

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  
March 22, 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 March 15, 2023
  - b) Approval of the minutes of the work session of March 15, 2023

- c) Approval of the schedule for the week March 27, 2023
- d) Approval of the check register
- e) Approve and sign the OCB's
- f) Approve Case Number DEV-23-010 & 011 Preliminary and Final Plat for Cadillac Ranch
- g) Approve Case Number DEV-23-012 & 013 Preliminary and Final Plat for Stranger Point
- h) Approve Case Number DEV-23-015 & 016 Preliminary and Final Plat for South Majure Acres
- i) Approve Case Number DEV-23-017 & 018 Preliminary and Final Plat for North Majure Acres

VII. FORMAL BOARD ACTION:

- a) Consider a motion to approve Case Number DEV-23-001 & 002 Preliminary and Final Plat for Double M.
- b) Consider a motion to approve the memorandum of understanding between Council on Aging and Perky's Café for the leisure and learning program activities.
- c) Consider a motion to approve the lease agreement with Sherman Township Fire Department for the salt dome and grader storage.

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

IX. ADDITIONAL PUBLIC COMMENT IF NEEDED

X. ADJOURNMENT

**WORK SESSION TO DISCUSS PUBLIC WORKS CAPITAL IMPROVEMENT PLAN**

# LEAVENWORTH COUNTY COMMISSIONERS MEETING SCHEDULE

## Monday, March 20, 2023

## Tuesday, March 21, 2023

9:45 a.m. Workforce Partnership CEOB meeting via Zoom

12:00 p.m. LCPA meeting

## Wednesday, March 22, 2023

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

## Thursday, March 23, 2023

## Friday, March 24, 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

\*\*\*\*\*March 15, 2023 \*\*\*\*\*

The Board of County Commissioners met in a regular session on Wednesday, March 15, 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; Amy Allison, Deputy Planning and Zoning Director; Edd Hingula, Leavenworth City Commissioner; Sonya Murphy, Extension Office; John Richmeier, Leavenworth Times

Residents: Eric McMillin, John Matthews, Cindy Lynch, Joe Herring

Commissioner Kaaz read a proclamation recognizing March as Kansas Agriculture Month.

**PUBLIC COMMENT:**

There were no public comments on agenda items.

**ADMINISTRATIVE BUSINESS:**

Mark Loughry reported the County received local assistance and tribal consistency funds which have to spent according to guidelines. He requested authorization to transfer these funds for use of the previously approved sewer line replacement project for the city of Linwood in lieu of the ARPA funds.

***A motion was made by Commissioner Mike Smith and seconded by Commissioner Stieben to allow the expenditures of the LATC funds for the Linwood expenditures for their sewer lines.***

***Motion passed, 5-0.***

David Van Parys reported he requested information from KDHE regarding fires at the landfill indicating the reports would cost approximately \$770.00 to obtain these reports. He indicated he will continue to work with KDHE to obtain these reports.

Commissioner Doug Smith asked if agricultural preserve is a zoning issue.

Mr. Van Parys reported Kansas Law allows property owners to place their land in agricultural preserve which is not a zoning category.

The Board briefly spoke about local ad valorem taxes.

***A motion was made by Commissioner Culbertson and seconded by Commissioner Mike Smith to accept the consent agenda for Wednesday, March 15, 2023 as presented.***

***Motion passed, 5-0.***

Amy Allison updated the Board on Resolution 2023-4, a special use permit for Whiskey Ridge Event Center reported that a letter from the State Fire Marshall was received last night indicating they are granting the variance for the fire suppression system. She said the Board of Building Codes tabled this item until March 22<sup>nd</sup> for the response from the Fire Marshall's office.

***A motion was made by Commissioner Mike Smith and seconded by Commissioner Kaaz to table until March 29.***

***Motion passed, 4-0 Commissioner Culbertson abstained.***

Commissioner Stieben attended the Fire District #2 meeting in Reno Township.

Commissioner Culbertson met with Senator Tyson about property taxes, attended the Leavenworth City Commission meeting and he will speak at the Chamber of Commerce meeting this evening.

Commissioner Mike Smith attended the LCDC meeting and will deliver Meals on Wheels on Tuesday.

Commissioner Kaaz attended a KCATA meeting and will attend the NEK-CAP meeting.

Commissioner Doug Smith attended the Basehor City Council meeting and will deliver Meals on Wheels on Monday.

The Board will participate in the St. Patrick's Day parade on Friday.

Eric McMillin commented on non-agenda items.

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

*Motion passed, 5-0.*

The Board adjourned at 9:31 a.m.

\*\*\*\*\*March 15, 2023 \*\*\*\*\*

The Board of County Commissioners met in a work session on Wednesday, March 15, 2023. Commissioner Mike Smith, Commissioner Doug Smith, Commissioner Kaaz, Commissioner Culbertson and Commissioner Stieben are present; Also present: Mark Loughry, County Administrator; David Van Parys, Senior County Counselor; Edd Hingula, Leavenworth City Commission

Residents: Eric McMillin, John Matthews, Joe Herring

The Board held a work session to discuss the public comment policy.

Direction was given to staff to amend the policy as discussed.

The Board ended the work session at 10:22 a.m.

Draft

# LEAVENWORTH COUNTY COMMISSIONERS MEETING SCHEDULE

## Monday, March 27, 2023

## Tuesday, March 28, 2023

11:30 a.m. City of Basehor Annual State of the City Address  
• Falcon Lakes Clubhouse, 4605 Clubhouse Drive, Basehor, KS

12:00 p.m. MARC meeting

## Wednesday, March 29, 2023

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

## Thursday, March 30, 2023

## Friday, March 31, 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

START DATE: 03/11/2023 END DATE: 03/17/2023

TYPES OF CHECKS SELECTED: \* ALL TYPES

				P.O.NUMBER	CHECK#					
4120	ACE IMAGEWEAR	AAA LAUNDRY & LINEN SUPPLY CO	333374	102491 AP	03/17/2023	3-001-5-53-215	4013-01994 UNIFORM RENTALS NOX		75.64	
4120	ACE IMAGEWEAR	AAA LAUNDRY & LINEN SUPPLY CO	333374	102491 AP	03/17/2023	3-001-5-53-215	4013-01994 UNIFORM RENTALS NOX		75.64	
4120	ACE IMAGEWEAR	AAA LAUNDRY & LINEN SUPPLY CO	333374	102491 AP	03/17/2023	3-001-5-53-215	4013-01994 UNIFORM RENTALS NOX		75.64	
								*** VENDOR	4120 TOTAL	226.92
20588	ADVANTAGE	ADVANTAGE PRINTING	333375	102492 AP	03/17/2023	3-001-5-07-303	LVSO BUSINESS CARDS, WARNING C		300.00	
20588	ADVANTAGE	ADVANTAGE PRINTING	333375	102492 AP	03/17/2023	3-001-5-07-303	LVSO BUSINESS CARDS, WARNING C		848.00	
								*** VENDOR	20588 TOTAL	1,148.00
1537	ARV - PARTS	AMERICAN RESPONSE VEHICLE INC	333377	102494 AP	03/17/2023	3-001-5-05-306	LED FLASHER, GAS SPRING DOOR,		380.13	
1537	ARV - PARTS	AMERICAN RESPONSE VEHICLE INC	333377	102494 AP	03/17/2023	3-001-5-05-306	LED FLASHER, GAS SPRING DOOR,		90.90	
								*** VENDOR	1537 TOTAL	471.03
23537	BOUND TREE	BOUND TREE MEDICAL LLC	333379	102496 AP	03/17/2023	3-001-5-05-381	113712 GLOVES, ELECTRODES, FIE		538.00	
23537	BOUND TREE	BOUND TREE MEDICAL LLC	333379	102496 AP	03/17/2023	3-001-5-05-381	113712 GLOVES, ELECTRODES, FIE		631.20	
23537	BOUND TREE	BOUND TREE MEDICAL LLC	333379	102496 AP	03/17/2023	3-001-5-05-381	113712 GLOVES, ELECTRODES, FIE		315.60	
23537	BOUND TREE	BOUND TREE MEDICAL LLC	333379	102496 AP	03/17/2023	3-001-5-05-381	113712 GLOVES, ELECTRODES, FIE		872.40	
23537	BOUND TREE	BOUND TREE MEDICAL LLC	333379	102496 AP	03/17/2023	3-001-5-05-381	113712 GLOVES, ELECTRODES, FIE		135.00	
23537	BOUND TREE	BOUND TREE MEDICAL LLC	333379	102496 AP	03/17/2023	3-001-5-05-381	113712 GLOVES, ELECTRODES, FIE		270.00	
23537	BOUND TREE	BOUND TREE MEDICAL LLC	333379	102496 AP	03/17/2023	3-001-5-05-381	113712 GLOVES, ELECTRODES, FIE		534.45	
23537	BOUND TREE	BOUND TREE MEDICAL LLC	333379	102496 AP	03/17/2023	3-001-5-05-381	113712 GLOVES, ELECTRODES, FIE		51.80	
								*** VENDOR	23537 TOTAL	3,348.45
36	CAHILL PAT	PATRICK J CAHILL	333382	102499 AP	03/17/2023	3-001-5-09-231	CONTRACTED COURT APPOINTED ATT		3,000.00	
25101	CANON U S	CANON U S A INC	333383	102500 AP	03/17/2023	3-001-5-19-204	1865950 DIST CT CLERK FRONT CO		154.14	
362	CASAD BENJAMIN	BENJAMIN CASAD	333384	102501 AP	03/17/2023	3-001-5-09-231	CONTRACTED COURT APPOINTED ATT		3,000.00	
24545	CDW GOVERN	CDW GOVERNMENT INC	333385	102502 AP	03/17/2023	3-001-5-07-362	11106763***SHF ACCOUNT LASERJE		532.53	
24545	CDW GOVERN	CDW GOVERNMENT INC	333385	102502 AP	03/17/2023	3-001-5-18-301	377322 CABLE TIES, SOFTWARE		526.78	
24545	CDW GOVERN	CDW GOVERNMENT INC	333385	102502 AP	03/17/2023	3-001-5-18-301	377322 CABLE TIES, SOFTWARE		122.08	
24545	CDW GOVERN	CDW GOVERNMENT INC	333385	102502 AP	03/17/2023	3-001-5-18-301	377322 CABLE TIES, SOFTWARE		91.56	
24545	CDW GOVERN	CDW GOVERNMENT INC	333385	102502 AP	03/17/2023	3-001-5-18-301	377322 CABLE TIES, SOFTWARE		61.04	
								*** VENDOR	24545 TOTAL	1,333.99
5362	DIAMOND DRUGS	DIAMOND DRUGS, INC	333387	102504 AP	03/17/2023	3-001-5-07-219	KSLV FEB INMATE PRESCRIPTIONS		2,470.31	
832	DOLSBERRY	DOLSBERRY & SONS INC	333388	102505 AP	03/17/2023	3-001-5-03-301	CO TREAS - REPLACE REFRIGERATO		857.00	
86	EVERGY	EVERGY KANSAS CENTRAL INC	333391	102508 AP	03/17/2023	3-001-5-05-215	EMS 9103 ELECTRIC SERVICE		558.53	
86	EVERGY	EVERGY KANSAS CENTRAL INC	333369	102486 AP	03/16/2023	3-001-5-07-223	ELEC SVC TO SIRENS		1,181.79	
								*** VENDOR	86 TOTAL	1,740.32
828	FIRST ADVANTAGE	FIRST ADVANTAGE BAVCKGROUND SE	333392	102509 AP	03/17/2023	3-001-5-07-208	828497 2 BACKGROUND CHECKS		9.18	
605	FLEET HOSTER	FLEET HOSTER LLC	333393	102510 AP	03/17/2023	3-001-5-06-222	MARCH SERVICE, LESS CREDIT MEM		39.90	
605	FLEET HOSTER	FLEET HOSTER LLC	333393	102510 AP	03/17/2023	3-001-5-11-253	MARCH SERVICE, LESS CREDIT MEM		19.95	
605	FLEET HOSTER	FLEET HOSTER LLC	333393	102510 AP	03/17/2023	3-001-5-31-230	MARCH SERVICE, LESS CREDIT MEM		59.85	
605	FLEET HOSTER	FLEET HOSTER LLC	333393	102510 AP	03/17/2023	3-001-5-41-271	MARCH SERVICE, LESS CREDIT MEM		140.00	
605	FLEET HOSTER	FLEET HOSTER LLC	333393	102510 AP	03/17/2023	3-001-5-53-220	MARCH SERVICE, LESS CREDIT MEM		139.65	
								*** VENDOR	605 TOTAL	399.35
656	FLOYD, JAMES	JAMES ANTWONE FLOYD	333394	102511 AP	03/17/2023	3-001-5-09-231	CONTRACT COURT APPOINTED ATTOR		3,000.00	
81	FULLER G	GARY L FULLER ATTY	333396	102513 AP	03/17/2023	3-001-5-09-231	CONFLICT COURT APPOINTED ATTOR		525.00	
1941	HALLEY	LAW OFFICE OF E ELAINE HALLEY	333397	102514 AP	03/17/2023	3-001-5-09-231	CONTRACT COURT APPOINTED ATTOR		3,000.00	
671	HARRIS, TERRI	TERRI L HARRIS	333399	102516 AP	03/17/2023	3-001-5-09-231	CONFLICT ATTORNEY		697.50	
22605	HINCKLEY S	HINCKLEY SPRINGS	333401	102518 AP	03/17/2023	3-001-5-11-208	17137512660768 FILTRATION SYST		44.99	
552	HUTTON, ASHLEY	ASHLEY HUTTON	333404	102521 AP	03/17/2023	3-001-5-11-240	APPEAL MINOR CHILDREN 2019JC10		600.00	
1751	INTACT INSURANCE	INTACT INSURANCE (FORMERLY ONE	333406	102523 AP	03/17/2023	3-001-5-14-224	791000617 DEDCTUBLE BILLING		1,703.32	
236	INTERPRETERS	INTERPRETERS INC	333407	102524 AP	03/17/2023	3-001-5-19-221	INTERPRETERS 2/22,2/27,3/1 DIS		521.13	
10303	INTERSTATE ALL BATTE	INTERSTATE ALL BATTERY CENTER	333408	102525 AP	03/17/2023	3-001-5-07-301	C90430003041 ASSORTED SIZE BAT		179.60	
3030	ISG TECHNOLOGY	ISG TECHNOLOGY	333409	102526 AP	03/17/2023	3-001-5-18-220	LEAVENWORTHCO CONSULTATION		892.50	
3030	ISG TECHNOLOGY	ISG TECHNOLOGY	333409	102526 AP	03/17/2023	3-001-5-18-220	CONSULTATION		127.50	
								*** VENDOR	3030 TOTAL	1,020.00



START DATE: 03/11/2023 END DATE: 03/17/2023

TYPES OF CHECKS SELECTED: \* ALL TYPES

			P.O.NUMBER	CHECK#						
6636	KANSAS GAS	KANSAS GAS SERVICE	333411	102528 AP	03/17/2023	3-001-5-05-215	510614745 2015657 27 GAS TRANS	266.79		
6653	KANSAS STA	KANSAS STATE UNIVERSITY	333412	102529 AP	03/17/2023	3-001-5-07-253	D194735 TESTING RACON/RABIES	82.25		
11614	KBI	KDOR	333413	102530 AP	03/17/2023	3-001-5-03-302	KBI BACKGROUND INVESTIGATION -	47.00		
30	KOHL FRANK	FRANK E KOHL	333414	102531 AP	03/17/2023	3-001-5-09-231	CONFLICT COURT APPT ATTORNEY	487.50		
30	KOHL FRANK	FRANK E KOHL	333414	102531 AP	03/17/2023	3-001-5-09-231	CONFLICT COURT APPT ATTORNEY	525.00		
							*** VENDOR 30 TOTAL			1,012.50
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	333417	102534 AP	03/17/2023	3-001-5-19-301	DIST CT CSO TONER CARTRIDGES	173.86		
1693	LEAV ROTARY	LEAVENWORTH ROTARY CLUB #1621	333418	102535 AP	03/17/2023	3-001-5-11-203	DUES/MEMBERSHIP TODD THOMPSON	217.50		
1693	LEAV ROTARY	LEAVENWORTH ROTARY CLUB #1621	333418	102535 AP	03/17/2023	3-001-5-11-203	DUES/MEMBERSHIP TODD THOMPSON	156.50		
							*** VENDOR 1693 TOTAL			374.00
8	MAIL SERVICES	MAIL SERVICES LLC	333420	102537 AP	03/17/2023	3-001-5-41-302	LE2833 MAILINGPOSTAGE 2023 CVN	17,803.77		
2666	MISC REIMBURSEMENTS	JOE TAVANO	333424	102541 AP	03/17/2023	3-001-5-11-211	PER DIEM - TRAINING IN WICHITA	52.00		
2666	MISC REIMBURSEMENTS	JANET KLASINSKI	333425	102542 AP	03/17/2023	3-001-5-49-202	PER DIEM WICHITA, MILEAGE WICH	56.00		
2666	MISC REIMBURSEMENTS	JANET KLASINSKI	333425	102542 AP	03/17/2023	3-001-5-49-202	PER DIEM WICHITA, MILEAGE WICH	79.91		
2666	MISC REIMBURSEMENTS	JANET KLASINSKI	333425	102542 AP	03/17/2023	3-001-5-49-202	PER DIEM WICHITA, MILEAGE WICH	269.86		
							*** VENDOR 2666 TOTAL			457.77
670	NICHOLS MICHAEL J	MICHAEL J NICHOLS PA ATTORNEY	333427	102544 AP	03/17/2023	3-001-5-09-231	CONTRACT COURT APPOINTED ATTOR	3,000.00		
196	OLSSON	OLSSON, INC	333428	102545 AP	03/17/2023	3-001-5-06-206	PROF SVCS FOR PLANNING/ZONING	5,073.25		
2612	QUALITY REPORTING	QUALITY REPORTING	333431	102548 AP	03/17/2023	3-001-5-19-251	CSR FEES 2/24/23 (2020CR493)	332.76		
7098	QUILL CORP	QUILL CORP	333432	102549 AP	03/17/2023	3-001-5-28-301	5643954 HR OFFICE SUPPLIES	111.64		
7098	QUILL CORP	QUILL CORP	333432	102549 AP	03/17/2023	3-001-5-28-301	5643954 HR OFFICE SUPPLIES	21.59		
7098	QUILL CORP	QUILL CORP	333432	102549 AP	03/17/2023	3-001-5-28-301	5643954 HR OFFICE SUPPLIES	72.63		
							*** VENDOR 7098 TOTAL			205.86
23432	TANGENT CO	TANGENT COMPUTER	333437	102554 AP	03/17/2023	3-001-5-18-254	LECO005 SPAM FILTER SUBSCRIPTI	2,150.00		
17676	TANK MANAG	TANK MANAGEMENT SERVICES	333438	102555 AP	03/17/2023	3-001-5-07-404	6 CASES SPHAG SORB ABSORBANT	795.00		
261	TELEFLEX	TELEFLEX FUNDING LLC	333439	102556 AP	03/17/2023	3-001-5-05-381	1239536 FIELD SUPPLIES	1,115.50		
41	UNDERGROUN	UNDERGROUND VAULTS & STORAGE	333440	102557 AP	03/17/2023	3-001-5-19-214	100492 FILE RETRIEVAL	63.88		
2007	WIRENUTS	WIRENUTS	333443	102560 AP	03/17/2023	3-001-5-07-207	SVC CALL-PROBLEM WITH CAMERA	165.00		
100	WITNESS LIST						*** VENDOR 100 TOTAL			139.19
							TOTAL FUND 001			62,708.61
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24545	CDW GOVERN	CDW GOVERNMENT INC	333385	102502 AP	03/17/2023	3-115-5-00-409	3773122 HARD DRIVES, WORKSTATI	3,226.70		
24545	CDW GOVERN	CDW GOVERNMENT INC	333385	102502 AP	03/17/2023	3-115-5-00-409	3773122 HARD DRIVES, WORKSTATI	385.85		
24545	CDW GOVERN	CDW GOVERNMENT INC	333385	102502 AP	03/17/2023	3-115-5-00-409	3773122 HARD DRIVES, WORKSTATI	183.33		
24545	CDW GOVERN	CDW GOVERNMENT INC	333385	102502 AP	03/17/2023	3-115-5-00-409	3773122 HARD DRIVES, WORKSTATI	2,070.19		
24545	CDW GOVERN	CDW GOVERNMENT INC	333385	102502 AP	03/17/2023	3-115-5-00-409	3773122 HARD DRIVES, WORKSTATI	168.37		
24545	CDW GOVERN	CDW GOVERNMENT INC	333385	102502 AP	03/17/2023	3-115-5-00-409	3773122 HARD DRIVES, WORKSTATI	609.98		
24545	CDW GOVERN	CDW GOVERNMENT INC	333385	102502 AP	03/17/2023	3-115-5-00-409	3773122 HARD DRIVES, WORKSTATI	30.52		
24545	CDW GOVERN	CDW GOVERNMENT INC	333385	102502 AP	03/17/2023	3-115-5-00-409	3773122 UPS BATTERIES	4,113.60		
							*** VENDOR 24545 TOTAL			10,788.54
605	FLEET HOSTER	FLEET HOSTER LLC	333393	102510 AP	03/17/2023	3-115-5-00-434	MARCH SERVICE, LESS CREDIT MEM	718.75		
605	FLEET HOSTER	FLEET HOSTER LLC	333393	102510 AP	03/17/2023	3-115-5-00-434	MARCH SERVICE, LESS CREDIT MEM	57.03-		
605	FLEET HOSTER	FLEET HOSTER LLC	333393	102510 AP	03/17/2023	3-115-5-00-436	MARCH SERVICE, LESS CREDIT MEM	40.00		
							*** VENDOR 605 TOTAL			701.72
							TOTAL FUND 115			11,490.26
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24545	CDW GOVERN	CDW GOVERNMENT INC	333385	102502 AP	03/17/2023	3-118-5-00-405	3773122 TREAS LEXMARK FUSER KI	264.14		
							TOTAL FUND 118			264.14

warrants by vendor

TYPES OF CHECKS SELECTED: \* ALL TYPES

			P.O.NUMBER	CHECK#						
605	FLEET HOSTER	FLEET HOSTER LLC	333393	102510 AP	03/17/2023	3-126-5-00-221	MARCH SERVICE, LESS CREDIT MEM	20.00		
							TOTAL FUND 126		20.00	
7158	A-1 RENTAL	A-1 RENTAL	333373	102490 AP	03/17/2023	3-133-5-00-214	3-24 MONTHLY TOILET RENTALS	220.00		
7158	A-1 RENTAL	A-1 RENTAL	333373	102490 AP	03/17/2023	3-133-5-00-214	3-24 MONTHLY TOILET RENTALS	110.00		
							*** VENDOR 7158 TOTAL		330.00	
4120	ACE IMAGEWEAR	AAA LAUNDRY & LINEN SUPPLY CO	333374	102491 AP	03/17/2023	3-133-5-00-215	3-25 4013-01993 UNIFORM RENTAL	764.30		
4120	ACE IMAGEWEAR	AAA LAUNDRY & LINEN SUPPLY CO	333374	102491 AP	03/17/2023	3-133-5-00-215	3-25 4013-01993 UNIFORM RENTAL	207.63		
4120	ACE IMAGEWEAR	AAA LAUNDRY & LINEN SUPPLY CO	333374	102491 AP	03/17/2023	3-133-5-00-215	3-25 4013-01993 UNIFORM RENTAL	136.84		
4120	ACE IMAGEWEAR	AAA LAUNDRY & LINEN SUPPLY CO	333374	102491 AP	03/17/2023	3-133-5-00-312	3-25 4013-01993 UNIFORM RENTAL	208.81		
4120	ACE IMAGEWEAR	AAA LAUNDRY & LINEN SUPPLY CO	333374	102491 AP	03/17/2023	3-133-5-00-312	3-25 4013-01993 UNIFORM RENTAL	187.40		
							*** VENDOR 4120 TOTAL		1,231.30	
18634	AMERICAN E	AMERICAN EQUIPMENT CO	333376	102493 AP	03/17/2023	3-133-5-00-360	3-26 AMBER & STROBE LIGHTS	893.78		
117	BUILDEX, LLC	HAMM INC (FORMERLY BUILDEX)	333381	102498 AP	03/17/2023	3-133-5-00-361	3-27 430742 ROCK	228,150.00		
117	BUILDEX, LLC	HAMM INC (FORMERLY BUILDEX)	333381	102498 AP	03/17/2023	3-133-5-00-361	3-27 430742 ROCK	10,249.20		
117	BUILDEX, LLC	HAMM INC (FORMERLY BUILDEX)	333381	102498 AP	03/17/2023	3-133-5-00-361	3-27 430742 ROCK	70,627.05		
117	BUILDEX, LLC	HAMM INC (FORMERLY BUILDEX)	333381	102498 AP	03/17/2023	3-133-5-00-361	3-27 430742 ROCK	57,482.10		
117	BUILDEX, LLC	HAMM INC (FORMERLY BUILDEX)	333381	102498 AP	03/17/2023	3-133-5-00-361	3-27 430742 ROCK	10,629.45		
117	BUILDEX, LLC	HAMM INC (FORMERLY BUILDEX)	333381	102498 AP	03/17/2023	3-133-5-00-361	3-27 430742 ROCK	12,249.90		
117	BUILDEX, LLC	HAMM INC (FORMERLY BUILDEX)	333381	102498 AP	03/17/2023	3-133-5-00-361	3-27 430742 ROCK	52,199.55		
117	BUILDEX, LLC	HAMM INC (FORMERLY BUILDEX)	333381	102498 AP	03/17/2023	3-133-5-00-361	3-27 430742 ROCK	47,443.50		
117	BUILDEX, LLC	HAMM INC (FORMERLY BUILDEX)	333381	102498 AP	03/17/2023	3-133-5-00-361	3-27 430742 ROCK	6,435.00		
							*** VENDOR 117 TOTAL		39,165.75	
2533	COMMERCIAL INDUSTRIA	COMMERCIAL INDUSTRIAL SUPPLY C	333386	102503 AP	03/17/2023	3-133-5-00-207	3-28 SVC CALL FURNACE AT CO SH	408.00		
475	DSG EQUIPMENT	DSG EQUIPMENT & SUPPLIES	333389	102506 AP	03/17/2023	3-133-5-00-207	3-29 SVC CALL - REPAIR POWER W	579.15		
605	FLEET HOSTER	FLEET HOSTER LLC	333393	102510 AP	03/17/2023	3-133-5-00-229	MARCH SERVICE, LESS CREDIT MEM	1,037.51		
605	FLEET HOSTER	FLEET HOSTER LLC	333393	102510 AP	03/17/2023	3-133-5-00-229	MARCH SERVICE, LESS CREDIT MEM	57.03		
							*** VENDOR 605 TOTAL		980.48	
434	HAMM QUARR	HAMM QUARRIES	333398	102515 AP	03/17/2023	3-133-5-00-361	3-30 300467 ROCK	1,731.51		
434	HAMM QUARR	HAMM QUARRIES	333398	102515 AP	03/17/2023	3-133-5-00-361	3-30 300467 ROCK	2,015.01		
434	HAMM QUARR	HAMM QUARRIES	333398	102515 AP	03/17/2023	3-133-5-00-361	3-30 300467 ROCK	1,152.34		
434	HAMM QUARR	HAMM QUARRIES	333398	102515 AP	03/17/2023	3-133-5-00-361	3-30 300467 ROCK	563.19		
434	HAMM QUARR	HAMM QUARRIES	333398	102515 AP	03/17/2023	3-133-5-00-361	3-30 300467 ROCK	1,467.42		
434	HAMM QUARR	HAMM QUARRIES	333398	102515 AP	03/17/2023	3-133-5-00-361	3-30 300467 ROCK	1,377.44		
434	HAMM QUARR	HAMM QUARRIES	333398	102515 AP	03/17/2023	3-133-5-00-361	3-30 300467 ROCK	3,667.21		
434	HAMM QUARR	HAMM QUARRIES	333398	102515 AP	03/17/2023	3-133-5-00-361	3-30 300467 ROCK	757.12		
434	HAMM QUARR	HAMM QUARRIES	333398	102515 AP	03/17/2023	3-133-5-00-361	3-30 300467 ROCK	2,641.90		
							*** VENDOR 434 TOTAL		15,373.14	
145	HIMPEL HARDWARE	HIMPEL LUMBER	333400	102517 AP	03/17/2023	3-133-5-00-363	3-31 817 TREATED LUMBER	1,372.32		
369	HOLLIDAY	HOLLIDAY SAND & GRAVEL CO	333402	102519 AP	03/17/2023	3-133-5-00-306	3-32 218331 IC SAND	8,164.27		
191	HOME DEPOT	HOME DEPOT USA	333403	102520 AP	03/17/2023	3-133-5-00-312	3-33 1111680 KNIT CLOTHS	75.26		
368	INDEPENDEN	INDEPENDENT SALT CO	333405	102522 AP	03/17/2023	3-133-5-00-306	3-34 2KSLEAV ICE CONROL SALT	3,344.84		
368	INDEPENDEN	INDEPENDENT SALT CO	333405	102522 AP	03/17/2023	3-133-5-00-306	3-34 2KSLEAV ICE CONROL SALT	24,309.12		
368	INDEPENDEN	INDEPENDENT SALT CO	333405	102522 AP	03/17/2023	3-133-5-00-306	3-34 2KSLEAV ICE CONROL SALT	8,416.82		
368	INDEPENDEN	INDEPENDENT SALT CO	333405	102522 AP	03/17/2023	3-133-5-00-306	3-34 2KSLEAV ICE CONROL SALT	7,277.30		
368	INDEPENDEN	INDEPENDENT SALT CO	333405	102522 AP	03/17/2023	3-133-5-00-306	3-34 2KSLEAV ICE CONROL SALT	5,381.35		
							*** VENDOR 368 TOTAL		48,729.43	
461	LEAV CO CO	LEAV CO COOP	333416	102533 AP	03/17/2023	3-133-5-00-304	3-20 DIESEL, DEF,LUBE	68,880.19		
461	LEAV CO CO	LEAV CO COOP	333416	102533 AP	03/17/2023	3-133-5-00-310	3-20 DIESEL, DEF,LUBE	4,042.15		
							*** VENDOR 461 TOTAL		72,922.34	
537	LEAV TIMES	CHERRYROAD MEDIA INC	333419	102536 AP	03/17/2023	3-133-5-00-208	3-35 21252 PUBLICATION OF ROAD	11.18		

warrants by vendor

START DATE: 03/11/2023 END DATE: 03/17/2023

TYPES OF CHECKS SELECTED: \* ALL TYPES

			P.O.NUMBER	CHECK#						
232	MHC KENWORTH	MHC KENWORTH-OLATHE	333421	102538 AP	03/17/2023	3-133-5-00-360	3-36 95988 BRAKE KITS, DRUMS+		306.60	
232	MHC KENWORTH	MHC KENWORTH-OLATHE	333421	102538 AP	03/17/2023	3-133-5-00-360	3-36 95988 BRAKE KITS, DRUMS+		49.84	
232	MHC KENWORTH	MHC KENWORTH-OLATHE	333421	102538 AP	03/17/2023	3-133-5-00-360	3-36 95988 BRAKE KITS, DRUMS+		83.44-	
232	MHC KENWORTH	MHC KENWORTH-OLATHE	333421	102538 AP	03/17/2023	3-133-5-00-360	3-36 95988 BRAKE KITS, DRUMS+		2,934.60	
232	MHC KENWORTH	MHC KENWORTH-OLATHE	333421	102538 AP	03/17/2023	3-133-5-00-360	3-36 95988 BRAKE KITS, DRUMS+		96.56-	
232	MHC KENWORTH	MHC KENWORTH-OLATHE	333421	102538 AP	03/17/2023	3-133-5-00-360	3-36 95988 BRAKE KITS, DRUMS+		17.97	
232	MHC KENWORTH	MHC KENWORTH-OLATHE	333421	102538 AP	03/17/2023	3-133-5-00-360	3-36 95988 BRAKE KITS, DRUMS+		224.88	
232	MHC KENWORTH	MHC KENWORTH-OLATHE	333421	102538 AP	03/17/2023	3-133-5-00-360	3-36 95988 BRAKE KITS, DRUMS+		224.88	
							*** VENDOR	232 TOTAL		3,578.77
196	OLSSON	OLSSON, INC	333428	102545 AP	03/17/2023	3-133-5-00-213	3-1 PROJ 019-28310 PROFESSIONA		849.50	
1123	POMPMIDWEST	POMP'S TIRE SERVICE INC	333429	102546 AP	03/17/2023	3-133-5-00-309	3-38 1960724 TIRES		672.00	
418	PREMIER TRUCK	PENSKE COMMERCIAL VEHICLES US	333430	102547 AP	03/17/2023	3-133-5-00-360	3-39 8052255000 CABOLE, SUPPOR		114.54	
418	PREMIER TRUCK	PENSKE COMMERCIAL VEHICLES US	333430	102547 AP	03/17/2023	3-133-5-00-360	3-39 8052255000 CABOLE, SUPPOR		18.32	
418	PREMIER TRUCK	PENSKE COMMERCIAL VEHICLES US	333430	102547 AP	03/17/2023	3-133-5-00-360	3-39 8052255000 CABOLE, SUPPOR		114.04	
							*** VENDOR	418 TOTAL		246.90
632	RWD 8	RURAL WATER DIST NO 8	333434	102551 AP	03/17/2023	3-133-5-00-214	3-47 WATER METERS AT CO SHOP		66.82	
632	RWD 8	RURAL WATER DIST NO 8	333434	102551 AP	03/17/2023	3-133-5-00-214	3-47 WATER METERS AT CO SHOP		898.78	
							*** VENDOR	632 TOTAL		965.60
29720	SCHWINN EL	SCHWINN ELECTRIC	333435	102552 AP	03/17/2023	3-133-5-00-440	3-40 PANEL,BREAKER, FITTINGS A		645.00	
113	SUMNERONE INC	SUMNERONE INC	333436	102553 AP	03/17/2023	3-133-5-00-301	3-41 50ULC08 COPIES		29.75	
392	VANDERBILT	VANDERBILT'S	333441	102558 AP	03/17/2023	3-133-5-00-364	3-43 10000127 SAFETY BOOTS X2		165.00	
392	VANDERBILT	VANDERBILT'S	333441	102558 AP	03/17/2023	3-133-5-00-364	3-43 10000127 SAFETY BOOTS X2		165.00	
							*** VENDOR	392 TOTAL		330.00
403	WELBORN	WELBORN SALES INC	333442	102559 AP	03/17/2023	3-133-5-00-325	3-44 CULVERTS		489.24	
							TOTAL FUND 133			198,043.16
605	FLEET HOSTER	FLEET HOSTER LLC	333393	102510 AP	03/17/2023	3-136-5-00-221	MARCH SERVICE, LESS CREDIT MEM		40.00	
1039	KDOC	KDOC	333344	102485 AP	03/12/2023	2-136-5-00-501	FY22 REFUND TO KDOC		1,644.35	
							TOTAL FUND 136			1,684.35
4120	ACE IMAGEWEAR	AAA LAUNDRY & LINEN SUPPLY CO	333374	102491 AP	03/17/2023	3-137-5-00-203	3-7 401-01993 UNIFORM RENTALS		104.49	
4120	ACE IMAGEWEAR	AAA LAUNDRY & LINEN SUPPLY CO	333374	102491 AP	03/17/2023	3-137-5-00-203	3-7 401-01993 UNIFORM RENTALS		104.49	
4120	ACE IMAGEWEAR	AAA LAUNDRY & LINEN SUPPLY CO	333374	102491 AP	03/17/2023	3-137-5-00-203	3-7 401-01993 UNIFORM RENTALS		186.54	
							*** VENDOR	4120 TOTAL		395.52
4136	BRANDT FAB	BRANDT FABRICATING	333380	102497 AP	03/17/2023	3-137-5-00-320	3-8 REPAIR MOWER BOOM 3104		1,000.00	
446	EQUIPMENT SHARE	EQUIPMENT SHARE INC	333390	102507 AP	03/17/2023	3-137-5-00-320	3-9 48309 CASE MIRROR		162.40	
2588	FOLEY EQUIPMENT	FOLEY EQUIPMENT	333395	102512 AP	03/17/2023	3-137-5-00-320	3-10 016993 CUTTING EDGES, OTH		588.41	
2588	FOLEY EQUIPMENT	FOLEY EQUIPMENT	333395	102512 AP	03/17/2023	3-137-5-00-320	3-10 016993 CUTTING EDGES, OTH		500.15-	
2588	FOLEY EQUIPMENT	FOLEY EQUIPMENT	333395	102512 AP	03/17/2023	3-137-5-00-320	3-10 016993 CUTTING EDGES, OTH		1,195.99	
2588	FOLEY EQUIPMENT	FOLEY EQUIPMENT	333395	102512 AP	03/17/2023	3-137-5-00-320	3-10 016993 CUTTING EDGES, OTH		945.46	
							*** VENDOR	2588 TOTAL		2,229.71
434	HAMM QUARR	HAMM QUARRIES	333398	102515 AP	03/17/2023	3-137-5-00-312	3-11 300467 ROCK		9,039.28	
434	HAMM QUARR	HAMM QUARRIES	333398	102515 AP	03/17/2023	3-137-5-00-312	3-11 300467 ROCK		2,012.64	
434	HAMM QUARR	HAMM QUARRIES	333398	102515 AP	03/17/2023	3-137-5-00-312	3-11 300467 ROCK		3,346.13	
434	HAMM QUARR	HAMM QUARRIES	333398	102515 AP	03/17/2023	3-137-5-00-312	3-11 300467 ROCK		842.89	
434	HAMM QUARR	HAMM QUARRIES	333398	102515 AP	03/17/2023	3-137-5-00-312	3-11 300467 ROCK		7,842.63	
434	HAMM QUARR	HAMM QUARRIES	333398	102515 AP	03/17/2023	3-137-5-00-312	3-11 300467 ROCK		10,688.39	
434	HAMM QUARR	HAMM QUARRIES	333398	102515 AP	03/17/2023	3-137-5-00-312	3-11 300467 ROCK		8,720.36	
434	HAMM QUARR	HAMM QUARRIES	333398	102515 AP	03/17/2023	3-137-5-00-312	3-11 300467 ROCK		9,001.12	
434	HAMM QUARR	HAMM QUARRIES	333398	102515 AP	03/17/2023	3-137-5-00-312	3-11 300467 ROCK		6,793.11	
434	HAMM QUARR	HAMM QUARRIES	333398	102515 AP	03/17/2023	3-137-5-00-312	3-11 300467 ROCK		5,992.11	
434	HAMM QUARR	HAMM QUARRIES	333398	102515 AP	03/17/2023	3-137-5-00-312	3-11 300467 ROCK		999.10	

warrants by vendor

START DATE: 03/11/2023 END DATE: 03/17/2023

TYPES OF CHECKS SELECTED: \* ALL TYPES

		P.O.NUMBER	CHECK#							
434	HAMM QUARR	HAMM QUARRIES	333398	102515 AP	03/17/2023	3-137-5-00-312	3-11 300467 ROCK	5,517.22		
434	HAMM QUARR	HAMM QUARRIES	333398	102515 AP	03/17/2023	3-137-5-00-312	3-11 300467 ROCK	501.83		
434	HAMM QUARR	HAMM QUARRIES	333398	102515 AP	03/17/2023	3-137-5-00-312	3-11 300467 ROCK	12,500.14		
434	HAMM QUARR	HAMM QUARRIES	333398	102515 AP	03/17/2023	3-137-5-00-312	3-11 300467 ROCK	1,006.07		
434	HAMM QUARR	HAMM QUARRIES	333398	102515 AP	03/17/2023	3-137-5-00-312	3-11 300467 ROCK	1,948.12		
								*** VENDOR	434 TOTAL	86,751.14
461	LEAV CO CO	LEAV CO COOP	333416	102533 AP	03/17/2023	3-137-5-00-304	3-5 DYED DIESEL	16,453.09		
8028	MURPHY TRA	MURPHY TRACTOR & EQUIP CO	333426	102543 AP	03/17/2023	3-137-5-00-320	3-12 88002-36463 OIL SAMPLES	450.40		
								TOTAL FUND 137	107,442.26	
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4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	333417	102534 AP	03/17/2023	3-145-5-00-301	CO ON AGING - INK,SHARPIES, EN	145.10		
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	333417	102534 AP	03/17/2023	3-145-5-00-303	CO ON AGING - INK,SHARPIES, EN	732.36		
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	333417	102534 AP	03/17/2023	3-145-5-00-303	CO ON AGING - INK CARTRIDGES	561.28		
								*** VENDOR	4755 TOTAL	1,438.74
2666	MISC REIMBURSEMENTS	RANDY DAY	333422	102539 AP	03/17/2023	3-145-5-00-205	REIM MILEAGE STAFF MEETING	15.72		
2666	MISC REIMBURSEMENTS	RUBY BARCLAY	333423	102540 AP	03/17/2023	3-145-5-00-205	REIM MILEAGE STAFF MEETING	26.07		
								*** VENDOR	2666 TOTAL	41.79
								TOTAL FUND 145	1,480.53	
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4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	333417	102534 AP	03/17/2023	3-147-5-00-3	CO ON AGING:COFFEEMAKERS/CLOCK	1,811.52		
								TOTAL FUND 147	1,811.52	
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605	FLEET HOSTER	FLEET HOSTER LLC	333393	102510 AP	03/17/2023	3-155-5-00-403	MARCH SERVICE, LESS CREDIT MEM	239.90		
2527	JOHN DEERE FINANCIAL	JOHN DEERE FINANCIAL	333410	102527 AP	03/17/2023	3-155-5-00-4	3-4 2023 (2)GRADERS LEASE PMT	61,948.74		
2527	JOHN DEERE FINANCIAL	JOHN DEERE FINANCIAL	333410	102527 AP	03/17/2023	3-155-5-00-4	3-4 2023 (2)GRADERS LEASE PMT	300.00		
2527	JOHN DEERE FINANCIAL	JOHN DEERE FINANCIAL	333410	102527 AP	03/17/2023	3-155-5-00-4	3-3 (1) GRADER LEASE PMT 1 OF	68,431.45		
2527	JOHN DEERE FINANCIAL	JOHN DEERE FINANCIAL	333410	102527 AP	03/17/2023	3-155-5-00-4	3-3 (1) GRADER LEASE PMT 1 OF	300.00		
								*** VENDOR	2527 TOTAL	130,980.19
								TOTAL FUND 155	131,220.09	
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7158	A-1 RENTAL	A-1 RENTAL	333373	102490 AP	03/17/2023	3-160-5-00-263	JOHNNY ON THE JOB - SOLID WAST	110.00		
605	FLEET HOSTER	FLEET HOSTER LLC	333393	102510 AP	03/17/2023	3-160-5-00-215	MARCH SERVICE, LESS CREDIT MEM	39.90		
9271	LANSING CI	CITY OF LANSING	333415	102532 AP	03/17/2023	3-160-5-00-210	SOLID WASTE - SEWER FEES 6428	34.80		
461	LEAV CO CO	LEAV CO COOP	333416	102533 AP	03/17/2023	3-160-5-00-304	DIESEL FUEL - TRANSFER STATION	1,706.88		
1123	POMPMIDWEST	POMP'S TIRE SERVICE INC	333429	102546 AP	03/17/2023	3-160-5-00-213	FOAM FILLED TIRES UNIT 628 SOL	4,463.04		
17209	REDDI SERV	REDDI SERVICES	333433	102550 AP	03/17/2023	3-160-5-00-263	MONTHLY SEPTIC SERVICE TRANSFE	325.00		
2007	WIRENUTS	WIRENUTS	333443	102560 AP	03/17/2023	3-160-5-00-263	TRANSFER STATION MONITORING 12	359.40		
2007	WIRENUTS	WIRENUTS	333443	102560 AP	03/17/2023	3-160-5-00-263	TRANSFER STATION MONITORING 12	359.40		
2007	WIRENUTS	WIRENUTS	333443	102560 AP	03/17/2023	3-160-5-00-263	TRANSFER STATION MONITORING 12	48.00-		
								*** VENDOR	2007 TOTAL	670.80
								TOTAL FUND 160	7,350.42	
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615	KIMLEY-HORN	KIMLEY-HORN & ASSOCIATES, INC	333360	1687 AP	03/13/2023	3-171-5-07-201	3-2 268228000.1 REGIONAL TRANS	41,150.00		
29034	MHS	MCAFEE HENDERSON SOLUTIONS	333361	1688 AP	03/13/2023	3-171-5-04-201	3-1 CR2 2021.017.001	592.70		
196	OLSSON	OLSSON, INC	333362	1689 AP	03/13/2023	3-171-5-05-201	3-4 019-28310 PROF SERVICES	1,200.00		
								TOTAL FUND 171	42,942.70	
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396	ACI BOLAND INC	ACI BOLAND INC	333357	10196 AP	03/14/2023	3-172-5-00-107	ARPA173 2.3 CRISIS STABL UNIT	931.25		
396	ACI BOLAND INC	ACI BOLAND INC	333357	10196 AP	03/14/2023	3-172-5-00-107	ARPA173 2.3 CRISIS STABL UNIT	47.12		
								*** VENDOR	396 TOTAL	978.37
16253	LINWOOD CI	CITY OF LINWOOD	333445	10198 AP	03/17/2023	3-172-5-00-701	ARPA174 LATCF WATERLINE REPLAC	49,999.99		
29034	MHS	MCAFEE HENDERSON SOLUTIONS	333358	10197 AP	03/14/2023	3-172-5-00-506	ARPA171 3.1 CULVERT 2022.005.0	23,367.72		

START DATE: 03/11/2023 END DATE: 03/17/2023

TYPES OF CHECKS SELECTED: \* ALL TYPES

		P.O.NUMBER	CHECK#								
29034	MHS	MCAFEE HENDERSON SOLUTIONS	333358	10197 AP	03/14/2023	3-172-5-00-506	ARPA172 3.3 BRIDE E-18	2022.0	841.85		
									*** VENDOR	29034 TOTAL	24,209.57
									TOTAL FUND 172		75,187.93
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1737	AT&T-CAROL STREAM IL	AT&T	333378	102495 AP	03/17/2023	3-174-5-00-210	KDOT SITE - BONNER		366.30		
1737	AT&T-CAROL STREAM IL	AT&T	333378	102495 AP	03/17/2023	3-174-5-00-210	KDOT SITE - BONNER		436.78		
									*** VENDOR	1737 TOTAL	803.08
									TOTAL FUND 174		803.08
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									TOTAL ALL CHECKS		642,449.05

TYPES OF CHECKS SELECTED: \* ALL TYPES

FUND SUMMARY

001	GENERAL	62,708.61
115	EQUIPMENT RESERVE	11,490.26
118	TREASURER TECH FUND	264.14
126	COMM CORR ADULT	20.00
133	ROAD & BRIDGE	198,043.16
136	COMM CORR JUVENILE	1,684.35
137	LOCAL SERVICE ROAD & BRIDGE	107,442.26
145	COUNCIL ON AGING	1,480.53
147	MEMORIALS (COA)	1,811.52
155	LSR CAPITAL EQUIP RESERVE	131,220.09
160	SOLID WASTE MANAGEMENT	7,350.42
171	S TAX CAP RD PROJ: BONDS	42,942.70
172	AMERICAN RECOVERY PLAN	75,187.93
174	911	803.08
	TOTAL ALL FUNDS	642,449.05

# Consent Agenda for 3/22/2023

## Cks dated 3/11-3/17



**Leavenworth County  
Request for Board Action  
Case No. DEV-23-010 & 011  
Preliminary & Final Plat Cadillac Ranch**

**Date:** March 22, 2023  
**To:** Board of County Commissioners  
**From:** Planning & Zoning Staff

**Department Head Review:** Amy Allison, Reviewed

**Additional Reviews as needed:**

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

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**Action Requested:** The applicants are requesting a Preliminary and Final Plat for a two lot subdivision. Proposed Lot 1 & 2 are approximately 5 acres each.

