganoxie Dr. into a 6-lot subdivision in conformance with the Zoning and Subdivision Regulations with a majority vote; or

Motion: Chairman, I find that the subdivision request complies with the Zoning and Subdivision Regulations and move to recommend approval to the Board of County Commissioners of the request as outlined in Case DEV-26-028/029 based on the recommendation of Planning Staff and the findings as set forth in the Staff Report.

Deny case DEV-26-028/029, a request to plat the property located at 00000 Tonganoxie Dr. into a 6-lot subdivision not in conformance with the Zoning and Subdivision Regulations with a majority vote; or

Motion: Chairman, I find that the subdivision request does not comply with the Zoning and Subdivision Regulations (list Article and Section #) and move to recommend denial to the Board of County Commissioners as outlined in Case DEV-26-028/029.

Table the case to a date and time certain for additional information.

Motion: Chairman, I move to table Case No. DEV-26-028/029 to (Date and Time) requesting additional information for (STATE THE REASON(S)).

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

FINAL &

PRELIMINARY PLAT APPLICATION

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

Office Use Only

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

APPLICANT/AGENT INFORMATION	OWNER INFORMATION
NAME: Herring Surveying Company	NAME: Richard J Forge & Kathryn A Forge Family Trust
MAILING ADDRESS: 315 North 5th Street	MAILING ADD [redacted]
CITY/ST/ZIP: Leavenworth, KS 66048	CITY/ST/ZIP [redacted]
PHONE: [redacted]	PHONE: N/A
EMAIL :	EMAIL N/A

GENERAL INFORMATION

Proposed Subdivision Name: LEE DAIRY RESERVE

Address of Property: 00000 Semour Road

PID: 109-32-0-00-00-004 & 004.01 Urban Growth Management Area: N/A

SUBDIVISION INFORMATION		
Gross Acreage: 37 AC	Number of Lots: 6	Minimum Lot Size: 2.51 Ac
Maximum Lot Size: 14 AC	Proposed Zoning: RR-2.5	Density: N/A
Open Space Acreage: N/A	Water District: RWD 8	Proposed Sewage: Septic
Fire District: HIghPrairie	Electric Provider: Free State	Natural Gas Provider: Propane
Covenants: ☐ Yes ☒ No	Road Classification: *Local – Collector - Arterial – State - Federal*	
	Cross-Access Easement Requested: ☐ Yes ☒ No	
List of all Requested Exceptions: *Exceptions may be granted per Article 56 or as otherwise stated in the Zoning & Subdivision Regulations.*	1.	
	2.	
	3.	
	4.	
	5.	

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

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

Signature: Joe Herring - digitally signed 2-4-26 Date: 2-4-26

ATTACHMENT A

121 Express Lane, Suite A Lansing, KS 66043
913-682-3368

OWNERS AND ENCUMBRANCE REPORT

SCHEDULE A

1. Effective Date: **01/26/2026 07:00 AM** **Case No: 47403**
2. Title to the **Fee Simple** estate or interest in the land described or referred to in this Report is as the effective date hereof vested in:

   Forge Family Trust dated November 14, 2003
3. The land referred to in this Report is described as follows:

   0 Tonganoxie Dr Leavenworth, KS 66048

See Page 2 Schedule A for Legal Description

The undersigned is a duly licensed and qualified abstracter for the State of Kansas, a member in good standing of the Kansas Land Title Association and the American Land Title Association whose bond as required by law is in force at the date of this report.

Lawyers Title of Topeka, Inc.

Abstracter

Lawyers Title of Kansas, Inc.

OWNERS AND ENCUMBRANCE REPORT

SCHEDULE A

Case No.: 47403

Legal Description

Tract of land in the Northwest Quarter of Section 32, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on August 20, 2023, and more fully described as follows: Beginning at the Southeast corner of said Northwest Quarter; thence South 87 degrees 40'57" West for a distance of 1315.98 feet along the South line of said Northwest Quarter to the Southeast corner of EMERALD ESTATES SUBDIVISION; thence North 01 degrees 26'04" West for a distance of 1322.13 feet along the East line of said Subdivision; thence North 87 degrees 45'21" East for a distance of 919.39 feet; thence South 01 degrees 16'58" East for a distance of 329.95 feet; thence North 87 degrees 45'21" East for a distance of 400.06 feet to the East line of said Northwest Quarter; thence South 01 degrees 16'58" East for a distance of 990.59 feet along said East line to the point of beginning.

[The following is/are the last document(s) transferring title of record and are provided for informational purposes only:

Warranty Deed dated July 25, 2000, executed by Henry Lee Forge and Donna M. Forge, husband and wife; Richard J. Forge and Kathryn Forge, husband and wife; Mary Winifred Forge Jackson, a single person and Bernadette Ann Forge, a single person, to Richard J. Forge and/or Kathryn Forge, husband and wife, as Joint Tenants, filed July 31, 2000, and recorded in Book 793 Page 704. (North 371.87 feet of East 416.87 feet of S/2 NW/4 32-9-22)

Warranty Deed dated November 14, 2003, executed by Richard J. Forge and Kathryn A. Forge, husband and wife, to Richard J. Forge and/or Kathryn A. Forge, Trustees, or their successors in trust, under the Forge Family Trust dated November 14, 2003, filed November 21, 2003, and recorded in Book 900, Page 2328. (among others - North 371.87 feet of East 416.87 feet of S/2 NW/4 32-9-22)

Warranty Deed dated March 9, 2004, executed by Henry Lee Forge and Donna M. Forge, husband and wife; Richard J. Forge and Kathryn Forge, husband and wife; Mary Winifred Forge Jackson, a single person and Bernadette Ann Forge, a single person, to Richard J. Forge and Kathryn Forge, husband and wife, as Joint Tenants, filed March 11, 2004, and recorded in Book 909 Page 2082. (E/2 S/2 NW/4 32-9-22 less railroad right of way)

Warranty Deed dated March 24, 2004, executed by Richard J. Forge and Kathryn Forge, husband and wife, to Richard J. Forge and/or Kathryn Forge, Trustees, or their successors in trust, under the Forge Family Trust dated November 14, 2003, filed April 15, 2004, and recorded in Book 913, Page 1361; and also by Quit Claim Deed dated October 28, 2015, executed by Richard J. Forge and Kathryn A. Forge, husband and wife, to Richard J. Forge and Kathryn A. Forge, Trustees, or their successors in trust, under the Forge Family Trust dated November 14, 2003, filed December 17, 2015, and recorded in Document No. 2015R10163. (E/2 S/2 NW/4 32-9-22 less railroad right of way)]

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

We/I Elizabeth A. Ward and _____

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 4th day of December, 2025

Elizabeth A. Ward, Trustee, Forge Family Living Trust [redacted]
Print Name, Address, Telephone

Elizabeth A. Ward, Trustee
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)

3-06-26 Olsson Review:
Contours and aerial mapping indicate a culvert crossing Tonganoxie Drive - middle of Lot 5. DA #2 appears to contain 2 drainages. Confirm and revise.

Lee Dairy Reserve

Leavenworth County Kansas

Drainage Report

January 30, 2026



dlutgen72@gmail.com

LEE DAIRY RESERVE

Tracts of land in the Northwest Quarter of Section 32, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:
RICHARD J FORGE & KATHRYN A FORGE FAMILY TRUST
24971 TONGANOXIE DR
Leavenworth, KS 66048
PID NO. 109-32-0-00-00-004 & 004.01

RECORD DESCRIPTION:
Tract of land in the Northwest Quarter of Section 32, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on August 20, 2023, and more fully described as follows: Beginning at the Southeast corner of said Northwest Quarter; thence South 87 degrees 40'57" West for a distance of 1315.98 feet along the South line of said Northwest Quarter to the Southeast corner of EMERALD ESTATES SUBDIVISION; thence North 01 degrees 26'04" West for a distance of 1322.13 feet along the East line of said Subdivision; thence North 87 degrees 45'21" East for a distance of 919.39 feet; thence South 01 degrees 16'58" East for a distance of 329.95 feet; thence North 87 degrees 45'21" East for a distance of 400.06 feet to the East line of said Northwest Quarter; thence South 01 degrees 16'58" East for a distance of 990.59 feet along said East line to the point of beginning.
Together with and subject to covenants, easements, and restrictions of record.
Said property contains 36.94 acres, more or less, including road right of way.
Error of Closure: 1 - 130327

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: LEE DAIRY RESERVE

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 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.

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 Lot 1 and 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 # 2026R

IN TESTIMONY WHEREOF,
We, the undersigned owners of LEE DAIRY RESERVE, have set our hands this _____ day of _____, 2026.

_____ _____
Tim Jameson Stacy Jameson

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____ 2026, before me, a notary public in and for said County and State came Tim Jameson and Stacy Jameson, 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 LEE DAIRY RESERVE this _____ day of _____, 2026.

_____ _____
Secretary Chairman
John Jacobson 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 LEE DAIRY RESERVE this _____ day of _____, 2026.

_____ _____
Chairman County Clerk
Mike Steiben Attest: Fran Keppler

REGISTER OF DEED CERTIFICATE:
Filed for Record as Document No. _____ on this _____ day of _____, 2026 at _____ o'clock __M in the Office of the Register of Deeds of Leavenworth County, Kansas,

_____
Register of Deeds - TerriLois G. Todd

Scale 1" = 100'

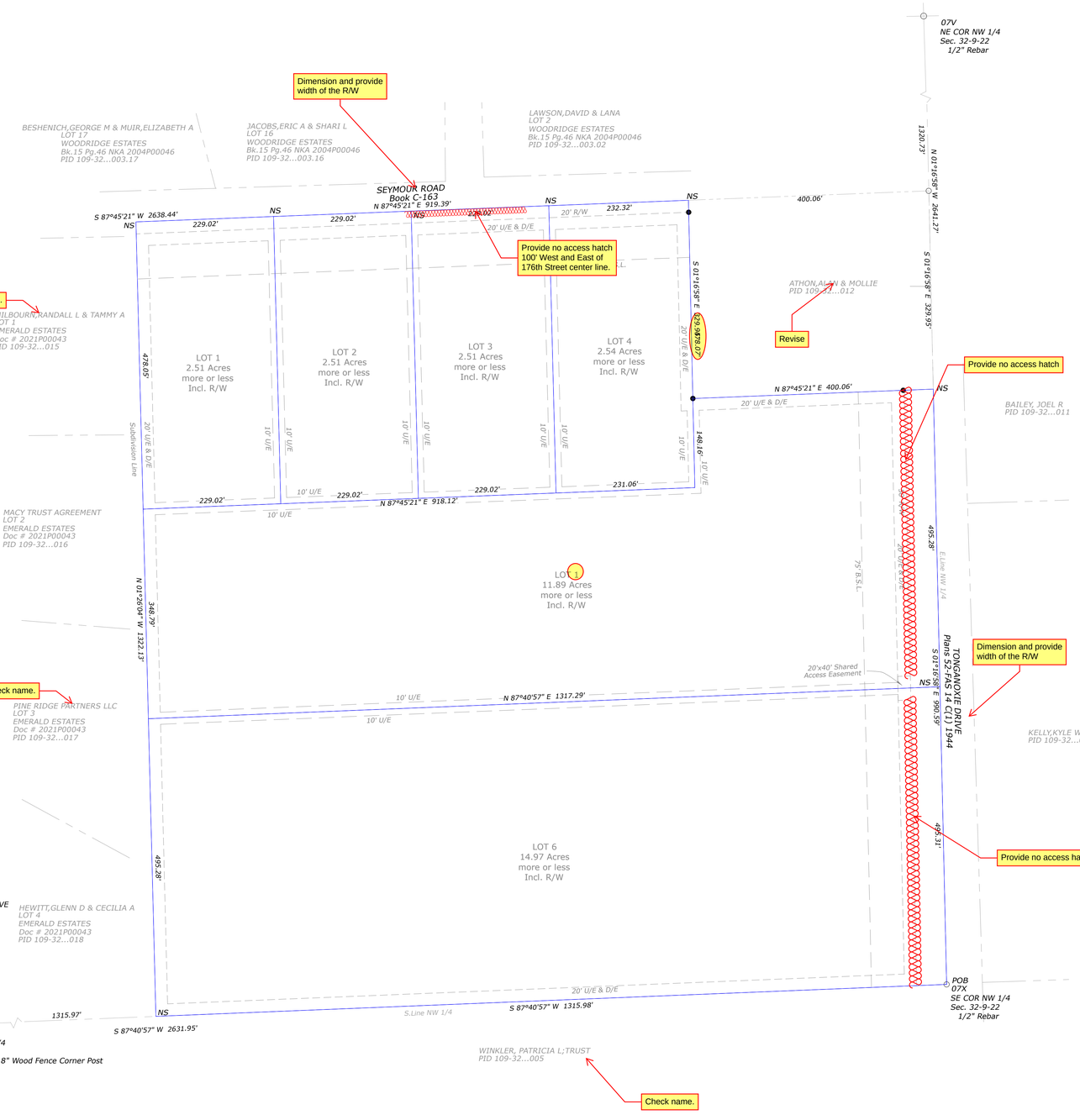
Job # K-26-1701
January 24, 2026

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

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

100 0 100 200 300
1" = 100'



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 will be required due to poor soil conditions.
3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
4) Lots are subject to the current Access Management Policy
5) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
6) Lots 5 & 6 has a shared access, all maintenance and expense to be equally shared between owners.
7) No off-plat restrictions.

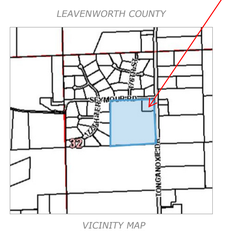
ZONING:
RR-2.5, Rural Residential, 2.5-Acre minimum size parcels - Current and proposed

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 Error of Closure Calculations
5) Basis of Bearing - KS State Plane NAD 83, North Zone 1501
6) Point Origin Unknown, unless otherwise noted.
7) Proposed Lots for Residential Use.
8) Road Record - See Survey
9) Benchmark - NAVD88
Project Benchmark (BM) - East Quarter Corner Section 32 - 1/2" Bar - 939.87'
10) Easements, if any, are created hereon or listed in referenced title commitment.
11) Reference Recorded Deed Book 713 Page 355
12) Utility Companies -
- Water - Water District 8
- Electric - Freestate
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
13) Reference Kansas Secured Title Insurance Company Commitment Number TX0007068 updated March 31, 2014
14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0250G dated July 16, 2015
15) Building Setback Lines as shown hereon or noted below
- All side yard setbacks - 15' (Accessory - 15')
- All rear yard setbacks - 40' (Accessory - 15')
16) Distances to and of structures, if any, are +- 1'.
17) Fence Lines do not necessarily denote the boundary line for the property.
18) Reference Surveys:
JAH - J.A.Herring Survey dated 2002, Doc #2023S044
WOODRIDGE ESTATES SUBDIVISION Book 15 Page 46, 2004
LTH - L.T.Hahn - Survey Doc #2020S024 NKA 2004P00046
AMBERS MEADOWS Amended Plat Doc 2025P00041

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

03-06-26
Olsson Comments

Corner not in the plat.



VICINITY MAP
NOT TO SCALE

JOSEPH A. HERRING
REGISTERED
LS - 1296
KANSAS
LAND SURVEYOR

I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the month of January 2026 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring
PS # 1296

LEE DAIRY RESERVE

A Minor Subdivision in the Northwest Quarter of Section 32, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:

FORGE FAMILY LIVING TRUST dated November 14, 2003
209 N EISENHOWER DR
LAWRENCE, KS 66049
PID NO. 109-32-0-00-00-004

RECORD DESCRIPTION:
Tract of land in the Northwest Quarter of Section 32, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on August 20, 2023, and more fully described as follows: Beginning at the Southeast corner of said Northwest Quarter; thence South 87 degrees 40'57" West for a distance of 1315.98 feet along the South line of said Northwest Quarter to the Southeast corner of EMERALD ESTATES SUBDIVISION; thence North 01 degrees 26'04" West for a distance of 1322.13 feet along the East line of said Subdivision; thence North 87 degrees 45'21" East for a distance of 919.39 feet; thence South 01 degrees 16'58" East for a distance of 329.95 feet; thence North 87 degrees 45'21" East for a distance of 400.06 feet to the East line of said Northwest Quarter; thence South 01 degrees 16'58" East for a distance of 990.59 feet along said East line to the point of beginning.
Together with and subject to covenants, easements, and restrictions of record.
Said property contains 36.94 acres, more or less, including road right of way.
Error of Closure: 1 - 130327

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: LEE DAIRY RESERVE

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 LEE DAIRY RESERVE, have set our hands this _____ day of _____, 2026.

Elizabeth A. Ward, Trustee
FORGE FAMILY LIVING TRUST dated November 14, 2003

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____, 2026, before me, a notary public in and for said County and State came Elizabeth A. Ward Trustee to the FORGE FAMILY LIVING TRUST dated November 14, 2003, 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 LEE DAIRY RESERVE this _____ day of _____, 2026.

Secretary
John Jacobson

Chairman
Jeff Spink

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

County Engineer - Mitch Pleak

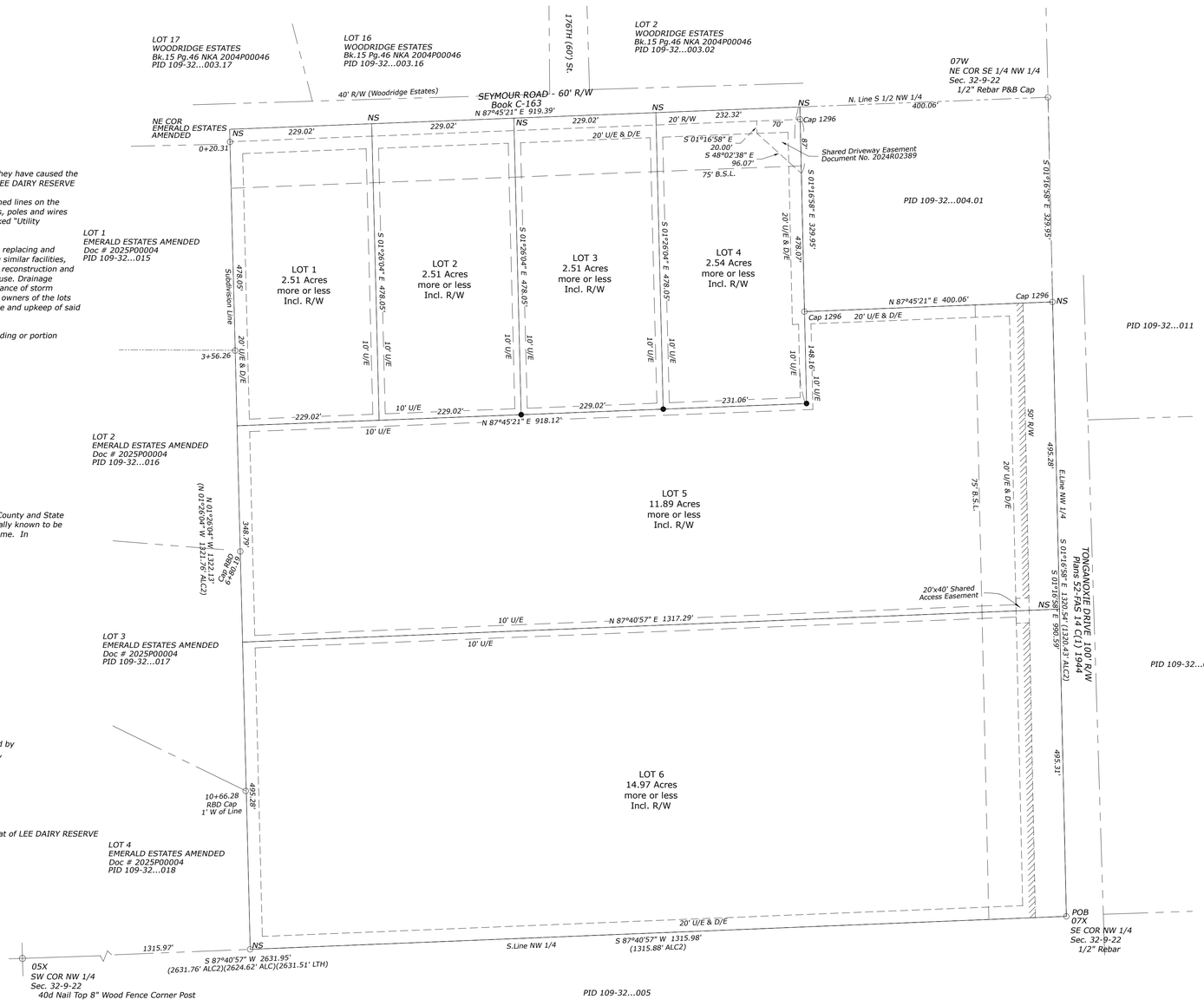
COUNTY COMMISSION APPROVAL:
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of LEE DAIRY RESERVE this _____ day of _____, 2026.

Chairman
Mike Steiben

County Clerk
Attest: Fran Keppler

REGISTER OF DEED CERTIFICATE:
Filed for Record as Document No. _____ on this _____ day of _____, 2026 at _____ o'clock __M in the Office of the Register of Deeds of Leavenworth County, Kansas,

Register of Deeds - TerriLois G. Todd



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 will be required due to poor soil conditions.
3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
4) Lots are subject to the current Access Management Policy
5) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
6) Lots 5 & 6 has a shared access, all maintenance and expense to be equally shared between owners.
7) No off-plat restrictions.

ZONING:
RR-2.5, Rural Residential, 2.5-Acre minimum size parcels - Current and proposed

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 Error of Closure Calculations
5) Basis of Bearing - KS State Plane NAD 83, North Zone 1501
6) Point Origin Unknown, unless otherwise noted.
7) Proposed Lots for Residential Use.
8) Road Record - See Survey
9) Benchmark - NAVD88
Project Benchmark (BM) - East Quarter Corner Section 32 - 1/2" Bar - 939.87'
10) Easements, if any, are created hereon or listed in referenced title commitment.
11) Reference Recorded Deed - per title commitment
12) Utility Companies -
- Water - Water District 8
- Electric - Freestate
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
13) Reference Lawyer's Title Insurance Company Commitment Number 47403 updated 1/26/2026
- Easement Bk.444 Pg.319 - Water line does not cross surveyed property per District mapping
- Blanket Oil/Gas Lease Bk.611 Pg.1600, not shown hereon.
14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0250G dated July 16, 2015
15) Building Setback Lines as shown hereon or noted below
- All side yard setbacks - 15' (Accessory - 15')
- All rear yard setbacks - 40' (Accessory - 15')
16) Distances to and of structures, if any, are +- 1'.
17) Fence Lines do not necessarily denote the boundary line for the property.
18) Reference Surveys:
JAH - J.A.Herring Survey dated 2002, Doc #2023S044
WOODRIDGE ESTATES SUBDIVISION Book 15 Page 46, 2004 NKA 2004P00046
LTH - L.T.Hahn - Survey Doc #2020S024
EMERALD ESTATES Doc 2021P00043
ALC2 - EMERALD ESTATES Amended Plat Doc 2025P00004

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

LEAVENWORTH COUNTY



VICINITY MAP
NOT TO SCALE

I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the month of January 2026 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring
PS # 1296

JOSEPH A. HERRING
REGISTERED
LS - 1296
KANSAS
LAND SURVEYOR

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'

100 0 100 200 300
1" = 100'

Job # K-26-1701
January 24, 2026 Rev. 3-25-26

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

LEE DAIRY RESERVE

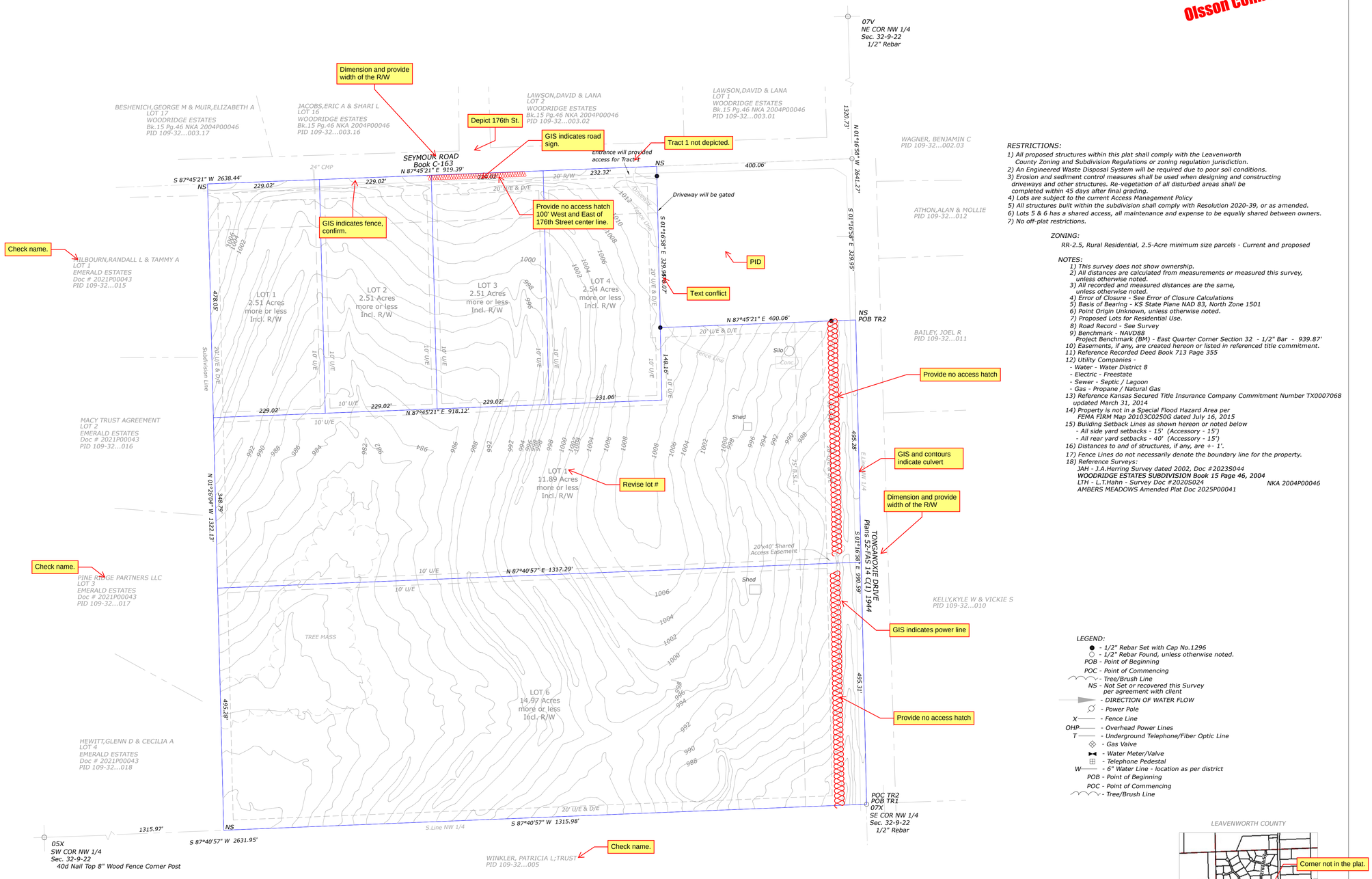
Tracts of land in the Northwest Quarter of Section 32, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

PRELIMINARY PLAT

03-06-26 Olsson Comments

PREPARED FOR:
RICHARD J FORGE & KATHRYN A FORGE FAMILY TRUST
24971 TONGANOXIE DR
Leavenworth, KS 66048
PID NO. 109-32-0-00-00-004 & 004.01

RECORD DESCRIPTION:
Tract of land in the Northwest Quarter of Section 32, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on August 20, 2023, and more fully described as follows: Beginning at the Southeast corner of said Northwest Quarter; thence South 87 degrees 40'57" West for a distance of 1315.98 feet along the South line of said Northwest Quarter to the Southeast corner of EMERALD ESTATES SUBDIVISION; thence North 01 degrees 26'04" West for a distance of 1322.13 feet along the East line of said Subdivision; thence North 87 degrees 45'21" East for a distance of 919.39 feet; thence South 01 degrees 16'58" East for a distance of 329.95 feet; thence North 87 degrees 45'21" East for a distance of 400.06 feet to the East line of said Northwest Quarter; thence South 01 degrees 16'58" East for a distance of 990.59 feet along said East line to the point of beginning.
Together with and subject to covenants, easements, and restrictions of record.
Said property contains 36.94 acres, more or less, including road right of way.
Error of Closure: 1 - 130327

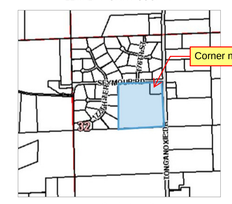


RESTRICTIONS:
1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
2) An Engineered Waste Disposal System will be required due to poor soil conditions.
3) Erosion and sediment control measures shall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

ZONING:
RR-2.5, Rural Residential, 2.5-Acre minimum size parcels - Current and proposed

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 Error of Closure Calculations
5) Basis of Bearing - KS State Plane NAD 83, North Zone 1501
6) Point Origin Unknown, unless otherwise noted.
7) Proposed Lots for Residential Use.
8) Road Record - See Survey
9) Benchmark - NAVD88
Project Benchmark (BM) - East Quarter Corner Section 32 - 1/2" Bar - 939.87'
10) Easements, if any, are created hereon or listed in referenced title commitment.
11) Reference Recorded Deed Book 713 Page 355
12) Utility Companies -
- Water - Water District 8
- Electric - Freestate
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
13) Reference Kansas Secured Title Insurance Company Commitment Number TX0007068 updated March 31, 2014
14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0250G dated July 16, 2015
15) Building Setback Lines as shown hereon or noted below
- All side yard setbacks - 15' (Accessory - 15')
- All rear yard setbacks - 40' (Accessory - 15')
16) Distances to and of structures, if any, are +- 1'.
17) Fence Lines do not necessarily denote the boundary line for the property.
18) Reference Surveys:
JAH - J.A.Herring Survey dated 2002, Doc #2023S044
WOODRIDGE ESTATES SUBDIVISION Book 15 Page 46, 2004
LTH - L.T.Hahn - Survey Doc #2020S024 NKA 2004P00046
AMBERS MEADOWS Amended Plat Doc 2025P00041

LEGEND:
● - 1/2" Rebar Set with Cap No.1296
○ - 1/2" Rebar Found, unless otherwise noted.
POB - Point of Beginning
POC - Point of Commencing
~~~ - Tree/Brush Line
NS - Not Set or recovered 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
W —— - 6" Water Line - location as per district
POB - Point of Beginning
POC - Point of Commencing
~~~ - Tree/Brush Line



VICINITY MAP
NOT TO SCALE

NORTH
Scale 1" = 100'

100 0 100 200 300
1" = 100'

Job # K-26-1701
January 24, 2026

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

JOSEPH A. HERRING
REGISTERED
LS - 1296
KANSAS
LAND SURVEYOR

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

Joseph A. Herring
PS # 1296

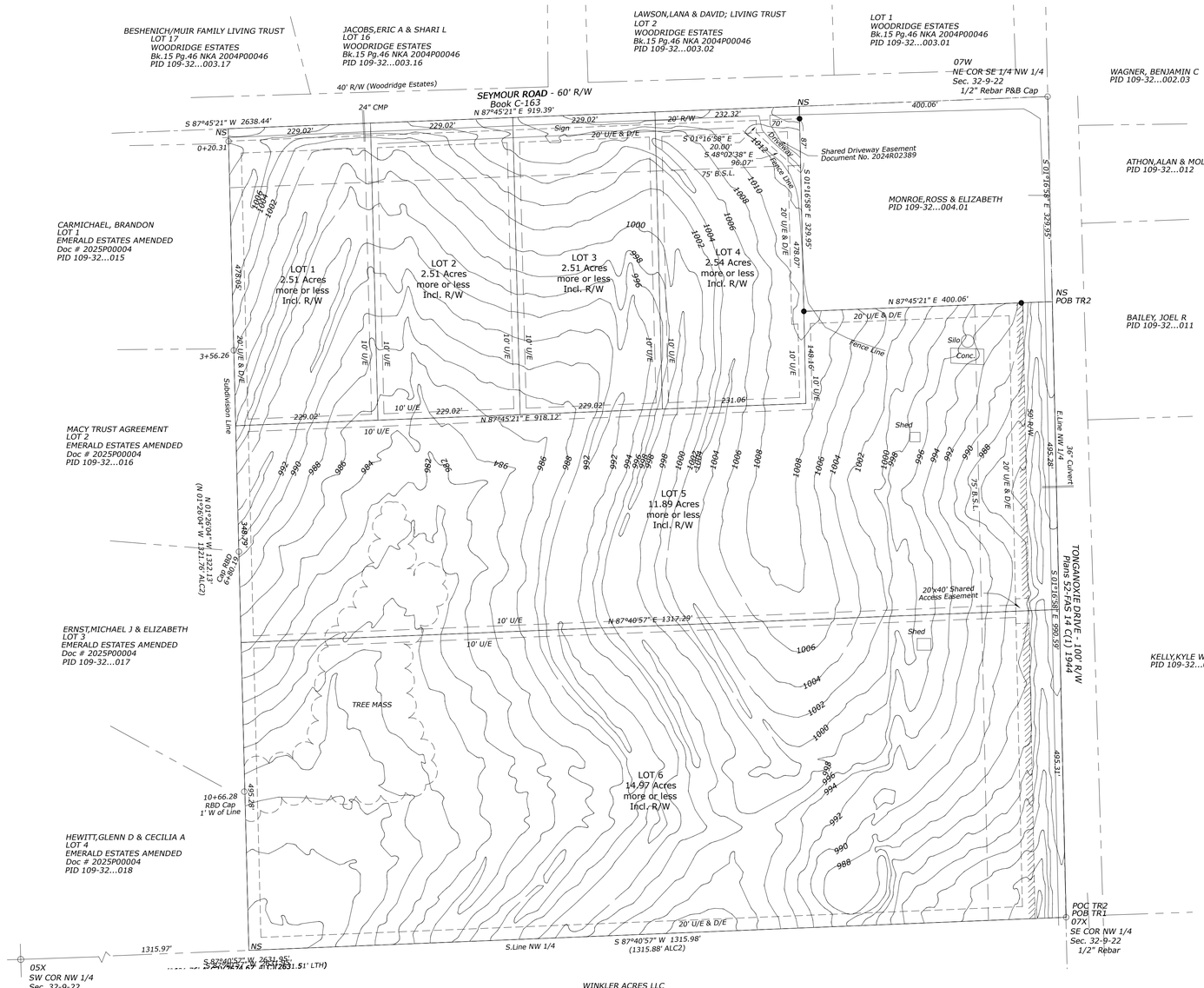
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PREPARED FOR:
RICHARD J FORGE & KATHRYN A FORGE FAMILY TRUST
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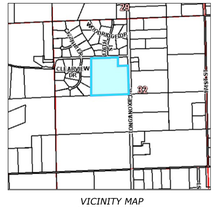
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9) Benchmark - NAVD88
Project Benchmark (BM) - East Quarter Corner Section 32 - 1/2" Bar - 939.87'
10) Easements, if any, are created hereon or listed in referenced title commitment.
11) Reference Recorded Deed - per title commitment
12) Utility Companies -
- Water - Water District 8
- Electric - Freestate
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
13) Reference Lawyer's Title Insurance Company Commitment Number 47403 updated 1/26/2026
- Easement Bk.444 Pg.319 - Water line does not cross surveyed property per District mapping
- Blanket Oil/Gas Lease Bk.611 Pg.1600, not shown hereon.
14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0250G 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')
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LTH - L.T.Hahn - Survey Doc #2020S024
EMERALD ESTATES Doc 2021P00043
ALC2 - EMERALD ESTATES Amended Plat Doc 2025P00004

LEGEND:
- 1/2" Rebar Set with Cap No.1296
- 1/2" Rebar Found, unless otherwise noted.
POB - Point of Beginning
POC - Point of Commencing
Tree/Brush Line
NS - Not Set or recovered 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
W — 6" Water Line - location as per district
POB - Point of Beginning
POC - Point of Commencing
Tree/Brush Line

LEAVENWORTH COUNTY



VICINITY MAP
NOT TO SCALE

NORTH

Scale 1" = 100'

Job # K-26-1701
January 24, 2026 Rev. 3-25-26

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

100 0 100 200 300
1" = 100'

Schweitzer, Joshua

From: Anderson, Kyle
Sent: Monday, March 2, 2026 10:58 AM
To: Schweitzer, Joshua
Subject: RE: DEV-26-028 & 029 Preliminary & Final Plat Lee Dairy Reserve - 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

FRAUD ALERT: ***Our office has been notified of multiple fraudulent emails requesting payment of fees to a non-agency account. All application fees are paid at the time of application and any additional required fees will be requested on official letterhead. Furthermore, the County does not have an online payment option. If you receive an email or letter requesting payment of fees that appears to come from the Leavenworth County Planning & Zoning Department or Planning Commission, please contact our office at 913.684.0465 before making any payments online or by phone. We appreciate your cooperation in this matter.***

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: Monday, March 2, 2026 9:19 AM
To: McAfee, Joe ; Noll, Bill ; 'Mitch Pleak' ; Baumchen, Daniel ; 'adedeke@lvsheriff.org' ; Brown, Misty ; Miller, Jamie ; San, Soma
Cc: PZ
Subject: DEV-26-028 & 029 Preliminary & Final Plat Lee Dairy Reserve - Herring

Good Morning,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary & Final Plat for 6-lot subdivision located at 109-32-0-00-00-004.

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 March 16, 2026.

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

v / r

Joshua J. Schweitzer
Planner II

Schweitzer, Joshua

From: Jeff Simpson <jsimpson@highprairietownship.org>
Sent: Monday, January 26, 2026 9:20 AM
To: Joe Herring; Rural Water; Boone Heston; Johnson, Melissa
Subject: RE: Lee Dairy Reserve

Joe,

High Prairie Township is good with providing fire protection to Lee Dairy Reserve.

Jeff Simpson
Fire Chief
High Prairie Township Fire Department
Station: 913-297-0001
Cell: 913-683-1383
25093 187th Street, Leavenworth, Kansas 66048

From: Joe Herring
Sent: Sunday, January 25, 2026 8:30 PM
To: Jeff Simpson ; Rural Water ; Boone Heston ; Johnson, Melissa
Subject: Lee Dairy Reserve

Please send your the requested letter stating you can serve the attached development.

Thank you - Joe Herring

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

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Schweitzer, Joshua

From: Shauna Snyder <shauna.snyder@freestate.coop>
Sent: Monday, February 23, 2026 8:16 AM
To: PZ
Cc: Joe Herring
Subject: SERVICE VERIFICATION - R17559 - Lee Dairy Reserve
Attachments: K-26-1701 Forge LEE DAIRY PRELIM Review.pdf

FreeState Electrical Cooperative will provide power to a new development (6 Lots) being built on/at Tonganoxie Rd, parcel R17559, for Richard and Kathryn Forge.

Shauna Snyder
Member Account Coordinator II

FreeState Electric Cooperative, Inc.
Your Touchstone Energy® Cooperative

785-478-3444 | 1-800-794-1989 www.freestate.coop

From: Joe Herring
Sent: Friday, February 20, 2026 12:27 PM
To: Shauna Snyder
Subject: Fw: Lee Dairy Reserve

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="">**

Have you sent the letter for this to the county yet?

Thank you - Joe Herring

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

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Rural Water District #8

P.O. Box 246
Leavenworth, KS 66048
Phone: 913-796-2164
Email: rwd8lv@gmail.com

February 3, 2026

RE: Lee Dairy Reserve
PID NO. 109-32-0-00-0-004 004.01

To Whom it May Concern:

At this time water would be available once an engineer review has been completed and proper application has been completed. The cost of an engineer review is $150.00 and would be due prior to the review.

Proper application will include a copy of the warranty deed showing ownership. A payment of $5,500.00 per benefit unit for the right to connect to the Rural Water District #8. The meter installation cost is approximately $2,500.00.

If you have any further questions, please contact me at 913-796-2164.

Sincerely,

Sandra Heim
Office Manager for the board
of Rural Water District #8

LEAVENWORTH COUNTY
PLANNING COMMISSION
STAFF REPORT

CASE NO: DEV-26-031 & 032 Sunset Farms — April 8, 2026

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

STAFF REPRESENTATIVE:
Josh Schweitzer
Planner II

SUBJECT PROPERTY: 16164 174th St.



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

PROPERTY OWNER:
All-In Enterprises LLC

CONCURRENT APPLICATIONS:
N/A

LAND USE

ZONING: RR-2.5

FUTURE LAND USE DESIGNATION: RR-2.5

LEGAL DESCRIPTION:
A Minor Subdivision in the Northwest Quarter of Section 28, 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-26-031 & 032, Preliminary & Final Plat for Sunset Farms, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-26-031 & 032, Preliminary & Final Plat for Sunset Farms, to the Board of County Commission for the following reasons; or
3. Continue the hearing to another date, time, and place.

PARCEL SIZE: 39.70

PARCEL ID NO:
188-28-0-00-00-009

BUILDINGS:
Existing houses & outbuildings

PROJECT SUMMARY:
Request for preliminary and final plat approval to subdivide property located at 16164 174th St. (188-28-0-00-00-009) as Lots 01 through 03 of Sunset Farms.

ACCESS/STREET:
174th St – Local, Paved ± 22';

Location Map: FUTURE LAND USE DESIGNATION



UTILITIES

SEWER: Private Septic

FIRE: Fairmount

WATER: RWD 7

ELECTRIC: Evergy

NOTICE & REVIEW:

STAFF REVIEW: 4/1/2026

NEWSPAPER NOTIFICATION:
N/A

NOTICE TO SURROUNDING PROPERTY OWNERS:
N/A

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

STAFF COMMENTS:

The applicant is proposing to divide a 39.70-acre parcel into three (3) lots. The Subdivision is classified as a Class C with all lots lying within the Rural Growth Area of Leavenworth County. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision (see condition 3). All lots all in compliance with the RR-2.5 zoning district.

PROPOSED CONDITIONS:

1. Building permits shall be required for any new construction.
2. Erosion control shall be used when designing and constructing driveways. A form of sediment control shall be installed before work begins and maintained throughout the time that the land disturbing activities are taking place. Re-vegetation of all disturbed sites shall be completed within 45 days after completion of final grading weather permitting.
3. A waiver for the use of private septic systems within this subdivision is granted with this approval.
4. At time of development, fire hydrants shall be required, if necessary infrastructure is available. 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. Must provide updated plats in compliance with all outstanding review comments made by County Staff prior to recording.
6. The developer must comply with the following memorandums:
   Memo – Evergy, dated February 27, 2026
   Memo – Fairmount FD, dated February 26, 2026
   Memo – RWD 7, dated February 27, 2026

PROPOSED MOTIONS:

Approve case DEV-26-031/032, a request to plat the property located at 16164 174th St. into a 3-lot subdivision in conformance with the Zoning and Subdivision Regulations with a majority vote; or

Motion: Chairman, I find that the subdivision request complies with the Zoning and Subdivision Regulations and move to recommend approval to the Board of County Commissioners of the request as outlined in Case DEV-26-031/032 based on the recommendation of Planning Staff and the findings as set forth in the Staff Report.

Deny case DEV-26-031/032, a request to plat the property located at 16164 174th St. into a 3-lot subdivision not in conformance with the Zoning and Subdivision Regulations with a majority vote; or

Motion: Chairman, I find that the subdivision request does not comply with the Zoning and Subdivision Regulations (list Article and Section #) and move to recommend denial to the Board of County Commissioners as outlined in Case DEV-26-031/032.

