

We encourage everyone to view the meeting live via YouTube.

***Leavenworth County
Board of County Commissioners***

Regular Meeting Agenda
300 Walnut Street, Suite 225
Leavenworth, KS 66048
October 25, 2023
9:00 a.m.

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE
- III. ROLL CALL
- IV. PUBLIC COMMENT: Public Comment shall be limited to 15 minutes at the beginning of each meeting for agenda items **only** and limited to three minutes per person. Comments at the end of the meeting shall be open to any topic of general interest to the Board of County Commissioners and limited to five minutes per person. There should be no expectation of interaction by the Commission during this time.

Anyone wishing to make comments either on items on the agenda or not are encouraged to provide their comments in writing no later than 8:00 AM the Monday immediately preceding the meeting. These comments will be included in the agenda packet for everyone to access and review. This allows the Commission to have time to fully consider input and request follow up if needed prior to the meeting.
- V. ADMINISTRATIVE BUSINESS:
- VI. CONSENT AGENDA: The items on the Consent Agenda are considered by staff to be routine business items. Approval of the items may be made by a single motion, seconded, and a majority vote with no separate discussion of any item listed. Should a member of the Governing Body desire to discuss any item, it will be removed from the Consent Agenda and considered separately.
 - a) Approval of the minutes of the meeting of October 18, 2023
 - b) Approval of the schedule for the week October 30, 2023
 - c) Approval of the check register

- d) Approve and sign the OCB's
- e) Approve a letter of support for Riverside Resources for KDOT 5310 grant application
- f) Approve Case Number DEV-23-121 & 122 Preliminary and Final Plat for Von Behrens
- g) Approve Case Number DEV-23-125 & 126 Preliminary and Final Plat for Whitetail North
- h) Approve Case Number DEV-23-127 & 128 Preliminary and Final Plat for Whitetail South

VII. FORMAL BOARD ACTION:

- a) Consider a motion to designate a voting delegate for the Kansas Association of Counties conference.
- b) Consider a motion to approve Case Number DEV-23-132 & 133 Preliminary and Final Plat for Doane Acres.
- c) Consider a motion to approve a bid by Contech for four culverts in the amount of \$67,987.36.
- d) Consider a motion to approve Resolution 2023-28, establishing maximum weight limits for bridge SH-64.
- e) Consider a motion to authorize Public Works to begin leasing heavy trucks from Nextran.
- f) Consider a motion to accept bid from New Frontier Material for 2024 chip and seal trap rock in the amount of \$918,750.00.

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

- a) Quarterly Reports
 - Information Systems
 - EMS/Health Dept
 - Economic Development

IX. ADDITIONAL PUBLIC COMMENT IF NEEDED

X. ADJOURNMENT

**WORK SESSION TO DISCUSS LEGISLATIVE
BREAKFAST TOPICS**

LEAVENWORTH COUNTY COMMISSIONERS MEETING SCHEDULE

Monday, October 23, 2023

Tuesday, October 24, 2023

8:00 a.m. Workforce Partnership meeting

12:00 p.m. MARC meeting

Wednesday, October 25, 2023

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

6:30 p.m. High Prairie Township Meeting – Fire District #1
• Station 2

Thursday, October 26, 2023

Friday, October 27, 2023

ALL SUCH OTHER BUSINESS THAT MAY COME BEFORE THE COMMISSION

ALL MEETINGS ARE OPEN TO THE PUBLIC

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

*****October 18, 2023 *****

The Board of County Commissioners met in a regular session on Wednesday, October 18, 2023. Commissioner Kaaz, Commissioner Doug Smith, Commissioner Mike Smith, Commissioner Culbertson and Commissioner Stieben are present; Also present: Mark Loughry, County Administrator; David Van Parys, Senior County Counselor; Misty Brown, Deputy County Counselor; Monica Swigart, Human Resources Administrator; Tammy Saldivar, Solid Waste Director; Aaron Yoakam, Buildings and Ground Director; Bill Noll, Infrastructure and Construction Services; Jen Anders, Leavenworth/Lansing Chamber of Commerce; John Richmeier, Leavenworth Times

Residents: Mike McDonald, Sherri Grogan, Raymond Reynolds, Brendan Sheehan, Jason Rowland, Carol Harris

PUBLIC COMMENT:

There were no public comments.

ADMINISTRATIVE BUSINESS:

Mark Loughry reported the Leavenworth County Port Authority has requested a work session with the Board and has tentatively set that for November 1.

Commissioner Stieben requested to move the November 8 meeting to Tuesday or Thursday of that week.

Commissioners will check their schedules.

A motion was made by Commissioner Culbertson and seconded by Commissioner Mike Smith to accept the consent agenda for Wednesday, October 18, 2023 as presented.

Motion passed, 5-0.

Monica Swigart presented the quarterly report for Human Resources.

Tammy Saldivar presented the quarterly report for Solid Waste.

Aaron Yoakam presented the quarterly report for Buildings and Ground.

Bill Noll presented the quarterly report for Public Works to include Road and Bridge and Noxious Weeds.

Sherri Grogan, Mike McDonald, Brendan Sheehan, Raymond Reynolds, Jason Rowland, Carol Harris and Dan Mongo commented on non-agenda items.

Commissioner Doug Smith attended the Basehor City Council meeting, the Fairmount Township Fire Department open house and the Hill's Pet Food plant grand opening. He will attend the MARC meeting next week.

Commissioners Stieben and Culbertson will visit the Hamm Landfill in Olathe today. He also attended the Elephant Club forum.

Commissioner Culbertson finalized the LAVTR letter to be put into the tax statements.

Commissioner Mike Smith attended the Autumn Fair in Lansing and met with the Lansing City Administrator.

Commissioner Kaaz attended the Local Consult Meeting with KDOT and will attend the Port Authority meeting.

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

Motion passed, 5-0.

The Board adjourned at 10:11 a.m.

Draft

LEAVENWORTH COUNTY COMMISSIONERS MEETING SCHEDULE

Monday, October 30, 2023

- 8:30 a.m. Meet and Greet with Senator Jerry Moran
• U.S. Penitentiary, 1300 Metropolitan Ave., Leavenworth, KS

Tuesday, October 31, 2023

Wednesday, November 1, 2023

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

Thursday, November 2, 2023

Friday, November 3, 2023

Saturday, November 4, 2023

- 5:00 p.m. Council on Aging Meals on Wheels Fundraiser
• Eagles, 300 S. 20th St., Leavenworth, KS

ALL SUCH OTHER BUSINESS THAT MAY COME BEFORE THE COMMISSION

ALL MEETINGS ARE OPEN TO THE PUBLIC

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

START DATE: 10/14/2023 END DATE: 10/20/2023

TYPES OF CHECKS SELECTED: * ALL TYPES

		P.O.NUMBER	CHECK#							
4120	ACE IMAGEWEAR	AAA LAUNDRY & LINEN SUPPLY CO	337067	105144 AP	10/20/2023	3-001-5-53-215	4013-01994 UNIFORM RENTALS NOX	82.79		
4120	ACE IMAGEWEAR	AAA LAUNDRY & LINEN SUPPLY CO	337067	105144 AP	10/20/2023	3-001-5-53-215	4013-01994 UNIFORM RENTALS NOX	82.79		
								*** VENDOR	4120 TOTAL	165.58
20588	ADVANTAGE	ADVANTAGE PRINTING	337068	105145 AP	10/20/2023	3-001-5-02-301	108 - COUNTY CLERK REGULAR ENV	275.00		
282	AITKENS	AITKENS CONTRACTING LLC	337069	105146 AP	10/20/2023	3-001-5-31-290	CTHSE IRRIGATION - ADJUSTED VA	77.50		
494	ARC	AMERICAN RESOURCE CONSULTANTS	337042	105131 AP	10/18/2023	3-001-5-49-341	2 FRANKLIN VOTING BOOTHS (FOR	2,114.00		
494	ARC	AMERICAN RESOURCE CONSULTANTS	337071	105148 AP	10/20/2023	3-001-5-49-341	BAR CODED SEALS, RED BAR CODED	162.05		
								*** VENDOR	494 TOTAL	2,276.05
15900	BAKER'S RECOVERY & T	JOHN F BAKER	337072	105149 AP	10/20/2023	3-001-5-05-213	TOW BILL - 92ND PARALLE TO ADV	296.00		
23537	BOUND TREE	BOUND TREE MEDICAL LLC	337073	105150 AP	10/20/2023	3-001-5-05-381	EMS 113712 FIELD SUPPLIES	1,620.81		
36	CAHILL PAT	PATRICK J CAHILL	337075	105152 AP	10/20/2023	3-001-5-09-231	COURT APPOINTED ATTORNEY - CON	3,000.00		
362	CASAD BENJAMIN	BENJAMIN CASAD	337076	105153 AP	10/20/2023	3-001-5-09-231	COURT APPOINTED ATTORNEY - CON	3,000.00		
5637	CLEARWATER ENTERPRIS	CLEARWATER ENTERPRISES,LLC	337077	105154 AP	10/20/2023	3-001-5-05-215	20642-0317B242442309 GAS SERV	5.59		
5637	CLEARWATER ENTERPRIS	CLEARWATER ENTERPRISES,LLC	337043	105132 AP	10/18/2023	3-001-5-14-220	20642-12019039952309 GAS SERVI	773.66		
5637	CLEARWATER ENTERPRIS	CLEARWATER ENTERPRISES,LLC	337043	105132 AP	10/18/2023	3-001-5-32-392	20642-2019296500009 GAS SERVIC	1,240.00		
								*** VENDOR	5637 TOTAL	2,019.25
22543	COMPLETE FAMILY CARE	COMPLETE FAMILY CARE	337080	105157 AP	10/20/2023	3-001-5-05-201	EMS MEDICAL DIRECTOR	1,250.00		
5362	DIAMOND DRUGS	DIAMOND DRUGS,INC	337081	105158 AP	10/20/2023	3-001-5-07-219	KSLV INMATE PRESCRIPTIONS SEPT	7,244.67		
1104	DIGITAL DOLPHIN	DIGITAL DOLPHIN SUPPLIES	337082	105159 AP	10/20/2023	3-001-5-07-301	SHERIFF - 7 TONERS	677.32		
21300	DIST CT EMPL REIMB	JULIE CLEMENS	337083	105160 AP	10/20/2023	3-001-5-19-213	PER DIEM, MILEAGE, KADCCA CONF	154.58		
21300	DIST CT EMPL REIMB	JULIE CLEMENS	337083	105160 AP	10/20/2023	3-001-5-19-213	PER DIEM, MILEAGE, KADCCA CONF	26.00		
21300	DIST CT EMPL REIMB	JULIE CLEMENS	337083	105160 AP	10/20/2023	3-001-5-19-213	PER DIEM, MILEAGE, KADCCA CONF	30.00		
								*** VENDOR	21300 TOTAL	210.58
86	EVERGY	EVERGY KANSAS CENTRAL INC	337086	105163 AP	10/20/2023	3-001-5-05-215	ELEC SVC EMS 9101	681.41		
8726	FAGAN COMPANY	FAGAN COMPANY	337088	105165 AP	10/20/2023	3-001-5-32-209	24520 JUSTIC CENTER BOILER & C	3,624.79		
8726	FAGAN COMPANY	FAGAN COMPANY	337088	105165 AP	10/20/2023	3-001-5-32-209	24520 JUSTIC CENTER BOILER & C	2,087.98		
								*** VENDOR	8726 TOTAL	5,712.77
605	FLEET HOSTER	FLEET HOSTER LLC	337046	105135 AP	10/18/2023	3-001-5-11-253	NOVEMBER CAMERA SERVICE INV402	19.95		
605	FLEET HOSTER	FLEET HOSTER LLC	337046	105135 AP	10/18/2023	3-001-5-31-230	NOVEMBER CAMERA SERVICE INV402	59.85		
605	FLEET HOSTER	FLEET HOSTER LLC	337046	105135 AP	10/18/2023	3-001-5-41-271	NOVEMBER CAMERA SERVICE INV402	100.00		
								*** VENDOR	605 TOTAL	179.80
656	FLOYD, JAMES	JAMES ANTWONE FLOYD	337090	105167 AP	10/20/2023	3-001-5-09-231	COURT APPOINTED ATTORNEY CONTR	3,000.00		
81	FULLER G	GARY L FULLER ATTY	337093	105170 AP	10/20/2023	3-001-5-09-231	COURT APOINTED ATTORNEY CONFLI	337.50		
2195	GARCIA CLINICAL	GARCIA CLINICAL LABORATORY	337095	105172 AP	10/20/2023	3-001-5-07-219	SHERIFF - SEPTEMBER LAB SERVIC	38.00		
243	GEOTAB	GEOTAB USA INC	337048	105137 AP	10/18/2023	3-001-5-11-253	SEPTEMBER GEOLOCATING SVC (LSR	16.33		
243	GEOTAB	GEOTAB USA INC	337048	105137 AP	10/18/2023	3-001-5-31-230	SEPTEMBER GEOLOCATING SVC (LSR	48.99		
243	GEOTAB	GEOTAB USA INC	337048	105137 AP	10/18/2023	3-001-5-41-271	SEPTEMBER GEOLOCATING SVC (LSR	81.65		
								*** VENDOR	243 TOTAL	146.97
120	GRENIER AUTOWORKS	ALFRED GRENIER II	337096	105173 AP	10/20/2023	3-001-5-07-213	LVSO VEH MAINT	210.00		
6015	GUERRA, JOSE	JOSE GUERRA	337027	105129 AP	10/16/2023	3-001-5-11-211	REPLACE CK 104839 NDAA CONF MK	13.00		
6015	GUERRA, JOSE	JOSE GUERRA	337027	105129 AP	10/16/2023	3-001-5-11-211	REPLACE CK 104839 NDAA CONF MK	45.00		
6015	GUERRA, JOSE	JOSE GUERRA	337027	105129 AP	10/16/2023	3-001-5-11-211	REPLACE CK 104839 NDAA CONF MK	78.00		
6015	GUERRA, JOSE	JOSE GUERRA	337027	105129 AP	10/16/2023	3-001-5-11-211	REPLACE CK 104839 NDAA CONF MK	269.96		
								*** VENDOR	6015 TOTAL	405.96
1941	HALLEY	LAW OFFICE OF E ELAINE HALLEY	337097	105174 AP	10/20/2023	3-001-5-09-231	COURT APPOINTED ATTORNEY - CON	3,000.00		
27	HEALTH DEPT	LEAV CO HEALTH DEPT	337099	105176 AP	10/20/2023	3-001-5-05-285	EMS EMPLOYEE IMMUNIZATION	70.00		
22605	HINCKLEY S	HINCKLEY SPRINGS	337101	105178 AP	10/20/2023	3-001-5-11-208	17137512660768 FILTRATION SYST	44.99		
22605	HINCKLEY S	HINCKLEY SPRINGS	337101	105178 AP	10/20/2023	3-001-5-11-208	17137512660768 FILTRATION SYST	13.33		
								*** VENDOR	22605 TOTAL	58.32
236	INTERPRETERS	INTERPRETERS INC	337103	105180 AP	10/20/2023	3-001-5-19-221	INTERPRETER 9/20/23 (2 HEARING	146.20		
236	INTERPRETERS	INTERPRETERS INC	337103	105180 AP	10/20/2023	3-001-5-19-221	DIST CT INTERPRETER 9/22/23 20	164.54		
								*** VENDOR	236 TOTAL	310.74

TYPES OF CHECKS SELECTED: * ALL TYPES

		P.O.NUMBER	CHECK#							
565	KA-COMM INC	KA-COMM INC	337106	105183 AP	10/20/2023	3-001-5-07-213	FENDER MOUNTS/SHIPPING (LVSO)	635.69		
565	KA-COMM INC	KA-COMM INC	337106	105183 AP	10/20/2023	3-001-5-07-213	FENDER MOUNTS/SHIPPING (LVSO)	25.00		
								*** VENDOR	565 TOTAL	660.69
6636	KANSAS GAS	KANSAS GAS SERVICE	337049	105138 AP	10/18/2023	3-001-5-05-215	510614745 2015657 27 EMS 9101	87.00		
3197	KLM	LEAGUE OF KS MUNICIPALITIES	337112	105189 AP	10/20/2023	3-001-5-09-202	CITY ATTORNEY ASSOC WICHITA M	120.00		
30	KOHL FRANK	FRANK E KOHL	337113	105190 AP	10/20/2023	3-001-5-09-231	COURT APPOINTED ATTORNEY - CON	712.50		
1842	KONE INC	KONE INC	337114	105191 AP	10/20/2023	3-001-5-31-220	N40131062 SEPT ELEVATOR MAINT	129.86		
1842	KONE INC	KONE INC	337114	105191 AP	10/20/2023	3-001-5-31-220	N40131062 SEPT ELEVATOR MAINT	129.86		
1842	KONE INC	KONE INC	337114	105191 AP	10/20/2023	3-001-5-32-262	N40131062 SEPT ELEVATOR MAINT	519.46		
1842	KONE INC	KONE INC	337114	105191 AP	10/20/2023	3-001-5-33-262	N40131062 SEPT ELEVATOR MAINT	1,179.86		
1842	KONE INC	KONE INC	337114	105191 AP	10/20/2023	3-001-5-33-262	N40131062 SEPT ELEVATOR MAINT	129.86-		
								*** VENDOR	1842 TOTAL	1,829.18
219	LCDC	LEAVENWORTH COUNTY DEVELOPMENT	337050	105139 AP	10/18/2023	3-001-5-01-202	KCADC ANNUAL MEETING T COLE, M	200.00		
219	LCDC	LEAVENWORTH COUNTY DEVELOPMENT	337050	105139 AP	10/18/2023	3-001-5-23-202	KCADC ANNUAL MEETING T COLE, M	200.00		
								*** VENDOR	219 TOTAL	400.00
537	LEAV TIMES	CHERRYROAD MEDIA INC	337119	105196 AP	10/20/2023	3-001-5-06-218	21250 RES 2023 26 & 27	18.77		
537	LEAV TIMES	CHERRYROAD MEDIA INC	337119	105196 AP	10/20/2023	3-001-5-06-218	21250 RES 2023 26 & 27	18.77		
								*** VENDOR	537 TOTAL	37.54
485	MASTER'S TOUCH	THE MASTER'S TOUCH LLC	337051	105140 AP	10/18/2023	3-001-5-02-213	LEAV COUNTY KS CLERK - SB-13 M	4,833.22		
485	MASTER'S TOUCH	THE MASTER'S TOUCH LLC	337123	105200 AP	10/20/2023	3-001-5-03-332	TAX STATEMENT POSTAGE / SPECIA	12,528.88		
485	MASTER'S TOUCH	THE MASTER'S TOUCH LLC	337123	105200 AP	10/20/2023	3-001-5-03-332	TAX STATEMENT POSTAGE / SPECIA	7,338.76		
								*** VENDOR	485 TOTAL	24,700.86
2419	MCKESSON MEDICAL SUR	MCKESSON MEDICAL SURGICAL	337124	105201 AP	10/20/2023	3-001-5-07-219	4227550 LVSO MEDICAL SUPPLIES	67.22		
2419	MCKESSON MEDICAL SUR	MCKESSON MEDICAL SURGICAL	337124	105201 AP	10/20/2023	3-001-5-07-219	4227550 LVSO MEDICAL SUPPLIES	20.66		
2419	MCKESSON MEDICAL SUR	MCKESSON MEDICAL SURGICAL	337124	105201 AP	10/20/2023	3-001-5-07-219	4227550-MEDICARE RATE MED SUPP	2.88		
2419	MCKESSON MEDICAL SUR	MCKESSON MEDICAL SURGICAL	337124	105201 AP	10/20/2023	3-001-5-07-219	4227550-MEDICARE RATE MED SUPP	24.00		
2419	MCKESSON MEDICAL SUR	MCKESSON MEDICAL SURGICAL	337124	105201 AP	10/20/2023	3-001-5-07-219	4227550-MEDICARE RATE MED SUPP	10.80		
2419	MCKESSON MEDICAL SUR	MCKESSON MEDICAL SURGICAL	337124	105201 AP	10/20/2023	3-001-5-07-219	4227550-MEDICARE RATE MED SUPP	11.08		
2419	MCKESSON MEDICAL SUR	MCKESSON MEDICAL SURGICAL	337124	105201 AP	10/20/2023	3-001-5-07-219	4227550-MEDICARE RATE MED SUPP	25.51		
2419	MCKESSON MEDICAL SUR	MCKESSON MEDICAL SURGICAL	337124	105201 AP	10/20/2023	3-001-5-07-219	4227550-MEDICARE RATE MED SUPP	24.00		
2419	MCKESSON MEDICAL SUR	MCKESSON MEDICAL SURGICAL	337124	105201 AP	10/20/2023	3-001-5-07-219	4227550-MEDICARE RATE MED SUPP	29.76		
2419	MCKESSON MEDICAL SUR	MCKESSON MEDICAL SURGICAL	337124	105201 AP	10/20/2023	3-001-5-07-219	4227550-MEDICARE RATE MED SUPP	25.51		
2419	MCKESSON MEDICAL SUR	MCKESSON MEDICAL SURGICAL	337124	105201 AP	10/20/2023	3-001-5-07-219	4227550-MEDICARE RATE MED SUPP	155.51		
								*** VENDOR	2419 TOTAL	396.93
2666	MISC REIMBURSEMENTS	KYLE ANDERSON	337127	105204 AP	10/20/2023	3-001-5-06-211	REIM TURNPIKE FEES	14.25		
2666	MISC REIMBURSEMENTS	KYLE ANDERSON	337127	105204 AP	10/20/2023	3-001-5-06-211	REIM TURNPIKE FEES	14.25		
								*** VENDOR	2666 TOTAL	28.50
490	POOR RICH	POOR RICHARDS	337132	105210 AP	10/20/2023	3-001-5-19-301	JURY BROCHURES - DIST T	620.00		
7098	QUILL CORP	QUILL CORP	337134	105212 AP	10/20/2023	3-001-5-04-301	3309088 ROD OFFICE SUPPLIES	67.17		
7098	QUILL CORP	QUILL CORP	337134	105212 AP	10/20/2023	3-001-5-11-301	8017660 CO ATTY OFFICE SUPPLIE	7.99		
7098	QUILL CORP	QUILL CORP	337134	105212 AP	10/20/2023	3-001-5-11-301	8017660 CO ATTY OFFICE SUPPLIE	1,228.05		
7098	QUILL CORP	QUILL CORP	337134	105212 AP	10/20/2023	3-001-5-11-301	8017660 CO ATTY OFFICE SUPPLIE	.00		
7098	QUILL CORP	QUILL CORP	337134	105212 AP	10/20/2023	3-001-5-28-301	5643954 HR OFFICE SUPPLIES	7.89		
7098	QUILL CORP	QUILL CORP	337134	105212 AP	10/20/2023	3-001-5-28-301	5643954 HR OFFICE SUPPLIES	36.27		
7098	QUILL CORP	QUILL CORP	337134	105212 AP	10/20/2023	3-001-5-28-301	5643954 HR OFFICE SUPPLIES	11.79		
								*** VENDOR	7098 TOTAL	1,359.16
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	337139	105217 AP	10/20/2023	3-001-5-14-333	BLDG GRONDS - FUEL REIMB (SEPT	412.64		
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	337139	105217 AP	10/20/2023	3-001-5-14-336	NOX WEED FUEL, EQUIP MAINT	119.85		
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	337139	105217 AP	10/20/2023	3-001-5-23-2	TOM CODE CELL PHONE REIMB	421.57		
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	337139	105217 AP	10/20/2023	3-001-5-41-213	APPRAISER VEH MAINT	55.38		
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	337139	105217 AP	10/20/2023	3-001-5-41-213	APPRAISER VEH MAINT	778.39		
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	337139	105217 AP	10/20/2023	3-001-5-53-308	NOX WEED FUEL, EQUIP MAINT	651.62		

TYPES OF CHECKS SELECTED: * ALL TYPES

				P.O.NUMBER	CHECK#				
						*** VENDOR	458 TOTAL		2,439.45
376	SYMMETRY	ATHENS ENERGY SERVICES HOLDING	337053	105142 AP	10/18/2023	3-001-5-33-392	413714 GAS SERVICE 711 MARSHAL	111.63	
829	THOMSON REUTERS	THOMSON REUTERS - WEST	337145	105223 AP	10/20/2023	3-001-5-09-209	100090351 ONLINE SOFTWARE SUB	210.00	
829	THOMSON REUTERS	THOMSON REUTERS - WEST	337145	105223 AP	10/20/2023	3-001-5-11-210	1000590171 WESTLAW INFORMATION	845.00	
						*** VENDOR	829 TOTAL		1,055.00
22972	TRANSFER STATION	TRANSFER STATION	337148	105226 AP	10/20/2023	3-001-5-05-284	ACCT 158 B&G (RECLINERS FROM E	10.00	
22972	TRANSFER STATION	TRANSFER STATION	337148	105226 AP	10/20/2023	3-001-5-32-297	ACCT 158 STANDARD & CONSTRUCTI	260.00	
						*** VENDOR	22972 TOTAL		270.00
4648	WASTE MANAGEMENT	WASTE MANAGEMENT	337151	105229 AP	10/20/2023	3-001-5-07-208	21-53290-33008 LVSHERRIFF DUMPS	616.53	
4648	WASTE MANAGEMENT	WASTE MANAGEMENT	337151	105229 AP	10/20/2023	3-001-5-07-208	21-53290-33008 LVSHERRIFF DUMPS	14.76-	
						*** VENDOR	4648 TOTAL		601.77
2	WATER DEPT	WATER DEPT	337152	105230 AP	10/20/2023	3-001-5-05-215	WATER SVC EMS 9103	59.88	
479	WERRING	FARRIS, FRESH, & WERRING LAW OFF	337153	105231 AP	10/20/2023	3-001-5-09-231	COURT APPOINTED ATTORNEY - CON	50.00	
479	WERRING	FARRIS, FRESH, & WERRING LAW OFF	337153	105231 AP	10/20/2023	3-001-5-09-231	COURT APPOINTED ATTORNEY - CON	86.00	
479	WERRING	FARRIS, FRESH, & WERRING LAW OFF	337153	105231 AP	10/20/2023	3-001-5-09-231	COURT APPOINTED ATTORNEY - CON	519.00	
						*** VENDOR	479 TOTAL		655.00
100	WITNESS LIST								
						*** VENDOR	100 TOTAL		523.25
3955	YOUNG SIGN	YOUNG SIGN CO	337165	105243 AP	10/20/2023	3-001-5-31-296	JUSTICE CENTER FIXTURES	1,756.00	
							TOTAL FUND 001		74,688.57

532	AAB-MLE PROFICIENCY	AMERICAN ASSOCIATION OF BIOANA	337066	105143 AP	10/20/2023	3-108-5-00-380	PROFICIENCY TESTING (HEALTH DE	1,266.00	
14318	CLIA LABOR	CLIA LABORATORY PROGRAM	337078	105155 AP	10/20/2023	3-108-5-00-203	REGULAR CERT FEE (HEALTH DEPT)	240.00	
22543	COMPLETE FAMILY CARE	COMPLETE FAMILY CARE	337080	105157 AP	10/20/2023	3-108-5-00-280	MEDICAL DIRECTOR AND WELL CHIL	1,200.00	
22543	COMPLETE FAMILY CARE	COMPLETE FAMILY CARE	337080	105157 AP	10/20/2023	3-108-5-00-280	MEDICAL DIRECTOR AND WELL CHIL	300.00	
						*** VENDOR	22543 TOTAL		1,500.00
22330	KIPHS INC	KIPHS INC	337110	105187 AP	10/20/2023	3-108-5-00-204	PHCLNIC ANNUAL MAINT FEE 2024	1,001.80	
22330	KIPHS INC	KIPHS INC	337110	105187 AP	10/20/2023	3-108-5-00-204	PHCLNIC ANNUAL MAINT FEE 2024	1,000.00	
22330	KIPHS INC	KIPHS INC	337110	105187 AP	10/20/2023	3-108-5-00-204	PHCLNIC ANNUAL MAINT FEE 2024	1,000.00	
22330	KIPHS INC	KIPHS INC	337110	105187 AP	10/20/2023	3-108-5-00-204	PHCLNIC ANNUAL MAINT FEE 2024	1,000.00	
						*** VENDOR	22330 TOTAL		4,001.80
1629	KU PHYSICIANS	KANSAS UNIVERSITY PHYSICIANS I	337116	105193 AP	10/20/2023	3-108-5-00-280	C-10180 PRENATAL CLINICAL SERV	1,800.00	
1629	KU PHYSICIANS	KANSAS UNIVERSITY PHYSICIANS I	337116	105193 AP	10/20/2023	3-108-5-00-280	C-10180 PRENATAL CLINICAL SERV	1,800.00	
						*** VENDOR	1629 TOTAL		3,600.00
6539	MTI SECURITY	A&M SECURITY SOLUTIONS INC	337128	105205 AP	10/20/2023	3-108-5-00-219	SECURITY MONITORING HEALTH DEP	60.00	

warrants by vendor

TYPES OF CHECKS SELECTED: * ALL TYPES

				P.O.NUMBER	CHECK#				
29712	TB SKIN TESTS	KANSAS DEPT OF HEALTH & ENVIRO	337144	105222 AP	10/20/2023	3-108-5-00-384	TB66048 TB SKIN TEST/FREIGHT	100.00	
29712	TB SKIN TESTS	KANSAS DEPT OF HEALTH & ENVIRO	337144	105222 AP	10/20/2023	3-108-5-00-384	TB66048 TB SKIN TEST/FREIGHT	8.00	
								*** VENDOR 29712 TOTAL	108.00
								TOTAL FUND 108	10,775.80

605	FLEET HOSTER	FLEET HOSTER LLC	337046	105135 AP	10/18/2023	3-115-5-00-411	NOVEMBER CAMERA SERVICE INV402	19.95	
605	FLEET HOSTER	FLEET HOSTER LLC	337046	105135 AP	10/18/2023	3-115-5-00-423	NOVEMBER CAMERA SERVICE INV402	139.65	
605	FLEET HOSTER	FLEET HOSTER LLC	337046	105135 AP	10/18/2023	3-115-5-00-434	NOVEMBER CAMERA SERVICE INV402	718.95	
605	FLEET HOSTER	FLEET HOSTER LLC	337046	105135 AP	10/18/2023	3-115-5-00-436	NOVEMBER CAMERA SERVICE INV402	60.00	
								*** VENDOR 605 TOTAL	938.55
243	GEOTAB	GEOTAB USA INC	337048	105137 AP	10/18/2023	3-115-5-00-415	SEPTEMBER GEOLOCATING SVC (LSR	16.33	
243	GEOTAB	GEOTAB USA INC	337048	105137 AP	10/18/2023	3-115-5-00-423	SEPTEMBER GEOLOCATING SVC (LSR	114.31	
243	GEOTAB	GEOTAB USA INC	337048	105137 AP	10/18/2023	3-115-5-00-434	SEPTEMBER GEOLOCATING SVC (LSR	538.89	
243	GEOTAB	GEOTAB USA INC	337048	105137 AP	10/18/2023	3-115-5-00-436	SEPTEMBER GEOLOCATING SVC (LSR	207.57	
								*** VENDOR 243 TOTAL	877.10
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	337118	105195 AP	10/20/2023	3-115-5-00-420	4 TABLES (ELECTION OFFICE-REPL	880.00	
1717	SEIFERT'S FLOORING	SEIFERT'S FLOORING	337140	105218 AP	10/20/2023	3-115-5-00-401	JUSTICE CENTER FLOORING	4,862.32	
								TOTAL FUND 115	7,557.97

6724	AMERICAN M	AMERICAN MICRO CO	337070	105147 AP	10/20/2023	3-119-5-00-252	102396 LEASE RENTAL HUTCH BOOK	19.84	
3998	DREXEL TEC	DREXEL TECHNOLOGIES INC	337084	105161 AP	10/20/2023	3-119-5-00-252	24896 SVC CONGRAC T KIP PLOTTER	115.00	
843	FIDLAR	FIDLAR	337089	105166 AP	10/20/2023	3-119-5-00-252	2010343 BASTION HOSING OCT-DEC	3,500.00	
843	FIDLAR	FIDLAR	337089	105166 AP	10/20/2023	3-119-5-00-401	2010343 DOC UMPORT - BOOKS 507	1,567.10	
								*** VENDOR 843 TOTAL	5,067.10
								TOTAL FUND 119	5,201.94

605	FLEET HOSTER	FLEET HOSTER LLC	337046	105135 AP	10/18/2023	3-126-5-00-221	NOVEMBER CAMERA SERVICE INV402	20.00	
243	GEOTAB	GEOTAB USA INC	337048	105137 AP	10/18/2023	3-126-5-00-221	SEPTEMBER GEOLOCATING SVC (LSR	16.33	
1708	SHERIFF - SECURITY	LEAV CO SHERIFF-SECURITY	337141	105219 AP	10/20/2023	3-126-5-00-224	3RD QUARTER SECURITY - COMM CO	387.93	
								TOTAL FUND 126	424.26

