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
April 22, 2026
9:00 a.m.

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE/MOMENT OF SILENT PRAYER

III. ROLL CALL

IV. PUBLIC COMMENT: Public Comment shall be allowed at the beginning of each meeting and opened again at the end of the meeting after all regularly scheduled agenda items. Comments shall be limited to five minutes per person; however, commenters may speak for up to five minutes at both the beginning and end of each meeting. There should be no expectation of interaction by the Commission during this time. Everyone 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 a.m. 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. During times when the Courthouse is closed to the general public anyone wishing to make public comment will provide their comments in writing no later than 8:00 a.m. the Monday immediately preceding the meeting. The comments will be included and distributed with the normal meeting packet.

V. ADMINISTRATIVE BUSINESS:

a) County Clerk report

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 April 15, 2026

b) Approval of the schedule for the week of April 27, 2026

c) Approval of the check register

d) Approve and sign the OCB's

e) Approve Case DEV-26-009/010 Preliminary and Final Plat for Wilhite Farms

f) Approve Case DEV-26-019/020 Preliminary and Final Plat for Madeline Meadows – 2nd plat

g) Approve Case DEV-26-028/029 Preliminary and Final Plat for Lee Dairy Reserve

h) Approve Case DEV-26-031/032 Preliminary and Final Plat for Sunset Farms

VII. FORMAL BOARD ACTION:

a) Consider a motion to approve the 5-year capital improvement plan for road and bridge improvement projects.

b) Consider a motion that the proposed final plat as outlined in Case DEV-26-022 is compliant with the County Zoning and Subdivision Regulations and move that the proposed final plat be conditionally approved and accepted by this Board subject to the conditionally approved and accepted by this Board subject to the conditions set forth in the staff report and as adopted by the Planning Commission.

c) Consider a motion that the proposed final plat as outlined in Case DEV-26-024 is compliant with the County Zoning and Subdivision Regulations and move that the proposed final plat be conditionally approved and accepted by this Board subject to the conditionally approved and accepted by this Board subject to the conditions set forth in the staff report and as adopted by the Planning Commission.

d) Consider a motion to approve Board Order 2026-4 transferring funds from the General Operating Fund to the County Capital Improvement Fund in the amount of $800,000.00.

e) Consider a motion to approve Board Order 2026-5, transferring funds from the General Operating Fund of the County (Cushing Lease Buyout) to the Capital Improvement Funding in the amount of $2,200,000.00.

f) Consider a motion to approve Board Order 2026-6, accepting one dust abatement application on Happy Hollow Road to extend the public improvement with private funds that will cover 100% of the cost.

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

a) Quarterly report

- EMS/Health Department
- Buildings and Grounds
- Public Works

b) Executive session if needed

IX. ADJOURNMENT

LEAVENWORTH COUNTY COMMISSIONERS MEETING SCHEDULE

Saturday, April 18, 2026

10:00 a.m. 2nd Congressional District Training
• The Heritage Center, 109 Delaware, Leavenworth, KS

Sunday, April 19, 2026

Monday, April 20, 2026

Tuesday, April 21, 2026

12:00 p.m. LCPA meeting

Wednesday, April 22, 2026

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

Thursday, April 23, 2026

Friday, April 24, 2026

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

*******April 15, 2026 ********

The Board of County Commissioners met in regular session on Wednesday, April 15, 2026. Commissioner Smith, Commissioner Culbertson, Commissioner Reid, Commissioner Dove and Commissioner Stieben are present; Mark Loughry, County Administrator is absent; Also present: Misty Brown, County Counselor; Anne Marie Yatsula, Assistant County Counselor; John Jacobson, Planning and Zoning Director; Monica Swigart, Human Resources Director; Bill Noll, Infrastructure and Construction Services

PUBLIC COMMENT:

Ed Irvine, Alicia Mein, Robert Owens, Lynn Looney, Brian Morley, Lisa Thorne and Crystal Blackdeer commented.

ADMINISTRATIVE BUSINESS:

Commissioner Culbertson requested the consensus of the Board to allow homeowners to pay for paving west of Seven Sisters Road and Happy Hollow Road when the County will be there paving those roads.

Commissioner Smith requested to look at this next week.

Commissioner Dove reported that there will be 2nd Congressional District Training on Saturday, April 18th from 10:00 a.m. to 1:30 p.m. at the Heritage Center in Leavenworth.

A motion was made by Commissioner Culbertson and seconded by Commissioner Smith to accept the consent agenda for Wednesday, April 15, 2026, as presented.
Motion passed, 4-0.

Commissioner Stieben suggested to move certain action items until next week.

A motion was made by Commissioner Dove and seconded by Commissioner Smith to put off B, C and D on formal board action until the following week.
Motion passed, 4-0.

A motion was made by Commissioner Culbertson and seconded by Commissioner Smith to approve a letter appointing Anne Marie Yatsula as the Leavenworth County's alternate trustee on the KERIT Board of Trustees.
Motion passed, 4-0.

Monica Swigart presented the quarterly report for Human Resources.

John Jacobson presented the quarterly report for Planning and Zoning.

A motion was made by Commissioner Dove and seconded by Commissioner Smith to adjourn.
Motion passed, 4-0.

Draft

Alicia Mein commented.

The Board adjourned at 10:02 a.m.

Draft

LEAVENWORTH COUNTY COMMISSIONERS
MEETING SCHEDULE

Monday, April 27, 2026

Tuesday, April 28, 2026

Wednesday, April 29, 2026

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

Thursday, April 30, 2026

Friday, May 1, 2026

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: 04/10/2026 END DATE: 04/16/2026

TYPES OF CHECKS SELECTED: * ALL TYPES
CHECK RANGE SELECTED: * No Check Range Selected

WARRANT NUMBER	CHK TYPE	WARRANT DATE	VEND #/ PCH DOC #	VENDOR NAME/ ACCOUNT NUMBER	DESCRIPTION	AMOUNT	TOTAL
784		04/16/2026	829	THOMSON REUTERS - WEST			
			140566	6-001-5-09-209	ONLINE SUBSCRIPTION SOFTWARE	168.00	
					WARRANT TOTAL		168.00
785		04/16/2026	1123	POMP'S TIRE SERVICE INC			
			140546	6-133-5-00-309	TIRES	3,209.50	
					WARRANT TOTAL		3,209.50
786		04/16/2026	4648	WASTE MANAGEMENT			
			140542	6-001-5-05-215	2 YARD DUMPSTERS	287.97	
					WARRANT TOTAL		287.97
787		04/16/2026	8686	EVERGY KANSAS CENTRAL INC			
			140526	6-001-5-05-215	STATION 3	762.78	
			140527	6-218-5-00-2	BONNER SPRINGS	145.61	
					WARRANT TOTAL		908.39
788		04/16/2026	2	WATER DEPT			
			140584	6-001-5-14-220	300 WALNUT ST	823.16	
			140586	6-001-5-32-392	514 S 2ND ST	22.00	
			140583	6-001-5-33-392	711 MARSHALL AND 312 5TH AVE	127.99	
			140583	6-001-5-33-392	711 MARSHALL AND 312 5TH AVE	291.36	
			140585	6-195-5-00-290	COMM CORR 520 S 3RD ST	92.30	
					WARRANT TOTAL		1,356.81
*1829	AP	04/16/2026	586	EBERT CONSTRUCTION CO,INC			
			140581	6-171-5-04-302	52C 5250 01 235TH ST HOLLINGSW	266,876.45	
					WARRANT TOTAL		266,876.45
1830	AP	04/16/2026	122	PFEFFERKORN ENGINEERING & ENVI			
			140580	6-171-5-04-201	52C 5250 01 235TH ST PROFESSIO	99,662.32	
			140582	6-171-5-04-201	PROFESSIONAL SERVICES 52C 5250	28,598.26	
					WARRANT TOTAL		128,260.58
*119601	AP	04/16/2026	4120	AAA LAUNDRY & LINEN SUPPLY CO			
			140551	6-001-5-53-215	UNIFORM RENTALS WEEK OF 4-6-20	107.46	
			140555	6-133-5-00-215	UNIFORMS RENTALS WEEK 04-06-20	362.27	
			140555	6-133-5-00-312	UNIFORMS RENTALS WEEK 04-06-20	263.92	
			140561	6-137-5-00-203	UNIFORM RENTALS WEEK 4-6-2026	103.62	
					WARRANT TOTAL		837.27
119602	AP	04/16/2026	249	ATCHISON HOSPITAL			
			140569	6-001-5-28-212	OV NEW LEVEL 2	188.00	
					WARRANT TOTAL		188.00
119603	AP	04/16/2026	18253	AT&T MOBILITY			
			140532	6-001-5-06-216	WIRELESS MIFI	43.73	
			140532	6-001-5-06-216	WIRELESS MIFI	43.73	
					WARRANT TOTAL		87.46
119604	AP	04/16/2026	840	BATEMAN LAW GROUP LLC			
			140541	6-176-5-00-206	VTC DEFENSE FUND MARCH	1,700.00	
					WARRANT TOTAL		1,700.00
119605	AP	04/16/2026	25797	BERRY TRACTOR & EQUIPMENT			
			140554	6-133-5-00-360	STRIP CORE AND PLATES	2,476.52	
					WARRANT TOTAL		2,476.52
119606	AP	04/16/2026	1057	PRIMO BRANDS			
			140533	6-001-5-11-208	FILTRATION SYSTEMS RENTAL	51.74	
					WARRANT TOTAL		51.74
119607	AP	04/16/2026	1971	CAROLINA SOFTWARE			

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WARRANT NUMBER	CHK TYPE	WARRANT DATE	VEND # / PCH DOC #	VENDOR NAME / ACCOUNT NUMBER	DESCRIPTION	AMOUNT	TOTAL
			140565	6-160-5-00-263	WASTE WATER SOFTWARE SUPPORT	500.00	
					WARRANT TOTAL		500.00
119608	AP	04/16/2026	661	CDJ AUTOMOTIVE LLC			
			140573	6-001-5-07-213	UNIT 111 VIN 8837	175.49	
					WARRANT TOTAL		175.49
119609	AP	04/16/2026	24545	CDW GOVERNMENT INC			
			140530	6-160-5-00-404	NEW COMPUTER FOR INBOUND SCALE	3,219.56	
					WARRANT TOTAL		3,219.56
119610	AP	04/16/2026	380	DONDLINGER & SONS CONSTRUCTION			
			140562	6-220-5-11-400	BRIDGE K 19	53,160.58	
					WARRANT TOTAL		53,160.58
119611	AP	04/16/2026	446	EQUIPMENT SHARE INC			
			140553	6-133-5-00-360	CASE ALTAS COPCO AND COLLARD	1,671.82	
			140553	6-133-5-00-360	CASE ALTAS COPCO AND COLLARD	16.52	
			140560	6-137-5-00-320	CASE PADS	1,053.28	
					WARRANT TOTAL		2,741.62
119612	AP	04/16/2026	843	FIDLAR			
			140543	6-119-5-00-252	BASTION HOSTING SERVICE QRT AP	4,400.00	
					WARRANT TOTAL		4,400.00
119613	AP	04/16/2026	119	FINNEY & TURNIPSEED TRANSPORTA			
			140563	6-220-5-02-400	ENGINEERING SERVICES CONSTRUCT	40,462.00	
					WARRANT TOTAL		40,462.00
119614	AP	04/16/2026	2588	FOLEY EQUIPMENT			
			140559	6-137-5-00-320	ELEMENTS, HINGE, BLADE COVER	383.38	
			140559	6-137-5-00-320	ELEMENTS, HINGE, BLADE COVER	28.50	
			140559	6-137-5-00-320	ELEMENTS, HINGE, BLADE COVER	243.33	
					WARRANT TOTAL		655.21
119615	AP	04/16/2026	70	FREESTATE ELECTRIC COOPERATIVE			
			140523	6-001-5-05-215	STATION 2	287.13	
					WARRANT TOTAL		287.13
119616	AP	04/16/2026	1045	HD SUPPLY, INC			
			140552	6-133-5-00-311	TAPE MEASEURER, CONSTRUCTION C	79.98	
			140552	6-133-5-00-312	TAPE MEASEURER, CONSTRUCTION C	248.61	
					WARRANT TOTAL		328.59
119617	AP	04/16/2026	369	HOLLIDAY SAND & GRAVEL CO			
			140558	6-137-5-00-312	ROCK	761.29	
					WARRANT TOTAL		761.29
119618	AP	04/16/2026	966	ATCHISON AUTO PARTS LLC DBA NA			
			140547	6-133-5-00-312	SUPPLIES AND PARTS	9.98	
			140547	6-133-5-00-312	SUPPLIES AND PARTS	29.98	
			140547	6-133-5-00-360	SUPPLIES AND PARTS	151.14	
			140547	6-133-5-00-360	SUPPLIES AND PARTS	18.00-	
			140547	6-133-5-00-360	SUPPLIES AND PARTS	146.27	
					WARRANT TOTAL		319.37
119619	AP	04/16/2026	66366	KANSAS GAS SERVICE			
			140524	6-001-5-05-215	STATION 2	171.63	
					WARRANT TOTAL		171.63
119620	AP	04/16/2026	1010	KANSAS CO COMMISSIONERS ASSN			
			140567	6-001-5-01-203	2026 KCCA MEMBERSHIP DUES	1,139.24	
					WARRANT TOTAL		1,139.24

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WARRANT NUMBER	CHK TYPE	WARRANT DATE	VEND #/ PCH DOC #	VENDOR NAME/ ACCOUNT NUMBER	DESCRIPTION	AMOUNT	TOTAL
119621	AP	04/16/2026	7258	L & R REFRIGERATION SERVICE CO			
			140550	6-001-5-53-207	SERVICE CALL, CLEANING AND REP	595.81	
			140549	6-133-5-00-207	SERVICE CALL, CLEANING AND REP	565.84	
					WARRANT TOTAL		1,161.65
119622	AP	04/16/2026	461	LEAV CO COOP			
			140571	6-133-5-00-304	AFD DYDED W CFI MARCH 2026 ABD	918.91	
			140571	6-160-5-00-304	AFD DYDED W CFI MARCH 2026 ABD	867.71	
					WARRANT TOTAL		1,786.62
119623	AP	04/16/2026	4755	LEAVENWORTH PAPER AND OFFICE S			
			140516	6-001-5-19-301	OFFICE SUPPLIES CLERK	150.84	
					WARRANT TOTAL		150.84
119624	AP	04/16/2026	1062	MARTIN MARIETTA MATERIALS, INC			
			140556	6-137-5-00-312	ROCK	5,750.25	
			140556	6-137-5-00-312	ROCK	9,873.89	
			140556	6-137-5-00-312	ROCK	14,382.84	
					WARRANT TOTAL		30,006.98
119625	AP	04/16/2026	232	MHC KENWORTH-OLATHE			
			140548	6-133-5-00-360	FILTERS	111.67	
					WARRANT TOTAL		111.67
119626	AP	04/16/2026	2666	MICAH BRAY			
			140535	6-001-5-11-205	TOLL AND MILEAGE REIMBURSEMENT	2.78	
			140535	6-001-5-11-205	TOLL AND MILEAGE REIMBURSEMENT	643.80	
					WARRANT TOTAL		646.58
119627	AP	04/16/2026	2666	RILEY ROBINETTE			
			140545	6-133-5-00-304	FUEL REIMBURSEMENT ETNYRE TRAI	40.00	
					WARRANT TOTAL		40.00
119628	AP	04/16/2026	989	MODRN HEALTH, INC			
			140568	6-112-5-00-256	HEALTH CARE MEMBERSHIPS	18,122.00	
			140568	6-112-5-00-256	HEALTH CARE MEMBERSHIPS	1,740.00	
			140568	6-112-5-00-256	HEALTH CARE MEMBERSHIPS	820.00	
			140568	6-112-5-00-256	HEALTH CARE MEMBERSHIPS	60.54	
			140568	6-112-5-00-256	HEALTH CARE MEMBERSHIPS	1,079.85	
					WARRANT TOTAL		21,822.39
119629	AP	04/16/2026	781	NEW FRONTIER MATERIALS LLC			
			140557	6-137-5-00-312	ROCK	36,351.50	
			140557	6-137-5-00-312	ROCK	17,237.02	
					WARRANT TOTAL		53,588.52
119630	AP	04/16/2026	3	LEAVENWORTH COUNTY LAW LIBRARY			
			140528	6-001-5-09-203	ANNUAL ATTORNEY REGISTRATION F	10.00	
					WARRANT TOTAL		10.00
119631	AP	04/16/2026	7098	QUILL CORP			
			140570	6-001-5-07-301	OFFICE SUPPLIES	205.20	
					WARRANT TOTAL		205.20
119632	AP	04/16/2026	17209	REDDI SERVICES			
			140529	6-160-5-00-263	MONTH SEPTIC TANK PUMP	375.00	
					WARRANT TOTAL		375.00
119633	AP	04/16/2026	1867	REDWOOD TOXICOLOGY LABORATORY			
			140515	6-196-5-00-201	CONFIRMATION TESTS	194.27	
					WARRANT TOTAL		194.27
119634	AP	04/16/2026	128	REECE CONSTRUCTION CO INC			

START DATE: 04/10/2026 END DATE: 04/16/2026

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WARRANT NUMBER	CHK TYPE	WARRANT DATE	VEND #/ PCH DOC #	VENDOR NAME/ ACCOUNT NUMBER	DESCRIPTION	AMOUNT	TOTAL
			140564	6-220-5-02-400	CONSTRUCTION BRIDGE SH 54 AND	36,762.65	
					WARRANT TOTAL		36,762.65
119635	AP	04/16/2026	1485	RELIANCE STANDARD			
			140525	6-510-2-00-962	GROUP AND VOLUNTARY LIFE	1,546.86	
			140525	6-510-2-00-965	GROUP AND VOLUNTARY LIFE	2,890.27	
					WARRANT TOTAL		4,437.13
119636	AP	04/16/2026	103	LEAVENWORTH COUNTY TREASURER			
			140537	6-001-5-11-502	COURT CASE 2025 CR 614	150.00	
					WARRANT TOTAL		150.00
119637	AP	04/16/2026	103	JOSEPH CONFRANCISCO			
			140536	6-001-5-11-502	COURT CASE 2025 CR 554	140.00	
					WARRANT TOTAL		140.00
119638	AP	04/16/2026	103	USD 458			
			140538	6-001-5-11-502	COURT CASE 2025 JV 15	14.50	
			140539	6-001-5-11-502	COURT CASE 2025 JV 14	14.50	
					WARRANT TOTAL		29.00
119639	AP	04/16/2026	103				
			140540	6-001-5-11-502	COURT CASE 2025 CR 554	140.00	
					WARRANT TOTAL		140.00
119640	AP	04/16/2026	1717	SEIFERT'S FLOORING			
			140531	6-001-5-31-291	COURTHOUSE 300 WALNUT BOCC ARE	4,200.00	
					WARRANT TOTAL		4,200.00
119641	AP	04/16/2026	248	ELIOR,INC			
			140574	6-001-5-07-261	INMATE MEALS 3.21-4.10	6,223.72	
			140574	6-001-5-07-261	INMATE MEALS 3.21-4.10	6,309.28	
			140574	6-001-5-07-261	INMATE MEALS 3.21-4.10	6,362.81	
					WARRANT TOTAL		18,895.81
119642	AP	04/16/2026	64034	TBC VIDEO			
			140534	6-001-5-11-255	VIDEOTAPING DESPOSITION OF MAR	409.22	
					WARRANT TOTAL		409.22
119643	AP	04/16/2026	668	TIREHUB INC			
			140544	6-133-5-00-309	TIRES	730.14	
					WARRANT TOTAL		730.14
119644	AP	04/16/2026	575	US POSTAL SERVICE (QUADIENT-PO			
			140572	6-001-5-01-302	MARCH POSTAGE PAID IN APRIL	1.48	
			140572	6-001-5-05-302	MARCH POSTAGE PAID IN APRIL	555.16	
			140572	6-001-5-06-302	MARCH POSTAGE PAID IN APRIL	52.22	
			140572	6-001-5-07-302	MARCH POSTAGE PAID IN APRIL	428.81	
			140572	6-001-5-09-232	MARCH POSTAGE PAID IN APRIL	16.37	
			140572	6-001-5-11-302	MARCH POSTAGE PAID IN APRIL	529.87	
			140572	6-001-5-19-302	MARCH POSTAGE PAID IN APRIL	1,493.00	
			140572	6-001-5-28-302	MARCH POSTAGE PAID IN APRIL	53.14	
			140572	6-001-5-41-302	MARCH POSTAGE PAID IN APRIL	807.32	
			140572	6-001-5-53-301	MARCH POSTAGE PAID IN APRIL	.74	
			140572	6-108-5-00-302	MARCH POSTAGE PAID IN APRIL	72.38	
			140572	6-108-5-00-606	MARCH POSTAGE PAID IN APRIL	26.78	
			140572	6-127-5-00-3	MARCH POSTAGE PAID IN APRIL	35.02	
			140572	6-133-5-00-301	MARCH POSTAGE PAID IN APRIL	118.13	
			140572	6-136-5-00-341	MARCH POSTAGE PAID IN APRIL	16.65	
			140572	6-145-5-00-302	MARCH POSTAGE PAID IN APRIL	347.91	

START DATE: 04/10/2026 END DATE: 04/16/2026

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WARRANT NUMBER	CHK TYPE	WARRANT DATE	VEND # / PCH DOC #	VENDOR NAME / ACCOUNT NUMBER	DESCRIPTION	AMOUNT	TOTAL
			140572	6-146-5-00-302	MARCH POSTAGE PAID IN	1,787.85	
			140572	6-160-5-00-201	APRIL	31.08	
					WARRANT TOTAL		6,373.91
119645	AP	04/16/2026	100				
			140517	6-001-5-14-221	WITNESS FEE AND MILEAGE	25.00	
					WARRANT TOTAL		25.00
119646	AP	04/16/2026	100				
			140518	6-001-5-14-221	WITNESS FEE AND MILEAGE	25.00	
					WARRANT TOTAL		25.00
119647	AP	04/16/2026	100				
			140519	6-001-5-14-221	WITNESS FEE AND MILEAGE	68.50	
					WARRANT TOTAL		68.50
119648	AP	04/16/2026	100				
			140520	6-001-5-14-221	WITNESS FEE AND MILEAGE	25.00	
					WARRANT TOTAL		25.00
119649	AP	04/16/2026	100				
			140521	6-001-5-14-221	WITNESS FEE AND MILEAGE	33.70	
					WARRANT TOTAL		33.70
119650	AP	04/16/2026	249	ATCHISON HOSPITAL		45.86	
			140578	6-001-5-07-219	INMATE HEALTH	45.86	
			140578	6-001-5-07-219	INMATE HEALTH	45.86	
			140578	6-001-5-07-219	INMATE HEALTH	73.85	
			140578	6-001-5-07-219	INMATE HEALTH	73.85	
			140578	6-001-5-07-219	INMATE HEALTH	73.85	
			140578	6-001-5-07-219	INMATE HEALTH		
			140578	6-001-5-07-219	INMATE HEALTH		359.13
					WARRANT TOTAL		
119651	AP	04/16/2026	5637	CLEARWATER ENTERPRISES,LLC		94.71	
					WARRANT TOTAL		94.71
			140577	6-001-5-05-215	STATION 1		
			140579	6-001-5-07-208	CANON COPIER 4QS028554	52.97	
					WARRANT TOTAL		52.97
119653	AP	04/16/2026	2	WATER DEPT			
			140576	6-001-5-05-215	STATION 3 WATER SERVICE	87.75	
			140575	6-001-5-05-215	WATER SERVICE STATION 1	89.54	
					WARRANT TOTAL		177.29
					WARRANT TOTAL		
119652	AP	04/16/2026	2059	MIDWEST OFFICE TECHNOLOGY INC	GRAND TOTAL		697,959.28

START DATE: 04/10/2026 END DATE: 04/16/2026

TYPES OF CHECKS SELECTED: * ALL TYPES
CHECK RANGE SELECTED: * No Check Range Selected

FUND SUMMARY

001	GENERAL	35,063.28
108	COUNTY HEALTH	99.16
112	EMPLOYEE BENEFIT	21,822.39
119	ROD TECHNOLOGY	4,400.00
127	COMM CORR ADULT NON GRANT	35.02
133	ROAD & BRIDGE	11,133.20
136	COMM CORR JUVENILE	16.65
137	LOCAL SERVICE ROAD & BRIDGE	86,168.90
145	COUNCIL ON AGING	347.91
146	COUNTY TREASURER SPECIAL	1,787.85
160	SOLID WASTE MANAGEMENT	4,993.35
171	S TAX CAP RD PROJ: BONDS	395,137.03
176	VETERANS TREATMENT COURT (16.753)	1,700.00
195	JUVENILE DETENTION	92.30
196	DRUG TEST & SUPERVISION FEES	194.27
218	SEWER DIST #5	145.61
220	CAP IMPR: RD & BRIDGE	130,385.23
510	PAYROLL CLEARING	4,437.13
	TOTAL ALL FUNDS	697,959.28

Leavenworth County
Request for Board Action
Case No. DEV-26-009/010
Preliminary & Final Plat Wilhite Farms
Consent Agenda

Date: April 22, 2026
To: Board of County Commissioners
From: Planning & Zoning Staff

Department Head Review: **John Jacobson, Reviewed**

Additional Reviews as needed:

Budget Review ☐ Administrator Review ☒ Legal Review ☒

Action Request:

Chairman, I find that the proposed Final Plat as outlined in case DEV-26-010 is compliant with the County Zoning & Subdivision Regulations and move that the proposed Final Plat be conditionally approved and accepted by this Board subject to the conditions set forth in the staff report and as adopted by the Planning Commission.

Analysis: The applicant is proposing to divide a 36-acre parcel into six (6) lots. The Subdivision is classified as a Class C with all lots lying within the Rural Growth Area of Leavenworth County. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision (see condition 3). Lot 1 is a 19.31 -acre lot. Lots 2 and 3 are 2.52 acres, Lot 4 is 2.61 acres and both lots 5 & 6 are 5.21 acres in size. All lots are compliant with the underlying zoning district (RR-2.5). RWD 7 can provide service to the four lots located along Cantrell Road, however, infrastructure would need to be expanded along 174th Street to service those lots. Both lots are 5 acres or greater and therefore can utilize a water well for potable water.

Recommendation: The Planning Commission voted 9-0 to recommend approval of Case No.DEV-26-010, Final Plat for Wilhite Farms, subject to conditions.

Alternatives:

1. Approve Case No. DEV-26-010, Final Plat for Wilhite Farms, with Findings of Fact, and with or without conditions; or

2. Deny Case No. DEV-26-010, Final Plat for Wilhite Farms, with Findings of Fact; or

3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-26-010, Final Plat for Wilhite Farms, 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

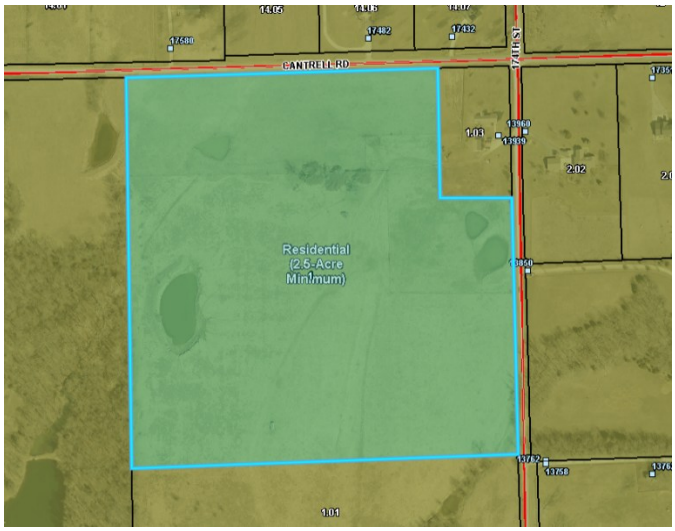
LEAVENWORTH COUNTY
PLANNING COMMISSION
STAFF REPORT

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

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

STAFF REPRESENTATIVE:
Amy Allison
Deputy Director

SUBJECT PROPERTY: 00000 Cantrell Road



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

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

CONCURRENT APPLICATIONS:

LAND USE

ZONING: RR-2.5

FUTURE LAND USE DESIGNATION:
Residential (2.5 acre min)

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

SUBDIVISION: n/a

FLOODPLAIN: n/a

STAFF RECOMMENDATION: Approval with Conditions

PROPERTY INFORMATION

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

PARCEL SIZE: 35.9

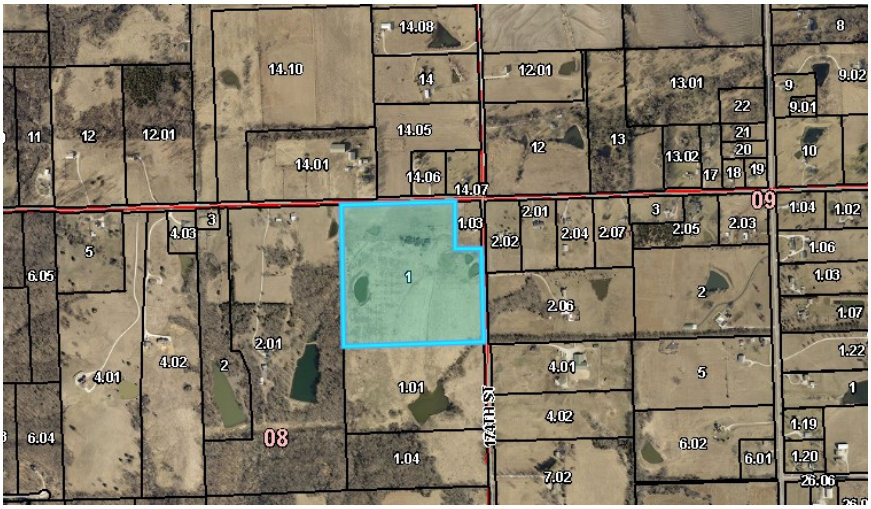
PARCEL ID NO:
233-08-0-00-00-001.00

BUILDINGS:
n/a

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

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

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



UTILITIES

SEWER: Septic

FIRE: Fire District #2

WATER: RWD 7

ELECTRIC: Evergy

NOTICE & REVIEW:

STAFF REVIEW: 4/2/2026

NEWSPAPER NOTIFICATION:
n/a

NOTICE TO SURROUNDING PROPERTY OWNERS:
n/a

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

STAFF COMMENTS:

The applicant is proposing to divide a 36-acre parcel into six (6) lots. The Subdivision is classified as a Class C with all lots lying within the Rural Growth Area of Leavenworth County. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision (see condition 3). Lot 1 is a 19.31 -acre lot. Lots 2 and 3 are 2.52 acres, Lot 4 is 2.61 acres and both lots 5 & 6 are 5.21 acres in size. All lots are compliant with the underlying zoning district (RR-2.5). RWD 7 can provide service to the four lots located along Cantrell Road, however, infrastructure would need to be expanded along 174th Street to service those lots. Both lots are 5 acres or greater and therefore can utilize a water well for potable water. Some outstanding comments still remain, however they are listed as conditions of approval should the plat be approved.

PROPOSED CONDITIONS:

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

Proposed Plat Motions:

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

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

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

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

PRELIMINARY & **FINAL PLAT APPLICATION**

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

Office Use Only

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

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

GENERAL INFORMATION

Proposed Subdivision Name: WILHITE FARMS

Address of Property: 00000 Cantrell Road

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

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

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

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

Signature: Joe Herring - digitally signed 1-6-26 Date: 1-6-26

ATTACHMENT A

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

Dan Kessler

COUNTY CLERK

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

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

TRUSTEE'S DEED

CHRISTOPHER

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

See attached "Exhibit A"

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

Executed to be effective as of April 2, 2026.

Ex #3
KSA 79-1437E(A)

DocID:8184319
Tx:4129929

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

By: Christopher Warren Claflin, Trustee

By: Katherine Stultz Claflin, Trustee

State of Kansas, County of Leavenworth} ss.

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

My Commission Expires: 7-11-2028

Betsy Joan Radell Notary Public

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

Exhibit A

Tract 1A:

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

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

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

Being dully sworn, dispose and say that we/I are the owner(s) of said property located at - SE ¼ NE ¼ Section 8-12-22 Leavenworth County, KS 233-08-0-00-0 and that we authorize the following people or firms to act in our interest with the Leavenworth County Planning and Zoning Department for a period of one calendar year. Additionally, all statements herein contained in the information herewith submitted are in all respects true and correct to the best of our knowledge and belief. PID # 233-08-0-00-00-006.01

Authorized Agents (full name, address & telephone number)

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

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

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

Chris Claflin TRUSTEE Katherine Claflin Trustee
Signature

STATE OF KANSAS)
) SS
COUNTY OF LEAVENWORTH)

Be it remember that on this 15 day of April 2025 before me, a notary public in and for said County and State came Christopher and Katherine Claflin to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC Deborah Doss

My Commission Expires: October 25, 2025

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

WILHITE FARMS

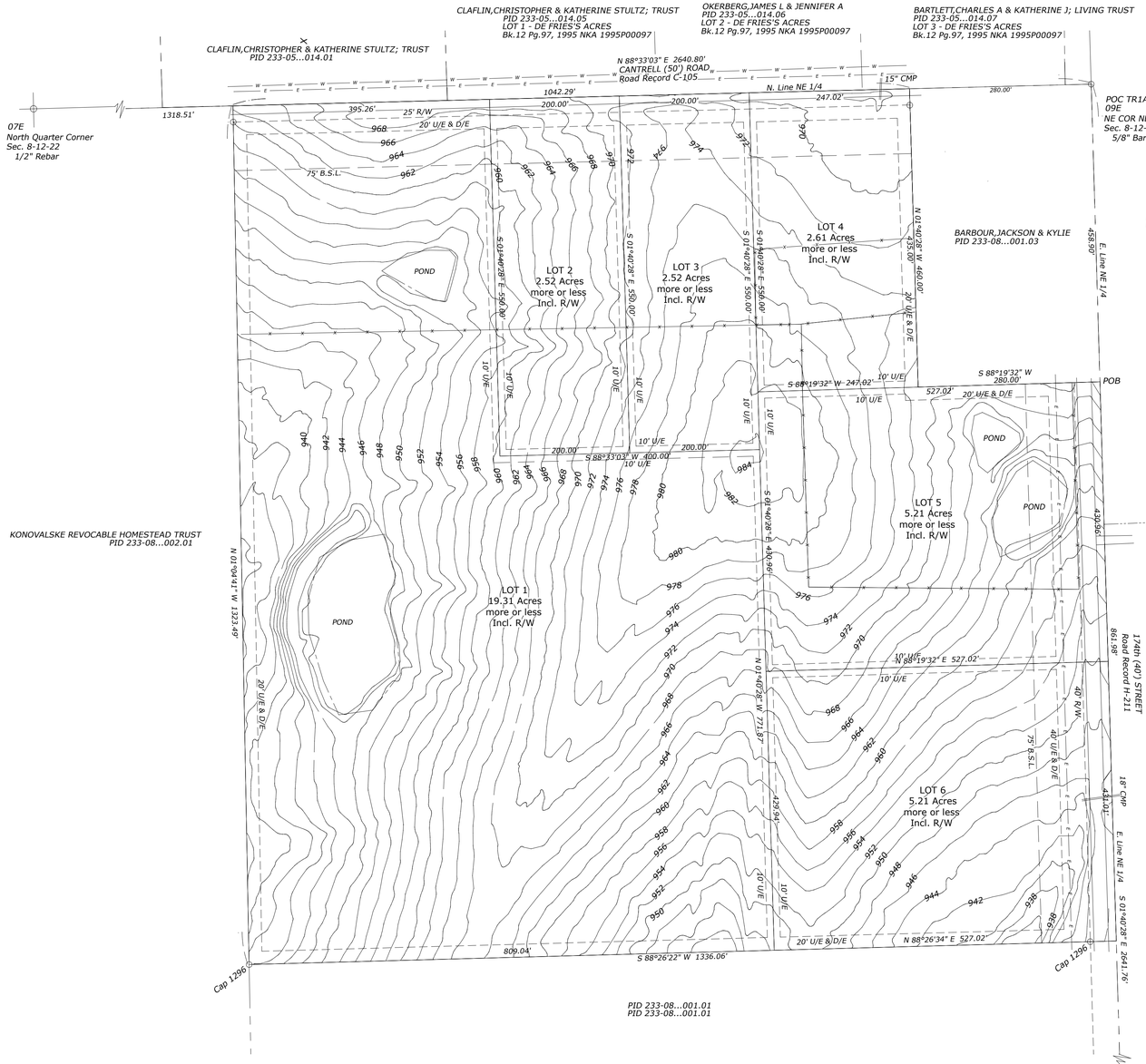
A Minor Subdivision in the Northeast Quarter of Section 8, Township 12 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

PRELIMINARY PLAT

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

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

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

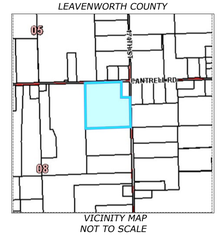


RESTRICTIONS:
1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
2) An Engineered Waste Disposal System may be required due to poor soil conditions.
3) Erosion and sediment control measures shall be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

ZONING:
RR 2.5 - Rural Residential 2.5

NOTES:
1) This survey does not show ownership.
2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
3) All recorded and measured distances are the same, unless otherwise noted.
4) Error of Closure - See Descriptions
5) Basis of Bearing - KS SPC North Zone 1501
6) Monument Origin Unknown, unless otherwise noted.
7) Existing and Proposed Lots for Agriculture and Residential Use.
8) Road Record - See Survey
9) Benchmark - NAVD88
Project Benchmark (BM) - NE COR NE 1/4 Section 8 - 5/8" Rebar - Elev - 972.4'
10) Easements, if any, are created hereon or listed in referenced title commitment.
11) Reference Recorded Deed Doc # 2019R03716
12) Utility Companies -
- Water - RWD 7
- Electric - Evergy
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
13) Reference Security 1st Title Insurance Company File Number 3170373 dated March 9, 2026
14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0350G dated July 16, 2015
15) Building Setback Lines as shown hereon or noted below
- All side yard setbacks - 15' (Accessory - 15')
- All rear yard setbacks - 40' (Accessory - 15')
16) Existing Structures, if any, shown in approximate location.
17) Fence Lines do not necessarily denote the boundary line for the property.
18) Referenced Surveys -
(LTH) - Larry Hahn Survey Doc. #2018S019 & 2018S049
(TBM) - T.B.Melton LS-655 Surveys dated 1993
DE FRIES'S ACRES Bk.12 Pg.97, 1995 NKA 1995P00097
(JAH) - J.A.Herring Survey Doc. #2019S021 & 2019S034 2025S035

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



VICINITY MAP
NOT TO SCALE

NORTH

Scale 1" = 100'

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

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

100 0 100 200 300
1" = 100'

JOSEPH A. HERRING REGISTERED LS - 1296 KANSAS LAND SURVEYOR

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

Joseph A. Herring
PS # 1296

WILHITE FARMS

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

FINAL PLAT

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

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

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

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

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

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

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

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

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

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

NOTARY PUBLIC_____

My Commission Expires:_____ (seal)

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

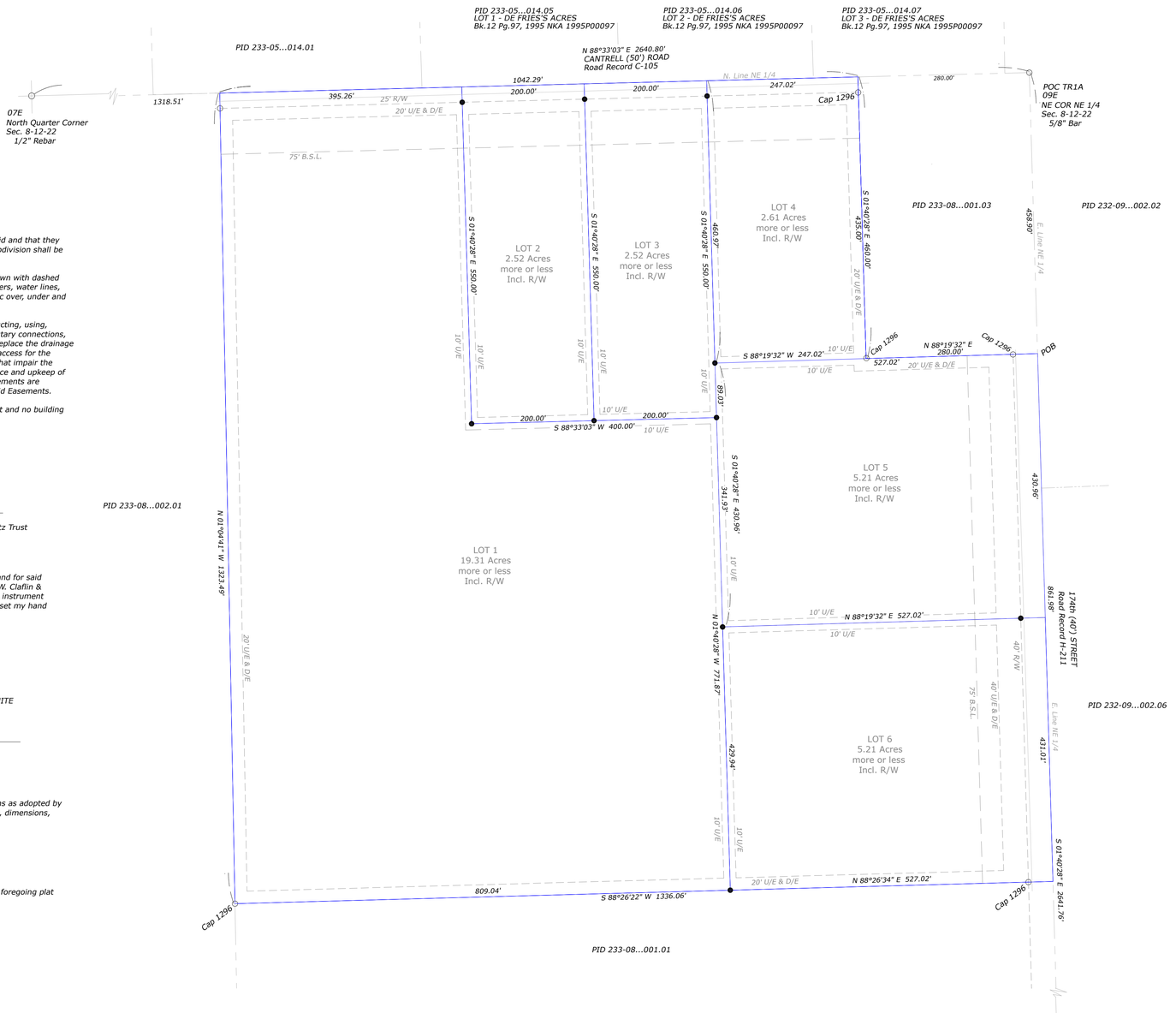
_____ _____
Secretary — Chairman
John Jacobson — Jeff Spink

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

_____
County Engineer - Mitch Pleak

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

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



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ZONING:
RR 2.5 - Rural Residential 2.5

NOTES:
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4) Error of Closure - See Descriptions
5) Basis of Bearing - KS SPC North Zone 1501
6) Monument Origin Unknown, unless otherwise noted.
7) Existing and Proposed Lots for Agriculture and Residential Use.
8) Road Record - See Survey
9) Benchmark - NAVD88
Project Benchmark (BM) - NE COR NE 1/4 Section 8 - 5/8" Rebar - Elev - 972.4'
10) Easements, if any, are created hereon or listed in referenced title commitment.
11) Reference Recorded Deed Doc # 2019R03716
12) Utility Companies -
- Water - RWD 7
- Electric - Evergy
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
13) Reference Security 1st Title Insurance Company File Number 3170373 dated March 9, 2026.
14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0350G dated July 16, 2015
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DE FRIES'S ACRES Bk.12 Pg.97, 1995 NKA 1995P00097
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2025S035

LEGEND:
● - 1/2" Rebar Set with Cap No.1296
○ - 1/2" Rebar Found, unless otherwise noted.
( ) - Record / Deeded Distance
U/E - Utility Easement
D/E - Drainage Easement
B.S.L. - Building Setback Line
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POB - Point of Beginning
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///// - No Vehicle Entrance Access
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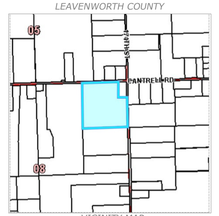
LEAVENWORTH COUNTY



VICINITY MAP
NOT TO SCALE

NORTH
Scale 1" = 100'

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

_____
Register of Deeds - TerriLois G. Todd

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

_____
Daniel Baumchen, PS#1363
County Surveyor

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

Joseph A. Herring
PS # 1296

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

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

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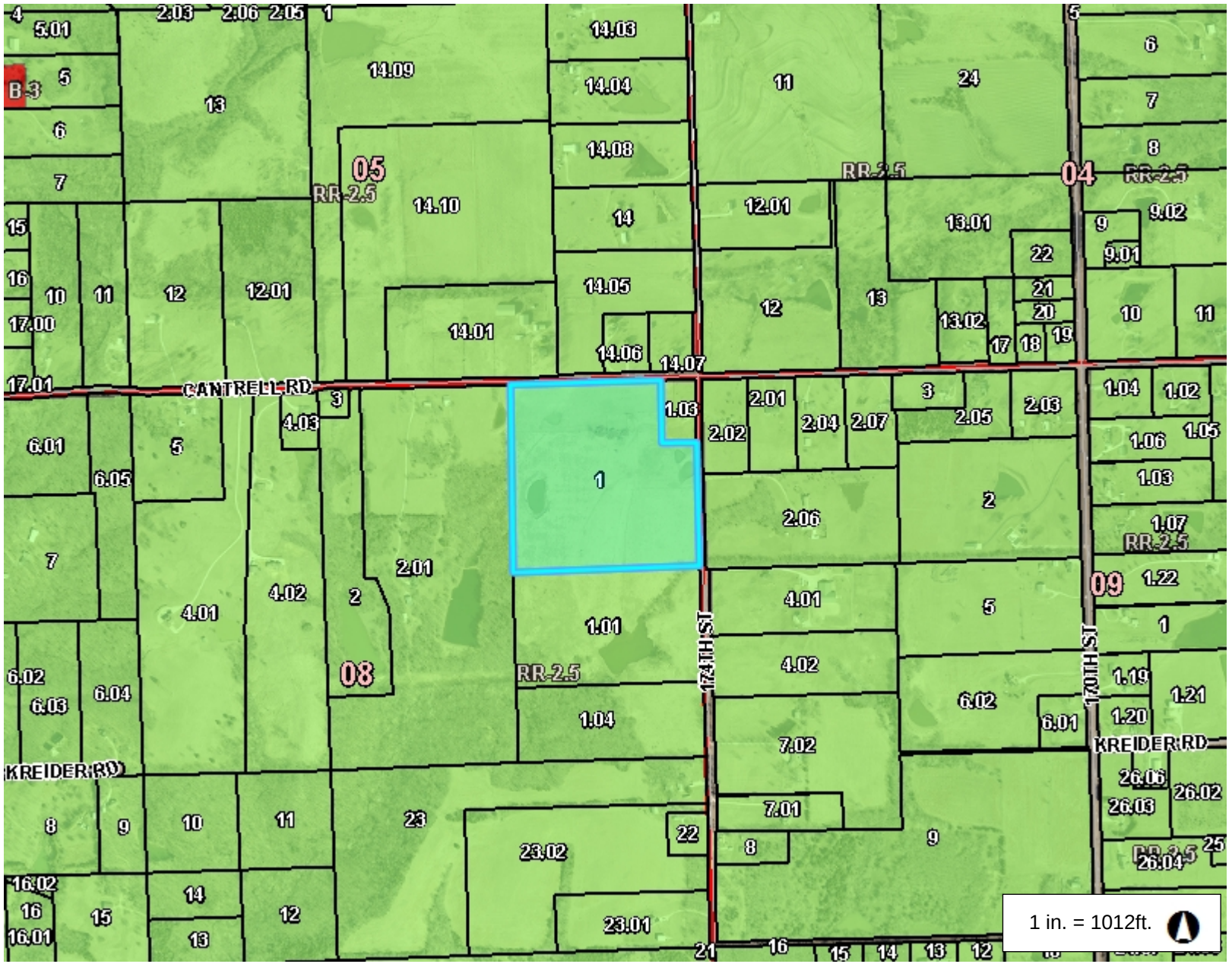
DEV-26-009 & 010 Wilhite Farms



Legend

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

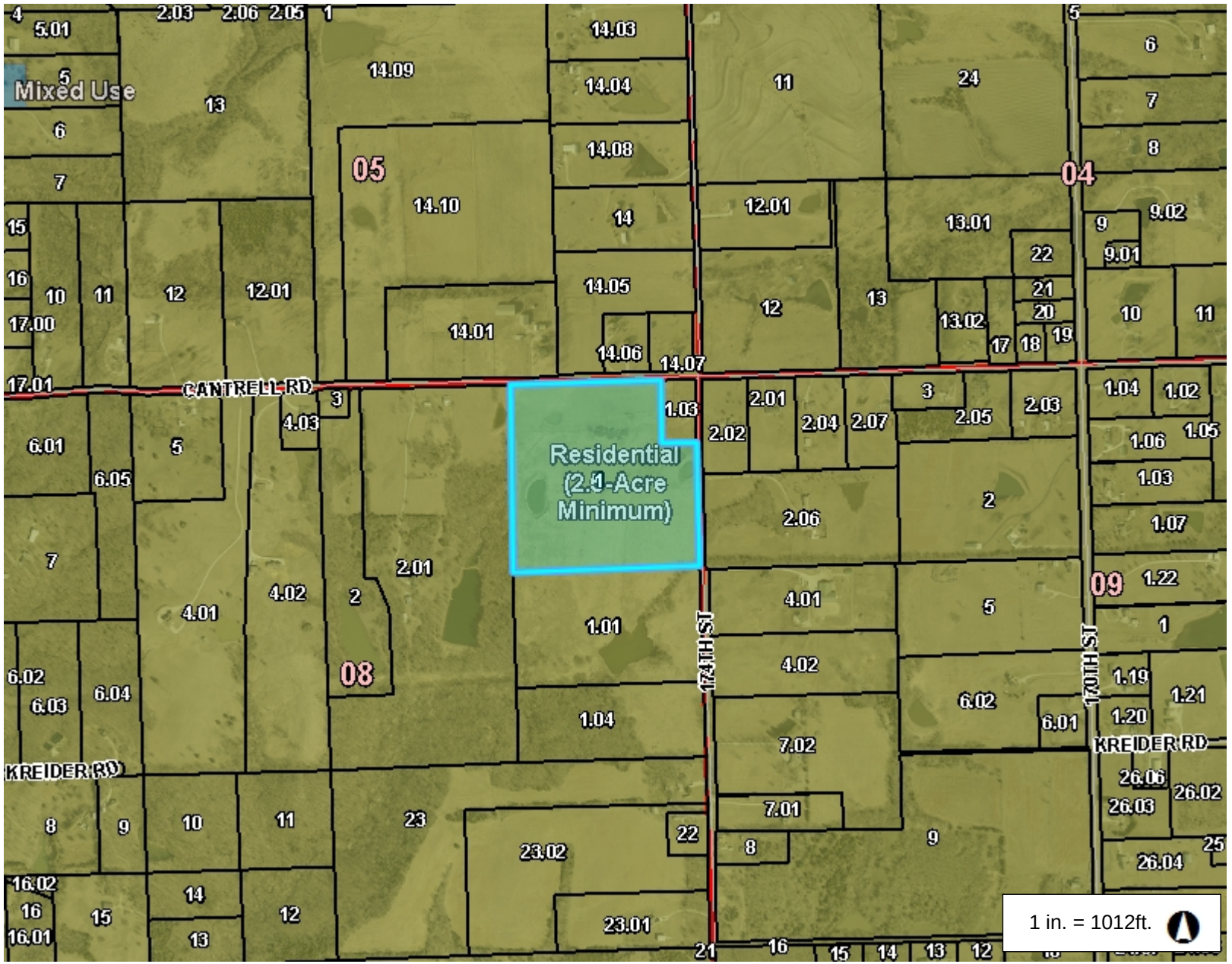
Notes

2,024.8 0 1,012.41 2,024.8 Feet

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

DEV-26-009 & 010 Wilhite Farms



Legend

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

Notes

2,024.8 0 1,012.41 2,024.8 Feet

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Allison, Amy

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

Much appreciated

Thank you - Joe Herring

_____

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

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

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

Thank you.

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

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

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

January 6th, 2025

J.Herring Inc.,

Herring Surveying Company

315 N. 5th Street, Leavenworth, KS 66048

Re: Whilhite Farms - Claflin Property,

Dear Joe:

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

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

Sincerely,

Ashley VanNess
TD Designer
Evergy
785-379-4334

Leavenworth Rural Water District No. 7

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

Leavenworth County Planning Commissioners 12/07/2026

300 Walnut St. Ste 30

Leavenworth, KS 66048

Wilhite Farms

Dear Planning Commissioners:

Leavenworth Rural Water District No. 7.

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

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

Kyle Kraemer

LVRWD #7 Manager/Operator

Office - 913.441.1205

Cell - 913.645.1636

WILHITE FARMS

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

FINAL PLAT

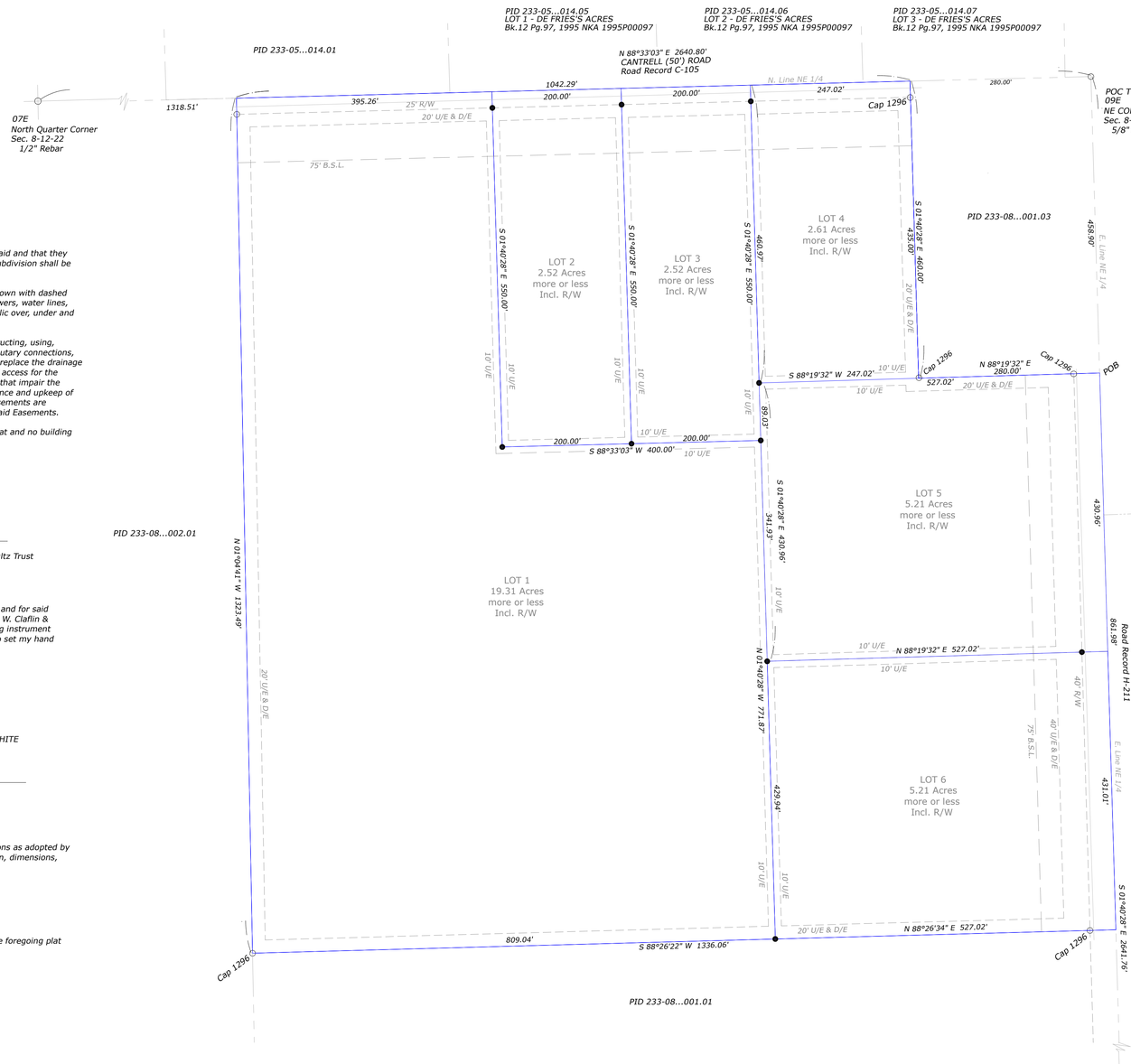
REVIEWED
kellison , 3/27/2026, 1:51:35 PM

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

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

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

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



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

ZONING:
RR 2.5 - Rural Residential 2.5

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

LEGEND:
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B.S.L. - Building Setback Line
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S - Section Line
BM - Benchmark
POB - Point of Beginning
POC - Point of Commencing
///// - No Vehicle Entrance Access
NS - Not Set this survey per agreement with client

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

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

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

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

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

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

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

*NOTARY PUBLIC*_____

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

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

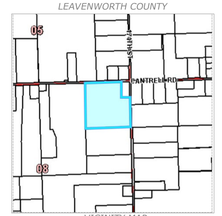
_____ _____
Secretary *Chairman*
John Jacobson *Jeff Spink*

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

_____
County Engineer - Mitch Pleak

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

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



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NOT TO SCALE

Scale 1" = 100'

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

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Register of Deeds - TerriLois G. Todd

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County Surveyor

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Joseph A. Herring
PS # 1296

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

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

100 0 100 200 300
1" = 100'

WILHITE FARMS

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

PRELIMINARY PLAT

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

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

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

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

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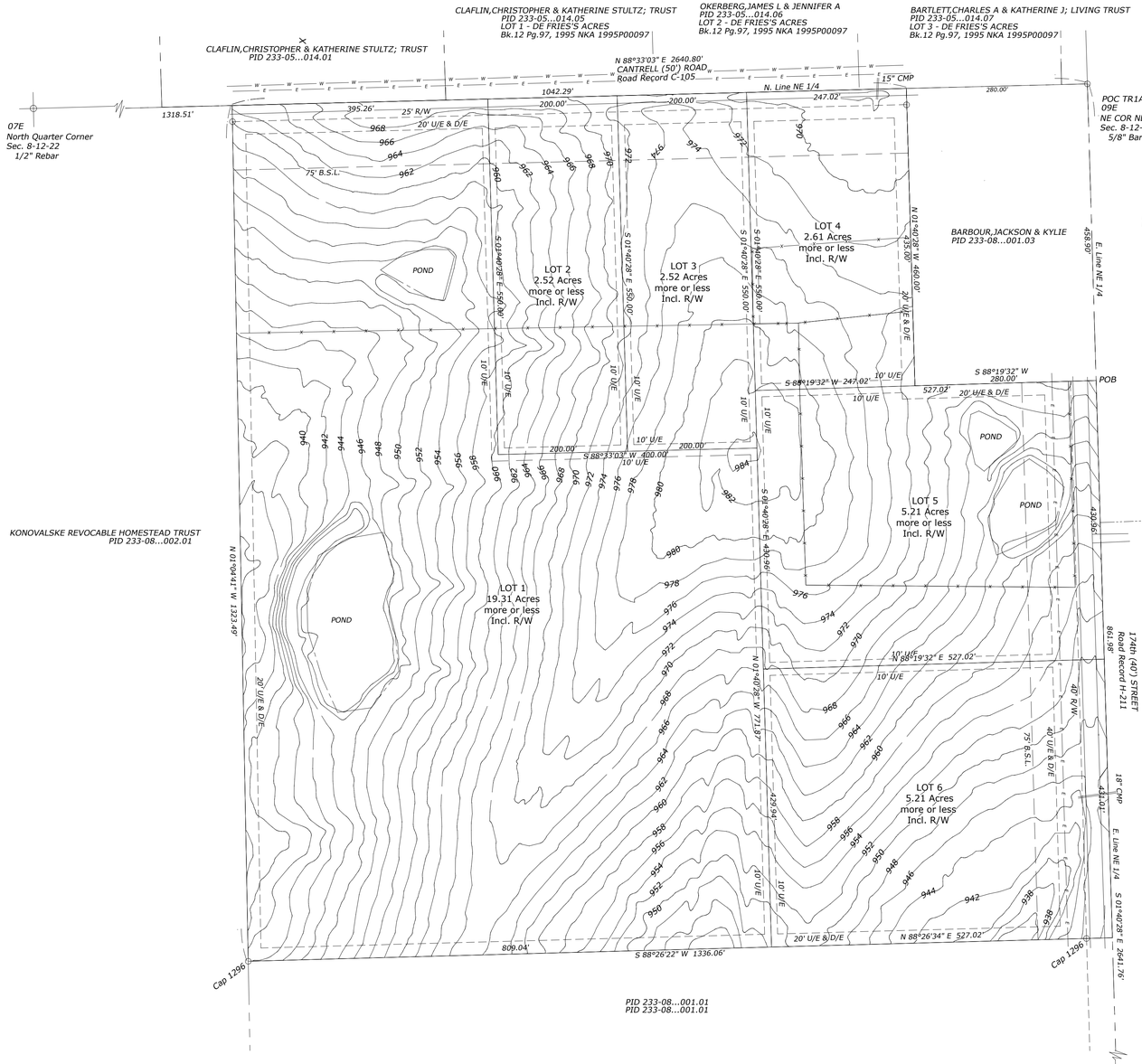

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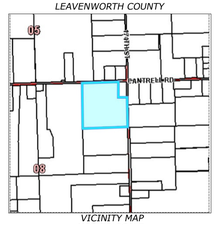
BM - Benchmark
POB - Point of Beginning
POC - Point of Commencing
//// - No Vehicle Entrance Access
NS - Not Set this survey per agreement with client
- Power Pole
X—— - Fence Line
OHP—— - Overhead Power Lines
T—— - Underground Telephone/Fiber Optic Line
- Gas Valve
- Water Meter/Valve
- Telephone Pedestal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

LEAVENWORTH COUNTY



VICINITY MAP
NOT TO SCALE

NORTH

Scale 1" = 100'

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

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

100 0 100 200 300
1" = 100'

JOSEPH A. HERRING REGISTERED LS - 1296 KANSAS LAND SURVEYOR

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

Joseph A. Herring
PS # 1296

MEMO

To: Amy Allison
From: Chuck Magaha
Subject: Wilhite Farms Subdivision
Date: March 25, 2026

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

I have no further recommendation for this subdivision.

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

WILHITE FARMS

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

FINAL PLAT

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

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

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

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

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

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

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

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

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

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

*NOTARY PUBLIC*_____

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

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

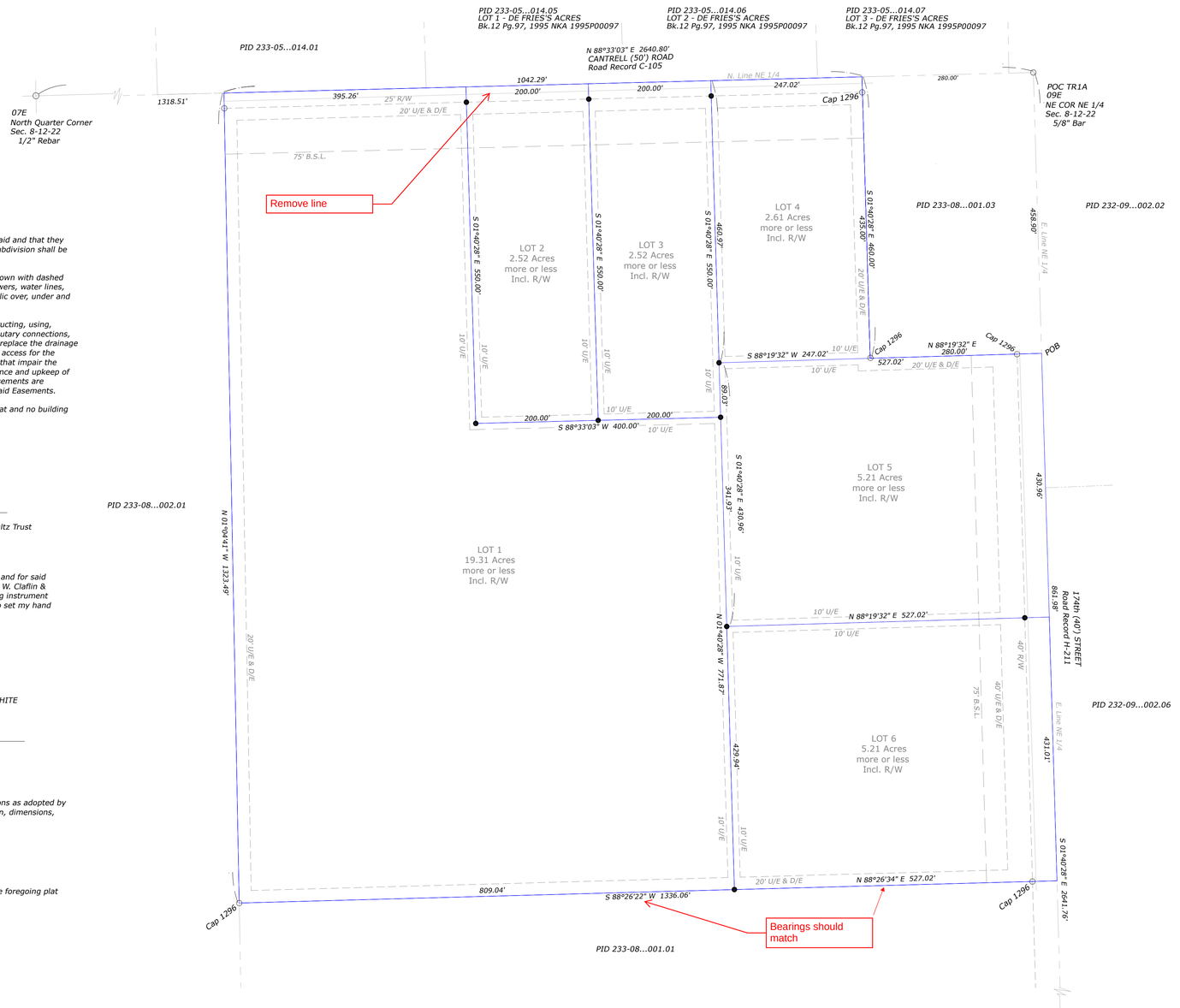
_____ _____
Secretary *Chairman*
John Jacobson *Jeff Spink*

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

_____
County Engineer - Mitch Pleak

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

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



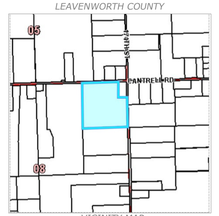
RESTRICTIONS:
1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
2) An Engineered Waste Disposal System may be required due to poor soil conditions.
3) Erosion and sediment control measures shall be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

ZONING:
RR 2.5 - Rural Residential 2.5

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

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

LEAVENWORTH COUNTY



VICINITY MAP
NOT TO SCALE

NORTH

Scale 1" = 100'

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

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

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

_____
Register of Deeds - TerriLois G. Todd

100 0 100 200 300
1" = 100'

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

_____
Daniel Baumchen, PS#1363
County Surveyor

JOSEPH A. HERRING REGISTERED LS - 1296 KANSAS LAND SURVEYOR

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

Joseph A. Herring
PS # 1296

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

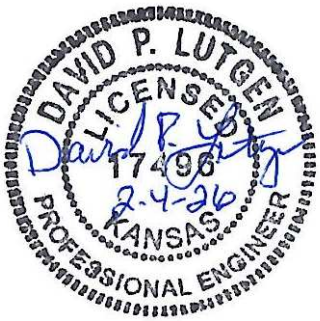
Wilhite Farms

Leavenworth County Kansas

Drainage Report

January 5, 2026

February 4, 2026



dlutgen72@gmail.com

WILHITE FARMS

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

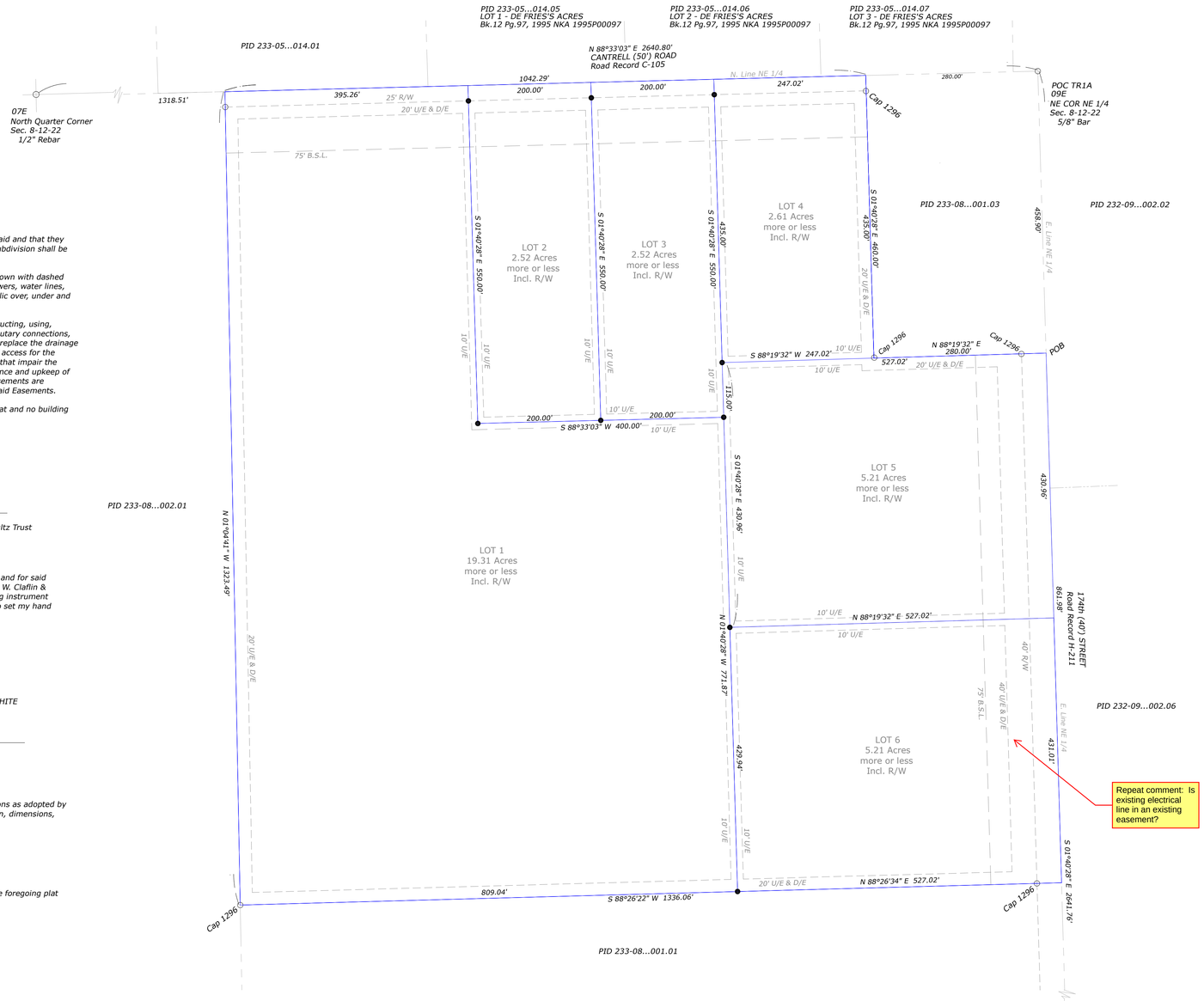
FINAL PLAT

03-18-26
PW Combined Comments

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

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

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



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

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

ZONING:
RR 2.5 - Rural Residential 2.5

NOTES:
1) This survey does not show ownership.
2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
3) All recorded and measured distances are the same, unless otherwise noted.
4) Error of Closure - See Descriptions
5) Basis of Bearing - KS SPC North Zone 1501
6) Monument Origin Unknown, unless otherwise noted.
7) Existing and Proposed Lots for Agriculture and Residential Use.
8) Road Record - See Survey
9) Benchmark - NAVD88
Project Benchmark (BM) - NE COR NE 1/4 Section 8 - 5/8" Rebar - Elev - 972.4'
10) Easements, if any, are created hereon or listed in referenced title commitment.
11) Reference Recorded Deed Doc # 2019R03716
12) Utility Companies -
- Water - RWD 7
- Electric - Evergy
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
13) Reference Security 1st Title Insurance Company File Number 3170373 dated March 9, 2026.
14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0350G dated July 16, 2015
15) Building Setback Lines as shown hereon or noted below
- All side yard setbacks - 15' (Accessory - 15')
- All rear yard setbacks - 40' (Accessory - 15')
16) Existing Structures, if any, shown in approximate location.
17) Fence Lines do not necessarily denote the boundary line for the property.
18) Referenced Surveys -
(LTH) - Larry Hahn Survey Doc. #2018S019 & 2018S049
(TBM) - T.B.Melton LS-655 Surveys dated 1993
DE FRIES'S ACRES Bk.12 Pg.97, 1995 NKA 1995P00097
(JAH) - J.A.Herring Survey Doc. #2019S021 & 2019S034 2025S035

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

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

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

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

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

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

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

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

*NOTARY PUBLIC*_____

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

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

_____
Secretary
John Jacobson

_____
Chairman
Jeff Spink

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

_____
County Engineer - Mitch Pleak

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

_____
Chairman
Mike Stieben

_____
County Clerk
Attest: Fran Keppler

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

_____
Register of Deeds - TerriLois G. Todd

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

_____
Daniel Baumchen, PS#1363
County Surveyor

LEAVENWORTH COUNTY

VICINITY MAP
NOT TO SCALE

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

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

Joseph A. Herring
PS # 1296

Scale 1" = 100'

100 0 100 200 300
1" = 100'

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

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

WILHITE FARMS

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

PRELIMINARY PLAT

03-18-26 PW Combined Comments

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

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

RECORD DESCRIPTION:
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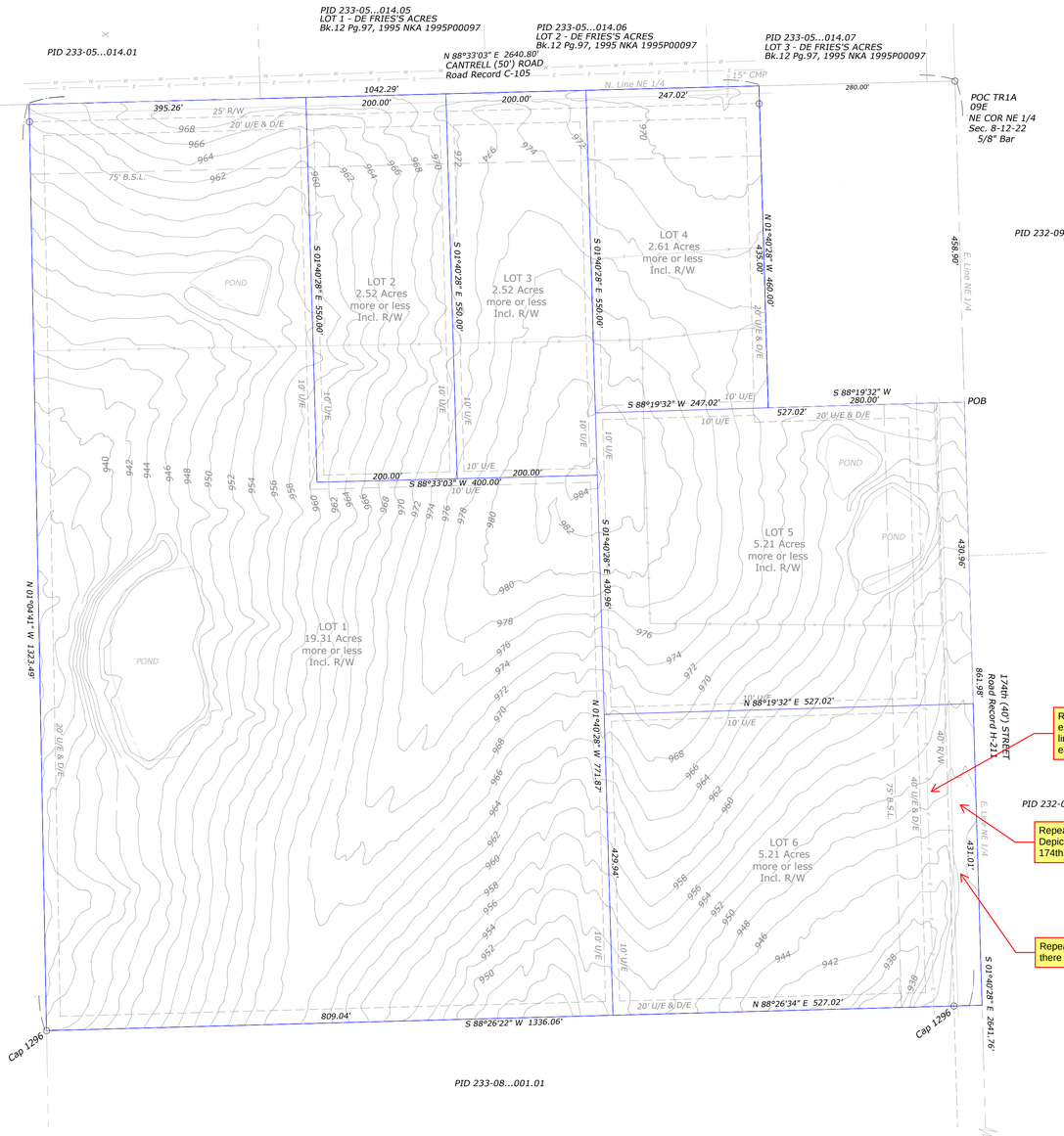

Repeat comment: Is existing electrical line in an existing easement?