Table the case to a date and time certain for additional information.

Motion: Chairman, I move to table Case No. DEV-26-031/032 to (Date and Time) requesting additional information for (STATE THE REASON(S)).

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

FINAL &

PRELIMINARY PLAT APPLICATION

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

Office Use Only

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

APPLICANT/AGENT INFORMATION	OWNER INFORMATION
NAME: Herring Surveying Company	NAME: ALL IN ENTERPRISES LLC
MAILING ADDRESS: 315 North 5th Street	MAILING ADD [redacted]
CITY/ST/ZIP: Leavenworth, KS 66048	CITY/ST/ZIP
PHONE: [redacted]	PHONE: N/A
EMAIL : [redacted]	EMAIL N/A

GENERAL INFORMATION

Proposed Subdivision Name: SUNSET FARMS

Address of Property: [redacted]

PID: 188-28-0-00-00-009 Urban Growth Management Area: N/A

SUBDIVISION INFORMATION		
Gross Acreage: 40 AC	Number of Lots: 3	Minimum Lot Size: 2.52 AC
Maximum Lot Size: 30.45 AC	Proposed Zoning: RR 2.5	Density: N/A
Open Space Acreage: N/A	Water District: RWD 7	Proposed Sewage: Septic
Fire District: Fairmount	Electric Provider: Evergy	Natural Gas Provider: Propane
Covenants: ☐ Yes ☒ No	Road Classification: *Local – Collector - Arterial – State - Federal*	
	Cross-Access Easement Requested: ☐ Yes ☒ No	
List of all Requested Exceptions: *Exceptions may be granted per Article 56 or as otherwise stated in the Zoning & Subdivision Regulations.*	1.	
	2.	
	3.	
	4.	
	5.	

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

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

Signature: Joe Herring - digitally signed 2-27-26 Date: 2-27-26

ATTACHMENT A

Transaction Identification Data for reference only:

Issuing Agent:	**Security 1st Title, LLC**	Buyer:	**All-In Enterprises, LLC, a Kansas limited liability company**
Issuing Office:	**1040 NW South Outer Rd Blue Springs, MO 64015**	Title Contact:	**Kansas City Title Department 1040 NW South Outer Rd Blue Springs, MO 64015 kctitle@security1st.com**
ALTA Universal ID:	**1174222**		
Loan ID Number:			
Commitment No.:	**KCC-LM3139970**		
Property Address:	**16164 174 St., Bonner Springs, KS 66012**		

SCHEDULE A

1. **Commitment Date:**

   06/26/2025 at 7:00 AM Updated 02/23/26

2. **Policy to be issued:**

   ALTA Owner's Policy 07-01-2021 $550,000.00
   Proposed Insured: All-In Enterprises, LLC, a Kansas limited liability company
   The estate or interest to be insured: Fee Simple

   ALTA Loan Policy 07-01-2021 TBD
   Proposed Insured: Great American Bank
   The estate or interest to be insured: Fee Simple

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:**

   Cody Maxwell

5. **The Land is described as follows:**

   The Southwest 1/4 of the Northwest 1/4 of Section 28, Township 11 South, Range 22 East of the Sixth P.M., Leavenworth County, Kansas

Security 1st Title

By: _____

David Armagost, President

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AMERICAN LAND TITLE ASSOCIATION

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

We/I JOSEPH A. RAWIE and MICHELLE A. RAWIE

[redacted] the owner(s) of said property located at - [redacted] 40 ACRES, 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 [redacted]
KS 66048, [redacted]
2)

Signed and entered this 1ST day of SEPTEMBER, 2025

JOSEPH A. RAWIE [redacted]
Print Name, Address, Telephone

Joseph A. Rawie
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)

SUNSET FARMS

A Minor Subdivision in the Northwest Quarter of Section 28, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

03-18-26 PW Combined Comments

PREPARED FOR:
ALL-IN ENTERPRISES LLC
17123 158TH ST
BASEHOR, KS 66007

PROPERTY ADDRESS:
16164 174TH ST
Bonner Springs, KS 66012
PID NO. 188-28-0-00-00-009

SURVEYOR'S DESCRIPTION:
Tract of land in the Northwest Quarter of Section 28, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, more fully described as follows: Beginning at the Southwest corner of said Northwest Quarter; thence North 01 degrees 46'03" West for a distance of 1318.30 feet along the West line of said Northwest Quarter; thence North 87 degrees 45'35" East for a distance of 1319.33 feet; thence South 01 degrees 48'16" East for a distance of 1318.71 feet to the South line of said Northwest Quarter, also being the North line of PORTH ACRES; thence 87 degrees 46'39" West for a distance of 1320.18 feet along said South line to the point of beginning.
Together with and subject to covenants, easements, and restrictions of record.
Said property contains 39.95 acres, more or less, including road right of way.
Error of Closure: 1 - 683071

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: SUNSET FARMS.

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 SUNSET FARMS, have set our hands this _____ day of _____, 2026.

_____
Jack Willis

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____ 2026, before me, a notary public in and for said County and State came Jack Willis, a married person, 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 SUNSET FARMS this _____ day of _____, 2026.

_____ _____
Secretary, John Jacobson — Chairman, Jeff Spink

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

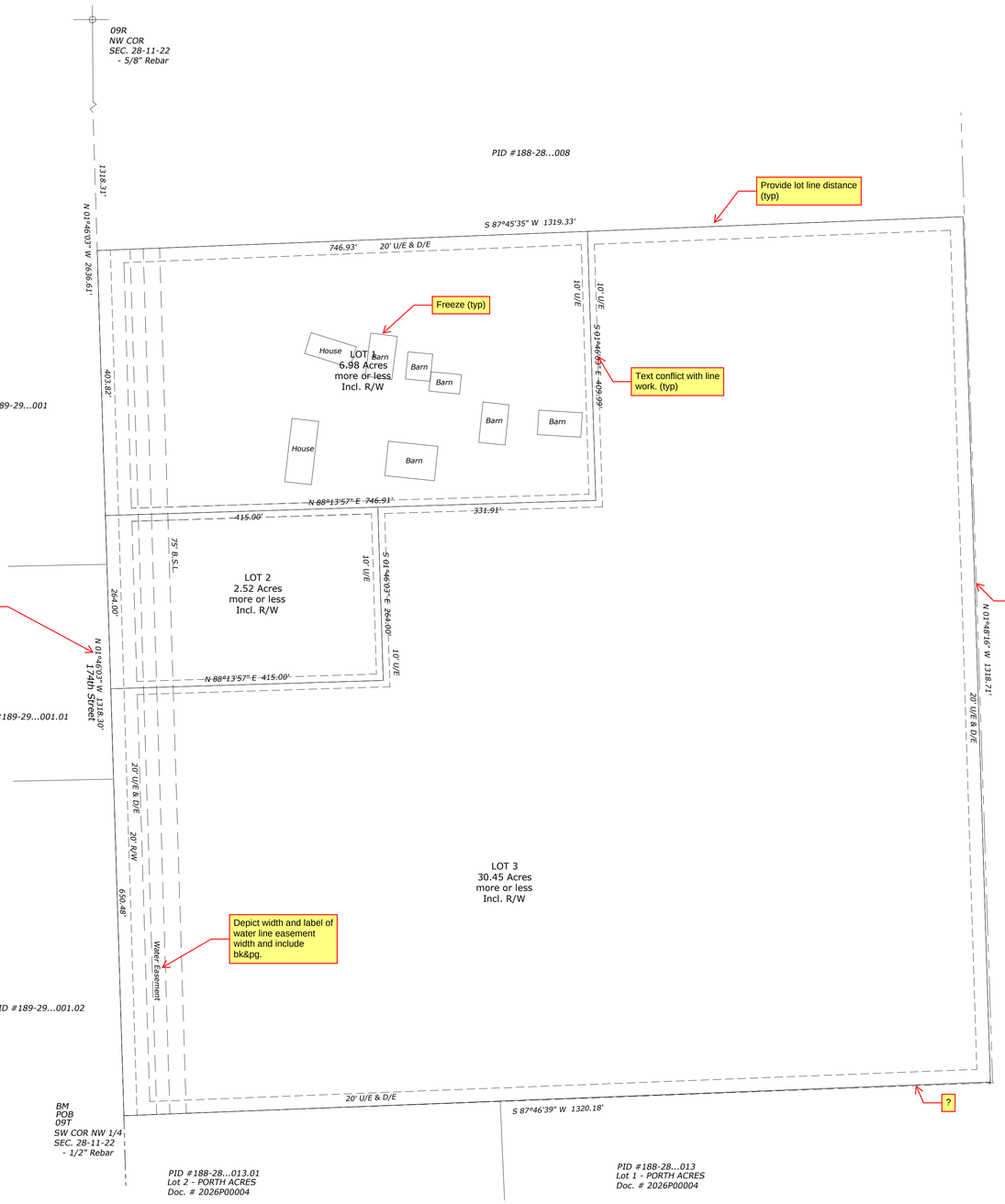
_____
County Engineer - Mitch Pleak

COUNTY COMMISSION APPROVAL:
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of SUNSET FARMS this _____ day of _____, 2026.

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

REGISTER OF DEED CERTIFICATE:
Filed for Record as Document No. _____ on this _____ day of _____, 2026 at _____ o'clock __M in the Office of the Register of Deeds of Leavenworth County, Kansas,

_____
Register of Deeds - TerriLois G. Todd



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.

SURVEYOR'S NOTE:
Southeast corner established per analysis of survey information with County Surveyor and ALC for referenced PORTH ACRES.

ZONING:
RR 2.5 - Rural Residential 2.5

NOTES:
1) This survey does not show ownership.
2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
3) All recorded and measured distances are the same, unless otherwise noted.
4) Error of Closure - See Descriptions
5) Basis of Bearing - KS SPC North Zone 1501
6) Monument Origin Unknown, unless otherwise noted.
7) Existing and Proposed Lots for Agriculture and Residential Use.
8) Road Record - See Survey
9) Benchmark - NAVD88
Project Benchmark (BM) - SW COR NW 1/4 - 1/2" Rebar - Elev - 926.9'
10) Easements, if any, are created hereon or listed in referenced title commitment.
11) Reference Recorded Deed Doc # 2025R05437
12) Utility Companies -
- Water - RWD 7
- Electric - Evergy
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
13) Reference Security 1st Title insurance Company File Number 3139970 updated 2/23/26
14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0350G dated July 16, 2015
15) Building Setback Lines as shown hereon or noted below
- All side yard setbacks - 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:
PORTH ACRES Doc # 2026P00004
JAH - J.A.Herring Survey Doc # 2008S026
TBM - T.B.Melton unrecorded survey information

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



NORTH
Scale 1" = 100'

Job # K-25-1943
February 27, 2026

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

100 0 100 200 300
1" = 100'

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

_____
Daniel Baumchen, PS#1363
County Surveyor

JOSEPH A. HERRING REGISTERED LS - 1296 KANSAS LAND SURVEYOR

I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of November 2025 through February 2026 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring
PS # 1296

SUNSET FARMS

A Minor Subdivision in the Northwest Quarter of Section 28, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:
ALL-IN ENTERPRISES LLC
17123 158TH ST
BASEHOR, KS 66007

PROPERTY ADDRESS:
16164 174TH ST
Bonner Springs, KS 66012
PID NO. 188-28-0-00-00-009

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Together with and subject to covenants, easements, and restrictions of record.
Said property contains 39.93 acres, more or less, including road right of way.
Error of Closure: 1 - 680299

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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: SUNSET FARMS.

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IN TESTIMONY WHEREOF,
We, the undersigned owners of SUNSET FARMS, have set our hands this _____ day of _____, 2026.

_____
Joseph A. Rawie, Member of All-In Enterprises, LLC

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____ 2026, before me, a notary public in and for said County and State came Joseph A. Rawie, Member of All-In Enterprises, LLC , 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 SUNSET FARMS this _____ day of _____, 2026.

_____ _____
Secretary *Chairman*
John Jacobson *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.

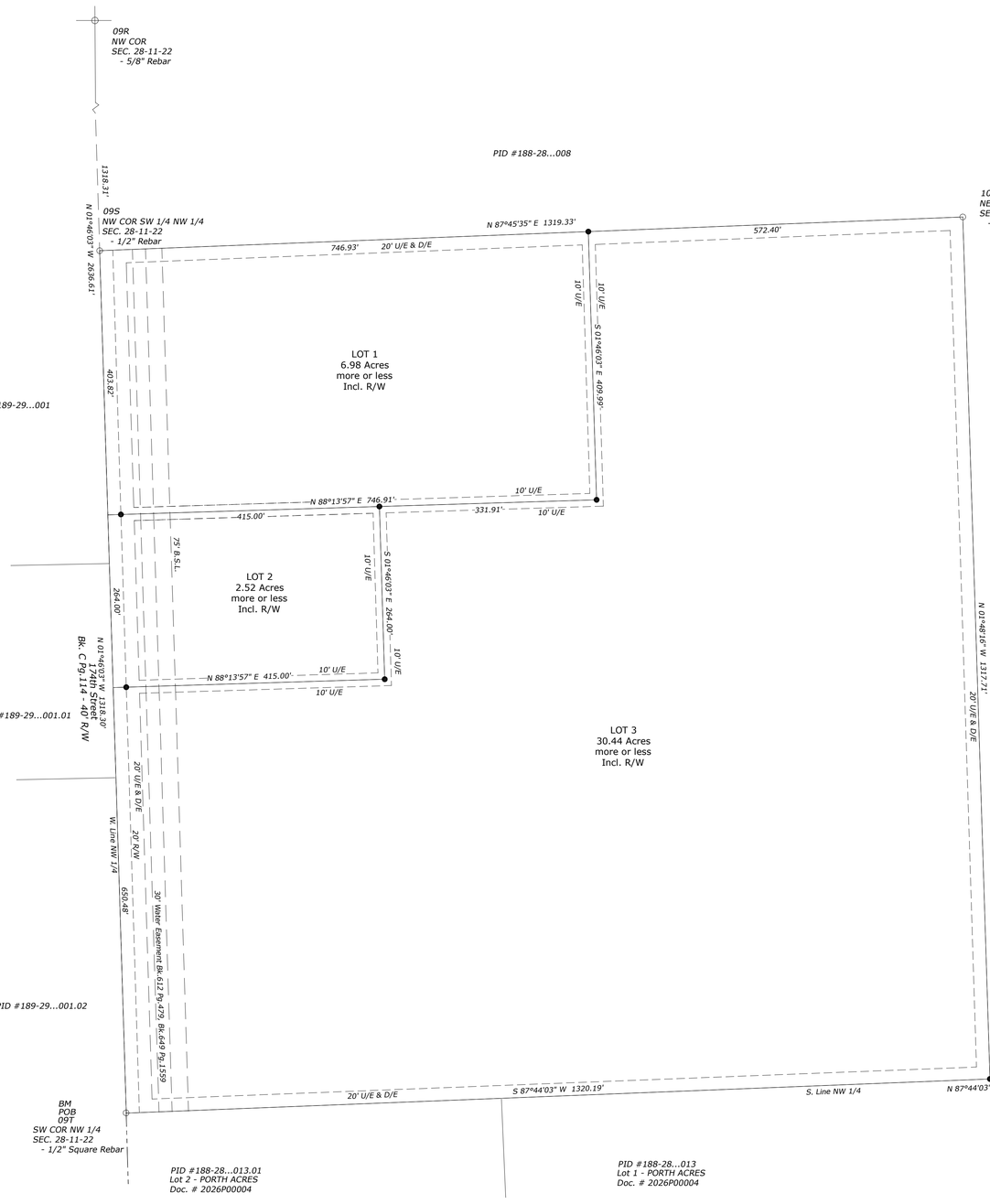
_____
County Engineer - Mitch Pleak

COUNTY COMMISSION APPROVAL:
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of SUNSET FARMS this _____ day of _____, 2026.

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

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SURVEYOR'S NOTE:
Southeast corner established per analysis of survey information with County Surveyor and ALC for referenced PORTH ACRES.

ZONING:
RR 2.5 - Rural Residential 2.5

NOTES:
1) This survey does not show ownership.
2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
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5) Basis of Bearing - KS SPC North Zone 1501
6) Monument Origin Unknown, unless otherwise noted.
7) Existing and Proposed Lots for Agriculture and Residential Use.
8) Road Record - See Survey
9) Benchmark - NAVD88
Project Benchmark (BM) - SW COR NW 1/4 - 1/2" Rebar - Elev - 926.9'
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11) Reference Recorded Deed Doc # 2025R05437
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- Electric - Evergy
- Sewer - Septic / Lagoon
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- Telephone Pedestal
W——— - 6" Water Line - location as per district
- Tree/Brush Line



VICINITY MAP
NOT TO SCALE

Scale 1" = 100'

Job # K-25-1943
February 27, 2026 Rev. 3-26-26

J.Herring, Inc. (dba)
HERRING SURVEYING COMPANY
315 North 5th Street, Leav. KS 66048
Ph. 913.651.3858 Fax 913.674.5081
Email - survey@teamcash.com

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Daniel Baumchen, PS#1363
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SUNSET FARMS

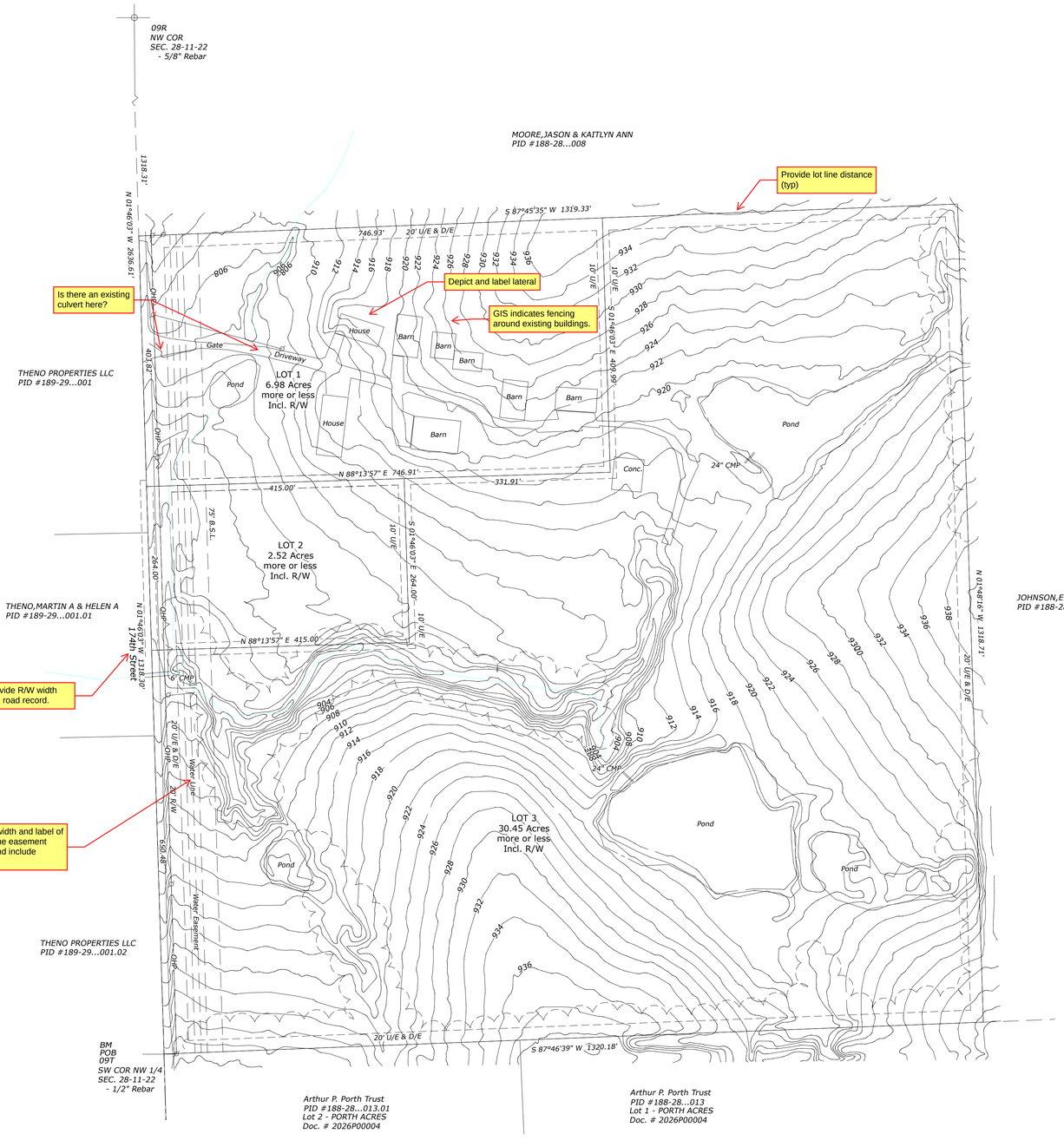
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17123 158TH ST
BASEHOR, KS 66007

PROPERTY ADDRESS:
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Project Benchmark (BM) - SW COR NW 1/4 - 1/2" Rebar - Elev - 926.9'
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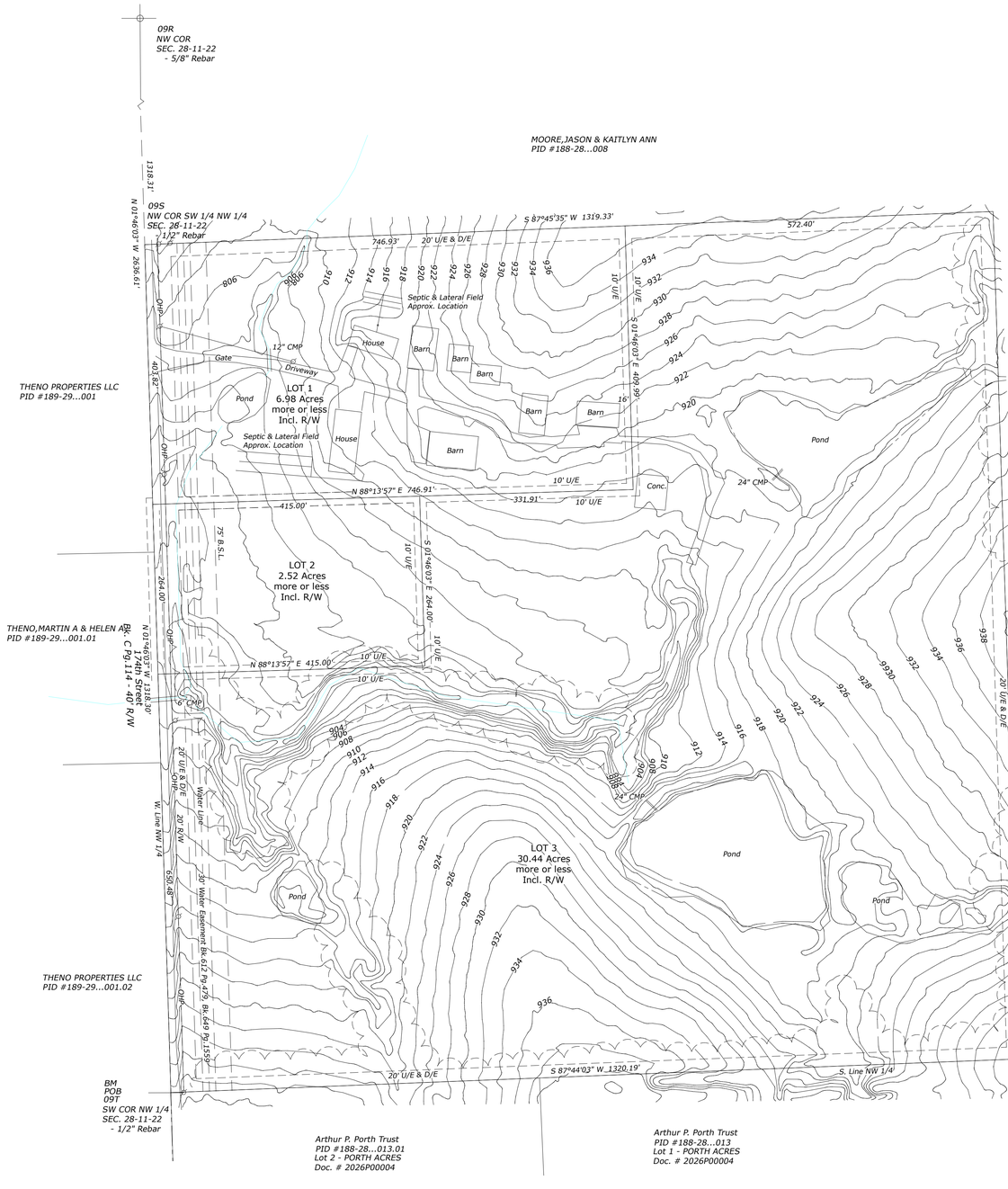
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X —— - Fence Line
OHP —— - Overhead Power Lines
T —— - Underground Telephone/Fiber Optic Line
- Gas Valve
- Water Meter/Valve
- Telephone Pedestal
W —— - 6" Water Line - location as per district
- Tree/Brush Line



VICINITY MAP
NOT TO SCALE

NORTH

Scale 1" = 100'

Job # K-25-1943
February 27, 2026 Rev. 3-26-26

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

100 0 100 200 300
1" = 100'

3-18-26 PW Combined Review:
Report indicates Lot #3 will be further divided in the future and doesn't take into in account of a homestead for Lot #3. This plat is dedicating a building lot for Lot#3, in the event the lot is not subdivided, revise report to include a homestead for Lot #3. If Lot #3 is further divided, a new report can be provided at that time.

Sunset Farms

Leavenworth County Kansas

Drainage Report

February 26, 2026



dlutgen72@gmail.com

Schweitzer, Joshua

From: Anderson, Kyle
Sent: Friday, March 20, 2026 8:38 AM
To: Schweitzer, Joshua
Subject: RE: DEV-26-031 & 032 Preliminary & Final Plat Sunset Farms - Herring
Attachments: 1987 Septic Info.pdf

We have not received any complaints on this property. I have attached the septic info for 16164 174th from 1987. We do not have any info on the septic for 16160.

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

FRAUD ALERT: ***Our office has been notified of multiple fraudulent emails requesting payment of fees to a non-agency account. All application fees are paid at the time of application and any additional required fees will be requested on official letterhead. Furthermore, the County does not have an online payment option. If you receive an email or letter requesting payment of fees that appears to come from the Leavenworth County Planning & Zoning Department or Planning Commission, please contact our office at 913.684.0465 before making any payments online or by phone. We appreciate your cooperation in this matter.***

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: Monday, March 9, 2026 3:45 PM
To: McAfee, Joe ; Noll, Bill ; 'Mitch Pleak' ; Baumchen, Daniel ; 'adedeke@lvsheriff.org' ; Brown, Misty ; Miller, Jamie ; San, Soma
Cc: PZ
Subject: DEV-26-031 & 032 Preliminary & Final Plat Sunset Farms - Herring

Good Afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary & Final Plat for 3-lot subdivision located at 188-28-0-00-00-009.

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by March 23, 2026.

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

v / r

Joshua J. Schweitzer

February 27, 2026

ALL-IN ENTERPRISES LLC
[redacted]

Sunset Farms
[redacted]
PID NO. 188-28-0-00-00-009

Hello:

At your request, Evergy is providing this acknowledgement that the above-mentioned property is within Evergy's service territory and, consequently, Evergy will serve the project consistent with its General Rules and Regulations. This correspondence is not a guarantee of service on any specific timeline. Changes, delays, or additions to the project's design, timeline, and installation may result in delays or additional equipment necessary to ensure service upon completion of the project. Additionally, Evergy is subject to the availability of distribution equipment and any supply chain disruptions may affect Evergy's ability to provide service.

All projects must conform to Evergy's Electrical Service Standards and service is dependent upon a timely application for electrical service and supporting information. Upon submission of updated project information, Evergy will work with you to provide information regarding our timeline for provision of service.

Sincerely,

Ashley VanNess
TD Designer
Evergy
785-379-4334

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

February 26,2026

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

RE: Sunset Farms

To whom it may concern:

After reviewing the proposed development for Sunset Farms, the Fairmount Township Fire Department has no issues with their plans as long as streets and fire hydrants meet the code.

Sincerely,

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

Leavenworth Rural Water District No. 7

P. O. Box 257 2451 S. 142nd St.
Bonner Springs, KS 66012
Phone: (913) 441-1205 Fax: (913) 422-3393 Toll Free: (888) 449-4028
E-Mail: Jalayne@leavenworthrwd7.com
Website: http://www.lvrwd7.com

Leavenworth County Planning Commissioners 2/27/2026

300 Walnut St. Ste 30

Leavenworth, KS 66048

Sunset Farms

Dear Planning Commissioners:

Leavenworth Rural Water District No. 7.

Currently services this area, On the east side of 174th street the district has a 6'' water main that is able to sustain the two (2) additional lots. The district currently supplies both homes on lot 1.

To proceed with the water district an Engineer study fee of $300 and landowner petition documents must be signed for us to proceed to the engineering phase.

Kyle Kraemer

LVRWD #7 Manager/Operator

Office - 913.441.1205

Cell - 913.645.1636

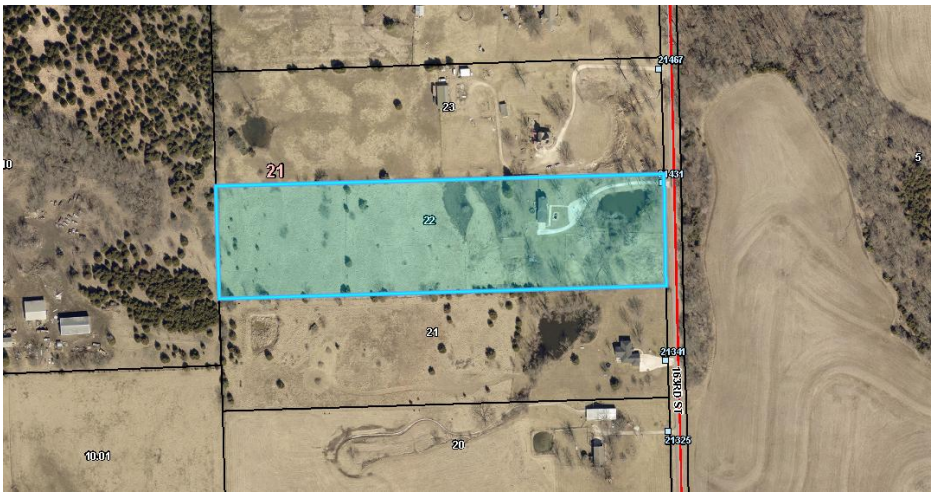
LEAVENWORTH COUNTY
PLANNING COMMISSION
STAFF REPORT

CASE NO: DEV-26-021 & 022 Elysian Fields — April 8, 2026

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

STAFF REPRESENTATIVE:
Amy Allison
Deputy Director

SUBJECT PROPERTY: 21431 163rd Street



APPLICANT/APPLICANT AGENT:
Krystal Voth
Altas Land Consulting LLC
14500 Parallel Rd
Basehor, KS 66007

PROPERTY OWNER:
Thomas Judson Stanion
[redacted]

CONCURRENT APPLICATIONS:
n/a

LAND USE

ZONING: RR-5

FUTURE LAND USE DESIGNATION:
Residential (3 units per acre)

LEGAL DESCRIPTION:
A tract of land in the Southeast Quarter of Section 21, Township 10 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

SUBDIVISION: n/a

FLOODPLAIN: n/a

STAFF RECOMMENDATION: Approval with conditions

PROPERTY INFORMATION

ACTION OPTIONS:
1. Recommend approval of Case No. DEV-26-021 & 022, Preliminary & Final Plat for Elysian Fields, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-26-021 & 022, Preliminary & Final Plat for Elysian Fields, to the Board of County Commission for the following reasons; or
3. Continue the hearing to another date, time, and place.

PARCEL SIZE: 9.8 acres

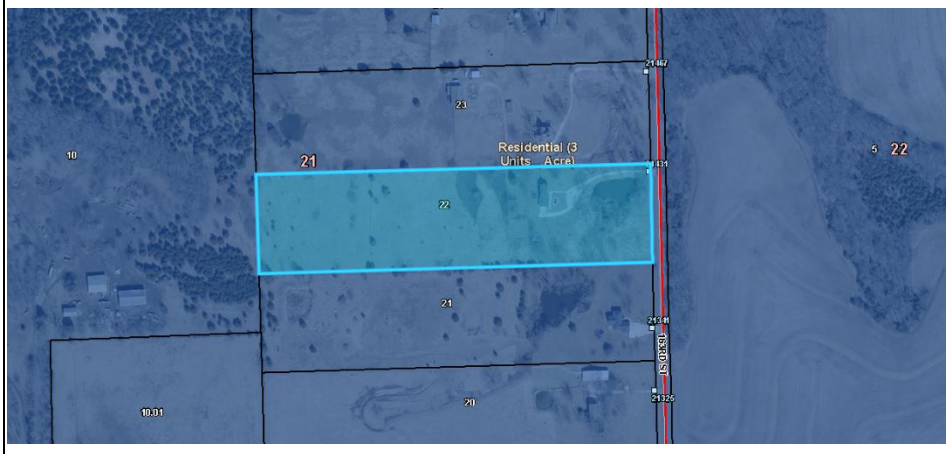
PARCEL ID NO:
155-21-0-00-00-022.00

BUILDINGS:
Single family residence and accessory structures

PROJECT SUMMARY:
Request for preliminary and final plat approval to subdivide property located at 21431 163rd Street as Lots 1 and 2 of Elysian Fields, a cross access easement subdivision.

ACCESS/STREET:
163rd Street; Collector, Paved ± 20 ft.

Location Map: FUTURE LAND USE DESIGNATION



UTILITIES

SEWER: Septic
FIRE: Fairmount
WATER: Suburban Water
ELECTRIC: Evergy

NOTICE & REVIEW:

STAFF REVIEW: 4/2/2026

NEWSPAPER NOTIFICATION:
n/a

NOTICE TO SURROUNDING PROPERTY OWNERS:
n/a

STANDARDS TO BE CONSIDERED:			
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**	n/a	
43	**Cross Access Easements**	X	
50-20	**Utility Requirements**	X	
50-30	**Other Requirements**	X	
50-40	**Minimum Design Standards**		X
	Article 50, Section 40.3.h. Non-conforming Structure and Art. 50, Sec. 40.3.i. Lot-depth to lot-width for Lot 1.		
50-50	**Sensitive Land Development**	n/a	
50-60.	**Dedication of Reservation of Public Sites and Open Spaces**	X	

STAFF COMMENTS:

The applicant is proposing to divide a 10-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). The lots range in size from 5.00 to 5.04 acres in size. Both lots are compliant with minimum standards of the RR-5 zoning district. Lot 1 is not compliant with the 1:1 minimum lot-depth to lot-width requirement with a ratio of 1:1.4. An exception request has been submitted. Lot 1 will also need an exception for an existing structure being located in the proposed platted front BSL of Lot 1. Both narratives are included with the application. This application has outstanding comments that will need to be addressed, which are included as conditions of approval.

EXCEPTIONS:

The applicant has requested an exception from Article 50, Section 40.3.h. – Non-conforming Structure. The criteria for the acceptance of an exception are 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: Chairman, I find that all three criteria for an exception to Article 50, Section 40.3.h. Non-conforming Structure (have/have not) been met and I move to approve an exception from Article 50, Section 40.3.h. Non-conforming Structure, as submitted by the application.

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 are 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: Chairman, I find that all three criteria for an exception to Article 50, Section 40.3.i. Lot-depth to Lot-width (have/have not) been met and I move to approve an exception from Article 50, Section 40.3.i. Lot-depth to Lot-width, as submitted by the application.

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. Elysian Fields is hereby approved as a Cross Access Easement (C.A.E) Subdivision. The installation and maintenance of the C.A.E private drive is the responsibility of the members of the Home Owners Association per the approved HOA agreement. Leavenworth County does not accept any liability or maintenance of the proposed private drive.
6. An exception from Article 50, Section 40.3.h. Nonconforming structure has been approved for Lot 1 for existing structures located within a platted setback.
7. An exception from Article 50, Section 40.3.i. Lot-Depth to Lot-Width has been approved for Lots 1.
8. The HOA agreement must comply with all requirements as set forth in Article 43 and be approved by the County Legal Department.
9. The developer must comply with the following memorandums:
   Email – Code Enforcement, dated March 2, 2026
   Memo – Public Works, dated March 6, 2026
   Memo – Survey, dated March 9, 2026
   Memo – Emergency Management, dated March 25, 2026
   Memo – Planning & Zoning, dated April 2, 2026

Proposed Plat Motions:

Approve: *Chairman, I find that the subdivision request complies with the Zoning and Subdivision Regulations based on the recommendations of the Planning staff and the findings set forth in the staff report. I hereby, move to approve the request as outlined in Case DEV-26-021 & 022.*

Denial: *Chairman, I find that the subdivision request does not comply with the Zoning and Subdivision regulations (list Article and Section #) and move deny Case DEV-26-021 & 022.*

Table: *Chairman, I move to table Case DEV-26-021 & 022 to (DATE AND TIME) requesting additional information for (STATE THE REASONS).*

ATTACHMENTS:

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

FINAL PLAT APPLICATION

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

Office Use Only

Township: Fairmount
Planning Commission Meeting Date: _____
Case No. DEV-26-022
Date Received/Paid: 02-04-2026
Zoning District RR5
Comprehensive Plan Land Use Designation: 3 Acre Min

APPLICANT/AGENT INFORMATION	OWNER INFORMATION
NAME: Krystal Voth	NAME: Judson Stanion
MAILING ADDRESS: 14500 Parallel	MAILING ADDRESS 21431 163RD ST BASEHOR, KS 66007
CITY/ST/ZIP: Basehor, KS 66007	CITY/ST/ZIP
PHONE: [redacted]	PHONE:
EMAIL [redacted]	EMAIL

GENERAL INFORMATION

Proposed Subdivision Name: Stanion Farms

Address of Property: 21431 163rd Street,

PID: 155-21-0-00-00-022.00-0
Urban Growth Management Area: N/A

SUBDIVISION INFORMATION		
Gross Acreage: 10.04	Number of Lots: 2	Minimum Lot Size: 5.00
Maximum Lot Size: 5.04	Proposed Zoning:	Density:
Open Space Acreage:	Water District: Suburban	Proposed Sewage:
Fire District: Fairmount	Electric Provider: Evergy	Natural Gas Provider:
Covenants: ☐ Yes ☒ No	Road Classification: *Local – Collector - Arterial – State - Federal*	
	Cross-Access Easement Requested: ☐ Yes ☐ No	

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

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: /S/ Krystal A. Voth Date: _____

ATTACHMENT A

- ~~Payment~~
- ~~Big Copies~~
- ~~owner auth~~
- ~~ED~~
- ETR
- Water

Still not 02-25-2026

PRELIMINARY PLAT APPLICATION

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

FEB 0 4 2026

155-21 022.00

Office Use Only

Township: Fairmount — Planning Commission Meeting Date:
Case No. DEV-26-021 — Date Received/Paid: 02-05-2026
Zoning District RR5 — Comprehensive Plan Land Use Designation: 3 acre min

APPLICANT/AGENT INFORMATION	OWNER INFORMATION
NAME: Krystal Voth, Atlas Land Consulting	NAME: Judson Stanion
MAILING ADDRESS: 14500 Parallel, Suite R	MAILING ADDRESS 21431 163RD ST BASEHOR, KS 66007
CITY/ST/ZIP: Basehor, KS 66007	CITY/ST/ZIP
PHONE: [redacted]	PHONE:
EMAIL: [redacted]	EMAIL

GENERAL INFORMATION

Proposed Subdivision Name: Stanion Farms

Address of Property: 21431 163rd Street, Basehor, KS 66007

PID: 155-21-0-00-00-022.00-0 — Urban Growth Management Area: N/A

SUBDIVISION INFORMATION

Gross Acreage: 10.04	Number of Lots: 2	Minimum Lot Size: 5.00
Maximum Lot Size: 5.04	Proposed Zoning:	Density:
Open Space Acreage: 10	Water District: Suburban	Proposed Sewage: Onsite
Fire District: Fairmount	Electric Provider: Evergy	Natural Gas Provider:
Covenants: ☐ Yes ☒ No	Road Classification: *Local – Collector - Arterial – State - Federal*	
	Cross-Access Easement Requested: ☒ Yes ☐ No	
List of all Requested Exceptions: *Exceptions may be granted per Article 56 or as otherwise stated in the Zoning & Subdivision Regulations.*	1.	
	2.	
	3.	
	4.	
	5.	

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

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

Signature: /s/ Krystal A. Voth Date: 1/28/2026

ATTACHMENT A

ENTERED IN TRANSFER RECORD IN
MY OFFICE THIS DAY 11/14/2023

Janet Klasmike
COUNTY CLERK

Doc #: 2023R08103
TERRILOIS MASHBURN
REGISTER OF DEEDS
LEAVENWORTH COUNTY, KANSAS
RECORDED ON:
11/14/2023 10:04:49 AM
RECORDING FEE: 38.00
PAGES: 2

WARRANTY DEED

(Multiple Grantors Conveying to Individual Grantee)

FILE NO.: 23066279 – Coffelt Land Title, Inc

THIS INDENTURE, made on 11-13-2023, by and between Carl Williams and Linda Hubbart-Williams, husband and wife, of the County of Leavenworth, State of Kansas, Grantors, and Thomas Judson Stanion, a single person, Grantee. Grantee's mailing address is: 21431 163rd St., Basehor, KS 66007.

WITNESSETH, THAT THE SAID Grantor(s), in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to Grantor(s) paid by the said Grantee(s) (the receipt of which is hereby acknowledged) does by these presents GRANT, BARGAIN, and SELL, CONVEY and CONFIRM unto the said Grantee(s), their heirs, successors and/or assigns, the following described lots, tracts or parcels of land lying, being and situate in the County of Leavenworth and State of Kansas, to wit:

A tract in the Southeast Quarter of Section 21, Township 10, Range 22, Leavenworth County, Kansas, described as follows: Beginning at the Northeast corner of the Southeast Quarter; thence South 00 degrees 19 minutes 33 seconds West, 1008.77 feet to the true point of beginning; thence West 1322.73 feet; thence South 00 degrees 31 minutes 30 seconds West, 330.00 feet; thence East 1323.88 feet; thence North 00 degrees 19 minutes 33 seconds East, 330.00 feet to the true point of beginning.

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

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining unto the said Grantee(s) and unto their heirs, successors and/or assigns forever; the said Grantor(s) hereby covenanting that Grantor(s) is/are lawfully seized of an indefeasible estate in fee of the premises herein conveyed; that Grantor(s) has/have good right to convey the same; that the said premises are free and clear from any encumbrance done or suffered by Grantor(s) or those under whom Grantor(s) claim/claims; and Grantor(s) will warrant and defend the title to said premises unto the said Grantee(s) and unto their heirs, successors and/or assigns forever, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands the day and year above written.

Carl Williams

Linda Hubbart-Williams

STATE OF Kansas

COUNTY OF Johnson

On this 11-13-2023, before me, Trish Charlons, a Notary Public in and for said state, personally appeared Carl Williams and Linda Hubbart-Williams, husband and wife, known to me to be the persons who executed the within Warranty Deed, and acknowledged to me that they executed the same as their free act and deed.

In Testimony Whereof, I have hereunto set my hand the day and year last above written.