7158	A-1 RENTAL	A-1 RENTAL	337041	105130 AP	10/18/2023	3-133-5-00-214	10-13 MONTHLY TOILET RENTALS	220.00	
7158	A-1 RENTAL	A-1 RENTAL	337041	105130 AP	10/18/2023	3-133-5-00-214	10-13 MONTHLY TOILET RENTALS	110.00	
								*** VENDOR 7158 TOTAL	330.00
4120	ACE IMAGEWEAR	AAA LAUNDRY & LINEN SUPPLY CO	337067	105144 AP	10/20/2023	3-133-5-00-215	10-14 4013-01993 UNIFORM RENTA	236.09	
4120	ACE IMAGEWEAR	AAA LAUNDRY & LINEN SUPPLY CO	337067	105144 AP	10/20/2023	3-133-5-00-215	10-14 4013-01993 UNIFORM RENTA	589.79	
4120	ACE IMAGEWEAR	AAA LAUNDRY & LINEN SUPPLY CO	337067	105144 AP	10/20/2023	3-133-5-00-215	10-14 4013-01993 UNIFORM RENTA	191.46	
4120	ACE IMAGEWEAR	AAA LAUNDRY & LINEN SUPPLY CO	337067	105144 AP	10/20/2023	3-133-5-00-215	10-14 4013-01993 UNIFORM RENTA	191.46	
4120	ACE IMAGEWEAR	AAA LAUNDRY & LINEN SUPPLY CO	337067	105144 AP	10/20/2023	3-133-5-00-312	10-14 4013-01993 UNIFORM RENTA	195.42	
4120	ACE IMAGEWEAR	AAA LAUNDRY & LINEN SUPPLY CO	337067	105144 AP	10/20/2023	3-133-5-00-312	10-14 4013-01993 UNIFORM RENTA	207.52	
4120	ACE IMAGEWEAR	AAA LAUNDRY & LINEN SUPPLY CO	337067	105144 AP	10/20/2023	3-133-5-00-312	10-14 4013-01993 UNIFORM RENTA	226.06	
4120	ACE IMAGEWEAR	AAA LAUNDRY & LINEN SUPPLY CO	337067	105144 AP	10/20/2023	3-133-5-00-312	10-14 4013-01993 UNIFORM RENTA	226.06	
								*** VENDOR 4120 TOTAL	2,063.86
5637	CLEARWATER ENTERPRIS	CLEARWATER ENTERPRISES,LLC	337043	105132 AP	10/18/2023	3-133-5-00-304	10-41 20642-5600012309 GAS SE	5.59	
86	EVERGY	EVERGY KANSAS CENTRAL INC	337045	105134 AP	10/18/2023	3-133-5-00-251	10-38 ELEC SVC CO SHOP ET AL	675.05	
86	EVERGY	EVERGY KANSAS CENTRAL INC	337045	105134 AP	10/18/2023	3-133-5-00-251	10-38 ELEC SVC CO SHOP ET AL	184.25	
86	EVERGY	EVERGY KANSAS CENTRAL INC	337045	105134 AP	10/18/2023	3-133-5-00-251	10-38 ELEC SVC CO SHOP ET AL	22.77	
86	EVERGY	EVERGY KANSAS CENTRAL INC	337045	105134 AP	10/18/2023	3-133-5-00-251	10-38 ELEC SVC CO SHOP ET AL	55.10	
								*** VENDOR 86 TOTAL	937.17
212	EXAMINETICS	EXAMINETICS, INC	337087	105164 AP	10/20/2023	3-133-5-00-364	10-15 155443 MOBILE HEARING TE	1,985.00	
507	FORCE AMERICA	FORCE AMERICA DISTRIBUTING LLC	337092	105169 AP	10/20/2023	3-133-5-00-360	10-16 404075 KEYED BOLTS	2,445.52	
774	G W VAN KEPPEL	G W VAN KEPPEL	337094	105171 AP	10/20/2023	3-133-5-00-360	10-17 BP0005100 TOGGLE SWITCH	492.34	

warrants by vendor

TYPES OF CHECKS SELECTED: * ALL TYPES

			P.O.NUMBER	CHECK#					
434	HAMM QUARR	HAMM QUARRIES	337098	105175 AP	10/20/2023	3-133-5-00-361	10-18 300467 FILTERED ROCK	709.48	
3621	HERITAGE-CRYSTAL CLE	HERITAGE-CRYSTAL CLEAN,LLC	337100	105177 AP	10/20/2023	3-133-5-00-310	10-19 74217 50/50 RED HEAVY-DU	284.15	
191	HOME DEPOT	HOME DEPOT USA	337102	105179 AP	10/20/2023	3-133-5-00-360	10-20 1111680 TOOLS, PARTS	19.55	
191	HOME DEPOT	HOME DEPOT USA	337102	105179 AP	10/20/2023	3-133-5-00-365	10-20 1111680 TOOLS, PARTS	16.68	
							*** VENDOR		191 TOTAL
									36.23
7655	J F DENNEY P	J F DENNEY PLUMBING & HEATING	337104	105181 AP	10/20/2023	3-133-5-00-207	10-21 SVC CALL TO AC AT CO SHO	177.00	
8408	KANSAS STA	KANSAS STATE HISTORICAL SOCIET	337107	105184 AP	10/20/2023	3-133-5-00-327	10-22 SURVEY REFERENCE REPORTS	48.00	
456	KIRBY-SMITH	KIRBY-SMITH MACHINERY INC	337111	105188 AP	10/20/2023	3-133-5-00-227	10-23 LEAVE002 BROOM RENTAL TO	3,060.96	
456	KIRBY-SMITH	KIRBY-SMITH MACHINERY INC	337111	105188 AP	10/20/2023	3-133-5-00-227	10-23 LEAVE002 BROOM RENTAL TO	255.96-	
							*** VENDOR		456 TOTAL
									2,805.00
1351	LEAV ASPHALT	LEAVENWORTH ASPHALT MATERIALS	337117	105194 AP	10/20/2023	3-133-5-00-303	10-24 495 BM2	3,499.45	
1351	LEAV ASPHALT	LEAVENWORTH ASPHALT MATERIALS	337117	105194 AP	10/20/2023	3-133-5-00-362	10-24 495 BM2	7,234.08	
							*** VENDOR		1351 TOTAL
									10,733.53
537	LEAV TIMES	CHERRYROAD MEDIA INC	337119	105196 AP	10/20/2023	3-133-5-00-208	10-25 30313 PUB - SS4A, CULVER	11.58	
537	LEAV TIMES	CHERRYROAD MEDIA INC	337119	105196 AP	10/20/2023	3-133-5-00-208	10-25 30313 PUB - SS4A, CULVER	11.38	
537	LEAV TIMES	CHERRYROAD MEDIA INC	337119	105196 AP	10/20/2023	3-133-5-00-208	10-25 30313 PUB - SS4A, CULVER	22.97	
							*** VENDOR		537 TOTAL
									45.93
1780	LEXECO	LEXECO	337120	105197 AP	10/20/2023	3-133-5-00-361	10-26 PUBLIC WORKS	4,394.22	
232	MHC KENWORTH	MHC KENWORTH-OLATHE	337125	105202 AP	10/20/2023	3-133-5-00-360	10-27 95988 INJECTORS CAMBERS,	107.08	
232	MHC KENWORTH	MHC KENWORTH-OLATHE	337125	105202 AP	10/20/2023	3-133-5-00-360	10-27 95988 INJECTORS CAMBERS,	172.50	
232	MHC KENWORTH	MHC KENWORTH-OLATHE	337125	105202 AP	10/20/2023	3-133-5-00-360	10-27 95988 INJECTORS CAMBERS,	63.90	
232	MHC KENWORTH	MHC KENWORTH-OLATHE	337125	105202 AP	10/20/2023	3-133-5-00-360	10-27 95988 INJECTORS CAMBERS,	57.36	
232	MHC KENWORTH	MHC KENWORTH-OLATHE	337125	105202 AP	10/20/2023	3-133-5-00-360	10-27 95988 INJECTORS CAMBERS,	3,114.02	
232	MHC KENWORTH	MHC KENWORTH-OLATHE	337125	105202 AP	10/20/2023	3-133-5-00-360	10-27 95988 INJECTORS CAMBERS,	754.83	
							*** VENDOR		232 TOTAL
									4,269.69
24	NATIONAL SIGN	NATL SIGN CO INC	337129	105206 AP	10/20/2023	3-133-5-00-363	10-29 KSCLEA SIGN MATERIAL	3,989.00	
11799	O'REILLY A	O'REILLY AUTOMOTIVE	337130	105208 AP	10/20/2023	3-133-5-00-310	10-11 19615 BRAKE ROTORS/PADS,	80.82	
11799	O'REILLY A	O'REILLY AUTOMOTIVE	337130	105208 AP	10/20/2023	3-133-5-00-312	10-11 19615 BRAKE ROTORS/PADS,	43.18	
11799	O'REILLY A	O'REILLY AUTOMOTIVE	337130	105208 AP	10/20/2023	3-133-5-00-312	10-11 19615 BRAKE ROTORS/PADS,	12.98	
11799	O'REILLY A	O'REILLY AUTOMOTIVE	337130	105208 AP	10/20/2023	3-133-5-00-312	10-10 19615 FILTERS, HORN,ACC	8.99	
11799	O'REILLY A	O'REILLY AUTOMOTIVE	337130	105208 AP	10/20/2023	3-133-5-00-360	10-11 19615 BRAKE ROTORS/PADS,	154.79	
11799	O'REILLY A	O'REILLY AUTOMOTIVE	337130	105208 AP	10/20/2023	3-133-5-00-360	10-11 19615 BRAKE ROTORS/PADS,	169.50	
11799	O'REILLY A	O'REILLY AUTOMOTIVE	337130	105208 AP	10/20/2023	3-133-5-00-360	10-11 19615 BRAKE ROTORS/PADS,	321.96-	
11799	O'REILLY A	O'REILLY AUTOMOTIVE	337130	105208 AP	10/20/2023	3-133-5-00-360	10-11 19615 BRAKE ROTORS/PADS,	46.97	
11799	O'REILLY A	O'REILLY AUTOMOTIVE	337130	105208 AP	10/20/2023	3-133-5-00-360	10-11 19615 BRAKE ROTORS/PADS,	66.45	
11799	O'REILLY A	O'REILLY AUTOMOTIVE	337130	105208 AP	10/20/2023	3-133-5-00-360	10-11 19615 BRAKE ROTORS/PADS,	25.08	
11799	O'REILLY A	O'REILLY AUTOMOTIVE	337130	105208 AP	10/20/2023	3-133-5-00-360	10-11 19615 BRAKE ROTORS/PADS,	12.75	
11799	O'REILLY A	O'REILLY AUTOMOTIVE	337130	105208 AP	10/20/2023	3-133-5-00-360	10-11 19615 BRAKE ROTORS/PADS,	87.98	
11799	O'REILLY A	O'REILLY AUTOMOTIVE	337130	105208 AP	10/20/2023	3-133-5-00-360	10-11 19615 BRAKE ROTORS/PADS,	25.08	
11799	O'REILLY A	O'REILLY AUTOMOTIVE	337130	105208 AP	10/20/2023	3-133-5-00-360	10-11 19615 BRAKE ROTORS/PADS,	17.16	
11799	O'REILLY A	O'REILLY AUTOMOTIVE	337130	105208 AP	10/20/2023	3-133-5-00-360	10-11 19615 BRAKE ROTORS/PADS,	19.82	
11799	O'REILLY A	O'REILLY AUTOMOTIVE	337130	105208 AP	10/20/2023	3-133-5-00-360	10-11 19615 BRAKE ROTORS/PADS,	25.41	
11799	O'REILLY A	O'REILLY AUTOMOTIVE	337130	105208 AP	10/20/2023	3-133-5-00-360	10-10 19615 FILTERS, HORN,ACC	37.38	
11799	O'REILLY A	O'REILLY AUTOMOTIVE	337130	105208 AP	10/20/2023	3-133-5-00-360	10-10 19615 FILTERS, HORN,ACC	58.56	
11799	O'REILLY A	O'REILLY AUTOMOTIVE	337130	105208 AP	10/20/2023	3-133-5-00-360	10-10 19615 FILTERS, HORN,ACC	49.38	
11799	O'REILLY A	O'REILLY AUTOMOTIVE	337130	105208 AP	10/20/2023	3-133-5-00-360	10-10 19615 FILTERS, HORN,ACC	155.97-	
11799	O'REILLY A	O'REILLY AUTOMOTIVE	337130	105208 AP	10/20/2023	3-133-5-00-360	10-10 19615 FILTERS, HORN,ACC	106.51	
11799	O'REILLY A	O'REILLY AUTOMOTIVE	337130	105208 AP	10/20/2023	3-133-5-00-360	10-10 19615 FILTERS, HORN,ACC	76.72	
11799	O'REILLY A	O'REILLY AUTOMOTIVE	337130	105208 AP	10/20/2023	3-133-5-00-360	10-10 19615 FILTERS, HORN,ACC	33.50	
11799	O'REILLY A	O'REILLY AUTOMOTIVE	337130	105208 AP	10/20/2023	3-133-5-00-360	10-10 19615 FILTERS, HORN,ACC	39.98	
11799	O'REILLY A	O'REILLY AUTOMOTIVE	337130	105208 AP	10/20/2023	3-133-5-00-360	10-10 19615 FILTERS, HORN,ACC	9.30	
11799	O'REILLY A	O'REILLY AUTOMOTIVE	337130	105208 AP	10/20/2023	3-133-5-00-360	10-10 19615 FILTERS, HORN,ACC	61.60	

TYPES OF CHECKS SELECTED: * ALL TYPES

		P.O. NUMBER	CHECK#							
11799	O'REILLY A	O'REILLY AUTOMOTIVE	337130	105208 AP	10/20/2023	3-133-5-00-360	10-10 19615 FILTERS, HORN,ACC	84.00		
11799	O'REILLY A	O'REILLY AUTOMOTIVE	337130	105208 AP	10/20/2023	3-133-5-00-360	10-10 19615 FILTERS, HORN,ACC	6.96		
11799	O'REILLY A	O'REILLY AUTOMOTIVE	337130	105208 AP	10/20/2023	3-133-5-00-360	10-10 19615 FILTERS, HORN,ACC	137.30		
11799	O'REILLY A	O'REILLY AUTOMOTIVE	337130	105208 AP	10/20/2023	3-133-5-00-360	10-10 19615 FILTERS, HORN,ACC	96.83		
11799	O'REILLY A	O'REILLY AUTOMOTIVE	337130	105208 AP	10/20/2023	3-133-5-00-360	10-10 19615 FILTERS, HORN,ACC	59.20		
11799	O'REILLY A	O'REILLY AUTOMOTIVE	337130	105208 AP	10/20/2023	3-133-5-00-360	10-10 19615 FILTERS, HORN,ACC	366.95		
11799	O'REILLY A	O'REILLY AUTOMOTIVE	337130	105208 AP	10/20/2023	3-133-5-00-360	10-10 19615 FILTERS, HORN,ACC	26.13		
11799	O'REILLY A	O'REILLY AUTOMOTIVE	337130	105208 AP	10/20/2023	3-133-5-00-360	10-10 19615 FILTERS, HORN,ACC	108.83		
11799	O'REILLY A	O'REILLY AUTOMOTIVE	337130	105208 AP	10/20/2023	3-133-5-00-360	10-10 19615 FILTERS, HORN,ACC	174.99		
11799	O'REILLY A	O'REILLY AUTOMOTIVE	337130	105208 AP	10/20/2023	3-133-5-00-365	10-10 19615 FILTERS, HORN,ACC	188.99		
								*** VENDOR	11799 TOTAL	1,692.16
1123	POMPMIDWEST	POMP'S TIRE SERVICE INC	337131	105209 AP	10/20/2023	3-133-5-00-309	10-30 1960724 TIRES	872.00		
418	PREMIER TRUCK	PENSKE COMMERCIAL VEHICLES US	337133	105211 AP	10/20/2023	3-133-5-00-360	10-31 8052255000 BLOWER MOTOR,	138.59		
418	PREMIER TRUCK	PENSKE COMMERCIAL VEHICLES US	337133	105211 AP	10/20/2023	3-133-5-00-360	10-31 8052255000 BLOWER MOTOR,	182.56		
418	PREMIER TRUCK	PENSKE COMMERCIAL VEHICLES US	337133	105211 AP	10/20/2023	3-133-5-00-360	10-31 8052255000 BLOWER MOTOR,	43.84		
								*** VENDOR	418 TOTAL	364.99
2107	RHOMAR IND	RHOMAR INDUSTRIES INC	337138	105216 AP	10/20/2023	3-133-5-00-312	10-32 1481 RHOMA-SOL	2,971.06		
632	RWD 8	RURAL WATER DIST NO 8	337052	105141 AP	10/18/2023	3-133-5-00-214	10-39 WATER METERS AT CO SHOP	133.13		
632	RWD 8	RURAL WATER DIST NO 8	337052	105141 AP	10/18/2023	3-133-5-00-214	10-39 WATER METERS AT CO SHOP	395.04		
								*** VENDOR	632 TOTAL	528.17
10703	TIRE TOWN	TIRE TOWN	337146	105224 AP	10/20/2023	3-133-5-00-309	10-33 ROLOFF SCRAP	500.00		
668	TIREHUB	TIREHUB INC	337147	105225 AP	10/20/2023	3-133-5-00-309	10-34 407362 TIRES	267.06		
668	TIREHUB	TIREHUB INC	337147	105225 AP	10/20/2023	3-133-5-00-309	10-34 407362 TIRES	258.72		
								*** VENDOR	668 TOTAL	525.78
22972	TRANSFER STATION	TRANSFER STATION	337148	105226 AP	10/20/2023	3-133-5-00-309	10-35 ACCT 656 ROLLOFF-TIRES	180.00		
392	VANDERBILT	VANDERBILT'S	337150	105228 AP	10/20/2023	3-133-5-00-364	10-37 10000127 SAFETY BOOTS	159.99		
392	VANDERBILT	VANDERBILT'S	337150	105228 AP	10/20/2023	3-133-5-00-364	10-37 10000127 SAFETY BOOTS	144.99		
392	VANDERBILT	VANDERBILT'S	337150	105228 AP	10/20/2023	3-133-5-00-364	10-37 10000127 SAFETY BOOTS	165.00		
392	VANDERBILT	VANDERBILT'S	337150	105228 AP	10/20/2023	3-133-5-00-364	10-37 10000127 SAFETY BOOTS	165.00		
								*** VENDOR	392 TOTAL	634.98
								TOTAL FUND 133		44,020.85

605	FLEET HOSTER	FLEET HOSTER LLC	337046	105135 AP	10/18/2023	3-136-5-00-221	NOVEMBER CAMERA SERVICE INV402	40.00		
243	GEOTAB	GEOTAB USA INC	337048	105137 AP	10/18/2023	3-136-5-00-221	SEPTEMBER GEOLOCATING SVC (LSR	32.66		
7098	QUILL CORP	QUILL CORP	337134	105212 AP	10/20/2023	3-136-5-00-301	5645204 OFFICE SUPPLIES - COMM	92.99		
7098	QUILL CORP	QUILL CORP	337134	105212 AP	10/20/2023	3-136-5-00-321	5645204 OFFICE SUPPLIES - COMM	92.99		
								*** VENDOR	7098 TOTAL	185.98
1708	SHERIFF - SECURITY	LEAV CO SHERIFF-SECURITY	337141	105219 AP	10/20/2023	3-136-5-00-205	3RD QTR SECURITY JUV COMM CORR	129.31		
1708	SHERIFF - SECURITY	LEAV CO SHERIFF-SECURITY	337141	105219 AP	10/20/2023	3-136-5-00-225	3RD QTR SECURITY JUV COMM CORR	129.31		
1708	SHERIFF - SECURITY	LEAV CO SHERIFF-SECURITY	337141	105219 AP	10/20/2023	3-136-5-00-245	3RD QTR SECURITY JUV COMM CORR	129.31		
								*** VENDOR	1708 TOTAL	387.93
								TOTAL FUND 136		646.57

4120	ACE IMAGEWEAR	AAA LAUNDRY & LINEN SUPPLY CO	337067	105144 AP	10/20/2023	3-137-5-00-203	10-3 4013-01993 UNIFORM RENTAL	105.81		
4120	ACE IMAGEWEAR	AAA LAUNDRY & LINEN SUPPLY CO	337067	105144 AP	10/20/2023	3-137-5-00-203	10-3 4013-01993 UNIFORM RENTAL	105.81		
4120	ACE IMAGEWEAR	AAA LAUNDRY & LINEN SUPPLY CO	337067	105144 AP	10/20/2023	3-137-5-00-203	10-3 4013-01993 UNIFORM RENTAL	105.81		
4120	ACE IMAGEWEAR	AAA LAUNDRY & LINEN SUPPLY CO	337067	105144 AP	10/20/2023	3-137-5-00-203	10-3 4013-01993 UNIFORM RENTAL	105.81		
								*** VENDOR	4120 TOTAL	423.24
446	EQUIPMENT SHARE	EQUIPMENT SHARE INC	337085	105162 AP	10/20/2023	3-137-5-00-320	10-4 48309 CASE SENSOR AND MAN	467.04		
446	EQUIPMENT SHARE	EQUIPMENT SHARE INC	337085	105162 AP	10/20/2023	3-137-5-00-320	10-4 48309 CASE SENSOR AND MAN	504.00		
								*** VENDOR	446 TOTAL	971.04
2588	FOLEY EQUIPMENT	FOLEY EQUIPMENT	337091	105168 AP	10/20/2023	3-137-5-00-320	10-5 016993 SWITCH ASSY, STEP	34.39		

warrants by vendor

TYPES OF CHECKS SELECTED: * ALL TYPES

		P.O.NUMBER	CHECK#							
2588	FOLEY EQUIPMENT	FOLEY EQUIPMENT	337091	105168 AP	10/20/2023	3-137-5-00-320	10-5 016993 SWITCH ASSY, STEP	100.86		
2588	FOLEY EQUIPMENT	FOLEY EQUIPMENT	337091	105168 AP	10/20/2023	3-137-5-00-320	10-5 016993 SWITCH ASSY, STEP	242.46		
								*** VENDOR	2588 TOTAL	377.71
434	HAMM QUARR	HAMM QUARRIES	337098	105175 AP	10/20/2023	3-137-5-00-312	10-6 300467 ROCK	2,531.87		
434	HAMM QUARR	HAMM QUARRIES	337098	105175 AP	10/20/2023	3-137-5-00-312	10-6 300467 ROCK	440.19		
434	HAMM QUARR	HAMM QUARRIES	337098	105175 AP	10/20/2023	3-137-5-00-312	10-6 300467 ROCK	218.55		
								*** VENDOR	434 TOTAL	3,190.61
616	J M FAHEY CONSTRUCT	J M FAHEY CONSTRUCTION	337105	105182 AP	10/20/2023	3-137-5-00-325	10-7 1209 BM2 SURFACE MIX	10,687.98		
1351	LEAV ASPHALT	LEAVENWORTH ASPHALT MATERIALS	337117	105194 AP	10/20/2023	3-137-5-00-325	10-8 495 ROAD ASPHALT & SEAL	9,899.83		
1351	LEAV ASPHALT	LEAVENWORTH ASPHALT MATERIALS	337117	105194 AP	10/20/2023	3-137-5-00-325	10-8 495 ROAD ASPHALT & SEAL	5,499.32		
1351	LEAV ASPHALT	LEAVENWORTH ASPHALT MATERIALS	337117	105194 AP	10/20/2023	3-137-5-00-325	10-8 495 ROAD ASPHALT & SEAL	7,264.57		
1351	LEAV ASPHALT	LEAVENWORTH ASPHALT MATERIALS	337117	105194 AP	10/20/2023	3-137-5-00-325	10-8 495 ROAD ASPHALT & SEAL	6,124.34		
1351	LEAV ASPHALT	LEAVENWORTH ASPHALT MATERIALS	337117	105194 AP	10/20/2023	3-137-5-00-325	10-8 495 ROAD ASPHALT & SEAL	6,306.04		
								*** VENDOR	1351 TOTAL	35,094.10
1780	LEXECO	LEXECO	337120	105197 AP	10/20/2023	3-137-5-00-312	10-9 PUBLIC WORKS ROCK TO 9.30	37,942.58		
11799	O'REILLY A	O'REILLY AUTOMOTIVE	337130	105208 AP	10/20/2023	3-137-5-00-320	10-2 19615 FILTERS, HORN, BATT	43.82		
11799	O'REILLY A	O'REILLY AUTOMOTIVE	337130	105208 AP	10/20/2023	3-137-5-00-320	10-2 19615 FILTERS, HORN, BATT	64.58		
11799	O'REILLY A	O'REILLY AUTOMOTIVE	337130	105208 AP	10/20/2023	3-137-5-00-320	10-2 19615 FILTERS, HORN, BATT	129.16		
11799	O'REILLY A	O'REILLY AUTOMOTIVE	337130	105208 AP	10/20/2023	3-137-5-00-320	10-2 19615 FILTERS, HORN, BATT	95.54		
11799	O'REILLY A	O'REILLY AUTOMOTIVE	337130	105208 AP	10/20/2023	3-137-5-00-320	10-2 19615 FILTERS, HORN, BATT	406.88		
11799	O'REILLY A	O'REILLY AUTOMOTIVE	337130	105208 AP	10/20/2023	3-137-5-00-320	10-2 19615 FILTERS, HORN, BATT	39.98		
11799	O'REILLY A	O'REILLY AUTOMOTIVE	337130	105208 AP	10/20/2023	3-137-5-00-320	10-2 19615 FILTERS, HORN, BATT	304.29		
								*** VENDOR	11799 TOTAL	1,084.25
1123	POMPMIDWEST	POMP'S TIRE SERVICE INC	337131	105209 AP	10/20/2023	3-137-5-00-321	10-10 1960724 TIRES	38.00		
1123	POMPMIDWEST	POMP'S TIRE SERVICE INC	337131	105209 AP	10/20/2023	3-137-5-00-321	10-10 1960724 TIRES	920.00		
								*** VENDOR	1123 TOTAL	958.00
1241	VANCE BROS	VANCE BROS INC	337149	105227 AP	10/20/2023	3-137-5-00-325	10-11 437 ASPHALT	15,064.62		
1241	VANCE BROS	VANCE BROS INC	337149	105227 AP	10/20/2023	3-137-5-00-325	10-11 437 ASPHALT	7,527.50		
1241	VANCE BROS	VANCE BROS INC	337149	105227 AP	10/20/2023	3-137-5-00-325	10-11 437 ASPHALT	15,100.74		
								*** VENDOR	1241 TOTAL	37,692.86
								TOTAL FUND 137		128,422.37

2621	CAFE	TERRY BOOKER	337074	105151 AP	10/20/2023	3-145-5-00-256	MEALS RESERVED 10/1-10/13	14,020.50		
2621	CAFE	TERRY BOOKER	337074	105151 AP	10/20/2023	3-145-5-00-256	MEALS RESERVED 10/1-10/13	11,271.00		
								*** VENDOR	2621 TOTAL	25,291.50
559	COBURNCO LLC	CLAY E COBURN III	337079	105156 AP	10/20/2023	3-145-5-00-213	CO ON AGING TONGIE VEHI WASH	14.00		
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	337118	105195 AP	10/20/2023	3-145-5-00-746	CO ON AGING PORTION CUPS/LIDS	13.00		
2059	MIDWEST OFFICE TECH	MIDWEST OFFICE TECHNOLOGY INC	337126	105203 AP	10/20/2023	3-145-5-00-208	OPK596_K COPIER COA	56.44		
2059	MIDWEST OFFICE TECH	MIDWEST OFFICE TECHNOLOGY INC	337126	105203 AP	10/20/2023	3-145-5-00-208	OPK596_K COPIER COA	762.23		
								*** VENDOR	2059 TOTAL	818.67
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	337139	105217 AP	10/20/2023	3-145-5-00-213	VEH MAINT - CO ON AGING	1,464.38		
								TOTAL FUND 145		27,601.55

20588	ADVANTAGE	ADVANTAGE PRINTING	337068	105145 AP	10/20/2023	3-146-5-00-301	168 - #10 WINDOW ENVELOPES - C	1,783.00		
								TOTAL FUND 146		1,783.00

605	FLEET HOSTER	FLEET HOSTER LLC	337046	105135 AP	10/18/2023	3-153-5-00-401	NOVEMBER CAMERA SERVICE INV402	1,018.30		
243	GEOTAB	GEOTAB USA INC	337048	105137 AP	10/18/2023	3-153-5-00-401	SEPTEMBER GEOLOCATING SVC (LSR	1,022.21		
								TOTAL FUND 153		2,040.51

605	FLEET HOSTER	FLEET HOSTER LLC	337046	105135 AP	10/18/2023	3-155-5-00-403	NOVEMBER CAMERA SERVICE INV402	259.85		
243	GEOTAB	GEOTAB USA INC	337048	105137 AP	10/18/2023	3-155-5-00-403	SEPTEMBER GEOLOCATING SVC (LSR	35.00		

TYPES OF CHECKS SELECTED: * ALL TYPES

			P.O.NUMBER	CHECK#						
243	GEOTAB	GEOTAB USA INC	337048	105137 AP	10/18/2023	3-155-5-00-403	SEPTEMBER GEOLOCATING SVC (LSR	226.44		
							*** VENDOR	243 TOTAL		261.44
							TOTAL FUND 155			521.29
7158	A-1 RENTAL	A-1 RENTAL	337041	105130 AP	10/18/2023	3-160-5-00-263	JOHNNY ON THE JOB - SOLID WAST	110.00		
605	FLEET HOSTER	FLEET HOSTER LLC	337046	105135 AP	10/18/2023	3-160-5-00-215	NOVEMBER CAMERA SERVICE INV402	39.90		
243	GEOTAB	GEOTAB USA INC	337048	105137 AP	10/18/2023	3-160-5-00-215	SEPTEMBER GEOLOCATING SVC (LSR	32.66		
17209	REDDI SERV	REDDI SERVICES	337135	105213 AP	10/20/2023	3-160-5-00-263	SEPTEMBER SEPTIC SERVICE - SOL	325.00		
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	337139	105217 AP	10/20/2023	3-160-5-00-213	SOLID WASTE - FUEL, EQUIP MAIN	586.26		
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	337139	105217 AP	10/20/2023	3-160-5-00-304	SOLID WASTE - FUEL, EQUIP MAIN	418.57		
							*** VENDOR	458 TOTAL		1,004.83
							TOTAL FUND 160			1,512.39
1991	MARC	MID-AMERICA REGIONAL COUNCIL	337122	105199 AP	10/20/2023	3-174-5-00-210	LEAV-911 SEPTEMBER 911 EXPENSE	31,362.74		
							TOTAL FUND 174			31,362.74
380	DONDLINGER & SONS	DONDLINGER & SONS CONSTRUCTION	337044	105133 AP	10/18/2023	3-182-5-00-2	10-1 BR E-48 PROJECT	11,162.00		
							TOTAL FUND 182			11,162.00
5637	CLEARWATER ENTERPRIS	CLEARWATER ENTERPRISES,LLC	337043	105132 AP	10/18/2023	3-195-5-00-290	20642-0321A774932309 GAS SERVI	2.79		
							TOTAL FUND 195			2.79
1867	REDWOOD TOXICOLOGY	REDWOOD TOXICOLOGY LABORATORY	337136	105214 AP	10/20/2023	3-196-5-00-201	CONFIRMATION TESTS	68.46		
							TOTAL FUND 196			68.46
8466	KDHE PERMITS	KDHE BUREAU OF WATER ATTN: PER	337108	105185 AP	10/20/2023	3-210-5-00-2	SD #1 PERMIT KS0086835/M-KS0-O	185.00		
							TOTAL FUND 210			185.00
86	EVERGY	EVERGY KANSAS CENTRAL INC	337045	105134 AP	10/18/2023	3-212-5-00-2	SEWER DIST 2 ELECTRIC	129.65		
86	EVERGY	EVERGY KANSAS CENTRAL INC	337045	105134 AP	10/18/2023	3-212-5-00-2	SEWER DIST 2 ELECTRIC	36.21		
86	EVERGY	EVERGY KANSAS CENTRAL INC	337045	105134 AP	10/18/2023	3-212-5-00-2	SEWER DIST 2 ELECTRIC	29.04		
86	EVERGY	EVERGY KANSAS CENTRAL INC	337045	105134 AP	10/18/2023	3-212-5-00-2	SEWER DIST 2 ELECTRIC	62.06		
							*** VENDOR	86 TOTAL		256.96
8466	KDHE PERMITS	KDHE BUREAU OF WATER PERMIT CL	337109	105186 AP	10/20/2023	3-212-5-00-2	SEWER DIST 2 PERMIT M-KS06-000	185.00		
18963	SMITH & LO	SMITH & LOVELESS INC	337143	105221 AP	10/20/2023	3-212-5-00-2	SEWER DISTRICT PARTS	910.98		
							TOTAL FUND 212			1,352.94
2422	LITTLE JOE'S ASPHALT	LITTLE JOE'S ASPHALT	337121	105198 AP	10/20/2023	3-215-5-03-206	JC PARKING LOT PROJ	47,600.00		
672	SMH CONSULTANTS	SMH CONSULTANTS PA	337142	105220 AP	10/20/2023	3-215-5-12-204	PROJ 2302-0045 COA PARKING LOT	532.95		
							TOTAL FUND 215			48,132.95
86	EVERGY	EVERGY KANSAS CENTRAL INC	337045	105134 AP	10/18/2023	3-218-5-00-2	ELEC SVC SEWER DIST 5	74.15		
18963	SMITH & LO	SMITH & LOVELESS INC	337143	105221 AP	10/20/2023	3-218-5-00-2	SEWER DISTRICT PARTS	227.74		
							TOTAL FUND 218			301.89
380	DONDLINGER & SONS	DONDLINGER & SONS CONSTRUCTION	337044	105133 AP	10/18/2023	3-220-5-09-400	10-1 BR 3-48 PROJECT	352,125.60		
380	DONDLINGER & SONS	DONDLINGER & SONS CONSTRUCTION	337044	105133 AP	10/18/2023	3-220-5-09-400	10-2 BR E-48 PROJ TO 9.26	52,578.15		
							*** VENDOR	380 TOTAL		404,703.75
1814	REGISTER OF DEEDS	LEAV CO REGISTER OF DEEDS	337137	105215 AP	10/20/2023	3-220-5-13-400	10-2 BRIDGE A-49 RECORDING FEE	55.00		
1814	REGISTER OF DEEDS	LEAV CO REGISTER OF DEEDS	337137	105215 AP	10/20/2023	3-220-5-13-400	10-2 BRIDGE A-49 RECORDING FEE	55.00		
							*** VENDOR	1814 TOTAL		110.00
							TOTAL FUND 220			404,813.75

warrants by vendor

TYPES OF CHECKS SELECTED: * ALL TYPES

		P.O.NUMBER	CHECK#							
12074	KPT&A	KANSAS PROSECUTORS TRAINING &	337115	105192 AP	10/20/2023	3-406-5-00-2	3RD QUARTER	170.04		
12074	KPT&A	KANSAS PROSECUTORS TRAINING &	337115	105192 AP	10/20/2023	3-406-5-00-2	3RD QUARTER	167.98		
12074	KPT&A	KANSAS PROSECUTORS TRAINING &	337115	105192 AP	10/20/2023	3-406-5-00-2	3RD QUARTER	160.66		
								*** VENDOR	12074 TOTAL	498.68
								TOTAL FUND 406		498.68
268	GEN DIGITAL	GEN DIGITAL, INC.	337047	105136 AP	10/18/2023	3-510-2-00-941	1247233 OCTOBER PREMIUMS LIFEL	2,278.49		
								TOTAL FUND 510		2,278.49
								TOTAL ALL CHECKS		805,356.76

TYPES OF CHECKS SELECTED: * ALL TYPES

FUND SUMMARY

001	GENERAL	74,688.57
108	COUNTY HEALTH	10,775.80
115	EQUIPMENT RESERVE	7,557.97
119	ROD TECHNOLOGY	5,201.94
126	COMM CORR ADULT	424.26
133	ROAD & BRIDGE	44,020.85
136	COMM CORR JUVENILE	646.57
137	LOCAL SERVICE ROAD & BRIDGE	128,422.37
145	COUNCIL ON AGING	27,601.55
146	COUNTY TREASURER SPECIAL	1,783.00
153	PUBLIC WORKS,EQUIP.RESERVE FUND	2,040.51
155	LSR CAPITAL EQUIP RESERVE	521.29
160	SOLID WASTE MANAGEMENT	1,512.39
174	911	31,362.74
182	EASTON TWP TRAFFIC IMPACT	11,162.00
195	JUVENILE DETENTION	2.79
196	DRUG TEST & SUPERVISION FEES	68.46
210	SEWER DISTRICT 1: HIGH CREST	185.00
212	SEWER DISTRICT 2: TIMBERLAKES	1,352.94
215	CAPITAL IMPROVEMENTS	48,132.95
218	SEWER DIST #5	301.89
220	CAP IMPR: RD & BRIDGE	404,813.75
406	ATTORNEY TRAINING	498.68
510	PAYROLL CLEARING	2,278.49
	TOTAL ALL FUNDS	805,356.76

Consent Agenda 10/25/2023
checks 10/14 - 10/20



COUNTY OF LEAVENWORTH
BOARD OF COUNTY COMMISSIONERS

300 Walnut, Suite 225
Leavenworth, Kansas 66048-2815
(913) 684-0417
Facsimile (913) 684-0410
email: bocc@leavenworthcounty.org

October 25, 2023

KDOT Grant Administrators
Kansas Department of Transportation
Dwight D. Eisenhower State Office Building
700 SW Harrison St.
Topeka, KS 66603

RE: General Public Transportation Section 5310 Funds for Operating Grant

This letter is written in support of Riverside Resources' application for a 5310 KDOT grant for operating funds. This will greatly enhance their ability to provide quality and meaningful services to individuals with intellectual and developmental disabilities in Leavenworth County.

It is our hope that the 5310 grant funds will be awarded at the highest possible level and appreciate the opportunity for Riverside Resources to apply.

Sincerely,

Vicky Kaaz, 2nd District, Chairperson

Doug Smith, 3rd District

Mike Smith, 4th District

Mike Stieben, 5th District

Jeff Culbertson, 1st District

**Leavenworth County
Request for Board Action
Case No. DEV-23-121/122
Preliminary & Final Plat Von Behrens Addition with Cross Access
Easement**

Date: October 25, 2023

To: Board of County Commissioners

From: Planning & Zoning Staff

Department Head Review: John Jacobson, Reviewed

Additional Reviews as needed:

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

Action Requested: The applicants are requesting a Preliminary and Final Plat for a 20-acre, two lot subdivision. This plat includes a *Cross Access Easement*. Proposed Lot 1 is approximately 8.51 acres and Lot 2 is approximately 11.81 acres.

Analysis: The applicants are requesting approval of a two-lot subdivision for a parcel of land located at 14577 182nd Street. Proposed Lots are served via a cross access easement that accesses 182nd street. Proposed Lots meet the standards set forth in the Leavenworth County Zoning and Subdivision Regulations.

Recommendation: The Planning Commission voted 7-0 to recommend approval of Case No.DEV-23-121/122, Preliminary and Final Plat for Von Behrens Addition subject to conditions.

