

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
May 28, 2025
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 limited to 25 minutes at the beginning of each meeting and limited to five minutes per person. Anyone wishing to make comments either on items on the agenda or not are encouraged to provide their comments in writing no later than 8:00 AM the Monday immediately preceding the meeting. These comments will be included in the agenda packet for everyone to access and review. This allows the Commission to have time to fully consider input and request follow up if needed prior to the meeting.
- V. ADMINISTRATIVE BUSINESS:
- VI. CONSENT AGENDA: The items on the Consent Agenda are considered by staff to be routine business items. Approval of the items may be made by a single motion, seconded, and a majority vote with no separate discussion of any item listed. Should a member of the Governing Body desire to discuss any item, it will be removed from the Consent Agenda and considered separately.
 - a) Approval of the minutes of the meeting of May 21, 2025
 - b) Approval of the minutes of the work session of May 21, 2025
 - c) Approval of the schedule for the week of June 2, 2025
 - d) Approval of the check register
 - e) Approve and sign the OCB's

- f) Approve Case DEV-25-003/004 preliminary and final plat- Peterson Acres

VII. FORMAL BOARD ACTION:

a) **Case DEV-25-017 & 018 Preliminary and Final Plat for Schram Estates**

- Consider a motion that the proposed final plat as outlined in case DEV-25-017 & 018 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.
- Consider a motion that the proposed final plat as outlined in case DEV-25-017 & 018 does not comply with the County Zoning & Subdivision Regulations (**list article and section #**) and move to deny.
- Consider a motion to table Case DEV-25-017 & 018 (**date and time**) requesting additional information for (**state reasons**).

b) **Case DEV-25-030 & 031 Preliminary and Final Plat for Wren Meadows**

- Consider a motion that the proposed final plat as outlined in case DEV-25-030 & 031 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.
- Consider a motion that the proposed final plat as outlined in case DEV-25-030 & 031 does not comply with the County Zoning & Subdivision Regulations (**list article and section #**) and move to deny.
- Consider a motion to table Case DEV-25-030 & 031 (**date and time**) requesting additional information for (**state reasons**).

c) **Case DEV-25-032 & 033 Preliminary and Final Plat for Carolina Wren Estates**

- Consider a motion that the proposed final plat as outlined in case DEV-25-032 & 033 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.

- Consider a motion that the proposed final plat as outlined in case DEV-25-032 & 033 does not comply with the County Zoning & Subdivision Regulations (**list article and section #**) and move to deny.
 - Consider a motion to table Case DEV-25-032 & 033 (**date and time**) requesting additional information for (**state reasons**).
- d) Consider a motion to award the bid to Dondlinger and Sons Construction for the replacement of bridge K-19.
- e) Consider a motion to approve the capital improvement plan for Public Works.

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

IX. ADJOURNMENT

LEAVENWORTH COUNTY COMMISSIONERS MEETING SCHEDULE

Monday, May 26, 2025 THE COURTHOUSE WILL BE CLOSED IN OBSERVANCE OF MEMORIAL DAY

Tuesday, May 27, 2025

12:00 p.m. MARC meeting

Wednesday, May 28, 2025

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

Thursday, May 29, 2025

Friday, May 30, 2025

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

*****May 21, 2025 *****

The Board of County Commissioners met in a regular session on Wednesday, May 21, 2025. Commissioner Smith, Commissioner Culbertson; Commissioner Reid, Commissioner Stieben and Commissioner Dove are present; Also present: Mark Loughry, County Administrator; Misty Brown, County Counselor

PUBLIC COMMENT:

There were no public comments.

ADMINISTRATIVE BUSINESS:

Commissioner Smith read a proclamation recognizing EMS week.

The Board discussed the Economic Roundtable meetings that the city of Leavenworth hold.

A motion was made by Commissioner Smith and seconded by Commissioner Stieben to have Commissioner Reid attend the Economic Roundtable meetings.

Motion passed, 4-0, Commissioner Reid abstained.

Commissioner Stieben mentioned the waiting list for Meals on Wheels at Council on Aging.

It was the consensus of the Board to direct staff to help eliminate the waiting list for meals on wheels.

Commissioner Dove visited the NEK-CAP headquarters in Hiawatha.

Commissioner Reid mentioned the joint meeting with the city of Leavenworth went well.

A motion was made by Commissioner Culbertson and seconded by Commissioner Stieben to accept the consent agenda for Wednesday, May 21, 2025 as presented.

Motion passed, 5-0.

Mark Loughry requested authorization to change from Aetna to Blue Cross Blue Shield for county health insurance.

A motion was made by Commissioner Reid and seconded by Commissioner Smith to authorize changing from Aetna to Blue Cross Blue Shield of Kansas and a 60/40 split 40% of the employee's side.

Motion passed, 5-0.

April Swartz presented the 2024 Leavenworth County audit review.

Lisa Haaack presented the quarterly report for Leavenworth County Development Corporation and the Leavenworth County Port Authority.

Commissioner Stieben attended the KCATA finance meeting.

Commissioner Smith attended the LCPA meeting.

Commissioner Dove will take Commissioner Stieben's place at the MARC meeting next week.

*A motion was made by Commissioner Dove and seconded by Commissioner Smith to adjourn.
Motion passed, 5-0.*

The Board adjourned at 10:30 a.m.

Draft

*****May 21, 2025 *****

The Board of County Commissioners met in a work session on Wednesday, April 23, 2025. Commissioner Culbertson; Commissioner Smith, Commissioner Stieben, Commissioner Reid and Commissioner Dove are present; Also present: Mark Loughry, County Administrator; Misty Brown, County Counselor, John Jacobson, Planning and Zoning Director; Kyle Anderson, Code Enforcement

The Board met in a work session to discuss building codes.

The Board ended the work session at 11:36 a.m.

Draft

LEAVENWORTH COUNTY COMMISSIONERS MEETING SCHEDULE

Monday, June 2, 2025

Tuesday, June 3, 2025

Wednesday, June 4, 2025

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

Thursday, June 5, 2025

Friday, June 6, 2025

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: 05/14/2025 END DATE: 05/22/2025

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
541		05/14/2025	8686 132291	EVERGY KANSAS CENTRAL INC 5-001-5-07-223	SVC 3-31-4-29	1,245.04	
					WARRANT TOTAL		1,245.04
542		05/14/2025	66366 132292	KANSAS GAS SERVICE 5-001-5-14-220	SVC 725 LAMING RD APRIL	317.97	
					WARRANT TOTAL		317.97
543		05/19/2025	70 132307 132311 132311 132311 132311 132311 132311 132311 132311 132311 132311 132381 132438	FREESTATE ELECTRIC COOPERATIVE 5-001-5-05-215 5-001-5-07-223 5-001-5-07-223 5-001-5-07-223 5-001-5-07-223 5-001-5-07-223 5-001-5-07-223 5-001-5-07-223 5-001-5-07-223 5-001-5-07-223 5-001-5-07-223 5-133-5-00-251 5-174-5-00-210	STATION 2 APRIL PAYMENT EMS SVC 4-1-5-1 SVC 4-1-5-1 SVC 4-1-5-1 SVC 4-1-5-1 SVC 4-1-5-1 SVC 4-1-5-1 SVC 4-1-5-1 SVC 4-1-5-1 SVC 4-1-5-1 SVC 4-1-5-1 ELECTRIC SRV 7778531600 SVC 4/1-5/7	212.98 73.55 73.16 73.55 74.44 74.28 74.01 74.14 73.55 53.00 113.84 954.17	
					WARRANT TOTAL		1,924.67
544		05/19/2025	829 132408 132359	THOMSON REUTERS - WEST 5-001-5-09-209 5-001-5-11-210	ONLINE SUBSCRIPTION SOFTWARE WEST INFORMATION CHARGES	223.00 1,059.97	
					WARRANT TOTAL		1,282.97
545		05/19/2025	8103 132314	CHARTER COMMUNICATIONS 5-001-5-18-213	COMMUNICATION	2,213.47	
					WARRANT TOTAL		2,213.47
546		05/19/2025	8686 132382 132445 132445 132445	EVERGY KANSAS CENTRAL INC 5-133-5-00-251 5-174-5-00-210 5-174-5-00-210 5-174-5-00-210	ELECTRIC SRV 9613862220 BILLING PERIOD 3/26-4/24 BILLING PERIOD 3/26-4/24 BILLING PERIOD 3/26-4/24	32.16 413.01 354.74 243.87	
					WARRANT TOTAL		1,043.78
547		05/19/2025	66366 132309	KANSAS GAS SERVICE 5-001-5-05-215	STATION 1 SVC 3/12/4/10	93.34	
					WARRANT TOTAL		93.34
548		05/19/2025	516725 132427 132427 132427 132427 132427 132427 132427 132427 132427 132427 132427 132427	ENTERPRISE FM TRUST 5-001-5-05-271 5-001-5-06-222 5-001-5-11-271 5-001-5-31-230 5-001-5-41-271 5-001-5-53-220 5-126-5-00-221 5-133-5-00-229 5-136-5-00-221 5-145-5-00-230 5-160-5-00-215	ENTERPRISE ENTERPRISE ENTERPRISE ENTERPRISE ENTERPRISE ENTERPRISE ENTERPRISE ENTERPRISE ENTERPRISE ENTERPRISE ENTERPRISE ENTERPRISE	4,376.51 39.40 385.26 2,778.58 5,463.92- 2,222.53 14.77 12,894.89 39.77 17,941.02 1,149.88	
					WARRANT TOTAL		36,378.69
1013	AP	05/22/2025	537	CHERRYROAD MEDIA INC			

FMWARREGR2		LEAVENWORTH COUNTY				5/22/25	10:32:12
JSCHERMBEC		WARRANT REGISTER					Page 2
START DATE: 05/14/2025 END DATE: 05/22/2025							
TYPES OF CHECKS SELECTED: * ALL TYPES							
CHECK RANGE SELECTED: * No Check Range Selected							
WARRANT	CHK	WARRANT	VEND #/	VENDOR NAME/			
NUMBER	TYPE	DATE	PCH DOC #	ACCOUNT NUMBER	DESCRIPTION	AMOUNT	TOTAL
			132455	5-222-5-00-201	PUBLICATION OF RESOLUTION 2025	48.20	
			132456	5-222-5-00-201	REOLUTION 2025-15 FIRE DISTRIC	48.20	
					WARRANT TOTAL		96.40
1793	AP	05/22/2025	3998	DREXEL TECHNOLOGIES INC			
			132454	5-171-5-04-303	52C-5250-01 235TH RT 30 PROJEC	385.00	
					WARRANT TOTAL		385.00
10296	AP	05/22/2025	586	EBERT CONSTRUCTION CO,INC			
			132460	5-172-5-00-302	T-34 BRIDGE PROJECT	7,375.48	
			132461	5-172-5-00-302	HP-36 RETAINAGE	8,109.08	
			132462	5-172-5-00-302	A-49 BRIDGE PROJECT	7,501.03	
					WARRANT TOTAL		22,985.59
10297	AP	05/22/2025	6557	KAAZ CONSTRUCTION CO			
			132458	5-172-5-00-301	ST 59, ST-60 AND K-37	24,210.45	
					WARRANT TOTAL		24,210.45
10298	AP	05/22/2025	845	MEGAKC CORPORATION			
			132459	5-172-5-00-301	HP-29,HP 30,SH 63 APRIL CULVER	23,769.50	
					WARRANT TOTAL		23,769.50
113778	AP	05/14/2025	249	ATCHISON HOSPITAL			
			132233	5-001-5-07-206	SHERIFF NEW EMPLOYEE TESTING	519.00	
					WARRANT TOTAL		519.00
113779	AP	05/14/2025	24545	CDW GOVERNMENT INC			
			132295	5-115-5-00-409	AUDIO INTERFACE	680.92	
					WARRANT TOTAL		680.92
113780	AP	05/14/2025	1011	FEDEX			
			132239	5-001-5-19-302	TRANSPORTATION CHARGES POSTAGE	66.94	
			132241	5-001-5-19-302	POSTAGE TRANSPORTATION CHARGES	2.24	
			132242	5-001-5-19-302	TRANSPORTATION CHARGES POSTAGE	2.60	
					WARRANT TOTAL		71.78
113781	AP	05/14/2025	119	FINNEY & TURNIPSEED TRANSPORTA			
			132301	5-220-5-12-400	BRIDGE ST-26	18,000.00	
					WARRANT TOTAL		18,000.00
113782	AP	05/14/2025	99	KIRT BRADLEY ALLEN			
			132248	5-001-5-19-205	FEE + MILEAGE	71.00	
					WARRANT TOTAL		71.00
113783	AP	05/14/2025	99	JAMES BREWER			
			132250	5-001-5-19-205	FEE + MILEAGE	25.00	
					WARRANT TOTAL		25.00
113784	AP	05/14/2025	99	ANDREA ELIZABETH BROCK			
			132251	5-001-5-19-205	FEE + MILEAGE	80.80	
					WARRANT TOTAL		80.80
113785	AP	05/14/2025	99	KLINTON WAYNE BROWN			
			132252	5-001-5-19-205	FEE + MILEAGE	32.00	
					WARRANT TOTAL		32.00
113786	AP	05/14/2025	99	RICHARD ALVIN CLAPSADDLE			
			132253	5-001-5-19-205	FEE + MILEAGE	25.00	
					WARRANT TOTAL		25.00
113787	AP	05/14/2025	99	MARK A CLEMENS			
			132254	5-001-5-19-205	FEE + MILEAGE	25.00	
					WARRANT TOTAL		25.00
113788	AP	05/14/2025	99	MICHAEL VAN CORDELL			

FMWARREGR2		LEAVENWORTH COUNTY				5/22/25	10:32:12
JSCHERMBEC		WARRANT REGISTER					Page 3
START DATE: 05/14/2025 END DATE: 05/22/2025							
TYPES OF CHECKS SELECTED: * ALL TYPES							
CHECK RANGE SELECTED: * No Check Range Selected							
WARRANT	CHK	WARRANT	VEND #/	VENDOR NAME/			
NUMBER	TYPE	DATE	PCH DOC #	ACCOUNT NUMBER	DESCRIPTION	AMOUNT	TOTAL
			132255	5-001-5-19-205	FEE + MILEAGE	59.80	
					WARRANT TOTAL		59.80
113789	AP	05/14/2025	99	TEDDY CARL CRANFORD			
			132256	5-001-5-19-205	FEE + MILEAGE	37.60	
					WARRANT TOTAL		37.60
113790	AP	05/14/2025	99	KAREN LYNN FINAN			
			132257	5-001-5-19-205	FEE + MILEAGE	40.40	
					WARRANT TOTAL		40.40
113791	AP	05/14/2025	99	BRANDY LYNN HAMILTON			
			132258	5-001-5-19-205	FEE + MILEAGE	59.80	
					WARRANT TOTAL		59.80
113792	AP	05/14/2025	99	NICOLE ERIN HANCOCK			
			132259	5-001-5-19-205	FEE + MILEAGE	69.60	
					WARRANT TOTAL		69.60
113793	AP	05/14/2025	99	MICHAEL ALAN HARRIS			
			132260	5-001-5-19-205	FEE + MILEAGE	43.20	
					WARRANT TOTAL		43.20
113794	AP	05/14/2025	99	VICTORIA GRACE HARRIS			
			132261	5-001-5-19-205	FEE + MILEAGE	32.00	
					WARRANT TOTAL		32.00
113795	AP	05/14/2025	99	STARLA ANN JONES			
			132262	5-001-5-19-205	FEE + MILEAGE	83.60	
					WARRANT TOTAL		83.60
113796	AP	05/14/2025	99	JACQUELYN PAIGE KENTON			
			132263	5-001-5-19-205	FEE + MILEAGE	50.00	
					WARRANT TOTAL		50.00
113797	AP	05/14/2025	99	JENNIFER LEA KOOSER			
			132264	5-001-5-19-205	FEE + MILEAGE	54.40	
					WARRANT TOTAL		54.40
113798	AP	05/14/2025	99	SUSAN ELIZABETH KUZMIC			
			132265	5-001-5-19-205	FEE + MILEAGE	55.80	
					WARRANT TOTAL		55.80
113799	AP	05/14/2025	99	BRITTANY LYNETTE LAMBERT			
			132266	5-001-5-19-205	FEE	50.00	
					WARRANT TOTAL		50.00
113800	AP	05/14/2025	99	LISA MARIE MARCH			
			132267	5-001-5-19-205	FEE + MILEAGE	50.20	
					WARRANT TOTAL		50.20
113801	AP	05/14/2025	99	MICHELLE DIANE MC AFOOS			
			132268	5-001-5-19-205	FEE + MILEAGE	44.60	
					WARRANT TOTAL		44.60
113802	AP	05/14/2025	99	KIMBERLY SUE MC MILLIAN			
			132269	5-001-5-19-205	FEE + MILEAGE	50.00	
					WARRANT TOTAL		50.00
113803	AP	05/14/2025	99	TRENTON SCOTT PERKINS			
			132270	5-001-5-19-205	FEE+ MILEAGE	68.40	
					WARRANT TOTAL		68.40
113804	AP	05/14/2025	99	MARK JAMES POFF			
			132271	5-001-5-19-205	FEE + MILEAGE	57.20	
					WARRANT TOTAL		57.20

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JSCHERMBEC		WARRANT REGISTER					Page 4
START DATE: 05/14/2025 END DATE: 05/22/2025							
TYPES OF CHECKS SELECTED: * ALL TYPES							
CHECK RANGE SELECTED: * No Check Range Selected							
WARRANT	CHK	WARRANT	VEND #/	VENDOR NAME/			
<u>NUMBER</u>	<u>TYPE</u>	<u>DATE</u>	<u>PCH DOC #</u>	<u>ACCOUNT NUMBER</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>TOTAL</u>
113805	AP	05/14/2025	99	PAMELLA RUTH PUTTHOFF			
			132272	5-001-5-19-205	FEE + MILEAGE	54.40	
					WARRANT TOTAL		54.40
113806	AP	05/14/2025	99	RANDALL HARTWELL PYFROM JR			
			132273	5-001-5-19-205	FEE + MILEAGE	41.80	
					WARRANT TOTAL		41.80
113807	AP	05/14/2025	99	WILLIAM HENRY RIESTER III			
			132274	5-001-5-19-205	FEE + MILEAGE	58.40	
					WARRANT TOTAL		58.40
113808	AP	05/14/2025	99	NANCY JOYCE ROUNDA			
			132275	5-001-5-19-205	FEE + MILEAGE	44.60	
					WARRANT TOTAL		44.60
113809	AP	05/14/2025	99	ANGELA WRIGHT ROWCLIFFE			
			132276	5-001-5-19-205	MILE + FEE	47.40	
					WARRANT TOTAL		47.40
113810	AP	05/14/2025	99	KATHERINE MARIE SAMMONS			
			132277	5-001-5-19-205	FEE + MILEAGE	34.80	
					WARRANT TOTAL		34.80
113811	AP	05/14/2025	99	MAKENZIE LYNN SAMPLE			
			132278	5-001-5-19-205	FEE + MILEAGE	47.40	
					WARRANT TOTAL		47.40
113812	AP	05/14/2025	99	KEVIN JAMES SHELTON			
			132279	5-001-5-19-205	FEE + MILEAGE	65.60	
					WARRANT TOTAL		65.60
113813	AP	05/14/2025	99	ROSEMARY RIMMELE SNOW			
			132280	5-001-5-19-205	JURY FEE	50.00	
					WARRANT TOTAL		50.00
113814	AP	05/14/2025	99	PAUL RICHARD SOPTICK III			
			132281	5-001-5-19-205	FEE + MILEAGE	60.00	
					WARRANT TOTAL		60.00
113815	AP	05/14/2025	99	ALLAN FRANCIS STORK			
			132282	5-001-5-19-205	FEE + MILEAGE	51.60	
					WARRANT TOTAL		51.60
113816	AP	05/14/2025	99	JACOB STUART SWEENEY			
			132283	5-001-5-19-205	FEE + MILEAGE	87.80	
					WARRANT TOTAL		87.80
113817	AP	05/14/2025	99	LANA TAYIEM-WAHBEH			
			132284	5-001-5-19-205	FEE + MILEAGE	30.60	
					WARRANT TOTAL		30.60
113818	AP	05/14/2025	99	CONNIE MARIE THOMAS			
			132285	5-001-5-19-205	FEE + MILEAGE	44.60	
					WARRANT TOTAL		44.60
113819	AP	05/14/2025	99	RANDY WAYNE THOMPSON			
			132286	5-001-5-19-205	FEE + MILEAGE	32.00	
					WARRANT TOTAL		32.00
113820	AP	05/14/2025	99	SARAH MARIE TORNEDEN			
			132287	5-001-5-19-205	FEE + MILEAGE	68.40	
					WARRANT TOTAL		68.40
113821	AP	05/14/2025	99	KATIE JEAN WILLIAMS			
			132288	5-001-5-19-205	JURY FEE	25.00	

FMWARREGR2		LEAVENWORTH COUNTY				5/22/25	10:32:12
JSCHERMBEC		WARRANT REGISTER					Page 5
START DATE: 05/14/2025 END DATE: 05/22/2025							
TYPES OF CHECKS SELECTED: * ALL TYPES							
CHECK RANGE SELECTED: * No Check Range Selected							
WARRANT	CHK	WARRANT	VEND #/	VENDOR NAME/			
NUMBER	TYPE	DATE	PCH DOC #	ACCOUNT NUMBER	DESCRIPTION	AMOUNT	TOTAL
					WARRANT TOTAL		25.00
113822	AP	05/14/2025	99	PATTI MARIE WORKS			
			132289	5-001-5-19-205	FEE + MILEAGE	47.40	
					WARRANT TOTAL		47.40
113823	AP	05/14/2025	11469	KANSAS JUDICIAL COUNCIL			
			132240	5-001-5-19-301	PIK CRIMINAL 4TH 2024 SUPP VOU	430.00	
					WARRANT TOTAL		430.00
113824	AP	05/14/2025	4755	LEAVENWORTH PAPER AND OFFICE S			
			132237	5-001-5-19-301	OFFICE SUPPLIES CSO VOUCHER	1,507.77	
			132238	5-001-5-19-301	OFFICE SUPPLIES CLERK VOUCHER	1,097.00	
					WARRANT TOTAL		2,604.77
113825	AP	05/14/2025	1991	MID-AMERICA REGIONAL COUNCIL			
			132300	5-174-5-00-210	APRIL 2025 911 EXPENSES	33,263.55	
					WARRANT TOTAL		33,263.55
113826	AP	05/14/2025	3	COUNCIL ON AGING			
			132299	5-144-5-00-3	SUPPLIES	93.00	
					WARRANT TOTAL		93.00
113827	AP	05/14/2025	9759	BALL'S FOOD STORES			
			132231	5-001-5-19-205	JURY SUPPLIES VOUCHER 127	13.96	
					WARRANT TOTAL		13.96
113828	AP	05/14/2025	224	PRIME HEALTHCARE SERVICES			
			132234	5-001-5-07-219	INMATE HOSPITAL BILL	358.75	
					WARRANT TOTAL		358.75
113829	AP	05/14/2025	2612	QUALITY REPORTING			
			132232	5-001-5-19-251	TRANSCRIPT FEE 2024 CR 406	352.00	
					WARRANT TOTAL		352.00
113830	AP	05/14/2025	7098	QUILL CORP			
			132243	5-001-5-01-301	SUPPLIES	152.99	
			132243	5-001-5-01-301	SUPPLIES	15.14	
					WARRANT TOTAL		168.13
113831	AP	05/14/2025	632	RURAL WATER DIST NO 8			
			132296	5-133-5-00-214	WATER METER LV SHOP	80.45	
			132296	5-133-5-00-214	WATER METER LV SHOP	292.78	
					WARRANT TOTAL		373.23
113832	AP	05/14/2025	113	SUMNERONE INC			
			132236	5-001-5-19-301	STAPLERS FOR FRONT OFFICE COPI	80.60	
					WARRANT TOTAL		80.60
113833	AP	05/14/2025	433	TONGANOXIE CITY			
			132294	5-001-5-14-220	725 LAIMING RD 3-14-4-15	63.29	
					WARRANT TOTAL		63.29
113834	AP	05/14/2025	684	VERITIV CORPORATION			
			132235	5-001-5-07-359	FLOOR STRIPPER	51.47	
					WARRANT TOTAL		51.47
113835	AP	05/14/2025	100	BETTY KANE			
			132244	5-001-5-14-221	VOUCHER 117	60.00	
					WARRANT TOTAL		60.00
113836	AP	05/14/2025	100	PEGGY ANN SWOPES			
			132245	5-001-5-14-221	VOUCHER 117 WITNESS FEE	187.40	
					WARRANT TOTAL		187.40
113837	AP	05/14/2025	100	STACEY COLE			

START DATE: 05/14/2025 END DATE: 05/22/2025

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
			132246	5-001-5-14-221	WITNESS FEE VOUCHER 117	25.00	
					WARRANT TOTAL		25.00
113838	AP	05/14/2025	100	KEVIN JOSEPH FALLON			
			132247	5-001-5-14-221	WITNESS FEE VOUCHER 117	82.26	
					WARRANT TOTAL		82.26
113839	AP	05/14/2025	100	HOWARD ANDERSON III			
			132249	5-001-5-19-205	FEE + MILEAGE	25.00	
					WARRANT TOTAL		25.00
113840	AP	05/19/2025	2138	ABSOLUTE COMFORT TECHNOLOGIES			
			132439	5-174-5-00-210	KICKAPOO MAINTENACE	395.00	
			132439	5-174-5-00-210	KICKAPOO MAINTENACE	175.00	
			132440	5-174-5-00-210	EISENHOWER AND TONGANOXIE TOWE	395.00	
			132440	5-174-5-00-210	EISENHOWER AND TONGANOXIE TOWE	175.00	
			132440	5-174-5-00-210	EISENHOWER AND TONGANOXIE TOWE	175.00	
			132440	5-174-5-00-210	EISENHOWER AND TONGANOXIE TOWE	395.00	
			132441	5-174-5-00-210	FT LV AND LEAVENWORTH CITES	395.00	
			132441	5-174-5-00-210	FT LV AND LEAVENWORTH CITES	175.00	
			132446	5-174-5-00-210	GENERATOR AND HVAC	776.30	
					WARRANT TOTAL		3,056.30
113841	AP	05/19/2025	13088	APPRAISER'S EDUCATION FUND			
			132400	5-001-5-41-202	USPAP 25 SALINA	325.00	
					WARRANT TOTAL		325.00
113842	AP	05/19/2025	6049	AT&T			
			132390	5-001-5-07-210	SVC 03/09/2025 04/08/2025	313.06	
					WARRANT TOTAL		313.06
113843	AP	05/19/2025	18253	AT&T MOBILITY			
			132313	5-001-5-06-216	MIFI SVC PRIL	43.23	
			132313	5-001-5-06-216	MIFI SVC PRIL	43.23	
			132413	5-001-5-07-210	MONTHLY SVC APRIL	4,278.02	
			132373	5-108-5-00-219	WIRELESS 287283512848	165.42	
			132377	5-126-5-00-210	WIRELESS SERVICE 287298469018	251.80	
			132398	5-136-5-00-206	WIRELESS SRV 287298469018	50.36	
			132398	5-136-5-00-225	WIRELESS SRV 287298469018	50.36	
			132398	5-136-5-00-246	WIRELESS SRV 287298469018	100.72	
			132401	5-138-5-00-226	WIRELESS SRV 287298469018	201.44	
					WARRANT TOTAL		5,184.58
113844	AP	05/19/2025	1737	AT&T			
			132443	5-174-5-00-210	KDOT SITE BONNER SVC 4/25-5/2	439.56	
			132444	5-174-5-00-210	FT LEAVENWORTH	549.69	
			132444	5-174-5-00-210	FT LEAVENWORTH	549.69	
			132444	5-174-5-00-210	FT LEAVENWORTH	549.69	
			132444	5-174-5-00-210	FT LEAVENWORTH	40.40	
					WARRANT TOTAL		2,129.03
113845	AP	05/19/2025	541	JADEN BAILEY			
			132422	5-001-5-06-205	MILEAGE	128.80	
					WARRANT TOTAL		128.80
113846	AP	05/19/2025	23537	BOUND TREE MEDICAL LLC			
			132305	5-001-5-05-381	FIELD SUPPLIES	67.20-	
			132305	5-001-5-05-381	FIELD SUPPLIES	67.20-	
			132305	5-001-5-05-381	FIELD SUPPLIES	197.27-	

FMWARREGR2		LEAVENWORTH COUNTY				5/22/25	10:32:12
JSCHERMBEC		WARRANT REGISTER					Page 7
START DATE: 05/14/2025 END DATE: 05/22/2025							
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CHECK RANGE SELECTED: * No Check Range Selected							
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NUMBER	TYPE	DATE	PCH DOC #	ACCOUNT NUMBER	DESCRIPTION	AMOUNT	TOTAL
			132305	5-001-5-05-381	FIELD SUPPLIES	1,443.20	
			132305	5-001-5-05-381	FIELD SUPPLIES	201.60	
			132305	5-001-5-05-381	FIELD SUPPLIES	1,425.35	
			132305	5-001-5-05-381	FIELD SUPPLIES	632.85	
			132305	5-001-5-05-381	FIELD SUPPLIES	268.80	
			132305	5-001-5-05-381	FIELD SUPPLIES	582.00	
			132305	5-001-5-05-381	FIELD SUPPLIES	394.54	
			132305	5-001-5-05-381	FIELD SUPPLIES	40.31	
			132305	5-001-5-05-381	FIELD SUPPLIES	1,769.40	
			132305	5-001-5-05-381	FIELD SUPPLIES	856.68-	
					WARRANT TOTAL		5,569.70
113847	AP	05/19/2025	283	ROBERT BUSETTI			
			132383	5-001-5-07-219	INMATE MONTHLY FEES DENTIST	350.00	
					WARRANT TOTAL		350.00
113848	AP	05/19/2025	198	COLLINS AUTOMOTIVE LLC			
			132369	5-001-5-07-213	ALIGNMENT UNIT 120 VIN 9522	117.65	
			132412	5-001-5-07-213	FRONT AND REAR ALIGNMENT UNT 1	117.65	
					WARRANT TOTAL		235.30
113849	AP	05/19/2025	362	BENJAMIN CASAD			
			132410	5-001-5-09-231	COURT APPOINTED ATTONEY	3,000.00	
					WARRANT TOTAL		3,000.00
113850	AP	05/19/2025	5637	CLEARWATER ENTERPRISES,LLC			
			132310	5-001-5-05-215	STATION 1	62.43	
					WARRANT TOTAL		62.43
113851	AP	05/19/2025	1220	CULLIGAN OF GREATER KANSAS CIT			
			132379	5-126-5-00-225	WATER/COOLER RENTAL 1220762	42.00	
			132393	5-136-5-00-203	WATER/COOLER SRV 1274542	21.00	
			132393	5-136-5-00-223	WATER/COOLER SRV 1274542	21.00	
					WARRANT TOTAL		84.00
113852	AP	05/19/2025	902	DEBS RIVERVIEW LLC			
			132371	5-001-5-07-266	SHELTERING SERVICES	1,447.03	
					WARRANT TOTAL		1,447.03
113853	AP	05/19/2025	858	ENTERPRISE FM TRUST			
			132375	5-115-5-00-408	641441 LEASE PAYMENT	3,409.22	
					WARRANT TOTAL		3,409.22
113854	AP	05/19/2025	1227	EVANS REAL ESTATE CO			
			132453	5-001-5-14-224	TODD THOMPSON AND MIKE STIEBEN	100.00	
			132453	5-001-5-14-224	TODD THOMPSON AND MIKE STIEBEN	100.00	
					WARRANT TOTAL		200.00
113855	AP	05/19/2025	1011	FEDEX			
			132386	5-001-5-19-302	TRANSPORTAT ION CHARGES	28.04	
			132387	5-001-5-19-302	TRANSPORTATION CHARGER	2.24	
					WARRANT TOTAL		30.28
113856	AP	05/19/2025	2410	FIRST CALL INC			
			132405	5-001-5-13-211	TRANSPORTATION	2,100.00	
					WARRANT TOTAL		2,100.00
113857	AP	05/19/2025	971	GALLS			
			132365	5-001-5-07-350	UNIFORMS	252.34	
					WARRANT TOTAL		252.34
113858	AP	05/19/2025	268	GEN DIGITAL, INC.			