Notary Public Trish Charlons
My Commission Expires: _____

TRISH CHARLONS
Notary Public, State of Kansas
My Appointment Expires
August 27, 2025

OWNER AUTHORIZATION

I/WE Thomas Judson Stanion, hereby referred to as the "Undersigned", being of lawful age, do hereby on this 15 day of January, 2026, make the following statements, to wit:

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

   See Exhibit A attached hereto and incorporated herein by reference.

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

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

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

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

TJS

Owner

Owner

STATE OF KANSAS
COUNTY OF LEAVENWORTH

The foregoing instrument was acknowledge before me on this 15th day of January, 2026, by Thomas Judson Stanion.

My Commission Expires: 5/12/2029

Haven L. Carpenter

Notary Public

NOTARY PUBLIC - State of Kansas
HAVEN CARPENTER
My Appt. Expires 5/12/29

Krystal Voth, MURP
Atlas Land Consulting
14500 Parallel Road
Basehor, KS 66007

417-622-2907
Krystal@alconsult-llc.com

03/31/2026

Mr. John Jacobson
Leavenworth County Planning & Zoning Director
300 Walnut, Leavenworth, KS 66048

Mr. Jacobson

Thank you for the opportunity to submit a Cross Access Easement Two-Lot Plat on behalf of Judson Stanion – DEV-26-021/022 Elyisian Fields. Atlas Land Consulting is requesting an exception to the width-to-depth ratio for Lot 1 per article 56 – Exceptions. The Leavenworth County Zoning Regulations permit the Planning Commission to grant exceptions to the regulations provided the following items are met:

1. That there are special circumstances or conditions affecting the property. This property is part of a Cross-Access Easement which requires the frontage to be calculated from the private drive. Due to this requirement, the lot is technically deeper than it is wide. If this property were not part of a CAE, the lot would be fronting off of a county roadway and would not require an exception. The property is uniform in nature and does not create a flag lot or an otherwise substandard lot.

2. That the exception is necessary for the reasonable and acceptable development of the property in question. Not granting the exception will result in this property not being divided into two lots. This parcel is one in which is significantly longer than it is wide which makes it impossible divide the lot without utilizing the CAE. One of the purposes of adopting CAE Subdivisions

was to allow for the development of properties such as this property.

3. That the granting of the exception will not be detrimental to the public welfare or injurious to adjacent property. Granting the exception is not likely to be detrimental to the public welfare or injurious to adjacent property owners. Granting the exception allows the property owner to divide their property into two lots and conforms to the spirit and intentions of the Zoning Code.

Thank you for the opportunity to submit this application and the request to recommend approval of the exception as presented.

Sincerely,

Krystal Voth, MURP

Land Use Planner
Atlas Land Consulting

Krystal Voth, MURP
Atlas Land Consulting
14500 Parallel Road
Basehor, KS 66007

417-622-2907
Krystal@alconsult-llc.com

04/2/2026

Mr. John Jacobson
Leavenworth County Planning & Zoning Director
300 Walnut, Leavenworth, KS 66048

Mr. Jacobson

Thank you for the opportunity to submit a Cross Access Easement Two-Lot Plat on behalf of Judson Stanion – DEV-26-021/022 Elyisian Fields. Atlas Land Consulting is requesting an exception for the existing agricultural building which will be located within the newly dedicated utility easement for Lot 1 per article 56 – Exceptions. The Leavenworth County Zoning Regulations permit the Planning Commission to grant exceptions to the regulations provided the following items are met:

1. That there are special circumstances or conditions affecting the property. This property is part of a Cross-Access Easement which the dedication of new utility easements. The location of the utility easement for this plat will be located where an existing outbuilding is located. The utility companies have reviewed this plat and there have been no concerns expressed. The property owner understands that in the event the structure is destroyed by more than 51% the building may not be reconstructed in this same location.

2. That the exception is necessary for the reasonable and acceptable development of the property in question. Not granting the exception will result in this property not being divided into two lots. Due to the requirement of a utility easement along the private

drive, the building is located along this area. Not granting the exception will result in the building being removed which is not in the best interest of any parties involved.

3. That the granting of the exception will not be detrimental to the public welfare or injurious to adjacent property. Granting the exception is not likely to be detrimental to the public welfare or injurious to adjacent property owners. Granting the exception allows the property owner to divide their property into two lots and conforms to the spirit and intentions of the Zoning Code.

Thank you for the opportunity to submit this application and the request to recommend approval of the exception as presented.

Sincerely,

Krystal Voth, MURP

Land Use Planner
Atlas Land Consulting

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ELYSIAN FIELDS HOA

This Declaration is made as of January 31, 2026, by Thomas Judson Stanion, an individual residing in Leavenworth County, Kansas ("Declarant").

LEGAL DESCRIPTION

A. Declarant is the owner of the real property below located in Leavenworth County, Kansas:

DESCRIPTION PER DEED 2023R08103

A TRACT IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 10, RANGE 22, LEAVENWORTH COUNTY, KANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER; THENCE SOUTH 00 DEGREES 19 MINUTES 33 SECONDS WEST, 1008.77 FEET TO THE TRUE POINT OF BEGINNING; THENCE WEST 1322.73 FEET; THENCE SOUTH 00 DEGREES 31 MINUTES 30 SECONDS WEST, 330.00 FEET; THENCE EAST 1323.88 FEET; THENCE NORTH 00 DEGREES 19 MINUTES 33 SECONDS EAST, 330.00 FEET TO THE TRUE POINT OF BEGINNING.
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND COVENANTS OF RECORD, IF ANY.

Declarant is subdividing the real property into two lots with the following legal description(s):

Lot 1, Elysian Fields, a subdivision of land in Leavenworth County, Kansas. (east lot)

Lot 2, Elysian Fields, a subdivision of land in Leavenworth County, Kansas. (west lot)

B. Declarant desires to subject Lot 1 and Lot 2 (collectively, the "Lots" or the "Properties") to the covenants, conditions, and restrictions set forth below to create a minimal homeowners association named Elysian Fields HOA for the purpose of constructing and maintaining vehicular access from 163rd Street to Lot 2 (West Lot).

Declarant therefore declares that the Properties shall be held, conveyed, hypothecated, encumbered, leased, rented, used, occupied, and improved subject to the following covenants, conditions, and restrictions, all of which shall run with the land and bind all parties having or acquiring any right, title, or interest in the Properties or any part thereof.

ARTICLE 1 – DEFINITIONS

1.1 "Association" means Elysian Fields HOA (an unincorporated Kansas homeowners association).

1.2 "Owner" means the record owner of fee simple title to a Lot.

1.3 "Lots" means the East Lot (Lot 1) and West Lot (Lot 2) shown on the Plat.

ARTICLE 2 – MEMBERSHIP & VOTING Each Lot has one (1) vote. All actions of the Association require the unanimous vote of the Owners of both Lots unless this Declaration expressly provides otherwise.

ARTICLE 3 – ADMINISTRATION The Association shall be administered by a President, who shall be an unpaid volunteer. Thomas Judson Stanion shall serve as the initial President. The President may be removed and replaced only by the unanimous written vote of the Owners of both Lots. Additional

officers and responsibilities may be assigned to the Association with the written approval of the Owners of both Lots.

ARTICLE 4 – DUTIES AND POWERS OF THE ASSOCIATION 4.1 Mandatory Duty – Vehicular Access. The Association shall provide and perpetually maintain a vehicular access drive way (within the cross-access easement portion of the private drive labeled on the Plat) from 163rd Street to Lot 2, the West Lot. All costs of initial construction, repair, maintenance, snow removal, and insurance shall be shared equally (50% East Lot / 50% West Lot).

4.2 All other activities, expenditures, improvements, rules, or enforcement actions require the unanimous prior written approval of the Owners of both Lots. Modifications or improvements to the drive way, whose dimensions within the cross access easement will be determined by the Association, and will require written approval by the Association.

ARTICLE 5 – ASSESSMENTS Assessments shall be levied and collection efforts taken for the costs identified in Section 4.1, and shall be allocated 50% to each Lot. Other levies and collections may be undertaken only for expenses approved by both Owners. No other assessments are permitted without unanimous written consent of both Lot Owners. Each Owner shall pay their share within thirty (14) days of written demand. Unpaid assessments bear interest at 1.25% per month, and may be collected by lien enforcement and foreclosure. The Association may collect on behalf of the Owners with monies paid directy from the delinquent Owner to the enforcing Owner who paid for drive way maintenance or other approved expenses.

ARTICLE 6 – EASEMENTS AND DRIVE WAY A perpetual, non-exclusive easement for ingress, egress, and vehicular access is hereby created over, across, and upon the route shown on the Plat (or, if not yet shown, a route of reasonable width mutually agreed upon) for the benefit of the East Lot and West Lot and its Owners, guests, and invitees. This easement includes a vehicular driveway that extends from the southeast corner of the west lot along the southern boundary and connects to the West Lot.

ARTICLE 7 – GENERAL PROVISIONS 7.1 Term. These covenants run with the land in perpetuity. 7.2 Amendment. This Declaration may be amended only by a written instrument signed by the Owners of both Lots and recorded in the Leavenworth County Register of Deeds. 7.3 Enforcement. Any Owner may enforce this Declaration in law or equity. The prevailing party in any action is entitled to recover reasonable attorney's fees and costs. 7.4 Severability. Invalidation of any provision does not affect the remainder. 7.5 Governing Law. Kansas law governs.

IN WITNESS WHEREOF, the Declarant has executed this Declaration on the date first above written.

TJS

Thomas Judson Stanion, Declarant and Initial President

STATE OF KANSAS COUNTY OF LEAVENWORTH.

Subscribed and sworn before me this 30th day of March, 2026.

Notary Public Stamp:

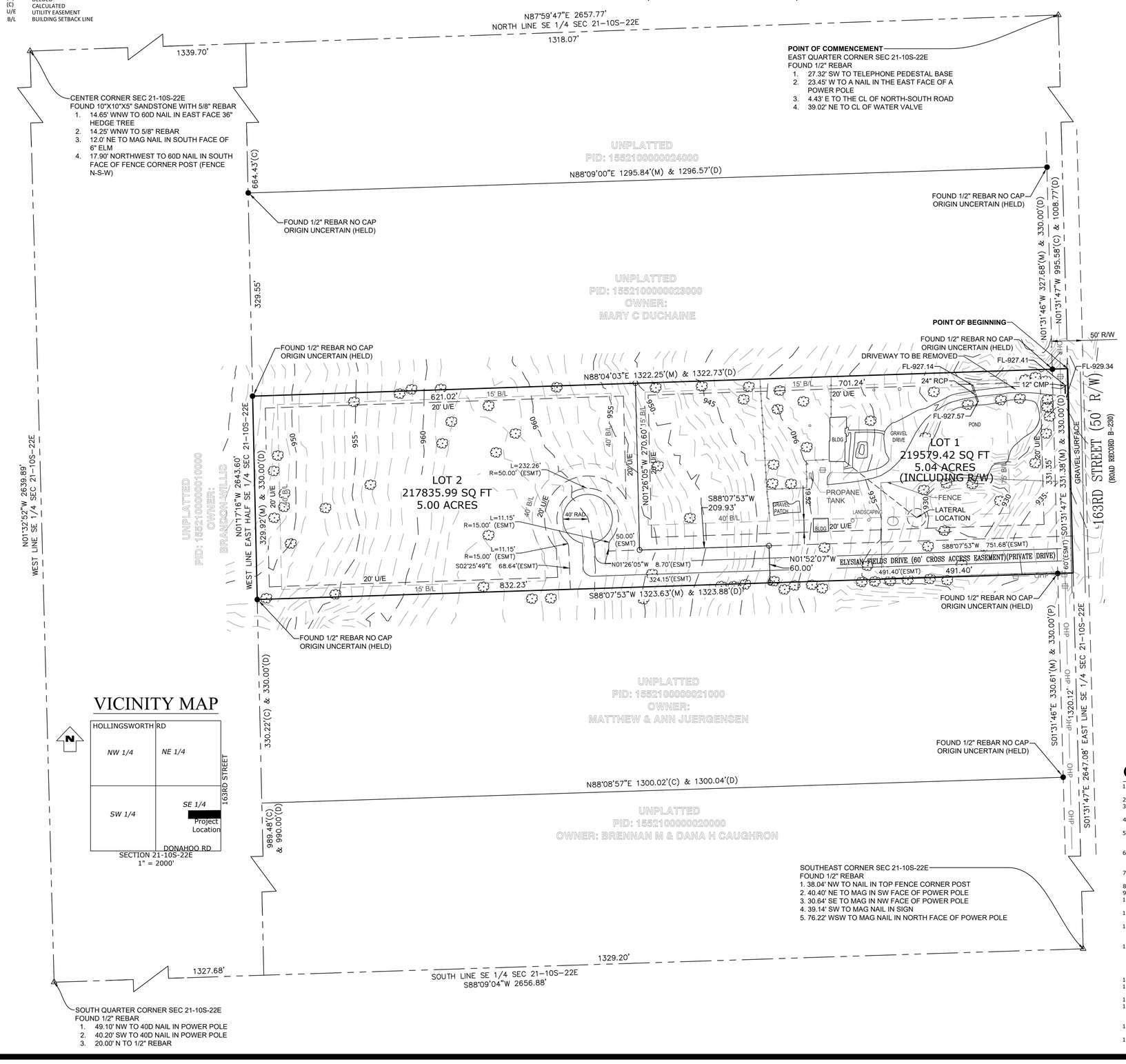
Rylea Breann Oliver
Notary Public State of Kansas
My Appt Expires 11/25/28

ELYSIAN FIELDS

A CROSS ACCESS EASEMENT PLAT IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 10 SOUTH, RANGE 22 EAST OF THE 6TH P.M., IN LEAVENWORTH COUNTY, KANSAS

LEGEND

- △ SECTION CORNER
- ● FOUND PROPERTY CORNER AS NOTED
- ○ SET 1/2" X 24" REBAR CAP ALC KS CLS 363
- (P) PLATTED
- (M) MEASURED
- (D) DEEDED
- (C) CALCULATED
- U/E UTILITY EASEMENT
- B/L BUILDING SETBACK LINE



VICINITY MAP

DESCRIPTION PER DEED 2023R08103

A TRACT IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 10, RANGE 22, LEAVENWORTH COUNTY, KANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER; THENCE SOUTH 00 DEGREES 19 MINUTES 33 SECONDS WEST, 1008.77 FEET TO THE TRUE POINT OF BEGINNING; THENCE WEST 1322.73 FEET; THENCE SOUTH 00 DEGREES 31 MINUTES 30 SECONDS WEST, 330.00 FEET; THENCE EAST 1323.88 FEET; THENCE NORTH 00 DEGREES 19 MINUTES 33 SECONDS EAST, 330.00 FEET TO THE TRUE POINT OF BEGINNING.
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND COVENANTS OF RECORD, IF ANY.

SURVEYORS SUGGESTED DESCRIPTION

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 10 SOUTH, RANGE 22 EAST OF THE 6TH P.M., IN LEAVENWORTH COUNTY, KANSAS, PREPARED BY ROGER B. DILL PLS 1408 DATED JANUARY 23RD, 2026; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 21; THENCE SOUTH 01°31'47" EAST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 995.58 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE SOUTH 01°31'47" EAST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 331.38 FEET; THENCE SOUTH 88°07'53" WEST, A DISTANCE OF 1323.63 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF SAID SOUTHEAST QUARTER; THENCE NORTH 01°17'16" WEST, ALONG SAID WEST LINE, A DISTANCE OF 329.92 FEET; THENCE NORTH 88°04'03" EAST, A DISTANCE OF 1322.25 FEET TO THE POINT OF BEGINNING.
CONTAINING 437415.41 SQFT OR 10.04 ACRES MORE OR LESS INCLUDING ROAD RIGHT OF WAY

GENERAL NOTES

1. THE BASIS FOR THE BEARING SYSTEM FOR THIS PLAT IS THE KANSAS NORTH ZONE U.S. STATE PLANE 1983
2. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN FEET.
3. FLOODPLAIN NOTE: ACCORDING TO "FIRM" MAP COMMUNITY PANEL NUMBERS 20103C0250G, EFFECTIVE JULY 16, 2015, THIS PLAT IS LOCATED IN ZONES "X".
4. THE MINIMUM FRONT YARD SETBACK FOR SINGLE FAMILY LOT SHALL BE 40 FEET. AREAS ADJACENT TO ROAD FRONTAGE SHALL BE A MINIMUM OF 75 FEET FROM RIGHT OF WAY LINE.
5. THE MINIMUM SIDE YARD SETBACK FOR SINGLE FAMILY LOT SHALL BE 15 FEET FROM EACH SIDE OF STRUCTURE. DETACHED ACCESSORY STRUCTURES MAY NOT BE BUILT WITHIN 15 FEET OF THE SIDE PROPERTY LINE.
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7. BENCHMARK
   -LVCO 0625 - 983.00
8. CURRENT USE - RESIDENTIAL / PROPOSED USE - RESIDENTIAL
9. CURRENT ZONING RR-5 / PROPOSED ZONING RR 5
10. ALL PROPOSED STRUCTURES WITHIN THIS PLAT SHALL COMPLY WITH THE LEAVENWORTH COUNTY ZONING AND SUBDIVISION REGULATIONS.
11. INFORMATIONAL REPORT VIA CONTINENTAL TITLE COMPANY
    -FILE NO. C25015309
12. REFERENCED SURVEY
    -FILED SURVEY BK S-9 PG 121 COMPLETED BY HERRING SURVEYING COMPANY 12/06/1972
    NKA 1972S121
13. UTILITY INFORMATION
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    ELECTRIC DISTRICT - EVERGY
    SEWER - SEPTIC
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18. ALL LOTS WILL BE ON SEPTIC SEWER SYSTEMS. AN ENGINEERED WASTE SYSTEM MAY BE REQUIRED DUE TO POOR SOIL CONDITIONS.
19. CLOSURE REPORT: 1 PART IN 6614374.000

This is to certify on this 7TH day of JANUARY, 2026 this field survey was completed on the ground by me or under my direct supervision and that said survey meets or exceeds the "Kansas Minimum Standards" for boundary

04/01/2026
LS-1408
STATE OF KANSAS
ROGER B DILL PLS 1408

80 40 0 80
SCALE IN FEET

PRELIMINARY PLAT

21431 163RD ST,
BASEHOR, KS 66007
PID: 1552100000022000

PREPARED FOR:
JUDSON STANION
21431 163RD ST, Basehor, KS 66007

PROJECT #: 25-521S

ISSUE DATE: 01/23/2026

KS ENG COA: # 3315
KS SURV COA: # 263
MO ENG COA: # 2022014084
MO SUR COA: # 2022001431

ALC
ATLAS LAND CONSULTING
SURVEYING CIVIL ENGINEERING DRONE CAD
atlaslandconsulting.com
14500 Parallel Road, Unit R, Basehor KS 66007

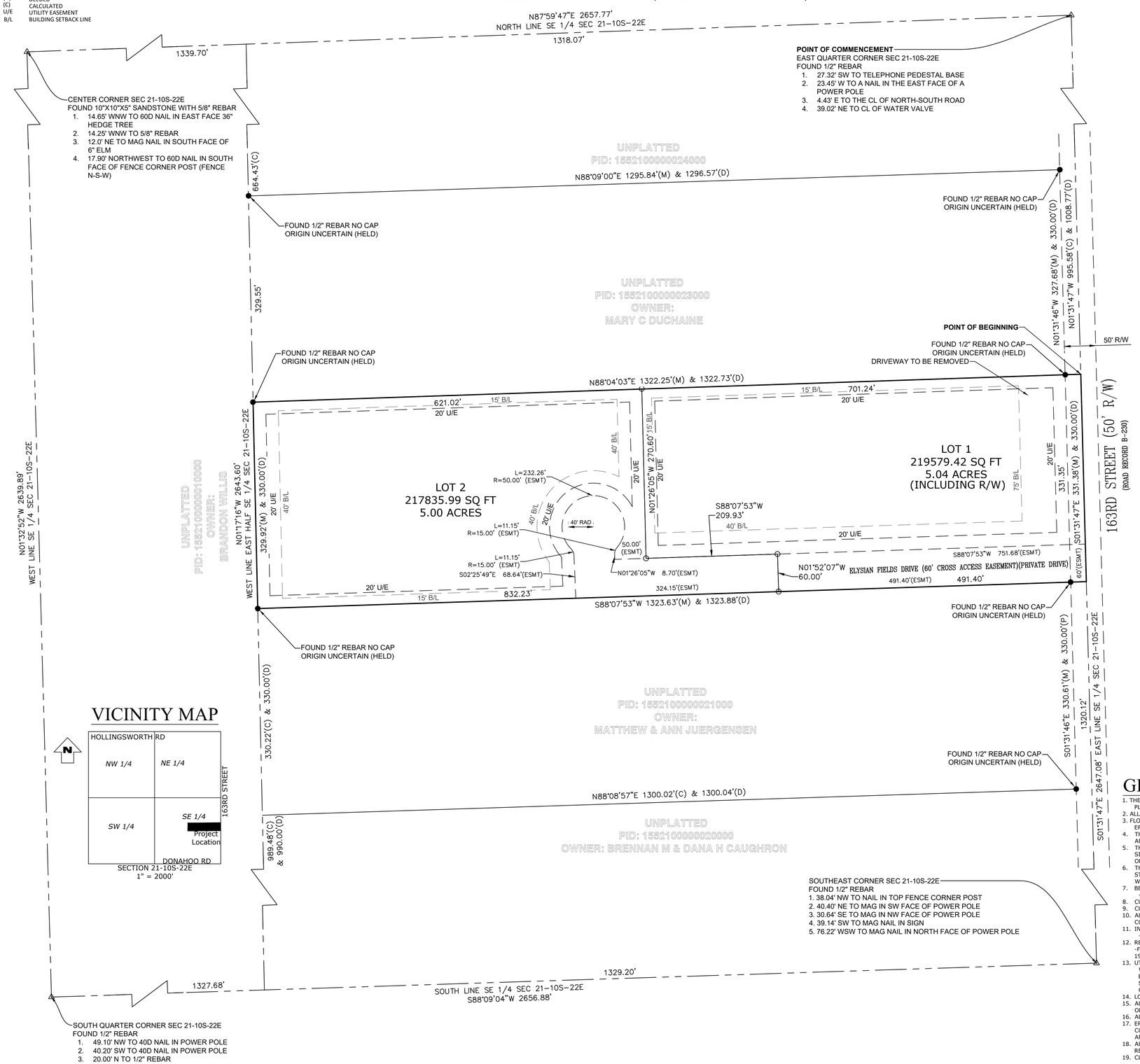
3/19/2026 1:14 PM AUSTINTHOMPSON CAD FILE: S:\Atlas Land Consulting\2025\Surveying\25-521S Judson Stanion 21431 163rd St Basehor Plat\25-521S Plat.dwg

ELYSIAN FIELDS

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VICINITY MAP

SECTION 21-10S-22E
1" = 2000'

DESCRIPTION PER DEED 2023R08103

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A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 10 SOUTH, RANGE 22 EAST OF THE 6TH P.M., IN LEAVENWORTH COUNTY, KANSAS, PREPARED BY ROGER B. DILL PLS 1408 DATED JANUARY 23RD, 2026; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING 437415.41 SQFT OR 10.04 ACRES MORE OR LESS INCLUDING ROAD RIGHT OF WAY

DEDICATION

THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS "**ELYSIAN FIELDS**".

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

UTILITY EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC AND TO ANY UTILITY COMPANY AUTHORIZED TO PROVIDE UTILITY SERVICES, FOR THE PURPOSE OF INSTALLING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND REMOVING ALL UTILITIES, INCLUDING BUT NOT LIMITED TO WATER LINES, SANITARY SEWER LINES, STORM SEWER FACILITIES, GAS LINES, ELECTRIC LINES, TELEPHONE, CABLE TELEVISION, FIBER OPTIC LINES, AND OTHER COMMUNICATION FACILITIES, TOGETHER WITH ALL APPURTENANCES THERETO, OVER, UNDER, ALONG, AND ACROSS THE EASEMENTS AS SHOWN ON THIS PLAT LOCATED IN LEAVENWORTH COUNTY, KANSAS.

TAXES FOR SUBJECT PROPERTY ARE PAID.

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 LOT 1 & LOT 2 FOR THE BENEFIT OF LOT 1 AND LOT 2 ELYSIAN FIELDS. MAINTENANCE AS DEFINED IN THE HOME OWNER'S ASSOCIATION (H.O.A.), RECORDED AT THE LEAVENWORTH COUNTY REGISTER OF DEEDS OFFICE.

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this_____day of_____, 202_.

OWNER

_____
THOMAS JUDSON STANION, OWNER

STATE OF KANSAS)
)SS
COUNTY OF LEAVENWORTH)
BE IT REMEMBERED, that on this _____day of_____, 202_, before me, a Notary Public in and for said County and State, came **THOMAS JUDSON STANION, OWNER**,to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year above written.

_____
PRINTED NAME

My Commission Expires:_____

Notary Public

This plat of **ELYSIAN FIELDS** has been submitted and approved by Leavenworth County Planning Commission, this day of_____, 202_.

_____
CHAIRMAN - JEFF SPINK

_____
SECRETARY - JOHN JACOBSON

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

(SEAL)

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

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

_____
COUNTY ENGINEER

This is to certify that this instrument was filed for record in the Register of Deeds office on the_____day of_____, 202_, in Book___, Page___.

_____
REGISTER OF DEEDS, TERRILOIS G. TODD

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

_____
LEAVENWORTH COUNTY SURVEYOR
DANIEL BAUMCHEN, PS-1363

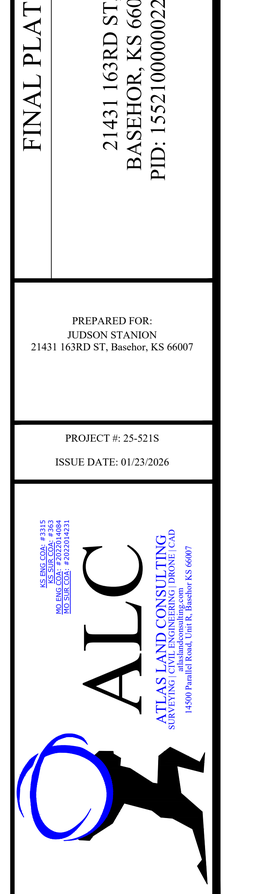
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   -LVCO 0625 - 983.00
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9. CURRENT ZONING RR-5 / PROPOSED ZONING RR 5
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    -FILE NO. C25015309
12. REFERENCED SURVEY
    -FILED SURVEY BK S-9 PG 121 COMPLETED BY HERRING SURVEYING COMPANY 12/06/1972 NKA 1972S121
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19. CLOSURE REPORT: 1 PART IN 6614374.000

This is to certify on this 7TH day of JANUARY, 2026 this field survey was completed on the ground by me or under my direct supervision and that said survey meets or exceeds the "Kansas Minimum Standards" for boundary surveys.

04/01/2026
LS-1408

ROGER B DILL PLS 1408



FINAL PLAT

21431 163RD ST,
BASEHOR, KS 66007
PID: 1552100000022000

PREPARED FOR:
JUDSON STANION
21431 163RD ST, Basehor, KS 66007

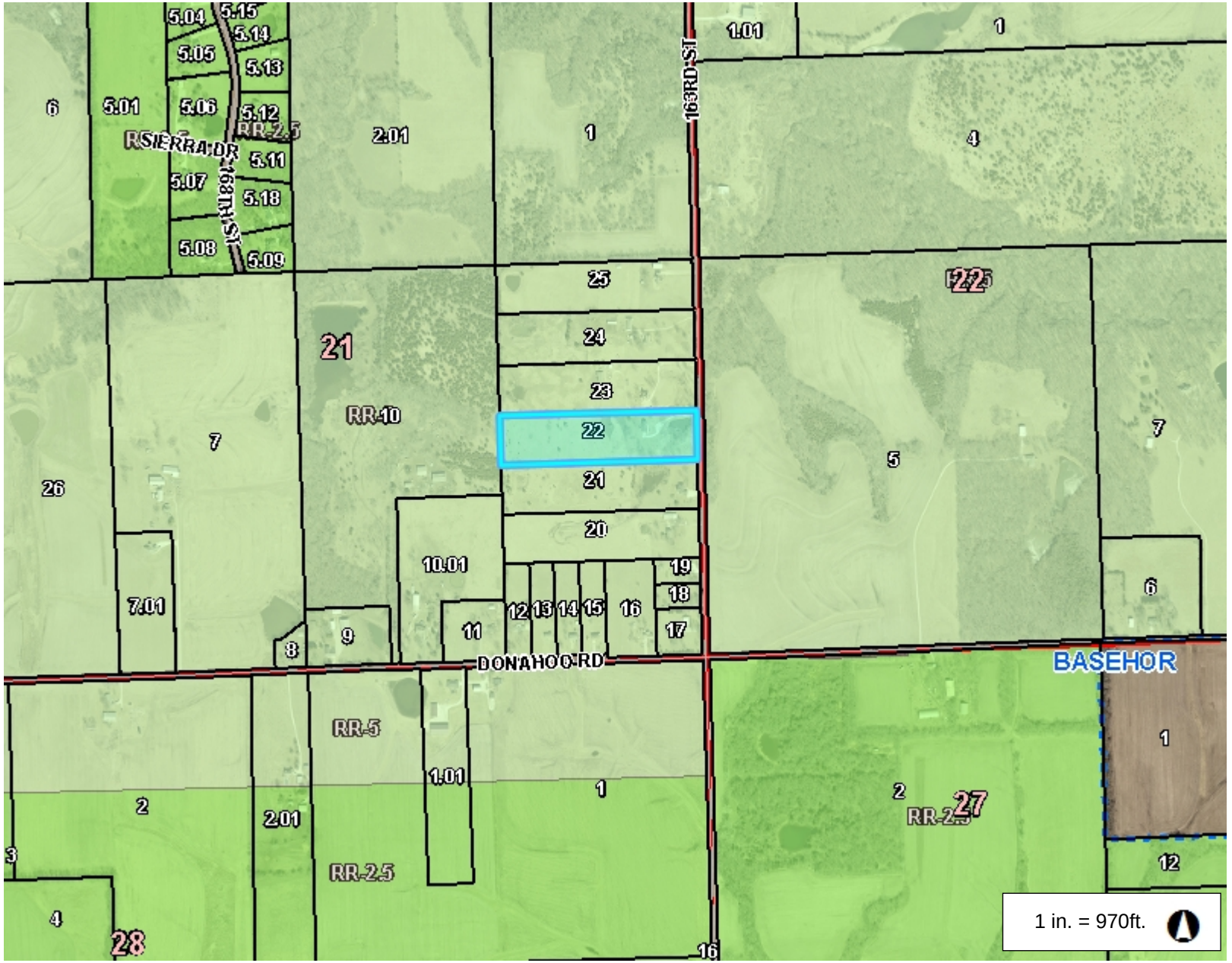
PROJECT #: 25-521S

ISSUE DATE: 01/23/2026

ALC
ATLAS LAND CONSULTING
SURVEYING | CIVIL ENGINEERING | DWNR | CAD
alclandconsulting.com
14500 Pamlico Road, Unit H, Basehor KS 66007
KS ENG COA: #3315
KS SURV COA: #2021
MO ENG COA: #2022014084
MO SUR COA: #2022014231

3/19/2026 1:14 PM AUSTINTHOMPSON CAD FILE :S:\Atlas Land Consulting\2025\Surveying\25-521S Judson Stanion 21431 163rd St Basehor Plat\25-521S Plat.dwg

DEV-26-021/022 Elysian Fields





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

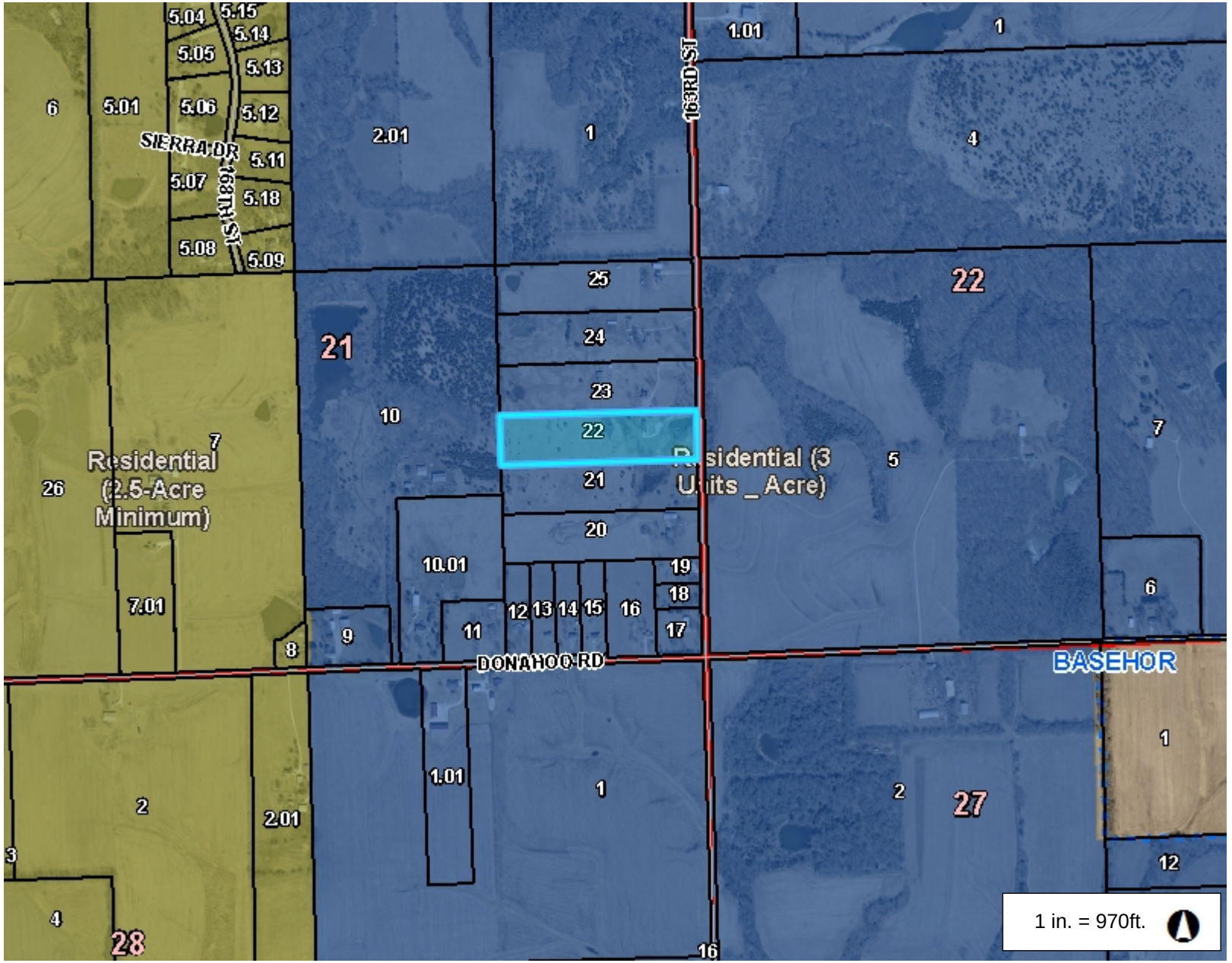
Notes

1,939.7 0 969.83 1,939.7 Feet

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

DEV-26-021/022 Elysian Fields





Legend

- Parcel Number
- Parcel
- City Limit Line
- Major Road
  - <all other values>
  - 70
- Road
  - <all other values>
  - PRIVATE
- Railroad
- Section
- Section Boundaries
- County Boundary
- Future Land Use
  - County Road 1
  - Flood
  - Mixed Residential
  - Mixed Use
  - Residential (2.5-Acre Minimum)
  - Residential (3 Units _ Acre)
  - Residential Estate (5-Acre Minimun

1 in. = 970ft.

Notes

1,939.7 0 969.83 1,939.7 Feet

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

December 22, 2025

Melissa Johnson
Planner I
Leavenworth County
Planning & Zoning Department
Leavenworth County Courthouse
300 Walnut St, Suite 212
Leavenworth County, Kansas 66048
(913) 684-0465

RE: Countryside Acres

To whom it may concern:

After reviewing the plat for two-lot subdivision, with Cross-Access Easement, for the property located at 21431 163rd Street the Fairmount Township Fire Department has no issues with their plans.

Sincerely,

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

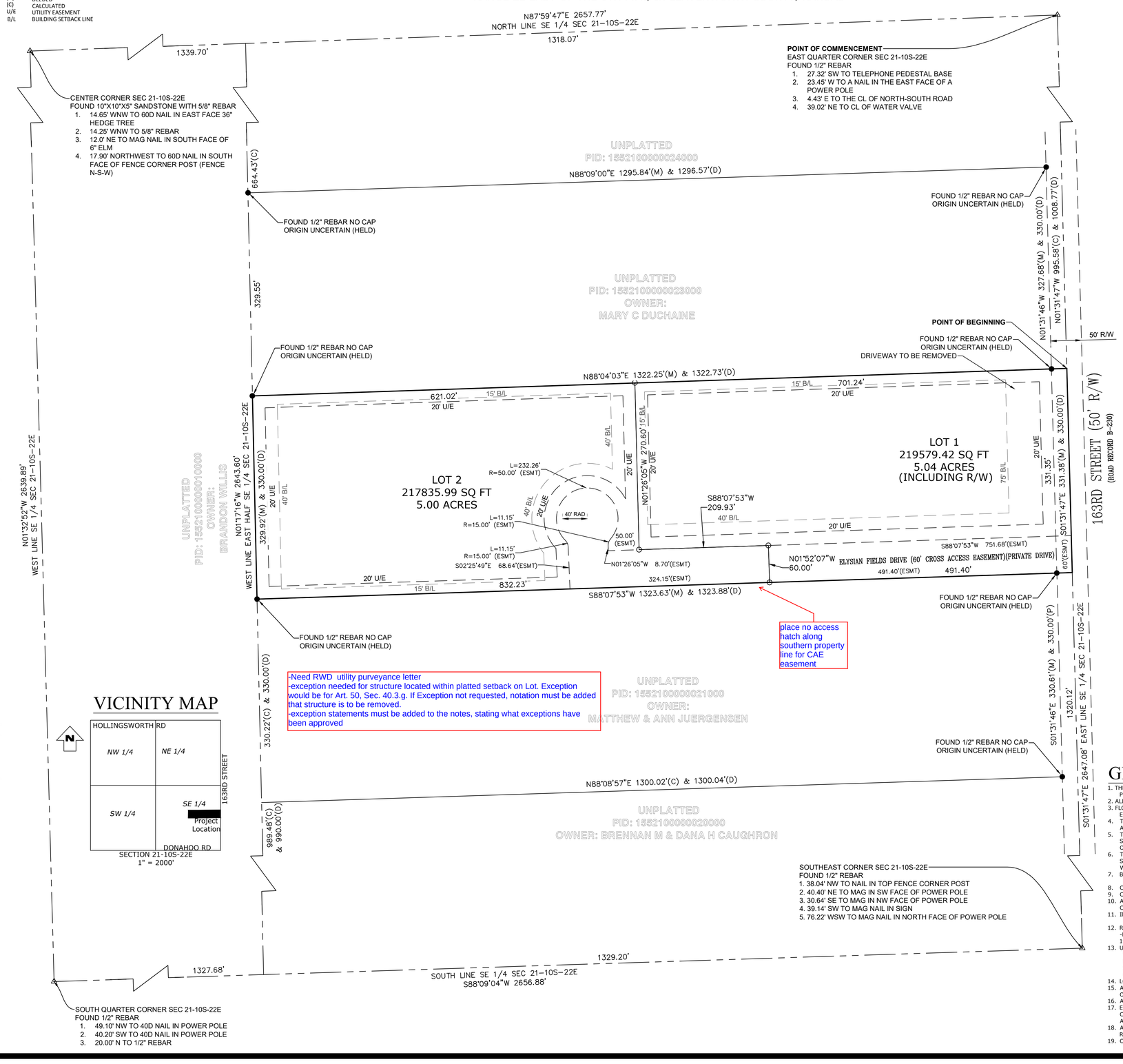
ELYSIAN FIELDS

A CROSS ACCESS EASEMENT PLAT IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 10 SOUTH, RANGE 22 EAST OF THE 6TH P.M., IN LEAVENWORTH COUNTY, KANSAS

REVIEWED
aallison , 4/2/2026, 10:07:47 AM

LEGEND

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- B/L BUILDING SETBACK LINE



-Need RWD utility purveyance letter
-exception needed for structure located within platted setback on Lot. Exception would be for Art. 50, Sec. 40.3.g. If Exception not requested, notation must be added that structure is to be removed.
-exception statements must be added to the notes, stating what exceptions have been approved

VICINITY MAP

SECTION 21-10S-22E
1" = 2000'

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SURVEYORS SUGGESTED DESCRIPTION

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 10 SOUTH, RANGE 22 EAST OF THE 6TH P.M., IN LEAVENWORTH COUNTY, KANSAS, PREPARED BY ROGER B. DILL PLS 1408 DATED JANUARY 23RD, 2026; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 21; THENCE SOUTH 01°31'47" EAST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 995.58 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE SOUTH 01°31'47" EAST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 331.38 FEET; THENCE SOUTH 88°07'53" WEST, A DISTANCE OF 1323.63 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF SAID SOUTHEAST QUARTER; THENCE NORTH 01°17'16" WEST, ALONG SAID WEST LINE, A DISTANCE OF 329.92 FEET; THENCE NORTH 88°04'03" EAST, A DISTANCE OF 1322.25 FEET TO THE POINT OF BEGINNING.
CONTAINING 437415.41 SQFT OR 10.04 ACRES MORE OR LESS INCLUDING ROAD RIGHT OF WAY

DEDICATION
THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS "**ELYSIAN FIELDS**".

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

UTILITY EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC AND TO ANY UTILITY COMPANY AUTHORIZED TO PROVIDE UTILITY SERVICES, FOR THE PURPOSE OF INSTALLING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND REMOVING ALL UTILITIES, INCLUDING BUT NOT LIMITED TO WATER LINES, SANITARY SEWER LINES, STORM SEWER FACILITIES, GAS LINES, ELECTRIC LINES, TELEPHONE, CABLE TELEVISION, FIBER OPTIC LINES, AND OTHER COMMUNICATION FACILITIES, TOGETHER WITH ALL APPURTENANCES THERETO, OVER, UNDER, ALONG, AND ACROSS THE EASEMENTS AS SHOWN ON THIS PLAT LOCATED IN LEAVENWORTH COUNTY, KANSAS.

TAXES FOR SUBJECT PROPERTY ARE PAID.

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 LOT 1 & LOT 2 FOR THE BENEFIT OF LOT 1 AND LOT 2 ELYSIAN FIELDS. MAINTENANCE AS DEFINED IN THE HOME OWNER'S ASSOCIATION (H.O.A.), RECORDED AT THE LEAVENWORTH COUNTY REGISTER OF DEEDS OFFICE.

Leavenworth County shall not be responsible for the installation or maintenance of the private drive located within the easement.

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this_____day of_____, 202_.

OWNER

_____
THOMAS JUDSON STANION, OWNER

STATE OF KANSAS)
)SS
COUNTY OF LEAVENWORTH)
BE IT REMEMBERED, that on this _____day of_____, 202_, before me, a Notary Public in and for said County and State, came **THOMAS JUDSON STANION, OWNER**,to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year above written.

_____
PRINTED NAME

My Commission Expires:_____

Notary Public

This plat of **ELYSIAN FIELDS** has been submitted and approved by Leavenworth County Planning Commission, this day of_____, 202_.