**Analysis:** The applicant is proposing to divide a 10-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 (see condition 1). Lots 1 and 2 will be approximately 5 acres in size. All lots meet the requirements for the RR-2.5 zoning district. RWD 7 has indicated that the developer will be required to install a number of facility upgrades to service this subdivision. Staff is generally in support, with a stipulation: Due to the situation with the buildings on the property, the applicants have submitted an Accessory Dwelling Unit application for the proposed Lot 2. They are proposing to building a dwelling unit on the lot with an existing accessory building.

**Recommendation:** The Planning Commission voted 7-0 (one abstention, one absence) to recommend approval of Case No.DEV-23-010 & 011, Preliminary and Final Plat for Cadillac Ranch subject to conditions.

**Alternatives:**

1. Approve Case No. DEV-23-010 & 011, Preliminary and Final Plat for Cadillac Ranch, with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-23-010 & 011, Preliminary and Final Plat for Cadillac Ranch, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-23-010 & 011, Preliminary and Final Plat for Cadillac Ranch, 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  
BOARD OF COUNTY COMMISSIONERS  
STAFF REPORT**

CASE NO: DEV-23-010 & 011 Cadillac Ranch

March 22, 2023

REQUEST: **Consent Agenda**

Preliminary Plat                       Final Plat

**STAFF REPRESENTATIVE:**

JOSHUA GENTZLER  
PLANNER II

**SUBJECT PROPERTY:** 14184 182<sup>nd</sup> STREET

**APPLICANT/APPLICANT AGENT:**

JOE HERRING  
HERRING SURVEYING

**PROPERTY OWNER:**

MATTHEW JOHN EDMONDS  
14184 182<sup>ND</sup> STREET  
LINWOOD, KS 66086

**CONCURRENT APPLICATIONS:**

NONE

**LAND USE**

ZONING: RR-5

FUTURE LAND USE DESIGNATION:  
RESIDENTIAL (2.5 ACRE MIN)

**LEGAL DESCRIPTION:**

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

SUBDIVISION: N/A

FLOODPLAIN: N/A

**PLANNING COMMISSION RECOMMENDATION:** APPROVAL WITH CONDITIONS

**PROPERTY INFORMATION**

**ACTION OPTIONS:**

1. Approve Case No. DEV-23-010 & 011, Preliminary and Final Plat for Cadillac Ranch, with Findings of Fact, and with or without conditions;
2. Deny Case No. DEV-23-010 & 011, Preliminary and Final Plat for Cadillac Ranch, with Findings of Fact;
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-23-010 & 011, Preliminary and Final Plat for Cadillac Ranch, with Findings of Fact;
4. Remand the case back to the Planning Commission.

PARCEL SIZE:

10 ACRES

PARCEL ID NO:

233-05-0-00-00-008.00

BUILDINGS:

1 HOUSE, 3 ACCESSORY BUILDINGS

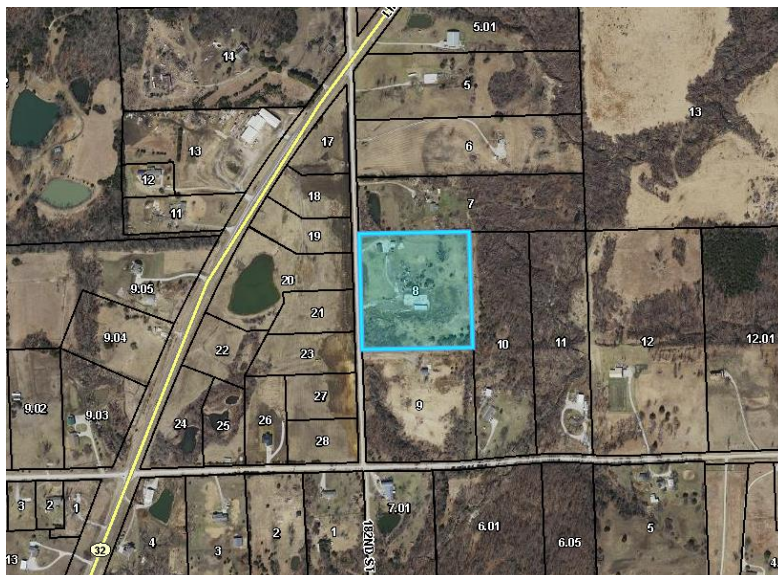
**PROJECT SUMMARY:**

Request for a Preliminary and Final plat approval to subdivide property located at 14184 182<sup>ND</sup> Street (233-05-0-00-00-008.00) as Lots 1 through 2 of Cadillac Ranch.

ACCESS/STREET:

182<sup>ND</sup> STREET - COUNTY LOCAL,  
GRAVEL ± 24’;

**LOCATION MAP:**



**UTILITIES**

SEWER: PRIVATE SEPTIC SYSTEM

FIRE: SHERMAN

WATER: RWD 7

ELECTRIC: EVERGY

**NOTICE & REVIEW:**

STAFF REVIEW:

2/23/2023

NEWSPAPER NOTIFICATION:

2/28/2023

NOTICE TO SURROUNDING  
PROPERTY OWNERS:

N/A



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

**STAFF COMMENTS:**

The applicant is proposing to divide a 10-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 (see condition 1). Lots 1 and 2 will be approximately 5 acres in size. All lots meet the requirements for the RR-2.5 zoning district. RWD 7 has indicated that the developer will be required to install a number of facility upgrades to service this subdivision. Staff is generally in support, with a stipulation: Due to the situation with the buildings on the property, the applicants have submitted an Accessory Dwelling Unit application for the proposed Lot 2. They are proposing to building a dwelling unit on the lot with an existing accessory building.

**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 - RWD 7, dated January 25, 2023

**ATTACHMENTS:**

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

PRELIMINARY &  
**FINAL PLAT APPLICATION**  
 Leavenworth County Planning and Zoning Department,  
 300 Walnut St., Suite 212  
 County Courthouse  
 Leavenworth, Kansas 66048  
 913-684-0465

Office Use Only

PID: \_\_\_\_\_  
 Township: \_\_\_\_\_  
 Planning Commission Meeting Date: \_\_\_\_\_  
 Case No. \_\_\_\_\_ Date Received/Paid: \_\_\_\_\_  
 Zoning District \_\_\_\_\_  
 Comprehensive Plan land use designation \_\_\_\_\_

**APPLICANT/AGENT INFORMATION**

**OWNER INFORMATION**

NAME: Herring Surveying Company NAME: Matthew John Edmonds  
 MAILING ADDRESS: 315 N. 5th Street MAILING ADDRESS 14184 182nd Street  
 CITY/ST/ZIP: Leavenworth, KS 66048 CITY/ST/ZIP Linwood, KS 66086  
 PHONE: 913-651-3858 PHONE: N/A  
 EMAIL : herringsurveying@outlook.com EMAIL N/A

**GENERAL INFORMATION**

Proposed Subdivision Name: CADILLAC RANCH  
 Address of Property: 14184 182nd Street  
 Urban Growth Management Area: N/A

**SUBDIVISION INFORMATION**

Gross Acreage: 10 AC	Number of Lots: 2	Minimum Lot Size: 5 AC
Maximum Lot Size: 5 AC	Proposed Zoning: RR-5	Density: N/A
Open Space Acreage: N/A	Water District: RWD 7	Proposed Sewage: Septic
Fire District: Sherman	Electric Provider: Every	Natural Gas Provider: Propane / Atmos
Covenants: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Road Classification: <u>Local</u> - Collector - Arterial - State - Federal	

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

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

Signature: Joe Herring - digitally signed 1/13/2023 Date: 1-13-23

**ATTACHMENT A**

PRELIMINARY &  
**FINAL PLAT APPLICATION**  
 Leavenworth County Planning and Zoning Department,  
 300 Walnut St., Suite 212  
 County Courthouse  
 Leavenworth, Kansas 66048  
 913-684-0465

Office Use Only

PID: \_\_\_\_\_  
 Township: \_\_\_\_\_  
 Planning Commission Meeting Date: \_\_\_\_\_  
 Case No. \_\_\_\_\_ Date Received/Paid: \_\_\_\_\_  
 Zoning District \_\_\_\_\_  
 Comprehensive Plan land use designation \_\_\_\_\_

**APPLICANT/AGENT INFORMATION**

**OWNER INFORMATION**

NAME: Herring Surveying Company NAME: Matthew John Edmonds  
 MAILING ADDRESS: 315 N. 5th Street MAILING ADDRESS 14184 182nd Street  
 CITY/ST/ZIP: Leavenworth, KS 66048 CITY/ST/ZIP Linwood, KS 66086  
 PHONE: 913-651-3858 PHONE: N/A  
 EMAIL : herringsurveying@outlook.com EMAIL N/A

**GENERAL INFORMATION**

Proposed Subdivision Name: CADILLAC RANCH  
 Address of Property: 14184 182nd Street  
 Urban Growth Management Area: N/A

**SUBDIVISION INFORMATION**

Gross Acreage: 10 AC	Number of Lots: 2	Minimum Lot Size: 5 AC
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Open Space Acreage: N/A	Water District: RWD 7	Proposed Sewage: Septic
Fire District: Sherman	Electric Provider: Every	Natural Gas Provider: Propane / Atmos
Covenants: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Road Classification: <u>Local</u> - Collector - Arterial - State - Federal	

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

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Signature: Joe Herring - digitally signed 1/13/2023 Date: 1-13-23

**ATTACHMENT A**



# CADILLAC RANCH

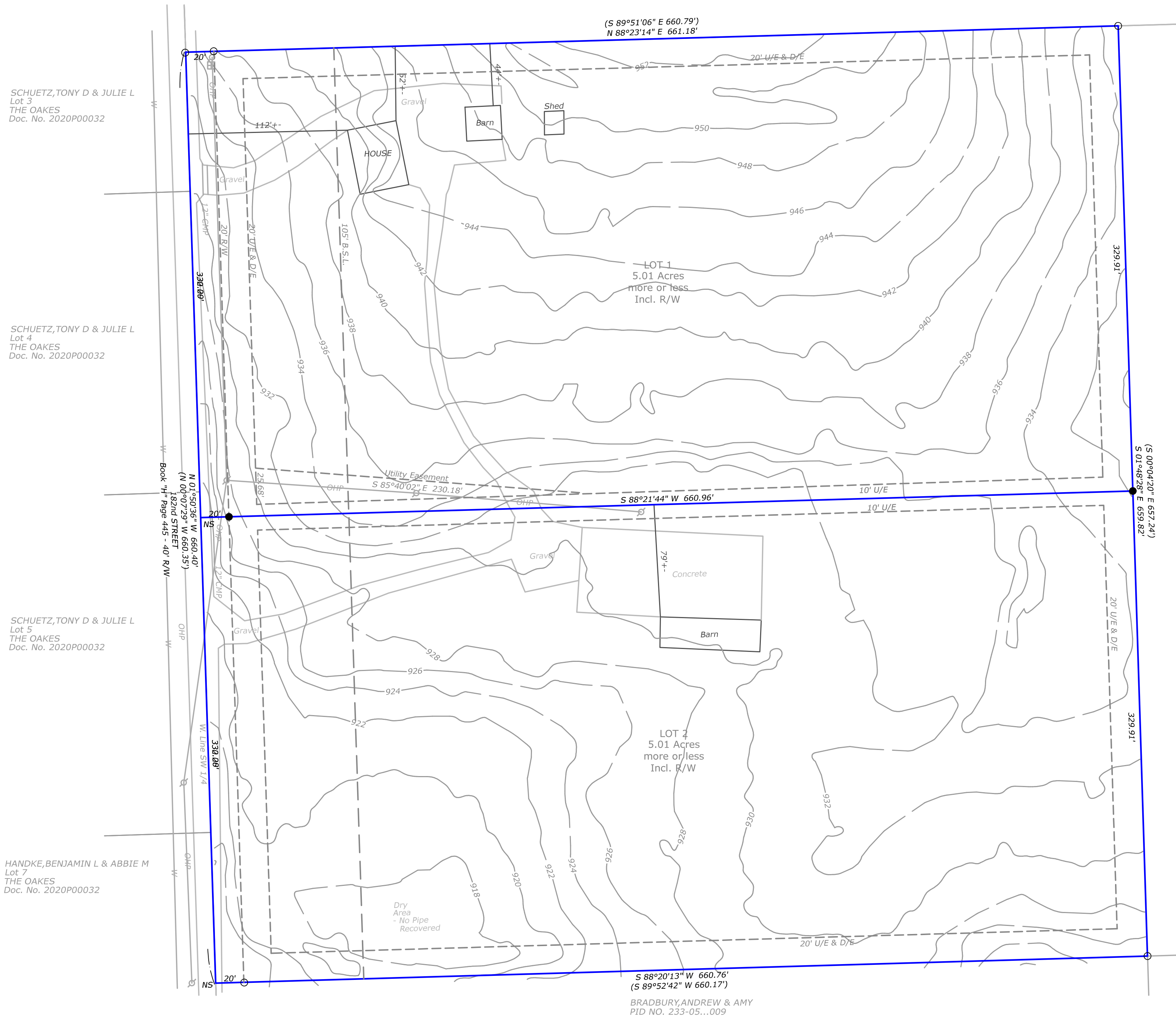
A Minor Subdivision in the Southwest Quarter of the Southwest Quarter of Section 5, Township 12 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

## PRELIMINARY PLAT

PREPARED FOR:  
Matthew John Edmonds  
14184 182nd Street  
Linwood, KS 66086  
PID # 233-05-0-00-00-008

**RECORD DESCRIPTION:**  
A tract of land in the Southwest Quarter of the Southwest Quarter (SW/4 SW/4) of Section 5, Township 12 South, Range 22 East of the Sixth P.M., described as follows: Beginning at the Northwest corner of the Southwest Quarter of said Southwest Quarter; thence South 89°51'06" East 660.79 feet; thence South 00°04'20" East 657.24 feet; thence South 89°52'42" West 660.17 feet; thence North 00°07'29" West 660.35 feet to the point of beginning, Leavenworth County, Kansas

ATTEBERY, ERIC C  
PID NO. 233-05...007



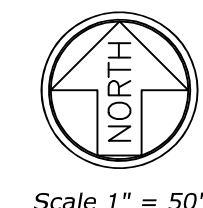
- LEGEND:**
- - 1/2" Rebar Set with Cap No. 1296
  - - 1/2" Rebar Found, unless otherwise noted.
  - - Concrete Base around Point
  - △ - PK Nail Found in Place
  - ( ) - Record / Deeded Distance
  - U/E - Utility Easement
  - D/E - Drainage Easement
  - B.S.L. - Building Setback Line
  - R/W - Permanent 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
  - ⊙ - 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

MUELLER, JAMES A & KERRY D  
PID NO. 233-05...010

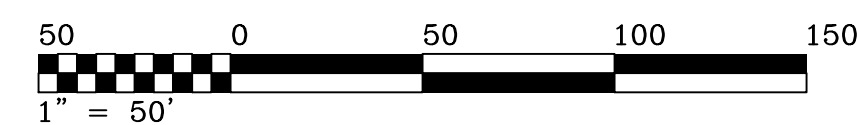
**ZONING:**  
RR 2.5 - Rural Residential 2.5

- NOTES:**
- 1) This survey does not show ownership.
  - 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
  - 3) All recorded and measured distances are the same, unless otherwise noted.
  - 4) Error of Closure - See Error of Closure Calculations
  - 5) Basis of Bearing - KS State Plane NAD 83, North Zone 1501
  - 6) Point Origin Unknown, unless otherwise noted.
  - 7) Proposed Lots for Residential Use.
  - 8) Road Record - See Survey
  - 9) Benchmark - NAVD88
  - 10) Project Benchmark (BM) - NW Cor SW 1/4 SW 1/4 - 1/2" Bar - 934'
  - 11) Easements, if any, are created hereon or listed in referenced title commitment.
  - 12) Reference Recorded Deed Document No.
  - 13) Utility Companies
    - Water - Water District 7
    - Electric - Evergy
    - Sewer - Septic / Lagoon
    - Gas - Propane / Natural Gas
  - 14) Reference Lawyer's Title Insurance Co. File Number TX0017196 updated January 6, 2023
  - 15) Property is not in a Special Flood Hazard Area per FEMA FIRN Map 20103C0319G dated July 16, 2015
  - 16) Building Setback Lines as shown hereon or noted below
    - All side yard setbacks - 15' (Accessory - 15')
    - All rear yard setbacks - 40' (Accessory - 15')
  - 17) Distances to and of structures, if any, are +- 1'.
  - 18) Easements, if any, as per referenced Title Commitment are shown hereon
  - 19) Fence Lines do not necessarily denote the boundary line for the property.
  - 20) Reference Surveys:
    - Recorded Plat THE OAKES Document No. 2020P00032 (REB) - R.E. Bacon Survey Book S-11 Pg. 22 1982

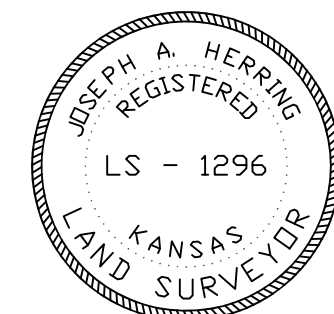
- RESTRICTIONS:**
- 1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
  - 2) An Engineered Waste Disposal System may be required due to poor soil conditions.
  - 3) Erosion and sediment control measures 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) No off-plat restrictions.



Scale 1" = 50'



Job # K-22-1633  
January 7, 2023 Rev. 2/7/23  
J. HERRING, Inc. (dba)  
**HERRING SURVEYING COMPANY**  
315 North 5th Street, Leav., KS 66048  
Ph. 913.651.3858 Fax 913.674.5361  
Email - survey@herringks.com



I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the month of November 2022 through January 2023 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring  
PS # 1296

# CADILLAC RANCH

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

## FINAL PLAT

PREPARED FOR:  
Matthew John Edmonds  
14184 182nd Street  
Linwood, KS 66086  
PID # 233-05-0-00-008

**RECORD DESCRIPTION:**  
A tract of land in the Southwest Quarter of the Southwest Quarter (SW/4 SW/4) of Section 5, Township 12 South, Range 22 East of the Sixth P.M., described as follows: Beginning at the Northwest corner of the Southwest Quarter of said Southwest Quarter; thence South 89°51'06" East 660.79 feet; thence South 00°04'20" East 657.24 feet; thence South 89°52'42" West 660.17 feet; thence North 00°07'29" West 660.35 feet to the point of beginning, Leavenworth County, Kansas

**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: CADILLAC RANCH.

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

"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 CADILLAC RANCH, have set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Matthew John Edmonds

**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 John Edmonds, a single person, 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 CADILLAC RANCH this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Secretary: Amy Allison  
Chairman: Steven Rosenthal

**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 CADILLAC RANCH this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

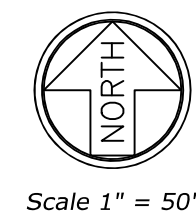
Chairman: Vicky Kaaz  
County Clerk: Janet Klasinski

**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

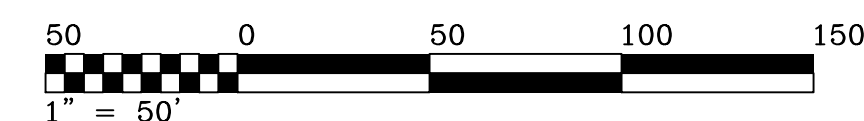
I hereby certify that this plat meets the requirements of K.S.A. 58-2005. The face of this plat was reviewed for compliance with Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for survey information only.

Daniel Baumchen, PS#1363  
County Surveyor



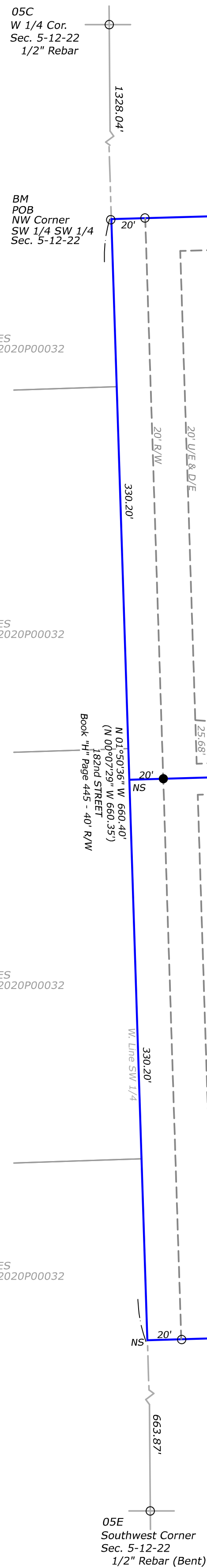
Scale 1" = 50'

Job # K-22-1633  
January 7, 2023 Rev. 2/13/23  
J. Herring, Inc. (dba)  
HERRING SURVEYING & COMPANY  
315 North 5th Street, Leav., KS 66048  
Ph. 913.651.3858 Fax 913.674.5361  
Email - survey@herringcs.com



LEAVENWORTH COUNTY

VICINITY MAP  
NOT TO SCALE



PID NO. 233-05...007

(S 89°51'06" E 660.79')  
N 88°23'14" E 661.18'

LOT 1  
5.01 Acres  
more or less  
Incl. R/W

(S 00°04'20" E 657.24')  
S 01°48'28" E 659.82'

PID NO. 233-05...010

LOT 2  
5.01 Acres  
more or less  
Incl. R/W

S 88°20'13" W 660.76'  
(S 89°52'42" W 660.17')

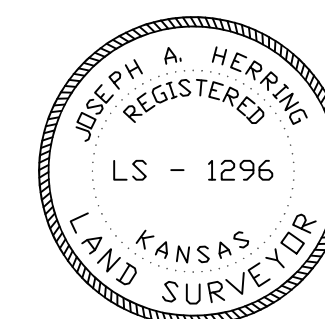
PID NO. 233-05...009

**ZONING:**  
RR 2.5 - Rural Residential 2.5

- NOTES:**
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  - 4) Error of Closure - See Error of Closure Calculations
  - 5) Basis of Bearing - KS State Plane NAD 83, North Zone 1501
  - 6) Point Origin Unknown, unless otherwise noted.
  - 7) Proposed Lots for Residential Use.
  - 8) Road Record - See Survey
  - 9) Benchmark - NAVD88  
Project Benchmark (BM) - NW Cor SW 1/4 SW 1/4 - 1/2" Bar - 934'
  - 10) Easements, if any, are created hereon or listed in referenced title commitment.
  - 11) Reference Recorded Deed Document No.
  - 12) Utility Companies -  
- Water - Water District 7  
- Electric - Evergy  
- Sewer - Septic / Lagoon  
- Gas - Propane / Natural Gas
  - 13) Reference Lawyer's Title Insurance Co. File Number TX0017196 updated January 6, 2023
  - 14) Property is not in a Special Flood Hazard Area per FEMA FIRN Map 20103C0319G dated July 16, 2015
  - 15) Building Setback Lines as shown hereon or noted below  
- All side yard setbacks - 15' (Accessory - 15')  
- All rear yard setbacks - 40' (Accessory - 15')
  - 16) Distances to and of structures, if any, are +- 1'.
  - 17) Easements, if any, as per referenced Title Commitment are shown hereon
  - 18) Fence Lines do not necessarily denote the boundary line for the property.
  - 19) Reference Surveys:  
Recorded Plat THE OAKES Document No. 2020P00032 (REB) - R.E. Bacon Survey Book S-11 Pg. 22 1982

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

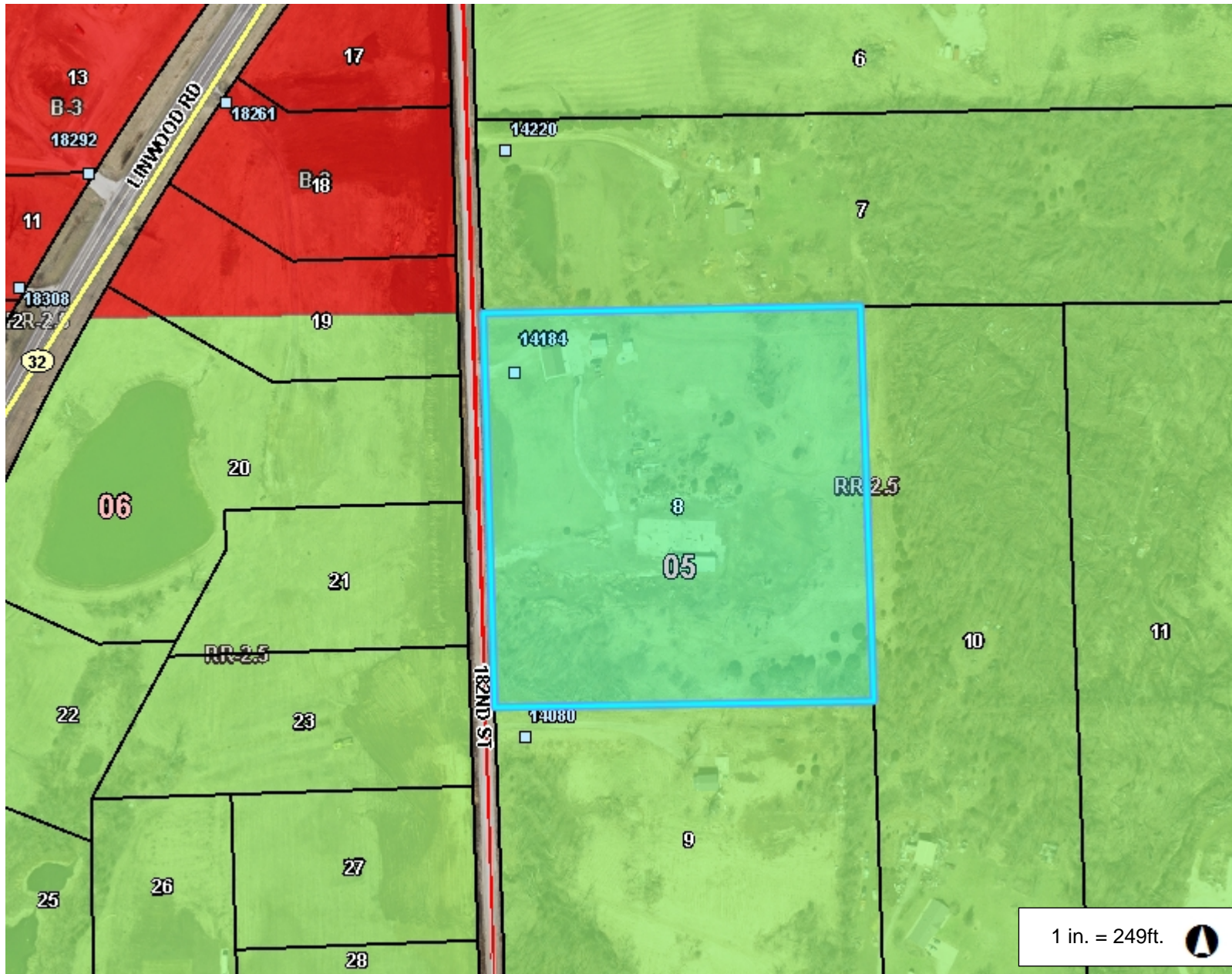
- RESTRICTIONS:**
- 1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
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  - 3) Erosion and sediment control measures shall be used when designing 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) No off-plat restrictions.



I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the month of November 2022 through January 2023 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring  
PS # 1296

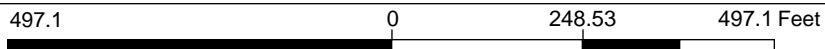
# DEV-23-010 & 011 Cadillac Ranch



**Legend**

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

1 in. = 249ft.



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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

**Notes**

## Allison, Amy

---

**From:** Kyle Burkhardt <Kyle.Burkhardt@evergy.com>  
**Sent:** Friday, January 20, 2023 9:50 AM  
**To:** Gentzler, Joshua; 'jalayne@leavenworthrwd7.com'; Design Group Shawnee; stfrchief@yahoo.com; Magaha, Chuck; Miller, Jamie; Patzwald, Joshua; Van Parys, David  
**Cc:** Allison, Amy; Sloop, Stephanie  
**Subject:** RE: [EXTERNAL]Cadillac Ranch Plat Review Request - DEV-23-010 & 011

Internal Use Only

Evergy has no issues with the following request.

Thank you

### Kyle Burkhardt

Evergy  
TD Designer II  
785-508-2408  
[Kyle.Burkhardt@evergy.com](mailto:Kyle.Burkhardt@evergy.com)



---

**From:** Gentzler, Joshua <JGentzler@leavenworthcounty.gov>  
**Sent:** Thursday, January 19, 2023 10:40 AM  
**To:** 'jalayne@leavenworthrwd7.com' <jalayne@leavenworthrwd7.com>; Design Group Shawnee <designgroupshawnee@evergy.com>; stfrchief@yahoo.com; Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Van Parys, David <DVanParys@leavenworthcounty.gov>  
**Cc:** Allison, Amy <AAllison@leavenworthcounty.gov>; Sloop, Stephanie <SSloop@leavenworthcounty.gov>  
**Subject:** [EXTERNAL]Cadillac Ranch Plat Review Request - DEV-23-010 & 011

**\*\*WARNING:** This email originated from an external source outside of Evergy. Think before you click on links or attachments!\*\*

---

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for Cadillac Ranch, located at 14184 182<sup>nd</sup> Street.

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by End of Business on Wednesday, January 18<sup>th</sup>, 2023.

If you have any questions or need additional information, please contact me at (913) 684-0464 or at [JGentzler@LeavenworthCounty.gov](mailto:JGentzler@LeavenworthCounty.gov).

Thank you,

Joshua Gentzler



## Allison, Amy

---

**From:** jalayne leavenworthrwd7.com <jalayne@leavenworthrwd7.com>  
**Sent:** Wednesday, January 25, 2023 9:38 AM  
**To:** Gentzler, Joshua; 'designgroupshawnee@evergy.com'; stfrchief@yahoo.com; Magaha, Chuck; Miller, Jamie; Patzwald, Joshua; Van Parys, David  
**Cc:** Allison, Amy; Sloop, Stephanie  
**Subject:** RE: Cadillac Ranch Plat Review Request - DEV-23-010 & 011  
**Attachments:** LVRWD7 New Subdivision Policy.docx

**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.

LVRWD# has water available.

Developer must have funds to install 1 Fire Hydrant. (approx. \$6000.00)

Benefit Unit Cost must be applied for at cost

## Jalayne Turner

Office Manager

LVRWD#7

2451 S. 142nd St.

P O Box 257

Bonner Springs, KS 66012

913-441-1205 Office

[jalayne@leavenworthrwd7.com](mailto:jalayne@leavenworthrwd7.com) email

[www.lvrwd7.com](http://www.lvrwd7.com) website

---

**From:** Gentzler, Joshua <JGentzler@leavenworthcounty.gov>  
**Sent:** Thursday, January 19, 2023 10:40 AM  
**To:** jalayne leavenworthrwd7.com <jalayne@leavenworthrwd7.com>; 'designgroupshawnee@evergy.com' <designgroupshawnee@evergy.com>; stfrchief@yahoo.com; Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Van Parys, David <DVanParys@leavenworthcounty.gov>  
**Cc:** Allison, Amy <AAllison@leavenworthcounty.gov>; Sloop, Stephanie <SSloop@leavenworthcounty.gov>  
**Subject:** Cadillac Ranch Plat Review Request - DEV-23-010 & 011

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The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by End of Business on Wednesday, January 18<sup>th</sup>, 2023.

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Thank you,

Joshua Gentzler



# Leavenworth Rural Water District No. 7

P. O. Box 257 2451 S. 142<sup>nd</sup> St.

Bonner Springs, KS 66012

Phone: (913) 441-1205 Fax: (913) 422-3393 Toll Free: (888) 449-4028

E-Mail: [Jalayne@leavenworthrwd7.com](mailto:Jalayne@leavenworthrwd7.com)

Website: <http://www.lvrwd7.com>



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

Date: \_\_\_\_\_

Subdivision: \_\_\_\_\_

Location: \_\_\_\_\_

Dear Director of Planning and Zoning & Staff:

Leavenworth County Rural Water District 7's policy and procedures require all new subdivisions to perform a water line extension study by the District's engineer. This is to determine adequate water system upgrades that will be required to serve the subdivision and surrounding area. New subdivisions can greatly impact the District's infrastructure and ability to provide quality water to proposed and current patrons. The District requires 6-inch or larger waterlines with fire hydrants to be installed in subdivisions. The District will not approve any subdivision plat that water is available unless the policies and procedures are followed. These steps are vital as the District must analyze that water is available and the ability to approve future benefit units to lots within a new subdivision. This includes waterline feasibility study, water main extensions, fire hydrants and road crossings. Please review and present this information to the applicant and subdivision developer.

Respectfully,

Board of Directors  
Leavenworth RWD7

\_\_\_\_\_  
Subdivision Applicant:



# Summary of Comments on CADILLAC RANCH FINAL 24x36LS

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Page: 1

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Number: 1 Author: dbaumchen Subject: Text Box Date: 2/15/2023 9:10:24 AM  
**Reviewed 2023.02.15 No Comments**

**02-20-2023**  
**OLSSON REVIEW**  
**No Further**  
**Review**

Cadillac Ranch  
Leavenworth County Kansas

Drainage Report

January 10, 2023

Revised February 9, 2023



# CADILLAC RANCH

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

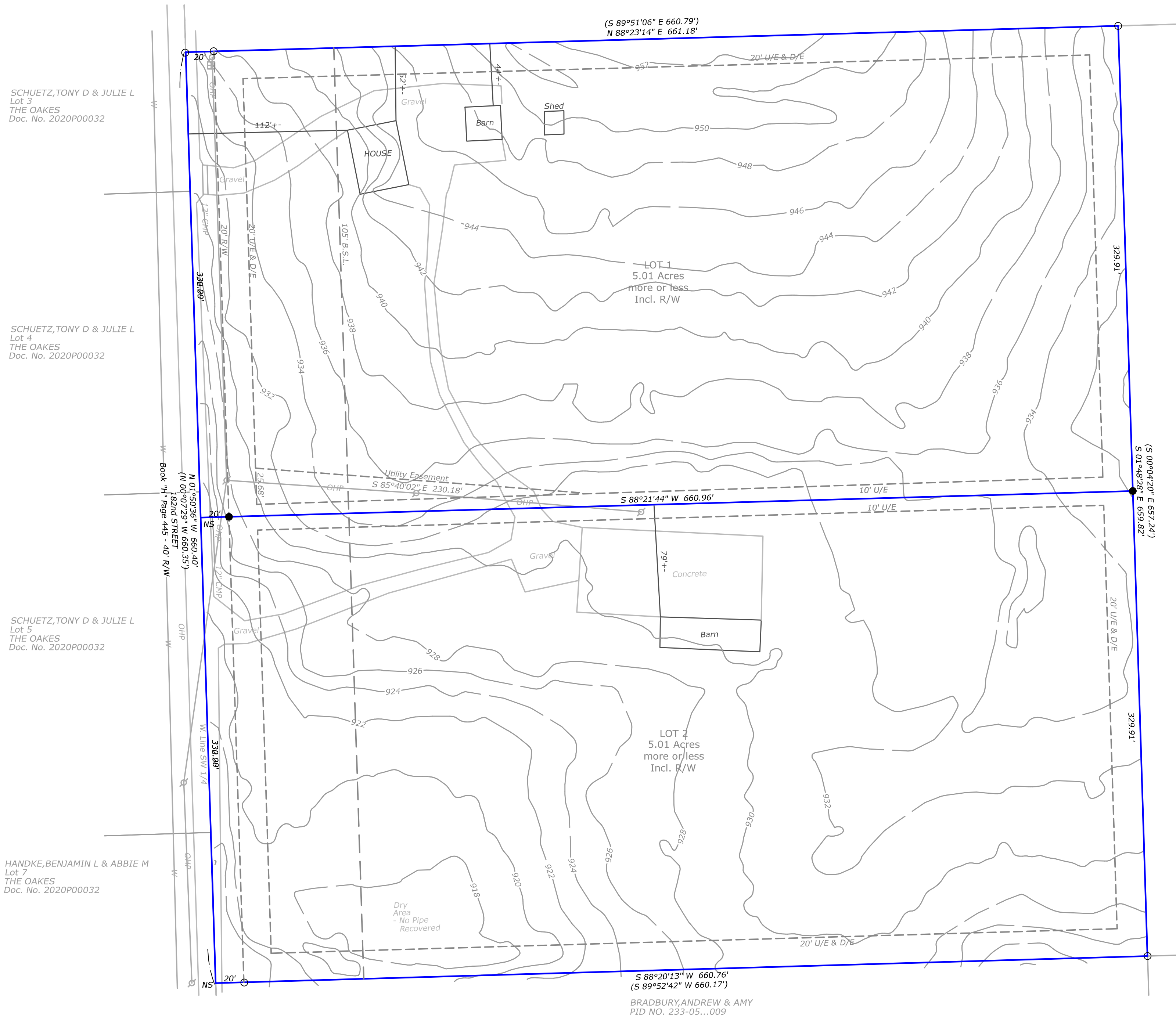
## PRELIMINARY PLAT

PREPARED FOR:  
Matthew John Edmonds  
14184 182nd Street  
Linwood, KS 66086  
PID # 233-05-0-00-008

**RECORD DESCRIPTION:**  
A tract of land in the Southwest Quarter of the Southwest Quarter (SW/4 SW/4) of Section 5, Township 12 South, Range 22 East of the Sixth P.M., described as follows: Beginning at the Northwest corner of the Southwest Quarter of said Southwest Quarter; thence South 89°51'06" East 660.79 feet; thence South 00°04'20" East 657.24 feet; thence South 89°52'42" West 660.17 feet; thence North 00°07'29" West 660.35 feet to the point of beginning, Leavenworth County, Kansas

ATTEBERY, ERIC C  
PID NO. 233-05...007

**02-13-2023  
OLSSON REVIEW  
No Further  
Comment**



SCHUETZ, TONY D & JULIE L  
Lot 3  
THE OAKES  
Doc. No. 2020P00032

SCHUETZ, TONY D & JULIE L  
Lot 4  
THE OAKES  
Doc. No. 2020P00032

SCHUETZ, TONY D & JULIE L  
Lot 5  
THE OAKES  
Doc. No. 2020P00032

HANDKE, BENJAMIN L & ABBIE M  
Lot 7  
THE OAKES  
Doc. No. 2020P00032

BRADBURY, ANDREW & AMY  
PID NO. 233-05...009

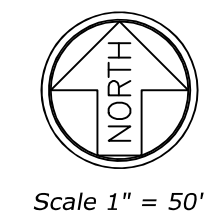
- LEGEND:**
- - 1/2" Rebar Set with Cap No. 1296
  - - 1/2" Rebar Found, unless otherwise noted.
  - - Concrete Base around Point
  - △ - PK Nail Found in Place
  - ( ) - Record / Deeded Distance
  - D/E - Utility Easement
  - D/E - Drainage Easement
  - B.S.L. - Building Setback Line
  - R/W - Permanent 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
  - - 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

MUELLER, JAMES A & KERRY D  
PID NO. 233-05...010

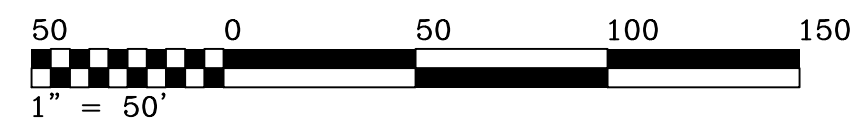
**ZONING:**  
RR 2.5 - Rural Residential 2.5

- NOTES:**
- 1) This survey does not show ownership.
  - 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
  - 3) All recorded and measured distances are the same, unless otherwise noted.
  - 4) Error of Closure - See Error of Closure Calculations
  - 5) Basis of Bearing - KS State Plane NAD 83, North Zone 1501
  - 6) Point Origin Unknown, unless otherwise noted.
  - 7) Proposed Lots for Residential Use.
  - 8) Road Record - See Survey
  - 9) Benchmark - NAVD88
  - 10) Project Benchmark (BM) - NW Cor SW 1/4 SW 1/4 - 1/2" Bar - 934'
  - 11) Easements, if any, are created hereon or listed in referenced title commitment.
  - 12) Reference Recorded Deed Document No.
  - 13) Utility Companies -  
- Water - Water District 7  
- Electric - Evergy  
- Sewer - Septic / Lagoon  
- Gas - Propane / Natural Gas
  - 14) Reference Lawyer's Title Insurance Co. File Number TX0017196 updated January 6, 2023
  - 15) Property is not in a Special Flood Hazard Area per FEMA FIRN Map 20103C0319G dated July 16, 2015
  - 16) Building Setback Lines as shown hereon or noted below  
- All side yard setbacks - 15' (Accessory - 15')  
- All rear yard setbacks - 40' (Accessory - 15')
  - 17) Distances to and of structures, if any, are +- 1'.
  - 18) Easements, if any, as per referenced Title Commitment are shown hereon
  - 19) Fence Lines do not necessarily denote the boundary line for the property.
  - 20) Reference Surveys:  
Recorded Plat THE OAKES Document No. 2020P00032 (REB) - R.E. Bacon Survey Book S-11 Pg. 22 1982

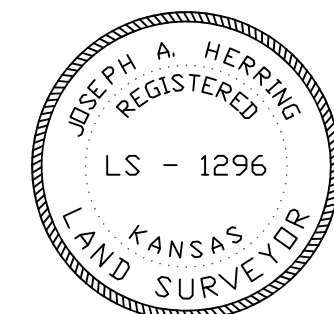
- RESTRICTIONS:**
- 1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
  - 2) An Engineered Waste Disposal System may be required due to poor soil conditions.
  - 3) Erosion and sediment control measures 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) No off-plat restrictions.



Scale 1" = 50'



Job # K-22-1633  
January 7, 2023 Rev. 2/7/23  
J. HERRING, Inc. (dba)  
**HERRING**  
SURVEYING  
& COMPANY  
315 North 5th Street, Leav., KS 66048  
Ph. 913.651.3858 Fax 913.674.5361  
Email - survey@herringinc.com



I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the month of November 2022 through January 2023 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring  
PS # 1296

# CADILLAC RANCH

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

## FINAL PLAT

PREPARED FOR:  
Matthew John Edmonds  
14184 182nd Street  
Linwood, KS 66086  
PID # 233-05-0-00-008

**RECORD DESCRIPTION:**  
A tract of land in the Southwest Quarter of the Southwest Quarter (SW/4 SW/4) of Section 5, Township 12 South, Range 22 East of the Sixth P.M., described as follows: Beginning at the Northwest corner of the Southwest Quarter of said Southwest Quarter; thence South 89°51'06" East 660.79 feet; thence South 00°04'20" East 657.24 feet; thence South 89°52'42" West 660.17 feet; thence North 00°07'29" West 660.35 feet to the point of beginning, Leavenworth County, Kansas

**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: CADILLAC RANCH.

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

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

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

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 CADILLAC RANCH, have set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Matthew John Edmonds

**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 John Edmonds, a single person, 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 CADILLAC RANCH this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Secretary: Amy Allison  
Chairman: Steven Rosenthal

**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 CADILLAC RANCH 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



Job # K-22-1633  
January 7, 2023 Rev. 2/7/23  
J. HERRING, INC. (dba)  
SURVEYING  
& COMPANY  
315 North 5th Street, Leav., KS 66048  
Ph. 913.651.3858 Fax 913.674.5361  
Email - survey@jeancash.com

Scale 1" = 50'



05C  
W 1/4 Cor  
Sec. 5-12-22  
1/2" Rebar

BM  
POB  
Northwest 1/4  
SW 1/4 SW 1/4  
Sec. 5-12-22

Lot 3  
THE OAKES  
Doc. No. 2020P00032

Lot 4  
THE OAKES  
Doc. No. 2020P00032

Lot 5  
THE OAKES  
Doc. No. 2020P00032

Lot 7  
THE OAKES  
Doc. No. 2020P00032

05E  
Southwest Corner  
Sec. 5-12-22  
1/2" Rebar

PID NO. 233-05...007

(S 89°51'06" E 660.79')  
N 88°23'14" E 661.18'

LOT 1  
5.01 Acres  
more or less  
Incl. R/W

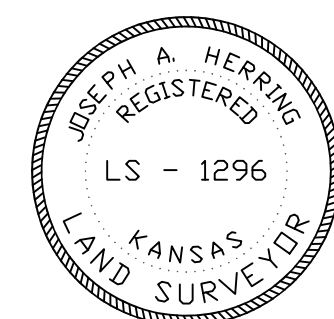
LOT 2  
5.01 Acres  
more or less  
Incl. R/W

PID NO. 233-05...009

**ZONING:**  
RR 2.5 - Rural Residential 2.5

- NOTES:**
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Joseph A. Herring  
PS # 1296

02-13-2023  
OLSSON REVIEW  
No Further  
Comment

- LEGEND:**
- - 1/2" Rebar Set with Cap No. 1296
  - - 1/2" Rebar Found, unless otherwise noted.
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  - B.S.L. - Building Setback Line
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  - 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



**Leavenworth County  
Request for Board Action  
Case No. DEV-23-012/013  
Preliminary & Final Plat Stranger Point**

**Date:** March 22, 2023  
**To:** Board of County Commissioners  
**From:** Planning & Zoning Staff

**Department Head Review:** Amy Allison, Reviewed

**Additional Reviews as needed:**

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

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**Action Requested:** The applicants are requesting a Preliminary and Final Plat for a two lot subdivision. Proposed Lot 1 is approximately 11.5 acres and Lot 2 is approximately 2.5 acres.