FMWARREGR2	LEAVENWORTH COUNTY					5/22/25	10:32:12
JSCHERMBEC	WARRANT REGISTER						Page 8
START DATE: 05/14/2025 END DATE: 05/22/2025							
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CHECK RANGE SELECTED: * No Check Range Selected							
WARRANT NUMBER	CHK TYPE	WARRANT DATE	VEND #/ PCH DOC #	VENDOR NAME/ ACCOUNT NUMBER	DESCRIPTION	AMOUNT	TOTAL
			132450	5-510-2-00-941	MAY PREMIUMS	2,163.10	
					WARRANT TOTAL		2,163.10
113859	AP	05/19/2025	193	GMIS INTERNATIONAL			
			132392	5-001-5-18-202	MEMBERSHIP DUES	300.00	
					WARRANT TOTAL		300.00
113860	AP	05/19/2025	709	WILLIAM GOTTSCHALK			
			132424	5-001-5-06-205	MILEAGE	63.00	
					WARRANT TOTAL		63.00
113861	AP	05/19/2025	4465	GRONIS HARDWARE INC			
			132384	5-001-5-07-301	JAIL MAINTENANCE	9.20	
			132384	5-001-5-07-305	JAIL MAINTENANCE	29.74	
			132384	5-001-5-07-357	JAIL MAINTENANCE	4.80	
			132384	5-001-5-07-357	JAIL MAINTENANCE	30.16	
			132384	5-001-5-07-357	JAIL MAINTENANCE	5.52	
			132384	5-001-5-07-359	JAIL MAINTENANCE	11.20	
			132384	5-001-5-07-359	JAIL MAINTENANCE	23.98	
			132384	5-001-5-07-360	JAIL MAINTENANCE	17.85	
					WARRANT TOTAL		132.45
113862	AP	05/19/2025	28526	THE GUIDANCE CENTER	(TRAINING		
			132391	5-135-5-00-201	APRIL 2025 SALARY & BENEFITS R	7,275.76	
					WARRANT TOTAL		7,275.76
113863	AP	05/19/2025	1941	LAW OFFICE OF E ELAINE HALLEY			
			132403	5-001-5-09-231	CONTRACT	3,000.00	
					WARRANT TOTAL		3,000.00
113864	AP	05/19/2025	754	JANA HARRIS			
			132370	5-001-5-07-219	JAIL INMATE MEDICAL SERVICES	6,250.00	
					WARRANT TOTAL		6,250.00
113865	AP	05/19/2025	22605	HINCKLEY SPRINGS			
			132395	5-001-5-11-208	FILTRATION SYSYSTEMS	51.74	
			132433	5-160-5-00-263	WATER DELIVERY	273.28	
					WARRANT TOTAL		325.02
113866	AP	05/19/2025	27486	INSIGHT			
			132312	5-001-5-18-254	DUO SUBSCRIPTION	12,190.76	
					WARRANT TOTAL		12,190.76
113867	AP	05/19/2025	2505	INTRINSIC INTERVENTIONS			
			132380	5-127-5-00-3	LAB COST	25.00	
			132380	5-127-5-00-3	LAB COST	25.00	
			132380	5-127-5-00-3	LAB COST	50.00	
			132380	5-127-5-00-3	LAB COST	25.00	
			132380	5-127-5-00-3	LAB COST	25.00	
					WARRANT TOTAL		150.00
113868	AP	05/19/2025	99	CHRISTINA LEANN ANDERSON			
			132319	5-001-5-19-205	MILEAGE AND FEE	53.00	
					WARRANT TOTAL		53.00
113869	AP	05/19/2025	99	LAURA JANINE ANDREWS			
			132320	5-001-5-19-205	FEE + MILEAGE	54.40	
					WARRANT TOTAL		54.40
113870	AP	05/19/2025	99	JUSTIN SAMUAL BAIER			
			132321	5-001-5-19-205	FEE + MILEAGE	60.00	
					WARRANT TOTAL		60.00

FMWARREGR2		LEAVENWORTH COUNTY					5/22/25	10:32:12
JSCHERMBEC		WARRANT REGISTER						Page 9
START DATE: 05/14/2025 END DATE: 05/22/2025								
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CHECK RANGE SELECTED: * No Check Range Selected								
WARRANT	CHK	WARRANT	VEND #/	VENDOR NAME/				
NUMBER	TYPE	DATE	PCH DOC #	ACCOUNT NUMBER	DESCRIPTION		AMOUNT	TOTAL
113871	AP	05/19/2025	99	TED J BORDMAN				
			132322	5-001-5-19-205	FEE + MILEAGE		51.60	
					WARRANT TOTAL			51.60
113872	AP	05/19/2025	99	PHOEBE ISABELLA MARIE DOBBS				
			132323	5-001-5-19-205	FEE + MILEAGE		25.00	
					WARRANT TOTAL			25.00
113873	AP	05/19/2025	99	SAMANTHA JOE DONLEY				
			132324	5-001-5-19-205	FEE + MILEAGE		47.40	
					WARRANT TOTAL			47.40
113874	AP	05/19/2025	99	ELIZABETH MARIE DORR				
			132325	5-001-5-19-205	FEE + MILEAGE		43.20	
					WARRANT TOTAL			43.20
113875	AP	05/19/2025	99	JONATHAN CRAIG DOWTY				
			132326	5-001-5-19-205	FEE + MILEAGE		36.20	
					WARRANT TOTAL			36.20
113876	AP	05/19/2025	99	PHILLIP SCOTT FINNEY				
			132327	5-001-5-19-205	FEE + MILEAGE		25.00	
					WARRANT TOTAL			25.00
113877	AP	05/19/2025	99	WYATT FLACK				
			132328	5-001-5-19-205	FEE + MILEAGE		50.00	
					WARRANT TOTAL			50.00
113878	AP	05/19/2025	99	CHRISTIAN MICHAEL FOSTER				
			132329	5-001-5-19-205	FEE + MILEAGE		79.40	
					WARRANT TOTAL			79.40
113879	AP	05/19/2025	99	MICHAEL D FRYE				
			132330	5-001-5-19-205	FEE + MILEAGE		86.40	
					WARRANT TOTAL			86.40
113880	AP	05/19/2025	99	MACHELE S GANTT				
			132331	5-001-5-19-205	FEE + MILEAGE		43.20	
					WARRANT TOTAL			43.20
113881	AP	05/19/2025	99	LAURA LEIGH GAWECKI				
			132332	5-001-5-19-205	FEE + MILEAGE		50.00	
					WARRANT TOTAL			50.00
113882	AP	05/19/2025	99	JANSEELY J GLICK				
			132333	5-001-5-19-205	FEE + MILEAGE		50.00	
					WARRANT TOTAL			50.00
113883	AP	05/19/2025	99	DIANNA L GOODSON				
			132334	5-001-5-19-205	FEE + MILEAGE		62.60	
					WARRANT TOTAL			62.60
113884	AP	05/19/2025	99	RYAN MICHAEL GOSS				
			132335	5-001-5-19-205	JURY + MILEAGE		58.40	
					WARRANT TOTAL			58.40
113885	AP	05/19/2025	99	ISIAH REY GRIEGO				
			132336	5-001-5-19-205	FEE + MILEAGE		25.00	
					WARRANT TOTAL			25.00
113886	AP	05/19/2025	99	ROSA MARIA HEREDIA				
			132337	5-001-5-19-205	MILEAGE AND FEE		55.80	
					WARRANT TOTAL			55.80
113887	AP	05/19/2025	99	KEVIN EDWARD HORNER				
			132338	5-001-5-19-205	FEE + MILEAGE		53.00	

FMWARREGR2		LEAVENWORTH COUNTY				5/22/25	10:32:12
JSCHERMBEC		WARRANT REGISTER					Page 10
START DATE: 05/14/2025 END DATE: 05/22/2025							
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CHECK RANGE SELECTED: * No Check Range Selected							
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NUMBER	TYPE	DATE	PCH DOC #	ACCOUNT NUMBER	DESCRIPTION	AMOUNT	TOTAL
					WARRANT TOTAL		53.00
113888	AP	05/19/2025	99	JOHN REID HORTON			
			132339	5-001-5-19-205	FEE + MILEAGE	40.40	
					WARRANT TOTAL		40.40
113889	AP	05/19/2025	99	DOUGLAS E LANE			
			132340	5-001-5-19-205	FEE + MILEAGE	50.00	
					WARRANT TOTAL		50.00
113890	AP	05/19/2025	99	ALLENA LOUISE LEIGHTY			
			132341	5-001-5-19-205	FEE + MILEAGE	36.20	
					WARRANT TOTAL		36.20
113891	AP	05/19/2025	99	BRIAN WILLAIM LINDELOF			
			132342	5-001-5-19-205	FEE + MILEAGE	44.60	
					WARRANT TOTAL		44.60
113892	AP	05/19/2025	99	KELLI NICHOLE LOBER			
			132343	5-001-5-19-205	FEE + MILEAGE	50.00	
					WARRANT TOTAL		50.00
113893	AP	05/19/2025	99	WALDO B MARTINEZ			
			132344	5-001-5-19-205	FEE + MILEAGE	25.00	
					WARRANT TOTAL		25.00
113894	AP	05/19/2025	99	BREANNA COLLETTE MCCrackEN			
			132345	5-001-5-19-205	FEE + MILEAGE	25.00	
					WARRANT TOTAL		25.00
113895	AP	05/19/2025	99	JENNIFER ANN MURRAY			
			132346	5-001-5-19-205	FEE + MILEAGE	50.00	
					WARRANT TOTAL		50.00
113896	AP	05/19/2025	99	AMY LYN O'ROURKE			
			132347	5-001-5-19-205	FEE + MILEAGE	46.00	
					WARRANT TOTAL		46.00
113897	AP	05/19/2025	99	JEFFREY CANDLER PERRY			
			132348	5-001-5-19-205	FEE + MILEAGE	25.00	
					WARRANT TOTAL		25.00
113898	AP	05/19/2025	99	CHRISTINA MARIE ROBERTS			
			132349	5-001-5-19-205	FEE + MILEAGE	25.00	
					WARRANT TOTAL		25.00
113899	AP	05/19/2025	99	MICHELLE RENEE RUSSELL			
			132350	5-001-5-19-205	MILEAGE + FEE	46.00	
					WARRANT TOTAL		46.00
113900	AP	05/19/2025	99	VIVIAN ANN SANDERS			
			132351	5-001-5-19-205	MILEAGE AND FEE	79.40	
					WARRANT TOTAL		79.40
113901	AP	05/19/2025	99	SAMUAL ANDREW STILWELL			
			132352	5-001-5-19-205	MILEAGE AND FEE	30.60	
					WARRANT TOTAL		30.60
113902	AP	05/19/2025	99	STUART WAYNE SWEENEY			
			132353	5-001-5-19-205	MILEAGE AND FEE	65.60	
					WARRANT TOTAL		65.60
113903	AP	05/19/2025	99	AIMEE JEANETTE			
			132354	5-001-5-19-205	MILEAGE AND FEE	54.40	
					WARRANT TOTAL		54.40
113904	AP	05/19/2025	99	LYUBOV VORONIN			

FMWARREGR2		LEAVENWORTH COUNTY				5/22/25	10:32:12
JSCHERMBEC		WARRANT REGISTER					Page 11
START DATE: 05/14/2025 END DATE: 05/22/2025							
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CHECK RANGE SELECTED: * No Check Range Selected							
WARRANT	CHK	WARRANT	VEND #/	VENDOR NAME/			
NUMBER	TYPE	DATE	PCH DOC #	ACCOUNT NUMBER	DESCRIPTION	AMOUNT	TOTAL
			132355	5-001-5-19-205	MILEAGE AND FEE	90.60	
					WARRANT TOTAL		90.60
113905	AP	05/19/2025	99	JUNE MARIE WALKER			
			132356	5-001-5-19-205	MILEAGE AND FEE	25.00	
					WARRANT TOTAL		25.00
113906	AP	05/19/2025	2518	KANSAS INK & THREAD LLC			
			132372	5-104-5-00-212	POLOS & JACKETS	1,022.76	
					WARRANT TOTAL		1,022.76
113907	AP	05/19/2025	11469	KANSAS JUDICIAL COUNCIL			
			132360	5-001-5-11-307	2 PATTERN INSTRUCTIONS FOR KAN	190.00	
					WARRANT TOTAL		190.00
113908	AP	05/19/2025	834	KANSAS LEGAL SERVICES, INC			
			132425	5-001-5-09-231	COURT APPOINTED ATTORNEY	9,132.00	
					WARRANT TOTAL		9,132.00
113909	AP	05/19/2025	54	KONEXUS INC			
			132306	5-001-5-07-208	ALERTSENSE CORE	8,625.00	
					WARRANT TOTAL		8,625.00
113910	AP	05/19/2025	9271	CITY OF LANSING			
			132435	5-160-5-00-210	SVC APRIL	27.90	
					WARRANT TOTAL		27.90
113911	AP	05/19/2025	4755	LEAVENWORTH PAPER AND OFFICE S			
			132426	5-145-5-00-301	OFFICE SUPPLIES 12448	149.24	
					WARRANT TOTAL		149.24
113912	AP	05/19/2025	1780	LEXECO			
			132428	5-160-5-00-212	CRUSHED ASPHALT	1,051.20	
					WARRANT TOTAL		1,051.20
113913	AP	05/19/2025	17677	LEXISNEXIS RISK DATA MGMT (ACC			
			132409	5-001-5-09-203	MARCH 2025 MINIMUM COMMITMENT	50.00	
					WARRANT TOTAL		50.00
113914	AP	05/19/2025	705	MARCUS MAJURE			
			132414	5-001-5-06-205	MILEAGE FOR PLANNING MEETING	92.40	
					WARRANT TOTAL		92.40
113915	AP	05/19/2025	2419	MCKESSON MEDICAL SURGICAL			
			132366	5-001-5-07-219	MEDICAL SUPPLIES	56.30	
			132366	5-001-5-07-219	MEDICAL SUPPLIES	24.21	
			132366	5-001-5-07-219	MEDICAL SUPPLIES	49.55	
			132366	5-001-5-07-219	MEDICAL SUPPLIES	82.69	
					WARRANT TOTAL		212.75
113916	AP	05/19/2025	1659	MIDWEST CARD & ID			
			132397	5-001-5-14-301	ID CARD SUPPLIES	903.75	
					WARRANT TOTAL		903.75
113917	AP	05/19/2025	105	MIDWEST MOBILE RADIO SERVICE			
			132362	5-001-5-05-280	RADIO SVC 5-1-5-30	228.00	
			132362	5-001-5-05-280	RADIO SVC 5-1-5-30	215.00	
			132363	5-001-5-07-208	SVC MAY 30	20.00	
			132363	5-001-5-07-208	SVC MAY 30	175.00	
			132363	5-001-5-07-208	SVC MAY 30	230.00	
			132363	5-001-5-07-208	SVC MAY 30	535.00	
			132363	5-001-5-07-208	SVC MAY 30	146.00	
			132368	5-001-5-07-213	SHOP SERVICE UNIT 101	151.55	

START DATE: 05/14/2025 END DATE: 05/22/2025

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
			132429	5-001-5-07-353	POLICE EQUIPMENT	81.81	
			132431	5-108-5-00-601	RADIO MAINTENANCE	75.00	
			132442	5-174-5-00-261	REPAIR AND REMOVAL	151.55	
			132442	5-174-5-00-261	REPAIR AND REMOVAL	606.00	
					WARRANT TOTAL		2,614.91
113918	AP	05/19/2025	2059	MIDWEST OFFICE TECHNOLOGY INC			
			132376	5-118-5-00-301	TONER OPL223_K	59.75	
			132376	5-118-5-00-301	TONER OPL223_K	62.27	
			132449	5-198-5-18-301	SVC MAY	94.50	
					WARRANT TOTAL		216.52
113919	AP	05/19/2025	2666	MICAH BRAY			
			132358	5-001-5-11-211	KCMO CONFERENCE PARKING	64.00	
					WARRANT TOTAL		64.00
113920	AP	05/19/2025	2666	TIFFANY MENDEZ			
			132396	5-001-5-41-202	USPAP IN SALINA	162.00	
			132402	5-001-5-41-202	USPAP IN SALINA	27.00	
					WARRANT TOTAL		189.00
113921	AP	05/19/2025	2666	VANIA MURRAY			
			132451	5-108-5-00-280	REIMBURSEMENT	40.00	
					WARRANT TOTAL		40.00
113922	AP	05/19/2025	2962	MOTOROLA SOLUTIONS CREDIT CO			
			132447	5-174-5-00-261	MAINTENANCE AND MONITORING RAD	52,844.99	
					WARRANT TOTAL		52,844.99
113923	AP	05/19/2025	196	OLSSON, INC			
			132399	5-001-5-06-206	PROFESSIONAL SERVICES 4/05/202	21,121.50	
			132388	5-133-5-00-213	PROFESSIONAL SRV THRU 4/5/2025	21,121.50	
					WARRANT TOTAL		42,243.00
113924	AP	05/19/2025	621	ROBERT OWENS			
			132416	5-001-5-06-205	MILEAGE	33.60	
					WARRANT TOTAL		33.60
113925	AP	05/19/2025	944	DONALD G PARR, JR			
			132385	5-220-5-02-400	PERMANENT EASMENT	14,733.42	
					WARRANT TOTAL		14,733.42
113926	AP	05/19/2025	427	JORDAN PEMBLE			
			132407	5-001-5-09-231	COURT APPOINTED ATTORNEY	8,378.75	
					WARRANT TOTAL		8,378.75
113927	AP	05/19/2025	770	BASEHOR UNITED METHODIST CHURC			
			132406	5-145-5-00-246	2025 UTILITY RENT BASEHOR SITE	136.00	
			132406	5-145-5-05-202	2025 UTILITY RENT BASEHOR SITE	58.00	
			132406	5-145-5-07-202	2025 UTILITY RENT BASEHOR SITE	6.00	
					WARRANT TOTAL		200.00
113928	AP	05/19/2025	865	WEST HAVEN BAPTIST CHURCH			
			132421	5-145-5-00-246	2025 UTILITY/RENT-TONGI SITE	136.00	
			132421	5-145-5-05-202	2025 UTILITY/RENT-TONGI SITE	58.00	
			132421	5-145-5-07-202	2025 UTILITY/RENT-TONGI SITE	6.00	
					WARRANT TOTAL		200.00
113929	AP	05/19/2025	7098	QUILL CORP			
			132389	5-001-5-01-301	SUPPLIES	45.99	
			132364	5-001-5-07-301	OFFICE SUPPLIES	890.00	
			132364	5-001-5-07-301	OFFICE SUPPLIES	233.94	

FMWARREG2		LEAVENWORTH COUNTY				5/22/25	10:32:12
JUSCHERMBEC		WARRANT REGISTER					Page 13
START DATE: 05/14/2025 END DATE: 05/22/2025							
TYPES OF CHECKS SELECTED: * ALL TYPES							
CHECK RANGE SELECTED: * No Check Range Selected							
WARRANT	CHK	WARRANT	VEND #/	VENDOR NAME/			
NUMBER	TYPE	DATE	PCH DOC #	ACCOUNT NUMBER	DESCRIPTION	AMOUNT	TOTAL
			132378	5-126-5-00-321	OFFICE SUPPLIES 5645204	181.73	
					WARRANT TOTAL		1,351.66
113930	AP	05/19/2025	17209	REDDI SERVICES			
			132432	5-160-5-00-263	MAY 1500 GALS	375.00	
					WARRANT TOTAL		375.00
113931	AP	05/19/2025	1867	REDWOOD TOXICOLOGY LABORATORY			
			132448	5-196-5-00-201	DRUG TEST SUPPLIES	95.24	
					WARRANT TOTAL		95.24
113932	AP	05/19/2025	943	MATTHEW RICH			
			132304	5-001-5-09-231	COURT APPOINTED ATTORNEY	384.00	
					WARRANT TOTAL		384.00
113933	AP	05/19/2025	21594	STEVEN ROSENTHAL			
			132423	5-001-5-06-205	MILEAGE	110.29	
					WARRANT TOTAL		110.29
113934	AP	05/19/2025	6917	RURAL WATER DIST #1			
			132436	5-160-5-00-210	APRIL WATER METER CHARGES	29.50	
					WARRANT TOTAL		29.50
113936	AP	05/19/2025	15427	STEVE SKEET			
			132420	5-001-5-06-205	MILEAGE	63.00	
					WARRANT TOTAL		63.00
113937	AP	05/19/2025	295	JEFF SPINK			
			132415	5-001-5-06-205	MILEAGE	97.02	
					WARRANT TOTAL		97.02
113938	AP	05/19/2025	1793	ST JOHN HOSPITAL			
			132367	5-001-5-07-219	INMATE MEDICAL OB4921.86	344.16	
					WARRANT TOTAL		344.16
113939	AP	05/19/2025	542	ALLAN STORK			
			132417	5-001-5-06-205	MILEAGE	187.18	
					WARRANT TOTAL		187.18
113940	AP	05/19/2025	10703	TIRE TOWN			
			132434	5-160-5-00-207	SCRAP TIRE	500.00	
					WARRANT TOTAL		500.00
113941	AP	05/19/2025	20112	DOUG TYSTAD			
			132418	5-001-5-06-205	MILEAGE	68.60	
					WARRANT TOTAL		68.60
113942	AP	05/19/2025	575	US POSTAL SERVICE (QUADIENT-PO			
			132430	5-001-5-14-302	POSTAGE	9.00	
			132430	5-001-5-14-302	POSTAGE	25.79	
					WARRANT TOTAL		34.79
113943	AP	05/19/2025	684	VERITIV CORPORATION			
			132411	5-001-5-07-359	6 MOP HEADS	28.62	
					WARRANT TOTAL		28.62
113944	AP	05/19/2025	2	WATER DEPT			
			132308	5-001-5-05-215	EMS STATION 3 APRIL 7	71.68	
					WARRANT TOTAL		71.68
113945	AP	05/19/2025	100	CHRISTINA MARIE BRYAN			
			132315	5-001-5-14-221	VOUCHER 137	54.54	
					WARRANT TOTAL		54.54
113946	AP	05/19/2025	100	ASHLEY NICOLE EDWARDS			
			132316	5-001-5-14-221	VOUCHER 137	50.62	

START DATE: 05/14/2025 END DATE: 05/22/2025

TYPES OF CHECKS SELECTED: * ALL TYPES

CHECK RANGE SELECTED: * No Check Range Selected

<u>WARRANT</u> <u>NUMBER</u>	<u>CHK</u> <u>TYPE</u>	<u>WARRANT</u> <u>DATE</u>	<u>VEND #/</u> <u>PCH DOC #</u>	<u>VENDOR NAME/</u> <u>ACCOUNT NUMBER</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>TOTAL</u>
					WARRANT TOTAL		50.62
113947	AP	05/19/2025	100 132317	DIANA L BRYAN-SMITH 5-001-5-14-221	VOUCHER 137	41.66	
					WARRANT TOTAL		41.66
113948	AP	05/19/2025	100 132318	LEO F SMITH III 5-001-5-14-221	VOUCHER 137	41.66	
					WARRANT TOTAL		41.66
					GRAND TOTAL		384,198.15

START DATE: 05/14/2025 END DATE: 05/22/2025

TYPES OF CHECKS SELECTED: * ALL TYPES

CHECK RANGE SELECTED: * No Check Range Selected

FUND SUMMARY

001	GENERAL	113,206.05
104	DRUG PROSECUTOR'S FUND	1,022.76
108	COUNTY HEALTH	280.42
115	EQUIPMENT RESERVE	4,090.14
118	TREASURER TECH FUND	122.02
126	COMM CORR ADULT	490.30
127	COMM CORR ADULT NON GRANT	150.00
133	ROAD & BRIDGE	34,535.62
135	COMM CORR OPIOID	7,275.76
136	COMM CORR JUVENILE	283.21
138	JUV INTAKE & ASSESSMENT	201.44
144	PALS (PETS AND LOVING SENIORS	93.00
145	COUNCIL ON AGING	18,490.26
160	SOLID WASTE MANAGEMENT	3,406.76
171	S TAX CAP RD PROJ: BONDS	385.00
172	AMERICAN RECOVERY PLAN	70,965.54
174	911	94,017.21
196	DRUG TEST & SUPERVISION FEES	95.24
198	SPECIAL GRANTS	94.50
220	CAP IMPR: RD & BRIDGE	32,733.42
222	BOCC FIRE MGMT	96.40
510	PAYROLL CLEARING	2,163.10
	TOTAL ALL FUNDS	384,198.15

**Leavenworth County
Request for Board Action
Case No. DEV-25-003/004
Preliminary & Final Plat Peterson Acres
*Consent Agenda***

Date: May 28, 2025
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-25-003 & 004 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 38.10-acre parcel into five (5) 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 – 3 will be approximately 10 acres in size. Lots 4 & 5 will be approximately 5 acres in size. All lots meet the requirements for the RR-5 zoning district.

Recommendation: The Planning Commission voted 9-0 to recommend approval of Case No.DEV-25-003 & 004, Final Plat for Peterson Acres subject to conditions.

Alternatives:

1. Approve Case No. DEV-25-003 & 004, Final Plat for Peterson Acres, with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-25-003 & 004, Final Plat for Peterson Acres, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-25-003 & 004, Final Plat for Peterson Acres, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

Budgetary Impact:

☒ Not Applicable

- ☐ Budgeted item with available funds
- ☐ Non-Budgeted item with available funds through prioritization
- ☐ Non-Budgeted item with additional funds requested

Total Amount Requested: \$0.00

Additional Attachments: Staff Report, Plat, Planning Commission Minutes

LEAVENWORTH COUNTY
PLANNING COMMISSION
STAFF REPORT

CASE NO: DEV-25-003 & 004 Peterson Acres

May 14, 2025

REQUEST: **Consent Agenda**

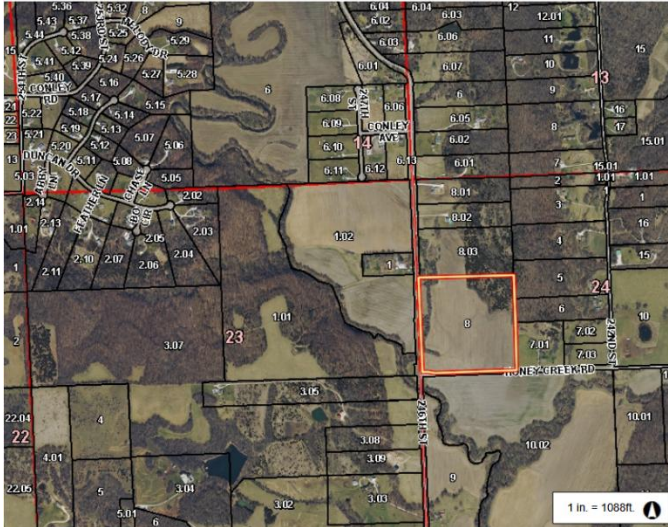
☒ Preliminary Plat

☒ Final Plat

STAFF REPRESENTATIVE:

JOSH SCHWEITZER
Development Planner

SUBJECT PROPERTY: 00000 246th Street.



APPLICANT/APPLICANT AGENT:

Larry Hahn
HAHN SURVEYING
PO Box 1186
Basehor, KS 66007

PROPERTY OWNER:

William & Deborah Peterson
312 Old Colony Court
North Newton, KS 67117

CONCURRENT APPLICATIONS:
NONE

LAND USE

ZONING: RR-5

FUTURE LAND USE DESIGNATION:
RR-2.5

LEGAL DESCRIPTION:

A Minor Subdivision in the Southwest ¼ of the Northwest 1/4 of Section 24, Township 11 South, Range 20, East of the 6th P.M., in Leavenworth County Kansas.

SUBDIVISION: N/A

FLOODPLAIN: Zone A

STAFF RECOMMENDATION: APPROVAL

PROPERTY INFORMATION

ACTION OPTIONS:

1. Recommend approval of Case No. DEV-25-003 & 004, Preliminary & Final Plat for Peterson Acres, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-25-003 & 004, Preliminary & Final Plat for Peterson Acres to the Board of County Commission for the following reasons; or
3. Continue the hearing to another date, time, and place.

PARCEL SIZE: 38.10 ACRES

PARCEL ID NO:
206-24-0-00-00-008

BUILDINGS:
N/A

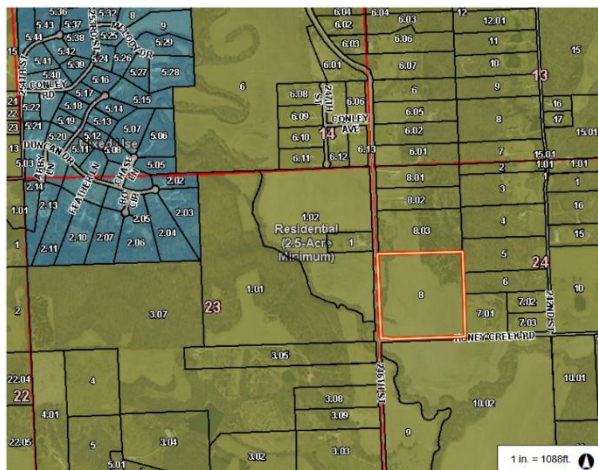
PROJECT SUMMARY:

Request for preliminary and final plat approval to subdivide property located at 00000 246th Street (206-24-0-00-00-008) as Lots 01 through 05 of Peterson Acres.

ACCESS/STREET:

246th Street - Collector, Paved ± 26';
Honey Creek Road - Local, Gravel ± 26'

Location Map: FUTURE LAND USE DESIGNATION



UTILITIES

SEWER: PRIVATE SEPTIC

FIRE: Tonganoxie

WATER: RWD 13

ELECTRIC: FREESTATE

NOTICE & REVIEW:

STAFF REVIEW:
5/6/2025

NEWSPAPER NOTIFICATION:
N/A

NOTICE TO SURROUNDING
PROPERTY OWNERS:
N/A

STANDARDS TO BE CONSIDERED: <i>Type content in each if necessary (delete this afterwards)</i>			
Leavenworth County Zoning and Subdivision Standards: Preliminary Review		Met	Not Met
35-40	Preliminary Plat Content	X	
40-20	Final Plat Content	X	
41-6	Access Management	X	
41-6.B.a-c.	Entrance Spacing	X	
41-6.C.	Public Road Access Management Standards	X	
43	Cross Access Easements	N/A	
50-20	Utility Requirements	X	
50-30	Other Requirements	X	
50-40	Minimum Design Standards	X	
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 38.10-acre parcel into five (5) 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 – 3 will be approximately 10 acres in size. Lots 4 & 5 will be approximately 5 acres in size. All lots meet the requirements for the RR-5 zoning district.

PROPOSED CONDITIONS:

1. Building permits shall be required for any new construction.
2. Erosion control shall be used when designing and constructing driveways. A form of sediment control shall be installed before work begins and maintained throughout the time that the land disturbing activities are taking place. Re-vegetation of all disturbed sites shall be completed within 45 days after completion of final grading weather permitting.
3. A waiver for the use of private septic systems within this subdivision is granted with this approval.
4. At time of development, fire hydrants shall be required, if necessary, infrastructure is available.
5. The developer must comply with the following memorandums:
 - Memo – RWD 13, dated March 19, 2025
 - Memo – Chuck Magaha, dated April 28, 2025
 - Email – Timothy Smith, dated January 28, 2025

ATTACHMENTS:

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

PRELIMINARY PLAT APPLICATION
Leavenworth County Planning and Zoning Department,
300 Walnut St., Suite 30
Leavenworth, Kansas
913-684-0465
913-684-0398 Fax

Office Use Only

CAMA No.: _____
Township: _____
Planning Commission Meeting Date: _____
Project No.: _____ Date Received: _____ Date Paid: _____

APPLICANT/AGENT INFORMATION		OWNER INFORMATION	
NAME: <u>LARRY HAHN</u>	NAME: <u>WILLIAM & DEBORAH PETERSON</u>		
MAILING ADDRESS: <u>PO BOX 186</u>	MAILING ADDRESS: <u>312 OLD COLONY COURT</u>		
CITY/ST/ZIP: <u>BASEHOR, KANSAS 66007</u>	CITY/ST/ZIP: <u>NORTH NEWTON, KS. 67117</u>		
		wcpeterson1981@cox.net	
PHONE: _____ EMAIL: _____	PHONE: <u>620-217-1490</u> EMAIL: _____		
CONTACT PERSON: _____	CONTACT PERSON: <u>WILLIAM PETERSON</u>		

GENERAL INFORMATION

Proposed Subdivision Name: PETERSON ACRES 2ND PLAT

Nearest Intersection: 246TH STREET & HONEY CREEK ROAD

Legal Description (S-T-R 1/4 Section): SW 1/4 OF NW 1/4 SECTION 24-T11S-R20E

Zoning: RR - 5.00

Comprehensive Plan Land Use Designation: _____

Urban Growth Management Area: _____

Surveyor and/or Engineer Firm: HAHN SURVEYING

Contact Person: LARRY HAHN

Address: PO BOX 186 BASEHOR, KANSAS 66007

Phone: 913-547-3405 Fax: _____ Email: hahnsurvey@gmail.com

SUBDIVISION INFORMATION		
Gross Acreage: <u>39.74 ACRES</u>	Number of Lots: <u>5</u>	Minimum Lot Size: <u>5.01 ACRES</u>
Maximum Lot Size: <u>10.07 ACRES</u>	Proposed Zoning: <u>RR-5.0</u>	Density: _____
Open Space Acreage: _____	Water District: <u>RWD #13</u>	Proposed Sewage: <u>ON SITE</u>
Fire District: <u>TONGANOXIE</u>	Electric Provider: <u>FREESTATE</u>	Natural Gas Provider: <u>PROPANE</u>
Covenants: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Road Classification: <u>Local</u> <u>Collector</u> <u>Arterial - State - Federal</u>	
Is any part of the site designated as Floodplain? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, what is the panel number: <u>20103C0300G</u>		
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 preliminary plat approval as indicated above.		
Signature: <u>William C Peterson Deborah Peterson</u>		Date: <u>1/6/2016</u>

ATTACHMENT A-1



* 2 0 1 5 R 0 4 1 4 4 2 *

Doc #: 2015R04144

STACY R. DRISCOLL/REGISTER OF DEEDS
LEAVENWORTH COUNTY

RECORDED ON

06/03/2015 10:32AM

RECORDING FEE: 20.00

INDEBTEDNESS: 0.00

PAGES: 2

Entered in the transfer record in my office this
3 day of JULY 20 15
Janet Klabomble
by B. Jones County Clerk

TX0008987

QUIT CLAIM DEED

Joint Tenancy

William C. Peterson and Deborah A. Peterson, husband and wife,

convey and quitclaim to

William C. Peterson and Deborah A. Peterson, husband and wife

as joint tenants with the right of survivorship and not as tenants in common,

all the following described REAL ESTATE in the County of LEAVENWORTH,
and the State of KANSAS, to-wit:

**The Southwest ¼ of the Northwest ¼ of Section 24, Township 11
South, Range 20 East of the 6th P.M., in Leavenworth County, Kansas,
less any part thereof taken or used for road purposes.**

for the sum of one dollar and other good and valuable consideration.