Alternatives:

1. Approve Case No.DEV-23-121/122, Preliminary and Final Plat for Von Behrens Addition, with Findings of Fact, and with or without conditions; or
2. Deny Case No.DEV-23-121/122, Preliminary and Final Plat for Von Behrens Addition, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No.DEV-23-121/122, Preliminary and Final Plat for Von Behrens Addition, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

Budgetary Impact:

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

Total Amount Requested: \$0.00


Additional Attachments: Staff Report, Plat, Planning Commission Minutes

**LEAVENWORTH COUNTY
PLANNING COMMISSION**

STAFF REPORT

CASE NO: DEV-23-121 & 122 Von Behrens Addition with Cross Access Easement

October 11, 2023

<p>REQUEST: <i>Consent Agenda</i> <input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat</p>	<p>STAFF REPRESENTATIVE: John Jacobson DIRECTOR</p>
<p>SUBJECT PROPERTY: 14577 182nd Street, Linwood, Kansas 66052</p>	<p>APPLICANT/APPLICANT AGENT: Austin Thompson Atlas Consulting LLC</p>
	<p>PROPERTY OWNER: Von Behrens Living Trust 14577 182nd Street Linwood Kansas 66052</p>
	<p>CONCURRENT APPLICATIONS: Yes</p>
	<p align="center">LAND USE</p>
	<p>ZONING: 2.5 FUTURE LAND USE DESIGNATION: 2.5</p>
<p>LEGAL DESCRIPTION: A Tract of Land in the Northeast Quarter of Section 06, Township 12 South, Range 22 East, of the 6th P.M. In Leavenworth County Kansas</p>	<p>SUBDIVISION: N/A FLOODPLAIN: N/A</p>
<p>STAFF RECOMMENDATION: APPROVAL</p>	<p align="center">PROPERTY INFORMATION</p>
<p>ACTION OPTIONS:</p> <ol style="list-style-type: none"> 1. Recommend approval of Case No. DEV-23-121 & 122, Preliminary & Final Plat for Von Behrens Addition with Cross Access Easement, to the Board of County Commission, with or without conditions; or 2. Recommend denial of Case No. DEV-23-121 & 122, Preliminary & Final Plat for Von Behrens Addition with Cross Access Easement, to the Board of County Commission for the following reasons; or 3. Continue the hearing to another date, time, and place. 	<p>PARCEL SIZE: 20 ACRES</p>
	<p>PARCEL ID NO: 233-06-0-00-00-016.00</p>
	<p>BUILDINGS: 1 Single Family Home and two accessory structures</p>
<p>PROJECT SUMMARY: Request for a Preliminary and Final Plat approval to subdivide the property located at 14577 182nd Street (PID 233-06-0-00-00-016.00) as Lots 1 and 2 of Von Behrens Addition with Cross Access Easement.</p>	<p>ACCESS/STREET: Cross Access Easement to 182nd Collector 24'+-, Gravel;</p>
<p>Location Map:</p> 	<p align="center">UTILITIES</p>
	<p>SEWER: PRIVATE SEPTIC SYSTEM</p>
	<p>FIRE: Sherman</p>
	<p>WATER: RWD #7</p>
	<p>ELECTRIC: Evergy</p>
	<p align="center">NOTICE & REVIEW:</p>
	<p>STAFF REVIEW: 9/26/2023</p>
<p>NEWSPAPER NOTIFICATION: N/A</p>	
<p>NOTICE TO SURROUNDING PROPERTY OWNERS: N/A</p>	
<p> </p>	

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

STAFF COMMENTS:

The applicant is proposing to divide a 20-acre parcel into 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. The lots will have an **access via a cross access easement**. Lot 1 will be approximate 8.51 acres and Lot 2 will be approximately 11.81 acres in size. All lots meet the requirements for the RR-2.5 zoning district. Both proposed lots exceed the acreage requirements for well use (5 acres) and as such, will utilize well water. Staff is generally in support of 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.
5. The developer must comply with the following memorandum:
 - a. Email – Chuck Magaha Emergency Management, September 1, 2023

ATTACHMENTS:

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

PRE
FINAL PLAT APPLICATION

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

AUG 14 2023

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

APPLICANT/AGENT INFORMATION	OWNER INFORMATION
NAME: <u>AUSTIN THOMPSON - ATLAS LAND CONSULTING</u>	NAME: <u>VON BEHRENS LIVING TRUST</u>
MAILING ADDRESS: <u>14500 PARALLEL RD UNIT R</u>	MAILING ADDRESS <u>14577 182ND ST</u>
CITY/ST/ZIP: <u>BASEHOR, KS 66007</u>	CITY/ST/ZIP <u>LINWOOD, KS 66052</u>
PHONE: <u>913-702-8916</u>	PHONE: _____
EMAIL : <u>AUSTIN@ALCONSULT-LLC.COM</u>	EMAIL <u>jennywarren76@gmail.com</u>

GENERAL INFORMATION

Proposed Subdivision Name: VON BEHRENS ADDITION

Address of Property: 14577 182ND STREET LINWOOD, KS 66052

PID: 2330600000016000 Urban Growth Management Area: _____

SUBDIVISION INFORMATION		
Gross Acreage: <u>20.00 ACRES</u>	Number of Lots: <u>2 LOTS</u>	Minimum Lot Size:
Maximum Lot Size:	Proposed Zoning: <u>RR 2.5</u>	Density:
Open Space Acreage:	Water District: <u>RWD #7</u>	Proposed Sewage: <u>SEPTIC</u>
Fire District:	Electric Provider: <u>EVERGY</u>	Natural Gas Provider: <u>PROPANE</u>
Covenants: <input type="checkbox"/> Yes <input type="checkbox"/> No	Road Classification: <u>Local - Collector - Arterial - State - Federal</u>	
	Cross-Access Easement Requested: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

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: Patricia Ann von Behrens Date: 8-2-2023

FINAL PLAT APPLICATION

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

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

APPLICANT/AGENT INFORMATION		OWNER INFORMATION	
NAME: <u>AUSTIN THOMPSON - ATLAS LAND CONSULTING</u>		NAME: <u>VON BEHRENS LIVING TRUST</u>	
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CITY/ST/ZIP: <u>BASEHOR, KS 66007</u>		CITY/ST/ZIP: <u>LINWOOD, KS 66052</u>	
PHONE: <u>913-702-8916</u>		PHONE: _____	
EMAIL: <u>AUSTIN@ALCONSULT-LLC.COM</u>		EMAIL: <u>jennywarren76@gmail.com</u>	

GENERAL INFORMATION

Proposed Subdivision Name: VON BEHRENS ADDITION

Address of Property: 14577 182ND STREET LINWOOD, KS 66052

PID: 2330600000016000 Urban Growth Management Area: _____

SUBDIVISION INFORMATION		
Gross Acreage: <u>20.00 ACRES</u>	Number of Lots: <u>2 LOTS</u>	Minimum Lot Size: _____
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Covenants: <input type="checkbox"/> Yes <input type="checkbox"/> No	Road Classification: <u>Local - Collector - Arterial - State - Federal</u>	
Cross-Access Easement Requested: <input type="checkbox"/> Yes <input type="checkbox"/> 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: Patricia Ann von Behrens Date: 8-2-2023

OWNER AUTHORIZATION

I/WE Patricia Ann vonBehrens, hereby referred to as the "Undersigned", being of lawful age, do hereby on this 2 day of August, 2023, make the following statements, to wit:

- 1. I/We the Undersigned, on the date first above written, am the lawful, owner(s) in fee simple absolute of the following described real property
See Attachment "A" attached hereto and incorporated herein by reference.
- 2. I/We the undersigned, have previously authorized and hereby authorize AUSTIN THOMPSON (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.

Patricia Ann vonBehrens
Owner

Owner

STATE OF KANSAS
COUNTY OF LEAVENWORTH

The foregoing instrument was acknowledge before me on this 2nd day of Aug, 2023,
by Mysty Phillips - Patricia VonBehrens
My Commission Expires: 08/18/2026



Mysty Phillips
Notary Public

ATTACHMENT B

PROPERTY TAX PAYMENT ACKNOWLEDGEMENT

I/WE Patricia Ann von Behrens, as owners of the following real property, 14577 182nd St. Linwood, KS 66052, acknowledge that I/we have read and understand the following statement:

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

Patricia Ann von Behrens
Owner

Owner

8-2-2023
Date

Date

Treasurer's Office Approval

Property Owner Name: Von Behrens Living Trust

Address of Property: 14577 182nd St. #4, KS 66052

PID: 1-20557
Linwood

Property Taxes Paid In Full? Yes No

Lisa S Crook
Treasurer's Office Representative Name

Lisa G. Crook
Signature

8/2/23
Date



**MINIMUM REQUIREMENTS FOR CROSS ACCESS EASEMENT HOMEOWNERS ASSOCIATION
FILINGS**

All applications for subdivision plats that will utilize a Cross Access Easement as defined by county regulations shall be accompanied by a draft Homeowners Association ("HOA") agreement for review and approval by staff and simultaneous filing with the subdivision plat. It shall be the responsibility of the submitter of the application to prepare the HOA document. Said HOA document shall contain, at a minimum, the following language.

---This HOA agreement shall be binding upon all owners, purchasers, lienholders, holders of any legally recognized interest in the real property and assigns ("Owner").

---The term of this HOA shall be perpetual or until dissolved pursuant to appropriate legal means.

---The terms of this HOA are enforceable as a contract between the interested parties in this HOA.

---Each owner is jointly and severally responsible for the cost of the maintenance and repair of the shared utility easements, roads and appurtenances and all other improvements within the subdivision and as shown on the plat of Von Benrens Addition Subdivision. For the purpose of this HOA the owner of each lot shall annually pay 50 % of the costs of the maintenance and repairs referenced herein.

---Each owner of property within the Von Benrens Addition Subdivision hereby acknowledges, and is bound by the acknowledgment, that they are fully aware and agree that the maintenance and repair of the shared utility easements, roads and appurtenances and all other improvements within the subdivision as shown on the recorded plat of the subdivision is the sole responsibility of the owners of real property within the subdivision and that the county of Leavenworth, Kansas, or any municipality which shall annex said subdivision, has no role or responsibility for the maintenance and repairs referenced herein.

HOME OWNER'S ASSOCIATION
VON BEHRENS ADDITION
LEAVENWORTH COUNTY, KANSAS

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 06, TOWNSHIP 12 SOUTH, RANGE 22 EAST, OF THE 6TH P.M., IN LEAVENWORTH COUNTY, KANSAS, PREPARED BY ROGER B. DILL PS 1408 ON AUGUST 7TH, 2023; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 01°51'56" WEST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 842.37 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE SOUTH 87°49'30" WEST, A DISTANCE OF 1318.12 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 01°47'00" WEST, ALONG SAID WEST LINE, A DISTANCE OF 671.99 FEET; THENCE NORTH 87°49'29" EAST, A DISTANCE OF 1317.15 FEET TO A POINT ON THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 01°51'56" EAST, ALONG SAID EAST LINE, A DISTANCE OF 671.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 885,420.70 SQUARE FEET OR 20.32 ACRES MORE OR LESS
PRECISION: 1 PART IN 13264166.667

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

Said VON BEHRENS ADDITION creates an area known as a Cross Access Easement (C.A.E.).

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

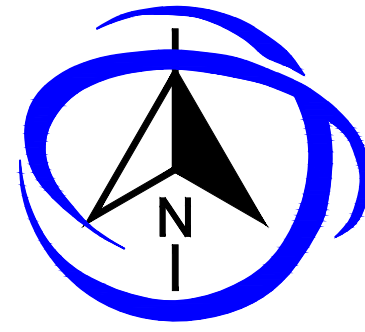
All Lot Owners are responsible for 50% of the total cost of maintenance of the C.A.E. area.

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

The Home Owner's Association is comprised of the owners of Lots 1 and 2, VON BEHRENS ADDITION.

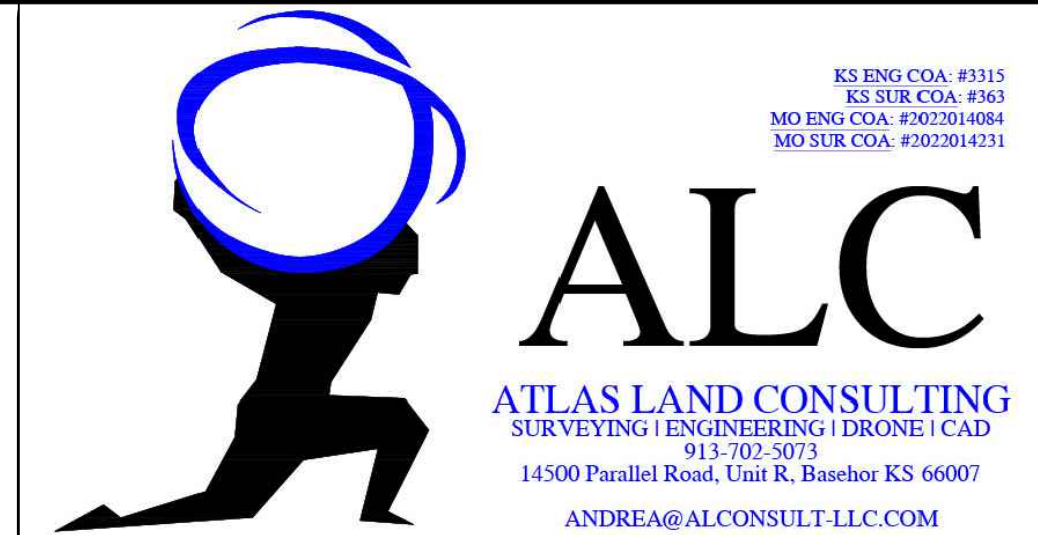
All Lots will each have a single vote per Lot in determining the maintenance issues. If a tie were to occur, the owner of Lot 2 will receive the final decision.

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



VON BEHRENS ADDITION

A CROSS ACCESS EASEMENT PLAT IN THE NORTHEAST QUARTER OF SECTION 06, TOWNSHIP 12 SOUTH, RANGE 22 EAST, OF THE 6TH P.M., IN LEAVENWORTH COUNTY, KANSAS



PRELIMINARY PLAT

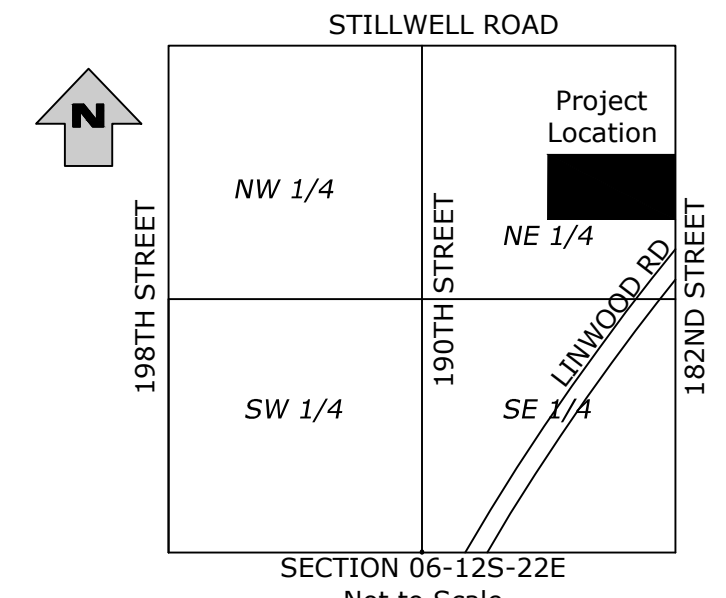
LEGEND

- ▲ DENOTES FOUND MONUMENT AS NOTED
- DENOTES SET 1/2" REBAR IN CONCRETE WITH CAP ALC KS CLS 363 MO CLS 2022014231
- DENOTES FOUND PROPERTY CORNER AS NOTED
- B/L BUILDING LINE
- U/E UTILITY EASEMENT
- ⊠ VEHICLE ACCESS

GENERAL NOTES

1. THE BASIS FOR THE BEARING SYSTEM FOR THIS PLAT IS THE KANSAS NORTH ZONE U.S. STATE PLANE 1983, THE EAST LINE OF THE NORTHEAST QUARTER OF SEC 06-12S-22E S01°51'56"E.
2. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN FEET.
3. FLOODPLAIN NOTE: ACCORDING TO "FIRM" MAP COMMUNITY PANEL NUMBERS 20103C0325G EFFECTIVE JULY 16, 2015, THIS PLAT IS LOCATED IN ZONES "X".
4. KS ONE CALL WAS CALLED AT THE TIME OF SURVEY TICKET NO. 23372736.
5. THE MINIMUM FRONT YARD SETBACK FOR SINGLE FAMILY LOT SHALL BE 105 FEET FROM THE CENTERLINE OF THE ROAD.
6. THE MINIMUM SIDE YARD SETBACK FOR SINGLE FAMILY LOT SHALL BE 15 FEET FROM EACH SIDE OF STRUCTURE. DETACHED ACCESSORY STRUCTURES MAY BE BUILT WITHIN 15 FEET OF THE SIDE PROPERTY LINE.
7. THE MINIMUM REAR YARD SETBACK FOR SINGLE FAMILY LOT SHALL BE 40 FEET FROM THE STRUCTURE TO THE PROPERTY LINE. DETACHED ACCESSORY STRUCTURES MAY BE BUILT WITHIN 15 FEET OF THE REAR PROPERTY LINE.
8. BENCHMARK - NGS K1204 - ELV-1005.24
9. CURRENT USE - RESIDENTIAL / PROPOSED USE - RESIDENTIAL
10. CURRENT ZONING RR-2.5 / PROPOSED ZONING RR 2.5
11. ALL PROPOSED STRUCTURES WITHIN THIS PLAT SHALL COMPLY WITH THE LEAVENWORTH COUNTY ZONING AND SUBDIVISION REGULATIONS.
12. ALL LOTS WILL BE ON SEPTIC SEWER SYSTEMS. AN ENGINEERED WASTE SYSTEM MAY BE REQUIRED DUE TO POOR SOIL CONDITIONS.
13. TITLE COMMITMENT VIA MCCAFFREE-SHORT TITLE COMPANY - FILE NO. L23-29516
14. 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.
15. REFERENCED SURVEY - SURVEY COMPLETED BY R.E. BACON INC FILED IN BOOK S-6 PAGE 63 NKA 19715063
16. LOTS ARE SUBJECT TO THE CURRENT ACCESS MANAGEMENT POLICY.
17. THERE ARE NO OFF-PLAT RESTRICTIONS IN PLACE.
18. PROPERTY ACCESS VIA 182ND STREET.
19. ALL STRUCTURES BUILT WITHIN THE SUBDIVISION SHALL COMPLY WITH RESOLUTION 2020-39, OR AS AMENDED.
20. ALL LOTS ONLY HAVE ACCESS TO 182ND STREET THROUGH CROSS EASEMENT.
21. LOTS ARE SUBJECT TO THE OFF-PLAT HOME OWNER'S ASSOCIATION DETAILING THE MAINTENANCE OF THE CROSS ACCESS EASEMENT.
22. LEAVENWORTH COUNTY SHALL BEAR NO RESPONSIBILITY FOR ANY MAINTENANCE AND UPKEEP OF THE CROSS ACCESS EASEMENT, DRIVE, AND DRIVE APPURTENANCES.
23. UTILITIES - ELECTRIC - WATER - RURAL WATER DISTRICT 7, GAS - PROPANE, SEWER - SEPTIC

VICINITY MAP

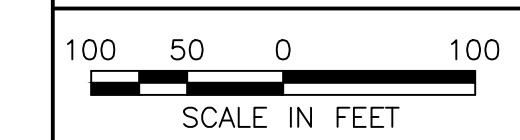


This is to certify on this 25TH day of JULY, 2023 this field survey was completed on the ground by me or under my direct supervision and that said survey meets or exceeds the Kansas Minimum Standards for boundary surveys.

07/28/2023
 ROGER B. DILL
 LS 1408

JOB NO: 23-190

SCALE PREPARED FOR



SEC-TWN-RNG
06-12S-22E

VON BEHRENS LIVING TRUST
ADDRESS: 14577 182ND ST
LINWOOD, KS 66052

DATE

AUGUST 4, 2023

- NW CORNER OF THE NE 1/4 SEC 06-12S-22E
 FOUND 5/8" REBAR NO CAP
 1. 61.00' WNW TO 60D NAIL IN NORTH FACE POWER POLE
 2. 33.62' ENE TO PK NAIL IN FENCE POST
 3. 37.50' NE TO PK NAIL IN FENCE POST

N87°49'21"E 2631.06'
 NORTH LINE NE 1/4 SEC 06-12S-22E
 1315.53'

- NE CORNER OF THE NE 1/4 SEC 06-12S-22E
 FOUND 1/2" REBAR NO CAP
 1. 36.05' NW TO MAG NAIL IN EAST FACE CORNER POST
 2. 29.30' NW TO NAIL AND SHINER IN WEST FACE POWER POLE
 3. 49.95' SW TO MAG NAIL IN NORTHEAST FACE CORNER POST
 4. 48.00' SE TO MAG NAIL IN WEST FACE STOP SIGN
 5. INTERSECTION OF 182ND AND STILLWELL +/- 6 FEET EAST AND 9 FEET SOUTH

UNPLATTED PARCEL ID 233060000002000
 OWNER: TRI-COUNTY ROD & GUN CLUB INC

UNPLATTED PARCEL ID 233060000001000
 OWNER: EDWARD J & DOROTHY J POWERS

UNPLATTED PARCEL ID 2330500000003000
 OWNER: DAVID & DEBORAH A OELSCHLAGER

LOT 1
 370853.35 SQ FT
 8.51 ACRES
 INCLUDING CAE

LOT 2
 514567.36 SQ FT
 11.81 ACRES
 INCLUDING CAE & R/W

- SW CORNER OF THE NW 1/4 SEC 06-12S-22E
 FOUND 1/2" REBAR WITH ALUMINUM CAP 655
 1. 71.44' NE TO 60D NAIL IN SOUTH FACE POWER POLE 1.8' ABOVE GROUND
 2. 4.5' WEST EDGE OF ROAD
 3. 12.60' EAST EDGE OF ROAD
 4. 11.00' SOUTH TO CROP LINE GOING WEST

SW CORNER OF THE NE 1/4 SEC 06-12S-22E
 SET 1/2" REBAR CAP ALC KS CLS 363 MO CLS 2022014231

- POINT OF COMMENCEMENT
 SE CORNER OF THE NE 1/4 SEC 06-12S-22E
 FOUND 1/2" REBAR NO CAP
 1. 19.80' E TO PK NAIL WITH WASHER FENCE CORNER POST
 2. 21.52' WNW TO PK NAIL WITH WASHER TOP FENCE POST
 3. 29.60' NW TO MAG NAIL IN TOP FENCE POST
 4. 50.15' NNW TO NAIL TOP FENCE POST

DESCRIPTION PER DEED 2022R08981

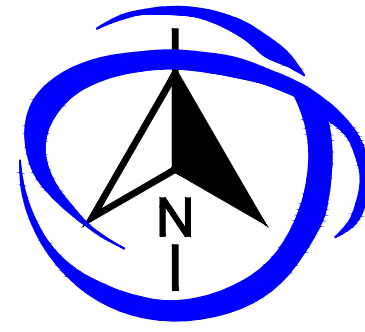
A TRACT OF LAND IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 12, RANGE 22, LEAVENWORTH COUNTY, KANSAS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 20.00 FEET WEST AND 844.25 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 6, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY OF PICKENS ROAD; THENCE WEST 1296.45 FEET; THENCE NORTH 671.99 FEET; THENCE EAST 1301.66 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF PICKENS ROAD; THENCE SOUTH 671.99 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

SURVEYORS SUGGESTED

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 06, TOWNSHIP 12 SOUTH, RANGE 22 EAST, OF THE 6TH P.M., IN LEAVENWORTH COUNTY, KANSAS, PREPARED BY ROGER B. DILL PS 1408 ON AUGUST 7TH, 2023; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

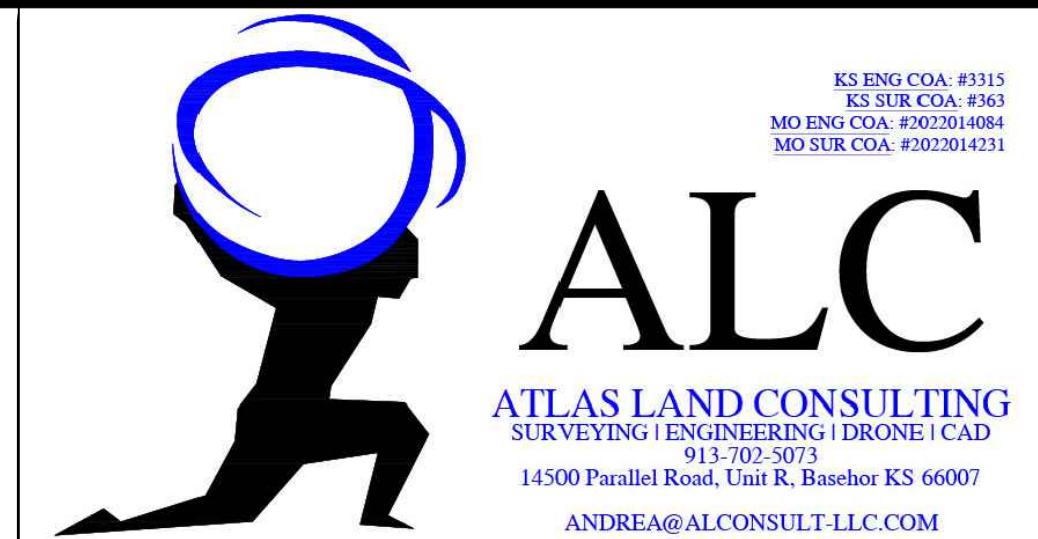
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 PRECISION: 1 PART IN 13264166.667

UTILITIES
 EVERGY - 800-383-1183
 RURAL WATER DISTRICT 7 - 913-856-7375



VON BEHRENS ADDITION

A CROSS ACCESS EASEMENT PLAT IN THE NORTHEAST QUARTER OF SECTION 06, TOWNSHIP 12 SOUTH, RANGE 22 EAST, OF THE 6TH P.M., IN LEAVENWORTH COUNTY, KANSAS



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FOUND 5/8" REBAR NO CAP
1. 61.00' WNW TO 60D NAIL IN NORTH FACE POWER POLE
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3. 37.50' NE TO PK NAIL IN FENCE POST

NE CORNER OF THE NE 1/4 SEC 06-12S-22E
FOUND 1/2" REBAR NO CAP
1. 36.05' NW TO MAG NAIL IN EAST FACE CORNER POST
2. 29.30' NW TO NAIL AND SHINER IN WEST FACE POWER POLE
3. 49.95' SW TO MAG NAIL IN NORTHEAST FACE CORNER POST
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5. INTERSECTION OF 182ND AND STILLWELL +/- 6 FEET EAST AND 9 FEET SOUTH

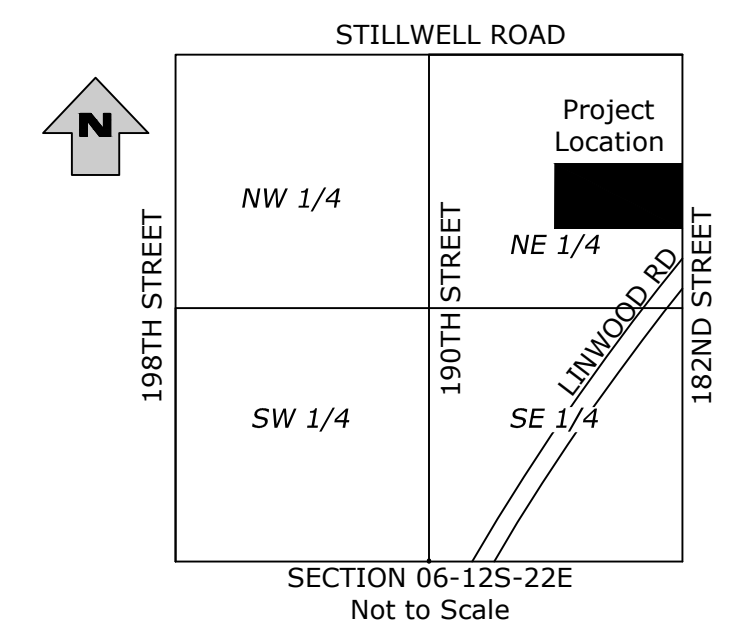
FINAL PLAT LEGEND

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- DENOTES SET 1/2" REBAR IN CONCRETE WITH CAP ALC KS CLS 363 MO CLS 2022014231
- DENOTES FOUND PROPERTY CORNER AS NOTED
- B/L BUILDING LINE
- U/E UTILITY EASEMENT
- ⊠ VEHICLE ACCESS

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8. BENCHMARK - NGS KE1204 - ELV-1005.24
9. CURRENT USE - RESIDENTIAL / PROPOSED USE - RESIDENTIAL
10. CURRENT ZONING RR-2.5 / PROPOSED ZONING RR 2.5
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17. THERE ARE NO OFF-PLAT RESTRICTIONS IN PLACE.
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20. ALL LOTS ONLY HAVE ACCESS TO 182ND STREET THROUGH CROSS ACCESS EASEMENT.
21. LOTS ARE SUBJECT TO THE OFF-PLAT HOME OWNER'S ASSOCIATION DETAILING THE MAINTENANCE OF THE CROSS ACCESS EASEMENT.
22. LEAVENWORTH COUNTY SHALL BEAR NO RESPONSIBILITY FOR ANY MAINTENANCE AND UPKEEP OF THE CROSS ACCESS EASEMENT, DRIVE, AND DRIVE APPURTENANCES.
23. UTILITIES - ELECTRIC - ENERGY, WATER - RURAL WATER DISTRICT 7, GAS - PROPANE, SEWER - SEPTIC

VICINITY MAP



This is to certify on this 25TH day of JULY, 2023 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.

8/28/2023
ROGER BADILL
LS 1408

JOB NO: 23-190

SCALE PREPARED FOR

100 50 0 100
SCALE IN FEET

SEC-TWN-RNG
06-12S-22E
VON BEHRENS LIVING TRUST
ADDRESS: 14577 182ND ST
LINWOOD, KS 66052

DATE

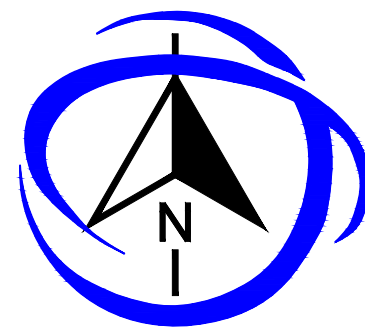
AUGUST 4, 2023

UTILITIES
EVERGY - 800-383-1183
RURAL WATER DISTRICT 7 - 913-856-7375

SW CORNER OF THE NW 1/4 SEC 06-12S-22E
FOUND 1/2" REBAR WITH ALUMINUM CAP 655
1. 71.44' NE TO 60D NAIL IN SOUTH FACE POWER POLE 1.8' ABOVE GROUND
2. 4.5' WEST EDGE OF ROAD
3. 12.60' EAST EDGE OF ROAD
4. 11.00' SOUTH TO CROP LINE GOING WEST

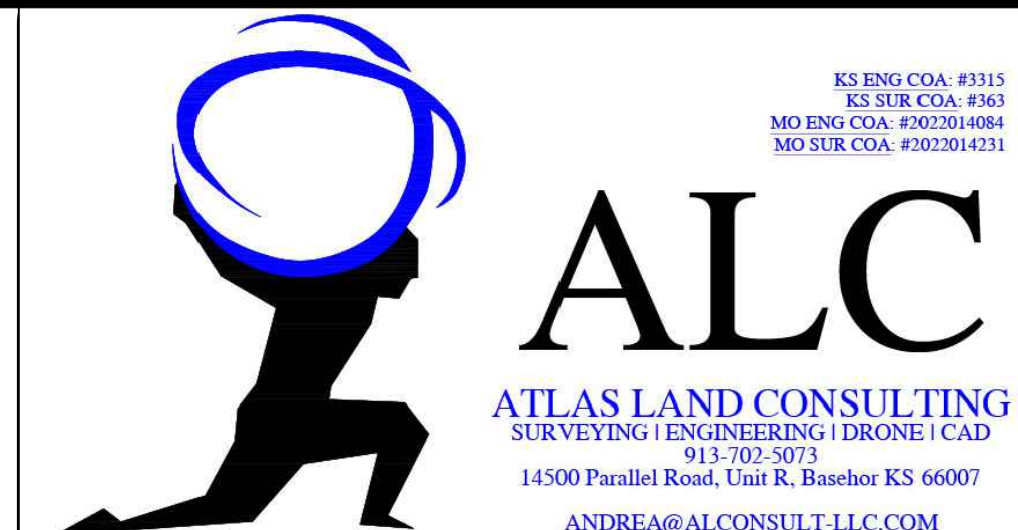
SW CORNER OF THE NE 1/4 SEC 06-12S-22E
SET 1/2" REBAR CAP ALC KS CLS 363 MO CLS 2022014231

SW CORNER OF THE SE 1/4 SEC 06-12S-22E
FOUND 1/2" REBAR NO CAP
1. 34.80' NW TO WEST END 18" CMP
2. 21.20' N TO EAST END OF 18" CMP
3. 19.00' SSW TO NAIL TOP POST



VON BEHRENS ADDITION

A CROSS ACCESS EASEMENT PLAT IN THE NORTHEAST QUARTER OF SECTION 06, TOWNSHIP 12 SOUTH, RANGE 22 EAST, OF THE 6TH P.M., IN LEAVENWORTH COUNTY, KANSAS



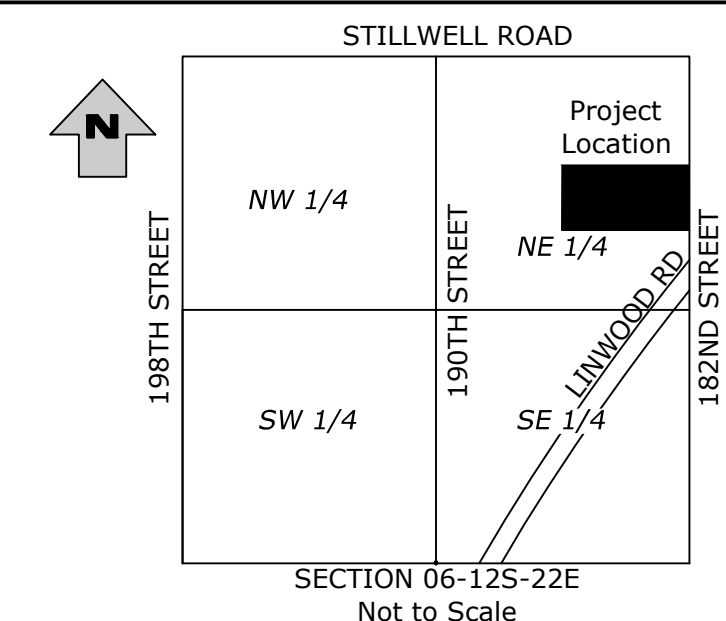
FINAL PLAT LEGEND

- △ DENOTES FOUND MONUMENT AS NOTED
- DENOTES SET 1/2" REBAR IN CONCRETE WITH CAP ALC KS CLS 363 MO CLS 2022014231
- DENOTES FOUND PROPERTY CORNER AS NOTED
- B/L BUILDING LINE
- U/E UTILITY EASEMENT
- ⊠ VEHICLE ACCESS

GENERAL NOTES

1. THE BASIS FOR THE BEARING SYSTEM FOR THIS PLAT IS THE KANSAS NORTH ZONE U.S. STATE PLANE 1983, THE EAST LINE OF THE NORTHEAST QUARTER OF SEC 06-12S-22E S01°51'56"E.
2. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN FEET.
3. FLOODPLAIN NOTE: ACCORDING TO "FIRM" MAP COMMUNITY PANEL NUMBERS 20103C0325G EFFECTIVE JULY 16, 2015, THIS PLAT IS LOCATED IN ZONES "X".
4. KS ONE CALL WAS CALLED AT THE TIME OF SURVEY TICKET NO. 23372736.
5. THE MINIMUM FRONT YARD SETBACK FOR SINGLE FAMILY LOT SHALL BE 105 FEET FROM THE CENTERLINE OF THE ROAD.
6. THE MINIMUM SIDE YARD SETBACK FOR SINGLE FAMILY LOT SHALL BE 15 FEET FROM EACH SIDE OF STRUCTURE. DETACHED ACCESSORY STRUCTURES MAY BE BUILT WITHIN 15 FEET OF THE SIDE PROPERTY LINE.
7. THE MINIMUM REAR YARD SETBACK FOR SINGLE FAMILY LOT SHALL BE 40 FEET FROM THE STRUCTURE TO THE PROPERTY LINE. DETACHED ACCESSORY STRUCTURES MAY BE BUILT WITHIN 15 FEET OF THE REAR PROPERTY LINE.
8. BENCHMARK - NGS KE1204 - ELV-1005.24
9. CURRENT USE - RESIDENTIAL / PROPOSED USE - RESIDENTIAL
10. CURRENT ZONING RR-2.5 / PROPOSED ZONING RR 2.5
11. ALL PROPOSED STRUCTURES WITHIN THIS PLAT SHALL COMPLY WITH THE LEAVENWORTH COUNTY ZONING AND SUBDIVISION REGULATIONS.
12. ALL LOTS WILL BE ON SEPTIC SEWER SYSTEMS. AN ENGINEERED WASTE SYSTEM MAY BE REQUIRED DUE TO POOR SOIL CONDITIONS.
13. TITLE COMMITMENT VIA MCCAFFREE-SHORT TITLE COMPANY - FILE NO. L23-29516
14. 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.
15. REFERENCED SURVEY - SURVEY COMPLETED BY R.E. BACON INC FILED IN BOOK S-6 PAGE 63 KA 19715063
16. LOTS ARE SUBJECT TO THE CURRENT ACCESS MANAGEMENT POLICY.
17. THERE ARE NO OFF-PLAT RESTRICTIONS IN PLACE.
18. PROPERTY ACCESS VIA 182ND STREET.
19. ALL STRUCTURES BUILT WITHIN THE SUBDIVISION SHALL COMPLY WITH RESOLUTION 2020-39, OR AS AMENDED.
20. ALL LOTS ONLY HAVE ACCESS TO 182ND STREET THROUGH CROSS ACCESS EASEMENT.
21. LOTS ARE SUBJECT TO THE OFF-PLAT HOME OWNER'S ASSOCIATION DETAILING THE MAINTENANCE OF THE CROSS ACCESS EASEMENT.
22. LEAVENWORTH COUNTY SHALL BEAR NO RESPONSIBILITY FOR ANY MAINTENANCE AND UPKEEP OF THE CROSS ACCESS EASEMENT, DRIVE, AND DRIVE APPURTENANCES.
23. UTILITIES - ELECTRIC - EVERGY, WATER - RURAL WATER DISTRICT 7, GAS - PROPANE, SEWER - SEPTIC

VICINITY MAP



This is to certify on this 25TH day of JULY, 2023 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.