Repeat comment: Depict both edges of 174th Street

Repeat comment: Is there a culvert here?

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

ZONING:
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NOTES:
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8) Road Record - See Survey
9) Benchmark - NAVD88
Project Benchmark (BM) - NE COR NE 1/4 Section 8 - 5/8" Rebar - Elev - 972.4'
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- Electric - Evergy
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
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DE FRIES'S ACRES Bk.12 Pg.97, 1995 NKA 1995P00097
(JAH) - J.A.Herring Survey Doc. #2019S021 & 2019S034 2025S035

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

LEAVENWORTH COUNTY

VICINITY MAP
NOT TO SCALE

NORTH

Scale 1" = 100'

100 0 100 200 300
1" = 100'

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

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

JOSEPH A. HERRING REGISTERED LS - 1296 KANSAS LAND SURVEYOR

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

Joseph A. Herring
PS # 1296

Allison, Amy

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

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

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

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

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

Good Afternoon,

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

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

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

Thank you,

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

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

Leavenworth County
Request for Board Action
Case No. DEV-26-019/020
Preliminary & Final Plat Madeline's Meadows 2nd Plat
Consent Agenda

Date: April 22, 2026
To: Board of County Commissioners
From: Planning & Zoning Staff

Department Head Review: **John Jacobson, Reviewed**

Additional Reviews as needed:

Budget Review ☐ Administrator Review ☒ Legal Review ☒

Action Request:

Chairman, I find that the proposed Final Plat as outlined in case DEV-26-020 is compliant with the County Zoning & Subdivision Regulations and move that the proposed Final Plat be conditionally approved and accepted by this Board subject to the conditions set forth in the staff report and as adopted by the Planning Commission.

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

Recommendation: The Planning Commission voted 9-0 to recommend approval of Case No.DEV-26-020, Final Plat for Madeline's Meadows 2nd Plat, subject to conditions.

Alternatives:

1. Approve Case No. DEV-26-020, Final Plat for Madeline's Meadows 2nd Plat, with Findings of Fact, and with or without conditions; or

2. Deny Case No. DEV-26-020, Final Plat for Madeline's Meadows 2nd Plat, with Findings of Fact; or

3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-26-020, Final Plat for Madeline's Meadows 2nd Plat 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

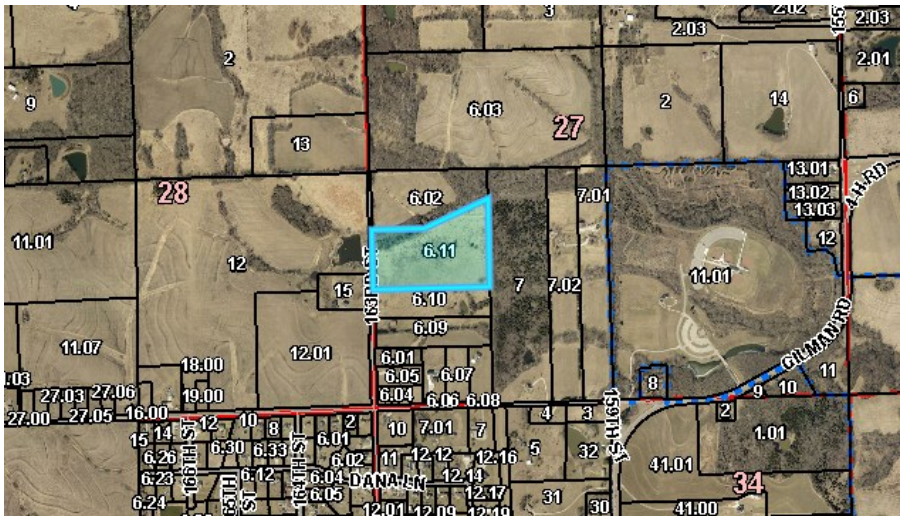
LEAVENWORTH COUNTY
PLANNING COMMISSION
STAFF REPORT

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

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

STAFF REPRESENTATIVE:
Amy Allison
Deputy Director

SUBJECT PROPERTY: 00000 163rd Street



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

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

CONCURRENT APPLICATIONS:
n/a

LAND USE

ZONING: RR-2.5

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

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

SUBDIVISION: n/a

FLOODPLAIN: n/a

STAFF RECOMMENDATION: Approval with Conditions

PROPERTY INFORMATION

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

PARCEL SIZE: 22.3 acres

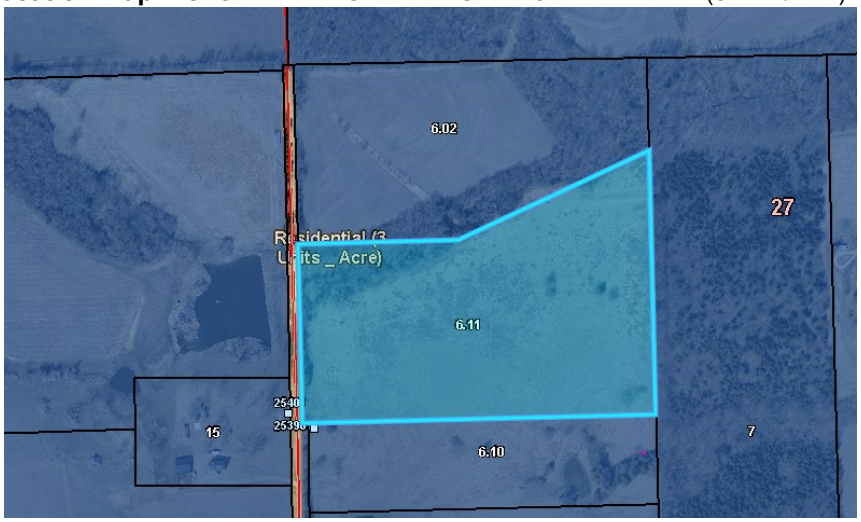
PARCEL ID NO:
108-27-0-00-00-006.11

BUILDINGS:
n/a

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

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

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



UTILITIES

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

NOTICE & REVIEW:

STAFF REVIEW: 4/2/2026

NEWSPAPER NOTIFICATION:
n/a

NOTICE TO SURROUNDING PROPERTY OWNERS:
n/a

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

STAFF COMMENTS:

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

PROPOSED CONDITIONS:

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

PROPOSED PLAT MOTIONS:

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

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

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

ATTACHMENTS:

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

FINAL &

PRELIMINARY PLAT APPLICATION

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

Office Use Only

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

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

GENERAL INFORMATION

Proposed Subdivision Name: Madeline's Meadow 2nd Plat

Address of Property: 00000 163rd Street

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

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

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

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

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

ATTACHMENT A

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

Dan Koppler

COUNTY CLERK

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

KANSAS QUIT-CLAIM DEED

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

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

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

Robert D. Lamborn

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

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

Be it remembered that on this 9 day of January 2026, before me, a notary public in and for said County and State came Robert D. Lamborn, Managing Member of Lamborn Acres LLC, to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC - State of Kansas
ALISSA POWELL
My Appt. Expires 4/15/28

Alissa Powell
Notary Public ALLISSA POWELL

Doc# 2026R00325 Tx#:4126834

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

We/I Richard J. Lamborn and _____

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

Authorized Agents (full name, address & telephone number)

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

Signed and entered this 22nd day of July, 2025

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

Richard J Lamborn
Signature

STATE OF KANSAS)
) SS
COUNTY OF LEAVENWORTH)

Be it remember that on this 22 day of July 2025 before me, a notary public in and for said County and State came Richard J Lamborn to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC Bambi Darrow

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

My Commission Expires: 3-2-26

(seal)

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

We/I ROBERT D. LAMBORN and _____

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

Authorized Agents (full name, address & telephone number)

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

Signed and entered this 22ND day of JULY, 2025

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

Robert D. Lamborn
Signature

STATE OF KANSAS)
) SS
COUNTY OF LEAVENWORTH)

Be it remember that on this 22 day of July 2025 before me, a notary public in and for said County and State came Robert D Lamborn to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC Bambi Darrow

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

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

MADELINE'S MEADOWS 2nd Plat

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

PRELIMINARY PLAT

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

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

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

RESTRICTIONS:

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

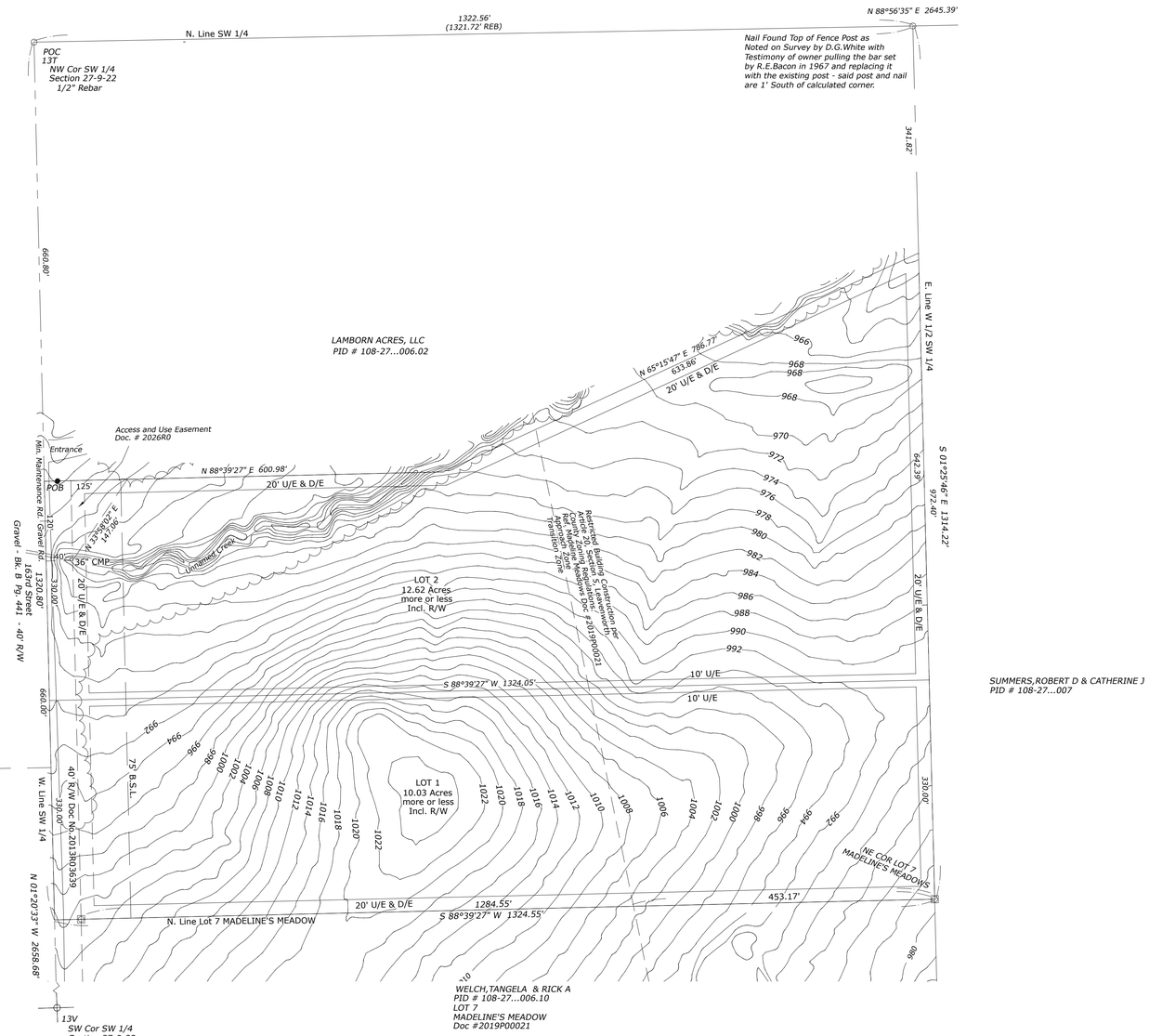
ZONING:

RR 2.5 - Rural Residential 2.5

NOTES:

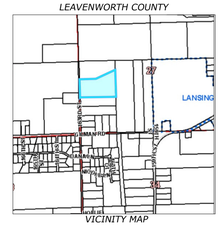
1) This survey does not show ownership.
2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
3) All recorded and measured distances are the same, unless otherwise noted.
4) Error of Closure - 1 : 808567 - 22.65 Acres, more or less
5) Basis of Bearing - KS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

14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0250G dated July 16, 2015
15) Building Setback Lines as shown hereon or noted below
- All side yard setbacks - 15' (Accessory - 15')
- All rear yard setbacks - 40' (Accessory - 15')
16) Existing Structures, if any, shown in approximate location.
17) Fence Lines do not necessarily denote the boundary line for the property.
18) Reference Surveys:
(JAH) - J. Herring Surveys dated 2002, 2005, & Doc #2013S020
Doc #2019S022, Doc # 2026S002
MADELINE'S MEADOWS - Doc # 2019P00021
(REB) - R.E.Bacon Survey Book S-8 #13 1967, NKA 1967S013
(DGW) - D.G.White Survey Book S-12 #37 1987, NKA 1987S037
(AM) - A.Matzedar recorded in Survey Book S-6 Page 114, 1973
NKA 1973S114
(RBD) - R.B.Dill Survey Doc. # 2017S059



LEGEND:

- ● - 1/2" Rebar Set with Cap No.1296
- ○ - 1/2" Rebar Found Cap 1296, unless otherwise noted.
- □ - Concrete around monument
- POB - Point of Beginning
- POC - Point of Commencing
- NS - Not Set this Survey per agreement with client
- R/W - Permanent Dedicated Roadway Easement
- ℄ - Centerline
- ℈ - Section Line
- BM - Benchmark
- ——► - DIRECTION OF WATER FLOW
- ○ - Power Pole
- X—— - Fence Line
- OHP—— - Overhead Power Lines
- T—— - Underground Telephone/Fiber Optic Line
- ◇ - Gas Valve
- ⋈ - Water Meter/Valve
- ⊞ - Telephone Pedestal
- W—— - 6" Water Line - location as per district
- ~~~ - Tree/Brush Line



NORTH

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

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

100 0 100 200 300
1" = 100'

MADELINE'S MEADOWS 2nd Plat

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

FINAL PLAT

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

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

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

CERTIFICATION AND DEDICATION
The undersigned proprietors state that all taxes of the above described tract of land have been paid and that they have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be known as: MADELINE'S MEADOWS 2ND PLAT.

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

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

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

IN TESTIMONY WHEREOF,
We, the undersigned owners of MADELINE'S MEADOWS 2nd Plat, have set our hands this _____ day of _____, 2026.

_____
Robert D. Lamborn
Managing Member of Lamborn Acres LLC

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____ 2026, before me, a notary public in and for said County and State came Robert D. Lamborn, Managing Member of Lamborn Acres LLC, to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC_____

My Commission Expires:_____ (seal)

APPROVALS
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of MADELINE'S MEADOWS 2nd Plat this _____ day of _____, 2026.

_____ Secretary, John Jacobson

_____ Chairman, Jeff Spink

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

_____
County Engineer - Mitch Pleak

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

_____ Chairman, Mike Steiben

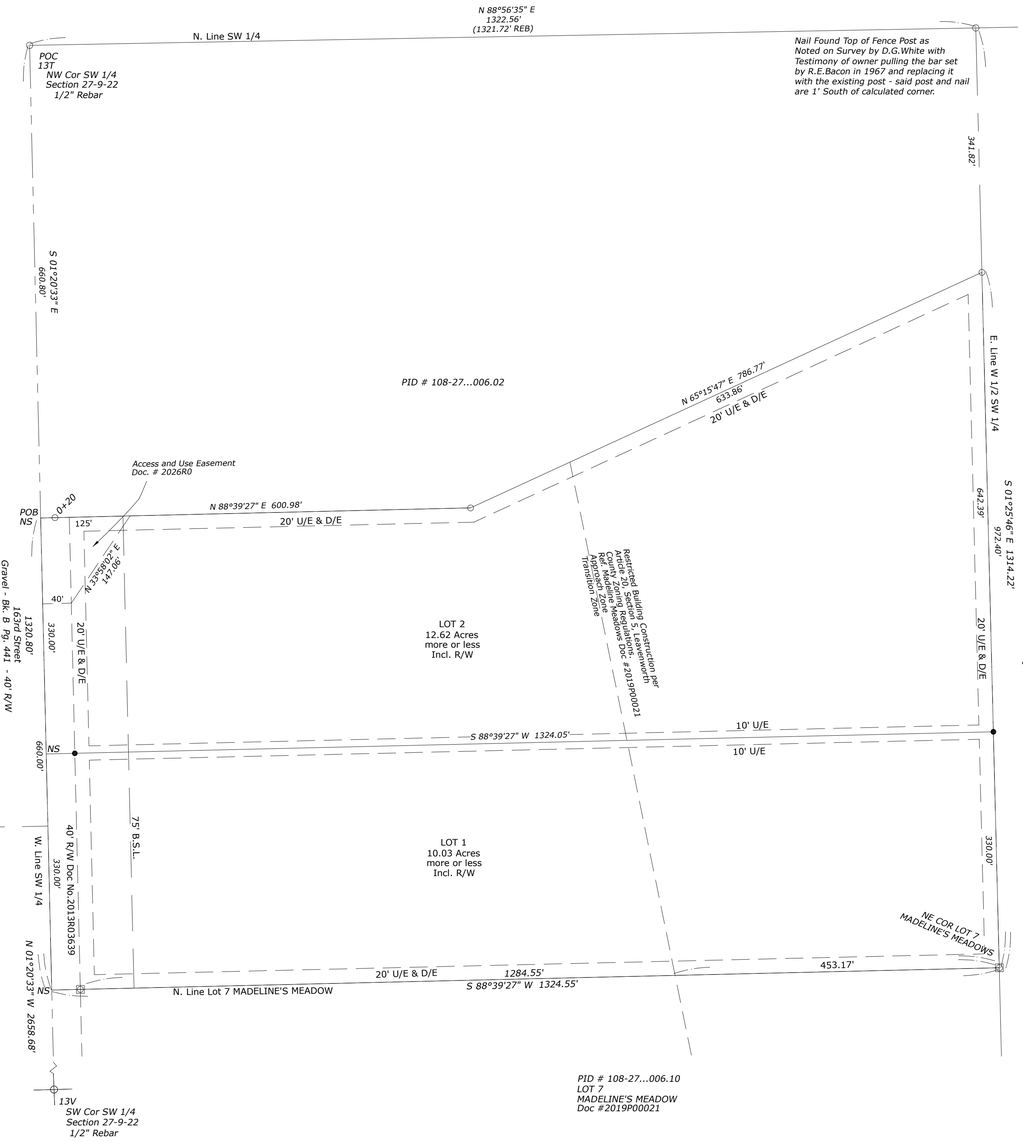
_____ County Clerk, Attest: Fran Keppler

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

_____
Register of Deeds - TerriLois G. Todd

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

_____
Daniel Baumchen, PS#1363
County Surveyor



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

ZONING:
RR 2.5 - Rural Residential 2.5

NOTES:
1) This survey does not show ownership.
2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
3) All recorded and measured distances are the same, unless otherwise noted.
4) Error of Closure - 1 : 808567 - 22.65 Acres, more or less
5) Basis of Bearing - KS SPC North Zone 1501
6) Monument Origin Unknown, unless otherwise noted.
7) Existing and Proposed Lots for Agriculture and Residential Use.
8) Road Record - See Survey
9) Benchmark - NAVD88
Project Benchmark (BM) - SE COR SE 1/4 Section 35 - 1/2" Rebar - Elev - 922.9'
10) Easements, if any, are created hereon or listed in referenced title commitment.
11) Referenced Deed Doc # 2019R03684, #2026R00325
12) Utility Companies -
- Water - RWD 8
- Electric - Evergy
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
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14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0250G dated July 16, 2015
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17) Fence Lines do not necessarily denote the boundary line for the property.
18) Reference Surveys:
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LEGEND:
● - 1/2" Rebar Set with Cap No.1296
○ - 1/2" Rebar Found Cap No. 1296, unless otherwise noted.
□ - Concrete around monument
POB - Point of Beginning
POC - Point of Commencing
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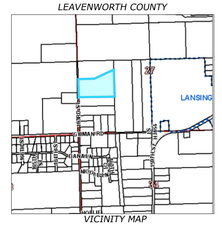
NS - Not Set this Survey per agreement with client

LEAVENWORTH COUNTY



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

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

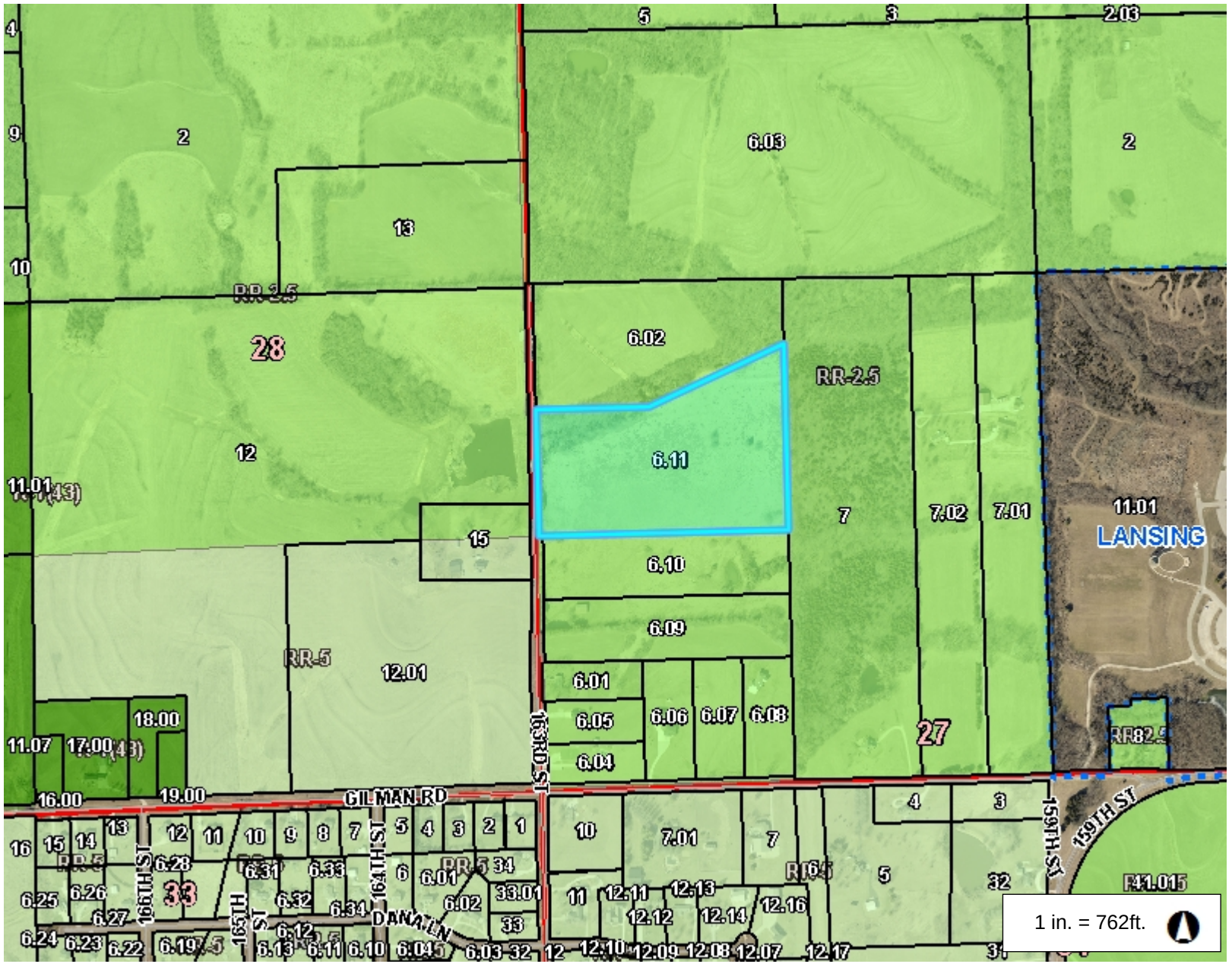
100 0 100 200 300
1" = 100'

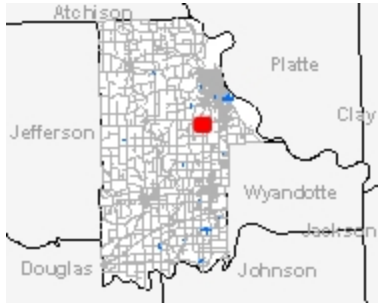
JOSEPH A. HERRING REGISTERED LS - 1296 KANSAS LAND SURVEYOR

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

Joseph A. Herring
PS # 1296

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





Legend

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

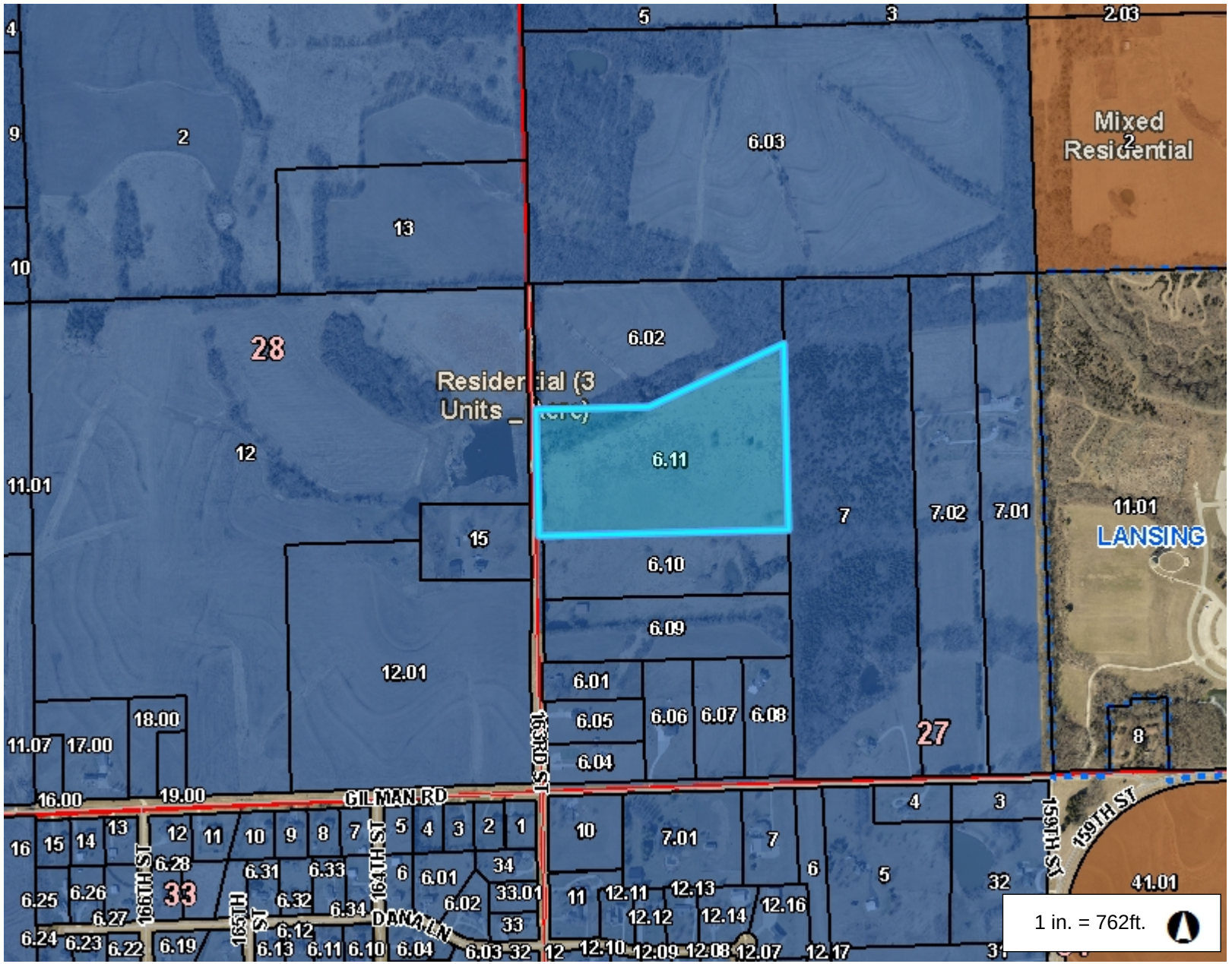
Notes

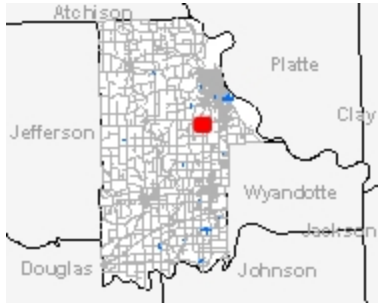
1,524.9 0 762.45 1,524.9 Feet

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

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





Legend

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

Notes

1,524.9 0 762.45 1,524.9 Feet

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Rural Water District #8

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

February 3, 2026

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

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

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

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

Sincerely,

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

Allison, Amy

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

Follow Up Flag: Follow up
Flag Status: Completed

Internal Use Only

LVCO:

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

Thanks,

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

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

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

See attached and emails

Thank you - Joe Herring

_____

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

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

City of Lansing Kansas Fire Department

111 East Kansas Avenue, Lansing, KS. 66043

To whom it may concern:

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

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

MADELINE'S MEADOWS 2nd Plat

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

PRELIMINARY PLAT

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

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

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

RESTRICTIONS:

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

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

ZONING:

RR 2.5 - Rural Residential 2.5

NOTES:

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3) All recorded and measured distances are the same, unless otherwise noted.
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6) Monument Origin Unknown, unless otherwise noted.
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8) Road Record - See Survey
9) Benchmark - NAVD88
Project Benchmark (BM) - SE COR SE 1/4 Section 35 - 1/2" Rebar - Elev - 922.9'
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11) Referenced Deed Doc # 2019R03684, #2026R00325
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- Water - RWD 8
- Electric - Evergy
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
13) Reference Fidelity National Title insurance Company File Number 24071853 Revision 1 updated November 7, 2024

remove space

update with correct title report information

14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0250G dated July 16, 2015
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Doc #2019S022, Doc # 20265002
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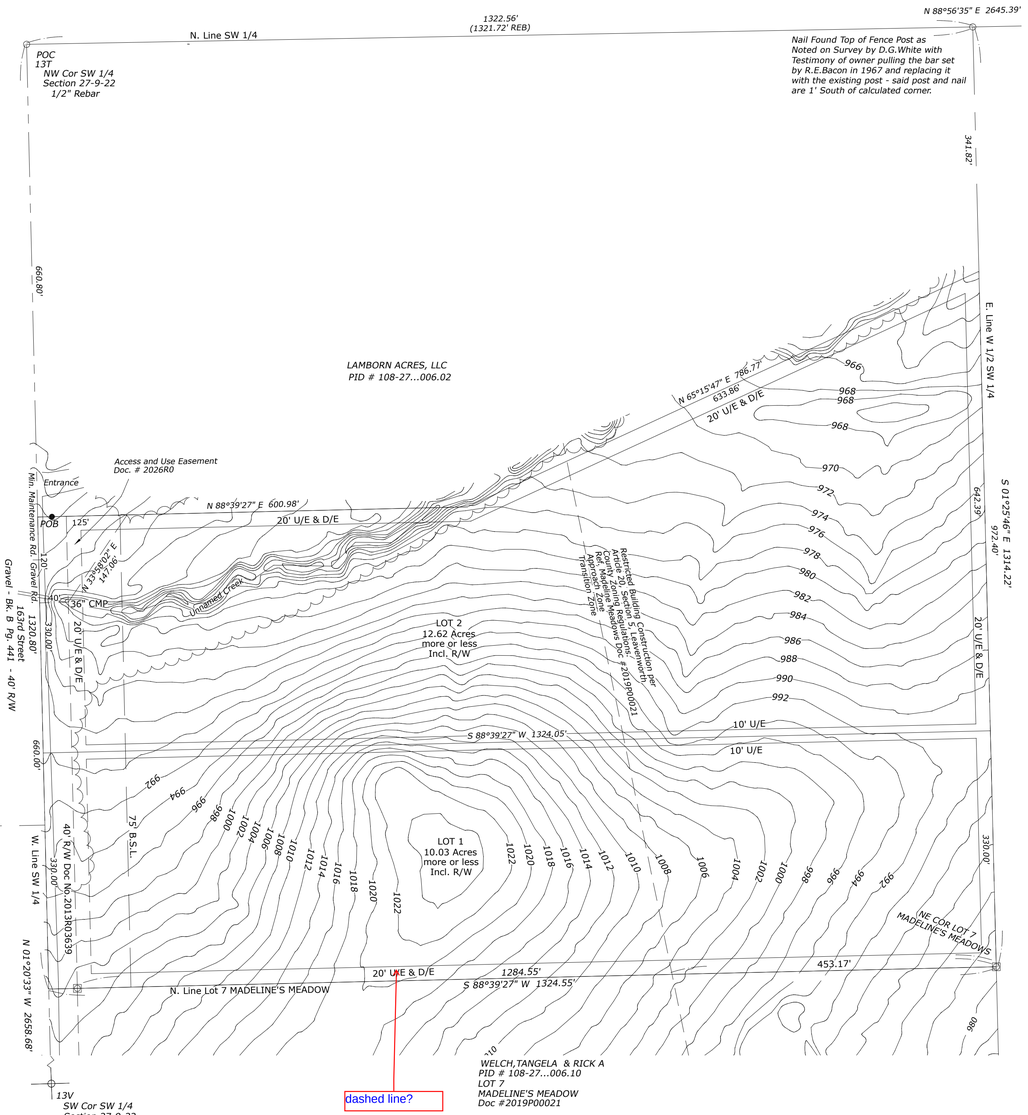
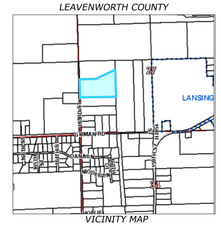


REVIEWED
aallison , 32272026, 2:10:24 PM

- Title Report is missing

LEGEND:

- ● - 1/2" Rebar Set with Cap No.1296
- ○ - 1/2" Rebar Found Cap 1296, unless otherwise noted.
- □ - Concrete around monument
- POB - Point of Beginning
- POC - Point of Commencing
- NS - Not Set this Survey per agreement with client
- R/W - Permanent Dedicated Roadway Easement
- ℄ - Centerline
- S - Section Line
- BM - Benchmark
- → - DIRECTION OF WATER FLOW
- ○ - Power Pole
- X —— - Fence Line
- OHP —— - Overhead Power Lines
- T —— - Underground Telephone/Fiber Optic Line
- ◇ - Gas Valve
- ⋈ - Water Meter/Valve
- ⊞ - Telephone Pedestal
- W —— - 6" Water Line - location as per district
- ~~~ - Tree/Brush Line



NORTH

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

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

100 0 100 200 300
1" = 100'

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

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

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

CERTIFICATION AND DEDICATION
The undersigned proprietors state that all taxes of the above described tract of land have been paid and that they have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be known as: MADELINE'S MEADOWS 2ND PLAT.

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

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

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

IN TESTIMONY WHEREOF,
We, the undersigned owners of MADELINE'S MEADOWS 2nd Plat, have set our hands this _____ day of _____, 2026.

_____
Robert D. Lamborn
Managing Member of Lamborn Acres LLC

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____ 2026, before me, a notary public in and for said County and State came Robert D. Lamborn, Managing Member of Lamborn Acres LLC, to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC_____

My Commission Expires:_____ (seal)

APPROVALS
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of MADELINE'S MEADOWS 2nd Plat this _____ day of _____, 2026.

_____ Secretary
John Jacobson

_____ Chairman
Jeff Spink

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

_____
County Engineer - Mitch Pleak

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

_____ Chairman
Mike Steiben

_____ County Clerk
Attest: Fran Keppler

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Register of Deeds - TerriLois G. Todd

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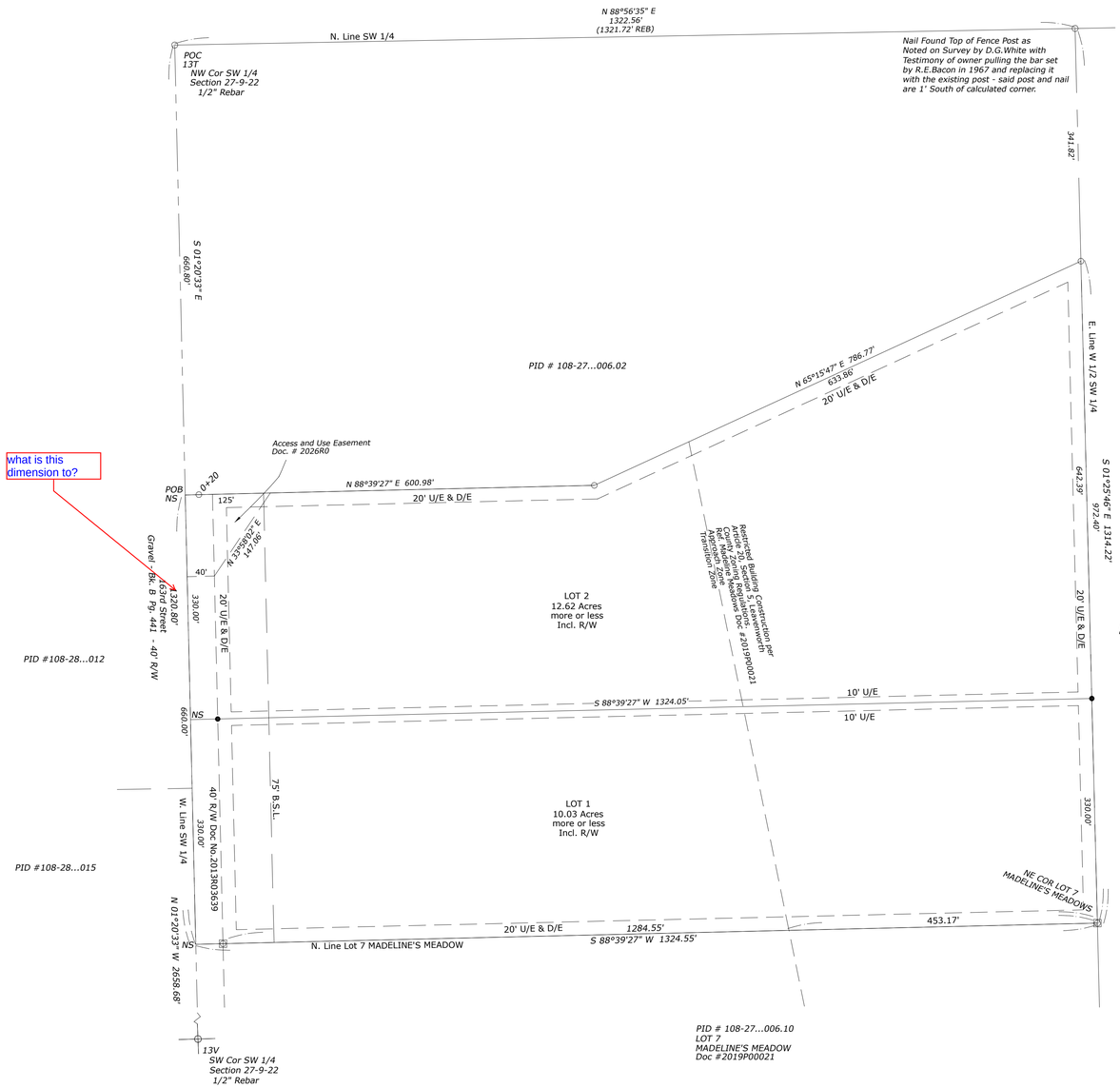

what is this dimension to?

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

-title report

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

remove space

update with correct title report information

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○ - 1/2" Rebar Found Cap No. 1296, unless otherwise noted.
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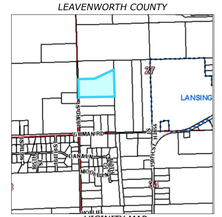

Scale 1" = 100'
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January 26, 2026 Rev. 3-19-26

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

100 0 100 200 300
1" = 100'

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

Joseph A. Herring
PS # 1296

MADELINE'S MEADOWS 2nd Plat

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

FINAL PLAT

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

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

Surveyors Description

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

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

Add: 2nd Plat

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

Remove

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

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

IN TESTIMONY WHEREOF,
We, the undersigned owners of MADELINE'S MEADOWS 2nd Plat, have set our hands this _____ day of _____, 2026.

_____
Robert D. Lamborn
Managing Member of Lamborn Acres LLC

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____ 2026, before me, a notary public in and for said County and State came Robert D. Lamborn, Managing Member of Lamborn Acres LLC, to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC_____

My Commission Expires:_____ (seal)

APPROVALS
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of MADELINE'S MEADOWS 2nd Plat this _____ day of _____, 2026.

_____
Secretary
John Jacobson

_____
Chairman
Jeff Spink

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

_____
County Engineer - Mitch Pleak

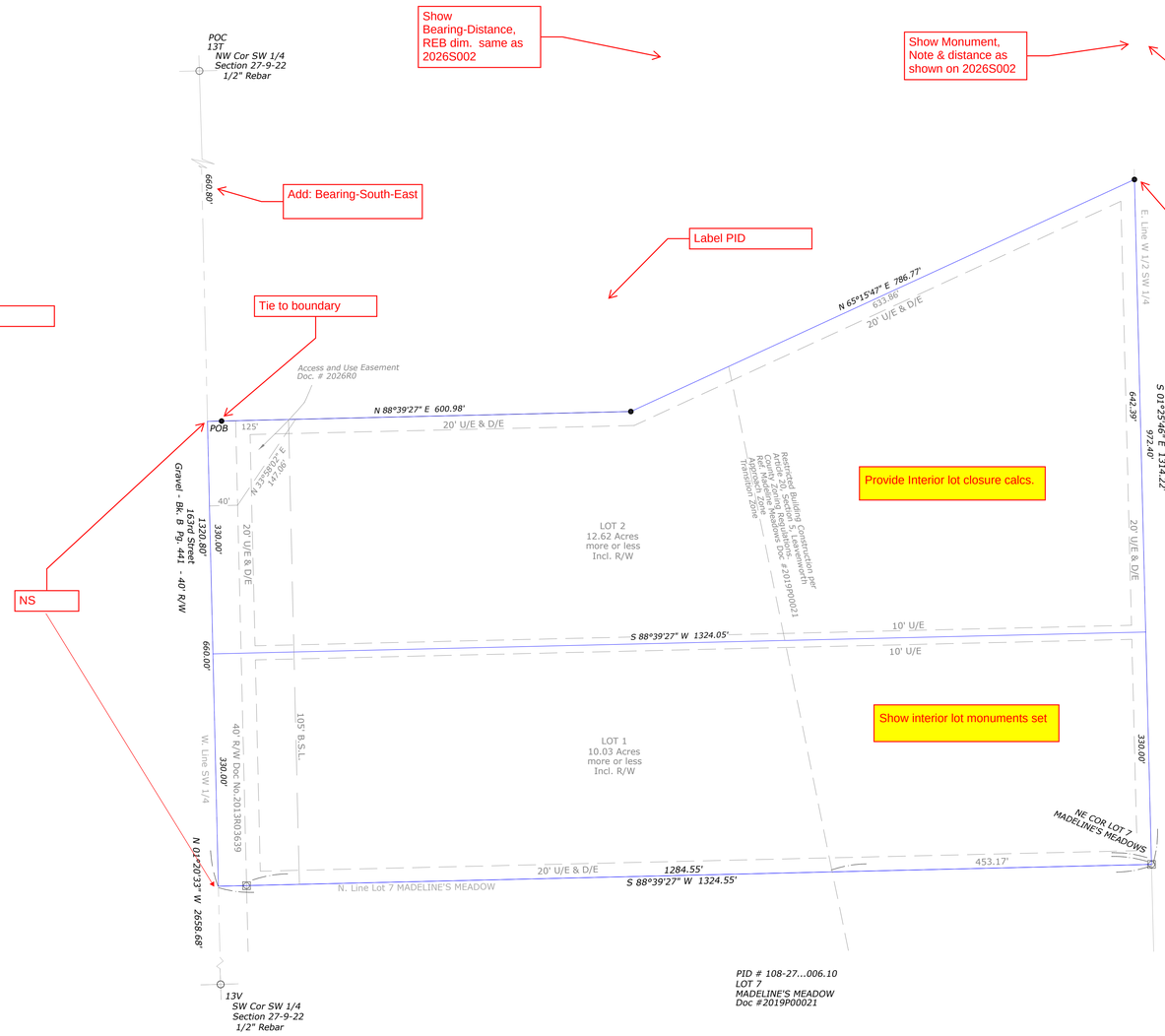
COUNTY COMMISSION APPROVAL:
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of MADELINE'S MEADOWS 2nd Plat, this _____ day of _____, 2026.

_____
Chairman
Mike Steiben

_____
County Clerk
Attest: Fran Keppler

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

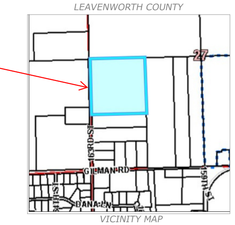
_____
Register of Deeds - TerriLois G. Todd



NOTES:
1) This survey does not show ownership or easements, per agreement with client
2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
3) All record and measured distances are the same, unless otherwise noted.
4) Error of Closure - 1 : 336550 - 40.03 Acres, more or less
5) Basis of Bearing - KS SPC North Zone 1501
6) Monument Origin Unknown, unless otherwise noted.
7) Referenced Surveys -
(JAH) - J. Herring Surveys dated 2002, 2005, & Doc #2013S020
Doc #2019S022
MADELINE'S MEADOWS - Doc # 2019P00021
(REB) - R.E.Bacon Survey Book S-8 #13 1967, NKA 1967S013
(DGW) - D.G.White Survey Book S-12 #37 1987, NKA 1987S037
(AM) - A.Matzedar recorded in Survey Book S-6 Page 114, 1973
NKA 1973S114
(RBD) - R.B.Dill Survey Doc. # 2017S059
8) Road Records - See Survey
9) Referenced Deed Doc # 2019R03684
10) Survey prepared without the benefit of a title commitment.
11) Fence Lines do not necessarily denote property lines.
12) Structures are shown in approximate location.
13) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0250G dated July 16, 2015
14) Utilities, if shown, are visible and above ground, except as noted. Easements may or may not exist.
15) Certified elevation of all structures as measured at the furthest architectural projection may be required within any Approach or Transition Zone.

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

Edit



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

_____
Daniel Baumchen, PS#1363
County Surveyor

NORTH

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

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

100 0 100 200 300
1" = 100'

JOSEPH A. HERRING REGISTERED LS - 1296 KANSAS LAND SURVEYOR

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

Joseph A. Herring
PS # 1296

2-24-26 Olsson Review.

Provide contour labels on Exhibit #1 and #2.

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

Madeline's Meadows 2nd Plat

Leavenworth County Kansas

Drainage Report

January 7, 2026

dlutgen72@gmail.com

MADELINE'S MEADOWS 2nd Plat

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

FINAL PLAT

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

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

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

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

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

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

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

IN TESTIMONY WHEREOF,
We, the undersigned owners of MADELINE'S MEADOWS 2nd Plat, have set our hands this _____ day of _____, 2026.

_____
Robert D. Lamborn
Managing Member of Lamborn Acres LLC

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____ 2026, before me, a notary public in and for said County and State came Robert D. Lamborn, Managing Member of Lamborn Acres LLC, to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC_____

My Commission Expires:_____ (seal)

APPROVALS
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of MADELINE'S MEADOWS 2nd Plat this _____ day of _____, 2026.

_____ _____
Secretary, John Jacobson — Chairman, Jeff Spink

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

_____
County Engineer - Mitch Pleak

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

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

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

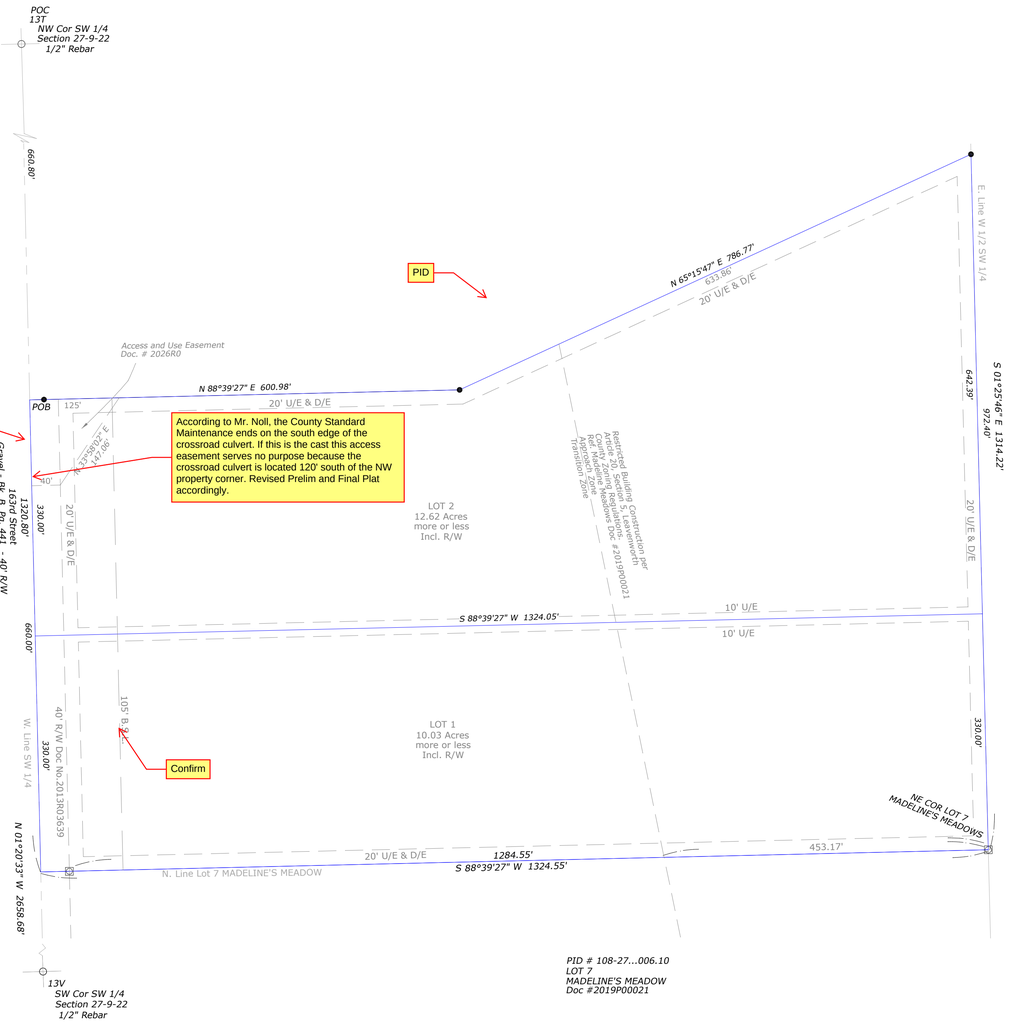
_____
Register of Deeds - TerriLois G. Todd

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

_____
Daniel Baumchen, PS#1363
County Surveyor

Provide DE dedication statement like VanZee.

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



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

02-24-26
PW Combined
Comments

Restrictions

Zoning, existing use and proposed use statement.

Utility companies.

BM.

BSL information

NOTES:
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15) Certified elevation of all structures as measured at the furthest architectural projection may be required within any Approach or Transition Zone.

PID # 108-27...007

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

LEAVENWORTH COUNTY

VICINITY MAP

NORTH

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

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

100 0 100 200 300
1" = 100'

JOSEPH A. HERRING
REGISTERED
LS - 1296
KANSAS
LAND SURVEYOR

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Joseph A. Herring
PS # 1296

MADELINE'S MEADOWS 2nd Plat

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

PRELIMINARY PLAT

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

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

02-24-26 PW Combined Comments

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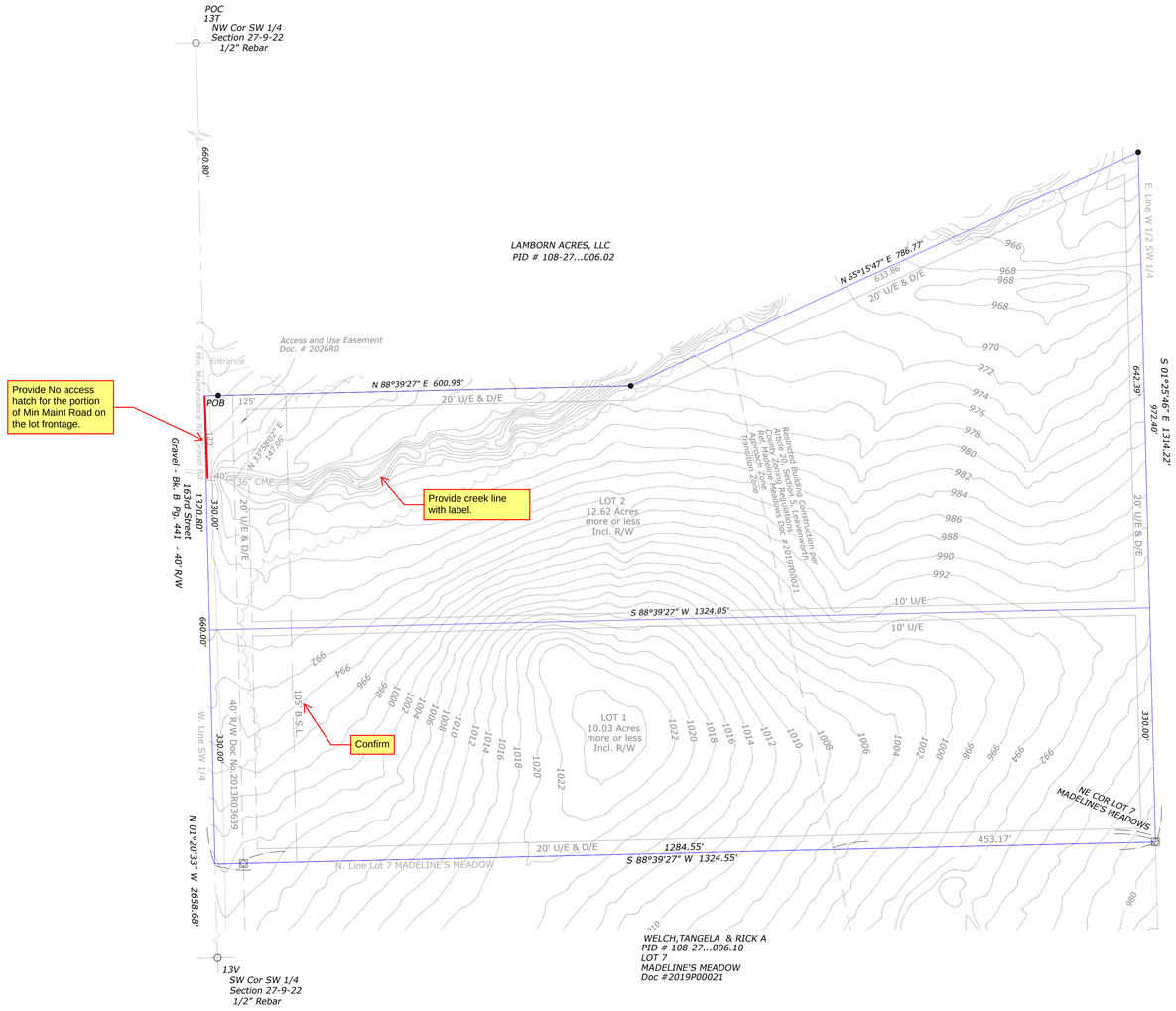

Provide No access hatch for the portion of Min Maint Road on the lot frontage.

Provide creek line with label.

Confirm

Restrictions

Zoning, existing use and proposed use statement.

Utility companies.

BM.

BSL information

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

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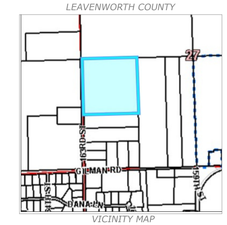
LEGEND:
- ● - 1/2" Rebar Set with Cap No.1296
- ○ - 1/2" Rebar Found, unless otherwise noted.
- □ - Concrete around monument
- POB - Point of Beginning
- POC - Point of Commencing
- NS - Not Set this Survey per agreement with client
- R/W - Permanent Dedicated Roadway Easement
- ℄ - Centerline
- S - Section Line
- BM - Benchmark
- - DIRECTION OF WATER FLOW
- - Power Pole
- X —— - Fence Line
- OHP —— - Overhead Power Lines
- T —— - Underground Telephone/Fiber Optic Line
- - Gas Valve
- - Water Meter/Valve
- - Telephone Pedestal
- W —— - 6" Water Line - location as per district
- - Tree/Brush Line

LEAVENWORTH COUNTY



VICINITY MAP

NORTH

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

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

100 0 100 200 300
1" = 100'

Allison, Amy

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

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

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

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

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

Good Afternoon,

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

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by Thursday, February 26, 2026.

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

Thank you,

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

Leavenworth County
Request for Board Action
Case No. DEV-26-028 & 029
Preliminary & Final Plat Lee Dairy Reserve
Consent Agenda

Date: April 22, 2026
To: Board of County Commissioners
From: Planning & Zoning Staff

Department Head Review: **John Jacobson, Reviewed**

Additional Reviews as needed:

Budget Review ☐ Administrator Review ☒ Legal Review ☒

Action Request:

Chairman, I find that the proposed Final Plat as outlined in case DEV-26-029 is compliant with the County Zoning & Subdivision Regulations and move that the proposed Final Plat be conditionally approved and accepted by this Board subject to the conditions set forth in the staff report and as adopted by the Planning Commission.

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

The final plat meets the standards set forth in the Leavenworth County Zoning and Subdivision Regulations.

Recommendation: The Planning Commission voted 9-0 to recommend approval of Case No.DEV-26-029, Final Plat for Lee Dairy Reserve subject to conditions.

Alternatives:

1. Approve Case No. DEV-26-029, Final Plat for Lee Dairy Reserve, with Findings of Fact, and with or without conditions; or

2. Deny Case No. DEV-26-029, Final Plat for Lee Dairy Reserve, with Findings of Fact; or

3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-26-029, Final Plat for Lee Dairy Reserve, 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

LEAVENWORTH COUNTY
PLANNING COMMISSION
STAFF REPORT

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

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

STAFF REPRESENTATIVE:
Josh Schweitzer
Planner II

SUBJECT PROPERTY: 00000 Tonganoxie Dr.

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

PROPERTY OWNER:
Richard & Kathryn Forge Family Trust

CONCURRENT APPLICATIONS:
N/A

LAND USE

ZONING: RR-2.5

FUTURE LAND USE DESIGNATION: RR-2.5

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

SUBDIVISION: N/A

FLOODPLAIN: N/A

STAFF RECOMMENDATION: Approval

PROPERTY INFORMATION

ACTION OPTIONS:
1. Recommend approval of Case No. DEV-26-028 & 029, Preliminary & Final Plat for Lee Dairy Reserve, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-26-028 & 029, Preliminary & Final Plat for Lee Dairy Reserve to the Board of County Commission for the following reasons; or
3. Continue the hearing to another date, time, and place.

PARCEL SIZE: 36.30

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

BUILDINGS:
Existing outbuilding

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

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

Location Map: FUTURE LAND USE DESIGNATION

UTILITIES

SEWER: Private Septic

FIRE: High Prairie

WATER: RWD 8

ELECTRIC: Freestate

NOTICE & REVIEW:

STAFF REVIEW: 4/1/2026

NEWSPAPER NOTIFICATION:
N/A

NOTICE TO SURROUNDING PROPERTY OWNERS:
N/A

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

STAFF COMMENTS:

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

PROPOSED CONDITIONS:

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

PROPOSED MOTIONS:

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

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

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

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

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

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

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

FINAL &

PRELIMINARY PLAT APPLICATION

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

Office Use Only

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

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

GENERAL INFORMATION

Proposed Subdivision Name: LEE DAIRY RESERVE

Address of Property: 00000 Semour Road

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

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

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

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

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

ATTACHMENT A

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

OWNERS AND ENCUMBRANCE REPORT

SCHEDULE A

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

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

   0 Tonganoxie Dr Leavenworth, KS 66048

See Page 2 Schedule A for Legal Description

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

Lawyers Title of Topeka, Inc.

Abstracter

Lawyers Title of Kansas, Inc.

OWNERS AND ENCUMBRANCE REPORT

SCHEDULE A

Case No.: 47403

Legal Description

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

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

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

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

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

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

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

We/I Elizabeth A. Ward and _____

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

Authorized Agents (full name, address & telephone number)

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

Signed and entered this 4th day of December, 2025

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

Elizabeth A. Ward, Trustee
Signature

STATE OF KANSAS)
) SS
COUNTY OF LEAVENWORTH)

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

NOTARY PUBLIC_____

My Commission Expires:_____ (seal)

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

Lee Dairy Reserve

Leavenworth County Kansas

Drainage Report

January 30, 2026

dlutgen72@gmail.com

LEE DAIRY RESERVE

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

FINAL PLAT

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

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

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

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

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

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

An easement to enter and exit under or over the area outlined and designated on this plat as "Cross Access Easement" or "C.A.E.", is hereby granted over Lot 1 and 2 for the benefit of Lots 1 and 2. Maintenance is to be shared between the owners of said Lots 1 and 2. Home Owner's Association (H.O.A.) recorded at the Leavenworth County Register of Deeds Office Doc # 2026R

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

_____ _____
Tim Jameson Stacy Jameson

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

NOTARY PUBLIC_____

My Commission Expires:_____ (seal)

APPROVALS
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of LEE DAIRY RESERVE this _____ day of _____, 2026.

_____ _____
Secretary Chairman
John Jacobson Jeff Spink

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

_____
County Engineer - Mitch Pleak

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

_____ _____
Chairman County Clerk
Mike Steiben Attest: Fran Keppler

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

_____
Register of Deeds - TerriLois G. Todd

Scale 1" = 100'

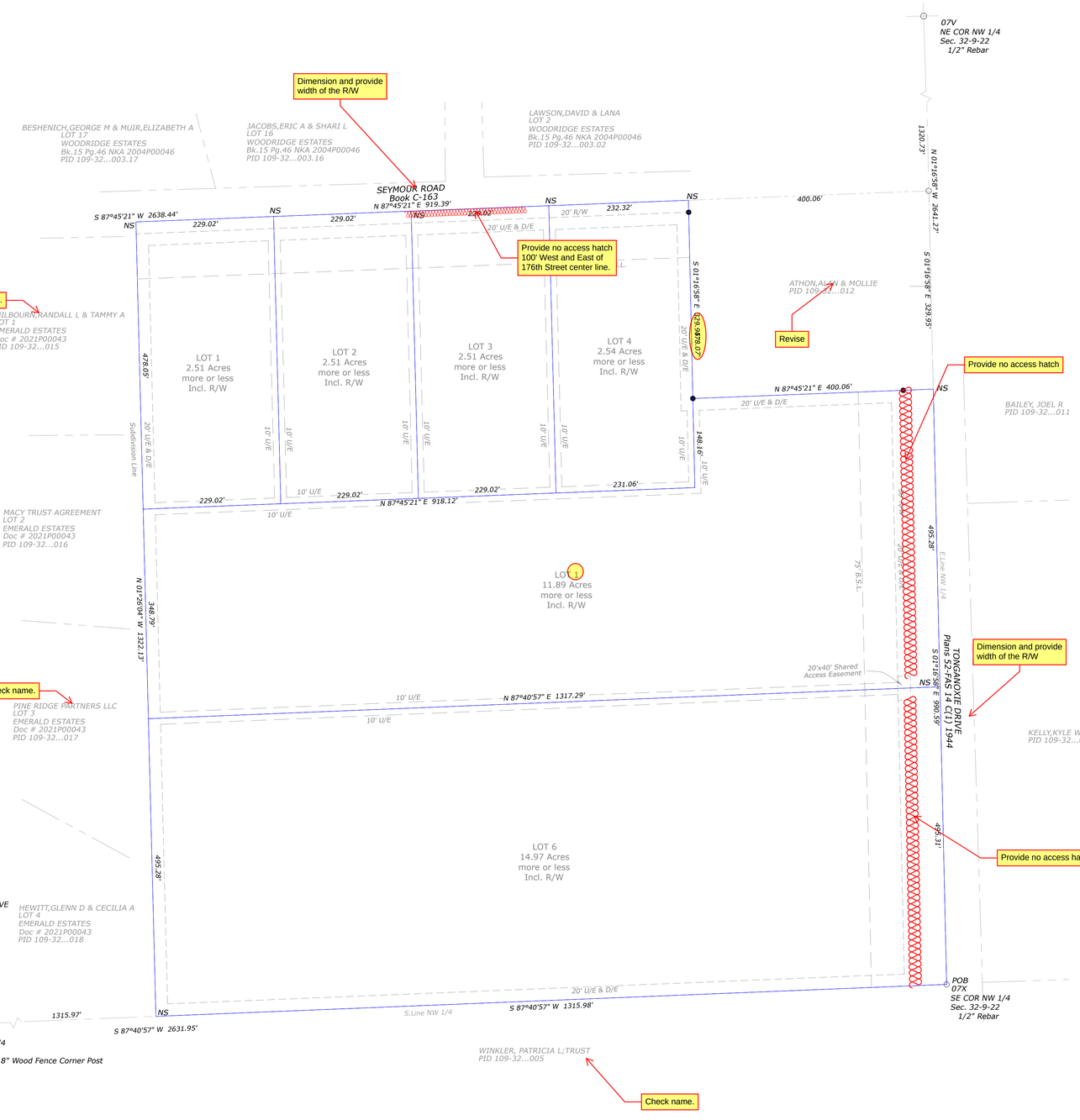
Job # K-26-1701
January 24, 2026

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

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

_____
Daniel Baumchen, PS#1363
County Surveyor

100 0 100 200 300
1" = 100'



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

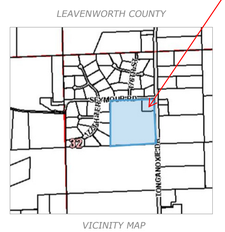
ZONING:
RR-2.5, Rural Residential, 2.5-Acre minimum size parcels - Current and proposed

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

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

03-06-26
Olsson Comments

Corner not in the plat.