EXCEPT AND SUBJECT TO: Easements, restrictions and assessments of
record, and all the taxes and assessments that may be levied, imposed or
become payable hereafter.

**No Real Estate Validation Questionnaire per KSA 1993 Supp. 79-1437e as
amended (3)**

KJTLV \$20.00 ✓

OWNER AUTHORIZATION

I/WE WILLIAM PETERSON & DEBORAH PETERSON, hereby referred to as the "Undersigned", being of lawful age, do hereby on this ____ day of _____, 20____, 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 LARRY HAHN
HAHN SURVEYING (Hereinafter referred to as "Applicant"), to act on my/our behalf for the purpose of making application with the Planning Department of Leavenworth County, Kansas, PN, 206-24-8 (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.

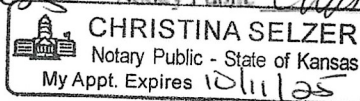
IN WITNESS THEREOF, I, the Undersigned, have set my hand below.

STATE OF KANSAS
COUNTY OF LEAVENWORTH

x Deborah Peterson
DEBORAH PETERSON
x William Peterson
WILLIAM PETERSON

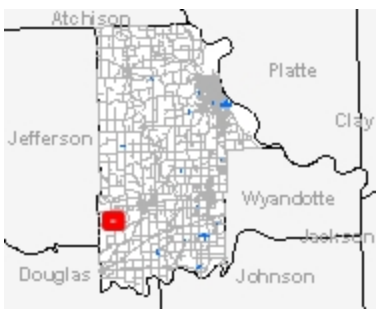
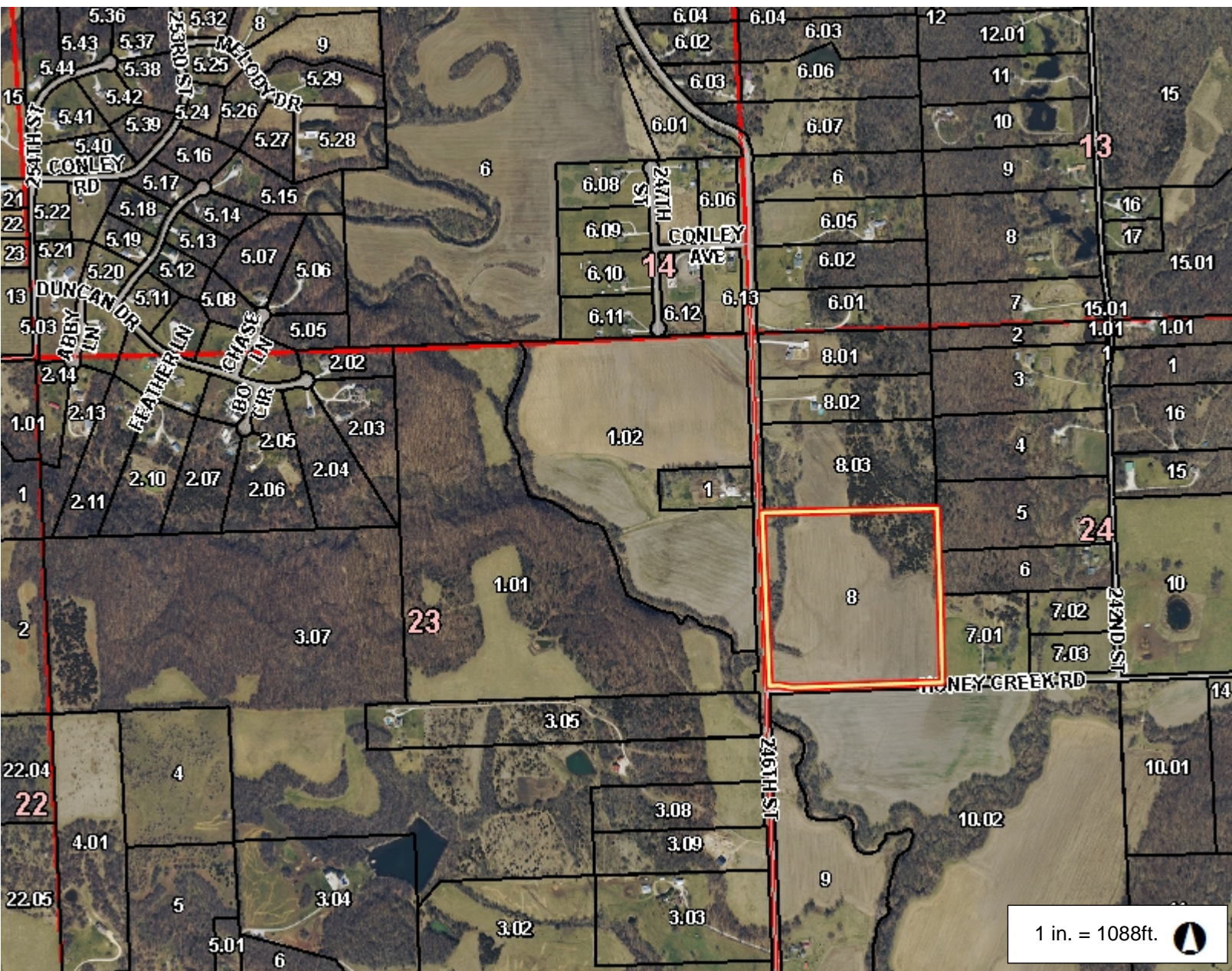
The foregoing instrument was acknowledged before me on this 16 day of January, 2025
by Christina Selzer

My Commission Expires: 10/11/2025
















ATTACHMENT B

Leavenworth County, KS



Legend

-  Parcel Number
-  Parcel
-  City Limit Line
-  Major Road
-  <all other values>
-  70
-  Road
-  <all other values>
-  PRIVATE
-  Railroad
-  Section
-  Section Boundaries
-  County Boundary

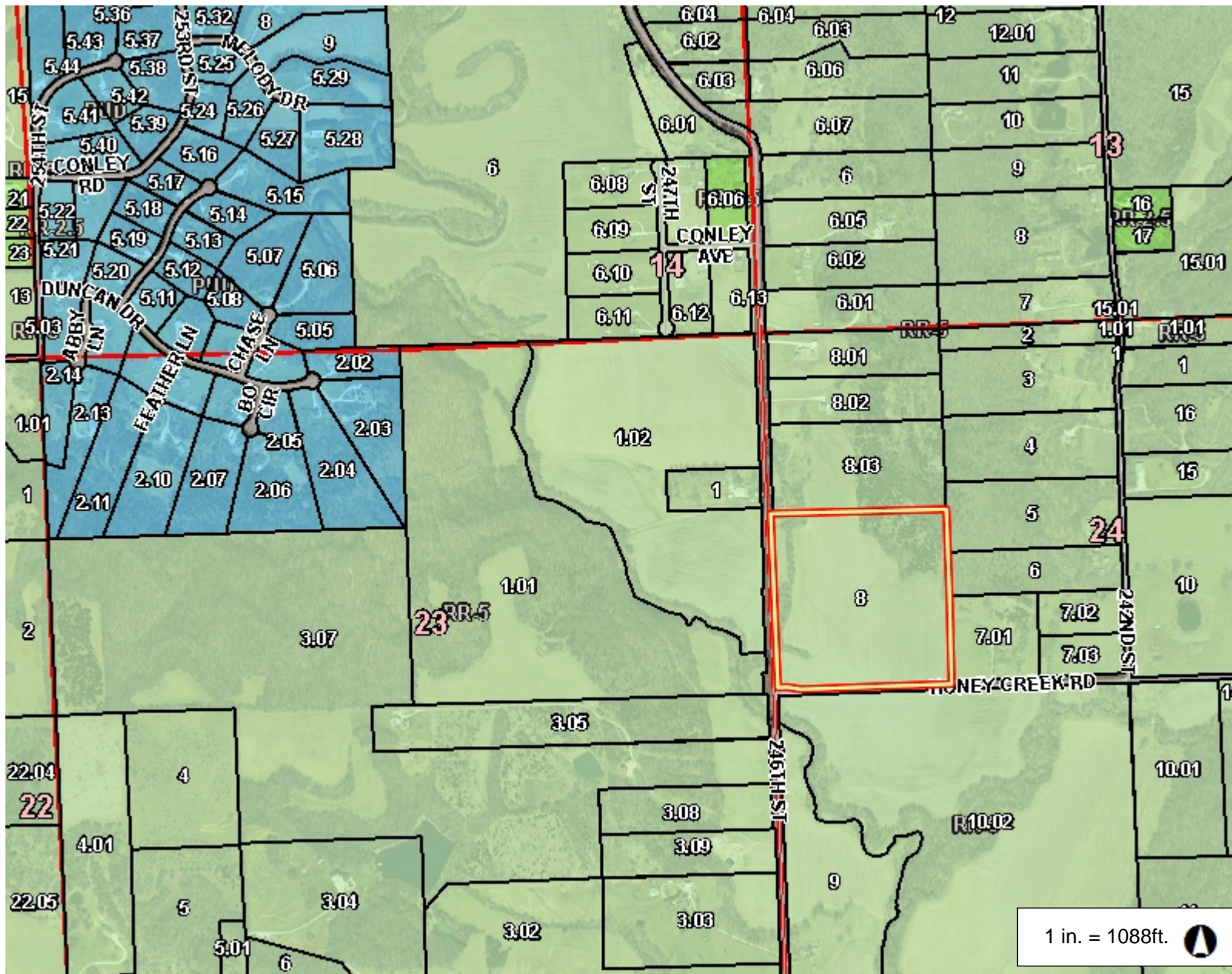
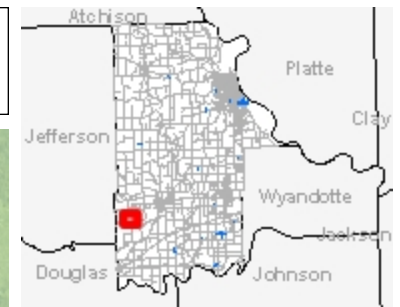
Notes

2,176.1	0	1,088.05	2,176.1 Feet
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This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Leavenworth County, KS



Legend

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

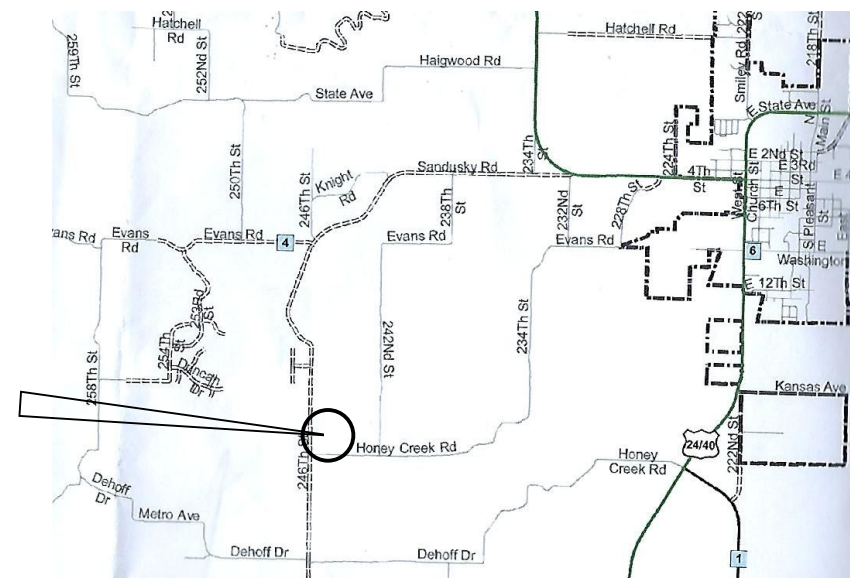
Notes

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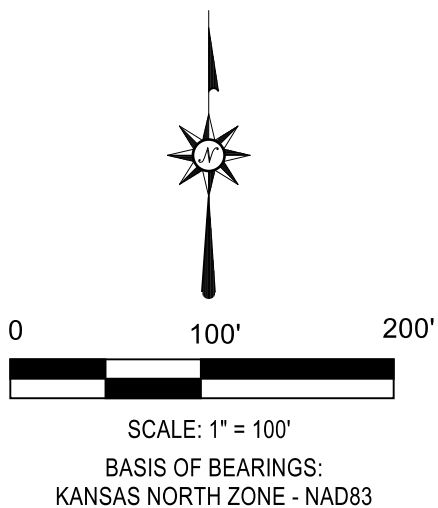
PETERSON ACRES 2ND PLAT
A SUBDIVISION BEING THE SW 1/4 OF THE NW 1/4
SECTION 24-T11S-R20E OF THE 6TH P.M.,
LEAVENWORTH COUNTY, KANSAS

PRELIMINARY PLAT



LOCATION MAP
NO SCALE

04-29-25
Combined PW
Comments



OWNER / DEVELOPER

WILLIAM C. PETERSON & DEBORAH A. PETERSON
312 OLD COLONY COURT
NORTH NEWTON, KANSAS 67117
(620) 217-1490

DEED DESCRIPTION - DOC. #2015R04144

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 11 SOUTH,
RANGE 20 EAST OF THE 6TH P.M., IN LEAVENWORTH COUNTY, KANSAS,
LESS ANY PART THEREOF TAKEN OR USED FOR ROAD PURPOSES.

PUBLIC IMPROVEMENT

NONE

UTILITIES

ELECTRIC / FREESTATE
WATER / R.W.D. #13
GAS / PROPANE
SEWAGE / PRIVATE ON SITE SYSTEM

ROAD INFORMATION

246TH STREET - COUNTY COLLECTOR
28' WIDE WIDE WITH PAVED SURFACE
HONEY CREEK ROAD - LOCAL
24' WIDE WITH GRAVEL SURFACE

DRAINAGE CALCULATIONS

ON SEPARATE DOCUMENT BY DAVID LUTGEN, PE

BENCHMARK

1/2" REBAR AT THE NW CORNER OF 24-T11S-R20E
EL. 872.65 (NAVD 88)

REFERENCES

- PETERSON ACRES - DOC. #2015P00019
- REISCHMAN CORNER - DOC. #2017P00021
- ROAD PLANS - 246TH STREET (PROJ. #52-S-973)
SHEET 8 (1951)

ZONING

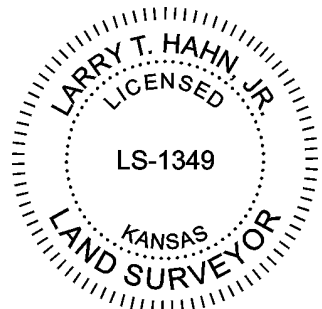
RR - 5.0

RESTRICTIONS

- NO OFF PLAT RESTRICTIONS.
- 40' REAR SETBACK FOR RESIDENCES
15' REAR SETBACK FOR ACCESSORY BUILDINGS
15' SIDE SETBACK
- AN ENGINEERED WASTEWATER DISPOSAL MAY BE REQUIRED DUE TO POOR SOIL CONDITIONS.
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ACCURATE AND COMPLETE.
- EXISTING USE OF AREA BEING PLATTED - AGRICULTURAL
PROPOSED USE - RR-5.0 / RESIDENTIAL

NOTES

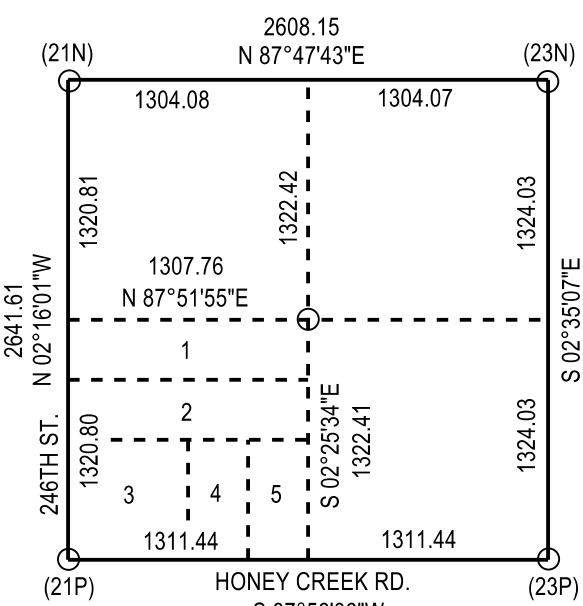
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PROPOSED USE - RR-5.0 / RESIDENTIAL



LARRY T. HAHN, PS #1349

THIS IS TO CERTIFY THAT IN THE MONTH OF DECEMBER, 2024, THIS
SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND THAT SAID
SURVEY MEETS OR EXCEEDS THE KANSAS MINIMUM STANDARDS
FOR BOUNDARY SURVEYS.

HAHN SURVEYING
PO BOX 186
BASEHOR, KANSAS 66007
(913) 547-3405
hahnsurvey@gmail.com



SECTION MAP
NW 1/4 24-T11S-R20E
NO SCALE

- NW CORNER 24-T11S-R20E (21N)
1/2" REBAR (REF. #1)
1. SSE 55.25 TO TOP CENTER END OF 36" CMP
2. WNW 32.50 TO 40D NAIL IN TOP OF CORNER POST
3. NE 66.90 TO NAIL WITH WASHER IN FENCE POST

- N 1/4 CORNER 24-T11S-R20E (23N)
5/8" REBAR (REF. #1)
1. ESE 14.05 TO SPIKE IN 10" OAK
2. NE 10.55 TO SPIKE IN 10" OAK
3. SE 10.55 TO SPIKE IN 10" OAK
4. E 65.93 TO 60D NAIL IN TOP OF CORNER POST

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1/2" REBAR (REF. #1)
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2. NE 25.73 TO PK NAIL IN POWER POLE
3. SW 79.00 TO PK NAIL IN POWER POLE

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1/2" REBAR (REF. #1)
1. NW 47.12 TO MAG NAIL IN POWER POLE
2. ENE 58.19 TO MAG NAIL IN PWER POLE
3. ENE 58.65 TO 40D NAIL IN POWER POLE
4. SSW 46.63 TO MAG NAIL IN TOP OF NORTH GUARD RAIL POST

"UNPLATTED TRACT"
OWNER:
GLORIA J. REISCHMAN; TRUST
PO BOX 467
TONGANOXIE, KS. 66086
PN. 206-23-1.02

WEST LINE OF NW 1/4
24-T11S-R20E

"UNPLATTED TRACT"
OWNER:
DANIEL & VELVET MILLER
17025 246TH STREET
TONGANOXIE, KS. 66086
PN. 206-23-1.01

W 1/4 CORNER
24-T11S-R21E

LOT 3
PETERSON ACRES
OWNER:
KYLE & MARY PIERCE
1226 NW PORTA DRIVE
TOPEKA, KS. 66618
PN. 206-24-8.03

SE CORNER LOT 3
PETERSON ACRES
1/2" REBAR WITH #1349 CAP
IN CONCRETE

"UNPLATTED TRACT"
OWNER:
DEAN & MELANIE MOSS
16973 242ND STREET
TONGANOXIE, KS. 66086
PN. 206-24-5

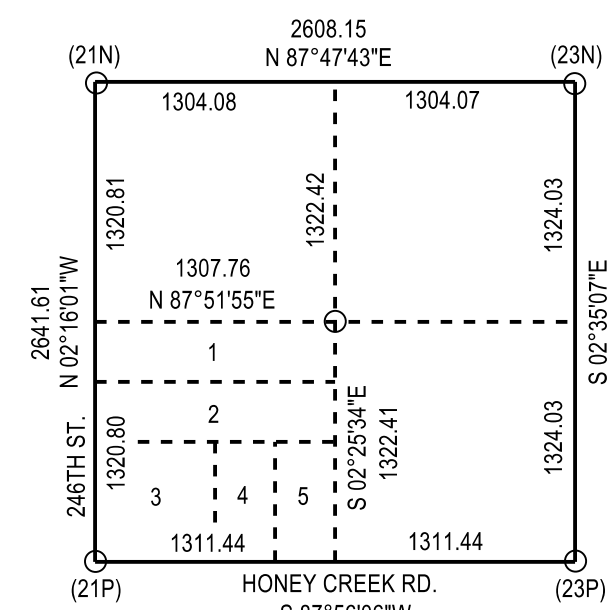
"UNPLATTED TRACT"
OWNER:
PAUL & JANET GRIPKA
16941 242ND STREET
TONGANOXIE, KS. 66086
PN. 206-24-6

LOT 1
REISCHMAN CORNER
OWNER:
KEVIN & HOLLY REISCHMAN
24338 HONEY CREEK RD.
TONGANOXIE, KS. 66086
PN. 206-24-7.01

"UNPLATTED TRACT"
OWNER:
GLORIA J. REISCHMAN; TRUST
PO BOX 467
TONGANOXIE, KS. 66086
PN. 206-24-10.02

Include Flowline
elevations of
culvert.

PRELIMINARY PLAT



SECTION MAP
NW 1/4 24-T11S-R20E
NO SCALE

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ROAD RECORD
J, 123-128

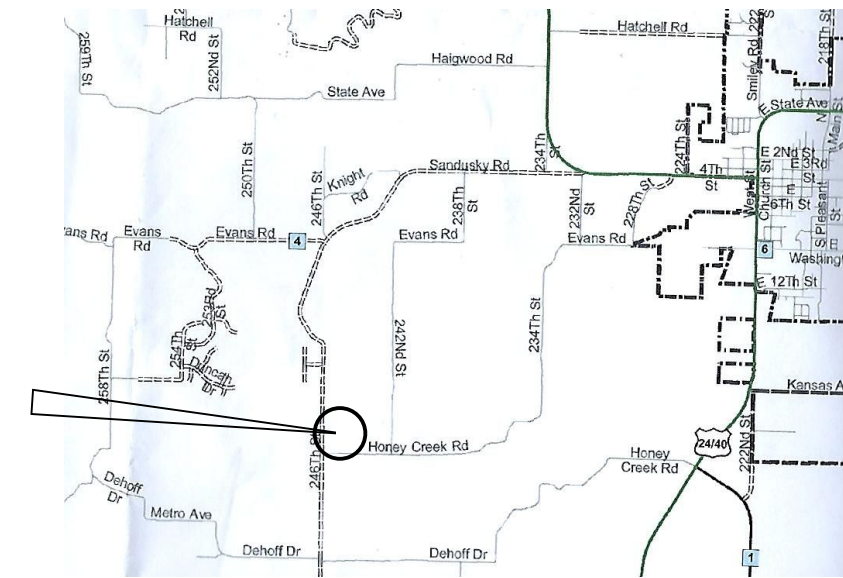
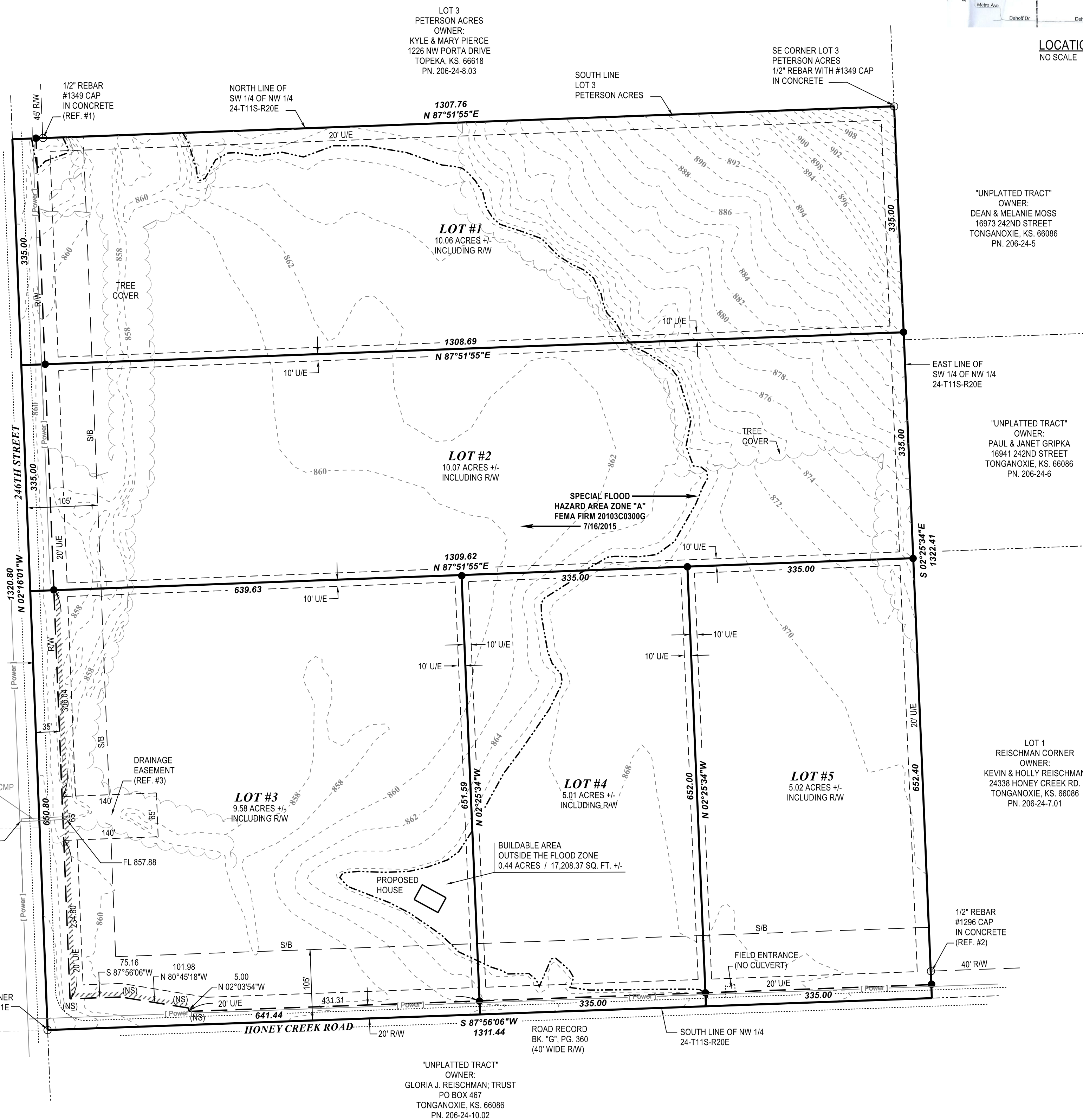
ROAD PLANS
(REF. #3)

"UNPLATTED TRACT"
OWNER:
GLORIA J. REISCHMAN; TRUST
PO BOX 467
TONGANOXIE, KS. 66086
PN. 206-23-1.02

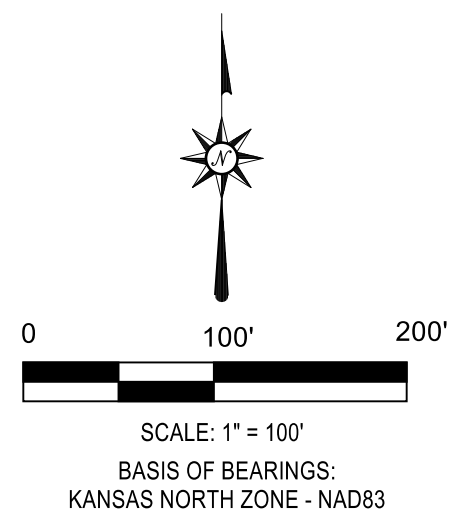
WEST LINE OF NW 1/4
24-T11S-R20E

"UNPLATTED TRACT"
OWNER:
DANIEL & VELVET MILLER
17025 246TH STREET
TONGANOXIE, KS. 66086
PN. 206-23-1.01

W 1/4 CORNER
24-T11S-R21E -



LOCATION MAP
NO SCALE



OWNER / DEVELOPER

WILLIAM C. PETERSON & DEBORAH A. PETERSON
312 OLD COLONY COURT
NORTH NEWTON, KANSAS 67117
(620) 217-1490

DEED DESCRIPTION - DOC. #2015R04144

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RANGE 20 EAST OF THE 6TH P.M., IN LEAVENWORTH COUNTY, KANSAS,
LESS ANY PART THEREOF TAKEN OR USED FOR ROAD PURPOSES.

PUBLIC IMPROVEMENT

NONE

UTILITIES

ELECTRIC / FREESTATE
WATER / R.W.D. #13
GAS / PROPANE
SEWAGE / PRIVATE ON SITE SYSTEM

ROAD INFORMATION

246TH STREET - COUNTY COLLECTOR
28' WIDE WITH PAVED SURFACE

HONEY CREEK ROAD - LOCAL
24' WIDE WITH GRAVEL SURFACE

DRAINAGE CALCULATIONS

ON SEPARATE DOCUMENT BY DAVID LUTGEN, PE

BENCHMARK

1/2" REBAR AT THE NW CORNER OF 24-T11S-R20E
EL. 872.65 (NAVD 88)

REFERENCES

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SHEET 8 (1951)

ZONING

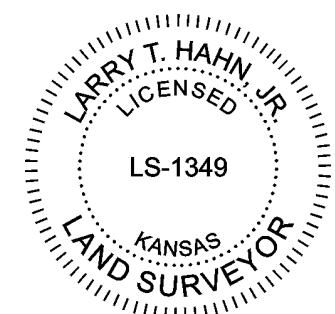
RR - 5.0

RESTRICTIONS

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NOTES

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PROPOSED USE - RR-5.0 / RESIDENTIAL



LARRY T. HAHN, PS #1349

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FOR BOUNDARY SURVEYS.