ROGER B. DILL, Notary Public, LS 1408

DESCRIPTION PER DEED 2022R08981

A TRACT OF LAND IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 12, RANGE 22, LEAVENWORTH COUNTY, KANSAS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 20.00 FEET WEST AND 84.25 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 6, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY OF PICKENS ROAD; THENCE WEST 1296.45 FEET; THENCE NORTH 671.99 FEET; THENCE EAST 1301.66 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF PICKENS ROAD; THENCE SOUTH 671.99 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

SURVEYORS SUGGESTED

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 06, TOWNSHIP 12 SOUTH, RANGE 22 EAST, OF THE 6TH P.M., IN LEAVENWORTH COUNTY, KANSAS, PREPARED BY ROGER B. DILL PS 1408 ON AUGUST 7TH, 2023; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 01°51'56" WEST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 842.37 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE SOUTH 87°49'30" WEST, A DISTANCE OF 1318.12 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 01°47'00" WEST, ALONG SAID WEST LINE, A DISTANCE OF 671.99 FEET; THENCE NORTH 87°49'29" EAST, A DISTANCE OF 1317.15 FEET TO A POINT ON THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 01°51'56" EAST, ALONG SAID EAST LINE, A DISTANCE OF 671.99 FEET TO THE POINT OF BEGINNING. CONTAINING 885,420.70 SQUARE FEET OR 20.32 ACRES MORE OR LESS INCLUDING ROAD RIGHT OF WAY. PRECISION: 1 PART IN 13264166.667

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 "VON BEHRENS ADDITION".

The streets and roads shown on this plat and not heretofore dedicated to public use, are hereby so dedicated by easement.

All taxes have been paid.

The undersigned proprietor of the above described tract of land does hereby certify that all prior existing easement rights on land to be dedicated for the public use running to any person, utility, or corporation have been absolved except that same person, utility or corporation shall retain whatever rights they would have as if located in a public street.

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction, or maintenance and use of conduits, water, gas, electrical, sewer pipes, poles, wires, drainage facilities, ducts and cables, and similar utility facilities upon, over, and under these areas outlined and designated on this plat as "Utility Easement" or "U/E", is hereby granted to the Leavenworth County, Kansas, and other governmental entities as may be authorized by state law to use such easement for said purposes.

"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.

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 Von Behrens Addition. Maintenance as defined in the Home Owner's Association (H.O.A.), recorded at the Leavenworth County Register of Deeds Office #2023R

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.

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this _____ day of _____, 202_.

OWNER

PATRICIA ANN VON BEHRENS TRUSTEE, VON BEHRENS LIVING TRUST

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 **PATRICIA ANN VON BEHRENS TRUSTEE, VON BEHRENS LIVING TRUST**, 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.

My Commission Expires: _____

Notary Public

THIS PLAT OF VON BEHRENS ADDITION HAS BEEN SUBMITTED AND APPROVED BY LEAVENWORTH COUNTY PLANNING COMMISSION, THIS _____ DAY OF _____, 202_.

CHAIRMAN - MARCUS MAJURE

SECRETARY - JOHN JACOBSON

THIS PLAT APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF LEAVENWORTH COUNTY, KANSAS, THIS _____ DAY OF _____, 202_.

(SEAL)

CHAIRMAN - VICKY KAAZ

ATTEST - COUNTY CLERK - JANET KLASINSKI

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 _____, 2023, IN BOOK _____, PAGE _____.

REGISTER OF DEEDS, TERRILOIS G. MASHBURN

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

LEAVENWORTH COUNTY SURVEYOR
DANIEL BAUMCHEN, PS-1363

JOB NO: 23-190

SCALE PREPARED FOR

100 50 0 100
SCALE IN FEET

SEC-TWN-RNG
06-12S-22E

VON BEHRENS LIVING TRUST
ADDRESS: 14577 182ND ST
LINWOOD, KS 66052

DATE

AUGUST 4, 2023

Sloop, Stephanie

From: Jacobson, John
Sent: Thursday, October 5, 2023 4:36 PM
To: Sloop, Stephanie; Johnson, Melissa
Subject: Fwd: Von Behrens DEV-23-121 & 23-122
Attachments: Von Behrens Final Plat -2023.10.05 No Comments.pdf

Get [Outlook for iOS](#)

From: Baumchen, Daniel <DBaumchen@leavenworthcounty.gov>
Sent: Thursday, October 5, 2023 4:32 PM
To: Jacobson, John <JJacobson@leavenworthcounty.gov>
Subject: RE: Von Behrens DEV-23-121 & 23-122

No comments

Dan Baumchen, PS
County Surveyor
Leavenworth County Department of Public Works
913-684-0472

From: Jacobson, John
Sent: Thursday, October 5, 2023 3:41 PM
To: Baumchen, Daniel <DBaumchen@leavenworthcounty.gov>
Subject: FW: Von Behrens DEV-23-121 & 23-122

Dan-

This appears to address all your comments- Wanted to make sure.

John Jacobson
Director
Planning and Zoning
Leavenworth County
(913) 684 0461

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.

Sloop, Stephanie

From: Mitch Pleak <mpleak@olsson.com>
Sent: Monday, October 2, 2023 2:24 PM
To: Jacobson, John; Johnson, Melissa
Cc: Noll, Bill; McAfee, Joe
Subject: RE: Von Behrens DEV-23-121 & 23-122
Attachments: Von. Behrens Addition Drainage Study 23.10.02.pdf

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

Melissa,
The revised drainage report sent today was reviewed. No further comment. Attached is the report that was reviewed.

Thanks,

Mitch

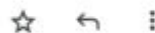
From: Mitch Pleak <mpleak@olsson.com>
Sent: Friday, September 29, 2023 12:35 PM
To: Jacobson, John <JJacobson@leavenworthcounty.gov>; Noll, Bill <BNoll@leavenworthcounty.gov>; Brown, Misty <MBrown@leavenworthcounty.gov>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>
Cc: Johnson, Melissa <MJohnson@leavenworthcounty.gov>; Sloop, Stephanie <SSloop@leavenworthcounty.gov>
Subject: RE: Von Behrens DEV-23-121 & 23-122

John,
No further comment on the PP and FP. There is one outstanding comment on the drainage report that might impact the PP and FP regarding the CAE. If the drive is going to be east of the cul-de-sac, can the CAE be reduced.



Kyle Burkhardt <Kyle.Burkhardt@evergy.com>
to me ▾

7:44 AM (13 minutes ago)



Internal Use Only

Austin

We can provide power to the new home, we would like to see an utility easement on the entire length of the north side of both properties were the existing line is so we can continue that on.

Thanks

Kyle Burkhardt

Evergy

TD Designer II

📞 785-508-2408

Kyle.Burkhardt@evergy.com





jalayne leavenworthrwd7.com

to me, Dylan, dritter@rtfd21.com, Tyler ▾

2:55 PM (11 minutes ago)



Hello Mr. Thompson:

Thank you for keeping us informed on the "Mother-in-law" split. However, you being on well water will eliminate any issues with the district supply water.

If you have any questions, please feel free to contact our Operator-Manager Mr. Clint Worrall @ 913-481-4973.

Thank you.

Jalayne Turner

Jalayne Turner

Office Manager

LVRWD#7

2451 S. 142nd St.

P O Box 257

Bonner Springs, KS 66012-0257

913-441-1205 Office

913-422-3393 Fax

www.lvrwd7.com

...



Dylan Ritter <dritter@rtfd21.com>
to jalayne, Dylan, Tyler, me ▾

Sun, Jul 30, 7:16 PM ☆ ↶ ⋮

I have no comments or concerns.



Looks good to me too.

I concur.

You are very welcome.

↶ Reply

↶ Reply all

↷ Forward

**Leavenworth County
Request for Board Action
Case No. DEV-23-125/126
Preliminary & Final Plat Whitetail Land North**

Date: October 25, 2023
To: Board of County Commissioners
From: Planning & Zoning Staff

Department Head Review: John Jacobson, Reviewed

Additional Reviews as needed:

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

Action Requested: The applicants are requesting a Preliminary and Final Plat for a 17-acre three lot subdivision. Proposed Lots are all approximately 5 to 6 acres in size.

Analysis: The applicants are requesting approval of a three-lot subdivision for a parcel of land located adjoining 231st Street. Several of the proposed lots are impacted by grading and floodplain elements. Plat restrictions and or conditions have been approved at the planning commission level to address these issues. With these conditions established, the proposed lots meet the standards set forth in the Leavenworth County Zoning and Subdivision Regulations.

Recommendation: The Planning Commission voted 7-0 to recommend approval of Case No.DEV-23-125/126, Preliminary and Final Plat for Whitetail Land North subject to conditions.

Alternatives:

1. Approve Case No.DEV-23-125/126, Preliminary and Final Plat for Whitetail Land North, with Findings of Fact, and with or without conditions; or
2. Deny Case No.DEV-23-125/126, Preliminary and Final Plat for Whitetail Land North, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No.DEV-23-125/126, Preliminary and Final Plat for Whitetail Land North, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

Budgetary Impact:

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

Total Amount Requested: \$0.00

Additional Attachments: Staff Report, Plat, Planning Commission Minutes

**LEAVENWORTH COUNTY
PLANNING COMMISSION
STAFF REPORT**

CASE NO: DEV-23-125 & 126 Whitetail Acres North

October 11, 2023

REQUEST: *Consent Agenda*

Preliminary Plat Final Plat

STAFF REPRESENTATIVE:

John Jacobson
DIRECTOR

SUBJECT PROPERTY:

0000 231ST Street, Easton, Kansas 66020

APPLICANT/APPLICANT AGENT:

JOE HERRING
HERRING SURVEYING

PROPERTY OWNER:

*WHITETAIL LAND CO LLC
10000 Hollingsworth Road
KANSAS CITY, KS 66109*

CONCURRENT APPLICATIONS:

Yes

LAND USE

ZONING: RR-5

FUTURE LAND USE DESIGNATION:
RR 2.5 Minimum

LEGAL DESCRIPTION:

*Tract of land in the Southwest Quarter of Section 31, Township 8 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on March 11, 2023, more fully described as follows:
Commencing at the Northeast corner of said Southwest Quarter; thence South 88 degrees 22'52" West for a distance of 591.46 feet along the North line of said Southwest Quarter to the TRUE POINT OF BEGINNING; thence South 01 degrees 37'08" East for a distance of 390.00 feet; thence South 31 degrees 30'49" West for a distance of 992.86 feet; thence North 51 degrees 27'42" West for a distance of 695.00 feet to the apparent centerline of 231st Street, as it exists today; thence North 38 degrees 32'18" East for a distance of 320.03 feet along said centerline; thence on a curve to the left having a radius of 1146.28 feet and an arc length of 591.61 feet along said centerline, being subtended by a chord bearing of North 23 degrees 45'10" East and a chord distance of 585.07 feet, to the North line of said Southwest Quarter; thence North 88 degrees 22'52" East for a distance of 616.77 feet along said North line to the point of beginning.
Together with and subject to covenants, easements, and restrictions of record.
Said property contains 17.25 acres, more or less, including road right of way.
Error of Closure: 1 - 528538*

SUBDIVISION: N/A

FLOODPLAIN: Yes, Zones A and AE

STAFF RECOMMENDATION: APPROVAL

PROPERTY INFORMATION

ACTION OPTIONS:

1. Recommend approval of Case No. DEV-23-125 & 126, Preliminary & Final Plat for Whitetail Acres North, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-23-125 & 126, Preliminary & Final Plat for Whitetail Acres North, to the Board of County Commission for the following reasons; or
3. Continue the hearing to another date, time, and place.

PARCEL SIZE:

17 ACRES +-

PARCEL ID NO:

PID 069-31-0-00-00-004.04

BUILDINGS:

None

PROJECT SUMMARY:

Request for a Preliminary and Final Plat approval to subdivide property located at 00000 231st Street (PID 069-31-0-00-00-004.04) as Lots 1 through 3 of Whitetail Acres North.

ACCESS/STREET:

231st ARTERIAL, PAVED ± 24';

Location Map:



UTILITIES

SEWER: PRIVATE SEPTIC SYSTEM

FIRE: Alexandria

WATER: RWD #12

ELECTRIC: Free State

NOTICE & REVIEW:

STAFF REVIEW:

9/26/2023

NEWSPAPER NOTIFICATION:

N/A

NOTICE TO SURROUNDING
PROPERTY OWNERS:

N/A

--	--

STANDARDS TO BE CONSIDERED:

<i>Leavenworth County Zoning and Subdivision Standards: Preliminary Review</i>		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 17-acre parcel into 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. Lots will be approximately 5 – 6 acres in size. All lots are substantially impacted by floodplain encroachment but do meet the requirements for the RR-5 zoning district. Engineered site plans and compliance with floodplain construction criteria will be required for building permits. Alexandria Fire Department will service this subdivision but does outline concerns for accessibility due to flood events. Staff is generally in support.

PROPOSED CONDITIONS:

1. Building permits shall be required for any new construction.
2. Erosion control shall be used when designing and constructing driveways. A form of sediment control shall be installed before work begins and maintained throughout the time that the land disturbing activities are taking place. Re-vegetation of all disturbed sites shall be completed within 45 days after completion of final grading weather permitting.
3. A waiver for the use of private septic systems within this subdivision is granted with this approval.
4. At time of development, fire hydrants shall be required, if necessary infrastructure is available.
5. The developer must comply with the following memorandums:
 - a. Email - Ben Olson Fire Chief, Alexandria Fire Department
 - b. Email - RWD 12, dated June 28, 2023
 - c. Email - Chuck Magaha, Emergency Management October 4,2023

ATTACHMENTS:

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

#file
CK 9453

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

Township: <u>Alexandria</u>	Office Use Only
Case No. <u>DEV-23-125</u>	Planning Commission Meeting Date: _____
Zoning District <u>RR 5</u>	Date Received/Paid: <u>Complete 08/30/2023</u>
Comprehensive Plan Land Use Designation: _____	

APPLICANT/AGENT INFORMATION	OWNER INFORMATION
NAME: <u>Herring Surveying Company</u>	NAME: <u>Whitetail Land Co. LLC - Matt Francis</u>
MAILING ADDRESS: <u>315 North 5th Street</u>	MAILING ADDRESS: <u>6203 NW 45 HWY</u>
CITY/ST/ZIP: <u>Leavenworth, KS 66048</u>	CITY/ST/ZIP: <u>Parkville, Mo 64152</u>
PHONE: <u>913-651-3858</u>	PHONE: <u>N/A</u>
EMAIL: <u>herringsurveying@outlook.com</u>	EMAIL: <u>N/A</u>

GENERAL INFORMATION

Proposed Subdivision Name: WHITETAIL LAND NORTH

Address of Property: 00000 231st Street

PID: 069-31-0-00-00-004 & 006 Urban Growth Management Area: N/A

SUBDIVISION INFORMATION		
Gross Acreage: <u>17 AC</u>	Number of Lots: <u>3</u>	Minimum Lot Size: <u>5.2 AC</u>
Maximum Lot Size: <u>6.4 Ac</u>	Proposed Zoning: <u>RR-5</u>	Density: <u>N/A</u>
Open Space Acreage: <u>N/A</u>	Water District: <u>RWD 12</u>	Proposed Sewage: <u>Septic</u>
Fire District: <u>Alexandria</u>	Electric Provider: <u>Freestate</u>	Natural Gas Provider: <u>Propane</u>
Covenants: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Road Classification: <u>Local - Collector - Arterial - State - Federal</u>	
	Cross-Access Easement Requested: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
List of all Requested Exceptions: <i>Exceptions may be granted per Article 56 or as otherwise stated in the Zoning & Subdivision Regulations.</i>	1. _____	
	2. _____	
	3. _____	
	4. _____	
	5. _____	

Is any part of the site designated as Floodplain? Yes No if yes, what is the panel number: 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 8-2-23 Date: 8/2/23

ATTACHMENT A

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

Township: <u>Alexandria</u>	Office Use Only
Case No. <u>DEV-23-</u>	Planning Commission Meeting Date: _____
Zoning District <u>RR 5</u>	Date Received/Paid: <u>Complete 08/30/2023</u>
Comprehensive Plan Land Use Designation: _____	

APPLICANT/AGENT INFORMATION	OWNER INFORMATION
NAME: <u>Herring Surveying Company</u>	NAME: <u>Whitetail Land Co. LLC - Matt Francis</u>
MAILING ADDRESS: <u>315 North 5th Street</u>	MAILING ADDRESS: <u>6203 NW 45 HWY</u>
CITY/ST/ZIP: <u>Leavenworth, KS 66048</u>	CITY/ST/ZIP: <u>Parkville, Mo 64152</u>
PHONE: <u>913-651-3858</u>	PHONE: <u>N/A</u>
EMAIL: <u>herringsurveying@outlook.com</u>	EMAIL: <u>N/A</u>

GENERAL INFORMATION

Proposed Subdivision Name: WHITETAIL LAND NORTH

Address of Property: 00000 231st Street

PID: 069-31-0-00-00-004&006 Urban Growth Management Area: NA

SUBDIVISION INFORMATION		
Gross Acreage: <u>17 AC</u>	Number of Lots: XX 3Lots	Minimum Lot Size: <u>5 AC</u>
Maximum Lot Size: <u>6.4 AC</u>	Proposed Zoning: <u>RR-5</u>	Density: <u>N/A</u>
Open Space Acreage: <u>N/A</u>	Water District: <u>RWD 12</u>	Proposed Sewage: <u>Septic</u>
Fire District: <u>Alexandria</u>	Electric Provider: <u>Freestate</u>	Natural Gas Provider: <u>Propane</u>
Covenants: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Road Classification: <u>Local - Collector - Arterial - State - Federal</u>	
	Cross-Access Easement Requested: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
List of all Requested Exceptions: <i>Exceptions may be granted per Article 56 or as otherwise stated in the Zoning & Subdivision Regulations.</i>	1. _____	
	2. _____	
	3. _____	
	4. _____	
	5. _____	

Is any part of the site designated as Floodplain? Yes No if yes, what is the panel number: 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 8-2-23 Date: 8/2/23

ATTACHMENT A

ENTERED IN TRANSFER RECORD IN
MY OFFICE THIS DAY 08/11/2023

Janet Klasmirke
COUNTY CLERK

Entered in Transfer Record in my office _____

County Clerk

Mail Tax Statement to:

Doc #: 2023R05836
TERRILOIS MASHBURN
REGISTER OF DEEDS
LEAVENWORTH COUNTY, KANSAS
RECORDED ON:
08/11/2023 09:03:25 AM
RECORDING FEE: 38.00
PAGES: 2

QUIT CLAIM DEED (Statutory)

THE GRANTOR,
WHITETAIL LAND CO., LLC

a limited liability company duly organized and existing under and by virtue of the laws of the State of Kansas and having its principal place of business at 10000 Hollingsworth Rd., Kansas City in the State of Kansas, hereby CONVEYS AND QUITCLAIMS to

WHITETAIL LAND CO., LLC

for the sum of One Dollar and Other Valuable Consideration, the following described real estate:

TRACT 1:

Tract of land in the Southwest Quarter of Section 31, Township 8 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on March 11, 2023, more fully described as follows: Beginning at the Northeast corner of said Southwest Quarter; thence South 01 degrees 10'05" East for a distance of 2661.91 feet along the East line of said Southwest Quarter to the Southeast corner of said Southwest Quarter; thence South 89 degrees 27'37" West for a distance of 1051.28 feet along the South line of said Southwest Quarter; thence North 00 degrees 32'23" West for a distance of 730.00 feet; thence South 89 degrees 27'37" West for a distance of 600.00 feet; thence North 00 degrees 32'23" West for a distance of 563.82 feet; thence South 89 degrees 27'37" West for a distance of 507.85 feet to the apparent centerline of 231st Street, as it exists today; thence North 38 degrees 32'18" East for a distance of 760.64 feet along said centerline; thence South 51 degrees 27'42" East for a distance of 695.00 feet; thence North 31 degrees 30'49" East for a distance of 992.86 feet; thence North 01 degrees 37'08" West for a distance of 390.00 feet to the North line of said Southwest Quarter; thence North 88 degrees 22'52" East for a distance of 591.46 feet along said North line to the point of beginning. Known as Tract 1 on Certificate of Survey recorded June 16, 2023 in Document No. 2023S030.

TRACT 2:

Tract of land in the Southwest Quarter of Section 31, Township 8 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on March 11, 2023, more fully described as follows: Commencing at the Northeast corner of said Southwest Quarter; thence South 88 degrees 22'52" West for a distance of 591.46 feet along the North line of said Southwest Quarter to the TRUE POINT OF BEGINNING; thence South 01 degrees 37'08" East for a distance of 390.00 feet; thence South 31 degrees 30'49" West for a distance of 992.86 feet; thence North 51 degrees 27'42" West for a distance of 695.00 feet to the apparent centerline of 231st Street, as it exists today; thence North 38 degrees 32'18" East for a distance of 320.03 feet along said centerline; thence on a curve to the left having a radius of 1146.28 feet and an arc length of 591.61 feet along said centerline, being subtended by a chord bearing of North 23 degrees 45'10" East and a chord distance of 585.07 feet, to the North line of said Southwest Quarter; thence North 88 degrees 22'52" East for a distance of 616.77 feet along said North line to the point of beginning. Known as Tract 2 on Certificate of Survey recorded June 16, 2023 in Document No. 2023S030.

TRACT 3:

Tract of land in the Southwest Quarter of Section 31, Township 8 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on March 11, 2023, more fully described as follows: Commencing at the Southwest corner of said Southwest Quarter; thence North 89 degrees 27'37" East for a distance of 211.70 feet along the South line of said Southwest Quarter to the TRUE POINT OF BEGINNING, said point being the apparent centerline of 231 Street, as it exists today; thence North 01 degrees 40'21" East for a distance of 324.90 feet along said centerline; thence on a curve to the left having a radius of 1146.28 feet and an arc length of 100.70 feet along said centerline, being subtended by a chord bearing of North 00 degrees 50'39" West and a chord distance of 100.67 feet; thence North 02 degrees 40'41" West for a distance of 272.54 feet along said centerline; thence along a curve to the right having a radius of 573.69 feet and an arc length of 412.69 feet along said centerline, being subtended by a chord bearing of North 17 degrees 55'49" East and a chord distance of 403.85 feet; thence North 38 degrees 32'18" East for a distance of 239.73 feet along said centerline; thence North 89 degrees 27'37" East for a distance of 507.85 feet; thence South 00 degrees 32'23" East for a distance of 536.82 feet; thence North 89 degrees 27'37" East for a distance of 600.00 feet; thence South 00 degrees 32'23" East for a distance of 730.00 feet to the South line of said Southwest Quarter; thence South 89 degrees 27'37" West for a distance of 1388.76 feet along said South line to the point of beginning. Known as Tract 3 on Certificate of Survey recorded June 16, 2023 in Document No. 2023S030.

(THIS DEED IS BEING RECORDED PURSUANT TO K.S.A. 79-1437e AS AMENDED, EXEMPTION #3)

(Subject to easements, restrictions, and reservations of record, and all taxes and assessments that may be levied, imposed, or become payable hereafter.)

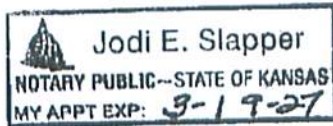
Dated this 7 day of July A.D. 2023

Matthew J. Francis
Matthew J. Francis, Member

Michael S. Kelly
Michael S. Kelly, Member

STATE OF Kansas, COUNTY OF Leavenworth
This instrument was acknowledged before me on this 10th day of August 2023 by:
Matthew J. Francis, Member of WHITETAIL LAND CO., LLC

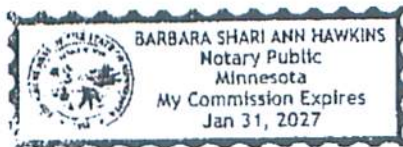
My appointment expires:



Jodi E. Slapper
Notary Public
Jodi E. Slapper

STATE OF Minnesota, COUNTY OF Wannepin 7-10-2023
This instrument was acknowledged before me on this _____ day of _____ 2023 by:
Michael S. Kelly, Member of WHITETAIL LAND CO., LLC

My appointment expires: 1-31-2027



Barbara Shari Ann Hawkins
Notary Public
Barbara Shari Ann Hawkins

ENTERED IN TRANSFER RECORD IN
MY OFFICE THIS DAY 12/20/2022

Janet Klasinski
COUNTY CLERK

Doc #: 2022R11170
TERRILOIS MASHBURN
REGISTER OF DEEDS
LEAVENWORTH COUNTY, KANSAS
RECORDED ON:
12/20/2022 02:20:45 PM
RECORDING FEE: 38.00
PAGES: 2

MAIL TO:

Whitetail Land Co., LLC

*6203 North West 45 Hwy
Parkville, MO 64152*

STATUTORY WARRANTY DEED

Grantor(s): John R. Dunn AND Nadia Dunn, husband and wife

Conveys and Warrants to Whitetail Land Co., LLC.

The following described premises, to-wit:

The Southwest Quarter (SW 1/4) of Section Thirty-one (31), Township Eight (8), Range Twenty-one (21), Leavenworth County, Kansas. LESS: A 10' strip of ground for road purposes between the existing North R/W and the proposed North R/W in the SW1/4 of Section 31, Township 8, Range 21 running from County Route #21 to a line through the center of said Section 31; the centerline of said road being described in Book "A" on Page 154 of the Road Records of Leavenworth County, Kansas. ALSO LESS: A Tract of land in the SW 1/4 of fractional section 31-T8S-R21E of the 6th P.M., described as follows; Commencing at the SW corner of Section 31; thence N 00°04'43" W, 2284.98 feet along the section line to the NW corner of the SW 1/4 of Section 31; Thence, N 89°23'03" E (assumed), 1484.28 feet along the North line of the SW 1/4 of Section 31 to the centerline of 231st Street; Thence, 612.43 feet on a curve to the right with a radius of 1146.28 feet and a chord of S 25°03'19" W, 605.17 feet along said centerline; Thence, S 40°21'40" W, 1325.40 feet along said centerline; Thence, 412.69 feet on a curve to the left with a radius of 573.69 feet along said centerline; Thence, S 00°51'19" E, 272.54 feet along said centerline; Thence, 95.43 feet on a curve to the right with a radius of 1146.28 feet along said centerline; Thence, N 88°43'01" W, 231.53 feet to the point of beginning, Leavenworth County, Kansas. ALSO LESS: any part thereof taken or used for road purposes.

For the sum of One Dollar and other good and valuable consideration.

Subject to: easements and restrictions of record, if any

Dated this 12¹³, 2022

File No.: 3008329

 Security 1st Title



John R. Dunn
John R. Dunn

Nadia Dunn
Nadia Dunn

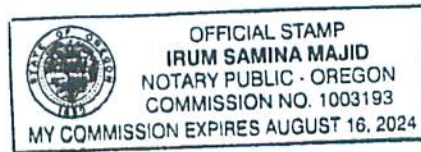
State of Oregon)
County of Washington)ss.
)

The foregoing instrument was acknowledged before me on this day of December 12/13, 2022 by John R. Dunn AND Nadia Dunn, husband and wife.

Witness my hand and official seal

My Commission expires: August 16, 2024

Irums Samina Majid
Notary Public
Irums Samina Majid



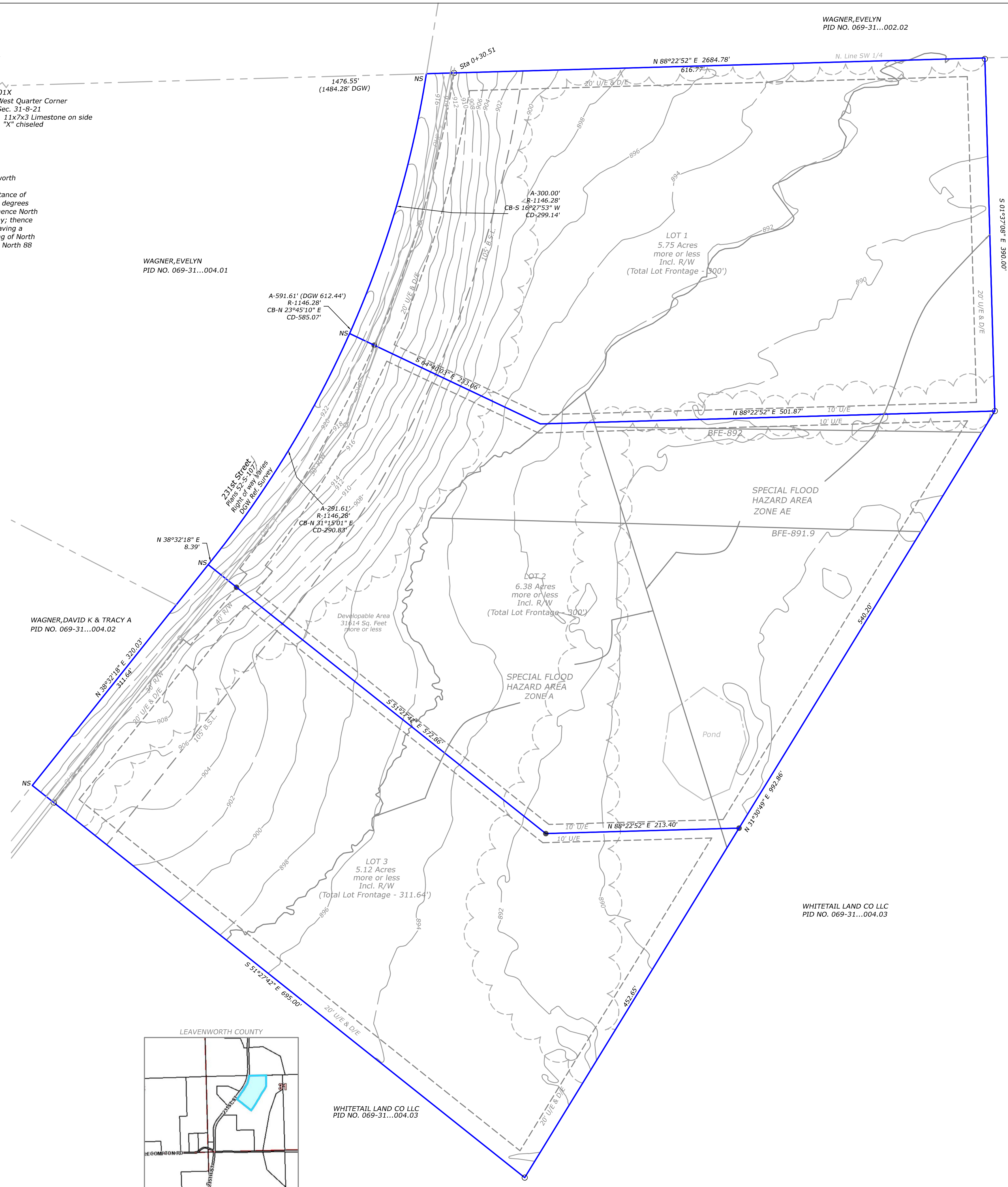
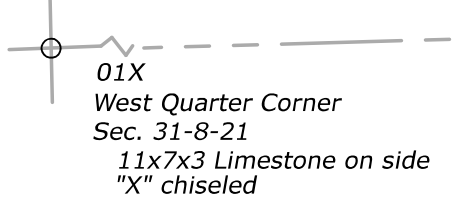
WHITETAIL LAND NORTH

A Minor Subdivision in the Southwest Quarter of Section 31, Township 8 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

PRELIMINARY PLAT

PREPARED FOR:
WHITETAIL LAND CO LLC
10000 Hollingsworth Road
KANSAS CITY, KS 66109
PID NO. 069-31-0-00-004.04

RECORD DESCRIPTION:
Tract of land in the Southwest Quarter of Section 31, Township 8 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on March 11, 2023, more fully described as follows:
Commencing at the Northeast corner of said Southwest Quarter; thence South 88 degrees 22'52" West for a distance of 591.46 feet along the North line of said Southwest Quarter to the TRUE POINT OF BEGINNING; thence South 01 degrees 37'08" East for a distance of 390.00 feet; thence South 31 degrees 30'49" West for a distance of 992.86 feet; thence North 51 degrees 27'42" West for a distance of 695.00 feet to the apparent centerline of 231st Street, as it exists today; thence North 38 degrees 32'18" East for a distance of 320.03 feet along said centerline; thence on a curve to the left having a radius of 1146.28 feet and an arc length of 591.61 feet along said centerline, being subtended by a chord bearing of North 23 degrees 45'10" East and a chord distance of 585.07 feet, to the North line of said Southwest Quarter; thence North 88 degrees 22'52" East for a distance of 616.77 feet along said North line to the point of beginning.
Together with and subject to covenants, easements, and restrictions of record.
Said property contains 17.25 acres, more or less, including road right of way.
Error of Closure: 1 - 528538

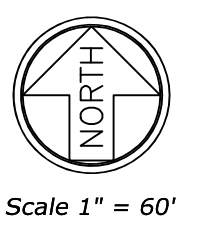


POB TR1
POC TR2
03X
NE COR SW 1/4
Sec. 31-8-21
1/2" Rebar

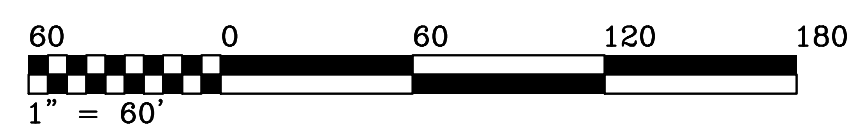
- LEGEND:**
- - 1/2" Rebar Set with Cap No. 1296
 - - 1/2" Rebar Cap 1296 Found, unless otherwise noted.
 - - Concrete Base around Point
 - △ - PK Nail Found in Place
 - () - Record / Deeded Distance
 - U/E - Utility Easement
 - D/E - Drainage Easement
 - B.S.L. - Building Setback Line
 - R/W - Permanent Dedicated Roadway Easement
 - BM - Benchmark
 - NS - Not Set this survey per agreement with client
 - A - Arc Distance
 - R - Arc Radius
 - B - Chord Bearing
 - C - Chord Distance
 - //// - No Vehicle Entrance Access
 - NS - Not Set this survey per agreement with client
 - BFE - Base Flood Elevation with Cross Section as per FEMA
 - ⊙ - 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

- 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) Any buildings 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) Lots 1, 2, and 3, are impacted by Special Flood Hazard Zones and are depicted hereon graphically
 - 8) No off-plat restrictions.