**Analysis:** The applicant is proposing to divide a 14-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 (see condition 1). Lots 1 is approximately 11.5 acres and Lot 2 will be approximately 2.5 acres in size. All lots meet the requirements for the RR-2.5 and RR-5 zoning districts. Lot 1 will require an exception to Article 50 – Section 40.3.i. Lot-Depth to Lot-width due to the minimum frontage requested. The developer will have to meet the requirements of RWD 9 upon time of development. Staff is generally in support.

**Recommendation:** The Planning Commission voted 8-0 (one absence) to recommend approval of Case No.DEV-23-012/013, Preliminary and Final Plat for Stranger Point subject to conditions.

**Alternatives:**

1. Approve Case No. DEV-23-012/013, Preliminary and Final Plat for Stranger Point, with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-23-012/013, Preliminary and Final Plat for Stranger Point, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-23-012/013, Preliminary and Final Plat for Stranger Point, 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  
BOARD OF COUNTY COMMISSIONERS  
STAFF REPORT**

CASE NO: DEV-23-012 & 013 Stranger Point

March 22, 2023

**REQUEST: CONSENT AGENDA**

Preliminary Plat                       Final Plat

**STAFF REPRESENTATIVE:**

JOSHUA GENTZLER  
PLANNER II

**SUBJECT PROPERTY: 19266 LEAVENWORTH ROAD**

**APPLICANT/APPLICANT AGENT:**

JOE HERRING  
HERRING SURVEYING

**PROPERTY OWNER:**

CHARLES COOPER  
19266 LEAVENWORTH ROAD  
LEAVENWORTH, KS 66048

**CONCURRENT APPLICATIONS:**

NONE

**LAND USE**

ZONING: RR-2.5

FUTURE LAND USE DESIGNATION:  
RESIDENTIAL 3 UNITS/ACRE

**LEGAL DESCRIPTION:**

A tract of land in the South ½ of the Southwest ¼ of Section 25, Township 10 South, Range 21 East of the 6<sup>th</sup> P.M. in Leavenworth County, Kansas.

SUBDIVISION: N/A

FLOODPLAIN: N/A

**PLANNING COMMISSION RECOMMENDATION: APPROVAL WITH CONDITIONS**

**PROPERTY INFORMATION**

**ACTION OPTIONS:**

1. Approve Case No. DEV-23-012/013, Preliminary and Final Plat for Stranger Point, with Findings of Fact, and with or without conditions;
2. Deny Case No. DEV-23-012/013, Preliminary and Final Plat for Stranger Point, with Findings of Fact;
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-23-012/013, Preliminary and Final Plat for Stranger Point, with Findings of Fact;
4. Remand the case back to the Planning Commission

PARCEL SIZE:

14 ACRES

PARCEL ID NO:

147-25-0-00-00-010.04

BUILDINGS:

3 BUILDINGS: 1 HOME, 2 ACCESSORY BUILDINGS

**PROJECT SUMMARY:**

Request for a Preliminary and Final Plat approval to subdivide property located at 19266 Leavenworth Road (147-25-0-00-00-010.04) as Lots 1 through 2 of Stranger Point.

ACCESS/STREET:

LEAVENWORTH ROAD  
LOCAL, PAVED, ±24' WIDE

**LOCATION MAP:**



**UTILITIES**

SEWER: PRIVATE SEPTIC SYSTEM

FIRE: STRANGER

WATER: RWD 9

ELECTRIC: FREESTATE

**NOTICE & REVIEW:**

STAFF REVIEW:

2/23/2023

NEWSPAPER NOTIFICATION:

2/28/2023

NOTICE TO SURROUNDING PROPERTY OWNERS:

N/A

<b>STANDARDS TO BE CONSIDERED:</b>			
<i>Leavenworth County Zoning and Subdivision Standards: Preliminary Review</i>		<b>Met</b>	<b>Not Met</b>
35-40	<b>Preliminary Plat Content</b>	X	
40-20	<b>Final Plat Content</b>	X	
41-6	<b>Access Management</b>	X	
41-6.B.a-c.	<b>Entrance Spacing</b>	X	
41-6.C.	<b>Public Road Access Management Standards</b>	X	
43	<b>Cross Access Easements</b>	N/A	
50-20	<b>Utility Requirements</b>	X	
50-30	<b>Other Requirements</b>	X	
50-40	<b>Minimum Design Standards</b>		X
	Article 50 – Section 40.3.i.		
50-50	<b>Sensitive Land Development</b>	N/A	
50-60.	<b>Dedication of Reservation of Public Sites and Open Spaces</b>	N/A	

**STAFF COMMENTS:**

The applicant is proposing to divide a 14-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 (see condition 1). Lots 1 is approximately 11.5 acres and Lot 2 will be approximately 2.5 acres in size. All lots meet the requirements for the RR-2.5 and RR-5 zoning districts. Lot 1 will require an exception to Article 50 – Section 40.3.i. Lot-Depth to Lot-width due to the minimum frontage requested. The developer will have to meet the requirements of RWD 9 upon time of development. 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 - RWD 9, dated January 24, 2023
  - b. Email – Mark Billquist, Stranger FD, dated January 23, 2023

**ATTACHMENTS:**

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





AFFIDAVIT

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

We/I Charles E. Cooper and Florence A. Cooper

Being dully sworn, dispose and say that we/I are the owner(s) of said property located at -  
19266 Leavenworth Road, and that we authorize the following people or firms to act in our interest with the Leavenworth County Planning and Zoning Department for a period of one calendar year. Additionally, all statements herein contained in the information herewith submitted are in all respects true and correct to the best of our knowledge and belief.

Authorized Agents (full name, address & telephone number)

1) Joseph A. Herring - Herring Surveying Company 315 N. 5<sup>th</sup> Street, Leavenworth, KS 66048, 913-651-3858

2)

Signed and entered this 12<sup>th</sup> day of October, 2022

Charles E. Cooper, 19266 Leavenworth Rd, Tonganoxie,  
Print Name, Address, Telephone 913-523-6870 & KS 66086

Charles E. Cooper Florence A. Cooper  
Signature

STATE OF KANSAS )  
 ) SS  
COUNTY OF LEAVENWORTH )

Be it remember that on this 12<sup>th</sup> day of October, 2022, before me, a notary public in and for said County and State came Charles & Florence Cooper 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: 8/19/23

[Signature] (seal)  
MICHAEL SKAGGS  
Notary Public - State of Kansas  
My Appt. Expires 8/19/23



# STRANGER POINT SUBDIVISION

A Minor Subdivision in the Southwest Quarter of Section 25, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

PID # 147-25...008

## FINAL PLAT

PREPARED FOR:  
COOPER, CHARLES E & FLORENCE A  
19266 LEAVENWORTH RD  
TONGANOXIE, KS 66086  
PID # 147-25-0-00-00-010.04

### SURVEYOR'S DESCRIPTION:

A tract of land in the South half of the Southwest Quarter of Section 25, Township 10 South, Range 21 East of the 6th, Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on January 19, 2023, more fully described as follows: Commencing at the Southwest corner of said Southwest Quarter; thence North 88 degrees 22'05" East for a distance of 1496.30 feet along the South line of said Southwest Quarter to the TRUE POINT OF BEGINNING; thence North 01 degrees 36'34" West for a distance of 1319.50 feet; thence North 88 degrees 22'05" East for a distance of 461.92 feet; thence South 01 degrees 35'38" East for a distance of 1319.50 feet to said South line; thence South 88 degrees 22'05" West for a distance of 461.57 feet along said South line to the point of beginning. Together with and subject to covenants, easements, and restrictions of record. Said property contains 13.99 acres, more or less, including road right of ways. Error of Closure - 1 : 432307

### 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: STRANGER POINT SUBDIVISION.

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

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

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

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 STRANGER POINT SUBDIVISION, have set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Charles E. Cooper  
Florence A. Cooper

### NOTARY CERTIFICATE:

Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 2023, before me, a notary public in and for said County and State came Charles E. Cooper and Florence A. Cooper, husband and wife, 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 STRANGER POINT SUBDIVISION this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Secretary  
Amy Allison  
Chairman  
Steven Rosenthal

### 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 STRANGER POINT SUBDIVISION this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Chairman  
Vicky Kaaz  
County Clerk  
Attest: Janet Klasinski

### ZONING:

RR 2.5 - Rural Residential 2.5

### RESTRICTIONS:

- 1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
- 2) An Engineered Waste Disposal System may be required due to poor soil conditions.
- 3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
- 4) Lots are subject to the current Access Management Policy
- 5) Structures that exist within the building setback line or platted easement. Any future building or expansion must comply with the building setback. If the structure is damaged greater than 51% it may not be rebuilt or restored on the existing location and must meet all setbacks
- 6) An exception has been granted for width to depth ratio on Lot 1
- 7) No off-plat restrictions.

### NOTES:

- 1) This survey does not show ownership.
- 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
- 3) All recorded and measured distances are the same, unless otherwise noted.
- 4) Error of Closure - See Error of Closure Calculations
- 5) Basis of Bearing - KS State Plane NAD 83, North Zone 1501
- 6) Monument Origin Unknown, unless otherwise noted.
- 7) Proposed Lots for Residential Use.
- 8) Road Records - See Survey
- 9) Benchmark - NAVD88  
Project Benchmark (BM) - South Quarter Corner - Bridge Deck - 842'
- 10) Easements, if any, are created hereon or listed in referenced title commitment.
- 11) Reference Recorded Deed Document Book 704 Page 1104
- 12) Utility Companies -  
- Water - Water District 9  
- Electric - Freestate  
- Sewer - Septic / Lagoon  
- Gas - Propane / Natural Gas
- 13) Reference Lawyer's Title Insurance Co. Case No.: 45782 updated January 10, 2023
- 14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0225G dated July 16, 2015
- 15) Building Setback Lines as shown hereon or noted below  
- All side yard setbacks - 15' (Accessory - 15')  
- All rear yard setbacks - 40' (Accessory - 15')
- 16) Distances to and of structures, if any, are +- 1'.
- 17) Easements as per referenced Title Commitment are shown hereon  
- Freestate Electric Easement Doc #2021R02917, not shown hereon, blanket description, existing structure lies within the platted easement along Leavenworth Road.
- 18) Fence Lines do not necessarily denote the boundary line for the property.
- 19) Reference Surveys:  
(D/GW) - D.G.White 1995

### LEGEND:

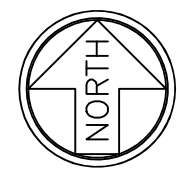
- - 1/2" Rebar Set with Cap No. 1296
- - 1/2" Rebar Found, unless otherwise noted.
- - Concrete Base around Point
- △ - PK Nail Found in Place
- ( ) - Record / Deeded Distance
- U/E - Utility Easement
- D/E - Drainage Easement
- B.S.L. - Building Setback Line
- R/W - Permanent Dedicated Roadway Easement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

### 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

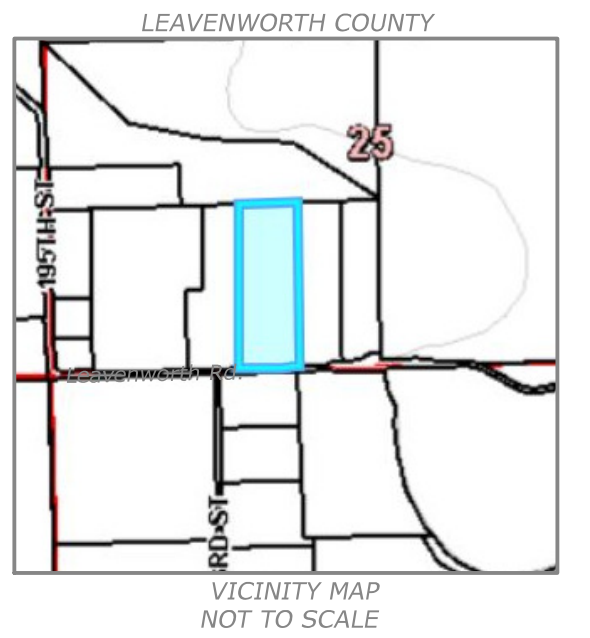
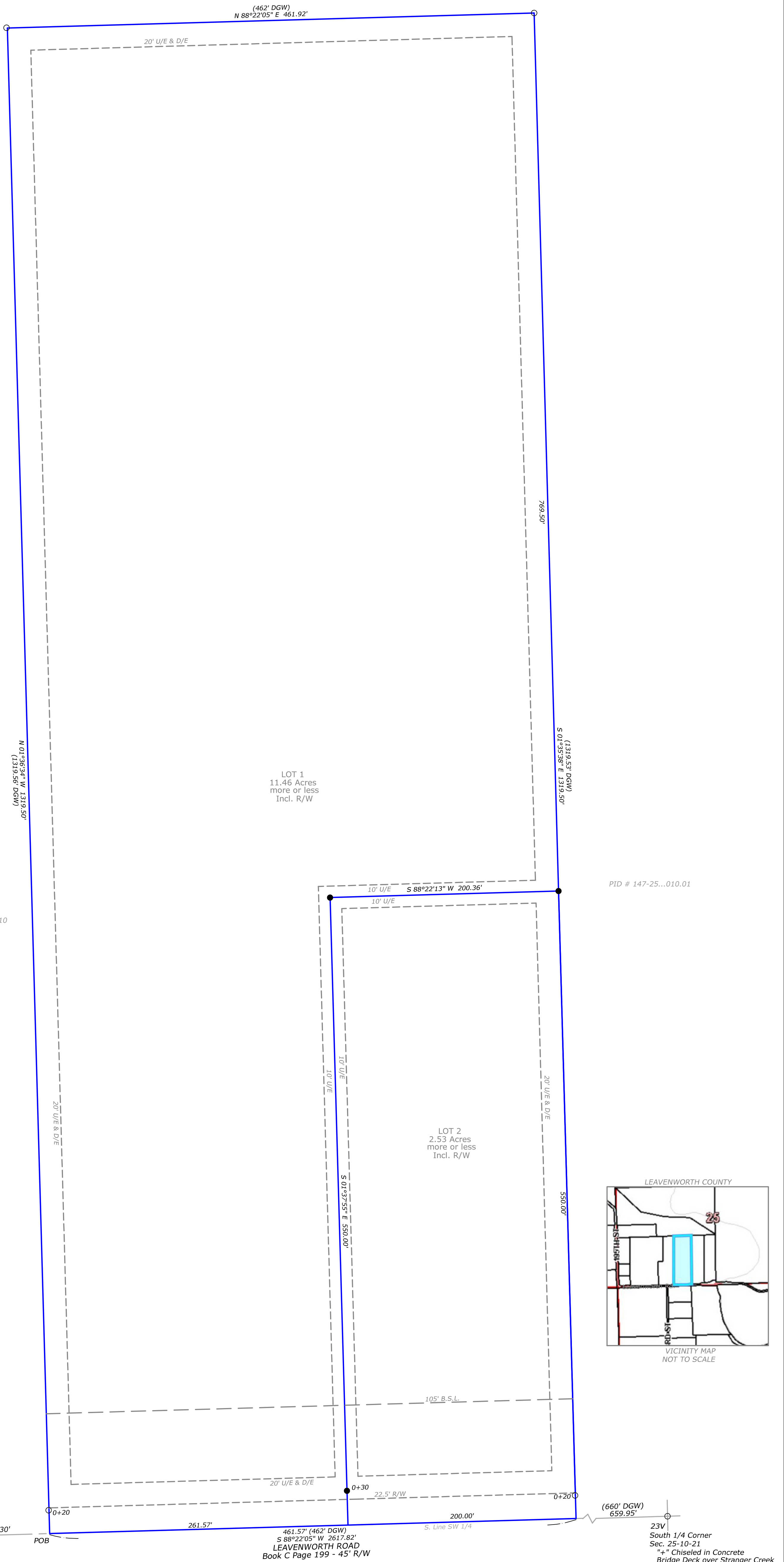
I hereby certify that this plat meets the requirements of K.S.A. 58-2005. The face of this plat was reviewed for compliance with Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for survey information only.



Scale 1" = 50'

Job # K-22-1631  
January 12, 2023 Rev. 2/13/23  
J. HERRING, INC. (dba)  
SURVEYING  
COMPANY  
315 North 5th Street, Leav., KS 66048  
Ph. 913.651.3858 Fax 913.674.5381  
Email - survey@jeherring.com

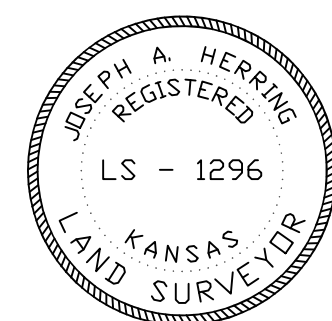
50 0 50 100 150  
1" = 50'



461.57' (462' DGW)  
S 88°22'05" W 2617.82'  
LEAVENWORTH ROAD  
Book C Page 199 - 45' R/W

23V  
South 1/4 Corner  
Sec. 25-10-21  
\*\* Chiseled in Concrete  
Bridge Deck over Stranger Creek

PID # 147-36...004.02

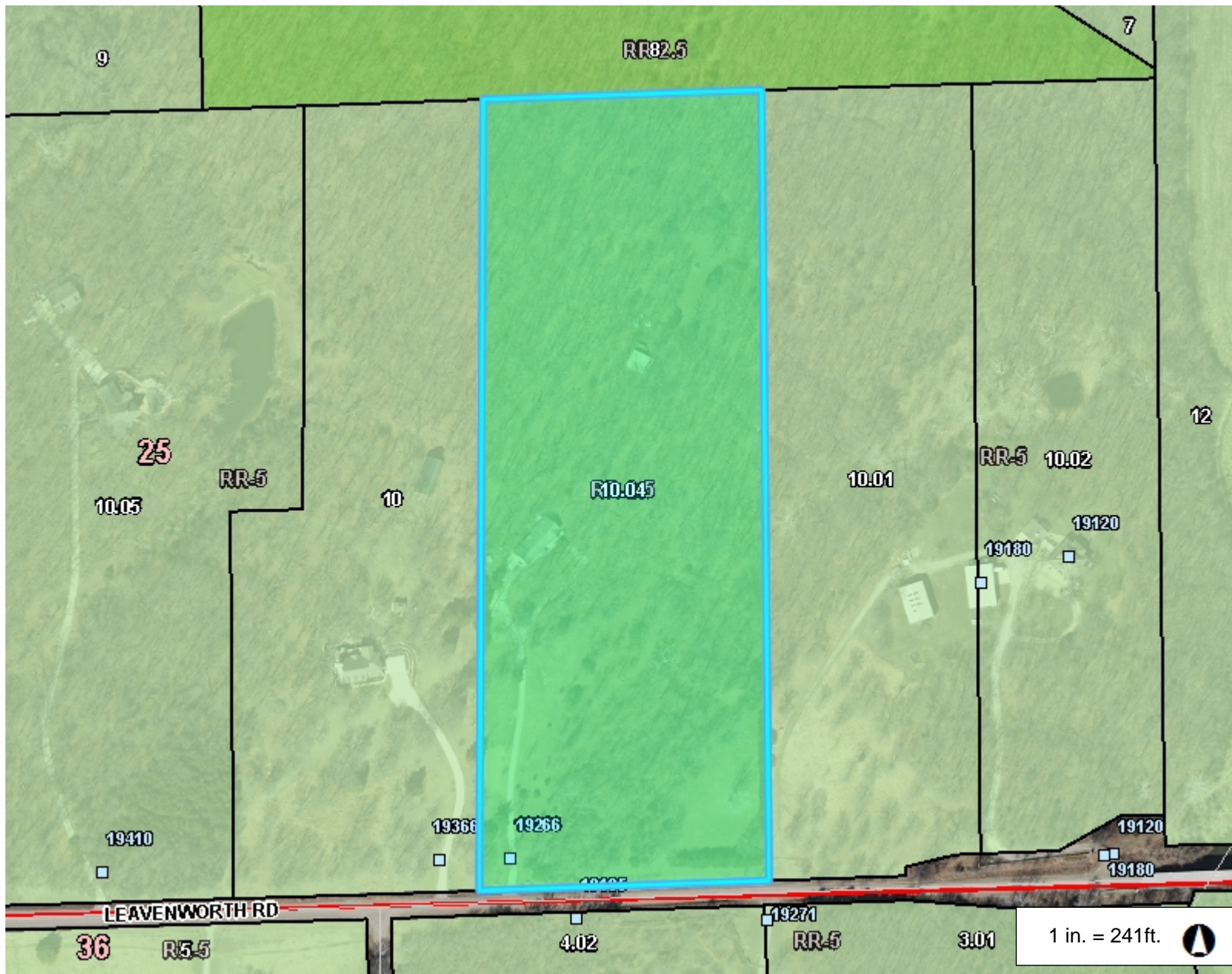


I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of December 2022 through January 2023 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring  
PS # 1296



# DEV-23-012 & 013 Stranger Point



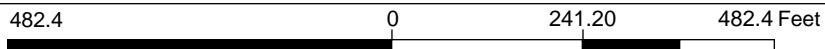
### Legend

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

### Notes

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION



1 in. = 241ft.

## Gentzler, Joshua

---

**From:** Mark B <stfdchief1760@gmail.com>  
**Sent:** Monday, January 23, 2023 4:50 PM  
**To:** Gentzler, Joshua  
**Subject:** Re: Stranger Point Subdivision Review - DEV-23-012 & 013

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

Joshua,

Stranger Township has no issues but would suggest that hydrants be installed so that there is one within 500 feet of any structure.

Let me know if you have any questions.

Mark Billquist  
Stranger Township Fire Chief

On Mon, Jan 23, 2023 at 4:45 PM Gentzler, Joshua <[JGentzler@leavenworthcounty.gov](mailto:JGentzler@leavenworthcounty.gov)> wrote:

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for Stranger Point Subdivision, located at 19266 Leavenworth Road, Tonganoxie.

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 End of Business on Monday, January 30<sup>th</sup>, 2023.

If you have any questions or need additional information, please contact me at (913) 684-0464 or at [JGentzler@LeavenworthCounty.gov](mailto:JGentzler@LeavenworthCounty.gov).

Thank you,

Joshua Gentzler

Planner II

[Planning & Zoning](#)

Leavenworth County

913.684.0465

**From:** [Rural Water District 9 lvrwd9](#)  
**Sent:** Tuesday, January 24, 2023 12:54 PM  
**To:** [Gentzler, Joshua](#)  
**Cc:** [Mark Bilquist \(stfdchief1760@gmail.com\)](#); [Amanda Holloway \(Amanda.holloway@freestate.coop\)](#); [Allison, Amy](#); [Baumchen, Daniel](#); [Mitch Pleak](#); [Noll, Bill](#); [Sloop, Stephanie](#)  
**Subject:** Re: Stranger Point Subdivision Review - DEV-23-012 & 013

---

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

Leavenworth Rural Water District 9 does not have an issue with the Preliminary and Final Plat for Stranger Point Subdivision, located at 19266 Leavenworth Road, Tonganoxie.

Thank you for your email.

On Mon, Jan 23, 2023 at 4:45 PM Gentzler, Joshua <[JGentzler@leavenworthcounty.gov](mailto:JGentzler@leavenworthcounty.gov)> wrote:

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Thank you,

Joshua Gentzler

Planner II

[Planning & Zoning](#)

Leavenworth County

913.684.0465

--

Thanks and have a great day,



**RURAL WATER DISTRICT 9**

**Karen Armstrong**

District Manager

913-845-3571

# STRANGER POINT SUBDIVISION

A Minor Subdivision in the Southwest Quarter of Section 25, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

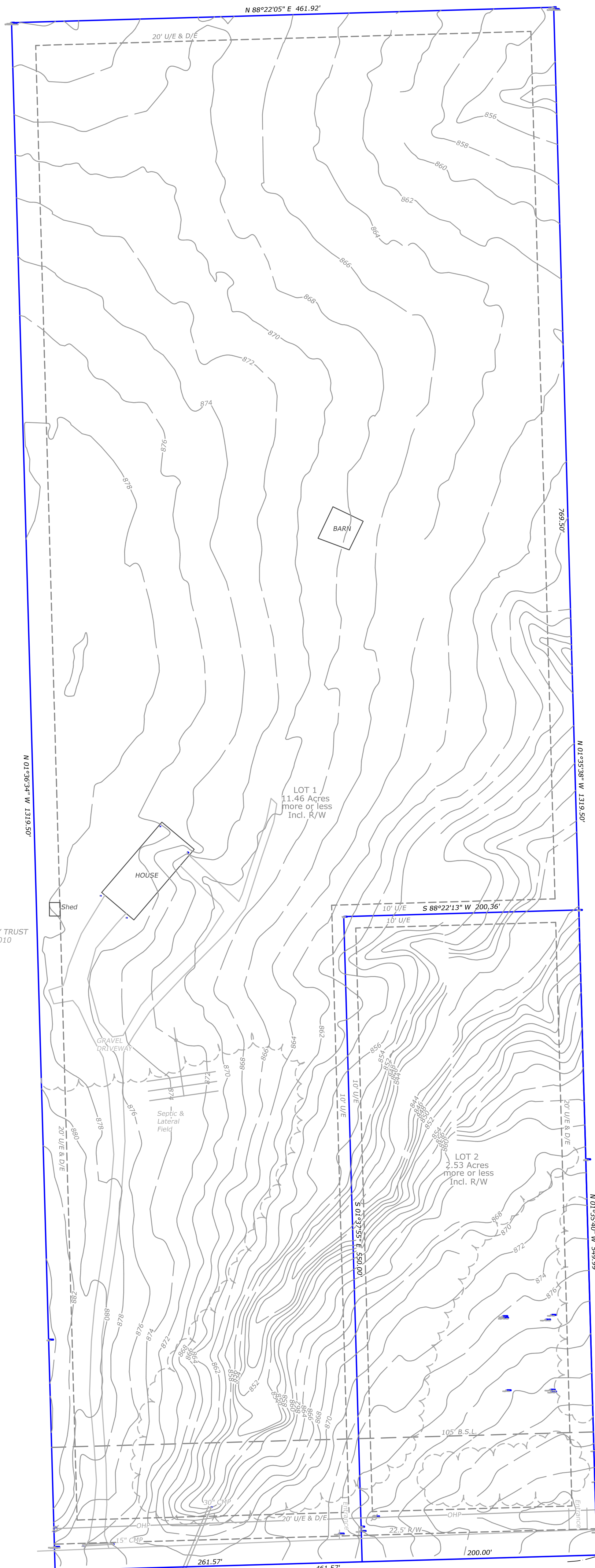
CALOVICH, NICHOLAS J JR & MARSHA E  
PID # 147-25...008

**02-15-2023**  
**OLSSON REVIEW**  
**No Further**  
**Comment**

## PRELIMINARY PLAT

PREPARED FOR:  
COOPER, CHARLES E & FLORENCE A  
19266 LEAVENWORTH RD  
TONGANOXIE, KS 66086  
PID # 147-25-0-00-010.04

**SURVEYOR'S DESCRIPTION:**  
A tract of land in the South half of the Southwest Quarter of Section 25, Township 10 South, Range 21 East of the 6th, Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on January 19, 2023, more fully described as follows:  
Commencing at the Southwest corner of said Southwest Quarter; thence North 88 degrees 22'05" East for a distance of 1496.30 feet along the South line of said Southwest Quarter to the TRUE POINT OF BEGINNING; thence North 01 degrees 36'34" West for a distance of 1319.50 feet; thence North 88 degrees 22'05" East for a distance of 461.92 feet; thence South 01 degrees 35'38" East for a distance of 1319.50 feet to said South line; thence South 88 degrees 22'05" West for a distance of 461.57 feet along said South line to the point of beginning.  
Together with and subject to covenants, easements, and restrictions of record.  
Said property contains 13.99 acres, more or less, including road right of ways.  
Error of Closure - 1 : 432307



**ZONING:**  
RR 2.5 - Rural Residential 2.5

**RESTRICTIONS:**  
1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.  
2) An Engineered Waste Disposal System may be required due to poor soil conditions.  
3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.  
4) Lots are subject to the current Access Management Policy  
5) Structures that exist within the building setback line or platted easement. Any future building or expansion must comply with the building setback. If the structure is damaged greater than 51% it may not be rebuilt or restored on the existing location and must meet all setbacks  
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7) No off-plat restrictions.

**NOTES:**  
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3) All recorded and measured distances are the same, unless otherwise noted.  
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5) Basis of Bearing - KS State Plane NAD 83, North Zone 1501  
6) Monument Origin Unknown, unless otherwise noted.  
7) Proposed Lots for Residential Use.  
8) Road Records - See survey  
9) Benchmark - NAVD88  
Project Benchmark (BM) - South Quarter Corner - Bridge Deck - 842'  
10) Easements, if any, are created hereon or listed in referenced title commitment.  
11) Reference Recorded Deed Document Book 704 Page 1104  
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- Electric - Freestate  
- Sewer - Septic / Lagoon  
- Gas - Propane / Natural Gas  
13) Reference Lawyer's Title Insurance Co. Case No.: 45782 updated January 10, 2023  
14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0225G dated July 16, 2015  
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18) Fence Lines do not necessarily denote the boundary line for the property.  
19) Reference Surveys:  
(DGW) - D.G.White 1995

**LEGEND:**  
● - 1/2" Rebar Set with Cap No.1296  
○ - 1/2" Rebar Found, unless otherwise noted.  
□ - Concrete Base around Point  
△ - PK Nail Found in Place  
( ) - Record / Deeded Distance  
U/E - Utility Easement  
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B.S.L. - Building Setback Line  
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X - Fence Line  
OHP - Overhead Power Lines  
T - Underground Telephone/Fiber Optic Line  
◇ - Gas Valve  
◆ - Water Meter/Valve  
⊞ - Telephone Pedestal  
W - 6" Water Line - location as per district  
~ - Tree/Brush Line

**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.

21V  
SW COR SW 1/4  
Sec. 25-10-21  
1/2" Rebar Cap LS-899 4" Deep

461.57'  
N 88°22'05" E 2617.82'  
LEAVENWORTH ROAD  
Book C Page 199 - 45' R/W

PESTOCK, GEORGE P  
PID # 147-36...004.02

CLEMENS, ARIC W & ALLISON L  
PID # 147-25...010.01



Scale 1" = 50'

Job # K-22-1631  
January 12, 2023  
J. HERRING  
SURVEYING  
COMPANY  
315 North 5th Street, Leav., KS 66048  
Ph. 913.651.3858 Fax 913.674.5381  
Email - survey@jeherrings.com

50 0 50 100 150  
1" = 50'

Daniel Baumchen, PS#1363  
County Surveyor

I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of December 2022 through January 2023 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring  
PS # 1296

# STRANGER POINT SUBDIVISION

A Minor Subdivision in the Southwest Quarter of Section 25, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

PID # 147-25...008

02-15-2023  
OLSSON REVIEW  
No Further  
Comment

## FINAL PLAT

PREPARED FOR:  
COOPER, CHARLES E & FLORENCE A  
19266 LEAVENWORTH RD  
TONGANOXIE, KS 66086  
PID # 147-25-0-00-00-010.04

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Together with and subject to covenants, easements, and restrictions of record.  
Said property contains 13.99 acres, more or less, including road right of ways.  
Error of Closure - 1 : 432307

**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: STRANGER POINT SUBDIVISION.

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

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

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

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 STRANGER POINT SUBDIVISION, have set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Charles E. Cooper  
Florence A. Cooper

**NOTARY CERTIFICATE:**  
Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 2023, before me, a notary public in and for said County and State came Charles E. Cooper and Florence A. Cooper, husband and wife, 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 STRANGER POINT SUBDIVISION this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Secretary  
Amy Allison  
Chairman  
Steven Rosenthal

**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 STRANGER POINT SUBDIVISION this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Chairman  
Vicky Kaaz  
County Clerk  
Attest: Janet Klasinski

**ZONING:**  
RR 2.5 - Rural Residential 2.5

**RESTRICTIONS:**  
1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.  
2) An Engineered Waste Disposal System may be required due to poor soil conditions.  
3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.  
4) Lots are subject to the current Access Management Policy  
5) Structures that exist within the building setback line or platted easement. Any future building or expansion must comply with the building setback. If the structure is damaged greater than 51% it may not be rebuilt or restored on the existing location and must meet all setbacks  
6) An exception has been granted for width to depth ratio on Lot 1  
7) No off-plat restrictions.

**NOTES:**  
1) This survey does not show ownership.  
2) All distances are calculated from measurements or measured this survey, unless otherwise noted.  
3) All recorded and measured distances are the same, unless otherwise noted.  
4) Error of Closure - See Error of Closure Calculations  
5) Basis of Bearing - KS State Plane NAD 83, North Zone 1501  
6) Monument Origin Unknown, unless otherwise noted.  
7) Proposed Lots for Residential Use.  
8) Road Records - See Survey  
9) Benchmark - NAVD88  
Project Benchmark (BM) - South Quarter Corner - Bridge Deck - 842'  
10) Easements, if any, are created hereon or listed in referenced title commitment.  
11) Reference Recorded Deed Document Book 704 Page 1104  
12) Utility Companies -  
- Water - Water District 9  
- Electric - Freestate  
- Sewer - Septic / Lagoon  
- Gas - Propane / Natural Gas  
13) Reference Lawyer's Title Insurance Co. Case No.: 45782 updated January 10, 2023  
14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0225G dated July 16, 2015  
15) Building Setback Lines as shown hereon or noted below  
- All side yard setbacks - 15' (Accessory - 15')  
- All rear yard setbacks - 40' (Accessory - 15')  
16) Distances to and of structures, if any, are +- 1'.  
17) Easements as per referenced Title Commitment are shown hereon  
- Freestate Electric Easement Doc #2021R02917, not shown hereon, blanket description, existing structure lies within the platted easement along Leavenworth Road.  
18) Fence Lines do not necessarily denote the boundary line for the property.  
19) Reference Surveys:  
(D/GW) - D.G.White 1995

**LEGEND:**  
● - 1/2" Rebar Set with Cap No. 1296  
○ - 1/2" Rebar 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  
○ - 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

**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

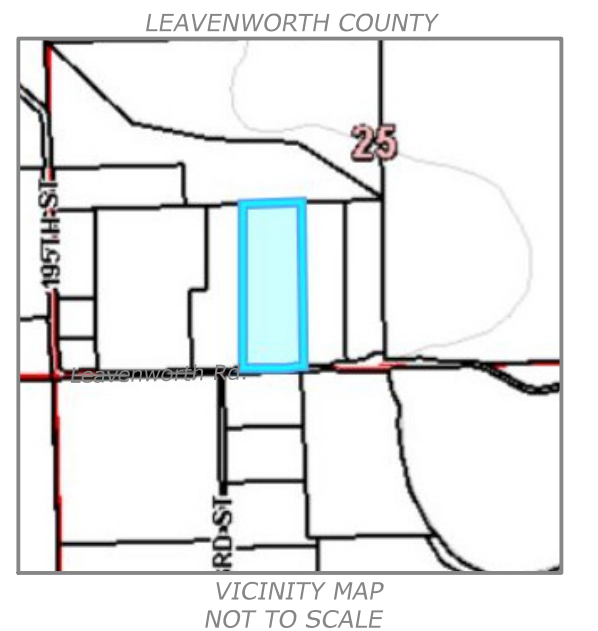
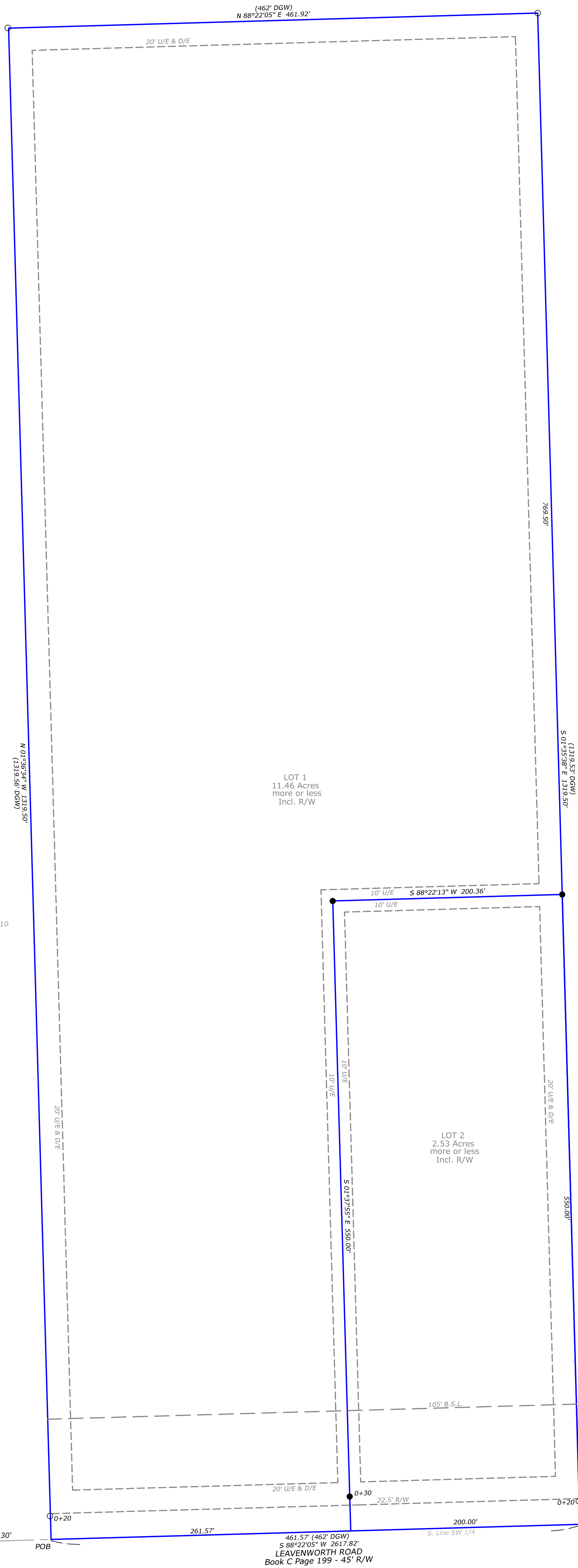
I hereby certify that this plat meets the requirements of K.S.A. 58-2005. The face of this plat was reviewed for compliance with Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for survey information only.



Job # K-22-1631  
January 12, 2023 Rev. 2/13/23  
J. HERRING, INC. (dba)  
SURVEYING  
COMPANY  
315 North 5th Street, Leav., KS 66048  
Ph: 913.651.3858 Fax: 913.674.5381  
Email: survey@herringinc.com

50 0 50 100 150  
1" = 50'

Daniel Baumchen, PS#1363  
County Surveyor



461.57' (462' D/GW)  
S 88°22'05" W 2617.82'  
LEAVENWORTH ROAD  
Book C Page 199 - 45' R/W

23V  
South 1/4 Corner  
Sec. 25-10-21  
\*\* Chiseled in Concrete  
Bridge Deck over Stranger Creek

PID # 147-36...004.02



I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of December 2022 through January 2023 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring  
PS # 1296

**02-21-2023**  
**OLSSON REVIEW**  
**No Further**  
**Review**

Stranger Point

Leavenworth County Kansas

Drainage Report

January 13, 2023

Revised February 9, 2023





**Leavenworth County  
Request for Board Action  
Case No. DEV-23-015/016  
Preliminary & Final Plat South Majure Acres**

**Date:** March 22, 2023  
**To:** Board of County Commissioners  
**From:** Planning & Zoning Staff

**Department Head Review:** Amy Allison, Reviewed

**Additional Reviews as needed:**

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

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**Action Requested:** The applicants are requesting a Preliminary and Final Plat for a two lot subdivision. Proposed Lot 1 will be approximately 20 acres and proposed Lot 2 will be approximately 10 acres.

**Analysis:** The applicant is proposing to divide a 30-acre parcel into two lots. The original parcel was divided into two tracts by a non-complaint Certificate of Survey. The applicant is platting the property to bring the tracts back into compliance. The Subdivision is classified as a Class C with all lots lying within the Rural Growth Area of Leavenworth County. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision (see condition 3). Lot 1 will be approximately 20-acres in size. Lot 2 will be 10 acres. All lots meet the requirements for the RR-5 zoning district. The applicant is proposing to extend Jamison Road into a private cul-de-sac and create access to the two lots through a Cross Access Easement. The private cul-de-sac would be maintained by the owners of Lot 1 & 2 per their HOA agreement. RWD 8 did not respond to the request for comment. A water feasibility study may be required to determine water access to this subdivision. Fire District #1 has indicated a concern about water access and fire hydrants to this subdivision. Fire hydrants will be required if the necessary infrastructure is available (Condition #4). Staff is generally in support.

**Recommendation:** The Planning Commission voted 7-0 (one abstention, one absence) to recommend approval of Case No.DEV-23-015/016, Preliminary and Final Plat for South Majure Acres subject to conditions.

**Alternatives:**

1. Approve Case No. DEV-23-015/016, Preliminary and Final Plat for South Majure Acres with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-23-015/016, Preliminary and Final Plat for South Majure Acres, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-23-015/016, Preliminary and Final Plat for South Majure 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  
BOARD OF COUNTY COMMISSIONERS  
STAFF REPORT**

CASE NO: DEV-23-015/016 South Majure Acres

March 22, 2023

REQUEST: **Consent Agenda**

Preliminary Plat                       Final Plat

**STAFF REPRESENTATIVE:**

AMY ALLISON  
DEPUTY DIRECTOR

**SUBJECT PROPERTY:** 00000 JAMISON ROAD

**APPLICANT/APPLICANT AGENT:**

JOE HERRING  
HERRING SURVEYING

**PROPERTY OWNER:**

MARCUS AND LISA MAJURE  
1414 COREY LANE  
LANSING, KS 66043

**CONCURRENT APPLICATIONS:**

NONE

**LAND USE**

ZONING: RR-5

FUTURE LAND USE DESIGNATION:  
RESIDENTIAL (2.5 ACRE MIN)

**LEGAL DESCRIPTION:**

Tract of land in the Northwest Quarter of Fractional Section 4, Township 10 South, Range 22 East of the 6th P.M., in Leavenworth County Kansas.

SUBDIVISION: N/A

FLOODPLAIN: N/A

**PLANNING COMMISSION RECOMMENDATION:** APPROVAL WITH CONDITIONS

**PROPERTY INFORMATION**

**ACTION OPTIONS:**

1. Approve Case No. DEV-23-015/016, Preliminary and Final Plat for South Majure Acres with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-23-015/016, Preliminary and Final Plat for South Majure Acres, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-23-015/016, Preliminary and Final Plat for South Majure Acres, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

**PARCEL SIZE:**

30.4 ACRES

**PARCEL ID NO:**

152-04-0-00-00-002.16

**BUILDINGS:**

N/A

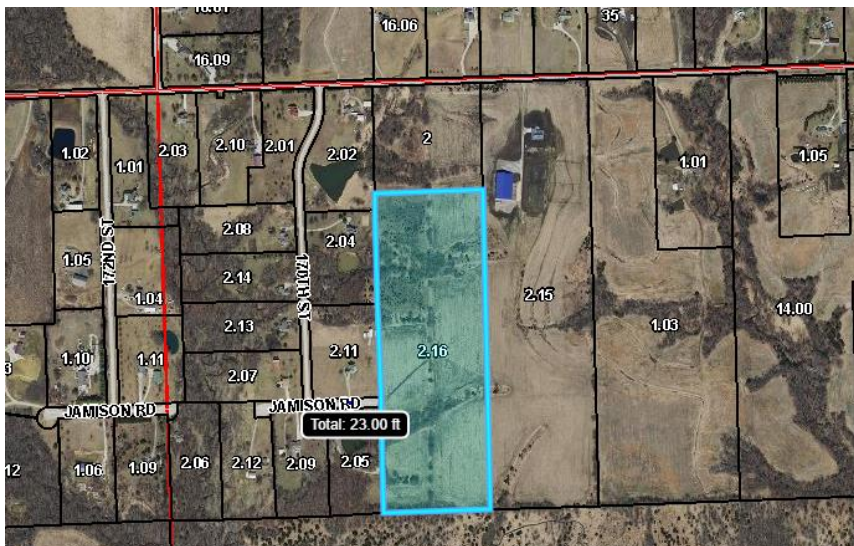
**PROJECT SUMMARY:**

Request for preliminary and final plat approval to subdivide property located at 00000 Jamison Road (PID 152-04-0-00-00-002.16) as Lots 1 through 2 of South Majure Acres.

**ACCESS/STREET:**

JAMISON ROAD - COUNTY LOCAL,  
PAVED ± 24’;

**Location Map:**



**UTILITIES**

SEWER: PRIVATE SEPTIC SYSTEM

FIRE: FIRE DISTRICT #1

WATER: RWD 8

ELECTRIC: FREESTATE

**NOTICE & REVIEW:**

STAFF REVIEW:

2/23/2023

NEWSPAPER NOTIFICATION:

2/28/2023

NOTICE TO SURROUNDING  
PROPERTY OWNERS:

N/A

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

**STAFF COMMENTS:**

The applicant is proposing to divide a 30-acre parcel into two lots. The original parcel was divided into two tracts by a non-complaint Certificate of Survey. The applicant is platting the property to bring the tracts back into compliance. The Subdivision is classified as a Class C with all lots lying within the Rural Growth Area of Leavenworth County. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision (see condition 3). Lots 1 will be approximately 20-acres in size. Lot 2 will be 10 acres. All lots meet the requirements for the RR-5 zoning district. The applicant is proposing to extend Jamison Road into a private cul-de-sac and create access to the two lots through a Cross Access Easement. The private cul-de-sac would be maintained by the owners of Lot 1 & 2 per their HOA agreement. RWD 8 did not respond to the request for comment. A water feasibility study may be required to determine water access to this subdivision. Fire District #1 has indicated a concern about water access and fire hydrants to this subdivision. Fire hydrants will be required if the necessary infrastructure is available (Condition #4). 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 – Kyle Anderson, Code Enforcement, dated January 27, 2023
  - b. Email – Amanda Tarwater, FreeState, dated January 27, 2023

**ATTACHMENTS:**

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







Lawyers Title of Kansas, Inc.  
(913) 682-3368

CN: 39011

Entered in Transfer Record in my office \_\_\_\_\_

County Clerk

**E-RECORDED** simplifile

ID: 2019R05805

County: \_\_\_\_\_

Date: 7/31/19 Time: \_\_\_\_\_

**TRUSTEE'S DEED (Statutory) - Joint Tenancy**

THE GRANTOR,

Timothy E. Allen, Trustee of the Timothy E. Allen Trust dated August 4, also known as the Timothy E. Allen Trust dated August 4, 1997

CONVEYS AND WARRANTS to

Marcus Majure and Alisa Majure husband and wife

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, THE GRANTOR(S), by virtue of the terms and provisions of said trust agreement, in consideration of the Sum of One Dollar and Other Valuable Consideration, does hereby convey and warrant as joint tenants with full rights of survivorship and not as tenants in common to GRANTEE(S) all of GRANTOR(S) undivided interest in the following described real estate, to-wit:

Tract of land in the Northwest Quarter of Fractional Section 4, Township 10 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, more fully described as follows: Commencing at the Northeast corner of the said Northwest Quarter; thence South 87 degrees 59'19" West for a distance of 662.50 feet along the North line of said Northwest Quarter to the TRUE POINT OF BEGINNING; thence South 01 degrees 23'10" East for a distance of 2645.02 feet to the South line of said Northwest Quarter; thence South 88 degrees 00'06" West for a distance of 668.92 feet along said South line; thence North 01 degrees 14'50" West for a distance of 2644.95 feet to the North line of said Northwest Quarter; thence North 87 degrees 59'19" East for a distance of 662.50 feet along said North line to point of beginning.