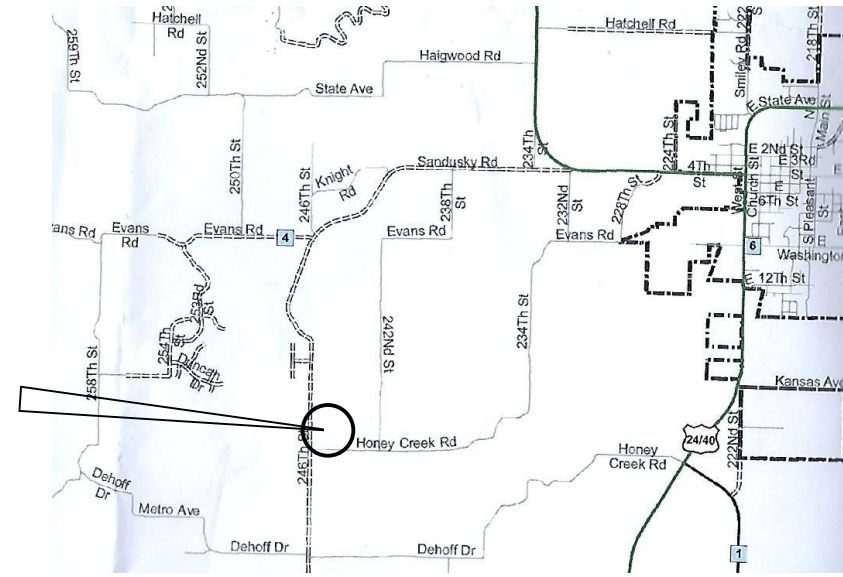


HAHN SURVEYING
PO BOX 186
BASEHOR, KANSAS 66007
(913) 547-3405
hahnsurvey@gmail.com

PETERSON ACRES 2ND PLAT
A SUBDIVISION BEING THE SW 1/4 OF THE NW 1/4
SECTION 24-T11S-R20E OF THE 6TH P.M.,
LEAVENWORTH COUNTY, KANSAS

FINAL PLAT

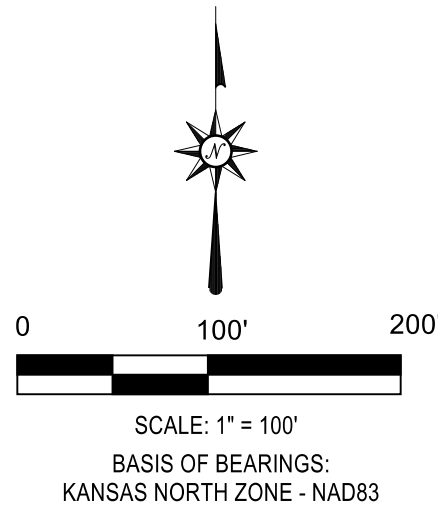
04-29-25
Combined PW No
Comments



LOCATION MAP
NO SCALE

LEGEND

- 1/2" x 24" REBAR SET WITH #1349 CAP
- SURVEY MONUMENT FOUND (AS NOTED)
ORIGIN UNKNOWN, UNLESS REFERENCED
- U/E UTILITY EASEMENT - DEDICATED THIS PLAT
- D/E DRAINAGE EASEMENT
- (NS) NO MONUMENT SET
- S/B BUILDING SETBACK
- R/W ROAD RIGHT OF WAY
- //// NO ACCESS



DEED DESCRIPTION - DOC. #2015R04144

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 20 EAST OF THE 6TH P.M., IN LEAVENWORTH COUNTY, KANSAS, LESS ANY PART THEREOF TAKEN OR USED FOR ROAD PURPOSES.

CERTIFICATION AND DEDICATION

THE UNDERSIGNED PROPRIETORS STATE THAT ALL TAXES ON 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 SHALL BE KNOWN AS "PETERSON ACRES 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, UNDER AND ALONG THE STRIPS MARKED "UTILITY EASEMENT" OR "U/E".

BUILDING LINES OR SETBACK LINES (S/B) 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 "PETERSON ACRES 2ND PLAT", HAVE SET OUR HAND THIS _____ DAY OF _____, 2025.

WILLIAM C. PETERSON

DEBORAH A. PETERSON

STATE OF KANSAS / COUNTY OF LEAVENWORTH

ON THIS _____ DAY OF _____, 2025, BEFORE ME APPEARED WILLIAM C. PETERSON AND DEBORAH A. PETERSON, KNOWN TO ME TO BE THE SAME PERSONS DESCRIBED HEREIN AND WHO EXECUTED THE SAME AS THEIR FREE ACT AND DEED. IN WITNESS THEREOF, I HAVE SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC

MY COMMISSION EXPIRES

APPROVAL

WE, THE LEAVENWORTH COUNTY PLANNING COMMISSION, DO HEREBY APPROVE THE FOREGOING PLAT OF "PETERSON ACRES 2ND PLAT" THIS _____ DAY OF _____, 2025.

CHAIRPERSON / MARCUS MAJURE

SECRETARY / JOHN JACOBSON

THE LEAVENWORTH COUNTY ENGINEERS 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, PE

WE, THE BOARD OF COUNTY COMMISSIONERS OF LEAVENWORTH COUNTY, KANSAS, DO HEREBY APPROVE THE FOREGOING PLAT OF "PETERSON ACRES 2ND PLAT" THIS _____ DAY OF _____, 2025.

CHAIRPERSON / MIKE SMITH

COUNTY CLERK / FRAN KEPPLER (ATTEST)

COUNTY SURVEYOR CERTIFICATION

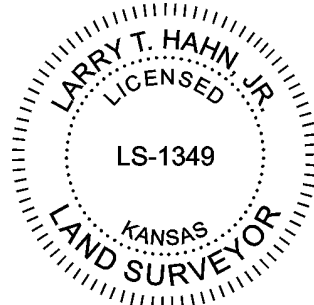
I HEREBY CERTIFY THIS SURVEY PLAT MEETS THE REQUIREMENTS OF K.S.A. 58-2005. THE FACE OF THIS SURVEY PLAT WAS REVIEWED FOR COMPLIANCE WITH KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS. NO FIELD VERIFICATION IS IMPLIED. THIS REVIEW IS FOR SURVEY INFORMATION ONLY.

COUNTY SURVEYOR / DANIEL BAUMCHEN, PS #1363

STATE OF KANSAS / COUNTY OF LEAVENWORTH

FILED FOR RECORD AS DOCUMENT # _____ ON THIS _____ DAY OF _____, 2025
AT _____ O'CLOCK _____ IN THE OFFICE OF THE REGISTER OF DEEDS OF LEAVENWORTH COUNTY, KANSAS.

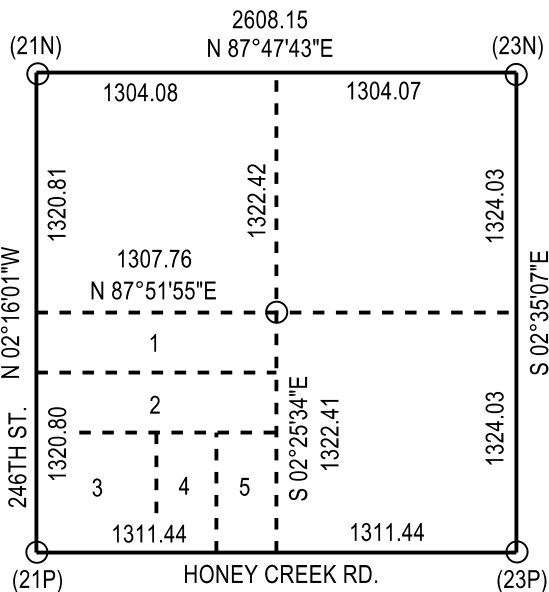
REGISTER OF DEEDS / TERRILOIS G. MASHBURN



LARRY T. HAHN, PS #1349



HAHN SURVEYING
PO BOX 186
BASEHOR, KANSAS 66007
(913) 547-3405
hahnsurvey@gmail.com



SECTION MAP
NW 1/4 24-T11S-R20E
NO SCALE

NW CORNER 24-T11S-R20E (21N)
1/2" REBAR (REF. #1)
1. SSE 55.25 TO TOP CENTER END OF 36" CMP
2. WNW 32.50 TO 40D NAIL IN TOP OF CORNER POST
3. NE 66.90 TO NAIL WITH WASHER IN FENCE POST

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OWNER / DEVELOPER

WILLIAM C. PETERSON & DEBORAH A. PETERSON
312 OLD COLONY COURT
NORTH NEWTON, KANSAS 67117
(620) 217-1490
PLAT PN. 206-24-8

REFERENCES

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- REISCHMAN CORNER - DOC. #2017P00021
- ROAD PLANS - 246TH STREET (PROJ. #52-S-973) SHEET 8 (1951)
- ROAD PLANS 52C-2466-01
- DEED BOOK 649, PAGE 961

BENCHMARK

1/2" REBAR AT THE NW CORNER OF 24-T11S-R20E
EL. 872.65 (NAVD 88)

ZONING

RR - 5.0

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(TRAVERSE SUMMARY)
CLOSED LOOP - 5 POINTS
HORIZONTAL DISTANCE: 5262.41 FEET
AREA: 1730755.10 SQ. FT. / 39.73 ACRES
RELATIVE: 1.2933634 (CLOSED LOOP) LINEAR: 0.002 FEET DIRECTION: N 70°05'23"E
NORTHING: -0.001 FEET EASTING: -0.002 FEET

**04-29-25
Combined PW No
Comments**

Peterson Acres 2nd Plat

Leavenworth County Kansas

Drainage Report

December 27, 2024

Revised April 12, 2025



MEMO

To: Amy Allison
From: Chuck Magaha
Subject: Peterson Acres 2nd Plat Subdivision
Date: April 28, 2025

Amy, I have reviewed the preliminary plat of the Peterson Acres Subdivision presented by William and Deborah Peterson. 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 at 246th Street and Honey Creek Road, this hydrant will cover this subdivision.

I have no further recommendation for this subdivision.

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

Schweitzer, Joshua

From: Anderson, Kyle
Sent: Friday, March 28, 2025 8:21 AM
To: Schweitzer, Joshua
Subject: RE: DEV-25-003 & 004 Preliminary & Final Plat Peterson Acres - Hahn

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

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

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

From: Schweitzer, Joshua <JSchweitzer@leavenworthcounty.gov>
Sent: Wednesday, March 19, 2025 3:01 PM
To: Noll, Bill <BNoll@leavenworthcounty.gov>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>; 'Mitch Pleak' <mpleak@olsson.com>; Baumchen, Daniel <DBaumchen@leavenworthcounty.gov>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Magaha, Chuck <cmagaha@lvsheriff.org>; Dedeker, Andrew <adedeker@lvsheriff.org>
Cc: PZ <PZ@leavenworthcounty.gov>
Subject: DEV-25-003 & 004 Preliminary & Final Plat Peterson Acres - Hahn

Good Afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for a five-lot subdivision located at 206-24-0-00-00-008.

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, April 2nd.

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

v / r

Joshua J. Schweitzer
Development Planner
Leavenworth County Planning & Zoning
300 Walnut St, Suite 212
Leavenworth County, Kansas 66048

Schweitzer, Joshua

From: Timothy Smith <chief1860@ttrfd.com>
Sent: Tuesday, January 28, 2025 10:12 PM
To: Johnson, Melissa
Subject: Re: Peterson Acres for five lots, 206-24-0-00-00-008.00

Follow Up Flag: FollowUp
Flag Status: Flagged

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

Melissa,

I have reviewed this request and would submit the following for consideration.

We are adding more and more residences to the county and cannot continue to do so without also improving our infrastructure. A part of doing this includes the installation of fire hydrants for fire suppression use. I have contacted Rural Water District 13 and they have a 6 inch main line running down the west side of 246th ST at that location. The fire department will require the installation of a new hydrant by the developer(s) at or near the intersection of 246th and Honey Creek RD for our approval of this request. Said hydrant must have a minimum of two 2.5" discharge fittings on it.

Thank you,

On Tue, Jan 28, 2025 at 4:39 PM Johnson, Melissa <MJohnson@leavenworthcounty.gov> wrote:

We have received this preliminary/final plat for the above listed property. We are waiting a response from this subdivision to make a complete packet for review.

If you have any questions, please let me know.

Thank you,

Melissa Johnson

Planner I

Leavenworth County

Planning & Zoning Department

Leavenworth County Courthouse

Schweitzer, Joshua

From: Gary Willits <gary.willits@freestate.coop>
Sent: Monday, January 27, 2025 12:00 PM
To: Johnson, Melissa
Subject: Peterson Acres 2nd Plat

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

FreeState Electric is fine with the proposed plat for Peterson Acres, at 246th street and Honey Creek road.
Thank you,
Gary Willits

Gary Willits
Staking Engineer



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



JEFFERSON COUNTY RURAL WATER DISTRICT #13

1951 Wellman Road

(785) 842-1502

Lawrence, KS 66044

www.jfrwd13.com

William Peterson
312 Old Colony Ct
North Newton, KS 67117
Re: Peterson Acres's 5 lots

March 19, 2025

Dear Mr. Peterson,

The feasibility study completed on 1/28/2025 indicated there is sufficient pressure and flow to accommodate five meters, one for each lot.

Water cannot be guaranteed until the benefit units/ meters are purchased.

This letter does not guarantee any water service or commit the water district to any waterline projects.

Respectfully,

Joe Osborn, Plant & Distribution Mgr.

**Leavenworth County
Request for Board Action
Case No. DEV-25-017 & 018
Preliminary & Final Plat Schram Estates**

Date: May 28, 2025
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-25-017 & 018 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 13-acre parcel into two (2) lots. The Subdivision is classified as a Class C with all lots lying within the Rural Growth Area of Leavenworth County. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision (see condition 3). Lot 1 is approximately 2.76 acres in size and is compliant with the zoning district standards. Lot 2 is 10.57 acres. An Accessory Dwelling Unit permit has been issued for Lot 2. The applicant will need to modify that permit to a Single-Family Residence permit if the plat is approved. The Planning Commission granted an exception for:

1. Article 50, Section 40.3.i. Lot-Width to Lot-Depth for Lot 2.

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

Recommendation: The Planning Commission voted 9-0 to recommend approval of Case No.DEV-25-017 & 018, Final Plat for Schram Estates subject to conditions.

Alternatives:

1. Approve Case No. DEV-25-017& 018, Final Plat for Schram Estates, with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-25-017& 018, Final Plat for Schram Estates, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-25-017& 018, Final Plat for Schram 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, Planning Commission Minutes

**LEAVENWORTH COUNTY
PLANNING COMMISSION
STAFF REPORT**

CASE NO: DEV-25-017/018 Schram Estates

May 14, 2025

REQUEST: *Regular Agenda*

☒ Preliminary Plat ☒ Final Plat

STAFF REPRESENTATIVE:

Amy Allison
Deputy Director

SUBJECT PROPERTY: 14445 170th Street

APPLICANT/APPLICANT AGENT:

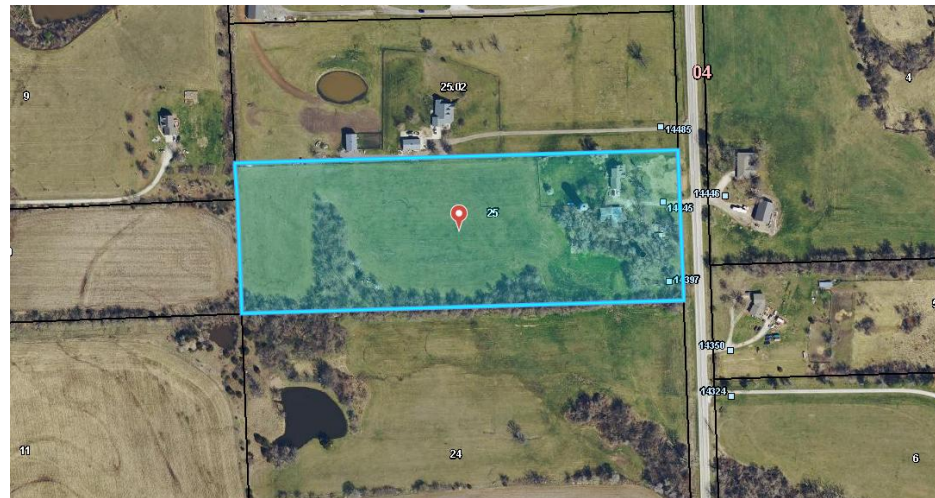
JOE HERRING
HERRING SURVEYING
315 N. 5th Street
Leavenworth, KS 66048

PROPERTY OWNER:

Schram Trust
14445 170th Street
Bonner Springs, KS 66012

CONCURRENT APPLICATIONS:

NONE



LAND USE

ZONING: RR-2.5

FUTURE LAND USE DESIGNATION:

Residential (2.5-acre Min)

LEGAL DESCRIPTION:

A Minor Subdivision in the Northwest Quarter of Section 4, Township 12 South, Range 22 East of the 6th P.M., in Leavenworth County Kansas.

SUBDIVISION: N/A

FLOODPLAIN: N/A

STAFF RECOMMENDATION: APPROVAL

PROPERTY INFORMATION

ACTION OPTIONS:

1. Recommend approval of Case No. DEV-25-017 & 018, Preliminary & Final Plat for Schram Estates, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-25-017 & 018, Preliminary & Final Plat for Schram Estates to the Board of County Commission for the following reasons; or
3. Continue the hearing to another date, time, and place.

PARCEL SIZE: 12.9 ACRES

PARCEL ID NO:

232-04-0-00-02-025.00

BUILDINGS:

House and accessory structures

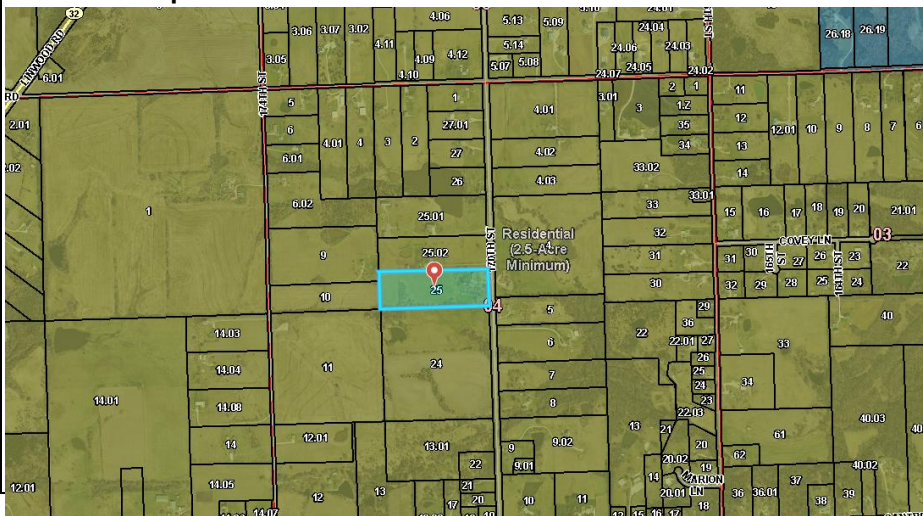
PROJECT SUMMARY:

Request for preliminary and final plat approval to subdivide property located at 14445 170th Street as Lots 1 and 2 of Schram Estates.

ACCESS/STREET:

170th Street - Collector, Paved ± 24'

Location Map: FUTURE LAND USE DESIGNATION



UTILITIES

SEWER: PRIVATE SEPTIC

FIRE: FD# 2

WATER: RWD 7

ELECTRIC: Evergy

NOTICE & REVIEW:

STAFF REVIEW:

4/30/2025

NEWSPAPER NOTIFICATION:

N/A

**NOTICE TO SURROUNDING
PROPERTY OWNERS:**

N/A

STANDARDS TO BE CONSIDERED: <i>Type content in each if necessary (delete this afterwards)</i>			
Leavenworth County Zoning and Subdivision Standards: Preliminary Review		Met	Not Met
35-40	Preliminary Plat Content	X	
40-20	Final Plat Content	X	
41-6	Access Management	X	
41-6.B.a-c.	Entrance Spacing	X	
41-6.C.	Public Road Access Management Standards	X	
43	Cross Access Easements	N/A	
50-20	Utility Requirements	X	
50-30	Other Requirements	X	
50-40	Minimum Design Standards		X
	An exception from Lot-Depth to Lot-Width is needed for Lot 2.		
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 13-acre parcel into two (2) lots. The Subdivision is classified as a Class C with all lots lying within the Rural Growth Area of Leavenworth County. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision (see condition 3). Lot 1 is approximately 2.76 acres in size and is compliant with the zoning district standards. Lot 2 is 10.57 acres and has the minimum frontage required but is not compliant with the lot-width to lot-depth standards (approx.1:6). An exception will need to be approved. An Accessory Dwelling Unit permit has been issued for Lot 2. The applicant will need to modify that permit to a Single-Family Residence permit if the plat is approved.

EXCEPTIONS:

The applicant has requested an exception from Article 50, Section 40.3.i. – Lot-Depth to Lot-Width. The criteria for the acceptance of an exception is as follows:

1. That there are special circumstances or conditions affecting the property.
2. That the variance or exception is necessary for the reasonable and acceptable development of the property in question.
3. That the granting of the variance or exception will not be detrimental to the public welfare or injurious to the adjacent property.

Motion: The Planning Commission hereby (approves/denies) an exception from Article 50, Section 40.3.i. – Lot-Depth to Lot-Width of the Zoning & Subdivision Regulations for the Schram Estates subdivision, as submitted by the application, based on a finding that all three criteria for an exception has been met.

PROPOSED CONDITIONS:

1. Building permits shall be required for any new construction.
2. Erosion control shall be used when designing and constructing driveways. A form of sediment control shall be installed before work begins and maintained throughout the time that the land disturbing activities are taking place. Re-vegetation of all disturbed sites shall be completed within 45 days after completion of final grading weather permitting.
3. A waiver for the use of private septic systems within this subdivision is granted with this approval.
4. At time of development, fire hydrants shall be required, if necessary, infrastructure is available.
5. An exception from Article 50, Section 40.3.i. has been approved for Lot 2.

6. The developer must comply with the following memorandums:

Memo – RWD 7, dated July 3, 2024

Email – Kyle Anderson, Planning & Zoning, dated March 11, 2025

Memo – Chuck Magaha, Emergency Management, dated March 12, 2025

Email – Dan Baumchen, Survey, dated April 7, 2025

PROPOSED MOTIONS:

Approve case DEV-25-017/018, a request to plat the property located at 14445 170th Street into a 2-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-25-017/018 based on the recommendation of Planning Staff and the findings as set forth in the Staff Report.

Deny case DEV-25-017/018, a request to plat the property located at 14445 170th Street into a 2-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-25-017/018.

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

Motion: Chairman, I move to table Case No. DEV-25-017/018 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: Schram Trust
MAILING ADDRESS: 315 North 5th Street MAILING ADDRESS 14445 170th Street
CITY/ST/ZIP: Leavenworth, KS 66048 CITY/ST/ZIP Bonner Springs, KS 66012
PHONE: 913-651-3858 PHONE: N/A
EMAIL : herringsurveying@outlook.com EMAIL N/A

GENERAL INFORMATION

Proposed Subdivision Name: SCHRAM ESTATES
Address of Property: 4445 170th Street
PID: 232-04-0-00-02-025 Urban Growth Management Area: N/A

SUBDIVISION INFORMATION

Gross Acreage: 12.85	Number of Lots: 2	Minimum Lot Size: 2.55 Ac
Maximum Lot Size: 10.3 Ac	Proposed Zoning: RR-2.5	Density: N/A
Open Space Acreage: N/A	Water District: RWWD 7	Proposed Sewage:
Fire District: Fire District #2	Electric Provider: Everygy	Natural Gas Provider: Propane
Covenants: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Road Classification: <i>Local – Collector – Arterial – State – Federal</i>	
List of all Requested Exceptions: <i>Exceptions may be granted per Article 56 or as otherwise stated in the Zoning & Subdivision Regulations.</i>	Cross-Access Easement Requested: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	1. Article 50, Section 40.3.i. Lot-Depth to Lot-Width for Lot 2	
	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 9-2-24

Date: 9-2-24

ATTACHMENT A



* 2 0 1 2 R 0 0 8 7 7 2 *

Doc #: 2012R00877

STACY R. DRISCOLL/REGISTER OF DEEDS
LEAVENWORTH COUNTY

RECORDED ON

01/31/2012 01:35PM

RECORDING FEE: 12.00

INDEBTEDNESS: 0.00

PAGES: 2

Entered in the transfer record in my office this

31st day of January, 2012
Janet Klusabek by [Signature]
County Clerk

WARRANTY DEED

THIS DEED, is made and entered into this 23 day of January, 2012, by and between THOMAS J. SCHRAM and CHRISTA J. SCHRAM, husband and wife, Grantors, of Leavenworth County, State of Kansas, and THOMAS J. SCHRAM and CHRISTA J. SCHRAM, trustees of the SCHRAM TRUST DATED JANUARY 23, 2012, Grantee, of Leavenworth County, State of Kansas.

Grantee's mailing address: 14445 170th Street, Bonner Springs, Kansas 66012

WITNESSETH, That the Grantors, for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations paid by the Grantee, the receipt of which is hereby acknowledged, do by these presents, CONVEY AND WARRANT unto the Grantee, the following described real estate, situated in the County of Leavenworth, State of Kansas, to-wit:

A tract of land in the Northwest 1/4 in Section 4, Township 12 South, Range 22 East of the 6th P.M., being more particularly described as follows:
Beginning at a point on the South line of said Northwest 1/4, said point being 40.00 feet West of the Southeast corner of said Northwest 1/4, the South line of said Northwest 1/4 having an assumed bearing of North 89 degrees 55'09" West; thence North 89 degrees 55'09" West along the South line of said Northwest 1/4, 1299.96 feet; thence North 00 degrees 01'03" East, 433.44 feet; thence South 89 degrees 55'09" East, parallel with the South line of said Northwest 1/4, 1299.83 feet to the Westerly right of way line of County Road No. 3; thence South 00 degrees 00'00" West along the Westerly right of way line of County Road No. 3, 433.44 feet to the point of beginning of the tract herein described,

in LEAVENWORTH COUNTY, KANSAS

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

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

[Signature]
THOMAS J. SCHRAM

[Signature]
CHRISTA J. SCHRAM

Will + Trust Center
3400 College Blvd.
Leavenworth, KS 66211
87

STATE OF KANSAS

)

) SS:

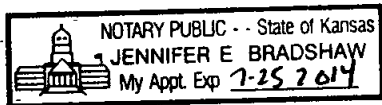
COUNTY OF JOHNSON

)

On this 23 day of January, 2012, before me personally appeared
THOMAS J. SCHRAM and CHRISTA J. SCHRAM, to me known to be the persons who
executed the foregoing instrument and acknowledged the execution of the same as their
free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official
seal at my office in Leawood, Kansas, the day and year first above written

Notary Public



Exemption #7

A real estate sales validation questionnaire is not required due to K.S.A. 79-1437e(a)(7)

DECLARATION OF TRUST

This declaration of trust is made this January 23, 2011, by and between THOMAS J. SCHRAM and CHRISTA J. SCHRAM, as grantors, and THOMAS J. SCHRAM and CHRISTA J. SCHRAM, as trustees. The grantors are married to each other. THOMAS J. SCHRAM has children, namely MICHAEL SCHRAM, JASON SCHRAM and BLAKE SCHRAM.

*** ARTICLE ONE ***

NAME OF TRUST AND TRUSTEE APPOINTMENTS

A. NAME OF TRUST:

This trust shall be known as the SCHRAM TRUST DATED JANUARY 23, 2012.

B. PRIMARY TRUSTEES:

We hereby designate ourselves as the primary trustees of this trust and we may each act independently. Upon the death, resignation or incapacity of one of us, the survivor shall continue to act as the primary trustee of this trust. In evaluating a trustee's ability to act under this trust agreement, incapacity shall be determined in accordance with the terms and provisions of Article Five, B.

C. SUCCESSOR TRUSTEES:

In the event that neither of us are able and willing to act as trustee, we designate DANIEL SCHRAM to act as trustee. In the event that DANIEL SCHRAM is unable or unwilling to act as trustee, we designate DENISE GILGES to act as trustee.

D. RESIGNATION OF TRUSTEE:

Any trustee of a trust created under this agreement may resign at any time by providing prior written not less than thirty (30) days prior to the effective date of the resignation to any other trustee then serving, any trustee appointed by this agreement to act upon the resigning trustee's resignation and any beneficiaries currently entitled to receive mandatory or discretionary distributions of income.

E. IF NO NAMED TRUSTEE CAN ACT:

If no trustee named for a trust created under this agreement is willing and able to act, a majority of the beneficiaries currently entitled to receive mandatory or discretionary distributions of income may appoint a bank or trust company operating under a state or federal trust charter to act as successor trustee. The vote of any minor or incapacitated beneficiary may be placed by the legal guardian or agent of said beneficiary. The beneficiaries entitled to appoint a successor corporate trustee may also remove and replace any corporate trustee with or without cause by providing written notice to such trustee not less than thirty (30) days prior to such removal.

Allison, Amy

From: Joe Herring <herringsurveying@outlook.com>
Sent: Thursday, May 1, 2025 4:10 PM
To: Christa Schram; PZ
Cc: Jason Schram
Subject: Re: this took all day
Attachments: AuthorizationAFFIDAVIT .pdf; Resized_20240621_160137_1719006559274.jpeg; Resized_20240621_160129_1719006598141.jpeg; Resized_20240621_171358_1719008047937.jpeg

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

Amy please see the attached authorization affidavits again.

If you need additional signatures, emails, or phone calls please let me know and I will have the family contact you immediately.

Thank you - Joe Herring

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

From: Christa Schram <Christa.Schram@huhtamaki.com>
Sent: Friday, June 21, 2024 5:15 PM
To: herringsurveying@outlook.com <herringsurveying@outlook.com>
Cc: Jason Schram <jason@hpikc.com>
Subject: this took all day

I apologize for the delay our power kept going out.

Thomas and Christa Schram authorize Joseph Herring to represent us.

Home Email Schram5@aol.com

Wk email Christa.schram@huhtamaki.com

Thank you,

Christa Schram

Customer Service Account Coordinator

Please note new order email address: HuhtamakiCG@inbox.fsiedi.com

Huhtamaki

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.
Property is a family division and any division of property would need this exception.
2. That the variance or exception is necessary for the reasonable and acceptable development of the property in question.
Yes - allows for the second house on this property.
3. That the granting of the variance or exception will not be detrimental to the public welfare or injurious to adjacent property.

No

SCHRAM ESTATES

A Minor Subdivision in the Northwest Quarter of Section 4, Township 12 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

PRELIMINARY PLAT

PREPARED FOR:
SCHRAM TRUST
14445 170TH ST
BOONER SPRINGS, KS 66012
PID NO. 232-04-0-00-02-025

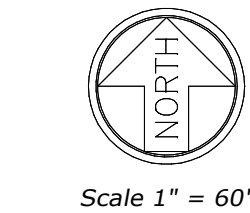
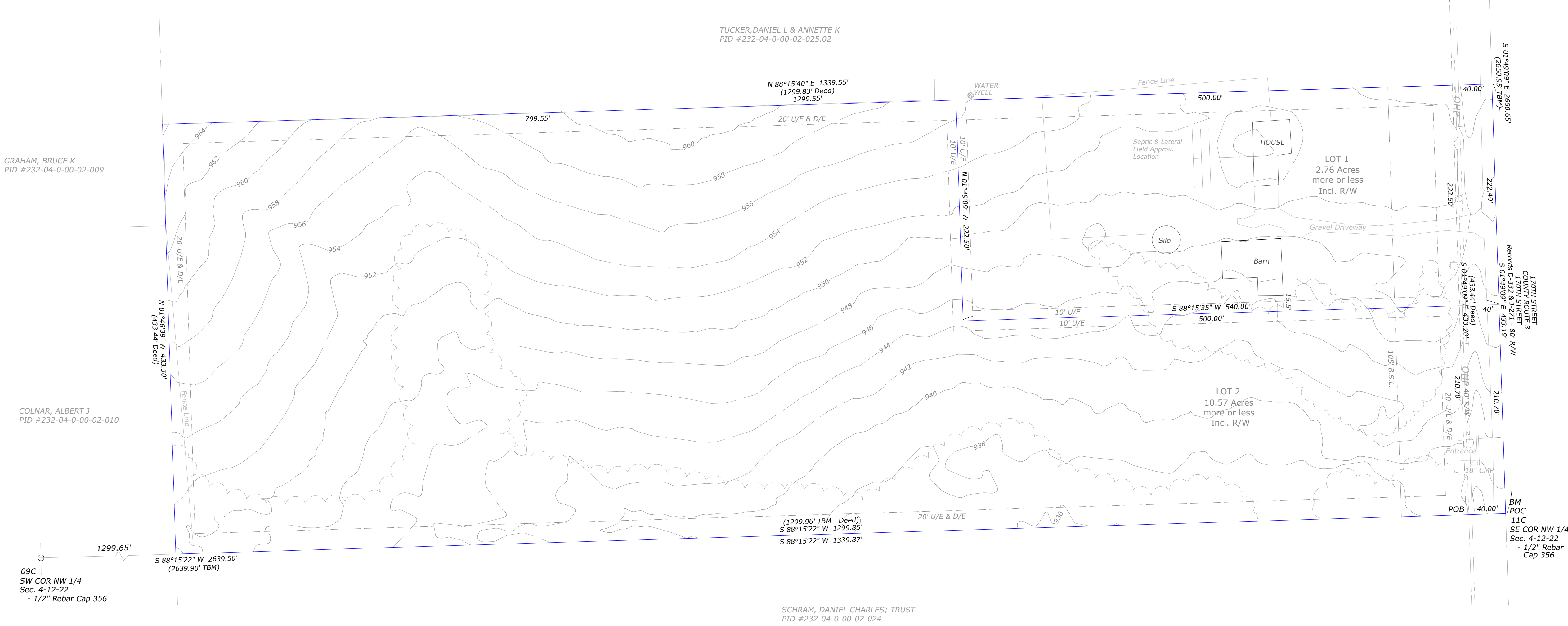
RECORD DESCRIPTION:
A TRACT OF LAND IN THE NORTHWEST ONE QUARTER IN SECTION 4, TOWNSHIP 12 SOUTH, RANGE 22 EAST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID NORTHWEST ONE QUARTER, SAID POINT BEING 40.00 FEET WEST OF THE SOUTHEAST CORNER OF SAID NORTHWEST ONE QUARTER, THE SOUTH LINE OF SAID NORTHWEST ONE QUARTER HAVING AN ASSUMED BEARING OF NORTH 89 DEGREES 55 MINUTES 09 SECONDS WEST; THENCE NORTH 89 DEGREES 55 MINUTES 09 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHWEST ONE QUARTER, 1299.96 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 03 SECONDS EAST, 433.44 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 09 SECONDS EAST, PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST ONE QUARTER, 1299.83 FEET TO THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 3; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 3, 433.44 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED. LESS ANY PART THEREOF TAKEN OR USED FOR ROADS.