_____
CHAIRMAN - JEFF SPINK

_____
SECRETARY - JOHN JACOBSON

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

(SEAL)

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

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

_____
COUNTY ENGINEER

This is to certify that this instrument was filed for record in the Register of Deeds office on the_____day of_____, 202_, in Book____, Page____.

_____
REGISTER OF DEEDS, TERRILOIS G. TODD

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

_____
LEAVENWORTH COUNTY SURVEYOR
DANIEL BAUMCHEN, PS-1363

GENERAL NOTES

1. THE BASIS FOR THE BEARING SYSTEM FOR THIS PLAT IS THE KANSAS NORTH ZONE U.S. STATE PLANE 1983
2. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN FEET.
3. FLOODPLAIN NOTE: ACCORDING TO "FIRM" MAP COMMUNITY PANEL NUMBERS 20103C0250G, EFFECTIVE JULY 16, 2015, THIS PLAT IS LOCATED IN ZONES "X".
4. THE MINIMUM FRONT YARD SETBACK FOR SINGLE FAMILY LOT SHALL BE 40 FEET. AREAS ADJACENT TO ROAD FRONTAGE SHALL BE A MINIMUM OF 75 FEET FROM RIGHT OF WAY LINE.
5. THE MINIMUM SIDE YARD SETBACK FOR SINGLE FAMILY LOT SHALL BE 15 FEET FROM EACH SIDE OF STRUCTURE. DETACHED ACCESSORY STRUCTURES MAY NOT BE BUILT WITHIN 15 FEET OF THE SIDE PROPERTY LINE.
6. THE MINIMUM REAR YARD SETBACK FOR SINGLE FAMILY LOT SHALL BE 40 FEET FROM THE STRUCTURE TO THE PROPERTY LINE. DETACHED ACCESSORY STRUCTURES MAY NOT BE BUILT WITHIN 15 FEET OF THE REAR PROPERTY LINE.
7. BENCHMARK
   -LVCO 0625 - 983.00
8. CURRENT USE - RESIDENTIAL / PROPOSED USE - RESIDENTIAL
9. CURRENT ZONING RR-5 / PROPOSED ZONING RR 5
10. ALL PROPOSED STRUCTURES WITHIN THIS PLAT SHALL COMPLY WITH THE LEAVENWORTH COUNTY ZONING AND SUBDIVISION REGULATIONS.
11. INFORMATIONAL REPORT VIA CONTINENTAL TITLE COMPANY
    -FILE NO. C25015309 26018790
12. REFERENCED SURVEY
    -FILED SURVEY BK S-9 PG 121 COMPLETED BY HERRING SURVEYING COMPANY 12/06/1972 NKA 1972S121
13. UTILITY INFORMATION
    WATER DISTRICT - SUBRBAN WATER
    ELECTRIC DISTRICT - EVERGY
    SEWER - SEPTIC
    GAS SERVICE - PROPANE TANK
14. LOT IS SUBJECT TO THE CURRENT ACCESS MANAGEMENT POLICY.
15. ALL STRUCTURES BUILT WITHIN THE SUBDIVISION SHALL COMPLY WITH RESOLUTION 2020-39, OR AS AMENDED.
16. ALL LOTS ARE SUBJECT TO THE CURRENT ACCESS MANAGEMENT POLICY
17. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE USED WHEN DESIGNING AND CONSTRUCTION OF DRIVEWAYS AND OTHER STRUCTURES. RE-VEGETATION OF ALL DISTURBED AREAS SHALL BE COMPLETED WITHIN 45 DAYS AFTER FINAL GRADING.
18. ALL LOTS WILL BE ON SEPTIC SEWER SYSTEMS. AN ENGINEERED WASTE SYSTEM MAY BE REQUIRED DUE TO POOR SOIL CONDITIONS.
19. CLOSURE REPORT: 1 PART IN 6614374.000

Provide CC&R restriction notation with filing #

This is to certify on this 7TH day of JANUARY, 2026 this field survey was completed on the ground by me or under my direct supervision and that said survey meets or exceeds the "Kansas Minimum Standards" for boundary surveys.

STATE OF KANSAS
ROGER B. DILL
1408
LICENSED LAND SURVEYOR
04/01/2026
LS-1408

ROGER B DILL PLS 1408

80 40 0 80
SCALE IN FEET

FINAL PLAT

21431 163RD ST,
BASEHOR, KS 66007
PID: 1552100000022000

PREPARED FOR:
JUDSON STANION
21431 163RD ST, Basehor, KS 66007

PROJECT #: 25-521S

ISSUE DATE: 01/23/2026

ALC
ATLAS LAND CONSULTING
SURVEYING | CIVIL ENGINEERING | DRAWING | CAD
atlaslandconsulting.com
14500 Pamlico Road, Unit H, Basehor KS 66007
KS ENG COA: # 3315
MO ENG COA: # 2022014684
MO S&E COA: # 2022014231

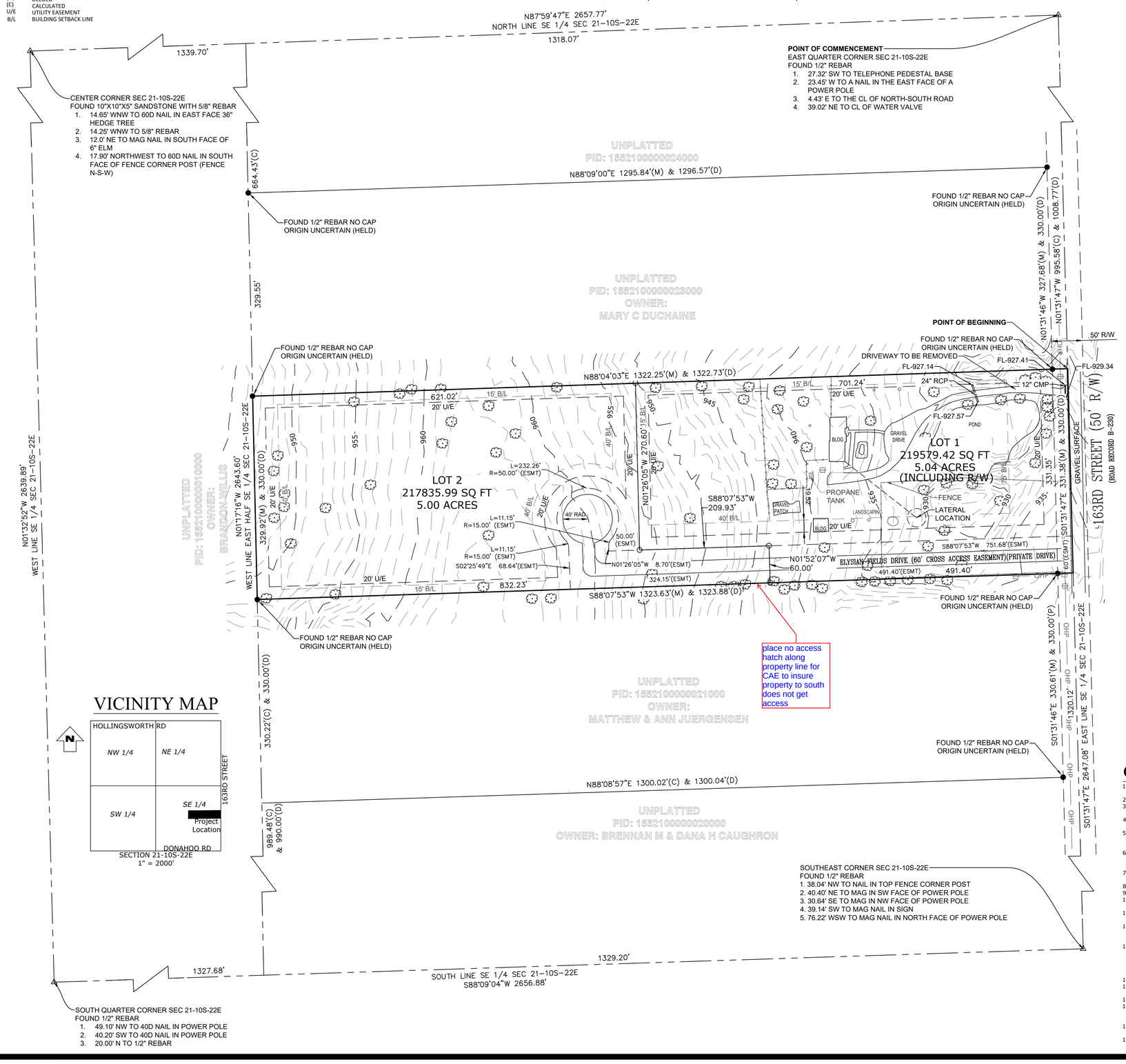
3/19/2026 1:14 PM AUSTINTHOMPSON CAD FILE : S:\Atlas Land Consulting\2025\Surveying\25-521S Judson Stanion 21431 163rd St Basehor Plat\25-521S Plat.dwg

ELYSIAN FIELDS

A CROSS ACCESS EASEMENT PLAT IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 10 SOUTH, RANGE 22 EAST OF THE 6TH P.M., IN LEAVENWORTH COUNTY, KANSAS

LEGEND

- SECTION CORNER
- FOUND PROPERTY CORNER AS NOTED
- SET 1/2" X 24" REBAR CAP ALC KS CLS 363
- (P) PLATTED
- (M) MEASURED
- (D) DEEDED
- (C) CALCULATED
- U/E UTILITY EASEMENT
- B/L BUILDING SETBACK LINE



VICINITY MAP

GENERAL NOTES

1. THE BASIS FOR THE BEARING SYSTEM FOR THIS PLAT IS THE KANSAS NORTH ZONE U.S. STATE PLANE 1983
2. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN FEET.
3. FLOODPLAIN NOTE: ACCORDING TO "FIRM" MAP COMMUNITY PANEL NUMBERS 20103C0250G, EFFECTIVE JULY 16, 2015, THIS PLAT IS LOCATED IN ZONES "X".
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7. BENCHMARK
   -LVCO 0625 - 983.00
8. CURRENT USE - RESIDENTIAL / PROPOSED USE - RESIDENTIAL
9. CURRENT ZONING RR-5 / PROPOSED ZONING RR 5
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11. INFORMATIONAL REPORT VIA CONTINENTAL TITLE COMPANY
    -FILE NO. C25015309
12. REFERENCED SURVEY
    -FILED SURVEY BK S-9 PG 121 COMPLETED BY HERRING SURVEYING COMPANY 12/06/1972
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18. ALL LOTS WILL BE ON SEPTIC SEWER SYSTEMS. AN ENGINEERED WASTE SYSTEM MAY BE REQUIRED DUE TO POOR SOIL CONDITIONS.
19. CLOSURE REPORT: 1 PART IN 6614374.000

DESCRIPTION PER DEED 2023R08103

A TRACT IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 10, RANGE 22, LEAVENWORTH COUNTY, KANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER; THENCE SOUTH 00 DEGREES 19 MINUTES 33 SECONDS WEST, 1008.77 FEET TO THE TRUE POINT OF BEGINNING; THENCE WEST 1322.73 FEET; THENCE SOUTH 00 DEGREES 31 MINUTES 30 SECONDS WEST, 330.00 FEET; THENCE EAST 1323.88 FEET; THENCE NORTH 00 DEGREES 19 MINUTES 33 SECONDS EAST, 330.00 FEET TO THE TRUE POINT OF BEGINNING.
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND COVENANTS OF RECORD, IF ANY.

SURVEYORS SUGGESTED DESCRIPTION

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 10 SOUTH, RANGE 22 EAST OF THE 6TH P.M., IN LEAVENWORTH COUNTY, KANSAS, PREPARED BY ROGER B. DILL PLS 1408 DATED JANUARY 23RD, 2026; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING 437415.41 SQFT OR 10.04 ACRES MORE OR LESS INCLUDING ROAD RIGHT OF WAY

REVIEWED
aallison , 4/2/2026, 9:59:16 AM

-Need RWD utility purveyance letter
-provide notation for CC&Rs with filing #
-Cross Access Easement statement, including installation and maintenance of proposed drive is the responsibilty of the property owners and not considered a public right-of-way
-exception needed for structure located within platted setback on Lot. Exception would be for Art. 50, Sec. 40.3.g. If Exception not requested, notation must be added that structure is to be removed.

This is to certify on this 7TH day of JANUARY, 2026 this field survey was completed on the ground by me or under my direct supervision and that said survey meets or exceeds the "Kansas Minimum Standards" for boundary

04/01/2026
LS-1408
ROGER B DILL PLS 1408

N
80 40 0 80
SCALE IN FEET

PRELIMINARY PLAT

21431 163RD ST,
BASEHOR, KS 66007
PID: 1552100000022000

PREPARED FOR:
JUDSON STANION
21431 163RD ST, Basehor, KS 66007

PROJECT #: 25-521S

ISSUE DATE: 01/23/2026

KS ENG COA: # 3315
KS SURV COA: # 263
MO ENG COA: # 2022014084
MO SURV COA: # 2022001431

ALC
ATLAS LAND CONSULTING
SURVEYING CIVIL ENGINEERING DRONE CAD
atlaslandconsulting.com
14500 Parallel Road, Unit R, Basehor KS 66007

3/19/2026 1:14 PM AUSTINTHOMPSON CAD FILE: S:\Atlas Land Consulting\2025\Surveying\25-521S Judson Stanion 21431 163rd St Basehor Plat\25-521S Plat.dwg

MEMO

To: Amy Allison
From: Chuck Magaha
Subject: Elysian Fields Subdivision
Date: March 25, 2026

Amy, I have reviewed the preliminary plat of the Elysian Fields Subdivision presented by Thomas Stanion. The subdivision meets the requirements for a fire hydrant and supported with a 6" water line as stated in the subdivision guidelines. The area in which the subdivision is proposed, a fire hydrant should be placed along the right a way of proposed road of Elysian Field Drive to the cul-de-sac at Lot 2.

I have no further recommendation for this subdivision.

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

SuburbanWater
QUALITY WATER SERVICE

April 3, 2026

Leavenworth County
Planning and Zoning
Leavenworth KS 66048

To Whom It May Concern:

Suburban Water Inc (SWC) has received the final plat for the Elysian Fields subdivision in Leavenworth County, Kansas and has completed an initial review of the proposed development. Suburban Water can provide water service to the ELYSIAN FIELDS subdivision; however, Suburban does not have existing infrastructure directly adjacent to the proposed project. The nearest existing Suburban Water facility is a 4-inch PVC water main located approximately 1,400 linear feet north of the proposed development on the east side of 163rd Street. To provide service, the developer will be required to extend the water main approximately 1,400 linear feet south to the parcel line of the development and install a bored crossing beneath 163rd Street. Water meters for Lots 1 and 2 would be located along 163rd Street.

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

Sincerely,

Travis J Miles

Travis J Miles
President

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

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

Allison, Amy

From: Tyler Rebel <Tyler.Rebel@evergy.com>
Sent: Friday, March 6, 2026 12:50 PM
To: Allison, Amy
Subject: RE: DEV-26-021/022 Preliminary and Final Plat - Elysian Fields

Internal Use Only

No comment from Evergy

Thank you,

Tyler Rebel
Distribution Designer
Evergy
tyler.rebel@evergy.com
O: 913.758.2727
evergy.com

From: Allison, Amy <AAllison@leavenworthcounty.gov>
Sent: Thursday, February 26, 2026 3:42 PM
To: Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; 'Dedeke, Andrew' <IMCEAEX-_o=Leavenworth-CJC_ou=CJC_cn=Recipients_cn=Adedeke@namprd09.prod.outlook.com>; San, Soma <SSan@leavenworthcounty.gov>; Design Group Leavenworth <DesignGroupLeavenworth@evergy.com>; 'travis@suburbanwaterinc.com' <travis@suburbanwaterinc.com>; 'trish@suburbanwaterinc.com' <trish@suburbanwaterinc.com>; 'Mike Lingenfelser' <lingenfelserm@fairmountfd.org>
Cc: PZ <pz@leavenworthcounty.gov>
Subject: RE: DEV-26-021/022 Preliminary and Final Plat - Elysian Fields

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

Good Afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for a 2 lot Cross Access Easement subdivision to be located at 21431 163rd 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, March 12, 2026.

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

Thank you,

Amy Allison, AICP
Deputy Director
Planning & Zoning
Leavenworth County

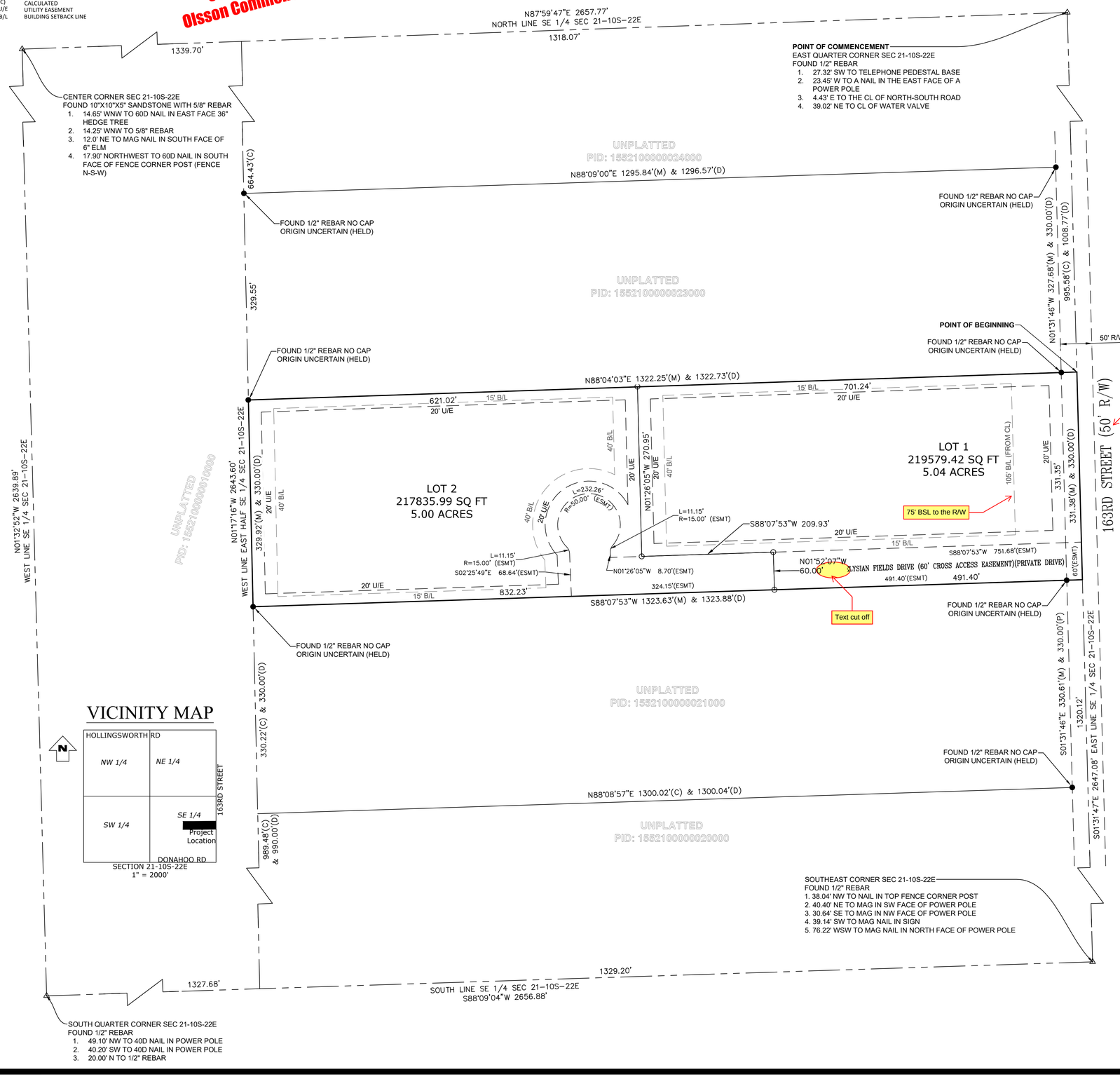
ELYSIAN FIELDS

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 10 SOUTH, RANGE 22 EAST OF THE 6TH P.M., IN LEAVENWORTH COUNTY, KANSAS

LEGEND

- SECTION CORNER
- FOUND PROPERTY CORNER AS NOTED
- SET 1/2" X 24" REBAR CAP ALC KS CLS 363
- (P) PLATTED
- (M) MEASURED
- (D) DEEDED
- (C) CALCULATED
- U/E UTILITY EASEMENT
- B/L BUILDING SETBACK LINE

03-06-26 Olsson Comments



VICINITY MAP

DESCRIPTION PER DEED 2023R08103

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CONTAINING 437415.41 SQFT OR 10.04 ACRES MORE OR LESS

DEDICATION
THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS "**ELYSIAN FIELDS**".

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

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TAXES FOR SUBJECT PROPERTY ARE PAID.

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this_____day of_____, 202_.

OWNER

_____
THOMAS JUDSON STANION, OWNER

STATE OF KANSAS)
)SS
COUNTY OF LEAVENWORTH)
BE IT REMEMBERED, that on this _____ day of_____, 202_, before me, a Notary Public in and for said County and State, came **THOMAS JUDSON STANION, OWNER**, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year above written.

_____
_____
PRINTED NAME

My Commission Expires:_____

Notary Public

This plat of **ELYSIAN FIELDS** has been submitted and approved by Leavenworth County Planning Commission, this day of_____, 202_.

_____
CHAIRMAN - JEFF SPINK

_____
SECRETARY - JOHN JACOBSON

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

(SEAL)

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

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

_____
COUNTY ENGINEER

This is to certify that this instrument was filed for record in the Register of Deeds office on the_____day of_____, 202_, in Book___, Page___.

_____
REGISTER OF DEEDS, TERRILOIS G. TODD

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

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LEAVENWORTH COUNTY SURVEYOR
DANIEL BAUMCHEN, PS-1363

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11. INFORMATIONAL REPORT VIA CONTINENTAL TITLE COMPANY
    -FILE NO. C25015309
12. RURAL WATER DISTRICT NO. 12 RIGHT-OF-WAY EASEMENT DOC 2008R04994 (BLANKET TO SUBJECT PROPERTY)
13. REFERENCED SURVEY
    -FILED SURVEY BK S-9 PG 121 COMPLETED BY HERRING SURVEYING COMPANY 12/06/1972
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19. ALL LOTS WILL BE ON SEPTIC SEWER SYSTEMS. AN ENGINEERED WASTE SYSTEM MAY BE REQUIRED DUE TO POOR SOIL CONDITIONS.
20. CLOSURE REPORT: 1 PART IN 6614374.000

ALC
ATLAS LAND CONSULTING
SURVEYING | CONSULTING | GIS
14500 Parallel Road, Unit R, Basehor KS 66007
KS ENG COA: # 3315
KS SURVEY COA: # 963
MO ENG COA: # 2024044644
MO SURVEY COA: # 2022034231

N
80 40 0 80
SCALE IN FEET

PRELIMINARY PLAT

21431 163RD ST,
BASEHOR, KS 66007

PREPARED FOR:
JUDSON STANION
21431 163RD ST, Basehor, KS 66007

PROJECT #: 25-521S

ISSUE DATE: 01/23/2026

This is to certify on this 7TH day of JANUARY, 2026 this field survey was completed on the ground by me or under my direct supervision and that said survey meets or exceeds the "Kansas Minimum Standards" for boundary

SURVEYOR
02/04/2026
PLS 1408
KANSAS

ROGER B DILL PLS 1408

2/4/2026 12:50 PM AUSTINTHOMPSON CAD FILE : S:\Atlas Land Consulting\2025\Surveying\25-521S Judson Stanion 21431 163rd St Basehor Plat\25-521S Plat.dwg

3-06-26 Olsson Review:
Fig 2 proposes a homestead without a proposed secondary building. It is typical for rural residential to build a secondary building. Does the report include impervious for a secondary building?

Pg 9 models a swale to illustrate the water surface increase in the 10-YR and 100-YR. Report appendix includes 100-YR calculation between pre vs. post. Provide same calculation for the 10-YR in the appendix.

STORMWATER DRAINAGE STUDY

For:

ELYSIAN FIELDS

21431 163rd St.

Basehor, Leavenworth County, KS 66007



Prepared for:

Judson Stanion
21431 163rd St.
Basehor, KS 66007

Prepared by:

Atlas Land Consulting, LLC
14500 Parallel Rd. Unit R
Basehor, KS 66007
913-662-5050

January 23rd 2026
ALC Job# 25-521S

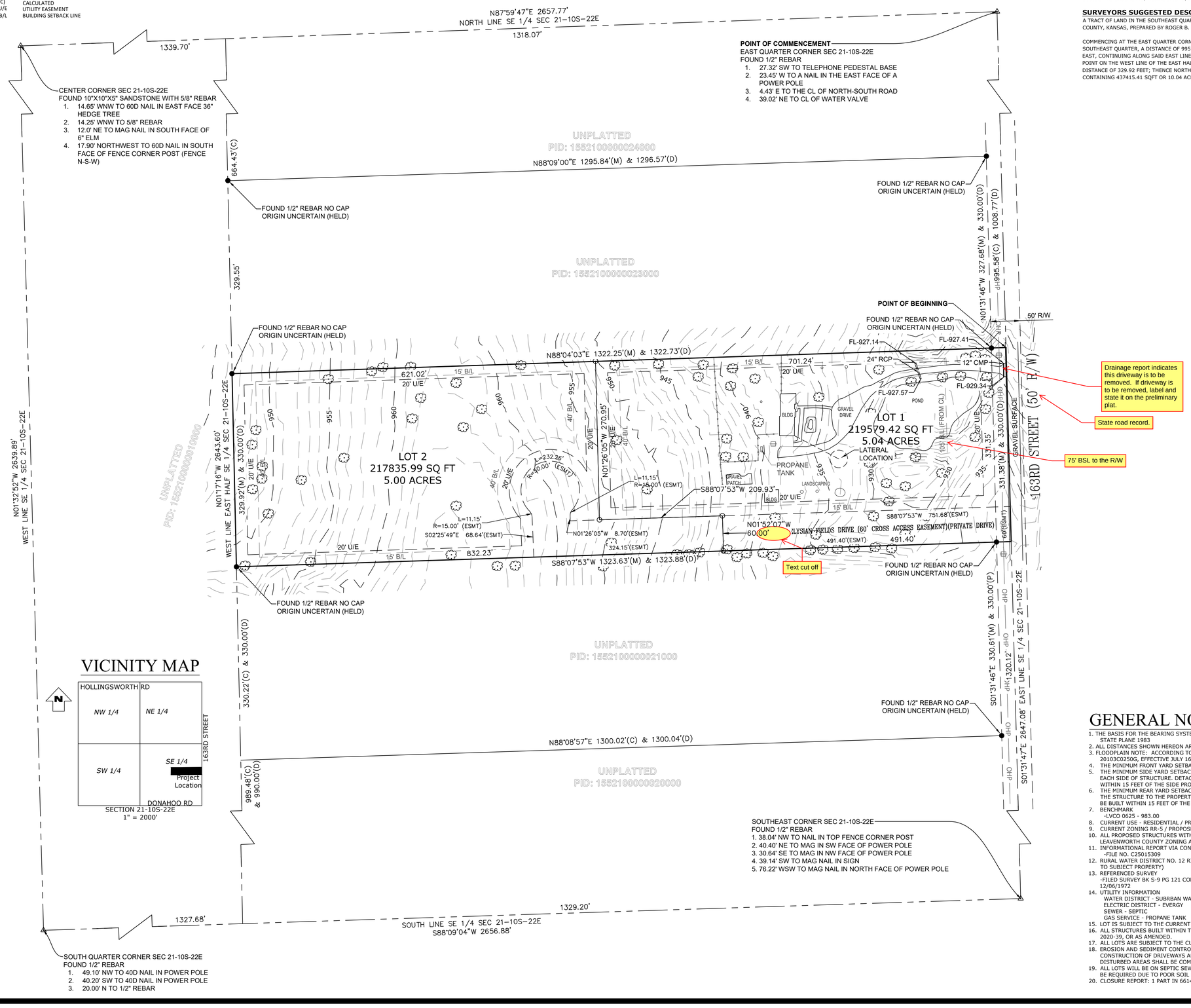
Revision	Date	By	Description
1			
2			
3			

ELYSIAN FIELDS

A TRACT OF LAND IN THE SOUHTEAST QUARTER OF SECTION 21, TOWNSHIP 10 SOUTH, RANGE 22 EAST OF THE 6TH P.M., IN LEAVENWORTH COUNTY, KANSAS

LEGEND

- SECTION CORNER
- FOUND PROPERTY CORNER AS NOTED
- SET 1/2" X 24" REBAR CAP ALC KS CLS 363
- (P) PLATTED
- (M) MEASURED
- (D) DEEDED
- (C) CALCULATED
- U/E UTILITY EASEMENT
- B/L BUILDING SETBACK LINE



VICINITY MAP

DESCRIPTION PER DEED 2023R08103

A TRACT IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 10, RANGE 22, LEAVENWORTH COUNTY, KANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER; THENCE SOUTH 00 DEGREES 19 MINUTES 33 SECONDS WEST, 1008.77 FEET TO THE TRUE POINT OF BEGINNING; THENCE WEST 1322.73 FEET; THENCE SOUTH 00 DEGREES 31 MINUTES 30 SECONDS WEST, 330.00 FEET; THENCE EAST 1323.88 FEET; THENCE NORTH 00 DEGREES 19 MINUTES 33 SECONDS EAST, 330.00 FEET TO THE TRUE POINT OF BEGINNING.
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND COVENANTS OF RECORD, IF ANY.

SURVEYORS SUGGESTED DESCRIPTION

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 10 SOUTH, RANGE 22 EAST OF THE 6TH P.M., IN LEAVENWORTH COUNTY, KANSAS, PREPARED BY ROGER B. DILL PLS 1408 DATED JANUARY 23RD, 2026; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 21; THENCE SOUTH 01°31'47" EAST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 995.58 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE SOUTH 01°31'47" EAST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 331.38 FEET; THENCE SOUTH 88°07'53" WEST, A DISTANCE OF 1323.63 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF SAID SOUTHEAST QUARTER; THENCE NORTH 01°17'16" WEST, ALONG SAID WEST LINE, A DISTANCE OF 329.92 FEET; THENCE NORTH 88°04'03" EAST, A DISTANCE OF 1322.25 FEET TO THE POINT OF BEGINNING.
CONTAINING 437415.41 SQFT OR 10.04 ACRES MORE OR LESS

03-06-26 Olsson Comments

Drainage report indicates this driveway is to be removed. If driveway is to be removed, label and state it on the preliminary plat.

State road record.

75' BSL to the R/W

GENERAL NOTES

1. THE BASIS FOR THE BEARING SYSTEM FOR THIS PLAT IS THE KANSAS NORTH ZONE U.S. STATE PLANE 1983
2. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN FEET.
3. FLOODPLAIN NOTE: ACCORDING TO "FIRM" MAP COMMUNITY PANEL NUMBERS 20103C0250G, EFFECTIVE JULY 16, 2015, THIS PLAT IS LOCATED IN ZONES "X".
4. THE MINIMUM FRONT YARD SETBACK FOR SINGLE FAMILY LOT SHALL BE 40 FEET.
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   -LVCO 0625 - 983.00
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13. REFERENCED SURVEY
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PREPARED FOR:
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21431 163RD ST, Basehor, KS 66007

PROJECT #: 25-521S

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SURVEY
02/04/2026
LS-1408
ROGER B DILL PLS 1408

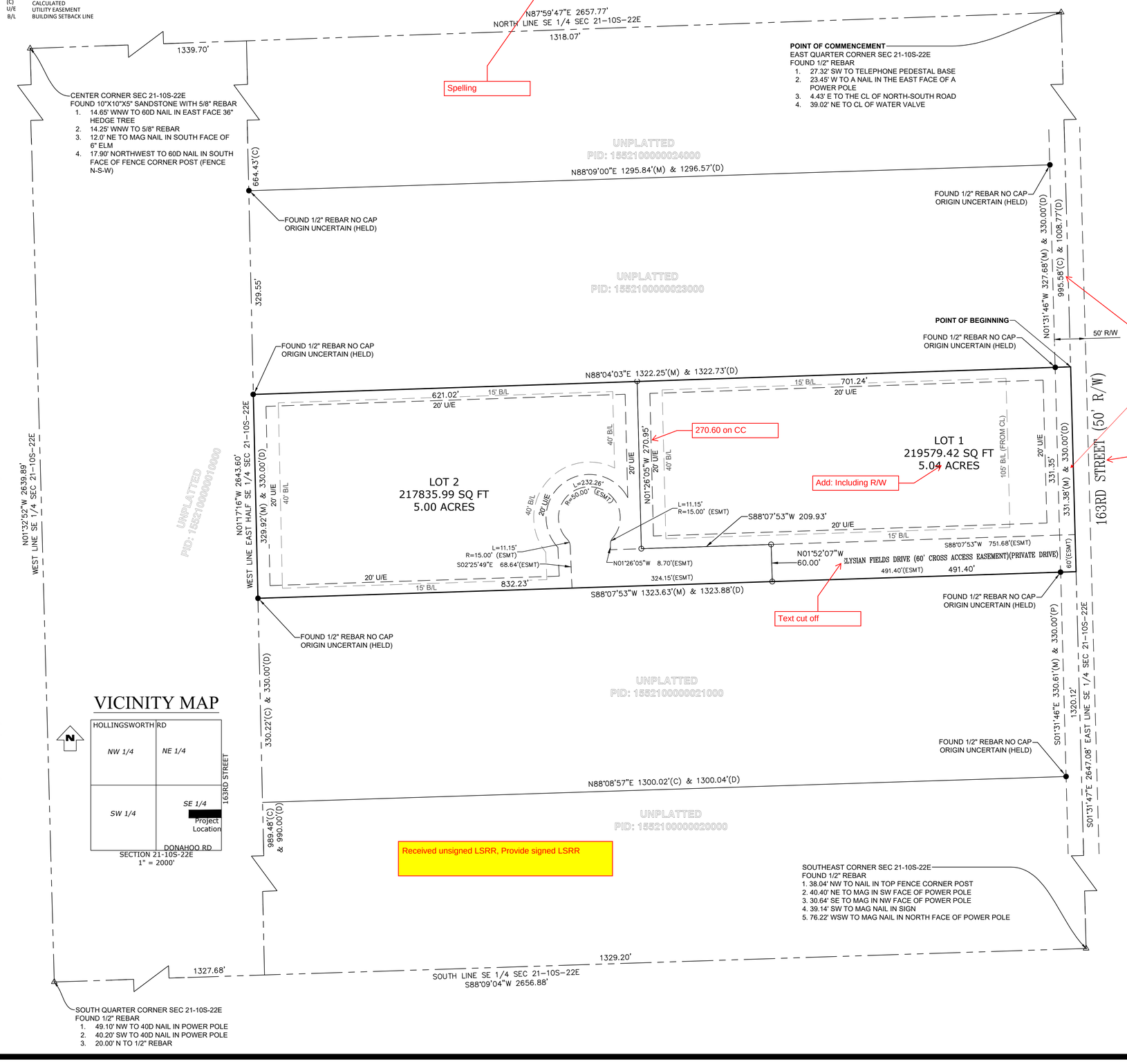
1/28/2026 7:53 AM AUSTINTHOMPSON CAD FILE : S:\Atlas Land Consulting\2025\Surveying\25-521S Judson Stanion 21431 163rd St Basehor Plat\25-521S Plat.dwg

ELYSIAN FIELDS

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Leave clear space at top right for ROD recording stamp

SURVEYORS SUGGESTED DESCRIPTION

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CONTAINING 437415.41 SQFT OR 10.04 ACRES MORE OR LESS

Add: Including Road Right of Way

DEDICATION
THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS "**ELYSIAN FIELDS**".

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

UTILITY EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC AND TO ANY UTILITY COMPANY AUTHORIZED TO PROVIDE UTILITY SERVICES, FOR THE PURPOSE OF INSTALLING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND REMOVING ALL UTILITIES, INCLUDING BUT NOT LIMITED TO WATER LINES, SANITARY SEWER LINES, STORM SEWER FACILITIES, GAS LINES, ELECTRIC LINES, TELEPHONE, CABLE TELEVISION, FIBER OPTIC LINES, AND OTHER COMMUNICATION FACILITIES, TOGETHER WITH ALL APPURTENANCES THERETO, OVER, UNDER, ALONG, AND ACROSS THE EASEMENTS AS SHOWN ON THIS PLAT LOCATED IN LEAVENWORTH COUNTY, KANSAS.

CAE language

TAXES FOR SUBJECT PROPERTY ARE PAID.

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this_____day of_____, 202_.

OWNER

_____
THOMAS JUDSON STANION, OWNER

STATE OF KANSAS)
)SS
COUNTY OF LEAVENWORTH)
BE IT REMEMBERED, that on this _____ day of_____ 202_, before me, a Notary Public in and for said County and State, came **THOMAS JUDSON STANION, OWNER**,to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year above written.

Add Bearing

_____
PRINTED NAME

My Commission Expires:_____

Notary Public

Add: Road Record B-230

This plat of **ELYSIAN FIELDS** has been submitted and approved by Leavenworth County Planning Commission, this day of_____, 202_.

_____
CHAIRMAN - JEFF SPINK

_____
SECRETARY - JOHN JACOBSON

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

(SEAL)

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

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

_____
COUNTY ENGINEER

This is to certify that this instrument was filed for record in the Register of Deeds office on the_____day of_____, 202_, in Book___, Page___.

_____
REGISTER OF DEEDS, TERRILOIS G. TODD

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

_____
LEAVENWORTH COUNTY SURVEYOR
DANIEL BAUMCHEN, PS-1363

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Add: NKA 1972S121

KS ENG COA: # 3315
KS SURVEYOR COA: # 363
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ATLAS LAND CONSULTING
SURVEYING | CIVIL | DESIGN | DRONE | CAD
atlaslandconsulting.com
14500 Parallel Road, Unit R, Basehor KS 66007

PRELIMINARY PLAT

Final

21431 163RD ST,
BASEHOR, KS 66007

PREPARED FOR:
JUDSON STANION
21431 163RD ST, Basehor, KS 66007

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PLS 1408

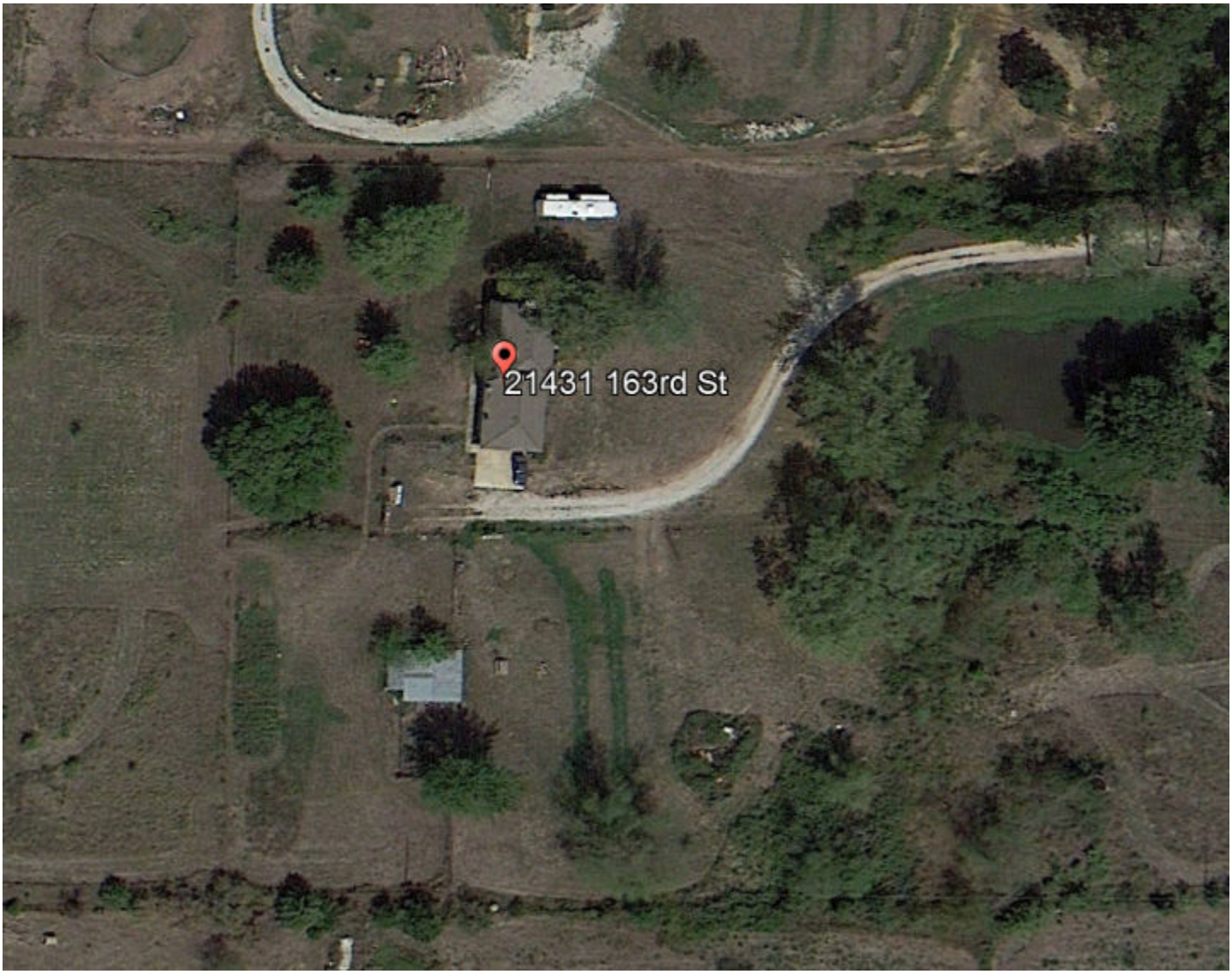
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2/4/2026 12:50 PM AUSTINTHOMPSON CAD FILE : S:\Atlas Land Consulting\2025\Surveying\25-521S Judson Stanion 21431 163rd St Basehor Plat\25-521S Plat.dwg

Allison, Amy

From: Anderson, Kyle
Sent: Monday, March 2, 2026 10:39 AM
To: Allison, Amy
Subject: RE: RE: DEV-26-021/022 Preliminary and Final Plat - Elysian Fields

We have not received any complaints on this property. The lateral field location on the pre-plat is not quite right. It extends much further south. We should show this correctly on the plat and make sure the south edge of the laterals are at least 10’ from the private road.



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

LEAVENWORTH COUNTY
PLANNING COMMISSION
STAFF REPORT

CASE NO: DEV-26-023/024 Daffner Estates — April 8, 2026

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

STAFF REPRESENTATIVE:
Amy Allison
Deputy Director

SUBJECT PROPERTY: 18735 Metro Avenue



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

PROPERTY OWNER:
Frances L Oelschlaeger Trust
15852 182nd Street
Tonganoxie, KS 66086

CONCURRENT APPLICATIONS:
n/a

LAND USE

ZONING: RR-2.5

FUTURE LAND USE DESIGNATION:
Residential (3 units per acre)

LEGAL DESCRIPTION:
A tract of land in the Northwest Fractional Quarter Section 30, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

SUBDIVISION: n/a

FLOODPLAIN: Zone A

STAFF RECOMMENDATION: Approval with Conditions

PROPERTY INFORMATION

ACTION OPTIONS:
1. Recommend approval of Case No. DEV-26-023 & 024, Preliminary & Final Plat for Daffner Estates, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-26-023 & 024, Preliminary & Final Plat for Daffner Estates, to the Board of County Commission for the following reasons; or
3. Continue the hearing to another date, time, and place.