Above parcel being known as Tract 1 on survey by Herring Surveying Company. Recorded as Document 2019S035. (Subject to easements, restrictions, and reservations of record, and all taxes and assessments that may be levied, imposed, or become payable hereafter.)

THE GRANTOR(S) covenant that the trust remains in full force and effect at this time, that the trustee(s) have authorization without limitation to sell and convey all of the above described real estate.

Dated this 27 day of July A.D. 2019

Timothy E. Allen, Trustee  
Timothy E. Allen, Trustee

STATE OF Kansas, COUNTY OF Shawnee  
This instrument was acknowledged before me on this 27<sup>th</sup> day of July 2019 by:  
Timothy E. Allen, Trustee of the Timothy E. Allen Trust dated August 4, also known as the Timothy E. Allen Trust dated August 4, 1997

My appointment expires: 8/24/22



**Amber M. Bradley**  
Notary Public  
State of Kansas

My Appt. Expires 8/24/22

Amber Bradley  
Notary Public



Lawyers Title of Kansas, Inc.  
(913) 682-3368

CN: 39011

Doc #: 2019R05805  
STACY R. DRISCOLL  
REGISTER OF DEEDS  
LEAVENWORTH COUNTY, KANSAS  
RECORDED ON:  
07/31/2019 11:24:51 AM  
RECORDING FEE: 21.00  
PAGES: 1

Entered in Transfer Record in my office

7/31/19

*Janet Klavinski*  
*by Bjorn*  
County Clerk

TRUSTEE'S DEED (Statutory) - Joint Tenancy

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CONVEYS AND WARRANTS to

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Tract of land in the Northwest Quarter of Fractional Section 4, Township 10 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, more fully described as follows: Commencing at the Northeast corner of the said Northwest Quarter; thence South 87 degrees 59'19" West for a distance of 662.50 feet along the North line of said Northwest Quarter to the TRUE POINT OF BEGINNING; thence South 01 degrees 23'10" East for a distance of 2645.02 feet to the South line of said Northwest Quarter; thence South 88 degrees 00'06" West for a distance of 668.92 feet along said South line; thence North 01 degrees 14'50" West for a distance of 2644.95 feet to the North line of said Northwest Quarter; thence North 87 degrees 59'19" East for a distance of 662.50 feet along said North line to point of beginning.

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Timothy E. Allen, Trustee

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Amber M. Bradley  
Notary Public  
State of Kansas

My Appt. Expires 8/24/22

*Amber Bradley*  
Notary Public

# SOUTH MAJURE ACRES

A Cross Access Easement Plat in the Northwest Quarter of Section 4, Township 10 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

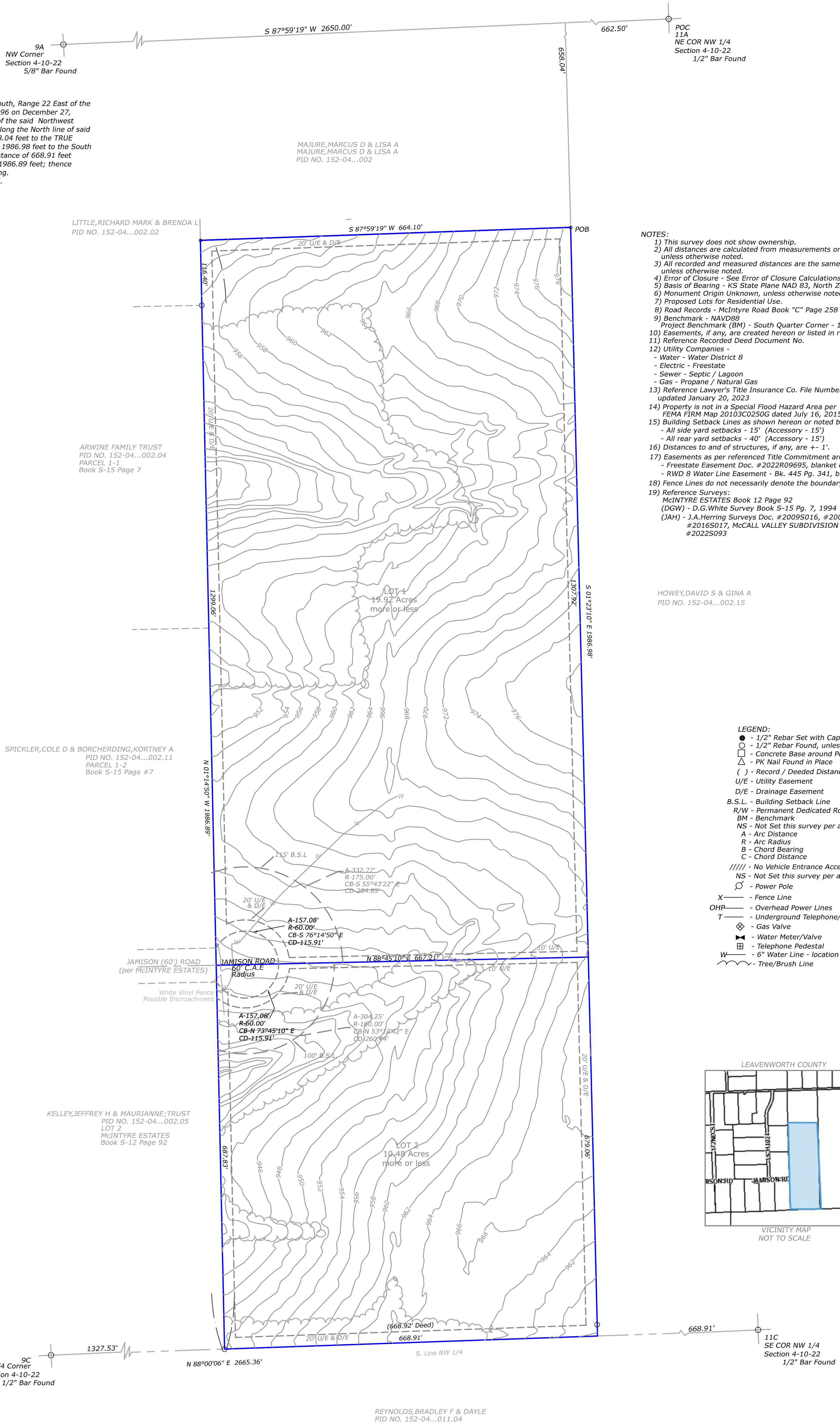
## PRELIMINARY PLAT

PREPARED FOR:  
MAJURE, MARCUS D & LISA A  
1414 COREY LN  
LANSING, KS 66043  
PID NO. 152-04-00-00-002.16

ZONING:  
RR 5 - Rural Residential 5 Acre

- 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) All Lots only have access to Jamison Road through the Cross Access Easement
  - 5) Lots are subject to the off-plat Home Owner's Association detailing the maintenance of the Cross Access Easement, drive and drive appurtenances.
  - 6) Leavenworth County shall bear no responsibility for any maintenance and upkeep of the Cross Access Easement, drive and drive appurtenances.

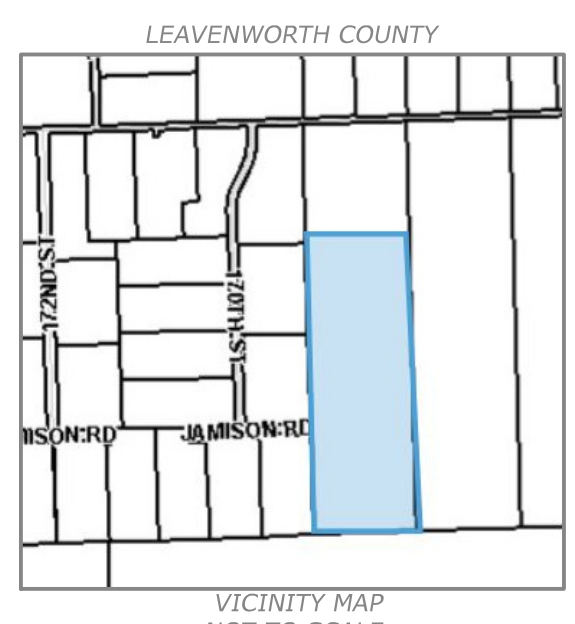
RECORD DESCRIPTION:  
Tract of land in the Northwest Quarter of Fractional Section 4, Township 10 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on December 27, 2022, more fully described as follows: Commencing at the Northeast corner of the said Northwest Quarter; thence South 87 degrees 59'19" West for a distance of 662.50 feet along the North line of said Northwest Quarter; thence South 01 degrees 23'10" East for a distance of 658.04 feet to the TRUE POINT OF BEGINNING; thence South 01 degrees 23'10" East for a distance of 1986.98 feet to the South line of said Northwest Quarter; thence South 88 degrees 00'06" West for a distance of 668.91 feet along said South line; thence North 01 degrees 14'50" West for a distance of 1986.89 feet; thence North 87 degrees 59'19" East for a distance of 664.10 feet to point of beginning. Together with and subject to covenants, easements, and restrictions of record. Said property contains 30.4 acres, more or less, including road right of way.



- NOTES:
- 1) This survey does not show ownership.
  - 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
  - 3) All recorded and measured distances are the same, unless otherwise noted.
  - 4) Error of Closure - See Error of Closure Calculations
  - 5) Basis of Bearing - KS State Plane NAD 83, North Zone 1501
  - 6) Monument Origin Unknown, unless otherwise noted.
  - 7) Proposed Lots for Residential Use.
  - 8) Road Records - McIntyre Road Book "C" Page 258 - 40' R/W
  - 9) Benchmark - NAVD88 Project Benchmark (BM) - South Quarter Corner - 1/2" Bar - 899.3'
  - 10) Easements, if any, are created hereon or listed in referenced title commitment.
  - 11) Reference Recorded Deed Document No.
  - 12) Utility Companies -
    - Water - Water District 8
    - Electric - Freestate
    - Sewer - Septic / Lagoon
    - Gas - Propane / Natural Gas
  - 13) Reference Lawyer's Title Insurance Co. File Number 45747 updated January 20, 2023
  - 14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0250G dated July 16, 2015
  - 15) Building Setback Lines as shown hereon or noted below
    - All side yard setbacks - 15' (Accessory - 15')
    - All rear yard setbacks - 40' (Accessory - 15')
  - 16) Distances to and of structures, if any, are +- 1'.
  - 17) Easements as per referenced Title Commitment are shown hereon
    - Freestate Easement Doc. #202209695, blanket description, not shown hereon.
    - RWD 8 Water Line Easement - Bk. 445 Pg. 341, blanket description, not shown hereon.
  - 18) Fence Lines do not necessarily denote the boundary line for the property.
  - 19) Reference Surveys:
    - McINTYRE ESTATES Book 12 Page 92 (DGM) - D.G. White Survey Book S-15 Pg. 7, 1994
    - (JAH) - J.A. Herring Surveys Doc. #2009S016, #2009S025
    - #2016S017, McCall Valley Subdivision #2019S035
    - #2022S093

HOWEY, DAVID S & GINA A  
PID NO. 152-04...002.15

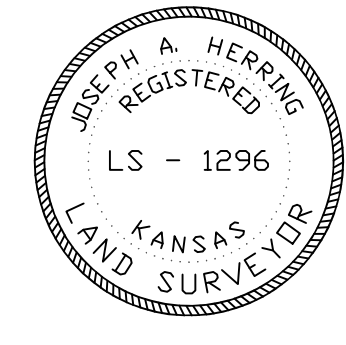
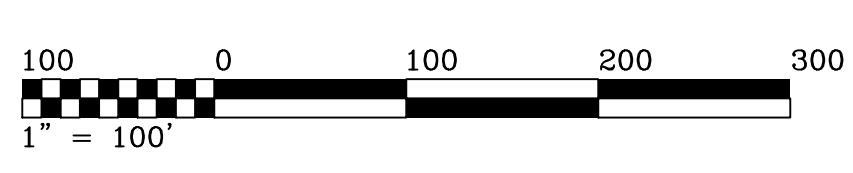
- LEGEND:
- - 1/2" Rebar Set with Cap No. 1296
  - - 1/2" Rebar Found, unless otherwise noted.
  - - Concrete Base around Point
  - △ - PK Nail Found in Place
  - ( ) - Record / Deeded Distance
  - U/E - Utility Easement
  - D/E - Drainage Easement
  - B.S.L. - Building Setback Line
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  - BM - Benchmark
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  - C - Chord Distance
  - //// - No Vehicle Entrance Access
  - NS - Not Set this survey per agreement with client
  - - Power Pole
  - X - Fence Line
  - OHP - Overhead Power Lines
  - T - Underground Telephone/Fiber Optic Line
  - ◇ - Gas Valve
  - ◆ - Water Meter/Valve
  - ⊞ - Telephone Pedestal
  - W - 6" Water Line - location as per district
  - ~ - Tree/Brush Line



Scale 1" = 100'

Job # K-22-1669 South  
January 19, 2023 Rev. 2/23/23

J. HERRING SURVEYING COMPANY  
315 North 5th Street, Leav., KS 66048  
Ph. 913.661.3858 Fax 913.674.5381  
Email - survey@jcamcsh.com



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

Joseph A. Herring  
PS # 1296

# SOUTH MAJURE ACRES

A Cross Access Easement Plat in the Northwest Quarter of Section 4, Township 10 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

## FINAL PLAT

PREPARED FOR:  
MAJURE, MARCUS D & LISA A  
1414 COREY LN  
LANSTING, KS 66043  
PID NO. 152-04-00-00-002.16

ZONING:  
RR 5 - Rural Residential 5 Acre

- 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) All Lots only have access to Jamison Road through the Cross Access Easement
  - 5) Lots are subject to the off-plat Home Owner's Association detailing the maintenance of the Cross Access Easement
  - 6) Leavenworth County shall bear no responsibility for any maintenance and upkeep of the Cross Access Easement, drive and drive appurtenances.

RECORD DESCRIPTION:  
Tract of land in the Northwest Quarter of Fractional Section 4, Township 10 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on December 27, 2022, more fully described as follows: Commencing at the Northeast corner of the said Northwest Quarter; thence South 87 degrees 59'19" West for a distance of 662.50 feet along the North line of said Northwest Quarter; thence South 01 degrees 23'10" East for a distance of 658.04 feet to the TRUE POINT OF BEGINNING; thence South 01 degrees 23'10" East for a distance of 1986.98 feet to the South line of said Northwest Quarter; thence South 88 degrees 00'06" West for a distance of 668.91 feet along said South line; thence North 01 degrees 14'50" West for a distance of 1986.89 feet; thence North 87 degrees 59'19" East for a distance of 664.10 feet to point of beginning.  
Together with and subject to covenants, easements, and restrictions of record.  
Said property contains 30.4 acres, more or less, including road right of way.  
Error of Closure : 1 - 822887

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: SOUTH MAJURE 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.

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 for the benefit of Lot 2, and over Lot 2 for the benefit of Lot 1 for said purposes. Maintenance is to be shared between the owners of said Lots 1 and 2.

IN TESTIMONY WHEREOF,  
We, the undersigned owners of SOUTH MAJURE ACRES, have set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Marcus D. Majure  
Lisa A. Majure

PID NO. 152-04...002.11  
PARCEL 1-2  
Book 5-15 Page #7

NOTARY CERTIFICATE:  
Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 2023, before me, a notary public in and for said County and State came Marcus D. Majure and Lisa A. Majure, husband and wife, to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_ (seal)

APPROVALS  
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of SOUTH MAJURE ACRES this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Secretary  
Chairman  
Amy Allison  
Steven Rosenthal

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 SOUTH MAJURE ACRES this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Chairman  
County Clerk  
Vicky Kaaz  
Attest: Janet Klasinski

PID NO. 152-04...002.05  
LOT 2  
McINTYRE ESTATES  
Book 5-12 Page 92

9C  
W 1/4 Corner  
Section 4-10-22  
5/8" Bar Found

1327.53'  
S 88°00'06" W 2665.36'

S. Line NW 1/4

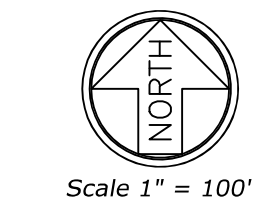
PID NO. 152-04...011.04

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

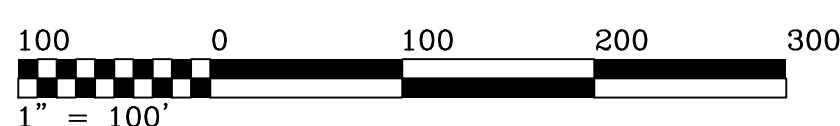
I hereby certify that this plat meets the requirements of K.S.A. 58-2005. The face of this plat was reviewed for compliance with Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for survey information only.

Daniel Baumchen, PS#1363  
County Surveyor



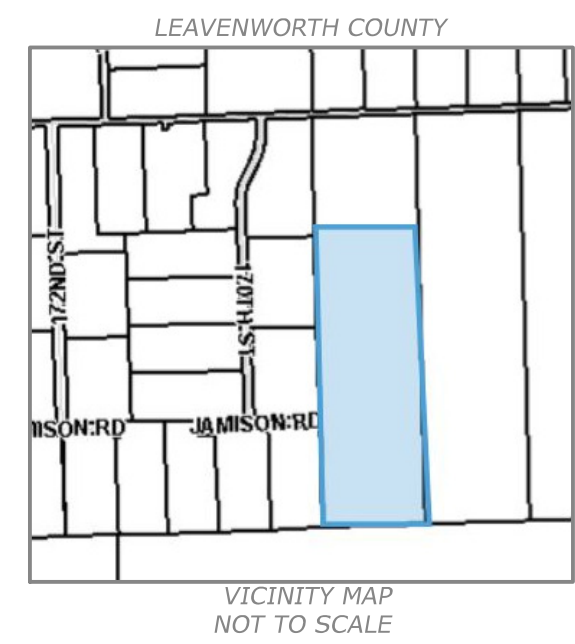
Scale 1" = 100'

Job # K-22-1669 South  
January 19, 2023 Rev. 2/23/23

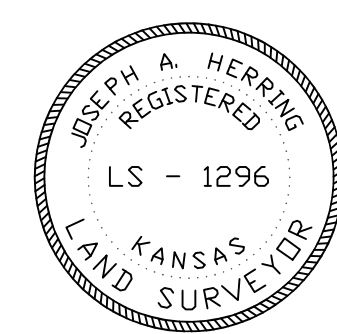


- NOTES:
- 1) This survey does not show ownership.
  - 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
  - 3) All recorded and measured distances are the same, unless otherwise noted.
  - 4) Error of Closure - See Error of Closure Calculations
  - 5) Basis of Bearing - KS State Plane NAD 83, North Zone 1501
  - 6) Monument Origin Unknown, unless otherwise noted.
  - 7) Proposed Lots for Residential Use.
  - 8) Road Records - McIntyre Road Book "C" Page 258 - 40' R/W
  - 9) Benchmark - NAVD88  
Project Benchmark (BM) - South Quarter Corner - 1/2" Bar - 899.3'
  - 10) Easements, if any, are created hereon or listed in referenced title commitment.
  - 11) Reference Recorded Deed Document No.
  - 12) Utility Companies -  
- Water - Water District 8  
- Electric - Freestate  
- Sewer - Septic / Lagoon  
- Gas - Propane / Natural Gas
  - 13) Reference Lawyer's Title Insurance Co. File Number 45747 updated January 20, 2023
  - 14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0250G dated July 16, 2015
  - 15) Building Setback Lines as shown hereon or noted below  
- All side yard setbacks - 15' (Accessory - 15')  
- All rear yard setbacks - 40' (Accessory - 15')
  - 16) Distances to and of structures, if any, are +- 1'.
  - 17) Easements as per referenced Title Commitment are shown hereon  
- Freestate Easement Doc. #2022R09695, blanket description, not shown hereon.  
- RWD 8 Water Line Easement - Bk. 445 Pg. 341, blanket description, not shown hereon.
  - 18) Fence Lines do not necessarily denote the boundary line for the property.
  - 19) Reference Surveys:  
McINTYRE ESTATES Book 12 Page 92  
(DGW) - D.G. White Survey Book 5-15 Pg. 7, 1994  
(JAH) - J.A. Herring Surveys Doc. #2009S016, #2009S025  
#2016S017, McCALL VALLEY SUBDIVISION #2019S035  
#2022S093

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



VICINITY MAP  
NOT TO SCALE



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

Joseph A. Herring  
PS # 1296

HOME OWNER'S ASSOCIATION  
SOUTH MAJURE ACRES  
LEAVENWORTH COUNTY, KANSAS

This Home Owner's Association is for SOUTH MAJURE ACRES, a Cross Access Easement Subdivision in the Northwest Quarter of Section 4, Township 10 South, Range 22 East of the 6<sup>th</sup> P.M., in Leavenworth County, Kansas.

Said SOUTH MAJURE ACRES 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 SOUTH MAJURE ACRES for the rights of access and for utilities to be allowed to service all Lots.

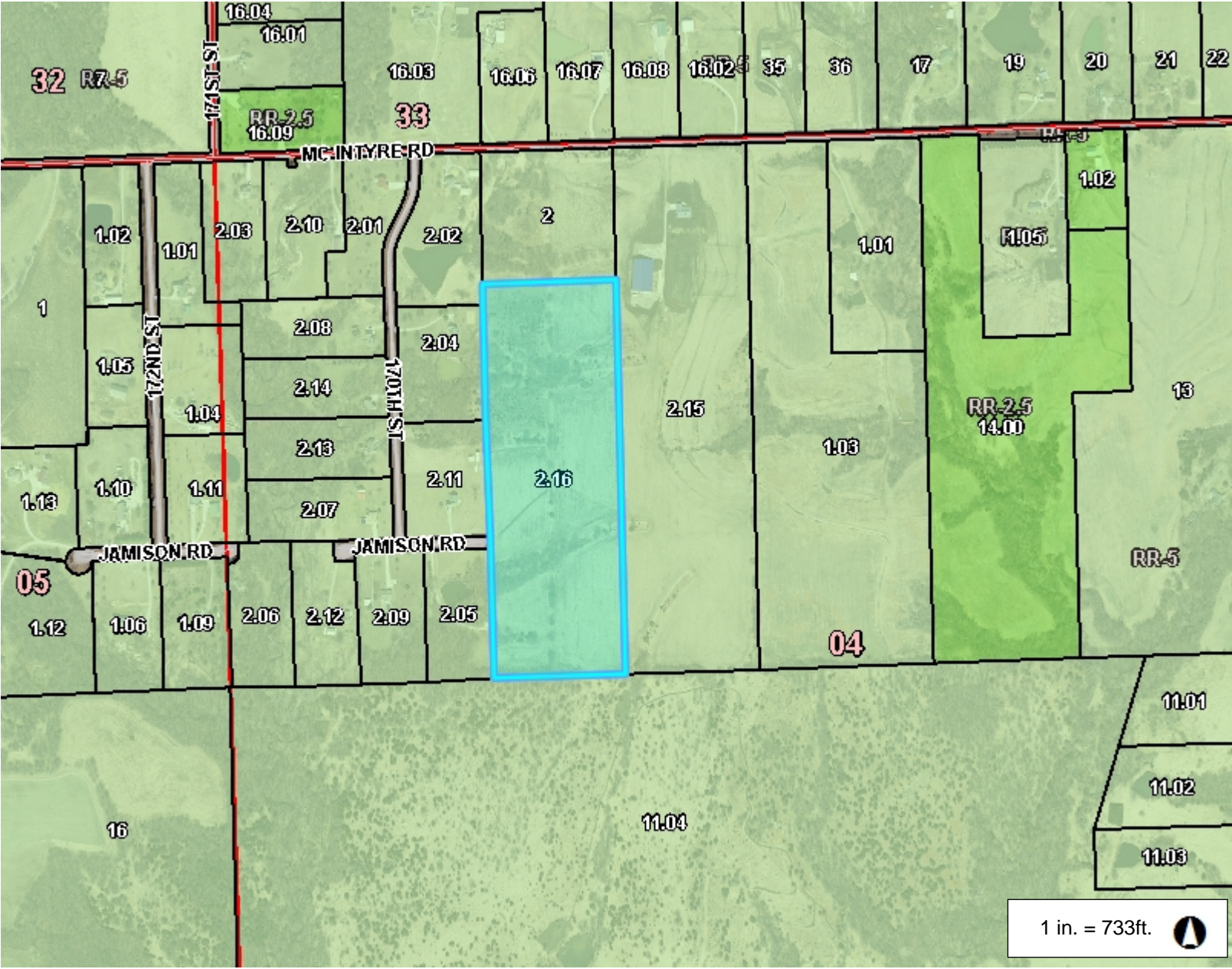
All Lot Owners are responsible for 50% of the total cost of maintenance of the C.A.E. area.

The Home Owners Association is comprised of the owners of Lot 1 and Lot 2, SOUTH MAJURE ACRES.

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

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

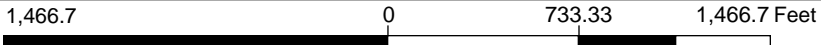
# DEV-23-015/016 South Majure Acres



### Legend

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

1 in. = 733ft.



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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

### Notes

## Allison, Amy

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**From:** Anderson, Kyle  
**Sent:** Friday, January 27, 2023 10:31 AM  
**To:** Allison, Amy  
**Subject:** RE: RE: DEV-23-015 & 016 Preliminary and Final Plat – South Majure Acres

We have not received any complaints on this property. It appears the house being built will be on Lot 1. During inspection we will verify that the septic system is on Lot 1 and meets the setback for the south property line.

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:** Wednesday, January 25, 2023 3:47 PM  
**To:** Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Van Parys, David <DVanParys@leavenworthcounty.gov>; 'Andrew Holder' <aholder@fpsslaw.com>; 'firedistrict1@fd1lvco.org' <firedistrict1@fd1lvco.org>; 'amanda.holloway@freestate.coop' <amanda.holloway@freestate.coop>; 'Rural Water' <rwd8lv@gmail.com>  
**Cc:** PZ <PZ@leavenworthcounty.gov>  
**Subject:** RE: DEV-23-015 & 016 Preliminary and Final Plat – South Majure Acres

Good Afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for a two-lot subdivision at 00000 Jamison Road (part of PID 152-04-0-00-00-002.00).

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by Thursday, February 2, 2023.

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

Thank you,

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

## Allison, Amy

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**From:** Amanda Tarwater <amanda.tarwater@freestate.coop>  
**Sent:** Friday, January 27, 2023 11:34 AM  
**To:** Allison, Amy  
**Subject:** RE: DEV-23-015 & 016 Preliminary and Final Plat – South Majure Acres  
**Attachments:** MAJURE APP.pdf; M102204NW001.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.

FreeState Electric has no objection to this request.

However, Mr. Majure has applied for and paid for service to be built in for a home he was to build here that he wanted service built in around August of 2022. That has yet to come to fruition. We will most likely need to rework his entire job which could cause more out of pocket cost for him. When he approached us for new service, he did not mention plans to split the land into lots.

See attached application and right of way easement.

**Amanda Tarwater**  
Member Accounts Coordinator



1-800-794-1989 | [www.freestate.coop](http://www.freestate.coop)

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**From:** Allison, Amy <AAllison@leavenworthcounty.gov>  
**Sent:** Wednesday, January 25, 2023 3:47 PM  
**To:** Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Van Parys, David <DVanParys@leavenworthcounty.gov>; 'Andrew Holder' <aholder@fpsslaw.com>; 'firedistrict1@fd1lvco.org' <firedistrict1@fd1lvco.org>; Amanda Tarwater <amanda.tarwater@freestate.coop>; 'Rural Water' <rwd8lv@gmail.com>  
**Cc:** PZ <PZ@leavenworthcounty.gov>  
**Subject:** RE: DEV-23-015 & 016 Preliminary and Final Plat – South Majure Acres

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

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Good Afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for a two-lot subdivision at 00000 Jamison Road (part of PID 152-04-0-00-00-002.00).

## RIGHT-OF-WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that we the undersigned, (whether one or more) Marcus Majure and Alisa Majure (hereafter called the "Grantor(s)" for good and valuable consideration of \$1.00, the receipt whereof is hereby acknowledged, hereby grant unto FreeState Electric Cooperative, Inc., a Kansas cooperative corporation (hereafter called the "Cooperative") and to its successors or assigns, a right-of-way easement upon the lands of the Grantor situated in the County of Leavenworth and State of Kansas, and more particularly described as follows, such right-of-way to be 30 feet wide:

Tract of land in the Northwest Quarter of Fractional Section 4, Township 10 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, more fully described as follows: Commencing at the Northeast corner of the said Northwest Quarter; thence South 87 degrees 59'19" West for a distance of 662.50 feet along the North line of said Northwest Quarter to the TRUE POINT OF BEGINNING; thence South 01 degrees 23'10" East for a distance of 2645.02 feet to the South line of said Northwest Quarter; thence South 88 degrees 00'06" West for a distance of 668.92 feet along said South line; thence North 01 degrees 14'50" West for a distance of 2644.95 feet to the North line of said Northwest Quarter; thence North 87 degrees 59'19" East for a distance of 662.50 feet along said North line to point of beginning.

Above parcel being known as Tract 1 on survey by Herring Surveying Company. Recorded as Document 2019S035.

to construct, operate and maintain underground or overhead conduits or lines for the transmission and/or distribution of electric power on, under, along, over, and across the above-described lands and/or all waterways, street, roads, highways or other areas reserved for public use or for the use of public utilities abutting said lands; to inspect and make such repairs, changes, alterations, improvements, removals from substitutions and additions to such facilities as the Cooperative may from time to time deem advisable, including by way of example and not by way of limitation the right to increase or decrease the number of wires; to cut, trim, and control the growth by chemical means, machinery or otherwise of trees, shrubbery, undergrowth and roots within or without such right-of-way that may interfere with or threaten to endanger such facilities, or which may be a hazard to such facilities in the opinion of the Cooperative by reason of falling on such facilities, and including any control of the growth or other vegetation in the right-of-way which may incidentally or necessarily result from the means of control employed; to keep such facilities clear of all buildings, structures or other obstructions except ordinary fences which do not constitute a hazard to or endanger such facilities and Grantor agrees not to construct any such improvements or obstructions within such right-of-way and not to construct any such improvements or obstruction without such right-of-way if such improvements or obstructions will constitute a hazard to or endanger such facilities; and to license, permit or otherwise agree to the joint use or occupancy of the lines, system or, if any of said system is placed underground, of the trench and related underground facilities, by any other person, association or corporation.

If such facilities are to be for underground service, there is attached hereto and made part hereof a plat showing the location of the center line of said right-of-way.

The Grantor agrees that all such facilities installed by the Cooperative shall remain the property of the Cooperative, removable at the option of the Cooperative.

It is understood and agreed that the Grantor, his successors and assigns, may use the land within this easement for any purpose not inconsistent with the right hereby granted the Cooperative, provided such use does not interfere with or endanger the construction, operation or maintenance of such facilities.

For the purposes of this easement, the Cooperative shall have the right of ingress and egress to, from and across the easement and the lands of the Grantor adjacent thereto, such right to be exercised in such manner as shall occasion the least practicable damage and inconvenience to the Grantor.

The Cooperative agrees that it will repair or replace any improvements and pay for any crops of the Grantor which it may damage in the construction, operation and maintenance of such facilities to the extent of the fair market value of such improvements and crops immediately prior to the damage except as to the improvements or vegetation with which the Cooperative is otherwise authorized to deal under the terms of this easement.

The Grantor covenants that he is the owner of the above-described lands and had the right to convey this easement, the Cooperative shall have quiet and peaceable possession, use and enjoyment of this easement, and that said lands are free and clear of encumbrances and liens of whatever character except those held by the following person:

The Grantor acknowledges that the granting of this easement will not make Grantor a displaced person subject to relocation under the provisions of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and waives any available rights under the act. Grantor waives appraisal and donates the easement to the Cooperative. It is understood and agreed that the respective rights and duties of the Grantor and the Cooperative under the terms of this easement shall continue as rights and duties of their respective successor and assigns.





IN WITNESS WHEREOF, the Grantor has set his hand and seal this 13<sup>th</sup> day of September, 2022

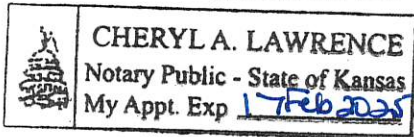
Marcus Majure  
Marcus Majure

Alisa Majure  
Alisa Majure

ACKNOWLEDGMENT

STATE OF Kansas, COUNTY OF Leavenworth ss:

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of September,  
2022 by Marcus Majure and Alisa Majure  
husband and wife



Cheryl A. Lawrence  
NOTARY PUBLIC

Cheryl A. Lawrence  
PRINTED NOTARY NAME

My Commission Expires:

17 Feb 2025

Lawyers Title of Kansas, Inc.  
(913) 682-3368

CN: 39011

Doc #: 2019R05805  
STACY R. DRISCOLL  
REGISTER OF DEEDS  
LEAVENWORTH COUNTY, KANSAS  
RECORDED ON:  
07/31/2019 11:24:51 AM  
RECORDING FEE: 21.00  
PAGES: 1

Entered in Transfer Record in my office

7/31/19

*Janet Klavinski*  
*by Bjorn*  
County Clerk

TRUSTEE'S DEED (Statutory) - Joint Tenancy

THE GRANTOR,

Timothy E. Allen, Trustee of the Timothy E. Allen Trust dated August 4, also known as the Timothy E. Allen Trust dated August 4, 1997

CONVEYS AND WARRANTS to

Marcus Majure and Alisa Majure husband and wife

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, THE GRANTOR(S), by virtue of the terms and provisions of said trust agreement, in consideration of the Sum of One Dollar and Other Valuable Consideration, does hereby convey and warrant as joint tenants with full rights of survivorship and not as tenants in common to GRANTEE(S) all of GRANTOR(S) undivided interest in the following described real estate, to-wit:

Tract of land in the Northwest Quarter of Fractional Section 4, Township 10 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, more fully described as follows: Commencing at the Northeast corner of the said Northwest Quarter; thence South 87 degrees 59'19" West for a distance of 662.50 feet along the North line of said Northwest Quarter to the TRUE POINT OF BEGINNING; thence South 91 degrees 23'10" East for a distance of 2645.02 feet to the South line of said Northwest Quarter; thence South 88 degrees 00'06" West for a distance of 668.92 feet along said South line; thence North 91 degrees 14'50" West for a distance of 2644.95 feet to the North line of said Northwest Quarter; thence North 87 degrees 59'19" East for a distance of 662.50 feet along said North line to point of beginning.

Above parcel being known as Tract I on survey by Herring Surveying Company. Recorded as Document 2019S035. (Subject to easements, restrictions, and reservations of record, and all taxes and assessments that may be levied, imposed, or become payable hereafter.)

THE GRANTOR(S) covenant that the trust remains in full force and effect at this time, that the trustee(s) have authorization without limitation to sell and convey all of the above described real estate.

Dated this 27 day of July A.D. 2019

*Timothy E. Allen, Trustee*  
Timothy E. Allen, Trustee

STATE OF Kansas, COUNTY OF Shawnee

This instrument was acknowledged before me on this 27<sup>th</sup> day of July 2019 by:  
Timothy E. Allen, Trustee of the Timothy E. Allen Trust dated August 4, also known as the Timothy E. Allen Trust dated August 4, 1997

My appointment expires: 8/24/22

*Amber M. Bradley*  
Notary Public  
State of Kansas  
My Appt. Expires 8/24/22

*Amber Bradley*  
Notary Public

# New Construction Service Application

## Scope of Work and Member Responsibilities

FreeState Electric Cooperative will handle requests for new construction services in the order the requests are received but will also consider member's circumstances and needs when establishing its design and construction schedules. FreeState assumes no liability for unforeseen factors that delay the project completion date.

FreeState provides and installs a meter base for our members seeking new standard service. The meter base provided will either be a meter loop installed on a pole or a meter pedestal for underground service, served from a pad mounted transformer. FreeState will install, own, and maintain this meter base. The type of meter installation and location will be determined and agreed upon during a new construction meeting held between a FreeState representative and the member seeking a new service. This meeting should not occur until the foundation and all other utilities are staked. The cost of installing the meter base will be included in the overall construction cost, presented to the member.

The recommended total distance of secondary and service conductor from the transformer location to the service entrance of the primary structure in need of service is 150 feet.

Any wire or service components installed on the load-side of the Point of Demarcation, as defined in the FreeState Construction and Service Standards, will be the responsibility of the member. This will include, but not be limited to, all trenching, conduit, conductors, and connections. For Standard Service, the Point of Demarcation is the load side lugs of meter base or integrated main breaker. The Construction and Service Standards can be found on FreeState's website: [www.freestate.coop/standards](http://www.freestate.coop/standards). Open trenching must be inspected by the FreeState crew prior to backfilling unless on member side.

If builder is applying for service they assume all costs of the electric bill until service is transferred to the Owner. The Owner will need to contact the office and apply for service in order for the service to be transferred into their name. Applicant is responsible for all costs associated with the Aid in Construction (AIC).

Members are responsible for notifying FreeState of any mailing address changes, including updated temporary mailing addresses.



**Topeka Office**      **McLouth Office**  
1100 SW Auburn Rd.      507 N. Union  
Topeka, KS 66615      McLouth, KS 66054  
800-794-1989  
[www.freestate.coop](http://www.freestate.coop)  
customerservice@freestate.coop

Estimated Connect Date: Late August 2022

Applicant is:  Owner       Builder

Member's Name: Marcus D. Majure  
Or If Business: \_\_\_\_\_ If Business, Employer ID#: \_\_\_\_\_  
Birth Date: 06/26/1964      Employer: US Army  
Home Phone: N/A      Mobile Phone: 913-775-3222  
E-Mail Address: flymtp@yahoo.com

Co-Member's Name: Lisa Majure  
Birth Date: 05/04/1963      Employer: N/A  
Home Phone: N/A      Mobile Phone: 913-775-2044  
E-Mail Address: aamajure@yahoo.com

### Service Location (911 Address)

Street Address: ? Jamison Court  
City: Leavenworth  
State: Kansas Zip Code: KS 66048

### Mailing Address

Same as Service

Street Address: 1414 Corey Lane  
City: Lansing  
State: KS Zip Code: 66043

Please read the Terms and Conditions before signing the application. The undersigned hereby makes application to the FreeState Electric Cooperative, Inc. for membership and/or electric service and agrees to the terms and conditions. The undersigned also certifies that all statements made in connection with this application are true and correct to best of his/her knowledge. With your signature you agree, in order for us to service your account or collect any amounts you may owe, we may contact you by telephone at any telephone number associated with your account, including wireless telephone numbers, which could result in charges to you. We may also contact you by sending text messages or emails, using any email address you provide us. Methods of contact may include using pre-recorded or artificial voice messages and/or the use of an automatic dialing device, as applicable. I/We have read this disclosure and agree the FreeState Electric Cooperative, Inc. may contact me/us as directed above.

Member Signature [Signature]  
Co-Member Signature Lisa Majure

Date 06/21/22

Date 06/21/22

# New Construction Service Application



Your Touchstone Energy® Cooperative

### Topeka Office

1100 SW Auburn Rd.  
Topeka, KS 66615

### McLouth Office

507 N. Union  
McLouth, KS 66054

800-794-1989

www.freestate.coop

customerservice@freestate.coop

## Service Location

Street Address: Jamison Court

City: Leavenworth

State: Kansas Zip Code: KS 66048

### CURRENT RATING

- 200 amps (standard)
- 320 amps (additional charge)
- More than 320 amps (additional charge)

### OPTIONAL METER BASES (additional charge)

- Double Throw
- Mechanical Interlock

### SERVICE REQUESTED (check all that apply)

- Overhead
- Underground
- Single Phase
- Three Phase
- Security Light
- Surge Suppressor

### VOLTAGE REQUIRED

- 120/240 volts
- 240/480 volts
- 277/480 volts
- 120/208 volts

### TYPE OF USE

- Residence  Business

- Permanent Residence
- Weekend/Vacation/Seasonal Home
- Mobile or Modular Home
- Water Well
- Irrigation
- RV
- Other: \_\_\_\_\_

### SERVICE INFORMATION (check all that apply)

- Residence: 3600 Sq. ft.
- Commercial Building: \_\_\_\_\_ Sq. ft.
- Manufactured: \_\_\_\_\_ Sq. ft.
- Shop: \_\_\_\_\_ Sq. ft.
- Other: \_\_\_\_\_

## DESCRIPTION OF ELECTRICAL LOADS

### HVAC Type

- Electric
- Gas or Propane
- Heat Pump \_\_\_\_\_ Tons

### Water Heater

- Electric
- Gas or Propane
- On Demand

### Clothes Dryer

- Electric
- Gas or Propane

### Other Load

- Welder \_\_\_\_\_ KW
- Compressor \_\_\_\_\_ HP/KW
- Heated Shop \_\_\_\_\_ KW
- Other \_\_\_\_\_ KW

### Commercial

Number and size of motors

\_\_\_\_\_

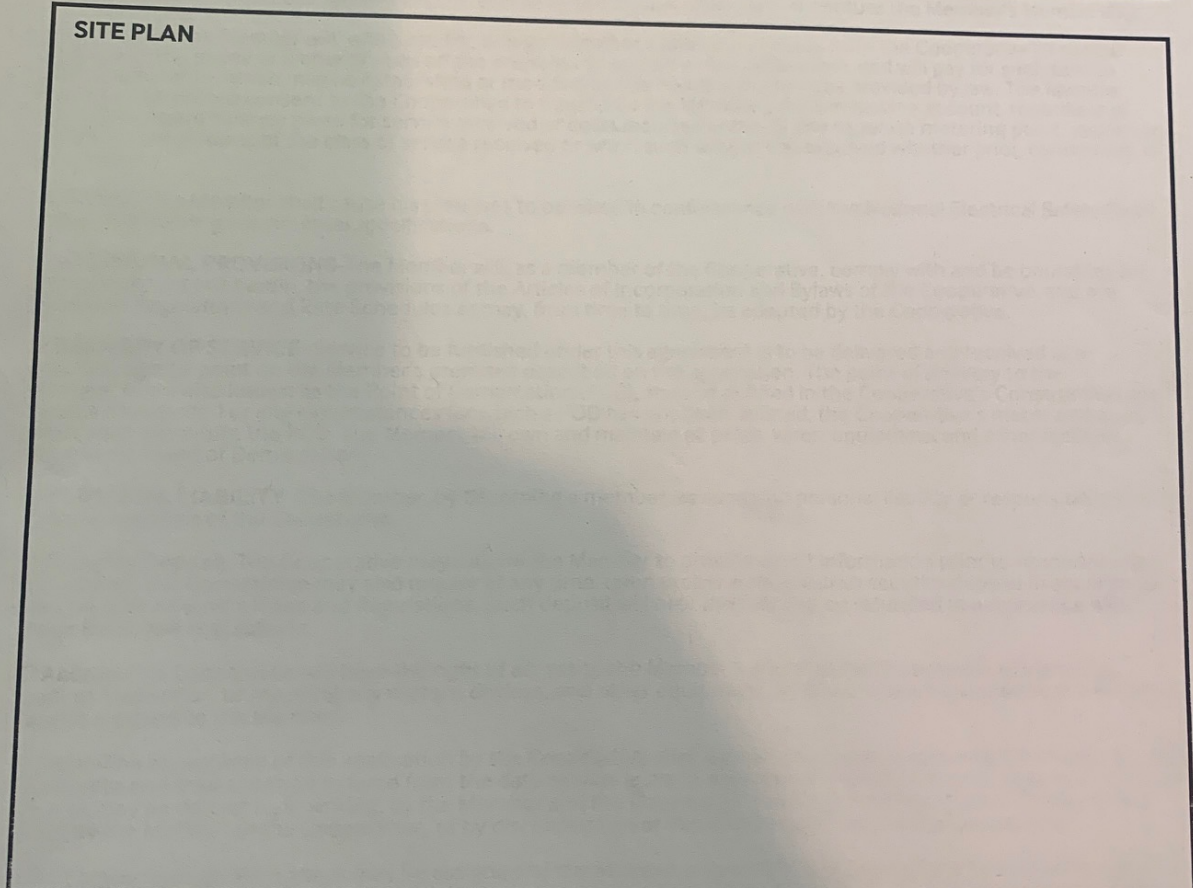
# New Construction Service Application



Service Location  
Street Address: Jamison Court  
City: Leavenworth  
State: Kansas Zip Code: KS 66048

**Topeka Office**      **McLouth Office**  
1100 SW Auburn Rd.      507 N. Union  
Topeka, KS 66615      McLouth, KS 66054  
800-794-1989  
www.freestate.coop  
customerservice@freestate.coop

## SITE PLAN



### PRIMARY CONTACT      ELECTRICIAN

Building Contractor      Name: \_\_\_\_\_  
 Electrician      Phone: \_\_\_\_\_  
 Applicant      Email: \_\_\_\_\_

### BUILDING CONTRACTOR — *Primary POC*

Name: Larry Hahn  
Phone: 913-290-0112  
Email: jjcarwash@att.net

**FEC Use Only. Do not mark.**

Customer No. \_\_\_\_\_      Work Order No. \_\_\_\_\_  
Account No. \_\_\_\_\_      Date Received/Entered \_\_\_\_\_

**02-13-2023**  
**OLSSON REVIEW**  
**No Further**  
**Comment**

South Majure  
Leavenworth County Kansas  
Drainage Report  
January 13, 2023  
Revised February 8, 2023



## Allison, Amy

---

**From:** Michael Stackhouse <mstackhouse@fd1lvco.org>  
**Sent:** Wednesday, February 22, 2023 1:55 PM  
**To:** Allison, Amy  
**Cc:** Sloop, Stephanie  
**Subject:** RE: DEV-23-015 & 016 Preliminary and Final Plat – South Majure 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.