VICINITY MAP
NOT TO SCALE

JOSEPH A. HERRING
REGISTERED
LS - 1296
KANSAS
LAND SURVEYOR

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

Joseph A. Herring
PS # 1296

LEE DAIRY RESERVE

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

FINAL PLAT

PREPARED FOR:

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

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

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

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

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

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

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

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

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____, 2026, before me, a notary public in and for said County and State came Elizabeth A. Ward Trustee to the FORGE FAMILY LIVING TRUST dated November 14, 2003, to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC_____

My Commission Expires:_____ (seal)

APPROVALS
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of LEE DAIRY RESERVE this _____ day of _____, 2026.

Secretary
John Jacobson

Chairman
Jeff Spink

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

County Engineer - Mitch Pleak

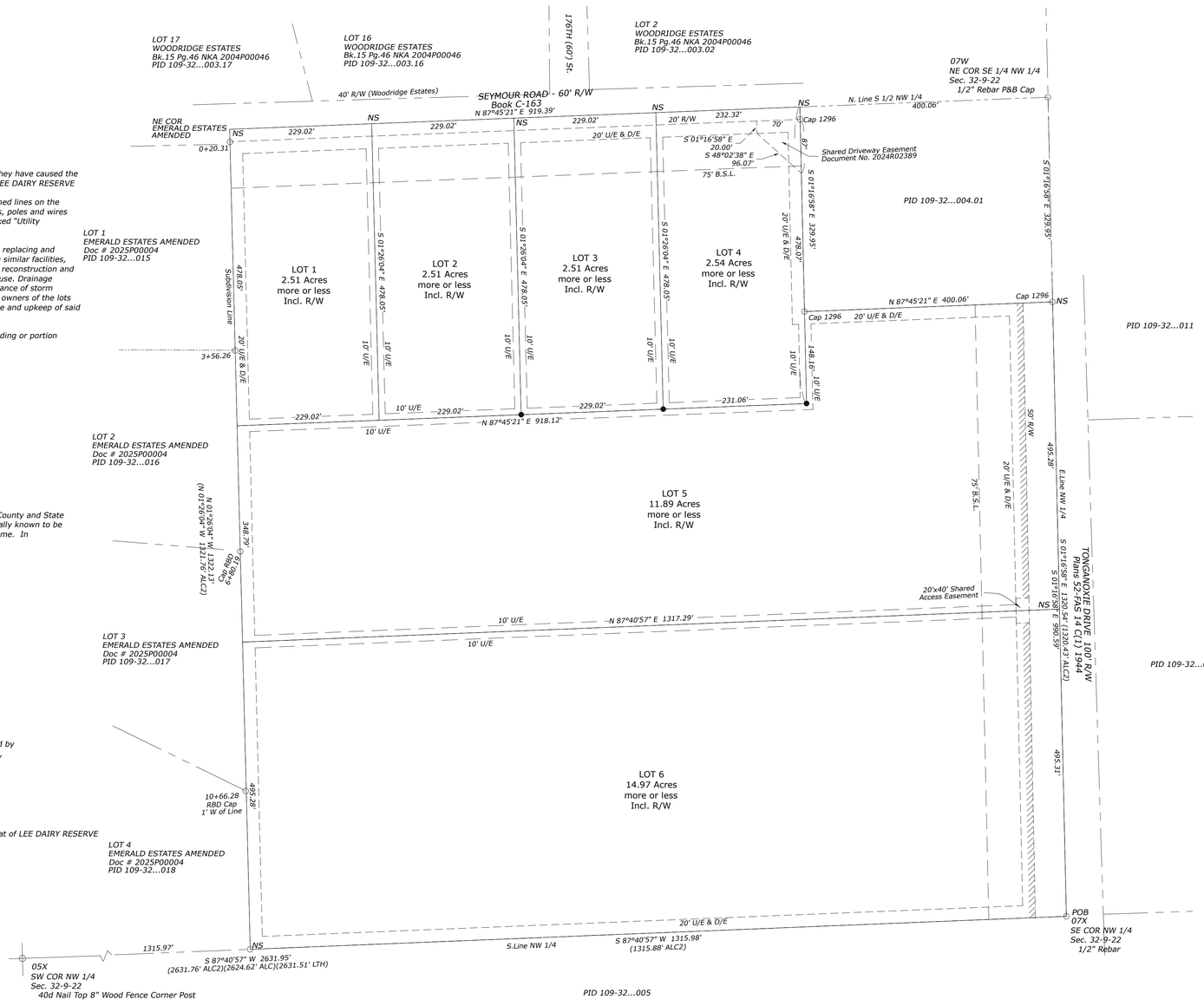
COUNTY COMMISSION APPROVAL:
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of LEE DAIRY RESERVE this _____ day of _____, 2026.

Chairman
Mike Steiben

County Clerk
Attest: Fran Keppler

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

Register of Deeds - TerriLois G. Todd



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

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

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

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

LEAVENWORTH COUNTY

VICINITY MAP
NOT TO SCALE

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

Joseph A. Herring
PS # 1296

JOSEPH A. HERRING
REGISTERED
LS - 1296
KANSAS
LAND SURVEYOR

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

Daniel Baumchen, PS#1363
County Surveyor

Scale 1" = 100'

100 0 100 200 300
1" = 100'

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

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

LEE DAIRY RESERVE

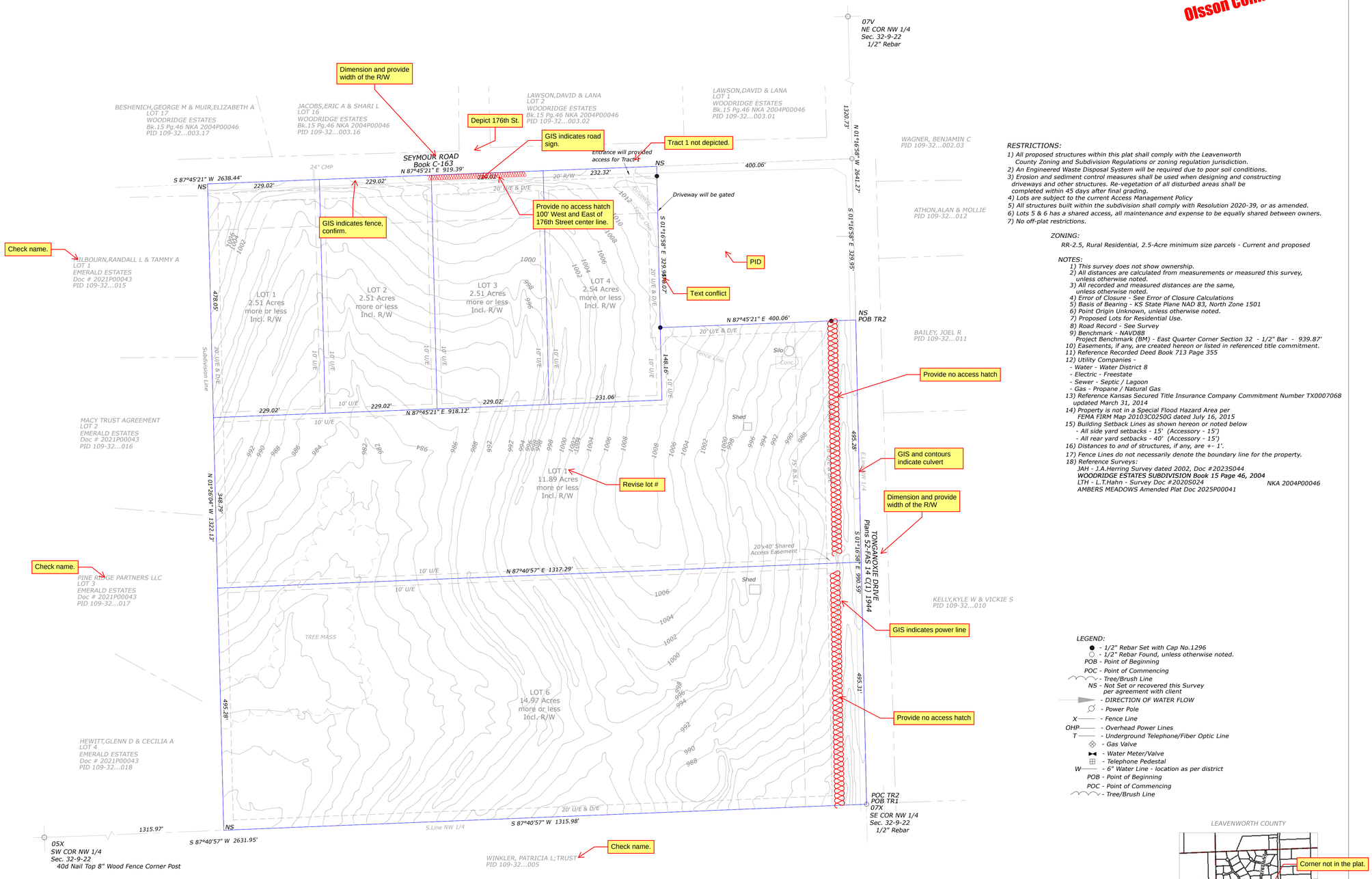
Tracts of land in the Northwest Quarter of Section 32, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

PRELIMINARY PLAT

03-06-26 Olsson Comments

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

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

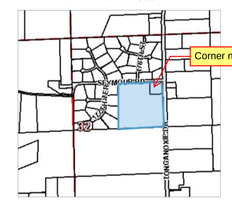


RESTRICTIONS:
1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
2) An Engineered Waste Disposal System will be required due to poor soil conditions.
3) Erosion and sediment control measures shall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

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

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

LEGEND:
● - 1/2" Rebar Set with Cap No.1296
○ - 1/2" Rebar Found, unless otherwise noted.
POB - Point of Beginning
POC - Point of Commencing
~~~ - Tree/Brush Line
NS - Not Set or recovered this Survey per agreement with client
▶ - DIRECTION OF WATER FLOW
- Power Pole
X —— - Fence Line
OHP —— - Overhead Power Lines
T —— - Underground Telephone/Fiber Optic Line
- Gas Valve
- Water Meter/Valve
- Telephone Pedestal
W —— - 6" Water Line - location as per district
POB - Point of Beginning
POC - Point of Commencing
~~~ - Tree/Brush Line



VICINITY MAP
NOT TO SCALE

NORTH
Scale 1" = 100'

100 0 100 200 300
1" = 100'

Job # K-26-1701
January 24, 2026

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

JOSEPH A. HERRING
REGISTERED
LS - 1296
KANSAS
LAND SURVEYOR

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

Joseph A. Herring
PS # 1296

LEE DAIRY RESERVE

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

PRELIMINARY PLAT

PREPARED FOR:
RICHARD J FORGE & KATHRYN A FORGE FAMILY TRUST
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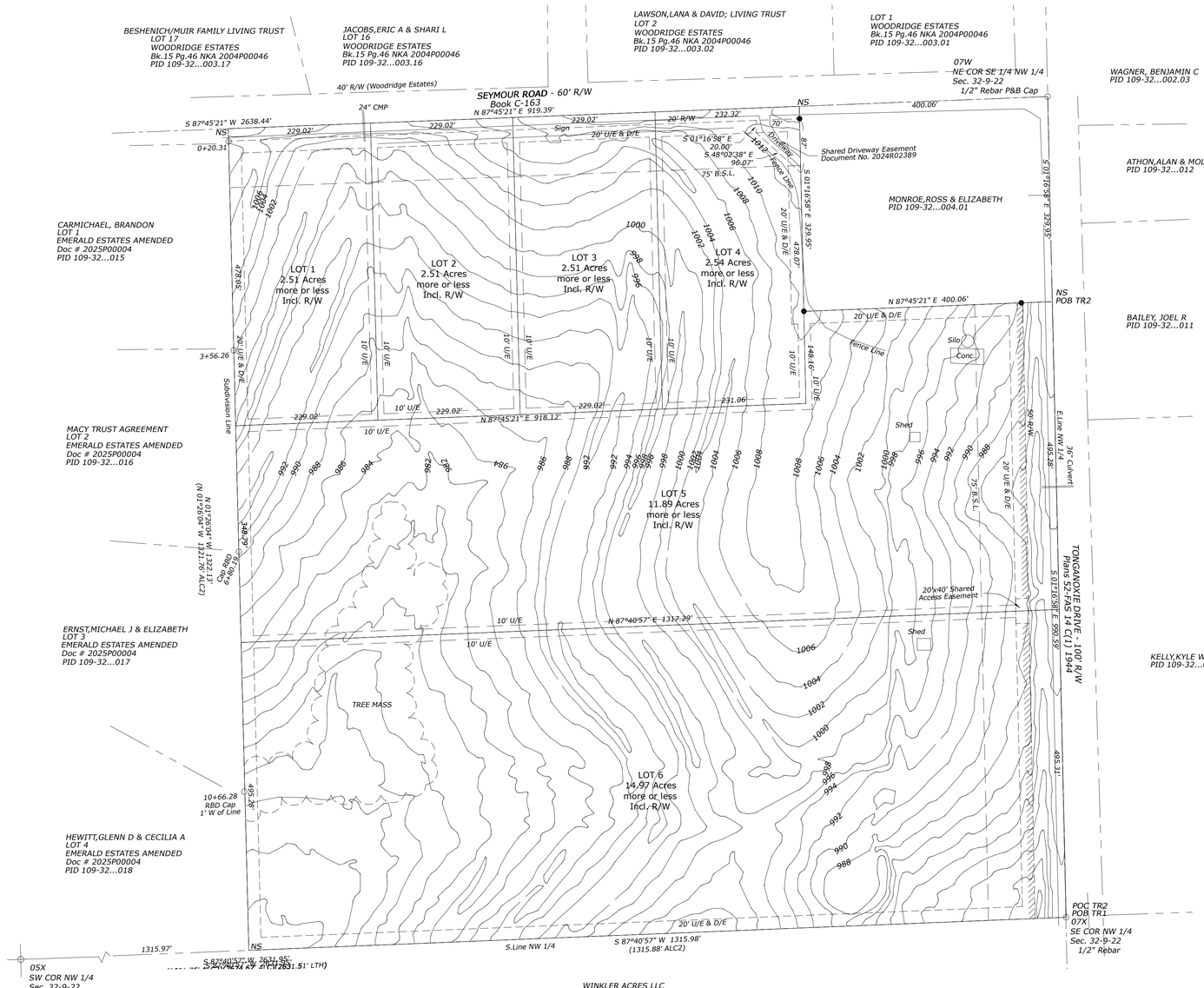

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ZONING:
RR-2.5, Rural Residential, 2.5-Acre minimum size parcels - Current and proposed

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9) Benchmark - NAVD88
Project Benchmark (BM) - East Quarter Corner Section 32 - 1/2" Bar - 939.87'
10) Easements, if any, are created hereon or listed in referenced title commitment.
11) Reference Recorded Deed - per title commitment
12) Utility Companies -
- Water - Water District 8
- Electric - Freestate
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
13) Reference Lawyer's Title Insurance Company Commitment Number 47403 updated 1/26/2026
- Easement Bk.444 Pg.319 - Water line does not cross surveyed property per District mapping
- Blanket Oil/Gas Lease Bk.611 Pg.1600, not shown hereon.
14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0250G dated July 16, 2015
15) Building Setback Lines as shown hereon or noted below
- All side yard setbacks - 15' (Accessory - 15')
- All rear yard setbacks - 40' (Accessory - 15')
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LTH - L.T.Hahn - Survey Doc #2020S024
EMERALD ESTATES Doc 2021P00043
ALC2 - EMERALD ESTATES Amended Plat Doc 2025P00004

LEGEND:
- 1/2" Rebar Set with Cap No.1296
- 1/2" Rebar Found, unless otherwise noted.
POB - Point of Beginning
POC - Point of Commencing
Tree/Brush Line
NS - Not Set or recovered this Survey per agreement with client
DIRECTION OF WATER FLOW
Power Pole
X — Fence Line
OHP — Overhead Power Lines
T — Underground Telephone/Fiber Optic Line
Gas Valve
Water Meter/Valve
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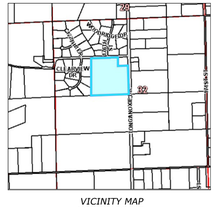
Tree/Brush Line

LEAVENWORTH COUNTY



VICINITY MAP
NOT TO SCALE

NORTH

Scale 1" = 100'

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

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

100 0 100 200 300
1" = 100'

Schweitzer, Joshua

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

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

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

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

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

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

Good Morning,

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

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by March 16, 2026.

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

v / r

Joshua J. Schweitzer
Planner II

Schweitzer, Joshua

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

Joe,

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

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

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

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

Thank you - Joe Herring

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

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Schweitzer, Joshua

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

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

Shauna Snyder
Member Account Coordinator II

FreeState Electric Cooperative, Inc.
Your Touchstone Energy® Cooperative

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

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

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

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

Thank you - Joe Herring

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

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Rural Water District #8

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

February 3, 2026

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

To Whom it May Concern:

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

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

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

Sincerely,

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

Leavenworth County
Request for Board Action
Case No. DEV-26-031 & 032
Preliminary & Final Plat Sunset Farms
Consent Agenda

Date: April 22, 2026
To: Board of County Commissioners
From: Planning & Zoning Staff

Department Head Review: **John Jacobson, Reviewed**

Additional Reviews as needed:

Budget Review ☐ Administrator Review ☒ Legal Review ☒

Action Request:

Chairman, I find that the proposed Final Plat as outlined in case DEV-26-032 is compliant with the County Zoning & Subdivision Regulations and move that the proposed Final Plat be conditionally approved and accepted by this Board subject to the conditions set forth in the staff report and as adopted by the Planning Commission.

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

The final plat meets the standards set forth in the Leavenworth County Zoning and Subdivision Regulations.

Recommendation: The Planning Commission voted 9-0 to recommend approval of Case No.DEV-26-032, Final Plat for Sunset Farms subject to conditions.

Alternatives:

1. Approve Case No. DEV-26-032, Final Plat for Sunset Farms, with Findings of Fact, and with or without conditions; or

2. Deny Case No. DEV-26-032, Final Plat for Sunset Farms, with Findings of Fact; or

3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-26-032, Final Plat for Sunset Farms, 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

LEAVENWORTH COUNTY
PLANNING COMMISSION
STAFF REPORT

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

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

STAFF REPRESENTATIVE:
Josh Schweitzer
Planner II

SUBJECT PROPERTY: 16164 174th St.

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

PROPERTY OWNER:
All-In Enterprises LLC

CONCURRENT APPLICATIONS:
N/A

LAND USE

ZONING: RR-2.5

FUTURE LAND USE DESIGNATION: RR-2.5

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

SUBDIVISION: N/A

FLOODPLAIN: N/A

STAFF RECOMMENDATION: Approval

PROPERTY INFORMATION

ACTION OPTIONS:
1. Recommend approval of Case No. DEV-26-031 & 032, Preliminary & Final Plat for Sunset Farms, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-26-031 & 032, Preliminary & Final Plat for Sunset Farms, to the Board of County Commission for the following reasons; or
3. Continue the hearing to another date, time, and place.

PARCEL SIZE: 39.70

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

BUILDINGS:
Existing houses & outbuildings

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

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

Location Map: FUTURE LAND USE DESIGNATION

UTILITIES

SEWER: Private Septic

FIRE: Fairmount

WATER: RWD 7

ELECTRIC: Evergy

NOTICE & REVIEW:

STAFF REVIEW: 4/1/2026

NEWSPAPER NOTIFICATION:
N/A

NOTICE TO SURROUNDING PROPERTY OWNERS:
N/A

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

STAFF COMMENTS:

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

PROPOSED CONDITIONS:

1. Building permits shall be required for any new construction.
2. Erosion control shall be used when designing and constructing driveways. A form of sediment control shall be installed before work begins and maintained throughout the time that the land disturbing activities are taking place. Re-vegetation of all disturbed sites shall be completed within 45 days after completion of final grading weather permitting.
3. A waiver for the use of private septic systems within this subdivision is granted with this approval.
4. At time of development, fire hydrants shall be required, if necessary infrastructure is available. If the infrastructure is not available to support fire hydrants, a letter from the Water District stating such must be provided prior to any building permit being issued.
5. Must provide updated plats in compliance with all outstanding review comments made by County Staff prior to recording.
6. The developer must comply with the following memorandums:
   Memo – Evergy, dated February 27, 2026
   Memo – Fairmount FD, dated February 26, 2026
   Memo – RWD 7, dated February 27, 2026

PROPOSED MOTIONS:

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

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

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

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

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

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

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

FINAL &

PRELIMINARY PLAT APPLICATION

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

Office Use Only

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

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

GENERAL INFORMATION

Proposed Subdivision Name: SUNSET FARMS

Address of Property: [redacted]

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

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

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

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

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

ATTACHMENT A

Transaction Identification Data for reference only:

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

SCHEDULE A

1. **Commitment Date:**

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

2. **Policy to be issued:**

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

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

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

   Fee Simple

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

   Cody Maxwell

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

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

Security 1st Title

By: _____

David Armagost, President

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AMERICAN LAND TITLE ASSOCIATION

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

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

[redacted] the owner(s) of said property located at - [redacted] 40 ACRES, and that we authorize the following people or firms to act in our interest with the Leavenworth County Planning and Zoning Department for a period of one calendar year. Additionally, all statements herein contained in the information herewith submitted are in all respects true and correct to the best of our knowledge and belief.

Authorized Agents (full name, address & telephone number)

1) Joseph A. Herring – Herring Surveying Company [redacted]
KS 66048, [redacted]
2)

Signed and entered this 1ST day of SEPTEMBER, 2025

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

Joseph A. Rawie
Signature

STATE OF KANSAS)
) SS
COUNTY OF LEAVENWORTH)

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

NOTARY PUBLIC_____

My Commission Expires:_____ (seal)

SUNSET FARMS

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

FINAL PLAT

03-18-26 PW Combined Comments

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

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

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

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

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

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

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

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

_____
Jack Willis

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

*NOTARY PUBLIC*_____

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

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

_____ _____
Secretary, John Jacobson — Chairman, Jeff Spink

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

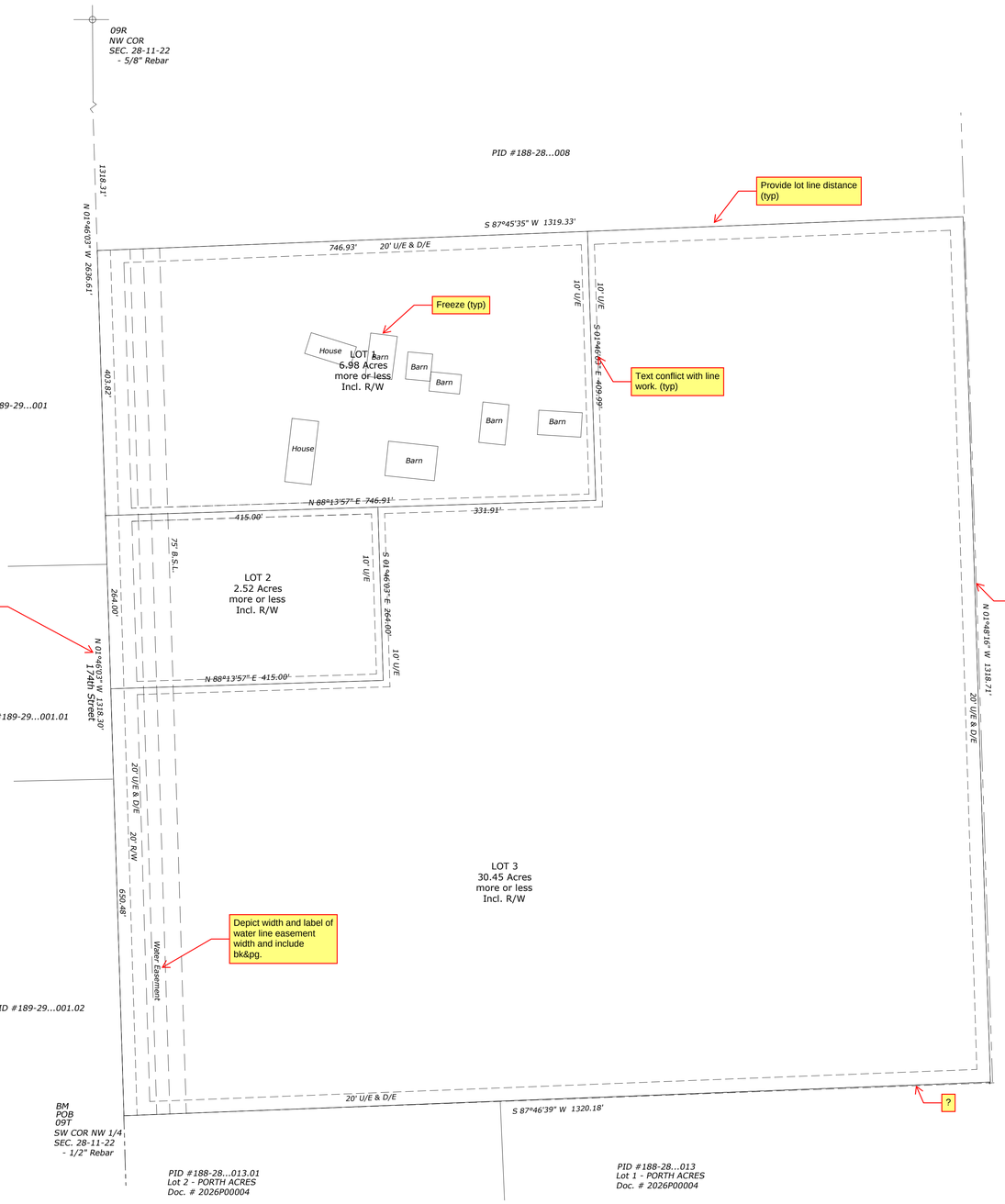
_____
County Engineer - Mitch Pleak

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

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

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

_____
Register of Deeds - TerriLois G. Todd



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

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

ZONING:
RR 2.5 - Rural Residential 2.5

NOTES:
1) This survey does not show ownership.
2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
3) All recorded and measured distances are the same, unless otherwise noted.
4) Error of Closure - See Descriptions
5) Basis of Bearing - KS SPC North Zone 1501
6) Monument Origin Unknown, unless otherwise noted.
7) Existing and Proposed Lots for Agriculture and Residential Use.
8) Road Record - See Survey
9) Benchmark - NAVD88
Project Benchmark (BM) - SW COR NW 1/4 - 1/2" Rebar - Elev - 926.9'
10) Easements, if any, are created hereon or listed in referenced title commitment.
11) Reference Recorded Deed Doc # 2025R05437
12) Utility Companies -
- Water - RWD 7
- Electric - Evergy
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
13) Reference Security 1st Title insurance Company File Number 3139970 updated 2/23/26
14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0350G dated July 16, 2015
15) Building Setback Lines as shown hereon or noted below
- All side yard setbacks - 15' (Accessory - 15')
- All rear yard setbacks - 40' (Accessory - 15')
16) Existing Structures, if any, shown in approximate location.
17) Fence Lines do not necessarily denote the boundary line for the property.
18) Reference Surveys:
PORTH ACRES Doc # 2026P00004
JAH - J.A.Herring Survey Doc # 2008S026
TBM - T.B.Melton unrecorded survey information

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

NORTH
Scale 1" = 100'

Job # K-25-1943
February 27, 2026

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

100 0 100 200 300
1" = 100'

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

_____
Daniel Baumchen, PS#1363
County Surveyor

JOSEPH A. HERRING REGISTERED LS - 1296 KANSAS LAND SURVEYOR

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

Joseph A. Herring
PS # 1296

SUNSET FARMS

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

FINAL PLAT

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

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

SURVEYOR'S DESCRIPTION:
Tract of land in the Northwest Quarter of Section 28, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on February 27, 2026, more fully described as follows: Beginning at the Southwest corner of said Northwest Quarter; thence North 01 degrees 46'03" West for a distance of 1318.30 feet along the West line of said Northwest Quarter; thence North 87 degrees 45'35" East for a distance of 1319.33 feet; thence South 01 degrees 48'16" East for a distance of 1317.71 feet to the South line of said Northwest Quarter, also being the North line of PORTH ACRES; thence South 87 degrees 44'03" West for a distance of 1320.18 feet along said South line to the point of beginning.
Together with and subject to covenants, easements, and restrictions of record.
Said property contains 39.93 acres, more or less, including road right of way.
Error of Closure: 1 - 680299

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

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

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

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

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____ 2026, before me, a notary public in and for said County and State came Joseph A. Rawie, Member of All-In Enterprises, LLC , to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

*NOTARY PUBLIC*_____

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

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

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

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

_____
County Engineer - Mitch Pleak

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

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

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

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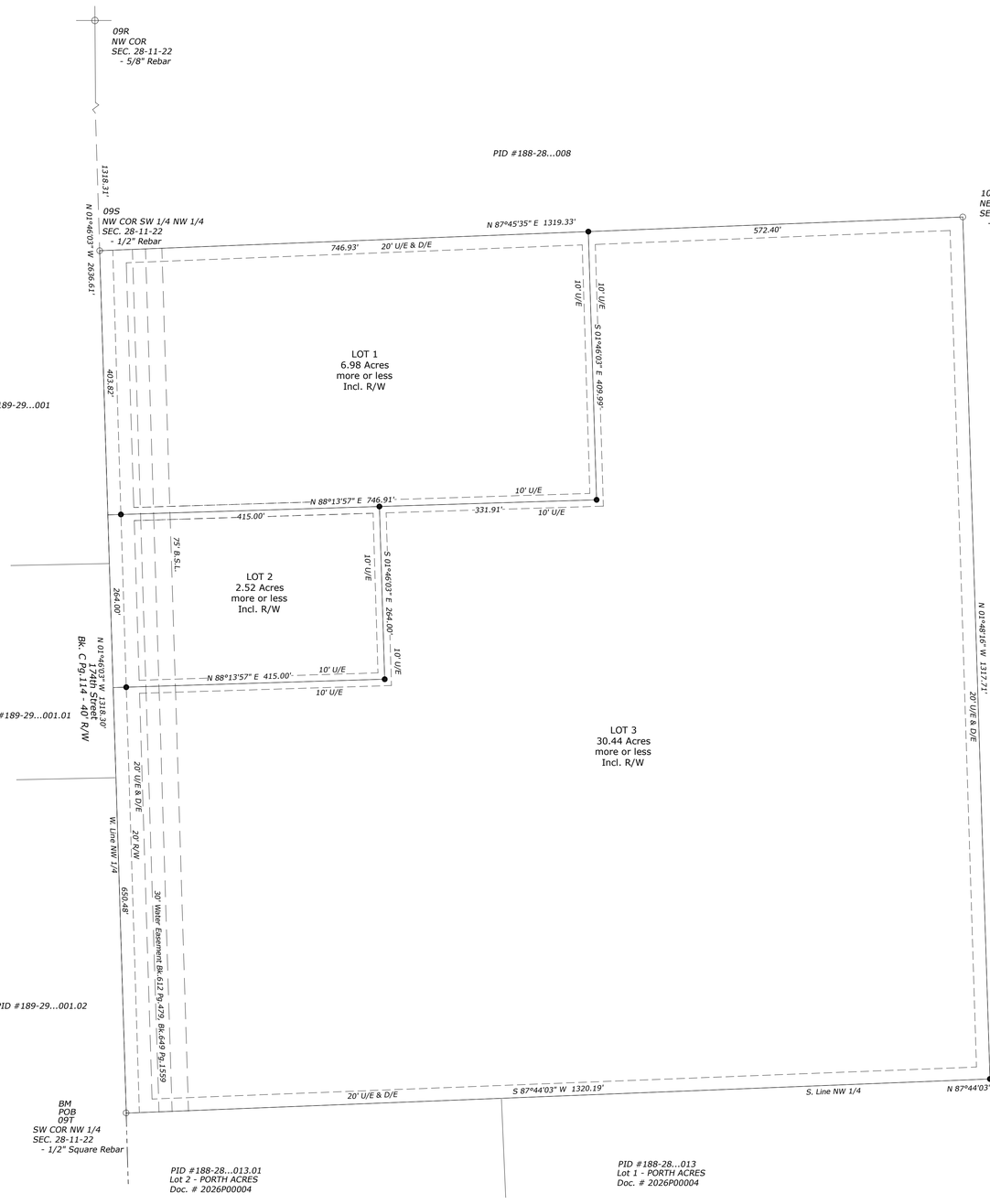

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SURVEYOR'S NOTE:
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ZONING:
RR 2.5 - Rural Residential 2.5

NOTES:
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5) Basis of Bearing - KS SPC North Zone 1501
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8) Road Record - See Survey
9) Benchmark - NAVD88
Project Benchmark (BM) - SW COR NW 1/4 - 1/2" Rebar - Elev - 926.9'
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11) Reference Recorded Deed Doc # 2025R05437
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- Electric - Evergy
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
13) Reference Security 1st Title insurance Company File Number KCC-LM3139970 updated 2/23/26
14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0350G dated July 16, 2015
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NS - Not Set this survey per agreement with client
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- Telephone Pedestal
W——— - 6" Water Line - location as per district
- Tree/Brush Line

VICINITY MAP
NOT TO SCALE

Scale 1" = 100'

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

J.Herring, Inc. (dba)
HERRING SURVEYING COMPANY
315 North 5th Street, Leav. KS 66048
Ph. 913.651.3858 Fax 913.674.5081
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Joseph A. Herring
PS # 1296

SUNSET FARMS

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

PRELIMINARY PLAT

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

PROPERTY ADDRESS:
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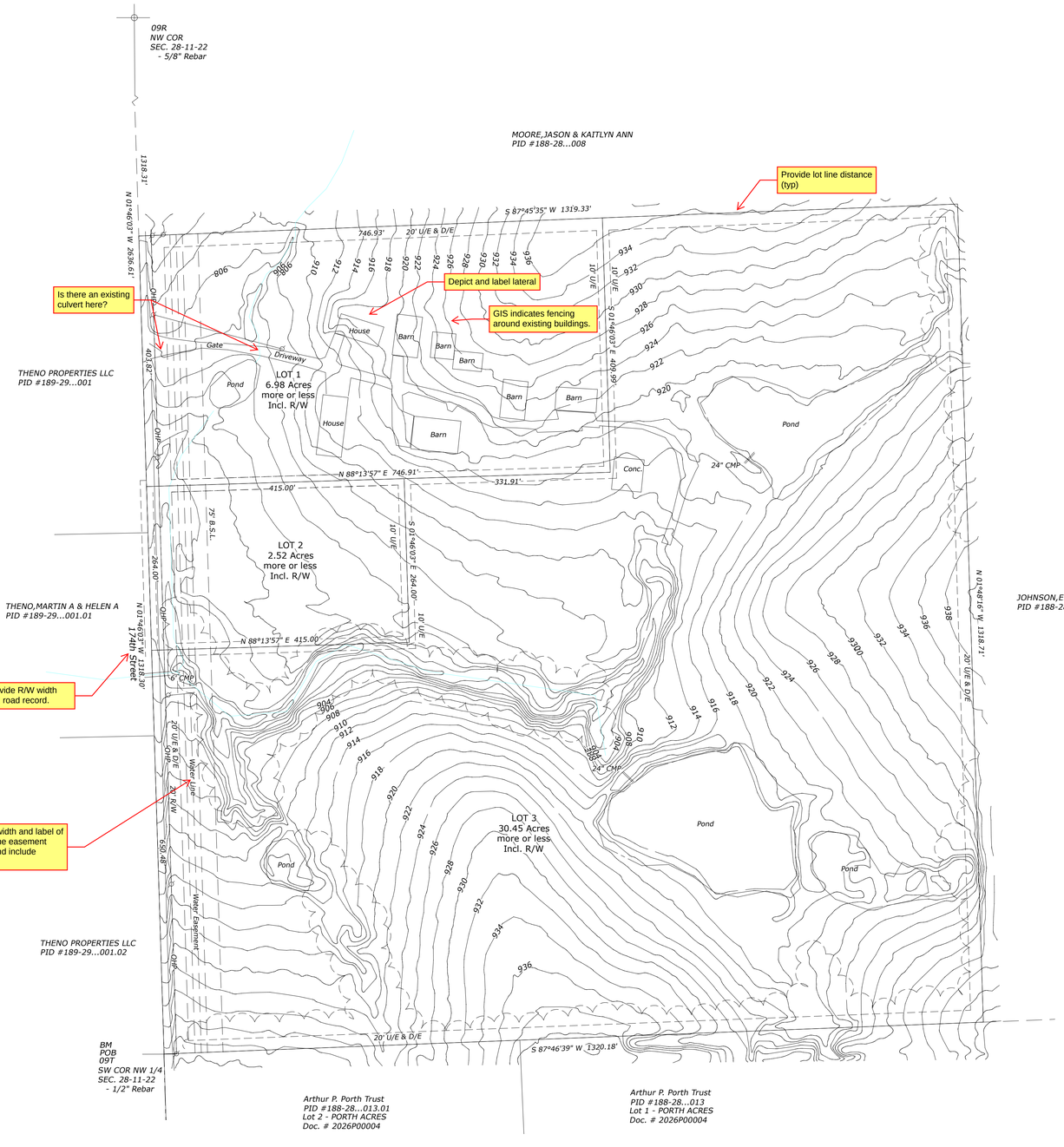

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Project Benchmark (BM) - SW COR NW 1/4 - 1/2" Rebar - Elev - 926.9'
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NOT TO SCALE

03-18-26
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NORTH
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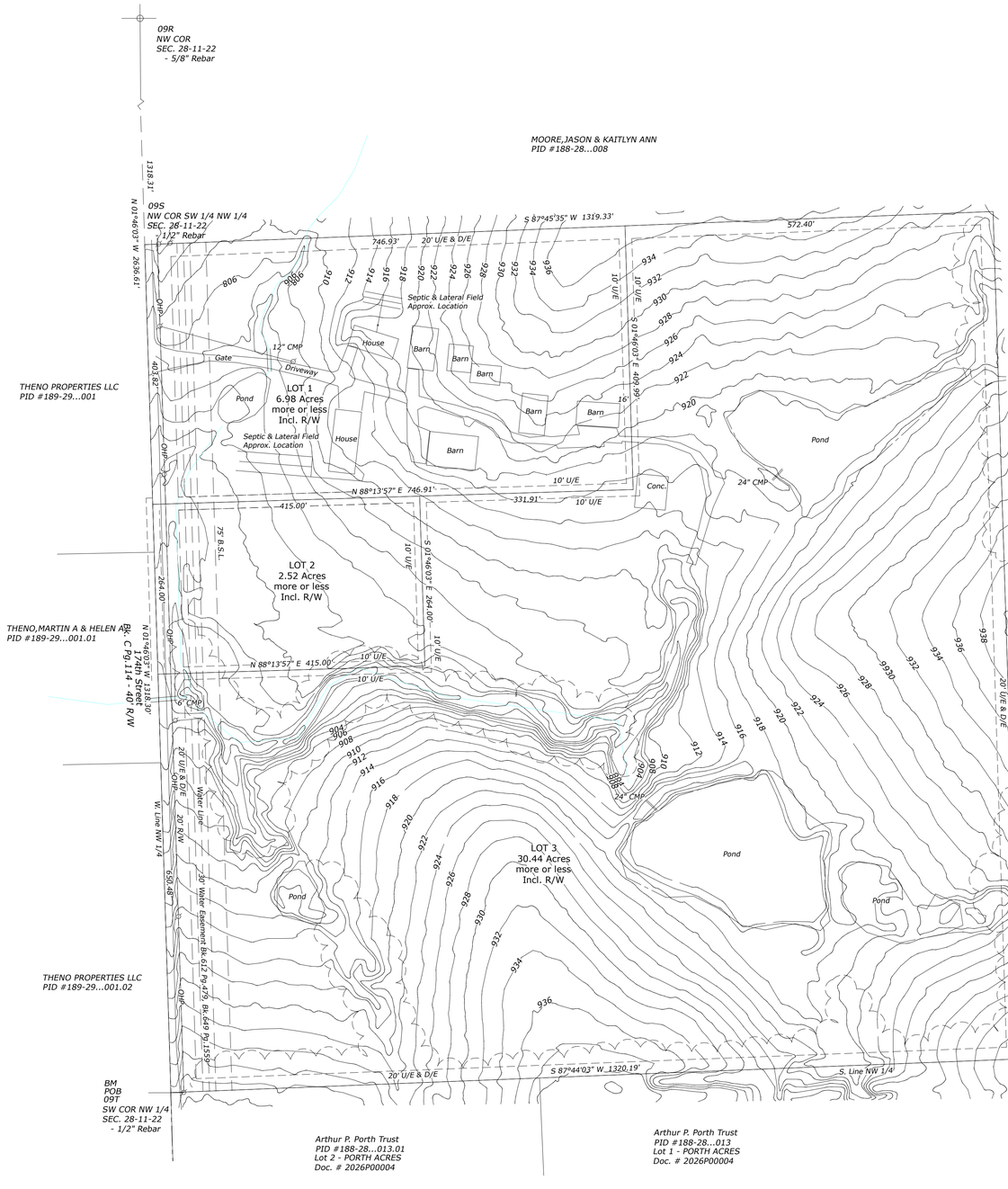
Error of Closure: 1 - 680299



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ZONING:
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- All rear yard setbacks - 40' (Accessory - 15')
16) Existing Structures, if any, shown in approximate location.
17) Fence Lines do not necessarily denote the boundary line for the property.
18) Reference Surveys:
PORTH ACRES Doc # 2026P00004
JAH - J.A.Herring Survey Doc # 2008S026
TBM - T.B.Melton unrecorded survey information

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

VICINITY MAP
NOT TO SCALE

NORTH

Scale 1" = 100'

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

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

100 0 100 200 300
1" = 100'

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

Sunset Farms

Leavenworth County Kansas

Drainage Report

February 26, 2026

dlutgen72@gmail.com

Schweitzer, Joshua

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

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

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

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

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

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

Good Afternoon,

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

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

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

v / r

Joshua J. Schweitzer

February 27, 2026

ALL-IN ENTERPRISES LLC
[redacted]

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

Hello:

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

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

Sincerely,

Ashley VanNess
TD Designer
Evergy
785-379-4334

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

February 26,2026

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

RE: Sunset Farms

To whom it may concern:

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

Sincerely,

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

Leavenworth Rural Water District No. 7

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

Leavenworth County Planning Commissioners 2/27/2026

300 Walnut St. Ste 30

Leavenworth, KS 66048

Sunset Farms

Dear Planning Commissioners:

Leavenworth Rural Water District No. 7.

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

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

Kyle Kraemer

LVRWD #7 Manager/Operator

Office - 913.441.1205

Cell - 913.645.1636

Dust Abatement CIP

Staff Recommendation:
Staff's recommendation is to pave the roadways in District 4. Staff's recommendation is based on improving operational efficiency and reducing long-term maintenance costs through continuity of maintenance operations. Currently, three remaining gravel roadways in District 4 east of Lansing are isolated from the county's broader gravel road network. Maintaining these segments requires dedicated trips by grading equipment from the shop, including crossing K-7 Highway, resulting in increased travel time, fuel usage, labor costs, and lower service levels than comparable gravel roadways that are closely connected to the greater gravel road network.

By hard surfacing these roadways through the dust abatement program, the County would eliminate all remaining gravel roads east of K-7 and within District 4. This would streamline maintenance operations, reduce the need for specialized gravel road maintenance activities, and improve overall efficiency in both routine maintenance and snow removal. Over time, these operational efficiencies are expected to reduce maintenance costs and improve resource allocation.

Updated:
(171) March 2026
(220) March 2026
(180) March 2026

	PROJECTS	SPECIAL HIGHWAY FUND - 220	SALES TAX (171)	GRANT FUNDS	Alexandria	Delaware	Easton	Fairmount	High Prairie	Kickapoo	Reno	Sherman	Stranger	Tonganoxie
		Accounts												
2026	**AVAILABLE BALANCE (Does Not Include Expected Revenue)**	**$ 9,507,362.00**	**$ 11,933,376.00**	**$ -**	**$ 120,732.00**	**$ 55,695.00**	**$ 9,900.00**	**$ 339,763.00**	**$ 87,441.00**	**$ 491,716.00**	**$ 114,237.00**	**$ 234,778.00**	**$ 302,231.00**	**$ 539,844.00**
	CURRENT YEAR CONSTRUCTION													
	CR 30 - 235th Street (Hollingsworth to Dempsey)		$ (2,000,000.00)	$ 2,980,000.00										
	KDOT KLBIP Bridges - SH-54 and SH-61 (Golden Road)	$ (200,000.00)		$ 2,000,000.00								$ (234,000.00)		
	Culvert F-UM-01 - Leavenworth Road	$ (100,000.00)												
	Bridge K-19 - 179th Street	$ (450,000.00)								$ (490,000.00)				
	Bridge A-07 (KDOT Low-Cost Steel) Lecompton Road - Modular Bridge Deck Design	$ (225,000.00)			$ (120,000.00)									
	Bridge T-31 (KDOT Low-Cost Steel) Fairmont Road	$ -												$ (539,000.00)
	Bridge HP-51 (KDOT Low Cost Steel) Jamison Road	$ (400,000.00)							$ (87,000.00)					
	Dust Abatements	$ (500,000.00)												
	Bridge T-50 - Parallel Road	$ (1,500,000.00)												
	FUTURE CONSTRUCTION EXPENSES													
	2027 Bridge Replacement SH-33 - Design and Property Acquisition - Low Cost Steel Bridge No Design	$ (50,000.00)												
	2028 Bridge Replacement K-03 - Property Acquisition	$ (50,000.00)												
	2028 Bridge Replacement R-50 - Design and Property Acquisition	$ (150,000.00)												
	2027 Mill and Overlay - Eisenhower and Bauserman Design and Bid Documents	$ (100,000.00)												
	2027 Project Expenses - CR30, Dempsey to K-92 235th St Design Completion, Prop. Acq. & Utility Relocation - Ongoing		$ (2,000,000.00)											
	Bonding Transfer (Sept. 2025/Feb. 2026 Payment)		**$ (2,024,390.00)**											
	Expected Sales Tax Revenue		**$ 5,600,000.00**		**$ 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**
	YEAR END BALANCE	**$ 5,782,362.00**	**$ 11,508,986.00**	**$ 4,980,000.00**	**$ 12,732.00**	**$ 67,695.00**	**$ 21,900.00**	**$ 351,763.00**	**$ 12,441.00**	**$ 13,716.00**	**$ 126,237.00**	**$ 12,778.00**	**$ 314,231.00**	**$ 12,844.00**
	Approved/Budgeted Transfer to 220 Fund	**$ 3,024,000.00**												
2027	**AVAILABLE BALANCE (Does Not Include Expected Revenue)**	**$ 8,806,362.00**	**$ 11,508,986.00**	**$ 4,980,000.00**	**$ 12,732.00**	**$ 67,695.00**	**$ 21,900.00**	**$ 351,763.00**	**$ 12,441.00**	**$ 13,716.00**	**$ 126,237.00**	**$ 12,778.00**	**$ 314,231.00**	**$ 12,844.00**
	CURRENT YEAR CONSTRUCTION													
	235th Street Phase III (K-92 to 4H - 4 miles)		$ (2,000,000.00)	$ 6,200,000.00										
	Bridge ST-77 (KDOT Low-Cost Steel) 188th Street	$ (400,000.00)											$ (250,000.00)	
	Bridge K-03 (KDOT Low Cost Steel) Knapp Road	$ (700,000.00)												
	Dust Abatement	$ (500,000.00)												
	Wash Bay - County Shop	$ (750,000.00)												
	Mill and Overlay - Eisenhower and Bauserman		$ (2,000,000.00)											
	Bridge SH-33 (KDOT Low Cost Steel) Paved Road (215th Street - Dead End)	$ (500,000.00)			$ (12,000.00)									
	FUTURE CONSTRUCTION EXPENSES													
	2029 Bridge Replacement K-14 - Design and Property Acquisition		$ (150,000.00)											
	2029 Project Expenses - Not Completed 2007 Sales Tax Project - HRRR Eligible Tonganoxie Road/4H/171st Intersection Improvement Project		$ (450,000.00)											
	2029 Bridge Replacement Bridge F-55 (Metro Ave.)	$ (125,000.00)												
	2028 Safe Streets for All Acquisition and Utilities		$ (4,000,000.00)											
	2028 Mill and Overlay - Tonganoxie Drive - Design and Bid Documents	$ (175,000.00)												
	2029 Project Expenses 158th and Golden Road - Safety Improvements (Potential HRRR)		$ (450,000.00)											
	Bonding Transfer (Sept. 2026/Feb. 2027 Payment)		**$ (2,023,940.00)**											
	Expected Sales Tax Revenue		**$ 5,650,000.00**		**$ 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**
	YEAR END BALANCE	**$ 5,656,362.00**	**$ 6,085,046.00**	**$ 11,180,000.00**	**$ 12,732.00**	**$ 79,695.00**	**$ 33,900.00**	**$ 363,763.00**	**$ 24,441.00**	**$ 25,716.00**	**$ 138,237.00**	**$ 24,778.00**	**$ 76,231.00**	**$ 24,844.00**
	Approved/Budgeted Transfer to 220 Fund	**$ 3,024,000.00**												
2028	**AVAILABLE BALANCE (Does Not Include Expected Revenue)**	**$ 8,680,362.00**	**$ 6,085,046.00**	**$ 11,180,000.00**	**$ 12,732.00**	**$ 79,695.00**	**$ 33,900.00**	**$ 363,763.00**	**$ 24,441.00**	**$ 25,716.00**	**$ 138,237.00**	**$ 24,778.00**	**$ 76,231.00**	**$ 24,844.00**
	CURRENT YEAR CONSTRUCTION													
	Safe Streets for All 158th, Golden, K-32, and 222nd		$ (1,000,000.00)	$ 21,500,000.00								$ (36,000.00)		
	Mill and Overlay - Tonganoxie Drive South of Leavenworth to Seymour		$ (3,250,000.00)						$ (24,000.00)					
	Mill and Overlay - Tonganoxie Drive (Seymour to 187th)	$ (3,500,000.00)												
	Dust Abatements	$ (500,000.00)												
	Bridge R-50 - Loring Road & 214th Street	$ (1,700,000.00)									$ (100,000.00)			
	FUTURE CONSTRUCTION EXPENSES													
	2028 Project Expenses - Design and Acquisition Fairmont Road (2007 Sales Tax Project)		$ (900,000.00)					$ (137,000.00)					$ (75,000.00)	
	2030 Bridge Replacement Bridge R-16 - Hemphill Road	$ (50,000.00)												
	2030 Culvert Replacements - Design and Acquisition	$ (197,765.00)												
	Bonding Transfer (Sept. 2027/Feb. 2028 Payment)		**$ (2,027,140.00)**											
	Expected Sales Tax Revenue		**$ 5,700,000.00**		**$ 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**
	YEAR END BALANCE	**$ 2,732,597.00**	**$ 4,607,906.00**	**$ 32,680,000.00**	**$ 24,732.00**	**$ 91,695.00**	**$ 45,900.00**	**$ 238,763.00**	**$ 12,441.00**	**$ 37,716.00**	**$ 50,237.00**	**$ 778.00**	**$ 13,231.00**	**$ 36,844.00**
	Approved/Budgeted Transfer to 220 Fund	**$ 3,024,000.00**												

Updated:
(171) March 2026
(220) March 2026
(180) March 2026

		Accounts												
	PROJECTS	**SPECIAL HIGHWAY FUND - 220**	**SALES TAX (171)**	**GRANT FUNDS**	**Alexandria**	**Delaware**	**Easton**	**Fairmount**	**High Prairie**	**Kickapoo**	**Reno**	**Sherman**	**Stranger**	**Tonganoxie**
2029	**AVAILABLE BALANCE (Does Not Include Expected Revenue)**	**$ 5,756,597.00**	**$ 4,607,906.00**	**$ 32,680,000.00**	**$ 24,732.00**	**$ 91,695.00**	**$ 45,900.00**	**$ 238,763.00**	**$ 12,441.00**	**$ 37,716.00**	**$ 50,237.00**	**$ 778.00**	**$ 13,231.00**	**$ 36,844.00**
	CURRENT YEAR CONSTRUCTION													
	Dust Abatements	$ (500,000.00)												
	Fairmont Road (K-7 to Tonganoxie Road) Not Completed 2007 Sales Tax Project		$ (8,000,000.00)											
	Bridge K-14 - 167th Street	$ (2,000,000.00)								$ (37,500.00)				
	Bridge F-55 - Metro Ave.	$ (1,450,000.00)						$ (250,000.00)						
	Project Matching Funds	$ (625,000.00)												
	FUTURE CONSTRUCTION EXPENSES													
	2032 Bridge Replacement Bridge E-10 - 231st Street	$ (175,000.00)												
	2031 Bridge Replacement Bridge T-66 - 258th Street	$ (75,000.00)												
	2031 Bridge Replacement Bridge E-17 - 231st Street	$ (175,000.00)												
	Bonding Transfer (Sept. 2028/Feb. 2029 Payment)		**$ (2,026,190.00)**											
	Expected Sales Tax Revenue		**$ 5,750,000.00**		**$ 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**
	YEAR END BALANCE	**$ 756,597.00**	**$ 331,716.00**	**$ 32,680,000.00**	**$ 36,732.00**	**$ 103,695.00**	**$ 57,900.00**	**$ 763.00**	**$ 24,441.00**	**$ 12,216.00**	**$ 62,237.00**	**$ 12,778.00**	**$ 25,231.00**	**$ 48,844.00**
	Approved/Budgeted Transfer to 220 Fund	**$ 3,024,000.00**												
2030	**AVAILABLE BALANCE (Does Not Include Expected Revenue)**	**$ 3,780,597.00**	**$ 331,716.00**	**$ 32,680,000.00**	**$ 36,732.00**	**$ 103,695.00**	**$ 57,900.00**	**$ 763.00**	**$ 24,441.00**	**$ 12,216.00**	**$ 62,237.00**	**$ 12,778.00**	**$ 25,231.00**	**$ 48,844.00**
	CURRENT YEAR CONSTRUCTION													
	Tonganoxie Road/4H/171st Intersection Improvement (2007 Sales Tax Project)		$ (1,100,000.00)											
	Dust Abatements	$ (500,000.00)												
	2030 Culvert Replacements Based on Inspections completed in 2027	$ (2,000,000.00)												
	Hold for Grant or Project Match		$ (3,000,000.00)											
	Bridge R-16 - (KDOT Low Cost Steel) Hemphill Road	$ (600,000.00)									$ (70,000.00)			
	FUTURE CONSTRUCTION EXPENSES													
	2031 Mill and Overlay - Tonganoxie Drive - Design and Bid documents	$ (150,000.00)												
	2032 Bridge Replacements Planning Costs	$ (400,000.00)												
	Bonding Transfer (Sept. 2029/Feb. 2030 Payment)		**$ (2,025,910.00)**											
	Expected Sales Tax Revenue		**$ 5,800,000.00**		**$ 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**
	YEAR END BALANCE	**$ 130,597.00**	**$ 5,806.00**	**$ 32,680,000.00**	**$ 48,732.00**	**$ 115,695.00**	**$ 69,900.00**	**$ 12,763.00**	**$ 36,441.00**	**$ 24,216.00**	**$ 4,237.00**	**$ 24,778.00**	**$ 37,231.00**	**$ 60,844.00**
	Approved/Budgeted Transfer to 220 Fund	**$ 3,024,000.00**												
2031	**AVAILABLE BALANCE (Does Not Include Expected Revenue)**	**$ 3,154,597.00**	**$ 5,806.00**	**$ 32,680,000.00**	**$ 48,732.00**	**$ 115,695.00**	**$ 69,900.00**	**$ 12,763.00**	**$ 36,441.00**	**$ 24,216.00**	**$ 4,237.00**	**$ 24,778.00**	**$ 37,231.00**	**$ 60,844.00**
	CURRENT YEAR CONSTRUCTION													
	Dust Abatements	$ (500,000.00)												
	Bridge E-17 - 231st Street	$ (2,000,000.00)					$ (81,000.00)							
	Bridge T-66 - 258th Street	$ (400,000.00)												$ (70,000.00)
	Mill and Overlay - Tonganoxie Drive (Dempsey to 189th)		$ (3,700,000.00)											
	FUTURE CONSTRUCTION EXPENSES													
	2033 Bridge Placement Design and Acquisition	$ (75,000.00)												
	2033 Bridge Placement Design and Acquisition	$ (175,000.00)												
	Bonding Transfer (Sept. 2030/Feb. 2031 Payment)		**$ (2,024,570.00)**											
	Expected Sales Tax Revenue		**$ 5,750,000.00**		**$ 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**
	YEAR END BALANCE	**$ 4,597.00**	**$ 31,236.00**	**$ 32,680,000.00**	**$ 60,732.00**	**$ 127,695.00**	**$ 900.00**	**$ 24,763.00**	**$ 48,441.00**	**$ 36,216.00**	**$ 16,237.00**	**$ 36,778.00**	**$ 49,231.00**	**$ 2,844.00**
	Total Project Investment by Funding Source	**$ 24,622,765.00**	**$ 34,000,000.00**	**$ 32,680,000.00**	**$ 132,000.00**	**$ -**	**$ 81,000.00**	**$ 387,000.00**	**$ 111,000.00**	**$ 527,500.00**	**$ 170,000.00**	**$ 270,000.00**	**$ 325,000.00**	**$ 609,000.00**
	Total Project Investment = $93,915,265													

LEAVENWORTH COUNTY
KANSAS
2026

LEAVENWORTH DEPARTMENT OF PUBLIC WORKS
COUNTY

2026-2031 Draft

Capital Improvement Plan (CIP)

Easton
Seven Sisters Rd
Happy Hollow Rd
Kickapoo
K-03
K-14
K-19
E-17
A-07
Alexandria
Eisenhower Rd
Bauserman Rd
High Prairie
Tonganoxie Drive Mill and Overlay
Tonganoxie Road/4H/171st
235th Street Phase III
HP-51
Wash Bay - County Shop
T-31
CR 30 - 235th Street
Fairmount Road
F-UM-01
Delaware
T-50
Tonganoxie
Stranger
Fairmount
T-66
R-16
ST-77
SH-33
R-50
SH-54
158th ST & Golden RD
CR1
SH-61
F-55

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

2026 ($ 11,825,000.00)

- A-07 ($345,000.00)- SHF
- HP-51 ($487,000.00) -SHF
- K-19 ($940,000.00)-SHF
- KDOT KLBIP Bridges - SH-54 and SH-61 ($2,434,000.00)- SHF & GF
- T-31 ($539,000.00)- Tonganoxie
- T-50 ($1,500,000)-SHF
- F-UM-01 ($100,000.00) - SHF
- CR 30- 235th St ($4,980,000)-ST
- Seven Sisters Rd & Happy Hollow Rd - Dust Abatement ($500,000.00) -SHF

2027 ($ 13,312,000.00)

- K-03 ($700,000.00)-SHF
- SH-33 ($512,000)-SHF
- ST-77 ($650,000)-SHF
- Wash Bay - County Shop ($750,000.00) - SHF
- 235th Street Phase III ($8,200,000)-ST
- Eisenhower and Bauserman -Mill and Overlay ($2,000,000.00) - ST
- Dust Abatement ($500,000.00) -SHF

2028 ($ 31,610,000.00)

- R-50 ($1,800,000)-SHF
- 158th St, Golden Rd,K-32 and 222nd CR1 ($22,536,000.00)- ST & GF
- Tonganoxie Drive ($3,274,000.00)- ST
- Tonganoxie Drive ($3,500,000.00) - SHF
- Dust Abatement ($500,000.00) -SHF

2029 ($ 12,862,500.00)

- F-55 ($1,700,000)-SHF
- K-14 ($2,037,000)-SHF
- Fairmont Road ($8,000,000) - ST
- Dust Abatement ($500,000.00) -SHF
- Project Matching Funds ($625,000.00) -SHF

2030 ($ 7,270,000.00)

- R-16 (670,000.00) - SHF
- 2030 Culvert Replacement ($2,000,000.00) - SHF
- Tonganoxie Road/4H/171st Intersection Improvement ($1,100,000.00) - ST
- Dust Abatement ($500,000.00) -SHF
- Hold for Grant or Project Match ($3,000,000.00) -SHF

2031 ($6,751,000.00)

- T-66 ($470,000.00) - SHF
- E-17 ($2,081,000.00) - SHF
- Tonganoxie Drive ($3,700,000.00) ST
- Dust Abatement ($500,000.00) -SHF

Legend

- City Limits
- County Boundary
- Sections
- City Centerlines
- GRAVEL
- HARD SURFACE
- MINIMUM
- PRIVATE
- State Maintained

Leavenworth County
GIS Department
300 Walnut Suite 030
Leavenworth, KS 66048
Ph: 913-758-6780
Ph: 913-684-0443

0 2.5 5 Miles

3/26/2026

LEAVENWORTH COUNTY KANSAS 2025

GIS Department Leavenworth County

LEAVENWORTH DEPARTMENT OF PUBLIC WORKS COUNTY

2025 Dust Abatement Capital Improvement Plan County Commission Districts in Leavenworth County

SEVEN SISTERS RD
Miles: (1.53 MI)
ADT:47 (2024)

HAPPY HOLLOW RD
Miles: (0.83 MI)
ADT:101 (2024)

NEW LAWRENCE DR
Miles:(1.93 MI)
ADT: 128 (2024)

STRANGER RD
Miles: (0.5 MI)
ADT: 128 (2024)

219TH ST
Miles: (1.25 MI)
ADT: 265 (2024)

178TH ST
Miles: (0.77 MI)
ADT: 179 (2023)

182ND ST
Miles: (1.57 MI)
ADT: 284 (2023)

KREIDER RD
Miles: (1.26 MI)
ADT: 214 (2023)

127TH ST
Miles: (0.78 MI)
ADT: 114 (2024)

131ST ST
Miles: (0.87 MI)
ADT: 73 (2024)

MARXEN RD
Miles: (1.22 MI)
ADT: No Data available

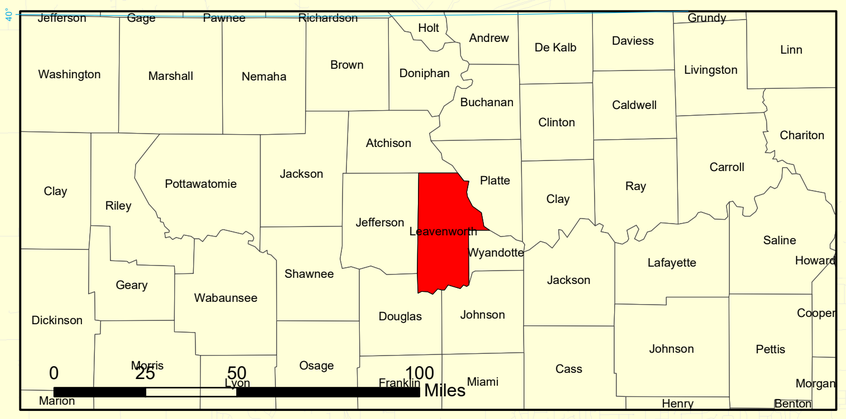
District:1

District:2

District:3

District:4

District:5



Legend

- District 1
- District 2
- District 3
- District 4
- District 5

District	Gravel Road	Length (mi)	Total (mi)
District 1 2026	Happy Hollow Rd	0.83	2.35
	Seven Sisters Rd	1.53	
District 2	New Lawrence Dr	1.93	2.43
	Stranger Rd	0.5	
District 3	182nd St	1.57	2.34
	178th St	0.77	
District 4	131st St	0.87	2.87
	127th St	0.78	
	Marxen Rd	1.22	
District 5	219th St	1.25	2.51
	Kreider Rd	1.26	

Legend

- City Centerlines
- City Limits
- Sections
- County Boundary
- GRAVEL
- HARD SURFACE
- MINIMUM
- PRIVATE
- State Maintained

Projection: NAD 1983 State Plane Kansas 1501 (US Feet)
Disclaimer: Map is projected in real-world coordinates.
However, it is not intended for legal purposes.
Measurement accuracy is not guaranteed.