- ZONING:**
RR 5 - Rural Residential 5
- NOTES:**
- 1) This survey does not show ownership.
 - 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
 - 3) All recorded and measured distances are the same, unless otherwise noted.
 - 4) Error of Closure - See Error of Closure Calculations
 - 5) Basis of Bearing - KS SPC North Zone 1501
 - 6) Monument Origin Unknown, unless otherwise noted.
 - 7) Proposed Lots for Residential Use.
 - 8) Road Record - See Survey
 - 9) Benchmark - NAVD83 Project Benchmark (BM) - NE COR SW 1/4 Section 31 - Elev - 890.3'
 - 10) Easements, if any, are created hereon or listed in referenced title commitment.
 - 11) Reference Recorded Deed Doc # 2023R05836
 - 12) Utility Companies -
- Water - Rural Water 12
- Electric - Freestate
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
 - 13) Reference Lawyer's Title of Kansas Case Number updated August 15, 2023
 - 14) Property is in a Special Flood Hazard Area per FEMA FIRM Map 20103C0125G dated July 16, 2015
 - 15) Building Setback Lines as shown hereon or noted below
- All side yard setbacks - 15' (Accessory - 15')
- All rear yard setbacks - 40' (Accessory - 15')
 - 16) Distances to and of structures, if any, are +- 1'.
 - 17) Easements as per referenced Title Commitment are shown hereon, if any.
 - 18) Fence Lines do not necessarily denote the boundary line for the property.
 - 19) Reference Surveys:
D.G.W. - D.G. White Surveys S-16-07 #08 NKA #2007S008
J.A.H. - J.A. Herring Survey Doc # 2023S030



Scale 1" = 60'



Job # K-23-1645 2ND
June 17, 2023 Rev. 9-28-23

J. HERRING SURVEYING & COMPANY

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



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

Joseph A. Herring
PS # 1296

WHITETAIL LAND NORTH

A Minor Subdivision in the Southwest Quarter of Section 31, Township 8 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:
WHITETAIL LAND CO LLC
10000 Hollingsworth Road
KANSAS CITY, KS 66109
PID NO. 069-31-0-00-00-004.04

RECORD DESCRIPTION:
Tract of land in the Southwest Quarter of Section 31, Township 8 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on March 11, 2023, more fully described as follows:
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Together with and subject to covenants, easements, and restrictions of record.
Said property contains 17.25 acres, more or less, including road right of way.
Error of Closure: 1 - 528538

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: WHITETAIL LAND NORTH.

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 said 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 WHITETAIL LAND NORTH, have set our hands this _____ day of _____, 2023.

Matthew Francis, Member of Whitetail Land Co. LLC

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____, 2023, before me, a notary public in and for said County and State came Matthew Francis, Member of Whitetail Land Co. LLC, to me personally known to be the same persons who executed the foregoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC:
My Commission Expires: _____ (seal)

APPROVALS
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of WHITETAIL LAND NORTH this _____ day of _____, 2023.

Secretary: John Jacobson
Chairman: Marcus Majure

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

County Engineer - Mitch Pleak

COUNTY COMMISSION APPROVAL:
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of WHITETAIL LAND NORTH this _____ day of _____, 2023.

Chairman: Vicky Kaaz
County Clerk: Janet Klasinski

REGISTER OF DEED CERTIFICATE:
Filed for Record as Document No. _____ on this _____ day of _____, 2023 at _____ o'clock _____ M in the Office of the Register of Deeds of Leavenworth County, Kansas,

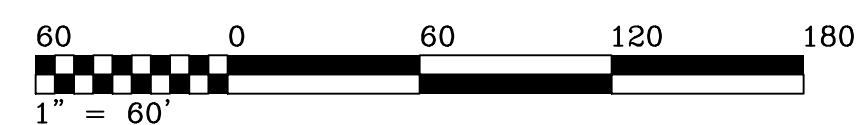
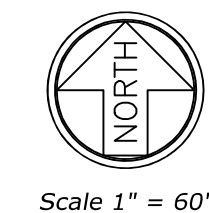
Register of Deeds - TerriLois G. Mashburn

I hereby certify that this 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.

Daniel Baumchen, PS#1363
County Surveyor

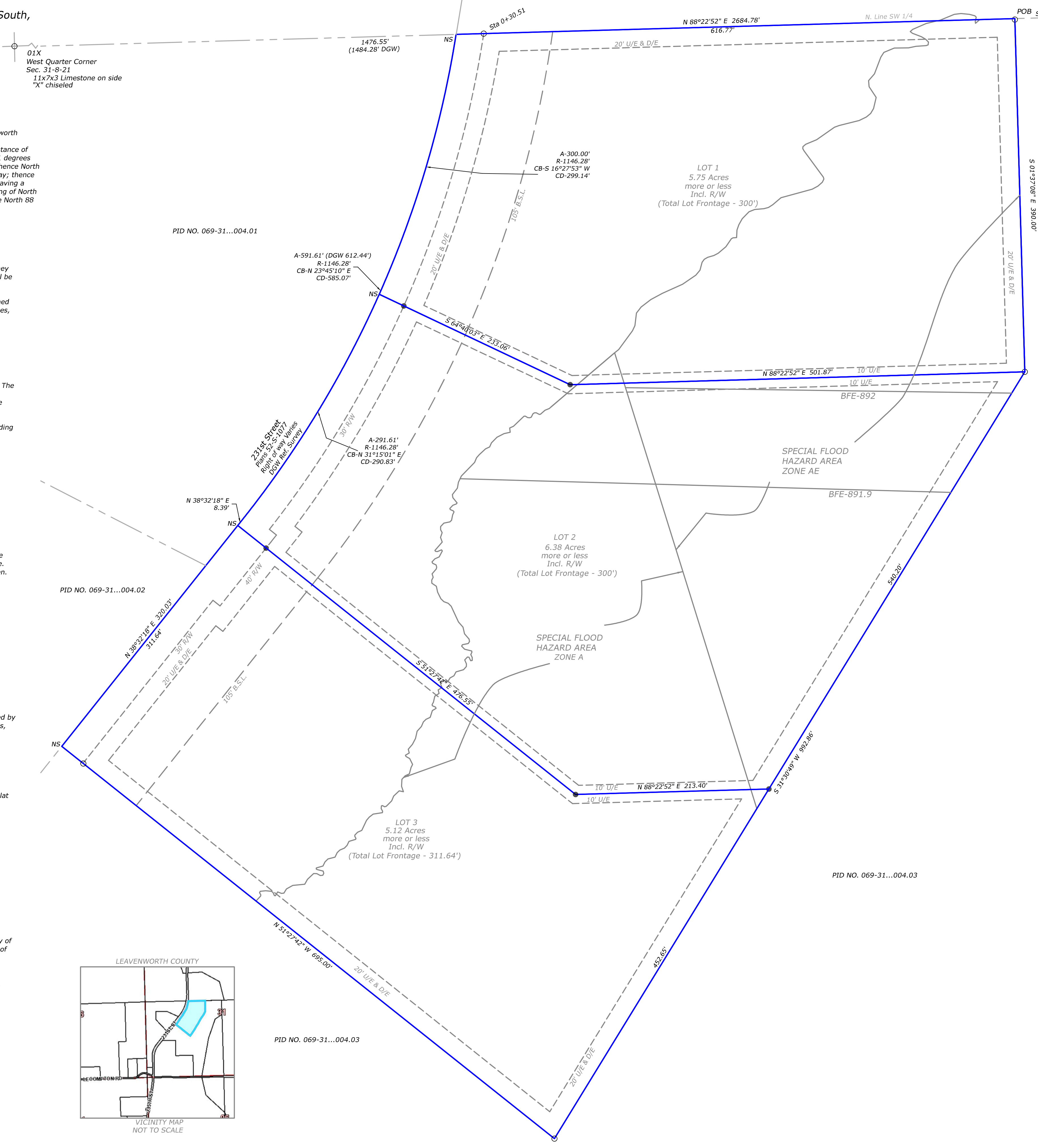


PID NO. 069-31...004.03



PID NO. 069-31...002.02

POC
03X
NE COR SW 1/4
Sec. 31-8-21
1/2" Rebar

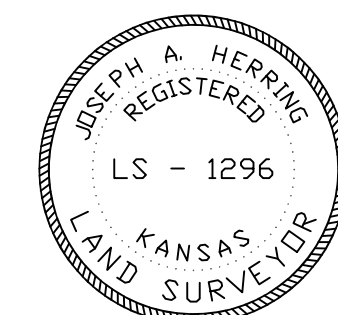


LEGEND:
● - 1/2" Rebar Set with Cap No.1296
○ - 1/2" Rebar Found Cap No.1296, unless otherwise noted.
() - Record / Deeded Distance
U/E - Utility Easement
D/E - Drainage Easement
B.S.L. - Building Setback Line
R/W - Permanent Dedicated Roadway Easement
BM - Benchmark
NS - Not Set this survey per agreement with client
A - Arc Distance
R - Arc Radius
B - Chord Bearing
C - Chord Distance
//// - No Vehicle Entrance Access
NS - Not Set this survey per agreement with client
BFE - Base Flood Elevation with Cross Section as per FEMA

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.
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NOTES:
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5) Basis of Bearing - KS SPC North Zone 1501
6) Monument Origin Unknown, unless otherwise noted.
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9) Benchmark - NAVD88
Project Benchmark (BM) - NE COR SW 1/4 Section 31 - Elev - 890.3'
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18) Fence Lines do not necessarily denote the boundary line for the property.
19) Reference Surveys:
DGW - D.G.White Surveys S-16-07 #08 NKA #20075008
JAH - J.A. Herring Survey Doc # 2023S030



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

Joseph A. Herring
PS # 1296

Allison, Amy

From: Anderson, Kyle
Sent: Tuesday, September 5, 2023 8:34 AM
To: Allison, Amy
Subject: RE: RE: DEV-23-125/126 Preliminary and Final Plat – Whitetail Land North

We have not received any complaints on this property, and are not aware of any septic systems currently installed. The PID listed on both plats are wrong.

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

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

From: Allison, Amy <AAllison@leavenworthcounty.gov>
Sent: Friday, September 1, 2023 4:29 PM
To: Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Brown, Misty <MBrown@leavenworthcounty.gov>
Cc: PZ <PZ@leavenworthcounty.gov>
Subject: RE: DEV-23-125/126 Preliminary and Final Plat – Whitetail Land North

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 at 00000 231st St (PID 069-31-0-00-00-004.04).

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, September 13, 2023..

If you have any questions or need additional information, please contact me at (913) 684-0465 or at Aallison@LeavenworthCounty.org.

Thank you,

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

Disclaimer

Sloop, Stephanie

From: Mitch Pleak <mpleak@olsson.com>
Sent: Tuesday, October 3, 2023 8:12 AM
To: Jacobson, John; PZ
Cc: McAfee, Joe; Noll, Bill
Subject: RE: Whitetail North DR
Attachments: Whitetail Land North Drainage Report 10-02-23.pdf

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

John,
Homestead locations were removed from the revised drainage report's proposed condition exhibit. Please add note to the final plat requiring an engineered site plan for each individual lot.

No other comments.

Thanks,

Mitch

From: David Lutgen <dlutgen72@gmail.com>
Sent: Monday, October 2, 2023 4:55 PM
To: Jacobson, John <JJacobson@leavenworthcounty.gov>; McAfee, Joe <jmcafee@leavenworthcounty.gov>; Noll, Bill <BNoll@leavenworthcounty.gov>; Mitch Pleak <mpleak@olsson.com>
Cc: Joe Herring <herringsurveying@outlook.com>
Subject: Re: Whitetail North DR

This Message Is From an External Sender

This message came from outside your organization. Please take care when clicking links or opening attachments. When in doubt, use the Report Phish button or contact IT to have the message analyzed.

All,

The updated drainage report is attached. I removed the notes and assumed home locations from exhibit #2.

Thank you,

David Lutgen, P.E.

On Mon, Oct 2, 2023 at 3:00 PM Joe Herring <herringsurveying@outlook.com> wrote:

MEMO

To: Amy Allison
From: Chuck Magaha
Subject: Whitetail Land North
Date: October 18, 2023

Amy, I have reviewed the preliminary plat of the Whitetail Land North Subdivision presented by Matt Francis. 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 need to be placed along the road right-a-way at 231st Street at Lot 2. We need to be using caution regarding the flood zone when issuing permits along this subdivision.

I have no further recommendation for this subdivision.

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

**Leavenworth County
Request for Board Action
Case No. DEV-23-127/128
Preliminary & Final Plat Whitetail Land South**

Date: October 25, 2023
To: Board of County Commissioners
From: Planning & Zoning Staff

Department Head Review: John Jacobson, Reviewed

Additional Reviews as needed:

Budget Review Administrator Review Legal Review

Action Requested: The applicants are requesting a Preliminary and Final Plat for a 31.65 acre, six lot subdivision. Proposed Lots 1,2,3,5 and 6 are approximately 5 acres and Lot 4 is approximately 6+ acres.

Analysis: The applicants are requesting approval of a six-lot subdivision for a parcel of land located at the intersection of 231st and Lecompton Road. There are impacting floodplain components to the plat. Grading and elevation certification requirements have been added to plat approval at the planning commission level. With these plat restrictions, proposed lots meet the standards set forth in the Leavenworth County Zoning and Subdivision Regulations.

Recommendation: The Planning Commission voted 7-0 to recommend approval of Case No.DEV-23-127/128, Preliminary and Final Plat for Whitetail Land South subject to conditions.

Alternatives:

1. Approve Case No.DEV-23-127/128, Preliminary and Final Plat for Whitetail Land South, with Findings of Fact, and with or without conditions; or
2. Deny Case No.DEV-23-127/128, Preliminary and Final Plat for Whitetail Land South, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No.DEV-23-127/128, Preliminary and Final Plat for Whitetail Land South, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

Budgetary Impact:

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

Total Amount Requested: \$0.00


Additional Attachments: Staff Report, Plat, Planning Commission Minutes

**LEAVENWORTH COUNTY
PLANNING COMMISSION**

STAFF REPORT

CASE NO: DEV-23-127 and 128 Whitetail Land South Subdivision

October 11, 2023

<p>REQUEST: Consent Agenda <input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat</p>	<p>STAFF REPRESENTATIVE: John Jacobson DIRECTOR</p>
<p>SUBJECT PROPERTY: 00000 231th Street, Easton, Kansas 66020</p>	<p>APPLICANT/APPLICANT AGENT: JOE HERRING HERRING SURVEYING</p>
	<p>PROPERTY OWNER: WHITETAIL LAND CO LLC 10000 Hollingsworth Road KANSAS CITY, KS 66109</p>
	<p>CONCURRENT APPLICATIONS: Yes</p>
	<p align="center">LAND USE</p>
	<p>ZONING: RR 5 FUTURE LAND USE DESIGNATION: RR 2.5 Minimum</p>
<p>LEGAL DESCRIPTION: <i>A Minor Subdivision in the Southwest Quarter of Section 31, Township 8 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.</i></p>	<p>SUBDIVISION: N/A</p>
<p>FLOODPLAIN: Yes- Zones A and AE</p>	
<p>STAFF RECOMMENDATION: APPROVAL</p>	<p align="center">PROPERTY INFORMATION</p>
<p>ACTION OPTIONS:</p> <ol style="list-style-type: none"> 1. Recommend approval of Case No. DEV-23-127 & 128, Preliminary & Final Plat for Whitetail Land South, to the Board of County Commission, with or without conditions; or 2. Recommend denial of Case No. DEV-23-127 & 128, Preliminary & Final Plat for Whitetail Land South Subdivision, to the Board of County Commission for the following reasons; or 3. Continue the hearing to another date, time, and place. 	<p>PARCEL SIZE: 31.65 ACRES</p>
	<p>PARCEL ID NO: 069-31-0-00-00-004.05</p>
	<p>BUILDINGS: None/ Vacant</p>
<p>PROJECT SUMMARY: Request for a Preliminary and Final Plat approval to subdivide property located at 00000 231th Street (069-31-0-00-00-004.05) as Lots 1 through 6 of Whitetail Land South Subdivision.</p>	<p>ACCESS/STREET: 231st- COUNTY ARTERIAL, PAVED ± 24'; Lecompton Road-Local Min. Maintenance</p>
<p>Location Map:</p> 	<p align="center">UTILITIES</p>
	<p>SEWER: PRIVATE SEPTIC SYSTEM</p>
	<p>FIRE: Alexandria Township</p>
	<p>WATER: Rural District #12</p>
	<p>ELECTRIC: Free State</p>
	<p align="center">NOTICE & REVIEW:</p>
	<p>STAFF REVIEW: 9/26/2023</p>
	<p>NEWSPAPER NOTIFICATION: N/A</p>
<p>NOTICE TO SURROUNDING PROPERTY OWNERS: N/A</p>	

STANDARDS TO BE CONSIDERED:		Met	Not Met
<i>Leavenworth County Zoning and Subdivision Standards: Preliminary Review</i>			
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 31-acre parcel into 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. Lots 1, 2,3, 5 and 6 will be approximately 5 acres in size. Lots 4 is 6+ acres. All lots meet the requirements for the RR-5 zoning district. RWD 12 can at this time service this subdivision. Staff is generally in support.

PROPOSED CONDITIONS:

1. Building permits shall be required for any new construction.
2. Erosion control shall be used when designing and constructing driveways. A form of sediment control shall be installed before work begins and maintained throughout the time that the land disturbing activities are taking place. Re-vegetation of all disturbed sites shall be completed within 45 days after completion of final grading weather permitting.
3. A waiver for the use of private septic systems within this subdivision is granted with this approval.
4. At time of development, fire hydrants shall be required, if necessary infrastructure is available.
5. An Engineered site plan will be required for each lot at the time of permit application
6. The developer must comply with the following memorandums:
 - a. Email – Ben Olson, Alexandria FD August. 30, 2023
 - b. Email - RWD 12, dated June 28, 2023
 - c. Email – Emergency Management. Oct. 4,2023

ATTACHMENTS:

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

* Fire

CR 9454

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

Office Use Only
Township: Alexandria
Case No. 001-23-127
Zoning District RES
Planning Commission Meeting Date:
Date Received/Paid: Complete 08.31.2023
Comprehensive Plan Land Use Designation:

APPLICANT/AGENT INFORMATION OWNER INFORMATION
NAME: Herring Surveying Company NAME: Whitetail Land Co. LLC - Matt Francis
MAILING ADDRESS: 315 North 5th Street MAILING ADDRESS 6203 NW 45 HWY
CITY/ST/ZIP: Leavenworth, KS 66048 CITY/ST/ZIP Parkville, Mo 64152
PHONE: 913-651-3858 PHONE: N/A
EMAIL: herringsurveying@outlook.com EMAIL N/A

GENERAL INFORMATION

Proposed Subdivision Name: WHITETAIL LAND SOUTH
Address of Property: 00000 235th Street
PID: 069-31-0-00-004 & 006 004.05 Urban Growth Management Area: N/A

Table with 3 columns: Gross Acreage, Number of Lots, Minimum Lot Size, etc.
SUBDIVISION INFORMATION
Gross Acreage: 31.6 AC
Number of Lots: 6
Minimum Lot Size: 5 AC
Maximum Lot Size: 6.4 Ac
Proposed Zoning: RR-5
Density: N/A
Open Space Acreage: N/A
Water District: RWD 12
Proposed Sewage: Septic
Fire District: Alexandria
Electric Provider: Freestate
Natural Gas Provider: Propane
Covenants: [] Yes [x] No
Road Classification: Local - Collector - Arterial - State - Federal
Cross-Access Easement Requested: [] Yes [x] No
List of all Requested Exceptions:
Exceptions may be granted per Article 56 or as otherwise stated in the Zoning & Subdivision Regulations.

Is any part of the site designated as Floodplain? [x] 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 8-2-23 Date: 8/2/23

ATTACHMENT A

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

Office Use Only	
Township: <u>Alexandria</u>	Planning Commission Meeting Date: _____
Case No. <u>DEV-23-128</u>	Date Received/Paid: <u>Complete 08.31.2023</u>
Zoning District <u>RR 5</u>	Comprehensive Plan Land Use Designation: _____

APPLICANT/AGENT INFORMATION	OWNER INFORMATION
NAME: <u>Herring Surveying Company</u>	NAME: <u>Whitetail Land Co. LLC - Matt Francis</u>
MAILING ADDRESS: <u>315 North 5th Street</u>	MAILING ADDRESS <u>6203 NW 45 HWY</u>
CITY/ST/ZIP: <u>Leavenworth, KS 66048</u>	CITY/ST/ZIP <u>Parkville, Mo 64152</u>
PHONE: <u>913-651-3858</u>	PHONE: <u>N/A</u>
EMAIL : <u>herringsurveying@outlook.com</u>	EMAIL <u>N/A</u>

GENERAL INFORMATION

Proposed Subdivision Name: WHITETAIL LAND SOUTH

Address of Property: 00000 235th Street

PID: 069-31-0-00-00-004&006 Urban Growth Management Area: NA

SUBDIVISION INFORMATION		
Gross Acreage: <u>31.6 AC</u>	Number of Lots: <u>6</u>	Minimum Lot Size: <u>5 AC</u>
Maximum Lot Size: <u>6.4 AC</u>	Proposed Zoning: <u>RR-5</u>	Density: <u>N/A</u>
Open Space Acreage: <u>N/A</u>	Water District: <u>RWD 12</u>	Proposed Sewage: <u>Septic</u>
Fire District: <u>Alexandria</u>	Electric Provider: <u>Freestate</u>	Natural Gas Provider: <u>Propane</u>
Covenants: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Road Classification: <u>Local - Collector - Arterial - State - Federal</u>	
	Cross-Access Easement Requested: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
List of all Requested Exceptions: <i>Exceptions may be granted per Article 56 or as otherwise stated in the Zoning & Subdivision Regulations.</i>	1. _____	
	2. _____	
	3. _____	
	4. _____	
	5. _____	

Is any part of the site designated as Floodplain? Yes No if yes, what is the panel number: 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 8-2-23 Date: 8/2/23

ATTACHMENT A

ENTERED IN TRANSFER RECORD IN
MY OFFICE THIS DAY 08/11/2023

Janet Klasmer
COUNTY CLERK

Entered in Transfer Record in my office _____

County Clerk

Mail Tax Statement to:

Doc #: 2023R05836
TERRILOIS MASHBURN
REGISTER OF DEEDS
LEAVENWORTH COUNTY, KANSAS
RECORDED ON:
08/11/2023 09:03:25 AM
RECORDING FEE: 38.00
PAGES: 2

QUIT CLAIM DEED (Statutory)

THE GRANTOR,
WHITETAIL LAND CO., LLC

a limited liability company duly organized and existing under and by virtue of the laws of the State of Kansas and having its principal place of business at 10000 Hollingsworth Rd., Kansas City in the State of Kansas, hereby CONVEYS AND QUITCLAIMS to

WHITETAIL LAND CO., LLC

for the sum of One Dollar and Other Valuable Consideration, the following described real estate:

TRACT 1:

Tract of land in the Southwest Quarter of Section 31, Township 8 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on March 11, 2023, more fully described as follows: Beginning at the Northeast corner of said Southwest Quarter; thence South 01 degrees 10'05" East for a distance of 2661.91 feet along the East line of said Southwest Quarter to the Southeast corner of said Southwest Quarter; thence South 89 degrees 27'37" West for a distance of 1051.28 feet along the South line of said Southwest Quarter; thence North 00 degrees 32'23" West for a distance of 730.00 feet; thence South 89 degrees 27'37" West for a distance of 600.00 feet; thence North 00 degrees 32'23" West for a distance of 563.82 feet; thence South 89 degrees 27'37" West for a distance of 507.85 feet to the apparent centerline of 231st Street, as it exists today; thence North 38 degrees 32'18" East for a distance of 760.64 feet along said centerline; thence South 51 degrees 27'42" East for a distance of 695.00 feet; thence North 31 degrees 30'49" East for a distance of 992.86 feet; thence North 01 degrees 37'08" West for a distance of 390.00 feet to the North line of said Southwest Quarter; thence North 88 degrees 22'52" East for a distance of 591.46 feet along said North line to the point of beginning. Known as Tract 1 on Certificate of Survey recorded June 16, 2023 in Document No. 2023S030.

TRACT 2:

Tract of land in the Southwest Quarter of Section 31, Township 8 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on March 11, 2023, more fully described as follows: Commencing at the Northeast corner of said Southwest Quarter; thence South 88 degrees 22'52" West for a distance of 591.46 feet along the North line of said Southwest Quarter to the TRUE POINT OF BEGINNING; thence South 01 degrees 37'08" East for a distance of 390.00 feet; thence South 31 degrees 30'49" West for a distance of 992.86 feet; thence North 51 degrees 27'42" West for a distance of 695.00 feet to the apparent centerline of 231st Street, as it exists today; thence North 38 degrees 32'18" East for a distance of 320.03 feet along said centerline; thence on a curve to the left having a radius of 1146.28 feet and an arc length of 591.61 feet along said centerline, being subtended by a chord bearing of North 23 degrees 45'10" East and a chord distance of 585.07 feet, to the North line of said Southwest Quarter; thence North 88 degrees 22'52" East for a distance of 616.77 feet along said North line to the point of beginning. Known as Tract 2 on Certificate of Survey recorded June 16, 2023 in Document No. 2023S030.

TRACT 3:

Tract of land in the Southwest Quarter of Section 31, Township 8 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on March 11, 2023, more fully described as follows: Commencing at the Southwest corner of said Southwest Quarter; thence North 89 degrees 27'37" East for a distance of 211.70 feet along the South line of said Southwest Quarter to the TRUE POINT OF BEGINNING, said point being the apparent centerline of 231 Street, as it exists today; thence North 01 degrees 40'21" East for a distance of 324.90 feet along said centerline; thence on a curve to the left having a radius of 1146.28 feet and an arc length of 100.70 feet along said centerline, being subtended by a chord bearing of North 00 degrees 50'39" West and a chord distance of 100.67 feet; thence North 02 degrees 40'41" West for a distance of 272.54 feet along said centerline; thence along a curve to the right having a radius of 573.69 feet and an arc length of 412.69 feet along said centerline, being subtended by a chord bearing of North 17 degrees 55'49" East and a chord distance of 403.85 feet; thence North 38 degrees 32'18" East for a distance of 239.73 feet along said centerline; thence North 89 degrees 27'37" East for a distance of 507.85 feet; thence South 00 degrees 32'23" East for a distance of 536.82 feet; thence North 89 degrees 27'37" East for a distance of 600.00 feet; thence South 00 degrees 32'23" East for a distance of 730.00 feet to the South line of said Southwest Quarter; thence South 89 degrees 27'37" West for a distance of 1388.76 feet along said South line to the point of beginning. Known as Tract 3 on Certificate of Survey recorded June 16, 2023 in Document No. 2023S030.

(THIS DEED IS BEING RECORDED PURSUANT TO K.S.A. 79-1437e AS AMENDED, EXEMPTION #3)

(Subject to easements, restrictions, and reservations of record, and all taxes and assessments that may be levied, imposed, or become payable hereafter.)

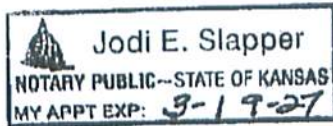
Dated this 7 day of July A.D. 2023

Matthew J. Francis
Matthew J. Francis, Member

Michael S. Kelly
Michael S. Kelly, Member

STATE OF Kansas, COUNTY OF Leavenworth
This instrument was acknowledged before me on this 10th day of August 2023 by:
Matthew J. Francis, Member of WHITETAIL LAND CO., LLC

My appointment expires:



Jodi E. Slapper
Notary Public
Jodi E. Slapper

STATE OF Minnesota, COUNTY OF Wannepin 7-10-2023
This instrument was acknowledged before me on this _____ day of _____ 2023 by:
Michael S. Kelly, Member of WHITETAIL LAND CO., LLC

My appointment expires: 1-31-2027



Barbara Shari Ann Hawkins
Notary Public
Barbara Shari Ann Hawkins

ENTERED IN TRANSFER RECORD IN
MY OFFICE THIS DAY 12/20/2022

Janet Klasinski
COUNTY CLERK

Doc #: 2022R11170
TERRILOIS MASHBURN
REGISTER OF DEEDS
LEAVENWORTH COUNTY, KANSAS
RECORDED ON:
12/20/2022 02:20:45 PM
RECORDING FEE: 38.00
PAGES: 2

MAIL TO:

Whitetail Land Co., LLC

*6203 North West 45 Hwy
Parkville, MO 64152*

STATUTORY WARRANTY DEED

Grantor(s): John R. Dunn AND Nadia Dunn, husband and wife

Conveys and Warrants to Whitetail Land Co., LLC.

The following described premises, to-wit:

The Southwest Quarter (SW 1/4) of Section Thirty-one (31), Township Eight (8), Range Twenty-one (21), Leavenworth County, Kansas. LESS: A 10' strip of ground for road purposes between the existing North R/W and the proposed North R/W in the SW1/4 of Section 31, Township 8, Range 21 running from County Route #21 to a line through the center of said Section 31; the centerline of said road being described in Book "A" on Page 154 of the Road Records of Leavenworth County, Kansas. ALSO LESS: A Tract of land in the SW 1/4 of fractional section 31-T8S-R21E of the 6th P.M., described as follows; Commencing at the SW corner of Section 31; thence N 00°04'43" W, 2284.98 feet along the section line to the NW corner of the SW 1/4 of Section 31; Thence, N 89°23'03" E (assumed), 1484.28 feet along the North line of the SW 1/4 of Section 31 to the centerline of 231st Street; Thence, 612.43 feet on a curve to the right with a radius of 1146.28 feet and a chord of S 25°03'19" W, 605.17 feet along said centerline; Thence, S 40°21'40" W, 1325.40 feet along said centerline; Thence, 412.69 feet on a curve to the left with a radius of 573.69 feet along said centerline; Thence, S 00°51'19" E, 272.54 feet along said centerline; Thence, 95.43 feet on a curve to the right with a radius of 1146.28 feet along said centerline; Thence, N 88°43'01" W, 231.53 feet to the point of beginning, Leavenworth County, Kansas. ALSO LESS: any part thereof taken or used for road purposes.

For the sum of One Dollar and other good and valuable consideration.

Subject to: easements and restrictions of record, if any

Dated this 12¹³, 2022

File No.: 3008329

 Security 1st Title



John R. Dunn
John R. Dunn

Nadia Dunn
Nadia Dunn

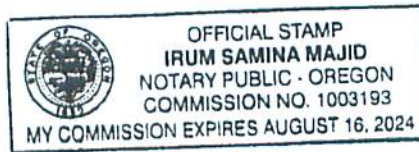
State of Oregon)
County of Washington)ss.
)

The foregoing instrument was acknowledged before me on this day of December 12/13, 2022 by John R. Dunn AND Nadia Dunn, husband and wife.

Witness my hand and official seal

My Commission expires: August 16, 2024

Irums Samina Majid
Notary Public
Irums Samina Majid



WHITETAIL LAND SOUTH

A Minor Subdivision in the Southwest Quarter of Section 31, Township 8 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

PRELIMINARY PLAT

PREPARED FOR:
 WHITETAIL LAND CO LLC
 10000 Hollingsworth Road
 KANSAS CITY, KS 66109
 PID NO. 069-31-0-00-004.05

SURVEYOR'S DESCRIPTION:
 Tract of land in the Southwest Quarter of Section 31, Township 8 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on March 11, 2023, more fully described as follows: Commencing at the Southwest corner of said Southwest Quarter; thence North 89 degrees 27'37" East for a distance of 211.70 feet along the South line of said Southwest Quarter to the TRUE POINT OF BEGINNING, said point being the apparent centerline of 231 Street, as it exists today; thence North 01 degrees 40'21" East for a distance of 324.90 feet along said centerline; thence on a curve to the left having a radius of 1146.28 feet and an arc length of 100.70 feet along said centerline, being subtended by a chord bearing of North 00 degrees 50'39" West and a chord distance of 100.67 feet; thence North 02 degrees 40'41" West for a distance of 172.54 feet along said centerline; thence along a curve to the right having a radius of 573.69 feet and an arc length of 412.69 feet along said centerline, being subtended by a chord bearing of North 17 degrees 55'49" East and a chord distance of 403.85 feet; thence North 38 degrees 32'18" East for a distance of 239.73 feet along said centerline; thence North 89 degrees 27'37" East for a distance of 507.85 feet; thence South 00 degrees 32'23" East for a distance of 536.82 feet; thence North 89 degrees 27'37" East for a distance of 600.00 feet; thence South 00 degrees 32'23" East for a distance of 730.00 feet to the South line of said Southwest Quarter; thence South 89 degrees 27'37" West for a distance of 1388.76 feet along said South line to the point of beginning.
 Together with and subject to covenants, easements, and restrictions of record.
 Said property contains 31.65 acres, more or less, including road right of way.
 Error of Closure: 1 - 552904



WAGNER, EVELYN
 PID # 069-31-1...004.01

231st Street
 Plans 52-S-1077
 Right of Way Varies
 DGM R&R Survey

SCHMALSTIEG, SANDRA L
 PID # 069-31-1...005

01Z
 Southwest Corner
 Sec. 31-8-21
 1/2" Rebar Cap 356
 N 89°27'37" E
 211.70'

POB TR3

NS

POB TR3

WHITETAIL LAND CO LLC
 PID # 069-31-1...004.03

RESTRICTIONS:

- All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
- An Engineered Waste Disposal System may be required due to poor soil conditions.
- Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
- Lots are subject to the current Access Management Policy
 Lot 4 to have 2 access points to LeCompton Road being west of existing bridge.
 - Western most access point is for the residence on Lot 4 only.
 - Eastern access point, easement, and maintenance to be shared by only Lots 5 and 6.
 or as amended.
- All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
- Any buildings to be constructed in or near the Special Flood Hazard shall provide an elevation certificate to be approved by Leavenworth County prior to the issuance of a building permit along with any other applicable Federal, State or local permit.
- Lots 1, 5, and 6, are impacted by Special Flood Hazard Zones and are depicted here graphically.
- LeCompton Road is a Minimum Maintained Road and subject to Leavenworth County Regulations.
- No off-plat restrictions.