Amy,

I do not see any issues with either Majure Acres. Any new additions to Rural Water 8 water distribution system will be taxing the system. At some point they will be forced to make upgrades due to poor supply. As an example, we were testing hydrants on Eisenhower Rd. this summer and due to one fire hydrant open and flowing at that location, it prompted their back-up pump to activate at their office and prompted their staff to look for the flow. RW8 personnel contacted FD1 personnel and made them aware of the situation during the testing. The fact that one fire hydrant can deplete an entire water supply system should raise Red flags to everyone. This is why I have been and will consistently lean on your office and the county commissioners when new developments take place. It is imperative that the water supply grid keep up with the population growth. I have major concerns with the present system after the findings on Eisenhower Rd. Let me know if you have any questions or need assistance.

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:** Allison, Amy <AAllison@leavenworthcounty.gov>  
**Sent:** Tuesday, February 21, 2023 2:07 PM  
**To:** Michael Stackhouse <mstackhouse@fd1lvco.org>  
**Cc:** Sloop, Stephanie <SSloop@leavenworthcounty.gov>  
**Subject:** RE: DEV-23-015 & 016 Preliminary and Final Plat – South Majure Acres

Good Afternoon Chief Stackhouse,



# SOUTH MAJURE ACRES

A Cross Access Easement Plat in the Northwest Quarter of Section 4, Township 10 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

## FINAL PLAT

PREPARED FOR:  
MAJURE, MARCUS D & LISA A  
1414 COREY LN  
LANSTING, KS 66043  
PID NO. 152-04-00-00-002.16

ZONING:  
RR 5 - Rural Residential 5 Acre

- 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) All Lots only have access to Jamison Road through the Cross Access Easement
  - 5) Lots are subject to the off-plat Home Owner's Association detailing the maintenance of the Cross Access Easement
  - 6) Leavenworth County shall bear no responsibility for any maintenance and upkeep of the Cross Access Easement, drive and drive appurtenances.

**02-23-2023  
OLSSON REVIEW  
No Further  
Comment**

RECORD DESCRIPTION:  
Tract of land in the Northwest Quarter of Fractional Section 4, Township 10 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on December 27, 2022, more fully described as follows: Commencing at the Northeast corner of the said Northwest Quarter; thence South 87 degrees 59'19" West for a distance of 662.50 feet along the North line of said Northwest Quarter; thence South 01 degrees 23'10" East for a distance of 658.04 feet to the TRUE POINT OF BEGINNING; thence South 01 degrees 23'10" East for a distance of 1986.98 feet to the South line of said Northwest Quarter; thence South 88 degrees 00'06" West for a distance of 668.91 feet along said South line; thence North 01 degrees 14'50" West for a distance of 1986.89 feet; thence North 87 degrees 59'19" East for a distance of 664.10 feet to point of beginning.  
Together with and subject to covenants, easements, and restrictions of record.  
Said property contains 30.4 acres, more or less, including road right of way.  
Error of Closure : 1 - 822887

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: SOUTH MAJURE 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.

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 for the benefit of Lot 2, and over Lot 2 for the benefit of Lot 1 for said purposes. Maintenance is to be shared between the owners of said Lots 1 and 2.

IN TESTIMONY WHEREOF,  
We, the undersigned owners of SOUTH MAJURE ACRES, have set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Marcus D. Majure  
Lisa A. Majure

PID NO. 152-04...002.11  
PARCEL 1-2  
Book 5-15 Page #7

NOTARY CERTIFICATE:  
Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 2023, before me, a notary public in and for said County and State came Marcus D. Majure and Lisa A. Majure, husband and wife, to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_ (seal)

APPROVALS  
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of SOUTH MAJURE ACRES this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Secretary  
Amy Allison  
Chairman  
Steven Rosenthal

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 SOUTH MAJURE ACRES this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Chairman  
Vicky Kaaz  
County Clerk  
Attest: Janet Klasinski

PID NO. 152-04...002.05  
LOT 2  
McINTYRE ESTATES  
Book 5-12 Page 92

9C  
W 1/4 Corner  
Section 4-10-22  
5/8" Bar Found

S 88°00'06" W 2665.36'

S. Line NW 1/4

PID NO. 152-04...011.04

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

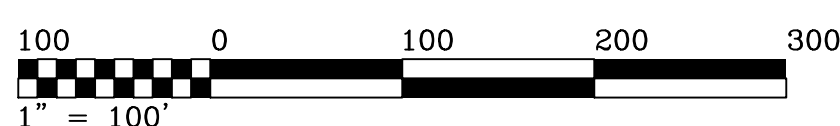
I hereby certify that this plat meets the requirements of K.S.A. 58-2005. The face of this plat was reviewed for compliance with Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for survey information only.

Daniel Baumchen, PS#1363  
County Surveyor



Scale 1" = 100'

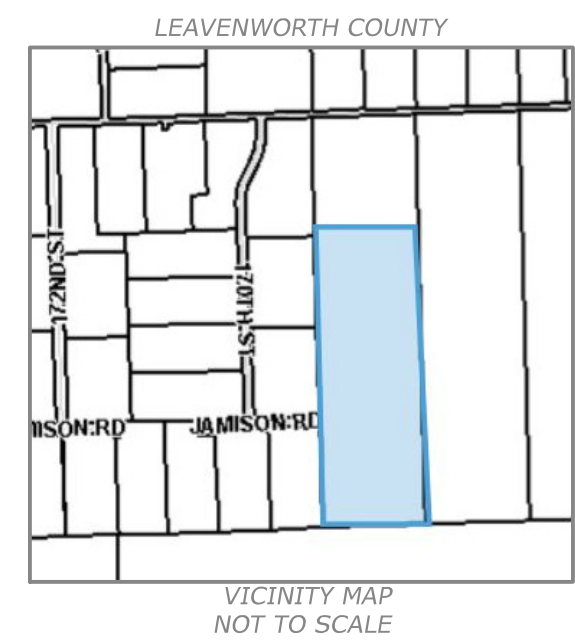
Job # K-22-1669 South  
January 19, 2023 Rev. 2/22/23



- NOTES:
- 1) This survey does not show ownership.
  - 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
  - 3) All recorded and measured distances are the same, unless otherwise noted.
  - 4) Error of Closure - See Error of Closure Calculations
  - 5) Basis of Bearing - KS State Plane NAD 83, North Zone 1501
  - 6) Monument Origin Unknown, unless otherwise noted.
  - 7) Proposed Lots for Residential Use.
  - 8) Road Records - McIntyre Road Book "C" Page 258 - 40' R/W
  - 9) Benchmark - NAVD88  
Project Benchmark (BM) - South Quarter Corner - 1/2" Bar - 899.3'
  - 10) Easements, if any, are created hereon or listed in referenced title commitment.
  - 11) Reference Recorded Deed Document No.
  - 12) Utility Companies -  
- Water - Water District 8  
- Electric - Freestate  
- Sewer - Septic / Lagoon  
- Gas - Propane / Natural Gas
  - 13) Reference Lawyer's Title Insurance Co. File Number 45747 updated January 20, 2023
  - 14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0250G dated July 16, 2015
  - 15) Building Setback Lines as shown hereon or noted below  
- All side yard setbacks - 15' (Accessory - 15')  
- All rear yard setbacks - 40' (Accessory - 15')
  - 16) Distances to and of structures, if any, are +- 1'.
  - 17) Easements as per referenced Title Commitment are shown hereon  
- Freestate Easement Doc. #2022R09695, blanket description, not shown hereon.  
- RWD 8 Water Line Easement - Bk. 445 Pg. 341, blanket description, not shown hereon.
  - 18) Fence Lines do not necessarily denote the boundary line for the property.
  - 19) Reference Surveys:  
McINTYRE ESTATES Book 12 Page 92  
(DGW) - D.G. White Survey Book 5-15 Pg. 7, 1994  
(JAH) - J.A. Herring Surveys Doc. #2009S016, #2009S025  
#2016S017, McCALL VALLEY SUBDIVISION #2019S035  
#2022S093

PID NO. 152-04...002.15

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



VICINITY MAP  
NOT TO SCALE



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

Joseph A. Herring  
PS # 1296

# SOUTH MAJURE ACRES

A Cross Access Easement Plat in the Northwest Quarter of Section 4, Township 10 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

## PRELIMINARY PLAT

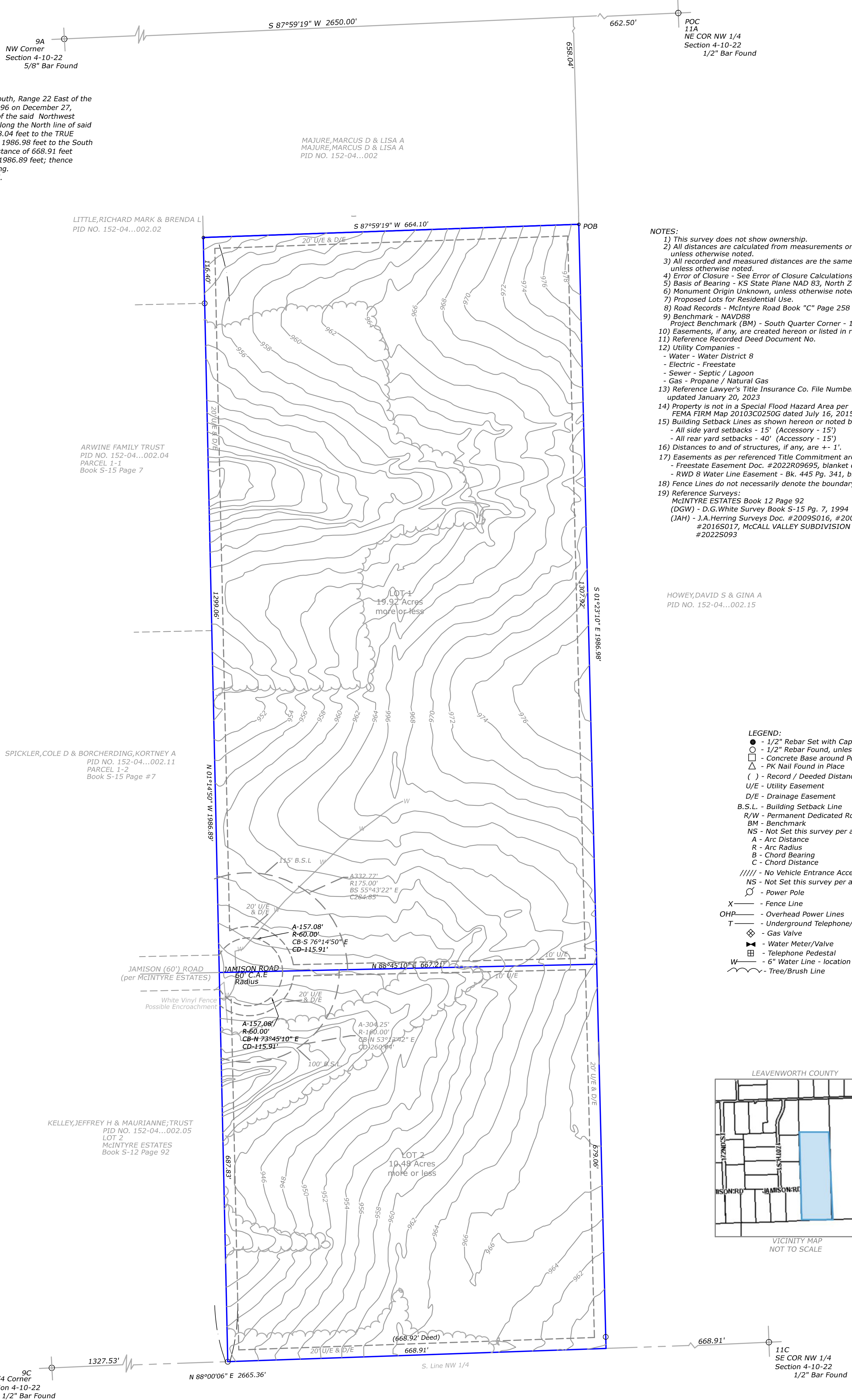
PREPARED FOR:  
MAJURE, MARCUS D & LISA A  
1414 COREY LN  
LANSING, KS 66043  
PID NO. 152-04-00-00-002.16

ZONING:  
RR 5 - Rural Residential 5 Acre

- 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) All Lots only have access to Jamison Road through the Cross Access Easement
  - 5) Lots are subject to the off-plat Home Owner's Association detailing the maintenance of the Cross Access Easement, drive and drive appurtenances.
  - 6) Leavenworth County shall bear no responsibility for any maintenance and upkeep of the Cross Access Easement, drive and drive appurtenances.

**02-23-2023**  
**OLSSON REVIEW**  
**No Further**  
**Comment**

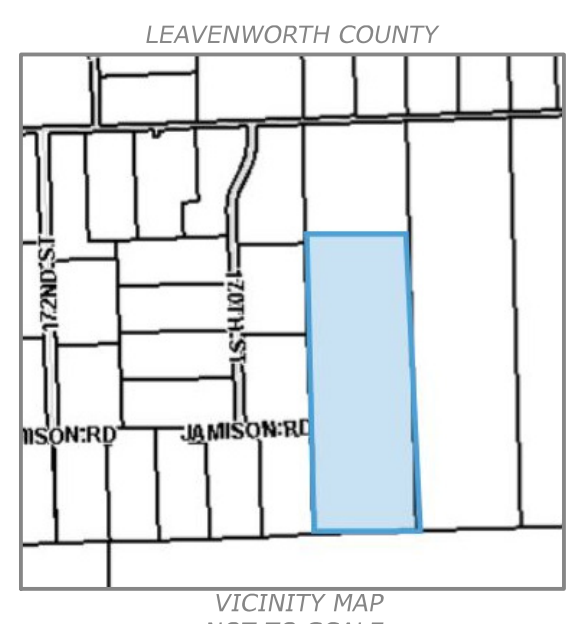
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- NOTES:
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  - 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
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    - (JAH) - J.A. Herring Surveys Doc. #2009S016, #2009S025
    - #2016S017, McCall Valley Subdivision #2019S035
    - #2022S093

HOWEY, DAVID S & GINA A  
PID NO. 152-04...002.15

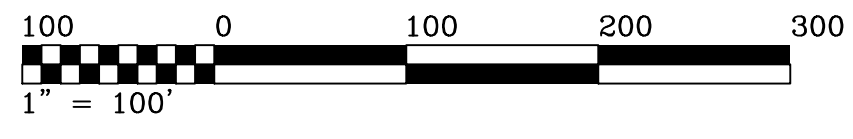
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  - B - Chord Bearing
  - C - Chord Distance
  - //// - No Vehicle Entrance Access
  - NS - Not Set this survey per agreement with client
  - - Power Pole
  - X - Fence Line
  - OHP - Overhead Power Lines
  - T - Underground Telephone/Fiber Optic Line
  - ◇ - Gas Valve
  - ◆ - Water Meter/Valve
  - ⊞ - Telephone Pedestal
  - W - 6" Water Line - location as per district
  - ~ - Tree/Brush Line



Scale 1" = 100'

Job # K-22-1669 South  
January 19, 2023 Rev. 2/22/23

**J. HERRING SURVEYING COMPANY**  
315 North 5th Street, Leav., KS 66048  
Ph. 913.661.3858 Fax 913.674.5381  
Email - survey@jcamcsh.com



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

Joseph A. Herring  
PS # 1296

# SOUTH MAJURE ACRES

A Cross Access Easement Plat in the Northwest Quarter of Section 4, Township 10 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

## FINAL PLAT

### PREPARED FOR:

MAJURE, MARCUS D & LISA A  
1414 COREY LN  
LANING, KS 66043  
PID NO. 152-04-0-00-002.16

ZONING:  
RR 5 - Rural Residential 5 Acre

### RESTRICTIONS:

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### CERTIFICATION AND DEDICATION

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

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 for the benefit of Lot 2, and over Lot 2 for the benefit of Lot 1 for said purposes. Maintenance is to be shared between the owners of said Lots 1 and 2.

### IN TESTIMONY WHEREOF,

We, the undersigned owners of SOUTH MAJURE ACRES, have set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Marcus D. Majure Lisa A. Majure

PID NO. 152-04-002.11  
PARCEL 1-2  
Book 5-15 Page #7

### NOTARY CERTIFICATE:

Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 2023, before me, a notary public in and for said County and State came Marcus D. Majure and Lisa A. Majure, husband and wife, to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

### NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_ (seal)

### APPROVALS

We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of SOUTH MAJURE ACRES this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Secretary Amy Allison Chairman Steven Rosenthal

### 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 SOUTH MAJURE ACRES this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Chairman Vicky Kaaz County Clerk Attest: Janet Klasinski

PID NO. 152-04-002.05  
LOT 2  
McINTYRE ESTATES  
Book 5-12 Page 92

9C W 1/4 Corner Section 4-10-22 5/8" Bar Found

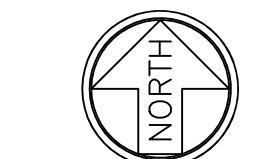
REGISTER OF DEED CERTIFICATE:  
Filed for Record as Document No. \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_, 2023 at \_\_\_\_\_ o'clock \_\_\_\_\_ M in the Office of the Register of Deeds of Leavenworth County, Kansas,

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.

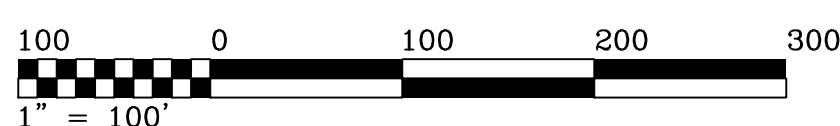
Reviewed 2023.02.23 No Comments

Daniel Baumchen, PS#1363  
County Surveyor



Scale 1" = 100'

Job # K-22-1669 South  
January 19, 2023 Rev. 2/23/23



### NOTES:

- 1) This survey does not show ownership.
- 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
- 3) All recorded and measured distances are the same, unless otherwise noted.
- 4) Error of Closure - See Error of Closure Calculations
- 5) Basis of Bearing - KS State Plane NAD 83, North Zone 1501
- 6) Monument Origin Unknown, unless otherwise noted.
- 7) Proposed Lots for Residential Use.
- 8) Road Records - McIntyre Road Book "C" Page 258 - 40' R/W
- 9) Benchmark - NAVD88
- 10) Project Benchmark (BM) - South Quarter Corner - 1/2" Bar - 899.3'
- 11) Easements, if any, are created hereon or listed in referenced title commitment.
- 12) Reference Recorded Deed Document No.
- 13) Utility Companies -
  - Water - Water District 8
  - Electric - Freestate
  - Sewer - Septic / Lagoon
  - Gas - Propane / Natural Gas
- 14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0250G dated July 16, 2015
- 15) Building Setback Lines as shown hereon or noted below
  - All side yard setbacks - 15' (Accessory - 15')
  - All rear yard setbacks - 40' (Accessory - 15')
- 16) Distances to and of structures, if any, are +- 1'.
- 17) Easements as per referenced Title Commitment are shown hereon
  - Freestate Easement Doc. #2022R09695, blanket description, not shown hereon.
  - RWD 8 Water Line Easement - Bk. 445 Pg. 341, blanket description, not shown hereon.
- 18) Fence Lines do not necessarily denote the boundary line for the property.
- 19) Reference Surveys:
  - McINTYRE ESTATES Book 12 Page 92
  - (DGW) - D.G. White Survey Book 5-15 Pg. 7, 1994
  - (JAH) - J.A. Herring Surveys Doc. #2009S016, #2009S025, #2016S017, McCALL VALLEY SUBDIVISION #2019S035 #2022S093

### LEGEND:

- - 1/2" Rebar Set with Cap No. 1296
- - 1/2" Rebar Found, unless otherwise noted.
- - Concrete Base around Point
- △ - PK Nail Found in Place
- ( ) - Record / Deeded Distance
- U/E - Utility Easement
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- B.S.L. - Building Setback Line
- R/W - Permanent Dedicated Roadway Easement
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- 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



VICINITY MAP  
NOT TO SCALE



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

Joseph A. Herring  
PS # 1296

**Leavenworth County  
Request for Board Action  
Case No. DEV-23-017/018  
Preliminary & Final Plat North Majure Acres**

**Date:** March 22, 2023  
**To:** Board of County Commissioners  
**From:** Planning & Zoning Staff

**Department Head Review:** Amy Allison, Reviewed

**Additional Reviews as needed:**

**Budget Review  Administrator Review  Legal Review**

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**Action Requested:** The applicants are requesting a Preliminary and Final Plat for a two-lot subdivision. Proposed Lots 1 & 2 are approximately 5 acres in size.

**Analysis:** The applicant is proposing to divide a 10-acre parcel into two lots. The original parcel was divided into two tracts by a non-complaint Certificate of Survey. The applicant is platting the property to bring the tracts back into compliance. The Subdivision is classified as a Class C with all lots lying within the Rural Growth Area of Leavenworth County. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision (see condition 3). Lots 1 and 2 will be approximately 5 acres in size. All lots meet the requirements for the RR-5 zoning district. The lots will access off of McIntyre Road which is a local roadway. RWD 8 did not respond to the request for comment. A water feasibility study may be required to determine water access to this subdivision. Fire District #1 has indicated a concern about water access and fire hydrants to this subdivision. Fire hydrants will be required if the necessary infrastructure is available (Condition #4). Staff is generally in support.

**Recommendation:** The Planning Commission voted 7-0 (one abstention, one absence) to recommend approval of Case No.DEV-23-017/018, Preliminary and Final Plat for North Majure Acres subject to conditions.

**Alternatives:**

1. Approve Case No. DEV-23-017/018, Preliminary and Final Plat for North Majure Acres, with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-23-017/018, Preliminary and Final Plat for North Majure Acres, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-23-017/018, Preliminary and Final Plat for North Majure 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  
BOARD OF COUNTY COMMISSIONERS  
STAFF REPORT**

CASE NO: DEV-23-017/018 North Majure Acres

March 22, 2023

<b>REQUEST: <i>Consent Agenda</i></b> <input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	<b>STAFF REPRESENTATIVE:</b> AMY ALLISON DEPUTY DIRECTOR
--	--

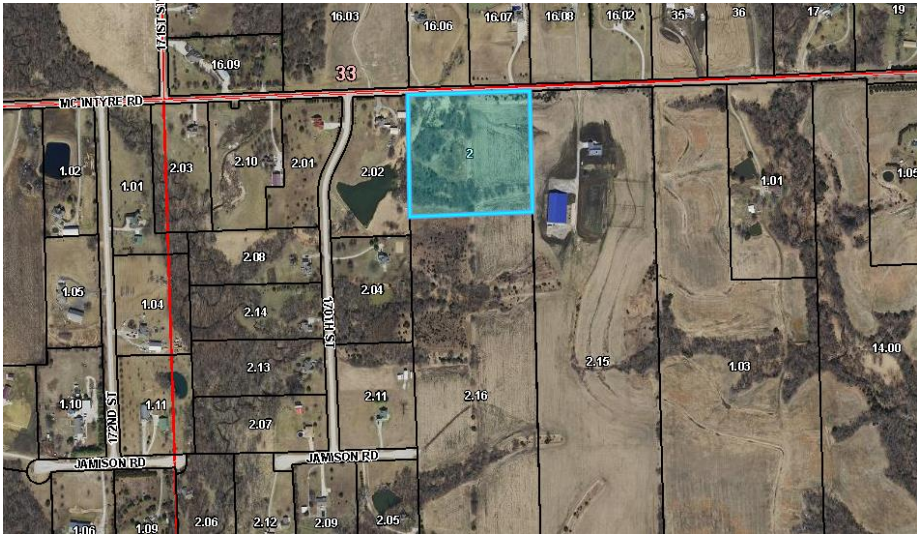
<b>SUBJECT PROPERTY:</b> 00000 McIntyre Road	<b>APPLICANT/APPLICANT AGENT:</b> JOE HERRING HERRING SURVEYING
	<b>PROPERTY OWNER:</b> MARCUS AND LISA MAJURE 1414 COREY LANE LANSING, KS 66043
	<b>CONCURRENT APPLICATIONS:</b> NONE
	<b>LAND USE</b>
	ZONING: RR-5
	FUTURE LAND USE DESIGNATION: RESIDENTIAL (2.5 ACRE MIN)

<b>LEGAL DESCRIPTION:</b> Tract of land in the Northwest Quarter of Fractional Section 4, Township 10 South, Range 22 East of the 6th P.M., in Leavenworth County Kansas.	SUBDIVISION: N/A FLOODPLAIN: N/A
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<b>PLANNING COMMISSION RECOMMENDATION: APPROVAL WITH CONDITIONS</b>	<b>PROPERTY INFORMATION</b>
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<b>ACTION OPTIONS:</b> <ol style="list-style-type: none"> <li>1. Approve Case No. DEV-23-017/018, Preliminary and Final Plat for North Majure Acres, with Findings of Fact, and with or without conditions; or</li> <li>2. Deny Case No. DEV-23-017/018, Preliminary and Final Plat for North Majure Acres, with Findings of Fact; or</li> <li>3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-23-017/018, Preliminary and Final Plat for North Majure Acres, with Findings of Fact; or</li> <li>4. Remand the case back to the Planning Commission.</li> </ol>	PARCEL SIZE: 10.02 ACRES
	PARCEL ID NO: 152-04-0-00-00-002.00
	BUILDINGS: N/A

<b>PROJECT SUMMARY:</b> Request for preliminary and final plat approval to subdivide property located at 00000 McIntyre Road (PID 152-04-0-00-00-002.00) as Lots 1 through 2 of North Majure Acres.	ACCESS/STREET: McIntyre Road - COUNTY LOCAL, PAVED ± 24';
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<b>Location Map:</b> 	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="background-color: #cccccc; text-align: center; padding: 5px;"><b>UTILITIES</b></td> </tr> <tr> <td style="padding: 5px;">SEWER: PRIVATE SEPTIC SYSTEM</td> </tr> <tr> <td style="padding: 5px;">FIRE: FIRE DISTRICT #1</td> </tr> <tr> <td style="padding: 5px;">WATER: RWD 8</td> </tr> <tr> <td style="padding: 5px;">ELECTRIC: FREESTATE</td> </tr> <tr> <td style="background-color: #cccccc; text-align: center; padding: 5px;"><b>NOTICE &amp; REVIEW:</b></td> </tr> <tr> <td style="padding: 5px;">STAFF REVIEW: 2/23/2023</td> </tr> <tr> <td style="padding: 5px;">NEWSPAPER NOTIFICATION: 2/16/2023</td> </tr> <tr> <td style="padding: 5px;">NOTICE TO SURROUNDING PROPERTY OWNERS: N/A</td> </tr> </table>	<b>UTILITIES</b>	SEWER: PRIVATE SEPTIC SYSTEM	FIRE: FIRE DISTRICT #1	WATER: RWD 8	ELECTRIC: FREESTATE	<b>NOTICE &amp; REVIEW:</b>	STAFF REVIEW: 2/23/2023	NEWSPAPER NOTIFICATION: 2/16/2023	NOTICE TO SURROUNDING PROPERTY OWNERS: N/A
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<b>NOTICE &amp; REVIEW:</b>										
STAFF REVIEW: 2/23/2023										
NEWSPAPER NOTIFICATION: 2/16/2023										
NOTICE TO SURROUNDING PROPERTY OWNERS: N/A										

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

**STAFF COMMENTS:**

The applicant is proposing to divide a 10-acre parcel into two lots. The original parcel was divided into two tracts by a non-complaint Certificate of Survey. The applicant is platting the property to bring the tracts back into compliance. The Subdivision is classified as a Class C with all lots lying within the Rural Growth Area of Leavenworth County. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision (see condition 3). Lots 1 and 2 will be approximately 5 acres in size. All lots meet the requirements for the RR-5 zoning district. The lots will access off of McIntyre Road which is a local roadway. RWD 8 did not respond to the request for comment. A water feasibility study may be required to determine water access to this subdivision. Fire District #1 has indicated a concern about water access and fire hydrants to this subdivision. Fire hydrants will be required if the necessary infrastructure is available (Condition #4). 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.

**ATTACHMENTS:**

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









# NORTH MAJURE ACRES

A Minor Subdivision in the Northwest Quarter of Section 4, Township 10 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

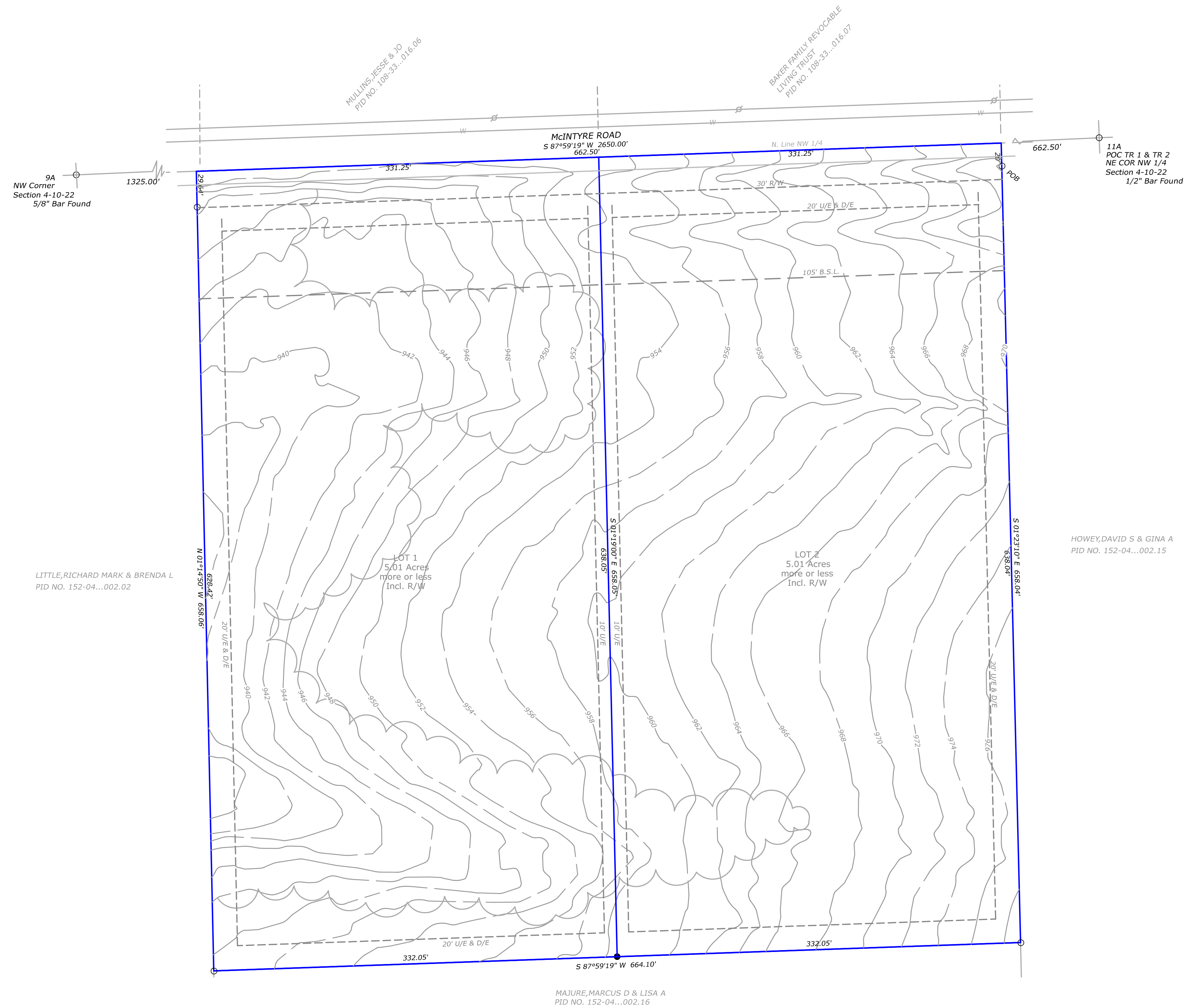
## PRELIMINARY PLAT

### PREPARED FOR:

MAJURE, MARCUS D & LISA A  
1414 COREY LN  
LANSING, KS 66043  
PID NO. 152-04-0-00-00-002

### RECORD DESCRIPTION:

Tract of land in the Northwest Quarter of Fractional Section 4, Township 10 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring P5-1296 on December 27, 2022, more fully described as follows:  
Commencing at the Northeast corner of the said Northwest Quarter; thence South 87 degrees 59'19" West for a distance of 662.50 feet along the North line of said Northwest Quarter to the TRUE POINT OF BEGINNING; thence South 01 degrees 23'10" East for a distance of 658.04 feet; thence South 87 degrees 59'19" West for a distance of 664.10 feet; thence North 01 degrees 14'50" West for a distance of 658.06 feet to the North line of said Northwest Quarter; thence North 87 degrees 59'19" East for a distance of 662.50 feet along said North line to point of beginning.  
Together with and subject to covenants, easements, and restrictions of record.  
Said property contains 10.02 acres, more or less, including road right of way.  
Error of Closure: 1 - 554894



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

### NOTES:

- 1) This survey does not show ownership.
- 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
- 3) All recorded and measured distances are the same, unless otherwise noted.
- 4) Error of Closure - See Error of Closure Calculations
- 5) Basis of Bearing - KS State Plane NAD 83, North Zone 1501
- 6) Monument Origin Unknown, unless otherwise noted.
- 7) Proposed Lots for Residential Use.
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- 9) Benchmark - NAVD88 Project Benchmark (BM) - South Quarter Corner - 1/2" Bar - 899.3'
- 10) Easements, if any, are created hereon or listed in referenced title commitment.
- 11) Reference Recorded Deed Document No.
- 12) Utility Companies -
  - Water - Water District 8
  - Electric - Freestate
  - Sewer - Septic / Lagoon
  - Gas - Propane / Natural Gas
- 13) Reference Lawyer's Title Insurance Co. File Number 45747 updated January 20, 2023
- 14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 2013C0250G 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'.
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  - (JAH) - J.A. Herring Surveys Doc. #2009S016, #2009S025
  - #2016S017, McCALL VALLEY SUBDIVISION #2019S035
  - #2022S093

### ZONING:

RR 5 - Rural Residential 5

### RESTRICTIONS:

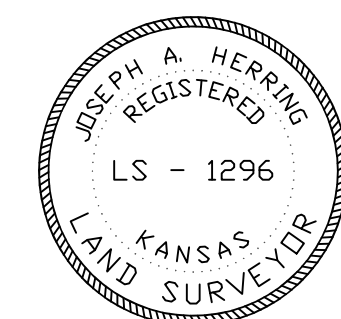
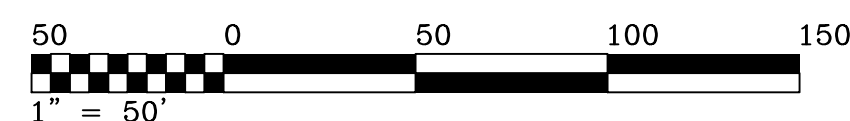
- 1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
- 2) An Engineered Waste Disposal System may be required due to poor soil conditions.
- 3) Erosion and sediment control measures shall be used when 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
- 5) No off-plat restrictions.



Scale 1" = 50'

Job # K-22-1669  
January 8, 2023 Rev. 2/15/23

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 month of February 2021 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring  
PS # 1296

# NORTH MAJURE ACRES

A Minor Subdivision in the Northwest Quarter of Section 4, Township 10 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

## FINAL PLAT

PREPARED FOR:  
MAJURE, MARCUS D & LISA A  
1414 COREY LN  
LANING, KS 66043  
PID NO. 152-04-0-00-002

**RECORD DESCRIPTION:**  
Tract of land in the Northwest Quarter of Fractional Section 4, Township 10 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on December 27, 2022, more fully described as follows:  
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Together with and subject to covenants, easements, and restrictions of record.  
Said property contains 10.02 acres, more or less, including road right of way.  
Error of Closure: 1 - 554894

### 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: NORTH MAJURE 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 NORTH MAJURE ACRES, have set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Marcus D. Majure

Lisa A. Majure

### NOTARY CERTIFICATE:

Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 2023, before me, a notary public in and for said County and State came Marcus D. Majure and Lisa A. Majure, husband and wife, to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

### NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_ (seal)

### APPROVALS

We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of NORTH MAJURE ACRES this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Secretary  
Amy Allison

Chairman  
Steven Rosenthal

### 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 NORTH MAJURE 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

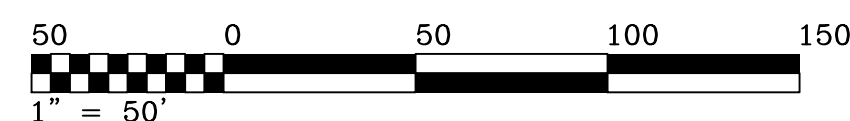
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County Surveyor

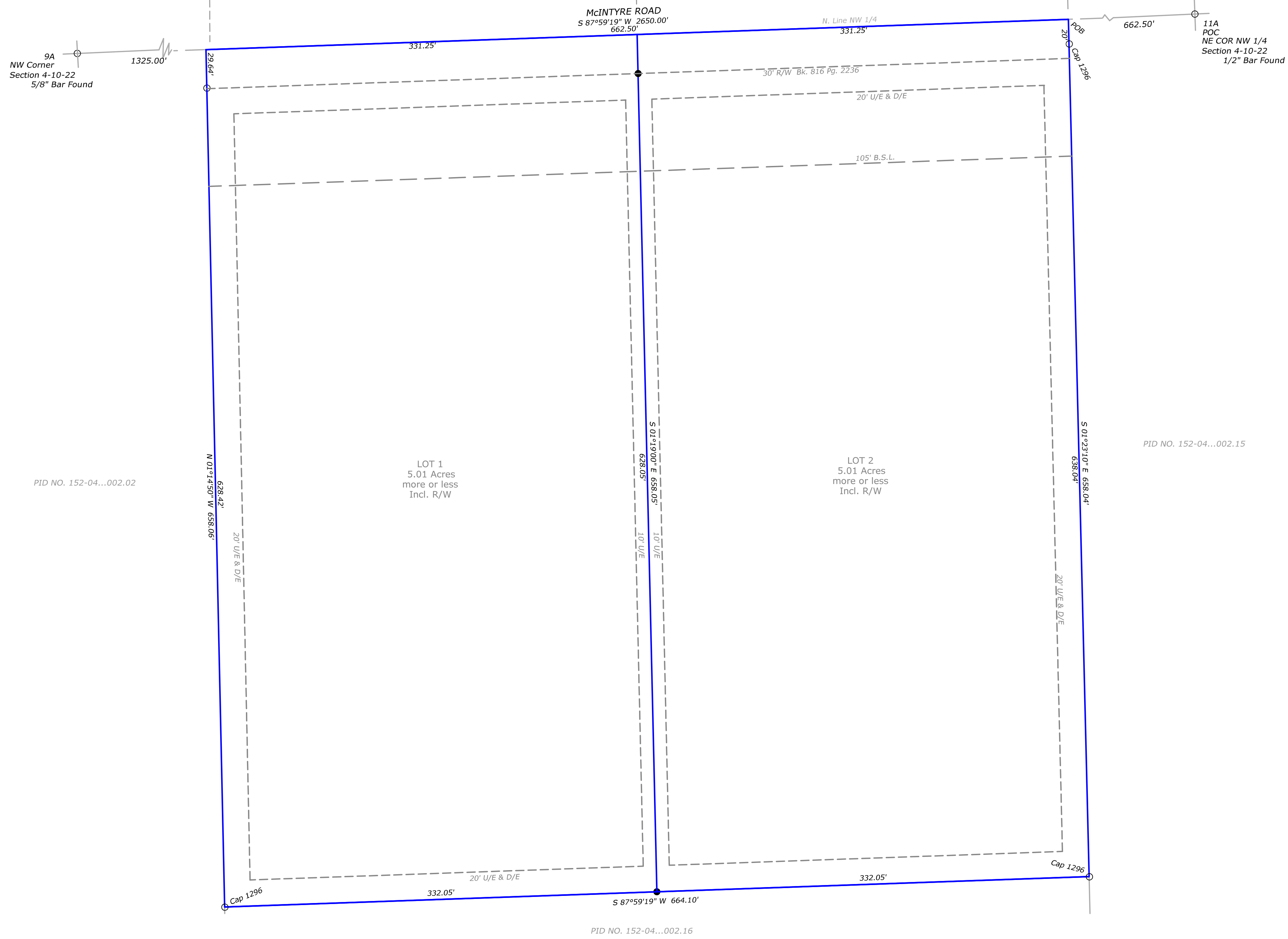
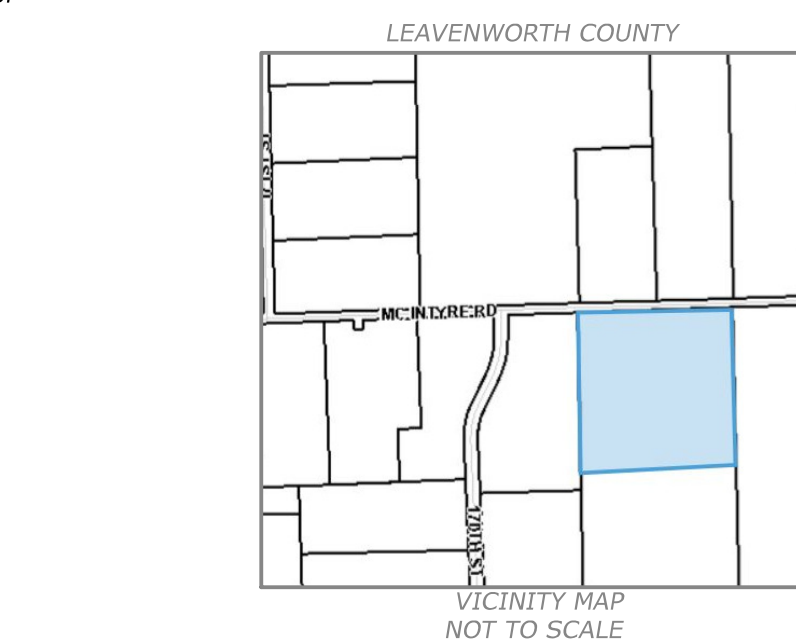


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Job # K-22-1669  
January 8, 2023 Rev. 2/15/23  
J. Herring, Inc. (dba)  
HERRING SURVEYING & COMPANY  
315 North 5th Street, Leav., KS 66048  
Ph. 913.651.3858 Fax 913.674.5381  
Email - survey@leavesherring.com



PID NO. 152-04-002.02



### LEGEND:

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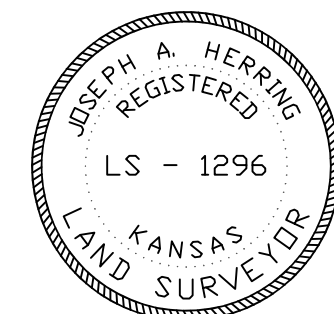
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- 8) Road Records - McIntyre Road Bk "C" Pg 258 - 40' R/W, Bk. 816 Pg. 2236
- 9) Benchmark - NAVD88
- 10) Project Benchmark (BM) - South Quarter Corner - 1/2" Bar - 899.3'
- 11) Easements, if any, are created hereon or listed in referenced title commitment.
- 12) Reference Recorded Deed Document No.
- 12) Utility Companies -
  - Water - Water District 8
  - Electric - Freestate
  - Sewer - Septic / Lagoon
  - Gas - Propane / Natural Gas
- 13) Reference Lawyer's Title Insurance Co. File Number - 45747 updated January 20, 2023
- 14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0250G dated July 16, 2015
- 15) Building Setback Lines as shown hereon or noted below
  - All side yard setbacks - 15' (Accessory - 15')
  - All rear yard setbacks - 40' (Accessory - 15')
- 16) Distances to and of structures, if any, are +- 1'.
- 17) Easements as per referenced Title Commitment are shown hereon
  - Freestate Easement Doc. #2022R09695, blanket description, not shown hereon.
  - RWD B Water Line Easement - Bk. 445 Pg. 341, blanket description, not shown hereon.
- 18) Fence Lines do not necessarily denote the boundary line for the property.
- 19) Reference Surveys:
  - McINTYRE ESTATES Book 12 Page 92 (DGV) - D.G. White Survey Book S-15 Pg. 7, 1994
  - (JAH) - J.A.Herring Surveys Doc. #2009S016, #2009S025 #2016S017, McCALL VALLEY SUBDIVISION #2019S035 #2022S093

### ZONING:

RR 5 - Rural Residential 5

### RESTRICTIONS:

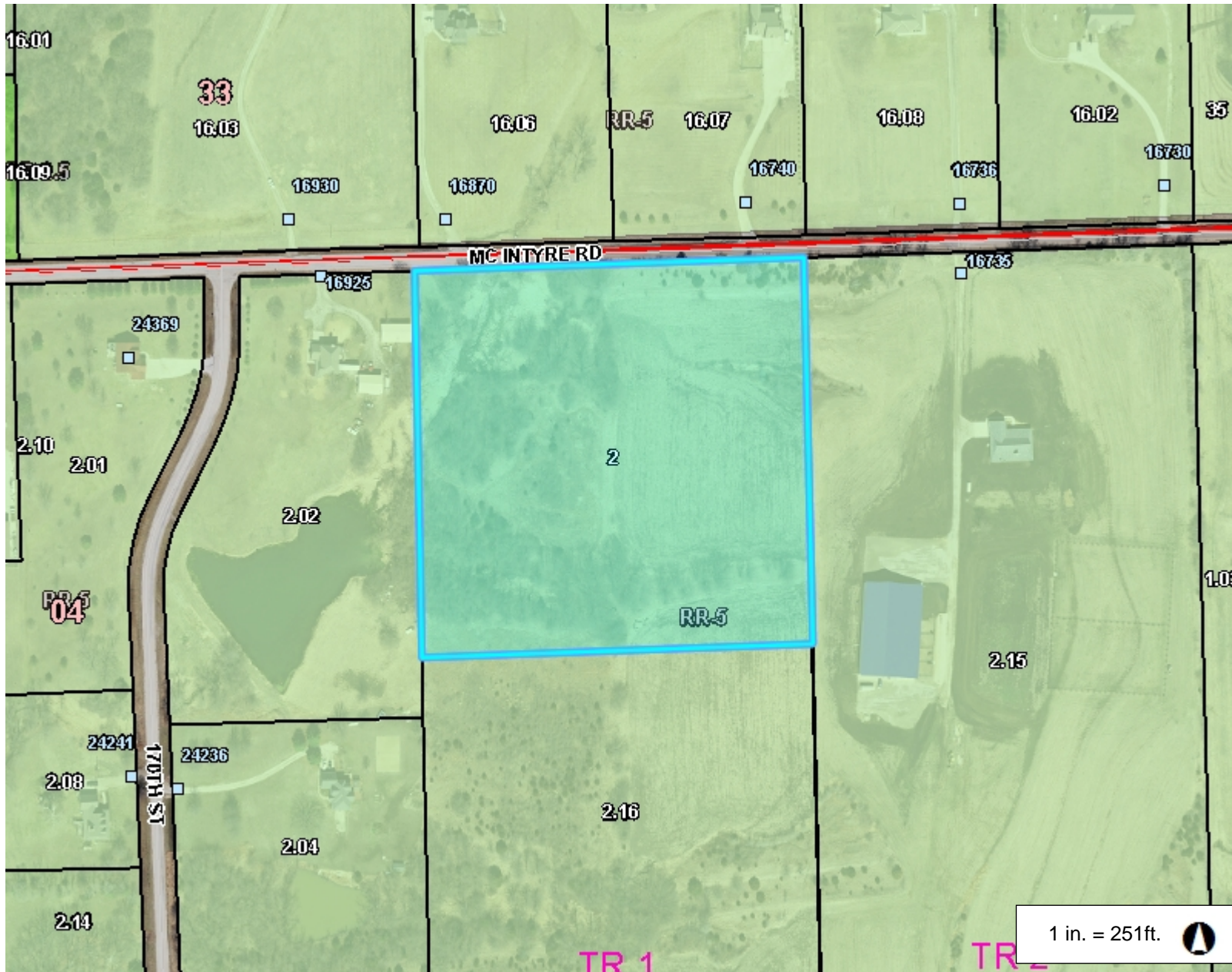
- 1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
- 2) An Engineered Waste Disposal System may be required due to poor soil conditions.
- 3) Erosion and sediment control measures shall be used when 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
- 5) No off-plat restrictions.