- RESTRICTIONS:
- 1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
 - 2) An Engineered Waste Disposal System may be required due to poor soil conditions.
 - 3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
 - 4) Lots are subject to the current Access Management Policy
 - 5) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
 - 6) An exception to Article 50, Section 40.3.i. Lot-Depth to Lot-Width has been granted for Lot 2
 - 7) No off-plat restrictions.

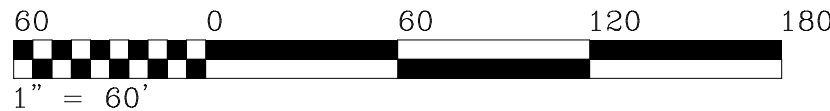
ZONING:
RR 2.5 - Rural Residential 2.5

- 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 : 426899, 13.32 Acres, more or less, Incl. R/W
 - 5) Basis of Bearing - KS SPC North Zone 1901
 - 6) Monument Origin Unknown, unless otherwise noted.
 - 7) Existing and Proposed Lots for Agriculture and Residential Use.
 - 8) Road Record - See Survey
 - 9) Benchmark - NAVD88
 - 10) Project Benchmark (BM) - SE COR NW 1/4 - 1/2" Rebar - Elev - 937.6'
 - 11) Easements, if any, are created hereon or listed in referenced title commitment.
 - 12) Reference Recorded Deed Doc # 2012R00877
 - 13) Utility Companies -
 - Water - RWD 7
 - Electric - Evergy
 - Sewer - Septic / Lagoon
 - Gas - Propane / Natural Gas
 - 14) Reference Alliance Title Company Number KS-ANTA-LV-5952 updated February 10, 2025
 - 15) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0350G dated July 16, 2015
 - 16) Building Setback Lines as shown hereon or noted below
 - All side yard setbacks - 15' (Accessory - 15')
 - All rear yard setbacks - 40' (Accessory - 15')
 - 17) Existing Structures, if any, shown in approximate location.
 - 18) Fence Lines do not necessarily denote the boundary line for the property.
 - 19) Reference Surveys:
 - TbM - T.B. Melton dated 1985

- LEGEND:
- - 1/2" Bar Set with Cap No.1296
 - - 1/2" Bar Found, unless otherwise noted.
 - () - Record / Deeded Distance
 - U/E - Utility Easement
 - D/E - Drainage Easement
 - B.S.L. - Building Setback Line
 - R/W - Permanent Dedicated Roadway Easement dedicated this plat
 - - 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
 - - 6" Water Line - location as per district
 - - Tree/Brush Line



Job # K-24-1812
February 15, 2025 Rev. 5-1-25
J. Herring, Inc. (dba)
J. HERRING
SURVEYING
COMPANY
315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5381
Email - survey@leamcash.com



I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of September 2024 through February 2025 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring
PS # 1296

SCHRAM ESTATES

A Minor Subdivision in the Northwest Quarter of Section 4, Township 12 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:
SCHRAM TRUST dated January 23, 2012
14445 170TH ST
BOHNER SPRINGS, KS 66012
PID NO. 232-04-0-00-02-025

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: SCHRAM 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 SCHRAM ESTATES, have set our hands this _____ day of _____, 2025.

Thomas J. Schram, Trustee
SCHRAM TRUST dated January 23, 2012
Christa J. Schram
SCHRAM TRUST dated January 23, 2012

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____, 2025, before me, a notary public in and for said County and State came Thomas J. Schram and Christa J. Schram, Trustees to the SCHRAM TRUST dated January 23, 2012, 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 SCHRAM ESTATES this _____ day of _____, 2025.

Secretary
John Jacobson
Chairman
Marcus Majure

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

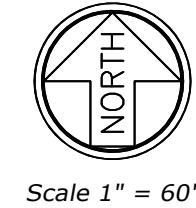
County Engineer - Mitch Pleak

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

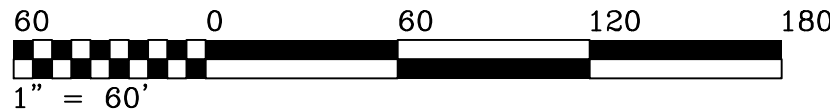
Chairman
Mike Smith
County Clerk
Attest: Fran Keppler

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

Register of Deeds - TerriLois G. Mashburn



Job # K-24-1812
February 15, 2025 Rev. 3/16/25
J. HERRING, Inc. (dba)
SURVEYING & COMPANY
315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5361
Email - survey@leamcash.com



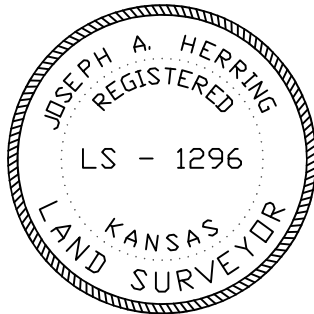
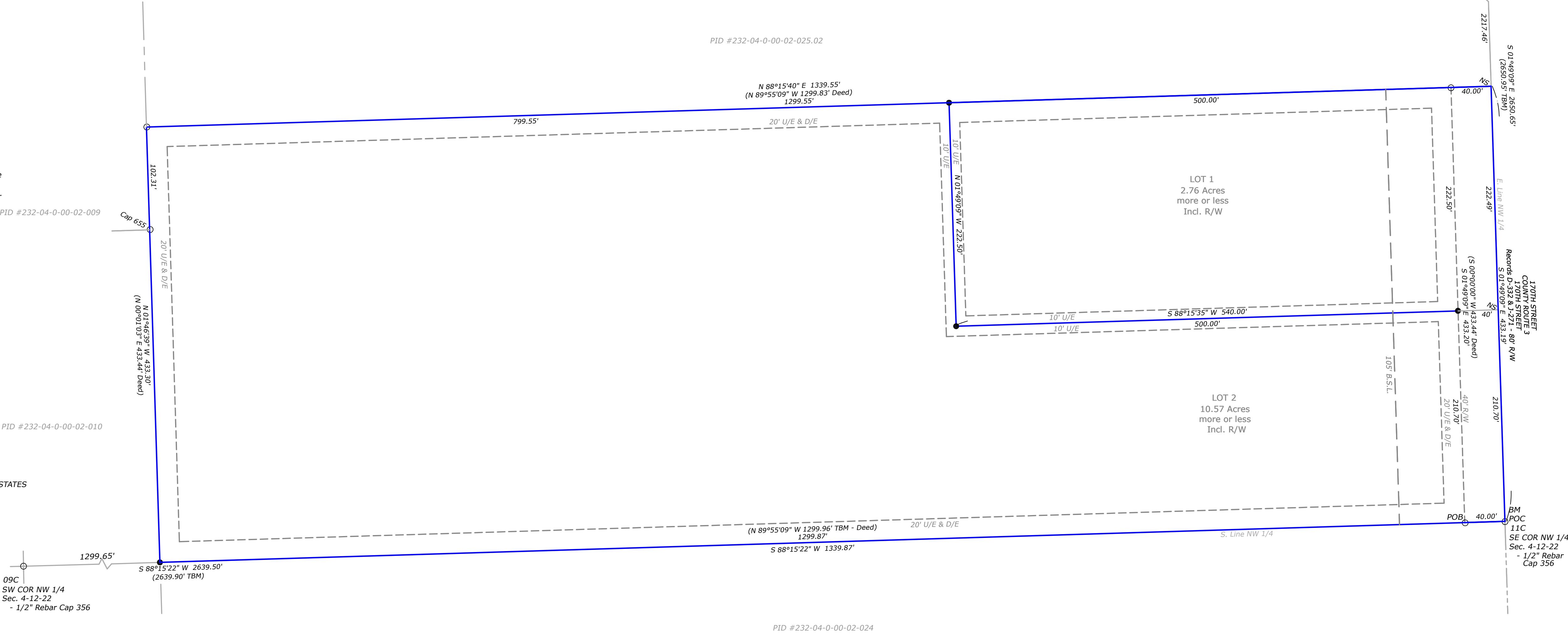
I hereby certify that this survey plat meets the requirements of K.S.A. 58-2005. The face of this survey plat was reviewed for compliance with Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for survey information only.

Daniel Baumchen, PS#1363
County Surveyor

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 : 426899, 13.32 Acres, more or less, Incl. R/W
 - 5) Basis of Bearing - KS SPC North Zone 1901
 - 6) Monument Origin Unknown, unless otherwise noted.
 - 7) Existing and Proposed Lots for Agriculture and Residential Use.
 - 8) Road Record - See Survey
 - 9) Benchmark - NAVD88
 - 10) Project Benchmark (BM) - SE COR NW 1/4 - 1/2" Rebar - Elev - 937.6'
 - 11) Easements, if any, are created hereon or listed in referenced title commitment.
 - 12) Reference Recorded Deed Doc # 2012R00877
 - 13) Utility Companies -
 - Water - RWD 7
 - Electric - Evergy
 - Sewer - Septic / Lagoon
 - Gas - Propane / Natural Gas
 - 14) Reference Alliance Title Company Number KS-ANTA-LV-5952 updated February 10, 2025
 - 15) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0350G dated July 16, 2015
 - 16) Building Setback Lines as shown hereon or noted below
 - 17) All side yard setbacks - 15' (Accessory - 15')
 - 18) All rear yard setbacks - 40' (Accessory - 15')
 - 19) Existing Structures, if any, shown in approximate location.
 - 20) Fence Lines do not necessarily denote the boundary line for the property.
 - 21) Reference Surveys:
 - TBM - T.B. Melton dated 1985

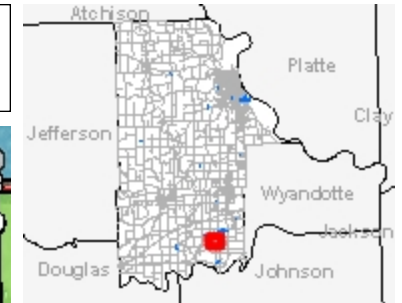
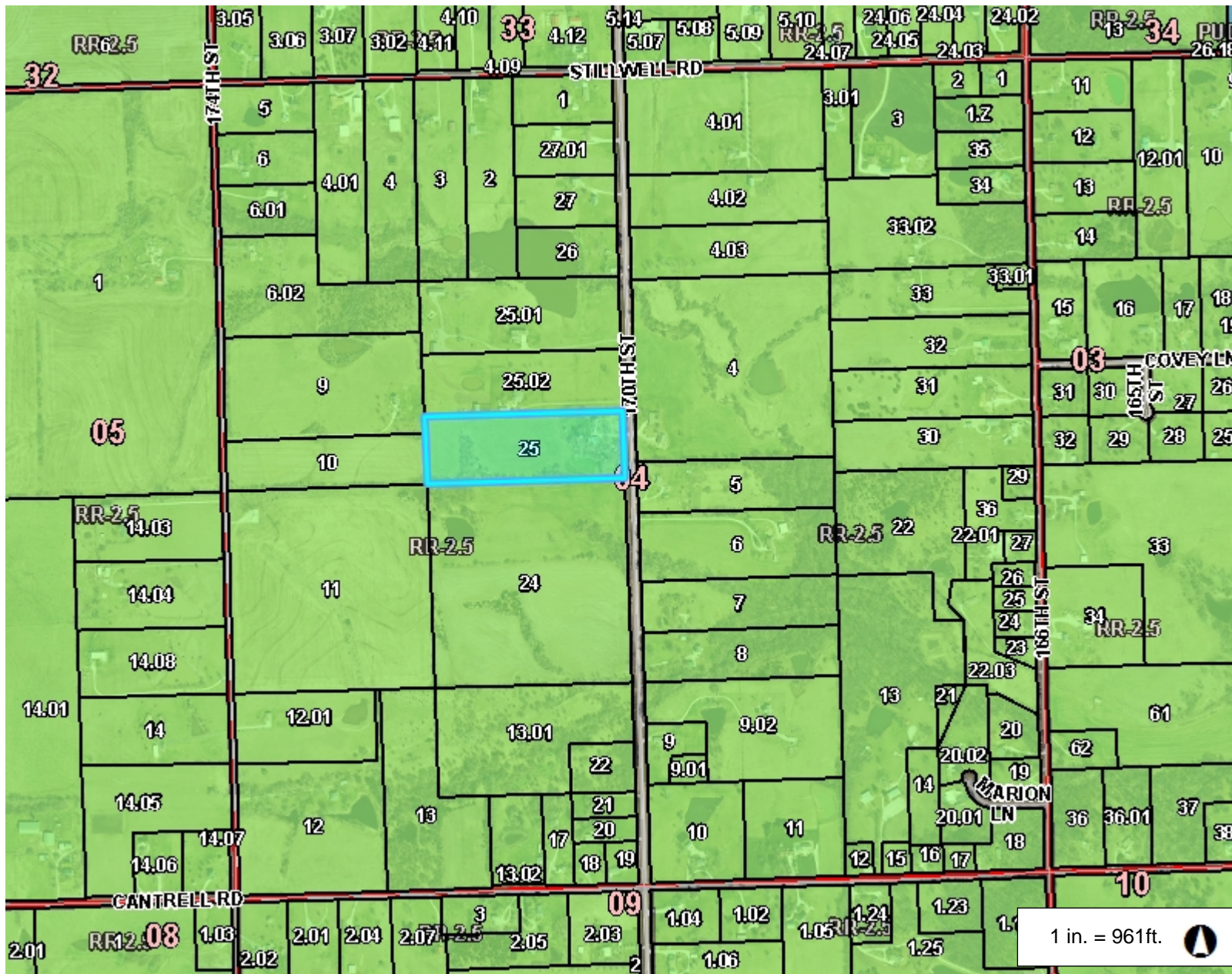
- LEGEND:
- - 1/2" Bar Set with Cap No.1296
 - - 1/2" Bar Found, unless otherwise noted.
 - () - Record / Deeded Distance
 - U/E - Utility Easement
 - D/E - Drainage Easement
 - B.S.L. - Building Setback Line
 - R/W - Permanent Dedicated Roadway Easement
 - CL - Centerline
 - SL - Section Line
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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



I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of September 2024 through February 2025 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring
PS # 1296

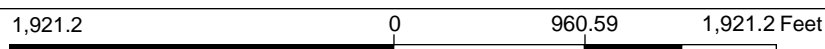
DEV-25-017 & 018 Schram Estates



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

1 in. = 961ft.



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



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>



July 3, 2024

RE: Water Service availability

To Whom It May Concern:

Leavenworth Rural Water District No. 7 is providing the same level of water service to the following legal description: Parcel # R30021 – Parcel # 2320400002025000 Proposed Lot 1 (10 Acres) in Section 04, Township 12, Range 22 in Leavenworth County, Kansas as currently providing to adjacent customers in the district. Address: 14445 170th St. Bonner Springs, KS 66012

If you have any questions, please feel free to contact the water office at 913-441-1205.

Thank you.

Sincerely,

Jalayne Turner
Office Manager
LVRWD#7

Allison, Amy

From: Joe Herring <herringsurveying@outlook.com>
Sent: Tuesday, February 18, 2025 8:00 AM
To: Johnson, Melissa
Subject: Fw: Schram Property - 14445 170th

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

Thank you - Joe Herring

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

From: Matt Roecker <Matt.Roecker@evergy.com>
Sent: Wednesday, July 3, 2024 8:17 AM
To: herringsurveying@outlook.com <herringsurveying@outlook.com>
Cc: PZ <PZ@leavenworthcounty.gov>
Subject: Schram Property - 14445 170th

Internal Use Only

Hello,

Evergy will serve the property at 14445 170th in Leavenworth County.

Thanks

Matt Roecker

Evergy
TD Designer IV
matt.roecker@evergy.com
913-667-5116

Allison, Amy

From: Joe Herring <herringsurveying@outlook.com>
Sent: Tuesday, February 18, 2025 8:00 AM
To: Johnson, Melissa
Subject: Fw: [EXTERNAL]Schram Property - 14445 170th

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

Thank you - Joe Herring

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

From: Dylan Ritter <dritter@lvcofd2.com>
Sent: Tuesday, July 9, 2024 9:18 AM
To: Joe Herring <herringsurveying@outlook.com>
Cc: Boone Heston <Boone.Heston@evergy.com>; Leavenworth RWD#7 <manager@leavenworthrwd7.com>; kritter@lvcofd2.com <kritter@lvcofd2.com>; Matt Roecker <Matt.Roecker@evergy.com>
Subject: Re: [EXTERNAL]Schram Property - 14445 170th

Leavenworth County Fire District #2 has no comments or concerns.

Thanks

On Tue, Jul 9, 2024 at 8:58 AM Joe Herring <herringsurveying@outlook.com> wrote:
Can do that - this one is Bonner Springs address

Thank you - Joe Herring

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

From: Boone Heston <Boone.Heston@evergy.com>
Sent: Tuesday, July 9, 2024 8:51 AM
To: Joe Herring <herringsurveying@outlook.com>; Leavenworth RWD#7 <manager@leavenworthrwd7.com>; kritter@lvcofd2.com <kritter@lvcofd2.com>; dritter@lvcofd2.com <dritter@lvcofd2.com>; Matt Roecker

Allison, Amy

From: Dedেকে, Andrew
Sent: Wednesday, February 26, 2025 3:51 PM
To: Allison, Amy
Subject: RE: RE: DEV-25-017/018 Preliminary and Final Plat - Schram Estates

No concerns regarding this subdivision.

From: Allison, Amy <AAllison@leavenworthcounty.gov>
Sent: Wednesday, February 26, 2025 2:42 PM
To: Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Dedেকে, Andrew <adedেকে@lvsheriff.org>; Brown, Misty <MBrown@leavenworthcounty.gov>; San, Soma <SSan@leavenworthcounty.gov>
Cc: PZ <PZ@leavenworthcounty.gov>
Subject: RE: DEV-25-017/018 Preliminary and Final Plat - Schram Estates

Good Afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for a two-lot subdivision located at 14445 170th 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 Wednesday, March 12th.

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

Thank you,

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

Disclaimer

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

3-04-25 PW Combined:
No Comments.

Schram Estates
Leavenworth County Kansas
Drainage Report
September 3, 2024



Allison, Amy

From: Anderson, Kyle
Sent: Tuesday, March 11, 2025 10:53 AM
To: Allison, Amy
Subject: RE: RE: DEV-25-017/018 Preliminary and Final Plat - Schram Estates

We have not received any complaints on this property and it appears the septic system currently installed will remain on the same property as the home it services. The recently permitted Accessory Dwelling Unit that will be on lot 2 will need to be converted to a Single Family Residence Permit if plat is approved.

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, February 26, 2025 2:42 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>
Cc: PZ <PZ@leavenworthcounty.gov>
Subject: RE: DEV-25-017/018 Preliminary and Final Plat - Schram Estates

Good Afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for a two-lot subdivision located at 14445 170th 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 Wednesday, March 12th.

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

Thank you,

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

MEMO

To: Amy Allison
From: Chuck Magaha
Subject: Schram Estates Subdivision
Date: March 12, 2025

Amy, I have reviewed the preliminary plat of the Schram Estates Estates Subdivision presented by Schram 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 a fire hydrant should be placed along the right-a-way between lot 1 and lot 2. This will meet the requirements for this subdivision.

I have no further recommendation for this subdivision.

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

Allison, Amy

From: Baumchen, Daniel
Sent: Monday, April 7, 2025 10:32 AM
To: 'Joe Herring'; Allison, Amy
Cc: PZ
Subject: RE: DEV-25-017/018 Schram Estates Review Comments
Attachments: Schram FINAL No Comments 2025.04.07.pdf

No comments on drawing, but still need LSRR

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

From: Joe Herring <herringsurveying@outlook.com>
Sent: Monday, March 31, 2025 1:49 PM
To: Allison, Amy <AAllison@leavenworthcounty.gov>
Cc: PZ <PZ@leavenworthcounty.gov>; Baumchen, Daniel <DBaumchen@leavenworthcounty.gov>
Subject: Re: DEV-25-017/018 Schram Estates Review Comments

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

See attached.

Replies to comments.

1. Structure on Lot 2 has been removed.
2. Preliminary plat shows 15.5 feet from the existing structure to the new Lot line
3. Resending signed affidavit with Trust document
4. Sending Exemption Narrative

Thank you - Joe Herring

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

SCHRAM ESTATES

A Minor Subdivision in the Northwest Quarter of Section 4, Township 12 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:
SCHRAM TRUST dated January 23, 2012
14445 170TH ST
BOONER SPRINGS, KS 66012
PID NO. 232-04-0-00-02-025

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: SCHRAM ESTATES.

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

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We, the undersigned owners of SCHRAM ESTATES, have set our hands this _____ day of _____, 2025.

Thomas J. Schram, Trustee
SCHRAM TRUST dated January 23, 2012
Christa J. Schram
SCHRAM TRUST dated January 23, 2012

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____, 2025, before me, a notary public in and for said County and State came Daniel J. Schram and Christa J. Schram, Trustees to the SCHRAM TRUST dated January 23, 2012, 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 SCHRAM ESTATES this _____ day of _____, 2025.

Secretary
John Jacobson
Chairman
Marcus Majure

COUNTY ENGINEER'S APPROVAL:
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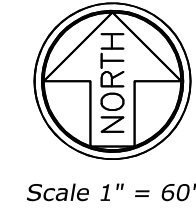
County Engineer - Mitch Pleak

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

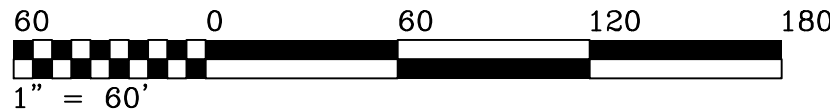
Chairman
Mike Smith
County Clerk
Attest: Fran Keppler

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

Register of Deeds - TerriLois G. Mashburn



Job # K-24-1812
February 15, 2025 Rev. 3/16/25
J. HERRING, Inc. (dba)
SURVEYING
& COMPANY
315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5361
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.

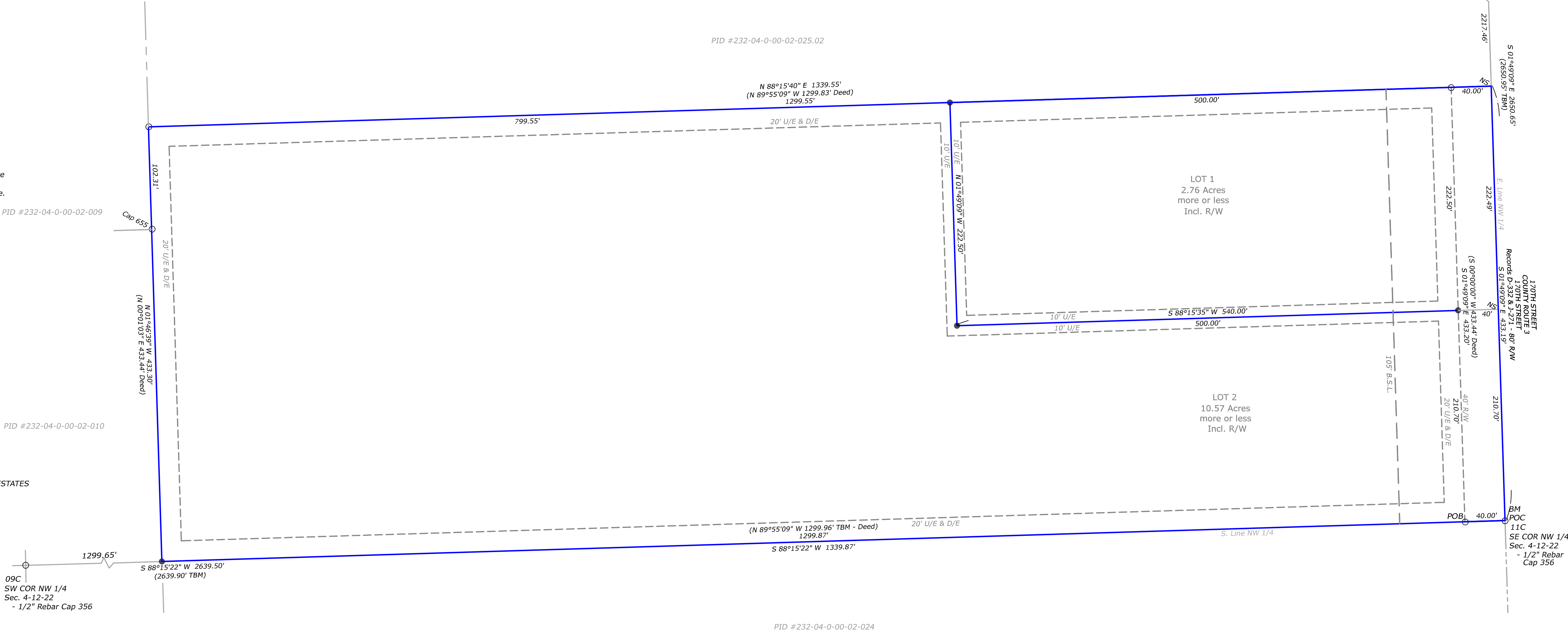
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County Surveyor

ZONING:
RR 2.5 - Rural Residential 2.5

- NOTES:
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 - 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
 - 3) All recorded and measured distances are the same, unless otherwise noted.
 - 4) Error of Closure - 1 : 426899, 13.32 Acres, more or less, Incl. R/W
 - 5) Basis of Bearing - KS SPC North Zone 1901
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 - Electric - Evergy
 - Sewer - Septic / Lagoon
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 - TBM - T.B. Melton dated 1985

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 - - 1/2" Bar Found, unless otherwise noted.
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4-10-25
PW Approved



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Joseph A. Herring
PS # 1296

SCHRAM ESTATES

A Minor Subdivision in the Northwest Quarter of Section 4, Township 12 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

PRELIMINARY PLAT

PREPARED FOR:
SCHRAM TRUST
14445 170TH ST
BOUNNER SPRINGS, KS 66012
PID NO. 232-04-0-00-02-025

RECORD DESCRIPTION:
A TRACT OF LAND IN THE NORTHWEST ONE QUARTER IN SECTION 4, TOWNSHIP 12 SOUTH, RANGE 22 EAST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID NORTHWEST ONE QUARTER, SAID POINT BEING 40.00 FEET WEST OF THE SOUTHEAST CORNER OF SAID NORTHWEST ONE QUARTER, THE SOUTH LINE OF SAID NORTHWEST ONE QUARTER HAVING AN ASSUMED BEARING OF NORTH 89 DEGREES 55 MINUTES 09 SECONDS WEST; THENCE NORTH 89 DEGREES 55 MINUTES 09 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHWEST ONE QUARTER, 1299.96 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 03 SECONDS EAST, 433.44 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 09 SECONDS EAST, PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST ONE QUARTER, 1299.83 FEET TO THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 3; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 3, 433.44 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED. LESS ANY PART THEREOF TAKEN OR USED FOR ROADS.

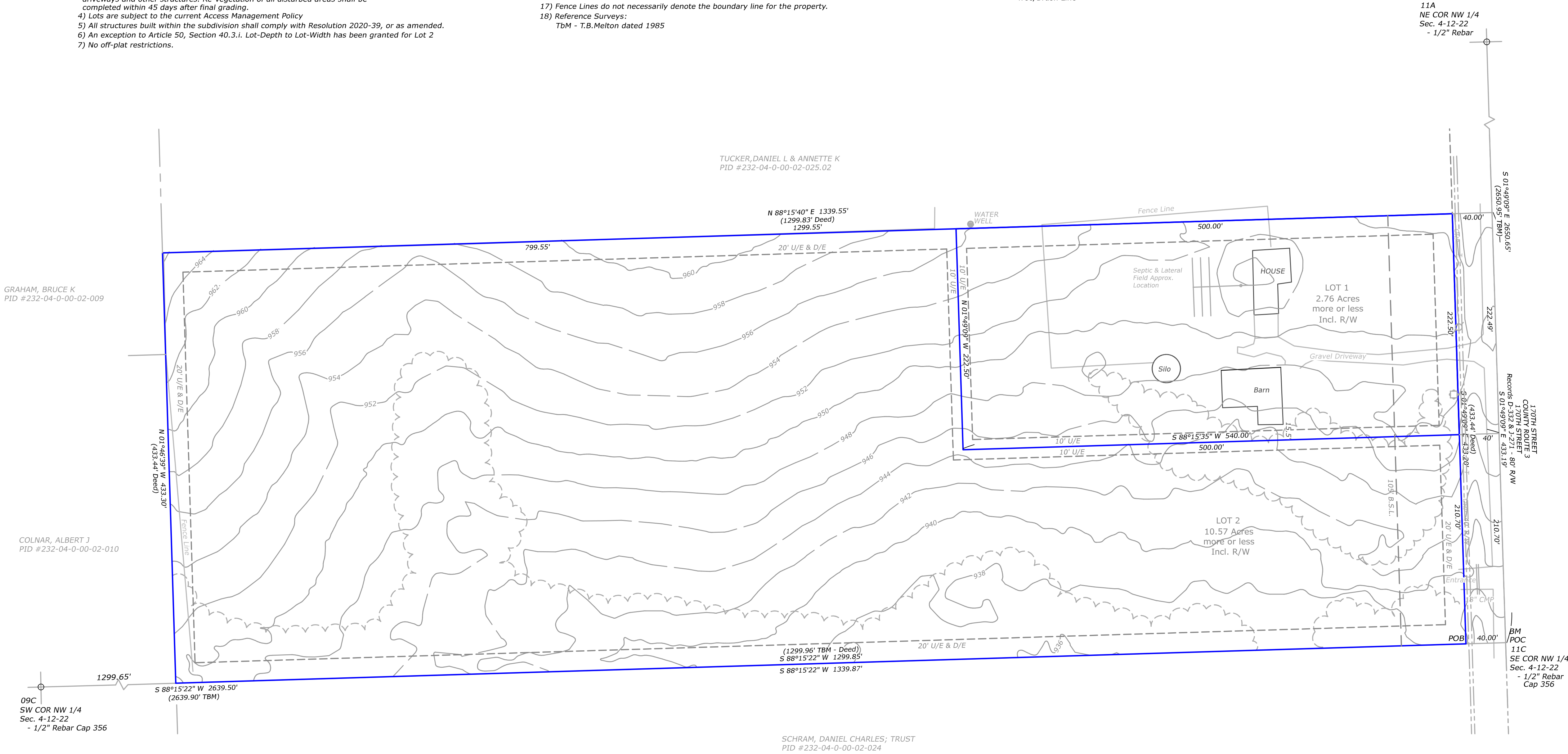
RESTRICTIONS:

- 1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
- 2) An Engineered Waste Disposal System may be required due to poor soil conditions.
- 3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
- 4) Lots are subject to the current Access Management Policy
- 5) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
- 6) An exception to Article 50, Section 40.3.i. Lot-Depth to Lot-Width has been granted for Lot 2
- 7) No off-plat restrictions.