0 10 20 Miles

Leavenworth County
GIS Services
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Leavenworth, KS 66048
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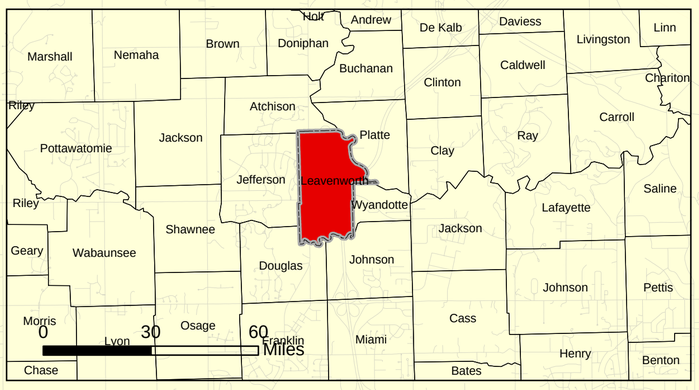
LEAVENWORTH COUNTY
KANSAS
2026

Gravel Roads
in
Leavenworth County
with
ADT* Totals, 2024–2025

*ADT = Average Daily Traffic



Legend

ADT Range: 19–275 vehicles/day

- 0 - 23
- 24 - 63
- 64 - 103
- 104 - 162
- 163 - 275

Legend

- City Limits
- County Boundary
- Sections
- City Centerlines
- Hard Surface
- Minimum
- Private
- State Maintained

Leavenworth County
GIS Department
300 Walnut Suite 030
Leavenworth, KS 66048
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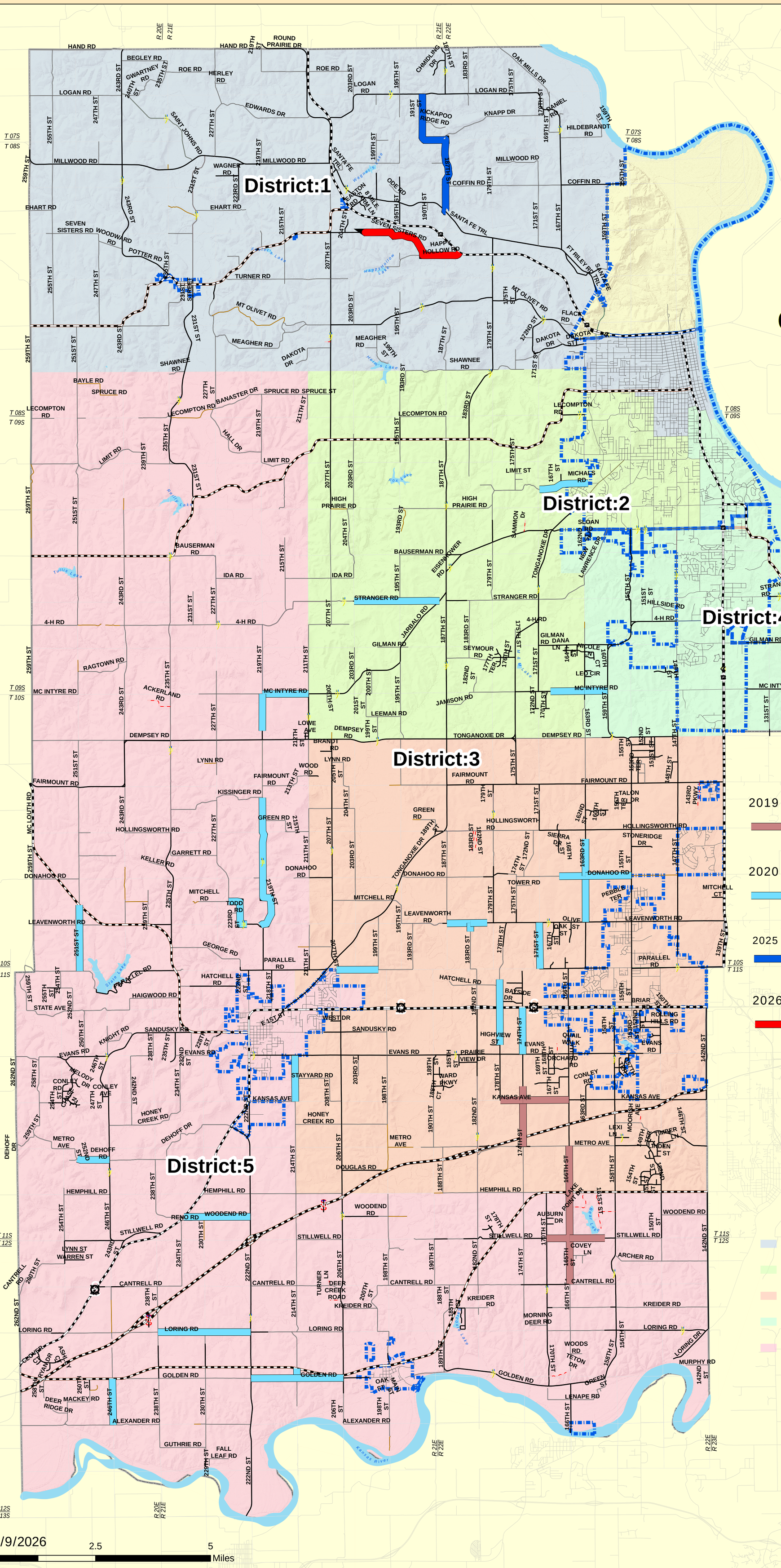
4/8/2026

0 7 14 Miles

LEAVENWORTH COUNTY
KANSAS
2026

LEAVENWORTH DEPARTMENT OF PUBLIC WORKS
COUNTY

GIS Department
Leavenworth County



HISTORICAL

2015 - 2025
Capital Improvement Plan
(CIP)
Gravel Road Paving Only

2019 ($3,260,934.21)

- Dust Abatement Group 1 ($3,260,934.21)

2020 ($5,790,570.62)

- Dust Abatement Groups 2,3,4,5,7 ($5,790,570.62)

2025 ($750,000.00)

- 187th St, Hildebrandt Rd & 191st St Dust Abatement ($750,000.00)

2026 ($500,000.00)

- Seven Sisters Rd & Happy Hollow Rd ($500,000.00)

Cost Per District

- District: 1 ($1,250,000.00)
- District: 2 ($936,100.00)
- District: 3 ($3,440,800.00)
- District: 4 ($809,600.00)
- District: 5 ($4,513,520.00)

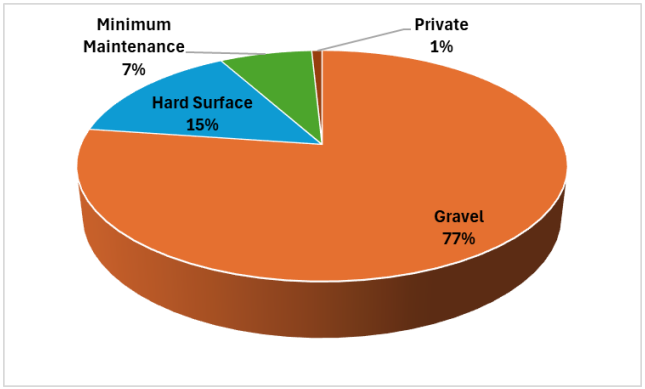
0 2.5 5 Miles

4/9/2026

Leavenworth County
GIS Department
300 Walnut Suite 030
Leavenworth, KS 66048
Ph: 913-758-6780
Ph: 913-684-0443

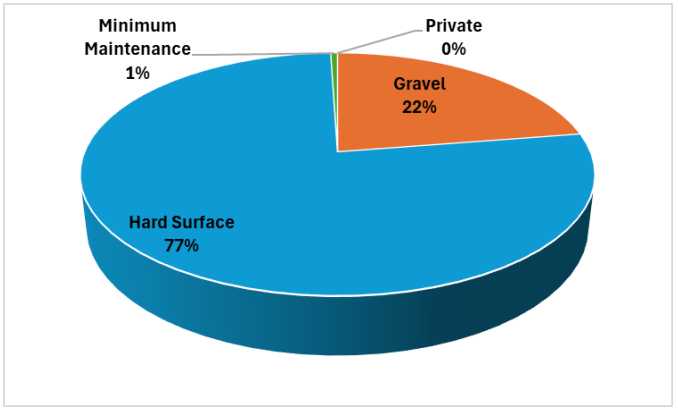
Alexandria

Road Surface	Miles	Percent
Gravel	54.79	77%
Hard Surface	10.42	15%
Minimum Maintenance	5.16	7%
Private	0.58	1%
Total	70.95	100%



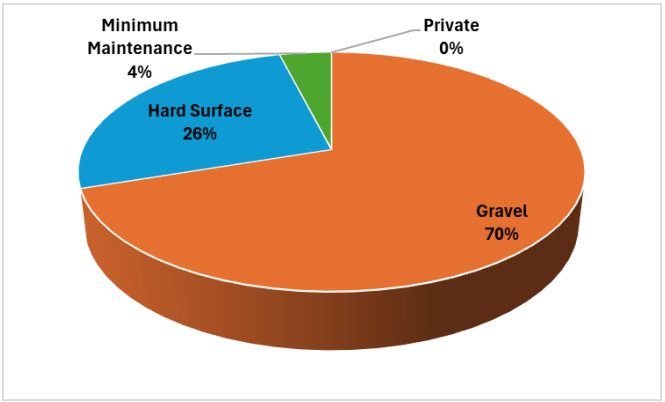
Delaware

Road Surface	Miles	Percent
Gravel	6.1	23%
Hard Surface	20.87	77%
Minimum Maintenance	0.14	1%
Private	0	0%
Total	27.11	100%



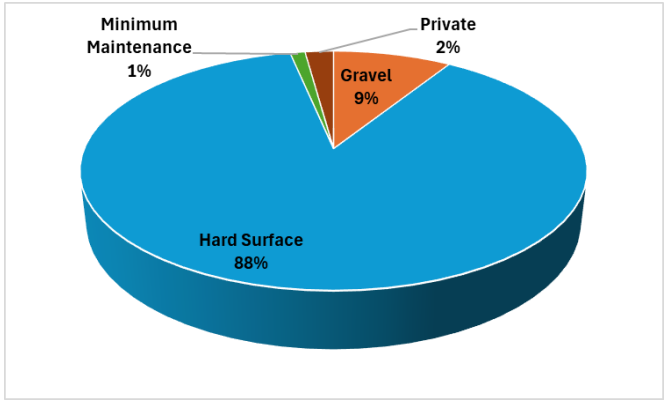
Easton

Road Surface	Miles	Percent
Gravel	49.09	70%
Hard Surface	18.41	26%
Minimum Maintenance	2.78	4%
Private	0	0%
Total	70.28	100%



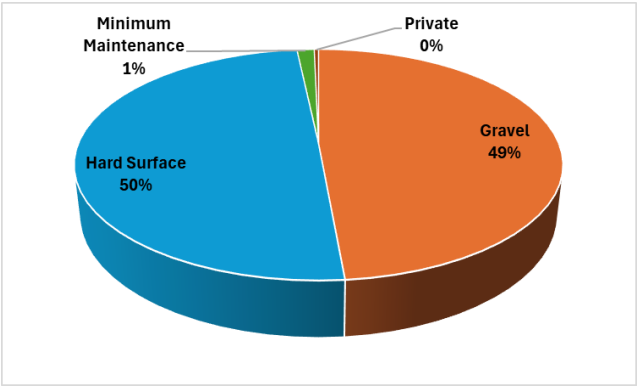
Fairmount

Road Surface	Miles	Percent
Gravel	7.9	9%
Hard Surface	76.9	88%
Minimum Maintenance	1	1%
Private	1.9	2%
Total	87.7	100%

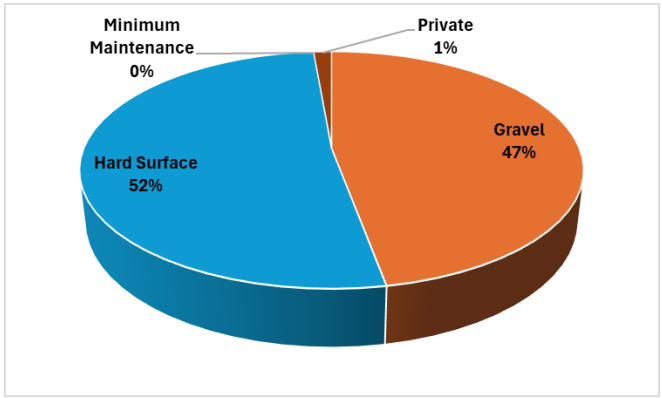


High Prairie

Road Surface	Miles	Percent
Gravel	38.22	49%
Hard Surface	39.14	50%
Minimum Maintenance	1.07	1%
Private	0.27	0%
Total	78.7	100%

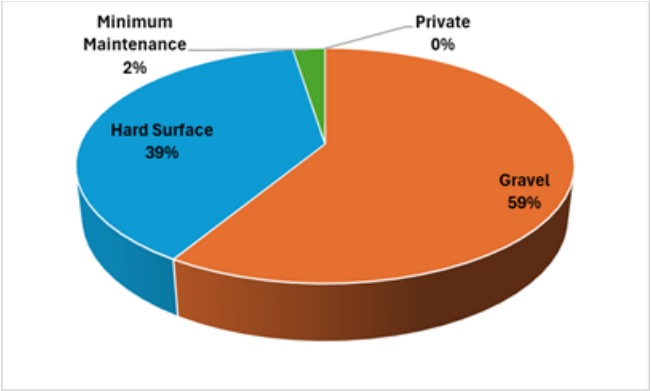


Kickapoo Road Surface	Miles	Percent
Gravel	38.77	47%
Hard Surface	42.42	52%
Minimum Maintenance	0	0%
Private	1.13	1%
Total	82.32	100%



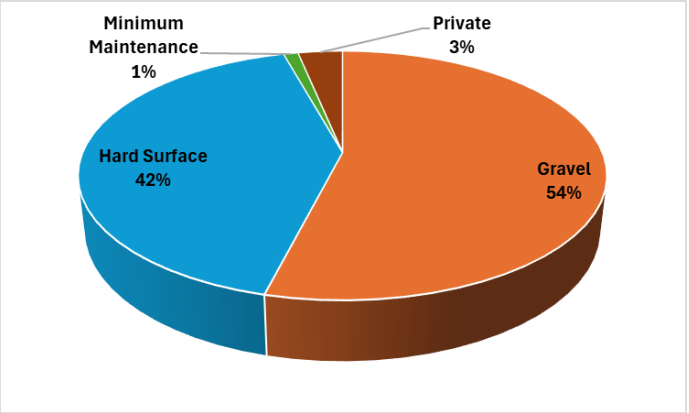
Reno

Road Surface	Miles	Percent
Gravel	36.58	59%
Hard Surface	24.17	39%
Minimum Maintenance	1.56	3%
Private	0	0%
Total	62.31	100%



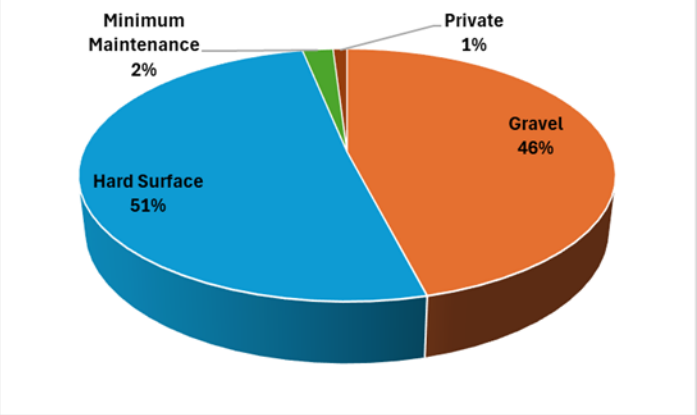
Sherman

Road Surface	Miles	Percent
Gravel	46.76	54%
Hard Surface	36.16	42%
Minimum Maintenance	0.92	1%
Private	2.81	3%
Total	86.65	100%



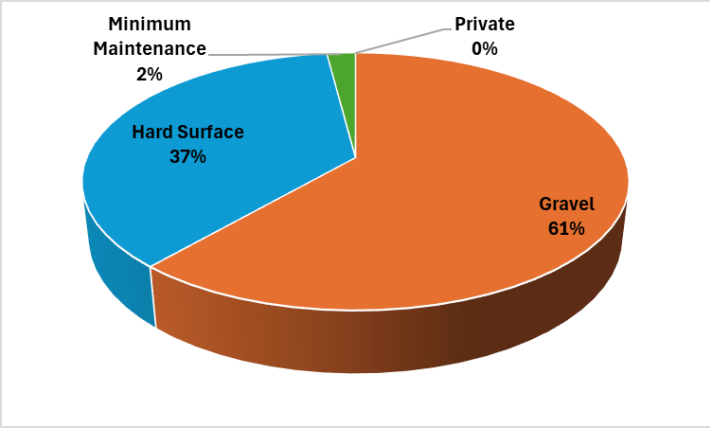
Stranger

Road Surface	Miles	Percent
Gravel	43.6	46%
Hard Surface	48.16	51%
Minimum Maintenance	2.08	2%
Private	0.95	1%
Total	94.79	100%



Tonganoxie

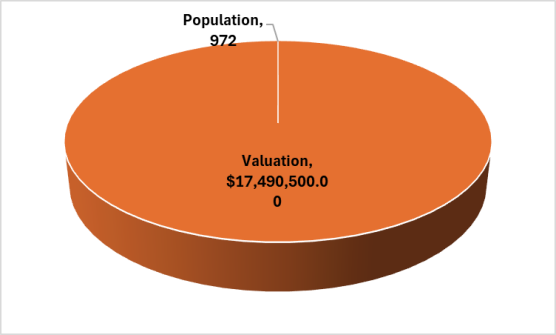
Road Surface	Miles	Percent
Gravel	57.35	61%
Hard Surface	34.18	37%
Minimum Maintenance	1.89	2%
Private	0	0%
Total	93.42	100%

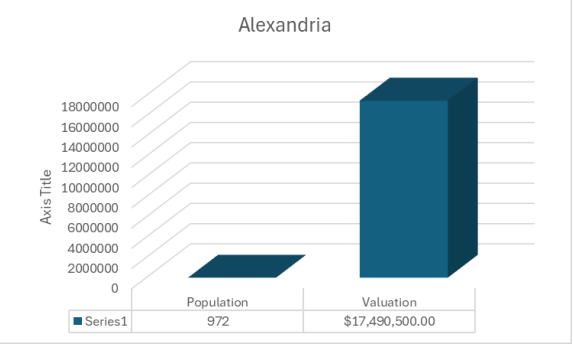


Population and Valuation for each Township

Alexandria

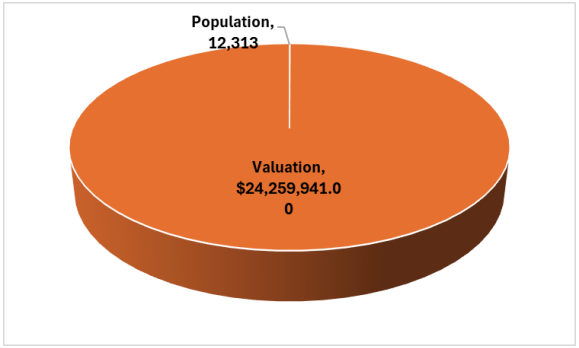
Population	Valuation
972	**$17,490,500.00**

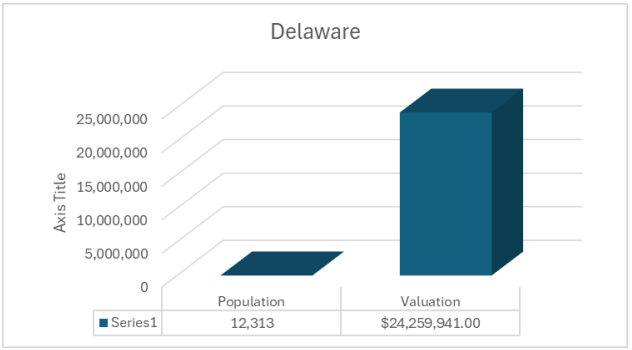




Delaware

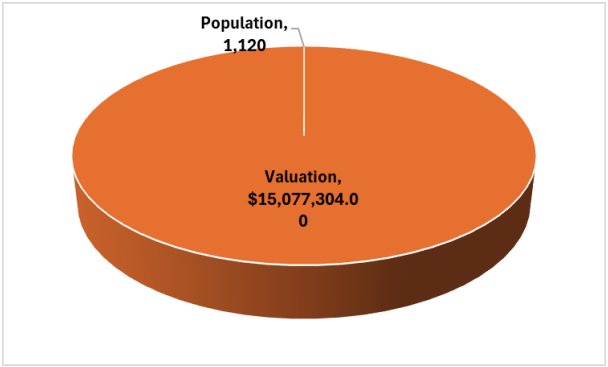
Population	Valuation
12,313	$24,259,941.00

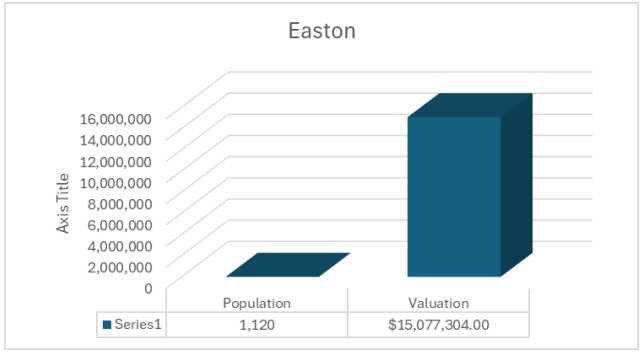




Easton

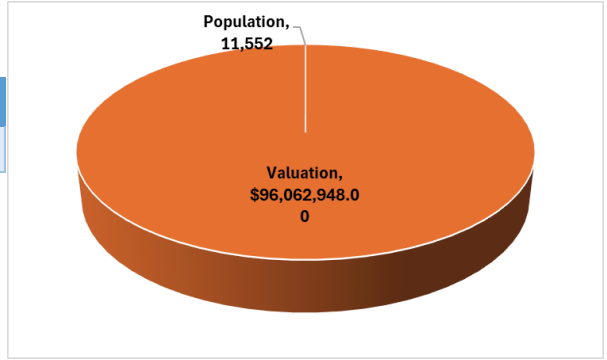
Population	
1120	$15,077,304.00

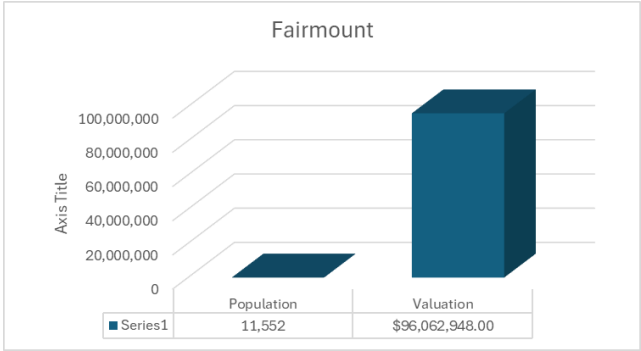




Fairmount

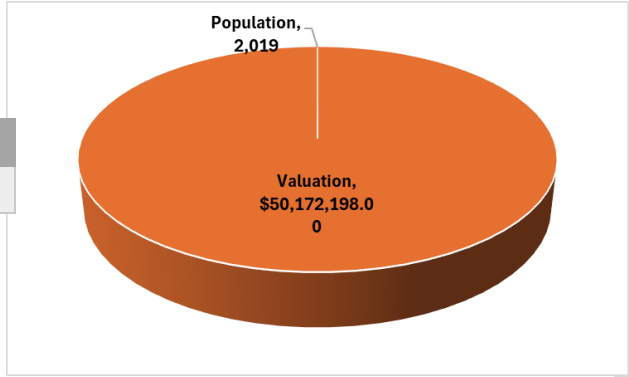
Population	
11,552	$96,062,948.00

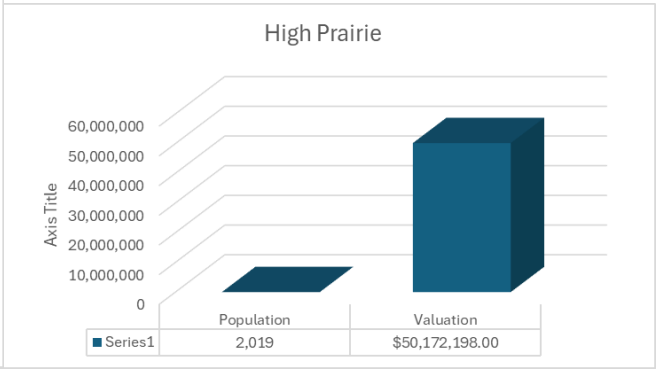




High Prairie

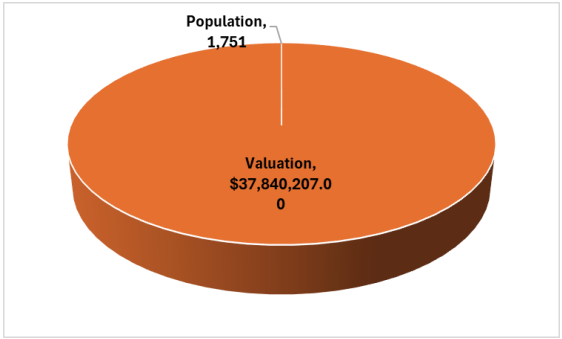
Population	
2019	$50,172,198.00

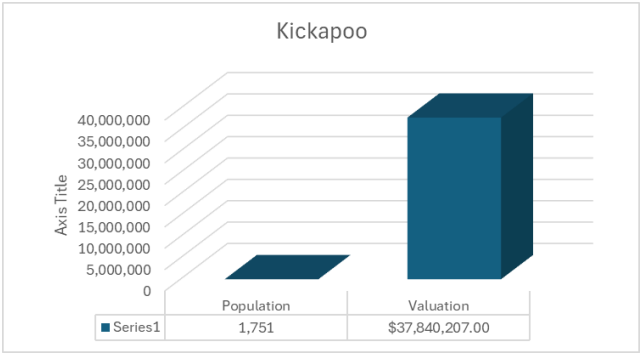




Kickapoo

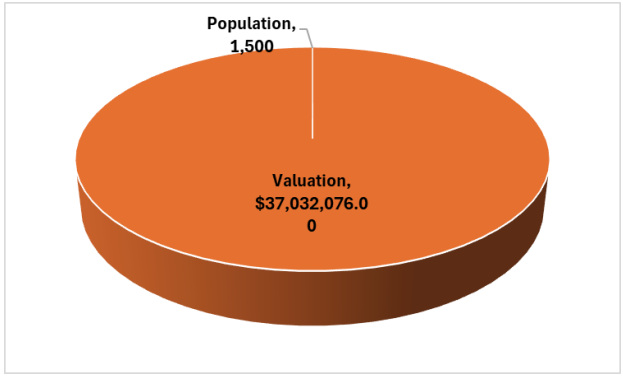
Population	
1751	$37,840,207.00

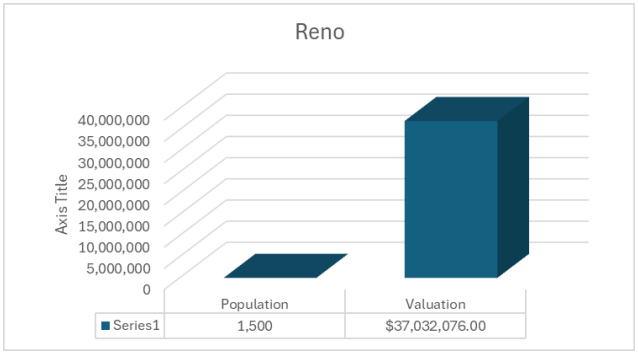




Reno

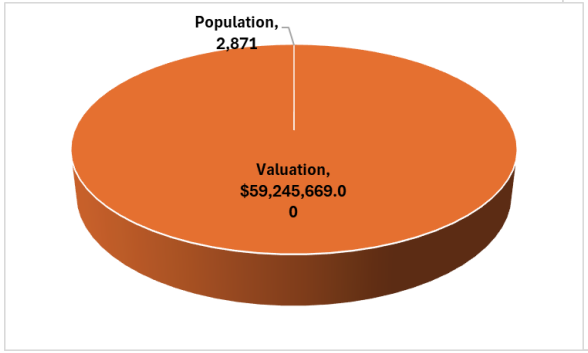
Population	
1500	$37,032,076.00

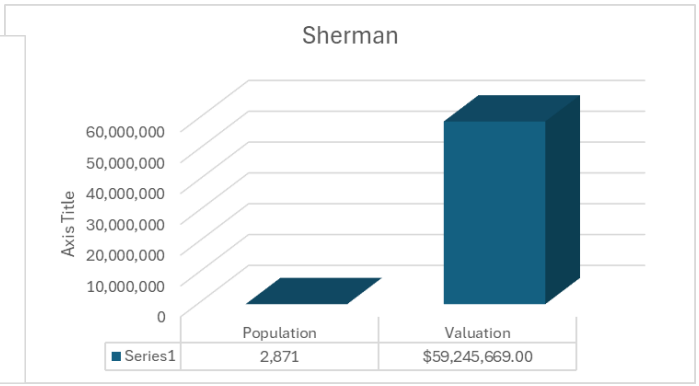




Sherman

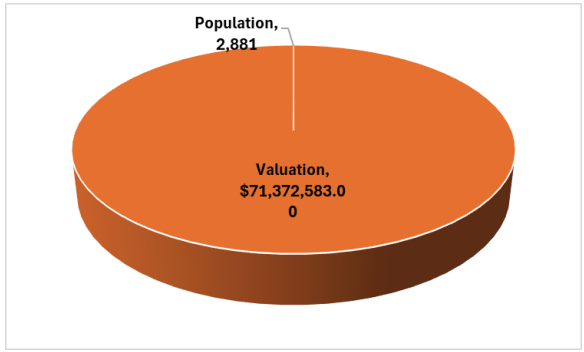
Population	
2871	$59,245,669.00

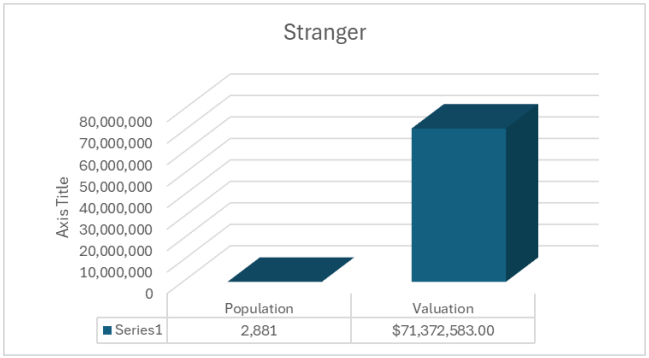




Stranger

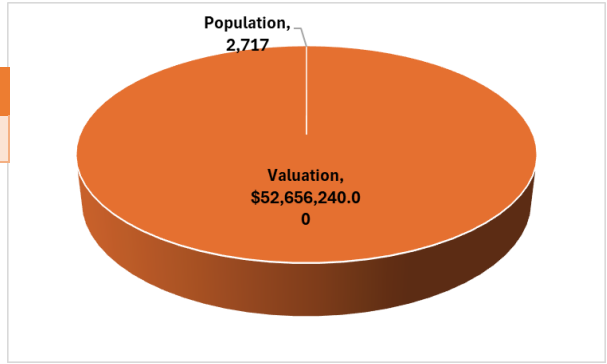
Population	
2881	$71,372,583.00

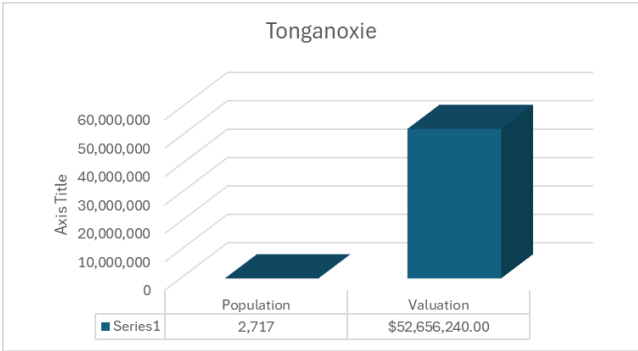




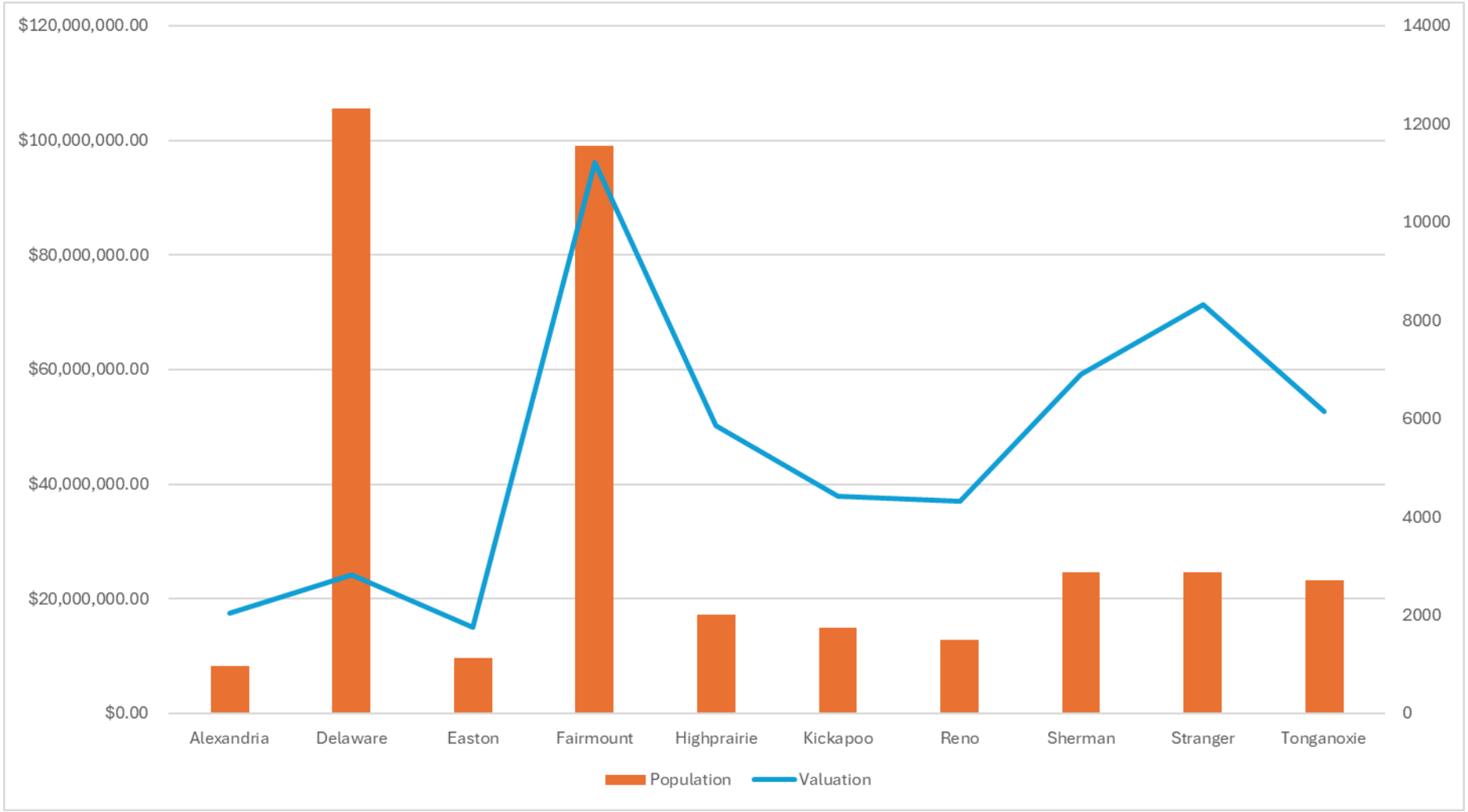
Tonganoxie

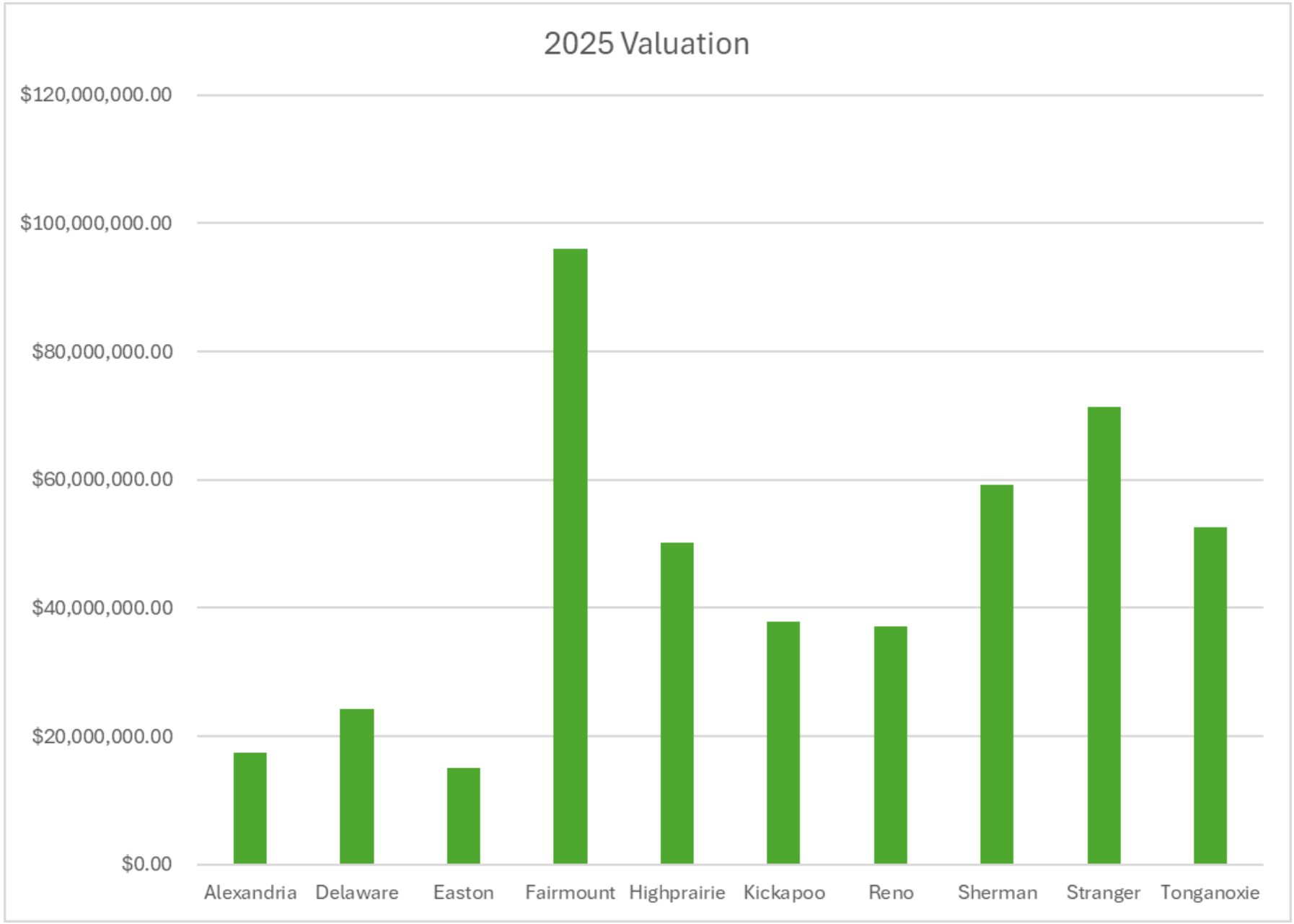
Population	
2717	$52,656,240.00

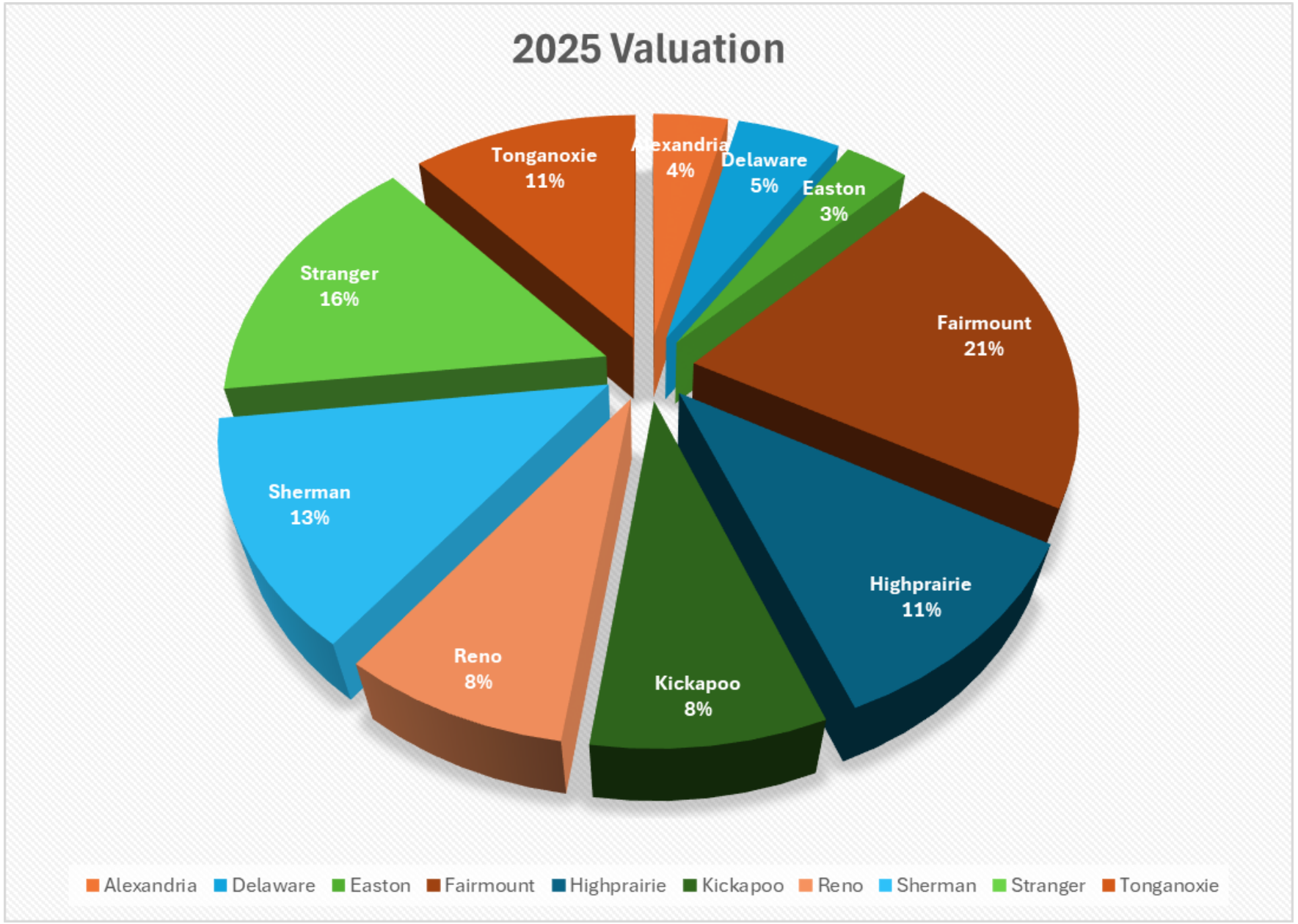




Leavenworth County Township valuation




2025 Valuation
$120,000,000.00
$100,000,000.00
$80,000,000.00
$60,000,000.00
$40,000,000.00
$20,000,000.00
$0.00
Alexandria
Delaware
Easton
Fairmount
Highprairie
Kickapoo
Reno
Sherman
Stranger
Tonganoxie


2025 Valuation
Tonganoxie 11%
Alexandria 4%
Delaware 5%
Easton 3%
Fairmount 21%
Highprairie 11%
Kickapoo 8%
Reno 8%
Sherman 13%
Stranger 16%
Alexandria
Delaware
Easton
Fairmount
Highprairie
Kickapoo
Reno
Sherman
Stranger
Tonganoxie

Leavenworth County

Comprehensive Report on Commissioner Districts

APRIL 09, 2026

PREPARED FOR :

Bill Noll

Introduction

This report provides a detailed analysis of the five commissioner districts, with a focus on road surface types, population distribution, and assessed property values. The goal is to present clear, data-driven insights that support strategic planning, infrastructure decisions, and effective governance at both the administrative and community levels.

Leavenworth County includes four types of road surfaces: **gravel, hard surface, minimum maintenance,** and **private roads**. The county is responsible for maintaining gravel, hard surface, and minimum maintenance roads, while private roads are maintained by the residents who use them.

As of **2023**, the county's total population is **83,518.**

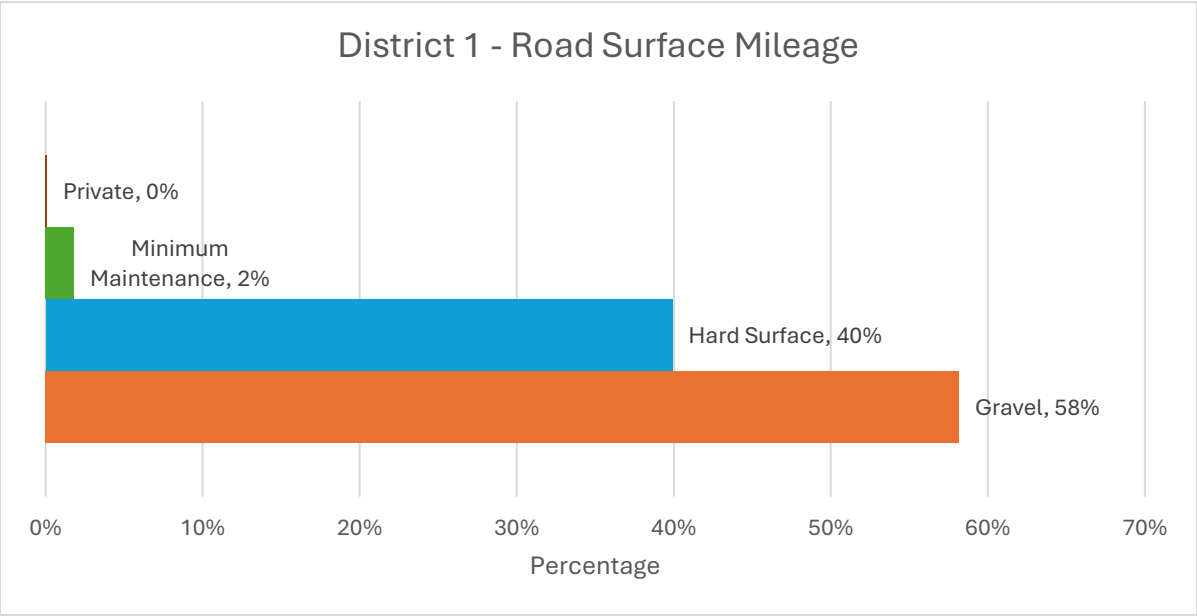
This report examines how that population is distributed across the five commissioner districts, focusing specifically on areas within county jurisdiction and excluding incorporated city boundaries.

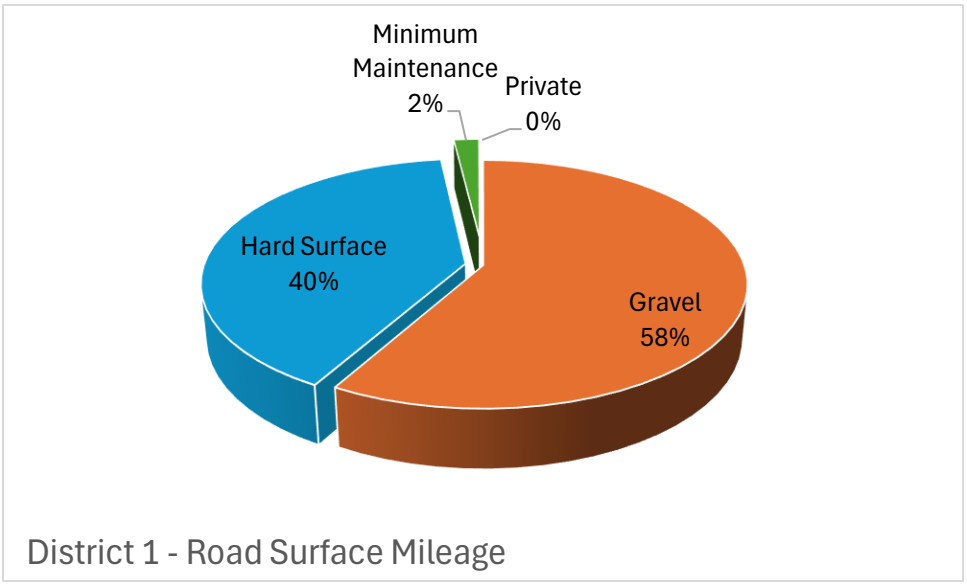
District 1 Overview

The following section provides a snapshot of the data for District 1.

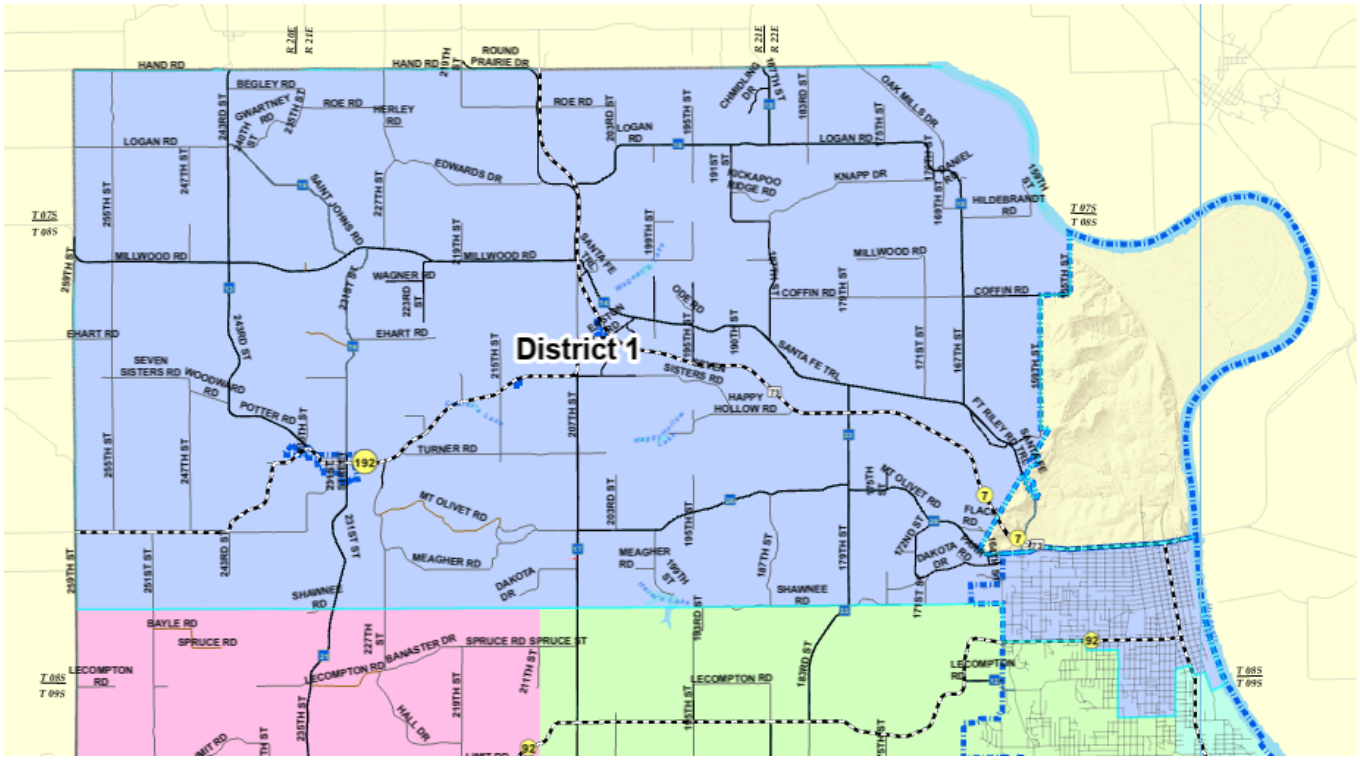
The table summarizes the distribution of road surface types within Leavenworth County Commission District 1, totaling **152.81 miles**. Gravel roads make up the majority, with **88.88 miles**, accounting for **58%** of the total roadway. Hard surface roads follow at **61.02 miles**, representing **40%** of the network. Minimum maintenance roads contribute **2.78 miles**, or **2%**, while private roads account for a very small portion at **0.13 miles**, rounding to 0% of the total.

Road Surface	Miles	Percentage
Gravel	88.88	58%
Hard Surface	61.02	40%
Minimum Maintenance	2.78	2%
Private	0.13	0%
Total	152.81	100%





District 1 - Road Surface Mileage



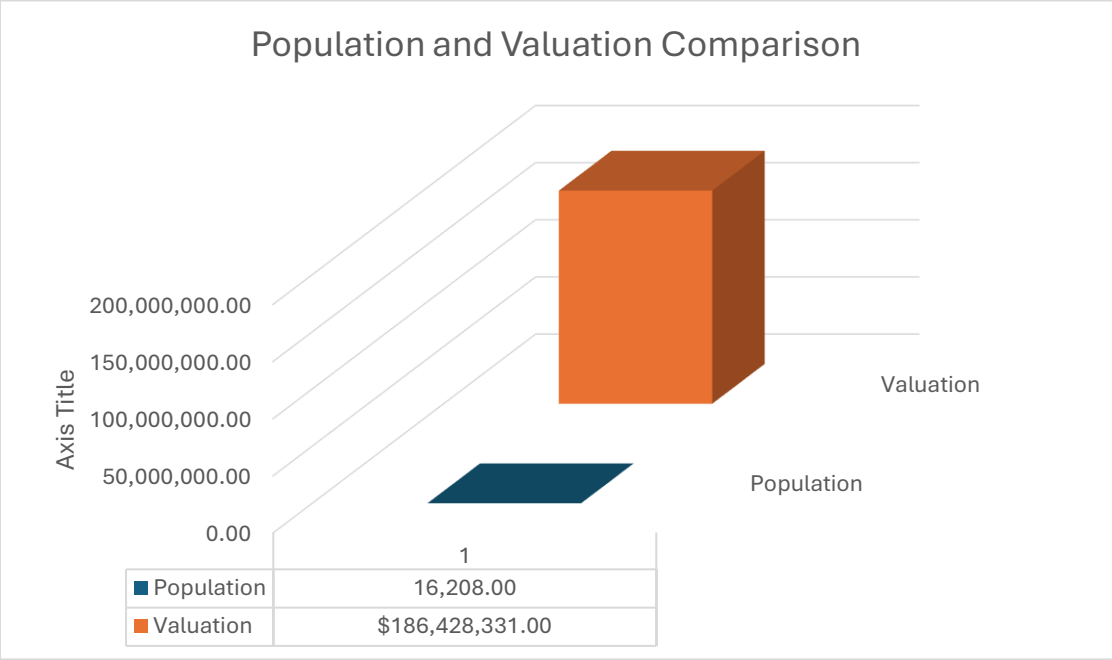
Population and Valuation Summary

The chart below compares the population and total property valuation for District 1 in Leavenworth County. It shows:

- **Population:** 16,208
- **Total Valuation:** $186,428,331

This provides a clear snapshot of both the size of the community and its total assessed property value. With 16,208 residents and a valuation of $186,428,331, the data highlights the scale of the district's population and tax base, supporting planning efforts related to infrastructure, public services, and resource allocation.

Population	Valuation
16,208.00	$186,428,331.00



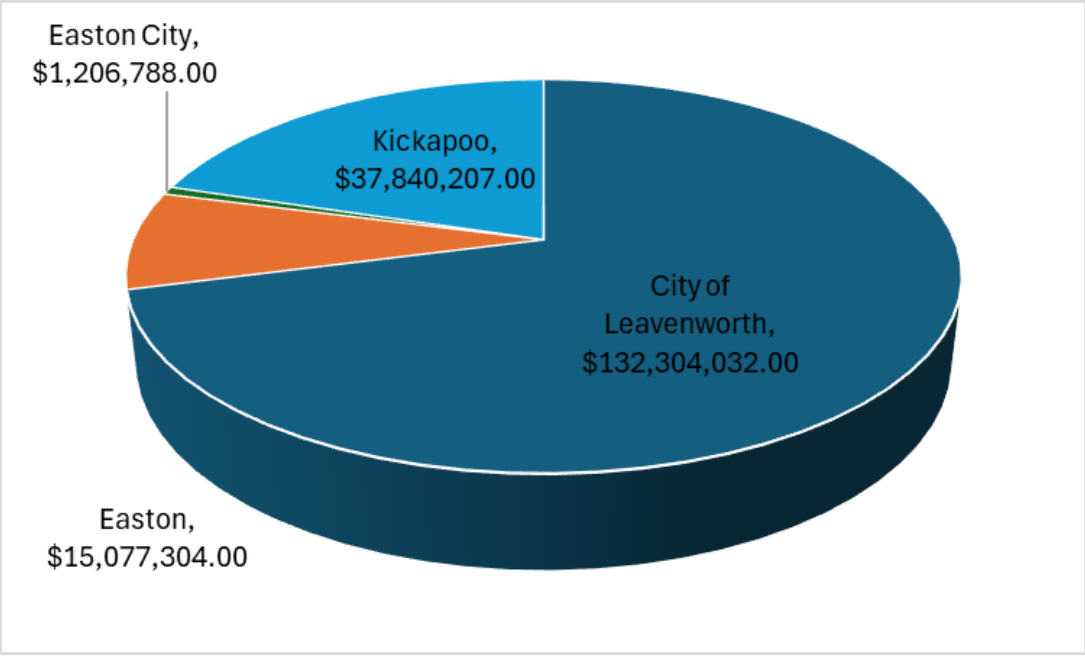
City & Township Valuation Breakdown

The table provides a breakdown of property valuation by jurisdiction, showing how the total valuation is distributed among the cities and townships:

- **City of Leavenworth:** $132,304,032
- **Kickapoo Township:** $37,840,207
- **Easton Township:** $15,077,304
- **Easton City:** $1,206,788
- **Total Valuation:** $186,428,331

This indicates that the City of Leavenworth alone accounts for approximately 69% of the total valuation, making it the dominant contributor in terms of assessed property value.

City & Township Rate	Valuation
City of Leavenworth	$132,304,032.00
Easton	$ 15,077,304.00
Easton City	$ 1,206,788.00
Kickapoo	$ 37,840,207.00
Total	$186,428,331.00

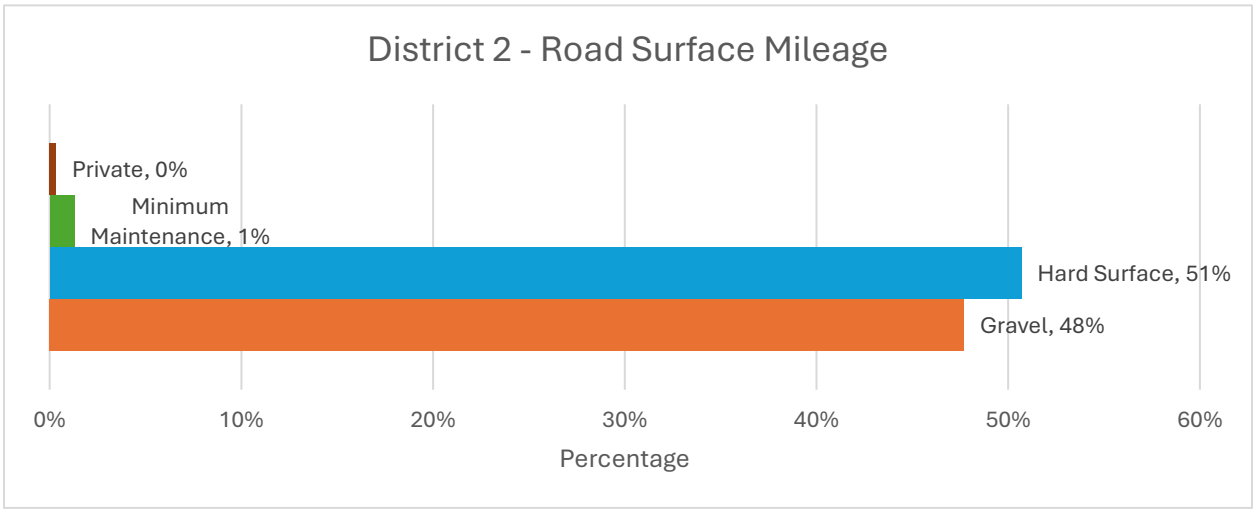


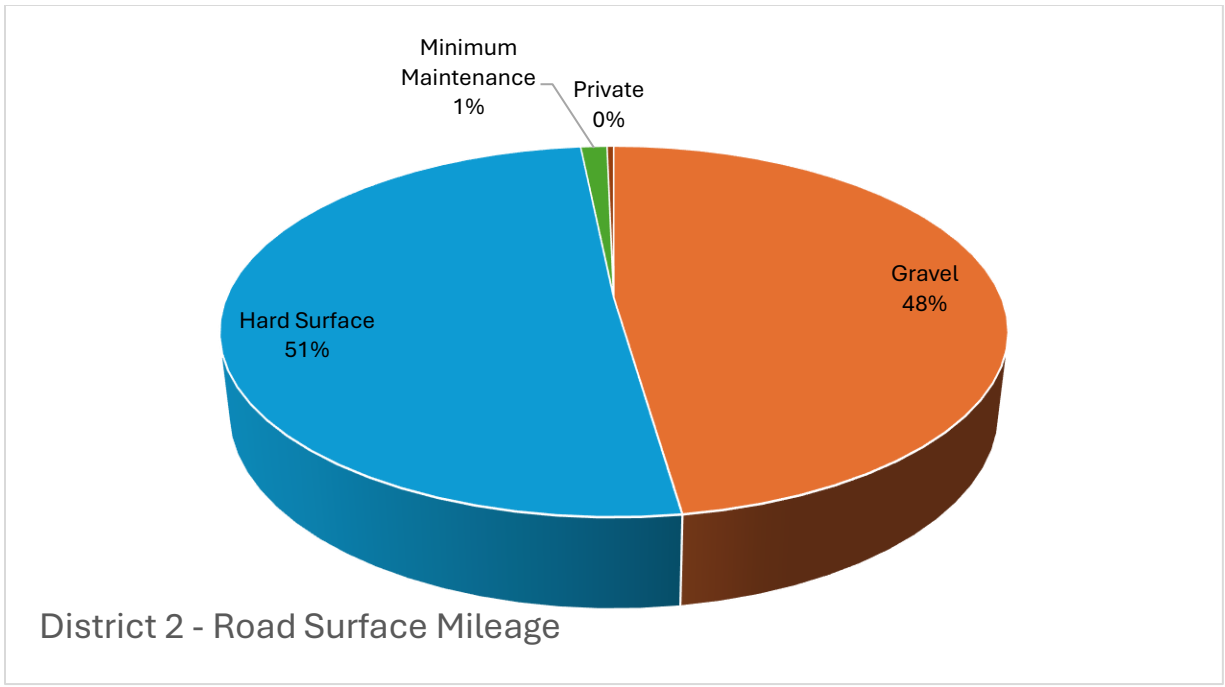
District 2 Overview

This table breaks down a total of **83.02 miles** of roads by surface type in Leavenworth County Commission District 2. Hard-surface roads make up the largest portion of the network, totaling **42.09** miles, or **51%** of the network. Gravel roads follow closely with **39.59 miles**, representing **48%** of the total. Minimum maintenance roads account for **1.07 miles**, or **1%,** while private roads make up a very small share at **0.27 miles**, effectively **0%.**

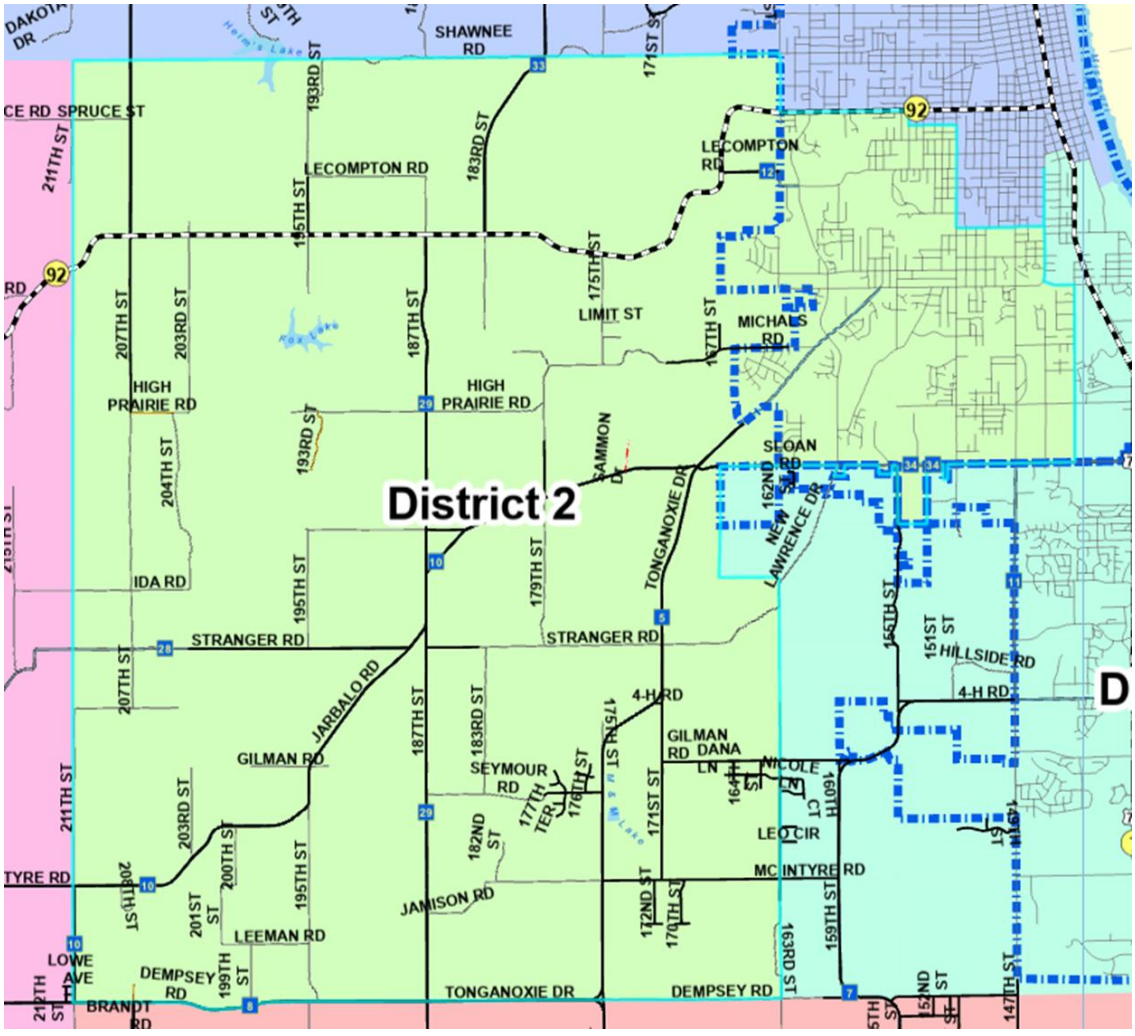
Overall, the distribution reflects a nearly even split between gravel and hard surface roads, with most of the network consisting of county-maintained infrastructure. Only a small portion falls under minimum maintenance or private roads, indicating limited presence of lower-maintenance or resident-managed routes.

Road Surface	Miles	Percentage
Gravel	39.59	48%
Hard Surface	42.09	51%
Minimum Maintenance	1.07	1%
Private	0.27	0%
Total	83.02	100%





District 2 - Road Surface Mileage



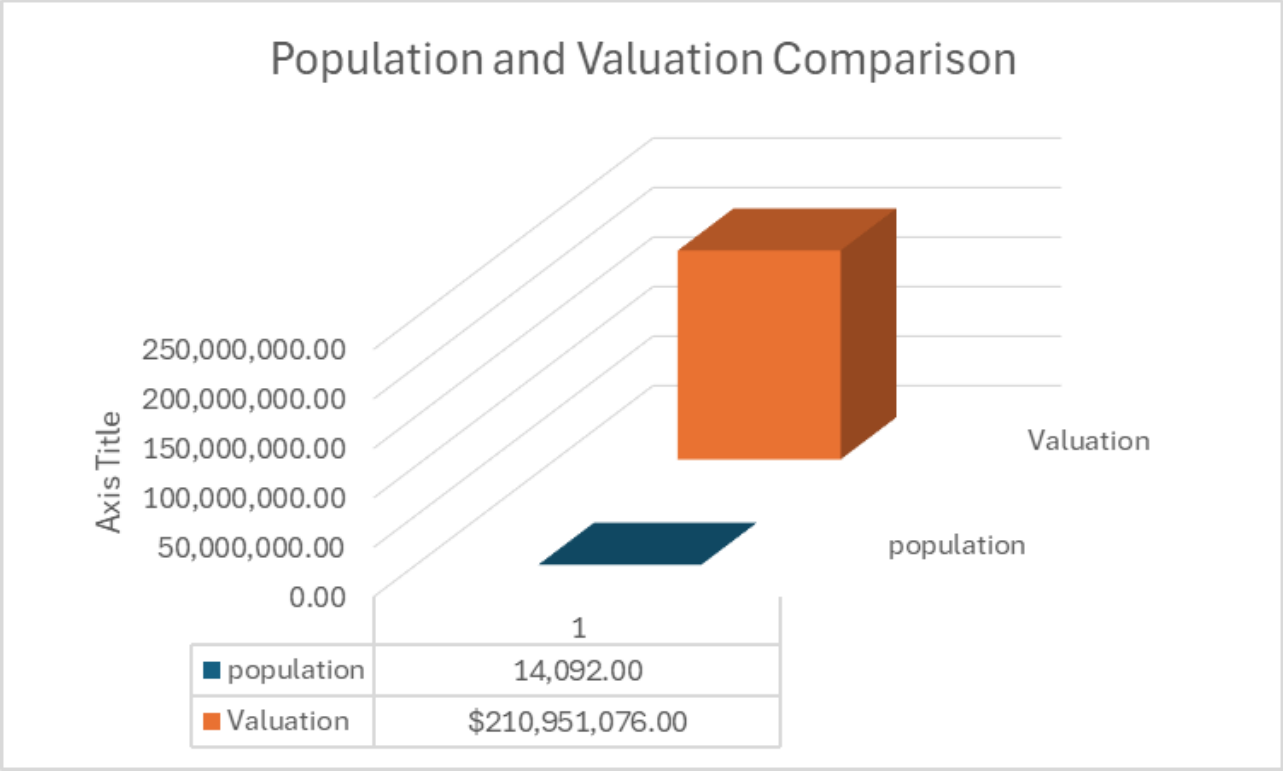
Population and Valuation Summary

The chart below compares the total population and total property valuation for the area:

- **Population:** 14,092 residents
- **Total Valuation:** $210,951,076

This provides a clear view of the relationship between the area's population and its assessed property value. With 14,092 residents and a total valuation of $210,951,076, the data highlights both the size of the community and the strength of its tax base, supporting planning and decision-making related to infrastructure, services, and resource allocation.

population	Valuation
14,092.00	$210,951,076.00



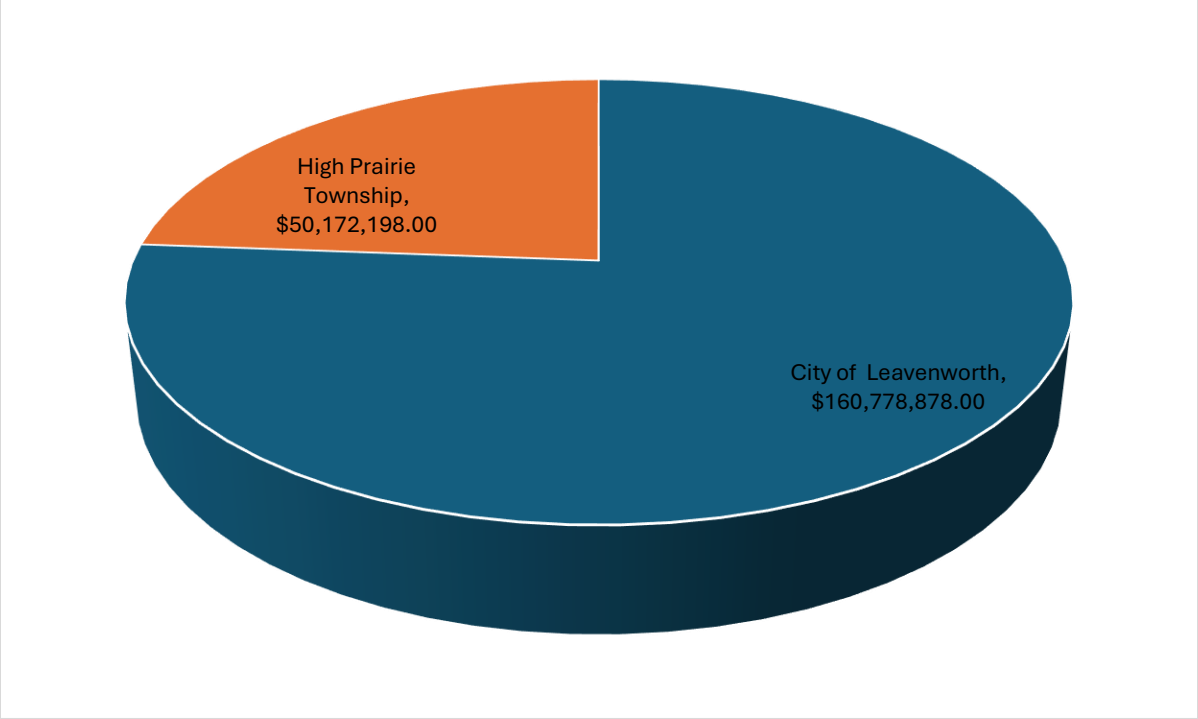
City and Township Valuation Breakdown

The valuation table lists the contributions from two jurisdictions:

- **City of Leavenworth:** $160,778,878
- **High Prairie Township:** $50,172,198
- **Combined Total:** $210,951,076

The City of Leavenworth accounts for approximately 76% of the total assessed valuation, making it the primary contributor within this area.

City & Township Rate	Valuation
City of Leavenworth	$ 160,778,878.00
High Prairie Township	$ 50,172,198.00
Total	$210,951,076.00



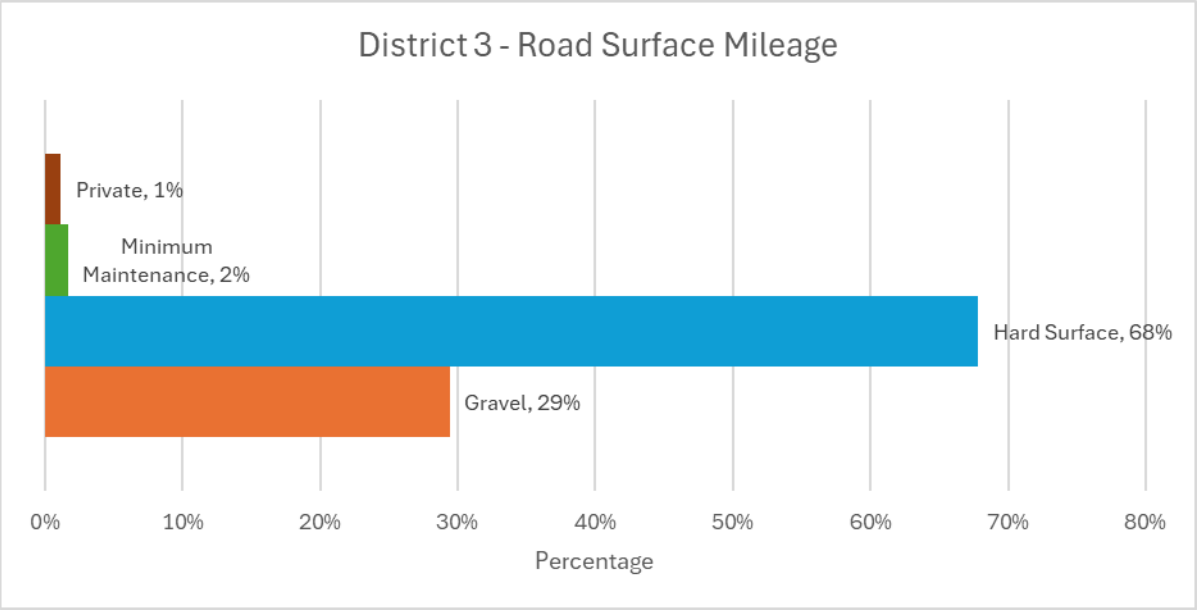
District 3 Overview

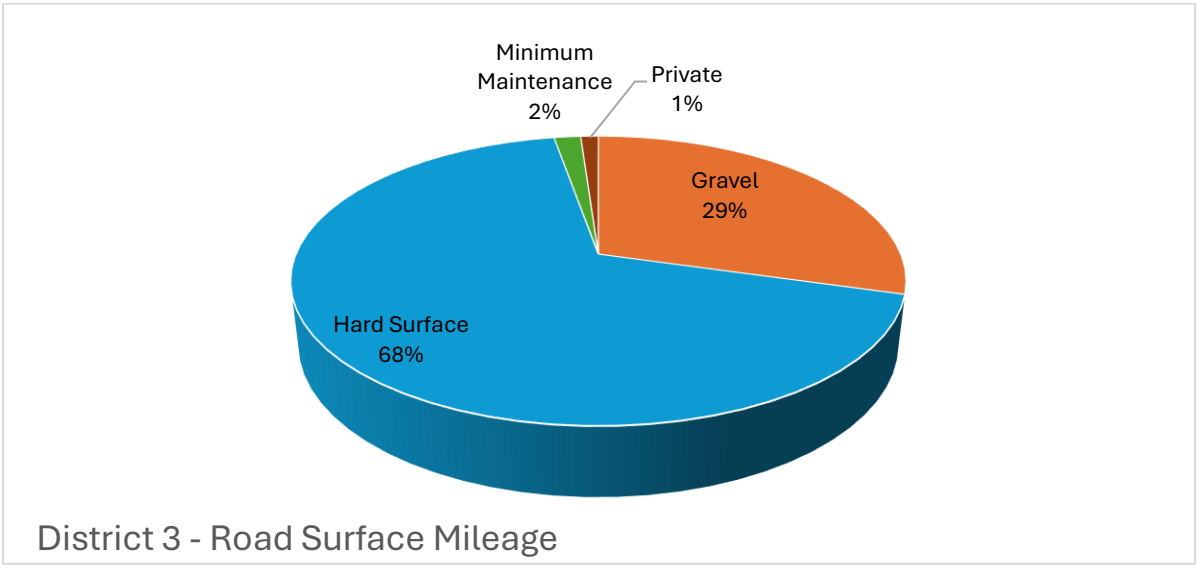
This table outlines the breakdown of road surfaces across a specific area, totaling **184.54 miles**. The majority of roads fall into the hard surface category:

Hard surface roads account for **125.14 miles**, or **68%** of the total, reflecting a strong presence of durable, high-quality infrastructure. Gravel roads make up **54.28 miles**, comprising **29%** of the network, typically serving more rural or less densely developed areas.