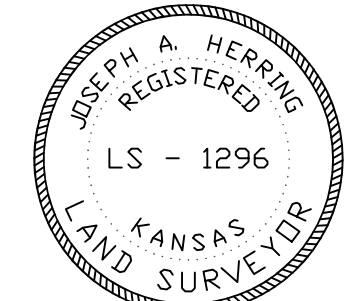
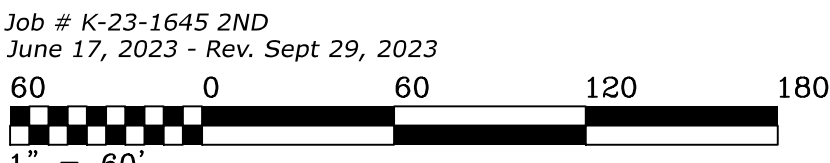
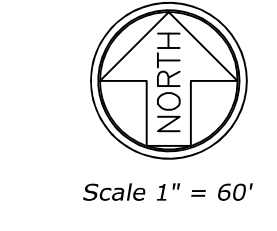
WHITETAIL LAND CO LLC
 PID # 069-31-1...004.03

LEGEND:

- - 1/2" Rebar Set with Cap No.1296
- - 1/2" Rebar Found Cap No.1296, unless otherwise noted.
- - Concrete Base around Point
- ⊠ - PK Nail Found in Place
- () - Record / Deeded Distance
- U/E - Utility Easement
- D/E - Drainage Easement
- B.S.L. - Building Setback Line
- R/W - Permanent Dedicated Roadway Easement
- BM - Benchmark
- NS - Not Set this survey per agreement with client
- A - Arc Distance
- R - Arc Radius
- B - Chord Bearing
- C - Chord Distance
- //// - No Vehicle Entrance Access
- BFE - Base Flood Elevation with Cross Section as per FEMA
- NS - Not Set this survey per agreement with client
- - Power Pole
- X - Fence Line
- - 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

ZONING:

- NOTES-RR 5 - Rural Residential 5**
- This survey does not show ownership.
 - All distances are calculated from measurements or measured this survey, unless otherwise noted.
 - All recorded and measured distances are the same, unless otherwise noted.
 - Error of Closure - See Error of Closure Calculations
 - Basis of Bearing - KS SPC North Zone 1501
 - Monument Origin Unknown, unless otherwise noted.
 - Proposed Lots for Residential Use.
 - Road Record - See Survey Dedication in Book 513 Page 1873 was intended to be an easement for road purposes and not fee simple title. County will treat this as an easement. 231st St. R/W, as shown, is an easement by prescription.
 - Benchmark - NAVD88 Project Benchmark (BM) - NE COR SW 1/4 Section 31 - Elev - 890.3'
 - Easements, if any, are created hereon or listed in referenced title commitment.
 - Reference Recorded Deed Doc # 2023R05836
 - Utility Companies -
 - Water - Rural Water 12
 - Electric - Freestate
 - Sewer - Septic / Lagoon
 - Gas - Propane / Natural Gas
 - Reference Lawyer's Title of Kansas Case Number updated August 15, 2023
 - Property is in a Special Flood Hazard Area per FEMA FIRM Map 2010C0125G dated July 16, 2015
 - Building Setback Lines as shown hereon or noted below
 - All side yard setbacks - 15' (Accessory - 15')
 - All rear yard setbacks - 40' (Accessory - 15')
 - Distances to and of structures, if any, are +- 1'.
 - Easements as per referenced Title Commitment are shown hereon, if any. Water Line Easement Bk.517 Pg.1706 lies with the right of way of 231st Street.
 - Fence Lines do not necessarily denote the boundary line for the property.
 - Reference Surveys:
 DGM - D.G.White Surveys S-16-07 #08 NKA #20075008
 JAH - J.A. Herring Survey Doc # 2023S030



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

I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of May through September 2023 and this map or plat is correct to the best of my knowledge.
 Joseph A. Herring
 PS # 1296

DOMANN, PATRICIA A
 PID #113-06-...005

S 89°27'37" W 2651.73'
 LeCompton Road
 Bk. A Pg. 154 - 40' R/W
 Widened - Bk. 513 Pg. 1873 - 60' R/W

03Z
 SE COR SW 1/4
 Sec. 31-8-21
 1/2" Rebar Pink Cap

WHITETAIL LAND SOUTH

A Minor Subdivision in the Southwest Quarter of Section 31, Township 8 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:
WHITETAIL LAND CO LLC
10000 Hollingsworth Road
KANSAS CITY, KS 66109
PID NO. 069-31-0-00-004.05

SURVEYOR'S DESCRIPTION:
Tract of land in the Southwest Quarter of Section 31, Township 8 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on March 11, 2023, more fully described as follows: Commencing at the Southwest corner of said Southwest Quarter; thence North 89 degrees 27'37" East for a distance of 211.70 feet along the South line of said Southwest Quarter to the TRUE POINT OF BEGINNING, said point being the apparent centerline of 231 Street, as it exists today; thence North 01 degrees 40'21" East for a distance of 324.90 feet along said centerline; thence on a curve to the left having a radius of 1146.28 feet and an arc length of 100.70 feet along said centerline, being subtended by a chord bearing of North 00 degrees 50'39" West and a chord distance of 100.67 feet; thence North 02 degrees 40'41" West for a distance of 272.54 feet along said centerline, being subtended by a chord bearing of North 17 degrees 55'49" East and a chord distance of 403.85 feet; thence North 38 degrees 32'18" East for a distance of 239.73 feet along said centerline; thence North 89 degrees 27'37" East for a distance of 507.85 feet; thence South 00 degrees 32'23" East for a distance of 536.82 feet; thence North 89 degrees 27'37" East for a distance of 600.00 feet; thence South 00 degrees 32'23" East for a distance of 730.00 feet to the South line of said Southwest Quarter; thence South 89 degrees 27'37" West for a distance of 1388.76 feet along said South line to the point of beginning.
Together with and subject to covenants, easements, and restrictions of record.
Said property contains 31.65 acres, more or less, including road right of way.
Error of Closure: 1 - 552904

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: WHITETAIL LAND SOUTH.

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 WHITETAIL LAND SOUTH, have set our hands this _____ day of _____, 2023.

Matthew Francis, Member of Whitetail Land Co. LLC

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____, 2023, before me, a notary public in and for said County and State came Matthew Francis, Member of Whitetail Land Co. LLC, to me personally known to be the same persons who executed the foregoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC
My Commission Expires: _____ (seal)

APPROVALS
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of WHITETAIL LAND SOUTH this _____ day of _____, 2023.

Secretary: John Jacobson
Chairman: Marcus Majure

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

County Engineer - Mitch Pleak

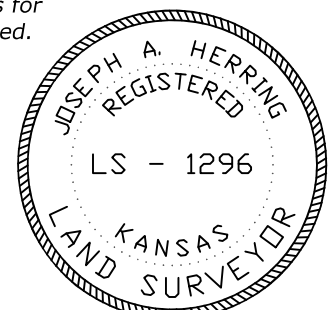
COUNTY COMMISSION APPROVAL:
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of WHITETAIL LAND SOUTH this _____ day of _____, 2023.

Chairman: Vicky Kaaz
County Clerk: Janet Klasinski

REGISTER OF DEED CERTIFICATE:
Filed for Record as Document No. _____ on this _____ day of _____, 2023 at _____ o'clock ____ M in the Office of the Register of Deeds of Leavenworth County, Kansas,

Register of Deeds - TerriLois G. Mashburn

I hereby certify that this 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.



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

Joseph A. Herring
PS # 1296



PID # 069-31...004.01

231st Street
Plans 52-S-1077
Right of Way Varies
DGM R&R Survey

PID # 069-31...005

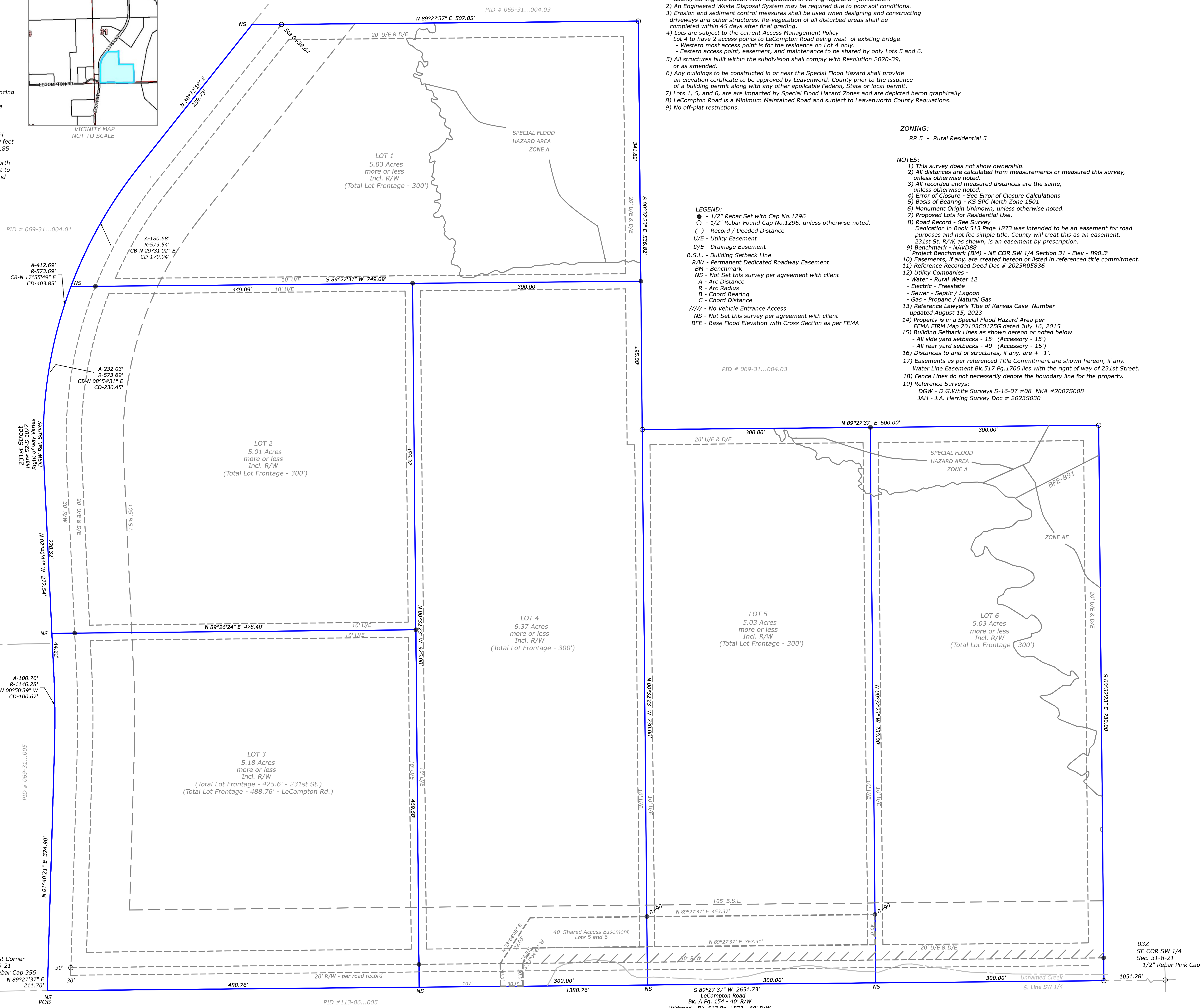
01Z
Southwest Corner
Sec. 31-8-21
1/2" Rebar Cap 356
N 89°27'37" E
211.70'



Job # K-23-1645 2ND
June 17, 2023 - Rev. Sept. 29, 2023
Daniel Baumchen, PS#1363
County Surveyor



315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5381
Email - survey@herringinc.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
Lot 4 to have 2 access points to LeCompton Road being west of existing bridge.
- Western most access point is for the residence on Lot 4 only.
- Eastern access point, easement, and maintenance to be shared by only Lots 5 and 6.
 - 5) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
 - 6) Any buildings 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) Lots 1, 5, and 6, are impacted by Special Flood Hazard Zones and are depicted hereon graphically.
 - 8) LeCompton Road is a Minimum Maintained Road and subject to Leavenworth County Regulations.
 - 9) No off-plat restrictions.

ZONING:
RR 5 - Rural Residential 5

- NOTES:**
- 1) This survey does not show ownership.
 - 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
 - 3) All recorded and measured distances are the same, unless otherwise noted.
 - 4) Error of Closure - See Error of Closure Calculations
 - 5) Basis of Bearing - KS SPC North Zone 1501
 - 6) Monument Origin Unknown, unless otherwise noted.
 - 7) Proposed Lots for Residential Use.
 - 8) Road Record - See Survey
Dedication in Book 513 Page 1873 was intended to be an easement for road purposes and not fee simple title. County will treat this as an easement.
231st St. R/W, as shown, is an easement by prescription.
 - 9) Benchmark - NAVD88
Project Benchmark (BM) - NE COR SW 1/4 Section 31 - Elev - 890.3'
 - 10) Easements, if any, are created hereon or listed in referenced title commitment.
 - 11) Reference Recorded Deed Doc # 2023R05836
 - 12) Utility Companies -
- Water - Rural Water 12
- Electric - Freestate
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
 - 13) Reference Lawyer's Title of Kansas Case Number updated August 15, 2023
 - 14) Property is in a Special Flood Hazard Area per FEMA FIRN Map 20103C0125G dated July 16, 2015
 - 15) Building Setback Lines as shown hereon or noted below
- All side yard setbacks - 15' (Accessory - 15')
- All rear yard setbacks - 40' (Accessory - 15')
 - 16) Distances to and of structures, if any, are + - 1'.
 - 17) Easements as per referenced Title Commitment are shown hereon, if any.
Water Line Easement Bk. 517 Pg. 1706 lies with the right of way of 231st Street.
 - 18) Fence Lines do not necessarily denote the boundary line for the property.
 - 19) Reference Surveys:
DGM - D.G. White Surveys S-16-07 #08 NKA #2007S008
JAH - J.A. Herring Survey Doc # 2023S030

- LEGEND:**
- - 1/2" Rebar Set with Cap No. 1296
 - - 1/2" Rebar Found Cap No. 1296, unless otherwise noted.
 - () - Record / Deeded Distance
 - U/E - Utility Easement
 - D/E - Drainage Easement
 - B.S.L. - Building Setback Line
 - R/W - Permanent Dedicated Roadway Easement
 - BM - Benchmark
 - NS - Not Set this survey per agreement with client
 - A - Arc Distance
 - B - Arc Radius
 - R - Chord Bearing
 - C - Chord Distance
 - //// - No Vehicle Entrance Access
 - NS - Not Set this survey per agreement with client
 - BFE - Base Flood Elevation with Cross Section as per FEMA

PID # 069-31...004.03

S 89°27'37" W 2651.73'
LeCompton Road
Bk. A Pg. 154 - 40' R/W
Widened - Bk. 513 Pg. 1873 - 60' R/W

03Z
SE COR SW 1/4
Sec. 31-8-21
1/2" Rebar Pink Cap

PID # 113-06...005

Allison, Amy

From: Anderson, Kyle
Sent: Tuesday, September 5, 2023 8:38 AM
To: Allison, Amy
Subject: RE: RE: DEV-23-127/128 Preliminary and Final Plat – Whitetail Land South

We have not received any complaints on this property, and are not aware of any septic systems currently installed. The PID listed on both plats are wrong.

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

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From: Allison, Amy <AAllison@leavenworthcounty.gov>
Sent: Friday, September 1, 2023 4:34 PM
To: Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Brown, Misty <MBrown@leavenworthcounty.gov>
Cc: PZ <PZ@leavenworthcounty.gov>
Subject: RE: DEV-23-127/128 Preliminary and Final Plat – Whitetail Land South

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 at 00000 231st St (PID 069-31-0-00-00-004.05).

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, September 13, 2023.

If you have any questions or need additional information, please contact me at (913) 684-0465 or at Aallison@LeavenworthCounty.org.

Thank you,

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

Disclaimer

Sloop, Stephanie

From: Jacobson, John
Sent: Thursday, October 5, 2023 3:37 PM
To: Sloop, Stephanie
Subject: FW: Whitetail South
Attachments: Whitetail Land South final No Comments 2023.10.02.pdf

John Jacobson
Director
Planning and Zoning
Leavenworth County
(913) 684 0461

Disclaimer

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From: Baumchen, Daniel <DBaumchen@leavenworthcounty.gov>
Sent: Monday, October 2, 2023 10:52 AM
To: 'Joe Herring' <herringsurveying@outlook.com>; PZ <PZ@leavenworthcounty.gov>; Sloop, Stephanie <SSloop@leavenworthcounty.gov>; Jacobson, John <JJacobson@leavenworthcounty.gov>
Cc: Noll, Bill <BNoll@leavenworthcounty.gov>; 'mpleak@olsson.com' <mpleak@olsson.com>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>
Subject: RE: Whitetail South

No Comments

Dan Baumchen, PS
County Surveyor
Leavenworth County Department of Public Works
913-684-0472

From: Joe Herring [<mailto:herringsurveying@outlook.com>]
Sent: Friday, September 29, 2023 7:00 AM
To: PZ <PZ@leavenworthcounty.gov>; Baumchen, Daniel <DBaumchen@leavenworthcounty.gov>
Subject: Whitetail South

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Please see attached revisions

Thank you - Joe Herring

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

Sloop, Stephanie

From: Jacobson, John
Sent: Friday, October 6, 2023 8:09 AM
To: Sloop, Stephanie
Subject: FW: Whitetail South Drainage Report
Attachments: Whitetail Land South Drainage Report 9-29-23.pdf

Steph- Sign off- I'll add the condition to the FP on North and South

John Jacobson
Director
Planning and Zoning
Leavenworth County
(913) 684 0461

Disclaimer

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From: Mitch Pleak <mpleak@olsson.com>
Sent: Monday, October 2, 2023 10:11 AM
To: Jacobson, John <JJacobson@leavenworthcounty.gov>
Cc: Noll, Bill <BNoll@leavenworthcounty.gov>; McAfee, Joe <JMcafee@leavenworthcounty.gov>
Subject: FW: Whitetail South Drainage Report

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

John,
The drainage report does not include homestead locations in the proposed condition exhibit. Per Engineer's response below, his intent is not to depict said locations within the report. Please add note to the final plat requiring an engineered site plan for each individual lot.

No other comments.

Thanks,

Mitch

Mitch Pleak, PE
Senior Engineer / Civil

D 913.748.2503

7301 W. 133rd Street, Suite 200
Overland Park, KS 66213
O 913.381.1170



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[View Legal Disclaimer](#)

From: David Lutgen <dlutgen72@gmail.com>

Sent: Friday, September 29, 2023 5:54 PM

To: McAfee, Joe <jmcafee@leavenworthcounty.gov>; Noll, Bill <BNoll@leavenworthcounty.gov>; Mitch Pleak <mpleak@olsson.com>; Jacobson, John <JJacobson@leavenworthcounty.gov>

Cc: Joe Herring <herringsurveying@outlook.com>

Subject: Whitetail South Drainage Report

This Message Is From an External Sender

This message came from outside your organization. Please take care when clicking links or opening attachments. When in doubt, use the Report Phish button or contact IT to have the message analyzed.

All,

The updated drainage report is attached.

My response to the latest comments on this drainage report.

Comment- Include gravel drive for access to Lot 5 and 6 in the proposed condition table.

Response - This is unnecessary as each building lot assumes 10,000 sq ft of impervious area which includes a driveway. I have added gravel in order to move the project forward.

Comment - Depict homesteads and drives to homesteads in proposed condition exhibit.

Response - After the stink the County made regarding assumed home locations on Garden Villas I will no longer be showing assumed home locations on the exhibit unless it is required by regulation (which I don't think it is). I will include my assumption in the body of the report when needed, not applicable on this site since there is only one drainage area.

Thank you,

David Lutgen, P.E.

MEMO

To: Amy Allison
From: Chuck Magaha
Subject: Whitetail Land South
Date: October 18, 2023

Amy, I have reviewed the preliminary plat of the Whitetail Land South Subdivision presented by Matt Francis. 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 need to be placed along the road right-a-way at 231st Street and Lecompton Road at the intersection. We need to be using caution regarding the flood zone when issuing permits along this subdivision.

I have no further recommendation for this subdivision.

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

Sloop, Stephanie

From: Jacobson, John
Sent: Friday, October 6, 2023 8:06 AM
To: Sloop, Stephanie
Subject: FW: Whitetail South Revisions
Attachments: K-22-1660 Whitetail Land South PRELIM Rev 9-29-23.pdf; K-22-1660 Whitetail Land South FINAL Rev 9-29-23.pdf

Steph- Sign off on WT South

John Jacobson
Director
Planning and Zoning
Leavenworth County
(913) 684 0461

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From: Mitch Pleak <mpleak@olsson.com>
Sent: Friday, September 29, 2023 2:44 PM
To: Jacobson, John <JJacobson@leavenworthcounty.gov>
Cc: McAfee, Joe <JMcafee@leavenworthcounty.gov>; Noll, Bill <BNoll@leavenworthcounty.gov>
Subject: RE: Whitetail South Revisions

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

John,
There is 1 repeat comment on the PP and no further comment on the FP. Please see attachments.

Thanks,

Mitch

From: Jacobson, John <JJacobson@leavenworthcounty.gov>
Sent: Friday, September 29, 2023 2:02 PM
To: Mitch Pleak <mpleak@olsson.com>
Subject: FW: Whitetail South Revisions

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John Jacobson
Director
Planning and Zoning
Leavenworth County
(913) 684 0461

Disclaimer

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From: Joe Herring <herringsurveying@outlook.com>
Sent: Friday, September 29, 2023 2:01 PM
To: PZ <PZ@leavenworthcounty.gov>
Subject: Whitetail South Revisions

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

Please see attached.

The 30' and 30' shown at the southwest corner of the plat are just dimensions to the survey monument as requested by Dan.

The different right of ways - 20 to 30 feet along lecompton exist, shown, notes, and also part of the additional notes on the survey.

Thank you - Joe Herring

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

Sloop, Stephanie

From: Joe Herring <herringsurveying@outlook.com>
Sent: Monday, October 2, 2023 9:58 AM
To: PZ
Subject: Fw: Highway 5 Doane Property

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

See Steve response. He is ok with 3 houses off of that entrance - but only if County and 911 agree. Otherwise will just be a shared entrance with 2 houses.

Thank you - Joe Herring

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

From: Steven Taylor [KDOT] <Steven.Taylor@ks.gov>
Sent: Thursday, August 10, 2023 3:55 PM
To: Joe Herring <herringsurveying@outlook.com>
Subject: RE: Highway 5 Doane Property

We would be OK with that. Any improvements to the existing access would require a permit.

Steve

From: Joe Herring <herringsurveying@outlook.com>
Sent: Thursday, August 10, 2023 2:07 PM
To: Steven Taylor [KDOT] <Steven.Taylor@ks.gov>
Subject: Highway 5 Doane Property

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

If owners can get 911 and County to agree to allow 3 houses off of the one access point would KDOT support that situation.

Existing access North of Marxen Road?

Thank you - Joe Herring

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

CERTIFICATION OF VOTING DELEGATE

Kansas Association of Counties 48th Annual Conference & Exhibition

Purpose:

The Bylaws of the Kansas Association of Counties provide that the county voting delegate be selected and certified in the following manner:

"Each member county shall be allowed one vote, which shall be cast by a chosen delegate designated for the county. Any county elected or appointed official may be selected as the county's voting delegate. The member county shall also appoint two alternates, specifying the order of such alternates, should the voting delegate be unavailable to attend the meeting. Delegates and alternates shall be certified to the KAC at least seven days before the meeting."

Please complete this form and return it at your earliest convenience to:

Kansas Association of Counties
715 SW 10th Ave.
Topeka, KS 66612

OR by email to: oliva@kansascounties.org

If you have any questions please contact:

Betty Oliva
oliva@kansascounties.org
785.272.2585

For voting delegates to be certified, your response (and/or any changes or alterations to this form) must be received no later than Friday, November 17, 2023.

Date: _____, 2023

I, _____, County Clerk of

_____ County do hereby certify that the following officers have been designated

as the voting delegate and alternates for the KAC from November 24, 2023 until the 2024 KAC Annual

Conference.

Delegate _____ Position _____

1st Alternate _____ Position _____

2nd Alternate _____ Position _____

Signed: _____

County Clerk

**Leavenworth County
Request for Board Action
Case No. DEV-23-132/133
Preliminary & Final Plat Doane Acres**

Date: October 25, 2023
To: Board of County Commissioners
From: Planning & Zoning Staff

Department Head Review: John Jacobson, Reviewed

Additional Reviews as needed:

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

Action Requested: The applicants are requesting a Preliminary and Final Plat for a 48-acre, two lot subdivision. Proposed Lot 1 is approximately 39 acres and Lot 2 is approximately 9 acres.

Analysis: The applicants are requesting approval of a two-lot subdivision for a parcel of land located at the intersection of Marxen Road and Kansas HWY 5. Proposed Lot 1 is situated in the north of the property and contains approximately 39 acres. The proposed Lot meets the standards set forth in the Leavenworth County Zoning and Subdivision Regulations.

Lot 2 was granted lot depth to Lot width exception at the planning commission level.

Proposed Lot 2 consists of the remaining 9 acres of the original parcel and adjoins a similarly sized previously platted subdivision. Lot 2 after exception, meets the standards set forth in the Leavenworth County Zoning and Subdivision Regulations.

Recommendation: The Planning Commission voted 7-0 to recommend approval of Case No.DEV-23-132/133, Preliminary and Final Plat for Doane Acres subject to conditions.

Alternatives:

1. Approve Case No.DEV-23-132/133, Preliminary and Final Plat for Doane Acres, with Findings of Fact, and with or without conditions; or
2. Deny Case No.DEV-23-132/133, Preliminary and Final Plat for Doane Acres, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No.DEV-23-132/133, Preliminary and Final Plat for Doane Acres, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

Budgetary Impact:

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

Total Amount Requested: \$0.00

Additional Attachments: Staff Report, Plat, Planning Commission Minutes

**LEAVENWORTH COUNTY
PLANNING COMMISSION
STAFF REPORT**

CASE NO: DEV-23-132 & 133 Doane Acres

October 11, 2023

REQUEST: Discussion
 Preliminary Plat Final Plat

STAFF REPRESENTATIVE:
 John Jacobson
 DIRECTOR

SUBJECT PROPERTY: 00000 Wolcott Road Marxen & HWY 5

APPLICANT/APPLICANT AGENT:
 JOE HERRING
 HERRING SURVEYING

PROPERTY OWNER:
 Brent Arnold Doane
 3504 Columbia Court Way
 Newton Square PA 19073

CONCURRENT APPLICATIONS:
 YES

LAND USE

ZONING: RR 2.5

FUTURE LAND USE DESIGNATION:
 Residential 3 Units per acre

LEGAL DESCRIPTION:

The South one-half(S1/2) of the West one half (W1/2) of the Southeast Fractional Quarter (SE1/4) of Section 3, Township 10 South, Range 23 East of the 6th PM, in Leavenworth County Kansas.

SUBDIVISION: N/A

FLOODPLAIN: N/A

STAFF RECOMMENDATION: APPROVAL

PROPERTY INFORMATION

ACTION OPTIONS:

1. Recommend approval of Case No. DEV-23-132 & 133, Preliminary & Final Plat for Doane Acres, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-23-132 & 133, Preliminary & Final Plat for Doane Acres, to the Board of County Commission for the following reasons; or
3. Continue the hearing to another date, time, and place.

PARCEL SIZE:
 48 ACRES

PARCEL ID NO:
 162-03-0-00-00-013.01

BUILDINGS:

PROJECT SUMMARY:

Request for a Preliminary and Final Plat approval to subdivide property located at 00000 Wolcott Road Street (PID162-03-0-00-00-013.01) as Lots 1 and 2 of Doane Acres Subdivision.

ACCESS/STREET:
 HWY 5 State ARTERIAL, PAVED ± 24';
 Marxen Road paved local

Location Map:



UTILITIES

SEWER: PRIVATE SEPTIC SYSTEM

FIRE: FD #1

WATER: CWD #1

ELECTRIC: Evergy

NOTICE & REVIEW:

STAFF REVIEW:
 9/26/2022

NEWSPAPER NOTIFICATION:
 N/A

NOTICE TO SURROUNDING
 PROPERTY OWNERS:
 N/A

STANDARDS TO BE CONSIDERED:			
<i>Leavenworth County Zoning and Subdivision Standards: Preliminary Review</i>		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
	<i>*Lot to Depth Exception Requested by Applicant</i>		
50-50	Sensitive Land Development	N/A	
50-60.	Dedication of Reservation of Public Sites and Open Spaces	N/A	

STAFF COMMENTS:

The applicant is proposing to divide a 48-acre parcel into 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. Lots 1 will be 39.66 acres and lot 2 will be approximately 9 acres in size. Lot 2 adjoins existing platted lots configured in the form presented here this configuration requires a lot to depth exception to accomplish. The applicant's agent has submitted the request in the application form. Staff supports this request due to existing platting in the adjoining tracts. The lots meet the requirements for the RR-2.5 zoning district. CWD #1 can only support Lot 2 at this time. However, the lots are in excess of 5 acres and can be served by a private well. Staff is generally in support.

REGULATORY EXCEPTION(S) REQUESTED BY APPLICANT:

Article 50 Section 40 3. (i) Lot to Depth Ratio

PROPOSED CONDITIONS:

1. Building permits shall be required for any new construction.
2. Erosion control shall be used when designing and constructing driveways. A form of sediment control shall be installed before work begins and maintained throughout the time that the land disturbing activities are taking place. Re-vegetation of all disturbed sites shall be completed within 45 days after completion of final grading weather permitting.
3. A waiver for the use of private septic systems within this subdivision is granted with this approval.
4. At time of development, fire hydrants shall be required, if necessary infrastructure is available.
5. The developer must comply with the following memorandums:
 - a. Email – Michael Stackhouse, FD #1 September 26, 2023
 - b. Email – Mike Fulkerson CWD #1, September 22, 2023
 - c. Email – Steve Taylor KDOT, August 10th 2023

ATTACHMENTS:

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

with resp
 Delaware FD
 Big Copy
 Ray

~~FINAL &~~

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

Township: <u>Delaware</u>	Office Use Only
Case No. <u>DEP-23-132</u>	Planning Commission Meeting Date: _____
Zoning District <u>RR35</u>	Date Received/Paid: <u>09.26.2023</u>
Comprehensive Plan Land Use Designation: _____	

APPLICANT/AGENT INFORMATION	OWNER INFORMATION
NAME: <u>Herring Surveying Company</u>	NAME: <u>Brent Arnold Doane</u>
MAILING ADDRESS: <u>315 North 5th Street</u>	MAILING ADDRESS <u>3504 Columbia Court Way</u>
CITY/ST/ZIP: <u>Leavenworth, KS 66048</u>	CITY/ST/ZIP <u>NEWTON SQUARE, PA 19073</u>
PHONE: <u>913-651-3858</u>	PHONE: <u>N/A</u>
EMAIL : <u>herringsurveying@outlook.com</u>	EMAIL <u>N/A</u>

GENERAL INFORMATION

Proposed Subdivision Name: DOANE ACRES

Address of Property: 00000 WOLCOTT ROAD - KANSAS HIGHWAY 5 & MARXEN ROAD

PID: 162-03-0-00-00-013.01 Urban Growth Management Area: N/A

SUBDIVISION INFORMATION		
Gross Acreage: <u>48 AC</u>	Number of Lots: <u>2</u>	Minimum Lot Size: <u>9 AC</u>
Maximum Lot Size: <u>39 Ac</u>	Proposed Zoning: <u>RR-5</u>	Density: <u>N/A</u>
Open Space Acreage: <u>N/A</u>	Water District: <u>RWD #1 Cons.</u>	Proposed Sewage: <u>Septic</u>
Fire District: <u>Fire District 1</u>	Electric Provider: <u>Evergy & KCPL</u>	Natural Gas Provider: <u>Propane</u>
Covenants: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Road Classification: <u>Local - Collector - Arterial - State - Federal</u>	
	Cross-Access Easement Requested: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
List of all Requested Exceptions: <i>Exceptions may be granted per Article 56 or as otherwise stated in the Zoning & Subdivision Regulations.</i>	1. <u>Lot 2 - Width to Depth - this was an prior existing tract with in a Fractional Quarter Section</u>	
	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 9-21-23 Date: 9/21/23

ATTACHMENT A

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

Township: <u>Delaware</u>	Office Use Only
Case No. <u>DEV-23-133</u>	Planning Commission Meeting Date: _____
Zoning District <u>RR-2.5</u>	Date Received/Paid: <u>09.26.2023</u>
Comprehensive Plan Land Use Designation: _____	

APPLICANT/AGENT INFORMATION	OWNER INFORMATION
NAME: <u>Herring Surveying Company</u>	NAME: <u>Brent Arnold Doane</u>
MAILING ADDRESS: <u>315 North 5th Street</u>	MAILING ADDRESS <u>3504 Columbia Court Way</u>
CITY/ST/ZIP: <u>Leavenworth, KS 66048</u>	CITY/ST/ZIP <u>NEWTON SQUARE, PA 19073</u>
PHONE: <u>913-651-3858</u>	PHONE: <u>N/A</u>
EMAIL: <u>herringsurveying@outlook.com</u>	EMAIL <u>N/A</u>

GENERAL INFORMATION

Proposed Subdivision Name: DOANE ACRES

Address of Property: 00000 WOLCOTT ROAD - KANSAS HIGHWAY 5 & MARXEN ROAD

PID: 162-03-0-00-00-013.01 Urban Growth Management Area: N/A

SUBDIVISION INFORMATION		
Gross Acreage: <u>48 AC</u>	Number of Lots: <u>2</u>	Minimum Lot Size: <u>9 AC</u>
Maximum Lot Size: <u>39 Ac</u>	Proposed Zoning: <u>RR-5</u>	Density: <u>N/A</u>
Open Space Acreage: <u>N/A</u>	Water District: <u>RWD #1 Cons.</u>	Proposed Sewage: <u>Septic</u>
Fire District: <u>Fire District 1</u>	Electric Provider: <u>Evergy & KCPL</u>	Natural Gas Provider: <u>Propane</u>
Covenants: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Road Classification: <u>Local - Collector - Arterial - State - Federal</u>	
	Cross-Access Easement Requested: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
List of all Requested Exceptions: <i>Exceptions may be granted per Article 56 or as otherwise stated in the Zoning & Subdivision Regulations.</i>	1. <u>Lot 2 - Width to Depth - this was an prior existing tract with in a Fractional Quarter Section</u>	
	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 9-21-23 Date: 9/21/23

ATTACHMENT A

ENTERED IN TRANSFER RECORD IN
MY OFFICE THIS DAY 08/27/2021

Jane Klasmaker
COUNTY CLERK



Doc #: 2021R10530
TERRILOIS MASHBURN
REGISTER OF DEEDS
LEAVENWORTH COUNTY, KANSAS
RECORDED ON:
08/27/2021 10:21:27 AM
RECORDING FEE: 38.00
PAGES: 2

Quitclaim Deed

This Quitclaim Deed ("Deed"), made on the 11th day of August, 2021, by UMB Bank, n.a., as Trustee of Trust C created under the Last Will and Testament of Joseph W. Radotinsky (the "Radotinsky Trust"); GRANTOR, whose address is 1010 Grand Boulevard, Kansas City, Missouri 64106, and Brent Arnold Doane, GRANTEE, whose address is 3504 Columbia Court Way, Newtown Square, PA 19073.

Now, Therefore, know all men by these presents that the undersigned GRANTOR does hereby Remise, Release, and forever Quitclaim to GRANTEE, and GRANTEE's heirs and assigns, any interest owned by the Radotinsky Trust in the following described real property in Leavenworth County, Kansas, to wit:

The South one-half (S ½) of the West one-half (W ½) of the Southeast Fractional Quarter (SE ¼) of Section 3, Township 10 South, Range 23 East of the 6th P.M., in Leavenworth County, Kansas, less any part thereof taken or used for road purposes. Commonly known as 0 Marxen Road (CAMA 162-03-0-00-00-012.00-0)

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

No Real Estate Sales Validation Questionnaire is required as per K.S.A. §79-1437e(a)(7)

TO HAVE AND TO HOLD, the premises aforesaid, together with all rights, immunities, privileges and appurtenances thereto belonging unto GRANTEE, and to the GRANTEE's heirs, successors and assigns, forever; so that neither the GRANTOR, nor GRANTOR's heirs, nor any other person or persons for GRANTOR or in GRANTOR's name or behalf, shall claim or demand any right or title to these premises, or any part thereof, but they and every one of them shall, by these presents, be excluded and forever barred.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK

Witness the hand of the GRANTOR the day and year first above written.

UMB Bank, n.a., as Trustee of Trust C created under the Last Will and Testament of Joseph W. Radotinsky

By *Janet Keefer*
Janet Keefer, Vice President

STATE OF Missouri)
) ss
COUNTY OF JACKSON)

On this 11th day of August, 2021, before me, the undersigned, a Notary Public, personally appeared Janet Keefer, to me personally known, who, being by me duly sworn, did say that she is an Vice President of UMB Bank, n.a., that it is the Trustee of Trust C created under the Last Will and Testament of Joseph W. Radotinsky; that said instrument was signed and sealed on behalf of said Bank as Trustee by authority of its Board of Directors; and they acknowledged said instrument to be the free act and deed of said corporation.