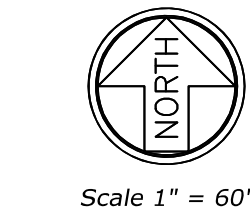
ZONING:
RR 2.5 - Rural Residential 2.5

- 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 : 426899, 13.32 Acres, more or less, Incl. R/W
 - 5) Basis of Bearing - KS SPC North Zone 1501
 - 6) Monument Origin Unknown, unless otherwise noted.
 - 7) Existing and Proposed Lots for Agriculture and Residential Use.
 - 8) Road Record - See Survey
 - 9) Benchmark - NAVD88
 - 10) Project Benchmark (BM) - SE COR NW 1/4 - 1/2" Rebar - Elev - 937.6'
 - 11) Easements, if any, are created hereon or listed in referenced title commitment.
 - 12) Reference Recorded Deed Doc # 2012R00877
 - 13) Utility Companies -
 - Water - RWD 7
 - Electric - Evergy
 - Sewer - Septic / Lagoon
 - Gas - Propane / Natural Gas
 - 14) Reference Alliance Title Company Number KS-ANTA-LV-5952 updated February 10, 2025
 - 15) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0350G dated July 16, 2015
 - 16) Building Setback Lines as shown hereon or noted below
 - All side yard setbacks - 15' (Accessory - 15')
 - All rear yard setbacks - 40' (Accessory - 15')
 - 17) Existing Structures, if any, shown in approximate location.
 - 18) Fence Lines do not necessarily denote the boundary line for the property.
 - 19) Reference Surveys:
 - TbM - T.B. Melton dated 1985

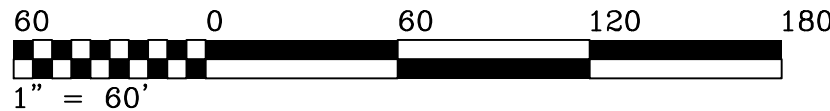
- LEGEND:
- - 1/2" Bar Set with Cap No.1296
 - - 1/2" Bar Found, unless otherwise noted.
 - () - Record / Deeded Distance
 - U/E - Utility Easement
 - D/E - Drainage Easement
 - B.S.L. - Building Setback Line
 - R/W - Permanent Dedicated Roadway Easement dedicated this plat
 - - Centerline
 - - Section 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
 - - 6" Water Line - location as per district
 - - Tree/Brush Line



4-10-25
PW Approved



Job # K-24-1812
February 15, 2025
J. Herring, Inc. (dba)
HERRING
SURVEYING
& COMPANY
315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5361
Email - survey@leamcash.com



I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of September 2024 through February 2025 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring
PS # 1296

**Leavenworth County
Request for Board Action
Case No. DEV-25-030 & 031
Preliminary & Final Plat Wren Meadows**

Date: May 28, 2025
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-25-030 & 031 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 16-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). Lot 1 is proposed to be 5.04 acres, Lot 2 is 6.92 acres and Lot 3 is 6.33 acres. All lots meet the requirements for the RR-5 zoning district. RWD 13 did not provide comment for this application, however, all lots are over 5 acres and therefore can apply for a water well. The Planning Commission did approve an exception for:

1. Exception to Article 50, Section 40.3.i. Lot-width to lot-depth for Lot 3.

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

Recommendation: The Planning Commission voted 9-0 to recommend approval of Case No. DEV-25-030 & 031, Final Plat for Wren Meadows subject to conditions.

Alternatives:

1. Approve Case No. DEV-25-030 & 031, Final Plat for Wren Meadows, with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-25-030 & 031, Final Plat for Wren Meadows, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-25-030 & 031, Final Plat for Wren Meadows with Findings of Fact; or

4. Remand the case back to the Planning Commission.

Budgetary Impact:

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

Total Amount Requested: \$0.00

Additional Attachments: Staff Report, Plat, Planning Commission Minutes

**LEAVENWORTH COUNTY
PLANNING COMMISSION
STAFF REPORT**

CASE NO: DEV-25-030 & 031 Wren Meadows

May 14, 2025

REQUEST: *Regular Agenda*

☒ Preliminary Plat ☒ Final Plat

STAFF REPRESENTATIVE:

Amy Allison
Deputy Director

SUBJECT PROPERTY: 00000 Evans Road

APPLICANT/APPLICANT AGENT:

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

PROPERTY OWNER:

Orison LLC
1204 State Ave, Suite A
Leavenworth, KS 66048

CONCURRENT APPLICATIONS:

NONE

LAND USE

ZONING: RR-5

FUTURE LAND USE DESIGNATION:

Residential (2.5-acre min)



LEGAL DESCRIPTION:

A tract of land in the Northeast Quarter of Section 14, Township 11 South, Range 20 East of the 6th P.M., in Leavenworth County Kansas.

SUBDIVISION: N/A

FLOODPLAIN: Zone A

STAFF RECOMMENDATION: APPROVAL

PROPERTY INFORMATION

ACTION OPTIONS:

1. Recommend approval of Case No. DEV-25-030 & 031, Preliminary & Final Plat for Wren Meadows, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-25-030 & 031, Preliminary & Final Plat for Wren Meadows to the Board of County Commission for the following reasons; or
3. Continue the hearing to another date, time, and place.

PARCEL SIZE: 16.4 ACRES

PARCEL ID NO:

206-14-0-00-00-001.00

BUILDINGS:

N/A

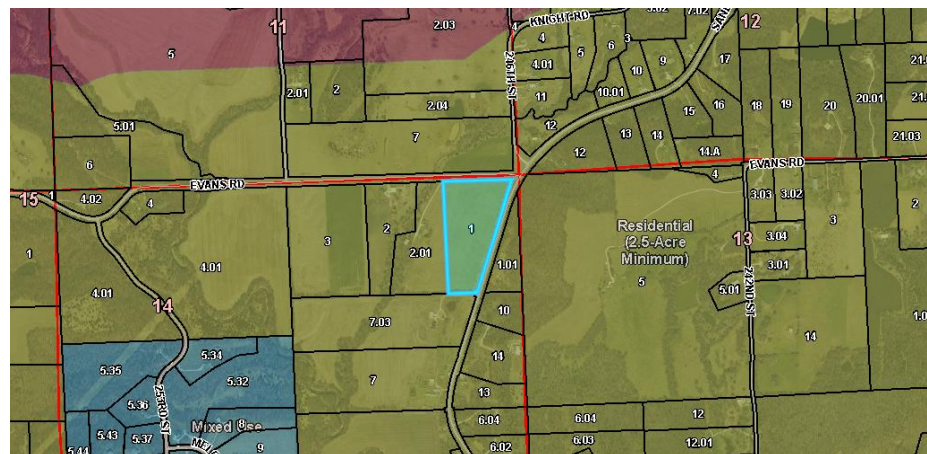
PROJECT SUMMARY:

Request for preliminary and final plat approval to subdivide property located at 00000 Evans Road (206-14-0-00-00-001.00) as Lots 1 through 3 of Wren Meadows.

ACCESS/STREET:

Evans Road and 246th Steet -
Collector, Paved ± 26'

Location Map: FUTURE LAND USE DESIGNATION



UTILITIES

SEWER: PRIVATE SEPTIC

FIRE: Tonganoxie

WATER: RWD 13

ELECTRIC: FREESTATE

NOTICE & REVIEW:

STAFF REVIEW:

5/8/2025

NEWSPAPER NOTIFICATION:

N/A

**NOTICE TO SURROUNDING
PROPERTY OWNERS:**

N/A

STANDARDS TO BE CONSIDERED: <i>Type content in each if necessary (delete this afterwards)</i>			
Leavenworth County Zoning and Subdivision Standards: Preliminary Review		Met	Not Met
35-40	Preliminary Plat Content	X	
40-20	Final Plat Content	X	
41-6	Access Management	X	
41-6.B.a-c.	Entrance Spacing	X	
41-6.C.	Public Road Access Management Standards	X	
43	Cross Access Easements	N/A	
50-20	Utility Requirements	X	
50-30	Other Requirements	X	
50-40	Minimum Design Standards		X
	An exception from Article 50, Section 40.3.i. Lot-Depth to Lot-Width for Lot 3.		
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 16-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). Lot 1 is proposed to be 5.04 acres, Lot 2 is 6.92 acres and Lot 3 is 6.33 acres. All lots meet the requirements for the RR-5 zoning district. However, Lot 3 does not comply with the 1:1 lot-width to lot-depth ratio (approximately 1.36:1). An exception must be granted. RWD 13 did not provide comment for this application, however, all lots are over 5 acres and therefore can apply for a water well.

EXCEPTIONS:

The applicant has requested an exception from Article 50, Section 40.3.i. – Lot-Depth to Lot-Width. The criteria for the acceptance of an exception is as follows:

1. That there are special circumstances or conditions affecting the property.
2. That the variance or exception is necessary for the reasonable and acceptable development of the property in question.
3. That the granting of the variance or exception will not be detrimental to the public welfare or injurious to the adjacent property.

Motion: The Planning Commission hereby (approves/denies) an exception from Article 50, Section 40.3.i. – Lot-Depth to Lot-Width of the Zoning & Subdivision Regulations for the Wren Meadows subdivision, as submitted by the application, based on a finding that all three criteria for an exception has been met.

PROPOSED CONDITIONS:

1. Building permits shall be required for any new construction.
2. Erosion control shall be used when designing and constructing driveways. A form of sediment control shall be installed before work begins and maintained throughout the time that the land disturbing activities are taking place. Re-vegetation of all disturbed sites shall be completed within 45 days after completion of final grading weather permitting.
3. A waiver for the use of private septic systems within this subdivision is granted with this approval.
4. At time of development, fire hydrants shall be required, if necessary, infrastructure is available.
5. An exception from Article 50, Section 40.3.i. has been approved for Lot 3.

6. The developer must comply with the following memorandums:

Memo – Chuck Magaha, Emergency Management dated April 28, 2025

Email – Dan Baumchen, Survey dated May 8, 2025

PROPOSED MOTIONS:

Approve case DEV-25-030/031, a request to plat the property located at 00000 Evans Road 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-25-030/031 based on the recommendation of Planning Staff and the findings as set forth in the Staff Report.

Deny case DEV-25-030/031, a request to plat the property located at 00000 Evans Road 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-25-030/031.

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

Motion: Chairman, I move to table Case No. DEV-25-030/031 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: MC MULLIN, KEITH & MEGAN
MAILING ADDRESS: 315 North 5th Street MAILING ADDRESS 24799 EVANS ROAD
CITY/ST/ZIP: Leavenworth, KS 66048 CITY/ST/ZIP TONGANOXIE, KS 66086
PHONE: 913-651-3858 PHONE: N/A
EMAIL : herringsurveying@outlook.com EMAIL N/A

GENERAL INFORMATION

Proposed Subdivision Name: WREN MEADOWS
Address of Property: 00000 EVANS ROAD
PID: PID NO. 206-14-0-00-00-001 Urban Growth Management Area: N/A

SUBDIVISION INFORMATION

Gross Acreage: 18 AC	Number of Lots: 3	Minimum Lot Size: 6.5 AC
Maximum Lot Size: 5 AC	Proposed Zoning: RR 5	Density: N/A
Open Space Acreage: N/A	Water District: RWD 13	Proposed Sewage: Septic
Fire District: Tonganoxie	Electric Provider: Free State	Natural Gas Provider: Propane
Covenants: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Road Classification: <i>Local – Collector - Arterial – State - Federal</i>	
List of all Requested Exceptions: <i>Exceptions may be granted per Article 56 or as otherwise stated in the Zoning & Subdivision Regulations.</i>	Cross-Access Easement Requested: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	1. Article 50, Section 40.3.i. Lot-Depth to Lot-Width has been granted for Lot 3	
	2.	
	3.	
	4.	
	5.	

Is any part of the site designated as Floodplain? ☒ Yes ☐ No if yes, what is the panel number: 20103C0300G

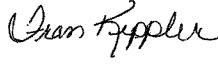
I, the undersigned, am the owner, **duly authorized agent**, of the aforementioned property situated in the unincorporated portion of Leavenworth County, Kansas. By execution of my signature, I do hereby officially apply for a final plat approval as indicated above.

Signature: Joe Herring - digitally signed March 22, 2025

Date: 3/22/25

ATTACHMENT A

ENTERED IN TRANSFER RECORD IN
MY OFFICE THIS DAY 04/11/2025



COUNTY CLERK

DOC #: 2025R02367
TERRILOIS MASHBURN
REGISTER OF DEEDS
LEAVENWORTH COUNTY, KANSAS
RECORDED ON:
04/11/2025 12:27:03 PM
RECORDING FEE: 38.00
PAGES: 2

Continental Title Company: C25001798

KANSAS GENERAL WARRANTY DEED
(Individual)

This Indenture, made and entered into as of this 9 Day of April, 2025 by and between Keith McMullin, a single person, whose mailing address is: 24799 Evans Rd, Tonganoxie, KS 66086, in the County of Leavenworth, State of Kansas, party or parties of the first part, Grantor(s) and Orison LLC, whose mailing address is: 1204 State Ave, Ste A, Tonganoxie, KS 66086 of the County of Leavenworth, State of Kansas party or parties of the second part., Grantee(s).

WITNESSETH, that the said party or parties of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations paid by the said party or parties of the second part, the receipt of which is hereby acknowledged, does by these presents GRANT, BARGAIN, SELL, CONVEYS AND WARRANTS unto the said party or parties of the second part, the following described Real Estate, situated in the County of Leavenworth, State of Kansas, to-wit:

A tract of land in the Northeast Quarter of the Northeast Quarter of Section 14, Township 11 South, Range 20 East, of the 6th PM, in Leavenworth County, Kansas, described as follows: Commencing at the Northeast corner of Section 14, which also being the Point of Beginning; thence South 00°14'39" East, 94.39 feet along the East line of Section 14 to the centerline of 246th Street; thence on a curve to the left having a radius of 1637.02 feet and a length of 323.98 feet along said centerline; thence South 19°32'35" West, 992.71 feet along said centerline; thence North 89°57'23" West, 361.00 feet; thence North 00°25'24" West, 1322.31 feet to the North line of Section 14; thence North 90° East, 840.23 feet along said North line of the Point of Beginning.

Parcel ID: 19398

Subject to building lines, conditions, easements, restrictions of record, and any zoning laws or ordinances affecting this property, if any.

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the said party or parties of the second part, and to the heirs and assigns of such party forever.

And said party or parties of the first part, for itself, and its successors and assigns, does hereby covenant, promise and agree, to and with said party or parties of the second part, that at the delivery of these presents, it is lawfully seized in its own right of an absolute and indefeasible estate of inheritance, in fee simple, of and in all and singular the above granted and described premises, with the appurtenances; that the same are free, clear, discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and encumbrances, of what nature and kind so ever, and that it will Warrant and Forever Defend the same unto said party or parties of the second part, heirs and assigns, and all and every person or persons whomsoever, lawfully claiming or to claim the same.

IN WITNESS WHEREOF, the said party or parties of the first part has or have hereunto set their hand or hands the day and year first above written.



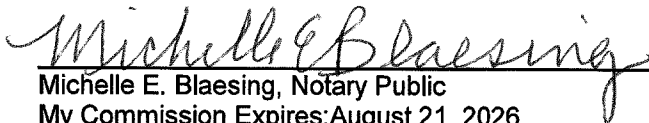
Keith McMullin

State of Kansas

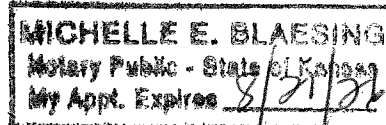
County of Leavenworth

On this 9 day of April, 2025, before me the undersigned notary, personally appeared Keith McMullin, a single person, who proved to me through identification documents which were DL, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the COUNTY and STATE aforesaid, the day and year first above written.



Michelle E. Blaesing, Notary Public
My Commission Expires: August 21, 2026



AFFIDAVIT

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

We/I George Daniel Lynch, member, Drison, LLC

Being dully sworn, dispose and say that we/I are the owner(s) of said property located at -
00000 Evans Rd. Tonganoxie, 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, 913-651-3858

2)
Signed and entered this 10th day of April, 2025

George Daniel Lynch, 1704 State Ave, Ste A, Tonganoxie, KS 66086
Print Name, Address, Telephone 913-369-2000/913-481-6847

George Daniel Lynch
Signature

STATE OF KANSAS)

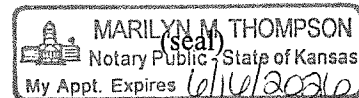
) SS

COUNTY OF LEAVENWORTH)

Be it remember that on this 10th day of April, 2025 before me, a notary public in and
for said County and State came George Daniel Lynch, member, Drison 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 Marilyn M. Thompson

My Commission Expires: June 16, 2026



ARTICLE 56 – EXCEPTIONS

Where in the case of a particular proposed subdivision, it can be shown that strict compliance with the requirements of these regulations would result in extraordinary hardship to the subdivider because of unusual topography or other non-self-inflicted conditions; or that these conditions would result in inhibiting the achievement of the objectives of these regulations; the Planning Commission may vary, modify or waive the requirements so that substantial justice may be done and the public interest secured; provided, that such variance, modification or waiver will not have the effect of nullifying the intent and purpose of these regulations or interfering with carrying out the Comprehensive Plan.

In recommending such variance or exception, the Planning Commission shall find the following:

1. That there are special circumstances or conditions affecting the property.
Parent Tract is irregular shaped due to existing roads.
2. That the variance or exception is necessary for the reasonable and acceptable development of the property in question.
Yes - due to configuration and limiting access points along 246th
3. That the granting of the variance or exception will not be detrimental to the public welfare or injurious to adjacent property.
No

WREN MEADOWS

A Minor Subdivision in the Northeast Quarter of Section 14, Township 11 South, Range 20 East of the 6th P.M., Leavenworth County, Kansas.

PRELIMINARY PLAT

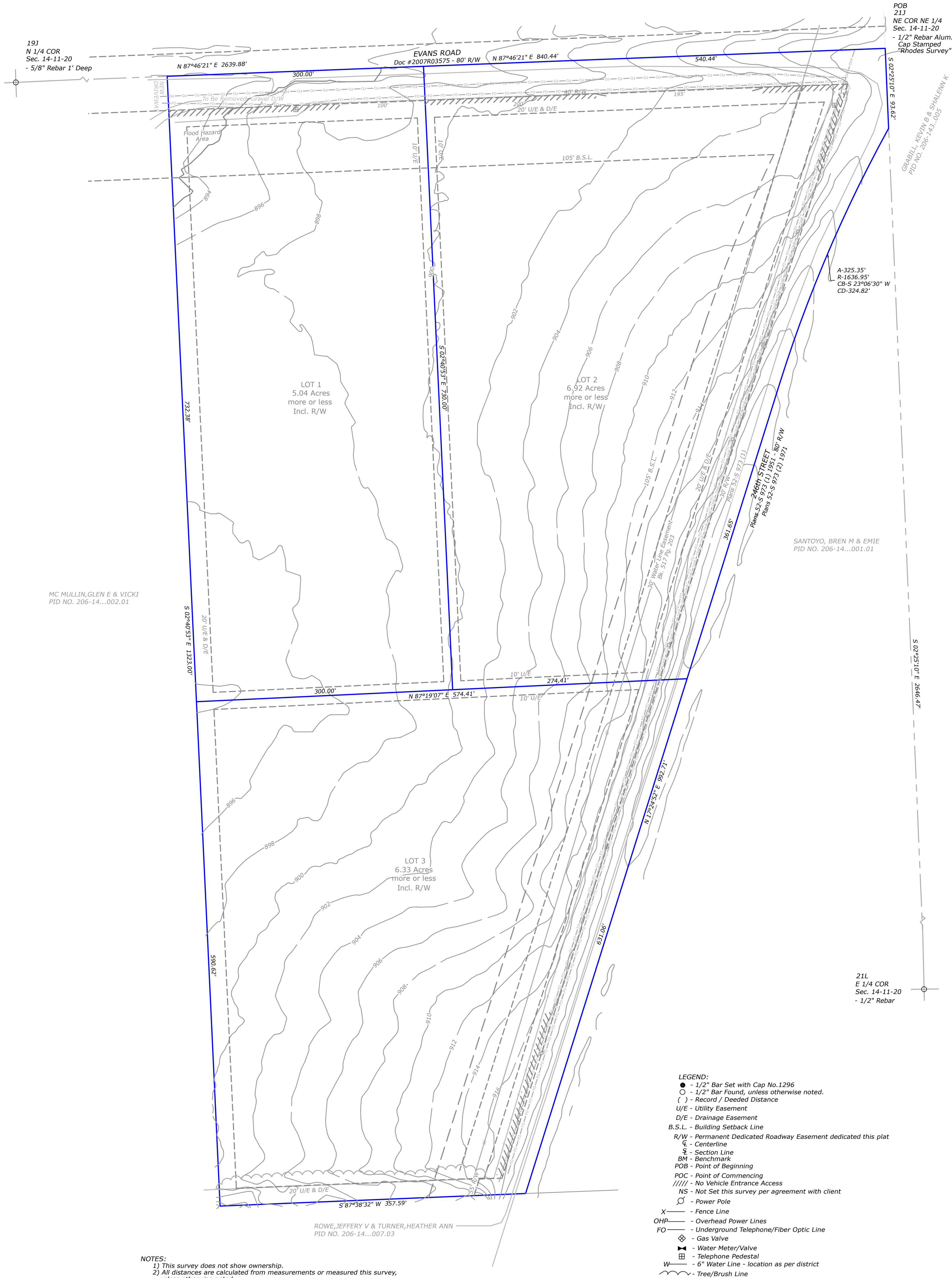
PREPARED FOR:
Orison LLC
1204 State Ave, Suite A
TONGANOXIE, KS 66086
PID NO. 206-14-0-00-00-001

RECORD DESCRIPTION:
A tract of land in the Northeast Quarter of the Northeast Quarter of Section 14, Township 11 South, Range 20 East, of the 6th PM, in Leavenworth County, Kansas, described as follows:
Commencing at the Northeast corner of Section 14, which also being the Point of Beginning;
thence South 00°14'39" East, 94.39 feet along the East line of Section 14 to the centerline of 246th Street; thence on a curve to the left having a radius of 1637.02 feet and a length of 323.98 feet along said centerline; thence South 19°32'35" West, 992.71 feet along said centerline; thence North 89°57'23" West, 361.00 feet; thence North 00°25'24" West, 1322.31 feet to the North line of Section 14; thence North 90° East, 840.23 feet along said North line of the Point of Beginning.

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
Additional access limits as shown hereon.
5) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
6) An exception to Article 50, Section 40.3.i. Lot-Depth to Lot-Width has been granted for Lot 3
7) No off-plat restrictions.

ZONING:
RR 5 - Rural Residential 5

MC NULTY, THOMAS F & JUDY K
PID NO. 201-11-1-007



- LEGEND:
- - 1/2" Bar Set with Cap No.1296
 - - 1/2" Bar Found, unless otherwise noted.
 - () - Record / Deeded Distance
 - U/E - Utility Easement
 - D/E - Drainage Easement
 - B.S.L. - Building Setback Line
 - R/W - Permanent Dedicated Roadway Easement dedicated this plat
 - - 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
 - - Fence Line
 - OHP - Overhead Power Lines
 - FO - Underground Telephone/Fiber Optic Line
 - ⬢ - Gas Valve
 - ⬢ - Water Meter/Valve
 - ⬢ - Telephone Pedestal
 - W — - 6" Water Line - location as per district
 - - Tree/Brush Line

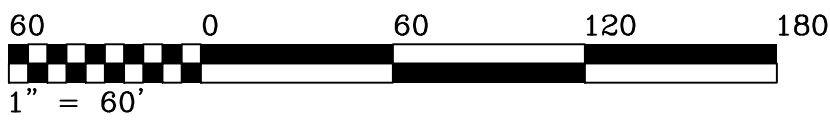
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 - Error of Closure - 1 : 491642, 18.29 Acres, more or less, Incl. R/W
 - Basis of Bearing - KS SPC North Zone 1501
 - Monument Origin Unknown, unless otherwise noted.
 - Existing and Proposed Lots for Agriculture and Residential Use.
 - Road Record - See Survey
 - Benchmark - NAVD88
 - Project Benchmark (BM) - NE COR NE 1/4 Section 14 - Elev - 911.6'
 - Easements, if any, are created hereon or listed in referenced title commitment.
 - Reference Recorded Deed Doc # 2025R02367
 - Utility Companies -
 - Water - RWD 13
 - Electric - Freestate
 - Sewer - Septic / Lagoon
 - Gas - Propane / Natural Gas
 - Reference Continental Title File Number C25001798 dated March 3, 2025.
 - Property is in a Special Flood Hazard Area Zone A per FEMA FIRM Map 20103C0300G dated July 16, 2015
 - Building Setback Lines as shown hereon or noted below
 - All side yard setbacks - 15' (Accessory - 15')
 - All rear yard setbacks - 40' (Accessory - 15')
 - Existing Structures, if any, shown in approximate location.
 - Fence Lines do not necessarily denote the boundary line for the property.
 - Reference Surveys:
 - DGW - D.G.White - Survey S-15-05 #68, NKA 2005S068
 - JS - J.Stickler Survey Doc #2021S086



Scale 1" = 60'

Job # K-25-1882
March 22, 2025 Rev. 4/28/25

J. HERRING
SURVEYING
COMPANY
315 North 5th Street, Leav., KS 66048
Ph. 913.661.3858 Fax 913.674.6381
Email - survey@eamcash.com



WREN MEADOWS

A Minor Subdivision in the Northeast Quarter of Section 14, Township 11 South, Range 20 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:
Orison LLC
1204 State Ave, Suite A
TONGANOXIE, KS 66086
PID NO. 206-14-0-00-00-001

RECORD DESCRIPTION:
A tract of land in the Northeast Quarter of the Northeast Quarter of Section 14, Township 11 South, Range 20 East, of the 6th PM, in Leavenworth County, Kansas, described as follows:
Commencing at the Northeast corner of Section 14, which also being the Point of Beginning; thence South 00°14'39" East, 94.39 feet along the East line of Section 14 to the centerline of 246th Street; thence on a curve to the left having a radius of 1637.02 feet and a length of 323.98 feet along said centerline; thence South 19°32'35" West, 992.71 feet along said centerline; thence North 89°57'23" West, 361.00 feet; thence North 00°25'24" West, 1322.31 feet to the North line of Section 14; thence North 90° East, 840.23 feet along said North line of the Point of Beginning.

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: WREN MEADOWS.

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

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

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

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

George Daniel Lynch, Member Orison LLC

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

NOTARY PUBLIC:
My Commission Expires: _____ (seal)

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

Secretary John Jacobson Chairman Marcus Majure

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

County Engineer - Mitch Pleak

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

Chairman Mike Smith County Clerk Attest: Fran Kepler

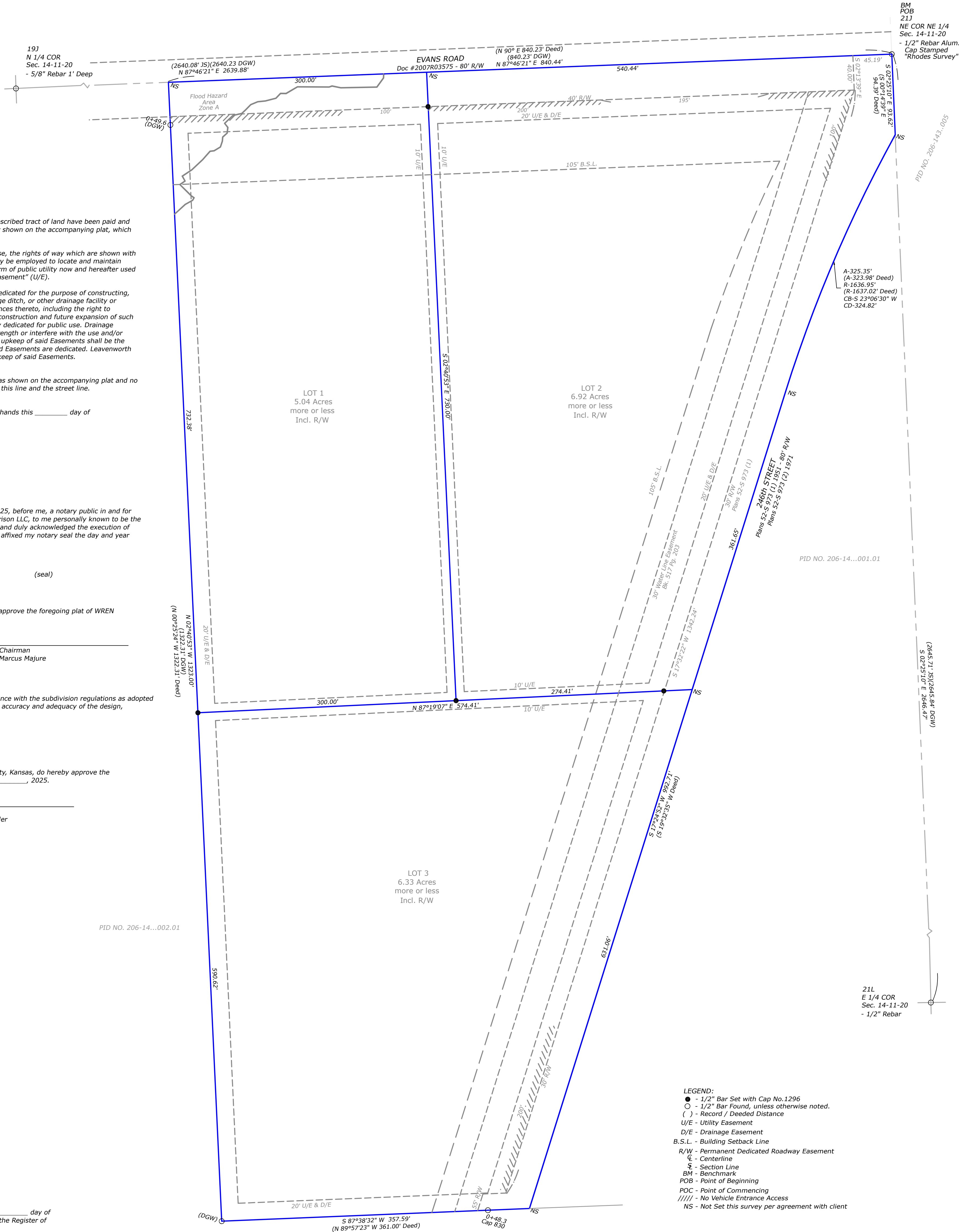
REGISTER OF DEED CERTIFICATE:
Filed for Record as Document No. _____ on this _____ day of _____, 2025 at _____ o'clock ____M in the Office of the Register of Deeds of Leavenworth County, Kansas,

Register of Deeds - TerriLois G. Mashburn

- 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 Additional access limits as shown hereon.
 - 5) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
 - 6) An exception to Article 50, Section 40.3.i. Lot-Depth to Lot-Width has been granted for Lot 3
 - 7) No off-plat restrictions.