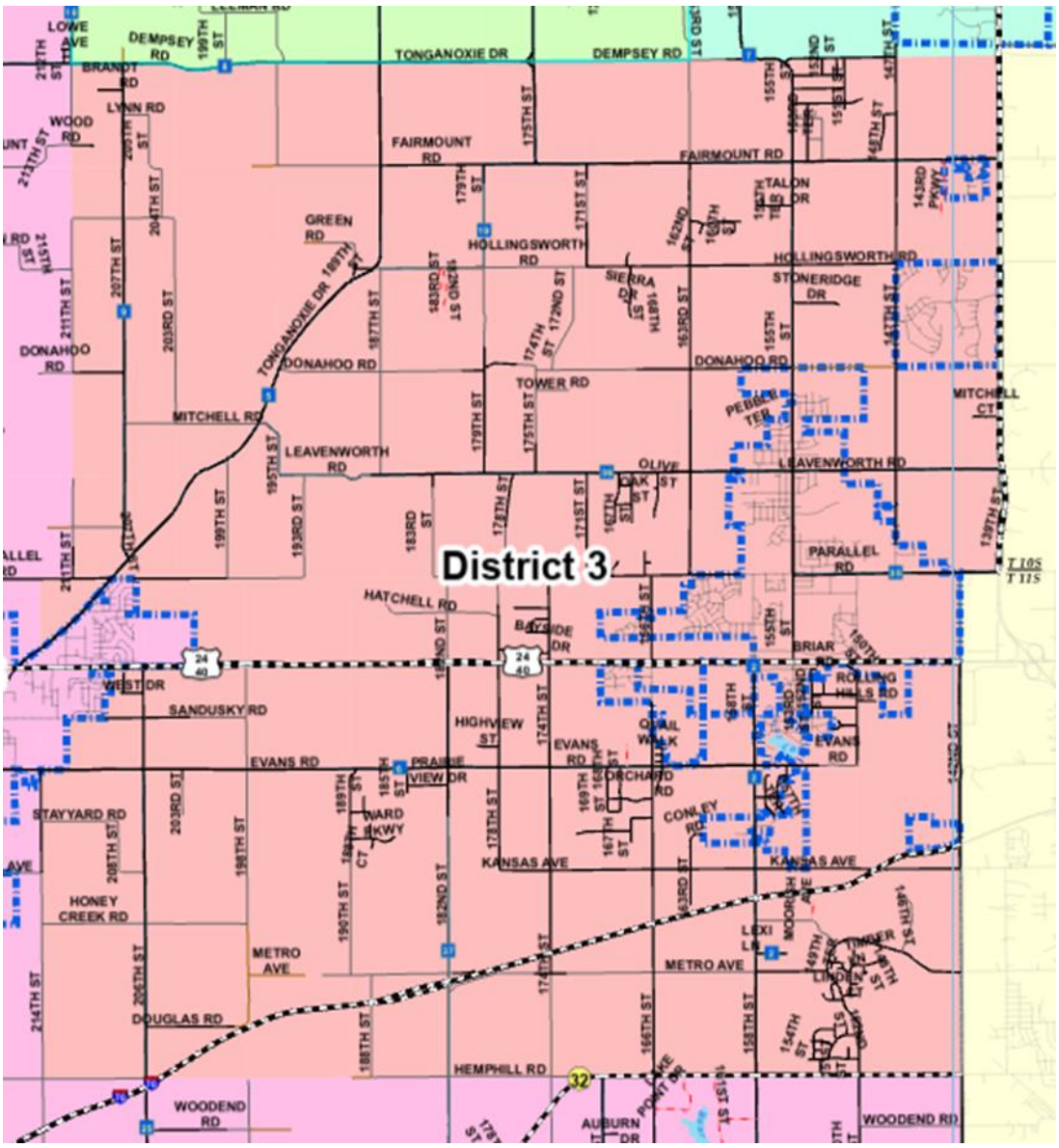
Minimum maintenance roads total **3.08 miles**, representing **2%**, and are generally used for low-traffic or limited-access routes. Private roads account for **2.04 miles**, or **1%,** and are maintained by residents or private entities.

Road Surface	Miles	Percentage
Gravel	54.28	29%
Hard Surface	125.14	68%
Minimum Maintenance	3.08	2%
Private	2.04	1%
Total	184.54	100%





District 3 - Road Surface Mileage



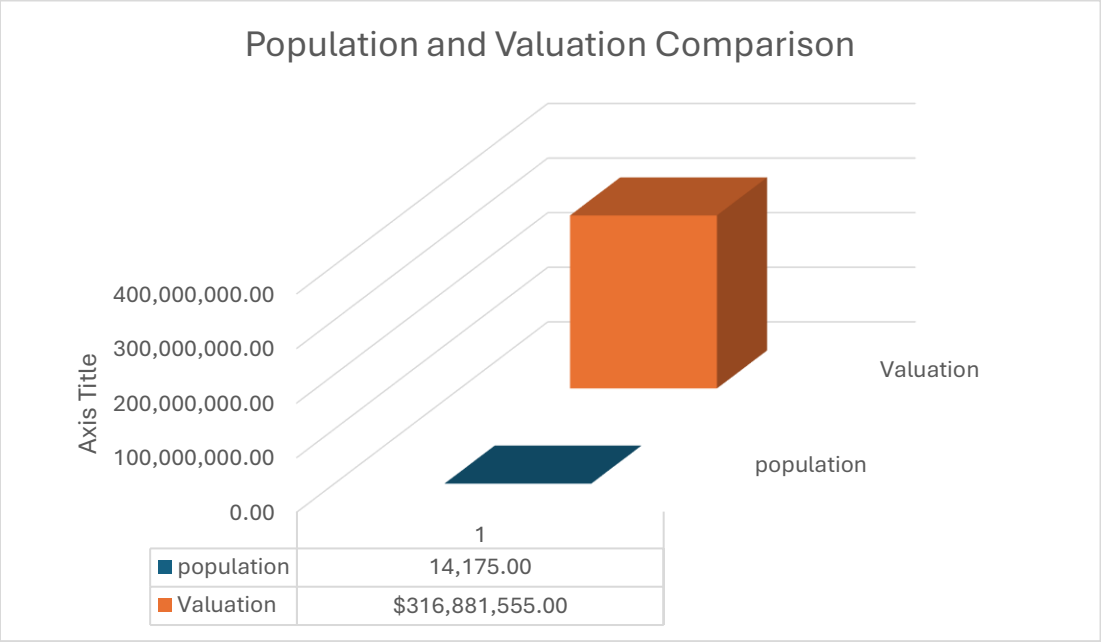
Population and Valuation Summary

The chart below compares the total population and property valuation for the area:

- **Population:** 14,175
- **Total Valuation:** $316,881,555

This provides a clear view of both the population size and the overall assessed property value. The total valuation reflects the area's economic base, including residential, commercial, and other taxable properties that support local government revenue and public services.

population	Valuation
14,175.00	$316,881,555.00



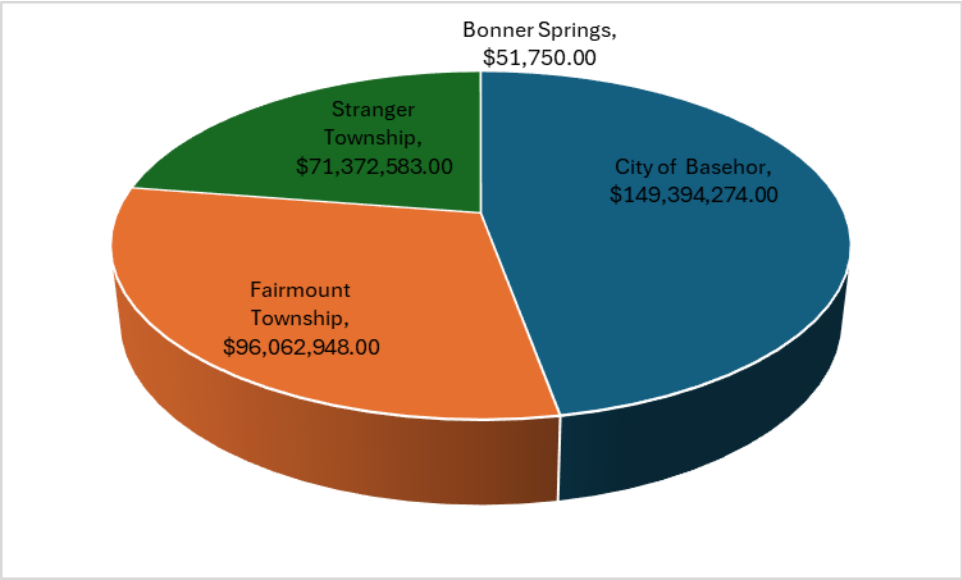
City and Township Valuation Breakdown

The table below presents a breakdown of property valuation by jurisdiction:

- **City of Basehor:** $139,591,550.00
- **Fairmount Township:** $91,237,168.00
- **Stranger Township**: $67,952,752.00
- **Bonner Springs:** $51,380
- **Total:** $298,832,850.00

The City of Basehor alone contributes nearly 88% of the total valuation, making it the primary economic hub in this grouping.

City & Township Rate	Valuation
City of Basehor	$149,394,274.00
Fairmount Township	$ 96,062,948.00
Stranger Township	$ 71,372,583.00
Bonner Springs	$ 51,750.00
Total	$316,881,555.00



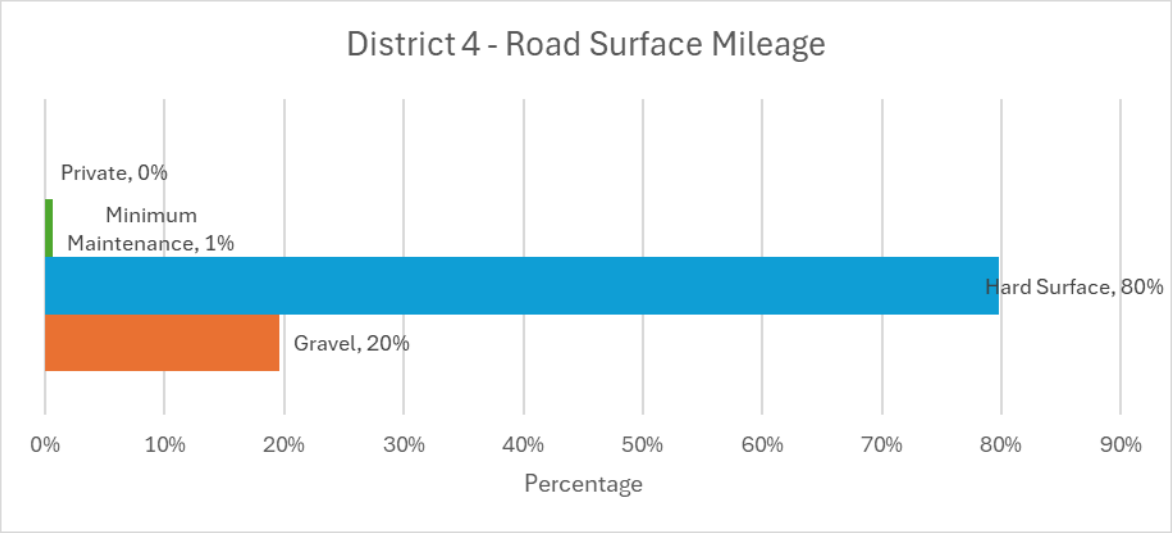
District 4 Overview

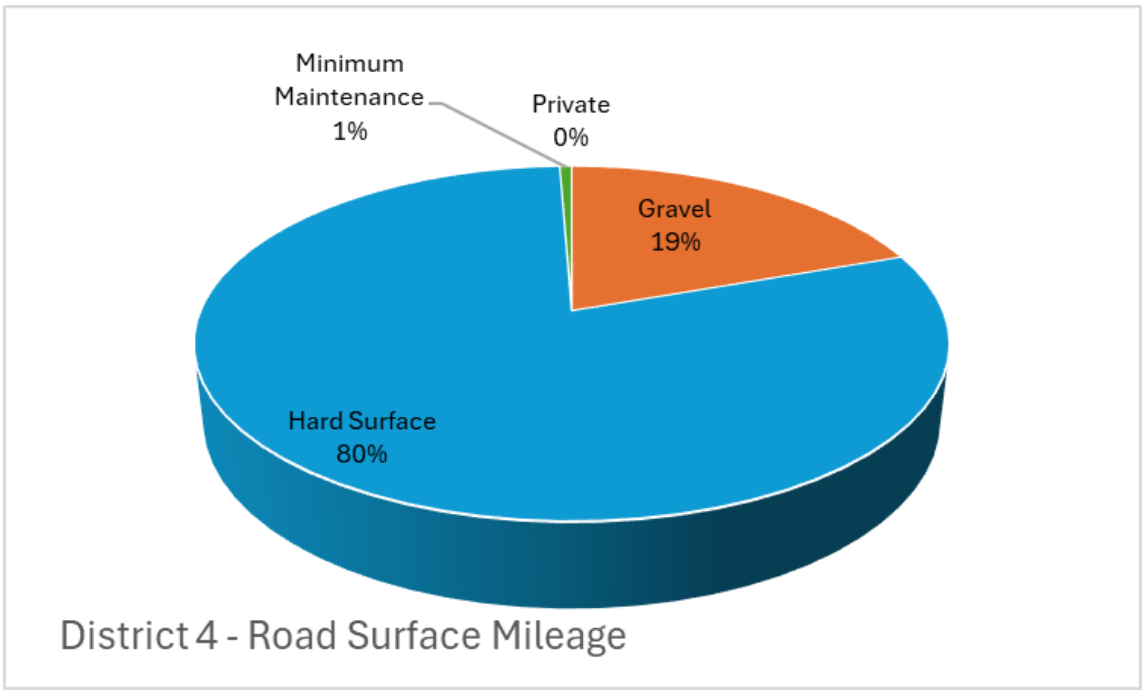
This chart provides a breakdown of **23.01 miles** of roads by surface type in the area:

Hard surface roads dominate the network, totaling **18.36 miles** and accounting for 80% of all roads, indicating a strong presence of durable, high-use infrastructure. Gravel roads account **for 4.51 miles**, or **20%,** and typically serve less-trafficked or more rural areas.

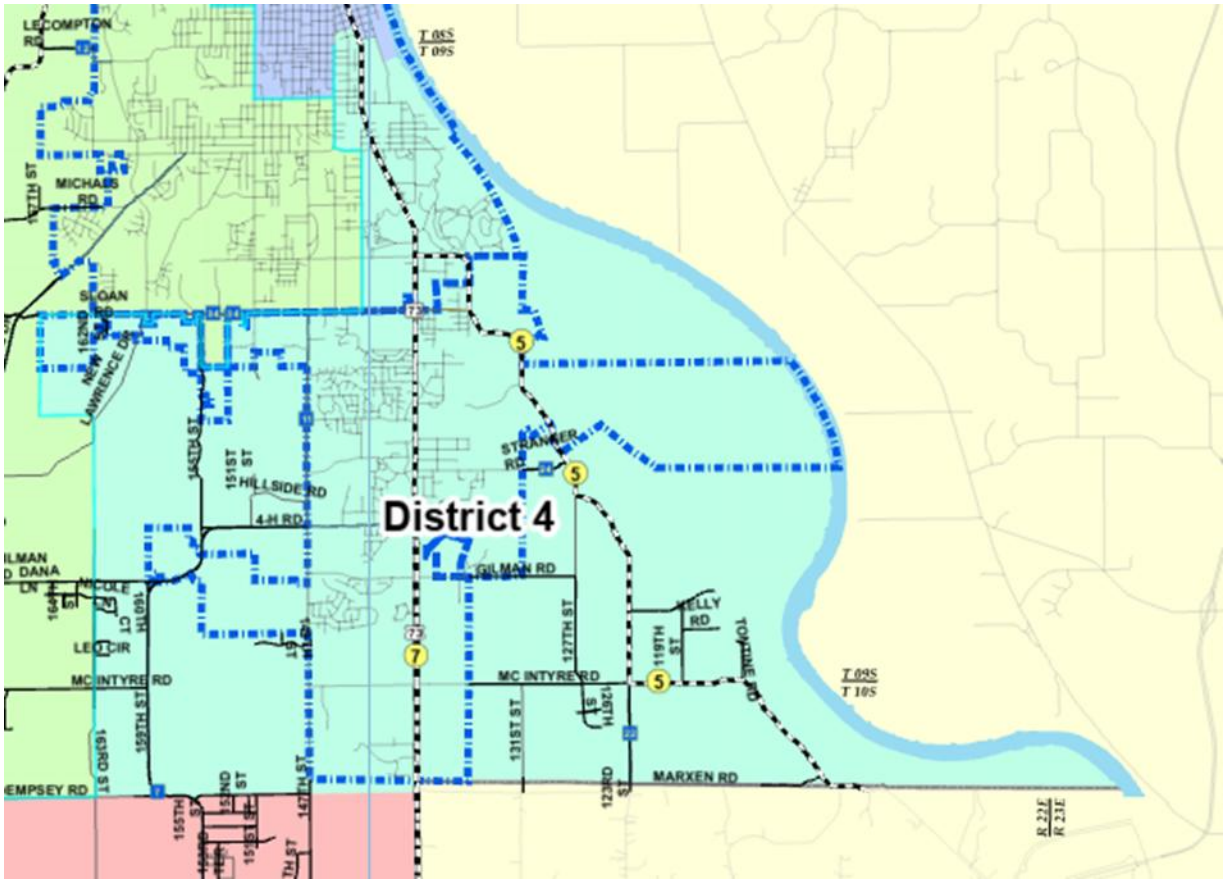
Minimum maintenance roads account for just **0.14 miles**, or **1%**, reflecting very limited low-priority routes. There are no private roads in this area, with 0 miles recorded, meaning all roads are publicly maintained

Road Surface	Miles	Percentage
Gravel	4.51	20%
Hard Surface	18.36	80%
Minimum Maintenance	0.14	1%
Private	0	0%
Total	23.01	100%





District 4 - Road Surface Mileage



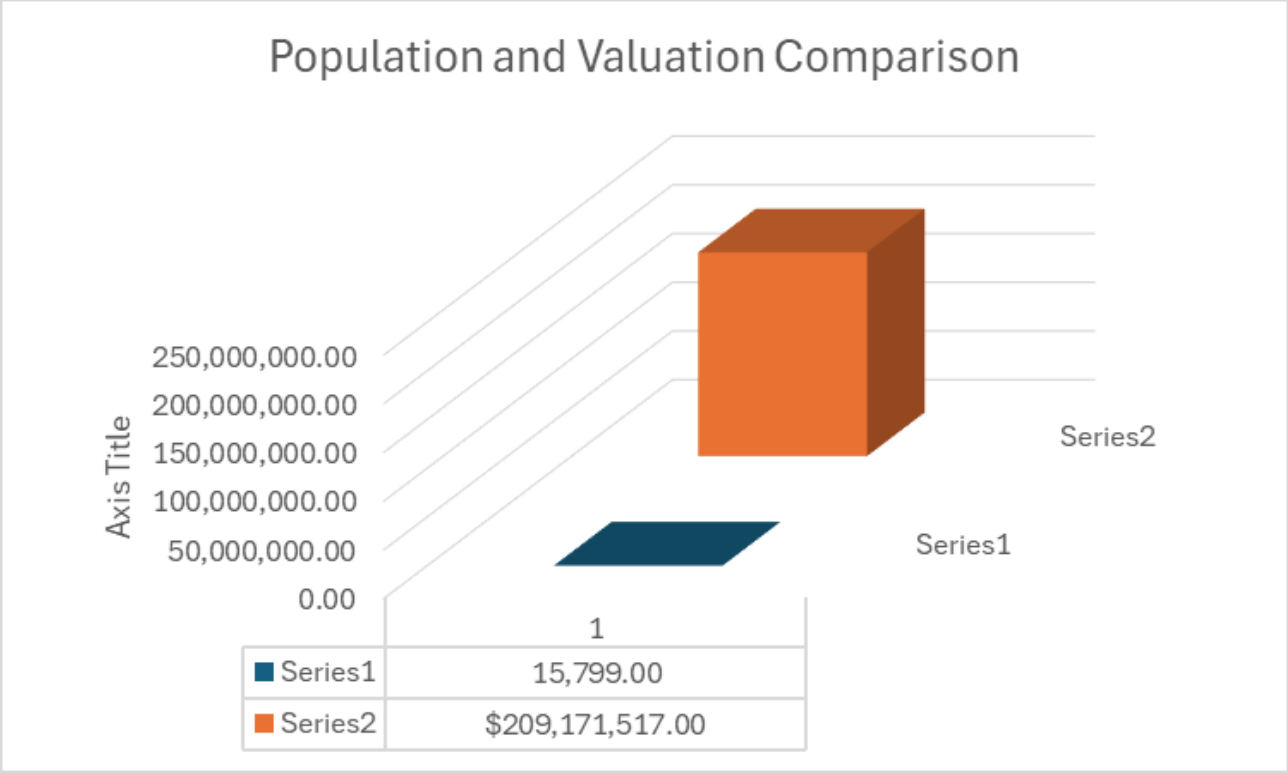
Population and Valuation Summary

The bar chart below the population and total property valuation within an area that includes the City of Leavenworth, the City of Lansing, and Delaware Township:

- **Population:** 15,799 residents
- **Total Valuation:** $194,330,364

This chart provides a visual representation of the population alongside the total assessed value of properties, offering insight into the financial profile of the area.

population	Valuation
15,799.00	$209,171,517.00



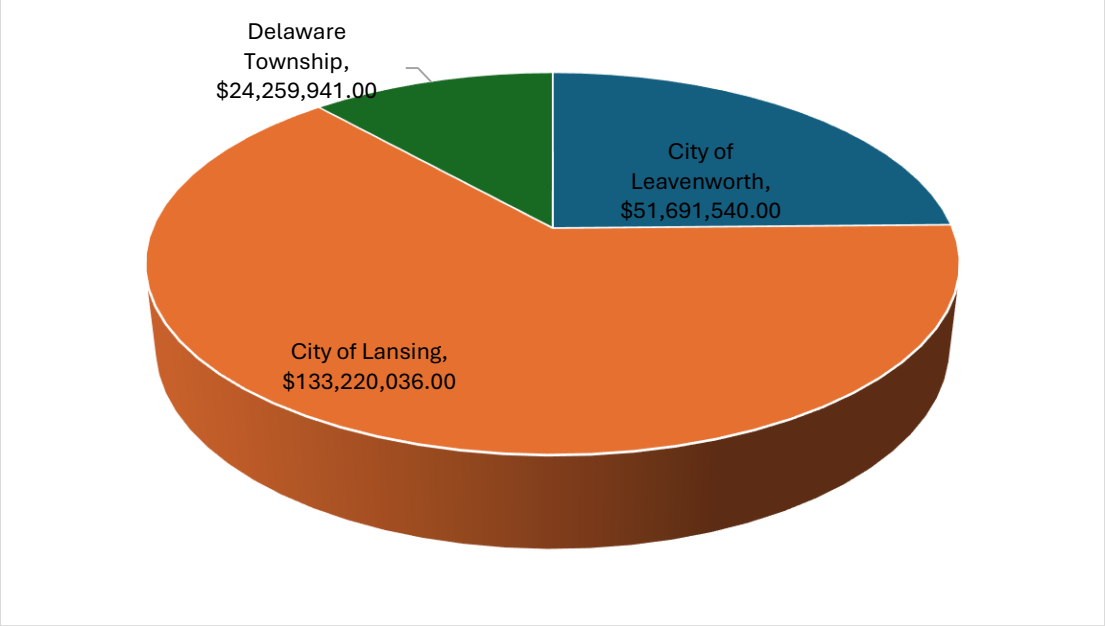
City and Township Valuation Breakdown

The table below lists the property valuation contributions from each jurisdiction:

- **City of Lansing:** $133,220,036
- **City of Leavenworth:** $51,691,540
- **Delaware Township:** $24,259,941
- **Total:** $209,171,517

The City of Lansing represents the largest share of the total valuation, contributing approximately 64% of the area's total property value.

City & Township Rate	Valuation
City of Leavenworth	$51,691,540.00
City of Lansing	$ 133,220,036.00
Delaware Township	$ 24,259,941.00
Total	$209,171,517.00



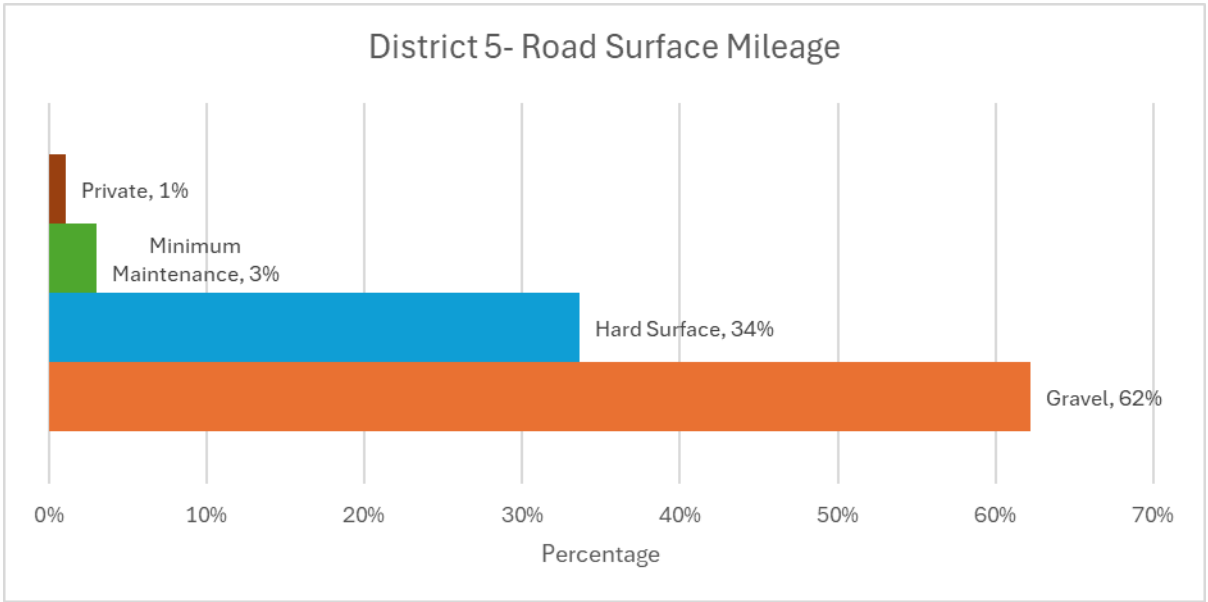
District 5 Overview

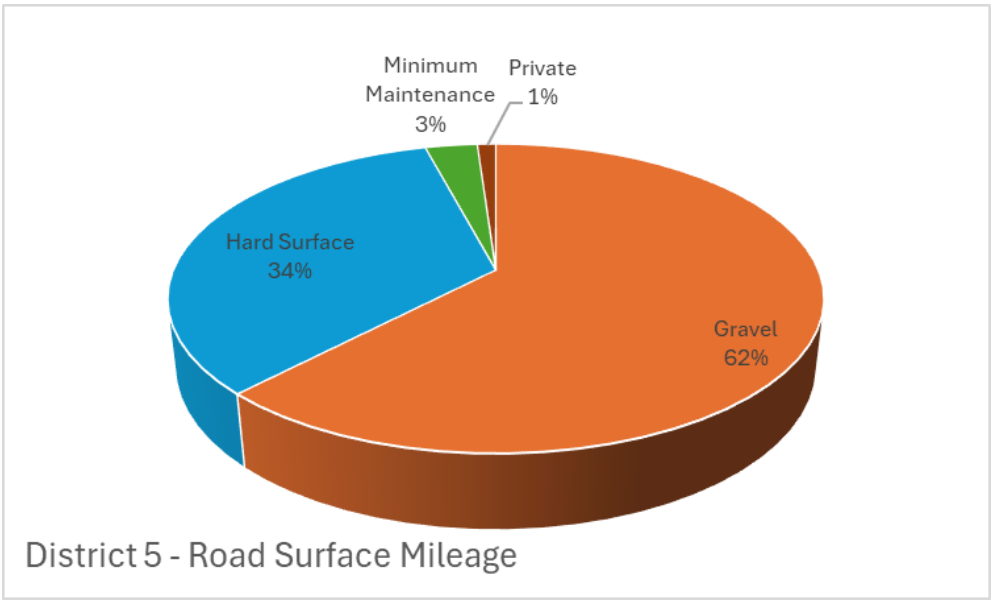
This table outlines the composition of **309.23 miles** of roads by surface type within the given area:

Gravel Roads form the largest share, covering **195.07 miles**, which accounts for **63%** of the total road network. This indicates a predominantly rural or agricultural infrastructure layout. Hard Surface Roads total **101.22 miles**, representing **33%** of the network, likely serving as the primary arteries for higher-traffic areas. Minimum Maintenance Roads contribute **9.54 miles**, or **3%,** suggesting limited-access or lower-priority routes.

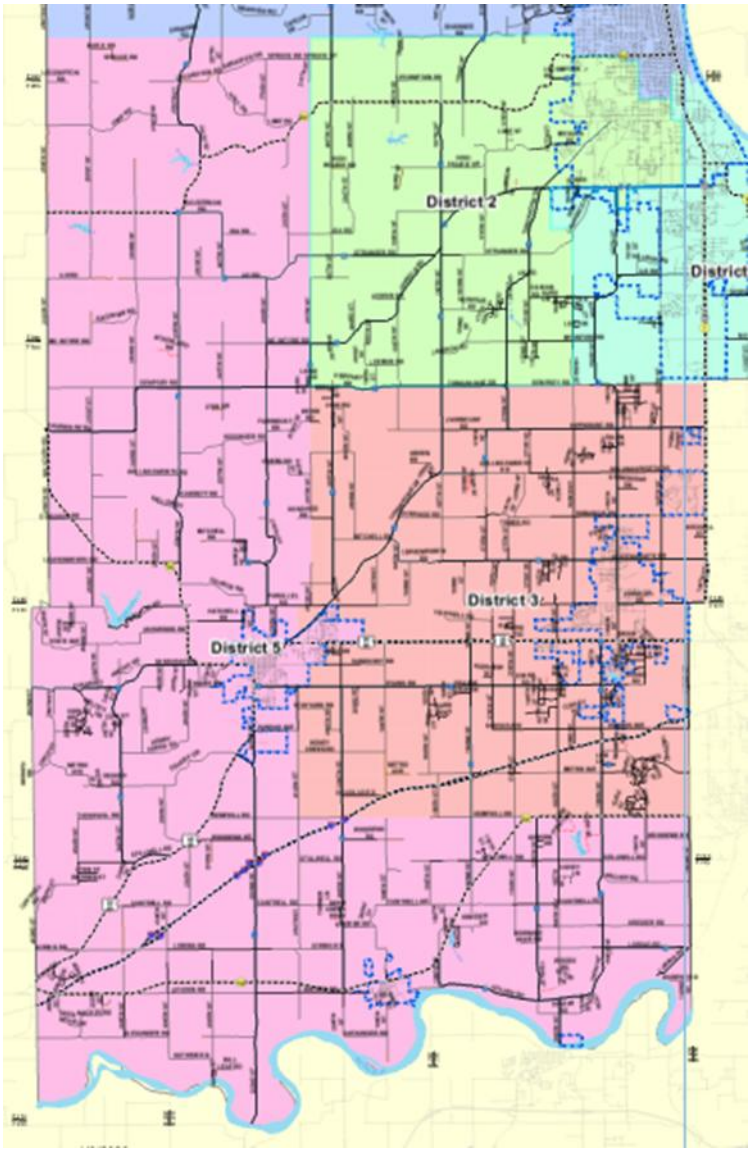
Private Roads make up **3.4 miles**, approximately **1%**, and are maintained by property owners rather than the county.

Road Surface	Miles	Percentage
Gravel	194.11	62%
Hard Surface	105	34%
Minimum Maintenance	9.54	3%
Private	3.4	1%
Total	312.05	100%





District 5 - Road Surface Mileage



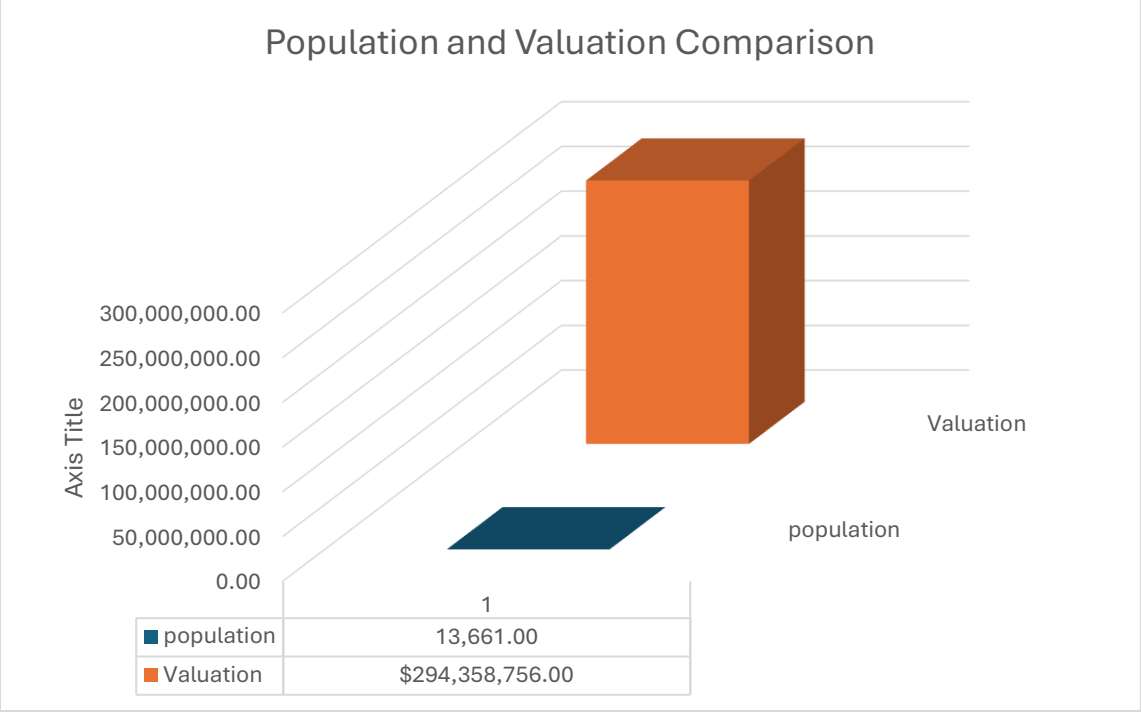
Population and Valuation Summary

The chart below compares the total population and assessed property valuation for the area:

- **Population:** 13,661 residents
- **Total Valuation:** $294,358,756

This provides a clear overview of the area's demographic size and overall property value, highlighting the relationship between the population served and the total taxable base across the region.

population	Valuation
13,661.00	$ 294,358,756.00



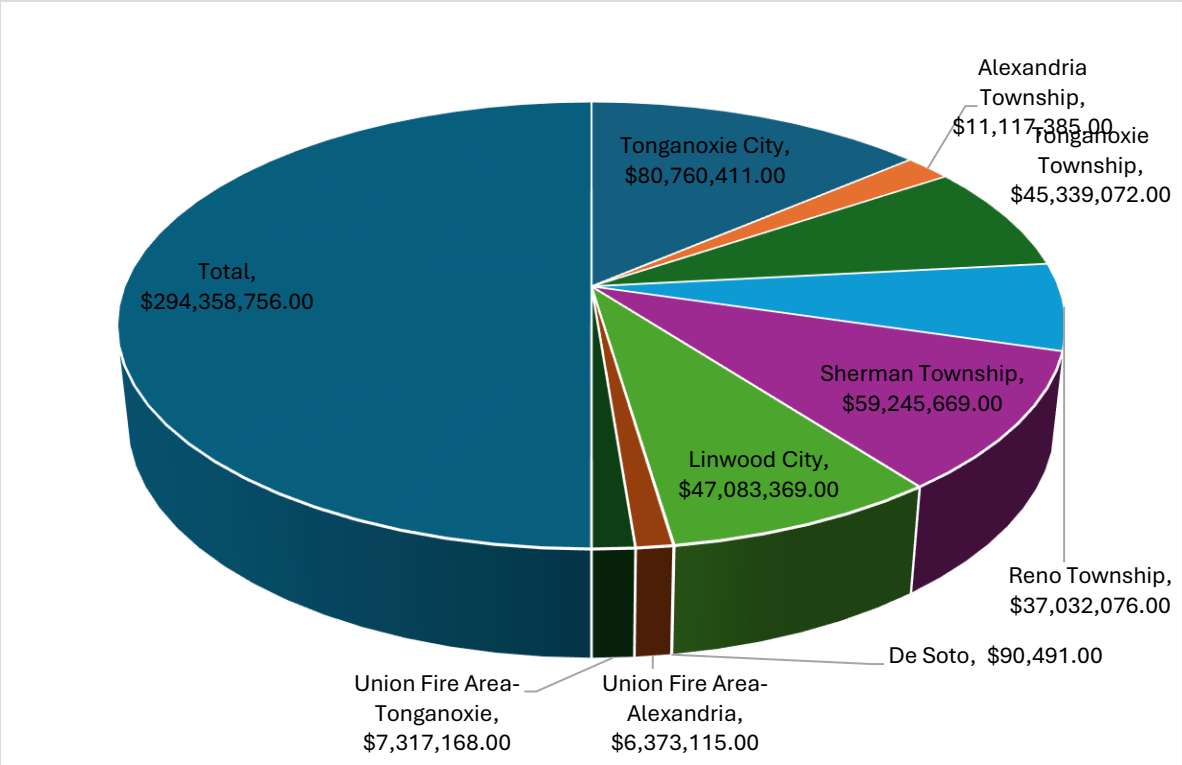
City and Township Valuation Breakdown

The table details the contributions to the total valuation from individual municipalities and service areas:

- **Tonganoxie City:** $80,760,411
- **Sherman Township:** $59,245,669
- **Linwood City:** $47,083,369
- **Tonganoxie Township:** $45,339,072
- **Reno Township**: $37,032,076
- **Alexandria Township:** $11,117,385
- **Union Fire Area – Tonganoxie:** $7,317,168
- **Union Fire Area – Alexandria:** $6,373,115
- **De Soto:** $90,491
- **Total:** $294,358,756

This breakdown shows Tonganoxie City as the largest contributor, followed by Sherman Township and Linwood City. Together with Tonganoxie and Reno Townships, these jurisdictions form the primary economic base of the area.

City & Township Rate	Valuation
Tonganoxie City	$ 80,760,411.00
Alexandria Township	$ 11,117,385.00
Tonganoxie Township	$ 45,339,072.00
Reno Township	$ 37,032,076.00
Sherman Township	$ 59,245,669.00
Linwood City	$ 47,083,369.00
De Soto	$ 90,491.00
Union Fire Area- Alexandria	$ 6,373,115.00
Union Fire Area- Tonganoxie	$ 7,317,168.00
Total	$ 294,358,756.00



Commissioner District Valuation Comparison

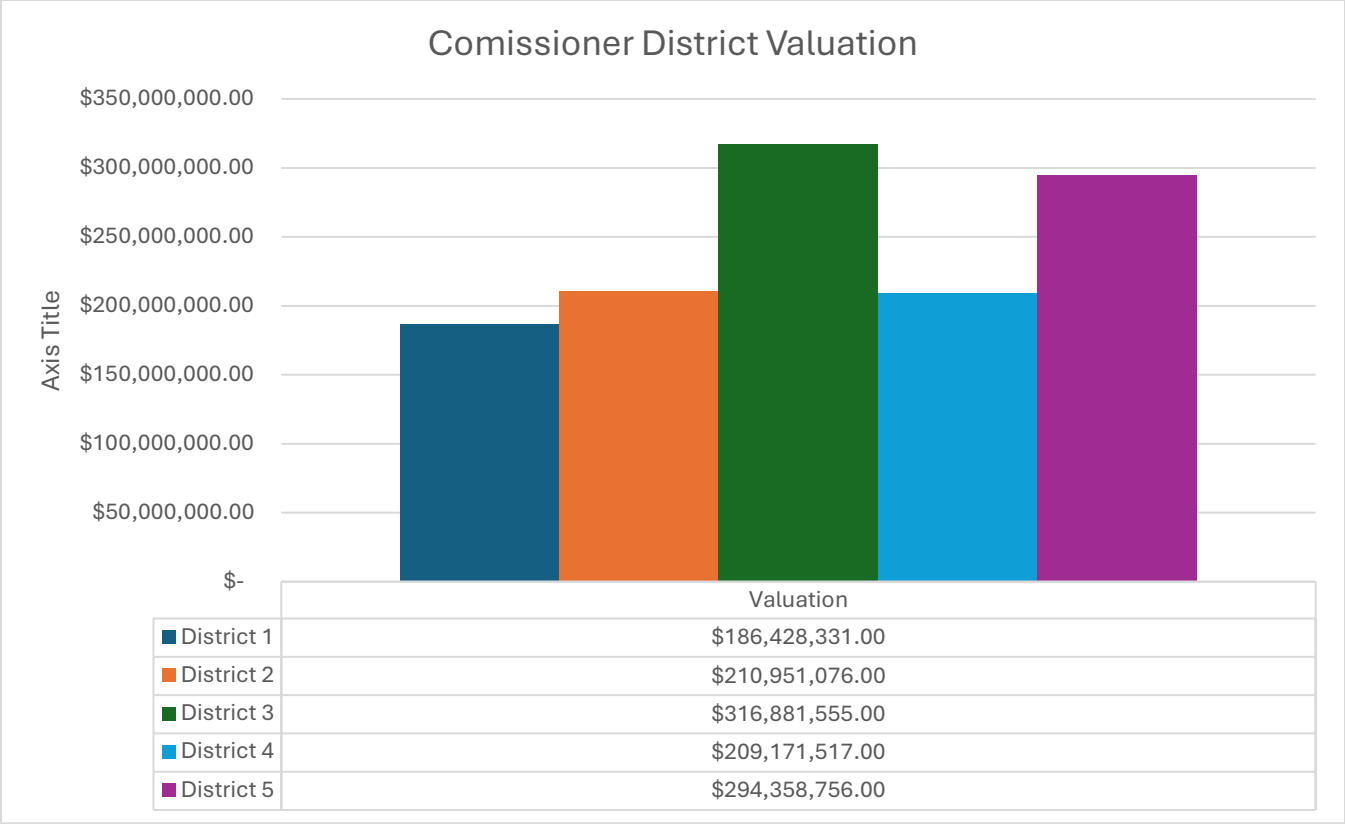
This bar chart visually represents the total assessed property valuation for each of the five commissioner districts in Leavenworth County. The updated valuation figures (in dollars) are as follows:

- **District 1:** $186,428,331
- **District 2:** $210,951,076
- **District 3:** $316,881,555
- **District 4:** $209,171,517
- **District 5:** $294,358,756

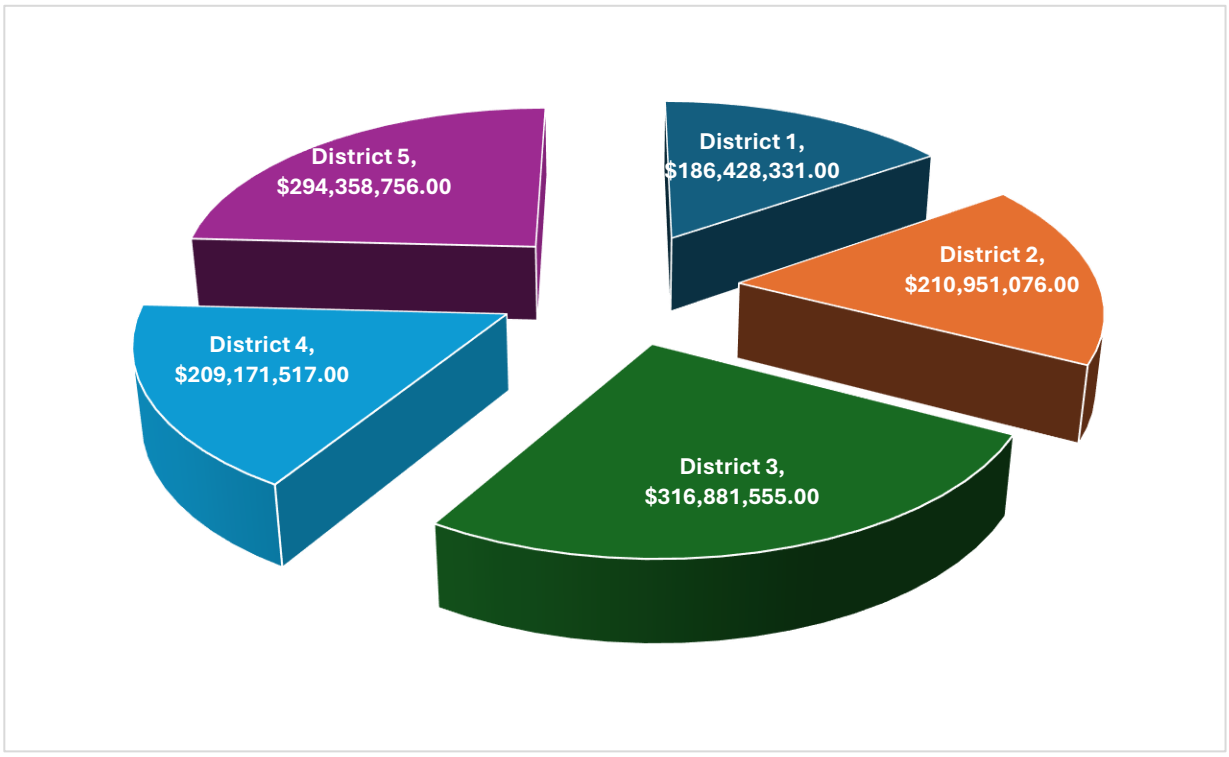
From the chart, several key points stand out:

- ✓ **District 3** holds the highest total valuation at $316,881,555, clearly leading all other districts.
- ✓ **District 1** has the lowest valuation at $186,428,331.
- ✓ **Districts 2 and 4** have very similar valuations, both around $210 million.
- ✓ **District 5** ranks second overall with $294,358,756, positioned between the highest-valued District 3 and the mid-range districts.

This visualization provides a clear comparison of the financial landscape across all districts and can support budgeting, planning, and policy decisions.



	Valuation
District 1	$186,428,331.00
District 2	$210,951,076.00
District 3	$316,881,555.00
District 4	$209,171,517.00
District 5	$294,358,756.00



Commissioner Districts per Road Surface Type and 2024 Valuation

The table presents a comprehensive overview of road surface types, population, and property valuation across the five commissioner districts in Leavenworth County. It summarizes each district's contribution in terms of **gravel, hard surface, minimum maintenance, and private road** mileage, alongside total valuation and population.

The chart titled "Commissioner Districts per Road Surface Type and 2025 Valuation" provides a comparative view of infrastructure and assessed property values across all five districts. It displays the total mileage of each road surface type together with each district's total valuation for 2025, offering a clear picture of how infrastructure and economic value are distributed countywide.

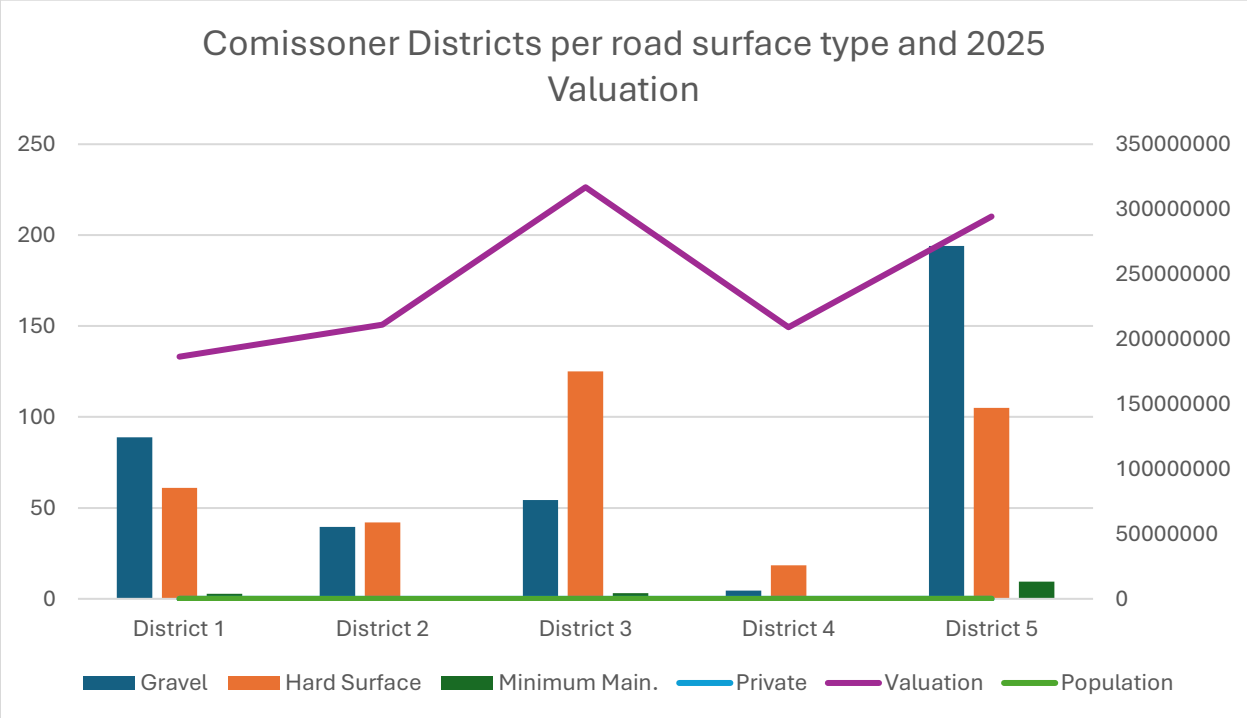
District 3 stands out with the highest property valuation at **$316.9 million** and also leads in **hard surface road** mileage with **125.14 miles**, indicating both strong infrastructure and a high-value tax base. In contrast, **District 1,** with **88.88 miles** of gravel roads and **61.02 miles** of hard surface roads, has the lowest valuation at **$186.4 million**, despite having a substantial road network.

District 5 contains the largest share of gravel roads at **194.11 miles** and the highest amount of **minimum maintenance** roads at **9.54 miles**. It also has the second-highest valuation at **$294.4 million**, suggesting a large, more rural district with significant overall property value.

District 4 has the lowest total road mileage, with only **4.51 miles** of gravel and **18.36 miles** of hard surface roads, yet maintains a mid-range valuation of **$209.2 million**, which may reflect more concentrated development. District 2 shows a balanced mix of road types and a valuation of **$210.9 million**, placing it close to District 4 in overall economic standing.

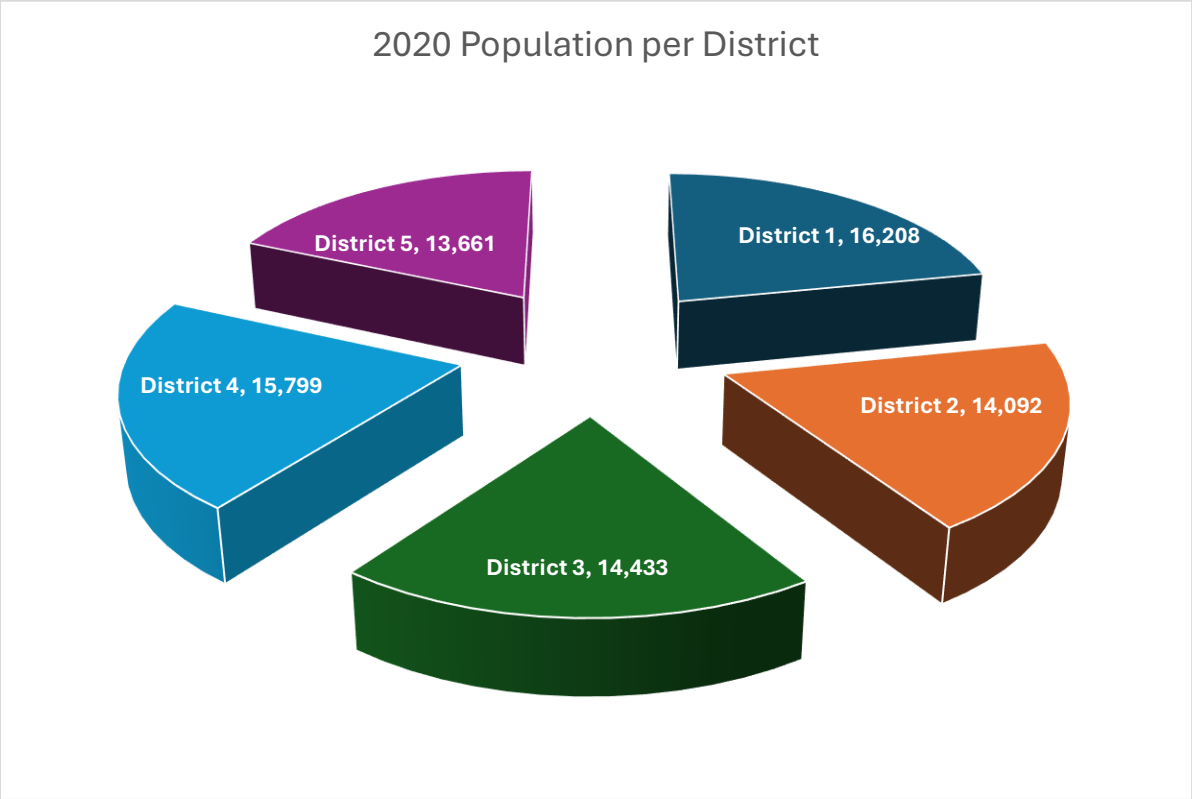
Overall, the comparison highlights how road infrastructure, population, and valuation vary across districts, providing useful context for planning, maintenance, and resource allocation.

Districts	Gravel	Hard Surface	Minimum Main.	Private	Valuation
District 1	88.88	61.02	2.78	0.13	$ 186,428,331.00
District 2	39.59	42.09	1.07	0.27	$ 210,951,076.00
District 3	54.28	125.14	3.08	2.04	$316,881,555.00
District 4	4.51	18.36	0.14	0	$ 209,171,517.00
District 5	194.11	105	9.54	3.4	$ 294,358,756.00



Population

The images present a detailed view of population distribution in Leavenworth County, organized across five districts. They combine data from three administrative levels**, districts, townships, and cities,** to show how the population was structured in 2020. Using both charts and tables, the visuals illustrate the total population in each district and how it is distributed among the smaller jurisdictions within them.



District-Level Population Distribution

The population across the five districts is relatively balanced, ranging from about 13,600 to 16,200 residents. This consistency suggests the districts were designed to support fair and proportional representation, helping ensure that each district has a similar population size for administrative and electoral purposes.

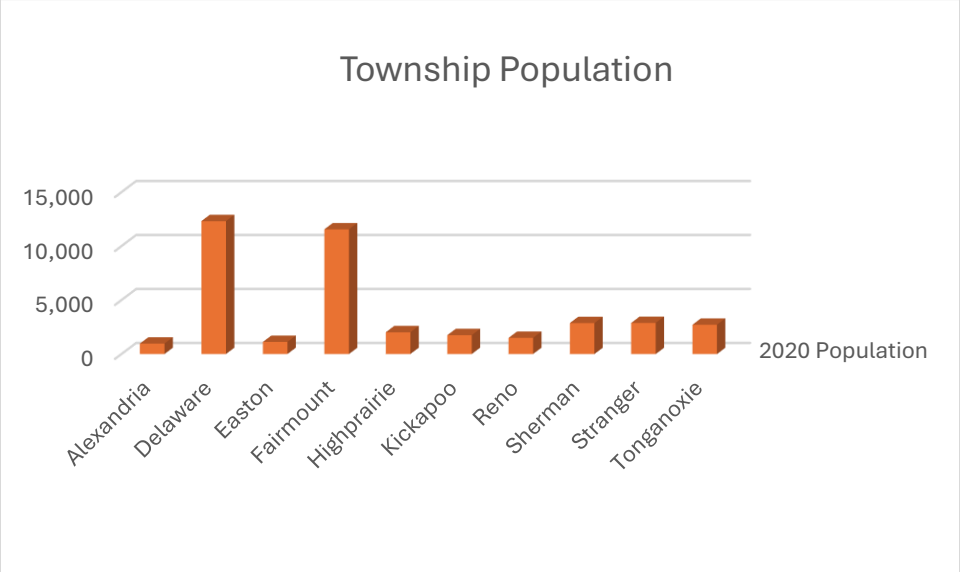
District s	2020 Population
District 1	16,208
District 2	14,092
District 3	14,433
District 4	15,799
District 5	13,661
Total	74,193

Township and Cities

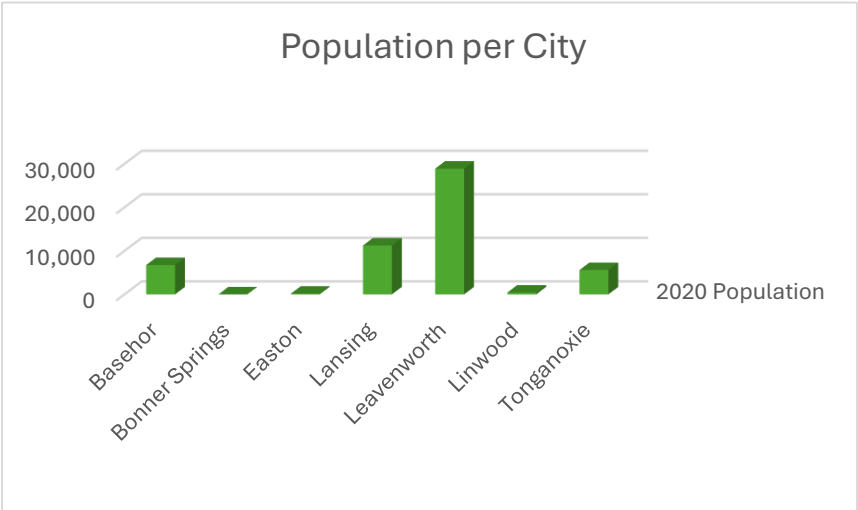
Township-level population data highlights clear demographic differences across the region's rural and semi-rural areas. Populations vary widely, from fewer than 1,000 residents in Alexandria Township to more than 12,000 in Delaware Township. This range reflects the different roles townships play within the region's administrative and political structure. Larger populations typically bring greater demand for public services, infrastructure, and a stronger voice in district-level decisions.

City populations show an even greater contrast. The City of Leavenworth, with more than 28,000 residents, stands well above all others and serves as the primary urban center in the region. In comparison, several other cities and townships have populations under 2,000, reinforcing the region's strong rural presence.

Township	2020 Population
Alexandria	972
Delaware	12,313
Easton	1,120
Fairmount	11,552
High prairie	2,019
Kickapoo	1,751
Reno	1,500
Sherman	2,871
Stranger	2,881
Tonganoxie	2,717



Cities	2020 Population
Basehor	6,742
Bonner Springs	6
Easton	155
Lansing	11,250
Leavenworth	28,915
Linwood	420
Tonganoxie	5,596

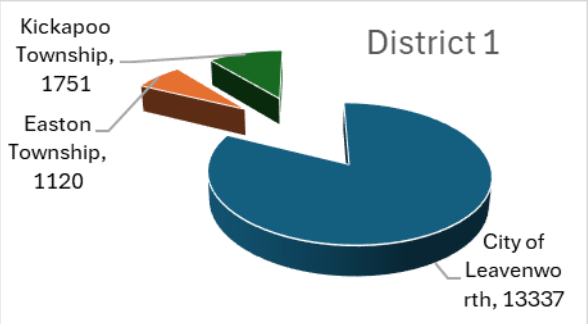


The district layout reflects a clear effort to balance population across the region while incorporating both urban and rural areas. All five districts fall within a relatively close population range, from about 13,600 to 16,200 residents.

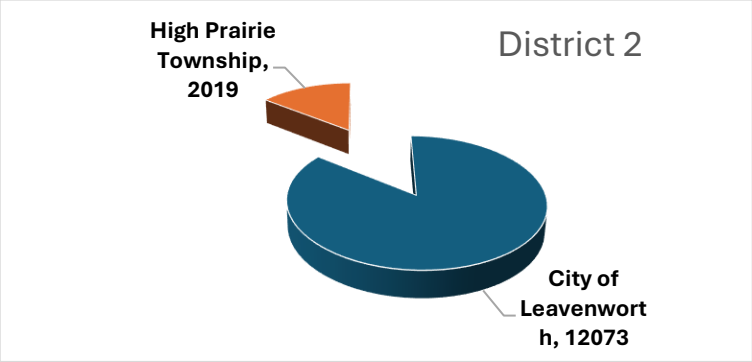
A closer look shows differences in how each district is structured. Some are largely centered around a single urban area, with the City of Leavenworth playing a major role in multiple districts. Others, such as District 5, are more dispersed, made up of several smaller townships and cities without one dominant population center.

These differences can affect how each district is managed. Districts with a more diverse mix of communities may require more tailored approaches to planning, service delivery, and resource allocation compared to those anchored by a single urban hub.

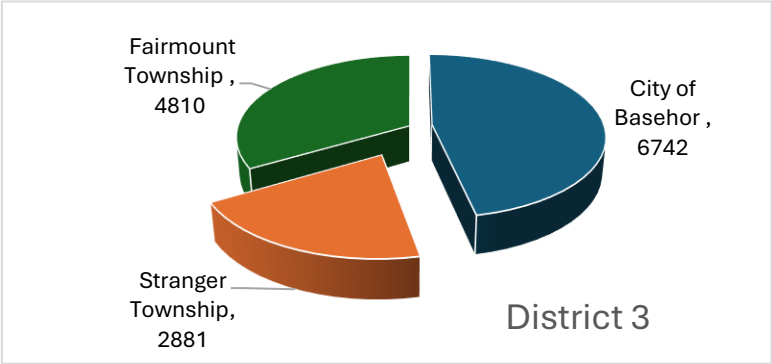
District 1	
City of Leavenworth	13337
Easton Township	1120
Kickapoo Township	1751
Total	16208



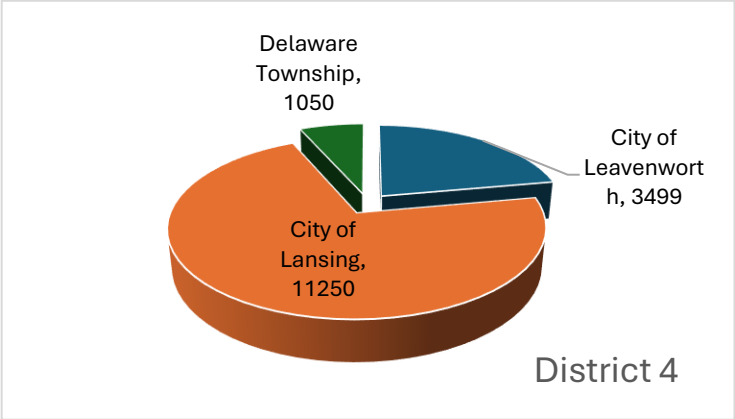
District 2	
City of Leavenworth	12073
High Prairie Township	2019
Total	14092



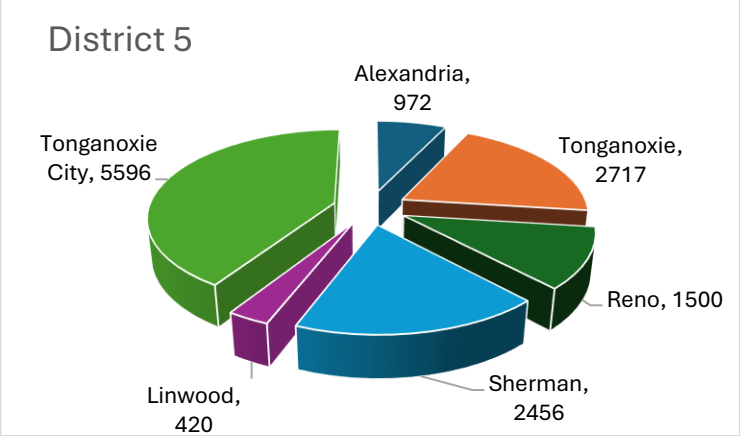
District 3	
City of Basehor	6742
Stranger Township	2881
Fairmount Township	4810
Total	14433



District 4	
City of Leavenworth	3499
City of Lansing	11250
Delaware Township	1050
Total	15799



District 5	
Alexandria	972
Tonganoxie	2717
Reno	1500
Sherman	2456
Linwood	420
Tonganoxie City	5596
Total	13,661



The chart below compares road surface types, population, and valuation across the five commissioner districts. Each district includes data for gravel roads, hard surface roads, minimum maintenance roads, and private roads, along with total population and assessed property valuation.

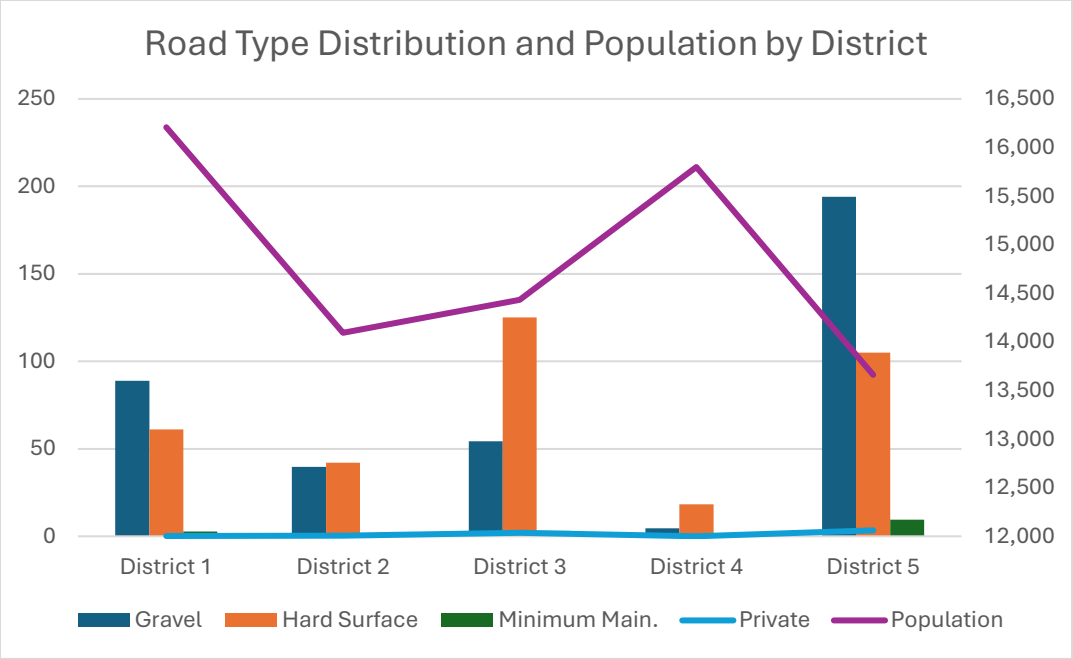
From the data, District 5 has the highest amount of gravel roads at 194.11 miles, significantly more than any other district, followed by District 1. District 3 leads in hard surface roads with 125.14 miles, indicating a strong presence of developed infrastructure. District 4 has the lowest road mileage across all categories, with only 4.51 miles of gravel and 18.36 miles of hard surface roads.

Minimum maintenance and private roads remain minimal across all districts, with a combined total of just 16.61 and 5.84 miles, respectively, for the entire county.

In terms of population, District 1 has the highest with 16,208 residents, followed by District 4 with 15,799. Districts 2 and 3 fall in the mid-range, while District 5 has the lowest population at 13,661.

When considering valuation, District 3 stands out with the highest total at $316.9 million, followed by District 5 at $294.4 million. The remaining districts fall within a similar range between approximately $186 million and $211 million.

Overall, the chart provides a clear comparison of infrastructure, population, and economic value across districts, highlighting differences in development patterns and supporting planning and resource allocation decisions.



Districts	Gravel	Hard Surface	Minimum Main.	Private	Valuation	Population
District 1	88.88	61.02	2.78	0.13	$186,428,331.00	16,208
District 2	39.59	42.09	1.07	0.27	$210,951,076.00	14,092
District 3	54.28	125.14	3.08	2.04	$316,881,555.00	14,433
District 4	4.51	18.36	0.14	0	$209,171,517.00	15,799
District 5	194.11	105	9.54	3.4	$294,358,756.00	13,661

The table provides a detailed overview of the five districts, highlighting road types (in miles), total property valuation, and population.

Each district is summarized as follows:

- **Gravel Roads:** District 5 has the highest mileage with 194.11 miles, while District 4 has the least at 4.51 miles.
- **Hard Surface Roads:** District 3 leads with 125.14 miles, followed by District 5 with 105 miles. District 4 has the lowest at 18.36 miles.

- **Minimum Maintenance Roads:** District 5 has the most at 9.54 miles, while District 4 again has the least at 0.14 miles.
- **Private Roads**: District 5 has the highest at 3.4 miles, while District 4 has none.
- **Valuation:** District 3 has the highest property valuation at $316,881,555, followed by District 5 at $294,358,756. District 1 has the lowest at $186,428,331.
- **Population:** District 1 is the most populated with 16,208 residents, followed by District 4 with 15,799. District 5 has the lowest population at 13,661.

Summary:

District 5 has the most extensive road network, especially in gravel and minimum maintenance roads, but has the smallest population. District 3 stands out with the highest amount of hard surface roads and the highest property valuation. District 1 has the largest population but comparatively lower valuation. District 4 consistently has the least road infrastructure despite having a relatively high population, while District 2 remains balanced across most categories.

Leavenworth County
Request for Board Action
Case No. DEV-26-021/022
Preliminary & Final Plat Elysian Fields
Regular Agenda

Date: April 22, 2026
To: Board of County Commissioners
From: Planning & Zoning Staff

Department Head Review: **John Jacobson, Reviewed**

Additional Reviews as needed:

Budget Review ☐ Administrator Review ☒ Legal Review ☒

Action Request:

Chairman, I find that the proposed Final Plat as outlined in case DEV-26-022 is compliant with the County Zoning & Subdivision Regulations and move that the proposed Final Plat be conditionally approved and accepted by this Board subject to the conditions set forth in the staff report and as adopted by the Planning Commission.

Analysis: The applicant is proposing to divide a 10-acre parcel into two (2) lots. The Subdivision is classified as a Class C with all lots lying within the Rural Growth Area of Leavenworth County. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision (see condition 3). The lots range in size from 5.00 to 5.04 acres in size. Both lots are compliant with minimum standards of the RR-5 zoning district. Lot 1 is not compliant with the 1:1 minimum lot-depth to lot-width requirement with a ratio of 1:1.4. An exception request has been submitted. Lot 1 will also need an exception for an existing structure being located in the proposed platted front BSL of Lot 1. Both narratives are included with the application.

During the Preliminary Plat phase, exceptions were granted for:

1. Exception to Article 50 Section 40.3.h. Non-Conforming Structure
2. Exception to Article 50 Section 40.3.i. Lot-Depth to Lot-Width

The final plat meets the standards set forth in the Leavenworth County Zoning and Subdivision Regulations with the approved exceptions.

Recommendation: The Planning Commission voted 9-0 to recommend approval of Case No.DEV-26-022, Final Plat for Elysian Fields, subject to conditions.