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

My Commission Expires: Dec. 26, 2022

Paige S. Kuhn
Notary Public Paige S. Kuhn
NOTARY PUBLIC

PAIGE S. KUHN
Notary Public - Notary Seal
STATE OF MISSOURI
JACKSON County
My Commission Expires: Dec. 26, 2022
Commission # 15443004

AFFIDAVIT

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

We/I BRENT DOANE and _____

Being dully sworn, dispose and say that we/I are the owner(s) of said property located at -
MARXEN ROAD, PAR 10: 1-16846, 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 2 day of JUNE, 2023

BRENT DOANE 3504 COLUMBIACR WAY
Print Name, Address, Telephone 618-4574311

NEW YORK
STATE PA
19073

[Signature]
Signature

Pennsylvania
STATE OF ~~KANSAS~~)
Delaware) SS
COUNTY OF ~~LEAVENWORTH~~)

Be it remember that on this 2nd day of June 2023, before me, a notary public in and for said County and State came Brent Doane 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

[Signature]

My Commission Expires: April 11, 2027

(seal)

Commonwealth of Pennsylvania - Notary Seal
Eric C. Slade, Notary Public
Delaware County
My commission expires April 11, 2027
Commission number 1343980

Member, Pennsylvania Association of Notaries

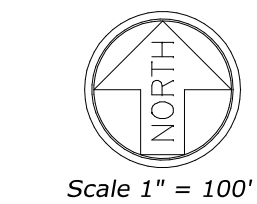
DOANE ACRES

Tracts of land in the Southeast Quarter of Fractional Section 3, Township 10 South, Range 23 East of the 6th P.M., Leavenworth County, Kansas.

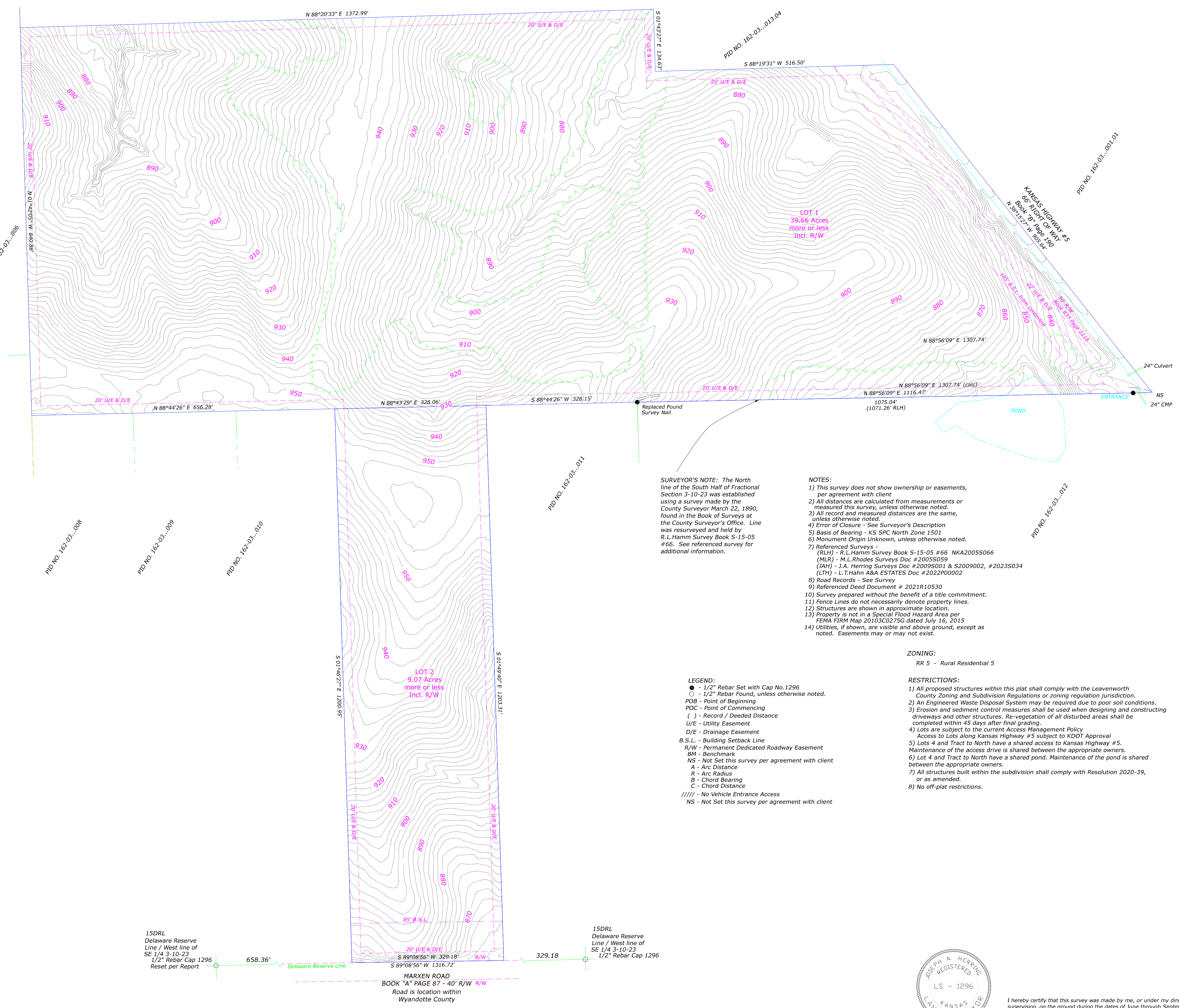
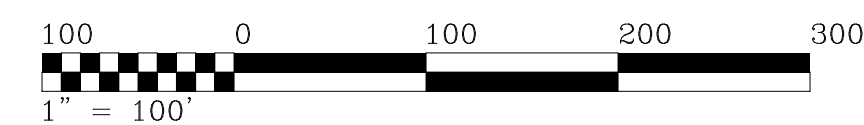
PRELIMINARY PLAT

PREPARED FOR:
DOANE, BRENT ARNOLD
3504 COLUMBIA CT WAY
NEWTOWN SQUARE, PA 19073
PID NO. 162-03-00-00-012 & 013.02

DESCRIPTION: As per Title Commitment
A Tract of land in the Northeast Quarter of the Southwest Quarter and also in the Northwest Quarter of the Southeast Quarter of Fractional Section 3, Township 10 South, Range 23 East of the 6th P.M., Leavenworth County, Kansas, more fully described as follows: Commencing at the Northeast corner of the Southwest Quarter of Fractional Section 3; thence South 88° 19' 31" West 52.96 feet along the North line of the Northeast Quarter of the Southwest Quarter of Fractional Section 3 (The North line of the Southwest Quarter of Fractional Section 3 has an assumed bearing of South 88° 19' 31" West) to a point on the Westerly right of way line of Kansas State Highway No. 5, as now established; thence South 53° 08' 05" East 706.29 feet along the Westerly right of way line of Kansas State Highway No. 5; thence South 38° 16' 31" East 62.21 feet along the Westerly right of way line of Kansas State Highway No. 5 to the point of beginning of the tract of land hereinafter described; thence continuing South 38° 16' 31" East 905.05 feet along the Westerly right of way line of Kansas State Highway No. 5 to a point on the South line of the Northwest Quarter of the Southeast Quarter of Fractional Section 3; thence South 88° 55' 38" West 1071.26 feet to the Southwest corner of the Northwest Quarter of the Southeast Quarter of Fractional Section 3; thence South 88° 44' 26" West 328.15 feet to the Northeast corner of the West Half of the East Half of the Southeast Quarter of the Southwest Quarter of Fractional Section 3; thence South 1° 51' 32" East 1202.96 feet along the East line of the West Half of the East Half of the Southeast Quarter of the Southwest Quarter of Fractional Section 3 to a point on the Delaware Reserve line; thence South 89° 09' 10" West 329.31 feet along the Delaware Reserve line to a point on the West line of the West Half of the East Half of the Southeast Quarter of the Southwest Quarter of Fractional Section 3; thence North 1° 48' 19" West 1200.58 feet to the Northwest corner of the West Half of the East Half of the Southeast Quarter of the Southwest Quarter of Fractional Section 3; thence South 88° 44' 26" West 656.28 feet to the Southwest corner of the Northeast Quarter of the Southwest Quarter of Fractional Section 3; thence North 01° 41' 47" West 840.81 feet along the West line of the Northeast Quarter of the Southwest Quarter of Fractional Section 3 to a point South 01° 41' 47" East 355.00 feet from the Northwest corner of the Northeast Quarter of the Southwest Quarter of Fractional Section 3; thence North 88° 19' 31" East 1372.74 feet parallel with the North line of the Northeast Quarter of the Southwest Quarter of Fractional Section 3; thence South 01° 40' 29" East 135.00 feet; thence North 88° 19' 31" East 471.72 feet to the point of beginning, according to the Lot Split Survey dated December 20, 2001 and revised on January 15, 2002, by Norman E. Holmes, as recorded on December 22, 2005 in Survey Book 15, Page 66.



Job # K-23-1710
September 19, 2023



SURVEYOR'S NOTE: The North line of the South Half of Fractional Section 3-10-23 was established using a survey made by the County Surveyor March 22, 1890, found in the Book of Surveys at the County Surveyor's Office. Line was resurveyed and held by R.L.Hamm Survey Book S-15-05 #66. See referenced survey for additional 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.
 - 3) All record and measured distances are the same, unless otherwise noted.
 - 4) Error of Closure - See Surveyor's Description
 - 5) Basis of Bearing - KS SPC North Zone 1501
 - 6) Monument Origin Unknown, unless otherwise noted.
 - 7) Referenced Surveys - (RLH) - R.L.Hamm Survey Book S-15-05 #66 NKA20055066 (MLR) - M.L.Rhodes Surveys Doc #2005S059 (JAH) - J.A. Herring Surveys Doc #2009S001 & S2009002, #2023S034 (LTH) - L.T.Hahn A&A ESTATES Doc #2022P00002
 - 8) Road Records - See Survey
 - 9) Referenced Deed Document # 2021R10530
 - 10) Survey prepared without the benefit of a title commitment.
 - 11) Fence Lines do not necessarily denote property lines.
 - 12) Structures are shown in approximate location.
 - 13) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 2010C0275G dated July 16, 2015
 - 14) Utilities, if shown, are visible and above ground, except as noted. Easements may or may not exist.

ZONING:
RR 5 - Rural Residential 5

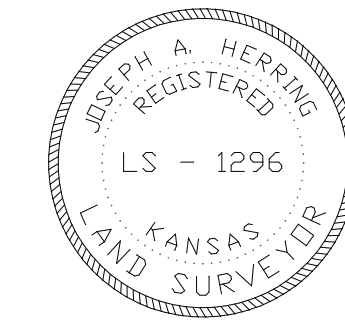
- RESTRICTIONS:**
- 1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
 - 2) An Engineered Waste Disposal System may be required due to poor soil conditions.
 - 3) Erosion and sediment control measures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

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

15DRL Delaware Reserve Line / West line of SE 1/4 3-10-23 1/2" Rebar Cap 1296 Reset per Report 658.36' Delaware Reserve Line

15DRL Delaware Reserve Line / West line of SE 1/4 3-10-23 1/2" Rebar Cap 1296 329.18'

MARXEN ROAD
BOOK "A" PAGE 87 - 40' R/W R/W
Road is location within Wyandotte County



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

Joseph A. Herring
PS # 1296

DOANE ACRES

Tracts of land in the Southeast Quarter of Fractional Section 3, Township 10 South, Range 23 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:
DOANE, BRENT ARNOLD
3504 COLUMBIA CT WAY
NEWTOWN SQUARE, PA 19073
PID NO. 162-03-0-00-012 & 013.02

DESCRIPTION: As per Title Commitment

A Tract of land in the Northeast Quarter of the Southwest Quarter and also in the Northwest Quarter of the Southeast Quarter of Fractional Section 3, Township 10 South, Range 23 East of the 6th P.M., Leavenworth County, Kansas, more fully described as follows: Commencing at the Northeast corner of the Southwest Quarter of Fractional Section 3; thence South 88° 19' 31" West 52.96 feet along the North line of the Northeast Quarter of the Southwest Quarter of Fractional Section 3 (The North line of the Southwest Quarter of Fractional Section 3 has an assumed bearing of South 88° 19' 31" West) to a point on the Westerly right of way line of Kansas State Highway No. 5, as now established, thence South 53° 08' 05" East 706.29 feet along the Westerly right of way line of Kansas State Highway No. 5; thence South 38° 16' 31" East 62.21 feet along the Westerly right of way line of Kansas State Highway No. 5 to the point of beginning of the tract of land hereinafter described; thence continuing South 38° 16' 31" East 905.05 feet along the Westerly right of way line of Kansas State Highway No. 5 to a point on the South line of the Northwest Quarter of the Southeast Quarter of Fractional Section 3; thence South 88° 55' 38" West 1071.26 feet to the Southwest corner of the Northwest Quarter of the Southeast Quarter of Fractional Section 3; thence South 88° 44' 26" West 328.15 feet to the Northeast corner of the West Half of the East Half of the Southeast Quarter of the Southwest Quarter of Fractional Section 3; thence South 1° 51' 32" East 1202.96 feet along the East line of the West Half of the East Half of the Southeast Quarter of the Southwest Quarter of Fractional Section 3 to a point on the Delaware Reserve line; thence South 89° 09' 10" West 329.31 feet along the Delaware Reserve line to a point on the West line of the East Half of the Southeast Quarter of the Southwest Quarter of Fractional Section 3; thence North 1° 48' 19" West 1200.58 feet to the Northwest corner of the West Half of the East Half of the Southeast Quarter of the Southwest Quarter of Fractional Section 3; thence South 88° 44' 26" West 656.28 feet to the Southwest corner of the Northeast Quarter of the Southwest Quarter of Fractional Section 3; thence North 01° 41' 47" West 840.81 feet along the West line of the Northeast Quarter of the Southwest Quarter of Fractional Section 3 to a point South 01° 41' 47" East 355.00 feet from the Northwest corner of the Northeast Quarter of the Southwest Quarter of Fractional Section 3; thence North 88° 19' 31" East 1372.74 feet parallel with the North line of the Northeast Quarter of the Southwest Quarter of Fractional Section 3; thence South 01° 40' 29" East 135.00 feet; thence North 88° 19' 31" East 471.72 feet to the point of beginning, according to the Lot Split Survey dated December 20, 2001 and revised on January 15, 2002, by Norman E. Holmes, as recorded on December 22, 2005 in Survey Book 15, Page 66.

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: DOANE ACRES.

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

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

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

IN TESTIMONY WHEREOF,
We, the undersigned owners of DOANE ACRES, have set our hands this _____ day of _____, 2023.

Brent Arnold Doane

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____, 2023, before me, a notary public in and for said County and State came Brent Arnold Doane, 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 DOANE ACRES this _____ day of _____, 2023.

Secretary John Jacobson Chairman Marcus Majure

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

County Engineer - Mitch Pleak

COUNTY COMMISSION APPROVAL:
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of DOANE ACRES this _____ day of _____, 2023.

Chairman Vicky Kaaz County Clerk Attest: Janet Klasinski

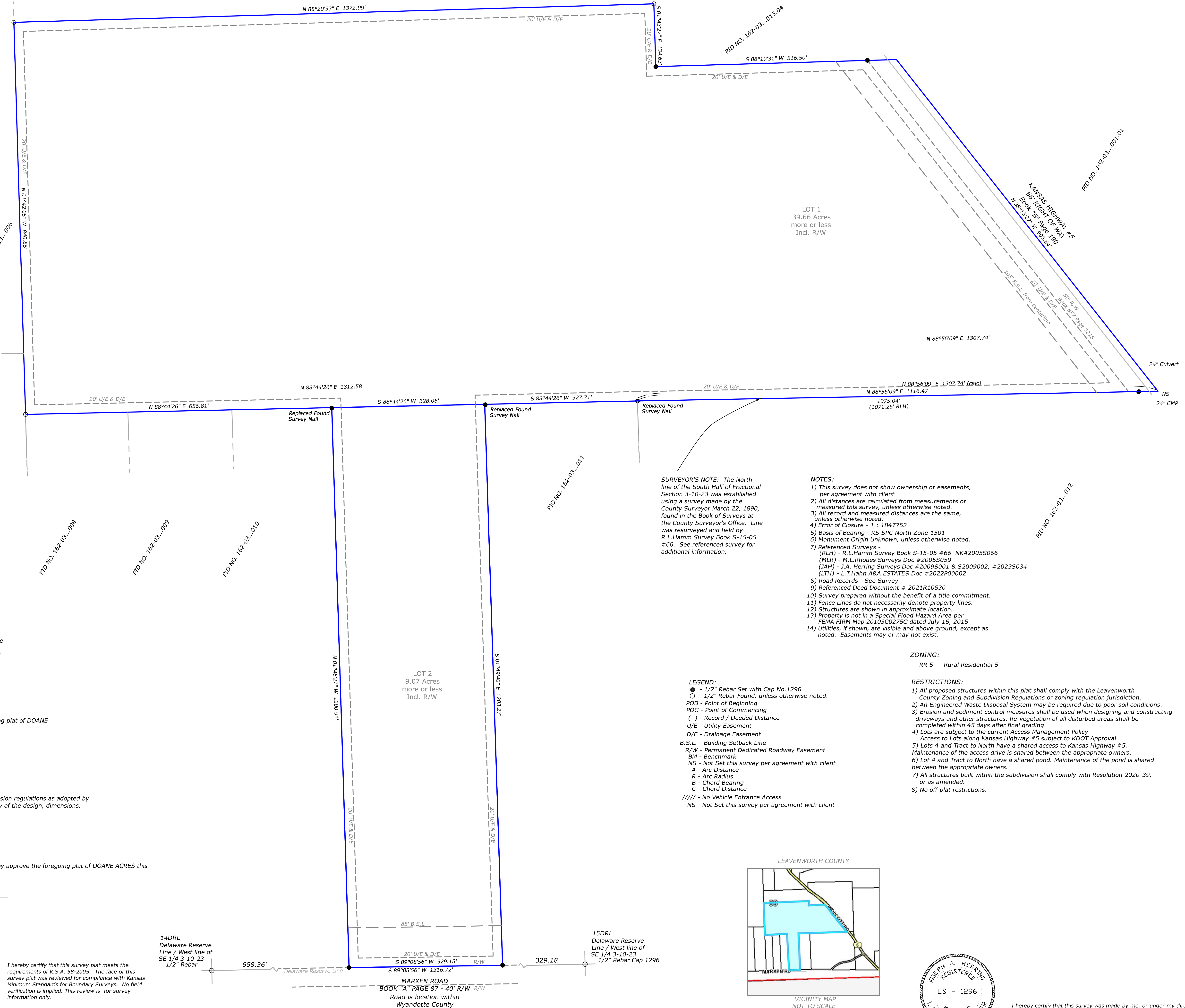
REGISTER OF DEED CERTIFICATE:
Filed for Record as Document No. _____ on this _____ day of _____, 2023 at _____ o'clock _____ M in the Office of the Register of Deeds of Leavenworth County, Kansas,

Register of Deeds - TerriLois G. Mashburn

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



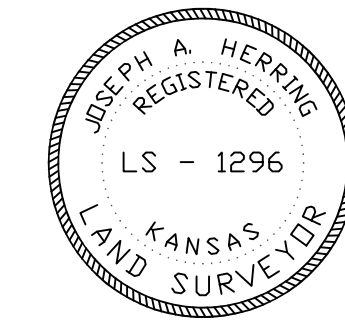
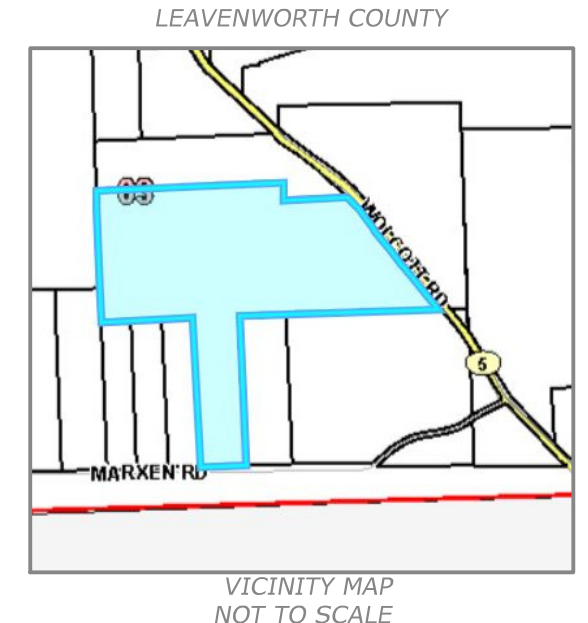
SURVEYOR'S NOTE: The North line of the South Half of Fractional Section 3-10-23 was established using a survey made by the County Surveyor March 22, 1890, found in the Book of Surveys at the County Surveyor's Office. Line was resurveyed and held by R.L.Hamm Survey Book 5-15-05 #66. See referenced survey for additional 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.
 - 3) All record and measured distances are the same, unless otherwise noted.
 - 4) Error of Closure - 1: 1847752
 - 5) Basis of Bearing - KS SPC North Zone 1501
 - 6) Monument Origin Unknown, unless otherwise noted.
 - 7) Referenced Surveys - (RLH) - R.L.Hamm Survey Book 5-15-05 #66 NKA20055066 (MLR) - M.L.Rhodes Surveys Doc #2005S059 (JAH) - J.A. Herring Surveys Doc #2009S001 & S2009002, #2023S034 (LTH) - L.T.Hahn A&A ESTATES Doc #2022P00002
 - 8) Road Records - See Survey
 - 9) Referenced Deed Document # 2021R10530
 - 10) Survey prepared without the benefit of a title commitment.
 - 11) Fence Lines do not necessarily denote property lines.
 - 12) Structures are shown in approximate location.
 - 13) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 2010C0275G dated July 16, 2015
 - 14) Utilities, if shown, are visible and above ground, except as noted. Easements may or may not exist.

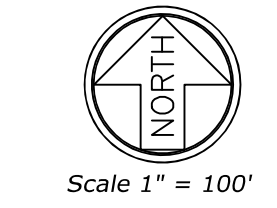
ZONING:
RR 5 - Rural Residential 5

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

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



I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of June through September 2023 and this map or plat is correct to the best of my knowledge.
Joseph A. Herring
PS # 1296



Job # K-23-1710 PLAT 1
September 19, 2023

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

315 North 5th Street, Leav., KS 66048
Ph. 913.651.3658 Fax 913.674.5301
Email - survey@herringinc.com

Sloop, Stephanie

From: Baumchen, Daniel
Sent: Thursday, October 5, 2023 4:48 PM
To: 'Joe Herring'; Jacobson, John; PZ
Cc: Noll, Bill
Subject: RE: Doane Acres
Attachments: Doane ACRES No Comments 2023.10.05.pdf

No comments

Dan Baumchen, PS
County Surveyor
Leavenworth County Department of Public Works
913-684-0472

From: Joe Herring [mailto:herringsurveying@outlook.com]
Sent: Thursday, October 5, 2023 4:16 PM
To: Jacobson, John <JJacobson@leavenworthcounty.gov>; PZ <PZ@leavenworthcounty.gov>; Baumchen, Daniel <DBaumchen@leavenworthcounty.gov>
Subject: Re: Doane Acres

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

See attached revision and LSRR

Engineering revision should be there by the AM

Thank you - Joe Herring

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

From: Jacobson, John <JJacobson@leavenworthcounty.gov>
Sent: Thursday, October 5, 2023 12:00 PM
To: 'Joe Herring' <herringsurveying@outlook.com>
Cc: Johnson, Melissa <MJohnson@leavenworthcounty.gov>
Subject: FW: Doane Acres

Joe-

Please see Dan`s comments from today.

September 22, 2023

Joe Herring
Herring Survey
315 N 5th St.
Leavenworth, KS 66048

Re: Doane Acres

Dear Mr. Herring,

Thank you for providing the opportunity for the Water District to provide comments on the proposed plat.

I have reviewed the provided plat and have the following comments:

1. This plat is in the service area of Consolidated Water District #1.
2. The Water District is currently positioned to provide service to Lot #1 on the proposed plat. From a water main long K5 (Wolcott Rd)
3. Water service to Lot #2 on the proposed plat is currently not available. We are in the design phase of constructing a water main along Marxen Rd from 123rd St. to K5. This main is preliminarily scheduled to be constructed in 2024.
4. There are currently no fire hydrants in the area of this plat and fire hydrants are not able to be placed on the current 4-inch water main along K5. Fire hydrants will be installed on the new water main installed on Marxen Rd.
5. Any relocation of any of our existing facilities due to conflict with storm and/or sanitary sewers, or driveways will be determined by the Water District and will be the financial responsibility of the developer.
6. Any future domestic water service connections shall follow water district policies/procedures.

If you have any additional questions/comments, please contact me at your convenience.

Respectfully,

Mike Fulkerson

Mike Fulkerson
General Manager

Cc; file

Johnson, Melissa

From: Joe Herring <herringsurveying@outlook.com>
Sent: Tuesday, September 26, 2023 8:05 AM
To: PZ
Subject: Fw: Doane Acres - Fire District 1

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

Please see reply from District 1

Thank you - Joe Herring

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

From: Michael Stackhouse <mstackhouse@fd1lvco.org>
Sent: Tuesday, September 26, 2023 7:56 AM
To: Joe Herring <herringsurveying@outlook.com>
Subject: RE: Doane Acres

Mr. Herring,

Good morning. There is a lot of lacking information for approval of a sub-division going forward. The only information that FD1 will approve or deny would be whether the plat has an approved fire apparatus access road. Additionally, I cannot approve that scenario with the limited information, but I am able to provide two scenarios.

What I can state is that according to Appendix D of the 2006 International Fire Code which is the current adopted code to include the appendix, by the State of Kansas, State Fire Marshal's Office and therefore the minimum standard applicable to Leavenworth county requires a minimum 20' width fire access road if there are not any fire hydrants located on the road and a minimum of 26' wide fire access road if there are hydrants located on the road. I would anticipate, based upon future information that your fire access road will need to be a minimum of 26' wide. Based upon the information provided this is the extent of the response that I would be able to provide.

Please let me know if there is any other information I can assist with.

B/R,

Michael L. Stackhouse
Fire Chief
Fire District No. 1, County of Leavenworth
111 E. Kansas Avenue
Lansing, KS. 66043
Office: 913-727-5844
Cell: 913-683-3223



From: Joe Herring <herringsurveying@outlook.com>

Sent: Friday, September 22, 2023 11:26 AM

To: mfulkerson@crwd1.com; Tyler Rebel <Tyler.Rebel@evergy.com>; Michael Stackhouse <mstackhouse@fd1lvco.org>

Subject: Doane Acres

Please review the attached proposed Subdivision and return a reply stating that you can service this development.

Thank you - Joe Herring

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



Dylan Ritter <dritter@rtfd21.com>
to jalayne, Dylan, Tyler, me ▾

Sun, Jul 30, 7:16 PM ☆ ↶ ⋮

I have no comments or concerns.



Looks good to me too.

I concur.

You are very welcome.

↶ Reply

↶ Reply all

↷ Forward

Sloop, Stephanie

From: Joe Herring <herringsurveying@outlook.com>
Sent: Monday, October 2, 2023 9:58 AM
To: PZ
Subject: Fw: Highway 5 Doane Property

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

See Steve response. He is ok with 3 houses off of that entrance - but only if County and 911 agree. Otherwise will just be a shared entrance with 2 houses.

Thank you - Joe Herring

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

From: Steven Taylor [KDOT] <Steven.Taylor@ks.gov>
Sent: Thursday, August 10, 2023 3:55 PM
To: Joe Herring <herringsurveying@outlook.com>
Subject: RE: Highway 5 Doane Property

We would be OK with that. Any improvements to the existing access would require a permit.

Steve

From: Joe Herring <herringsurveying@outlook.com>
Sent: Thursday, August 10, 2023 2:07 PM
To: Steven Taylor [KDOT] <Steven.Taylor@ks.gov>
Subject: Highway 5 Doane Property

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

If owners can get 911 and County to agree to allow 3 houses off of the one access point would KDOT support that situation.

Existing access North of Marxen Road?

Thank you - Joe Herring

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

**LEAVENWORTH COUNTY PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
October 11, 2023**

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: Doug Tystad, William Gottschalk, Jeff Spink, Marcus Majure, Steve Rosenthal, Allan Stork, Wolf Schmidt and Steve Skeet

Members absent: Jaden Bailey and Robert Owens

Staff present: John Jacobson-Director, Stephanie Sloop-Planning Coordinator, Misty Brown-County Counselor

Minutes:

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

ROLL CALL VOTE - Motion to approve the minutes passed, 6/0 (1 abstention, 2 absent)

Secretary's Report:

John Jacobson gave the secretary's report going over the agenda. Indicating that there were three plats on the consent agenda. Approval of the agenda will approve those plats.

Commissioner Schmidt made a motion to approve the agenda. Commissioner Tystad seconded the motion.

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

Case DEV-023 Preliminary Plat Garden Villa

Consideration of a Preliminary Plat for Garden Villa on the following described property: A Replat of Lots 9A and 9B, Deer Mound Subdivision, of the 6th P.M., Leavenworth County, Kansas.

John Jacobson gave the staff report for the above-listed case. Jacobson stated that the applicant is asking for an exception to the plat. He asked the board if they recommended granting the exception they first make a motion granting the exception and then make a motion on the plat.

Chairman Majure asked if there were any questions or discussions from the board. Chairman Majure asked if the applicant wished to speak. Joe Herring, Herring Surveying, addressed the board, further explaining the nature of his request.

Chairman Majure asked if there were any further questions or discussions from the board, if not he would accept a motion.

Commissioner Stork motioned to approve the exception requested for Case DEV-23-023 a Preliminary Plat for Garden Villa. Commissioner Schmidt seconded the motion.

ROLL CALL VOTE - Motion to approve passed 5/2 (2 Absent)

Commissioner Tystad voted against the motion for the reason of future growth. Commissioner Rosenthal voted against the motion as it goes against regulations and is poor planning.

Commissioner Stork motioned to approve DEV-23-021 a Preliminary Plat for Garden Villa. Commissioner Schmidt seconded the motion.

ROLL CALL VOTE - Motion to approve passed 6/1 (2 Absent)

Commissioner Rosenthal voted against the motion for the same reason as before.

Case DEV-23-132 & 133 Preliminary and Final Plat – Doane Acres

**Consideration of a Preliminary and Final Plat for Doane Acres on the following described property:
Tracts of land in the Southeast Quarter of Fractional Section 3, Township 10 South, Range 23 East of
the 6th P.M., Leavenworth County, Kansas.**

John Jacobson gave the staff report for the above-listed case. Jacobson did point out that the applicant is asking for an exception to the plat. He asked the board that if they were recommending approval that they first make a motion granting the exception and then make a motion on the plat.

Chairman Majure asked if there were any questions or discussions from the board. Chairman Majure asked if the applicant wished to speak. Joe Herring, Herring Surveying, addressed the board, further explaining the plat.

Chairman Majure asked if there were any further questions or discussions from the board, if not he would accept a motion.

Commissioner Rosenthal motioned to approve the exception requested with the plat. Commissioner Gottschalk seconded the motion.

ROLL CALL VOTE - Motion to approve passed 7/0 (2 Absent)

Commissioner Rosenthal motioned to approve DEV-23-132 & 133 a Preliminary and Final Plat for Doane Acres. Commissioner Skeet seconded the motion.

ROLL CALL VOTE - Motion to approve passed 7/0 (2 Absent)

The meeting was adjourned at 6:28 p.m.

**Leavenworth County
Request for Board Action**

Date: October 16th, 2023

To: Board of County Commissioners

From: Public Works

Department Head Review: Bill Noll, Reviewed

Additional Reviews as needed:

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

Action Requested: Acceptance of the low bid by Contech for the four large culverts being purchased with ARPA funds.

Analysis: These four culverts will be used by county crews to replace culverts A-6 (231st Street), A-66 (McIntyre Road), K-5 (Happy Hollow Road), and ST-56 (Honey Creek Road). As you can see on the attached form, bids were competitive with four received.

Recommendation: Approval.

Budgetary Impact:

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

Total Amount Requested:

\$67,987.36

Additional Attachments: Bid Tab



COUNTY OF LEAVENWORTH

4 CULVERT BID OPENING ON 10.13.2023

BID TABULATION - FINAL



Item Description	Quantity	Each or Foot	J&J Drainage Products Hutchinson, KS	Total	Metal Culverts, Inc. Jefferson City, MO	Total	Contech OverlandPark, KS	Total	Welborn Sales Salina, KS	Total
			Price	Total Price	Price	Total Price	Price	Total Price	Price	Total Price
96" 84'	1	84	\$196.40	\$ 16,497.60	\$177.10	\$14,876.40	\$118.68	\$9,969.12	\$124.97	\$10,497.48
96" CMP end sections	2	2	\$4,900.00	\$ 9,800.00	\$5,325.00	\$10,650.00	\$5,032.00	\$10,064.00	\$6,210.53	\$12,421.06
48" x 58'	2	116	\$62.00	\$ 7,192.00	\$53.75	\$6,235.00	\$40.04	\$4,644.64	\$40.00	\$4,640.00
48" CMP end sections	4	4	\$1,500.00	\$ 6,000.00	\$1,600.00	\$6,400.00	\$1,515.09	\$6,060.36	\$1,789.47	\$7,157.88
78" x 118'	1	118	\$110.00	\$ 12,980.00	\$107.65	\$12,702.70	\$70.84	\$8,359.12	\$69.77	\$8,232.86
78" CMP end sections	2	2	\$3,400.00	\$ 6,800.00	\$3,685.00	\$7,370.00	\$3,479.06	\$6,958.12	\$4,315.79	\$8,631.58
96" x 100'	1	100	\$196.40	\$19,640.00	\$177.10	\$17,710.00	\$118.68	\$11,868.00	\$124.97	\$12,497.00
96" CMP end sections	2	2	\$4,900.00	\$9,800.00	\$5,325.00	\$10,650.00	\$5,032.00	\$10,064.00	\$6,210.53	\$12,421.06
BID PRICE				\$88,709.60		\$86,594.10		\$67,987.36		\$76,498.92
Leavenworth County Contractor (5% local preference, percentage difference from lowest bid)										

**Leavenworth County
Request for Board Action**

Date: October 16th, 2023

To: Board of County Commissioners

From: Public Works

Department Head Review: Bill Noll, Reviewed

Additional Reviews as needed:

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

Action Requested: Approval of the resolution for the lowered load posting for the bridge over the Kansas River going into Desoto.

Analysis: Because the load rating was set by resolution in 2015, the board of county commissioners must approve the attached resolution and Johnson County must approve a resolution in order for Johnson County Public Works to post the bridge with the new load rating. The three tier load ratings were all decreased by one ton with this new review.

Recommendation: Approval.

Budgetary Impact:

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

Total Amount Requested:

Additional Attachments: Resolution prepared by County Counselor.

RESOLUTION 2023-28

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF LEAVENWORTH, KANSAS, PURSUANT TO THE PROVISIONS OF K.S.A. 8-1912(c), ESTABLISHING MAXIMUM WEIGHT LIMITS FOR A SPECIFIC BRIDGE; REPEALING ANY PRIOR RESOLUTION ESTABLISHING THE MAXIMUM WEIGHT LIMITS ON SAID BRIDGE, SPECIFICALLY RESOLUTION 2015-4.

WHEREAS, the board of county commissioners of the county of Leavenworth County, Kansas, has the authority, pursuant to the provisions of K.S.A. 8-1912(c) to establish maximum weight limits for bridges under its jurisdiction; and,

WHEREAS, in consultation with authorities of Johnson County, Kansas, it has been determined that the previously adopted maximum weight limits on Bridge SH-64, a bridge jointly maintained by the counties of Leavenworth and Johnson, should be repealed and replaced with a new maximum weight limits, those new maximum weight limits having been determined through appropriate engineering study;

NOW BE IT THEREFORE RESOLVED:

1. That the maximum weight limits for Bridge SH-64, a bridge connecting Co. Rd. #2 to Johnson County, Kansas, and also identified as NBI Bridge #000000000460240, are hereby established as follows:

- a. Truck Type 3: 22 Tons
- b. Truck Type 3S2: 31 Tons
- c. Truck Type 3-3: 43 Tons

2. That the Director of Public Works is hereby instructed to immediately cause appropriate signage indicating the maximum weight limits for said bridge to be installed and maintained.

3. That the maximum weight limits set forth in this Resolution shall become effective upon the installation of the appropriate signage.

4. That Resolution 2015-4 is hereby repealed.

ADOPTED THIS ____ DAY OF OCTOBER, 2023.