ZONING:
RR 5 - Rural Residential 5

PID NO. 201-11...007



- LEGEND:
- - 1/2" Bar Set with Cap No.1296
 - - 1/2" Bar Found, unless otherwise noted.
 - () - Record / Deeded Distance
 - U/E - Utility Easement
 - D/E - Drainage Easement
 - B.S.L. - Building Setback Line
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 - - 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

- NOTES:
- 1) This survey does not show ownership.
 - 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
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 - 4) Error of Closure - 1 : 491642, 18.29 Acres, more or less, Incl. R/W
 - 5) Basis of Bearing - KS SPC North Zone 1501
 - 6) Monument Origin Unknown, unless otherwise noted.
 - 7) Existing and Proposed Lots for Agriculture and Residential Use.
 - 8) Road Record - See Survey
 - 9) Benchmark - NAVD88
 - 10) Project Benchmark (BM) - NE COR NE 1/4 Section 14 - Elev - 911.6'
 - 11) Easements, if any, are created hereon or listed in referenced title commitment.
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 - 13) Utility Companies -
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 - 19) Reference Surveys:
 - DGW - D.G.White - Survey S-15-05 #68, NKA 2005S068
 - JS - J.Stickler Survey Doc #2021S086



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

Joseph A. Herring
PS # 1296

Job # K-25-1882
March 22, 2025 Rev. 5/7/25

JEFF HERRING SURVEYING COMPANY
315 North 5th Street, Leav., KS 66048
Ph. 913.661.3858 Fax 913.674.6381
Email - survey@jeamcash.com

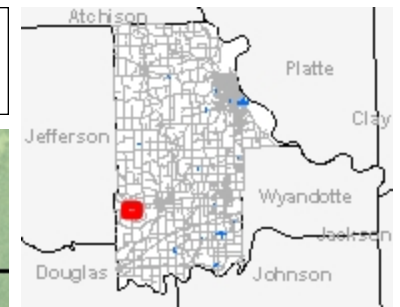
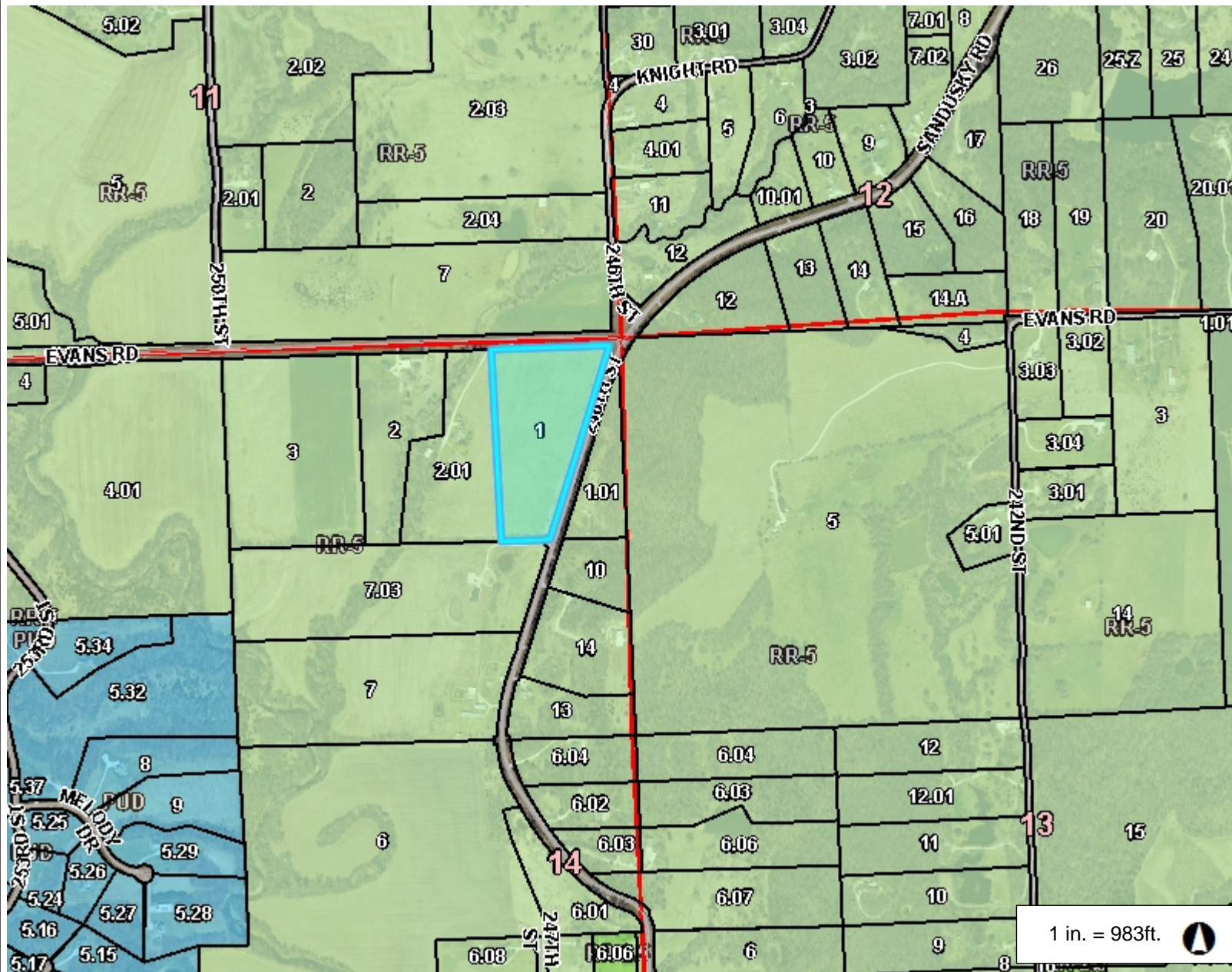
I hereby certify that this survey plat meets the requirements of K.S.A. 58-2005. The face of this survey plat was reviewed for compliance with Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for survey information only.

Daniel Baumchen, PS#1363
County Surveyor

Scale 1" = 60'

60 0 60 120 180
1" = 60'

DEV-25-030 & 031 Wren Meadows



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. = 983ft.



1,965.8 0 982.92 1,965.8 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

Notes

Allison, Amy

From: Timothy Smith <chief1860@ttrfd.com>
Sent: Monday, March 24, 2025 8:15 AM
To: Joe Herring; Johnson, Melissa
Subject: Re: Wren Meadows Plat

Follow Up Flag: Follow up
Flag Status: Completed

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

We have reviewed this request and have no issues with it at this time.

On Fri, Mar 14, 2025 at 8:00 AM Joe Herring <herringsurveying@outlook.com> wrote:

Please see the attached division and reply with the standard service letter to myself and the county.

Thank you - Joe Herring

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

--

Tim Smith, Chief
Tonganoxie Township Rural Fire Department
Past President Kansas State Association Fire Chiefs

18993 McLouth Rd
Tonganoxie KS 66086

Phone: [913-845-3801](tel:913-845-3801)
Fax: [913-845-3801](tel:913-845-3801)
Cell: [816-392-2468](tel:816-392-2468)

Failure to Prepare

Is

Preparing to Fail

Allison, Amy

From: Line Department <linedepartment@freestate.coop>
Sent: Monday, March 31, 2025 9:58 AM
To: Johnson, Melissa
Subject: RE: Wren Meadows purveyance letter

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

Melissa,
FreeState Electric Coop has no concerns with this application.
Thank you,
Gary Willits

Gary Willits
Staking Engineer



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

From: Line Department <linedepartment@freestate.coop>
Sent: Thursday, March 27, 2025 2:55 PM
To: Gary Willits <gary.willits@freestate.coop>
Subject: FW: Wren Meadows purveyance letter

From: Johnson, Melissa <MJohnson@leavenworthcounty.gov>
Sent: Thursday, March 27, 2025 2:53 PM
To: 'jeffrwd13@hughes.net' <jeffrwd13@hughes.net>; Line Department <linedepartment@freestate.coop>
Cc: 'Joe Herring' <herringsurveying@outlook.com>; PZ <PZ@leavenworthcounty.gov>
Subject: Wren Meadows purveyance letter

We have received an application for the above listed preliminary plat. Can you please send a response for whatever comment you would like to submit?

If you have any questions, please let me know.

Thank you,

Melissa Johnson
Planner I
Leavenworth County
Planning & Zoning Department
Leavenworth County Courthouse
300 Walnut St, Suite 212

Allison, Amy

From: Anderson, Kyle
Sent: Friday, March 28, 2025 8:29 AM
To: Allison, Amy
Subject: RE: RE: DEV-25-030 & 031 Preliminary and Final Plat – Wren Meadows

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, March 27, 2025 4:11 PM
To: Noll, Bill <BNoll@leavenworthcounty.gov>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>; Mitch Pleak <mpleak@olsson.com>; Baumchen, Daniel <DBaumchen@leavenworthcounty.gov>
Cc: PZ <PZ@leavenworthcounty.gov>
Subject: FW: RE: DEV-25-030 & 031 Preliminary and Final Plat – Wren Meadows

From: Allison, Amy
Sent: Thursday, March 27, 2025 4:10 PM
To: Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Dedeker, Andrew <adedeker@lvsheriff.org>; Brown, Misty <MBrown@leavenworthcounty.gov>; San, Soma <ssan@leavenworthcounty.gov>
Subject: RE: DEV-25-030 & 031 Preliminary and Final Plat – Wren Meadows

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 PID: 206-14-0-00-00-001.00.

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 Thursday, April 10, 2024.

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

**4-10-25
PW Combined
Approved**

Wren Meadows

Leavenworth County Kansas

Drainage Report

March 18, 2025



MEMO

To: Amy Allison
From: Chuck Magaha
Subject: Wren Meadows Subdivision
Date: April 28, 2025

Amy, I have reviewed the preliminary plat of the Wren Meadows Subdivision presented by Keith and Megan McMullin. 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 at 246th Street and Evans Road, this hydrant will cover this subdivision.

I have no further recommendation for this subdivision.

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

WREN MEADOWS

A Minor Subdivision in the Northeast Quarter of Section 14, Township 11 South, Range 20 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:
Orison LLC
1204 State Ave, Suite A
TONGANOXIE, KS 66086
PID NO. 206-14-0-00-00-001

RECORD DESCRIPTION:
A tract of land in the Northeast Quarter of the Northeast Quarter of Section 14, Township 11 South, Range 20 East, of the 6th PM, in Leavenworth County, Kansas, described as follows:
Commencing at the Northeast corner of Section 14, which also being the Point of Beginning; thence South 00°14'39" East, 94.39 feet along the East line of Section 14 to the centerline of 246th Street; thence on a curve to the left having a radius of 1637.02 feet and a length of 323.98 feet along said centerline; thence South 19°32'35" West, 992.71 feet along said centerline; thence North 89°57'23" West, 361.00 feet; thence North 00°25'24" West, 1322.31 feet to the North line of Section 14; thence North 90° East, 840.23 feet along said North line of the Point of Beginning.

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: WREN MEADOWS.

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

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

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

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

George Daniel Lynch, Member Orison LLC

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

NOTARY PUBLIC:
My Commission Expires: _____ (seal)

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

Secretary John Jacobson Chairman Marcus Majure

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

County Engineer - Mitch Pleak

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

Chairman Mike Smith County Clerk Attest: Fran Kepler

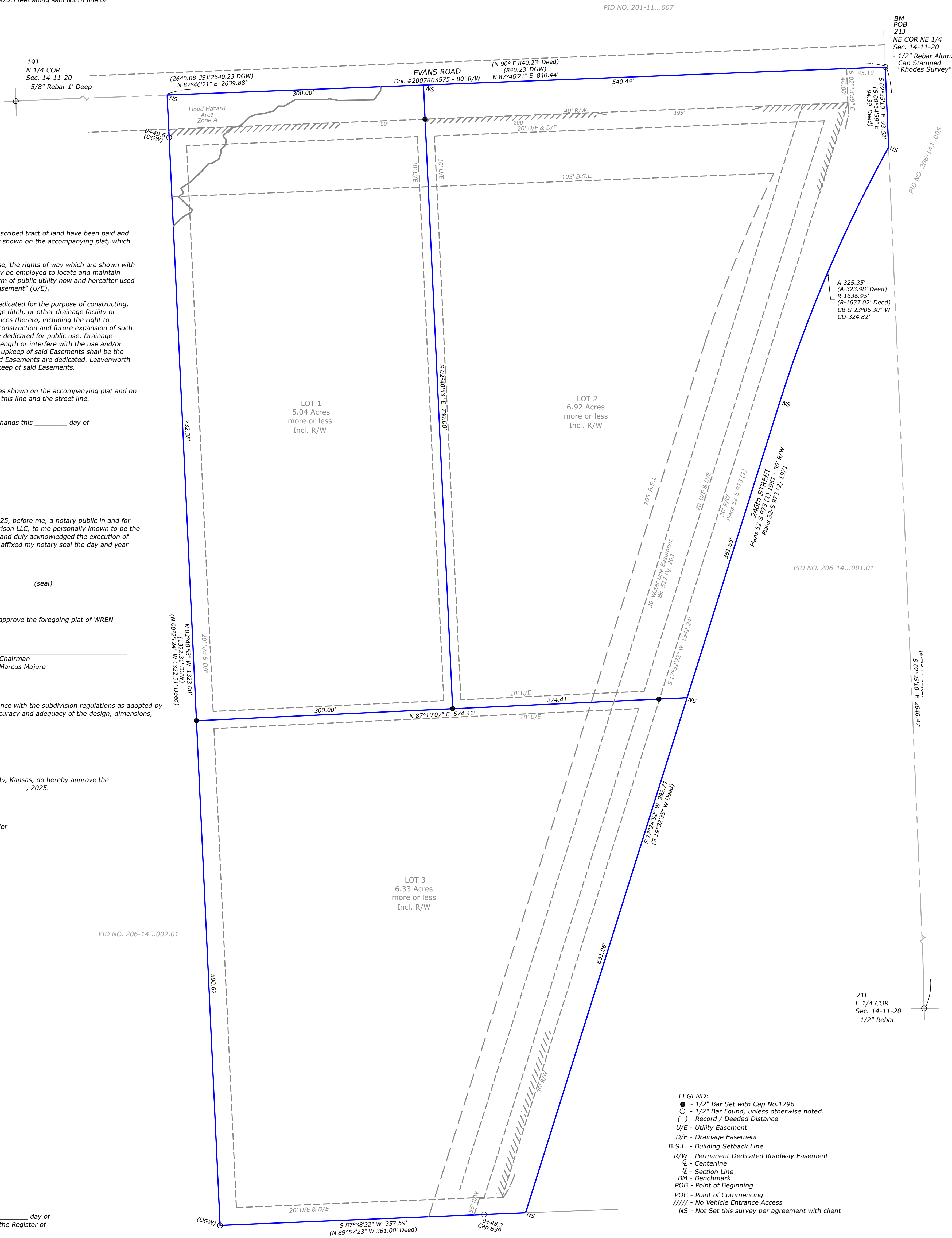
REGISTER OF DEED CERTIFICATE:
Filed for Record as Document No. _____ on this _____ day of _____, 2025 at _____ o'clock ____M in the Office of the Register of Deeds of Leavenworth County, Kansas,

Register of Deeds - TerriLois G. Mashburn

- RESTRICTIONS:
- 1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
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 - 3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
 - 4) Lots are subject to the current Access Management Policy Additional access limits as shown hereon.
 - 5) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
 - 6) An exception to Article 50, Section 40.3.i. Lot-Depth to Lot-Width has been granted for Lot 3
 - 7) No off-plat restrictions.

ZONING:
RR 5 - Rural Residential 5

5-6-25
PW Combined No
Comments



- LEGEND:
- - 1/2" Bar Set with Cap No.1296
 - - 1/2" Bar Found, unless otherwise noted.
 - () - Record / Deeded Distance
 - U/E - Utility Easement
 - D/E - Drainage Easement
 - B.S.L. - Building Setback Line
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 - //// - No Vehicle Entrance Access
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- 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 : 491642, 18.29 Acres, more or less, Incl. R/W
 - 5) Basis of Bearing - KS SPC North Zone 1501
 - 6) Monument Origin Unknown, unless otherwise noted.
 - 7) Existing and Proposed Lots for Agriculture and Residential Use.
 - 8) Road Record - See Survey
 - 9) Benchmark - NAVD88
 - 10) Project Benchmark (BM) - NE COR NE 1/4 Section 14 - Elev - 911.6'
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 - 13) Utility Companies -
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 - 19) Reference Surveys:
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 - JS - J.Stickler Survey Doc #2021S086



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

Joseph A. Herring
PS # 1296

Job # K-25-1882
March 22, 2025 Rev. 4/26/25

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315 North 5th Street, Leav., KS 66048
Ph. 913.661.3858 Fax 913.674.6381
Email - survey@eamcash.com

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Daniel Baumchen, PS#1363
County Surveyor

Scale 1" = 60'

1" = 60'

WREN MEADOWS

A Minor Subdivision in the Northeast Quarter of Section 14, Township 11 South, Range 20 East of the 6th P.M., Leavenworth County, Kansas.

PRELIMINARY PLAT

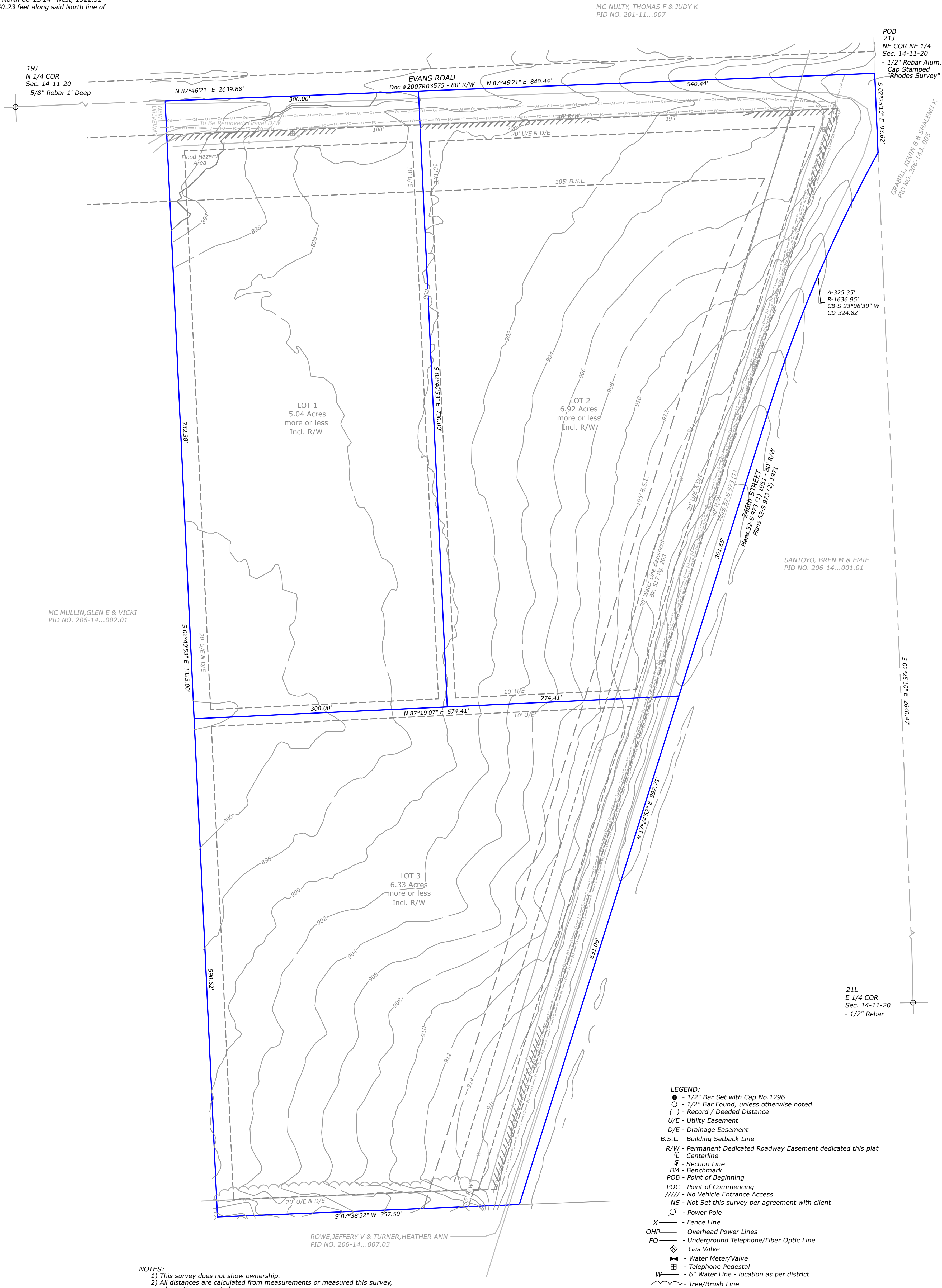
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Orison LLC
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5-6-25
PW Combined No
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 - Section Line
 - BM - Benchmark
 - POB - Point of Beginning
 - POC - Point of Commencing
 - //// - No Vehicle Entrance Access
 - NS - Not Set this survey per agreement with client
 - ⊙ - Power Pole
 - Fence Line
 - OHP - Overhead Power Lines
 - FO - Underground Telephone/Fiber Optic Line
 - ⊠ - Gas Valve
 - ⊠ - Water Meter/Valve
 - ⊠ - Telephone Pedestal
 - W — 6" Water Line - location as per district
 - Tree/Brush Line

Job # K-25-1882
March 22, 2025 Rev. 4/28/25

J. HERRING
SURVEYING
COMPANY

315 North 5th Street, Leav., KS 66048
Ph. 913.661.3858 Fax 913.674.6381
Email — survey@eamcash.com

Scale 1" = 60'

1" = 60'

Allison, Amy

From: Baumchen, Daniel
Sent: Thursday, May 8, 2025 9:04 AM
To: 'Joe Herring'; Allison, Amy
Cc: PZ
Subject: RE: DEV-25-030 & 031 Wren Meadows Review Comments
Attachments: WREN MEADOWS FINAL No Comments 2025.05.08.pdf

No comments, but still need 3 LSRR

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

From: Joe Herring <herringsurveying@outlook.com>
Sent: Wednesday, May 7, 2025 5:30 AM
To: Allison, Amy <AAllison@leavenworthcounty.gov>
Cc: PZ <PZ@leavenworthcounty.gov>; Baumchen, Daniel <DBaumchen@leavenworthcounty.gov>
Subject: Re: DEV-25-030 & 031 Wren Meadows Review Comments

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

See Attached

Thank you - Joe Herring

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

From: Allison, Amy <AAllison@leavenworthcounty.gov>
Sent: Tuesday, May 6, 2025 3:39 PM
To: 'Joe Herring' <herringsurveying@outlook.com>
Cc: PZ <PZ@leavenworthcounty.gov>
Subject: RE: DEV-25-030 & 031 Wren Meadows Review Comments

Good Afternoon Joe,

Please find the outstanding comments from Survey attached. I will need a revised copy by noon tomorrow for this item to be on the May meeting.

**Leavenworth County
Request for Board Action
Case No. DEV-25-032/033
Preliminary & Final Plat Carolina Wren Estates**

Date: May 28, 2025
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-25-032 & 033 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 an 18.6-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 range in size from 6.89 to 12.3 acres. Lot 2 requires an exception as it exceeds the Lot-depth to Lot-width requirement. If the exception were to be approved for Lot 2, both of the lots would be in compliance with regulations of the RR-2.5 zoning district. During the Preliminary Plat phase, exceptions were granted for:

1. 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-25-032 & 033, Final Plat for Carolina Wren Estates subject to conditions.

Alternatives:

1. Approve Case No. DEV-25-032 & 033, Final Plat for Carolina Wren Estates, with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-25-032 & 033, Final Plat for Carolina Wren Estates, with Findings of Fact; or

3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-25-032 & 033, Final Plat for Carolina Wren 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, Planning Commission Minutes

**LEAVENWORTH COUNTY
PLANNING COMMISSION
STAFF REPORT**

CASE NO: DEV-25-032 & 033 Carolina Wren Estates

May 14, 2025

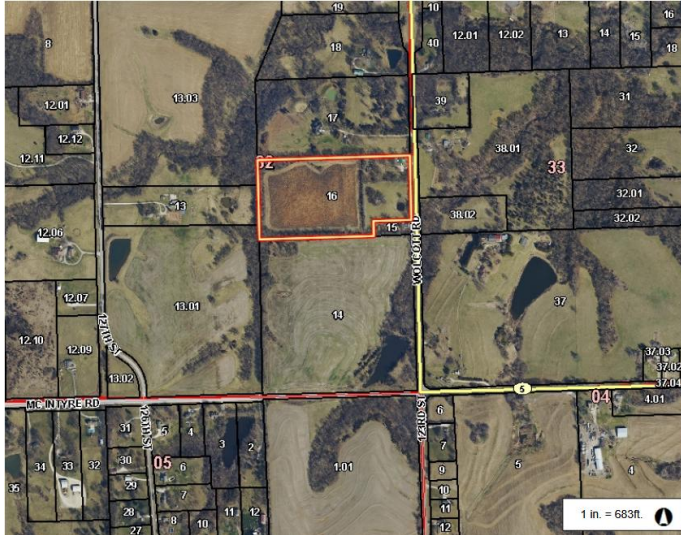
REQUEST: *Regular Agenda*

☒ Preliminary Plat ☒ Final Plat

STAFF REPRESENTATIVE:

JOSH SCHWEITZER
Development Planner

SUBJECT PROPERTY: 24675 Wolcott Rd.



APPLICANT/APPLICANT AGENT:

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

PROPERTY OWNER:

Gary & Diana Barker
17334 174th Street
Leavenworth, KS 66048

CONCURRENT APPLICATIONS:

NONE

LAND USE

ZONING: RR-2.5

FUTURE LAND USE DESIGNATION:

Residential 3-units an acre

LEGAL DESCRIPTION:

A Minor Subdivision in the Northeast Quarter of the Southeast Quarter of Section 32, Township 9 South, Range 23, East of the 6th P.M., in Leavenworth County Kansas.

SUBDIVISION: N/A

FLOODPLAIN: N/A

STAFF RECOMMENDATION: APPROVAL

PROPERTY INFORMATION

ACTION OPTIONS:

1. Recommend approval of Case No. DEV-25-032 & 033, Preliminary & Final Plat for 'Carolina Wren Estates, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-25-032 & 033, Preliminary & Final Plat for 'Carolina Wren Estates to the Board of County Commission for the following reasons; or
3. Continue the hearing to another date, time, and place.

PARCEL SIZE: 18.6 ACRES

PARCEL ID NO:

099-32-0-00-00-016

BUILDINGS:

Existing House and outbuilding

PROJECT SUMMARY:

Request for a preliminary & final plat approval to subdivide property located at 24675 Wolcott Road (099-32-0-00-00-016) as Lots 01 through 02 of Carolina Wren Estates.

ACCESS/STREET:

Wolcott Road – State Highway, paved
± 22'

Location Map: FUTURE LAND USE DESIGNATION



UTILITIES

SEWER: PRIVATE SEPTIC

FIRE: Lansing City FD

WATER: CRWD 1

ELECTRIC: EVERGY

NOTICE & REVIEW:

STAFF REVIEW:

5/7/2025

NEWSPAPER NOTIFICATION:

N/A

**NOTICE TO SURROUNDING
PROPERTY OWNERS:**

N/A

STANDARDS TO BE CONSIDERED: <i>Type content in each if necessary (delete this afterwards)</i>			
Leavenworth County Zoning and Subdivision Standards: Preliminary Review		Met	Not Met
35-40	Preliminary Plat Content	X	
40-20	Final Plat Content	X	
41-6	Access Management	X	
41-6.B.a-c.	Entrance Spacing	X	
41-6.C.	Public Road Access Management Standards	X	
43	Cross Access Easements	N/A	
50-20	Utility Requirements	X	
50-30	Other Requirements	X	
50-40	Minimum Design Standards		X
	An Exception from Article 50, Section 40.3.i is required for Lot 2		
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 18.6-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 range in size from 6.89 to 12.3 acres. Lot 2 requires an exception as it exceeds the Lot-depth to Lot-width requirement. If the exception were to be approved for Lot 2, both of the lots would be in compliance with regulations of the RR-2.5 zoning district.

EXCEPTIONS:

The applicant has requested an exception from Article 50, Section 40.3.i. – Lot-depth to Lot-width. The criteria for the acceptance of an exception is as follows:

1. That there are special circumstances or conditions affecting the property.
2. That the variance or exception is necessary for the reasonable and acceptable development of the property in question.
3. That the granting of the variance or exception will not be detrimental to the public welfare or injurious to the adjacent property.

Motion: The Planning Commission hereby (approves/denies) an exception from Article 50, Section 40.3.i. – Lot-depth to Lot-width from the Zoning & Subdivision Regulations for the Carolina Wren Estates subdivision, as submitted by the application, based on a finding that all three criteria for an exception has been met.

PROPOSED CONDITIONS:

1. Building permits shall be required for any new construction.
2. Erosion control shall be used when designing and constructing driveways. A form of sediment control shall be installed before work begins and maintained throughout the time that the land disturbing activities are taking place. Re-vegetation of all disturbed sites shall be completed within 45 days after completion of final grading weather permitting.
3. A waiver for the use of private septic systems within this subdivision is granted with this approval.
4. At time of development, fire hydrants shall be required, if necessary, infrastructure is available.
5. An exception from Article 50, Section 40.3.i. has been approved for Lot 2.
6. All corrections from review comments made by county staff.

7. The developer must comply with the following memorandums:

Memo – RWD 8, dated March 18, 2025

Memo – Chuck Magaha, dated April 9, 2025

PROPOSED MOTIONS:

Approve case DEV-25-032/033, a request to plat the property located at 24675 Wolcott Road into a 2-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-25-032/033 based on the recommendation of Planning Staff and the findings as set forth in the Staff Report.

Deny case DEV-25-032/033, a request to plat the property located at 24675 Wolcott Road into a 2-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-25-032/033.

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

Motion: Chairman, I move to table Case No. DEV-25-032/033 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: Wahaus Farms LLC
MAILING ADDRESS: 315 North 5th Street MAILING ADDRESS 24721 Wolcott Road
CITY/ST/ZIP: Leavenworth, KS 66048 CITY/ST/ZIP Leavenworth, KS 66048
PHONE: 913-651-3858 PHONE: N/A
EMAIL : herringsurveying@outlook.com EMAIL N/A

GENERAL INFORMATION

Proposed Subdivision Name: CAROLINA WREN ESTATES
Address of Property: 24675 Wolcott Road
PID: 99-32-0-00-00-016 Urban Growth Management Area: N/A

SUBDIVISION INFORMATION

Gross Acreage: 19 AC	Number of Lots: 2	Minimum Lot Size: 6.6 AC
Maximum Lot Size: 12.5 AC	Proposed Zoning: RR - 2.5	Density: N/A
Open Space Acreage: N/A	Water District: Consolidate #1	Proposed Sewage: Septic
Fire District: Lansing	Electric Provider: Evergy	Natural Gas Provider: Propane
Covenants: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Road Classification: <i>Local – Collector - Arterial – State - Federal</i>	
List of all Requested Exceptions: <i>Exceptions may be granted per Article 56 or as otherwise stated in the Zoning & Subdivision Regulations.</i>	Cross-Access Easement Requested: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	1. Article 50 Section 40.3.i. Lot - Depth	
	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 3-20-25

Date: 3-20-25

ATTACHMENT A

ENTERED IN TRANSFER RECORD IN
MY OFFICE THIS DAY 09/10/2024

Janet Klasmaker
COUNTY CLERK

Doc #: 2024R06784
TERRILOIS MASHBURN
REGISTER OF DEEDS
LEAVENWORTH COUNTY, KANSAS
RECORDED ON:
09/10/2024 12:06:28 PM
RECORDING FEE: 55.00
PAGES: 3

Please return to:

TRUSTEE'S DEED

TX0017758

The GRANTOR(S), Arlene J. Wightman, Trustee of The Wightman Family Living Trust Dated February 6, 2013 convey to Wahauss Farms, LLC, a Kansas limited liability company, Grantee.

The Grantor(s), by virtue of the terms and provisions of said trust agreement, in consideration of the sum of one dollar and other valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, sell, and convey to Grantee, the following described real estate in LEAVENWORTH County, Kansas, to wit:

See Exhibit "A" attached hereto and by this reference made a part hereof
EXCEPT AND SUBJECT TO: Easements, restrictions and assessments of record, and all the taxes and assessments that may be levied, imposed or become payable hereafter.

The Grantor(s) covenant(s) that the aforesaid trust remains in full force and effect and has not been revoked, that the undersigned is/are the trustees of said trust and have full right and authority to convey the above-described real estate and to make, execute and deliver this deed pursuant to the power set forth in the said trust instrument.

EXHIBIT "A"

The South Half (S 1/2) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section Thirty-two (32), Township Nine (9), Range Twenty-three (23), EXCEPTING a tract of land described as follows: A tract of land in the South Half of the Northeast Quarter of the Southeast Quarter of Section 32, Township 9, Range 23, described as follows, Beginning at a point 180 feet West of the Southeast corner of the Northeast Quarter of the Southeast Quarter of Section 32, Township 9, Range 23, thence West 180 feet; thence North parallel to the section line 120 feet; thence East 180 feet; thence South parallel to the Section line 120 feet to the place of beginning, ALSO EXCEPTING A tract of land commencing at the Southeast corner of the Northeast Quarter of the Southeast Quarter of Section 32, Township 9, Range 23; thence West on the Section line 180 feet; thence North and parallel with the Section line 120 feet; thence East parallel with the Section line 180 feet to the Section line; thence South on the Section line 120 feet to the place of beginning.