PARCEL SIZE: 33.78 acres

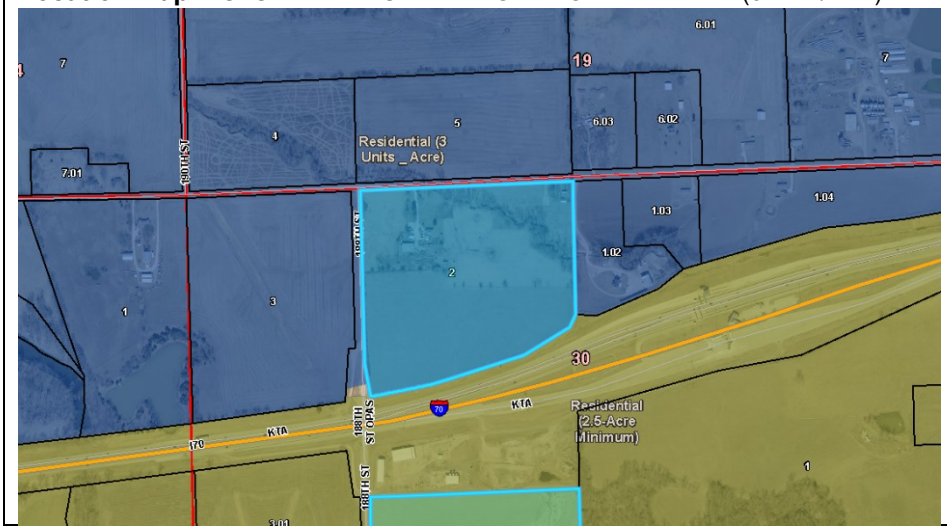
PARCEL ID NO:
189-30-0-00-00-002.00

BUILDINGS:
Two single family residences, multiple accessory structures

PROJECT SUMMARY:
Request for preliminary and final plat approval to subdivide property located at 18735 Metro Avenue as Lots 1 through 3 of Daffner Estates.

ACCESS/STREET:
Metro Avenue; Local, Gravel ± 16 ft. and 188th Street; Local, Gravel ± 20 ft.

Location Map: FUTURE LAND USE DESIGNATION: Residential (3 units/acre)



UTILITIES

SEWER: Septic
FIRE: Stranger
WATER: Suburban Water
ELECTRIC: Evergy

NOTICE & REVIEW:

STAFF REVIEW: 4/2/2026

NEWSPAPER NOTIFICATION:
n/a

NOTICE TO SURROUNDING PROPERTY OWNERS:
n/a

STANDARDS TO BE CONSIDERED:			
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**	n/a	
43	**Cross Access Easements**	n/a	
50-20	**Utility Requirements**	X	
50-30	**Other Requirements**	X	
50-40	**Minimum Design Standards**		X
	Art. 50, Sec. 40.3.h. Accessory structures on a lot without a principal structure (Lot 2).		
50-50	**Sensitive Land Development**	n/a	
50-60.	**Dedication of Reservation of Public Sites and Open Spaces**	X	

STAFF COMMENTS:

The applicant is proposing to divide a 33-acre parcel into three (3) lots. The Subdivision is classified as a Class C with all lots lying within the Rural Growth Area of Leavenworth County. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision (see condition 3). Lots range in size from 2.56 acres to 25.13 acres. All lots meet the minimum standards of the RR-2.5 zoning district. The proposed layout includes an accessory structure located on Lot 2 without a principal structure. Because the lot is less than 40 acres, an exception is needed. The second house located on the property was permitted as an Accessory Dwelling Unit. If approved, this action will split the property and that house will become the principal dwelling of its own lot. The applicant will need to update the status of the structure and pay the difference in permit fees for a single-family residence. Some outstanding comments still remain, however they are listed as conditions of approval should the plat be approved.

EXCEPTIONS:

The applicant has requested an exception from Article 50, Section 40.3.h. – Non-conforming Structure. The criteria for the acceptance of an exception are 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: Chairman, I find that all three criteria for an exception to Article 50, Section 40.3.h. Non-conforming Structure (have/have not) been met and I move to approve an exception from Article 50, Section 40.3.h. Non-conforming Structure, as submitted by the application.

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.h. for an accessory structure located on a lot without a principal structure on Lot 2.
6. Applicant must pay the difference of a New Single Family Residence permit for the Accessory Dwelling Unit on Lot 3.
7. The developer must comply with the following memorandums:
    Memo – Planning & Zoning, dated March 27, 2026
    Memo – Emergency Management, dated March 23, 2026
    Memo – Survey, dated March 23, 2026
    Memo – Public Works, dated March 6, 2026
    Memo – Suburban Water, dated January 26, 2026
    Memo – Evergy, dated January 16, 2026

Proposed Plat Motions:

Approve: *Chairman, I find that the subdivision request complies with the Zoning and Subdivision Regulations based on the recommendations of the Planning staff and the findings set forth in the staff report. I hereby, move to approve the request as outlined in Case DEV-26-023 & 024.*

Denial: *Chairman, I find that the subdivision request does not comply with the Zoning and Subdivision regulations (list Article and Section #) and move deny Case DEV-26-023 & 024.*

Table: *Chairman, I move to table Case DEV-26-023 & 024 to (DATE AND TIME) requesting additional information for (STATE THE REASONS).*

ATTACHMENTS:

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

FINAL &
PRELIMINARY PLAT APPLICATION

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

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

APPLICANT/AGENT INFORMATION	OWNER INFORMATION
NAME: Herring Surveying Company	NAME: Frances L. Oelschlaeger Trust
MAILING ADDRESS: 315 North 5th Street	MAILING ADDRESS 15852 182nd Street
CITY/ST/ZIP: Leavenworth, KS 66048	CITY/ST/ZIP Tonanoxie, KS 66086
PHONE: [redacted]	PHONE: N/A
EMAIL : herringsurveying@outlook.com	EMAIL N/A

GENERAL INFORMATION

Proposed Subdivision Name: DAFFNER ESTATE

Address of Property: 18735 Metro Ave.

PID: 189-30-0-00-00-002 Urban Growth Management Area: _____

SUBDIVISION INFORMATION		
Gross Acreage: 33.78 AC	Number of Lots: 3	Minimum Lot Size: 2.58 AC
Maximum Lot Size: 25.11 AC	Proposed Zoning: RR 2.5	Density: N/A
Open Space Acreage: N/A	Water District: Suburban	Proposed Sewage: Septic
Fire District: Stranger	Electric Provider: Evergy	Natural Gas Provider: Propane
Covenants: ☐ Yes ☒ No	Road Classification: *Local – Collector - Arterial – State - Federal*	
	Cross-Access Easement Requested: ☐ Yes ☒ No	
List of all Requested Exceptions: *Exceptions may be granted per Article 56 or as otherwise stated in the Zoning & Subdivision Regulations.*	1.	
	2.	
	3.	
	4.	
	5.	

Is any part of the site designated as Floodplain? ☒ Yes ☐ No if yes, what is the panel number: 20103C0325G

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 2-20-26 Date: 2-20-26

ATTACHMENT A

No Consideration Warranty Deed
to a Revocable Living Trust

WARRANTY DEED TO REVOCABLE LIVING TRUST

THIS WARRANTY DEED TO A REVOCABLE LIVING TRUST is made by and between GRANTOR and GRANTEE set forth below. GRANTOR, without consideration and in accordance with K.S.A. 79-1437 (e)(7), does hereby Grant and Convey unto GRANTEE and GRANTEE'S successors, the following described property, to have and to hold, together with all the rights, privileges, appurtenances and immunities thereto belonging or pertaining unto GRANTEE and to GRANTEE's successors forever; the GRANTOR hereby covenanting that GRANTOR is lawfully seized of an estate in fee of the PROPERTY herein conveyed; that GRANTOR will warrant and defend the title to the PROPERTY unto GRANTEE and unto GRANTEE's successors forever against the lawful claims and demands of all persons whomsoever. IN WITNESS WHEREOF, GRANTOR has executed this instrument the date indicated below.

NOTE: The PROPERTY conveyed by this Warranty Deed is according to the recorded plat thereof (if platted) and subject to all easements, restrictions, reservations and covenants of record, if any, and further subject to any existing zoning regulations, located in Leavenworth County, Kansas.

DEED LEGAL DESCRIPTION:
THE EAST HALF (E1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 30, TOWNSHIP 11, SOUTH, RANGE 22 EAST OF SIXTH P.M., CONTAINING 80 ACRES, MORE OR LESS; ALSO: EIGHTY (80) ACRES OF LAND OFF THE EAST SIDE OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 30, TOWNSHIP 11, SOUTH, RANGE 22, EAST OF 6TH P.M.; ALSO: THE SOUTH HALF (S1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 19, TOWNSHIP 11, SOUTH, RANGE 22 EAST OF 6TH P.M., CONTAINING 20 ACRES MORE OR LESS. EXCEPTING LAND TAKEN FOR KANSAS TURNPIKE PROJECT FROM THE ABOVE DESCRIBED PROPERTY AND MORE PARTICULARLY DESCRIBED AS ABOVE SET FORTH.

DEED GRANTEE	**FRANCES L. OELSCHLAEGER**
Status	TRUSTEE UNDER THE **FRANCES L. OELSCHLAEGER REVOCABLE LIVING TRUST**
DATED:	MARCH 5, 1997

Mailing Address 18735 METRO AVENUE
TONGANOXIE, KANSAS 66086

DEED GRANTOR:

Frances L. Oelschlaeger

Name: **FRANCES L. OELSCHLAEGER**
Date Deed Executed: MARCH 5, 1997

ACKNOWLEDGMENT OF THE DEED GRANTOR

State of Kansas)
) ss:
County of Douglas)

Before the undersigned Notary Public in and for said County and State, personally appeared **FRANCES L. OELSCHLAEGER,** (status) A SINGLE PERSON, GRANTOR, to me known to be the person(s) who executed the foregoing instrument as GRANTOR therein and who acknowledged executing the same as GRANTOR is free act and deed for the purposes expressed therein. Witness my hand and Notary Seal affixed this 5 day of March, 19 97.

Darryl Graves

NOTARY PUBLIC
My Commission Expires: 11-18-99

Darryl Graves
Notary Public
State of Kansas
Expires: 11-18-99

STATE OF KANSAS
COUNTY OF LEAVENWORTH } SS
FILED FOR RECORD

1997 MAR 10 A 8: 36 50

DORA I. PARMER
REGISTER OF DEEDS

DEP

Land and Tax Transfer record in my office this
10 day of March, 1997
Linda A. Lahey by Kay
County Clerk

OWNER AUTHORIZATION

I/WE Mike Oelschlaeger / Daniel R. Oelschlaeger hereinafter referred to as the "Undersigned", being of lawful age, do hereby on this 8 day of August, 2025, make the following statements, to wit:

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

   See Exhibit A attached hereto and incorporated herein by reference.

2. I/We the undersigned, have previously authorized and hereby authorize Joe Herring Survey _____ (Hereinafter referred to as "Applicant"), to act on my/our behalf for the purpose of making application with the Planning Office of Leavenworth County, Kansas, _____ 18735 Metro Ave _____ (common address) the subject real property, or portion thereof, and which authorization includes, but is not limited to, all acts or things whatsoever necessarily required of Applicant in the application process.

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

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

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

Daniel R. Oelschlaeger
Owner

Mike Oelschlaeger
Owner

STATE OF KANSAS
COUNTY OF LEAVENWORTH

The foregoing instrument was acknowledge before me on this 8th day of August, 2025, by Michael & Daniel Oelschlaeger.

My Commission Expires:

NOTARY PUBLIC - STATE OF KANSAS
MELISSA D. JOHNSON
MY APPT. EXPIRES 04/10/2028

Melissa D. Johnson
Notary Public Melissa D. Johnson

DAFFNER ESTATES

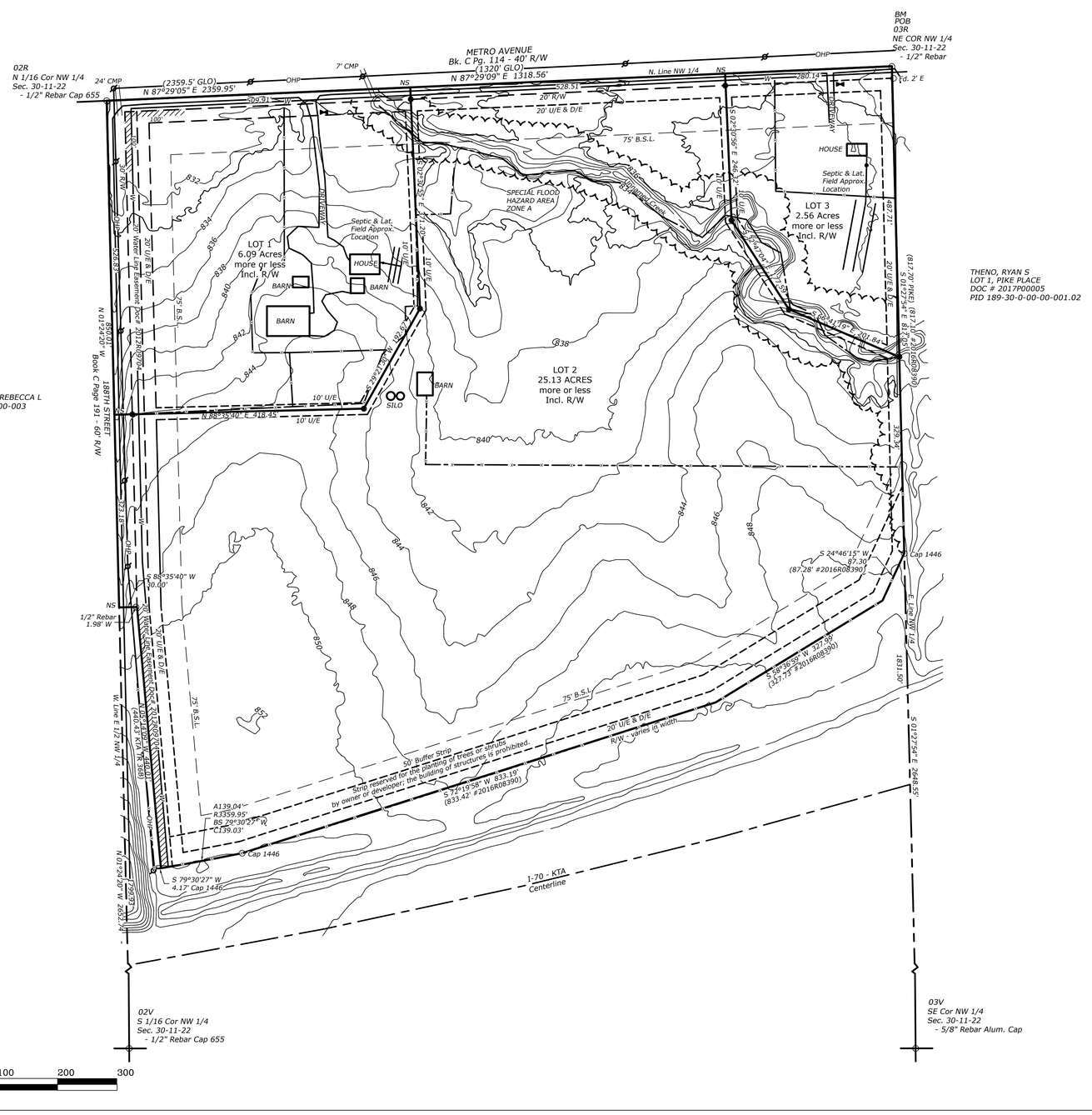
A Minor Subdivision in the Northwest Fractional Quarter of Section 30, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

PRELIMINARY PLAT

PREPARED FOR:
FRANCES L OELSCHLAEGER TRUST
15852 182nd Street
TONGANOXIE, KS 66086

PROPERTY ADDRESS:
18735 METRO AVE
TONGANOXIE, KS 66086
PID NO. 189-30-0-00-00-002

SURVEYOR'S DESCRIPTION:
Tract of land in the Northwest Fractional Quarter of Section 30, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on January 25, 2026, and more fully described as follows:
Beginning at the Northeast corner of said Northwest Fractional Quarter; thence South 01 degrees 27'54" East for a distance of 817.05 feet to the Northerly line of the Kansas Turpike (KTA) Interstate I-70; thence South 24 degrees 46'15" West for a distance of 87.30 feet along said KTA Line; thence South 58 degrees 36'59" West for a distance of 327.99 feet along said KTA Line; thence South 72 degrees 19'58" West for a distance of 833.19 feet along said KTA Line; thence along a curve to the right having a radius of 3359.95 feet and an arc length of 139.04 feet along said KTA Line, being subtended by a chord bearing South 79 degrees 30'27" West and a chord distance of 139.03 feet; thence North 05 degrees 14'09" West for a distance of 440.01 feet along said KTA Line to the Easterly right of way line of 188th Street; thence South 88 degrees 35'40" West for a distance of 30.00 feet to the West line of the East Half of said Northwest Fractional Quarter; thence North 01 degrees 24'20" West for a distance of 850.01 feet along said West line to the North 1/16th Corner of said Northwest Fractional Quarter; thence North 87 degrees 29'09" East for a distance of 1318.56 feet along the North line of said Northwest Fractional Quarter to the point of beginning.
Together with and subject to covenants, easements, and restrictions of record.
Said property contains 33.78 acres, more or less, including road right of way.



Scale 1" = 100'

Job # K-25-1937
January 25, 2026 Rev. 3/20/26

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

RESTRICTIONS:
1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
2) An Engineered Waste Disposal System may be required due to poor soil conditions.
3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
4) Lots are subject to the current Access Management Policy
5) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
6) Lots 1, 2, and 3 are impacted by the special flood zone. Add a note, 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.
7) Culvert design shall be required with any proposed crossing within the Special Flood Hazard Area along with applicable Kansas DWR permitting.
8) Flood Plain Permit was approved for structure on Lot 3.
9) Exception to regulation Article 50, Section 40.3.h. Accessory Structure without principal residence on Lot 2
10) No off-plat restrictions.

ZONING:
RR 2.5 - Rural Residential 2.5

NOTES:
1) This survey does not show ownership.
2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
3) All recorded and measured distances are the same, unless otherwise noted.
4) Error of Closure - 1:999999 - 33.78 Acres, more or less, including right of way.
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) - NE COR NW 1/4 - 1/2" Rebar - Elev - 848.3'
10) Easements, if any, are created hereon or listed in referenced title commitment.
11) Reference Recorded Deed Book 761 Page 463
12) Utility Companies -
- Water - Suburban
- Electric - Evergy
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
13) Reference Alliance National Title Agency, LLC File Number 518128-ANTL-BSH-KS updated February 9, 2026
14) Property is in a Special Flood Hazard Area Zone A per FEMA FIRM Map 20103C0325G 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:
PIKE PLACE - Doc # 2017P00005
TBM - T.B.Melton Survey 2000
CAM - C.A.Mattox Survey 2012
KTA - Kansas Turnpike Authority Plans and Plat Maps
Warranty Deed Doc #2016R08390

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

LEAVENWORTH COUNTY



VICINITY MAP
NOT TO SCALE

DAFFNER ESTATES

A Minor Subdivision in the Northwest Fractional Quarter of Section 30, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:
FRANCES I. OELSCHLAEGER TRUST
19852 182nd Street
TONGANOXIE, KS 66086

PROPERTY ADDRESS:
18735 METRO AVE
TONGANOXIE, KS 66086
PID NO. 189-30-0-00-00-002

SURVEYOR'S DESCRIPTION:
Tract of land in the Northwest Fractional Quarter of Section 30, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on January 25, 2026, and more fully described as follows:
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Together with and subject to covenants, easements, and restrictions of record.
Said property contains 33.78 acres, more or less, including road right of way.

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: DAFFNER ESTATES.

Easements shown on this plat are hereby dedicated for public use, the rights of way which are shown with dashed lines on the accompanying plat, and said easements may be employed to locate and maintain sewers, water lines, gas lines, poles and wires and any other form of public utility now and hereafter used by the public over, under and along the strips marked "Utility Easement" (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 DAFFNER ESTATES, have set our hands this _____ day of _____, 2026.

_____
Michael Oelschlaeger, Trustee

PID 189-30-0-00-00-003

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____ 2026, before me, a notary public in and for said County and State came Michael Oelschlaeger, Trustee to the Francis L. Oelschlaeger Trust, to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC_____

My Commission Expires:_____ (seal)

APPROVALS
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of DAFFNER ESTATES this _____ day of _____, 2026.

_____ _____
Secretary, John Jacobson — Chairman, Jeff Spink

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

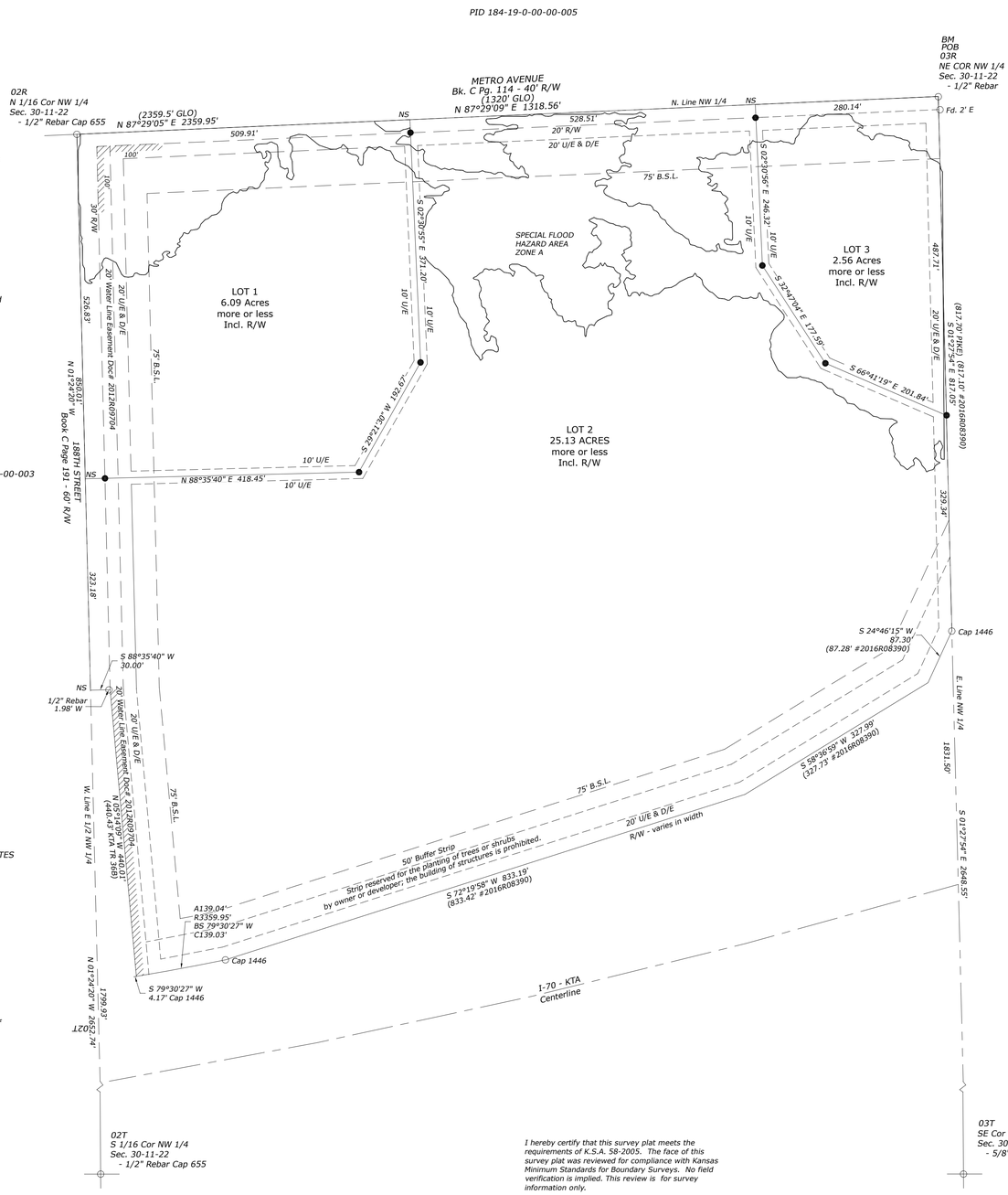
_____
County Engineer - Mitch Pleak

COUNTY COMMISSION APPROVAL:
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of DAFFNER ESTATES this _____ day of _____, 2026.

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

REGISTER OF DEED CERTIFICATE:
Filed for Record as Document No. _____ on this _____ day of _____, 2026 at _____ o'clock __M in the Office of the Register of Deeds of Leavenworth County, Kansas,

_____
Register of Deeds - TerriLois G. Todd



Scale 1" = 100'

Job # K-25-1937
February 20, 2026 Rev. 3/20/26

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

100 0 100 200 300
1" = 100'

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9) Exception to regulation Article 50, Section 40.3.h. Accessory Structure without principal residence on Lot 2
10) No off-plat restrictions.

ZONING:
RR 2.5 - Rural Residential 2.5

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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) - NE COR NW 1/4 - 1/2" Rebar - Elev - 848.3'
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- Water - Suburban
- Electric - Evergy
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
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15) Building Setback Lines as shown hereon or noted below
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TBM - T.B.Melton Survey 2000
CAM - C.A.Mattox Survey 2012
KTA - Kansas Turnpike Authority Plans and Plat Maps
Warranty Deed Doc #2016R08390

LOT 1, PIKE PLACE
DOC # 2017P00005
PID 189-30-0-00-00-001.02

LEGEND:
● - 1/2" Rebar Set with Cap No.1296
○ - 1/2" Rebar Found, unless otherwise noted.
( ) - Record / Deeded Distance
U/E - Utility Easement
D/E - Drainage Easement
B.S.L. - Building Setback Line
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℄ - 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

LEAVENWORTH COUNTY



VICINITY MAP
NOT TO SCALE

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

_____
Daniel Baumchen, PS#1363
County Surveyor

JOSEPH A. HERRING REGISTERED LS - 1296 KANSAS LAND SURVEYOR

I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of December 2025 through February 2026 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring
PS # 1296

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.

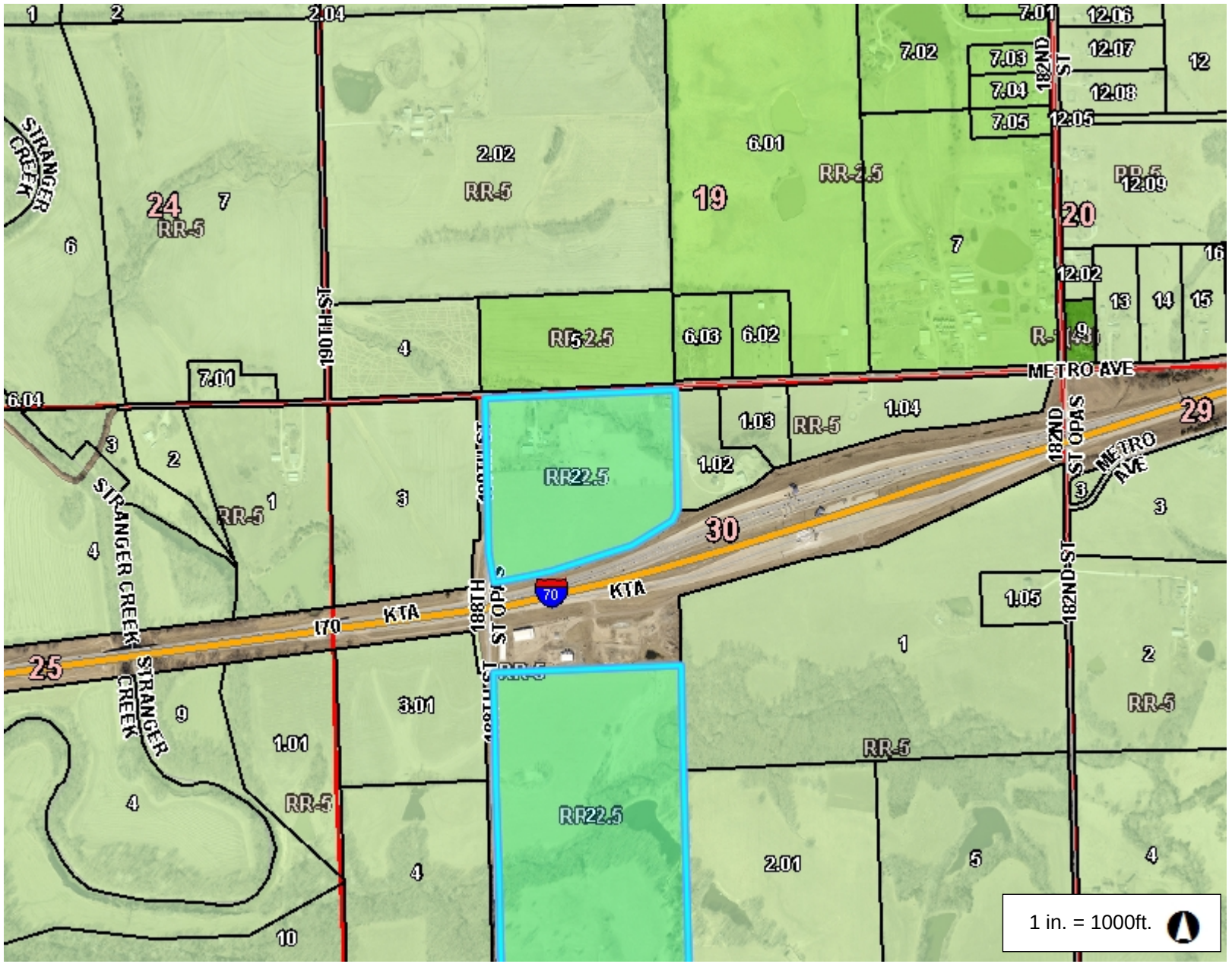
2. That the variance or exception is necessary for the reasonable and acceptable development of the property in question.

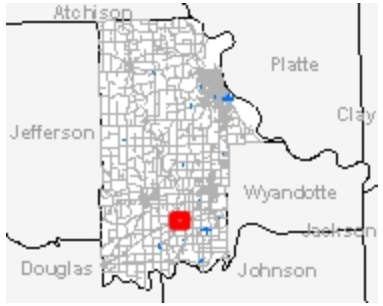
3. That the granting of the variance or exception will not be detrimental to the public welfare or injurious to adjacent property.

Exception for Accessory Structure on Lot 2 without Residence

1) Family division of farm land - larger parent tract (80 acres) was split by the Kansas Turnpike Authority.
2) Yes it is necessary, allows for family member to own the existing houses while keeping farm ground
3) It will not

DEV-26-023/024 Daffner Estates





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

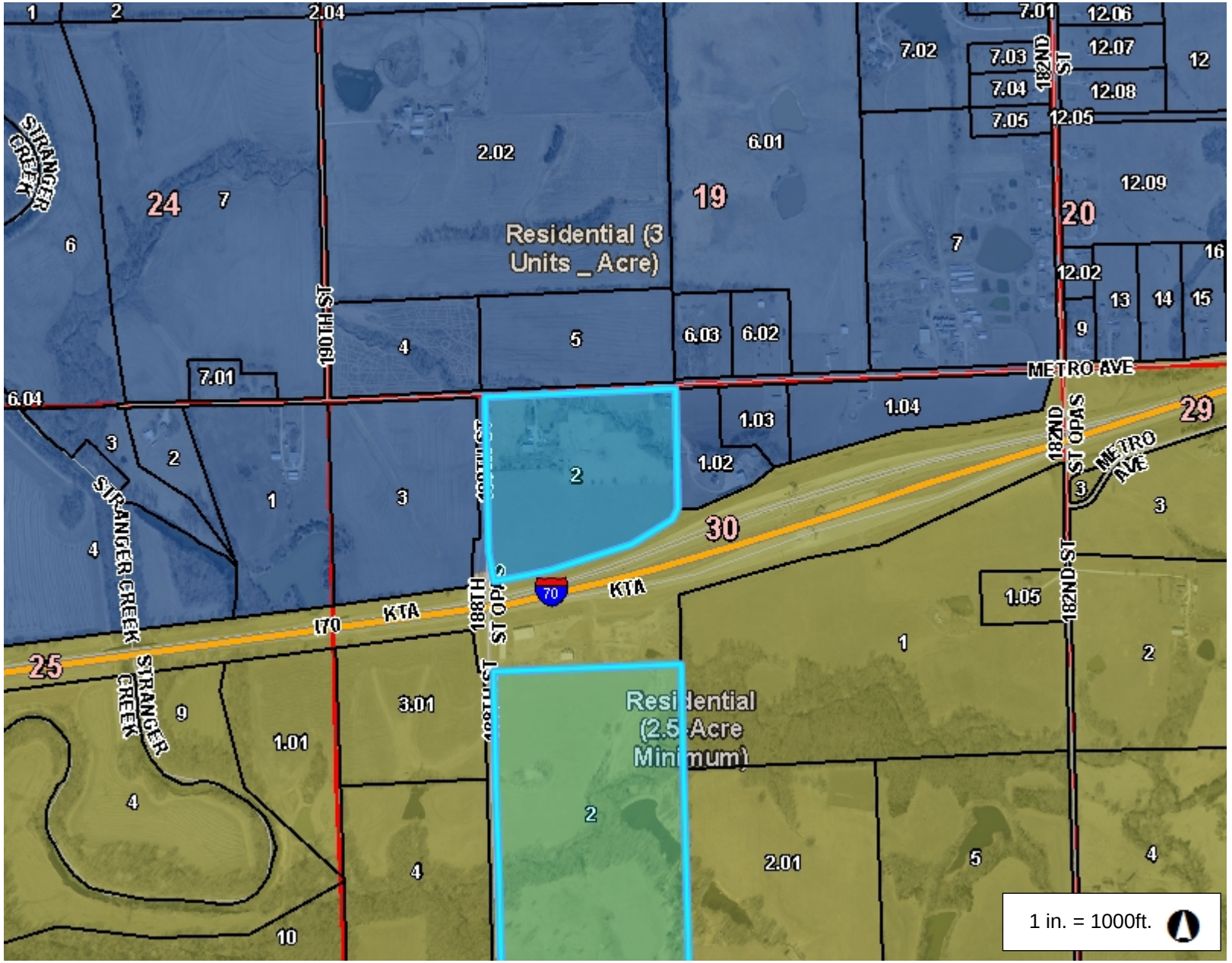
Notes

2,000.9 0 1,000.44 2,000.9 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

DEV-26-023/024 Daffner Estates





Legend

- Parcel Number
- Parcel
- City Limit Line
- Major Road
  - <all other values>
  - 70
- Road
  - <all other values>
  - PRIVATE
- Railroad
- Section
- Section Boundaries
- County Boundary
- Future Land Use
  - County Road 1
  - Flood
  - Mixed Residential
  - Mixed Use
  - Residential (2.5-Acre Minimum)
  - Residential (3 Units _ Acre)
  - Residential Estate (5-Acre Minimun

Notes

2,000.9 0 1,000.44 2,000.9 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

January 16th, 2025

FRANCES L OELSCHLAEGER TRUST
15852 182nd Street
TONGANOXIE, KS 66086

Daffner estates
18735 METRO AVE, TONGANOXIE, KS 66086

Hello:

At your request, Evergy is providing this acknowledgement that the above-mentioned property is within Evergy's service territory and, consequently, Evergy will serve the project consistent with its General Rules and Regulations. This correspondence is not a guarantee of service on any specific timeline. Changes, delays, or additions to the project's design, timeline, and installation may result in delays or additional equipment necessary to ensure service upon completion of the project. Additionally, Evergy is subject to the availability of distribution equipment and any supply chain disruptions may affect Evergy's ability to provide service.

All projects must conform to Evergy's Electrical Service Standards and service is dependent upon a timely application for electrical service and supporting information. Upon submission of updated project information, Evergy will work with you to provide information regarding our timeline for provision of service.

Sincerely,

Ashley VanNess
TD Designer
Evergy
785-379-4334

Allison, Amy

From: Mark B <stfdchief1760@gmail.com>
Sent: Monday, January 26, 2026 11:45 AM
To: Joe Herring
Cc: Travis Miles; Boone Heston; Steven Heath; Johnson, Melissa
Subject: Re: Daffner Estates

Stranger Township Fire Department has no issues with this application.

I believe there are fire hydrants in the area.

Let me know if you have any questions.

Mark Billquist
Stranger Township Fire Chief

On Sun, Jan 25, 2026 at 8:27 PM Joe Herring [redacted] wrote:

> Please send your the requested letter stating you can serve the attached development.
>
> Thank you - Joe Herring
>
> _____
> J.Herring Inc., dba,Herring Surveying Company
> [redacted]t, Leavenworth, KS 66048
> [redacted]ROCK CHALK!
>
> ***FRAUD ALERT: Leavenworth County has been notified of multiple fraudulent emails requesting payment of fees to a non-agency account. All application fees are paid at the time of application and any additional required fees will be requested on official letterhead. Furthermore, the County does not have an online payment option. If you receive an email or letter requesting payment of fees that appears to come from the Leavenworth County Planning & Zoning Department or Planning Commission, please contact the office at 913.684.0465 before making any payments online or by phone.***

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

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

SuburbanWater
QUALITY WATER SERVICE

January 26, 2026

Leavenworth County
Planning and Zoning
Leavenworth KS 66048

To Whom It May Concern:

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

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

Sincerely,

Travis J Miles

Travis J Miles
President

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

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

DAFFNER ESTATES

A Minor Subdivision in the Northwest Fractional Quarter of Section 30, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:
FRANCES I. OELSCHLAEGER TRUST
15852 182nd Street
TONGANOXIE, KS 66086

PROPERTY ADDRESS:
18735 METRO AVE
TONGANOXIE, KS 66086
PID NO. 189-30-0-00-00-002

SURVEYOR'S DESCRIPTION:
Tract of land in the Northwest Fractional Quarter of Section 30, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on January 25, 2026, and more fully described as follows:
Beginning at the Northeast corner of said Northwest Fractional Quarter; thence South 01 degrees 27'54" East for a distance of 817.05 feet to the Northerly line of the Kansas Turpike (KTA) Interstate I-70; thence South 24 degrees 46'15" West for a distance of 87.30 feet along said KTA Line; thence South 58 degrees 36'59" West for a distance of 327.99 feet along said KTA Line; thence South 72 degrees 19'58" West for a distance of 833.19 feet along said KTA Line; thence along a curve to the right having a radius of 3359.95 feet and an arc length of 139.04 feet along said KTA Line, being subtended by a chord bearing South 79 degrees 30'27" West and a chord distance of 139.03 feet; thence North 05 degrees 14'09" West for a distance of 440.01 feet along said KTA Line to the Easterly right of way line of 188th Street; thence South 88 degrees 35'40" West for a distance of 30.00 feet to the West line of the East Half of said Northwest Fractional Quarter; thence North 01 degrees 24'20" West for a distance of 850.01 feet along said West line to the North 1/16th Corner of said Northwest Fractional Quarter; thence North 87 degrees 29'09" East for a distance of 1318.56 feet along the North line of said Northwest Fractional Quarter to the point of beginning.
Together with and subject to covenants, easements, and restrictions of record.
Said property contains 33.78 acres, more or less, including road right of way.

REVIEWED
aallison , 3/27/2026, 1:41:56 PM

-House on proposed lot 3 was permitted as an ADU. With this action, the house will be reclassified as a the primary residence for lot 3 and therefore the difference from an ADU permit to a single family permit will need to be paid.
-Legal description on deed includes land located to the south of I-70, Certificate of Survey separating the parcels formally with deed must be filed before plat can be approved.

RESTRICTIONS:
1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
2) An Engineered Waste Disposal System may be required due to poor soil conditions.
3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
4) Lots are subject to the current Access Management Policy
5) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
6) Lots 1, 2, and 3 are impacted by the special flood zone. ~~Add a note~~, 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.
7) Culvert design shall be required with any proposed crossing within the Special Flood Hazard Area along with applicable Kansas DWR permitting.
8) Flood Plain Permit was approved for structure on Lot 3.
9) Exception to regulation Article 50, Section 40.3.h. Accessory Structure without principal residence on Lot 2
10) No off-plat restrictions.

per DEV-22-165.

ZONING:
RR 2.5 - Rural Residential 2.5

NOTES:
1) This survey does not show ownership.
2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
3) All recorded and measured distances are the same, unless otherwise noted.
4) Error of Closure - 1:999999 - 33.78 Acres, more or less, including right of way.
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) - NE COR NW 1/4 - 1/2" Rebar - Elev - 848.3'
10) Easements, if any, are created hereon or listed in referenced title commitment.
11) Reference Recorded Deed Book 761 Page 463
12) Utility Companies -
- Water - Suburban
- Electric - Evergy
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
13) Reference Alliance National Title Agency, LLC File Number 518128-ANTL-BSH-KS updated February 9, 2026
14) Property is in a Special Flood Hazard Area Zone A per FEMA FIRM Map 20103C0325G 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:
PIKE PLACE - Doc # 2017P00005
TBM - T.B.Melton Survey 2000
CAM - C.A.Mattox Survey 2012
KTA - Kansas Turnpike Authority Plans and Plat Maps
Warranty Deed Doc #2016R08390

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

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: DAFFNER ESTATES.

Easements shown on this plat are hereby dedicated for public use, the rights of way which are shown with dashed lines on the accompanying plat, and said easements may be employed to locate and maintain sewers, water lines, gas lines, poles and wires and any other form of public utility now and hereafter used by the public over, under and along the strips marked "Utility Easement" (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 DAFFNER ESTATES, have set our hands this _____ day of _____, 2026.

_____
Michael Oelschlaeger, Trustee

Daniel Oelschlaeger

PID 189-30-0-00-00-003

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____ 2026, before me, a notary public in and for said County and State came Michael Oelschlaeger, Trustee to the Francis L. Oelschlaeger Trust, to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

*NOTARY PUBLIC*_____

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

APPROVALS
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of DAFFNER ESTATES this _____ day of _____, 2026.