Alternatives:

1. Approve Case No. DEV-26-022, Final Plat for Elysian Fields, with Findings of Fact, and with or without conditions; or

2. Deny Case No. DEV-26-022, Final Plat for Elysian Fields, with Findings of Fact; or

3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-26-022, Final Plat for Elysian Fields, 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

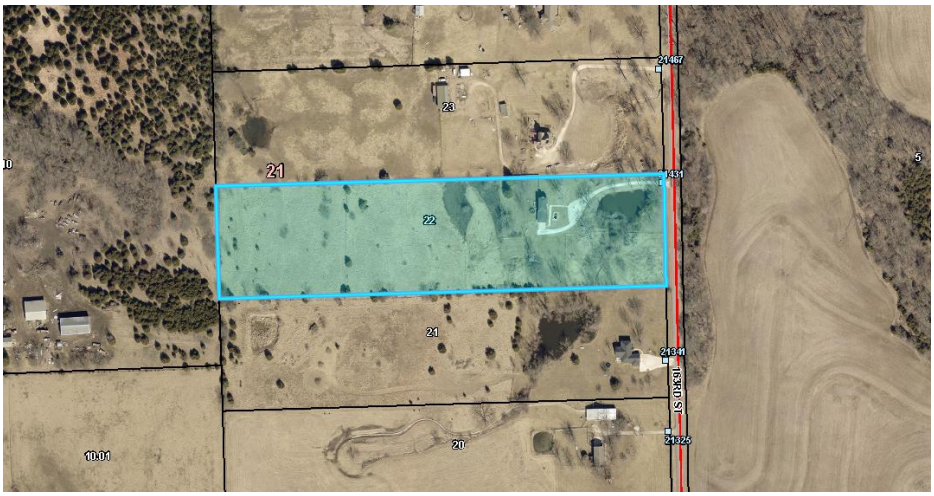
LEAVENWORTH COUNTY
PLANNING COMMISSION
STAFF REPORT

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

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

STAFF REPRESENTATIVE:
Amy Allison
Deputy Director

SUBJECT PROPERTY: 21431 163rd Street



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

PROPERTY OWNER:
Thomas Judson Stanion
[redacted]

CONCURRENT APPLICATIONS:
n/a

LAND USE

ZONING: RR-5

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

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

SUBDIVISION: n/a

FLOODPLAIN: n/a

STAFF RECOMMENDATION: Approval with conditions

PROPERTY INFORMATION

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

PARCEL SIZE: 9.8 acres

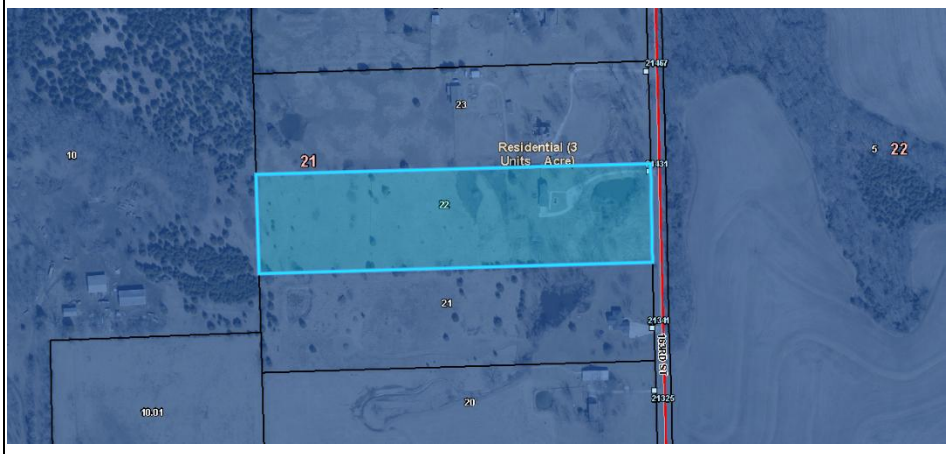
PARCEL ID NO:
155-21-0-00-00-022.00

BUILDINGS:
Single family residence and accessory structures

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

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

Location Map: FUTURE LAND USE DESIGNATION



UTILITIES

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

NOTICE & REVIEW:

STAFF REVIEW: 4/2/2026

NEWSPAPER NOTIFICATION:
n/a

NOTICE TO SURROUNDING PROPERTY OWNERS:
n/a

STANDARDS TO BE CONSIDERED:			
Leavenworth County Zoning and Subdivision Standards: Preliminary Review		**Met**	**Not Met**
35-40	**Preliminary Plat Content**	X	
40-20	**Final Plat Content**	X	
41-6	**Access Management**	X	
41-6.B.a-c.	**Entrance Spacing**	X	
41-6.C.	**Public Road Access Management Standards**	n/a	
43	**Cross Access Easements**	X	
50-20	**Utility Requirements**	X	
50-30	**Other Requirements**	X	
50-40	**Minimum Design Standards**		X
	Article 50, Section 40.3.h. Non-conforming Structure and Art. 50, Sec. 40.3.i. Lot-depth to lot-width for Lot 1.		
50-50	**Sensitive Land Development**	n/a	
50-60.	**Dedication of Reservation of Public Sites and Open Spaces**	X	

STAFF COMMENTS:

The applicant is proposing to divide a 10-acre parcel into two (2) lots. The Subdivision is classified as a Class C with all lots lying within the Rural Growth Area of Leavenworth County. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision (see condition 3). The lots range in size from 5.00 to 5.04 acres in size. Both lots are compliant with minimum standards of the RR-5 zoning district. Lot 1 is not compliant with the 1:1 minimum lot-depth to lot-width requirement with a ratio of 1:1.4. An exception request has been submitted. Lot 1 will also need an exception for an existing structure being located in the proposed platted front BSL of Lot 1. Both narratives are included with the application. This application has outstanding comments that will need to be addressed, which are included as conditions of approval.

EXCEPTIONS:

The applicant has requested an exception from Article 50, Section 40.3.h. – Non-conforming Structure. The criteria for the acceptance of an exception are as follows:

1. That there are special circumstances or conditions affecting the property.
2. That the variance or exception is necessary for the reasonable and acceptable development of the property in question.
3. That the granting of the variance or exception will not be detrimental to the public welfare or injurious to the adjacent property.

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

The applicant has requested an exception from Article 50, Section 40.3.i. – Lot-depth to Lot-Width. The criteria for the acceptance of an exception are as follows:

1. That there are special circumstances or conditions affecting the property.
2. That the variance or exception is necessary for the reasonable and acceptable development of the property in question.
3. That the granting of the variance or exception will not be detrimental to the public welfare or injurious to the adjacent property.

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

PROPOSED CONDITIONS:

1. Building permits shall be required for any new construction.
2. Erosion control shall be used when designing and constructing driveways. A form of sediment control shall be installed before work begins and maintained throughout the time that the land disturbing activities are taking place. Re-vegetation of all disturbed sites shall be completed within 45 days after completion of final grading weather permitting.
3. A waiver for the use of private septic systems within this subdivision is granted with this approval.
4. At time of development, fire hydrants shall be required, if necessary infrastructure is available. If the infrastructure is not available to support fire hydrants, a letter from the Water District stating such must be provided prior to any building permit being issued.
5. Elysian Fields is hereby approved as a Cross Access Easement (C.A.E) Subdivision. The installation and maintenance of the C.A.E private drive is the responsibility of the members of the Home Owners Association per the approved HOA agreement. Leavenworth County does not accept any liability or maintenance of the proposed private drive.
6. An exception from Article 50, Section 40.3.h. Nonconforming structure has been approved for Lot 1 for existing structures located within a platted setback.
7. An exception from Article 50, Section 40.3.i. Lot-Depth to Lot-Width has been approved for Lots 1.
8. The HOA agreement must comply with all requirements as set forth in Article 43 and be approved by the County Legal Department.
9. The developer must comply with the following memorandums:
   Email – Code Enforcement, dated March 2, 2026
   Memo – Public Works, dated March 6, 2026
   Memo – Survey, dated March 9, 2026
   Memo – Emergency Management, dated March 25, 2026
   Memo – Planning & Zoning, dated April 2, 2026

Proposed Plat Motions:

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

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

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

ATTACHMENTS:

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

FINAL PLAT APPLICATION

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

Office Use Only

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

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

GENERAL INFORMATION

Proposed Subdivision Name: Stanion Farms

Address of Property: 21431 163rd Street,

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

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

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

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

Signature: /S/ Krystal A. Voth Date: _____

ATTACHMENT A

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

Still not 02-25-2026

PRELIMINARY PLAT APPLICATION

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

FEB 0 4 2026

155-21 022.00

Office Use Only

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

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

GENERAL INFORMATION

Proposed Subdivision Name: Stanion Farms

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

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

SUBDIVISION INFORMATION

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

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

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

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

ATTACHMENT A

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

Janet Klasmike
COUNTY CLERK

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

WARRANTY DEED

(Multiple Grantors Conveying to Individual Grantee)

FILE NO.: 23066279 – Coffelt Land Title, Inc

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

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

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

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

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

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

Carl Williams

Linda Hubbart-Williams

STATE OF Kansas

COUNTY OF Johnson

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

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

Notary Public Trish Charlons
My Commission Expires: _____

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

OWNER AUTHORIZATION

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

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

   See Exhibit A attached hereto and incorporated herein by reference.

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

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

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

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

TJS

Owner

Owner

STATE OF KANSAS
COUNTY OF LEAVENWORTH

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

My Commission Expires: 5/12/2029

Haven L. Carpenter

Notary Public

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

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

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

03/31/2026

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

Mr. Jacobson

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

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

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

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

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

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

Sincerely,

Krystal Voth, MURP

Land Use Planner
Atlas Land Consulting

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

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

04/2/2026

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

Mr. Jacobson

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

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

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

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

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

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

Sincerely,

Krystal Voth, MURP

Land Use Planner
Atlas Land Consulting

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ELYSIAN FIELDS HOA

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

LEGAL DESCRIPTION

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

DESCRIPTION PER DEED 2023R08103

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

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

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

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

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

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

ARTICLE 1 – DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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

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

TJS

Thomas Judson Stanion, Declarant and Initial President

STATE OF KANSAS COUNTY OF LEAVENWORTH.

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

Notary Public Stamp:

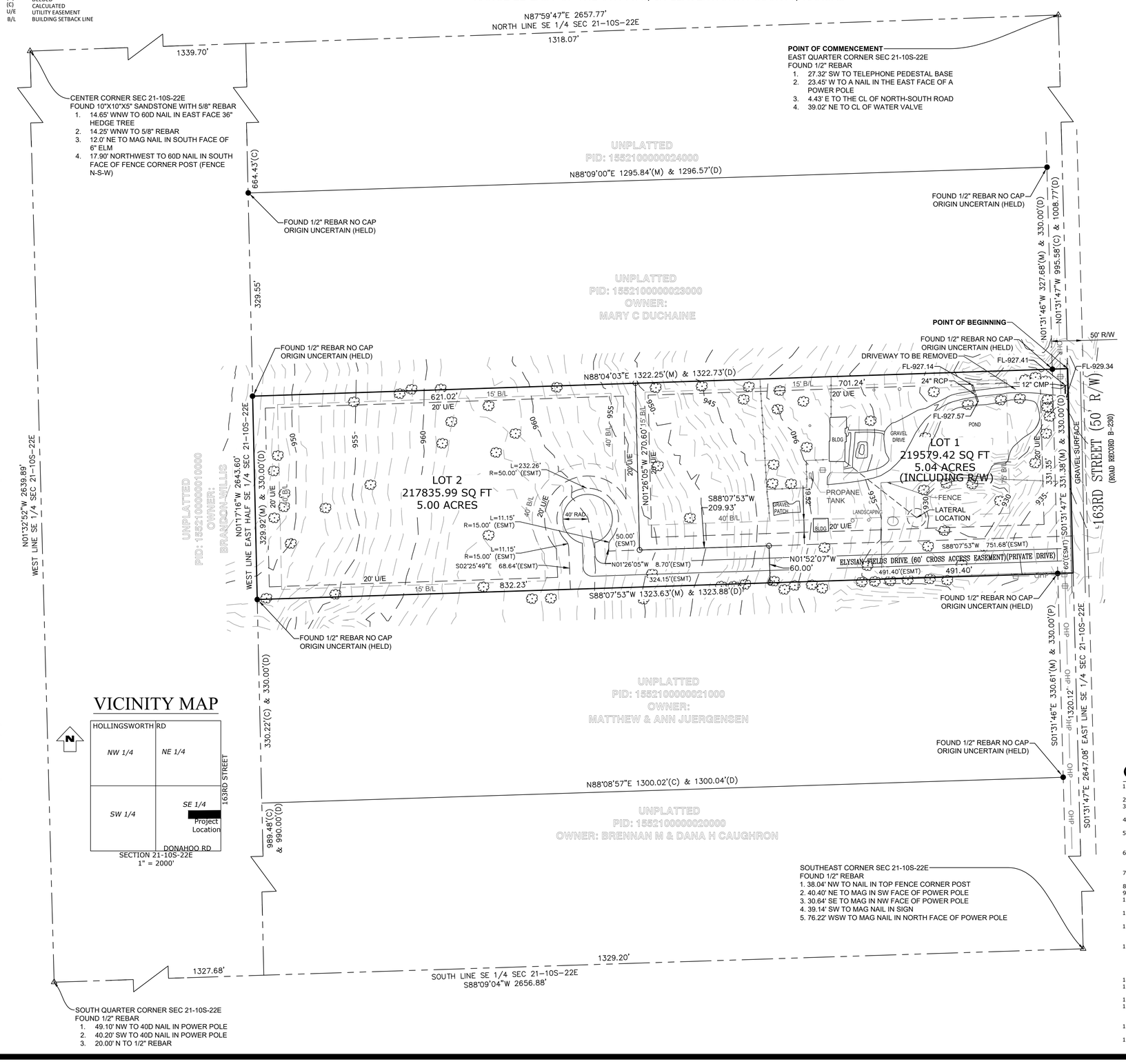
Rylea Breann Oliver
Notary Public State of Kansas
My Appt Expires 11/25/28

ELYSIAN FIELDS

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

LEGEND

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



VICINITY MAP

DESCRIPTION PER DEED 2023R08103

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

SURVEYORS SUGGESTED DESCRIPTION

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

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

GENERAL NOTES

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

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

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

80 40 0 80
SCALE IN FEET

PRELIMINARY PLAT

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

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

PROJECT #: 25-521S

ISSUE DATE: 01/23/2026

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

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

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

ELYSIAN FIELDS

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

LEGEND

- SECTION CORNER
- FOUND PROPERTY CORNER AS NOTED
- SET 1/2" X 24" REBAR CAP ALC KS CLS 363
- (P) PLATTED
- (M) MEASURED
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- U/E UTILITY EASEMENT
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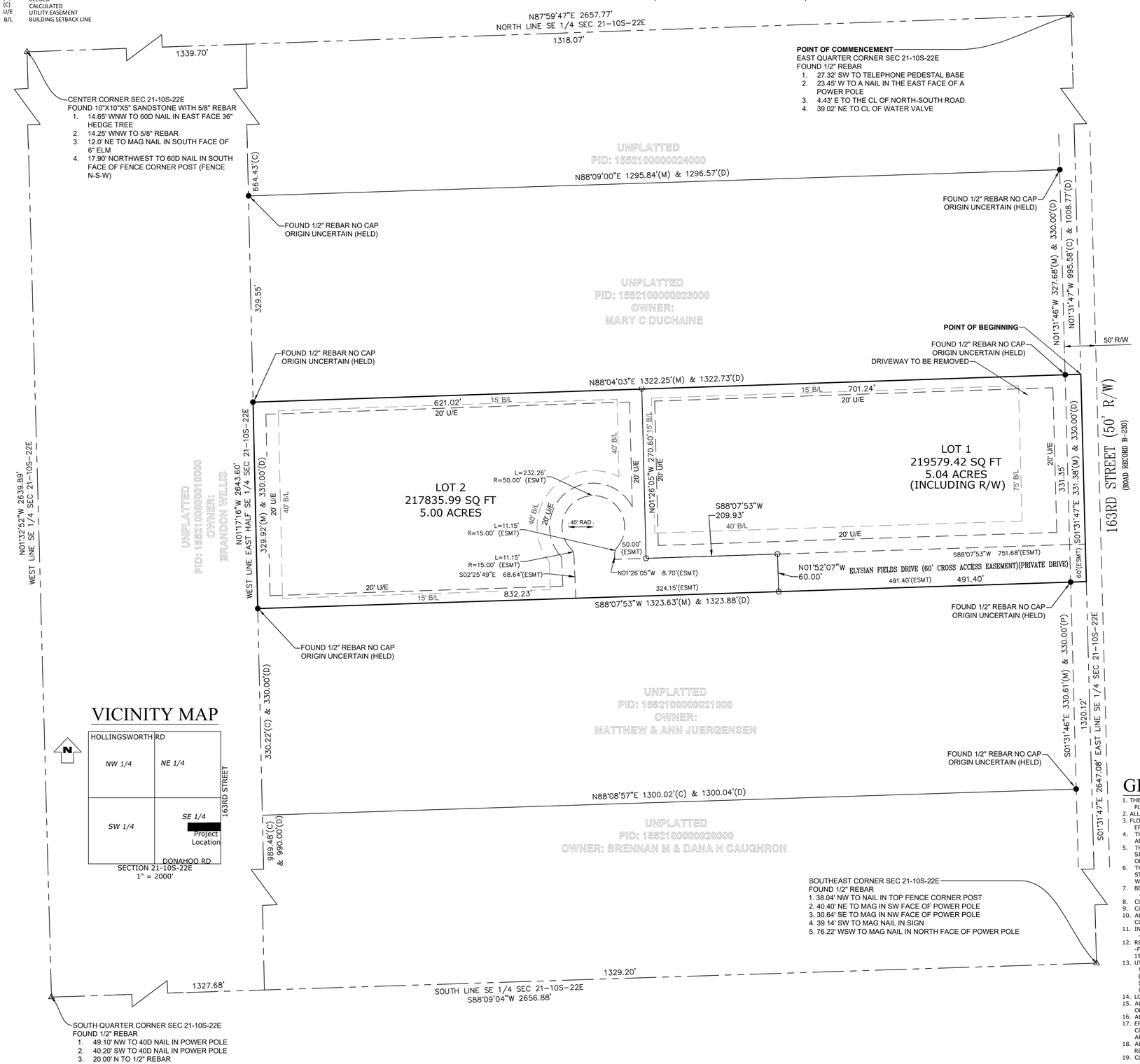

VICINITY MAP

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

DESCRIPTION PER DEED 2023R08103

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

SURVEYORS SUGGESTED DESCRIPTION

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

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

DEDICATION

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

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

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

TAXES FOR SUBJECT PROPERTY ARE PAID.

AN EASEMENT TO ENTER AND EXIT UNDER OR OVER THE AREA OUTLINED AND DESIGNATED ON THIS PLAT AS "CROSS ACCESS EASEMENT" OR "C.A.E.", IS HEREBY GRANTED OVER LOT 1 & LOT 2 FOR THE BENEFIT OF LOT 1 AND LOT 2 ELYSIAN FIELDS. MAINTENANCE AS DEFINED IN THE HOME OWNER'S ASSOCIATION (H.O.A.), RECORDED AT THE LEAVENWORTH COUNTY REGISTER OF DEEDS OFFICE.

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

OWNER

_____
THOMAS JUDSON STANION, OWNER

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

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

_____
PRINTED NAME

My Commission Expires:_____

Notary Public

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

_____
CHAIRMAN - JEFF SPINK

_____
SECRETARY - JOHN JACOBSON

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

(SEAL)

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

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

_____
COUNTY ENGINEER

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

_____
REGISTER OF DEEDS, TERRILOIS G. TODD

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

_____
LEAVENWORTH COUNTY SURVEYOR
DANIEL BAUMCHEN, PS-1363

GENERAL NOTES

1. THE BASIS FOR THE BEARING SYSTEM FOR THIS PLAT IS THE KANSAS NORTH ZONE U.S. STATE PLANE 1983
2. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN FEET.
3. FLOODPLAIN NOTE: ACCORDING TO "FIRM" MAP COMMUNITY PANEL NUMBERS 20103C0250G, EFFECTIVE JULY 16, 2015, THIS PLAT IS LOCATED IN ZONES "X".
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7. BENCHMARK
   -LVCO 0625 - 983.00
8. CURRENT USE - RESIDENTIAL / PROPOSED USE - RESIDENTIAL
9. CURRENT ZONING RR-5 / PROPOSED ZONING RR 5
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11. INFORMATIONAL REPORT VIA CONTINENTAL TITLE COMPANY
    -FILE NO. C25015309
12. REFERENCED SURVEY
    -FILED SURVEY BK S-9 PG 121 COMPLETED BY HERRING SURVEYING COMPANY 12/06/1972 NKA 1972S121
13. UTILITY INFORMATION
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    ELECTRIC DISTRICT - EVERGY
    SEWER - SEPTIC
    GAS SERVICE - PROPANE TANK
14. LOT IS SUBJECT TO THE CURRENT ACCESS MANAGEMENT POLICY.
15. ALL STRUCTURES BUILT WITHIN THE SUBDIVISION SHALL COMPLY WITH RESOLUTION 2020-39, OR AS AMENDED.
16. ALL LOTS ARE SUBJECT TO THE CURRENT ACCESS MANAGEMENT POLICY
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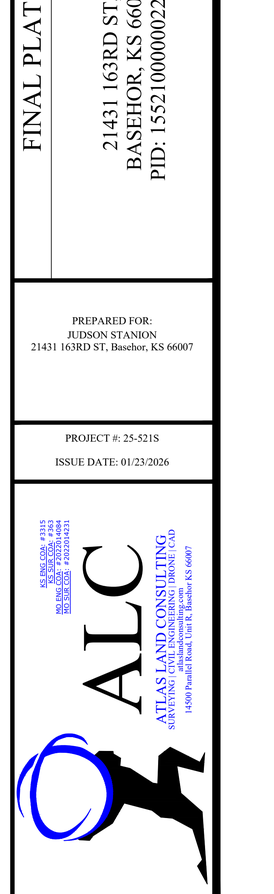
19. CLOSURE REPORT: 1 PART IN 6614374.000

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

04/01/2026
LS-1408

ROGER B DILL PLS 1408



FINAL PLAT

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

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

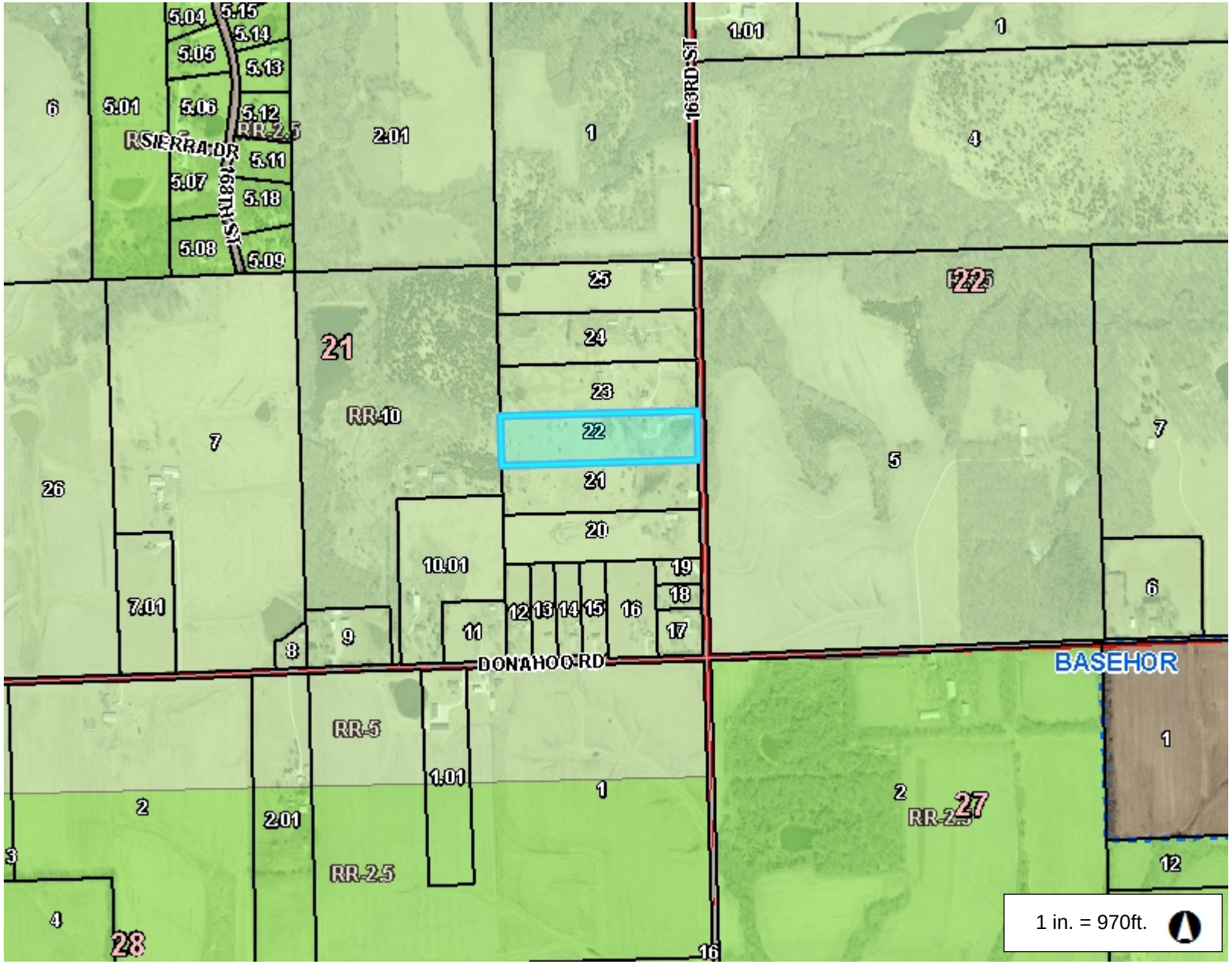
PROJECT #: 25-521S

ISSUE DATE: 01/23/2026

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

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

DEV-26-021/022 Elysian Fields



Legend

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

1 in. = 970ft.

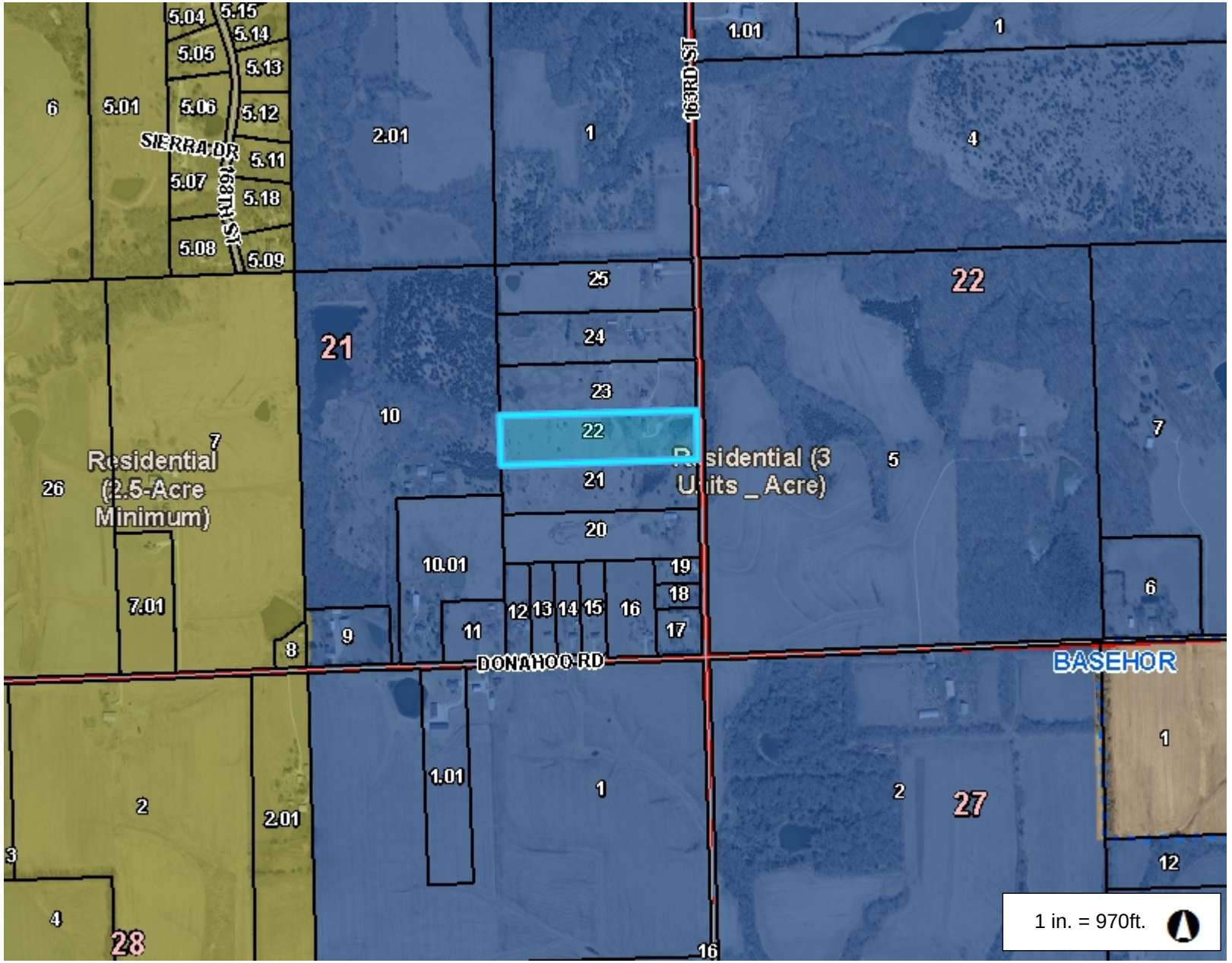
Notes

1,939.7 0 969.83 1,939.7 Feet

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

DEV-26-021/022 Elysian Fields



Legend

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

1 in. = 970ft.

1,939.7 0 969.83 1,939.7 Feet

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

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

December 22, 2025

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

RE: Countryside Acres

To whom it may concern:

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

Sincerely,

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

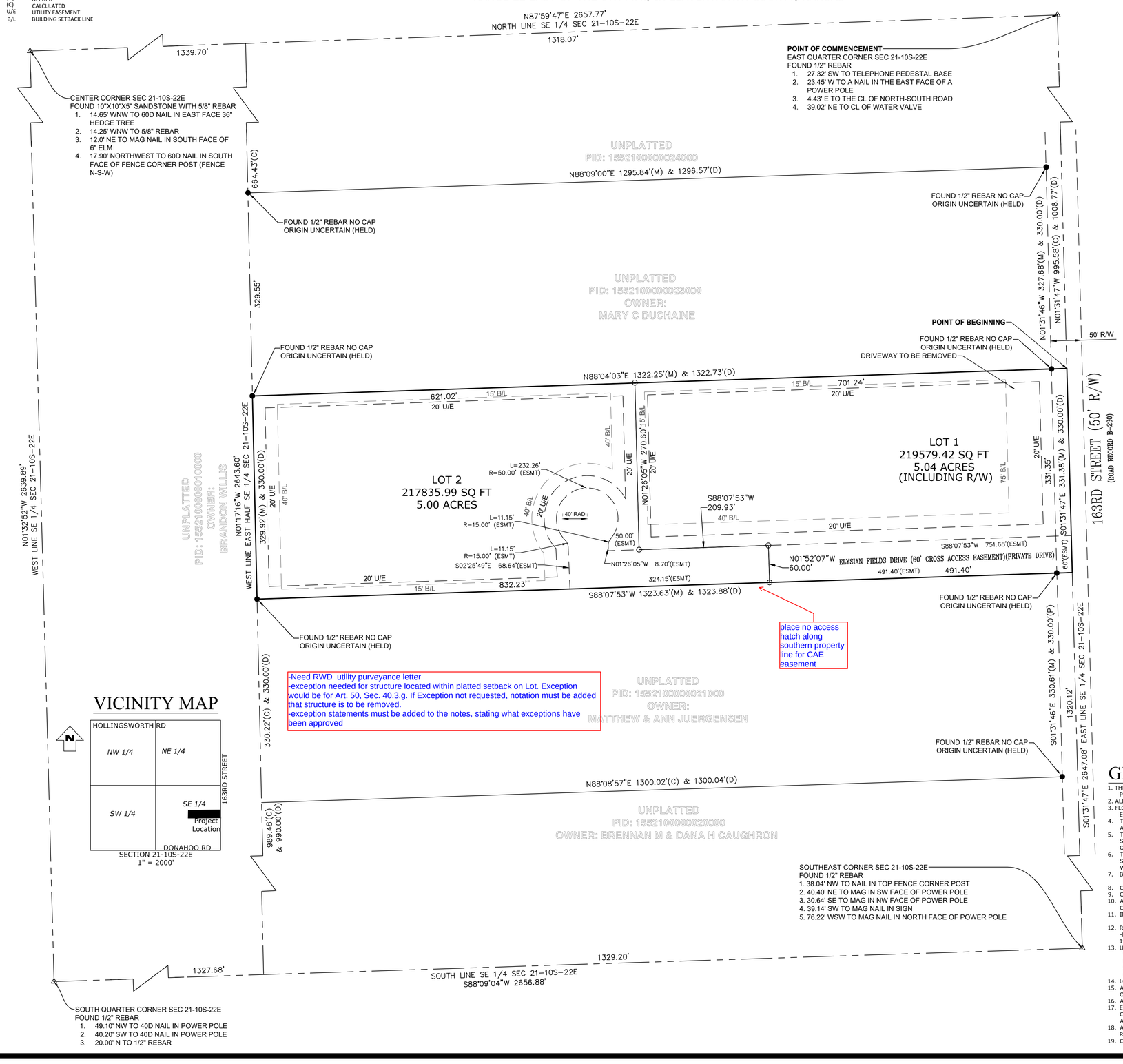
ELYSIAN FIELDS

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

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

LEGEND

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



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

VICINITY MAP

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

DESCRIPTION PER DEED 2023R08103

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

SURVEYORS SUGGESTED DESCRIPTION

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

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

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

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

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

TAXES FOR SUBJECT PROPERTY ARE PAID.

AN EASEMENT TO ENTER AND EXIT UNDER OR OVER THE AREA OUTLINED AND DESIGNATED ON THIS PLAT AS "CROSS ACCESS EASEMENT" OR "C.A.E.", IS HEREBY GRANTED OVER LOT 1 & LOT 2 FOR THE BENEFIT OF LOT 1 AND LOT 2 ELYSIAN FIELDS. MAINTENANCE AS DEFINED IN THE HOME OWNER'S ASSOCIATION (H.O.A.), RECORDED AT THE LEAVENWORTH COUNTY REGISTER OF DEEDS OFFICE.

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

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

OWNER

_____
THOMAS JUDSON STANION, OWNER

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

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

_____
PRINTED NAME

My Commission Expires:_____

Notary Public

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

_____
CHAIRMAN - JEFF SPINK

_____
SECRETARY - JOHN JACOBSON

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

(SEAL)

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

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

_____
COUNTY ENGINEER

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

_____
REGISTER OF DEEDS, TERRILOIS G. TODD

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

_____
LEAVENWORTH COUNTY SURVEYOR
DANIEL BAUMCHEN, PS-1363

GENERAL NOTES

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

Provide CC&R restriction notation with filing #

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

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

ROGER B DILL PLS 1408

80 40 0 80
SCALE IN FEET

FINAL PLAT

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

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

PROJECT #: 25-521S

ISSUE DATE: 01/23/2026

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

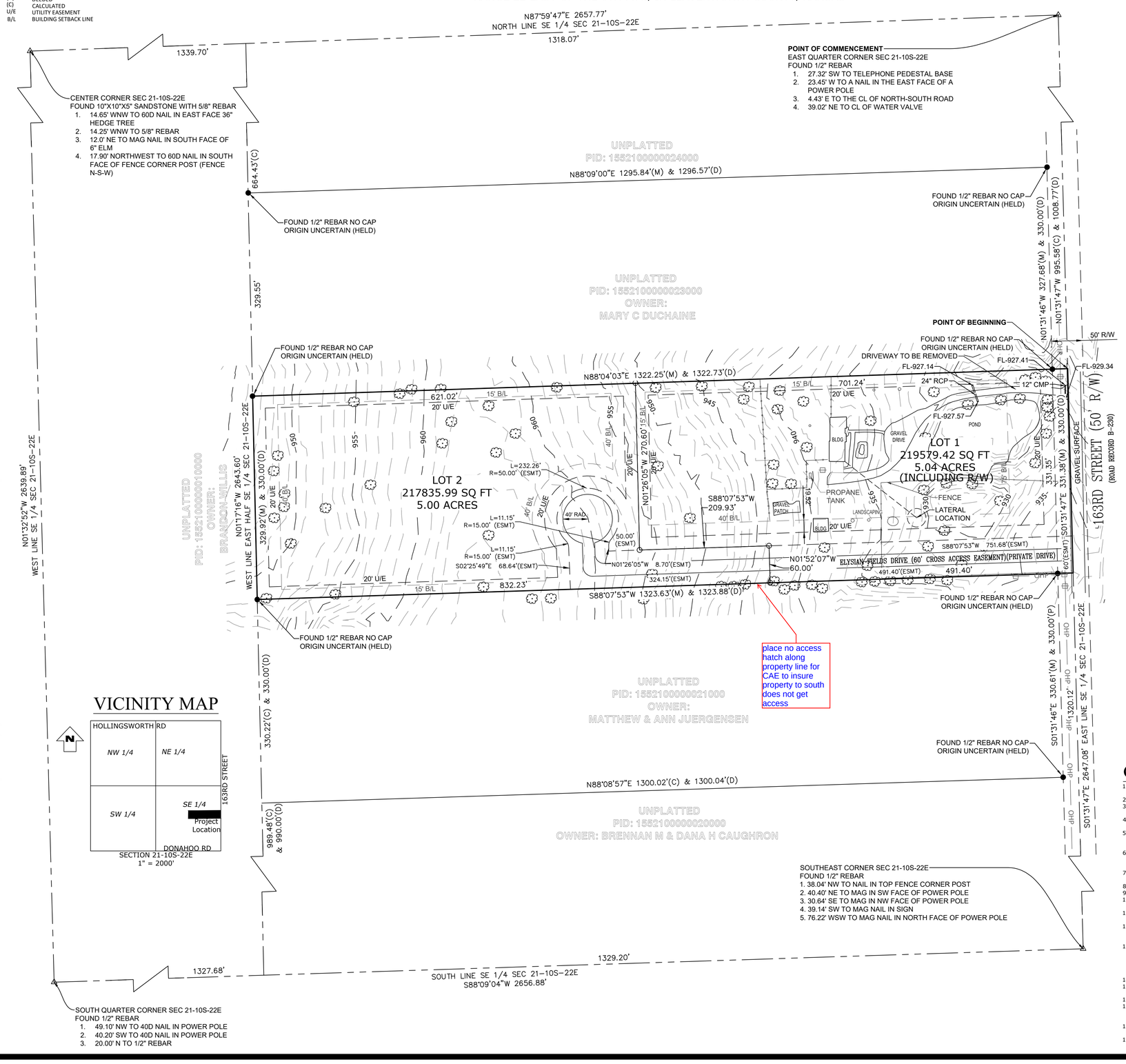
3/19/2026 1:14 PM AUSTINTHOMPSON CAD FILE : S:\Atlas Land Consulting\2025\Surveying\25-521S Judson Stanion 21431 163rd St Basehor Plat\25-521S Plat.dwg

ELYSIAN FIELDS

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

LEGEND

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



VICINITY MAP

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18. ALL LOTS WILL BE ON SEPTIC SEWER SYSTEMS. AN ENGINEERED WASTE SYSTEM MAY BE REQUIRED DUE TO POOR SOIL CONDITIONS.
19. CLOSURE REPORT: 1 PART IN 6614374.000

DESCRIPTION PER DEED 2023R08103

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

SURVEYORS SUGGESTED DESCRIPTION

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

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

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

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

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

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

N
80 40 0 80
SCALE IN FEET

PRELIMINARY PLAT

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

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

PROJECT #: 25-521S

ISSUE DATE: 01/23/2026

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

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

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

MEMO

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

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

I have no further recommendation for this subdivision.

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

SuburbanWater
QUALITY WATER SERVICE

April 3, 2026

Leavenworth County
Planning and Zoning
Leavenworth KS 66048

To Whom It May Concern:

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

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

Sincerely,

Travis J Miles

Travis J Miles
President

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

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

Allison, Amy

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

Internal Use Only

No comment from Evergy

Thank you,

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

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

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

Good Afternoon,

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

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by Thursday, March 12, 2026.

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

Thank you,

Amy Allison, AICP
Deputy Director
Planning & Zoning
Leavenworth County

ELYSIAN FIELDS

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

LEGEND

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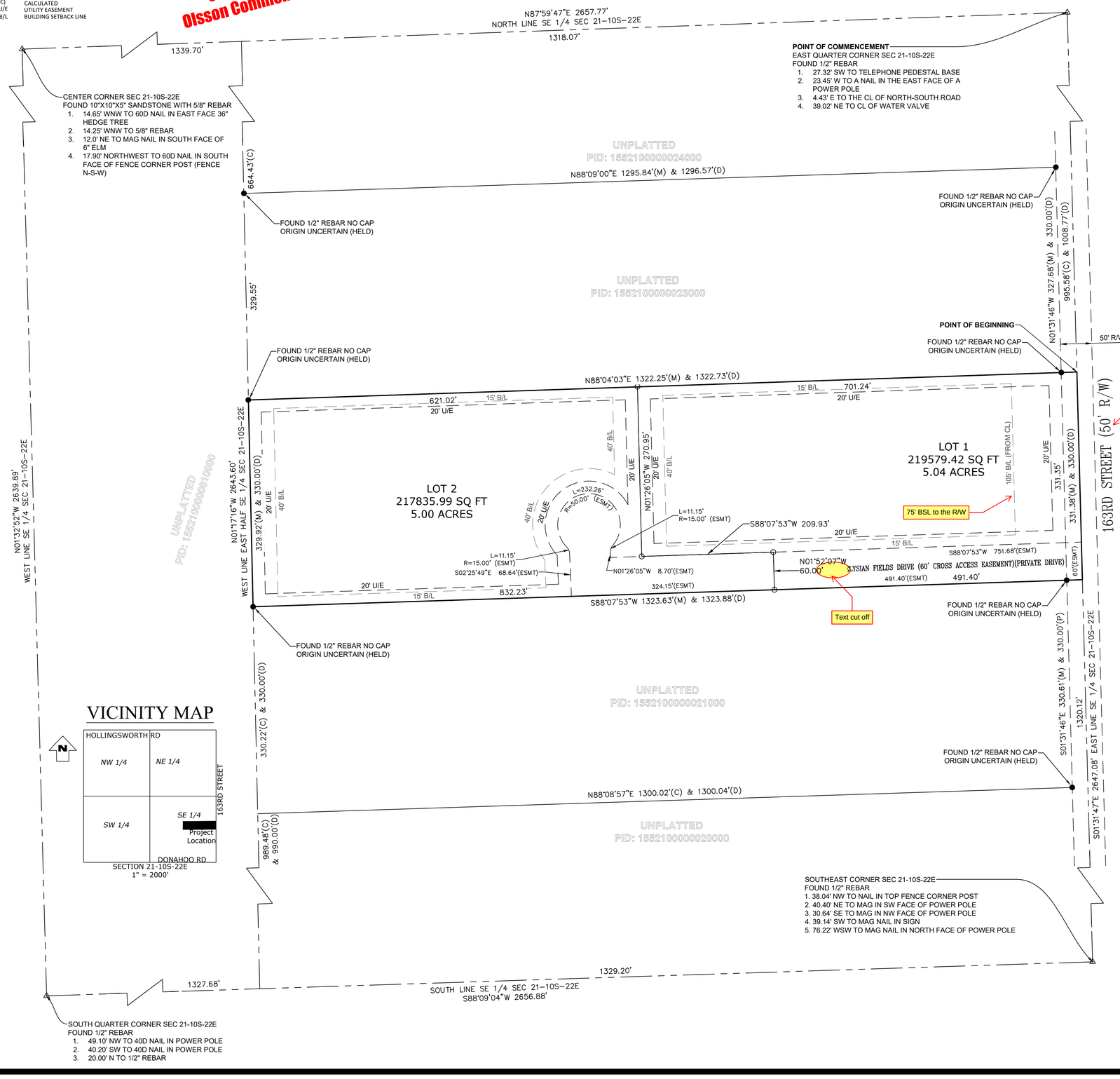
- (C) CALCULATED
- U/E UTILITY EASEMENT
- B/L BUILDING SETBACK LINE

03-06-26 Olsson Comments



VICINITY MAP

DESCRIPTION PER DEED 2023R08103

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CONTAINING 437415.41 SQFT OR 10.04 ACRES MORE OR LESS

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

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

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

TAXES FOR SUBJECT PROPERTY ARE PAID.

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

OWNER

_____
THOMAS JUDSON STANION, OWNER

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

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

_____
_____
PRINTED NAME

My Commission Expires:_____

Notary Public

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

_____
CHAIRMAN - JEFF SPINK

_____
SECRETARY - JOHN JACOBSON

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

(SEAL)

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

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

_____
COUNTY ENGINEER

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

_____
REGISTER OF DEEDS, TERRILOIS G. TODD

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

_____
LEAVENWORTH COUNTY SURVEYOR
DANIEL BAUMCHEN, PS-1363

GENERAL NOTES

1. THE BASIS FOR THE BEARING SYSTEM FOR THIS PLAT IS THE KANSAS NORTH ZONE U.S. STATE PLANE 1983
2. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN FEET.
3. FLOODPLAIN NOTE: ACCORDING TO "FIRM" MAP COMMUNITY PANEL NUMBERS 20103C0250G, EFFECTIVE JULY 16, 2015, THIS PLAT IS LOCATED IN ZONES "X".
4. THE MINIMUM FRONT YARD SETBACK FOR SINGLE FAMILY LOT SHALL BE 40 FEET.
5. THE MINIMUM SIDE YARD SETBACK FOR SINGLE FAMILY LOT SHALL BE 15 FEET FROM EACH SIDE OF STRUCTURE. DETACHED ACCESSORY STRUCTURES MAY NOT BE BUILT WITHIN 15 FEET OF THE SIDE PROPERTY LINE.
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7. BENCHMARK
   -LVCO 0625 - 983.00
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9. CURRENT ZONING RR-5 / PROPOSED ZONING RR 5
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12. RURAL WATER DISTRICT NO. 12 RIGHT-OF-WAY EASEMENT DOC 2008R04994 (BLANKET TO SUBJECT PROPERTY)
13. REFERENCED SURVEY
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20. CLOSURE REPORT: 1 PART IN 6614374.000

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

N
80 40 0 80
SCALE IN FEET

PRELIMINARY PLAT

21431 163RD ST,
BASEHOR, KS 66007

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

PROJECT #: 25-521S

ISSUE DATE: 01/23/2026

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

SURVEYOR
02/04/2026
PLS 1408
KANSAS

ROGER B DILL PLS 1408

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

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

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

STORMWATER DRAINAGE STUDY

For:

ELYSIAN FIELDS

21431 163rd St.

Basehor, Leavenworth County, KS 66007

Prepared for:

Judson Stanion
21431 163rd St.
Basehor, KS 66007

Prepared by:

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

January 23rd 2026
ALC Job# 25-521S

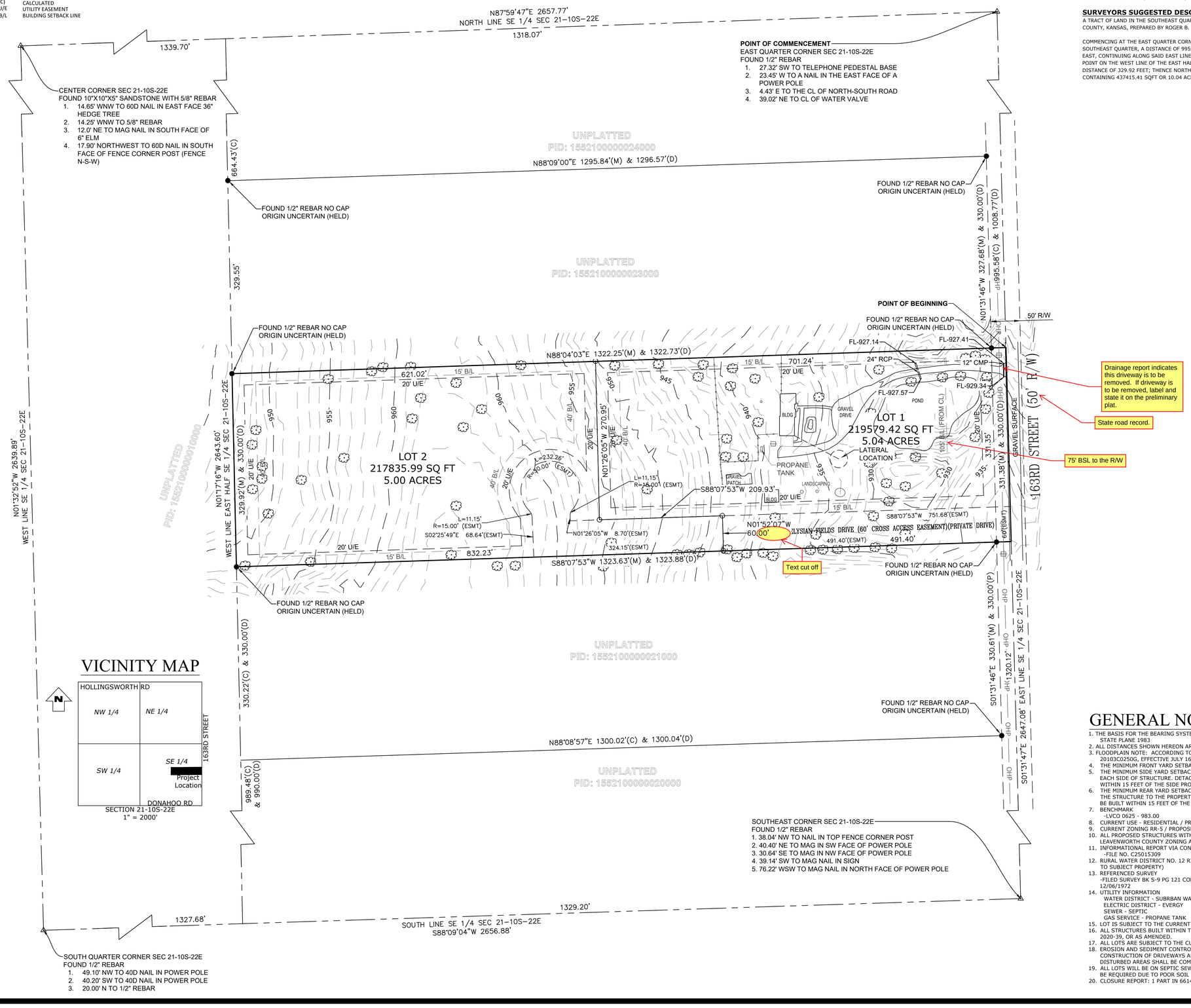
Revision	Date	By	Description
1			
2			
3			

ELYSIAN FIELDS

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

LEGEND

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



VICINITY MAP

DESCRIPTION PER DEED 2023R08103

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

SURVEYORS SUGGESTED DESCRIPTION

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

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

03-06-26 Olsson Comments

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

State road record.

75' BSL to the R/W

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ALC
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KS ENG COA: # 3315
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N

80 40 0 80
SCALE IN FEET

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21431 163RD ST,
BASEHOR, KS 66007

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

PROJECT #: 25-521S

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

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

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

ELYSIAN FIELDS

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

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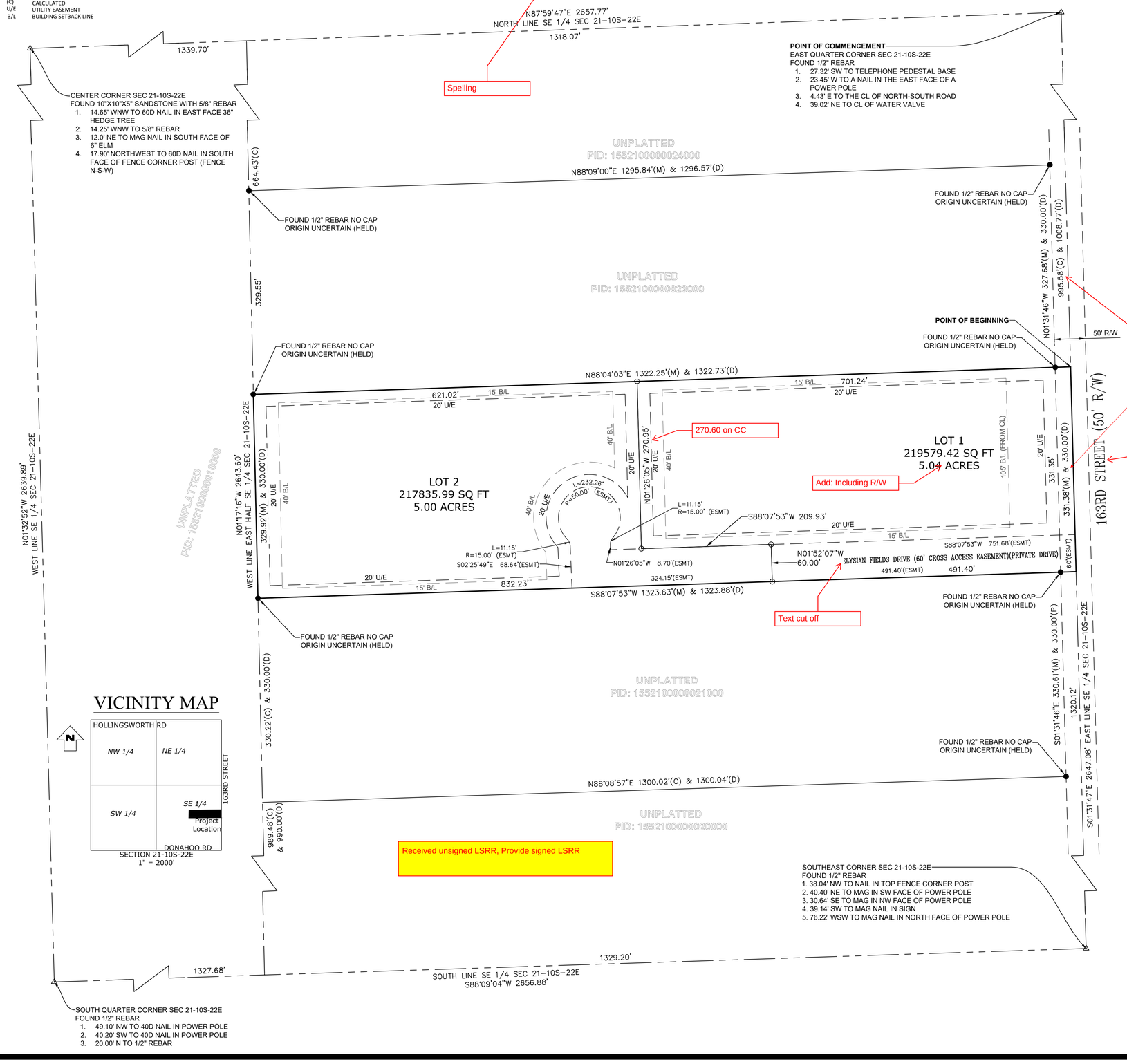

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Leave clear space at top right for ROD recording stamp

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CONTAINING 437415.41 SQFT OR 10.04 ACRES MORE OR LESS

Add: Including Road Right of Way

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

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

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

CAE language

TAXES FOR SUBJECT PROPERTY ARE PAID.

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

OWNER

_____
THOMAS JUDSON STANION, OWNER

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

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

Add Bearing

_____
PRINTED NAME

My Commission Expires:_____

Notary Public

Add: Road Record B-230

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

_____
CHAIRMAN - JEFF SPINK

_____
SECRETARY - JOHN JACOBSON

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

(SEAL)

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

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DANIEL BAUMCHEN, PS-1363

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Add: NKA 1972S121

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

PRELIMINARY PLAT

Final

21431 163RD ST,
BASEHOR, KS 66007

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

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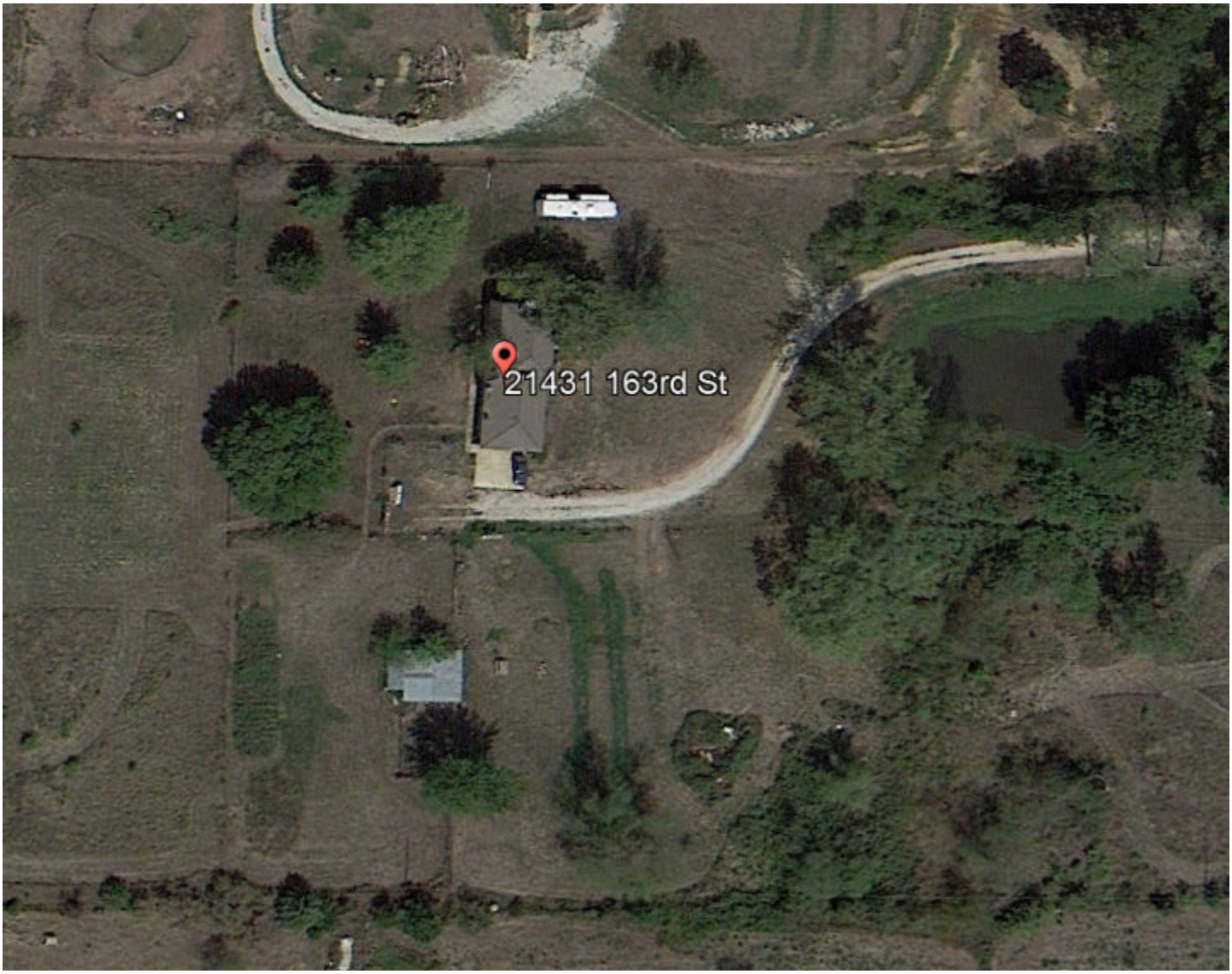
2/4/2026 12:50 PM AUSTINTHOMPSON CAD FILE : S:\Atlas Land Consulting\2025\Surveying\25-521S Judson Stanion 21431 163rd St Basehor Plat\25-521S Plat.dwg

Allison, Amy

From: Anderson, Kyle
Sent: Monday, March 2, 2026 10:39 AM
To: Allison, Amy
Subject: RE: RE: DEV-26-021/022 Preliminary and Final Plat - Elysian Fields

We have not received any complaints on this property. The lateral field location on the pre-plat is not quite right. It extends much further south. We should show this correctly on the plat and make sure the south edge of the laterals are at least 10’ from the private road.



Kyle Anderson
Environmental Technician/Code Enforcement
Leavenworth County Planning & Zoning
300 Walnut St. Ste. 212
Leavenworth, KS 66048
913-684-1084

Leavenworth County
Request for Board Action
Case No. DEV-26-023/024
Preliminary & Final Plat Daffner Estates
Regular Agenda

Date: April 22, 2026
To: Board of County Commissioners
From: Planning & Zoning Staff

Department Head Review: **John Jacobson, Reviewed**

Additional Reviews as needed:

Budget Review ☐ Administrator Review ☒ Legal Review ☒

Action Request:

Chairman, I find that the proposed Final Plat as outlined in case DEV-26-024 is compliant with the County Zoning & Subdivision Regulations and move that the proposed Final Plat be conditionally approved and accepted by this Board subject to the conditions set forth in the staff report and as adopted by the Planning Commission.

Analysis: The applicant is proposing to divide a 33-acre parcel into three (3) lots. The Subdivision is classified as a Class C with all lots lying within the Rural Growth Area of Leavenworth County. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision (see condition 3). Lots range in size from 2.56 acres to 25.13 acres. All lots meet the minimum standards of the RR-2.5 zoning district. The proposed layout includes an accessory structure located on Lot 2 without a principal structure. Because the lot is less than 40 acres, an exception is needed. The second house located on the property was permitted as an Accessory Dwelling Unit. If approved, this action will split the property and that house will become the principal dwelling of its own lot. The applicant will need to update the status of the structure and pay the difference in permit fees for a single-family residence.

During the Preliminary Plat phase, exceptions were granted for:

1. Exception to Article 50 Section 40.3.h. Non-Conforming Structure

The final plat meets the standards set forth in the Leavenworth County Zoning and Subdivision Regulations with the approved exceptions.

Recommendation: The Planning Commission voted 9-0 to recommend approval of Case No.DEV-26-024, Final Plat for Daffner Estates, subject to conditions.

Alternatives:

1. Approve Case No. DEV-26-024, Final Plat for Daffner Estates, with Findings of Fact, and with or without conditions; or

2. Deny Case No. DEV-26-024, Final Plat for Daffner Estates, with Findings of Fact; or

3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-26-024, Final Plat for Daffner Estates, 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

LEAVENWORTH COUNTY
PLANNING COMMISSION
STAFF REPORT

CASE NO: DEV-26-023/024 Daffner Estates — April 8, 2026

REQUEST: ***Regular Agenda***
☒ Preliminary Plat ☒ Final Plat
☐ Replat ☐ Plat Vacation

STAFF REPRESENTATIVE:
Amy Allison
Deputy Director

SUBJECT PROPERTY: 18735 Metro Avenue

APPLICANT/APPLICANT AGENT:
Joe Herring
Herring Surveying Co.
315 N 5th Street
Leavenworth, KS 66048

PROPERTY OWNER:
Frances L Oelschlaeger Trust
15852 182nd Street
Tonganoxie, KS 66086

CONCURRENT APPLICATIONS:
n/a

LAND USE

ZONING: RR-2.5

FUTURE LAND USE DESIGNATION:
Residential (3 units per acre)

LEGAL DESCRIPTION:
A tract of land in the Northwest Fractional Quarter Section 30, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

SUBDIVISION: n/a

FLOODPLAIN: Zone A

STAFF RECOMMENDATION: Approval with Conditions

PROPERTY INFORMATION

ACTION OPTIONS:
1. Recommend approval of Case No. DEV-26-023 & 024, Preliminary & Final Plat for Daffner Estates, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-26-023 & 024, Preliminary & Final Plat for Daffner Estates, to the Board of County Commission for the following reasons; or
3. Continue the hearing to another date, time, and place.

PARCEL SIZE: 33.78 acres

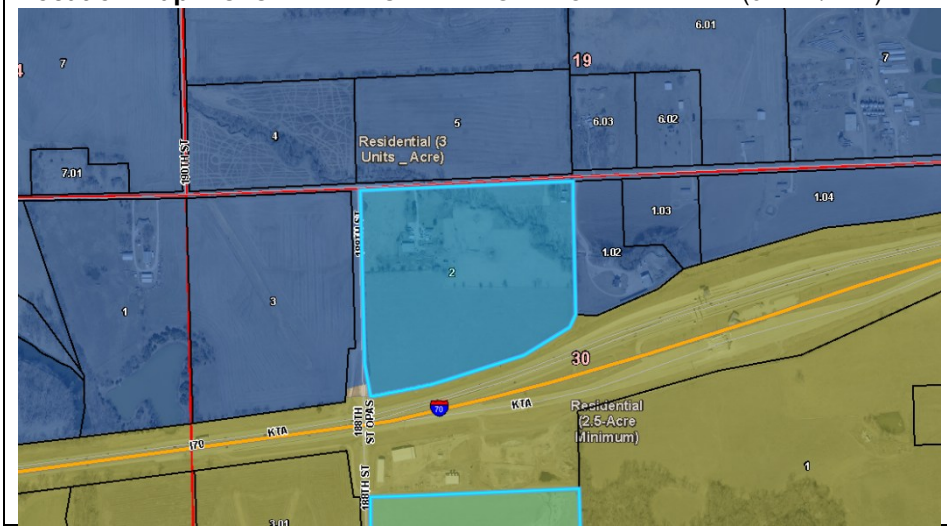
PARCEL ID NO:
189-30-0-00-00-002.00

BUILDINGS:
Two single family residences, multiple accessory structures

PROJECT SUMMARY:
Request for preliminary and final plat approval to subdivide property located at 18735 Metro Avenue as Lots 1 through 3 of Daffner Estates.

ACCESS/STREET:
Metro Avenue; Local, Gravel ± 16 ft. and 188th Street; Local, Gravel ± 20 ft.

Location Map: FUTURE LAND USE DESIGNATION: Residential (3 units/acre)



UTILITIES

SEWER: Septic
FIRE: Stranger
WATER: Suburban Water
ELECTRIC: Evergy

NOTICE & REVIEW:

STAFF REVIEW: 4/2/2026

NEWSPAPER NOTIFICATION:
n/a

NOTICE TO SURROUNDING PROPERTY OWNERS:
n/a

STANDARDS TO BE CONSIDERED:			
Leavenworth County Zoning and Subdivision Standards: Preliminary Review		Met	Not Met
35-40	**Preliminary Plat Content**	X	
40-20	**Final Plat Content**	X	
41-6	**Access Management**	X	
41-6.B.a-c.	**Entrance Spacing**	X	
41-6.C.	**Public Road Access Management Standards**	n/a	
43	**Cross Access Easements**	n/a	
50-20	**Utility Requirements**	X	
50-30	**Other Requirements**	X	
50-40	**Minimum Design Standards**		X
	Art. 50, Sec. 40.3.h. Accessory structures on a lot without a principal structure (Lot 2).		
50-50	**Sensitive Land Development**	n/a	
50-60.	**Dedication of Reservation of Public Sites and Open Spaces**	X	

STAFF COMMENTS:

The applicant is proposing to divide a 33-acre parcel into three (3) lots. The Subdivision is classified as a Class C with all lots lying within the Rural Growth Area of Leavenworth County. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision (see condition 3). Lots range in size from 2.56 acres to 25.13 acres. All lots meet the minimum standards of the RR-2.5 zoning district. The proposed layout includes an accessory structure located on Lot 2 without a principal structure. Because the lot is less than 40 acres, an exception is needed. The second house located on the property was permitted as an Accessory Dwelling Unit. If approved, this action will split the property and that house will become the principal dwelling of its own lot. The applicant will need to update the status of the structure and pay the difference in permit fees for a single-family residence. Some outstanding comments still remain, however they are listed as conditions of approval should the plat be approved.

EXCEPTIONS:

The applicant has requested an exception from Article 50, Section 40.3.h. – Non-conforming Structure. The criteria for the acceptance of an exception are as follows:

1. That there are special circumstances or conditions affecting the property.
2. That the variance or exception is necessary for the reasonable and acceptable development of the property in question.
3. That the granting of the variance or exception will not be detrimental to the public welfare or injurious to the adjacent property.

Motion: Chairman, I find that all three criteria for an exception to Article 50, Section 40.3.h. Non-conforming Structure (have/have not) been met and I move to approve an exception from Article 50, Section 40.3.h. Non-conforming Structure, as submitted by the application.

PROPOSED CONDITIONS:

1. Building permits shall be required for any new construction.
2. Erosion control shall be used when designing and constructing driveways. A form of sediment control shall be installed before work begins and maintained throughout the time that the land disturbing activities are taking place. Re-vegetation of all disturbed sites shall be completed within 45 days after completion of final grading weather permitting.
3. A waiver for the use of private septic systems within this subdivision is granted with this approval.

4. At time of development, fire hydrants shall be required, if necessary infrastructure is available. If the infrastructure is not available to support fire hydrants, a letter from the Water District stating such must be provided prior to any building permit being issued.
5. An exception from Article 50, Section 40.3.h. for an accessory structure located on a lot without a principal structure on Lot 2.
6. Applicant must pay the difference of a New Single Family Residence permit for the Accessory Dwelling Unit on Lot 3.
7. The developer must comply with the following memorandums:
    Memo – Planning & Zoning, dated March 27, 2026
    Memo – Emergency Management, dated March 23, 2026
    Memo – Survey, dated March 23, 2026
    Memo – Public Works, dated March 6, 2026
    Memo – Suburban Water, dated January 26, 2026
    Memo – Evergy, dated January 16, 2026

Proposed Plat Motions:

Approve: *Chairman, I find that the subdivision request complies with the Zoning and Subdivision Regulations based on the recommendations of the Planning staff and the findings set forth in the staff report. I hereby, move to approve the request as outlined in Case DEV-26-023 & 024.*

Denial: *Chairman, I find that the subdivision request does not comply with the Zoning and Subdivision regulations (list Article and Section #) and move deny Case DEV-26-023 & 024.*

Table: *Chairman, I move to table Case DEV-26-023 & 024 to (DATE AND TIME) requesting additional information for (STATE THE REASONS).*

ATTACHMENTS:

A: Application & Narrative
B: Zoning Map
C: Road Map (A minimum of 1/4 mile)
D: Memorandums

FINAL &
PRELIMINARY PLAT APPLICATION

Leavenworth County Planning and Zoning Department
300 Walnut St., Suite 212
Leavenworth, Kansas
913-684-0465

Office Use Only
Township: _____ Planning Commission Meeting Date: _____
Case No. _____ Date Received/Paid: _____
Zoning District _____ Comprehensive Plan Land Use Designation: _____

APPLICANT/AGENT INFORMATION	OWNER INFORMATION
NAME: Herring Surveying Company	NAME: Frances L. Oelschlaeger Trust
MAILING ADDRESS: 315 North 5th Street	MAILING ADDRESS 15852 182nd Street
CITY/ST/ZIP: Leavenworth, KS 66048	CITY/ST/ZIP Tonanoxie, KS 66086
PHONE: [redacted]	PHONE: N/A
EMAIL : herringsurveying@outlook.com	EMAIL N/A

GENERAL INFORMATION

Proposed Subdivision Name: DAFFNER ESTATE

Address of Property: 18735 Metro Ave.

PID: 189-30-0-00-00-002 Urban Growth Management Area: _____

SUBDIVISION INFORMATION		
Gross Acreage: 33.78 AC	Number of Lots: 3	Minimum Lot Size: 2.58 AC
Maximum Lot Size: 25.11 AC	Proposed Zoning: RR 2.5	Density: N/A
Open Space Acreage: N/A	Water District: Suburban	Proposed Sewage: Septic
Fire District: Stranger	Electric Provider: Evergy	Natural Gas Provider: Propane
Covenants: ☐ Yes ☒ No	Road Classification: *Local – Collector - Arterial – State - Federal*	
	Cross-Access Easement Requested: ☐ Yes ☒ No	
List of all Requested Exceptions: *Exceptions may be granted per Article 56 or as otherwise stated in the Zoning & Subdivision Regulations.*	1.	
	2.	
	3.	
	4.	
	5.	

Is any part of the site designated as Floodplain? ☒ Yes ☐ No if yes, what is the panel number: 20103C0325G

I, the undersigned, am the owner, duly authorized agent, of the aforementioned property situated in the unincorporated portion of Leavenworth County, Kansas. By execution of my signature, I do hereby officially apply for a final plat approval as indicated above.