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

Joseph A. Herring  
PS # 1296

# DEV-23-017/018 North Majure Acres



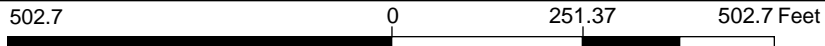
### Legend

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

### Notes

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION



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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

## Allison, Amy

---

**From:** Anderson, Kyle  
**Sent:** Friday, January 27, 2023 10:28 AM  
**To:** Allison, Amy  
**Subject:** RE: RE: DEV-23-017 & 018 Preliminary and Final Plat – North Majure Acres

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

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

---

**From:** Allison, Amy <AAllison@leavenworthcounty.gov>  
**Sent:** Wednesday, January 25, 2023 3:54 PM  
**To:** Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Van Parys, David <DVanParys@leavenworthcounty.gov>; 'Andrew Holder' <aholder@fpsslaw.com>; 'firedistrict1@fd1lvco.org' <firedistrict1@fd1lvco.org>; 'amanda.holloway@freestate.coop' <amanda.holloway@freestate.coop>; 'Rural Water' <rwd8lv@gmail.com>  
**Cc:** PZ <PZ@leavenworthcounty.gov>  
**Subject:** RE: DEV-23-017 & 018 Preliminary and Final Plat – North Majure Acres

Good Afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for two-lot subdivision at 00000 McIntyre Road (remaining portion of PID 152-04-0-00-00-002.00).

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by Thursday, February 2, 2023.

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

Thank you,

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

## Allison, Amy

---

**From:** Amanda Tarwater <amanda.tarwater@freestate.coop>  
**Sent:** Friday, January 27, 2023 11:28 AM  
**To:** Allison, Amy  
**Subject:** RE: DEV-23-017 & 018 Preliminary and Final Plat – North Majure 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.

FreeState Electric has no objection to this request.

Thank you,

**Amanda Tarwater**  
Member Accounts Coordinator



1-800-794-1989 | [www.freestate.coop](http://www.freestate.coop)

---

**From:** Allison, Amy <AAllison@leavenworthcounty.gov>  
**Sent:** Wednesday, January 25, 2023 3:54 PM  
**To:** Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Van Parys, David <DVanParys@leavenworthcounty.gov>; 'Andrew Holder' <aholder@fpsslaw.com>; 'firedistrict1@fd1lvco.org' <firedistrict1@fd1lvco.org>; Amanda Tarwater <amanda.tarwater@freestate.coop>; 'Rural Water' <rwd8lv@gmail.com>  
**Cc:** PZ <PZ@leavenworthcounty.gov>  
**Subject:** RE: DEV-23-017 & 018 Preliminary and Final Plat – North Majure Acres

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

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

Thank you,

01-31-23 - Olsson Review  
No comment.

North Majure Acres  
Leavenworth County Kansas  
Drainage Report  
January 10, 2023







# Summary of Comments on North Majure Acres FINAL 24x36LS

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Page: 1

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Number: 1 Author: dbaumchen Subject: Text Box Date: 2/14/2023 9:40:49 AM  
[Reviewed 2023.02.14 No Comments](#)

# NORTH MAJURE ACRES

A Minor Subdivision in the Northwest Quarter of Section 4, Township 10 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

## FINAL PLAT

PREPARED FOR:  
MAJURE, MARCUS D & LISA A  
1414 COREY LN  
LANING, KS 66043  
PID NO. 152-04-0-00-002

**RECORD DESCRIPTION:**  
Tract of land in the Northwest Quarter of Fractional Section 4, Township 10 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on December 27, 2022, more fully described as follows:  
Commencing at the Northeast corner of the said Northwest Quarter; thence South 87 degrees 59'19" West for a distance of 662.50 feet along the North line of said Northwest Quarter to the TRUE POINT OF BEGINNING; thence South 01 degrees 23'10" East for a distance of 658.04 feet; thence South 87 degrees 59'19" West for a distance of 664.10 feet; thence North 01 degrees 14'50" West for a distance of 658.06 feet to the North line of said Northwest Quarter; thence North 87 degrees 59'19" East for a distance of 662.50 feet along said North line to point of beginning.  
Together with and subject to covenants, easements, and restrictions of record.  
Said property contains 10.02 acres, more or less, including road right of way.  
Error of Closure: 1 - 554894

### 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: NORTH MAJURE 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 NORTH MAJURE ACRES, have set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Marcus D. Majure

Lisa A. Majure

### NOTARY CERTIFICATE:

Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 2023, before me, a notary public in and for said County and State came Marcus D. Majure and Lisa A. Majure, husband and wife, to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

### NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_ (seal)

### APPROVALS

We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of NORTH MAJURE ACRES this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

### Secretary

Amy Allison

### Chairman

Steven Rosenthal

### 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 NORTH MAJURE 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

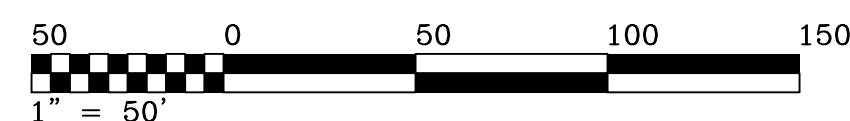
I hereby certify that this plat meets the requirements of K.S.A. 58-2005. The face of this plat was reviewed for compliance with Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for survey information only.

Daniel Baumchen, PS#1363  
County Surveyor

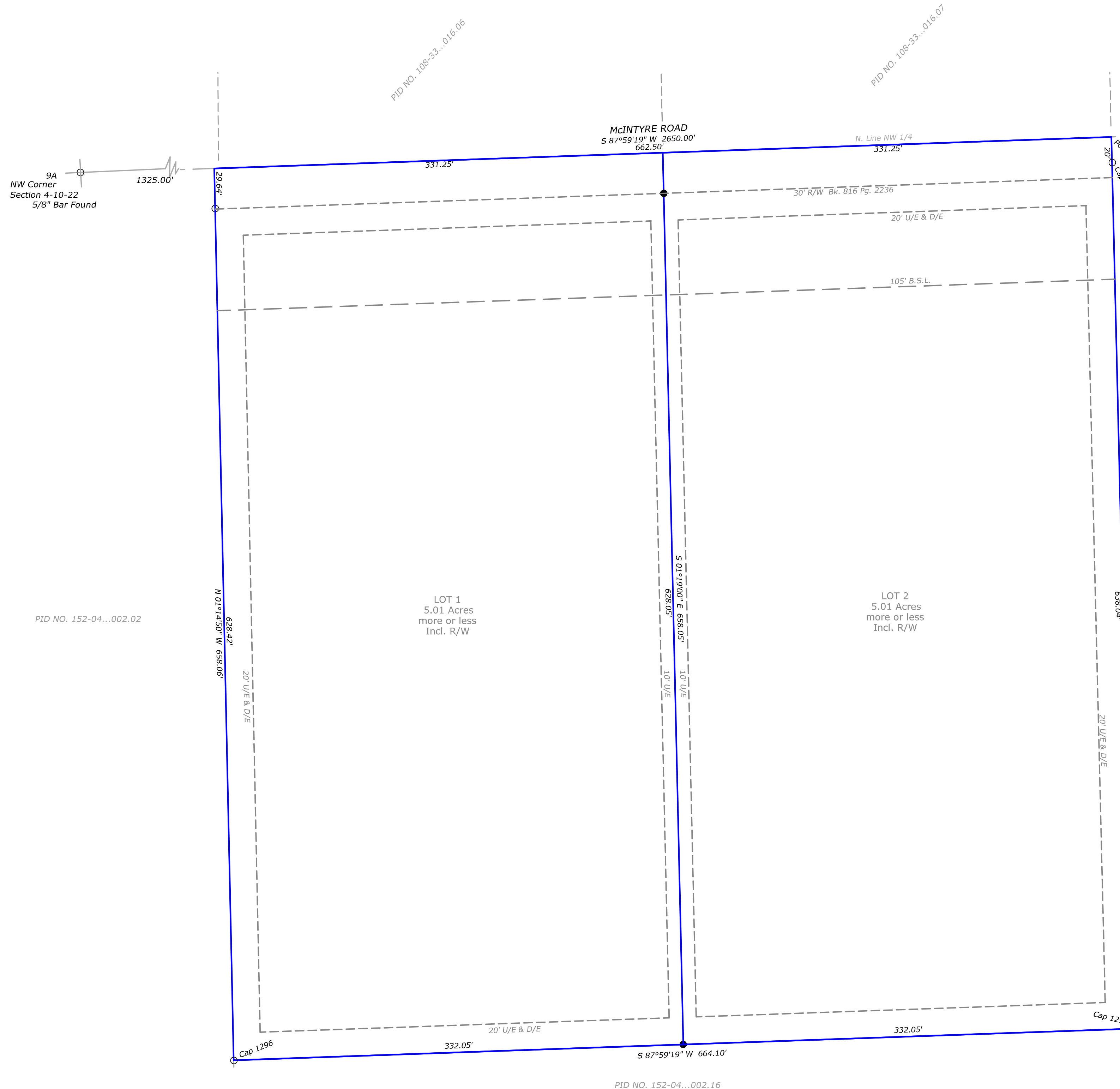


Scale 1" = 50'

Job # K-22-1669  
January 8, 2023 Rev. 2/15/23  
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



PID NO. 152-04...002.02



LOT 1  
5.01 Acres  
more or less  
Incl. R/W

LOT 2  
5.01 Acres  
more or less  
Incl. R/W

### NOTES:

- 1) This survey does not show ownership.
- 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
- 3) All recorded and measured distances are the same, unless otherwise noted.
- 4) Error of Closure - See Error of Closure Calculations
- 5) Basis of Bearing - KS State Plane NAD 83, North Zone 1501
- 6) Monument Origin Unknown, unless otherwise noted.
- 7) Proposed Lots for Residential Use.
- 8) Road Records - McIntyre Road Bk "C" Pg 258 - 40' R/W, Bk. 816 Pg.2236
- 9) Benchmark - NAVD88 Project Benchmark (BM) - South Quarter Corner - 1/2" Bar - 899.3'
- 10) Easements, if any, are created hereon or listed in referenced title commitment.
- 11) Reference Recorded Deed Document No.
- 12) Utility Companies -  
- Water - Water District 8  
- Electric - Freestate  
- Sewer - Septic / Lagoon  
- Gas - Propane / Natural Gas
- 13) Reference Lawyer's Title Insurance Co. File Number - 45747 updated January 20, 2023
- 14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0250G dated July 16, 2015
- 15) Building Setback Lines as shown hereon or noted below  
- All side yard setbacks - 15' (Accessory - 15')  
- All rear yard setbacks - 40' (Accessory - 15')
- 16) Distances to and of structures, if any, are +- 1'.
- 17) Easements as per referenced Title Commitment are shown hereon  
- Freestate Easement Doc. #2022R09695, blanket description, not shown hereon.  
- RWD 8 Water Line Easement - Bk. 445 Pg. 341, blanket description, not shown hereon.
- 18) Fence Lines do not necessarily denote the boundary line for the property.
- 19) Reference Surveys:  
McINTYRE ESTATES Book 12 Page 92  
(DGV) - D.G.White Survey Book S-15 Pg. 7, 1994  
(JAH) - J.A.Herring Surveys Doc. #2009S016, #2009S025  
#2016S017, McCALL VALLEY SUBDIVISION #2019S035  
#2022S093

### 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
- 5) No off-plat restrictions.



02-16-2023  
OLSSON REVIEW  
No Further  
Review

### LEGEND:

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

PID NO. 152-04...002.15

PID NO. 152-04...002.16



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

Joseph A. Herring  
PS # 1296

# NORTH MAJURE ACRES

A Minor Subdivision in the Northwest Quarter of Section 4, Township 10 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

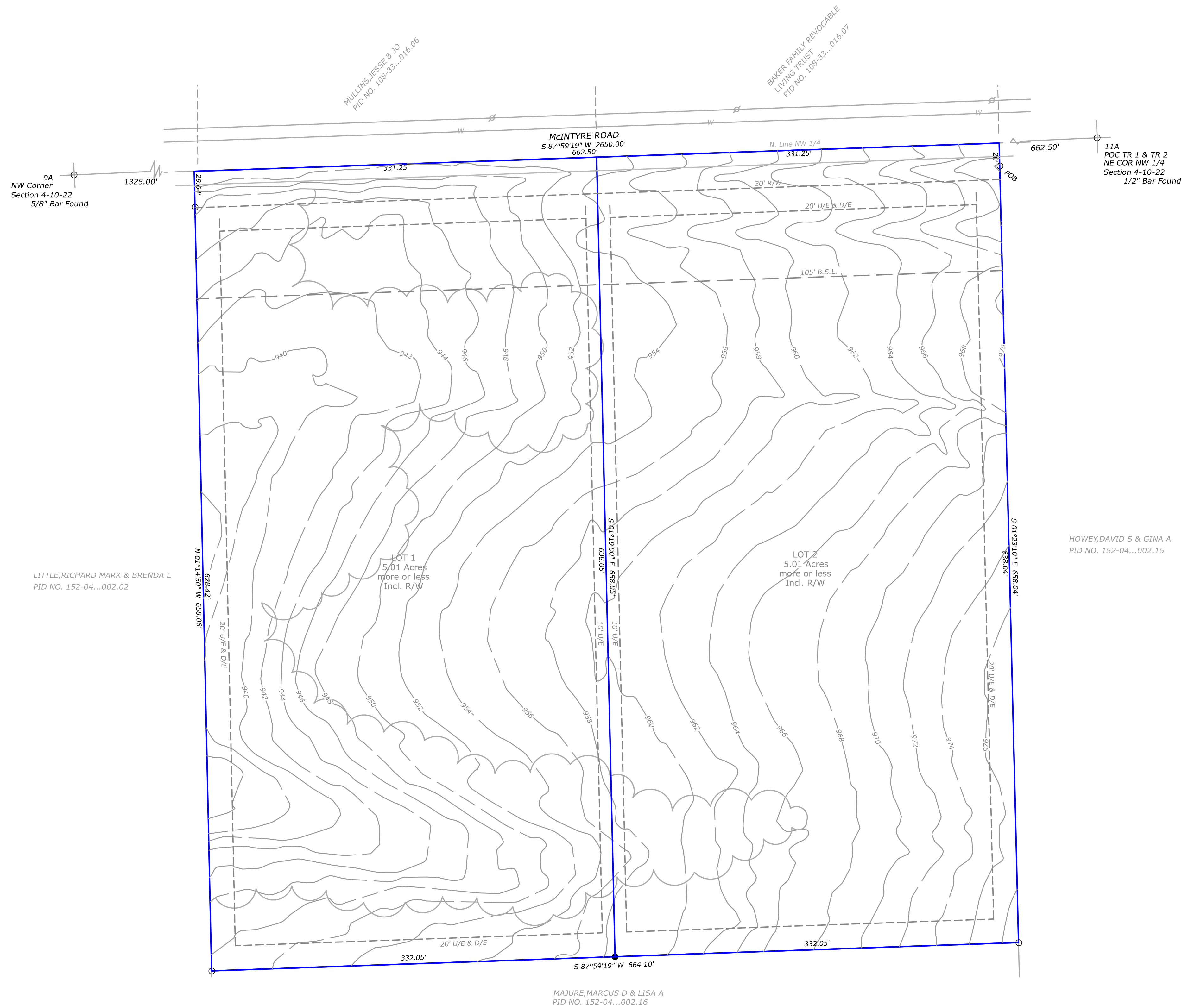
## PRELIMINARY PLAT

### PREPARED FOR:

MAJURE, MARCUS D & LISA A  
1414 COREY LN  
LANSING, KS 66043  
PID NO. 152-04-0-00-00-002

### RECORD DESCRIPTION:

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Together with and subject to covenants, easements, and restrictions of record.  
Said property contains 10.02 acres, more or less, including road right of way.  
Error of Closure: 1 - 554894



02-16-2023  
OLSSON REVIEW  
No Further  
Review

- LEGEND:**
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  - - 1/2" Rebar Found, unless otherwise noted.
  - - Concrete Base around Point
  - △ - PK Nail Found in Place
  - ( ) - Record / Deeded Distance
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  - B - Chord Bearing
  - C - Chord Distance
  - //// - No Vehicle Entrance Access
  - NS - Not Set this survey per agreement with client
  - - Power Pole
  - X - Fence Line
  - OHP - Overhead Power Lines
  - T - Underground Telephone/Fiber Optic Line
  - ◇ - Gas Valve
  - ⊕ - Water Meter/Valve
  - ⊞ - Telephone Pedestal
  - W - 6" Water Line - location as per district
  - ~ - Tree/Brush Line

### NOTES:

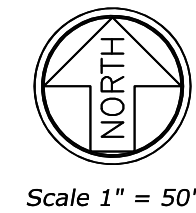
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- 8) Road Records - McIntyre Road Book "C" Page 258 - 40' R/W
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### ZONING:

RR 5 - Rural Residential 5

### RESTRICTIONS:

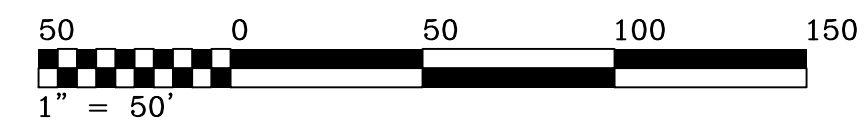
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- 4) Lots are subject to the current Access Management Policy
- 5) No off-plat restrictions.



Job # K-22-1669  
January 8, 2023 Rev. 2/15/23

**J. HERRING SURVEYING & COMPANY**

315 North 5th Street, Leav., KS 66048  
Ph. 913.651.3858 Fax 913.674.5361  
Email - survey@eastcass.com



I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the month of February 2021 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring  
PS # 1296

## Allison, Amy

---

**From:** Michael Stackhouse <mstackhouse@fd1lvco.org>  
**Sent:** Wednesday, February 22, 2023 1:55 PM  
**To:** Allison, Amy  
**Cc:** Sloop, Stephanie  
**Subject:** RE: DEV-23-015 & 016 Preliminary and Final Plat – South Majure 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.

Amy,

I do not see any issues with either Majure Acres. Any new additions to Rural Water 8 water distribution system will be taxing the system. At some point they will be forced to make upgrades due to poor supply. As an example, we were testing hydrants on Eisenhower Rd. this summer and due to one fire hydrant open and flowing at that location, it prompted their back-up pump to activate at their office and prompted their staff to look for the flow. RW8 personnel contacted FD1 personnel and made them aware of the situation during the testing. The fact that one fire hydrant can deplete an entire water supply system should raise Red flags to everyone. This is why I have been and will consistently lean on your office and the county commissioners when new developments take place. It is imperative that the water supply grid keep up with the population growth. I have major concerns with the present system after the findings on Eisenhower Rd. Let me know if you have any questions or need assistance.

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:** Allison, Amy <AAllison@leavenworthcounty.gov>  
**Sent:** Tuesday, February 21, 2023 2:07 PM  
**To:** Michael Stackhouse <mstackhouse@fd1lvco.org>  
**Cc:** Sloop, Stephanie <SSloop@leavenworthcounty.gov>  
**Subject:** RE: DEV-23-015 & 016 Preliminary and Final Plat – South Majure Acres

Good Afternoon Chief Stackhouse,

**Leavenworth County  
Request for Board Action  
Case No. DEV-23-001/002  
Preliminary & Final Plat Double M Acres**

**Date:** March 22, 2023  
**To:** Board of County Commissioners  
**From:** Planning & Zoning Staff

**Department Head Review:** Amy Allison, Reviewed

**Additional Reviews as needed:**

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

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**Action Requested:** The applicants are requesting a Preliminary and Final Plat for a two lot subdivision. Proposed Lot 1 is approximately 2.35 acres and Lot 2 is approximately 2.61 acres.

**Analysis:** The applicant is proposing to divide a 4.96-acre parcel into two lots. The Subdivision is classified as a Class C with all lots lying within the Rural Growth Area of Leavenworth County. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision (see condition 1). The property received a variance to allow for the rezone and subdivision of the property into two lots when they do not meet ZSR Article 5.4.4. which states that each lot shall be a minimum of 2.5 acres in size. Lots 1 and 2 will be 2.35 and 2.61 acres in size, respectively. The applicant will need to work with RWD 6 to determine what facility upgrades will be needed to service this subdivision.

**Recommendation:** The Planning Commission voted 7-0 (one abstention, one absence) to recommend approval of Case No.DEV-23-001/002, Preliminary and Final Plat for Double M Acres subject to conditions.

**Alternatives:**

1. Approve Case No. DEV-23-001/002, Preliminary and Final Plat for Double M Acres, with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-23-001/002, Preliminary and Final Plat for Double M Acres, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-23-001/002, Preliminary and Final Plat for Double M 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  
BOARD OF COUNTY COMMISSIONERS  
STAFF REPORT**

CASE NO: DEV-23-001 & 002 Double M Acres

March , 2023

**REQUEST: *Consent Agenda***

Preliminary Plat                       Final Plat

**STAFF REPRESENTATIVE:**

JOSHUA GENTZLER  
PLANNER II

**SUBJECT PROPERTY: 20078 235<sup>TH</sup> STREET**

**APPLICANT/APPLICANT AGENT:**

JOE HERRING  
HERRING SURVEYING

**PROPERTY OWNER:**

STEPHEN & TERESSA MCCLENDON  
20078 235<sup>TH</sup> ST  
TONGANOXIE, KS 66086

**CONCURRENT APPLICATIONS:**

NONE

**LAND USE**

ZONING: RR-2.5

FUTURE LAND USE DESIGNATION:  
RESIDENTIAL (2.5 ACRE MIN)

**LEGAL DESCRIPTION:**

A tract of land in the Northwest Quarter of Section 31, Township 10, Range 21 East of the 6th P.M., in Leavenworth County, Kansas.

SUBDIVISION: N/A

FLOODPLAIN: N/A

**STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS**

**PROPERTY INFORMATION**

**ACTION OPTIONS:**

1. Approve Case No. DEV-23-001/002, Preliminary and Final Plat for Double M Acres, with Findings of Fact, and with or without conditions;
2. Deny Case No. DEV-23-001/002, Preliminary and Final Plat for Double M Acres, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-23-001/002, Preliminary and Final Plat for Double M Acres, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

**PARCEL SIZE:**

4.96 ACRES

**PARCEL ID NO:**

149-31-0-00-00-011.00

**BUILDINGS:**

SINGLE-FAMILY HOUSE & 3  
ACCESSORY STRUCTURES

**PROJECT SUMMARY:**

Request for a Preliminary and Final plat approval to subdivide property located at 20078 235<sup>th</sup> Street (149-31-0-00-00-011.00) as Lots 1 through 2 of Double M Acres.

**ACCESS/STREET:**

235<sup>th</sup> STREET  
COUNTY ARTERIAL, PAVED ROAD ±20  
FT. WIDE

**Location Map:**



**UTILITIES**

SEWER: PRIVATE SEPTIC SYSTEM

FIRE: TONGANOXIE TWSHP

WATER: RWD 6

ELECTRIC: FREESTAR

**NOTICE & REVIEW:**

**STAFF REVIEW:**

2/23/2023

**NEWSPAPER NOTIFICATION:**

2/28/2023

**NOTICE TO SURROUNDING  
PROPERTY OWNERS:**

N/A

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

**STAFF COMMENTS:**

The applicant is proposing to divide a 4.96-acre parcel into two lots. The Subdivision is classified as a Class C with all lots lying within the Rural Growth Area of Leavenworth County. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision (see condition 1). The property received a variance to allow for the rezone and subdivision of the property into two lots when they do not meet ZSR Article 5.4.4. which states that each lot shall be a minimum of 2.5 acres in size. Lots 1 and 2 will be 2.35 and 2.61 acres in size, respectively. The applicant will need to work with RWD 6 to determine what facility upgrades will be needed to 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. The developer must comply with the following memorandums:
  - a. Email – Jerry Hubbard, RWD 6, dated January 12, 2023

**ATTACHMENTS:**

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



PRELIMINARY &  
**FINAL PLAT APPLICATION**  
 Leavenworth County Planning and Zoning Department,  
 300 Walnut St., Suite 212  
 County Courthouse  
 Leavenworth, Kansas 66048  
 913-684-0465

PID: <u>149-31-0-00-00-011.00</u>	Office Use Only
Township: _____	
Planning Commission Meeting Date: _____	
Case No. _____	Date Received/Paid: _____
Zoning District _____	
Comprehensive Plan land use designation _____	

APPLICANT/AGENT INFORMATION	OWNER INFORMATION
NAME: <u>Herring Surveying Company</u>	NAME: <u>Stephen and Theresa McLendon</u>
MAILING ADDRESS: <u>315 N. 5th Street</u>	MAILING ADDRESS <u>20078 235th Street</u>
CITY/ST/ZIP: <u>Leavenworth, KS 66048</u>	CITY/ST/ZIP <u>Tonganoxie, KS 66086</u>
PHONE: <u>913-651-3858</u>	PHONE: <u>N/A</u>
EMAIL : <u>herringsurveying@outlook.com</u>	EMAIL <u>N/A</u>

**GENERAL INFORMATION**

Proposed Subdivision Name: DOUBLE M ACRES

Address of Property: 20078 235th Street

Urban Growth Management Area: N/A

SUBDIVISION INFORMATION		
Gross Acreage: <u>4.96 Acres</u>	Number of Lots: <u>2</u>	Minimum Lot Size: <u>2.35 Acres</u>
Maximum Lot Size: <u>2.61 Acres</u>	Proposed Zoning: <u>RR 2.5</u>	Density: <u>N/A</u>
Open Space Acreage: <u>N/A</u>	Water District: <u>RWD 6</u>	Proposed Sewage: <u>Septic</u>
Fire District: <u>Tonganoxie</u>	Electric Provider: <u>Free State</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>	
Is any part of the site designated as Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No if yes, what is the panel number:		
I, the undersigned, am the owner <u>duly authorized agent</u> , of the aforementioned property situated in the unincorporated portion of Leavenworth County, Kansas. By execution of my signature, I do hereby officially apply for a final plat approval as indicated above.		
Signature: <u>Joe Herring - digitally signed 12/31/2022</u>		Date: <u>12-31-22</u>

**ATTACHMENT A**

PRELIMINARY &  
**FINAL PLAT APPLICATION**  
 Leavenworth County Planning and Zoning Department,  
 300 Walnut St., Suite 212  
 County Courthouse  
 Leavenworth, Kansas 66048  
 913-684-0465

Office Use Only

PID: \_\_\_\_\_  
 Township: \_\_\_\_\_  
 Planning Commission Meeting Date: \_\_\_\_\_  
 Case No. \_\_\_\_\_ Date Received/Paid: \_\_\_\_\_  
 Zoning District \_\_\_\_\_  
 Comprehensive Plan land use designation \_\_\_\_\_

**APPLICANT/AGENT INFORMATION**

**OWNER INFORMATION**

NAME: Herring Surveying Company NAME: Stephen and Theresa McLendon  
 MAILING ADDRESS: 315 N. 5th Street MAILING ADDRESS 20078 235th Street  
 CITY/ST/ZIP: Leavenworth, KS 66048 CITY/ST/ZIP Tonganoxie, KS 66086  
 PHONE: 913-651-3858 PHONE: N/A  
 EMAIL : herringsurveying@outlook.com EMAIL N/A

**GENERAL INFORMATION**

Proposed Subdivision Name: DOUBLE M ACRES  
 Address of Property: 20078 235th Street  
 Urban Growth Management Area: N/A

**SUBDIVISION INFORMATION**

Gross Acreage: 4.96 Acres	Number of Lots: 2	Minimum Lot Size: 2.35 Acres
Maximum Lot Size: 2.61 Acres	Proposed Zoning: RR 2.5	Density: N/A
Open Space Acreage: N/A	Water District: RWD 6	Proposed Sewage: Septic
Fire District: Tonganoxie	Electric Provider: Free State	Natural Gas Provider: Propane
Covenants: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Road Classification: <u>Local</u> - Collector - Arterial - State - Federal	

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

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

Signature: Joe Herring - digitally signed 12/31/2022 Date: 12-31-22

**ATTACHMENT A**

AFFIDAVIT

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

We/I Stephen E. McClendon and Teressa K. McClendon

Being dully sworn, dispose and say that we/I are the owner(s) of said property located at -  
20078 235th St, Tonganoxie, KS 66086, and that we authorize the following people or firms to act in our interest with the Leavenworth County Planning and Zoning Department for a period of one calendar year. Additionally, all statements herein contained in the information herewith submitted are in all respects true and correct to the best of our knowledge and belief.

Authorized Agents (full name, address & telephone number)

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

2)

Signed and entered this 11th day of March, 2022

Stephen E. and Teressa K. McClendon 913/298-3574 or 913/449-4087  
Print Name, Address, Telephone 20078 235th St, Tonganoxie, KS 66086

Stephen E. McClendon Teressa K. McClendon  
Signature

STATE OF KANSAS )  
 ) SS  
COUNTY OF LEAVENWORTH )

Be it remember that on this 11th day of March 2022, before me, a notary public in and for said County and State came Stephen and Teressa McClendon 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 Sheila Guthrie

My Commission Expires: \_\_\_\_\_



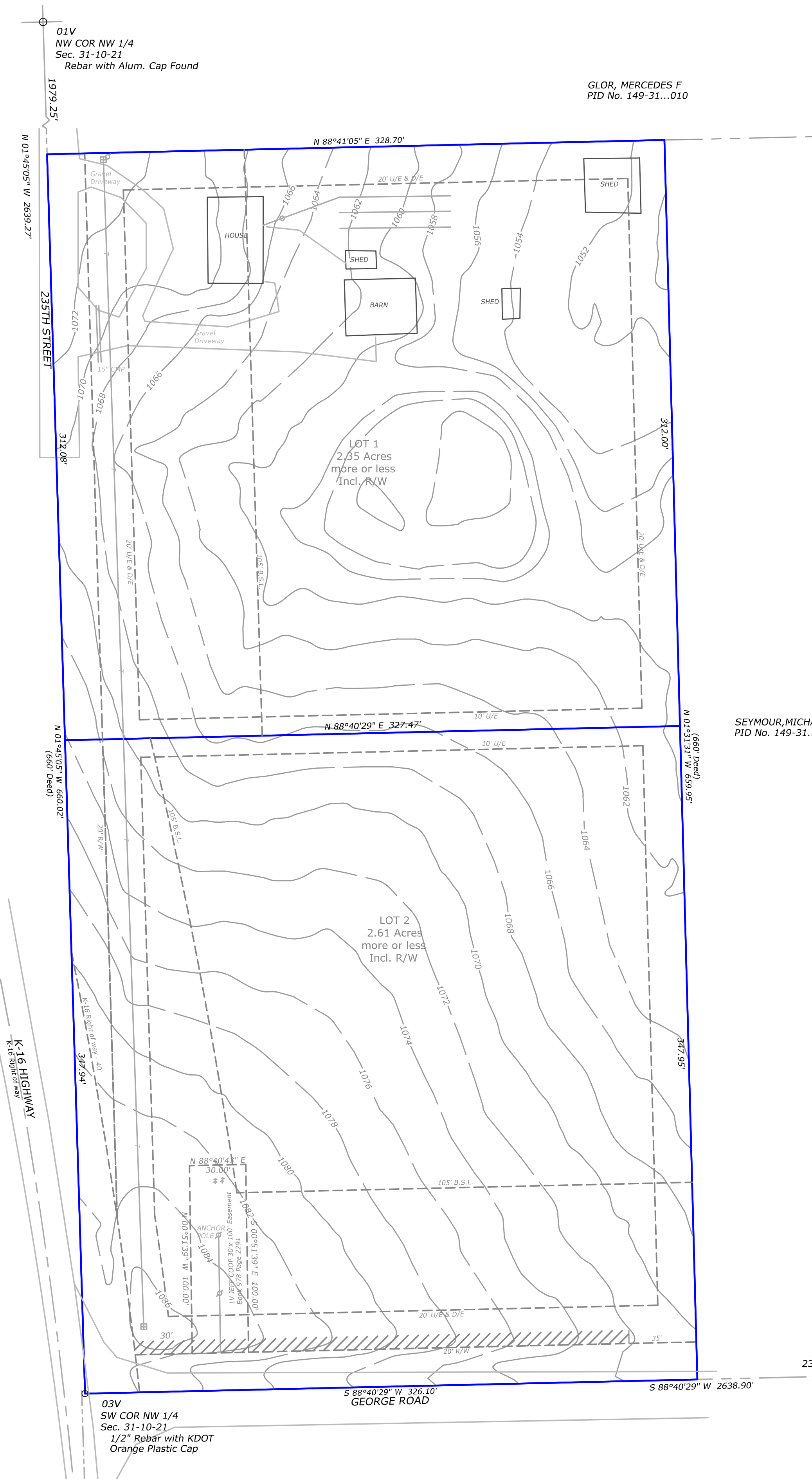
# DOUBLE M ACRES

A Minor Subdivision in the Northwest Quarter of Section 31, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

## PRELIMINARY PLAT

**PROPERTY OWNER:**  
Stephen E. & Theresa K. McLendon  
20078 235th Street  
Tonganoxie, KS 66086  
PID No. 149-31-0-00-00-011

**RECORD DESCRIPTION:**  
A tract in the Northwest Quarter of Section 31, Township 10, Range 21, Leavenworth County, Kansas, described as: Beginning at the Southwest corner of the Northwest Quarter of said Section 31; thence East 326.095 feet; thence North 660.0 feet; thence West to the West line of said Northwest Quarter, 328.7 feet; thence South along said West line, 660.0 feet to the Beginning, except part taken for road.



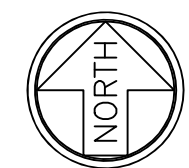
- LEGEND:**
- - 1/2" Rebar Set with Cap No.1296
  - - 1/2" Rebar Found, unless otherwise noted.
  - - Concrete Base around Point
  - △ - PK Nail Found in Place
  - ( ) - Record / Deeded Distance
  - U/E - Utility Easement
  - D/E - Drainage Easement
  - B.S.L. - Building Setback Line
  - R/W - Permanent 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
  - - Power Pole
  - X - Fence Line
  - OHP - Overhead Power Lines
  - T - Underground Telephone/Fiber Optic Line
  - ◇ - Gas Valve
  - ⊠ - Water Meter/Valve
  - ⊞ - Telephone Pedestal
  - W - 6" Water Line - location as per district
  - POB - Point of Beginning
  - POC - Point of Commencing
  - ~ - Tree/Brush Line

- 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 2 must access George Road.
  - 5) Variance granted for Lots Size under 2.5 Acres November 9, 2022.
  - 6) Structures that exist within the building setback line or platted easement. Any future building or expansion must comply with the building setback. If the structure is damaged greater than 51% it may not be rebuilt or restored on the existing location and must meet all setbacks
  - 7) No off-plat restrictions.

**ZONING:**  
RR 2.5 - Rural Residential 2.5  
Board of Zoning Appeal Approval Case No. DEV-22-130.

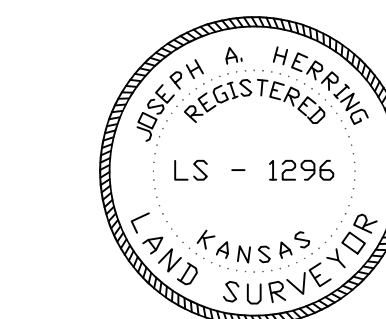
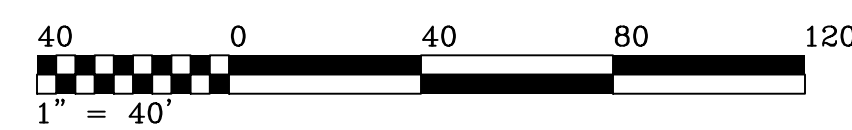
- NOTES:**
- 1) This survey does not show ownership.
  - 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
  - 3) All recorded and measured distances are the same, unless otherwise noted.
  - 4) Error of Closure - 1 : 383033 - Area 4.96 Acres, more or less.
  - 5) Basis of Bearing - KS SPC North Zone 1501 South Line Southeast Quarter
  - 6) Monument Origin Unknown, unless otherwise noted.
  - 7) Proposed Lots for Residential Use.
  - 8) Road Record - See Survey
  - 9) Benchmark - NAVD83 Project Benchmark (BM) - SW COR NW 1/4 Section 31 - Elev - 1086'
  - 10) Easements, if any, are created hereon or listed in referenced title commitment.
  - 11) Reference Recorded Deed Book 562 at Page 886
  - 12) Utility Companies -  
- Water - Water District 6  
- Electric - FreeState  
- Sewer - Septic / Lagoon  
- Gas - Propane / Natural Gas
  - 13) Reference Continental Title File Number 22444043 updated November 17, 2022
  - 14) Property is not in a Special Flood Hazard Area per FEMA FIRN Map 20103C0225G dated July 16, 2015
  - 15) Building Setback Lines as shown hereon or noted below  
- All side yard setbacks - 15' (Accessory - 15')  
- All rear yard setbacks - 40' (Accessory - 15')
  - 16) Distances to and of structures, if any, are +- 1'.
  - 17) Easements as per referenced Title Commitment are shown hereon, if any.  
- Rural Water District No. 6 recorded in Book 454 at Page 182 lies within newly platted easements.
  - 18) Fence Lines do not necessarily denote the boundary line for the property.
  - 19) Reference Surveys:

SEYMOUR, MICHAEL R & JANICE K  
PID No. 149-31...012



Scale 1" = 40'

Job # K-22-1599  
December 31, 2022



I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dated of October through December 2022 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring  
PS # 1296

# DOUBLE M ACRES

A Minor Subdivision in the Northwest Quarter of Section 31, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

## FINAL PLAT

**RECORD DESCRIPTION:**  
A tract in the Northwest Quarter of Section 31, Township 10, Range 21, Leavenworth County, Kansas, described as: Beginning at the Southwest corner of the Northwest Quarter of said Section 31; thence East 328.095 feet; thence North 660.0 feet; thence West to the West line of said Northwest Quarter, 328.7 feet; thence South along said West line, 660.0 feet to the Beginning, except part taken for road.

**PROPERTY OWNER:**  
Stephen E. & Theresa K. McClendon  
20078 235th Street  
Tonganoxie, KS 66086  
PID No. 149-31-0-00-011

**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: DOUBLE M 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.

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

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

**IN TESTIMONY WHEREOF,**  
We, the undersigned owners of DOUBLE M ACRES, have set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Stephen E. McClendon  
Theresa K. McClendon

**NOTARY CERTIFICATE:**  
Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 2023, before me, a notary public in and for said County and State came Stephen E. McClendon and Theresa K. McClendon, a married couple, to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

**NOTARY PUBLIC**  
My Commission Expires: \_\_\_\_\_ (seal)

**APPROVALS**  
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of DOUBLE M ACRES this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Secretary  
Amy Allison  
Chairman  
Steven Rosenthal

**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 DOUBLE M ACRES this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Chairman  
Michael Smith  
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

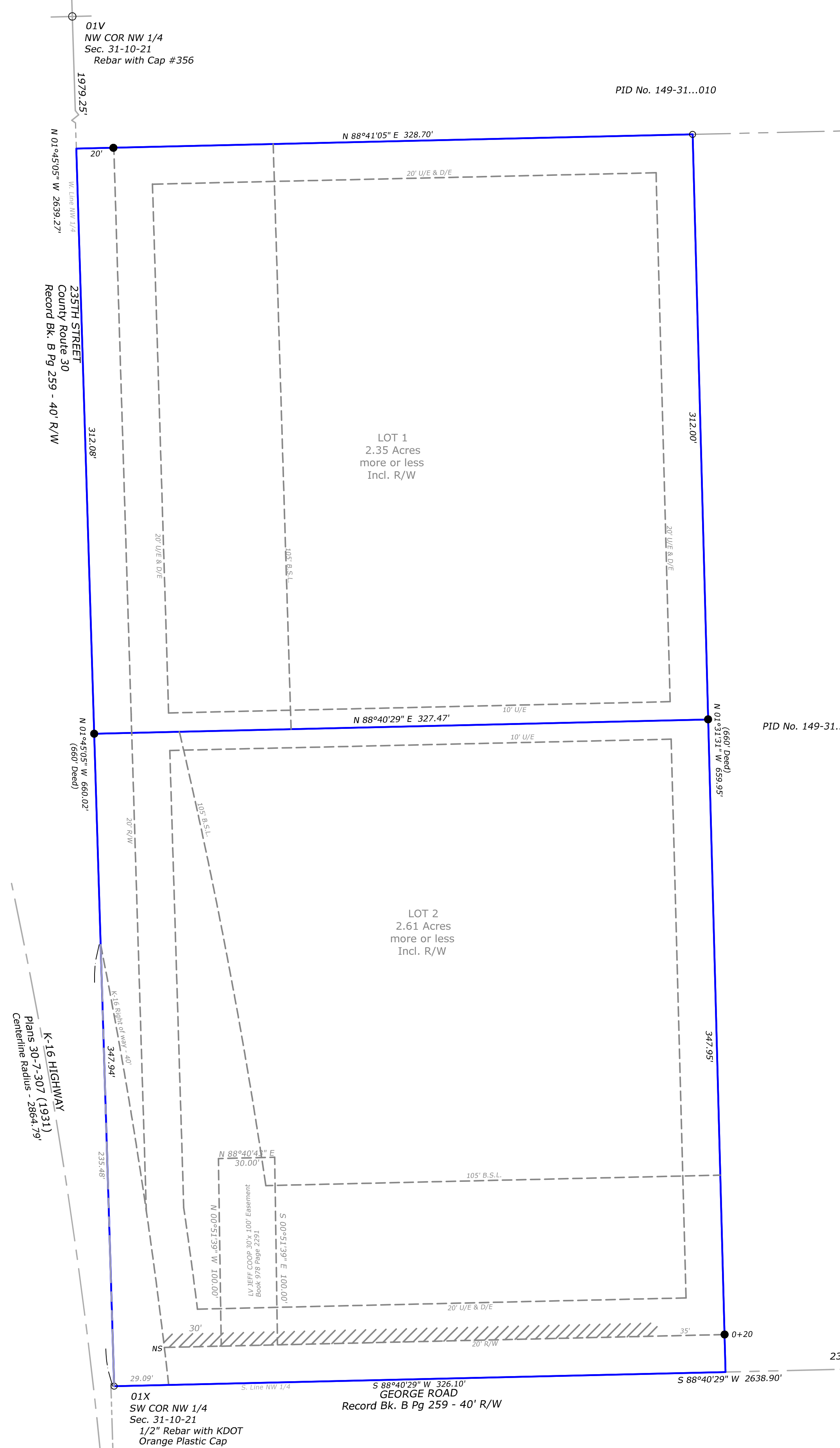
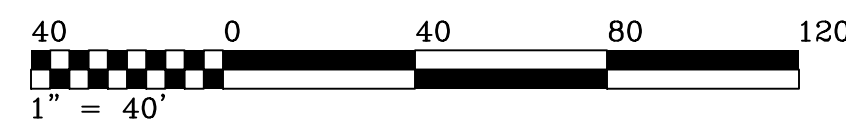
I hereby certify that this plat meets the requirements of K.S.A. 58-2005. The face of this plat was reviewed for compliance with Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for survey information only.

Daniel Baunchem, PS#1363  
County Surveyor



Scale 1" = 40'

Job # K-22-1599  
December 31, 2022 Rev. 2-13-23  
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



PID No. 149-31...010

PID No. 149-31...012

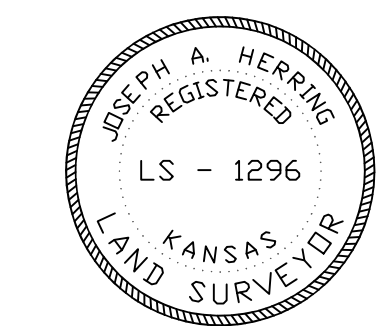
PID No. 149-31...015

- LEGEND:**
- - 1/2" Rebar Set with Cap No.1296
  - - 1/2" Rebar 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
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  - R - Arc Radius
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  - C - Chord Distance
  - //// - No Vehicle Entrance Access
  - NS - Not Set this survey per agreement with client

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  - 4) Lots are subject to the current Access Management Policy. Lot 2 Access limited to George Road.
  - 5) Variance granted for Lots Size under 2.5 Acres November 9, 2022.
  - 6) Structures that exist within the building setback line or platted easement. Any future building or expansion must comply with the building setback. If the structure is damaged greater than 51% it may not be rebuilt or restored on the existing location and must meet all setbacks
  - 7) No off-plat restrictions.