_____ _____
Secretary *Chairman*
John Jacobson *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.

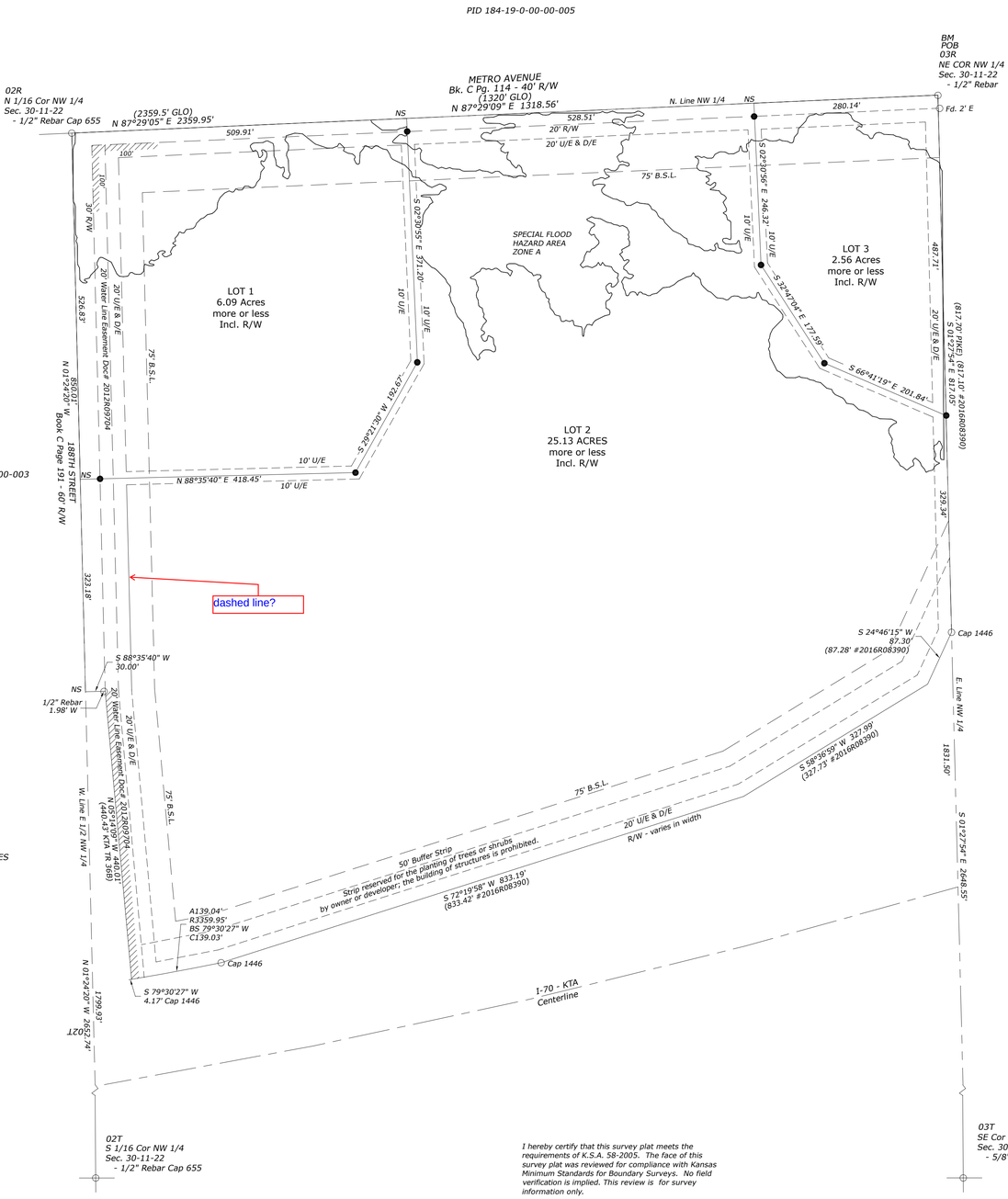
_____
County Engineer - Mitch Pleak

COUNTY COMMISSION APPROVAL:
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of DAFFNER ESTATES this _____ day of _____, 2026.

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

REGISTER OF DEED CERTIFICATE:
Filed for Record as Document No. _____ on this _____ day of _____, 2026 at _____ o'clock __M in the Office of the Register of Deeds of Leavenworth County, Kansas,

_____
Register of Deeds - TerriLois G. Todd



LOT 1, PIKE PLACE
DOC # 2017P00005
PID 189-30-0-00-00-001.02

LEAVENWORTH COUNTY



VICINITY MAP
NOT TO SCALE

Scale 1" = 100'

Job # K-25-1937
February 20, 2026 Rev. 3/20/26

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

100 0 100 200 300
1" = 100'

02T
S 1/16 Cor NW 1/4
Sec. 30-11-22
- 1/2" Rebar Cap 655

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

03T
SE Cor NW 1/4
Sec. 30-11-22
- 5/8" Rebar Alum. Cap

JOSEPH A. HERRING REGISTERED LS - 1296 KANSAS LAND SURVEYOR

I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of December 2025 through February 2026 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring
PS # 1296

DAFFNER ESTATES

A Minor Subdivision in the Northwest Fractional Quarter of Section 30, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

PRELIMINARY PLAT

PREPARED FOR:
FRANCES L OELSCHLAEGER TRUST
15852 182nd Street
TONGANOXIE, KS 66086

PROPERTY ADDRESS:
18735 METRO AVE
TONGANOXIE, KS 66086
PID NO. 189-30-0-00-00-002

SURVEYOR'S DESCRIPTION:
Tract of land in the Northwest Fractional Quarter of Section 30, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on January 25, 2026, and more fully described as follows:
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Together with and subject to covenants, easements, and restrictions of record.
Said property contains 33.78 acres, more or less, including road right of way.

fix text

REVIEWED
aallison , 3/27/2026, 1:33:48 PM

-House on proposed lot 3 was permitted as an ADU. With this action, the house will be reclassified as a the primary residence for lot 3 and therefore the difference from an ADU permit to a single family permit will need to be paid.
-Legal description on deed includes land located to the south of I-70, Certificate of Survey separating the parcels formally with deed must be filed before plat can be approved.

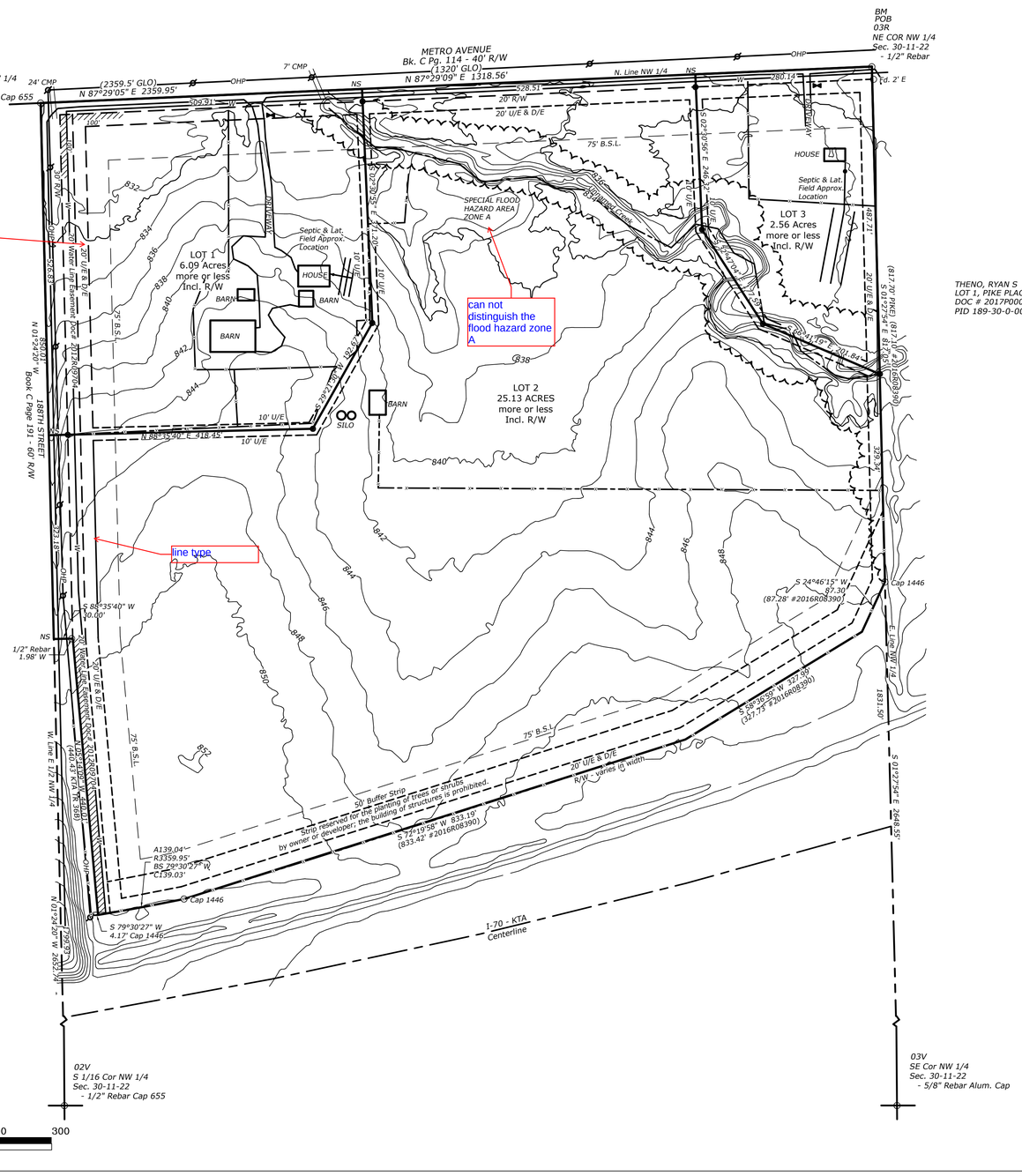
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6) Lots 1, 2, and 3 are impacted by the special flood zone. ~~Add a note~~, any building to be constructed in or near the special flood hazard shall provide an elevation certificate to be approved by Leavenworth County prior to the issuance of a building permit along with any other applicable Federal, State or Local permit.
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8) Flood Plain Permit was approved for structure on Lot 3.
9) Exception to regulation Article 50, Section 40.3.h. Accessory Structure without principal residence on Lot 2
10) No off-plat restrictions.

per DEV-22-165.

ZONING:
RR 2.5 - Rural Residential 2.5

NOTES:
1) This survey does not show ownership.
2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
3) All recorded and measured distances are the same, unless otherwise noted.
4) Error of Closure - 1:999999 - 33.78 Acres, more or less, including right of way.
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) - NE COR NW 1/4 - 1/2" Rebar - Elev - 848.3'
10) Easements, if any, are created hereon or listed in referenced title commitment.
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12) Utility Companies -
- Water - Suburban
- Electric - Evergy
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
13) Reference Alliance National Title Agency, LLC File Number 518128-ANTL-BSH-KS updated February 9, 2026
14) Property is in a Special Flood Hazard Area Zone A per FEMA FIRM Map 20103C0325G dated July 16, 2015
15) Building Setback Lines as shown hereon or noted below
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● - 1/2" Rebar Set with Cap No.1296
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U/E - Utility Easement
D/E - Drainage Easement
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℄ - Centerline
§ - Section Line
BM - Benchmark
POB - Point of Beginning
POC - Point of Commencing
//// - No Vehicle Entrance Access
NS - Not Set this survey per agreement with client
- Power Pole
X—— - Fence Line
OHP—— - Overhead Power Lines
T—— - Underground Telephone/Fiber Optic Line
- Gas Valve
- Water Meter/Valve
- Telephone Pedestal
W—— - 6" Water Line - location as per district
- Tree/Brush Line



LEAVENWORTH COUNTY



VICINITY MAP
NOT TO SCALE

NORTH

Scale 1" = 100'

100 0 100 200 300
1" = 100'

Job # K-25-1937
January 25, 2026 Rev. 3/20/26

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

MEMO

To: Amy Allison
From: Chuck Magaha
Subject: Daffner Estates Subdivision
Date: March 25, 2026

Amy, I have reviewed the preliminary plat of the Daffner Estates Subdivision presented by Frances Oelschlaeger 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 along the right a way of 188th and Metro Ave at Lot , There is a fire hydrant about 1300 feet to the East that will serve this subdivision.

I have no further recommendation for this subdivision.

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

DAFFNER ESTATES

A Minor Subdivision in the Northwest Fractional Quarter of Section 30, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:
FRANCES I. OELSCHLAEGER TRUST
19852 182nd Street
TONGANOXIE, KS 66086

PROPERTY ADDRESS:
18735 METRO AVE
TONGANOXIE, KS 66086
PID NO. 189-30-0-00-00-002

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Said property contains 33.78 acres, more or less, including road right of way.

Provide LSRR

Show all Monuments found or Set, or NS

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: DAFFNER ESTATES.

Easements shown on this plat are hereby dedicated for public use, the rights of way which are shown with dashed lines on the accompanying plat, and said easements may be employed to locate and maintain sewers, water lines, gas lines, poles and wires and any other form of public utility now and hereafter used by the public over, under and along the strips marked "Utility Easement" (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 DAFFNER ESTATES, have set our hands this _____ day of _____, 2026.

_____
Michael Oelschlaeger, Trustee

PID 189-30-0-00-00-003

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____ 2026, before me, a notary public in and for said County and State came Michael Oelschlaeger, Trustee to the Francis L. Oelschlaeger Trust, to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

*NOTARY PUBLIC*_____

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

APPROVALS
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of DAFFNER ESTATES this _____ day of _____, 2026.

_____ _____
Secretary *Chairman*
John Jacobson *Jeff Spink*

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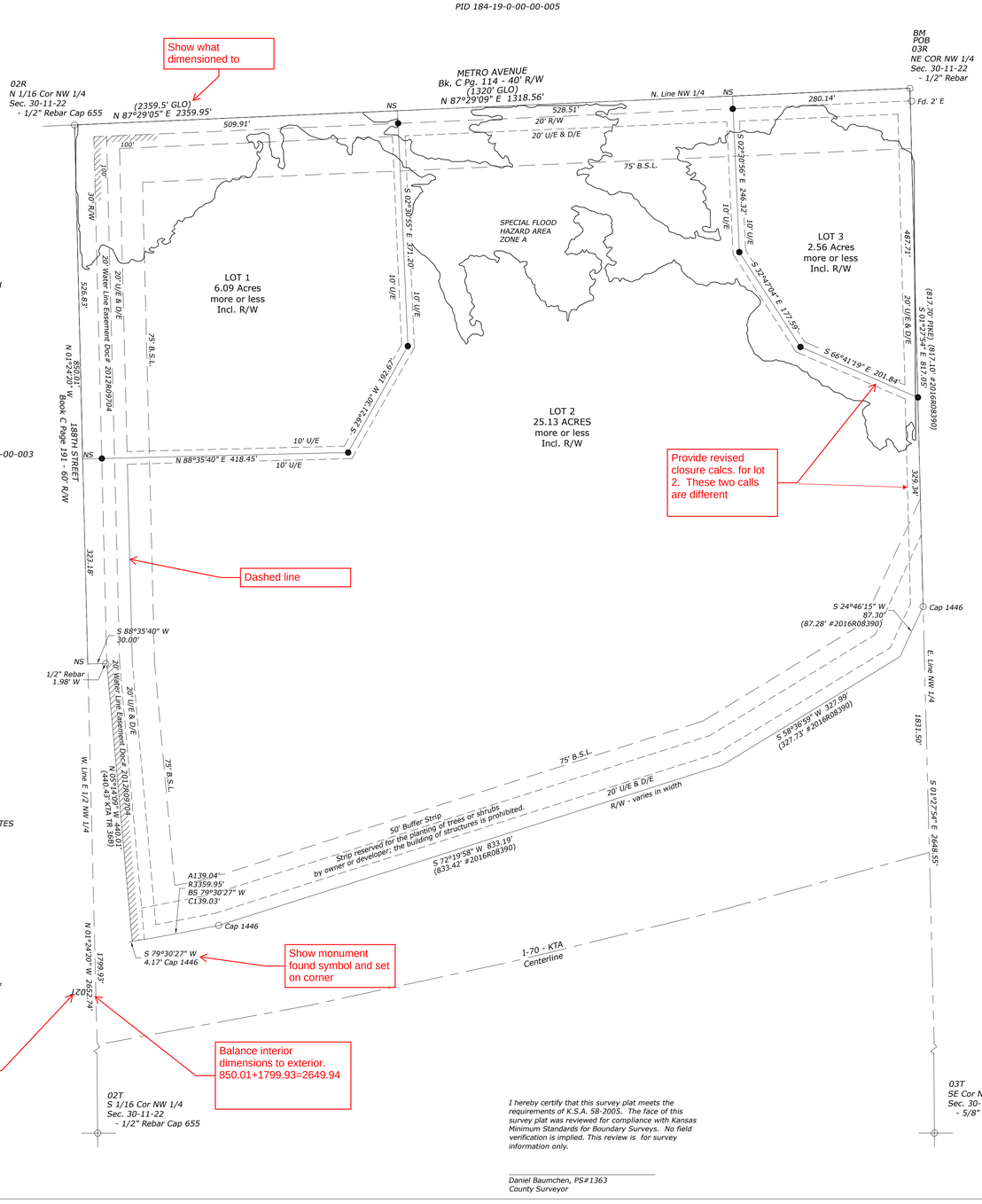
_____
County Engineer - Mitch Pleak

COUNTY COMMISSION APPROVAL:
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of DAFFNER ESTATES this _____ day of _____, 2026.

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

REGISTER OF DEED CERTIFICATE:
Filed for Record as Document No. _____ on this _____ day of _____, 2026 at _____ o'clock __M in the Office of the Register of Deeds of Leavenworth County, Kansas,

_____
Register of Deeds - TerriLois G. Todd



RESTRICTIONS:
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RR 2.5 - Rural Residential 2.5

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8) Road Record - See Survey
9) Benchmark - NAVD88
Project Benchmark (BM) - NE COR NW 1/4 - 1/2" Rebar - Elev - 848.3'
10) Easements, if any, are created hereon or listed in referenced title commitment.
11) Reference Recorded Deed Book 761 Page 463
12) Utility Companies -
- Water - Suburban
- Electric - Evergy
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
13) Reference Alliance National Title Agency, LLC File Number 518128-ANTL-BSH-KS updated February 9, 2026
14) Property is in a Special Flood Hazard Area Zone A per FEMA FIRM Map 20103C0325G 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:
PIKE PLACE - Doc # 2017P00005
TBM - T.B.Melton Survey 2000
CAM - C.A.Mattox Survey 2012
KTA - Kansas Turnpike Authority Plans and Plat Maps
Warranty Deed Doc #2016R08390

731

LOT 1, PIKE PLACE
DOC # 2017P00005
PID 189-30-0-00-00-001.02

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

LEAVENWORTH COUNTY



VICINITY MAP
NOT TO SCALE

Scale 1" = 100'

100 0 100 200 300
1" = 100'

Job # K-25-1937
February 20, 2026 Rev. 3/20/26

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

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

_____
Daniel Baumchen, PS#1363
County Surveyor

JOSEPH A. HERRING REGISTERED LS - 1296 KANSAS LAND SURVEYOR

I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of December 2025 through February 2026 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring
PS # 1296

03-06-26 Olsson Review.
Per contours in exhibit, a 2nd drainage area exists in Lot 1 draining to the corner of Metro and 188th St. Revise report.

Composite Table includes woods. Depict and label woods in the exhibits.

Daffner Estates

Leavenworth County Kansas

Drainage Report

January 24, 2026



dlutgen72@gmail.com

DAFFNER ESTATES

A Minor Subdivision in the Northwest Fractional Quarter of Section 30, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

PRELIMINARY PLAT

PREPARED FOR:
FRANCES L OELSCHLAEGER TRUST
15852 182nd Street
TONGANOXIE, KS 66086

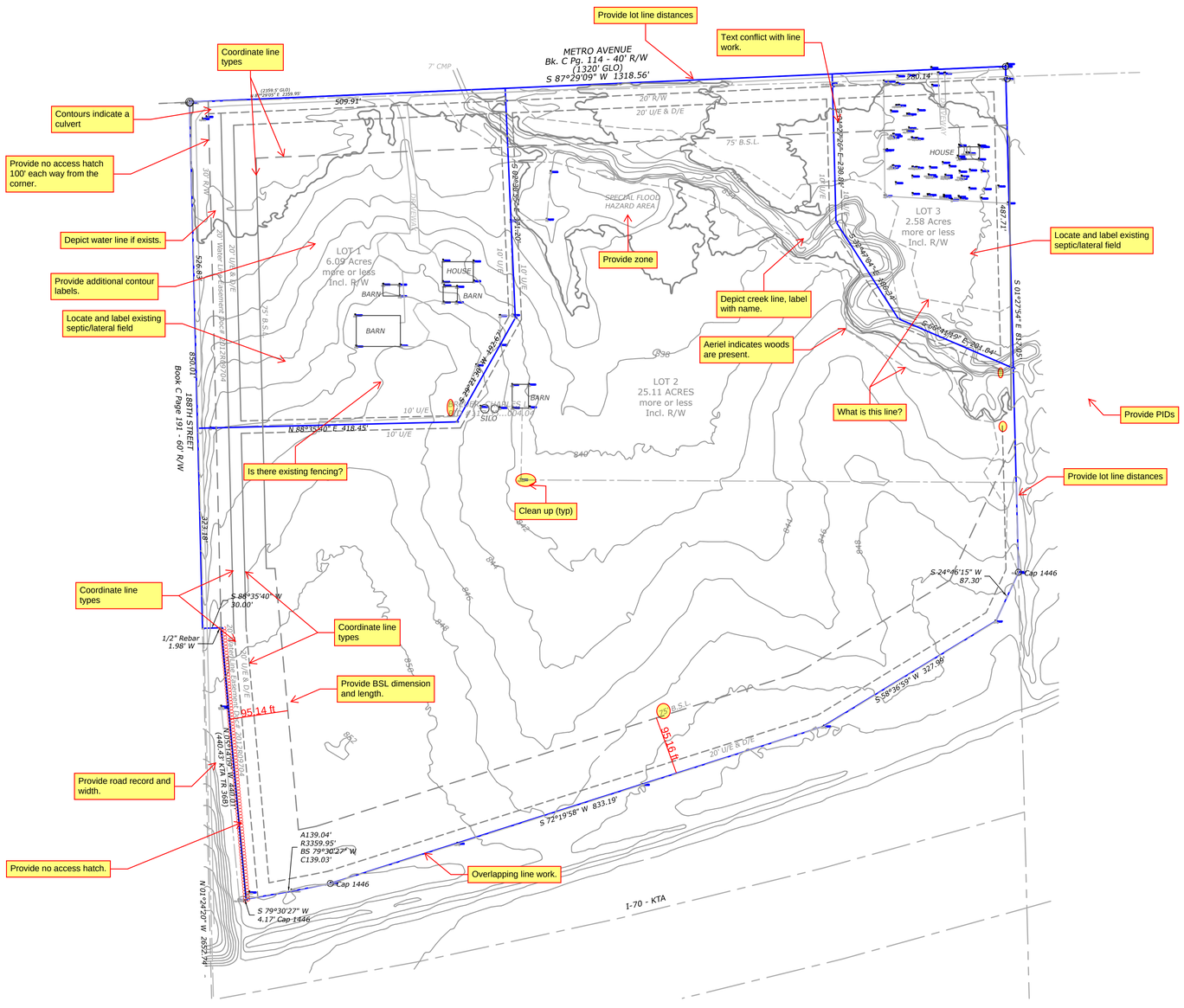
PROPERTY ADDRESS:
18735 METRO AVE
TONGANOXIE, KS 66086
PID NO. 189-30-0-00-00-002

Provide legal description.

Add like note: Culvert design on Lot 2 shall be required at building permit application along with applicable Kansas DWR permitting.

State what lots are impacted by the special flood zone. Add a note, 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.

03-06-26 Olsson Comments



Scale 1" = 100'

Job # K-25-1937
January 25, 2026

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

100 0 100 200 300
1" = 100'

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

ZONING:
RR 2.5 - Rural Residential 2.5

NOTES:
1) This survey does not show ownership.
2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
3) All recorded and measured distances are the same, unless otherwise noted.
4) Error of Closure - 1:999999 - 33.78 Acres, more or less, including right of way.
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 35 - 1/2" Rebar - Elev - 922.9'
10) Easements, if any, are created hereon or listed in referenced title commitment.
11) Reference Recorded Deed Doc # 2024R08072 & # 2024R08076
12) Utility Companies -
- Water - Subuarban
- Electric - Evergy
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
13) Reference Fidelity National Title insurance Company File Number 24071853 Revision 1 updated November 7, 2024
- Rights and easements over the subject premises in favor of others to maintain and visit, and to remove bodies and remains therefrom, the burial ground known as the Flinner Burial Site (Lot 4)
- Easement Book 319 Page 116
14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0225G dated July 16, 2015
15) Building Setback Lines as shown hereon or noted below
- All side yard setbacks - 15' (Accessory - 15')
- All rear yard setbacks - 40' (Accessory - 15')
16) Existing Structures, if any, shown in approximate location.
17) Fence Lines do not necessarily denote the boundary line for the property.
18) Reference Surveys:
DGW - D.G.White - Bk. S-14 Pg. 5 1995, NKA 1995S005
KH - K. Herring - Bk. S-9 Pg. 24, 1973 NKA 1973 S024
JAH - J.A.Herring Survey Doc # 2019S024, 2020S083
HGS - H.G.Simpson Bk. F 184, 1936

Reconfirm

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

LEAVENWORTH COUNTY



VICINITY MAP
NOT TO SCALE

DAFFNER ESTATES

A Minor Subdivision in the Northwest Fractional Quarter of Section 30, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:
FRANCES I. OELSCHLAEGER TRUST
19852 182nd Street
TONGANOXIE, KS 66086

PROPERTY ADDRESS:
18735 METRO AVE
TONGANOXIE, KS 66086
PID NO. 189-30-0-00-00-002

SURVEYOR'S DESCRIPTION:
Tract of land in the Northwest Fractional Quarter of Section 30, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on January 25, 2026, and more fully described as follows:
Beginning at the Northeast corner of said Northwest Fractional Quarter; thence South 01 degrees 27'54" East for a distance of 817.05 feet to the Northerly line of the Kansas Turpike (KTA) Interstate I-70; thence South 24 degrees 46'15" West for a distance of 87.30 feet along said KTA Line; thence South 58 degrees 36'59" West for a distance of 327.99 feet along said KTA Line; thence South 72 degrees 19'58" West for a distance of 833.19 feet along said KTA Line; thence along a curve to the right having a radius of 3359.95 feet and an arc length of 139.04 feet along said KTA Line, being subtended by a chord bearing South 79 degrees 30'27" West and a chord distance of 139.03 feet; thence North 05 degrees 14'09" West for a distance of 440.01 feet along said KTA Line to the Easterly right of way line of 189th Street; thence South 88 degrees 35'40" West for a distance of 30.00 feet to the West line of the East Half of said Northwest Fractional Quarter; thence North 01 degrees 24'20" West for a distance of 850.01 feet along said East line to the North 1/16th Corner of said Northwest Fractional Quarter; thence North 87 degrees 29'09" East for a distance of 1318.56 feet along the North line of said Northwest Fractional Quarter to the point of beginning.
Together with and subject to covenants, easements, and restrictions of record.
Said property contains 33.78 acres, more or less, including road right of way.

03-06-26 Olsson Comments

Add like note: Culvert design on Lot 2 shall be required at building permit application along with applicable Kansas DWR permitting.

State what lots are impacted by the special flood zone. Add a note, 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.

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: DAFFNER ESTATES.

Easements shown on this plat are hereby dedicated for public use, the rights of way which are shown with dashed lines on the accompanying plat, and said easements may be employed to locate and maintain sewers, water lines, gas lines, poles and wires and any other form of public utility now and hereafter used by the public over, under and along the strips marked "Utility Easement" (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 DAFFNER ESTATES, have set our hands this _____ day of _____, 2026.

_____
Michael Oelschlaeger, Trustee

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____ 2026, before me, a notary public in and for said County and State came Michael Oelschlaeger, Trustee to the Francis L. Oelschlaeger Trust, to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

*NOTARY PUBLIC*_____

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

APPROVALS
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of DAFFNER ESTATES this _____ day of _____, 2026.

_____	_____
Secretary	*Chairman*
John Jacobson	*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.

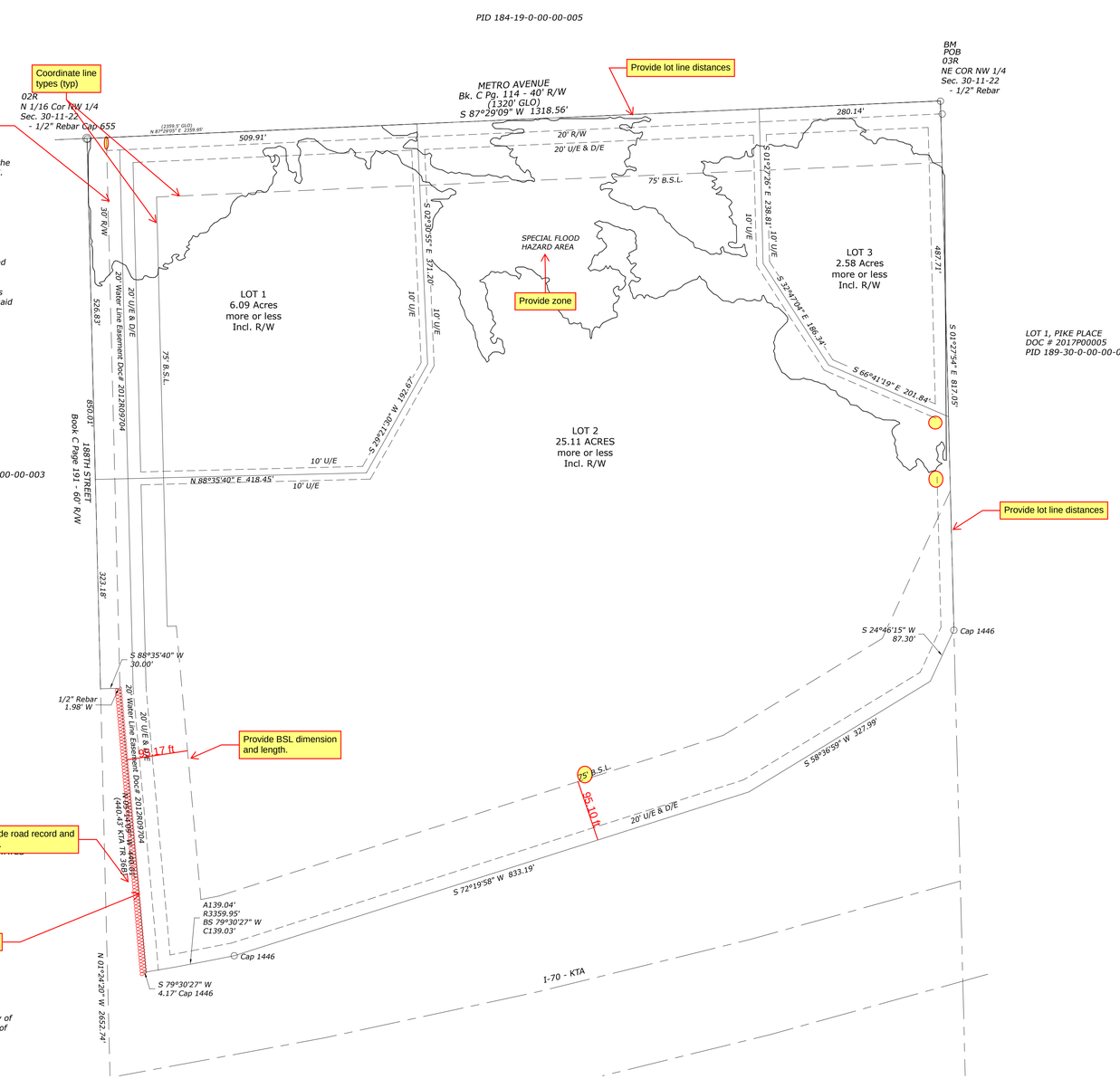
_____
County Engineer - Mitch Pleak

COUNTY COMMISSION APPROVAL:
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of DAFFNER ESTATES this _____ day of _____, 2026.

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

REGISTER OF DEED CERTIFICATE:
Filed for Record as Document No. _____ on this _____ day of _____, 2026 at _____ o'clock __M in the Office of the Register of Deeds of Leavenworth County, Kansas,

_____
Register of Deeds - TerriLois G. Todd



LOT 1, PIKE PLACE
DOC # 2017P00005
PID 189-30-0-00-00-001.02

PID 189-30-0-00-00-003

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

ZONING:
RR 2.5 - Rural Residential 2.5

NOTES:
1) This survey does not show ownership.
2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
3) All recorded and measured distances are the same, unless otherwise noted.
4) Error of Closure - 1:999999 - 33.78 Acres, more or less, including right of way.
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) - NE COR NW 1/4 - 1/2" Rebar - Elev - 848.3'
10) Easements, if any, are created hereon or listed in referenced title commitment.
11) Reference Recorded Deed Doc # 2024R08072 & # 2024R08076
12) Utility Companies -
- Water - Suburban
- Electric - Evergy
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
13) Reference Alliance National Title Agency, LLC File Number 518128-ANTL-BSH-KS updated February 9, 2026
14) Property is in a Special Flood Hazard Area Zone A per FEMA FIRM Map 20103C0325G 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:
PIKE PEAK - Doc # 2017P00005
TBM - T.B.Melton Survey 2000
CAM - C.A.Mattox Survey 2012
KTA - Kansas Turnpike Authority Plans and Plat Maps

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

LEAVENWORTH COUNTY



VICINITY MAP
NOT TO SCALE

Scale 1" = 100'

Job # K-25-1937
February 20, 2026

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

100 0 100 200 300
1" = 100'

02V
S 1/16 Cor NW 1/4
Sec. 30-11-22
- 1/2" Rebar Cap 655

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

03V
SE Cor NW 1/4
Sec. 30-11-22
- 5/8" Rebar Alum. Cap

JOSEPH A. HERRING REGISTERED LS - 1296 KANSAS LAND SURVEYOR

I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of December 2025 through February 2026 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring
PS # 1296

Allison, Amy

From: Anderson, Kyle
Sent: Monday, March 2, 2026 10:45 AM
To: Allison, Amy
Subject: RE: RE: DEV-26-023/024 Preliminary and Final Plat - Daffner Estates

The only complaint received on this property was building in the floodplain without a permit in 2022 and the owner quickly came into compliance once notified by our office. We do not have any information on the location of the septic systems for either house. We need the septic systems to be located and drawn on the pre-plat.

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

FRAUD ALERT: ***Our office has been notified of multiple fraudulent emails requesting payment of fees to a non-agency account. All application fees are paid at the time of application and any additional required fees will be requested on official letterhead. Furthermore, the County does not have an online payment option. If you receive an email or letter requesting payment of fees that appears to come from the Leavenworth County Planning & Zoning Department or Planning Commission, please contact our office at 913.684.0465 before making any payments online or by phone. We appreciate your cooperation in this matter.***

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, February 26, 2026 3:35 PM
To: Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; 'Dedeke, Andrew' <adedeke@lvsheriff.org>; Brown, Misty <MBrown@leavenworthcounty.gov>; San, Soma <SSan@leavenworthcounty.gov>; Glen Scott <GScott@ksturnpike.com>; 'Laramie Moore' <lmoore@ksturnpike.com>
Cc: PZ <pz@leavenworthcounty.gov>
Subject: RE: DEV-26-023/024 Preliminary and Final Plat - Daffner Estates

Good Afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for a 3-lot subdivision located at 18735 Metro Avenue.

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, March 12, 2026.

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

Thank you,

Amy Allison, AICP

LEAVENWORTH COUNTY
PLANNING COMMISSION
STAFF REPORT

CASE NO: DEV-26-033 Wiehe Tract Split Exception — April 08, 2026

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

STAFF REPRESENTATIVE:
JOSH SCHWEITZER
Planner II

SUBJECT PROPERTY: 22852 Dempsey Rd.



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

PROPERTY OWNER:
Cale & Jessica Wiehe
Leavenworth, KS

CONCURRENT APPLICATIONS:
N/A

LAND USE

ZONING: RR-2.5

FUTURE LAND USE DESIGNATION: RR-2.5 & RR-5

LEGAL DESCRIPTION:
Tract of land in the Southeast fractional Quarter of Section 6, Township 10 South, Range 21 East of the 6th in Leavenworth County, Kansas.

SUBDIVISION: N/A

FLOODPLAIN: N/A

PROPERTY INFORMATION

ACTION OPTIONS:

1. Approve Case DEV-26-033, Exception from Zoning & Subdivision Regulation Article 50, Section 40.3.i. (Lot-Depth to Lot-Width Ratio); or
2. Deny Case No.DEV-26-033, Exception from Zoning & Subdivision Regulation Article 50, Section 40.3.i. (Lot-Depth to Lot-Width Ratio); or
3. Modify Case No DEV-26-033, Exception from Zoning & Subdivision Regulation Article 50, Section 40.3.i. (Lot-Depth to Lot-Width Ratio)

PARCEL SIZE: 54.30 Acres

PARCEL ID NO:
143-06-0-00-00-007

BUILDINGS:
Existing Houses & Outbuildings

Location Map: Future Land Use Designation



ACCESS/STREET:
Dempsey Rd: Local, ±27' Wide, paved

UTILITIES

SEWER: Private Septic

FIRE: Alexandria

WATER: RWD 9

ELECTRIC: Freestate

NOTICE & REVIEW:

STAFF REVIEW: 4/2/2026

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 proposed layout allows for the entire fence on the property to remain with tract 1 and still allows for tract 2 to remain over 40 acres. The layout is essentially following the existing fence line to ensure it remains on tract 1.
2. That the exception is necessary for the reasonable and acceptable development of the property in question; • It is reasonable to believe that the proposed development allows for best use of land.
3. That the granting of the exception will not be detrimental to the public welfare or injurious to adjacent property. • Granting the exception does not appear to cause any issues with public welfare or injurious to adjacent properties.

STAFF COMMENTS:

The applicants are requesting an exception to the lot-depth to lot-width requirement for Tract 1 exceeding the 1:1 ratio by approximately 233.67 feet.

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 Wiehe Tract Split, 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

LOT/TRACT SPLIT APPLICATION

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

Office Use Only

PID: _____ Date Received: _____
Township: _____
Case No. _____
Legal description _____
Zoning District _____
Comprehensive Plan land use designation _____

APPLICANT/AGENT INFORMATION

NAME Joe Herring / Herring Surveying Company
ADDRESS 315 North 5th Street
CITY/ST/ZIP Leavenworth, KS 66048
PHONE [redacted]
EMAIL [redacted]

OWNER INFORMATION

NAME Cale & Jessica Wiehe
ADDRESS [redacted]
CITY/ST/ZIP [redacted]
PHONE N/A
EMAIL N/A

PROPERTY INFORMATION

Address of property 22852 Dempsey Road
Parcel size 54 Ac
Existing structures AG and Residential
Current use of the property AG and Residential

PROPOSED USE INFORMATION

Proposed land use AG and Residential

Proposed Lot/Tract 1 Size
8 Ac

Proposed Lot/Tract 2 Size
46 Ac

I, the undersigned, am the *(circle one) owner, duly authorized agent,* of the aforementioned property situated in the unincorporated portion of Leavenworth County, Kansas. By execution of my signature, I do hereby officially apply for a Tract/Lot Split as indicated above.

Signature Joe Herring - digitally signed 4-4-26 Date 4-4-26

ATTACHMENT A

ENTERED IN TRANSFER RECORD IN
MY OFFICE THIS DAY 02/23/2026

Dian Kippler

COUNTY CLERK

DOC #: 2026R01473
TERRILOIS G.TODD
REGISTER OF DEEDS
LEAVENWORTH COUNTY, KANSAS
RECORDED ON:
02/23/2026 12:47:50 PM
RECORDING FEE: 38.00
PAGES: 2

KANSAS QUIT-CLAIM DEED

Joint Tenancy

THIS INDENTURE; Made on the 10th day of February, 2026 AD, by and between, Cale Wiehe and Jessica Wiehe, a married couple, of the County of Leavenworth, State of Kansas party of the first part, and Cale Wiehe and Jessica Wiehe, a married couple, Grantees of the County of Leavenworth, State of Kansas party of the second part.

WITNESSETH, That the said party of the first part, for no considerations, to them given by the said party of the second part (the receipt of which is hereby acknowledged) do by these presents, REMISE, RELEASE and FOREVER QUIT CLAIM unto the said party of the second part, and the survivor of them, as joint tenants, and not as tenants in common, the following described lots, tracts or parcels of land, lying, being and situate in the County of Leavenworth and State of Kansas, to-wit:

TRACT A:
Tract of land in the Southeast Fractional Quarter of Section 6, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on January 17, 2026, more fully described as follows:
Commencing at the Southeast corner of said Southeast Fractional Quarter; thence North 01 degrees 38'37" West for a distance of 1670.03 feet along the East line of said Southeast Fractional Quarter to the TRUE POINT OF BEGINNING; thence South 88 degrees 25'06" West for a distance of 414.60 feet; thence South 59 degrees 33'50" West for a distance of 307.97 feet; thence South 75 degrees 51'37" West for a distance of 549.66 feet; thence North 89 degrees 00'44" West for a distance of 681.09 feet; thence North 47 degrees 19'01" West for a distance of 479.15 feet; thence North 81 degrees 38'18" West for a distance of 407.59 feet to the West line of said Southeast Fractional Quarter; thence North 01 degrees 40'31" West for a distance of 510.86 feet along said West line to the Delaware Reserve Line; thence South 89 degrees 54'11" East for a distance of 2647.18 feet along said line; thence South 01 degrees 38'37" East for a distance of 600.54 feet along the East line of said Southeast Fractional Quarter to the point of beginning,
Together with and subject to covenants, easements, and restrictions of record.

AND
TRACT B:
Tract of land in the Southeast Fractional Quarter of Section 6, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on January 17, 2026, more fully described as follows:
Commencing at the Southeast corner of said Southeast Fractional Quarter; thence South 88 degrees 10'26" West for a distance of 1608.33 feet along the South line of said Southeast Fractional Quarter to the TRUE POINT OF BEGINNING; thence continuing South 88 degrees 10'26" West for a distance of 1036.33 feet along said South line; thence North 01 degrees 40'31" West for a distance of 1848.53 feet

DocId:8181961
TX:4128290
Leavenworth County, Register of Deeds 2026R01473

along the West line of said Southeast Fractional Quarter; thence South 81 degrees 38'18" East for a distance of 407.59 feet; thence South 47 degrees 19'01" East for a distance of 479.15 feet; thence South 89 degrees 00'44" East for a distance of 412.72 feet; thence South 03 degrees 33'50" West for a distance of 1316.07 feet; thence South 01 degrees 49'34" East for a distance of 110.02 feet to the point of beginning,
Together with and subject to covenants, easements, and restrictions of record.

AND
Tract C:
Tract of land in the Southeast Fractional Quarter of Section 6, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on January 17, 2026, more fully described as follows:
Beginning at the Southeast corner of said Southeast Fractional Quarter; thence South 88 degrees 10'26" West for a distance of 1608.33 feet along the South line of said Southeast Fractional Quarter; thence North 01 degrees 49'34" West for a distance of 110.02 feet; thence North 03 degrees 33'50" East for a distance of 1316.07 feet; thence South 89 degrees 00'44" East for a distance of 268.37 feet; thence North 75 degrees 51'37" East for a distance of 549.66 feet; thence North 59 degrees 33'50" East for a distance of 307.97 feet; thence North 88 degrees 25'06" East for a distance of 414.60 feet to the East line of said Southeast Fractional Quarter; thence South 01 degrees 38'37" East for a distance of 1670.03 feet along said East line of to the point of beginning,
Together with and subject to covenants, easements, and restrictions of record.

As per recorded survey Document No. 2026S008. Intent of reference survey and new deed to adjust tracts and descriptions from previous survey Document No. 2020S051 by Herring Surveying Company.
No Kansas Real Estate Sales Validation Questionnaire needed due to number 3

TO HAVE AND TO HOLD THE SAME, with all the rights, immunities, privileges and appurtenances thereto belonging, unto the said party of the second part and unto their heirs and assign forever; so that neither the said party of the first part nor their heirs nor any other person or persons, for them or in their name or behalf, shall or will hereafter claim or demand any right or title to the aforesaid premises or any part thereof, but they and each of them shall, by these presents, be excluded and forever barred.