VICKY KAAZ, CHAIR

JEFF CULBERTSON

MIKE SMITH

DOUG SMITH

MIKE STEIBEN

ATTEST: _____
JANET KLASINSKI, CLERK

SEAL:

Leavenworth County Request for Board Action

Date: 10/18/2023

To: Board of County Commissioners

From: Public Works

Department Head Approval:

Additional Reviews as needed:

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

Action Requested: Request Board approval to begin leasing our department's heavy trucks directly from Nextran a Mack dealer.

Recommendation: Approval

Analysis: Leasing dump trucks that are plumbed and set up with controllers and lights for municipal use is a new practice that Mack is trying to introduce into the market in the same manner CAT and John Deere offered guaranteed buybacks in the past. The trucks would be set up on a three year lease cycle with an optional balloon payment for ownership of buyback for trade-in. The yearly cost of ownership of the trucks is \$30,980 after the yearly payment is added to the guaranteed buyback and the ownership cost of a new truck is subtracted. We can buy the sanders and spreaders and use them over a six year period, or two lease cycles, with an approximate cost of \$12,500 per year. This is a total out of pocket cost of \$43,480 for a complete truck package.

In comparison, we are depreciating most of dump trucks of on 6-8 year cycles currently. These trucks have an average yearly cost of ownership of \$46,428 plus the cost of repairs each incurs yearly.

By short term leasing these trucks with full warranty for the life of the lease, we will save downtime as well as saving equipment failure repair costs. The parts availability and the cost of repairs has gone up substantially in the past several years. Our current heavy truck repair costs dating from 9/2022 -9/2023 totaled \$207,066.30. In order to ensure competitive pricing since Mack is the only brand that is offering this government program, we have gathered lease offerings from Nextran, which is the local Mack Truck dealer in Kansas City and Bruckners Equipment Co. which is an equipment dealer that is out of Wichita. Both companies are offering a guaranteed buyback on the trucks at the end of the lease cycle.

If we leased the trucks from Bruckners, we would have to take all of the warranty repairs to Nextran to have them worked on. Also, Bruckners is a Mack dealer so they would be acting as a middle man for a dealership from another area. Overall, both Nextran and Bruckners had very similar pricing. The trucks we are waiting on now are Macks and Nextran has the ability to place them into this program at the time of delivery.

Dump Truck Lease Proposal

	Acquisition Cost	Term	Annual Payment	Final Pmnt/ Buyback
Nextran/Mack Dealer				
425hp asphalt				
2025 Mack Granite WAR Bed	\$250,501.00	2 year	\$51,396.44	\$173,000
2025 Mack Granite WAR Bed	\$250,501.00	3 year	\$43,234.41	\$158,000
425hp Heavy haul				
2025 Mack Granite WXL Bed	\$247,940.00	2year	\$51,429.88	\$170,000
2025 Mack Granite WXL Bed	\$247,940.00	3 year	\$43,197.21	\$155,000
Bruckners Equipment				
445hp asphalt				
2025 Mack Granite Asph. Bed	\$254,652.50	3 year	\$43,859.30	\$160,925.00
445hp Heavy haul				
2025 Mack Granite H.H.bed	\$260,616.50	3 year	\$44,869.77	\$164,740.00
Lease price does not include the Plow or sander as we will purchase them outright upon delivery. The plow and sander will last through two truck lease cycles. Initial lease trucks will come set up for plows and sanders and renewed lease replacements will come rigged for plows and sanders. Lease will include 5yr/ 250,000 mile engine plan 2 with after treatment coverage as well as 5yr/250000 mile chassis coverage.				

Alternatives: Continue to purchase trucks so that we have a guaranteed ownership of the fleet we possess.

Budgetary Impact: Currently, this would be a yearly budget savings.

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

Total Amount Requested: Yearly lease costs.

Additional Attachments:

- 
 Dump Truck Lease proposal.xlsx
- 
 Projected Dump Truck Rotation.xlsx
- 
 Dump Truck repair report 9.2022-9.2023

Dump Truck Lease Proposal

	Acquisition Cost	Term	AnnualPayment	Final Pmnt/ Buyback
Nextran/Mack Dealer				
425hp asphalt				
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Leavenworth County Public Works - Road & Bridge

			est cost	actual cost	Lease per year
				est cost	
2023					
		7yr	crane service truck		
	54 2012 Freightliner M2106	7yr		\$ 325,000.00	\$ 45,000.00
	66A 2014 Freightliner 108SD	7yr		\$ 325,000.00	\$ 45,000.00
Totals:			\$ 650,000.00	\$ 90,000.00	

Delivery Fall 2023 Mack
Delivery Fall 2023 Mack

			est cost	Lease Per year
2024		5yr		
	#56 - 2015 Freightliner 108SD, 3ALHGSCYXFDGS7406	7yr	\$ 325,000.00	\$ 45,000.00
	#11 - 2015 Freightliner 108SD, 3ALHGSCY2FDGS7397	7yr	\$ 325,000.00	\$ 45,000.00
	54 2012 Freightliner M2106 #2 payment			\$ 45,000.00
	66A 2014 Freightliner 108SD #2 payment			\$ 45,000.00
	Totals:		\$ 650,000.00	\$ 180,000.00

Bid out fall 2023
Bid out fall 2023

			est cost	Lease per year
2025	#14 - 2018 Freightliner 108SD, 1FVHGSFE3HJ4581		\$ 350,000.00	\$ 50,000.00
	#17 - 2018 Freightliner 108SD, 1FVHGSFE7HJL3814		\$ 350,000.00	\$ 50,000.00
	#83 - 2018 Freightliner 108SD, 1FVHGSFE1HJ4577		\$ 350,000.00	\$ 50,000.00
	#91 - 2018 Freightliner 108SD, 1FVHGSFE1HJL3811		\$ 350,000.00	\$ 50,000.00
	#56 - 2015 Freightliner 108SD, 3ALHGSCYXFDGS7406 #2 Payment			\$ 50,000.00
	#11 - 2015 Freightliner 108SD, 3ALHGSCY2FDGS7397 #2 payment			\$ 50,000.00
	54 2012 Freightliner M2106 #3 payment			\$ 50,000.00
	66A 2014 Freightliner 108SD #3 payment			\$ 50,000.00
Totals:		\$ 1,400,000.00	\$ 400,000.00	

#REF!

			est cost	Lease per year
2026	54 2012 Freightliner M2106 re new lease			\$ 50,000.00
	66A 2014 Freightliner 108SD re new lease	7yr		\$ 50,000.00
	#64 - 2019 Freightliner 108SD, 1FVHGSFE0KHKS9013 new lease			\$ 50,000.00
	#18 - 2019 Freightliner 108SD, 1FVHGSFE0KHKS9012 new lease			\$ 50,000.00
	#14 - 2018 Freightliner 108SD, 1FVHGSFE3HJ4581 #2 payment			\$ 50,000.00
	#17 - 2018 Freightliner 108SD, 1FVHGSFE7HJL3814 #2 payment			\$ 50,000.00
	#83 - 2018 Freightliner 108SD, 1FVHGSFE1HJ4577 #2 payment			\$ 50,000.00
	#91 - 2018 Freightliner 108SD, 1FVHGSFE1HJL3811 #2 payment			\$ 50,000.00
	#56 - 2015 Freightliner 108SD, 3ALHGSCYXFDGS7406 #3 Payment			\$ 50,000.00
	#11 - 2015 Freightliner 108SD, 3ALHGSCY2FDGS7397 #3 payment			\$ 50,000.00
	Totals:			\$ 350,000.00

#REF!

			est cost	Lease per year
2027	#50 2020 Freightliner108SD 1FVHGSFE5LHLV0863 new lease			\$ 50,000.00
	#51 2020 Freightliner108SD 1FVHGSFE5LHLV0864 new lease	7yr		\$ 50,000.00
	13-01 2021 108SD 3ALHG5FE6MDMX2168 new lease	7yr		\$ 50,000.00
	13-02 2021 108SD 3ALHG5FE4MDMX2167 new lease	7yr		\$ 50,000.00
	#56 - 2015 Freightliner 108SD, 3ALHGSCYXFDGS7406 renew lease			\$ 50,000.00
	#11 - 2015 Freightliner 108SD, 3ALHGSCY2FDGS7397 renew lease			\$ 50,000.00
	54 2012 Freightliner M2106 2nd pmnt			\$ 350,000.00
	66A 2014 Freightliner 108SD 2nd pmnt			\$ 350,000.00
	#64 - 2019 Freightliner 108SD, 1FVHGSFE0KHKS9013 2nd pmnt			\$ 50,000.00
	#18 - 2019 Freightliner 108SD, 1FVHGSFE0KHKS9012 2nd pmnt			\$ 50,000.00
	#14 - 2018 Freightliner 108SD, 1FVHGSFE3HJ4581 #3 payment			\$ 50,000.00
	#17 - 2018 Freightliner 108SD, 1FVHGSFE7HJL3814 #3 payment			\$ 50,000.00
	#83 - 2018 Freightliner 108SD, 1FVHGSFE1HJ4577 #3 payment			\$ 50,000.00
	#91 - 2018 Freightliner 108SD, 1FVHGSFE1HJL3811 #3payment			\$ 50,000.00
	Totals:			\$ 700,000.00

#REF!

			est cost	Lease per year
2028	#14 - 2018 Freightliner 108SD, 1FVHGSFE3HJ4581 renew lease	7yr		\$ 50,000.00
	#17 - 2018 Freightliner 108SD, 1FVHGSFE7HJL3814 renew lease			\$ 50,000.00
	#83 - 2018 Freightliner 108SD, 1FVHGSFE1HJ4577 renew lease			\$ 50,000.00
	#91 - 2018 Freightliner 108SD, 1FVHGSFE1HJL3811 renew lease			\$ 50,000.00
	#13-05 2022 Freightliner 108SD 1FVHGSFE5NHN4307 new lease			\$ 50,000.00
	#13-06 2022 Freightliner 108SD 1FVHGSFE5NHN4308 new lease	7yr		\$ 50,000.00
	#50 2020 Freightliner108SD 1FVHGSFE5LHLV0863 2nd pmnt			\$ 50,000.00
	#51 2020 Freightliner108SD 1FVHGSFE5LHLV0864 2nd pmnt			\$ 50,000.00
	13-01 2021 108SD 3ALHG5FE6MDMX2168 2nd pmnt			\$ 50,000.00
	13-02 2021 108SD 3ALHG5FE4MDMX2167 2nd pmnt			\$ 50,000.00
	#56 - 2015 Freightliner 108SD, 3ALHGSCYXFDGS7406 2nd pmnt			\$ 370,000.00
	#11 - 2015 Freightliner 108SD, 3ALHGSCY2FDGS7397 2nd pmnt			\$ 370,000.00
	#64 - 2019 Freightliner 108SD, 1FVHGSFE0KHKS9013 3rd pmnt			\$ 50,000.00
	#18 - 2019 Freightliner 108SD, 1FVHGSFE0KHKS9012 3rd pmnt			\$ 50,000.00
	54 2012 Freightliner M2106 3rd pmnt			\$ 50,000.00
	66A 2014 Freightliner 108SD 3rd pmnt			\$ 50,000.00
Totals:			\$ 740,000.00	

#REF!

			est cost	actual cost
2029	#14 - 2018 Freightliner 108SD, 1FVHGSFE3HJ4581 2nd payment			\$ 55,000.00
	#17 - 2018 Freightliner 108SD, 1FVHGSFE7HJL3814 2nd payment			\$ 55,000.00
	#83 - 2018 Freightliner 108SD, 1FVHGSFE1HJ4577 2nd payment			\$ 55,000.00
	#91 - 2018 Freightliner 108SD, 1FVHGSFE1HJL3811 2nd payment			\$ 55,000.00
	#13-05 2022 Freightliner 108SD 1FVHGSFE5NHN4307 2nd payment			\$ 55,000.00
	#13-06 2022 Freightliner 108SD 1FVHGSFE5NHN4308 2nd payment			\$ 55,000.00
	#50 2020 Freightliner108SD 1FVHGSFE5LHLV0863 3rd payment			\$ 55,000.00
	#51 2020 Freightliner108SD 1FVHGSFE5LHLV0864 3rd payment			\$ 55,000.00
	13-01 2021 108SD 3ALHG5FE6MDMX2168 3rd payment	7yr		\$ 55,000.00
	13-02 2021 108SD 3ALHG5FE4MDMX2167 3rd payment			\$ 55,000.00
	#56 - 2015 Freightliner 108SD, 3ALHGSCYXFDGS7406 3rd payment			\$ 55,000.00
	#11 - 2015 Freightliner 108SD, 3ALHGSCY2FDGS7397 3rd payment			\$ 55,000.00
	#64 - 2019 Freightliner 108SD, 1FVHGSFE0KHKS9013 renew lease			\$ 55,000.00
	#18 - 2019 Freightliner 108SD, 1FVHGSFE0KHKS9012 renew lease			\$ 55,000.00
	54 2012 Freightliner M2106 renew lease			\$ 55,000.00
	66A 2014 Freightliner 108SD renew lease			\$ 55,000.00
	Totals:			\$ 880,000.00

Vehicle#	Department	Year	Make	Model	Vehicle Type	VIN#	Mileage	9/2022- 9/2023 repair cost
54	PW heavy truck	2012	Freightliner	M2106V	Dump Truck	1FVHCBB57CDBL7919	315486	\$19,473.66
66A	PW heavy truck	2014	Freightliner	108SD	Dump Truck	3ALHG5CY2EDGA3613	251863	\$7,691.75
11	PW heavy truck	2015	Freightliner	108SD	Dump Truck	3ALHG5CY2FDGS7397	258510	\$7,675.49
56	PW heavy truck	2015	Freightliner	108SD	Dump Truck	3ALHG5CYXFDGS7406	207267	\$20,907.79
14B	PW heavy truck	2018	Freightliner	108SD	Dump Truck	1FVHG4FE3JHJJ4581	216115	\$25,631.72
17	PW heavy truck	2018	Freightliner	108SD	Dump Truck	1FVHG5FE7JHJL3814	184362	\$21,691.10
83	PW heavy truck	2018	Freightliner	108SD	Dump Truck	1FVHG5FE1JHJJ4577	195078	\$13,476.84
91B	PW heavy truck	2018	Freightliner	108SD	Dump Truck	1FVHG5FE1JHJL3811	207029	\$9,518.90
18B	PW heavy truck	2019	Freightliner	108SD	Dump Truck	1FVHG5FE0KHKS9012	61087	\$5,507.05
64	PW heavy truck	2019	Freightliner	108SD	Dump Truck	1FVHG5FE2KHKS9013	99308	\$4,991.31
50	PW heavy truck	2020	Freightliner	108SD	Dump Truck	1FVHG5FE5LHLV0863	100049	\$10,890.48
51	PW heavy truck	2020	Freightliner	108SD	Dump Truck	1FVHG5FE7LHLV0864	100009	\$19,873.80
13- 01	PW heavy truck	2021	Freightliner	108SD	Dump Truck	3ALHG5FE6MDMX2168	76269	\$13,474.23
13- 02	PW heavy truck	2021	Freightliner	108SD	Dump Truck	3ALHG5FE4MDMX2167	78143	\$9,906.53
13-05	PW heavy truck	2022	Freightliner	108SD	Dump Truck	1FVHG5FE7NHNN4308	48610	\$6,880.46
13-06	PW heavy truck	2022	Freightliner	108SD	Dump Truck	1FVHG5FE5NHNN4307	51821	\$6,366.14
85	PW heavy truck	2006	Freightliner	M2106	service Truck	1FVACWDC46HW72256	175236	\$3,109.05

\$207,066.30

Leavenworth County Request for Board Action

Date: October 16th, 2023
To: Board of County Commissioners
From: Public Works

Department Head Review: Bill Noll, Reviewed

Additional Reviews as needed:

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

Action Requested: Acceptance of the low bid by New Frontier Materials for 2024 chip and seal trap rock.

Analysis: As discussed during a previous work session, the inflationary cost of haydite has outpaced the increase in our maintenance budget. This would have resulted in the reduction of miles of chip and seal for the 2024 season. Trap Rock has been used by multiple communities such as Overland Park and Shawnee County as an alternative to haydite.

We only received one bid for the material amount required. This is most likely due to the availability of the material being limited, lack of the required KDOT pre-approval of the material quarry site, and the required coordination with the railroad and an offloading area for the material along the rail line.

New Frontier Materials provided us with both a materials cost and a delivery cost. This will allow the county to haul a portion of the material and save additional funds if trucks are available. The delivered price is considerably less than just the material cost of haydite. We have been told that the cost of haydite this winter will be 50% higher than the material hauled this time last year. It is currently approximately 40% higher at \$75/yard from \$53/yard. This converts to over \$100/ton without freight.



**Trap Rock bid opening 10.19.2023
BID TABULATION- FINAL**



Item Description	Unit	Quantity	New Frontier Materials		
			Unit Price	Unit Price	Unit Price
3/8" x 1/4"	Per Ton		\$41.50		
	freight price		\$11.00		
17,500 tons miniumum					

Recommendation: Approval.

Budgetary Impact:

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

Total Amount Requested:

\$918,750

Additional Attachments: Bid Tab



**Trap Rock bid opening 10.19.2023
BID TABULATION- FINAL**



Item Description			New Frontier Materials		
	Unit	Quantity	Unit Price	Unit Price	Unit Price
3/8" x 1/4"	Per Ton		\$41.50		
	freight price		\$11.00		
17,500 tons minimum					
Leavenworth County Contractor (local preference, percentage difference from lowest bid)					



Information Systems Department Quarterly Report

October 18, 2023

REPORT PERIOD: THIRD QUARTER 2023

Budget

Total Budget	\$790,240.00
Total Expenditures	\$429,463.90
End of Quarter Balance	\$360,776.10

Personnel

Department is fully staffed.

Projects

District Court IT Refresh

An "IT refresh" for District Court is close to completion. We are replacing their workstations, displays, scanners and printers that have reached their "end of life".

Network Upgrade

Network routers and switches are being replaced throughout county facilities and tower locations. Benefits of the new equipment include increased bandwidth to endpoints and increased device performance. The previous network was a result of over twenty years of growth and as-needed additions. This project allowed us to design a network based on the needs of county departments from the ground up.

The courthouse has been completed and the core network infrastructure has been completed at the Health Department/EMS, Cushing and Justice Center. Endpoint switches are currently being deployed at the Justice Center. This will take significant time to complete due to the complexity of the Justice Center cabling as we are using this upgrade as an opportunity to clean up the network closets at the same time we replace the equipment.

Emergency Responder

The Cisco Emergency Responder (CER) component of our phone system was fully implemented. The CER provides additional information to dispatch when a 911 call is placed from a county phone. Dispatchers will receive the 911 call, as usual, and also receive an email providing details of the specific phone that placed the 911 call, which includes the department and individual generally assigned to that number. In previous years, dispatch would receive the 911 call from a set phone number that only represented the building the call came from. For example, all 911 calls from the courthouse came from the same number. Dispatch had no way of knowing who, or what, at the courthouse dialed 911.

With the completion of this project, we were able to request the cancellation of ten analog POTS lines that were required for 911 calls under the previous configuration. This will save the county several thousand dollars per year. While POTS lines are very old technology, dating back to the 1800s, they are increasingly expensive as communications companies are incentivizing organizations to seek alternate solutions by increasing the costs on a frequent basis.

Web Hosting

The county renewed our subscription with Revize to provide web hosting services.

With the renewal, we also qualified for a redesign of the county web site at no additional cost. A committee was formed and suggestions were provided to Revize. Revize has completed the migration of the existing site content to the new site. This project is currently in the quality assurance phase. Once quality assurance is completed, the new site will go live. Changes requested by the committee focused primarily on cosmetic aspects of the web site.

Server Virtualization – High Availability

This project was completed.

Miscellaneous

Log Management

Implemented an open source logging analysis solution in order to gain notifications and better research the various logs created by our servers and equipment. As the amount of information we need to monitor continues to grow it is necessary to leverage any tools we can find to help bring anomalies or critical events to our attention.

iSeries Update

Upgraded the operating system to the highest level available for our model. The current equipment will be considered "end of life" in late 2024, making replacement necessary next year.

This server is one of the few remaining physical servers used by the county. It hosts the applications for budget, financial management, tax, personal property, oil & gas, etc.

Remote Law Enforcement Agencies

Assisted the Sheriff's Office with their intention to allow external law enforcement agencies to implement an integrated deployment of the Sheriff's Office application. This would allow remote agencies to have similar capabilities for their officers as the Sheriff Deputies have.

The project appears to have stalled, but not due to anything related to the Sheriff's Office or the I.S. Department.

Sheriff's Office Pro Suite Upgrade

The Sheriff's Office has upgraded their application with CentralSquare to the latest version called Pro Suite. Due to changes in how Pro Suite functions as well as some new desired functionality, it was necessary to evaluate how the Sheriff's Office servers are hosted and configured on the county network. Changes were implemented in order to accommodate the requests of CentralSquare while also maintaining our own due diligence in regards to network security.

Legal Department

Worked with the Legal Department to help determine the best approach to processing open records requests received via the county web site.

Live Streaming Camera

Deployed an external camera to the roof of the Justice Center that streams a live feed to YouTube. This entails no recurring fees other than the obligation to replace the camera should it fail.

Backup Processes

Performed a quarterly evaluation of the backup processes and performed a test restoration of our tape archive.

County Attorney's Office – Karpel Solution

The County Attorney's Office is in the process of migrating from "Fullcase" to a solution called "PROSECUTORbyKARPEL". The project is currently on track and the County Attorney's Office expects to go live on November 11, 2023.

Help Desk Activity (7/18/2023-10/18/2023)

507 tickets, a decrease of .6% for the same period of 2022 (510 tickets).

DEPARTMENT	TICKETS
Sheriff's Office	178
District Court	84
County Attorney Office	55
EMS	23
Council on Aging	22
Treasurer's Office	21
Public Works	18
Register of Deeds	18
Information Systems	16
Human Resources	15
Health Department	13
Appraiser's Office	11
Clerk's Office	10
Transfer Station	8
Community Corrections	7
Planning and Zoning Department	4
Commission	3
KSU Extension Office	1

Note: This data represents documented service requests contained within the help desk management system and does not provide a complete view of all activity undertaken by the department.



Report
2023
3rd QTR

EMS 2023 3rd Qtr. Report

Reports:

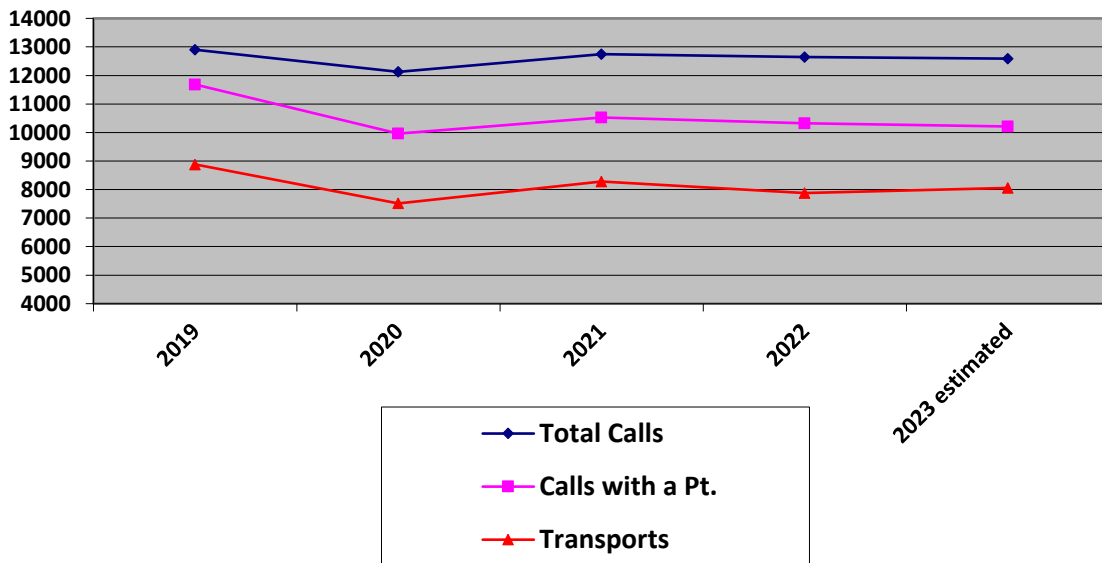
1. Budget –

	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>Jan-Sept 2023</u>
Approved Budget	3,724,148	3,836,941	4,122,580	4,123,580
Expenditures	3,650,249	3,938,923	4,177,820	3,084,107
Required User Fee To be collected per published budget	3,195,000	3,195,000	3,195,000	3,195,000
User Fee Revenue	3,441,390	2,674,436	3,165,523	2,602,333

2. Statistics

	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>Jan-Sept 2023</u>
Total Calls	12,902	12,126	12,748	12,644	9,441
Total Calls with a Patient	11,684	9,962	10,531	10,323	7,663
Total Patients Transported	8,882	7,814	8,287	7,881	6,040

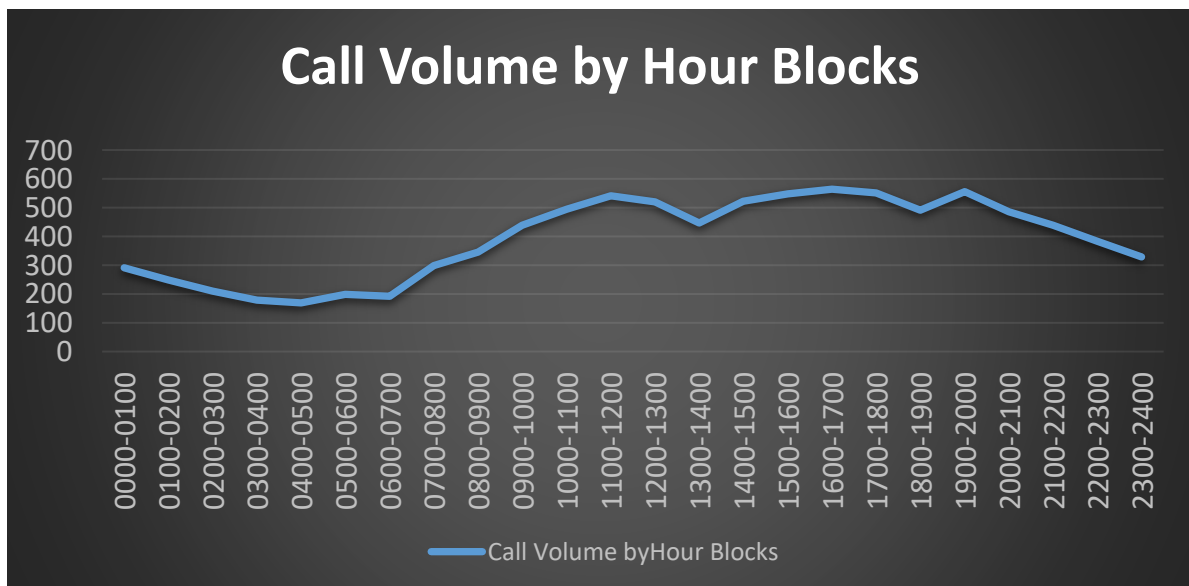
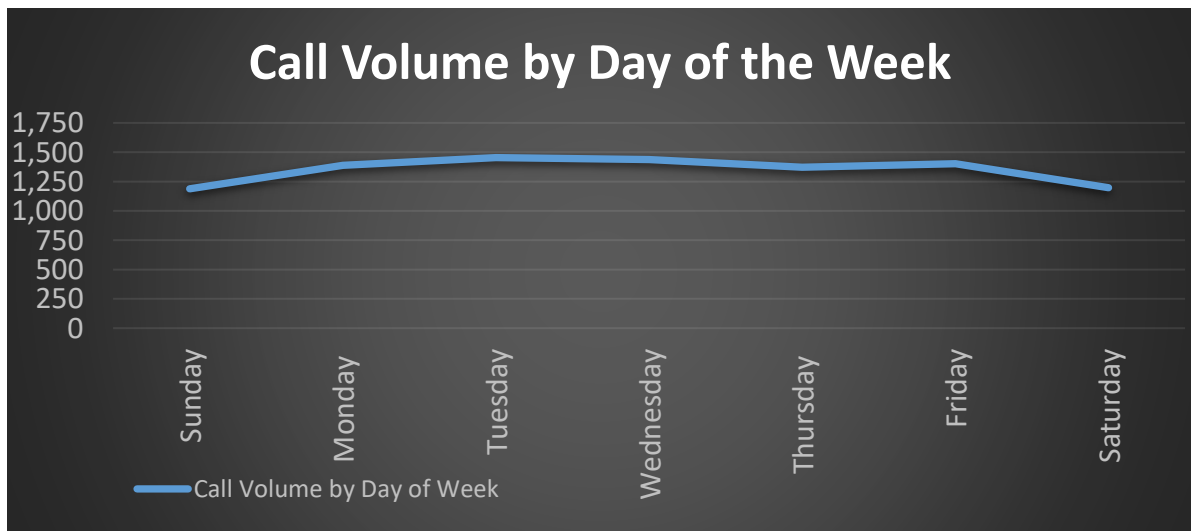
Runs Comparisons per Year



- **Total System Response time:**

Response Times 2021		
Minutes	# of Runs	% of Runs
0 – <5	4,866	51.54%
5 - <10	2,560	27.12%
10 - <15	1,043	11.05%
> 15	676	7.16%
Not Arrive	296	3.14%

- **Call Volume Statistics 2023**



TOTAL CALLS PER GEOGRAPHICAL LOCATION 2022

City of Leavenworth	5493	58.18%
City of Lansing	1005	10.66%
City of Tonganoxie	804	8.52%
City of Basehor	543	5.75%
High Prairie Twp.	454	4.81%
Fort Leavenworth	189	2.00%
Fairmount Twp.	170	1.80%
Stranger Twp.	120	1.27%
Tonganoxie Twp.	118	1.25%
Reno Twp.	108	1.14%
Kickapoo Twp.	99	1.05%
Sherman Twp.	76	0.80%
City of Easton	64	0.68%
Easton Twp.	53	0.56%
City of Linwood	48	0.51%
Delaware Twp.	44	0.47%
Mutual Aid/Fair	31	0.32%
Alexandria Twp.	22	0.23%

3. Vehicle maintenance 2023

Total vehicle Budget 109,000
 Expenditures 100,388 (90.16%)

- Had an accident with a supervisor vehicle and is currently at the auto body shop
- 2 units now have needed transmissions repairs.
- 2025 unit was placed on order and still have the 2023 and 2024 on order.

4. Updates

- Currently staffing is needing 2 paramedics and an EMT
- Completed a CMS (Medicare) Audit process that took approximately 3 months. We received notice that we are compliant.
- Promotions –
 - Christy Johnson - Operations Manager
 - Matt Budke – Captain
 - Heather Flickinger – Captain
 - Russell Strange – Lt
 - Schaeffer Holland - Lt

Leavenworth County Health Department Report 2023



3rd Qtr.

Health Department Report 3rd Qtr.

1. Budget	<u>2020</u>	<u>2021</u>	<u>2022</u>	Jan - Sept <u>2023</u>
Approved Budget	1,350,722	1,379,241	1,441,644	1,491,209
Expenditures	1,260,817	1,334,225	1,310,657	1,053,009
Required User Fee	110,000	110,000	110,000	110,000
User Fee Revenue Collected	65,930	74,223	93,828	52,863
Grants Received	630,437	870,129	716,922	596,361
Total Revenue Collected				1,172,615
2. Statistics	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>
Health Department	4,133	5,933	9,946	4,903
WIC	<u>5,935</u>	<u>5,562</u>	<u>13,276</u>	<u>10,517</u>
Total Clients	10,068	11,495	23,222	15,420

3. Items to report:

- ELC Grant – the health department is finishing up the remainder of this grant. 2 remaining projects are being bid currently
 - Paint and Carpet
- Internal Promotion to the position of Clinical Manager. Sara Beaudry RN, was promoted over the summer to the position of the Clinical Manager.
- Health Assessments - the county employee health assessments are scheduled for Nov 6th and 7th
- FP and PMI grants - KDHE notified us that there are additional grant funds available in these grants. We are applying for the additional funding. This would not be enhancement funds but rather additional reimbursement funding.
- Aid to local grants - all aid to local grants were approved through KDHE for the state fiscal year
- WIC – the WIC budget was fully supported and approved for the next federal fiscal year



COUNTY OF LEAVENWORTH

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*From the office of Thomas A. Cole, Economic Development Administrator
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October 25, 2023

Quarterly Report

Items of Interest:

- Assisting numerous property owners evaluate future uses and reuses of large acreages. Planning, marketing and regulatory preparation.
- Relationship Enhancement and Frequent Contact with Leavenworth County Communities and Agencies
- Assisting Communities with Specific Initiatives
 - Basehor City Council Planning Retreat & Town Center Strategy
- Energy Efficiency and Conservation Block Grant – US Department of Energy (11/2/23)
- CHIP's Act – Recompete Pilot Program Grant with Kansas Department of Commerce
- Charging and Fueling Infrastructure Discretionary Grant Program – USDOT (Summer 2023 Submission)
- Planning a Workshop for Entrepreneurship (Early 2024)
 - Business Plan
 - Marketing Plan
 - Finance Plan
 - Legal Structure
 - Real Estate Tips and Keys

- Attended Society of Office and Industrial Real Estate (SIOR) Annual KC Event
- ICSC Retail Event (International Council of Shopping Centers)
 - 35,000 Retailers/Developers/Real Estate Professionals
 - Met with over 70 Retailers
 - Workforce is Leading Factor to Additional Locations
 - They want to grow, but fear workforce availability
- KDOT Technology Summit (Bipartisan Infrastructure Legislation & Inflation Reduction Act); Future Infrastructure Expectations (EV and AI)
 - Technology Evolution: 100 Million Users
 - PC's – 14 years
 - Smartphones – 2 years
 - Chat GPT – 2 months
- International Economic Development Council Annual Event
 - Affirmed workforce concerns
 - Project size escalations
 - Importance of readiness
 - Land Shortages
 - Impact of AI and Data
- WSU Center for Economic Development & Business Research – Kansas Economic Forecast
 - Wages vs Workforce
 - Threats to Kansas Economy: Oil, War, Wage Battles, Federal Reserve vs Federal Spending (inflation)...
 - Manufacturing, Warehousing and Services Continue to Be Primary Drivers
- Industrial Site Visioning Committee – Business Park Committee (Port Authority / LCDC)
 - Meeting with Developers, Utility Companies, Regional Development Groups, General Site Analysis and Needs

- MARC Goods Movement (Logistics) Committee
 - Regional Freight Study to Commence Soon
 - Will identify primary and prevailing freight routes and needs
 - Planning Tool
- KCATA KCI Transit Advisory Stakeholder Committee
 - Evaluating the needs and desires of the region as larger events are becoming more prevalent in the KC Area
 - Workforce Transit for KCI Employees
- Leavenworth – Lansing Chamber of Commerce Ex-Officio
- Featured Speaker at Leavenworth Rotary
- Market Activity Update & Trends
 - Industrial
 - Commercial/Office
 - Retail
 - Residential

Market Snapshot (12-Months To-Date – October 2022 to October 2023)

Industrial

Inventory 4.6 million sf (approximate)

Vacancy Negligible +/- 1% - *Our market is full relative to existing buildings. Conversely, there's 15.5 million sf of available industrial space throughout the entire KC Metro.*

Projects and building sizes are increasing as supply chain issues proved to significantly hinder costs and availability since the pandemic. As such, we're seeing a shift from Just-In-Time production methods to a Just-In-Case approach. Resiliency is key: How well an industry can take a punch.

Rents Increased 6% to \$6.53/sf Average (year over year)

Increased 20.9% since 2019

Retail

Inventory 2.8 million sf (approximate)

Vacancy 4.7%

Rents Increased 6.5% to \$13.40/sf Average (year over year)

Increased 18.2% since 2019

Retail continues to generally be in flux. Inventory losses and an epidemic of theft/lawlessness may push forth the establishment of "dark stores" in a variety of retail formats that previously hadn't contemplated such measures.

Office

Inventory 1 million sf (approximate)

Vacancy 8.2% (down 3% from 1 year ago)

Rents Increased 2.6% to \$19.10/sf Average (year over year)

Increased 6.6% since 2019

Multi-Family Housing

Inventory	1360 Units
Vacancy	9.6% (down 1% from 1 year ago)
Rents	Increased 65.8% to \$1,040/month Average (year over year)
	Increased 15% since 2019

****Data provided by Costar Data Analytics***