**ZONING:**  
RR 2.5 - Rural Residential 2.5  
Board of Zoning Appeal Approval Case No. DEV-22-130.

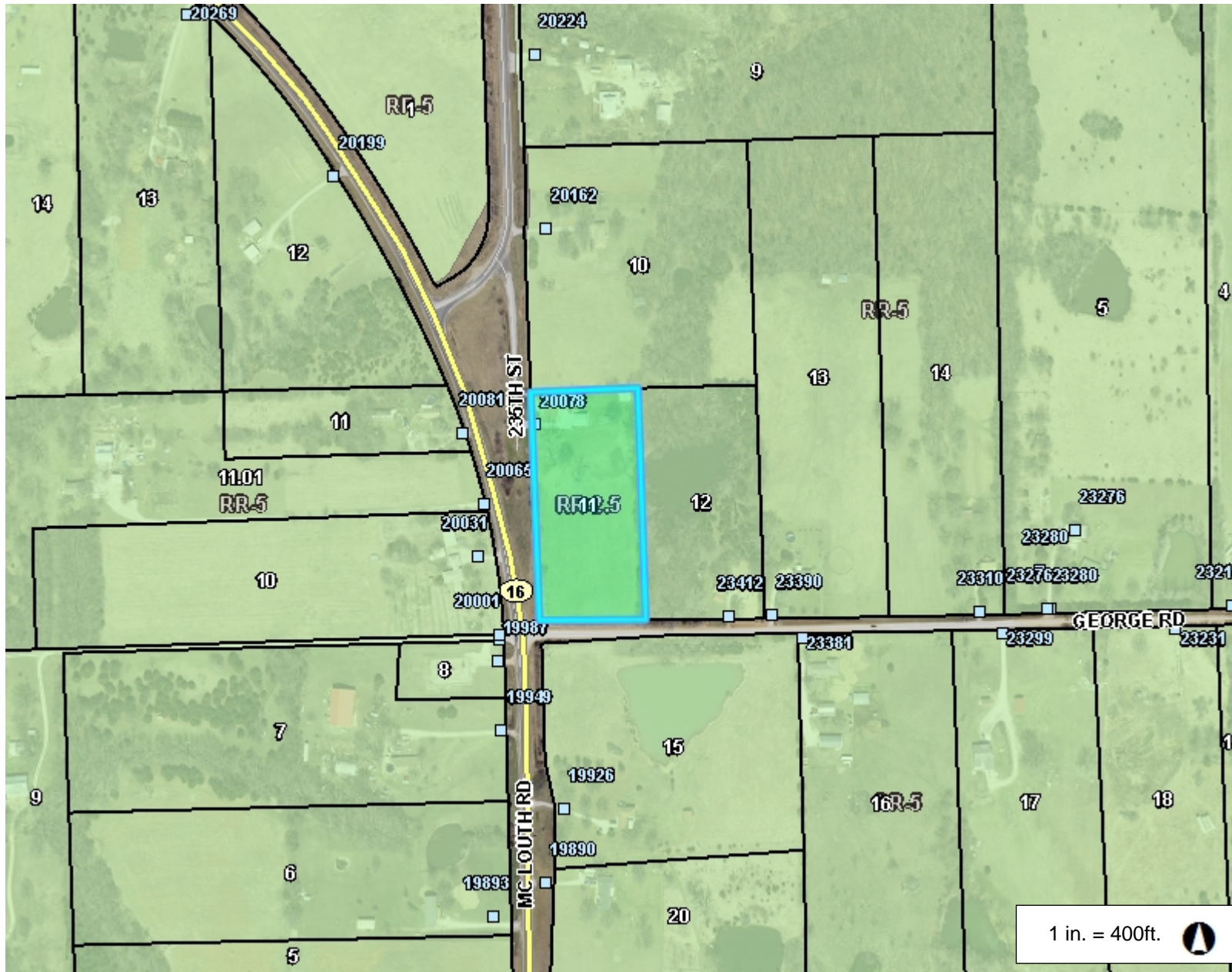
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  - 3) All recorded and measured distances are the same, unless otherwise noted.
  - 4) Error of Closure - 1 : 383033 - Area 4.96 Acres, more or less.
  - 5) Basis of Bearing - KS SPC North Zone 1501 South Line Southeast Quarter
  - 6) Monument Origin Unknown, unless otherwise noted.
  - 7) Proposed Lots for Residential Use.
  - 8) Road Record - See Survey
  - 9) Benchmark - NAVD88 Project Benchmark (BM) - SW COR NW 1/4 Section 31 - Elev - 1086'
  - 10) Easements, if any, are created hereon or listed in referenced title commitment.
  - 11) Reference Recorded Deed Book 562 at Page 886
  - 12) Utility Companies -
    - Water - Water District 6
    - Electric - FreeState
    - Sewer - Septic / Lagoon
    - Gas - Propane / Natural Gas
  - 13) Reference Continental Title File Number 22444043 updated November 17, 2022
  - 14) Property is not in a Special Flood Hazard Area per FEMA FIRN Map 20103C0225G dated July 16, 2015
  - 15) Building Setback Lines as shown hereon or noted below
    - All side yard setbacks - 15' (Accessory - 15')
    - All rear yard setbacks - 40' (Accessory - 15')
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  - 17) Easements as per referenced Title Commitment are shown hereon, if any.
    - Rural Water District No. 6 recorded in Book 454 at Page 182 lies within newly platted easements.
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  - 19) Reference Surveys:



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Joseph A. Herring  
PS # 1296

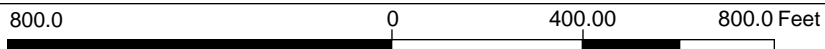
# DEV-23-001 & 002 Double M Acres Zoning



## Legend

- Address Point
- Parcel Number
- Lot Line
- Parcel
- ⋯ City Limit Line
- Major Road
- <all other values>
- 70
- Road
- + Railroad
- Zoning
- B-1
- B-2
- B-3
- I-1
- I-2
- I-3
- MXD
- PC
- PI
- PR-1
- PR-2
- PR-3
- PUD
- R-1
- R-1(15)

## Notes



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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

## Allison, Amy

---

**From:** Allison, Amy  
**Sent:** Thursday, January 12, 2023 11:55 AM  
**To:** Gentzler, Joshua  
**Subject:** Fwd: Dev-23-001/002

Sent from my iPhone

Begin forwarded message:

**From:** WinnieJane Hubbard <winbottomdollar@sbcglobal.net>  
**Date:** January 12, 2023 at 10:32:33 AM CST  
**To:** "Allison, Amy" <AAllison@leavenworthcounty.gov>  
**Subject:** **Dev-23-001/002**

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

Hi Amy,

We propose connecting to the 3" line in front of the relatives house located on 235th St. and run the line to George Rd.

The charge for this work by Daniels Excavating would be \$12,330.00. There would be extra expense if they run into rock. Estimated cost for 2 meters and settings would run \$14,000,

There is not enough volume for any fire hydrants.

If you have any further questions, please contact me at 913-775-0931.

Jerry Hubbard,  
RWD # 6  
Chairman

# DOUBLE M ACRES

A Minor Subdivision in the Northwest Quarter of Section 31, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

## FINAL PLAT

**RECORD DESCRIPTION:**  
A tract in the Northwest Quarter of Section 31, Township 10, Range 21, Leavenworth County, Kansas, described as: Beginning at the Southwest corner of the Northwest Quarter of said Section 31; thence East 328.095 feet; thence North 660.0 feet; thence West to the West line of said Northwest Quarter, 328.7 feet; thence South along said West line, 660.0 feet to the Beginning, except part taken for road.

**PROPERTY OWNER:**  
Stephen E. & Theresa K. McClendon  
20078 235th Street  
Tonganoxie, KS 66086  
PID No. 149-31-0-00-011

**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: DOUBLE M 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.

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

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

**IN TESTIMONY WHEREOF,**  
We, the undersigned owners of DOUBLE M ACRES, have set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Stephen E. McClendon  
Theresa K. McClendon

**NOTARY CERTIFICATE:**  
Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 2023, before me, a notary public in and for said County and State came Stephen E. McClendon and Theresa K. McClendon, a married couple, to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

**NOTARY PUBLIC:**  
My Commission Expires: \_\_\_\_\_ (seal)

**APPROVALS**  
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of DOUBLE M ACRES this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Secretary: Amy Allison  
Chairman: Steven Rosenthal

**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 DOUBLE M ACRES this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Chairman: Michael Smith  
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,

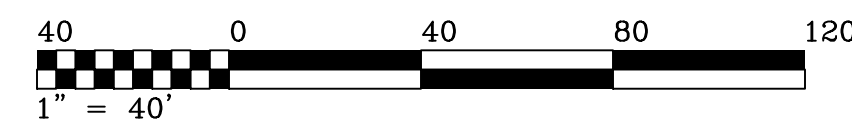
Register of Deeds - TerriLois G. Mashburn

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.

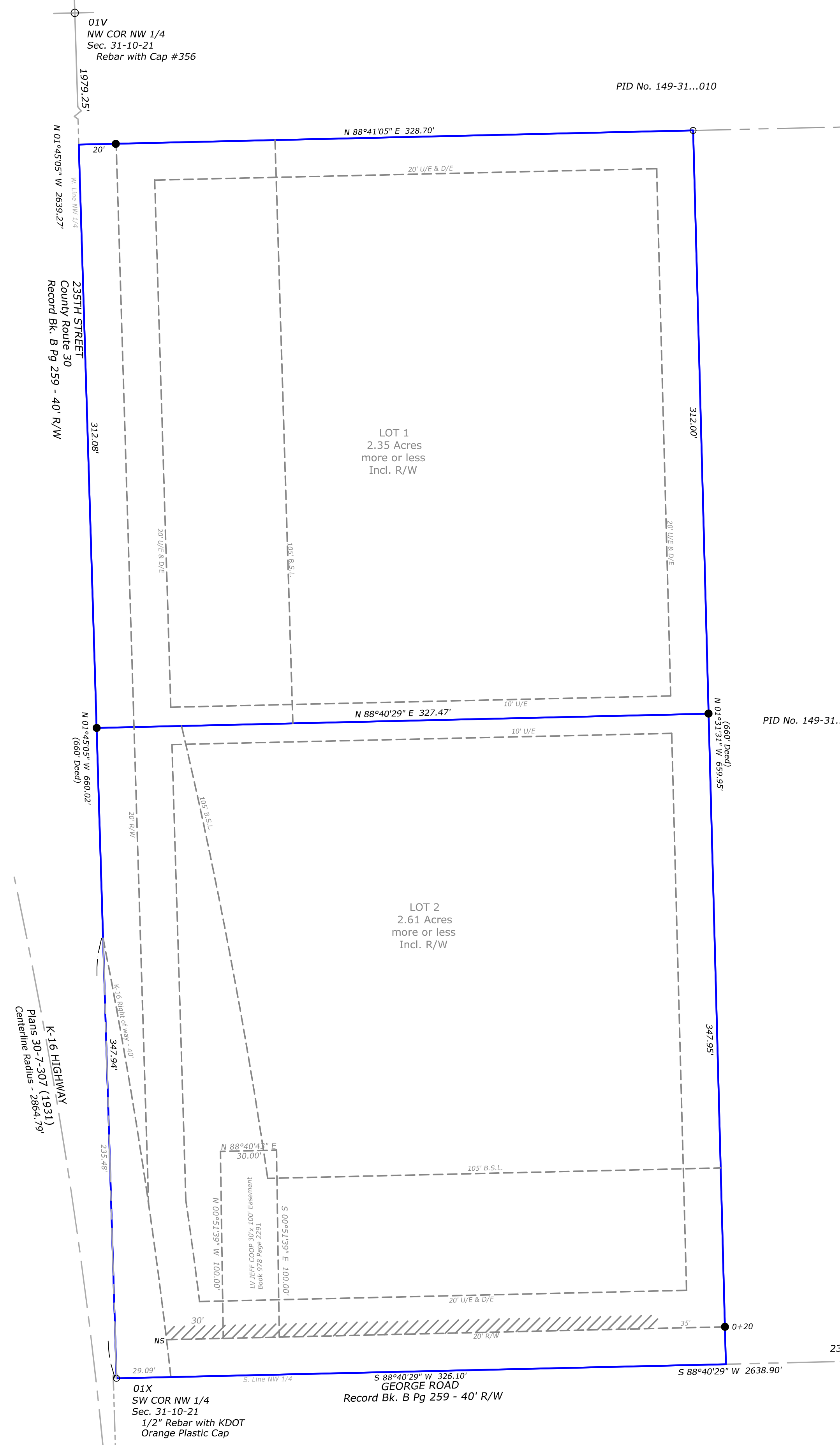
Daniel Baunchem, PS#1363  
County Surveyor



Scale 1" = 40'



Job # K-22-1599  
December 31, 2022 Rev. 2-13-23  
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



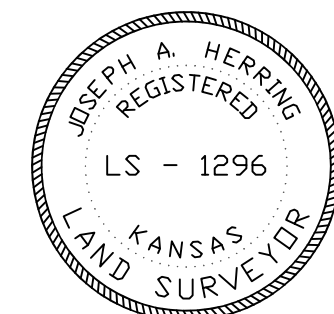
02-15-2023  
OLSSON REVIEW  
No Further  
Review

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

- 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 2 Access limited to George Road.
  - 5) Variance granted for Lots Size under 2.5 Acres November 9, 2022.
  - 6) Structures that exist within the building setback line or platted easement. Any future building or expansion must comply with the building setback. If the structure is damaged greater than 51% it may not be rebuilt or restored on the existing location and must meet all setbacks
  - 7) No off-plat restrictions.

**ZONING:**  
RR 2.5 - Rural Residential 2.5  
Board of Zoning Appeal Approval Case No. DEV-22-130.

- NOTES:**
- 1) This survey does not show ownership.
  - 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
  - 3) All recorded and measured distances are the same, unless otherwise noted.
  - 4) Error of Closure - 1 : 383033 - Area 4.96 Acres, more or less.
  - 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 - NAVD88
  - 10) Project Benchmark (BM) - SW COR NW 1/4 Section 31 - Elev - 1086'
  - 11) Easements, if any, are created hereon or listed in referenced title commitment.
  - 12) Reference Recorded Deed Book 562 at Page 886
  - 13) Utility Companies -
    - Water - Water District 6
    - Electric - FreeState
    - Sewer - Septic / Lagoon
    - Gas - Propane / Natural Gas
  - 14) Reference Continental Title File Number 22444043 updated November 17, 2022
  - 15) Property is not in a Special Flood Hazard Area per FEMA FIRN Map 20103C0225G dated July 16, 2015
  - 16) Building Setback Lines as shown hereon or noted below
    - All side yard setbacks - 15' (Accessory - 15')
    - All rear yard setbacks - 40' (Accessory - 15')
  - 17) Distances to and of structures, if any, are +- 1'.
  - 18) Easements as per referenced Title Commitment are shown hereon, if any.
  - 19) Rural Water District No. 6 recorded in Book 454 at Page 182 lies within newly platted easements.
  - 20) Fence Lines do not necessarily denote the boundary line for the property.
  - 21) Reference Surveys:



I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dated of October through December 2022 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring  
PS # 1296



# DOUBLE M ACRES

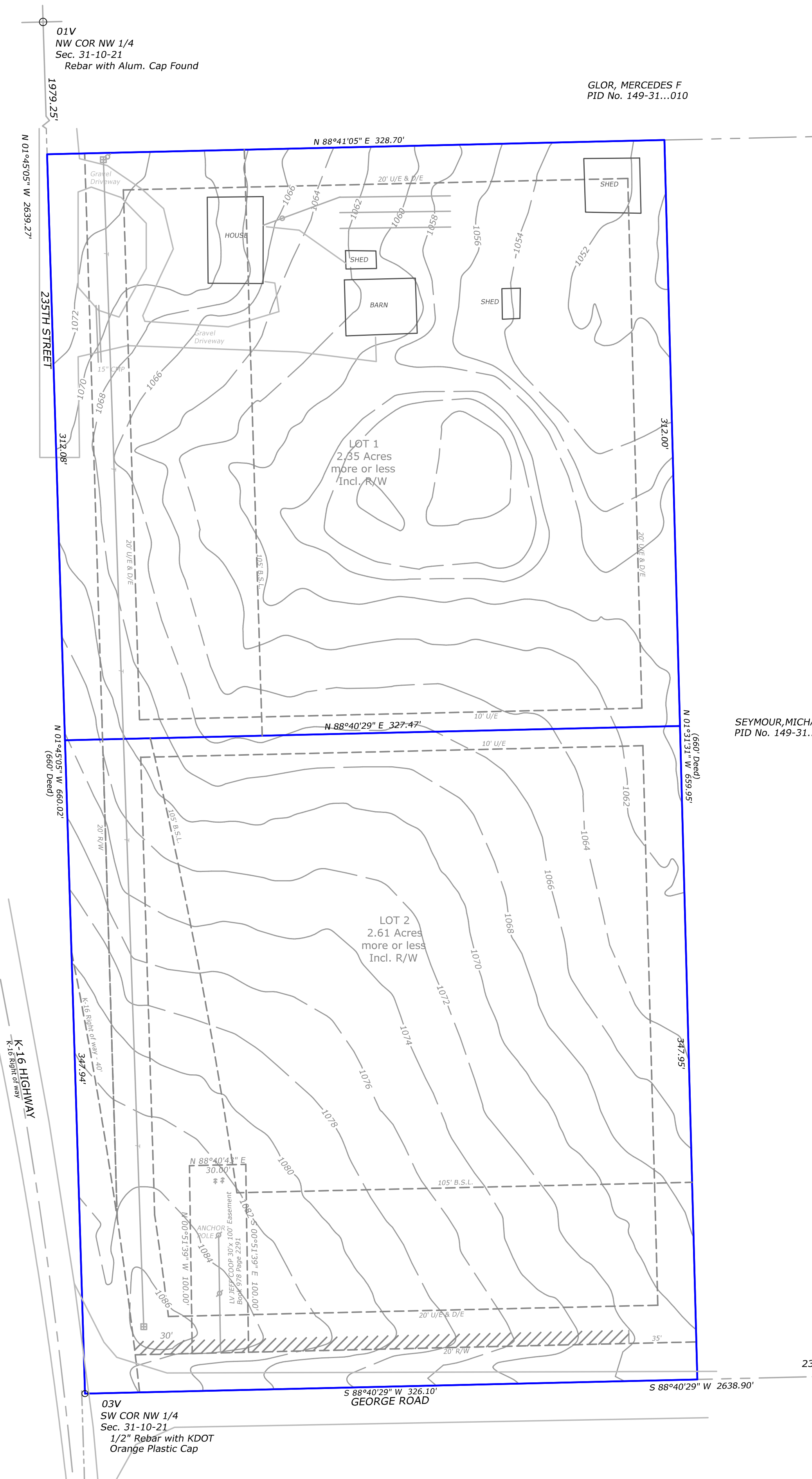
A Minor Subdivision in the Northwest Quarter of Section 31, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

## PRELIMINARY PLAT

PROPERTY OWNER:  
Stephen E. & Theresa K. McLendon  
20078 235th Street  
Tonganoxie, KS 66086  
PID No. 149-31-0-00-00-011

**02-13-2023  
OLSSON REVIEW  
No Further  
Comment**

RECORD DESCRIPTION:  
A tract in the Northwest Quarter of Section 31, Township 10, Range 21, Leavenworth County, Kansas, described as:  
Beginning at the Southwest corner of the Northwest Quarter of said Section 31; thence East 326.095 feet; thence North 660.0 feet; thence West to the West line of said Northwest Quarter, 328.7 feet; thence South along said West line, 660.0 feet to the Beginning, except part taken for road.



- LEGEND:**
- - 1/2" Rebar Set with Cap No.1296
  - - 1/2" Rebar 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
  - - Power Pole
  - X - Fence Line
  - OHP - Overhead Power Lines
  - T - Underground Telephone/Fiber Optic Line
  - ◇ - Gas Valve
  - ⊠ - Water Meter/Valve
  - ⊞ - Telephone Pedestal
  - W - 6" Water Line - location as per district
  - POB - Point of Beginning
  - POC - Point of Commencing
  - ~ - Tree/Brush Line

- 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 2 must access George Road.
  - 5) Variance granted for Lots Size under 2.5 Acres November 9, 2022.
  - 6) Structures that exist within the building setback line or platted easement. Any future building or expansion must comply with the building setback. If the structure is damaged greater than 51% it may not be rebuilt or restored on the existing location and must meet all setbacks
  - 7) No off-plat restrictions.

**ZONING:**  
RR 2.5 - Rural Residential 2.5  
Board of Zoning Appeal Approval Case No. DEV-22-130.

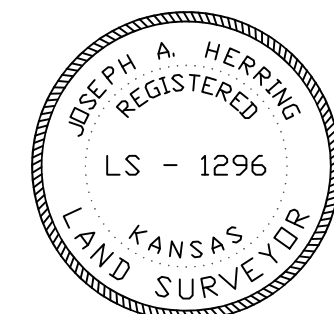
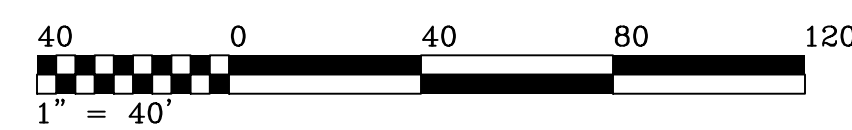
- NOTES:**
- 1) This survey does not show ownership.
  - 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
  - 3) All recorded and measured distances are the same, unless otherwise noted.
  - 4) Error of Closure - 1 : 383033 - Area 4.96 Acres, more or less.
  - 5) Basis of Bearing - KS SPC North Zone 1501 South Line Southeast Quarter
  - 6) Monument Origin Unknown, unless otherwise noted.
  - 7) Proposed Lots for Residential Use.
  - 8) Road Record - See Survey
  - 9) Benchmark - NAVD83 Project Benchmark (BM) - SW COR NW 1/4 Section 31 - Elev - 1086'
  - 10) Easements, if any, are created hereon or listed in referenced title commitment.
  - 11) Reference Recorded Deed Book 562 at Page 886
  - 12) Utility Companies -  
- Water - Water District 6  
- Electric - FreeState  
- Sewer - Septic / Lagoon  
- Gas - Propane / Natural Gas
  - 13) Reference Continental Title File Number 22444043 updated November 17, 2022
  - 14) Property is not in a Special Flood Hazard Area per FEMA FIRN Map 20103C0225G dated July 16, 2015
  - 15) Building Setback Lines as shown hereon or noted below  
- All side yard setbacks - 15' (Accessory - 15')  
- All rear yard setbacks - 40' (Accessory - 15')
  - 16) Distances to and of structures, if any, are +- 1'.
  - 17) Easements as per referenced Title Commitment are shown hereon, if any.  
- Rural Water District No. 6 recorded in Book 454 at Page 182 lies within newly platted easements.
  - 18) Fence Lines do not necessarily denote the boundary line for the property.
  - 19) Reference Surveys:

SEYMOUR, MICHAEL R & JANICE K  
PID No. 149-31...012



Scale 1" = 40'

Job # K-22-1599  
December 31, 2022



I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dated of October through December 2022 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring  
PS # 1296

**01-09-2023**  
**OLSSON REVIEW**  
**NO COMMENT**

Double M Acres  
Leavenworth County Kansas  
Drainage Report  
December 17, 2022



# DOUBLE M ACRES

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

## FINAL PLAT

RECORD DESCRIPTION:  
A tract in the Northwest Quarter of Section 21, Township 10, Range 21, Leavenworth County, Kansas, described as beginning at the Southwest corner of the Northwest Quarter of said Section 21; thence East 520.755 feet thence North 88.610 feet thence West to the West line of said Northwest Quarter; 268.7 feet thence South 80.000 feet to the Beginning, except part taken for road.

PROPERTY OWNER:  
Stephen E. & Theresa K. McClendon  
2022 Zion Street  
Dorchester, KS 66026  
PID No. 149-31-008-011

**CERTIFICATION AND ASSOCIATION**  
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: DOUBLE M 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 use and hereafter used by the public, and under and along the strips marked "Utility Easement" (U/E).

"Storage Easement" or "SE" shown on this plat are hereby dedicated for the purpose of constructing, using, maintaining and installing a subterranean drainage ditch, or other drainage facility or drainage connection, including sanitary facilities, and appurtenant easements, 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, as hereby dedicated for public use. Drainage Easements shall be kept clear of obstructions that interfere with the proper and/or maintenance of drainage facilities. The maintenance and upkeep of said Easements shall be the responsibility of the individual owners of the lots, whereas said Easements are dedicated. Leavenworth County shall bear no responsibility for any maintenance and upkeep of said Easements.

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

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 DOUBLE M ACRES, have set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Stephen E. McClendon Theresa K. McClendon

**NOTARY CERTIFICATE:**  
I, \_\_\_\_\_, Notary Public in and for the State of Kansas, do hereby certify that the foregoing plat was presented to me on this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me, a notary public in and for said County and State, and that the same was signed and acknowledged by the persons named therein, and that the same were the persons named therein, and that they 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.

**APPROVAL:**  
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of DOUBLE M ACRES this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**SECRETARY:**  
Amy Allison  
**CHAIRMAN:**  
Steven Raemthal

**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 - REED RHOAN**

**COUNTY COMMISSIONER APPROVAL:**  
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of DOUBLE M ACRES this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**CHAIRMAN:** Michael Smith  
**COUNTY CLERK:** Abigail Kasper

**REGISTER OF DEED CERTIFICATE:**  
Filed for Record at Recorder No. \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_, 2022 at \_\_\_\_\_ o'clock \_\_\_\_\_ M in the Office of the Register of Deeds of Leavenworth County, Kansas.

Register of Deeds - Terrance G. Robinson

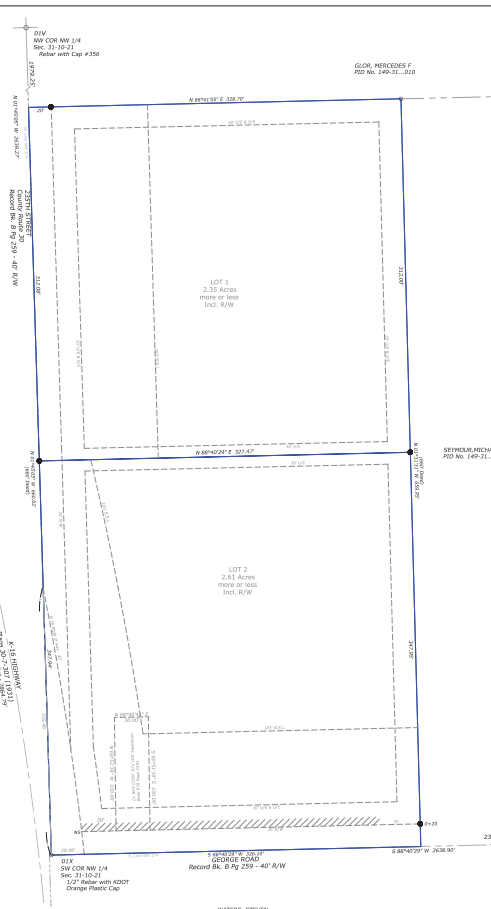
I hereby certify that this plat meets the requirements of K.S.A. 16-305. The Board of Review has reviewed this plat for compliance with Kansas Minimum Standards for Boundary Surveys. No field verification is required. This review is for survey information only.

**REGISTERED PROFESSIONAL SURVEYOR:**  
Joseph A. Herring  
LS - 1296  
Surveyor

Scale 1" = 40'

Map No. 149-31-008-011  
December 22, 2022 Rev. 3-2-23

**HERRING SURVEYING COMPANY**  
1100 North 10th Street, Suite 102, Olathe, MO 64040  
Phone: 816-251-1100 Fax: 816-251-1101  
www.herringsurveying.com



- LEGEND:**
- 1" = 10' Refer Set with Cap No. 1296
  - 1" = 10' Refer Plats, unless otherwise noted.
  - Concrete Area around Pole
  - ▲ No. And Position of Pole
  - ( / ) - Refer / Double Distance
  - Utility Easement
  - Change Easement
  - B.S.L. - Building Setback Line
  - Permitted Deducted Roadway Easement
  - Benchmark
  - See this survey per agreement with client
  - A - Air Clearance
  - B - Air Clearance
  - C - Chord Distance
  - No Vehicle Entrance Access
  - See this survey per agreement with client

- RESTRICTIONS:**
- 1) All proposed structures within the plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
  - 2) An engineered Retention Treatment System may be required due to poor soil conditions.
  - 3) Erosion and sediment control measures shall be used when designing and constructing.
  - 4) All structures shall be built on the approved location of all affected areas shall be.
  - 5) All structures shall be built on the approved location.
  - 6) Lot area subject to that shown on this plat.
  - 7) Structure shall be built within the Building Setback Line or setback easement. Any future building or expansion must comply with the Building Setback Line or setback easement. If any future building or expansion is not in compliance with the Building Setback Line or setback easement, then the structure shall be demolished.

- ZONING:**
- RS 2.5 - Rural Residential 2.5
  - Board of Zoning Appeal Approval Case No. DEV-22-130.

- NOTES:**
- 1) All distances are calculated from measurements or measured this survey.
  - 2) All recorded and proposed distances are the same.
  - 3) All distances are calculated from measurements or measured this survey.
  - 4) Error Distance - ± 0.0033 - Area 1.86 Acres, more or less.
  - 5) Error Distance - ± 0.0033 - Area 1.86 Acres, more or less.
  - 6) South Line Southwest Quarter
  - 7) Proposed Origin - See Survey
  - 8) Proposed Lot for Residential Use
  - 9) Road Right-of-Way - See Survey
  - 10) Road Right-of-Way - See Survey
  - 11) Proposed Benchmark (BM) - SW COR NW 1/4 Section 21 - Elev - 1008'
  - 12) Easements, if any, are created herein or listed in referenced title commitment.
  - 13) Reference to recorded title - Book 502 at Page 866
  - 14) Utility Connections
  - 15) Utility Connections
  - 16) Utility Connections
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  - 97) Utility Connections
  - 98) Utility Connections
  - 99) Utility Connections
  - 100) Utility Connections



I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the date of October through December 2022 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring  
PID No. 149-31-015

# Summary of Comments on DOUBLE M ACRES FINAL 24x36LS

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Page: 1

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Number: 1 Author: dbaumchen Subject: Text Box Date: 2/7/2023 4:31:52 PM  
**Reviewed 2023.02.07 No Comments**

## Allison, Amy

---

**From:** Amanda Tarwater <amanda.tarwater@freestate.coop>  
**Sent:** Thursday, January 5, 2023 7:42 AM  
**To:** Allison, Amy  
**Subject:** RE: DEV-23-001/002 Preliminary and Final Plat – Double M 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.

FreeState Electric has no objection to this request.

Thank you,

**Amanda Tarwater**  
Member Accounts Coordinator



1-800-794-1989 | [www.freestate.coop](http://www.freestate.coop)

---

**From:** Allison, Amy <AAllison@leavenworthcounty.gov>  
**Sent:** Wednesday, January 4, 2023 4:31 PM  
**To:** Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Van Parys, David <DVanParys@leavenworthcounty.gov>; 'chief1860@ttrfd.com' <chief1860@ttrfd.com>; Amanda Tarwater <amanda.tarwater@freestate.coop>; Steven Taylor [KDOT] <Steven.Taylor@ks.gov>; 'winbottomdollar@sbcglobal.net' <winbottomdollar@sbcglobal.net>  
**Cc:** PZ <PZ@leavenworthcounty.gov>  
**Subject:** RE: DEV-23-001/002 Preliminary and Final Plat – Double M Acres

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

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Good Afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for a 2-lot subdivision at 20078 235th Street, Tonganoxie, KS.

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by Thursday, January 12, 2023.

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

## Allison, Amy

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**From:** Anderson, Kyle  
**Sent:** Monday, January 9, 2023 10:55 AM  
**To:** Allison, Amy  
**Subject:** RE: RE: DEV-23-001/002 Preliminary and Final Plat – Double M Acres

We have not received any complaints on this property. The septic system on Lot 1 will remain on the same property as the home it services.

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

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**From:** Allison, Amy <AAllison@leavenworthcounty.gov>  
**Sent:** Wednesday, January 4, 2023 4:31 PM  
**To:** Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Van Parys, David <DVanParys@leavenworthcounty.gov>; 'chief1860@ttrfd.com' <chief1860@ttrfd.com>; 'amanda.holloway@freestate.coop' <amanda.holloway@freestate.coop>; Steven Taylor [KDOT] <Steven.Taylor@ks.gov>; 'winbottomdollar@sbcglobal.net' <winbottomdollar@sbcglobal.net>  
**Cc:** PZ <PZ@leavenworthcounty.gov>  
**Subject:** RE: DEV-23-001/002 Preliminary and Final Plat – Double M Acres

Good Afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for a 2-lot subdivision at 20078 235th Street, Tonganoxie, KS.

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by Thursday, January 12, 2023.

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

Thank you,

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

## Allison, Amy

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**From:** Michael Stackhouse <mstackhouse@fd1lvco.org>  
**Sent:** Wednesday, February 22, 2023 1:55 PM  
**To:** Allison, Amy  
**Cc:** Sloop, Stephanie  
**Subject:** RE: DEV-23-015 & 016 Preliminary and Final Plat – South Majure 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.

Amy,

I do not see any issues with either Majure Acres. Any new additions to Rural Water 8 water distribution system will be taxing the system. At some point they will be forced to make upgrades due to poor supply. As an example, we were testing hydrants on Eisenhower Rd. this summer and due to one fire hydrant open and flowing at that location, it prompted their back-up pump to activate at their office and prompted their staff to look for the flow. RW8 personnel contacted FD1 personnel and made them aware of the situation during the testing. The fact that one fire hydrant can deplete an entire water supply system should raise Red flags to everyone. This is why I have been and will consistently lean on your office and the county commissioners when new developments take place. It is imperative that the water supply grid keep up with the population growth. I have major concerns with the present system after the findings on Eisenhower Rd. Let me know if you have any questions or need assistance.

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



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**From:** Allison, Amy <AAllison@leavenworthcounty.gov>  
**Sent:** Tuesday, February 21, 2023 2:07 PM  
**To:** Michael Stackhouse <mstackhouse@fd1lvco.org>  
**Cc:** Sloop, Stephanie <SSloop@leavenworthcounty.gov>  
**Subject:** RE: DEV-23-015 & 016 Preliminary and Final Plat – South Majure Acres

Good Afternoon Chief Stackhouse,



# Leavenworth County Request for Board Action

**Date:** March 22, 2023  
**To:** Board of County Commissioners  
**From:** Council on Aging

**Department Head Approval:** *Connie Harmon*

**Additional Reviews as needed:**

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

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**Action Requested:** Approval for the *Council on Aging* to enter a Memorandum of Understanding with Tracy Smith, Perky's Café.

**Recommendation:** Approval

**Analysis:** Tracy Smith owns and operates Perky's Café ,15510 State Avenue, Basehor, KS 66007, and has agreed to share the establishment's private dining space to accommodate the Council on Aging's Leisure and Learning program activities, classes and events during business hours Monday-Saturday 6:30 am – 2:00pm and Sunday 8:00am – 2:00 pm.

One of the Council on Aging's goals is to engage all eligible residents of Leavenworth County, and a space to offer activities in the southern part of the county will allow additional choice and access to Leisure & Learning Program activities for Basehor, Tonganoxie and Linwood residents.

**Alternatives:** Table, Deny, Approve

**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:** n/a

**Additional Attachments:** Memorandum of Understanding



**Leavenworth County  
Council on Aging**

711 Marshall Street, Suite 100

Leavenworth, KS 66048

Phone: 913.684.0777 Fax: 913.684.0779

Email: seniors1st@leavenworthcounty.gov

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## **Memorandum of Understanding**

This Memorandum of Understanding is made and entered as of the 22nd day of March, 2023 by and between Tracy Smith - Perky's Café, and Leavenworth County Council on Aging ("LVCOA"). Tracy Smith owns and operates Perky's Café ,15510 State Avenue, Basehor, KS 66007, and has agreed to share the establishment's private dining space to accommodate the Council on Aging's Leisure and Learning program activities, classes and events during business hours Monday-Saturday 6:30 am – 2:00pm and Sunday 8:00am – 2:00 pm.

### **RESPONSIBILITIES OF THE LEAVENWORTH COUNTY COUNCIL ON AGING:**

1. LVCOA shall provide access to Leisure & Learning Program services at Perky's Café in Basehor during business hours, which may include age-appropriate exercise classes, health-related and educational presentations, craft and hobby classes, intergenerational activities, and social activities and games as staffing allows.
2. The LVCOA reserves the cancel activities scheduled at Perky's Café due to required training, inclement weather and other situations which may be deemed necessary or convenient to the LVCOA.
3. The COA has the responsibility for recruiting, hiring and retaining staff to host activities at Perky's Café, to include a Leisure & Learning Program Coordinator, Activities Specialist and site volunteers. LVCOA staff and volunteers assigned to the activities at Perky's Café are not employees or agents of Perky's Café and LVCOA is solely responsible for all wages, benefits, worker's compensation insurance and liability insurance coverage.
4. Daily cleanup of the utilized space shall be the responsibility of the COA site team and site volunteers.
5. The LVCOA shall conduct all activities in such a manner as to not impede or interrupt the normal business of Perky's Café.

### **RESPONSIBILITIES OF SITE FACILITY:**

1. Ensure fire inspections are completed annually.
2. Provide snow removal, care and maintenance of the building.
3. Provide liaison to work closely with the Council on Aging staff to ensure good communication and efficient operation of the activities program at this site.
4. Provide Leavenworth County Council on Aging complete authority to operate and monitor the classes, activities, events offered during the hours of operation for its programs. The site facility understands, accepts and agrees to the terms stated under the section "Responsibilities of the Leavenworth County Council on Aging."

This agreement will automatically renew on January 15<sup>th</sup> of each succeeding year. Either party may terminate this agreement at any time with 30 days prior written notice to the other.

In witness whereof, the parties have executed this agreement as of the day and year first above written.

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**Perky's Café**  
by Tracy Smith, Owner

**Leavenworth County Council on Aging**  
by Connie Harmon, Director

**Leavenworth County  
Request for Board Action  
Sherman Township Lease Agreement**

**Date:** February 9th, 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**

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**Action Requested:** Approval of the Lease Agreement for the Salt Dome and Grader Storage at the Sherman Township Fire Department Station.

**Analysis:** This is a continuance of the expiring ten-year lease. The lease can be terminated by either party with a 12-month notice. There is a salt dome and we store a grader at this location. The township has requested a \$500 increase in the yearly payment for the lease.

The County would only request to terminate the lease if an agreement was entered with KDOT to use their area at K-32 and 206<sup>th</sup> Street.

**Recommendation:** Approve the Subdivision Roadway Inspection Policy

**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:**

\$1,500.00

**Additional Attachments:** Lease Agreement



ACKNOWLEDGEMENT

STATE OF KANSAS  
COUNTY OF LEAVENWORTH

This instrument was acknowledged before me \_\_\_\_\_, a Notary of the State and County aforementioned, by \_\_\_\_\_, Township Trustee of Sherman Township, Kansas, on the \_\_\_\_\_ day of March, 2023.

SEAL:

\_\_\_\_\_  
(printed name)  
Notary

ACKNOWLEDGEMENT

STATE OF KANSAS  
COUNTY OF LEAVENWORTH

This instrument was acknowledged before me \_\_\_\_\_, a Notary of the State and County aforementioned, by Vicky Kaaz, Chairperson, Board of County Commissioners of the County of Leavenworth, Kansas, on the \_\_\_\_\_ day of March, 2023.

SEAL:

\_\_\_\_\_  
(printed name)  
Notary

LEASE AGREEMENT

COME NOW the parties to this agreement, the Board of County Commissioners of Leavenworth County, Kansas, hereinafter referred to as "Lessee", and the Sherman Township Board of Trustees hereinafter referred to as "Lessor":

- 1. The purpose of this agreement is to allow Lessee use of certain real property owned by Lessor for the purpose of operating a salt/sand storage facility and staging area for road maintenance operations.
2. That the real property subject to this agreement is located in Leavenworth County, Kansas, and described in Exhibit "A" attached hereto.
3. Lessor agrees to lease the subject real property, describe herein, to Lessee, for the uses aforementioned, for a term of ten (10) years. This agreement shall allow for the extension of the lease for additional ten (10) year periods unless requested by either part for termination.
4. In and for full consideration of the granting of this lease by Lessor, Lessee shall pay to the Lessor annually the sum of one thousand dollars (\$1,000.00). Payment by Lessee shall be due upon the annual anniversary dates for the effective date of this agreement.
5. Upon either the expiration or termination of this agreement, Lessor and Lessee shall meet on site to determine the limits and scope for remediation. Once the site is deemed acceptable, both parties will be released from this agreement.
6. The terms and conditions of this agreement shall be binding upon the heirs, assigns and successors of the parties involved in this agreement.
7. The terms of this agreement are fully and completely set forth herein and may be modified only through agreed upon modifications reduces to writing and executed by the parties.
8. The effective date of this agreement shall commence on January 1, 2013 and the term of the lease granted herein shall run from that date.

WHEREFORE IT IS SO AGREED TO THIS 5 DAY OF February 2013

FOR LESSOR:

Handwritten signatures of Kimberley S. Miller-Talman, Carol Florages, and Robert W. Fritz, Sherman Township TRUSTEE, Sherman Township, Sherman Township

FOR LESSEE:

Handwritten signature of Robert W. Holland, Chairman, Leavenworth Board of County Commissioners



# 2013R01413 2\* Doc #: 2013R01413 STACY R. DRISCOLL/REGISTER OF DEEDS LEAVENWORTH COUNTY RECORDED ON

ACKNOWLEDGEMENT

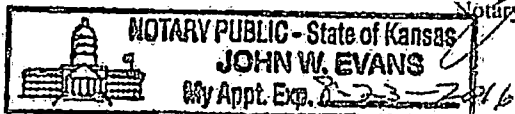
STATE OF KANSAS LESSOR COUNTY OF LEAVENWORTH

02/08/2013 02:55PM RECORDING FEE: 12.00 INDEBTEDNESS: 0.00

This instrument was acknowledge before me by KIMBERLY MILLER-TALMAN, CAROL FLORAGES, Robert A. Fritz

And Robert W. Holland, on this 5 day of February, 2013

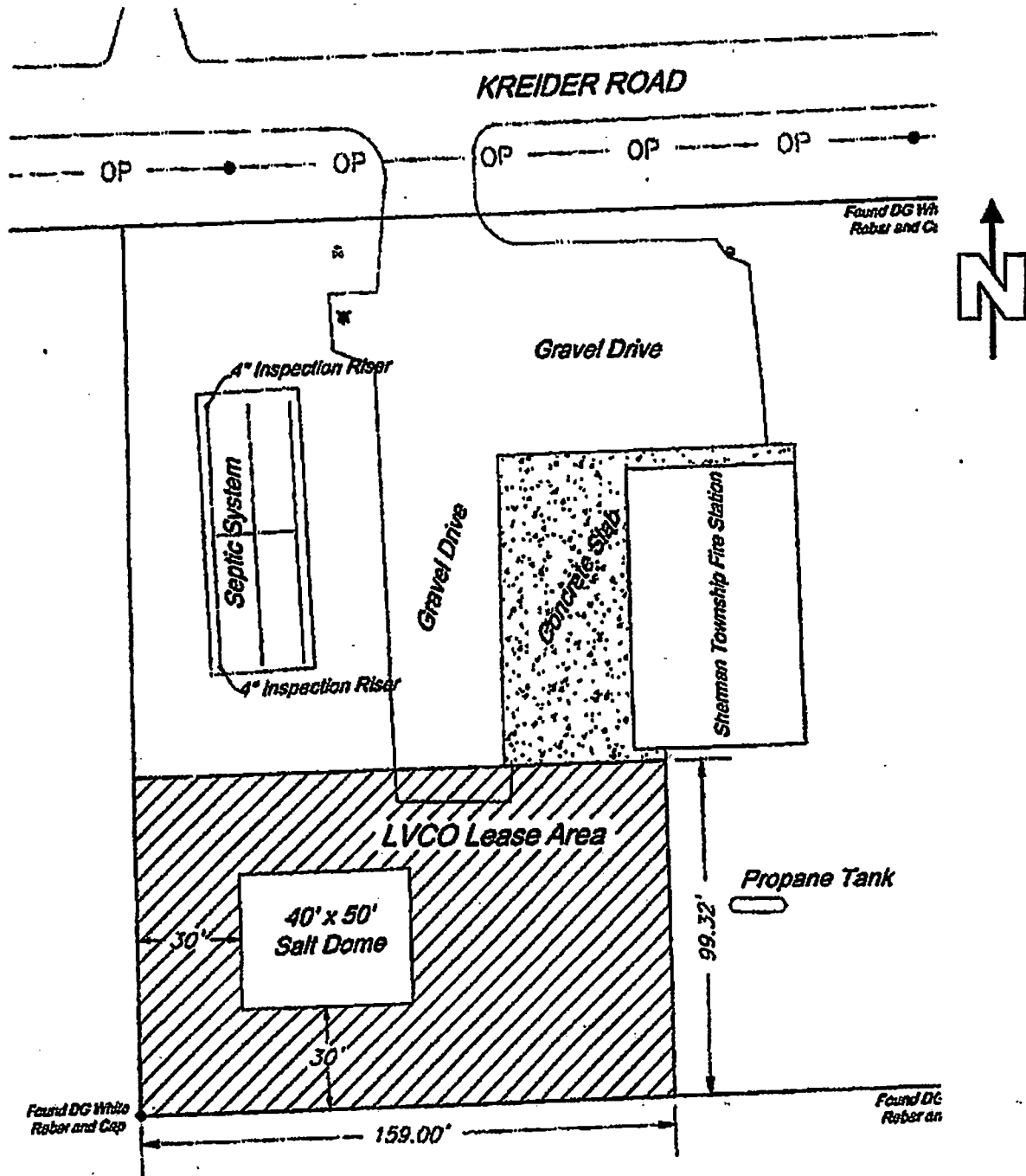
Handwritten signature of John W. Evans, Notary Public



Vertical handwritten notes on the right margin: DW, Chicago, 12/11

# Exhibit "A" to Sherman Township Lease Agreement

January 2013



## Special Conditions:

- Leavenworth County will install and maintain asphalt apron and driveway between Kreider Road and Lease area of sufficient design to handle expected vehicle loading.
- Salt/Sand will be stored within dome structure only.
- The lease area will be kept in a clean safe condition.
- Sherman Township will allow for the installation of electrical utility to the Lease Area.