Cale Wiehe

Jessica Wiehe

Acknowledgement
STATE OF Kansas)
)ss.
COUNTY OF Leavenworth)
BE IT REMEMBERED, That on this 10th day of February, A.D. 2026 before me, the undersigned, a Notary Public, in and for said County and State, came Cale Wiehe and Jessica Wiehe, a married couple, who are personally known to me known to be the persons who executed the within instrument of writing, and duly acknowledged the execution of the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

My commission expires: 1-3-2027

NOTARY PUBLIC
PATRICIA A. PETERSON

Patricia A. Peterson
Notary Public - State of Kansas
My Appt. Exp.
1-3-2027

Patricia A. Peterson
Notary Public - State of Kansas
My Appt. Exp.
1-3-2027

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

We/I Cale Wiehe and Jessica Wiehe

[redacted] said property located at - [redacted] nd 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, [redacted]
2)

Signed and entered this 4th day of Mar, 2026

Cale & Jessica Wiehe
Print Name, Address, Telephone

Cale Wiehe Jessica Wiehe
Signature

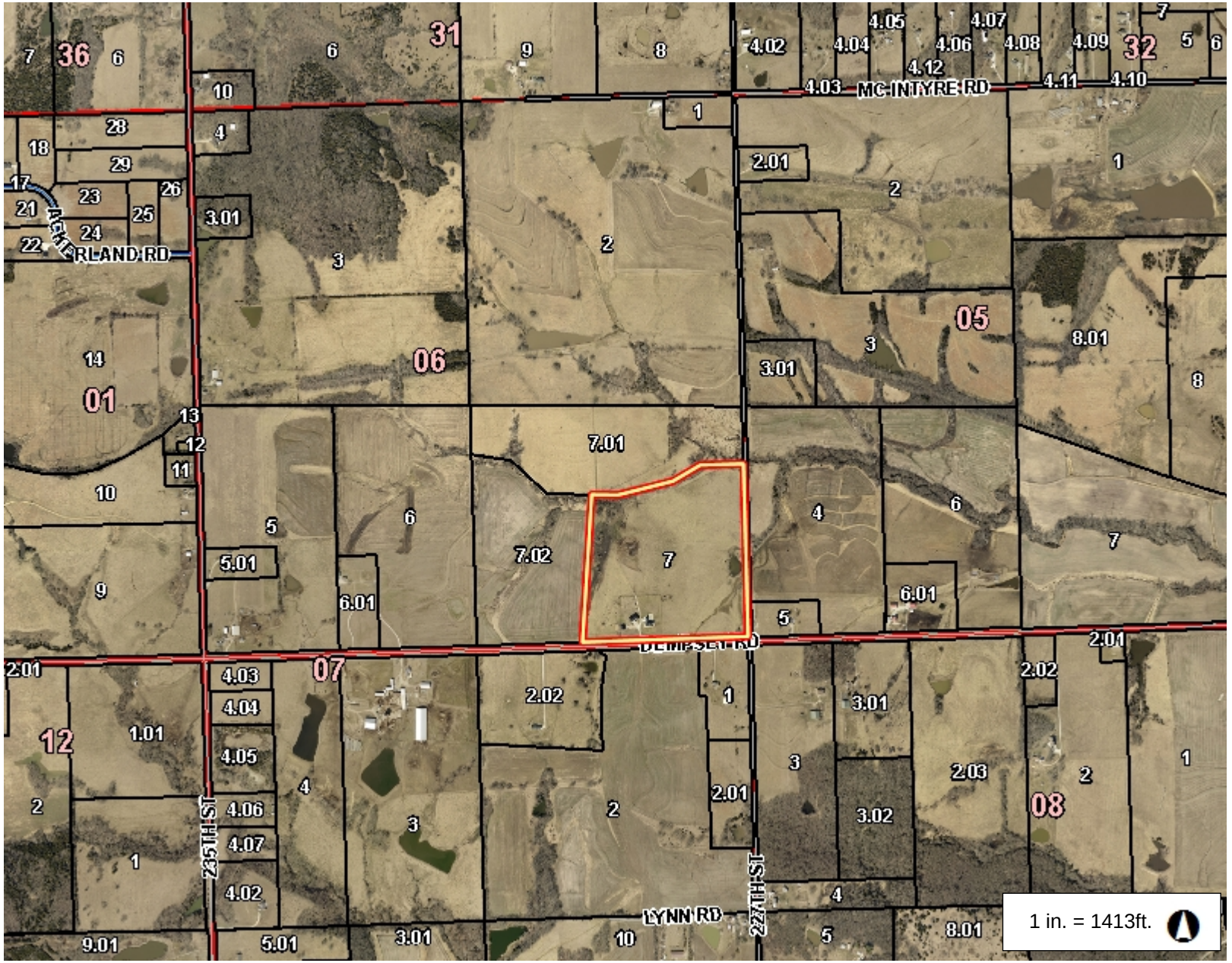
STATE OF KANSAS)
) SS
COUNTY OF LEAVENWORTH)

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

NOTARY PUBLIC_____

My Commission Expires:_____ (seal)

Leavenworth County, KS





Legend

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

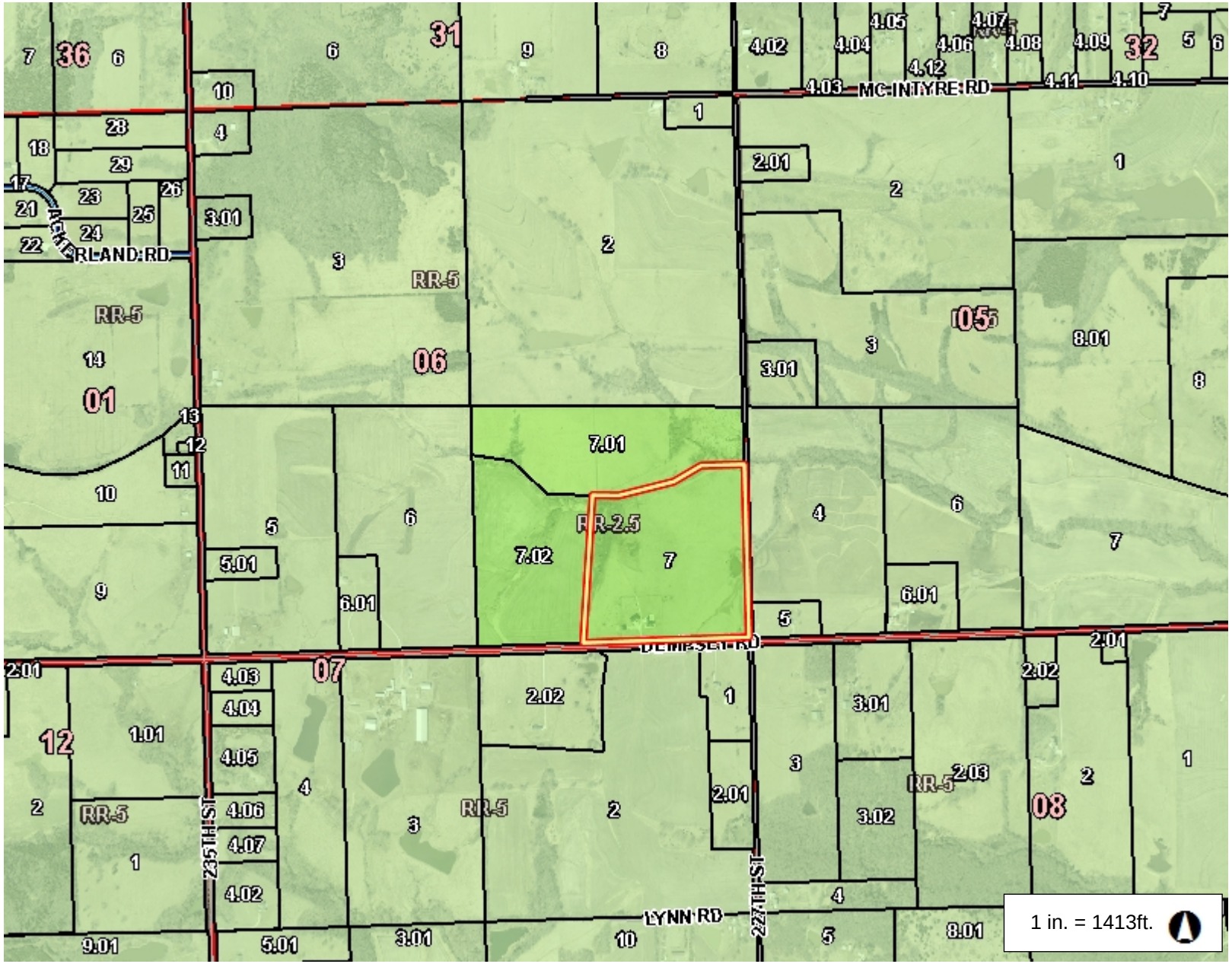
Notes

2,825.4 0 1,412.72 2,825.4 Feet

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Leavenworth County, KS





Legend

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

Notes

2,825.4 0 1,412.72 2,825.4 Feet

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

CERTIFICATE OF SURVEY

Tract in the Southeast Fractional Quarter of Section 6, Township 10 South, Range 21 East of the 6th P.M, Leavenworth County, Kansas.

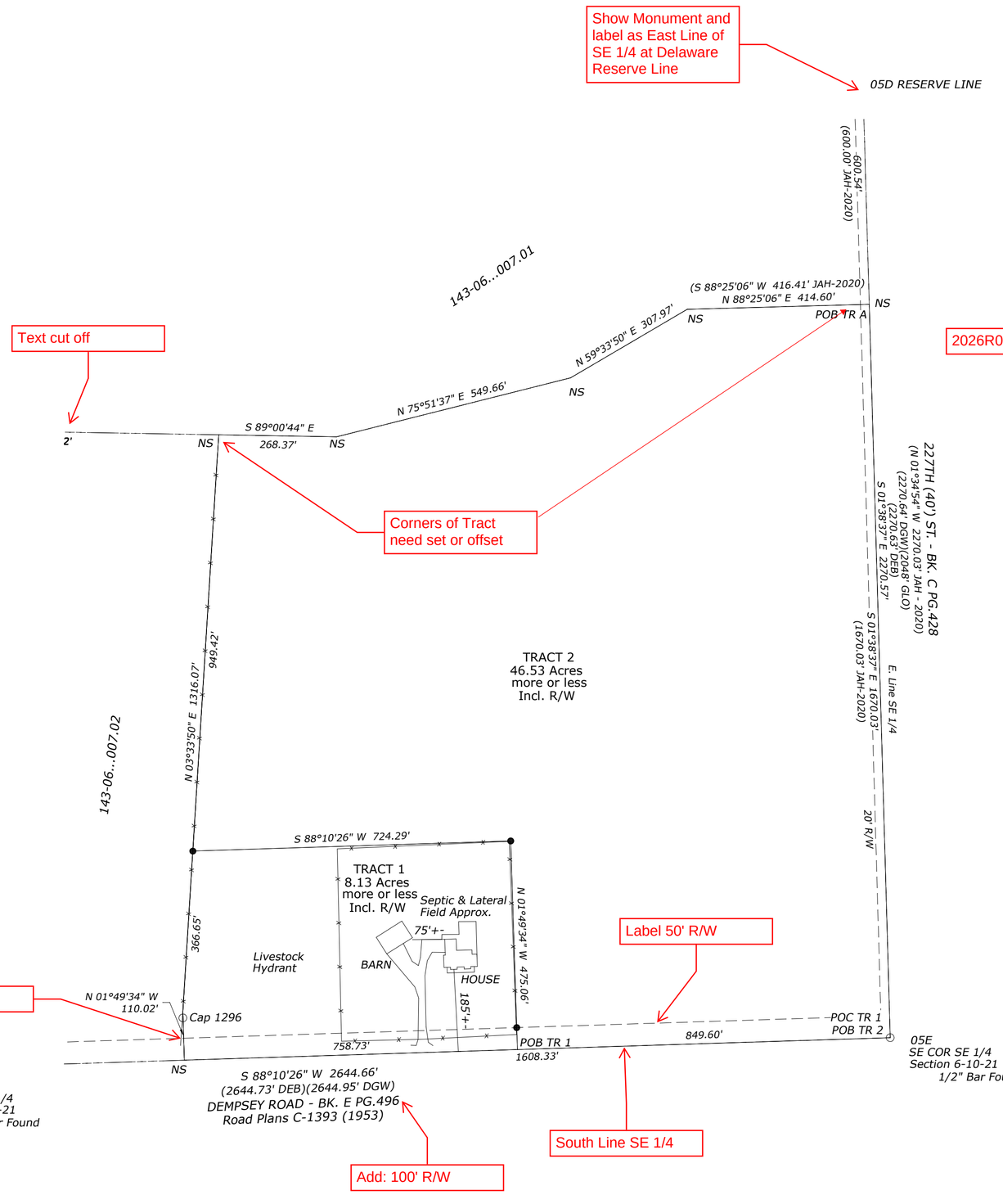
TRACT SPLIT

PREPARED FOR:
Cale & Jessica Wiehe
22852 Dempsey Road
Leavenworth, KS 66048
PID # 143-06-0-00-00-007

RECORD DESCRIPTION:
Tract of land in the Southeast Fractional Quarter of Section 6, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on January 17, 2026, more fully described as follows:
Beginning at the Southeast corner of said Southeast Fractional Quarter; thence South 88 degrees 10'26" West for a distance of 1608.33 feet along the South line of said Southeast Fractional Quarter; thence North 01 degrees 49'34" West for a distance of 110.02 feet; thence North 03 degrees 33'50" East for a distance of 1316.07 feet; thence South 89 degrees 00'44" East for a distance of 268.37 feet; thence North 75 degrees 51'37" East for a distance of 549.66 feet; thence North 59 degrees 33'50" East for a distance of 307.97 feet; thence North 88 degrees 25'06" East for a distance of 414.60 feet to the East line of said Southeast Fractional Quarter; thence South 01 degrees 38'37" East for a distance of 1670.03 feet along said East line of to the point of beginning, Together with and subject to covenants, easements, and restrictions of record.
Said property contains 54.66 acres, more or less, including road right of way.
Error of Closure - 1 : 2397720

SURVEYOR'S DESCRIPTION:
Tract 1:
Tract of land in the Southeast Fractional Quarter of Section 6, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on March 4, 2026, more fully described as follows:
Commencing at the Southeast corner of said Southeast Fractional Quarter; thence South 88 degrees 10'26" West for a distance of 849.60 feet along the South line of said Southeast Fractional Quarter to the TRUE POINT OF BEGINNING; thence continuing South 88 degrees 10'26" West for a distance of 758.73 feet along said South line; thence North 01 degrees 49'34" West for a distance of 110.02 feet; thence North 03 degrees 33'50" East for a distance of 366.65 feet; thence North 88 degrees 10'26" East for a distance of 724.29 feet; thence South 01 degrees 49'34" East for a distance of 475.06 feet; to the point of beginning,
Together with and subject to covenants, easements, and restrictions of record.
Said property contains 8.13 acres, more or less, including road right of way.
Error of Closure - 1 : 216550

TRACT 2:
Tract of land in the Southeast Fractional Quarter of Section 6, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on March 4, 2026, more fully described as follows:
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Said property contains 46.53 acres, more or less, including road right of way.
Error of Closure - 1 : 703895



S008

2026R01473

NOTES:
1) *This survey does not show ownership or easements.*
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 Description*
5) *Basis of Bearing - KS ST Plane North Zone 1501*
6) *Point Origin Unknown, unless otherwise noted.*
7) *Referenced Surveys -*
   (JAH) - J.A.Herring Survey Doc. #2017S012 2020S004, 2020S051, 2026S007
   (DEB) - D.E.Baumchen Survey Doc #2023S029
   (DGW) - D.G.White Survey Doc # 2007S019
8) *Road Records - as shown*
9) *Referenced Deed Document No. 2020R07144*
10) *Survey prepared without the benefit of a title commitment.*
11) *Fence Lines do not necessarily denote property lines.*
12) *Structures, if any, are shown in approximate location.*
13) *Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0225G*
14) *Utilities, if shown, are visible and above ground, except as noted. Easements may or may not exist.*

LEGEND:
□ - *Stone Found in place as noted*
● - *1/2" Rebar Set with Cap No.1296*
○ - *1/2" Rebar Found, unless otherwise noted.*
△ - *PK Nail Found in Place*
( ) - Record / Deeded Distance
POB - Point of Beginning
POC - Point of Commencing
- Tree/Brush Line
NS - Not Set this Survey per Agreement with client

Leavenworth County



VICINITY MAP
Not to Scale

NORTH

Scale 1" = 200'

Job # K-26-1368 SPLIT
March 4, 2026

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

200 0 200 400 800
1" = 200'

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

Daniel Baumchen, PS#1363
County Surveyor

JOSEPH A. HERRING REGISTERED LS - 1296 KANSAS LAND SURVEYOR

I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the month of March 2026 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring
PS # 1296

CERTIFICATE OF SURVEY

Tract in the Southeast Fractional Quarter of Section 6, Township 10 South, Range 21 East of the 6th P.M, Leavenworth County, Kansas.

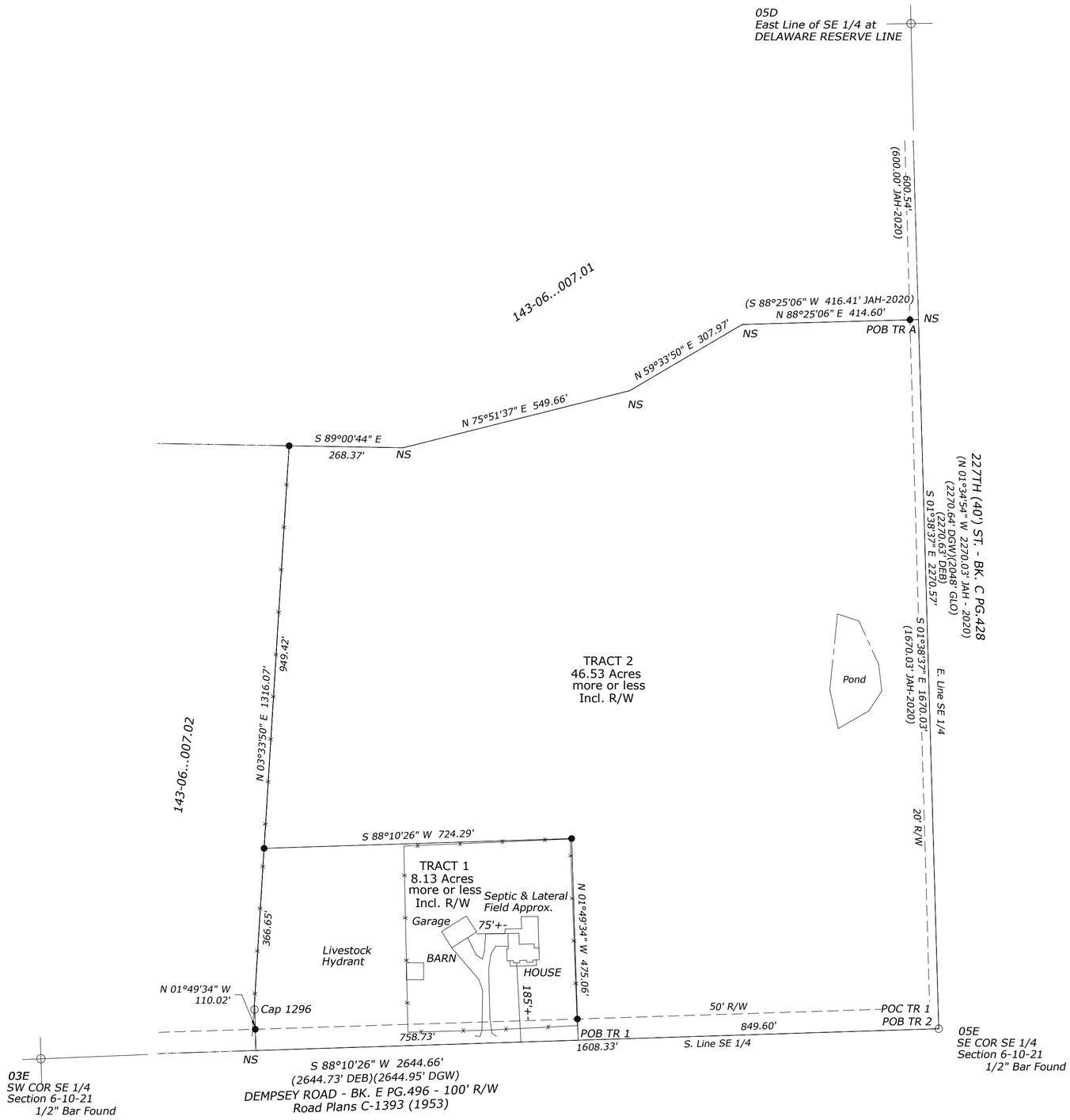
TRACT SPLIT

PREPARED FOR:
Cale & Jessica Wiehe
22852 Dempsey Road
Leavenworth, KS 66048
PID # 143-06-0-00-00-007

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Error of Closure - 1 : 703895

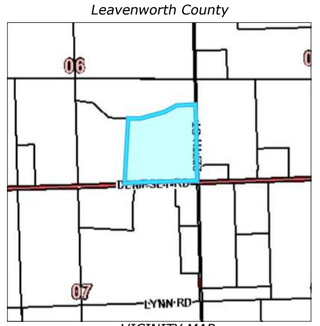


ZONE: RR 2.5

NOTES:
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3) *All record and measured distances are the same, unless otherwise noted.*
4) *Error of Closure - See Description*
5) *Basis of Bearing - KS ST Plane North Zone 1501*
6) *Point Origin Unknown, unless otherwise noted.*
7) *Referenced Surveys -*
   (JAH) - J.A.Herring Survey Doc. #2017S012 2020S004, 2020S051, 2026S008
   (DEB) - D.E.Baumchen Survey Doc #2023S029
   (DGW) - D.G.White Survey Doc # 2007S019
8) *Road Records - as shown*
9) *Referenced Deed Document No. 2020R07143*
10) *Survey prepared without the benefit of a title commitment.*
11) *Fence Lines do not necessarily denote property lines.*
12) *Structures, if any, are shown in approximate location.*
13) *Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0225G*
14) *Utilities, if shown, are visible and above ground, except as noted. Easements may or may not exist.*
15) *Exception to the Width to Depth ratio granted by planning commission for Tract 1.*

LEGEND:
- □ - Stone Found in place as noted
- ● - 1/2" Rebar Set with Cap No.1296
- ○ - 1/2" Rebar Found, unless otherwise noted.
- △ - PK Nail Found in Place
- ( ) - Record / Deeded Distance
- POB - Point of Beginning
- POC - Point of Commencing
- ~ - Tree/Brush Line
- NS - Not Set this Survey per Agreement with client

Leavenworth County



VICINITY MAP
Not to Scale



Scale 1" = 200'

Job # K-26-1368 SPLIT
March 4, 2026 Rev. 3-26-26

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

200 0 200 400 800
1" = 200'

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

Daniel Baumchen, PS#1363
County Surveyor



I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the month of March 2026 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring
PS # 1296

Johnson, Melissa

From: Joe Herring <herringsurveying@outlook.com>
Sent: Thursday, March 5, 2026 7:40 AM
To: Johnson, Melissa
Subject: Cale Wiehe Authorization
Attachments: survey doc .pdf

Thank you - Joe Herring

_____

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

FRAUD ALERT: Leavenworth County has been notified of multiple fraudulent emails requesting payment of fees to a non-agency account. All application fees are paid at the time of application and any additional required fees will be requested on official letterhead. Furthermore, the County does not have an online payment option. If you receive an email or letter requesting payment of fees that appears to come from the Leavenworth County Planning & Zoning Department or Planning Commission, please contact the office at 913.684.0465 before making any payments online or by phone.

From: Cale Wiehe
Sent: Wednesday, March 4, 2026 8:58 PM
To: herringsurveying@outlook.com
Subject: Cale

Get Outlook for iOS

Schweitzer, Joshua

From: Anderson, Kyle
Sent: Friday, March 20, 2026 9:00 AM
To: Schweitzer, Joshua
Subject: RE: DEV-26-033 Tract Split for Wiehe - 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

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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: Monday, March 9, 2026 3:47 PM
To: Noll, Bill ; McAfee, Joe ; Baumchen, Daniel
Cc: PZ
Subject: DEV-26-033 Tract Split for Wiehe - Herring

Good Afternoon,

The Department of Planning and Zoning has received a request for a Tract Split for the property located at 22852 Dempsey Rd (PID 143-06-0-00-00-007).

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by March 23.

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

v / r

Joshua J. Schweitzer
Planner II
Leavenworth County Planning & Zoning

300 Walnut St, Suite 212
Leavenworth County, Kansas 66048
(913) 684-0465

FRAUD ALERT: ***Our office has been notified of multiple fraudulent emails requesting payment of fees to a non-agency account. All application fees are paid at the time of application and any additional required fees will be requested on official letterhead. Furthermore, the County does not have an online payment option. If you receive an email or letter requesting payment of fees that appears to come from the Leavenworth County Planning & Zoning Department or Planning Commission, please contact our office at 913.684.0465 before making any payments online or by phone. We appreciate your cooperation in this matter.***

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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.

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 adjacent property.

Exception request from width to depth requirement - 1 to 1 ratio

1) Yes - existing house entrance is on top of the hill - distance to the West property is is less than the required driveway spacing (660') on a high volume arterial road. In dividing this tract it would leave a remnant tract to the west without the ability to obtain an access points. Keeps the tract under 10 acre and the remaining tracts over 40 acres for continuing agriculture use. This would also allow the livestock hydrant to go with the house since the hydrant is served by the house's water meter.

2) Yes - as stated above. Going deeper in depth extends past an existing fence and take more land from the remaining agricultural tract.

3) It will not - structures and entrance already exist.

Schweitzer, Joshua

From: McAfee, Joe
Sent: Thursday, March 12, 2026 10:13 AM
To: Schweitzer, Joshua; Baumchen, Daniel
Cc: PZ
Subject: RE: DEV-26-033 Tract Split for Wiehe - Herring

Josh,
PW Engineering has no comment on the TSA.

From: Schweitzer, Joshua
Sent: Monday, March 9, 2026 3:47 PM
To: Noll, Bill ; McAfee, Joe ; Baumchen, Daniel
Cc: PZ
Subject: DEV-26-033 Tract Split for Wiehe - Herring

Good Afternoon,

The Department of Planning and Zoning has received a request for a Tract Split for the property located at 22852 Dempsey Rd (PID 143-06-0-00-00-007).

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by March 23.

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

v / r

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

FRAUD ALERT: ***Our office has been notified of multiple fraudulent emails requesting payment of fees to a non-agency account. All application fees are paid at the time of application and any additional required fees will be requested on official letterhead. Furthermore, the County does not have an online payment option. If you receive an email or letter requesting payment of fees that appears to come from the Leavenworth County Planning & Zoning Department or Planning Commission, please contact our office at 913.684.0465 before making any payments online or by phone. We appreciate your cooperation in this matter.***

Disclaimer

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

LEAVENWORTH COUNTY
BOARD OF ZONING APPEALS
STAFF REPORT
(PUBLIC HEARING REQUIRED)

CASE NO: DEV-26-026 Shoemaker — April 08, 2026

REQUEST: Variance from Zoning and Subdivision Regulations Article 18, Section 2.1

STAFF REPRESENTATIVE:
Josh Schweitzer
Planner II

SUBJECT PROPERTY: 16545 Chieftain Rd



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

PROPERTY OWNER:
Douglas & Heather Shoemaker

CONCURRENT APPLICATIONS:
N/A

LAND USE

ZONING: PR-2 & RR-2.5

FUTURE LAND USE DESIGNATION:
County Road 1

LEGAL DESCRIPTION:
A tract of land in the Southwest Quarter of Section 20, Township 11 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas

SUBDIVISION: N/A

FLOODPLAIN: N/A

PROPERTY INFORMATION

ACTION OPTIONS:

1. Recommend approval of Case No. DEV-26-026, variance from Article 18, Section 2.1 (maximum lot area of 7,500 sq ft per lot within PR-2 zoning district); or
2. Recommend denial of Case No. DEV-26-026, variance from Article 18, Section 2.1 (maximum lot area of 7,500 sq ft per lot within PR-2 zoning district); or
3. Continue the hearing to another date, time, and place.

PARCEL SIZE: 44.60 Acres

PARCEL ID NO: 194-20-0-00-00-004

BUILDINGS: Existing House & Outbuildings

Location Map: FUTURE LAND USE DESIGNATION



ACCESS/STREET:
Chieftain Road; US Hwy; ±31' WIDE; PAVED

UTILITIES

SEWER: Private Septic

FIRE: Tonganoxie

WATER: N/A

ELECTRIC: Evergy

NOTICE & REVIEW:

STAFF REVIEW: 4/1/2026

NEWSPAPER NOTIFICATION:
03/18/2026

NOTICE TO SURROUNDING PROPERTY OWNERS:
3/18/2026

FACTORS TO BE CONSIDERED:

A request for a variance may be granted in such individual case upon finding that all of the following conditions have been met (KS Statute 12-759)

1. ***The variance requested arises from such condition which is unique and which is not ordinarily found in the same zoning classification, and is created by the zoning regulations and not by an action of the property owner or the applicant;***

    - This property was hard zoned during the County Road 1 study. The current zoning of the property requires that public utilities are in place (water & sewer) in order to service the amount of density the zoning district allows for.

    - Currently the property is not within a water district and a well services the existing house. County regulations required that a minimum of 5 acres is needed for a well.

2. ***The granting of the variance will not adversely affect the rights of adjacent property owners or residents;***

    - Granting of the variance does not appear to adversely affect the rights of adjacent property owners

3. ***The strict application of the provisions of the zoning regulations of which variance is requested will constitute unnecessary hardship upon the property owner represented in the application:***

    - Based off of the current zoning of the property, the applicants are unable to split their property unless public utilities are in place. The proposed layout allows the applicants to split their property and to be in compliance with all County regulations.

4. ***The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare; and;***

    - The request does not appear to adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare.

5. ***Granting the variance desired will not be opposed to the general spirit and intent of the zoning regulations***

    - The spirit and intent of the Zoning Regulations is to ensure new development within the county is designed in a manner to protect the safety of the public and protect the rights of adjoining property owners.

STAFF COMMENTS:

The applicants are requesting a variance from Article 18, Section 2.1, requirements for a maximum lot size of 7,500 sq feet within the PR-2 zoning district. Based off the current zoning for this property, public utilities (water and sewer) are needed which this property has neither within a reasonable distance. This prevents the applicants from being able to split their property and to meet County regulations. Currently, a well services this property since it is out of the boundaries of a water district. County regulations require that a minimum of 5 acres is needed for a well to be on the property. The applicants are proposing to split off approximately 5 acres of their property which would meet County regulations.

ATTACHMENTS:

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

BOARD OF ZONING APPEALS APPLICATION

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

Office Use Only

Case No. _____
PID: _____
Township _____
BZA Hearing Date _____
ACTION _____ Date Received _____ Date Paid _____
Zoning District _____
Comprehensive Plan land use designation _____

APPLICANT/AGENT INFORMATION

NAME Joe Herring
ADDRESS 315 North 5th Street
CITY/ST/ZIP Leavenworth, KS 66048
PHONE [redacted]
EMAIL herringsurveying@outlook.com

OWNER INFORMATION (If different)

NAME Douglas L. & Heather Shoemaker
ADDRESS [redacted]
CITY/ST/ZIP
PHONE N/A
EMAIL N/A

GENERAL INFORMATION

Description of Appeal or Variance – Attach narrative addressing the Factor to be Considered (last page of application packet) to this application.

PROPERTY INFORMATION

Address of Property [redacted]
Parcel size 5 Acres
Present improvements or structures House, Agriculture Structures, Water Well, Septic System
Current use of the property? AG & Rural Residential

I, the undersigned, am the *(circle one) owner/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 an appeal/variance as indicated above.

Signature Joe Herring - digitally signed 2-4-26 Date 2-4-26

ATTACHMENT A

Doc #: 2019R09494
STACY R. DRISCOLL
REGISTER OF DEEDS
LEAVENWORTH COUNTY, KANSAS
RECORDED ON:
11/19/2019 12:08:55 PM
RECORDING FEE: 21.00
PAGES: 1

Entered in the transfer record in my office this
19 day of Nov, 20 19
Janice Klasinski
County Clerk
by: D Jones

8052969
Tx:4039182

Joint Tenancy Deed

THIS INDENTURE made this 13th day of November, 2019, between Ilene K. Shoemaker and Leo L. Shoemaker, husband and wife, of Leavenworth County, State of Kansas, of the first part, and Douglas L. Shoemaker and Heather Shoemaker, husband and wife, of the second part:

WITNESSETH, That said party of the first part, in consideration of the sum of ten and no hundredths DOLLARS and other valuable considerations the receipt of which is hereby acknowledged, do by these presents, Grant, Bargain, Sell, and convey unto said parties of the second part, their heirs and assigns, as joint tenants with the right of survivorship and not as tenants in common all the following described real estate, situated in Leavenworth County and State of Kansas, to wit, as follows:

A tract of land in the Southwest Quarter of Section 20, Township 11 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, more fully described as follows: Commencing at the Northwest corner of said Southwest Quarter; thence North 88 degrees 29'33" East for a distance of 660.00 feet along the North line of said Southwest Quarter; thence South 01 degrees 48'41" East for a distance of 1373.52 feet to the TRUE POINT OF BEGINNING; thence North 88 degrees 29'33" East for a distance of 1110.67 feet; thence North 29 degrees 06'17" East for a distance of 539.49 feet; thence South 60 degrees 53'43" East for a distance of 515.72 feet to the right of way as per Document No. 2008R11813; thence South 29 degrees 09'00" West for a distance of 50.47 feet along said right of way; thence South 00 degrees 59'07" West for a distance of 113.43 feet along said right of way; thence South 60 degrees 51'00" East for a distance of 3.92 feet along said right of way; thence South 24 degrees 48'56" West for a distance of 33.45 feet along said right of way; thence South 29 degrees 06'17" West for a distance of 1486.36 feet along said right of way to the South line of said Southwest Quarter; thence South 88 degrees 16'28" West for a distance 1023.49 feet along said South line; thence North 01 degrees 48'41" West for a distance of 1270.15 feet to the point of beginning, Together with and subject to covenants, easement and restriction of record. Said property contain 45.52 acres, more or less, including road right of way.

Subject to all assessments, restrictions and/or reservations, if any, affecting the above described property.

All in Leavenworth County, Kansas

TO HAVE AND TO HOLD THE SAME, Together with all singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining forever.

And said parties for themselves, their heirs, executors or administrators, do hereby covenant, promise and agree, to and with said parties of the second part, that at the delivery of these presents they are lawfully seized in their own right, of an absolute and indefeasible estate of inheritance, in fee simple, of and in all and singular the above granted and described premises, with the appurtenances; that the same are free, clear, discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes. assessments and encumbrances, of what nature or kind soever;

And that they will warrant and forever defend the same unto said parties of the second part, their heirs and assigns, against said parties of the first part, their heirs, and all and every person or persons whomsoever, lawfully claiming or to claim the same.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands the day and year first above written.

Ilene K. Shoemaker

Ilene K. Shoemaker

Leo L. Shoemaker

STATE OF KANSAS, LEAVENWORTH COUNTY, ss.

BE IT REMEMBERED, That on this 13 day of November, 2019, before me, the undersigned, a notary public in and for the County and State aforesaid, came Ilene K. Shoemaker and Leo L. Shoemaker who are personally known to me to be the same persons who executed the foregoing instrument of writing, and that by their signatures, and duly acknowledged the execution of the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my seal on the day and year last above written.

KEYTA D. KELLY NOTARY PUBLIC STATE OF KANSAS

My commission expires Dec. 1, 2022.

Notary Public, Keyta D. Kelly

Exception No. 4 RTN: Kelly Law Office, 512 E. 4th St., Tonganoxie, KS 66086

Exception No. 4

Kelly Law 21

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

We/I Douglas Shoemaker and Heather Shoemaker

Being dully sworn, dispose and say that we/I are the owner(s) of said property located at - [redacted], 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 19th day of November, 20__.

[redacted]
Print Name, Address, Telephone

Doug Shoemaker/Heather Shoemaker
Signature

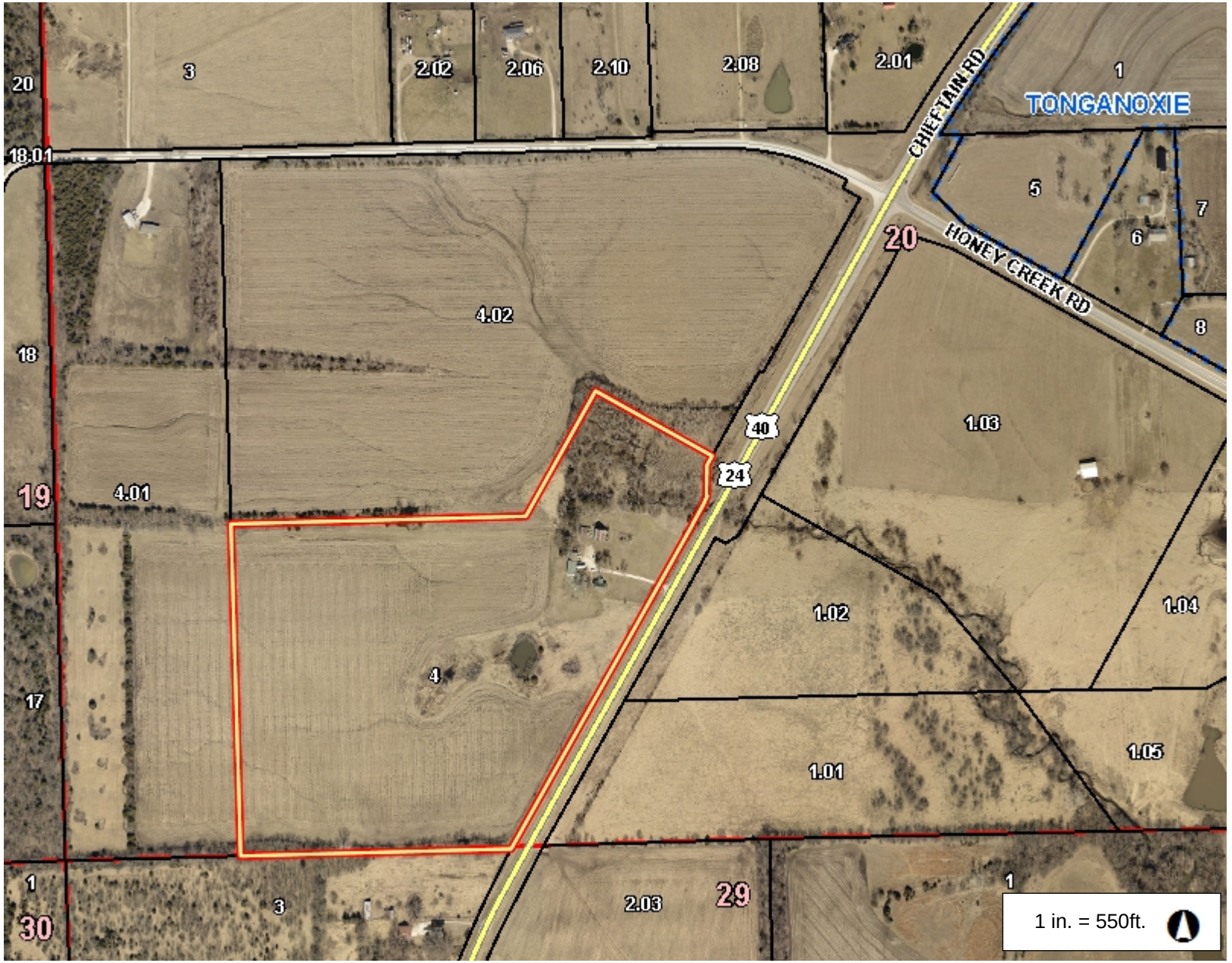
STATE OF KANSAS)
) SS
COUNTY OF LEAVENWORTH)

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

NOTARY PUBLIC_____

My Commission Expires:_____ (seal)

Leavenworth County, KS





Legend

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

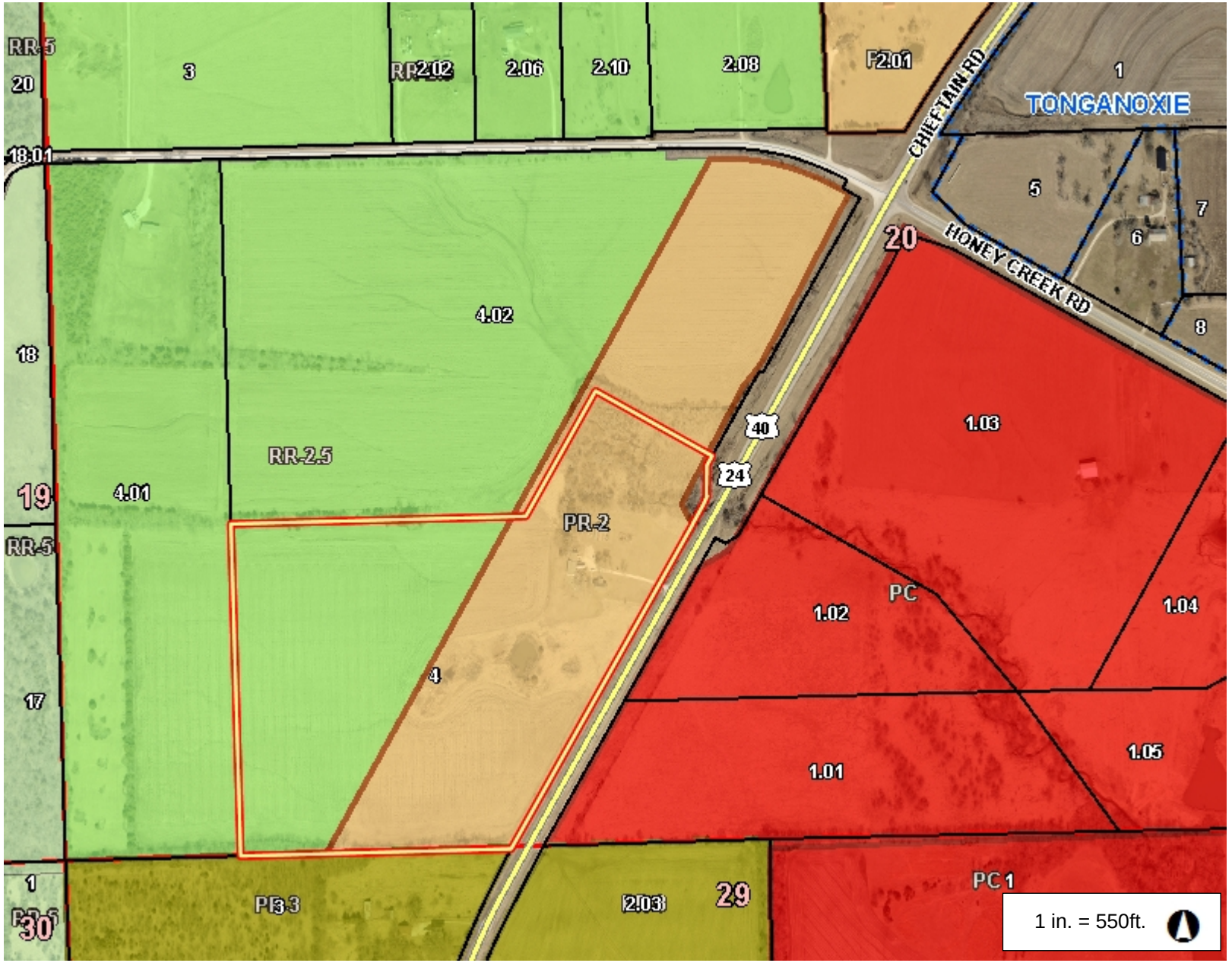
Notes

1,099.3 0 549.64 1,099.3 Feet

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Leavenworth County, KS





Legend

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

Notes

1,099.3 0 549.64 1,099.3 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

SHOEMAKER BZA NARRATIVE - ATTACHMENT C – 5 Acres in PR-2 Zoning

This variance request arises from the Hard Zoning of County Route 1. The described 5-acre tract, with existing structures, needs a variance and exists in PR-2 Zoning. Planned Residential Medium Density lot area of 3,000 square feet per dwelling unit or 7,500 square feet per lot. With that size it also requires that all build sites need to have metered provided water along with sanitary sewer. Neither of these utilities exist within reasonable distance from the tract and have not been provided by any jurisdiction or company to this date. Strictly following this zoning classification and regulations is prohibiting the owners from dividing their property in a manner that separates the house from the farming operation. The existing house was constructed on or before 1940. The house and structures have an existing lateral field and a water well. While a septic system is allowed on 1 acre, having a water well within the County limits requires a minimum of 5 acres.