Signature: Joe Herring - digitally signed 2-20-26 Date: 2-20-26

ATTACHMENT A

No Consideration Warranty Deed
to a Revocable Living Trust

WARRANTY DEED TO REVOCABLE LIVING TRUST

THIS WARRANTY DEED TO A REVOCABLE LIVING TRUST is made by and between GRANTOR and GRANTEE set forth below. GRANTOR, without consideration and in accordance with K.S.A. 79-1437 (e)(7), does hereby Grant and Convey unto GRANTEE and GRANTEE'S successors, the following described property, to have and to hold, together with all the rights, privileges, appurtenances and immunities thereto belonging or pertaining unto GRANTEE and to GRANTEE's successors forever; the GRANTOR hereby covenanting that GRANTOR is lawfully seized of an estate in fee of the PROPERTY herein conveyed; that GRANTOR will warrant and defend the title to the PROPERTY unto GRANTEE and unto GRANTEE's successors forever against the lawful claims and demands of all persons whomsoever. IN WITNESS WHEREOF, GRANTOR has executed this instrument the date indicated below.

NOTE: The PROPERTY conveyed by this Warranty Deed is according to the recorded plat thereof (if platted) and subject to all easements, restrictions, reservations and covenants of record, if any, and further subject to any existing zoning regulations, located in Leavenworth County, Kansas.

DEED LEGAL DESCRIPTION:
THE EAST HALF (E1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 30, TOWNSHIP 11, SOUTH, RANGE 22 EAST OF SIXTH P.M., CONTAINING 80 ACRES, MORE OR LESS; ALSO: EIGHTY (80) ACRES OF LAND OFF THE EAST SIDE OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 30, TOWNSHIP 11, SOUTH, RANGE 22, EAST OF 6TH P.M.; ALSO: THE SOUTH HALF (S1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 19, TOWNSHIP 11, SOUTH, RANGE 22 EAST OF 6TH P.M., CONTAINING 20 ACRES MORE OR LESS. EXCEPTING LAND TAKEN FOR KANSAS TURNPIKE PROJECT FROM THE ABOVE DESCRIBED PROPERTY AND MORE PARTICULARLY DESCRIBED AS ABOVE SET FORTH.

DEED GRANTEE	**FRANCES L. OELSCHLAEGER**
Status	TRUSTEE UNDER THE **FRANCES L. OELSCHLAEGER REVOCABLE LIVING TRUST**
DATED:	MARCH 5, 1997

Mailing Address 18735 METRO AVENUE
TONGANOXIE, KANSAS 66086

DEED GRANTOR:

Frances L. Oelschlaeger

Name: **FRANCES L. OELSCHLAEGER**
Date Deed Executed: MARCH 5, 1997

ACKNOWLEDGMENT OF THE DEED GRANTOR

State of Kansas)
) ss:
County of Douglas)

Before the undersigned Notary Public in and for said County and State, personally appeared **FRANCES L. OELSCHLAEGER,** (status) A SINGLE PERSON, GRANTOR, to me known to be the person(s) who executed the foregoing instrument as GRANTOR therein and who acknowledged executing the same as GRANTOR is free act and deed for the purposes expressed therein. Witness my hand and Notary Seal affixed this 5 day of March, 19 97.

Darryl Graves

NOTARY PUBLIC
My Commission Expires: 11-18-99

Darryl Graves
Notary Public
State of Kansas
Expires: 11-18-99

STATE OF KANSAS
COUNTY OF LEAVENWORTH } SS
FILED FOR RECORD

1997 MAR 10 A 8: 36 50

DORA I. PARMER
REGISTER OF DEEDS

DEP

Land and Tax Transfer record in my office this
10 day of March, 1997
Linda A. Lahey by Kay
County Clerk

OWNER AUTHORIZATION

I/WE Mike Oelschlaeger / Daniel R. Oelschlaeger hereinafter referred to as the "Undersigned", being of lawful age, do hereby on this 8 day of August, 2025, make the following statements, to wit:

1. I/We the Undersigned, on the date first above written, am the lawful, owner(s) in fee simple absolute of the following described real property

   See Exhibit A attached hereto and incorporated herein by reference.

2. I/We the undersigned, have previously authorized and hereby authorize Joe Herring Survey _____ (Hereinafter referred to as "Applicant"), to act on my/our behalf for the purpose of making application with the Planning Office of Leavenworth County, Kansas, _____ 18735 Metro Ave _____ (common address) the subject real property, or portion thereof, and which authorization includes, but is not limited to, all acts or things whatsoever necessarily required of Applicant in the application process.

3. I/We the Undersigned, hereby agree to protect, defend, indemnify and hold the Board of County Commissioners of Leavenworth County, Kansas, its officers employees and agents (hereinafter collectively referred to as the "County"), free and harmless from and against any and all claims, losses, penalties, damages, settlements, costs, charges, professional fees or other expenses or liabilities, whether false, fraudulent, meritless or meritorious, of every kind and character arising out of or relating to any and all claims, liens, demands, obligations, actions, proceedings, or causes of action of every kind and character (hereinafter "claims"), in connection with, relating to, or arising directly or indirectly out of this authorization and the actions taken by the Applicant and the County in reliance thereof. I, the Undersigned, hereby further agree to investigate, handle, respond to, provide defense for and defend any such claims at my sole expense and agree to bear all other costs at my sole expense and agree to bear all other costs and expenses related thereto, even if such claims are groundless, false or fraudulent.

4. It is understood that in the event the Undersigned is a corporation or partnership then the individual whose signature appears below for and on behalf of the corporation or partnership has in fact the authority to so bind the corporation or partnership to the terms and statements contained within this instrument.

IN WITNESS THEREOF, I, the Undersigned, have set my hand and seal below.

Daniel R. Oelschlaeger
Owner

Mike Oelschlaeger
Owner

STATE OF KANSAS
COUNTY OF LEAVENWORTH

The foregoing instrument was acknowledge before me on this 8th day of August, 2025, by Michael & Daniel Oelschlaeger.

My Commission Expires:

NOTARY PUBLIC - STATE OF KANSAS
MELISSA D. JOHNSON
MY APPT. EXPIRES 04/10/2028

Melissa D. Johnson
Notary Public Melissa D. Johnson

DAFFNER ESTATES

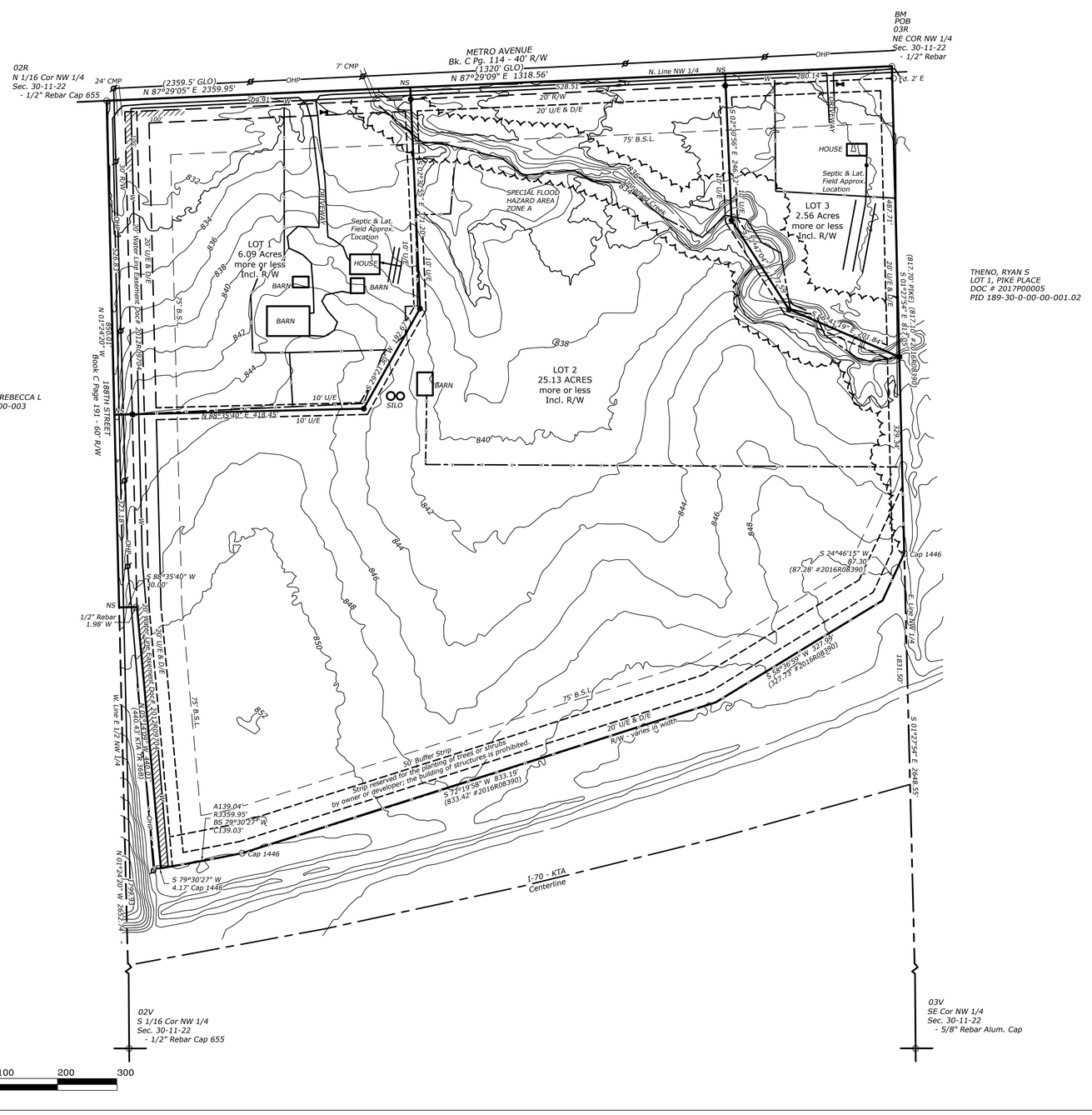
A Minor Subdivision in the Northwest Fractional Quarter of Section 30, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

PRELIMINARY PLAT

PREPARED FOR:
FRANCES L OELSCHLAEGER TRUST
15852 182nd Street
TONGANOXIE, KS 66086

PROPERTY ADDRESS:
18735 METRO AVE
TONGANOXIE, KS 66086
PID NO. 189-30-0-00-00-002

SURVEYOR'S DESCRIPTION:
Tract of land in the Northwest Fractional Quarter of Section 30, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on January 25, 2026, and more fully described as follows:
Beginning at the Northeast corner of said Northwest Fractional Quarter; thence South 01 degrees 27'54" East for a distance of 817.05 feet to the Northerly line of the Kansas Turpike (KTA) Interstate I-70; thence South 24 degrees 46'15" West for a distance of 87.30 feet along said KTA Line; thence South 58 degrees 36'59" West for a distance of 327.99 feet along said KTA Line; thence South 72 degrees 19'58" West for a distance of 833.19 feet along said KTA Line; thence along a curve to the right having a radius of 3359.95 feet and an arc length of 139.04 feet along said KTA Line, being subtended by a chord bearing South 79 degrees 30'27" West and a chord distance of 139.03 feet; thence North 05 degrees 14'09" West for a distance of 440.01 feet along said KTA Line to the Easterly right of way line of 188th Street; thence South 88 degrees 35'40" West for a distance of 30.00 feet to the West line of the East Half of said Northwest Fractional Quarter; thence North 01 degrees 24'20" West for a distance of 850.01 feet along said West line to the North 1/16th Corner of said Northwest Fractional Quarter; thence North 87 degrees 29'09" East for a distance of 1318.56 feet along the North line of said Northwest Fractional Quarter to the point of beginning.
Together with and subject to covenants, easements, and restrictions of record.
Said property contains 33.78 acres, more or less, including road right of way.



Scale 1" = 100'

Job # K-25-1937
January 25, 2026 Rev. 3/20/26

J.Herring, Inc. (dba)
HERRING SURVEYING COMPANY
315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5381
Email - survey@teamcash.com

RESTRICTIONS:
1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
2) An Engineered Waste Disposal System may be required due to poor soil conditions.
3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
4) Lots are subject to the current Access Management Policy
5) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
6) Lots 1, 2, and 3 are impacted by the special flood zone. Add a note, any building to be constructed in or near the special flood hazard shall provide an elevation certificate to be approved by Leavenworth County prior to the issuance of a building permit along with any other applicable Federal, State or Local permit.
7) Culvert design shall be required with any proposed crossing within the Special Flood Hazard Area along with applicable Kansas DWR permitting.
8) Flood Plain Permit was approved for structure on Lot 3.
9) Exception to regulation Article 50, Section 40.3.h. Accessory Structure without principal residence on Lot 2
10) No off-plat restrictions.

ZONING:
RR 2.5 - Rural Residential 2.5

NOTES:
1) This survey does not show ownership.
2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
3) All recorded and measured distances are the same, unless otherwise noted.
4) Error of Closure - 1:999999 - 33.78 Acres, more or less, including right of way.
5) Basis of Bearing - KS SPC North Zone 1501
6) Monument Origin Unknown, unless otherwise noted.
7) Existing and Proposed Lots for Agriculture and Residential Use.
8) Road Record - See Survey
9) Benchmark - NAVD88
Project Benchmark (BM) - NE COR NW 1/4 - 1/2" Rebar - Elev - 848.3'
10) Easements, if any, are created hereon or listed in referenced title commitment.
11) Reference Recorded Deed Book 761 Page 463
12) Utility Companies -
- Water - Suburban
- Electric - Evergy
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
13) Reference Alliance National Title Agency, LLC File Number 518128-ANTL-BSH-KS updated February 9, 2026
14) Property is in a Special Flood Hazard Area Zone A per FEMA FIRM Map 20103C0325G dated July 16, 2015
15) Building Setback Lines as shown hereon or noted below
- All side yard setbacks - 15' (Accessory - 15')
- All rear yard setbacks - 40' (Accessory - 15')
16) Existing Structures, if any, shown in approximate location.
17) Fence Lines do not necessarily denote the boundary line for the property.
18) Reference Surveys:
PIKE PLACE - Doc # 2017P00005
TBM - T.B.Melton Survey 2000
CAM - C.A.Mattox Survey 2012
KTA - Kansas Turnpike Authority Plans and Plat Maps
Warranty Deed Doc #2016R08390

LEGEND:
● - 1/2" Rebar Set with Cap No.1296
○ - 1/2" Rebar Found, unless otherwise noted.
( ) - Record / Deeded Distance
U/E - Utility Easement
D/E - Drainage Easement
B.S.L. - Building Setback Line
R/W - Road Right of way
℄ - Centerline
- Section Line
BM - Benchmark
POB - Point of Beginning
POC - Point of Commencing
//// - No Vehicle Entrance Access
NS - Not Set this survey per agreement with client
- Power Pole
X—— - Fence Line
OHP—— - Overhead Power Lines
T—— - Underground Telephone/Fiber Optic Line
- Gas Valve
- Water Meter/Valve
- Telephone Pedestal
W—— - 6" Water Line - location as per district
- Tree/Brush Line

LEAVENWORTH COUNTY

VICINITY MAP
NOT TO SCALE

DAFFNER ESTATES

A Minor Subdivision in the Northwest Fractional Quarter of Section 30, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:
FRANCES I. OELSCHLAEGER TRUST
19852 182nd Street
TONGANOXIE, KS 66086

PROPERTY ADDRESS:
18735 METRO AVE
TONGANOXIE, KS 66086
PID NO. 189-30-0-00-00-002

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Together with and subject to covenants, easements, and restrictions of record.
Said property contains 33.78 acres, more or less, including road right of way.

CERTIFICATION AND DEDICATION
The undersigned proprietors state that all taxes of the above described tract of land have been paid and that they have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be known as: DAFFNER ESTATES.

Easements shown on this plat are hereby dedicated for public use, the rights of way which are shown with dashed lines on the accompanying plat, and said easements may be employed to locate and maintain sewers, water lines, gas lines, poles and wires and any other form of public utility now and hereafter used by the public over, under and along the strips marked "Utility Easement" (U/E).

"Drainage Easements" or "D/E" shown on this plat are hereby dedicated for the purpose of constructing, using, replacing and maintaining a culvert, storm sewer, drainage ditch, or other drainage facility or tributary connections, including similar facilities, and appurtenances thereto, including the right to maintain, repair and replace the drainage facility and for any reconstruction and future expansion of such facility, together with the right of access for the same, is hereby dedicated for public use. Drainage Easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm drainage facilities. The maintenance and upkeep of said Easements shall be the responsibility of the individual owners of the lots whereupon said Easements are dedicated. Leavenworth County shall bear no responsibility for any maintenance and upkeep of said Easements.

Building Lines or Setback Lines (B.S.L.) are hereby established as shown on the accompanying plat and no building or portion thereof shall be built or constructed between this line and the street line.

IN TESTIMONY WHEREOF,
We, the undersigned owners of DAFFNER ESTATES, have set our hands this _____ day of _____, 2026.

_____
Michael Oelschlaeger, Trustee

PID 189-30-0-00-00-003

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____ 2026, before me, a notary public in and for said County and State came Michael Oelschlaeger, Trustee to the Francis L. Oelschlaeger Trust, to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC_____

My Commission Expires:_____ (seal)

APPROVALS
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of DAFFNER ESTATES this _____ day of _____, 2026.

_____ _____
Secretary, John Jacobson — Chairman, Jeff Spink

COUNTY ENGINEER'S APPROVAL:
The County Engineer's plat review is only for general conformance with the subdivision regulations as adopted by Leavenworth County. The County is not responsible for the accuracy and adequacy of the design, dimensions, elevations, and quantities.

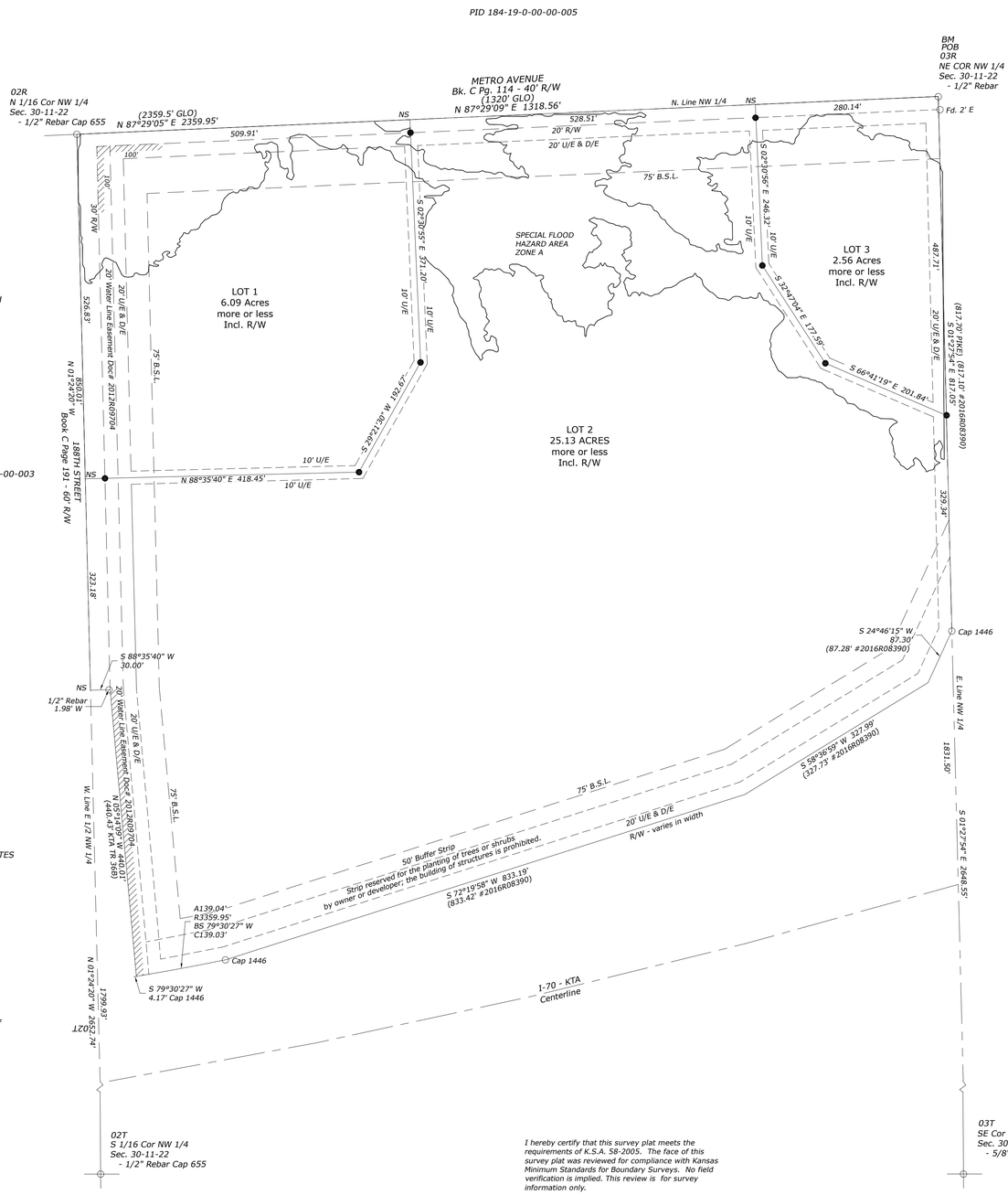
_____
County Engineer - Mitch Pleak

COUNTY COMMISSION APPROVAL:
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of DAFFNER ESTATES this _____ day of _____, 2026.

_____ _____
Chairman, Mike Stieben — County Clerk, Attest: Fran Keppler

REGISTER OF DEED CERTIFICATE:
Filed for Record as Document No. _____ on this _____ day of _____, 2026 at _____ o'clock __M in the Office of the Register of Deeds of Leavenworth County, Kansas,

_____
Register of Deeds - TerriLois G. Todd



Scale 1" = 100'

Job # K-25-1937
February 20, 2026 Rev. 3/20/26

J.Herring, Inc. (dba)
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315 North 5th Street, Leav. KS 66048
Ph. 913.651.3858 Fax 913.674.5381
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100 0 100 200 300
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4) Lots are subject to the current Access Management Policy
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6) Monument Origin Unknown, unless otherwise noted.
7) Existing and Proposed Lots for Agriculture and Residential Use.
8) Road Record - See Survey
9) Benchmark - NAVD88
Project Benchmark (BM) - NE COR NW 1/4 - 1/2" Rebar - Elev - 848.3'
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14) Property is in a Special Flood Hazard Area Zone A per FEMA FIRM Map 20103C0325G dated July 16, 2015
15) Building Setback Lines as shown hereon or noted below
- All side yard setbacks - 15' (Accessory - 15')
- All rear yard setbacks - 40' (Accessory - 15')
16) Existing Structures, if any, shown in approximate location.
17) Fence Lines do not necessarily denote the boundary line for the property.
18) Reference Surveys:
PIKE PLACE - Doc # 2017P00005
TBM - T.B.Melton Survey 2000
CAM - C.A.Mattox Survey 2012
KTA - Kansas Turnpike Authority Plans and Plat Maps
Warranty Deed Doc #2016R08390

LOT 1, PIKE PLACE
DOC # 2017P00005
PID 189-30-0-00-00-001.02

LEGEND:
● - 1/2" Rebar Set with Cap No.1296
○ - 1/2" Rebar Found, unless otherwise noted.
( ) - Record / Deeded Distance
U/E - Utility Easement
D/E - Drainage Easement
B.S.L. - Building Setback Line
R/W - Road Right of way
℄ - Centerline
⁑ - Section Line
BM - Benchmark
POB - Point of Beginning
POC - Point of Commencing
//// - No Vehicle Entrance Access
NS - Not Set this survey per agreement with client

LEAVENWORTH COUNTY

VICINITY MAP
NOT TO SCALE

I hereby certify that this survey plat meets the requirements of K.S.A. 58-2005. The face of this survey plat was reviewed for compliance with Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for survey information only.

_____
Daniel Baumchen, PS#1363
County Surveyor

JOSEPH A. HERRING REGISTERED LS - 1296 KANSAS LAND SURVEYOR

I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of December 2025 through February 2026 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring
PS # 1296

ARTICLE 56 – EXCEPTIONS

Where in the case of a particular proposed subdivision, it can be shown that strict compliance with the requirements of these regulations would result in extraordinary hardship to the subdivider because of unusual topography or other non-self-inflicted conditions; or that these conditions would result in inhibiting the achievement of the objectives of these regulations; the Planning Commission may vary, modify or waive the requirements so that substantial justice may be done and the public interest secured; provided, that such variance, modification or waiver will not have the effect of nullifying the intent and purpose of these regulations or interfering with carrying out the Comprehensive Plan.

In recommending such variance or exception, the Planning Commission shall find the following:

1. That there are special circumstances or conditions affecting the property.

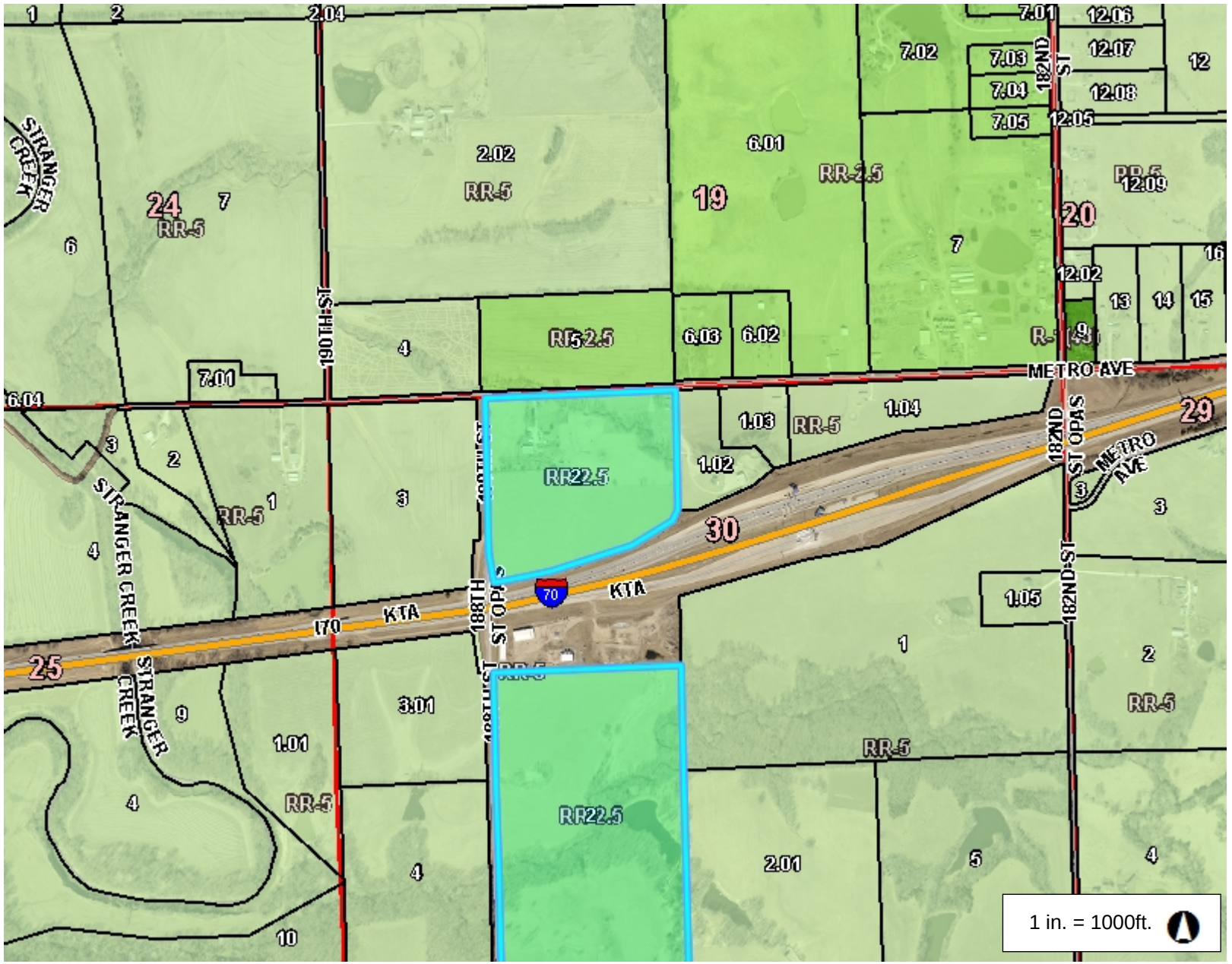
2. That the variance or exception is necessary for the reasonable and acceptable development of the property in question.

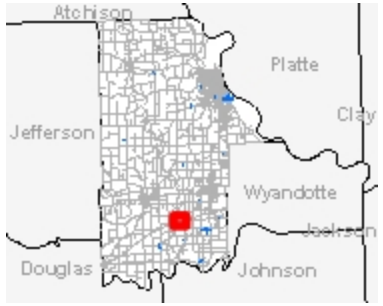
3. That the granting of the variance or exception will not be detrimental to the public welfare or injurious to adjacent property.

Exception for Accessory Structure on Lot 2 without Residence

1) Family division of farm land - larger parent tract (80 acres) was split by the Kansas Turnpike Authority.
2) Yes it is necessary, allows for family member to own the existing houses while keeping farm ground
3) It will not

DEV-26-023/024 Daffner Estates





Legend

- Parcel Number
- Parcel
- City Limit Line
- Major Road
  - <all other values>
  - 70
- Road
  - <all other values>
  - PRIVATE
- Railroad
- Section
- Section Boundaries
- County Boundary
- Zoning
  - B-1
  - B-2
  - B-3
  - I-1
  - I-2
  - I-3
  - MXD
  - PC
  - PI
  - PR-1
  - PR-2
  - PR-3

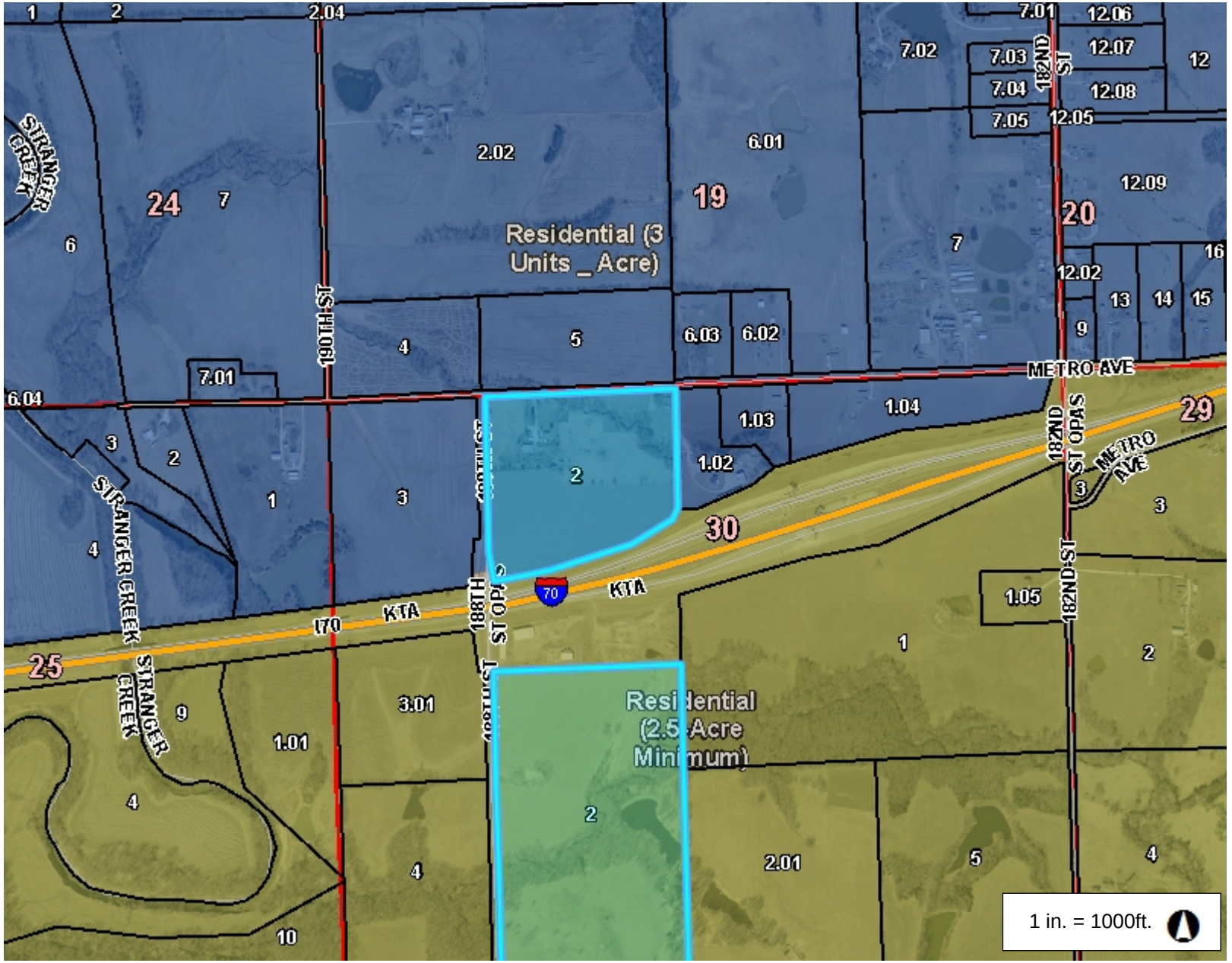
Notes

2,000.9 0 1,000.44 2,000.9 Feet

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

DEV-26-023/024 Daffner Estates



Legend

- Parcel Number
- Parcel
- City Limit Line
- Major Road
  - <all other values>
  - 70
- Road
  - <all other values>
  - PRIVATE
- Railroad
- Section
- Section Boundaries
- County Boundary
- Future Land Use
  - County Road 1
  - Flood
  - Mixed Residential
  - Mixed Use
  - Residential (2.5-Acre Minimum)
  - Residential (3 Units _ Acre)
  - Residential Estate (5-Acre Minimun

Notes

2,000.9 0 1,000.44 2,000.9 Feet

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

January 16th, 2025

FRANCES L OELSCHLAEGER TRUST
15852 182nd Street
TONGANOXIE, KS 66086

Daffner estates
18735 METRO AVE, TONGANOXIE, KS 66086

Hello:

At your request, Evergy is providing this acknowledgement that the above-mentioned property is within Evergy's service territory and, consequently, Evergy will serve the project consistent with its General Rules and Regulations. This correspondence is not a guarantee of service on any specific timeline. Changes, delays, or additions to the project's design, timeline, and installation may result in delays or additional equipment necessary to ensure service upon completion of the project. Additionally, Evergy is subject to the availability of distribution equipment and any supply chain disruptions may affect Evergy's ability to provide service.

All projects must conform to Evergy's Electrical Service Standards and service is dependent upon a timely application for electrical service and supporting information. Upon submission of updated project information, Evergy will work with you to provide information regarding our timeline for provision of service.

Sincerely,

Ashley VanNess
TD Designer
Evergy
785-379-4334

Allison, Amy

From: Mark B <stfdchief1760@gmail.com>
Sent: Monday, January 26, 2026 11:45 AM
To: Joe Herring
Cc: Travis Miles; Boone Heston; Steven Heath; Johnson, Melissa
Subject: Re: Daffner Estates

Stranger Township Fire Department has no issues with this application.

I believe there are fire hydrants in the area.

Let me know if you have any questions.

Mark Billquist
Stranger Township Fire Chief

On Sun, Jan 25, 2026 at 8:27 PM Joe Herring [redacted] wrote:

> Please send your the requested letter stating you can serve the attached development.
>
> Thank you - Joe Herring
>
> _____
> J.Herring Inc., dba,Herring Surveying Company
> [redacted]t, Leavenworth, KS 66048
> [redacted]ROCK CHALK!
>
> ***FRAUD ALERT: Leavenworth County has been notified of multiple fraudulent emails requesting payment of fees to a non-agency account. All application fees are paid at the time of application and any additional required fees will be requested on official letterhead. Furthermore, the County does not have an online payment option. If you receive an email or letter requesting payment of fees that appears to come from the Leavenworth County Planning & Zoning Department or Planning Commission, please contact the office at 913.684.0465 before making any payments online or by phone.***

--
Mark Billquist
Stranger Township Fire Chief
10-33 Foundation National Treasurer
913-369-0510 mobile
stfdchief1760@gmail.com

Step up and become the first line of defense as a mental health resource by asking four simple words, "How are you doing?".

SuburbanWater
QUALITY WATER SERVICE

January 26, 2026

Leavenworth County
Planning and Zoning
Leavenworth KS 66048

To Whom It May Concern:

Suburban Water Inc (SWC) has received the preliminary plat for the Daffner Estates subdivision in Leavenworth County, Kansas and has completed an initial review of the proposed development. SWC has existing infrastructure located in proximity and will provide water service to the proposed development. System improvements necessary to provide service to the proposed development will be provided by SWC to the developer upon approval of the preliminary and final plat by Leavenworth County.

If you have questions, please contact me at 913-724-1800.

Sincerely,

Travis J Miles

Travis J Miles
President

1216 N 155th Street
PO BOX 588
Basehor, Kansas 66007

Phone : 913 –724–1800
Fax : 913–724–1505
Web : suburbanwaterinc.com

DAFFNER ESTATES

A Minor Subdivision in the Northwest Fractional Quarter of Section 30, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:
FRANCES I. OELSCHLAEGER TRUST
15852 182nd Street
TONGANOXIE, KS 66086

PROPERTY ADDRESS:
18735 METRO AVE
TONGANOXIE, KS 66086
PID NO. 189-30-0-00-00-002

SURVEYOR'S DESCRIPTION:
Tract of land in the Northwest Fractional Quarter of Section 30, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on January 25, 2026, and more fully described as follows:
Beginning at the Northeast corner of said Northwest Fractional Quarter; thence South 01 degrees 27'54" East for a distance of 817.05 feet to the Northerly line of the Kansas Turpike (KTA) Interstate I-70; thence South 24 degrees 46'15" West for a distance of 87.30 feet along said KTA Line; thence South 58 degrees 36'59" West for a distance of 327.99 feet along said KTA Line; thence South 72 degrees 19'58" West for a distance of 833.19 feet along said KTA Line; thence along a curve to the right having a radius of 3359.95 feet and an arc length of 139.04 feet along said KTA Line, being subtended by a chord bearing South 79 degrees 30'27" West and a chord distance of 139.03 feet; thence North 05 degrees 14'09" West for a distance of 440.01 feet along said KTA Line to the Easterly right of way line of 188th Street; thence South 88 degrees 35'40" West for a distance of 30.00 feet to the West line of the East Half of said Northwest Fractional Quarter; thence North 01 degrees 24'20" West for a distance of 850.01 feet along said West line to the North 1/16th Corner of said Northwest Fractional Quarter; thence North 87 degrees 29'09" East for a distance of 1318.56 feet along the North line of said Northwest Fractional Quarter to the point of beginning.
Together with and subject to covenants, easements, and restrictions of record.
Said property contains 33.78 acres, more or less, including road right of way.

REVIEWED
aallison , 3/27/2026, 1:41:56 PM

-House on proposed lot 3 was permitted as an ADU. With this action, the house will be reclassified as a the primary residence for lot 3 and therefore the difference from an ADU permit to a single family permit will need to be paid.
-Legal description on deed includes land located to the south of I-70, Certificate of Survey separating the parcels formally with deed must be filed before plat can be approved.

RESTRICTIONS:
1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
2) An Engineered Waste Disposal System may be required due to poor soil conditions.
3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
4) Lots are subject to the current Access Management Policy
5) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
6) Lots 1, 2, and 3 are impacted by the special flood zone. ~~Add a note~~, any building to be constructed in or near the special flood hazard shall provide an elevation certificate to be approved by Leavenworth County prior to the issuance of a building permit along with any other applicable Federal, State or Local permit.
7) Culvert design shall be required with any proposed crossing within the Special Flood Hazard Area along with applicable Kansas DWR permitting.
8) Flood Plain Permit was approved for structure on Lot 3.
9) Exception to regulation Article 50, Section 40.3.h. Accessory Structure without principal residence on Lot 2
10) No off-plat restrictions.

per DEV-22-165.

ZONING:
RR 2.5 - Rural Residential 2.5

NOTES:
1) This survey does not show ownership.
2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
3) All recorded and measured distances are the same, unless otherwise noted.
4) Error of Closure - 1:999999 - 33.78 Acres, more or less, including right of way.
5) Basis of Bearing - KS SPC North Zone 1501
6) Monument Origin Unknown, unless otherwise noted.
7) Existing and Proposed Lots for Agriculture and Residential Use.
8) Road Record - See Survey
9) Benchmark - NAVD88
Project Benchmark (BM) - NE COR NW 1/4 - 1/2" Rebar - Elev - 848.3'
10) Easements, if any, are created hereon or listed in referenced title commitment.
11) Reference Recorded Deed Book 761 Page 463
12) Utility Companies -
- Water - Suburban
- Electric - Evergy
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
13) Reference Alliance National Title Agency, LLC File Number 518128-ANTL-BSH-KS updated February 9, 2026
14) Property is in a Special Flood Hazard Area Zone A per FEMA FIRM Map 20103C0325G dated July 16, 2015
15) Building Setback Lines as shown hereon or noted below
- All side yard setbacks - 15' (Accessory - 15')
- All rear yard setbacks - 40' (Accessory - 15')
16) Existing Structures, if any, shown in approximate location.
17) Fence Lines do not necessarily denote the boundary line for the property.
18) Reference Surveys:
PIKE PLACE - Doc # 2017P00005
TBM - T.B.Melton Survey 2000
CAM - C.A.Mattox Survey 2012
KTA - Kansas Turnpike Authority Plans and Plat Maps
Warranty Deed Doc #2016R08390

LEGEND:
● - 1/2" Rebar Set with Cap No.1296
○ - 1/2" Rebar Found, unless otherwise noted.
( ) - Record / Deeded Distance
U/E - Utility Easement
D/E - Drainage Easement
B.S.L. - Building Setback Line
R/W - Road Right of way
℄ - Centerline
⁑ - Section Line
BM - Benchmark
POB - Point of Beginning
POC - Point of Commencing
//// - No Vehicle Entrance Access
NS - Not Set this survey per agreement with client

CERTIFICATION AND DEDICATION
The undersigned proprietors state that all taxes of the above described tract of land have been paid and that they have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be known as: DAFFNER ESTATES.

Easements shown on this plat are hereby dedicated for public use, the rights of way which are shown with dashed lines on the accompanying plat, and said easements may be employed to locate and maintain sewers, water lines, gas lines, poles and wires and any other form of public utility now and hereafter used by the public over, under and along the strips marked "Utility Easement" (U/E).

"Drainage Easements" or "D/E" shown on this plat are hereby dedicated for the purpose of constructing, using, replacing and maintaining a culvert, storm sewer, drainage ditch, or other drainage facility or tributary connections, including similar facilities, and appurtenances thereto, including the right to maintain, repair and replace the drainage facility and for any reconstruction and future expansion of such facility, together with the right of access for the same, is hereby dedicated for public use. Drainage Easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm drainage facilities. The maintenance and upkeep of said Easements shall be the responsibility of the individual owners of the lots whereupon said Easements are dedicated. Leavenworth County shall bear no responsibility for any maintenance and upkeep of said Easements.

Building Lines or Setback Lines (B.S.L.) are hereby established as shown on the accompanying plat and no building or portion thereof shall be built or constructed between this line and the street line.

IN TESTIMONY WHEREOF,
We, the undersigned owners of DAFFNER ESTATES, have set our hands this _____ day of _____, 2026.

_____
Michael Oelschlaeger, Trustee

Daniel Oelschlaeger

PID 189-30-0-00-00-003

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____ 2026, before me, a notary public in and for said County and State came Michael Oelschlaeger, Trustee to the Francis L. Oelschlaeger Trust, to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

*NOTARY PUBLIC*_____

*My Commission Expires:*_____ *(seal)*

APPROVALS
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of DAFFNER ESTATES this _____ day of _____, 2026.

_____ _____
Secretary *Chairman*
John Jacobson *Jeff Spink*

COUNTY ENGINEER'S APPROVAL:
The County Engineer's plat review is only for general conformance with the subdivision regulations as adopted by Leavenworth County. The County is not responsible for the accuracy and adequacy of the design, dimensions, elevations, and quantities.

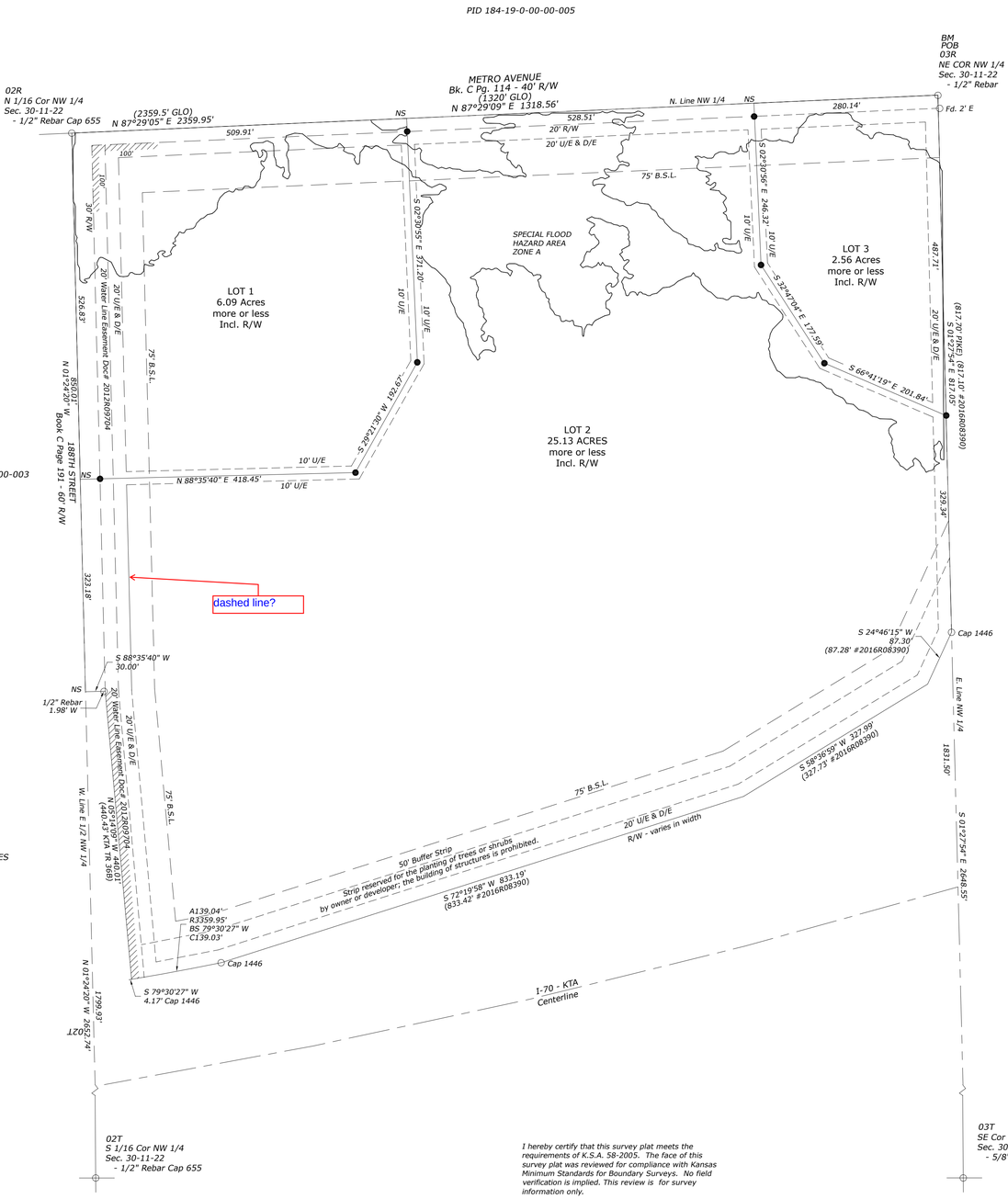
_____
County Engineer - Mitch Pleak

COUNTY COMMISSION APPROVAL:
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of DAFFNER ESTATES this _____ day of _____, 2026.

_____ _____
Chairman *County Clerk*
Mike Stieben *Attest: Fran Keppler*

REGISTER OF DEED CERTIFICATE:
Filed for Record as Document No. _____ on this _____ day of _____, 2026 at _____ o'clock __M in the Office of the Register of Deeds of Leavenworth County, Kansas,

_____
Register of Deeds - TerriLois G. Todd



LOT 1, PIKE PLACE
DOC # 2017P00005
PID 189-30-0-00-00-001.02

LEAVENWORTH COUNTY

VICINITY MAP
NOT TO SCALE

Scale 1" = 100'

Job # K-25-1937
February 20, 2026 Rev. 3/20/26

J.Herring, Inc. (dba)
HERRING SURVEYING COMPANY
315 North 5th Street, Leav. KS 66048
Ph. 913.651.3858 Fax 913.674.5381
Email - survey@teamcash.com

100 0 100 200 300
1" = 100'

02T
S 1/16 Cor NW 1/4
Sec. 30-11-22
- 1/2" Rebar Cap 655

I hereby certify that this survey plat meets the requirements of K.S.A. 58-2005. The face of this survey plat was reviewed for compliance with Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for survey information only.

_____
Daniel Baumchen, PS#1363
County Surveyor

03T
SE Cor NW 1/4
Sec. 30-11-22
- 5/8" Rebar Alum. Cap

JOSEPH A. HERRING REGISTERED LS - 1296 KANSAS LAND SURVEYOR

I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of December 2025 through February 2026 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring
PS # 1296

DAFFNER ESTATES

A Minor Subdivision in the Northwest Fractional Quarter of Section 30, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

PRELIMINARY PLAT

PREPARED FOR:
FRANCES L OELSCHLAEGER TRUST
15852 182nd Street
TONGANOXIE, KS 66086

PROPERTY ADDRESS:
18735 METRO AVE
TONGANOXIE, KS 66086
PID NO. 189-30-0-00-00-002

SURVEYOR'S DESCRIPTION:
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Said property contains 33.78 acres, more or less, including road right of way.

fix text

REVIEWED
aallison , 3/27/2026, 1:33:48 PM

-House on proposed lot 3 was permitted as an ADU. With this action, the house will be reclassified as a the primary residence for lot 3 and therefore the difference from an ADU permit to a single family permit will need to be paid.
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per DEV-22-165.

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RR 2.5 - Rural Residential 2.5

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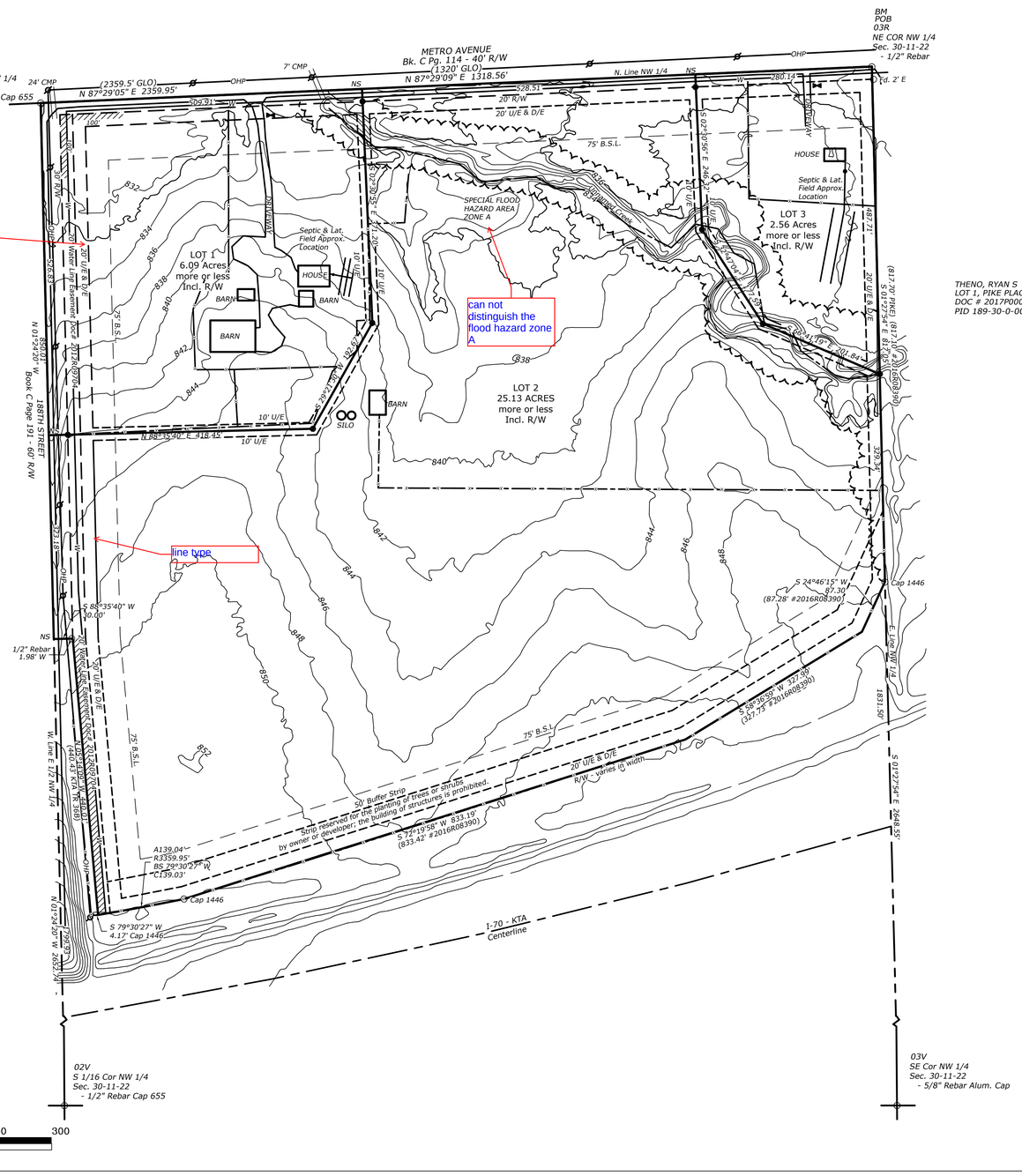
R/W - Road Right of way
℄ - Centerline
§ - Section Line
BM - Benchmark
POB - Point of Beginning
POC - Point of Commencing
//// - No Vehicle Entrance Access
NS - Not Set this survey per agreement with client
- Power Pole
X—— - Fence Line
OHP—— - Overhead Power Lines
T—— - Underground Telephone/Fiber Optic Line
- Gas Valve
- Water Meter/Valve
- Telephone Pedestal
W—— - 6" Water Line - location as per district
- Tree/Brush Line



LEAVENWORTH COUNTY

VICINITY MAP
NOT TO SCALE

NORTH

Scale 1" = 100'

100 0 100 200 300
1" = 100'

Job # K-25-1937
January 25, 2026 Rev. 3/20/26

J.Herring, Inc. (dba)
HERRING SURVEYING COMPANY
315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5381
Email - survey@teamcash.com

MEMO

To: Amy Allison
From: Chuck Magaha
Subject: Daffner Estates Subdivision
Date: March 25, 2026

Amy, I have reviewed the preliminary plat of the Daffner Estates Subdivision presented by Frances Oelschlaeger Trust. The subdivision meets the requirements for fire hydrants and supported with a 6" water line as stated in the subdivision guidelines. The area in which the subdivision is proposed, a fire hydrant should be placed along the right a way of 188th and Metro Ave at Lot , There is a fire hydrant about 1300 feet to the East that will serve this subdivision.

I have no further recommendation for this subdivision.

If you have any questions, please call me 684-0455.

DAFFNER ESTATES

A Minor Subdivision in the Northwest Fractional Quarter of Section 30, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:
FRANCES I. OELSCHLAEGER TRUST
19852 182nd Street
TONGANOXIE, KS 66086

PROPERTY ADDRESS:
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PID NO. 189-30-0-00-00-002

SURVEYOR'S DESCRIPTION:
Tract of land in the Northwest Fractional Quarter of Section 30, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on January 25, 2026, and more fully described as follows:
Beginning at the Northeast corner of said Northwest Fractional Quarter; thence South 01 degrees 27'54" East for a distance of 817.05 feet to the Northerly line of the Kansas Turpike (KTA) Interstate I-70; thence South 24 degrees 46'15" West for a distance of 87.30 feet along said KTA Line; thence South 58 degrees 36'59" West for a distance of 327.99 feet along said KTA Line; thence South 72 degrees 19'58" West for a distance of 833.19 feet along said KTA Line; thence along a curve to the right having a radius of 3359.95 feet and an arc length of 139.04 feet along said KTA Line, being subtended by a chord bearing South 79 degrees 30'27" West and a chord distance of 139.03 feet; thence North 05 degrees 14'09" West for a distance of 440.01 feet along said KTA Line to the Easterly right of way line of 188th Street; thence South 88 degrees 35'40" West for a distance of 30.00 feet to the West line of the East Half of said Northwest Fractional Quarter; thence North 01 degrees 24'20" West for a distance of 850.01 feet along said West line to the North 1/16th Corner of said Northwest Fractional Quarter; thence North 87 degrees 29'09" East for a distance of 1318.56 feet along the North line of said Northwest Fractional Quarter to the point of beginning.
Together with and subject to covenants, easements, and restrictions of record.
Said property contains 33.78 acres, more or less, including road right of way.

Provide LSRR

Show all Monuments found or Set, or NS

CERTIFICATION AND DEDICATION
The undersigned proprietors state that all taxes of the above described tract of land have been paid and that they have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be known as: DAFFNER ESTATES.

Easements shown on this plat are hereby dedicated for public use, the rights of way which are shown with dashed lines on the accompanying plat, and said easements may be employed to locate and maintain sewers, water lines, gas lines, poles and wires and any other form of public utility now and hereafter used by the public over, under and along the strips marked "Utility Easement" (U/E).

"Drainage Easements" or "D/E" shown on this plat are hereby dedicated for the purpose of constructing, using, replacing and maintaining a culvert, storm sewer, drainage ditch, or other drainage facility or tributary connections, including similar facilities, and appurtenances thereto, including the right to maintain, repair and replace the drainage facility and for any reconstruction and future expansion of such facility, together with the right of access for the same, is hereby dedicated for public use. Drainage Easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm drainage facilities. The maintenance and upkeep of said Easements shall be the responsibility of the individual owners of the lots whereupon said Easements are dedicated. Leavenworth County shall bear no responsibility for any maintenance and upkeep of said Easements.

Building Lines or Setback Lines (B.S.L.) are hereby established as shown on the accompanying plat and no building or portion thereof shall be built or constructed between this line and the street line.

IN TESTIMONY WHEREOF,
We, the undersigned owners of DAFFNER ESTATES, have set our hands this _____ day of _____, 2026.

_____
Michael Oelschlaeger, Trustee

PID 189-30-0-00-00-003

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____ 2026, before me, a notary public in and for said County and State came Michael Oelschlaeger, Trustee to the Francis L. Oelschlaeger Trust, to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

*NOTARY PUBLIC*_____

*My Commission Expires:*_____ *(seal)*

APPROVALS
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of DAFFNER ESTATES this _____ day of _____, 2026.

_____ _____
Secretary *Chairman*
John Jacobson *Jeff Spink*

COUNTY ENGINEER'S APPROVAL:
The County Engineer's plat review is only for general conformance with the subdivision regulations as adopted by Leavenworth County. The County is not responsible for the accuracy and adequacy of the design, dimensions, elevations, and quantities.

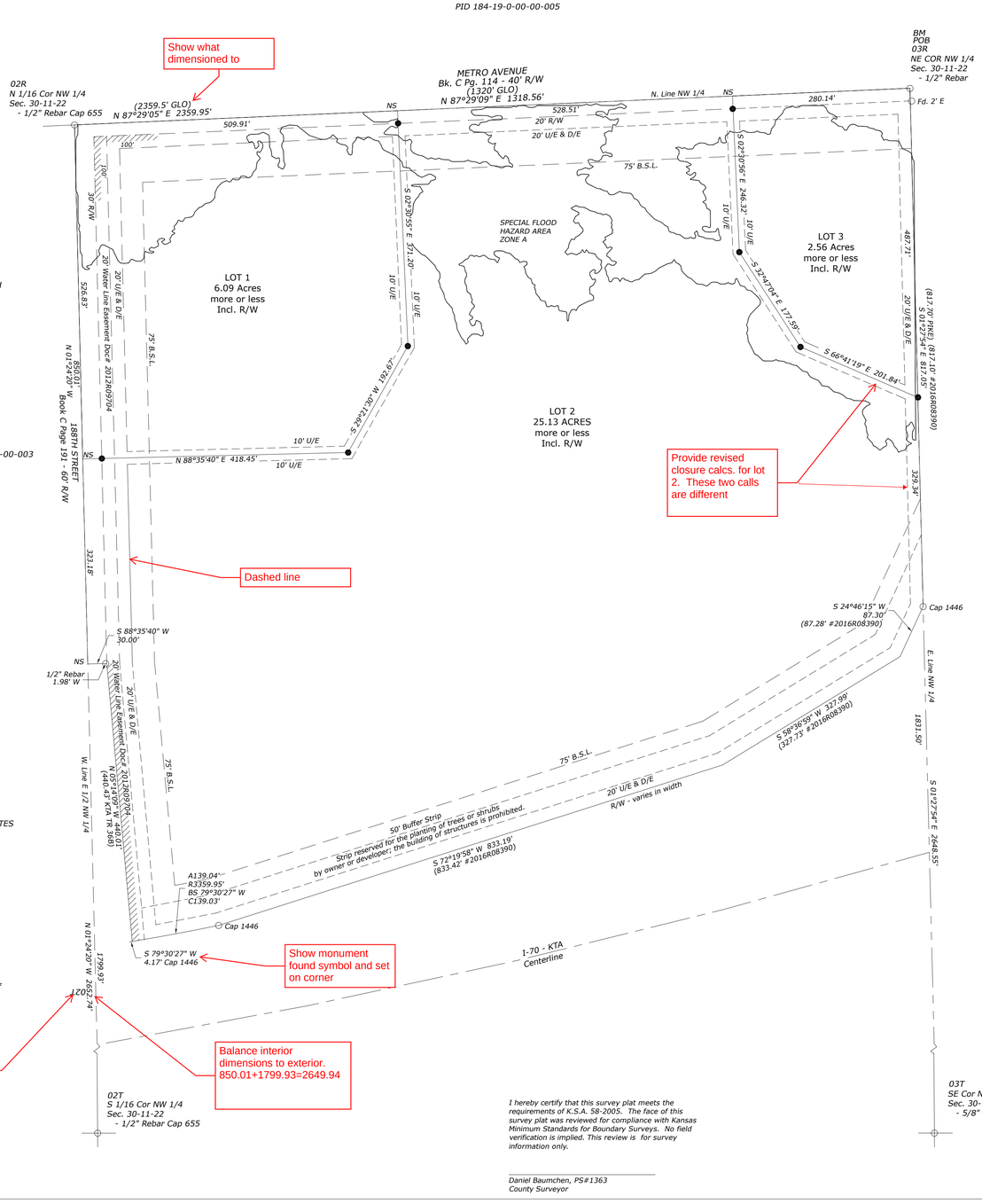
_____
County Engineer - Mitch Pleak

COUNTY COMMISSION APPROVAL:
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of DAFFNER ESTATES this _____ day of _____, 2026.

_____ _____
Chairman *County Clerk*
Mike Stieben *Attest: Fran Keppler*

REGISTER OF DEED CERTIFICATE:
Filed for Record as Document No. _____ on this _____ day of _____, 2026 at _____ o'clock __M in the Office of the Register of Deeds of Leavenworth County, Kansas,

_____
Register of Deeds - TerriLois G. Todd



RESTRICTIONS:
1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
2) An Engineered Waste Disposal System may be required due to poor soil conditions.
3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
4) Lots are subject to the current Access Management Policy
5) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
6) Lots 1, 2, and 3 are impacted by the special flood zone. Add a note, any building to be constructed in or near the special flood hazard shall provide an elevation certificate to be approved by Leavenworth County prior to the issuance of a building permit along with any other applicable Federal, State or Local permit.
7) Culvert design shall be required with any proposed crossing within the Special Flood Hazard Area along with applicable Kansas DWR permitting.
8) Flood Plain Permit was approved for structure on Lot 3.
9) Exception to regulation Article 50, Section 40.3.h. Accessory Structure without principal residence on Lot 2
10) No off-plat restrictions.

ZONING:
RR 2.5 - Rural Residential 2.5

NOTES:
1) This survey does not show ownership.
2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
3) All recorded and measured distances are the same, unless otherwise noted.
4) Error of Closure - 1:999999 - 33.78 Acres, more or less, including right of way.
5) Basis of Bearing - KS SPC North Zone 1501
6) Monument Origin Unknown, unless otherwise noted.
7) Existing and Proposed Lots for Agriculture and Residential Use.
8) Road Record - See Survey
9) Benchmark - NAVD88
Project Benchmark (BM) - NE COR NW 1/4 - 1/2" Rebar - Elev - 848.3'
10) Easements, if any, are created hereon or listed in referenced title commitment.
11) Reference Recorded Deed Book 761 Page 463
12) Utility Companies -
- Water - Suburban
- Electric - Evergy
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
13) Reference Alliance National Title Agency, LLC File Number 518128-ANTL-BSH-KS updated February 9, 2026
14) Property is in a Special Flood Hazard Area Zone A per FEMA FIRM Map 20103C0325G dated July 16, 2015
15) Building Setback Lines as shown hereon or noted below
- All side yard setbacks - 15' (Accessory - 15')
- All rear yard setbacks - 40' (Accessory - 15')
16) Existing Structures, if any, shown in approximate location.
17) Fence Lines do not necessarily denote the boundary line for the property.
18) Reference Surveys:
PIKE PLACE - Doc # 2017P00005
TBM - T.B.Melton Survey 2000
CAM - C.A.Mattox Survey 2012
KTA - Kansas Turnpike Authority Plans and Plat Maps
Warranty Deed Doc #2016R08390

731

LOT 1, PIKE PLACE
DOC # 2017P00005
PID 189-30-0-00-00-001.02

LEGEND:
● - 1/2" Rebar Set with Cap No.1296
○ - 1/2" Rebar Found, unless otherwise noted.
( ) - Record / Deeded Distance
U/E - Utility Easement
D/E - Drainage Easement
B.S.L. - Building Setback Line
R/W - Road Right of way
℄ - Centerline
⨘ - Section Line
BM - Benchmark
POB - Point of Beginning
POC - Point of Commencing
//// - No Vehicle Entrance Access
NS - Not Set this survey per agreement with client

LEAVENWORTH COUNTY

VICINITY MAP
NOT TO SCALE

Scale 1" = 100'

100 0 100 200 300
1" = 100'

Job # K-25-1937
February 20, 2026 Rev. 3/20/26

J.Herring, Inc. (dba)
HERRING SURVEYING COMPANY
315 North 5th Street, Leav. KS 66048
Ph. 913.651.3858 Fax 913.674.5381
Email - survey@teamcash.com

I hereby certify that this survey plat meets the requirements of K.S.A. 58-2005. The face of this survey plat was reviewed for compliance with Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for survey information only.

_____
Daniel Baumchen, PS#1363
County Surveyor

JOSEPH A. HERRING REGISTERED LS - 1296 KANSAS LAND SURVEYOR

I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of December 2025 through February 2026 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring
PS # 1296

03-06-26 Olsson Review.
Per contours in exhibit, a 2nd drainage area exists in Lot 1 draining to the corner of Metro and 188th St. Revise report.

Composite Table includes woods. Depict and label woods in the exhibits.

Daffner Estates

Leavenworth County Kansas

Drainage Report

January 24, 2026

dlutgen72@gmail.com

DAFFNER ESTATES

A Minor Subdivision in the Northwest Fractional Quarter of Section 30, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

PRELIMINARY PLAT

PREPARED FOR:
FRANCES L OELSCHLAEGER TRUST
15852 182nd Street
TONGANOXIE, KS 66086

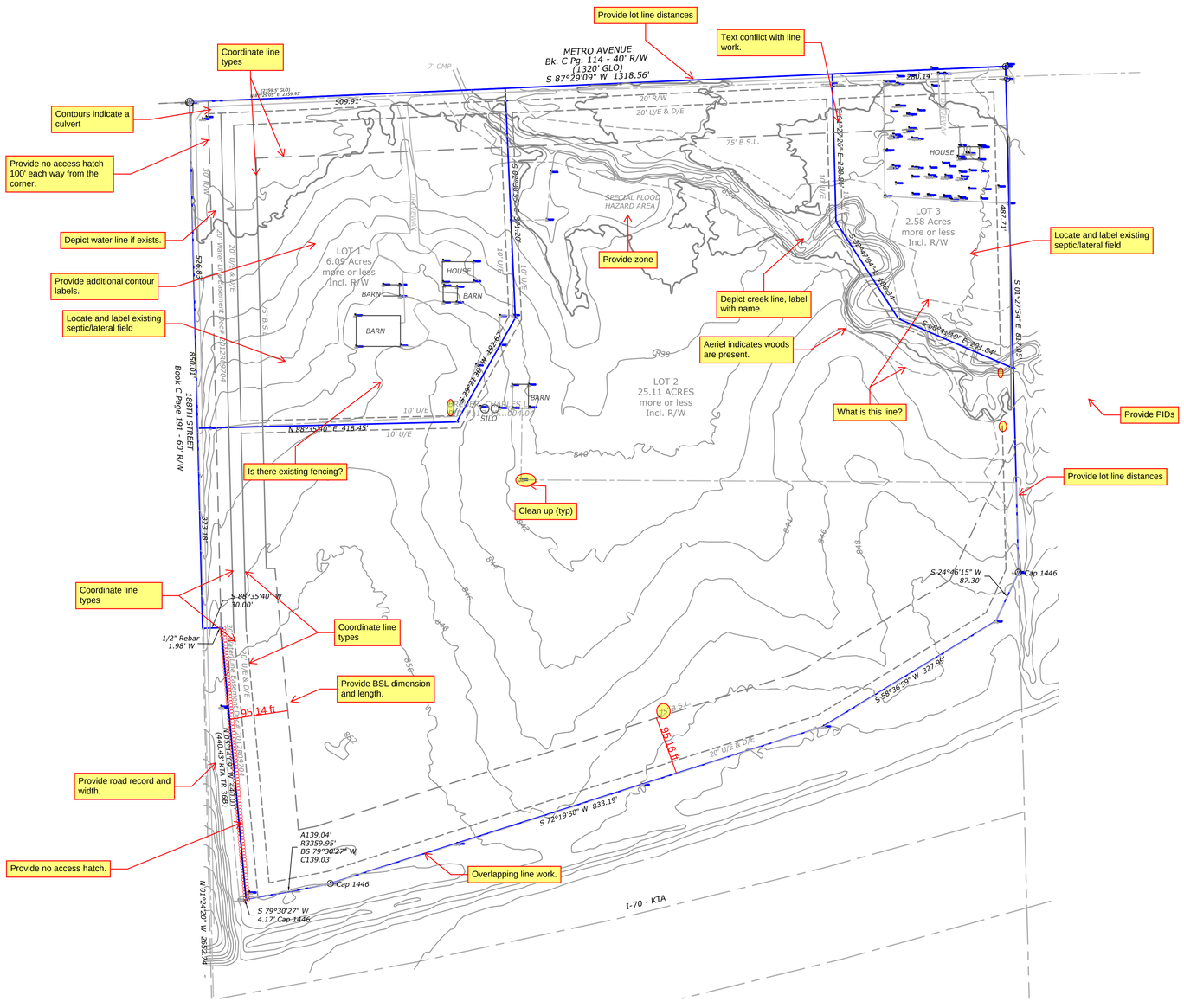
PROPERTY ADDRESS:
18735 METRO AVE
TONGANOXIE, KS 66086
PID NO. 189-30-0-00-00-002

Provide legal description.

Add like note: Culvert design on Lot 2 shall be required at building permit application along with applicable Kansas DWR permitting.

State what lots are impacted by the special flood zone. Add a note, any building to be constructed in or near the special flood hazard shall provide an elevation certificate to be approved by Leavenworth County prior to the issuance of a building permit along with any other applicable Federal, State or Local permit.

03-06-26 Olsson Comments



Scale 1" = 100'

Job # K-25-1937
January 25, 2026

J.Herring, Inc. (dba)
HERRING SURVEYING COMPANY
315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5381
Email – survey@teamcash.com

100 0 100 200 300
1" = 100'

RESTRICTIONS:
1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
2) An Engineered Waste Disposal System may be required due to poor soil conditions.
3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
4) Lots are subject to the current Access Management Policy
5) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
6) No off-plat restrictions.