A parcel of land in Lot 1 of SCHUBERT ESTATES, a subdivision in the Southeast 1/4 of Section 9, Township 12 South, Range 22 East of the 6th P.M., described as follows: Commencing at the Northwest corner of Lot 1; thence North 89 degrees 57'00" East, (assumed) 230.32 feet along the North line of Lot 1 to the point of beginning of this parcel; thence North 89 degrees 57'00" East (assumed) 250.00 feet along the North line of Lot 1; thence South 00 degrees West, 261.36 feet along the East line of Lot 1; thence South 89 degrees 57'00" West, 250.00 feet; thence North 00 degrees East, 261.36 feet to the point of beginning of this parcel, less any part thereof taken or used for road purposes,

in LEAVENWORTH COUNTY, KANSAS



**WORK SESSION  
MATERIAL ONLY**

Updated:  
 (171) 2023  
 (220) 2023  
 (180) 2023

		Accounts												
PROJECTS	SPECIAL HIGHWAY FUND - 220	SALES TAX (171)	ARPA FUNDS	Alexandria	Delaware	Easton	Fairmount	High Prairie	Kickapoo	Reno	Sherman	Stranger	Tonganoxie	
<b>2023</b>	<b>AVAILABLE BALANCE (Does Not Include Expected Revenue)</b>	\$ 3,492,048.00	\$ 2,108,968.00	\$ 5,100,000.00	\$ 116,610.00	\$ 25,295.00	\$ 3,740.00	\$ 159,287.00	\$ 22,800.00	\$ 438,516.00	\$ 49,673.00	\$ 147,378.00	\$ 166,696.23	\$ 666,910.00
	<b>ROLL OVER FROM PREVIOUS YEAR</b>													
	Regional Transportation Study		\$ (150,000.00)											
	<b>CURRENT YEAR CONSTRUCTION</b>													
	2022 Culvert Replacement Design & 40% Construction (Staff Installed)			\$ (849,520.00)										
	Bridge ST-100 (Fairmount Road over Little Stranger Creek, \$800,000 Off-System Funding Awarded)	\$ (150,000.00)												\$ (166,696.00)
	Bridge E-48 (255th Street, \$150,000 KDOT Local Bridge Program Grant Construction)	\$ (450,000.00)				\$ (3,740.00)								
	Bridge HP-36 (187th and Stranger Rd.)	\$ (1,000,000.00)						\$ (22,800.00)						
	CR 5 - HRRR (Tonganoxie Road Safety Improvements, \$1,286,000 KDOT Right of Way)		\$ (200,000.00)											
	<b>FUTURE CONSTRUCTION EXPENSES</b>													
	2025 Project Expenses - CR30, Dempsey to 4H		\$ (300,000.00)											
	235th St Design Completion, Prop. Acq. & Utility Relocation													
	2024 Bridge Plan Redesign													
	T-34 and A-49	\$ (125,000.00)												
	2024 Bridge Replacement													
	A-60 - Design and Property Acquisition	\$ (100,000.00)												
	2026 Bridge Replacement													
	SH-61 - Design and Property Acquisition	\$ (100,000.00)												
	2024 Bridge Replacement													
	ST-26 - Design and Property Acquisition	\$ (100,000.00)												
	2025 Bridge Replacements													
	K-19 - Design and Property Acquisition	\$ (100,000.00)												
	<b>Bonding Transfer (March-February)</b>		\$ (2,019,451.67)											
	Expected Sales Tax Revenue	\$ 5,450,000.00		\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00
	<b>YEAR END BALANCE</b>	\$ 1,367,048.00	\$ 4,889,516.33	\$ 4,250,480.00	\$ 128,610.00	\$ 37,295.00	\$ 12,000.00	\$ 171,287.00	\$ 12,000.00	\$ 450,516.00	\$ 61,673.00	\$ 159,378.00	\$ 12,000.23	\$ 678,910.00
	Approved/Budgeted Transfer to 220 Fund	\$ 1,398,110.00												
<b>2024</b>	<b>AVAILABLE BALANCE (Does Not Include Expected Revenue)</b>	\$ 2,765,158.00	\$ 4,889,516.33	\$ 4,250,480.00	\$ 128,610.00	\$ 37,295.00	\$ 12,000.00	\$ 171,287.00	\$ 12,000.00	\$ 450,516.00	\$ 61,673.00	\$ 159,378.00	\$ 12,000.23	\$ 678,910.00
	<b>CURRENT YEAR CONSTRUCTION</b>													
	2022 Culvert Replacement Continued (Contractor Installed & MHS Inspection)			\$ (1,185,470.00)										
	CR 30 - 235th Street (Hollingsworth to Dempsey)		\$ (4,200,000.00)											\$ (678,910.00)
	Safe Street for All Safety Plan Grant		\$ (40,000.00)											
	Bridge A-60 (215th Street - Dead End)	\$ (571,390.00)		\$ (128,610.00)										
	Bridge T-34 (219th Street over Jarbalo Creek)			\$ (725,000.00)										
	Bridge A-49 (231st Street over Dawson Creek)	\$ (360,000.00)		\$ (340,010.00)										
	Bridge ST-26 (Fairmont Road East of 175th)	\$ (1,100,000.00)												
	HRRR Application - Tonganoxie Shoulder & Curve Improvements		\$ (195,000.00)											
	<b>FUTURE CONSTRUCTION EXPENSES</b>													
	2027 Bridge Replacement													
	HP-51 - Design and Property Acquisition	\$ (125,000.00)												
	2026 Bridge Replacement													
	SH-54 - Design and Property Acquisition	\$ (100,000.00)												
	2027 Bridge Replacement													
	SH-33 - Design and Property Acquisition	\$ (100,000.00)												
	2027 Project Expenses - CR30, 4H to K-92													
	235th St Design Completion, Prop. Acq. & Utility Relocation		\$ (650,000.00)											
	<b>Bonding Transfer (Sept. 2023/Feb. 2024 Payment)</b>		\$ (2,013,745.00)											
	Expected Sales Tax Revenue	\$ 5,640,000.00		\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00
	<b>YEAR END BALANCE</b>	\$ 408,768.00	\$ 3,430,771.33	\$ 2,000,000.00	\$ 12,000.00	\$ 49,295.00	\$ 24,000.00	\$ 183,287.00	\$ 24,000.00	\$ 462,516.00	\$ 73,673.00	\$ 171,378.00	\$ 24,000.23	\$ 12,000.00
	Approved/Budgeted Transfer to 220 Fund	\$ 1,400,000.00												
<b>2025</b>	<b>AVAILABLE BALANCE (Does Not Include Expected Revenue)</b>	\$ 1,808,768.00	\$ 3,430,771.33	\$ 2,000,000.00	\$ 12,000.00	\$ 49,295.00	\$ 24,000.00	\$ 183,287.00	\$ 24,000.00	\$ 462,516.00	\$ 73,673.00	\$ 171,378.00	\$ 24,000.23	\$ 12,000.00
	<b>CURRENT YEAR CONSTRUCTION</b>													
	155th Street Road Improvement Project - MARC/Basehor			\$ (2,000,000.00)										
	Bridge K-19 (179th Street)	\$ (330,000.00)							\$ (470,000.00)					
	<b>FUTURE CONSTRUCTION EXPENSES</b>													
	2028 Bridge Replacement													
	R-50 or another bridge - Design and Property Acquisition	\$ (150,000.00)												
	<b>Bonding Transfer (Sept. 2024/Feb. 2025 Payment)</b>		\$ (2,023,490.00)											
	Expected Sales Tax Revenue	\$ 5,830,000.00		\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00
	<b>YEAR END BALANCE</b>	\$ 1,328,768.00	\$ 7,237,281.33	\$ -	\$ 24,000.00	\$ 61,295.00	\$ 36,000.00	\$ 195,287.00	\$ 36,000.00	\$ 4,516.00	\$ 85,673.00	\$ 183,378.00	\$ 36,000.23	\$ 24,000.00
	Approved/Budgeted Transfer to 220 Fund	\$ 1,400,000.00												

Updated:  
 (171) 2023  
 (220) 2023  
 (180) 2023

Accounts

PROJECTS	SPECIAL HIGHWAY FUND - 220	SALES TAX (171)	ARPA FUNDS	Alexandria	Delaware	Easton	Fairmount	High Prairie	Kickapoo	Reno	Sherman	Stranger	Tonganoxie	
<b>2026</b>	<b>AVAILABLE BALANCE (Does Not Include Expected Revenue)</b>	\$ 2,728,768.00	\$ 7,237,281.33	\$ -	\$ 24,000.00	\$ 61,295.00	\$ 36,000.00	\$ 195,287.00	\$ 36,000.00	\$ 4,516.00	\$ 85,673.00	\$ 183,378.00	\$ 36,000.23	\$ 24,000.00
<b>CURRENT YEAR CONSTRUCTION</b>														
235th Street Phase II (Dempsey to 4H - 2.5 miles)		\$ (6,800,000.00)												
Bridge SH-54 (Loring Road)	\$ (750,000.00)													
Bridge SH-61 (Loring Road)	\$ (567,000.00)										\$ (183,000.00)			
<b>FUTURE CONSTRUCTION EXPENSES</b>														
2028 Project Expenses		\$ (650,000.00)												
1 - Roadway Improvement Project Design and Acquisition														
2029 Project Expenses	\$ (125,000.00)													
1 - Bridge Design & Property Acquisition			\$ (2,024,390.00)											
Bonding Transfer (Sept. 2025/Feb. 2026 Payment)														
Expected Sales Tax Revenue		\$ 6,030,000.00		\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00
<b>YEAR END BALANCE</b>	\$ 1,286,768.00	\$ 3,792,891.33	\$ -	\$ 36,000.00	\$ 73,295.00	\$ 48,000.00	\$ 207,287.00	\$ 48,000.00	\$ 16,516.00	\$ 97,673.00	\$ 12,378.00	\$ 48,000.23	\$ 36,000.00	
Approved/Budgeted Transfer to 220 Fund	\$ 1,400,000.00													
<b>2027</b>	<b>AVAILABLE BALANCE (Does Not Include Expected Revenue)</b>	\$ 2,686,768.00	\$ 3,792,891.33	\$ -	\$ 36,000.00	\$ 73,295.00	\$ 48,000.00	\$ 207,287.00	\$ 48,000.00	\$ 16,516.00	\$ 97,673.00	\$ 12,378.00	\$ 48,000.23	\$ 36,000.00
<b>CURRENT YEAR CONSTRUCTION</b>														
235th Street Phase III (K-92 to 4H - 1.5 miles)		\$ (4,500,000.00)												
Bridge HP-51 (Jamison Road)	\$ (750,000.00)													
Bridge SH-33 (215th Street - Dead End)	\$ (625,000.00)			\$ (36,000.00)										
<b>FUTURE CONSTRUCTION EXPENSES</b>														
2030 Project Expenses		\$ (125,000.00)												
1 - Bridge Utility Relocation			\$ (2,023,940.00)											
Bonding Transfer (Sept. 2026/Feb. 2027 Payment)														
Expected Sales Tax Revenue		\$ 6,233,000.00		\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00
<b>YEAR END BALANCE</b>	\$ 1,186,768.00	\$ 3,501,951.33	\$ -	\$ 12,000.00	\$ 85,295.00	\$ 60,000.00	\$ 219,287.00	\$ 60,000.00	\$ 28,516.00	\$ 109,673.00	\$ 24,378.00	\$ 60,000.23	\$ 48,000.00	
Approved/Budgeted Transfer to 220 Fund	\$ 1,400,000.00													
<b>2028</b>	<b>AVAILABLE BALANCE (Does Not Include Expected Revenue)</b>	\$ 2,586,768.00	\$ 3,501,951.33	\$ -	\$ 12,000.00	\$ 85,295.00	\$ 60,000.00	\$ 219,287.00	\$ 60,000.00	\$ 28,516.00	\$ 109,673.00	\$ 24,378.00	\$ 60,000.23	\$ 48,000.00
<b>CURRENT YEAR CONSTRUCTION</b>														
1 Roadway Improvement Project		\$ (3,000,000.00)												
R-50 (if deemed worst) Bridge Construction	\$ (1,400,000.00)													
<b>FUTURE CONSTRUCTION EXPENSES</b>														
2030 Project Expenses		\$ (175,000.00)												
1 - Bridge Utility Relocation			\$ (500,000.00)											
2030 Project Expenses			\$ (2,027,140.00)											
1 - Roadway Improvement Project														
Bonding Transfer (Sept. 2027/Feb. 2028 Payment)														
Expected Sales Tax Revenue		\$ 6,445,000.00		\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00
<b>YEAR END BALANCE</b>	\$ 1,011,768.00	\$ 4,419,811.33	\$ -	\$ 24,000.00	\$ 97,295.00	\$ 72,000.00	\$ 231,287.00	\$ 72,000.00	\$ 40,516.00	\$ 121,673.00	\$ 36,378.00	\$ 72,000.23	\$ 60,000.00	
Approved/Budgeted Transfer to 220 Fund	\$ 1,400,000.00													
<b>2029</b>	<b>AVAILABLE BALANCE (Does Not Include Expected Revenue)</b>	\$ 2,411,768.00	\$ 4,419,811.33	\$ -	\$ 24,000.00	\$ 97,295.00	\$ 72,000.00	\$ 231,287.00	\$ 72,000.00	\$ 40,516.00	\$ 121,673.00	\$ 36,378.00	\$ 72,000.23	\$ 60,000.00

NOTES/Unfunded Projects

The budgeted transfer to the Special Highway - 220 Fund was created in part by reallocating \$190,000 of the budgeted Equipment Reserve Transfer/Capital Outlay funds since 2021. The Equipment Reserve Fund did have a surplus of funds but without a reallocation of funds for equipment in the next couple of years that fund will begin to become lowered. In 2022, \$385,000 was budgeted for equipment and the depreciation schedule requires about \$850,000 yearly to remain fully funded.

We are currently budgeting \$1.4 million towards bridge replacements annually. The average bridge replacement cost is \$700,000-\$1,200,000. The replacement cost of a bridge has increased 35% over the past two years. There are 44 bridges with a posted load rating of 15 tons or less. The immediate result of this will be that school buses will not be able to cross at these if they get lower ratings in the next inspection cycle. The low term result will be that we will be required to close bridges by our inspection firm and KDOT. In order to stay front of detours and closures as best possible, we need to increase the yearly allocation \$1.5-\$2.25 million dollars.

This plan does not include D-16 that the county has an agreement in place to cost share with the City of Lansing.

If we use Finney and Turnipseed in 2024 for the Biannual Bridge Inspections, they have notified us they were genty bringing the county back to reality from years of Benesch reviews and that we should expect another cycle where 75% of bridges see condition downgrades.

As you are aware, \$125,000 budgeted for bridge design is an aggressive estimate that only a few firms may offer.

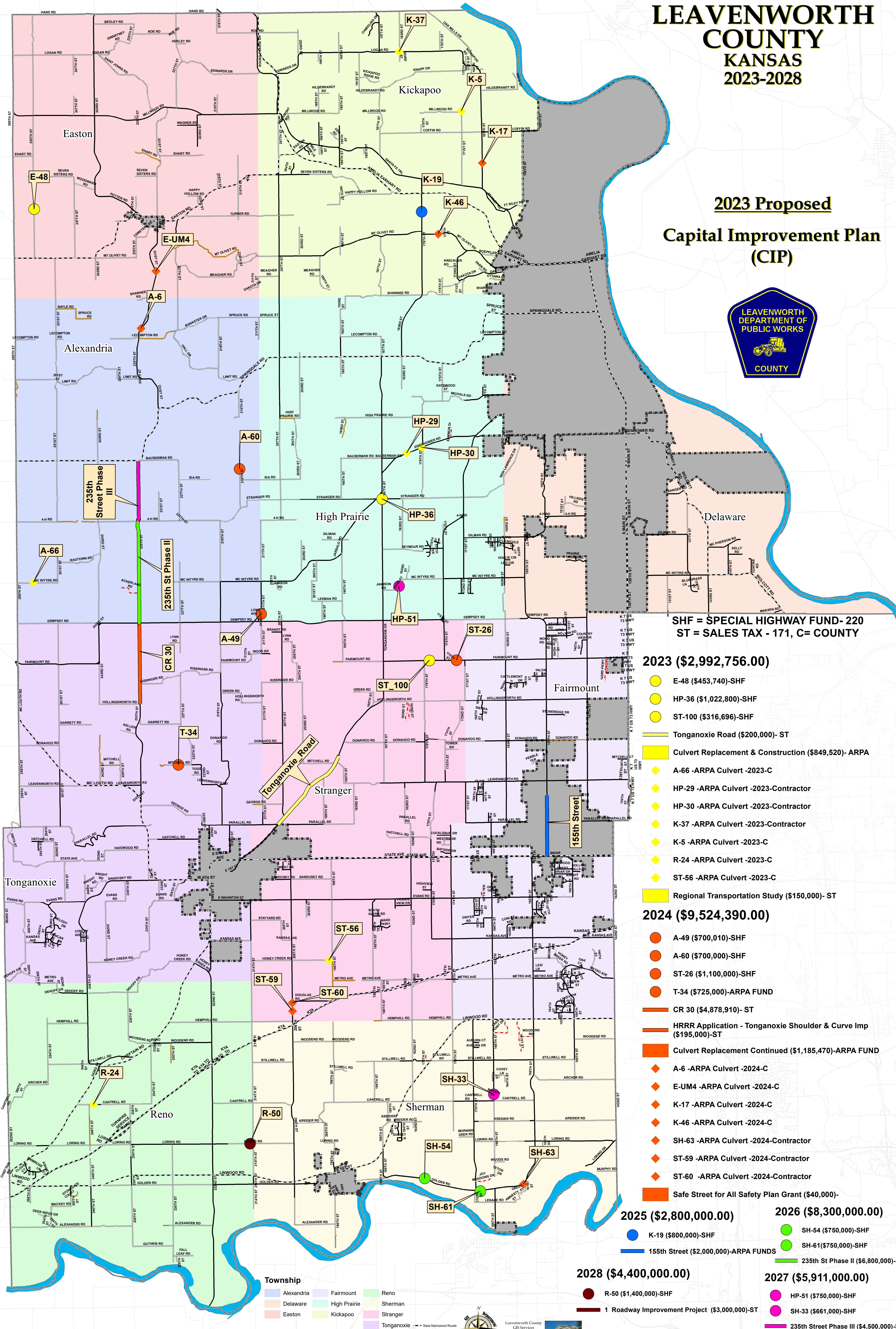
This plan has one undetermined \$3.0M roadway improvement project in 2027. The availability of these funds may be necessary for matching funds for future HRRR or Cost Share projects.

\*\*\*\*Various Dust Abatement Groups\*\*\*\*

\*\*\*\*222nd and Kansas Ave - Tonganoxie Business Park Outer Roads\*\*\*\* These roads are in poor condition and need significant maintenance.

# LEAVENWORTH COUNTY KANSAS 2023-2028

## 2023 Proposed Capital Improvement Plan (CIP)



SHF = SPECIAL HIGHWAY FUND- 220  
ST = SALES TAX - 171, C= COUNTY

- 2023 (\$2,992,756.00)**
- E-48 (\$453,740)-SHF
- HP-36 (\$1,022,800)-SHF
- ST-100 (\$316,696)-SHF
- Tonganoxie Road (\$200,000)- ST
- Culvert Replacement & Construction (\$849,520)- ARPA
- ◆ A-66 -ARPA Culvert -2023-C
- ◆ HP-29 -ARPA Culvert -2023-Contractor
- ◆ HP-30 -ARPA Culvert -2023-Contractor
- ◆ K-37 -ARPA Culvert -2023-Contractor
- ◆ K-5 -ARPA Culvert -2023-C
- ◆ R-24 -ARPA Culvert -2023-C
- ◆ ST-56 -ARPA Culvert -2023-C
- Regional Transportation Study (\$150,000)- ST
- 2024 (\$9,524,390.00)**
- A-49 (\$700,010)-SHF
- A-60 (\$700,000)-SHF
- ST-26 (\$1,100,000)-SHF
- T-34 (\$725,000)-ARPA FUND
- CR 30 (\$4,878,910)- ST
- HRRR Application - Tonganoxie Shoulder & Curve Imp (\$195,000)-ST
- Culvert Replacement Continued (\$1,185,470)-ARPA FUND
- ◆ A-6 -ARPA Culvert -2024-C
- ◆ E-UM4 -ARPA Culvert -2024-C
- ◆ K-17 -ARPA Culvert -2024-C
- ◆ K-46 -ARPA Culvert -2024-C
- ◆ SH-63 -ARPA Culvert -2024-Contractor
- ◆ ST-59 -ARPA Culvert -2024-Contractor
- ◆ ST-60 -ARPA Culvert -2024-Contractor
- Safe Street for All Safety Plan Grant (\$40,000)-
- 2025 (\$2,800,000.00)**
- K-19 (\$800,000)-SHF
- 155th Street (\$2,000,000)-ARPA FUNDS
- 2026 (\$8,300,000.00)**
- SH-54 (\$750,000)-SHF
- SH-61(\$750,000)-SHF
- 235th St Phase II (\$6,800,000)-ST
- 2027 (\$5,911,000.00)**
- R-50 (\$1,400,000)-SHF
- 1 Roadway Improvement Project (\$3,000,000)-ST
- HP-51 (\$750,000)-SHF
- SH-33 (\$661,000)-SHF
- 235th Street Phase III (\$4,500,000)-ST

**Township**

- Alexandria
- Fairmount
- Reno
- Delaware
- High Prairie
- Sherman
- Easton
- Kickapoo
- Stranger
- Tonganoxie

Leavenworth County  
 300 Walnut Suite 030  
 Leavenworth, KS 66048  
 Ph: 913-758-6789  
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**PROJECT STATUS REPORT (Updated 03.08.2023)**

Project Name	Project Description	Awarded Contracts	Project Status	Anticipated Bid Letting	Early/Latest Start Date	Anticipated completion
Bridge E-48	Bridge Replacement	Design Contract: Finney and Turnipseed	KDOT Local Bridge Program grant awarded of \$150,000.00. Contract with KDOT has been approved. The survey work and right-of-way is complete.	2023	2023	2023
	Consists of:	Construction Contract: TBD				
	255th ST, north of K-192 HWY (over Dawson Creek)	Construction Engineering: Finney and Turnipseed				
Bridge HP-36	Bridge Replacement	Design Contract: Finney and Turnipseed	The contract for design was executed. The site survey has been completed and the plans should be available for review in the coming weeks.	2023	2023	2023
	Consists of:	Construction Contract: TBD				
	187th ST, south of Stranger RD (over Murray Creek)	Construction Engineering: Finney and Turnipseed				
Bridge ST-100	Bridge Replacement	Design Contract: Finney and Turnipseed	KDOT Off System Bridge Grant awarded (80/20 State/Local Cost Share) Contract coordination underway with KDOT. Secured for March KDOT letting. May - October, 2023 Construction Phase.	2023	2023	2023
	Consists of:	Construction Contract: TBD				
	Fairmount RD, east of 179th ST (over Little Stranger)	Construction Engineering: Finney and Turnipseed				
Tonganoxie Road	Roadway Construction	Design Contract: MHS	90/10 State and Local Cost Share Grant awarded. KDOT has a September letting Field check meeting was completed with KDOT. Office Check plan submittal scheduled April, 2023.	2023	2024	2024
	Consists of:	Construction Contract: TBD				
	Tonganoxie DR, 199th ST to Mitchell RD	Construction Engineering: MHS				
Culvert A-66	Culvert Replacement	Design Contract: MHS	Design 40% complete. Anticipate easement procurement June, 2023. County Staff to commence construction Fall, 2023.	N/A	2023	2023
	Consists of: Replacement of Culvert A-66	Construction Contract: N/A (LVCO Staff)				
	McIntyre RD, east of 259th ST	Construction Engineering: N/A				
Culvert HP-29	Culvert Replacement	Design Contract: MHS	Design 40% complete. Anticipate easement procurement June, 2023. Bid Letting anticipated September, 2023.	2023	2023	2023
	Consists of: Replacement of Culvert HP-29	Construction Contract: TBD				
	Eisenhower RD, east of Bauserman RD	Construction Engineering: MHS				
Culvert HP-30	Culvert Replacement	Design Contract: MHS	Design 40% complete. Anticipate easement procurement June, 2023. Bid Letting anticipated September, 2023.	2023	2023	2023
	Consists of: Replacement of Culvert HP-30	Construction Contract: TBD				
	Eisenhower RD, west of 179th ST	Construction Engineering: MHS				
Culvert K-37	Culvert Replacement	Design Contract: MHS	Design 40% complete. Anticipate easement procurement June, 2023. Bid Letting anticipated September, 2023.	2023	2023	2023
	Consists of: Replacement of Culvert K-37	Construction Contract: TBD				
	Logan RD, west of 187th ST	Construction Engineering: MHS				
Culvert K-5	Culvert Replacement	Design Contract: MHS	Design 40% complete. Anticipate easement procurement June, 2023. County Staff to commence construction Fall, 2023.	N/A	2023	2023
	Consists of: Replacement of Culvert K-5	Construction Contract: N/A (LVCO Staff)				
	Happy Hollow RD, west of Seven Sisters RD	Construction Engineering: N/A				
Culvert R-24	Culvert Replacement	Design Contract: MHS	Design 40% complete. Anticipate easement procurement June, 2023. County Staff to commence construction Fall, 2023.	N/A	2023	2023
	Consists of: Replacement of Culvert R-24	Construction Contract: N/A (LVCO Staff)				
	Cantrell RD, east of 246th ST	Construction Engineering: N/A				
Culvert ST-56	Culvert Replacement	Design Contract: MHS	Design 40% complete. Anticipate easement procurement June, 2023. County Staff to commence construction Fall, 2023.	N/A	2023	2023
	Consists of: Replacement of Culvert ST-56	Construction Contract: N/A (LVCO Staff)				
	Honey Creek RD, west of 198th ST	Construction Engineering: N/A				
Regional Transportation Study	Study	Design Contract: Kimley Horn			2023	
	Consists of: Transportation Priority Study	Construction Contract: N/A				
		Construction Engineering: N/A				
Bridge A-49	Bridge Replacement	Design Contract: Benesch	Plans are complete. Right of way and easement exhibits have been sent to property owners for easement acquisition. Utility coordination underway by designers.	2024	Spring 2024	2024
	Consists of:	Construction Contract: TBD				
	211th ST, north of Dempsey RD (over Unnamed Trib)	Construction Engineering: TBD				
Bridge A-60	Bridge Replacement	Design Contract: TBD			2024	
	Consists of:	Construction Contract: TBD				
	215th ST, north of Ida RD (over Brush Creek)	Construction Engineering: TBD				
Bridge ST-26	Bridge Replacement	Design Contract: Finney and Turnipseed	Design plans are nearly completed. Contacted property owners.	2023	2023	2024
	Consists of:	Construction Contract: TBD				
	Fairmount RD, east of 175th ST (over Little Stranger)	Construction Engineering: Finney and Turnipseed				
Bridge T-34	Bridge Replacement	Design Contract: Benesch	Project was cleared for utilities. All easements have been acquired and the project is ready for future construction letting.	2024	Spring 2024	2024
	Consists of:	Construction Contract: TBD				
	Mitchell RD, west of 225th ST (over Jarbalo Creek)	Construction Engineering: TBD				
Rt 30 Phase I	Roadway Construction	Design Contract: Wilson & Co.	Right of way acquisition has been completed. Anticipated utility relocations in 2022.	2022	Spring 2023	2024
	Consists of:	Construction Contract: TBD				
	235th ST, Hollingsworth RD to Dempsey RD	Construction Engineering: TBD				

**PROJECT STATUS REPORT (Updated 03.08.2023)**

<b>Culvert A-6</b>	Culvert Replacement	Design Contract: MHS	Design 20% complete. Anticipate easement procurement September, 2023. County Staff to commence construction in Spring/Summer, 2024.	<b>N/A</b>	<b>2024</b>	<b>2024</b>
	Consists of:	Construction Contract: N/A (LVCO Staff)				
	<b>235th ST, north of Lecompton RD</b>	Construction Engineering: N/A				
<b>Culvert E-UM4</b>	Culvert Replacement	Design Contract: MHS	Design 20% complete. Anticipate easement procurement September, 2023. County Staff to commence construction in Spring/Summer, 2024.	<b>N/A</b>	<b>2024</b>	<b>2024</b>
	Consists of:	Construction Contract: N/A (LVCO Staff)				
	<b>231st ST, north of Shawnee RD</b>	Construction Engineering: N/A				
<b>Culvert K-17</b>	Culvert Replacement	Design Contract: MHS	Design 20% complete. Anticipate easement procurement September, 2023. County Staff to commence construction in Spring/Summer, 2024.	<b>N/A</b>	<b>2024</b>	<b>2024</b>
	Consists of:	Construction Contract: N/A (LVCO Staff)				
	<b>167th ST, north of Santa Fe Trail RD</b>	Construction Engineering: N/A				
<b>Culvert K-46</b>	Culvert Replacement	Design Contract: MHS	Design 20% complete. Anticipate easement procurement September, 2023. County Staff to commence construction in Spring/Summer, 2024.	<b>N/A</b>	<b>2024</b>	<b>2024</b>
	Consists of:	Construction Contract: N/A (LVCO Staff)				
	<b>Mt. Olivet RD, west of 171st ST</b>	Construction Engineering: N/A				
<b>Culvert SH-63</b>	Bridge Replacement	Design Contract: MHS	Design 20% complete. Anticipate easement procurement September, 2023. Bid Letting anticipated Spring, 2024.	<b>2024</b>	<b>2024</b>	<b>2024</b>
	Consists of:	Construction Contract: TBD				
	<b>Golden RD, west of 161st ST</b>	Construction Engineering: MHS				
<b>Culvert ST-59</b>	Culvert Replacement	Design Contract: MHS	Design 20% complete. Anticipate easement procurement September, 2023. Bid Letting anticipated Spring, 2024.	<b>2024</b>	<b>2024</b>	<b>2024</b>
	Consists of:	Construction Contract: TBD				
	<b>206th ST, north of Hemphill RD</b>	Construction Engineering: MHS				
<b>Culvert ST-60</b>	Culvert Replacement	Design Contract: MHS	Design 20% complete. Anticipate easement procurement September, 2023. Bid Letting anticipated Spring, 2024.	<b>2024</b>	<b>2024</b>	<b>2024</b>
	Consists of:	Construction Contract: TBD				
	<b>206th ST, south of Douglas RD</b>	Construction Engineering: MHS				
<b>Safe Street for All Safety Plan Grant</b>	Roadway Construction	Design Contract: TBD			<b>2024</b>	
	Consists of:	Construction Contract: TBD				
		Construction Engineering: TBD				
<b>Bridge K-19</b>	Bridge Replacement	Design Contract: Finney and Turnipseed	The contract for design was executed.	<b>2024</b>	<b>2025</b>	<b>2025</b>
	Consists of:	Construction Contract: TBD				
	<b>179th ST, south of US-73 HWY (over Salt Creek)</b>	Construction Engineering: Finney and Turnipseed				
<b>155th Street</b>	Roadway Construction	Design Contract: TBD			<b>2025</b>	
	Consists of:	Construction Contract: TBD				
	<b>State Ave to</b>	Construction Engineering: TBD				
<b>Bridge SH-54</b>	Bridge Replacement	Design Contract: TBD			<b>2026</b>	
	Consists of:	Construction Contract: TBD				
	<b>Golden RD, east of 189th ST (over KS River Trib)</b>	Construction Engineering: TBD				
<b>Bridge SH-61</b>	Bridge Replacement	Design Contract: TBD			<b>2026</b>	
	Consists of:	Construction Contract: TBD				
	<b>Golden RD, east of 170th ST (over Unnamed Stream)</b>	Construction Engineering: TBD				
<b>Rt 30 Phase II</b>	Roadway Construction	Design Contract: TBD			<b>2026</b>	
	Consists of:	Construction Contract: TBD				
	<b>235th Street, Dempsey RD to 4-H RD</b>	Construction Engineering: TBD				
<b>Bridge HP-51</b>	Bridge Replacement	Design Contract: TBD			<b>2027</b>	
	Consists of:	Construction Contract: TBD				
	<b>183rd ST, east of Tonganoxie DR (over Little Str. Trib)</b>	Construction Engineering: TBD				
<b>Bridge SH-33</b>	Bridge Replacement	Design Contract: TBD			<b>2027</b>	
	Consists of:	Construction Contract: TBD				
	<b>166th ST, north of Cantrell RD (over Little Kaw Cr Trib)</b>	Construction Engineering: TBD				
<b>Rt 30 Phase III</b>	Roadway Construction	Design Contract: TBD			<b>2027</b>	
	Consists of:	Construction Contract: TBD				
	<b>235th Street, 4-H RD to Springdale RD</b>	Construction Engineering: TBD				
<b>Bridge R-50</b>	Bridge Replacement	Design Contract: TBD			<b>2028</b>	
	Consists of:	Construction Contract: TBD				
	<b>Loring RD, west of 214th ST (over Nine Mile Creek)</b>	Construction Engineering: TBD				
<b>1 Roadway Improvement Project</b>	Roadway Construction	Design Contract: TBD			<b>2028</b>	
	Consists of:	Construction Contract: TBD				
		Construction Engineering: TBD				

## Bridge Replacement by Condition Rating

Green has the design completed

Orange is under design

Pink is in the CIP

Township	LVCO Bridge ID	NBIS Bridge ID	Street Name	Creek Name	Structure Type	Year Constructed	Year Rehabilitated	2020 or 2022 Aft	Sufficiency Rating	LVCO Cond. Rating	Load Posting (Tons)	Deficiency Status	Funding Eligibility	Replacement \$\$
High Prairie	HP-36	000000000520290	187th Street	Unnamed Stream	Steel Girder	1971	N/A	1,730	34.9%	Replace	8	Functionally Obsolete	Replacement	\$585,000
Kickapoo	K-19	000000000520490	179th Street	Salt Creek	Steel Girder	1972	1987	600	39.1%	Replace	18	Structurally Deficient	Replacement	---
Stranger	ST-26	000000000520080	Fairmount Road	Little Stranger Creek	Steel Girder	1975	N/A	1,598	36.6%	Replace	12	Structurally Deficient	Replacement	\$767,800
Alexandria	A-49	000000000520100	211th Street	Unnamed Stream	Steel Girder	1920	1974	405	49.3%	Poor	10	Functionally Obsolete	Replacement	\$707,900
Alexandria	A-60	000521061504023	215th Street	Trib. To Stranger Creek	Steel Girder	1964	1989	26	58.9%	Poor	20	Functionally Obsolete	Replacement	\$596,600
Delaware	D-16	000521077004024	155th Street	Seven Mile Creek	Steel Girder	1969	N/A	257	55.8%	Poor	15	Not Deficient	Not Eligible	\$635,800
Easton	E-08	000521059303822	Edwards Drive	Stranger Creek	Steel Girder	1930	N/A	10	57.5%	Poor	15	Functionally Obsolete	Rehabilitation	\$575,000
Easton	E-48	000521051503888	255th Street	Dawson Creek	Steel Girder	1930	1970	36	48.3%	Poor	8	Structurally Deficient	Replacement	\$597,300
Fairmount	F-55	000521079704280	Metro Avenue	Wolf Creek	Conc. Deck Girder	1963	N/A	540	59.0%	Poor	15	Not Deficient	Not Eligible	---
High Prairie	HP-51	000521069404082	Jamison Road	Trib. To Little Stranger Crk.	Reinforced Conc. Filled Arch	1930	N/A	43	52.1%	Poor	15	Not Deficient	Not Eligible	---
Kickapoo	K-03	000521071003825	Knapp Road	Plum Creek	Steel Girder	1932	1960	12	55.7%	Poor	12	Functionally Obsolete	Rehabilitation	\$924,600
Kickapoo	K-14	000000000520260	167th Street	Unnamed Stream	Conc. Deck Girder	1955	N/A	945	56.2%	Poor	12	Not Deficient	Not Eligible	\$1,268,400
Reno	R-16	000521061204300	Hemphill Road	Trib. To Nine Mile Creek	Steel Girder	1920	1970	100	58.5%	Poor	15/20/40	Not Deficient	Not Eligible	---
Reno	R-50	000521061904360	Loring Road	Nine Mile Creek	Conc. Deck Girder	1974	N/A	53	56.3%	Poor	15	Functionally Obsolete	Rehabilitation	\$1,108,500
Sherman	SH-54	000000000520160	Golden Road	Trib. To Kansas River	Steel Girder	1986	N/A	1,850	51.7%	Poor	---	Structurally Deficient	Rehabilitation	\$650,500
Sherman	SH-61	000000000520180	Golden Road	Unnamed Stream	Reinforced Concrete Box	1958	N/A	1,850	44.0%	Poor	11	Structurally Deficient	Replacement	\$665,300
Stranger	ST-02	000521063804121	205th Street	Trib. To Stranger Creek	Steel Girder	1968	N/A	19	58.5%	Poor	15	Not Deficient	Not Eligible	---
Stranger	ST-100	000000000520070	Fairmount Road	Little Stranger Creek	Conc. Double Tee Girder	1973	N/A	1,515	44.0%	Poor	16	Structurally Deficient	Replacement	\$885,900
Sherman	SH-33	000521075004328	166th Street	Trib. To Little Kaw Crk.	Steel Girder	1925	N/A	98	81.7%	Good	11	Functionally Obsolete	Not Eligible	\$578,700
Tonganoxie	T-34	000521061004126	219th Street	Jarbalo Creek	Steel Girder	1979	N/A	112	62.9%	Fair	10	Not Deficient	Not Eligible	---
Alexandria	A-11	000521055203967	Limit Road	Walnut Creek	Steel Girder	1983	N/A	45	84.2%	Good	6	Not Deficient	Not Eligible	\$654,300
Alexandria	A-17	000521053203980	Limit Road	Unnamed Stream	Steel Girder	1991	N/A	45	96.3%	Good	---	Not Deficient	Not Eligible	---
Alexandria	A-20	000521053004028	251st Street	Trib. To Fall Creek	Steel Girder	1977	N/A	23	86.1%	Good	---	Not Deficient	Not Eligible	---
Alexandria	A-23	000000000520370	235th Street	Fall Creek	Conc. Haunched Slab	1980	N/A	90	97.7%	Good	---	Not Deficient	Not Eligible	---

### 44 Bridges with a posted load of 15 tons or less

Township	LVCO Bridge	NBIS Bridge I.D.	Street Name	Creek Name	Structure Type	Year Constructed	Year Rehabilitated	2020 or 2022 AD	Sufficiency Rating	LVCO Cond. Rating	Load Posting (Tons)	Deficiency Status	Funding Eligibility	Replacement \$\$
Alexandria	A-11	000521055203967	Limit Road	Walnut Creek	Steel Girder	1983	N/A	45	84.2%	Good	6	Not Deficient	Not Eligible	\$654,300
High Prairie	HP-36	000000000520290	187th Street	Unnamed Stream	Steel Girder	1971	N/A	1,730	34.9%	Replace	8	Functionally Obsolete	Replacement	\$585,000
Easton	E-48	000521051503888	255th Street	Dawson Creek	Steel Girder	1930	1970	36	48.3%	Poor	8	Structurally Deficient	Replacement	\$597,300
Stranger	ST-77	000521069204287	188th Street	Trib. To Stranger Creek	Steel Girder	1926	1960	28	68.4%	Fair	8	Not Deficient	Not Eligible	\$668,700
Alexandria	A-49	000000000520100	21th Street	Unnamed Stream	Steel Girder	1920	1974	405	49.3%	Poor	10	Functionally Obsolete	Replacement	\$707,900
Tonganoxie	T-34	000521061004126	219th Street	Jarbalo Creek	Steel Girder	1979	N/A	112	62.9%	Fair	10	Not Deficient	Not Eligible	---
Alexandria	A-16	000521053003988	25 1st Street	Walnut Creek	Conc. Deck Girder	1950	N/A	40	71.2%	Fair	10	Not Deficient	Not Eligible	---
Stranger	ST-50	000521069004249	190th Street	Trib. To Stranger Creek	Steel Girder	1975	N/A	61	67.5%	Fair	10	Not Deficient	Not Eligible	---
Tonganoxie	T-34	000521061004126	219th Street	Jarbalo Creek	Steel Girder	1979	N/A	112	62.9%	Fair	10	Not Deficient	Not Eligible	---
Sherman	SH-61	000000000520180	Golden Road	Unnamed Stream	Reinforced Concrete Box	1958	N/A	1,850	44.0%	Poor	11	Structurally Deficient	Replacement	\$665,300
Sherman	SH-33	000521075004328	166th Street	Trib. To Little Kaw Cr.	Steel Girder	1925	N/A	98	81.7%	Good	11	Functionally Obsolete	Not Eligible	\$578,700
Alexandria	A-07	000521057103960	Banaster Drive	Trib. To Stranger Creek	Steel Girder	1930	N/A	14	68.8%	Fair	11	Functionally Obsolete	Rehabilitation	\$575,900
Kickapoo	K-11	000521075203860	Coffin Road	Salt Creek	Conc. Deck Girder	1968	N/A	152	66.6%	Fair	11	Not Deficient	Not Eligible	---
Stranger	ST-26	000000000520080	Fairmount Road	Little Stranger Creek	Steel Girder	1975	N/A	1,598	36.6%	Replace	12	Structurally Deficient	Replacement	\$767,800
Kickapoo	K-03	000521071003825	Knapp Road	Plum Creek	Steel Girder	1932	1960	12	55.7%	Poor	12	Functionally Obsolete	Rehabilitation	\$924,600
Kickapoo	K-4	000000000520260	167th Street	Unnamed Stream	Conc. Deck Girder	1955	N/A	945	56.2%	Poor	12	Not Deficient	Not Eligible	\$1,268,400
Fairmount	F-43	000521073304200	Parallel Road	Hog Creek	Corrugated Metal Arch	1990	N/A	146	100.0%	Good	12	Not Deficient	Not Eligible	---
Sherman	SH-21	000521067004366	198th Street	Trib. To Stranger Creek	Conc. Deck Girder	1971	N/A	201	70.2%	Fair	12	Not Deficient	Not Eligible	\$1,186,700
Tonganoxie	T-66	000521051304268	258th Street	Pony Creek	Steel Girder	1940	N/A	36	79.7%	Fair	12	Not Deficient	Not Eligible	---
Reno	R-62	000521055504380	Golden Road	Trib. To Kansas River	Steel Girder	1920	N/A	21	83.7%	Good	13	Not Deficient	Not Eligible	---
Reno	R-06	000521053804300	Hemphill Road	Pony Creek	Steel Girder	1975	N/A	69	75.8%	Fair	13	Not Deficient	Not Eligible	---
Sherman	SH-03	000521065204305	Woodend Road	Trib. To Stranger Creek	Steel Girder	1920	N/A	23	69.4%	Fair	13	Not Deficient	Not Eligible	---
Alexandria	A-58	000521063004062	21th Street	Stranger Creek	Steel Girder	1977	N/A	81	88.1%	Good	14	Not Deficient	Not Eligible	---
Delaware	D-16	000521077004024	155th Street	Seven Mile Creek	Steel Girder	1969	N/A	257	55.8%	Poor	15	Not Deficient	Not Eligible	\$635,800
Easton	E-08	000521059303822	Edwards Drive	Stranger Creek	Steel Girder	1930	N/A	10	57.5%	Poor	15	Functionally Obsolete	Rehabilitation	\$575,000
Fairmount	F-55	000521079704280	Metro Avenue	Wolf Creek	Conc. Deck Girder	1963	N/A	540	59.0%	Poor	15	Not Deficient	Not Eligible	---
High Prairie	HP-51	000521069404082	Jamison Road	Trib. To Little Stranger Crk.	Reinforced Conc. Filled Arch	1930	N/A	43	52.1%	Poor	15	Not Deficient	Not Eligible	---
Reno	R-50	000521061904360	Loring Road	Nine Mile Creek	Conc. Deck Girder	1974	N/A	53	56.3%	Poor	15	Functionally Obsolete	Rehabilitation	\$1,108,500
Stranger	ST-02	000521063804121	205th Street	Trib. To Stranger Creek	Steel Girder	1968	N/A	19	58.5%	Poor	15	Not Deficient	Not Eligible	---
Easton	E-53	000000000520360	243rd Street	Unnamed Stream	Reinforced Concrete Box	1959	N/A	340	81.9%	Good	15	Not Deficient	Not Eligible	---
High Prairie	HP-12	000000000520120	Jarbalo Road	Unnamed Stream	Corrugated Metal Structural Pipe	1937	N/A	615	98.9%	Good	15	Not Deficient	Not Eligible	---
Alexandria	A-04	000000000520230	23 1st Street	West Brush Creek	Reinforced Concrete Box	1952	N/A	210	75.9%	Fair	15	Not Deficient	Not Eligible	---
Alexandria	A-30	000521061003969	219th Street	Trib. To Stranger Creek	Steel Girder	1980	N/A	50	68.5%	Fair	15	Not Deficient	Not Eligible	---
Easton	E-07	000521059003823	227th Street	Stranger Creek	Conc. Deck Girder	1935	N/A	52	68.8%	Fair	15	Not Deficient	Not Eligible	---
Easton	E-10	000521057503865	23 1st Street	Stranger Creek	Steel Girder	1967	N/A	60	62.5%	Fair	15	Not Deficient	Not Eligible	---
Easton	E-17	000521057503882	23 1st Street	Trib. To Stranger Creek	Steel Girder	1970	N/A	61	62.5%	Fair	15	Not Deficient	Not Eligible	---
Easton	E-22	000521059003920	227th Street	Trib. To Stranger Creek	Steel Girder	1976	N/A	56	63.5%	Fair	15	Not Deficient	Not Eligible	\$825,000
Kickapoo	K-18	000000000520270	167th Street	Unnamed Stream	Reinforced Concrete Box	1955	N/A	1,015	72.4%	Fair	15	Not Deficient	Not Eligible	---
Reno	R-36	000521051904400	254th Street	Trib. To Kansas River	Conc. Deck Girder & Steel Girder	1960	1975	91	68.5%	Fair	15	Not Deficient	Not Eligible	---
Sherman	SH-20	000521065704343	200th Street	Stranger Creek	Steel Girder	1984	N/A	17	72.4%	Fair	15	Not Deficient	Not Eligible	---
Stranger	ST-17	000521069004167	187th Street	Trib. To Stranger Creek	Conc. Deck Girder	1972	N/A	76	72.2%	Fair	15	Not Deficient	Not Eligible	---
Tonganoxie	T-90	000521057904123	Kissinger Road	Jarbalo Creek	Conc. Deck Girder	1920	N/A	60	70.1%	Fair	15	Not Deficient	Not Eligible	---



### Gravel Road - Highest Recorded ADT County-wide

Below is top ten gravel road traffic counts that can be verified. Ten other counts that within the top 20 high traffic areas appear to have anomalies that indicate that a resident tampered with them. For example; 1500 cars in one hour, no other entry point and adjoining counts are significantly less, 200 cars at 2 AM, etc.

RD_NAME	Township	Surface	Cr_Sec_1	CR_Sec_2	ADT 2021-2022	Comm. District
182ND ST	STRANGER	GRAVEL	EVANS RD	METRO AVE	345	3
KANSAS AVE	TONGANOXIE	GRAVEL	214 TH	222 ND	293	3
219TH ST	TONGANOXIE	GRAVEL	DEMPSEY RD	FAIRMOUNT RD	260	5
HATCHELL RD	TONGANOXIE	GRAVEL	SMILEY RD	MC LOUTH RD	248	5
214TH ST	STRANGER	GRAVEL	HEMPHILL RD	HONEY CREEK RD	233	3
183RD ST	STRANGER	GRAVEL	LEAVENWORTH RD	HATCHELL RD	212	3
238TH ST	RENO	GRAVEL	LORING RD	LINWOOD RD	193	5
225TH ST	TONGANOXIE	GRAVEL	GARRETT RD	MITCHELL RD	190	5
235TH ST	TONGANOXIE	GRAVEL	DEMPSEY RD	KISSINGER RD	180	5