(A)The need for the variance was directly caused by action of Leavenworth County and the hard rezone of the property causing an undo hardship on the owners.

(B) The granting of the variance will not adversely affect the rights of adjacent property owners. The owner of the neighboring tract will be taking ownership of the farmland and the house site has existed since 1940.

(C) As stated the hard zoning of this area by Leavenworth County directly caused this hardship.

(D) The granting of the variance will not adversely affect public health, safety, morals, order, convenience, prosperity, or general welfare. Residence and other structures already exist.

(E) It does not opposed the general spirit or intent of the zoning regulations. It is allowing for the remaining ground to support and protect the hard zone classification approved by Leavenworth County.

TRACT DESCRIPTION:
A tract of land in the Southwest Quarter of Section 20, Township 11 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on January 26, 2026, more fully described as follows: Commencing at the Northwest corner of said Southwest Quarter; thence North 88 degrees 29'33" East for a distance of 660.00 feet along the North line of said Southwest Quarter; thence South 01 degrees 48'41" East for a distance of 1373.52 feet; thence North 88 degree 29'33" East for a distance of 1110.67 feet; thence South 50 degrees 13'53" East for a distance of 125.73 feet to the TRUE POINT OF BEGINNING; thence South 01 degrees 30'27" East for a distance of 329.19 feet; thence North 88 degrees 29'33" East for a distance of 266.51 feet; thence South 60 degrees 53'43" East for a distance of 55.00 feet to the right of way as per Document No. 2008R11813; thence North 29 degrees 06'17" East for a distance of 452.00 feet along said right of way; thence North 60 degrees 53'43" West for a distance of 452.00 feet; thence South 29 degrees 06'20" West for a distance of 304.40 feet to the point of beginning,
Together with and subject to covenants, easement and restriction of record.
Said property contains 5.02 acres, more or less, including road right of way.

CERTIFICATE OF SURVEY

Tracts of land in the South Half of Section 20, Township 11 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

TRACT SPLIT

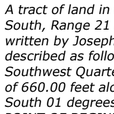
PREPARED FOR:

SHOEMAKER,DOUGLAS L & HEATHER
16545 Chieftain Road
Tonganoxie, KS 66086
PID No. 194-20-0-00-00-004

RECORD DESCRIPTION:
A tract of land in the Southwest Quarter of Section 20, Township 11 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, more fully described as follows: Commencing at the Northwest corner of said Southwest Quarter; thence North 88 degrees 29'33" East for a distance of 660.00 feet along the North line of said Southwest Quarter; thence South 01 degrees 48'41" East for a distance of 1373.52 feet to the TRUE POINT OF BEGINNING; thence North 88 degrees 29'33" East for a distance of 1110.67 feet; thence North 29 degrees 06'17" East for a distance of 539.49 feet; thence South 60 degrees 53'43" East for a distance of 515.72 feet to the right of way as per Document No. 2008R11813; thence South 29 degrees 09'00" West for a distance of 50.47 feet along said right of way; thence South 00 degrees 59'07" West for a distance of 113.43 feet along said right of way; thence South 60 degrees 51'00" East for a distance of 3.92 feet along said right of way; thence South 24 degrees 48'56" West for a distance of 33.45 feet along said right of way; thence South 29 degrees 06'17" West for a distance of 1486.36 feet along said right of way to the South line of said Southwest Quarter; thence South 88 degrees 16'28" West for a distance 1023.49 feet along said South line; thence North 01 degrees 48'41" West for a distance of 1270.15 feet to the point of beginning,
Together with and subject to covenants, easement and restriction of record.
Said property contain 45.52 acres, more or less, including road right of way.
Error of Closure - 1 : 794738

SURVEYOR'S DESCRIPTION:
TRACT A:
A tract of land in the Southwest Quarter of Section 20, Township 11 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, written by Joseph A. Herring PS-1296 on January 26, 2026, more fully described as follows: Commencing at the Northwest corner of said Southwest Quarter; thence North 88 degrees 29'33" East for a distance of 660.00 feet along the North line of said Southwest Quarter; thence South 01 degrees 48'41" East for a distance of 1373.52 feet to the TRUE POINT OF BEGINNING; thence North 88 degrees 29'33" East for a distance of 1110.67 feet; thence North 29 degrees 06'17" East for a distance of 539.49 feet; thence South 60 degrees 53'43" East for a distance of 515.72 feet to the right of way as per Document No. 2008R11813; thence South 29 degrees 09'00" West for a distance of 50.47 feet along said right of way; thence South 00 degrees 59'07" West for a distance of 113.43 feet along said right of way; thence South 60 degrees 51'00" East for a distance of 3.92 feet along said right of way; thence South 24 degrees 48'56" West for a distance of 33.45 feet along said right of way; thence South 29 degrees 06'17" West for a distance of 74.49 feet along said right of way; thence North 60 degrees 53'43" West for a distance of 452.00 feet; thence South 29 degrees 06'20" West for a distance of 304.40 feet; thence South 01 degrees 30'27" East for a distance of 329.19 feet; thence North 88 degrees 29'33" East for a distance of 266.51 feet; thence South 60 degrees 53'43" East for a distance of 55.00 feet to said right of way; thence South 29 degrees 06'17" West for a distance of 959.87 feet along said right of way to the South line of said Southwest Quarter; thence South 88 degrees 16'28" West for a distance 1023.49 feet along said South line; thence North 01 degrees 48'41" West for a distance of 1270.15 feet to the point of beginning,
Together with and subject to covenants, easement and restriction of record.
Said property contain 40.49 acres, more or less, including road right of way.
Error of Closure - 1 : 1037040

TRACT B:
A tract of land in the Southwest Quarter of Section 20, Township 11 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, written by Joseph A. Herring PS-1296 on January 26, 2026, more fully described as follows: Commencing at the Northwest corner of said Southwest Quarter; thence North 88 degrees 29'33" East for a distance of 660.00 feet along the North line of said Southwest Quarter; thence South 01 degrees 48'41" East for a distance of 1373.52 feet; thence North 88 degree 29'33" East for a distance of 1110.67 feet; thence South 50 degrees 13'53" East for a distance of 125.73 feet to the TRUE POINT OF BEGINNING; thence South 01 degrees 30'27" East for a distance of 329.19 feet; thence North 88 degrees 29'33" East for a distance of 266.51 feet; thence South 60 degrees 53'43" East for a distance of 55.00 feet to the right of way as per Document No. 2008R11813; thence North 29 degrees 06'17" East for a distance of 452.00 feet along said right of way; thence North 60 degrees 53'43" West for a distance of 452.00 feet; thence South 29 degrees 06'20" West for a distance of 304.40 feet to the point of beginning,
Together with and subject to covenants, easement and restriction of record.
Said property contain 5.02 acres, more or less, including road right of way.
Error of Closure - 1 : 339020



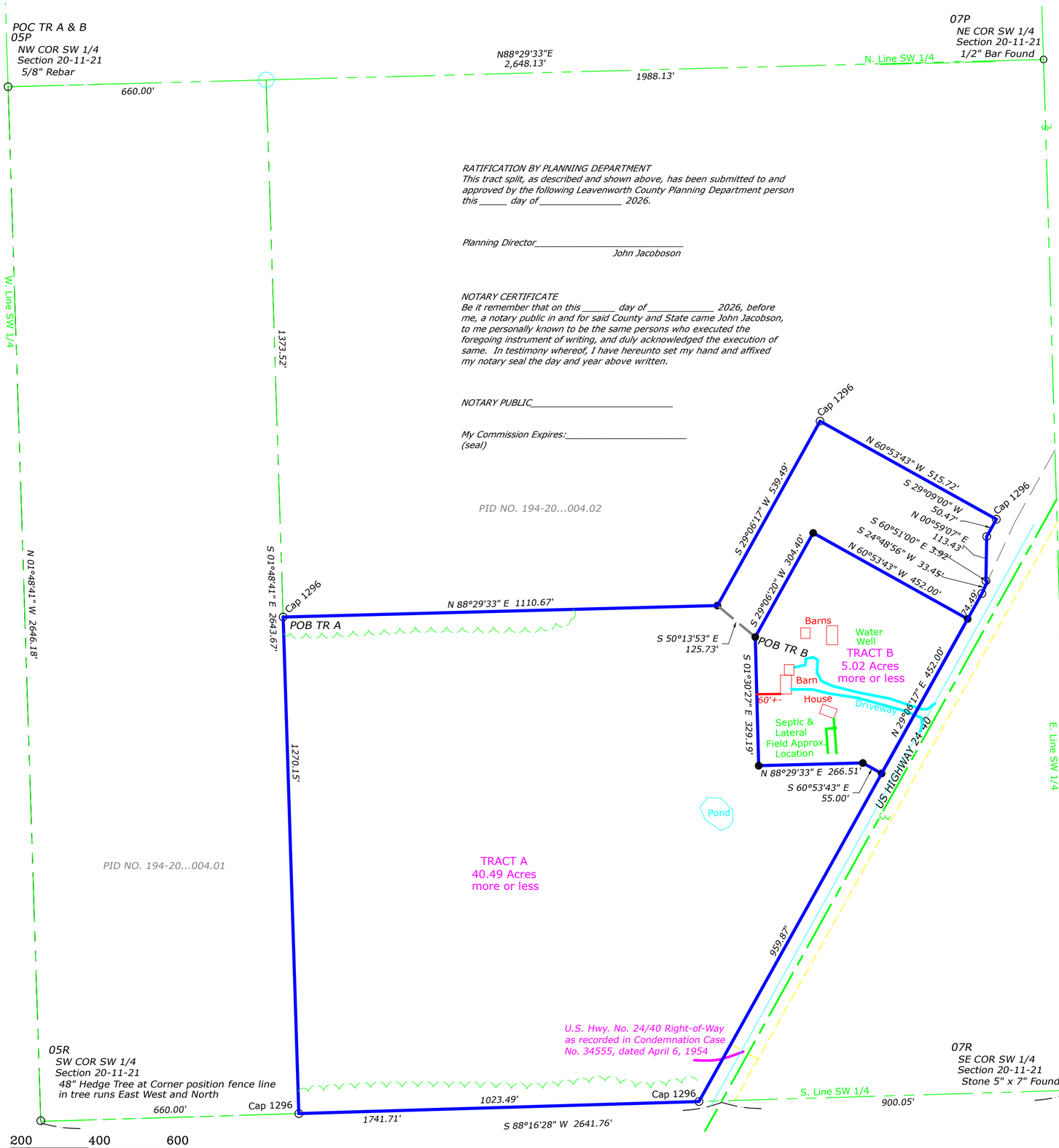
Scale 1" = 200'

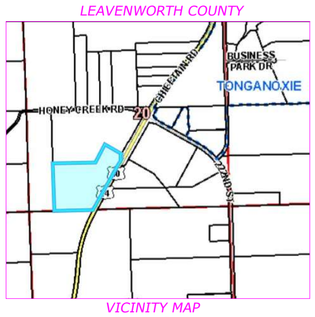
Job # K-26-1275
January 26, 2026

J.Herring, Inc. (dba)
HERRING SURVEYING COMPANY
315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 413.487.7256
Email – survey@teamcash.com

200 0 200 400 600
1" = 200'

LEGEND:
- □ - Stone Found in place as noted
- ● - 1/2" Bar Set with Cap No.1296
- ○ - 1/2" Bar Found, unless otherwise noted.
- △ - PK Nail Found in Place
- ( ) - Record / Deeded Distance
- POB - Point of Beginning
- POC - Point of Commencing
- ~~~ - Tree/Brush Line
- X——— - Fence Line





NOTES:
1) *This survey does not show ownership or easements.*
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) *Point Origin Unknown, unless otherwise noted.*
7) *Referenced Surveys -*
   (DLK) - D.L.King Survey recorded Document No. 2013S036 (Retracement)
   (JAH) - J.A.Herring recorded plat of HARMAN FARMS Survey Doc # 2019S036
8) *Road Records - as shown hereon*
9) *Referenced Deed Doc # 2019R09494*
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 in a Special Flood Hazard Area per FEMA FIRM Map 20103C0325G dated July 16, 2015*
14) *Utilities, if shown, are visible and above ground, except as noted. Easements may or may not exist.*

RATIFICATION BY PLANNING DEPARTMENT
This tract split, as described and shown above, has been submitted to and approved by the following Leavenworth County Planning Department person this _____ day of _____ 2026.

Planning Director_____
John Jacoboson

NOTARY CERTIFICATE
Be it remember that on this _____ day of _____ 2026, before me, a notary public in and for said County and State came John Jacobson, 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)

JOSEPH A. HERRING
REGISTERED
LS - 1296
KANSAS
LAND SURVEYOR

I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the month of January 2026 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring
PS # 1296

Schweitzer, Joshua

From: Timothy Smith <chief1860@ttrfd.com>
Sent: Tuesday, March 10, 2026 8:39 AM
To: Schweitzer, Joshua
Subject: Re: FW: DEV-26-026 BZA for Shoemaker - Herring

Joshua,

Thank you for reaching out. We have no concerns with this variance being granted.

On Tue, Mar 10, 2026 at 8:20 AM Schweitzer, Joshua <JSchweitzer@leavenworthcounty.gov> wrote:

> Good Morning Sir,
>
> I am forwarding you this email to see if you wanted to provide any comments for it?
>
> v / r
>
> Joshua J. Schweitzer
>
> Planner II
>
> Leavenworth County Planning & Zoning
>
> 300 Walnut St, Suite 212
>
> Leavenworth County, Kansas 66048
>
> (913) 684-0465
>
> ***FRAUD ALERT: Our office has been notified of multiple fraudulent emails requesting payment of fees to a non-agency account. All application fees are paid at the time of application and any additional required fees will be requested on official letterhead. Furthermore, the County does not have an online payment option. If you receive an email or letter requesting payment of fees that appears to come from the Leavenworth County Planning & Zoning Department or Planning Commission, please contact our office at 913.684.0465 before making any payments online or by phone. We appreciate your cooperation in this matter.***
>
> **Disclaimer**
>
> *This message and any attachments are intended only for the use of the recipient or their authorized representative. The information provided in this email is limited in scope and response detail by available information, current zoning and subdivision regulations. Depending on the level of development, the applicable regulations can change. Final approval cannot be granted until a complete application has been submitted, reviewed and approved by the governing body. Nothing in this message or its contents should be interpreted to authorize or conclude approval by Leavenworth County.*
>
> **From:** Schweitzer, Joshua <JSchweitzer@leavenworthcounty.gov>
> **Sent:** Thursday, February 26, 2026 4:33 PM
> **To:** Noll, Bill <BNoll@leavenworthcounty.gov>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>; 'adedeke@lvsheriff.org' <adedeke@lvsheriff.org>; Brown, Misty <MBrown@leavenworthcounty.gov>

Schweitzer, Joshua

From: Anderson, Kyle
Sent: Monday, March 2, 2026 10:12 AM
To: Schweitzer, Joshua
Subject: RE: DEV-26-026 BZA for Shoemaker - Herring

We have not received any complaints on this property.

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

FRAUD ALERT: ***Our office has been notified of multiple fraudulent emails requesting payment of fees to a non-agency account. All application fees are paid at the time of application and any additional required fees will be requested on official letterhead. Furthermore, the County does not have an online payment option. If you receive an email or letter requesting payment of fees that appears to come from the Leavenworth County Planning & Zoning Department or Planning Commission, please contact our office at 913.684.0465 before making any payments online or by phone. We appreciate your cooperation in this matter.***

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From: Schweitzer, Joshua
Sent: Thursday, February 26, 2026 4:33 PM
To: Noll, Bill ; McAfee, Joe ; 'adedeke@lvsheriff.org' ; Brown, Misty
Cc: PZ
Subject: DEV-26-026 BZA for Shoemaker - Herring

Good Afternoon,

The Department of Planning and Zoning has received a request for a Variance from Article 18, Section 2.1., maximum lot area for a residential home within the PR-2 zoning district for the property located at 194-20-0-00-00-004.

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 March 12.

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
Planner II
Leavenworth County Planning & Zoning
300 Walnut St, Suite 212

Schweitzer, Joshua

From: McAfee, Joe
Sent: Thursday, March 12, 2026 8:29 AM
To: Schweitzer, Joshua
Subject: RE: DEV-26-026 BZA for Shoemaker - Herring

Josh,
PW Engineering has no comment on the BZA.

From: Schweitzer, Joshua
Sent: Thursday, March 12, 2026 8:07 AM
To: McAfee, Joe
Subject: FW: DEV-26-026 BZA for Shoemaker - Herring

Good Morning Joe,

I am just following up with this email to see if you wanted to provide any comments?

v / r

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

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From: Schweitzer, Joshua <JSchweitzer@leavenworthcounty.gov>
Sent: Thursday, February 26, 2026 4:33 PM
To: Noll, Bill <BNoll@leavenworthcounty.gov>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>; 'adedeke@lvsheriff.org' <adedeke@lvsheriff.org>; Brown, Misty <MBrown@leavenworthcounty.gov>
Cc: PZ <pz@leavenworthcounty.gov>
Subject: DEV-26-026 BZA for Shoemaker - Herring

LEAVENWORTH COUNTY
BOARD OF ZONING APPEALS
STAFF REPORT

CASE NO: DEV-26-035 Klepees **(PUBLIC HEARING REQUIRED)** April 8, 2026

REQUEST: Variance from Zoning and Subdivision Regulations Art 5, Sec 4: Building Setback Line for the RR-2.5 Zoning District

STAFF REPRESENTATIVE:
Amy Allison
Deputy Director

SUBJECT PROPERTY: 32650 204th Street



APPLICANT/APPLICANT AGENT:
Joseph and Courtney Klepees
32650 204th Street
Leavenworth, KS 66048

PROPERTY OWNER:
Same as above

CONCURRENT APPLICATIONS:
N/A

LAND USE

ZONING: RR-2.5

FUTURE LAND USE DESIGNATION: Residential (2.5 acre min)

LEGAL DESCRIPTION:
Lot 20, Fink Farm, 2nd Replat, Leavenworth County, Kansas.

SUBDIVISION: Fink Farm 2nd Replat

FLOODPLAIN: n/a

PROPERTY INFORMATION

ACTION OPTIONS:

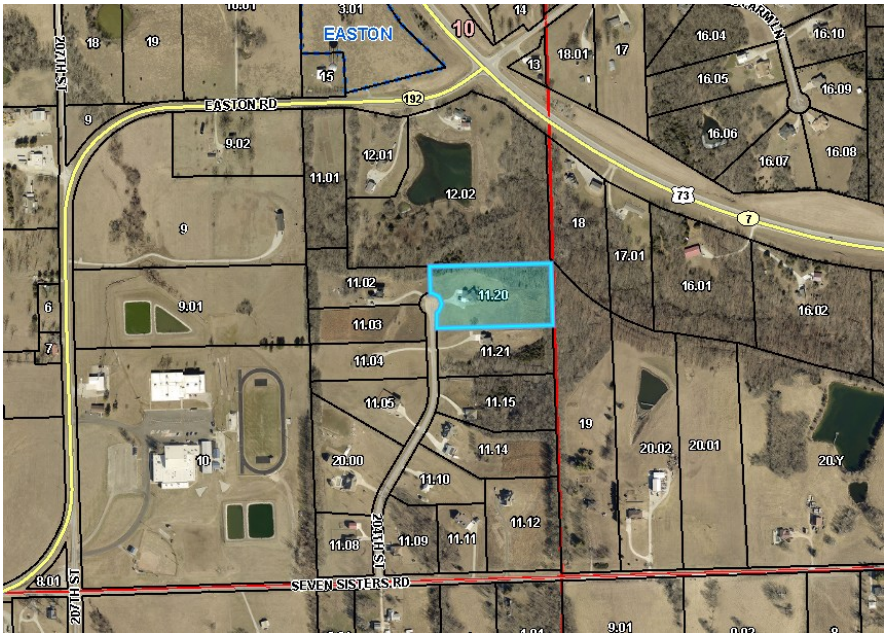
1. Recommend approval of Case No. DEV-26-035 , variance from Article 5, Section 4 building setback line for the RR-2.5 zoning district; or
2. Recommend denial of Case No DEV-26-035, variance from Article 5, Section 4 building setback line for the RR-2.5 zoning district; or
3. Continue the hearing to another date, time, and place.

PARCEL SIZE: 4.9

PARCEL ID NO:
062-10-0-00-00-011.20

BUILDINGS: Single Family Residence

Location Map:



ACCESS/STREET:
204th Street, Local, ±120' WIDE
Cul-de-sac, GRAVEL

UTILITIES

SEWER: Septic

FIRE: Kickapoo

WATER: RWD 12

ELECTRIC: Evergy

NOTICE & REVIEW:

STAFF REVIEW: 3/26/2026

NEWSPAPER NOTIFICATION:
March 18, 2026

NOTICE TO SURROUNDING PROPERTY OWNERS:
March 16, 2026

FACTORS TO BE CONSIDERED:

A request for a variance may be granted in such individual case upon finding that all of the following conditions have been met (KS Statute 12-759)

1. ***The variance requested arises from such condition which is unique and which is not ordinarily found in the same zoning classification, and is created by the zoning regulations and not by an action of the property owner or the applicant;***

The applicant is requesting a determination to be made as to what the required setback along the west property line of their platted lot is. The subdivision plat states that the setback is a 40 ft. BSL, however, when scaled the platted setback line is measured as a 70 ft. BSL. This is a unique case as this is an error that was not caught during either the initial platting process nor the replat of the original Fink Farms subdivision. The requirement within the RR-2.5 zoning district is 40 ft. as 204th Street is considered an internal subdivision road.

2. ***The granting of the variance will not adversely affect the rights of adjacent property owners or residents;***

The applicant is proposing to construct their accessory structure 55 ft. from their west property line. This setback is well outside of the required setbacks for the underlying zoning district and is outside of any platted easement. The proposal does not appear to adversely affect the rights of adjacent property owners.

3. ***The strict application of the provisions of the zoning regulations of which variance is requested will constitute unnecessary hardship upon the property owner represented in the application:***

Due to the discrepancy on the plat, if the 70 ft. scaled BSL is enforced, the setback would be greater than the minimum standards of the underlying zoning district and be contrary to what the written notation on the plat intended. The applicant has indicated that building the structure in compliance with the scaled BSL would reduce their available building site due to a change in elevation on the eastern side of the proposed building site.

4. ***The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare; and;***

As stated previously, the proposed building setback line (55 ft) is in compliance with the underlying zoning standards for the zoning district. The utility providers in the area were notified of this request and based on their feedback, no issues or concerns exist as to the proposed setback impacting utilities in the area. Additionally, the property is located at the end of a cul-de-sac that does not extend to the northern boundary line. The likelihood of 204th Street being extended to the north is negligible as land acquisition from the property owner and from the adjoining property to the west would have to occur in order to dedicate additional right-of-way and the property to north has a large pond located where the natural extension of the road would go. In addition, the road extension would connect to K-192 close to the US73-K7 intersection which would likely require significant upgrades.

5. ***Granting the variance desired will not be opposed to the general spirit and intent of the zoning regulations***

The proposed setback is in compliance with the underlying zoning district and does not appear to be in opposition to the general spirit or intent of the regulations.

STAFF COMMENTS:

The applicant is requesting a variance for the front yard Building Setback Line due to a discrepancy noted on the Fink Farm 2nd Replat. The plat has a 40' BSL notation along the parcel frontage (west property line), however, when measured the BSL line is 70 ft from the west property line of Lot 20 along the northwest corner. This discrepancy is both present on the original Fink Farm subdivision as well as the 2nd replat. The applicant would like to construct an accessory structure with a 55 ft. BSL as measured from the west property line. Due to the discrepancy, the Board of Zoning Appeals must make a determination as to what the building setback line is. The final determination will be noted in the property file for future development.

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

BOARD OF ZONING APPEALS APPLICATION

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

Office Use Only

Case No. _____
PID: _____
Township _____
BZA Hearing Date _____
ACTION _____ Date Received _____ Date Paid _____
Zoning District _____
Comprehensive Plan land use designation _____

APPLICANT/AGENT INFORMATION

NAME Joseph & Courtney Klepees
ADDRESS 32650 204th St
CITY/ST/ZIP Leavenworth Kansas 66048
PHONE [redacted]
EMAIL

OWNER INFORMATION (If different)

NAME _____
ADDRESS _____
CITY/ST/ZIP _____
PHONE _____
EMAIL _____

GENERAL INFORMATION

Description of Appeal or Variance – Attach narrative addressing the Factor to be Considered (last page of application packet) to this application.

PROPERTY INFORMATION

Address of Property 32650 204th St Leavenworth KS 66048
Parcel size 5.1 acres
Present improvements or structures _____
Current use of the property? _____

I, the undersigned, am the *(circle one) owner/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 an appeal/variance as indicated above.

Signature Joseph J Klepees Date 3/3/26
3/3/26

ATTACHMENT A

ENTERED IN TRANSFER RECORD IN
MY OFFICE THIS DAY 03/04/2026

Dan Kippler

COUNTY CLERK

DOC #: 2026R01827
TERRILOIS G.TODD
REGISTER OF DEEDS
LEAVENWORTH COUNTY, KANSAS
RECORDED ON:
03/04/2026 03:23:37 PM
RECORDING FEE: 21.00
PAGES: 1

Document Title:	**Quitclaim Deed**
Document Date:	**February 23, 2026**
Grantors' Name:	**Joseph Klepees and Courtney Klepees, Husband and Wife**
Grantor Address:	**32650 204th Street, Leavenworth, Kansas 66048**
Grantee Name:	**JOSEPH MICHAEL KLEPEES and COURTNEY JO KLEPEES, Trustees, or their successors in trust, under the KLEPEES TRUST AGREEMENT, dated February 23, 2026, and any amendments thereto**
Grantee Address:	**32650 204th Street, Leavenworth, Kansas 66048**
Submitted By:	**Gaughan & Connealy, 4400 College Boulevard, Suite 190, Overland Park, KS 66211**
Exemption:	**KSA 79-1437e – Exemption No. 7**

QUITCLAIM DEED

THIS INDENTURE, made this February 23, 2026, by Joseph Klepees and Courtney Klepees, Husband and Wife ("Grantors") and JOSEPH MICHAEL KLEPEES and COURTNEY JO KLEPEES, Trustees, or their successors in trust, under the KLEPEES TRUST AGREEMENT, dated February 23, 2026, and any amendments thereto ("Grantee"). The Grantors in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, do by these presents REMISE, RELEASE AND QUITCLAIM unto Grantee, their successors and assigns, all of the following described property lying, being and situated in the County of Leavenworth, State of Kansas:

Lot 20, FINK FARM, 2nd REPLAT, a Subdivision in Leavenworth County, Kansas

SUBJECT, however, to all existing mortgages, restrictions, reservations, easements, encumbrances, conditions, covenants, party wall agreements, zoning ordinances, and all taxes, levies and assessments, imposed by any governmental agency.

Executed as of the day and year first above written.

Joseph Klepees

Courtney Klepees

STATE OF KANSAS)
) ss.
COUNTY OF JOHNSON)

BE IT REMEMBERED, that on this February 23, 2026, before me the undersigned, a Notary Public within and for the County and State aforesaid came Joseph Klepees and Courtney Klepees, Husband and Wife, whom are personally known to me to be the same persons who executed the within instrument, and such persons duly acknowledged the execution of the same to be their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed by official seal the day and year last above written.

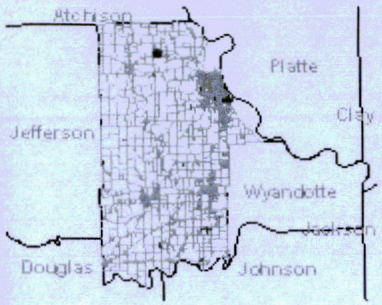
Kerry Christian Connealy - Notary Public

KERRY CHRISTIAN CONNEALY
Notary Public, State of Kansas
My Appointment Expires
June 27, 2028

1. We request this variance as a unique condition that has arisen from incorrect plotting maps and information that was previously given to us. The fact being that the plot map that we reviewed with office staff was incorrectly marked and verbally told to us. These errors were not discovered until we were advanced into our building plans.
2. We feel that the granting of this variance will in no way adversely affect our adjacent property owners as we will still have sufficient space between property lines. We have already spoken with the property owners to the west about our plans.
3. The strict application of the zoning regulations will place unnecessary hardships on us as owners of this property, as we have already prepared for construction by scheduling contractors that are slated to start at the end of March/first part of April under the information that was provided to us by this office. It would continue to cost hardship as we have already paid for dirt work for the existing dirt pad. Also, as a result, we would have to move the shop incurring costs for additional dirt work, additional gravel, additional electrical, and prolong our timeline.
4. We believe that the granting of this variance will in no way adversely affect our neighboring owners or the public in any way as this area is not a frequently traveled area. It has no impact at all on the public. It will cause no inconvenience to any parties involved.
5. We do not believe that the granting of this variance will in any way oppose the intent of the zoning regulations. This is a unique situation at the end of the cul-de-sac. The likelihood of a future road being extended beyond the cul-de-sac to connect to Easton Road appears highly unlikely, since there is a farm pond directly north of 204th street and that property is also plated. We understand from owners in the neighborhood that access to new roads and driveways has previously been prohibited by the state highway department. The county currently has no road platted that would require an easement.

Leavenworth County, KS





Legend

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

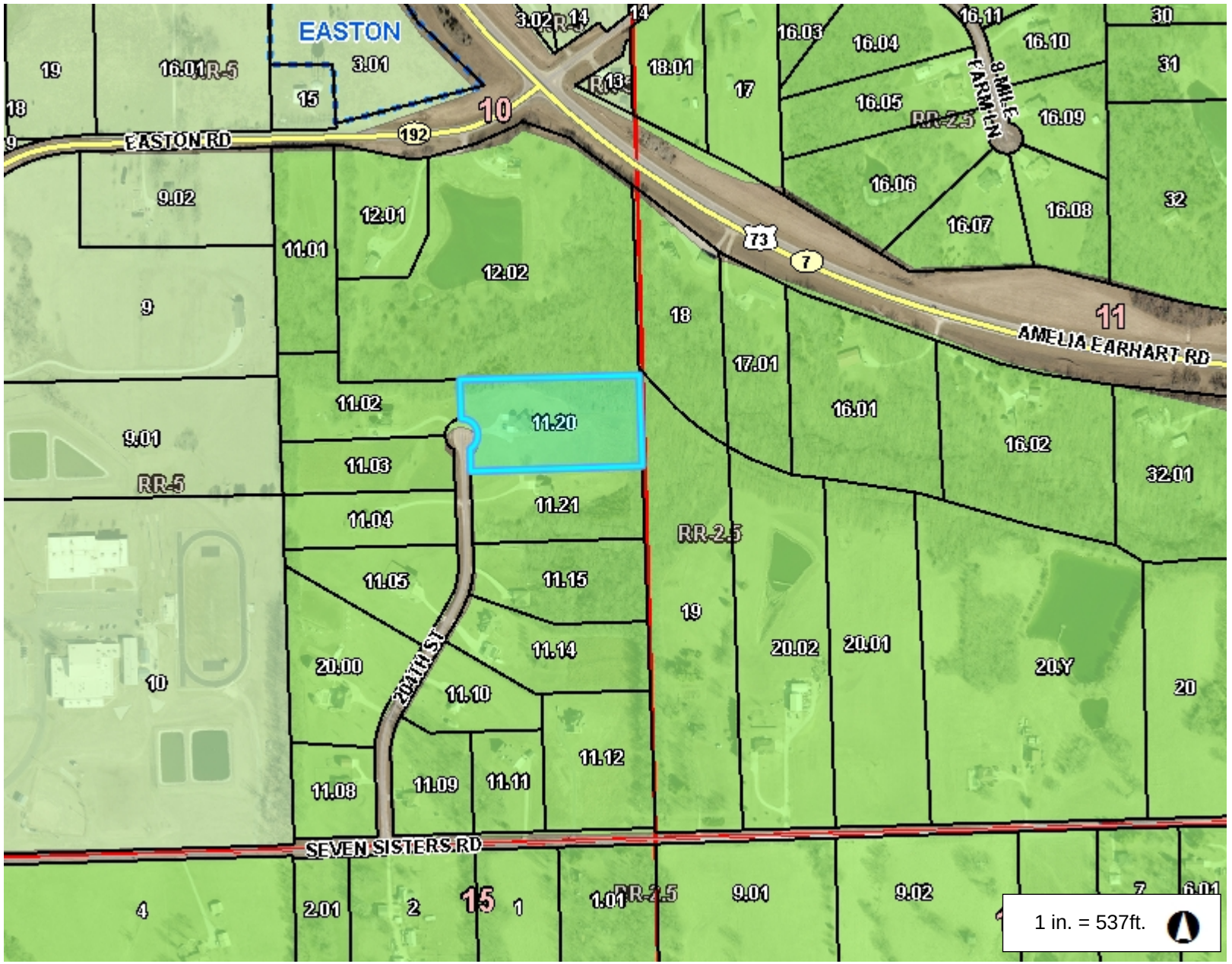
Notes

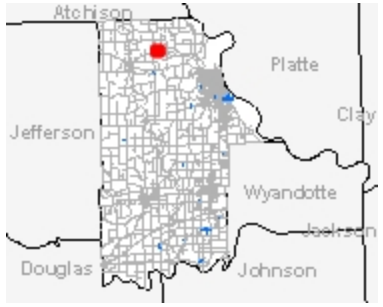
134.5 0 67.24 134.5 Feet

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

DEV-26-035 Klepees Variance





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. = 537ft.

Notes

1,074.3 0 537.17 1,074.3 Feet

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Leavenworth Times
Affidavit of Publication

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

Publication was made on the 18th day of March, 2026.

WITNESS my hand this 18th day of March, 2026.

Barbara Daniels
Legal Representative

Subscribe and sworn before me, this 18 day of March, 2026.

Rebecca A. Broom
Notary Public

My Commission Expires: 6/7/27

REBECCA A. BROOM
Notary Public - State of Kansas
My Appt. Expires 6/7/27

County of Leavenworth
State of Kansas
NOTICE OF PUBLIC HEARING
Notice is hereby given for the Leavenworth County Board of Zoning Appeals to hold a public hearing regarding a request for a Variance (DEV-26-035) from the Leavenworth County Zoning and Subdivision Regulations under Article 5, Section 4.1.a. which requires a 40 ft. building setback within a platted subdivision in the front yard. The request arises due to a discrepancy with the approved building setback line.
The variance is requested for the following described property:
Lot 20, Fink Farm, 2nd Replat, a subdivision in Leavenworth County, Kansas.
Request submitted by: Joseph and Courtney Klepees
Site address: 32650 204th Street
Parcel number: 062-10-0-00-00-011.20
The hearing will be held on Wednesday the 8th day of April, 2026 at 5:30 p.m., in the Meeting Room, located on the second floor of the Leavenworth County Courthouse, 300 Walnut Street, Leavenworth, Kansas.
Further information is available, including the full legal description, for inspection during regular business hours in the Leavenworth County Planning & Zoning Department, located in the County Courthouse. All interested persons are invited to attend the meeting if they wish to comment on this request.
We encourage public input. If you wish to provide comments in writing instead of in person, written comments must be received no later than noon Tuesday, April 7, 2026.
John Jacobson, Secretary
Leavenworth County Board of Zoning Appeals Publish by March 18, 2026
Published in the Leavenworth Times, March 18, 2026.

Allison, Amy

From: John McEvoy Sr. <johnmcevoysr@yahoo.com>
Sent: Tuesday, March 10, 2026 9:06 PM
To: Allison, Amy
Subject: Re: DEV-26-035 Variance - Klepees Trust Building Setback Line

Kickapoo Township Fire Department has no issues with the request. However, we would encourage the builder to follow the current building codes used by the Kansas State Fire Marshal's Office.

If you have any additional questions or need further input, please feel free to contact me.

Respectfully,

John McEvoy
Fire Chief
Kickapoo Township Fire Department

From: Allison, Amy <AAllison@leavenworthcounty.gov>
Sent: Tuesday, March 10, 2026 1:24 PM
To: Magaha, Chuck <cmagaha@lvsheriff.org>; Brown, Misty <MBrown@leavenworthcounty.gov>; Noll, Bill <BNoll@leavenworthcounty.gov>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>; 'Dedeke, Andrew' <IMCEAEX-_o=Leavenworth-CJC_ou=CJC_cn=Recipients_cn=Adedeke@namprd09.prod.outlook.com>; 'johnmcevoysr@yahoo.com' <johnmcevoysr@yahoo.com>; 'water12@embarqmail.com' <water12@embarqmail.com>; 'DesignGroupLeavenworth@evergy.com' <DesignGroupLeavenworth@evergy.com>
Cc: PZ <pz@leavenworthcounty.gov>
Subject: RE: DEV-26-035 Variance - Klepees Trust Building Setback Line

Good Afternoon,

The Department of Planning and Zoning has received a request for a Variance regarding a structure to be built within a platted building setback line for the property at 32650 204th 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 Monday, March 23, 2026.

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

Thank you,

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

Allison, Amy

From: Anderson, Kyle
Sent: Friday, March 20, 2026 9:47 AM
To: Allison, Amy
Subject: RE: RE: DEV-26-035 Variance - Klepees Trust Building Setback Line

We have not received any complaints on this property.

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

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Sent: Tuesday, March 10, 2026 1:24 PM
To: Magaha, Chuck <cmagaha@lvsheriff.org>; Brown, Misty <MBrown@leavenworthcounty.gov>; Noll, Bill <BNoll@leavenworthcounty.gov>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>; 'Dedeke, Andrew'; 'johnmcevoysr@yahoo.com' <johnmcevoysr@yahoo.com>; 'water12@embarqmail.com' <water12@embarqmail.com>; 'DesignGroupLeavenworth@evergy.com' <DesignGroupLeavenworth@evergy.com>
Cc: PZ <pz@leavenworthcounty.gov>
Subject: RE: DEV-26-035 Variance - Klepees Trust Building Setback Line

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

Thank you,

Amy Allison, AICP
Deputy Director

Allison, Amy

From: McAfee, Joe
Sent: Thursday, March 12, 2026 11:12 AM
To: Allison, Amy; Magaha, Chuck; Brown, Misty; 'johnmcevoysr@yahoo.com'; 'water12@embarqmail.com'; 'DesignGroupLeavenworth@evergy.com'
Cc: PZ
Subject: RE: RE: DEV-26-035 Variance - Klepees Trust Building Setback Line

Amy,
PW Engineering has no comment on the Variance request.

From: Allison, Amy <AAllison@leavenworthcounty.gov>
Sent: Tuesday, March 10, 2026 1:24 PM
To: Magaha, Chuck <cmagaha@lvsheriff.org>; Brown, Misty <MBrown@leavenworthcounty.gov>; Noll, Bill <BNoll@leavenworthcounty.gov>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>; 'Dedeke, Andrew'; 'johnmcevoysr@yahoo.com' <johnmcevoysr@yahoo.com>; 'water12@embarqmail.com' <water12@embarqmail.com>; 'DesignGroupLeavenworth@evergy.com' <DesignGroupLeavenworth@evergy.com>
Cc: PZ <pz@leavenworthcounty.gov>
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Amy Allison, AICP
Deputy Director
Planning & Zoning
Leavenworth County
913.364.5757

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Allison, Amy

From: rural water district 12 <water12@embarqmail.com>
Sent: Wednesday, March 11, 2026 3:21 PM
To: Allison, Amy
Cc: Magaha, Chuck; Noll, Bill; Brown, Misty; McAfee, Joe; johnmcevoysr@yahoo.com; imceaex-_o=leavenworth-cjc_ou=cjc_cn=recipients_cn=adedeke@namprd09.prod.outlook.com; designgroupleavenworth@evergy.com; PZ
Subject: RE: DEV-26-035 Variance - Klepees Trust Building Setback Line

Afternoon,

Jeff. Co. Rural Water District #12 maintenance employee Jake met with the Klepees at said residence today 3/11/2026 at 3:00pm and informed me that our main water line will not interfere with their building and we have no opposition to the variance.

Thank you,

LeAnn Collins
Asst. Office Manager
Jefferson County RWD #12
216 Winchester St.
Winchester, KS 66097
913-774-2872
water12@embarqmail.com
lcollins@jfcorwd12@yahoo.com

On Tue, 10 Mar, 2026 at 1:24 PM, Allison, Amy <AAllison@leavenworthcounty.gov> wrote:

> To: magaha, chuck; brown, misty; noll, bill; mcafee, joe; 'dedeke, andrew'; 'johnmcevoysr@yahoo.com'; 'water12@embarqmail.com'; 'designgroupleavenworth@evergy.com'
> Cc: pz@leavenworthcounty.gov
>
> Good Afternoon,
>
> The Department of Planning and Zoning has received a request for a Variance regarding a structure to be built within a platted building setback line for the property at 32650 204th 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 Monday, March 23, 2026.
>
> If you have any questions or need additional information, please contact me at (913) 684-0465 or at pzmail@leavenworthcounty.gov
>
> Thank you,

Allison, Amy

From: Tyler Rebel <Tyler.Rebel@evergy.com>
Sent: Tuesday, March 10, 2026 2:49 PM
To: Allison, Amy
Subject: RE: DEV-26-035 Variance - Klepees Trust Building Setback Line

Internal Use Only

No comment from Evergy

Thank you

Tyler Rebel
Distribution Designer
Evergy
tyler.rebel@evergy.com
O: 913.758.2727
evergy.com

From: Allison, Amy <AAllison@leavenworthcounty.gov>
Sent: Tuesday, March 10, 2026 1:24 PM
To: Magaha, Chuck <cmagaha@lvsheriff.org>; Brown, Misty <MBrown@leavenworthcounty.gov>; Noll, Bill <BNoll@leavenworthcounty.gov>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>; 'Dedeke, Andrew' <IMCEAEX-_o=Leavenworth-CJC_ou=CJC_cn=Recipients_cn=Adedeke@namprd09.prod.outlook.com>; 'johnmcevoysr@yahoo.com' <johnmcevoysr@yahoo.com>; 'water12@embarqmail.com' <water12@embarqmail.com>; Design Group Leavenworth <DesignGroupLeavenworth@evergy.com>
Cc: PZ <pz@leavenworthcounty.gov>
Subject: RE: DEV-26-035 Variance - Klepees Trust Building Setback Line

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This message came from outside your organization.
Report Suspicious

Good Afternoon,

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The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by Monday, March 23, 2026.

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

Thank you,

Amy Allison, AICP
Deputy Director
Planning & Zoning
Leavenworth County