ZONING:
RR 2.5 - Rural Residential 2.5

NOTES:
1) This survey does not show ownership.
2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
3) All recorded and measured distances are the same, unless otherwise noted.
4) Error of Closure - 1:999999 - 33.78 Acres, more or less, including right of way.
5) Basis of Bearing - KS SPC North Zone 1501
6) Monument Origin Unknown, unless otherwise noted.
7) Existing and Proposed Lots for Agriculture and Residential Use.
8) Road Record - See Survey
9) Benchmark - NAVD88
Project Benchmark (BM) - SE COR SE 1/4 Section 35 - 1/2" Rebar - Elev - 922.9'
10) Easements, if any, are created hereon or listed in referenced title commitment.
11) Reference Recorded Deed Doc # 2024R08072 & # 2024R08076
12) Utility Companies -
- Water - Subuarban
- Electric - Evergy
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
13) Reference Fidelity National Title insurance Company File Number 24071853 Revision 1 updated November 7, 2024
- Rights and easements over the subject premises in favor of others to maintain and visit, and to remove bodies and remains therefrom, the burial ground known as the Flinner Burial Site (Lot 4)
- Easement Book 319 Page 116
14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0225G dated July 16, 2015
15) Building Setback Lines as shown hereon or noted below
- All side yard setbacks - 15' (Accessory - 15')
- All rear yard setbacks - 40' (Accessory - 15')
16) Existing Structures, if any, shown in approximate location.
17) Fence Lines do not necessarily denote the boundary line for the property.
18) Reference Surveys:
DGW - D.G.White - Bk. S-14 Pg. 5 1995, NKA 1995S005
KH - K. Herring - Bk. S-9 Pg. 24, 1973 NKA 1973 S024
JAH - J.A.Herring Survey Doc # 2019S024, 2020S083
HGS - H.G.Simpson Bk. F 184, 1936

Reconfirm

LEGEND:
● - 1/2" Rebar Set with Cap No.1296
○ - 1/2" Rebar Found, unless otherwise noted.
( ) - Record / Deeded Distance
U/E - Utility Easement
D/E - Drainage Easement
B.S.L. - Building Setback Line
R/W - Road Right of way
℄ - Centerline
Ŝ - Section Line
BM - Benchmark
POB - Point of Beginning
POC - Point of Commencing
////// - No Vehicle Entrance Access
NS - Not Set this survey per agreement with client
- Power Pole
X—— - Fence Line
OHP—— - Overhead Power Lines
T—— - Underground Telephone/Fiber Optic Line
- Gas Valve
- Water Meter/Valve
- Telephone Pedestal
W—— - 6" Water Line - location as per district
- Tree/Brush Line

LEAVENWORTH COUNTY

VICINITY MAP
NOT TO SCALE

DAFFNER ESTATES

A Minor Subdivision in the Northwest Fractional Quarter of Section 30, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:
FRANCES I. OELSCHLAEGER TRUST
19852 182nd Street
TONGANOXIE, KS 66086

PROPERTY ADDRESS:
18735 METRO AVE
TONGANOXIE, KS 66086
PID NO. 189-30-0-00-00-002

SURVEYOR'S DESCRIPTION:
Tract of land in the Northwest Fractional Quarter of Section 30, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on January 25, 2026, and more fully described as follows:
Beginning at the Northeast corner of said Northwest Fractional Quarter; thence South 01 degrees 27'54" East for a distance of 817.05 feet to the Northerly line of the Kansas Turpike (KTA) Interstate I-70; thence South 24 degrees 46'15" West for a distance of 87.30 feet along said KTA Line; thence South 58 degrees 36'59" West for a distance of 327.99 feet along said KTA Line; thence South 72 degrees 19'58" West for a distance of 833.19 feet along said KTA Line; thence along a curve to the right having a radius of 3359.95 feet and an arc length of 139.04 feet along said KTA Line, being subtended by a chord bearing South 79 degrees 30'27" West and a chord distance of 139.03 feet; thence North 05 degrees 14'09" West for a distance of 440.01 feet along said KTA Line to the Easterly right of way line of 189th Street; thence South 88 degrees 35'40" West for a distance of 30.00 feet to the West line of the East Half of said Northwest Fractional Quarter; thence North 01 degrees 24'20" West for a distance of 850.01 feet along said East line to the North 1/16th Corner of said Northwest Fractional Quarter; thence North 87 degrees 29'09" East for a distance of 1318.56 feet along the North line of said Northwest Fractional Quarter to the point of beginning.
Together with and subject to covenants, easements, and restrictions of record.
Said property contains 33.78 acres, more or less, including road right of way.

03-06-26 Olsson Comments

Add like note: Culvert design on Lot 2 shall be required at building permit application along with applicable Kansas DWR permitting.

State what lots are impacted by the special flood zone. Add a note, any building to be constructed in or near the special flood hazard shall provide an elevation certificate to be approved by Leavenworth County prior to the issuance of a building permit along with any other applicable Federal, State or Local permit.

CERTIFICATION AND DEDICATION
The undersigned proprietors state that all taxes of the above described tract of land have been paid and that they have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be known as: DAFFNER ESTATES.

Easements shown on this plat are hereby dedicated for public use, the rights of way which are shown with dashed lines on the accompanying plat, and said easements may be employed to locate and maintain sewers, water lines, gas lines, poles and wires and any other form of public utility now and hereafter used by the public over, under and along the strips marked "Utility Easement" (U/E).

"Drainage Easements" or "D/E" shown on this plat are hereby dedicated for the purpose of constructing, using, replacing and maintaining a culvert, storm sewer, drainage ditch, or other drainage facility or tributary connections, including similar facilities, and appurtenances thereto, including the right to maintain, repair and replace the drainage facility and for any reconstruction and future expansion of such facility, together with the right of access for the same, is hereby dedicated for public use. Drainage Easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm drainage facilities. The maintenance and upkeep of said Easements shall be the responsibility of the individual owners of the lots whereupon said Easements are dedicated. Leavenworth County shall bear no responsibility for any maintenance and upkeep of said Easements.

Building Lines or Setback Lines (B.S.L.) are hereby established as shown on the accompanying plat and no building or portion thereof shall be built or constructed between this line and the street line.

IN TESTIMONY WHEREOF,
We, the undersigned owners of DAFFNER ESTATES, have set our hands this _____ day of _____, 2026.

_____
Michael Oelschlaeger, Trustee

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____ 2026, before me, a notary public in and for said County and State came Michael Oelschlaeger, Trustee to the Francis L. Oelschlaeger Trust, to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

*NOTARY PUBLIC*_____

*My Commission Expires:*_____ *(seal)*

APPROVALS
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of DAFFNER ESTATES this _____ day of _____, 2026.

_____	_____
Secretary	*Chairman*
John Jacobson	*Jeff Spink*

COUNTY ENGINEER'S APPROVAL:
The County Engineer's plat review is only for general conformance with the subdivision regulations as adopted by Leavenworth County. The County is not responsible for the accuracy and adequacy of the design, dimensions, elevations, and quantities.

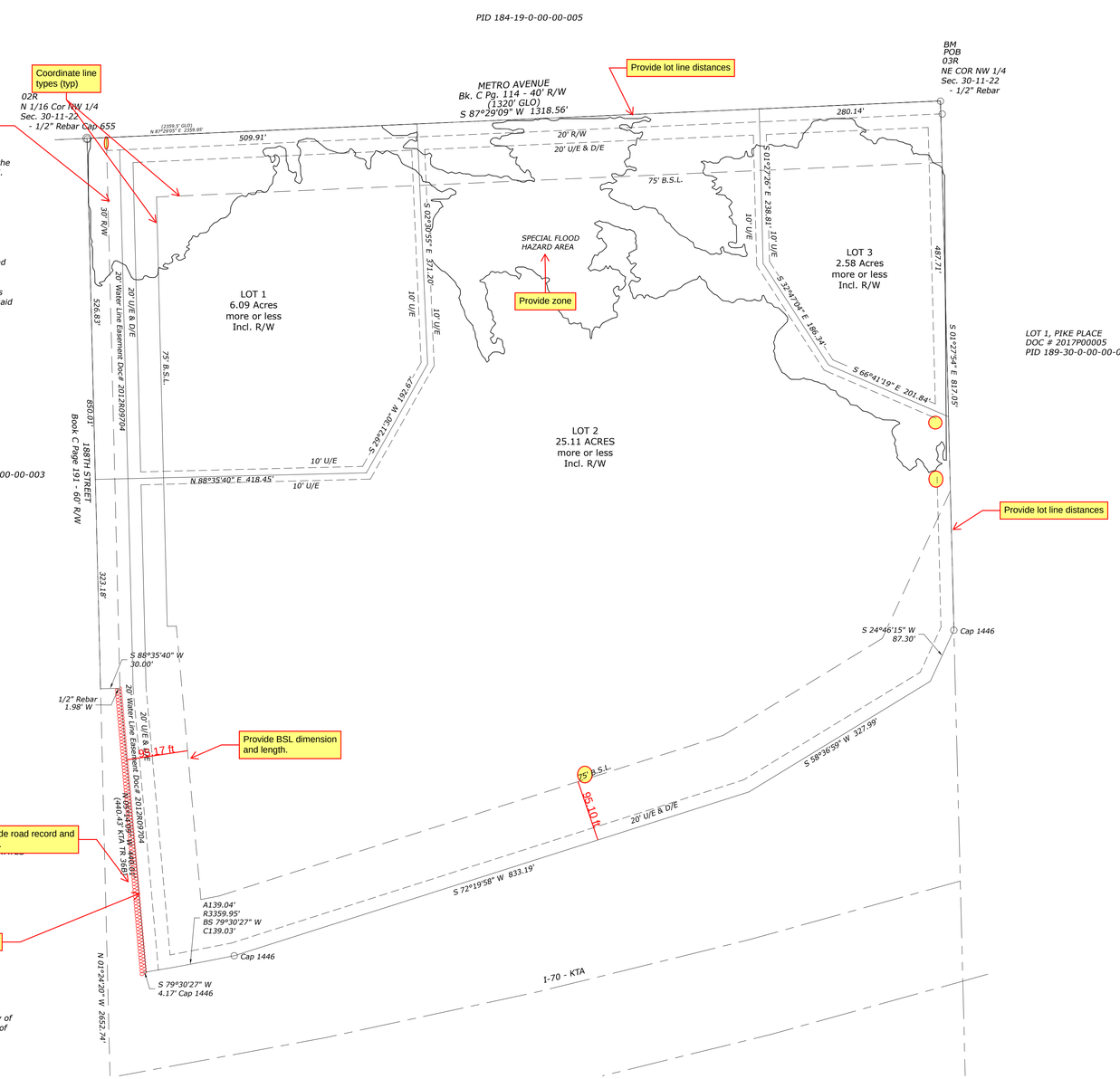
_____
County Engineer - Mitch Pleak

COUNTY COMMISSION APPROVAL:
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of DAFFNER ESTATES this _____ day of _____, 2026.

_____	_____
Chairman	*County Clerk*
Mike Stieben	*Attest: Fran Keppler*

REGISTER OF DEED CERTIFICATE:
Filed for Record as Document No. _____ on this _____ day of _____, 2026 at _____ o'clock __M in the Office of the Register of Deeds of Leavenworth County, Kansas,

_____
Register of Deeds - TerriLois G. Todd



LOT 1, PIKE PLACE
DOC # 2017P00005
PID 189-30-0-00-00-001.02

PID 189-30-0-00-00-003

RESTRICTIONS:
1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
2) An Engineered Waste Disposal System may be required due to poor soil conditions.
3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
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5) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
6) No off-plat restrictions.

ZONING:
RR 2.5 - Rural Residential 2.5

NOTES:
1) This survey does not show ownership.
2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
3) All recorded and measured distances are the same, unless otherwise noted.
4) Error of Closure - 1:999999 - 33.78 Acres, more or less, including right of way.
5) Basis of Bearing - KS SPC North Zone 1501
6) Monument Origin Unknown, unless otherwise noted.
7) Existing and Proposed Lots for Agriculture and Residential Use.
8) Road Record - See Survey
9) Benchmark - NAVD88
Project Benchmark (BM) - NE COR NW 1/4 - 1/2" Rebar - Elev - 848.3'
10) Easements, if any, are created hereon or listed in referenced title commitment.
11) Reference Recorded Deed Doc # 2024R08072 & # 2024R08076
12) Utility Companies -
- Water - Suburban
- Electric - Evergy
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
13) Reference Alliance National Title Agency, LLC File Number 518128-ANTL-BSH-KS updated February 9, 2026
14) Property is in a Special Flood Hazard Area Zone A per FEMA FIRM Map 20103C0325G dated July 16, 2015
15) Building Setback Lines as shown hereon or noted below
- All side yard setbacks - 15' (Accessory - 15')
- All rear yard setbacks - 40' (Accessory - 15')
16) Existing Structures, if any, shown in approximate location.
17) Fence Lines do not necessarily denote the boundary line for the property.
18) Reference Surveys:
PIKE PEAK - Doc # 2017P00005
TBM - T.B.Melton Survey 2000
CAM - C.A.Mattox Survey 2012
KTA - Kansas Turnpike Authority Plans and Plat Maps

LEGEND:
● - 1/2" Rebar Set with Cap No.1296
○ - 1/2" Rebar Found, unless otherwise noted.
( ) - Record / Deeded Distance
U/E - Utility Easement
D/E - Drainage Easement
B.S.L. - Building Setback Line
R/W - Road Right of way
℄ - Centerline
S - Section Line
BM - Benchmark
POB - Point of Beginning
POC - Point of Commencing
///// - No Vehicle Entrance Access
NS - Not Set this survey per agreement with client

LEAVENWORTH COUNTY

VICINITY MAP
NOT TO SCALE

Scale 1" = 100'

Job # K-25-1937
February 20, 2026

J.Herring, Inc. (dba)
HERRING SURVEYING COMPANY
315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5381
Email – survey@teamcash.com

100 0 100 200 300
1" = 100'

02V
S 1/16 Cor NW 1/4
Sec. 30-11-22
- 1/2" Rebar Cap 655

I hereby certify that this survey plat meets the requirements of K.S.A. 58-2005. The face of this survey plat was reviewed for compliance with Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for survey information only.

_____
Daniel Baumchen, PS#1363
County Surveyor

03V
SE Cor NW 1/4
Sec. 30-11-22
- 5/8" Rebar Alum. Cap

JOSEPH A. HERRING REGISTERED LS - 1296 KANSAS LAND SURVEYOR

I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of December 2025 through February 2026 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring
PS # 1296

Allison, Amy

From: Anderson, Kyle
Sent: Monday, March 2, 2026 10:45 AM
To: Allison, Amy
Subject: RE: RE: DEV-26-023/024 Preliminary and Final Plat - Daffner Estates

The only complaint received on this property was building in the floodplain without a permit in 2022 and the owner quickly came into compliance once notified by our office. We do not have any information on the location of the septic systems for either house. We need the septic systems to be located and drawn on the pre-plat.

Kyle Anderson
Environmental Technician/Code Enforcement
Leavenworth County Planning & Zoning
300 Walnut St. Ste. 212
Leavenworth, KS 66048
913-684-1084

FRAUD ALERT: ***Our office has been notified of multiple fraudulent emails requesting payment of fees to a non-agency account. All application fees are paid at the time of application and any additional required fees will be requested on official letterhead. Furthermore, the County does not have an online payment option. If you receive an email or letter requesting payment of fees that appears to come from the Leavenworth County Planning & Zoning Department or Planning Commission, please contact our office at 913.684.0465 before making any payments online or by phone. We appreciate your cooperation in this matter.***

Disclaimer: This message and any attachments are intended only for the use of the recipient or their authorized representative. The information provided in this email is limited in scope and response detail by available information, current zoning and subdivision regulations. Depending on the level of development, the applicable regulations can change. Final approval cannot be granted until a complete application has been submitted, reviewed and approved by the governing body. Nothing in this message or its contents should be interpreted to authorize or conclude approval by Leavenworth County.

From: Allison, Amy <AAllison@leavenworthcounty.gov>
Sent: Thursday, February 26, 2026 3:35 PM
To: Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; 'Dedeke, Andrew' <adedeke@lvsheriff.org>; Brown, Misty <MBrown@leavenworthcounty.gov>; San, Soma <SSan@leavenworthcounty.gov>; Glen Scott <GScott@ksturnpike.com>; 'Laramie Moore' <lmoore@ksturnpike.com>
Cc: PZ <pz@leavenworthcounty.gov>
Subject: RE: DEV-26-023/024 Preliminary and Final Plat - Daffner Estates

Good Afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for a 3-lot subdivision located at 18735 Metro Avenue.

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by Thursday, March 12, 2026.

If you have any questions or need additional information, please contact me at (913) 684-0465 or at pzmail@leavenworthcounty.gov.

Thank you,

Amy Allison, AICP

BOARD ORDER 2026- 4

AN ORDER OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF LEAVENWORTH, KANSAS, TRANSFERRING FUNDS FROM THE GENERAL OPERATING FUND OF THE COUNTY TO THE CAPITAL IMPROVEMENT FUND.

Now, on this 22nd day of April 2026 the Board of County Commissioners of Leavenworth County, Kansas adopts the following Board Order:

That the Clerk of Leavenworth County, Kansas is hereby directed to cause the transfer of the sum of **Eight Hundred Thousand Dollars ($800,000)** from the General Operating Fund to the Capital Improvement Fund to be designated for Courthouse repairs.

Transfer Out: General Operating Fund (D) 6-001-5-31-501
(C) 6-001-1-00-001

Transfer To: Capital Improvement, Cushing:
(C) 6-215-4-00-912
(D) 6-215-1-00-001

Dated this 22nd day of April

Board of County Commissioners
Of Leavenworth County, Kansas

_____
Mike Stieben, Chairman

_____
Jeff Culbertson, Member

_____
Vanessa Reid, Member

_____
Mike Smith, Member

_____
Willie Dove, Member

ATTEST:

_____
Fran Keppler, Leavenworth County Clerk

BOARD ORDER 2026- 5

AN ORDER OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF LEAVENWORTH, KANSAS, TRANSFERRING FUNDS FROM THE GENERAL OPERATING FUND OF THE COUNTY (Cushing Lease Buyout) TO THE CAPITAL IMPROVEMENT FUND.

Now, on this 22nd day of April 2026 the Board of County Commissioners of Leavenworth County, Kansas adopts the following Board Order:

That the Clerk of Leavenworth County, Kansas is hereby directed to cause the transfer of the sum of **Two Million Two Hundred Thousand Dollars ($2,200,000.00)** from the Operating Fund to the Capital Improvement Fund to be designated for the Cushing Building.

Transfer Out: General Operating Fund (D) 6-001-5-31-501
(C) 6-001-1-00-001

Transfer To: Capital Improvement, Cushing:
(C) 6-215-4-00-913
(D) 6-215-1-00-001

Dated this 22nd day of April

Board of County Commissioners
Of Leavenworth County, Kansas

_____
Mike Stieben, Chairman

_____
Jeff Culbertson, Member

_____
Vanessa Reid, Member

_____
Mike Smith, Member

_____
Willie Dove, Member

ATTEST:

_____
Fran Keppler, Leavenworth County Clerk

BOARD ORDER 2026-6

An order of the Board of County Commissioners of Leavenworth County, Kansas approved during the regular course of business on the 22nd day of April, 2026 authorizing and directing the Public Works Director to take measures necessary to do the following:

- Accept one Dust Abatement Application on Happy Hollow Road to extend the Public improvement that is already ongoing with Private funds that will cover 100% of the cost.

The County Administrator and the County's other officers, agents, and employees are hereby authorized and directed to take such further action, and execute such other documents, certificates, and instruments as may be necessary or desirable to carry out and comply with the intent of this Board Order.

Adopted this 22nd Day of April 2026.

Board of County Commissioners
of Leavenworth County, Kansas

_____
MIKE STIEBEN, CHAIRMAN

_____
JEFF CULBERTSON, MEMBER

_____
VANESSA REED, MEMBER

_____
WILLIE DOVE, MEMBER

_____
MIKE SMITH, MEMBER

ATTEST:

_____
FRAN KEPPLER, COUNTY CLERK

Public Works Road Review:

Paving in this location has already begun on the section of roadway approved last year by the Board of County Commissioners as a dust abatement roadway. The section requested for the placement of privately funded dust abatement paving is 650' in length. This section of roadway has not been prepared through the fall and winter for paving in the same manner as the rest of the roadway was. One of the most critical components of this work is ensuring the compaction and stability of the base to ensure the roadway does not have increased future maintenance costs and degradation. If the board moves to direct Public Works staff to accept this dust abatement application, the road will need to graveled and compacted with a roller to achieve the required compaction. Drainage is the second critical component of preparing the roadway for a dust abatement project. It will be difficult to complete ditch work prior to compaction needing to occur on roadway base. The ditches in this location would have been pulled and shaped if prior notification had occurred. The driveway and crossroad culverts would have been inspected and cleaned out or replaced in a normal dust abatement process.

The way the Board Order is written the land owner is paying 100% of the cost covered. This would include materials, labor, and FEMA equipment rates. If this is not the Board's direction then that needs to be clarified.

SEVEN SISTERS RD
HAPPY
RD
3D

Report
2026
1st Qtr.

EMS 2026 1st Qtr.

Reports:

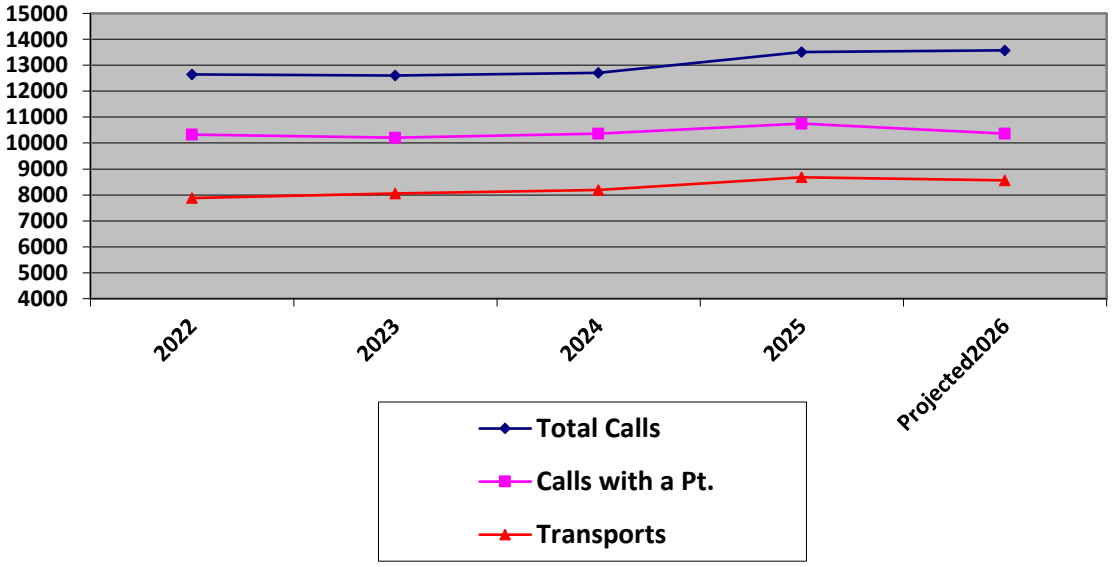
1. Budget –

	2024	2025	Jan - Mar 2026
Approved Budget	6,294,960	7,077,110	7,224,195
Expenditures	6,208,593	7,030,136	1,654,422
Required User Fee To be collected per published budget	3,195,000	3,295,000	3,492,500
User Fee Revenue	3,492,411	4,519,413	1,040,070

2. Statistics

	2022	2023	2024	2025	Jan- March 2026
Total Calls	12,644	12,604	12,714	13,512	3,394
Total Calls with a Patient	10,323	10,209	10,359	10,752	2,592
Total Patients Transported	7,881	8,060	8,196	8,681	2,141

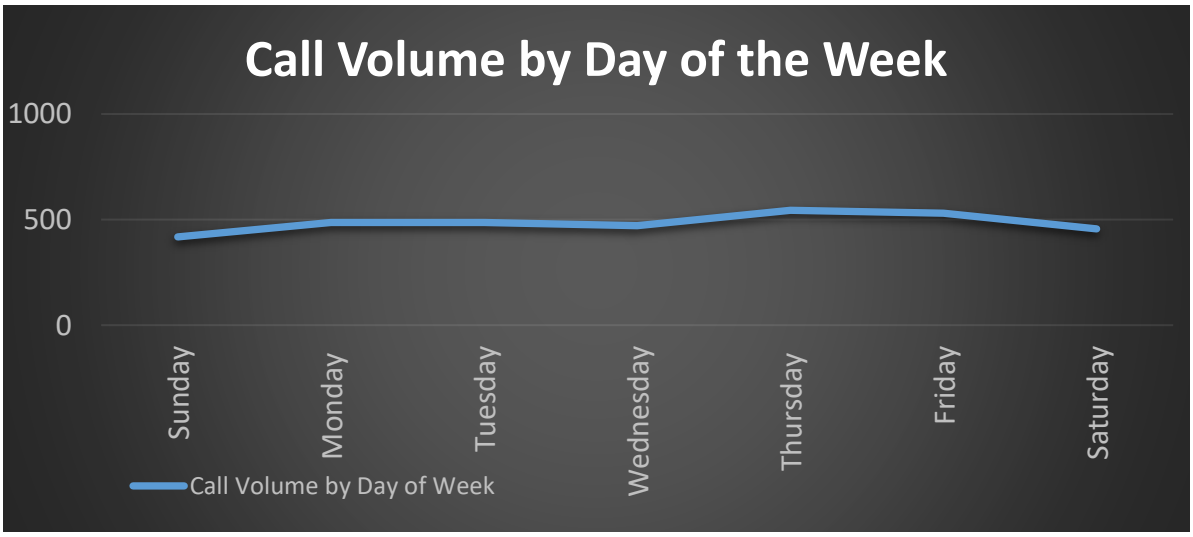
Runs Comparisons per Year

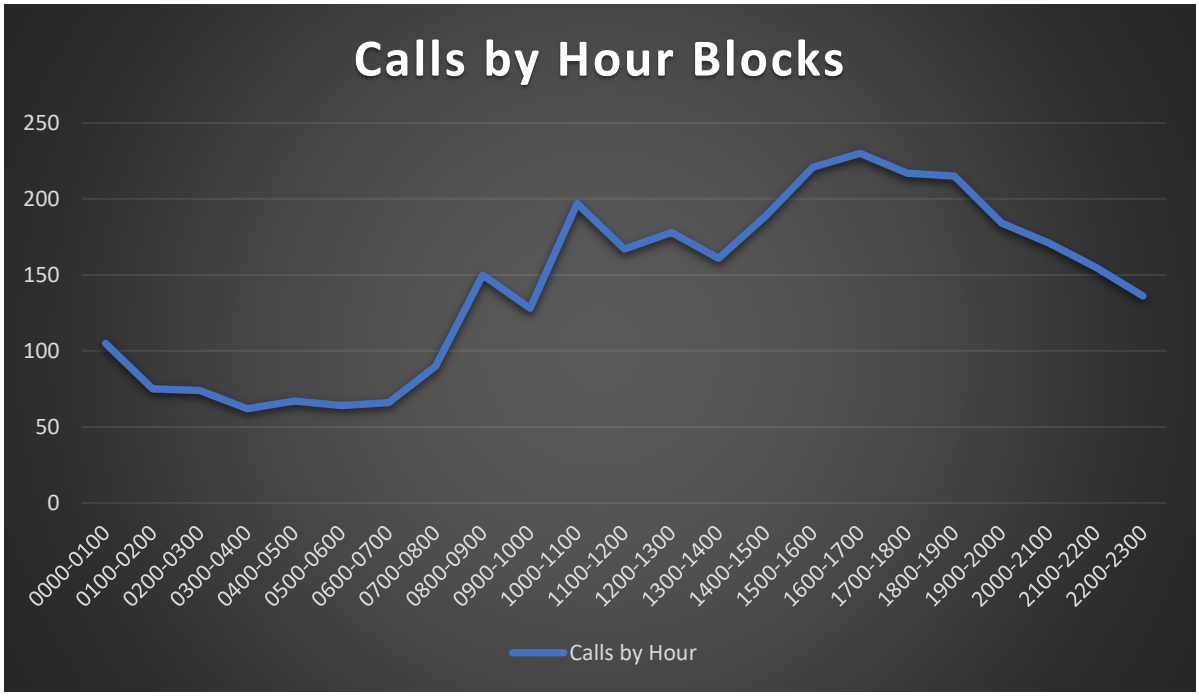


- **Total System Response time:**

Response Times		
Minutes	**# of Runs**	**% of Runs**
0 – <5	1693	49.88%
5 - <10	966	28.46 %
10 - <15	424	12.49%
> 15	203	5.98%
Not Arrive	108	3.18%

- **Call Volume Statistics**





TOTAL CALLS PER GEOGRAPHICAL LOCATION

City of Leavenworth	1,949	57.42%
City of Lansing	391	11.52%
City of Tonganoxie	290	8.55%
City of Basehor	223	6.57%
High Prairie Twp.	127	3.74%
Fairmount Twp.	65	192%
Stranger Twp.	56	1.65%
Tonganoxie Twp.	52	1.53%
Fort Leavenworth	51	1.52%
Reno Twp.	49	1.44%
City of Easton	31	0.91%
Sherman Twp.	27	0.80%
Kickapoo Twp.	21	0.62%
City of Linwood	15	0.44%
Alexandria Twp.	15	0.44%
Easton Twp.	14	0.41%
Mutual Aid	11	0.33%
Delaware Twp.	7	0.21%

3. Vehicle maintenance

Total vehicle Budget	110,000
Expenditures	27,725

4. Updates

- Relicensed our service with the Kansas BEMS
- Backfilled (3) EMT positions within the service
- (2) Current employees are set to graduate from paramedic school next month (May 2026)
- Completed the installation of new sound equipment in the BOCC room
- Narcan has been added to all County public access AED locations

Leavenworth County Health Department Report 2026

1st Qtr. Report

Health Department Report
Year-End Report

1. Budget

	2023	2024	2025	2026
Approved Budget	1,491,209	1,554,304	1,583,346	1,546,949
Expenditures	1,387,957	1,413,469	1,541,205	332,972
Required User Fee	110,000	110,000	110,000	110,000
User Fee Revenue Collected	93,828	88,899	117,538	20,696
Grants Received	870,129	716,922	843,765	191,636

2. Statistics

	2023	2024	2025	2026
Health Department	5,946	5,952	4,220	871
WIC Clients	13,276	13,262	12,720	3,141
Total Clients	19,222	19,214	16,940	4,012

3. Items to report:

- Staffing – Currently seeking replacements for these (2) positions
  - Clinical Manager
  - Medical Billing Coder

- World Cup planning and training – Staff are participating in planning and training as the region prepares for the World Cup games this summer
  - The health department is starting webinars with community partners for planning preparedness efforts.

- The Health Department is participating in an outreach event on April 24. The Health Department will be promoting and handing out Narcan, and Positive Connections will be providing Free STI/HIV testing. The event will be located at the CVS parking lot at the corner of 4th Street and Limit from 11 am - 4 pm. This is free of charge to the community.

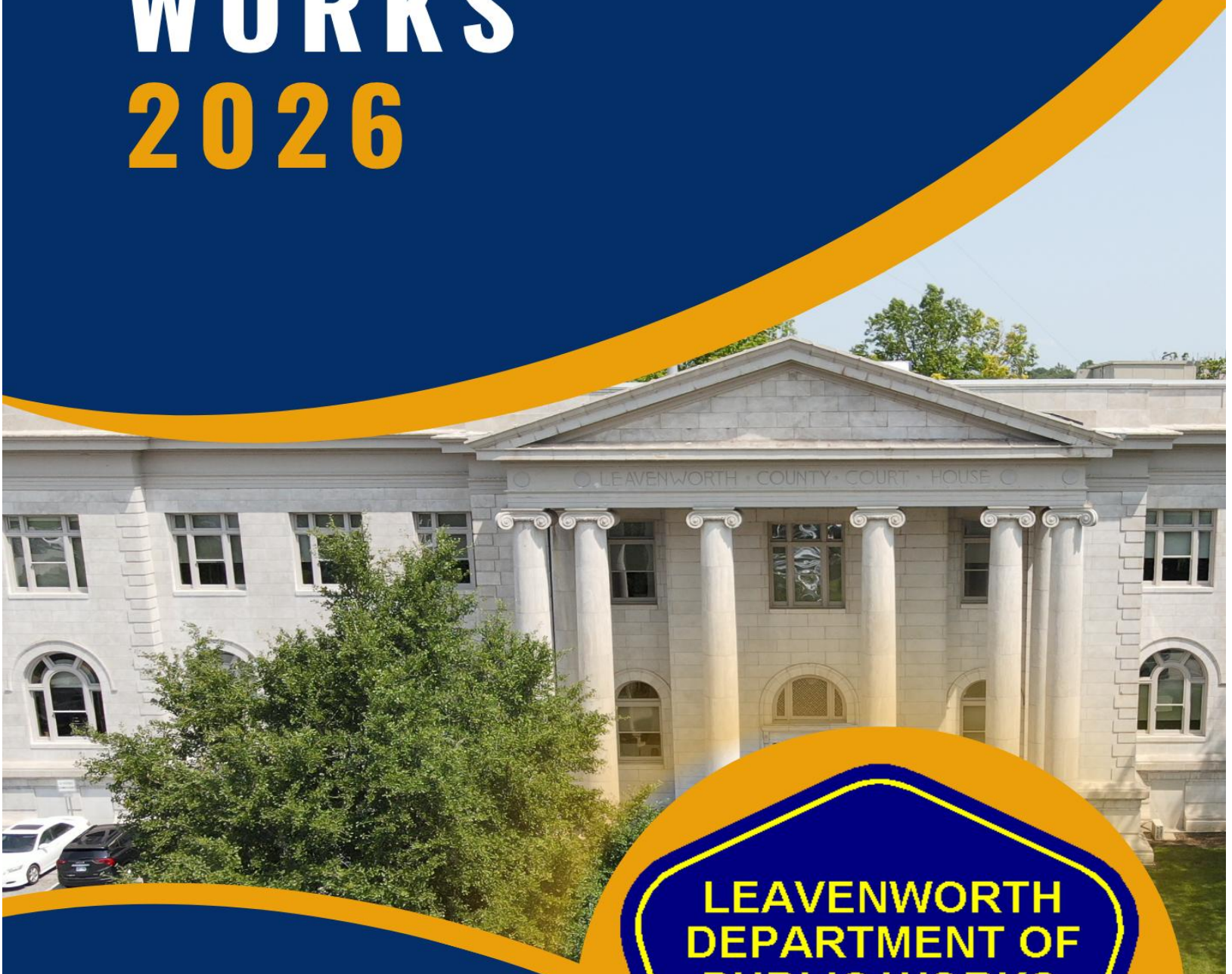
Buildings and Grounds

- Cushing
    - ModRn had requested inspection for gas smell (exhausting purge was being brought in)
    - Heating pipe sections in tunnels replaced
    - Chiller pipe insulation repair
- Courthouse
    - sound system converted
    - Replaced flooring in BOCC meeting room
    - Next flooring replacement is the BOCC restroom
    - Chiller replacing auxiliary starters as 1 section is seized
        - Delivery date and install 4/10/26
    - Pullman
        - Gladding McBean
            - Color matching and selection completed
            - Course layers of terra cotta design have been approved
            - Production of course layers has begun (40-week production has commenced)
        - Time table for completion of work is still 11/15/27

- Health department
    - Office had moisture problems
        - Removed exterior wall studs and sheetrock
        - Ordered 2 new windows
        - Foundation treated the exterior wall
- Ems
    - EMS station 2
        - The RFP for parking lot replacement has been released
            - Opening 4/13/26
- Justice Center
    - Clever brooks boilers re tube and tuning of 2nd boiler complete
    - Refrigerant sensors needing replacement on large chiller
        - Ordered and waiting for install
    - Water softener system had issues and needed repair
    - County Attorney restroom area
        - Floor replacement
        - Vanities replaced
        - Ordering new stalls and partitions
- Sewer Districts
    - Sewer district
        - Working with developer to possibly move a district to city sewer
        - PH
            - We are a testing site renewal of certifications completed

        - All lagoons mowed
        - Prepping for coordination of water treatment with noxious weeds
    - Weekly staff inspections completed
- Special tasks
    - Garage door replacement at county shop completed
        - Along with re anchoring of support for tire shop wall
    - CIP adjustments
    - Transfer station working RFP for tipping floor replacement
        - Removal and replacement of scale house 1 as well

PUBLIC WORKS 2026



LEAVENWORTH DEPARTMENT OF PUBLIC WORKS

COUNTY

QUARTERLY REPORT

QUARTER 1

PREPARED BY
Bill Noll

COUNTY OF LEAVENWORTH
DEPARTMENT OF PUBLIC WORKS

1st Quarter 2026 Public Works- January 2026 to March 2026

Road and Bridge

- One snow event in January and one in February
- Total Salt Sand used between 15 trucks, 750 tons
- Total Calcium Chloride used 8,000 gallons
- Total Salt Brine used 21,000 gallons
- Total Sand Ice hauled in 1,608 tons
- Total Salt received 925 tons
- Total AB3 10,414 tons
- Total Rip Rap 322 tons
- Total Asphalt Millings 100 tons
- Total Clean Rock 2,384 tons
- Total Trap Rock delivered 7,822 tons
- Culvert replacements 25
- Asphalt cold patching 6300 lbs
- Milling asphalt patches 15 miles
- Guard rail repair 400 feet
- Received 2 new MACK dump trucks
- Prepping asphalt and chip seal equipment
- Prepped dust abatement road
- Seeding and erosion control for 15 projects

COUNTY OF LEAVENWORTH
DEPARTMENT OF PUBLIC WORKS

Personnel: 1st Quarter

- County Shop/Noxious Weed/GIS: 69 positions total
  - Full Time – 3 vacant (Rd & Br Superintendent, HEO- Trainee, GIS Tech I)
  - IOC Position – 1 vacant (Noxious Weed Assistant)

Budgets- January 2026 to March 2026

2026 Public Works Monthly Budget Summary

		8%	17%	25%	100%			
Road & Bridge	**2026 Budget**	**January**	**February**	**March**	**December**	**Year to Date**	**Remaining**	**% remain**
Personnel	3,062,000.00	248,824.42	266,511.79	250,135.58	0.00	765,471.79	2,296,528.21	75.0%
Contractual	658,000.00	30,075.83	28,253.93	45,730.75	0.00	104,060.51	553,939.49	84.2%
Commodities	6,775,865.00	185,467.40	426,776.63	332,105.10	0.00	944,349.13	5,831,515.87	86.1%
Capital	125,000.00	0.00	850.00	2,975.00	0.00	3,825.00	121,175.00	96.9%
Transfer to Fund 220	2,171,000.00	0.00	0.00	0.00	0.00	0.00	2,171,000.00	100.0%
Transfer to Equip. Reserve	917,600.00	0.00	0.00	0.00	0.00	0.00	917,600.00	100.0%
Employee Benefits	1,287,000.00	0.00	0.00	321,750.00	0.00	321,750.00	965,250.00	75.0%
Road Reimb.		0.00	0.00	0.00	0.00	0.00	0.00	
Total	**14,996,465.00**	**464,367.65**	**722,392.35**	**952,696.43**	**0.00**	**2,139,456.43**	**12,857,008.57**	**85.7%**

Local Service	**2026 Budget**	**January**	**February**	**March**	**December**	**Year to Date**	**Remaining**	**% remain**
Personnel	802,400.00	66,332.96	84,604.01	71,101.06	0.00	222,038.03	580,361.97	72.3%
Contractual	26,500.00	909.19	766.96	1,161.88	0.00	2,838.03	23,661.97	89.3%
Commodities	2,649,000.00	35,099.79	113,873.22	296,712.11	0.00	445,685.12	2,203,314.88	83.2%
Equipment Reserve	620,000.00	0.00	0.00	0.00	0.00	0.00	620,000.00	100.0%
Transfer to employee benefits	367,800.00	0.00	0.00	91,950.00	0.00	91,950.00	275,850.00	75.0%
Transfer to cap improvement (220 fun	853,000.00	0.00	0.00	0.00	0.00	0.00	853,000.00	100.0%
Total	**5,318,700.00**	**102,341.94**	**199,244.19**	**460,925.05**	**0.00**	**762,511.18**	**4,556,188.82**	**85.7%**

Noxious Weed	**2026 Budget**	**January**	**February**	**March**	**December**	**Year to Date**	**Remaining**	**% remain**
Personnel	270,000.00	20,069.89	24,151.99	20,245.02	0.00	64,466.90	205,533.10	76.1%
Contractual	90,500.00	3,557.23	6,110.31	5,570.49	0.00	15,238.03	75,261.97	83.2%
Commodities	325,500.00	0.00	4,169.62	3,204.15	0.00	7,373.77	318,126.23	97.7%
Trans to Equip. Reserve	70,000.00	0.00	0.00	0.00	0.00	0.00	70,000.00	100.0%
Reimb. Expenses		0.00	0.00	0.00	0.00	0.00		
Total	**756,000.00**	**23,627.12**	**34,431.92**	**29,019.66**	**0.00**	**87,078.70**	**668,921.30**	**88.5%**

GIS	**2026 Budget**	**January**	**February**	**March**	**December**	**Year to Date**	**Remaining**	**% remain**
Personnel	297,000.00	22,714.99	23,233.80	23,262.95	0.00	69,211.74	227,788.26	76.7%
Contractual	55,000.00	1,485.00	0.00	0.00	0.00	1,485.00	53,515.00	97.3%
Commodities	7,500.00	16.72	25.53	15.78	0.00	58.03	7,441.97	99.2%
Trans Equip Res. For ortho	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%
Reimb. Expenses		0.00	0.00	0.00	0.00	0.00		
Total	**359,500.00**	**24,216.71**	**23,259.33**	**23,278.73**	**0.00**	**70,754.77**	**288,745.23**	**80.3%**

COUNTY OF LEAVENWORTH
DEPARTMENT OF PUBLIC WORKS

Noxious Weed January 2026 to March 2026

- Chemical sales are starting to pick up
- Finishing cutting brush on 189th and Golden rd. curve
- Finished cutting and seeding grass on Logan Rd. culvert K-36
- Continuing cutting brush out of culverts throughout the county
- Total Salt used on subdivisions 208,850 (104 tons) 3129 miles driven
- Assisting other crews when needed

Survey Department January 2026 to March 2026

Completed drafting for High Prairie Township and is ready for recording. See attached drawing.

During the last quarter 45 section corners have been recovered and 1 section corner set in Tonganoxie Township, see attached map.

Filed 46 new Land Survey Reference Reports for Tonganoxie Township.

Completed reviews of 29 plats/surveys.

Indexed 90 section corner tie reports.

Uploaded 38 Surveys & Plats to Survey record database.

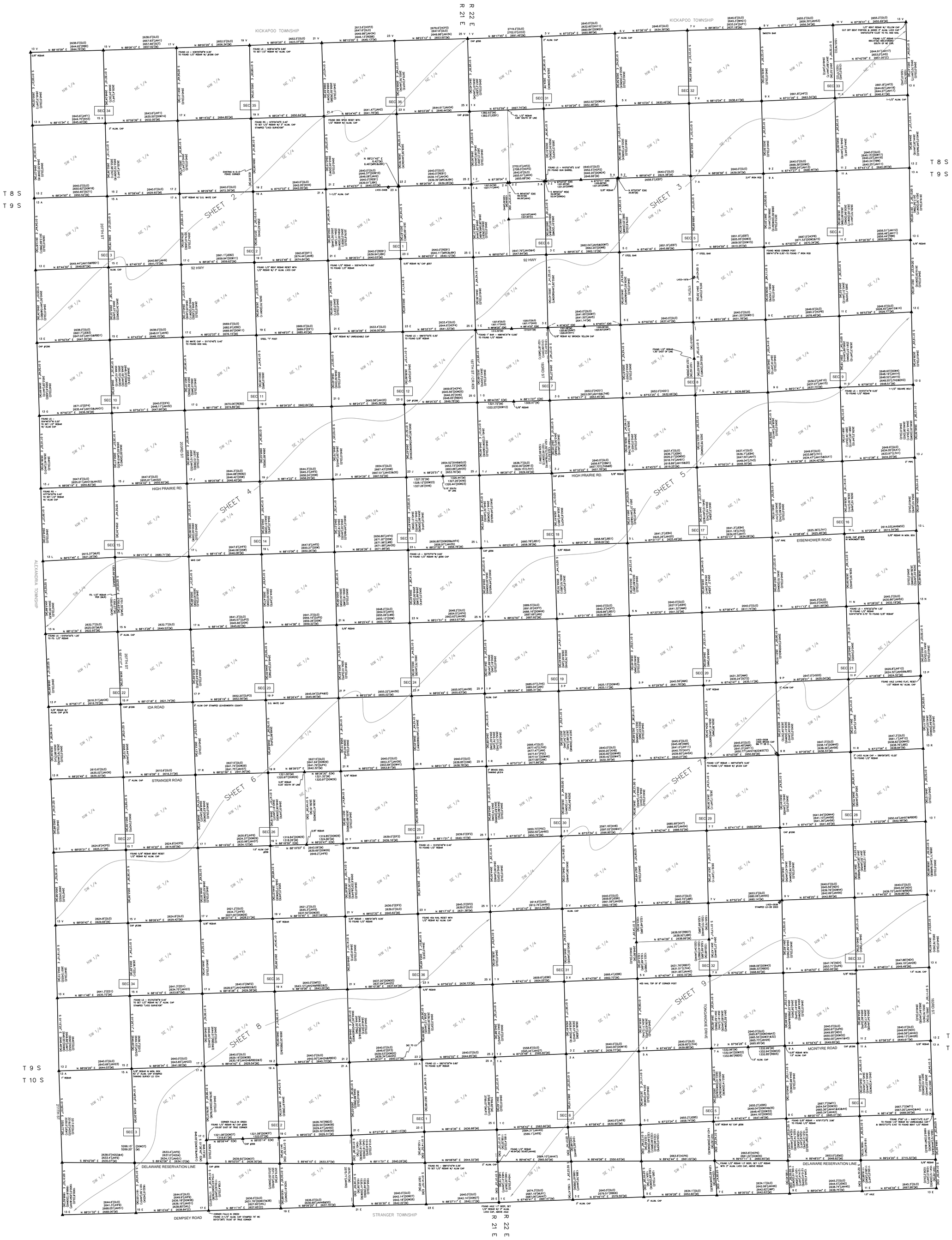
Boundary survey and prepare Certificate of Survey drawing for Fema Lease tract, Sec. 18-8-21, city of Easton.
Staked drainage easement and bridge pilings for A-07 Bridge.
Stake R/W for tree clearing at 189th Street & Golden Road.
Topography survey of waterline at 235th Street Phase 2, Dempsey Rd. to 4H.
Staked R/W at Stillwell Road & 206th Street.

Review existing description and prepare new description of Kansas Department of Corrections property being conveyed to Leavenworth County.

INDEX SHEET 1 OF 9

DATE: 2026.04.02

HIGH PRAIRIE TOWNSHIP SURVEY - LEAVENWORTH COUNTY



LEGEND – HIGH PRAIRIE TOWNSHIP

- ▲ Found Section Corner (1/2" Rebar, unless noted otherwise)
- ● Set 1/2" Rebar w/ 3" Aluminum Cap, stamped Leavenworth County Section Corner (unless noted otherwise)
- Existing Control Monument
- LS Found Limestone (Size noted on LSRR)
- RS Found Red Stone (Size noted on LSRR)
- (M) MEASURED, LEAVENWORTH COUNTY SURVEY DEPARTMENT
- (C) CALCULATED MEASUREMENT, LEAVENWORTH COUNTY SURVEY DEPARTMENT

NOTES:

BASIS OF BEARING = THE KANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE (NAD 83), PER THE MODOT VRS NETWORK.

FIELD WORK COMPLETED DECEMBER 2025.

SEE SHEETS 2 THROUGH 9 FOR REFERENCED SURVEYS.

SEE LAND SURVEY REFERENCE REPORTS FOR NOTES REGARDING THE THEORY OF LOCATION, POSSESSION LINES AND ORIGIN OF MONUMENTS.

THE MEASUREMENTS SHOWN HERON MEET OR EXCEED KANSAS MINIMUM STANDARDS FOR RELATIVE PRECISION.

CERTIFICATION

I certify that this plat map and the survey on which it is based, were prepared and conducted by me or under my direct supervision.

Daniel Baumchen, PS No.1363
Leavenworth County Surveyor

I hereby certify this survey plat meets the requirements of K.S.A. 58-2005. The face of this survey plat was reviewed for compliance with Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for survey information only.

William Noll, PS-1599
Leavenworth County Reviewer

NORTH

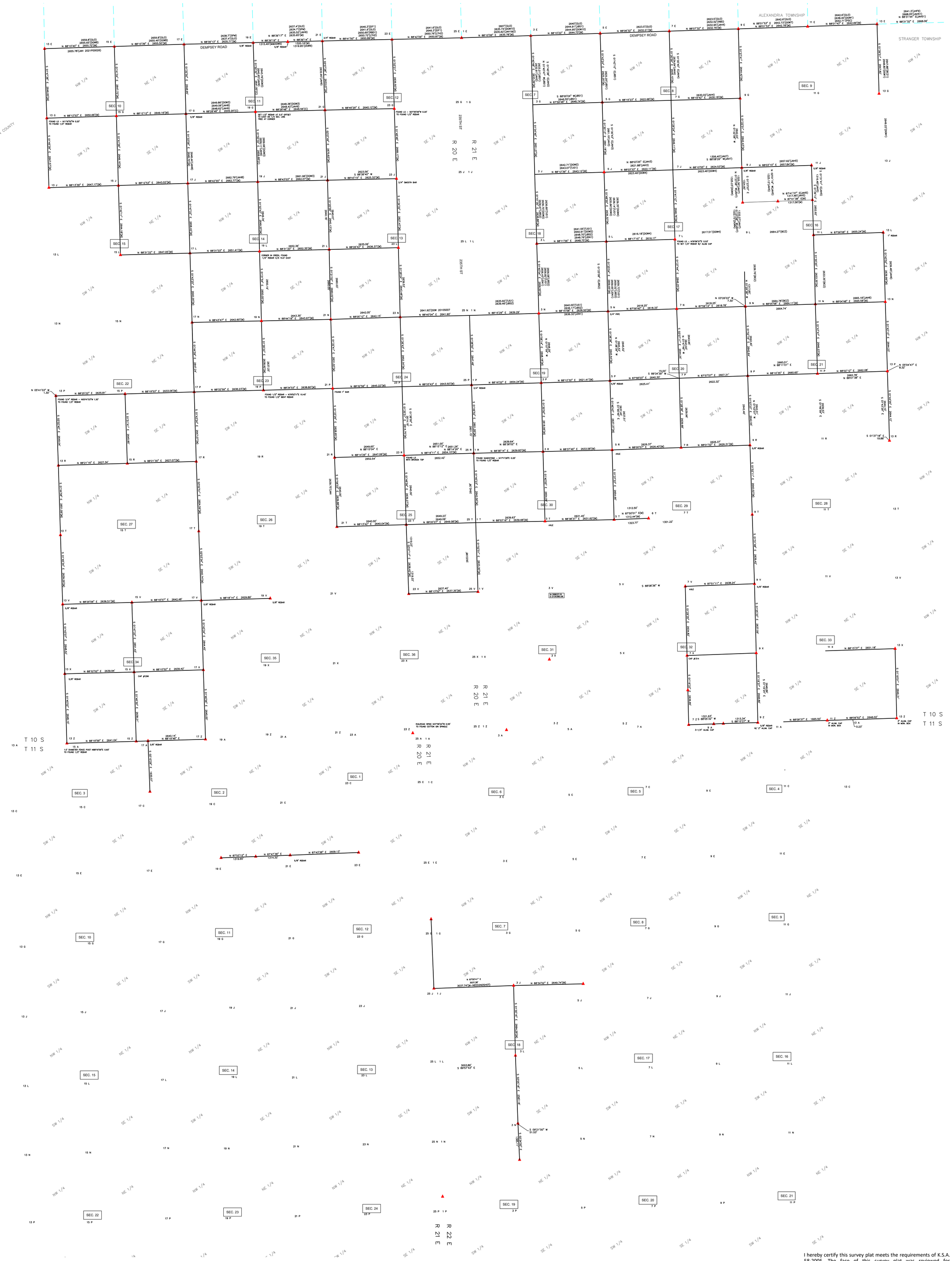
Scale: 1"=1,200'

Leavenworth County
Survey Department
300 Walnut St., Suite 007
Leavenworth, KS 66048
913-684-0472

INDEX SHEET 1 OF 9

DATE: 2026.04.03

TONGANOXIE TOWNSHIP SURVEY - LEAVENWORTH COUNTY



LEGEND

▲ Found Section Corner (1/2" Rebar, unless noted otherwise)

● Set 1/2" Rebar w/ 3" Aluminum Cap, stamped Leavenworth County Section Corner (unless noted otherwise)

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William Noll, PS-1599
Leavenworth County Reviewer

NORTH

Scale: 1"=1,200'

Leavenworth County
Survey Department
300 Walnut St., Suite 007
Leavenworth, KS 66048
913-684-0472

COUNTY OF LEAVENWORTH
DEPARTMENT OF PUBLIC WORKS

Fleet Management January 2026 to March 2026

Heavy trucks delivered:

Four 2026 Mack Granite Asphalt Bed Dump Trucks W Snow Plows and Sanders that are Replacing trucks #14, #17

Heavy Trucks ordered, not delivered:

Vendor: Nextran/Mack

Two 2026 Mack Granite Asphalt Bed Dump Trucks W Snow Plows and Sanders that are Replacing trucks # #83, #91.

Six 2027 Mack Granite Dump trucks ordered for 2027 delivery

Enterprise Replacement Lease Vehicles delivered:

03-01, 2026 Chevrolet Silverado 2500

09-04, 2026 Chevrolet Trailblazer

09-05, 2026 Chevrolet Trailblazer

09-07, 2026 Chevrolet Trailblazer

09-09, 2026 Chevrolet Silverado 2500

10-05, 2026 Ford F350

10-07, 2026 Chevrolet Silverado 2500

10-09, 2026 Chevrolet Silverado 2500

10-16, 2026 Chevrolet Silverado 2500

10-18, 2026 Chevrolet Silverado 2500

10-19, 2026 Chevrolet Silverado 1500

Enterprise Replacement Lease Vehicles ordered, not delivered

11- 2026 Chevrolet Trailblazers

Enterprise Leased Vehicles

Current leased vehicle count is 74 units

Cameras and GPS units

142 GPS units installed

137 Cameras installed

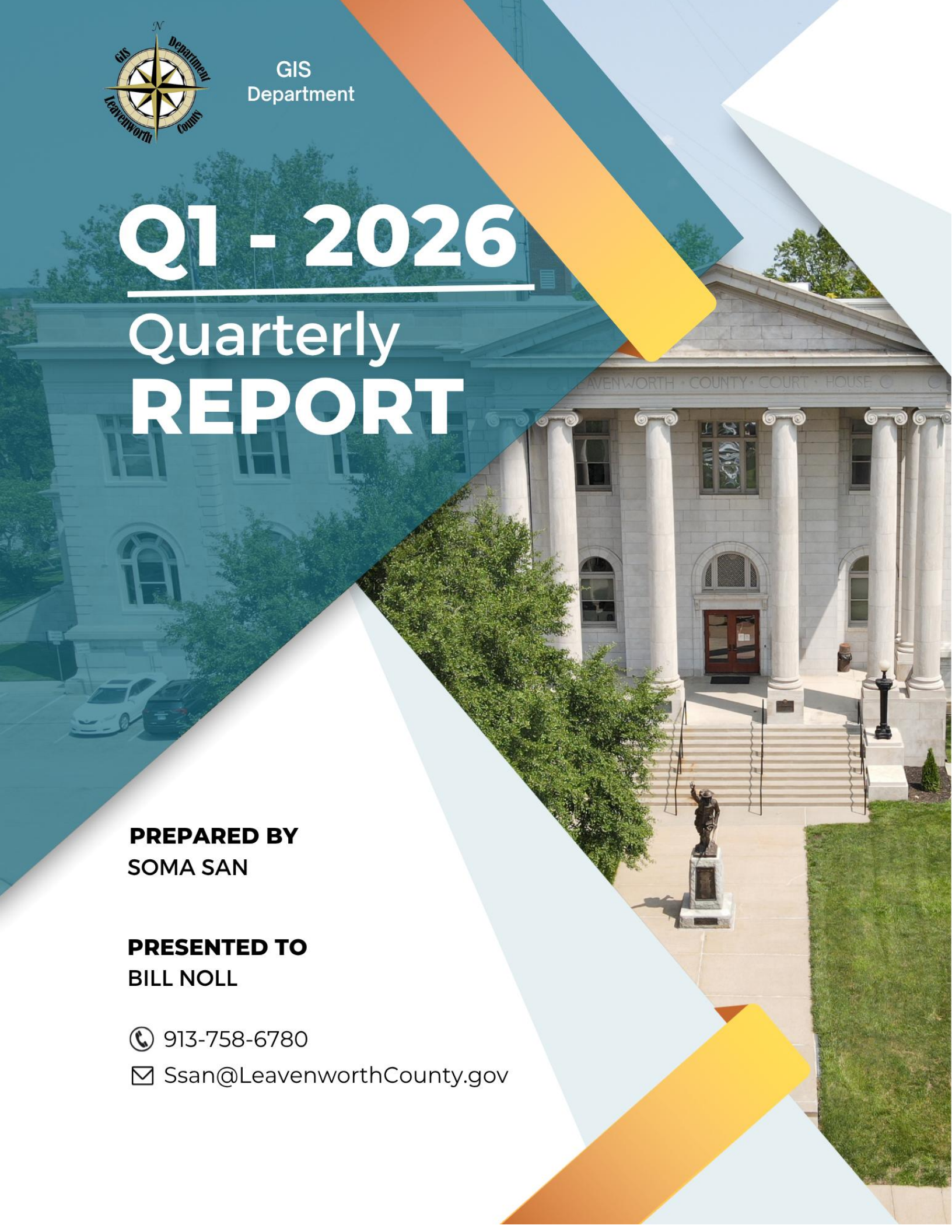
We do have an online “Project Status Updates” list as well as an interactive project map.

PROJECT STATUS REPORT (UPDATED 2.25.2026)

	Project Name	Project Description	Awarded Contracts	Project Status	Anticipated Bid Letting	Early/Latest Start Date	Anticipated completion
#1	**52C-5250-01 Rt 30 Phase I**	Roadway Construction Consists of: **235th ST, Hollingsworth RD to Dempsey RD**	Design Contract: Wilson & Co. Construction Contract: Ebert Construction Construction Engineering: Pfefferkorn Engineering	NTP issued 9/24/25. Contractor began 10/7/25. Project is 20% complete. Contract time is 375 Calendar Days. Base Bid is $4,001,313.	6/12/2025	10/7/2025	10/3/2026
#2	**Bridge K-19**	Bridge Replacement Consists of: **179th ST, 0.5M South of US-73 HWY (over Salt Creek)**	Design Contract: Finney & Turnipseed Construction Contract: Dondlinger Construction Construction Engineering: Finney & Turnipseed	NTP issued 11/17/25. Contractor began work on 12/1/25. Project is 32% complete. Contract time is 166 Calendar Days, completion required 5/1/26. Base bid is $1,175,000.	5/15/2025	7/14/25 to 11/17/25	5/1/2026
#3	**52C-5269-01, Bridge SH-54**	Bridge Replacement Consists of: **Golden RD, 1.1M East of 189th ST (over KS River Trib)**	Design Contract: Finney & Turnipseed Construction Contract: Reece Construction Construction Engineering: Finney & Turnipseed	Project tied with SH-61. NTP issued 12/11/25. Project is currently 0% complete. Contract time is 234 Calendar Days. Combined construction cost bid is $1,582,437. Contractor will complete SH-61 first.	6/26/2025	9/2/25 to 12/15/2025	8/1/2026
#4	**52C-5269-01, Bridge SH-61**	Bridge Replacement Consists of: **Golden RD, 0.01M East of 170th ST (over Unnamed Stream)**	Design Contract: Finney & Turnipseed Construction Contract: Reece Construction Construction Engineering: Finney & Turnipseed	Project tied with SH-54. NTP issued 12/11/25. Project is currently 10% complete. Contract time is 234 Calendar Days. Combined construction cost bid is $1,582,437. Contractor will complete SH-61 first.	6/26/2025	9/2/25 to 12/15/2025	8/1/2026
#5	**Bridge A-07**	Bridge Replacement Consists of: 25'-6" x 30' Steel Girder w/ Precast PCC Deck **Lecompton Road, 0.2M East of 235th Street**	Design Contract: MRJ Engineering Construction Contract: Norfolk Contracting, Inc. Construction Engineering: Atlas Land Consulting	Bid was $226,469. Easement acquired. No known utility conflicts. Contractor intends begin work in the month of March. Construction Engineer shall perform service on A-07 as well as HP-51 and T-31 bridges.	12/16/2025	2/16/26 to 4/15/26	5/30/2026
#6	**Bridge HP-51**	Bridge Replacement Consists of: 30'-6" x 60'-0" Steel Girder w/ PCC Cast Deck **Jamison RD, 0.44M East of 187th Street**	Design Contract: MRJ Engineering Construction Contract: TBD Construction Engineering: Atlas Land Consulting	Project tied to T-31. Concrete deck on simple steel beam supports and H-Pile Abutments. Bridge widening all to the south. Review of utility and easement needs underway. Inspection RFP opens 1/29/26.	3/17/2026	5/18/2026	11/15/2026
#7	**Bridge SH-33**	Bridge Replacement Consists of: **166th ST, 0.2M North of Cantrell RD (over Little Kaw Cr Trib)**	Design Contract: TBD Construction Contract: TBD Construction Engineering: TBD	Potential to have designer complete this design along with R-50. Possibly package Inspection RFP for HP-51, SH-33, & R-50 since all are 2026 construction.	4/15/2026	5/15/26 to 7/15/26	9/15/2026
#8	**Bridge R-50**	Bridge Replacement Consists of: Exist 40-50-40 Haunch Slab **Loring RD, 0.1M East of 214th ST (over Nine Mile Creek)**	Design Contract: TBD Construction Contract: TBD Construction Engineering: TBD	Scheduled for 2028 CIP. No design contract at this time.	1/15/2028	2/15/28 to 5/15/28	11/15/2028
#9	**Bridge T-50**	Bridge Replacement Consists of: 32' bridge HL-93 Loading **Parallel RD, 0.1M West of 219th ST (over Tonganoxie Creek)**	Design Contract: Finney & Turnipseed Construction Contract: TBD Construction Engineering: Finney & Turnipseed	FC and RW docs deadlines were 12/29 & 2/13. Office Check Plans due 5/15/26; Final Plans due 6/18/26; Project will require 135 Calendar Days. Project schedule will possibly move to 9/23 letting.	7/23/2026	9/23/26 to 11/23/26	4/7/2027
#10	**Bridge T-31**	Bridge Replacement Consists of: 25'-6" x 30' Steel Girder w/ Precast PCC Deck **Fairmount RD, 0.1M East of 219th Street**	Design Contract: MRJ Engineering Construction Contract: TBD Construction Engineering: Atlas Land Consulting	Project tied to HP-51. Precast deck on simple steel beam supports and H-Pile Abutments. Review of utility and easements needs undersay. Inspection RFP of combined A-07, HP-51, T-31 opens 1/29/26.	3/17/2026	5/18/2026	11/15/2026
	Rt 30 Phase II	Roadway Construction Consists of: **235th Street, Dempsey RD to 4-H RD**	Design Contract: Finney & Turnipseed Construction Contract: TBD Construction Engineering: TBD	Federal funding rec'd in February, 2026. Project will be combined with future 235th segment to K-92. Utility Reloation Meeting 3/21/26, Acquisitions in process, anticipated completion 7/1/26.	12/18/2026	2/15/27 to 4/15/27	11/20/2028
	Rt 30 Phase III	Roadway Construction Consists of: **235th Street, 4-H RD to Springdale RD**	Design Contract: SMH Consultants Construction Contract: TBD Construction Engineering: TBD	Federal funding rec'd in February, 2026. Project tied with Dempsey to 4H Road. Next delivery is Concept Plans 4/1/26, Acquisition docs 7/10/26. Final Plans due 10/23/26.	12/18/2026	2/15/27 to 4/15/27	11/20/2028

GIS
Department

Q1 - 2026
Quarterly REPORT



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COUNTY OF LEAVENWORTH
DEPARTMENT OF PUBLIC WORKS

GIS Department Quarterly Performance

The Leavenworth County GIS department provides precise, up-to-date, comprehensive maps and geospatial data to assist the county and its residents. We ensure weekly updates to all data are promptly accessible via the county's launched website. Additionally, our commitment extends to daily updates on the Integrity website and to the creation of new data in PDF, shapefile, and CAD formats, all provided at no cost.

Accomplishments from the middle of December 2025 to the present

- ✓ Updated over 130 public GIS layers for 2026, which will be uploaded to our GIS Web Map and ArcGIS Hub by the end of the year. These updates include both shapefiles and PDFs, ensuring easy access and user-friendly viewing for anyone with an internet connection.
- ✓ Created a new Field Maps application and designed a form for an upcoming project to GPS all burial sites and capture photos of each headstone for documentation and record-keeping purposes.
- ✓ Created three different Python scripts to help automate several GIS tasks. One script automatically creates subdivision boundaries, another script generates and assigns new whole parcel identification numbers, and the third script handles the creation and assignment of decimal parcel numbers when parcels are split. These scripts help streamline the parcel management workflow and reduce manual data entry.
- ✓ Prepared a countywide Parcel Acreage Distribution Assessment, then evaluated parcel acreage distribution by township and compared parcel size patterns between 2023 and 2026.

- ✓ Completed an analytical study evaluating zoning acreage and parcel distribution throughout Leavenworth County to support planning and land-use decisions.
- ✓ Completed and submitted the 2025–2026 Boundary and Annexation Survey (BAS) to the U.S. Census Bureau.
- ✓ Started updating the fire hydrants shapefile by verifying and correcting point locations using oblique imagery and Google Street View, and adding new hydrants where they were previously missing.
- ✓ Distributed updated parcel boundary datasets to the Cities of Leavenworth and Lansing to support accurate and up-to-date records.
- ✓ Updated the City of Linwood boundary by adding one parcel in accordance with Annexation Ordinance 745-2025. The revised shapefile was then distributed to MARC, DASC, and the U.S. Census Bureau and uploaded to the ORKA Portal.
- ✓ Drone footage was captured for the pre-completion phase of bridges T-50, T-31, R-50, and SH-33, as well as the post-completion phase of bridge T-34.
- ✓ Updated our Property Information web map to include all the new house photos recently captured by the Appraiser's Office.
- ✓ Updated the Single-Family Residential building permit web map for the Planning and Zoning Department and added all permits that were issued in the last three months.
- ✓ Using 2025 aerial imagery, we reviewed and updated all bridge and culvert locations to correct inaccuracies in data that was originally measured about 20 years ago.
- ✓ Worked on updating the operational overview for the Public Works Department and created all required maps for the project, including the 37 numbered routes across Leavenworth County.

- ✓ In the process of comprehensively redrawing all existing water bodies, incorporating newly identified features, and removing those that are no longer present to ensure the accuracy and currency of our data.
- ✓ Updated our voting districts map per the State's request to show Basehor North and Basehor South. I also updated the website with the revised voting district map.
- ✓ Updated the Businesses feature layer by verifying business operational status and state registration records to ensure accurate attribute information.
- ✓ The 2026 nighttime snow removal route for the County Shop has been created and is ready for review.
- ✓ The 3-year cycle has been updated, and the 2026 proposed maintenance map was revised to reflect the project schedule, including the number of tasks planned per day to ensure timely completion.
- ✓ Updated parcel data, NG911, and shared it with MARC, ORKA, and PORKA FTP sites.
- ✓ Updated a zoning map using the approved zoning changes list and created a Grayscale Zoning map for Planning and Zoning.
- ✓ Quarterly parcel updates (Split, Merge, and BLA) have been sent to the Planning and Zoning and Appraiser's departments.
- ✓ Completed preparing the Kansas Open Records Act (KORA) request and sent it to Misty for further processing.
- ✓ Utilized aerial imagery to update sidewalk locations, revise the Stranger Creek shapefile, and accurately map water body locations.
- ✓ Monthly photos of houses were sent to SAM for updating on the Integrity website.
- ✓ Updated the Leavenworth County Burn Permit Form as requested by Lee Ann by modifying the burn date field so it only allows selection of the current day.

- ✓ Submitted an updated tax district map to the state, reflecting the recent annexation of a portion of the county by the Cities of Tonganoxie, Basehor, and Easton.
- ✓ Worked with Maria from MARC to address countywide and municipal addressing matters.
- ✓ Worked on fixing addressing and topology errors for NG911 data for the end-of-September submission.
- ✓ Processed the sync of NG911 GIS and Parcel data with the LV city.
- ✓ Worked on resolving issues related to the Q2025 AP to CL 911 Geocode dataset provided by Mid-America Regional Council (MARC) and successfully corrected all identified errors.
- ✓ Updated multiple snow route maps for the County Shop by reviewing supervisor feedback and making the necessary revisions to ensure accuracy and clarity.
- ✓ Monthly building permit/address verification
    - Added addresses that were missing
    - Updated a road range to account for the newly added “max” address
- ✓ Downloaded the most recent (2018) LiDAR dataset from the Data Access and Support Center (DASC) website so the County can utilize it for analysis and future GIS projects.
- ✓ Created a new Field Maps application and designed a form for an upcoming project to GPS all burial sites and capture photos of each headstone for documentation and record-keeping purposes.
- ✓ Shared the County Parcel Boundaries and City of Lansing Parcel Boundaries layers with Kelly Hanne, the City of Lansing's GIS specialist.
- ✓ Updated parcel data, NG911, and shared it with MARC, ORKA, and PORKA FTP sites.
- ✓ Over twenty-four (24) survey records were mapped and added to our GIS database.
- ✓ Over fifteen (15) subdivision Plats were mapped and added to our GIS database.

- ✓ Seventy-four (74) track splits/combinations/boundary line adjustments, AgUse changes were made to the appraisal property database.
- ✓ Over six (6) new road segments were added in the last quarter to reflect the inclusion of newly developed subdivisions.
- ✓ Filled over forty-one (41) requests from external organizations and walk-ins.
- ✓ Over two hundred and thirty-five (235) homesites were added, including the update of all mile markers to NG911 address points. These updates were shared with EMS, fire departments, and city authorities to enhance emergency response coordination.
- ✓ Over fourteen (14) certified property owner lists were created.
- ✓ Two hundred sixty-two (262) traffic accidents and twenty-four (24) utility Permits were recorded, and sixteen (16) entrance permits were recorded.
- ✓ Seven hundred and eight (708) traffic signs and twenty-six (26) maps have been archived, and two hundred twenty-seven (227) Road plans and nine (9) Railroad plans have been archived.
- ✓ Over one thousand and eighty-seven (1087) intersections were mapped, and ninety-two (92) road files were created, and one hundred fifty-eight (158) subdivisions were placed in the plan archive.

Tasks in progress for Next Quarter

- Continuing the process of scanning all historical work map cards for every parcel within the county to ensure a complete and accessible digital archive.
- Continue updating the Culvert Inventory and include the previously unrecorded culvert data to enhance the completeness of our database.
- Continue to maintain and update the dashboards, web maps, and story maps to keep them current and aligned with the GIS layers in our database. This ongoing work is essential for delivering accurate, reliable, and accessible information to all users.
- Continue advancing the Road Record database, including integrating Right-of-Way data, historical road names, dedication dates, road plans, historical agreements, and new subdivision and survey records.
- Pre- and post-project Drone footage.