ALL in Leavenworth County, Kansas

AFFIDAVIT

Authorization of Contractors or Individuals to Act as Agents of a Landowner

COUNTY OF LEAVENWORTH

STATE OF KANSAS

We/I Kevin D. Wahaus and Tammie A Wahaus
representatives of Wahaus Farms, LLC

Being dully sworn, dispose and say that we/I are the owner(s) of said property located at -
24675 Wolcott Rd, Leavenworth 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, 913-651-3858

2)

Signed and entered this 7th day of March, 2025

Kevin D. Wahaus 24721 Wolcott Rd WKS Tammie A Wahaus
Print Name, Address, Telephone 913-683-3305 24721 Wolcott Rd
LV KS 816-590-5510

[Signature] [Signature]
Signature

STATE OF KANSAS)
) SS
COUNTY OF LEAVENWORTH)

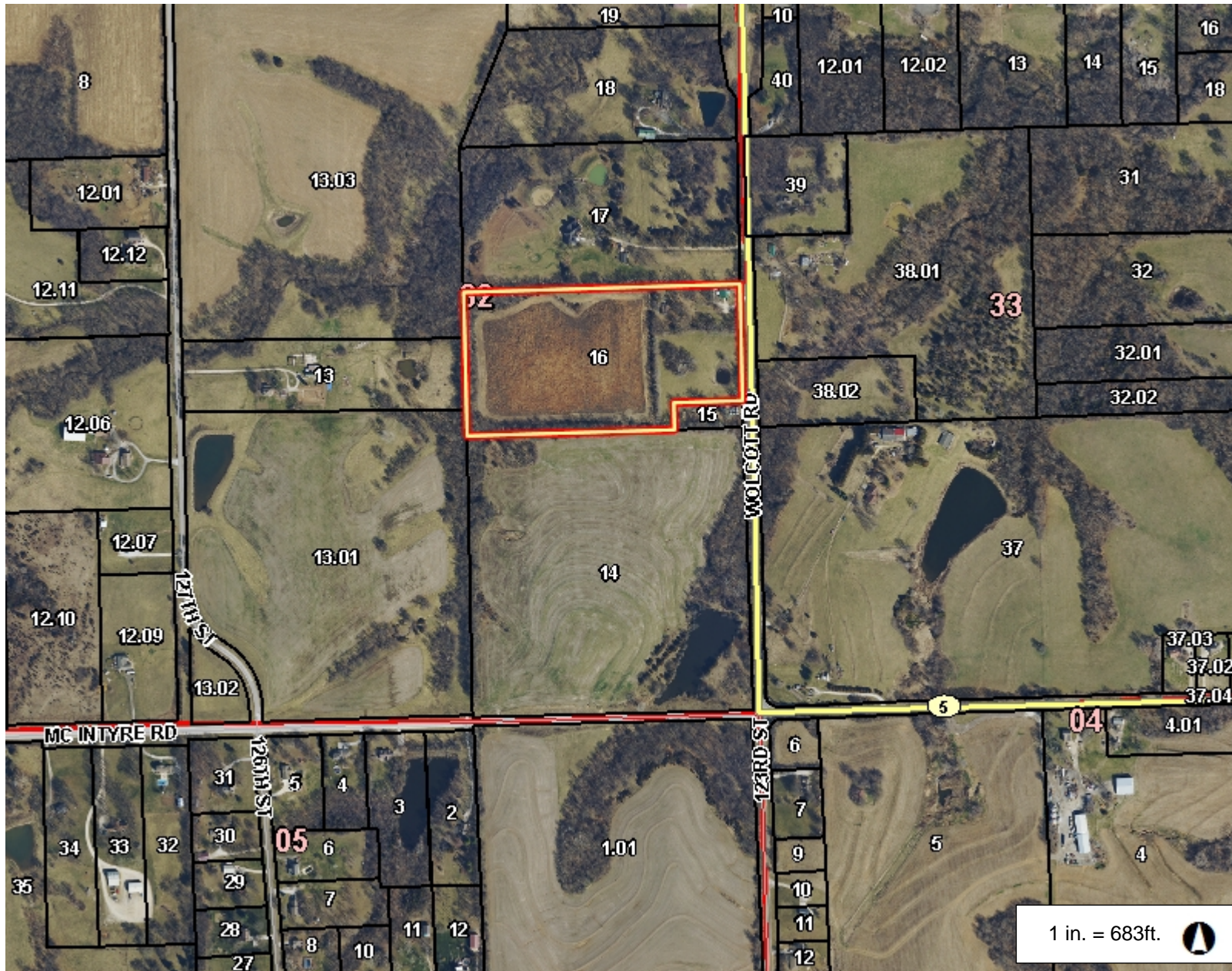
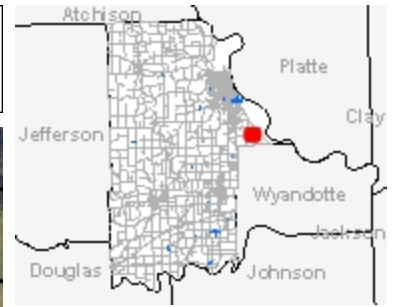
Be it remember that on this _____ day of _____ 20__, before me, a notary public in and
for said County and State came _____ to me
personally known to be the same persons who executed the forgoing instrument of writing, and
duly acknowledged the execution of same. In testimony whereof, I have hereunto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

NOTARY PUBLIC _____

My Commission Expires: _____

(seal)

Leavenworth County, KS



Legend

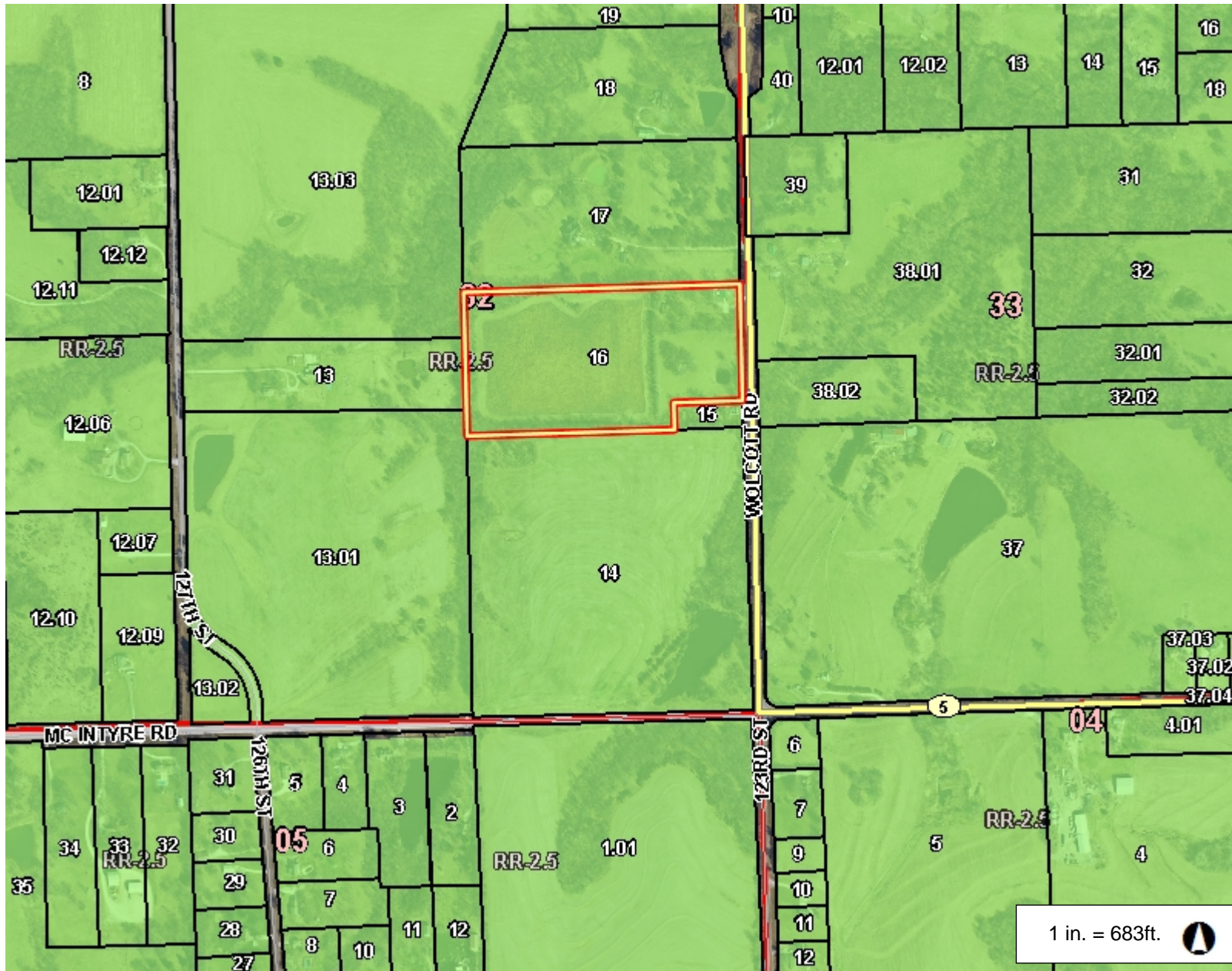
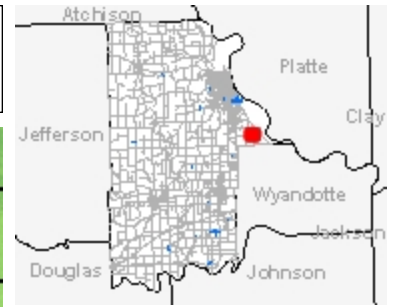
- Parcel Number
- Parcel
- City Limit Line
- Major Road
 - <all other values>
 - 70
- Road
 - <all other values>
 - PRIVATE
- Railroad
- Section
- Section Boundaries
- County Boundary

Notes

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Leavenworth County, KS



Legend

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

Notes

1,366.4 0 683.20 1,366.4 Feet

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

CAROLINA WREN ESTATES

A Minor Subdivision in the Southeast Quarter of Section 32, Township 9 South, Range 23 East of the 6th P.M., Leavenworth County, Kansas.

PRELIMINARY PLAT

PREPARED FOR: WAHAUS FARMS LLC 24721 WOLCOTT RD LEAVENWORTH, KS 66048

PROPERTY ADDRESS: 24675 WOLCOTT RD LEAVENWORTH, KS 66048 PID NO. 099-32-0-00-00-016

SURVEYOR'S DESCRIPTION:
Tract of land in the Southeast Quarter of Section 32, Township 9 South, Range 23 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on March 20, 2025, and more fully described as follows: Commencing at the Northeast corner of said Southeast Quarter; thence South 01 degrees 36'00" East for a distance 667.83 feet along the East line of said Southeast Quarter to the TRUE POINT OF BEGINNING; thence continuing South 01 degrees 36'00" East for a distance of 544.06 feet along said East line; thence South 88 degrees 00'05" West for a distance of 360.01 feet; thence South 01 degrees 36'00" East for a distance of 121.76 feet; thence South 88 degrees 22'45" West for distance of 962.79 feet; thence North 01 degrees 30'50" West for a distance of 663.21 feet; thence North 88 degrees 09'47" East for a distance of 1321.80 feet to the point of beginning. Together with and subject to covenants, easements, and restrictions of record. Said property contains 19.19 acres, more or less, including road right of way. Error of Closure: 1 - 681527

RESTRICTIONS:

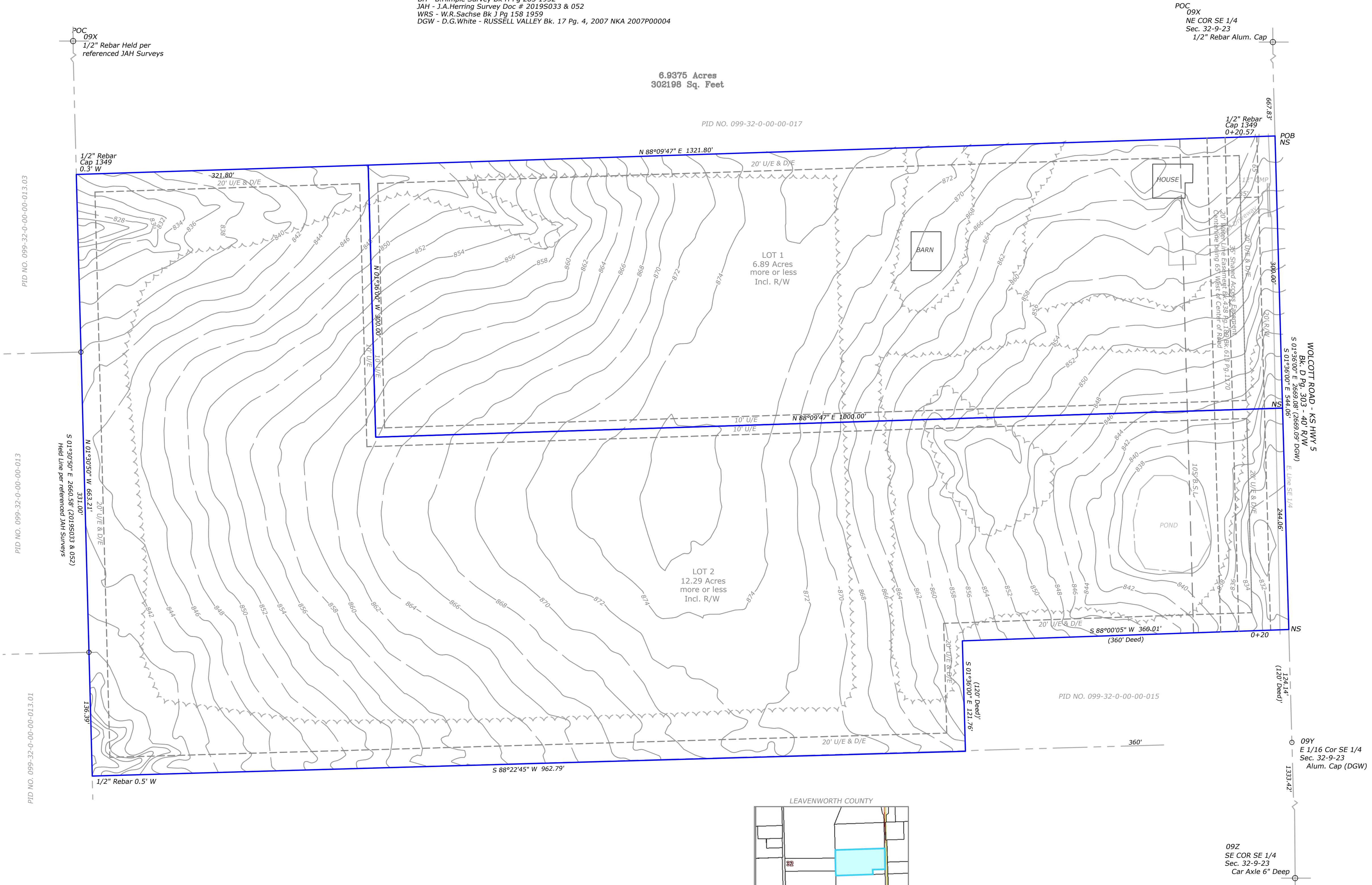
- 1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
- 2) An Engineered Waste Disposal System may be required due to poor soil conditions.
- 3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
- 4) Lot Access is subject to KDOT Approval.
- 5) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
- 6) An exception to Article 50, Section 40.3.1. Lot-Depth to Lot-Width has been granted for Lot 2
- 7) Structures that exist within the building setback line or platted easement. Any future building or expansion must comply with the building setback. If the structure is damaged greater than 51% it may not be rebuilt or restored on the existing location and must meet all setbacks
- 8) Lots 1 and 2 share an access point to Wolcott Road. Maintenance for the common access area shall be shared by Lots 1 and 2.
- 9) No off-plat restrictions.

ZONING:

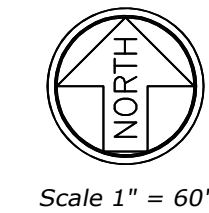
RR 2.5 - Rural Residential 2.5

- 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
 - 10) Project Benchmark (BM) - NE COR SE 1/4 Section 32 - Elev - 837.24'
 - 11) Easements, if any, are created hereon or listed in referenced title commitment.
 - 12) Reference Recorded Deed Doc # 2024R06784
 - 13) Utility Companies -
 - Water - Consolidated #1
 - Electric - Evergy
 - Sewer - Septic / Lagoon
 - Gas - Propane / Natural Gas
 - 14) Reference Kansas Secured Title Company File No. TX0017758 updated March 10, 2025
 - Rural Water District #3 Book 438 Page 189, shown hereon.
 - Rural Water District #1 Book 613 Page 1170, shown hereon.
 - 15) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 2010C0251C dated July 16, 2015
 - 16) Building Setback Lines as shown hereon or noted below
 - All side yard setbacks - 15' (Accessory - 15')
 - All rear yard setbacks - 40' (Accessory - 15')
 - 17) Existing Structures, if any, shown in approximate location.
 - 18) Fence Lines do not necessarily denote the boundary line for the property.
 - 19) Reference Surveys:
 - BH - B.Himble Survey Bk H Pg 283 1952
 - JAH - J.A.Herring Survey Doc # 2019S033 & 052
 - WRS - W.R.Sachse Bk J Pg 158 1959
 - DGW - D.G.White - RUSSELL VALLEY Bk. 17 Pg. 4, 2007 NKA 2007P00004

- 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



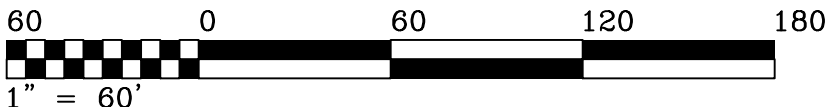
4-29-25
PW Combined No
Comments



Job # K-24-1832
March 6, 2025

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

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



CAROLINA WREN ESTATES

A Minor Subdivision in the Southeast Quarter of Section 32, Township 9 South, Range 23 East of the 6th P.M., Leavenworth County, Kansas.

PRELIMINARY PLAT

PREPARED FOR: WAHAUS FARMS LLC
24721 WOLCOTT RD
LEAVENWORTH, KS 66048

PROPERTY ADDRESS: 24675 WOLCOTT RD
LEAVENWORTH, KS 66048
PID NO. 099-32-0-00-00-016

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Together with and subject to covenants, easements, and restrictions of record.
Said property contains 19.19 acres, more or less, including road right of way.
Error of Closure: 1 - 681527

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) Lot Access is subject to KDOT Approval.
- 5) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
- 6) An exception to Article 50, Section 40.3.1. Lot-Depth to Lot-Width has been granted for Lot 2
- 7) Structures that exist within the building setback line or platted easement. Any future building or expansion must comply with the building setback. If the structure is damaged greater than 51% it may not be rebuilt or restored on the existing location and must meet all setbacks
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- 9) No off-plat restrictions.

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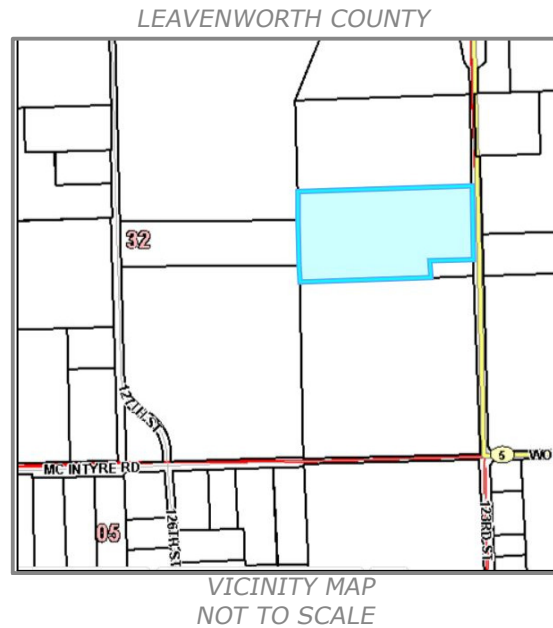
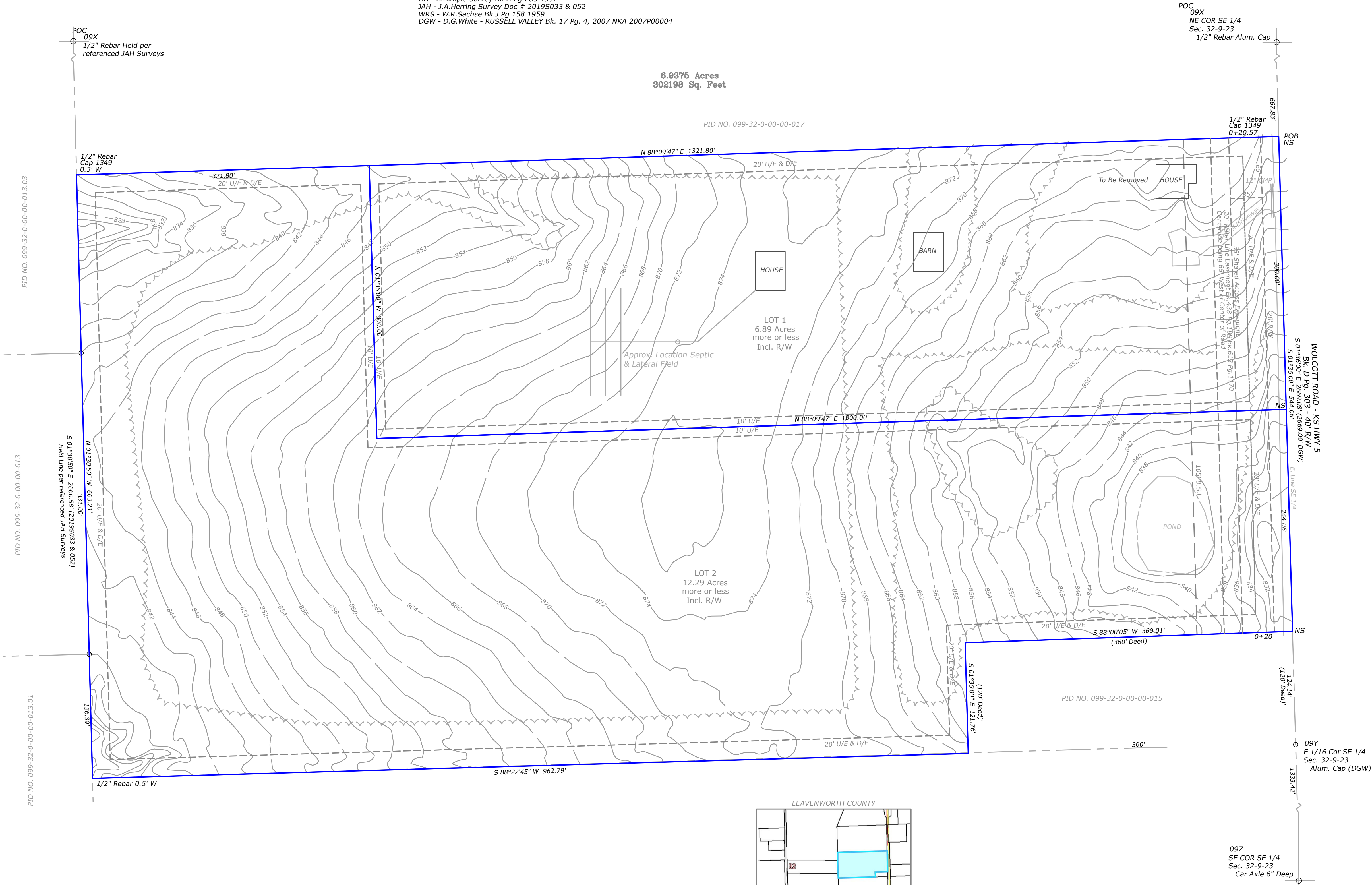
RR 2.5 - Rural Residential 2.5

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- 5) Basis of Bearing - KS SPC North Zone 1501
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- 12) Reference Recorded Deed Doc # 2024R06784
- 13) Utility Companies -
 - Water - Consolidated #1
 - Electric - Evergy
 - Sewer - Septic / Lagoon
 - Gas - Propane / Natural Gas
- 14) Reference Kansas Secured Title Company File No. TX0017758 updated March 10, 2025
 - Rural Water District #3 Book 438 Page 189, shown hereon.
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 - JAH - J.A.Herring Survey Doc # 2019S033 & 052
 - WRS - W.R.Sachse Bk J Pg 158 1959
 - DGW - D.G.White - RUSSELL VALLEY Bk. 17 Pg. 4, 2007 NKA 2007P00004

LEGEND:

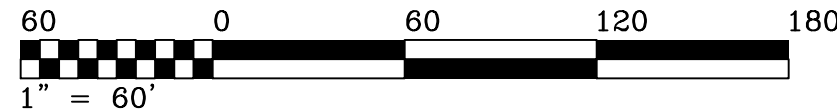
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- BM - Benchmark
- POB - Point of Beginning
- POC - Point of Commencing
- //// - No Vehicle Entrance Access
- NS - Not Set this survey per agreement with client
- - Power Pole
- X - Fence Line
- OHP - Overhead Power Lines
- T - Underground Telephone/Fiber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



Job # K-24-1832
March 6, 2025 Rev. 5-2-25

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

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



CAROLINA WREN ESTATES

A Minor Subdivision in the Southeast Quarter of Section 32, Township 9 South, Range 23 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR: WAHAUS FARMS LLC
24721 WOLCOTT RD
LEAVENWORTH, KS 66048

PROPERTY ADDRESS: 24675 WOLCOTT RD
LEAVENWORTH, KS 66048
PID NO. 099-32-0-00-00-016

SURVEYOR'S DESCRIPTION:
Tract of land in the Southeast Quarter of Section 32, Township 9 South, Range 23 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on March 20, 2025, and more fully described as follows: Commencing at the Northeast corner of said Southeast Quarter; thence South 01 degrees 36'00" East for a distance 667.83 feet along the East line of said Southeast Quarter to the TRUE POINT OF BEGINNING; thence continuing South 01 degrees 36'00" East for a distance of 544.06 feet along said East line; thence South 88 degrees 00'05" West for a distance of 360.01 feet; thence South 01 degrees 36'00" East for a distance of 121.76 feet; thence South 88 degrees 22'45" West for distance of 962.79 feet; thence North 01 degrees 30'50" West for a distance of 663.21 feet; thence North 88 degrees 09'47" East for a distance of 1321.80 feet to the point of beginning. Together with and subject to covenants, easements, and restrictions of record. Said property contains 19.19 acres, more or less, including road right of way. Error of Closure: 1 - 681527

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: CAROLINA WREN 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 CAROLINA WREN ESTATES, have set our hands this _____ day of _____, 2025.

Kevin D. Wahaus, Member of
Wahaus Farms LLC

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

NOTARY PUBLIC
My Commission Expires: _____ (seal)

APPROVALS
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of CAROLINA WREN ESTATES this _____ day of _____, 2025.

Secretary John Jacobson
Chairman Marcus Majure

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

County Engineer - Mitch Pleak

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

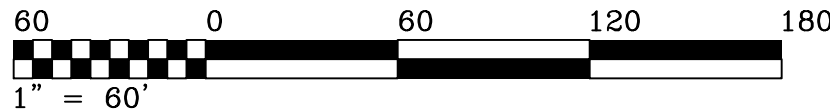
Chairman Mike Smith
County Clerk Attest: Fran Keppler

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

Register of Deeds - TerriLois G. Mashburn



Job # K-24-1832
March 6, 2025 Rev. 4/27/25
J. Herring, Inc. (dba)
SURVEYING
& COMPANY
315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5361
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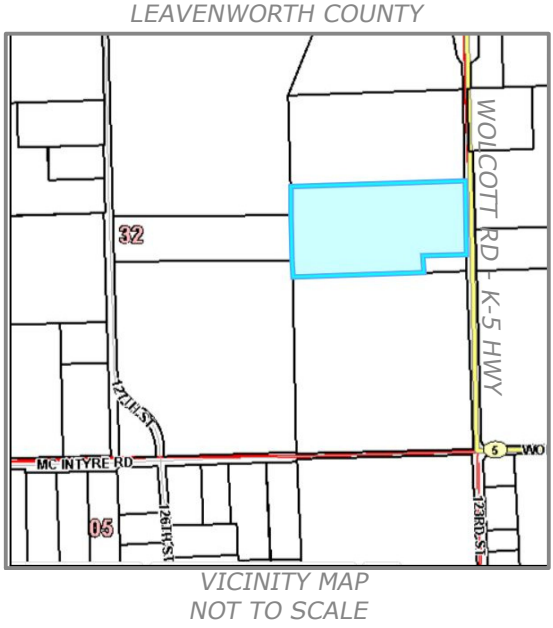
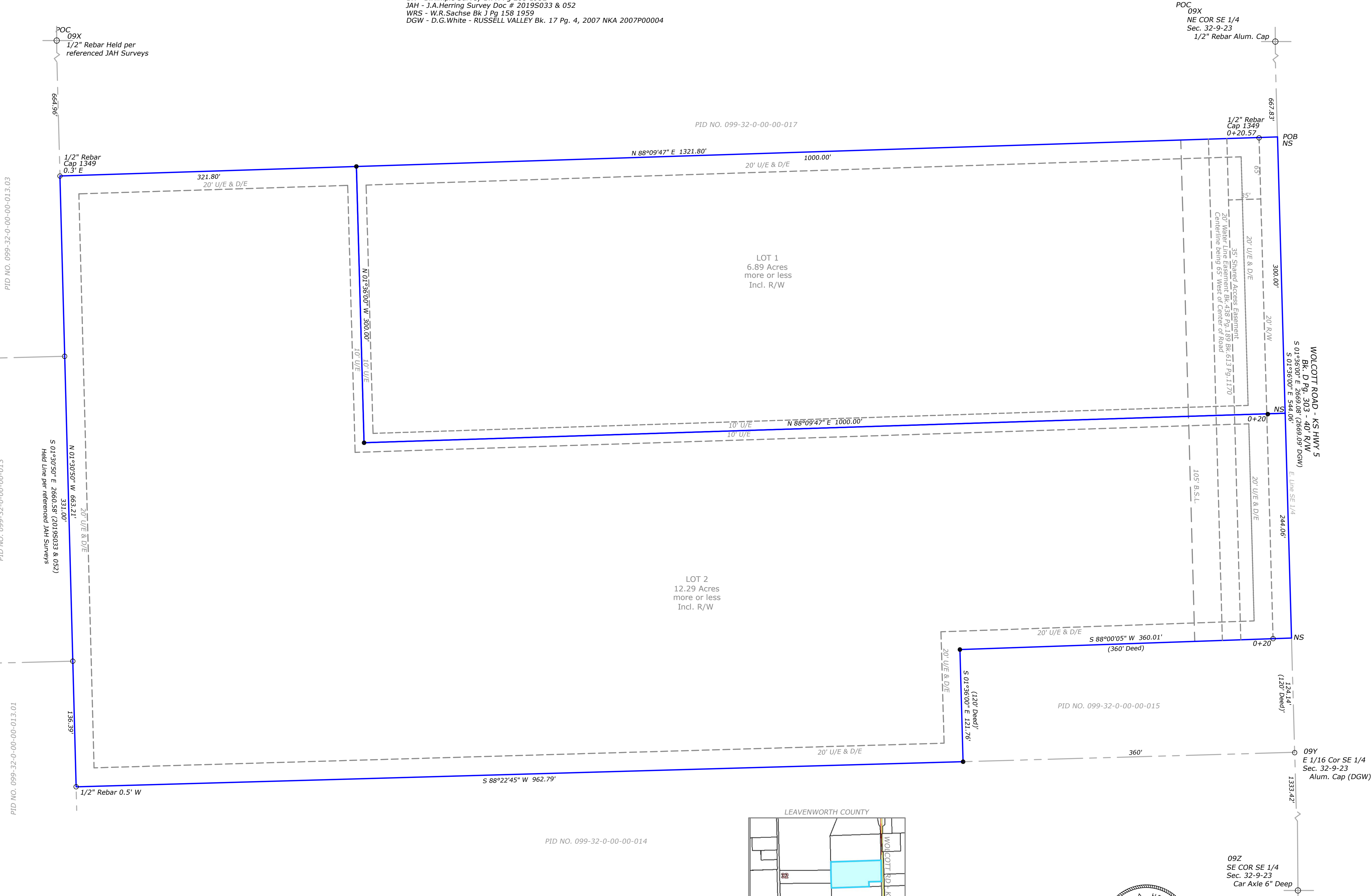
- RESTRICTIONS:**
- 1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
 - 2) An Engineered Waste Disposal System may be required due to poor soil conditions.
 - 3) Erosion and sediment control measures 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) Lot Access is subject to KDOT Approval.
 - 5) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
 - 6) An exception to Article 50, Section 40.3.1. Lot-Depth to Lot-Width has been granted for Lot 2
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 - 9) No off-plat restrictions.

ZONING:
RR 2.5 - Rural Residential 2.5

- NOTES:**
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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

4-29-25
PW Combined No
Comments



I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of October 2024 through March 2025 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring
PS # 1296

CAROLINA WREN ESTATES

A Minor Subdivision in the Southeast Quarter of Section 32, Township 9 South, Range 23 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR: WAHAUS FARMS LLC
24721 WOLCOTT RD
LEAVENWORTH, KS 66048

PROPERTY ADDRESS: 24675 WOLCOTT RD
LEAVENWORTH, KS 66048
PID NO. 099-32-0-00-00-016

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

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Job # K-24-1832
March 6, 2025 Rev. 5/2/25

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

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

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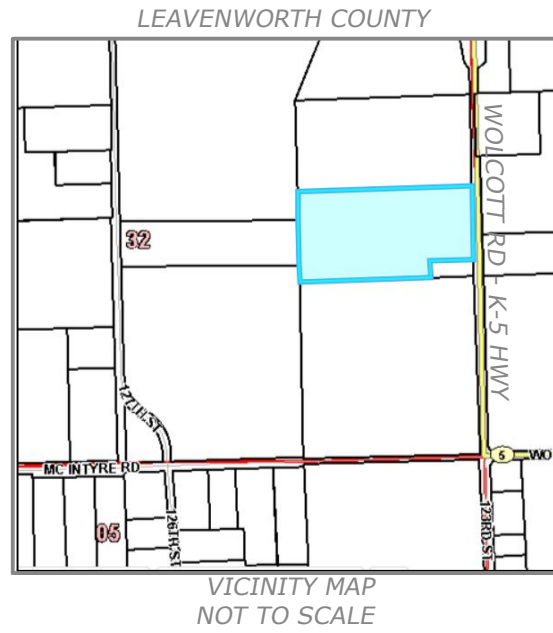
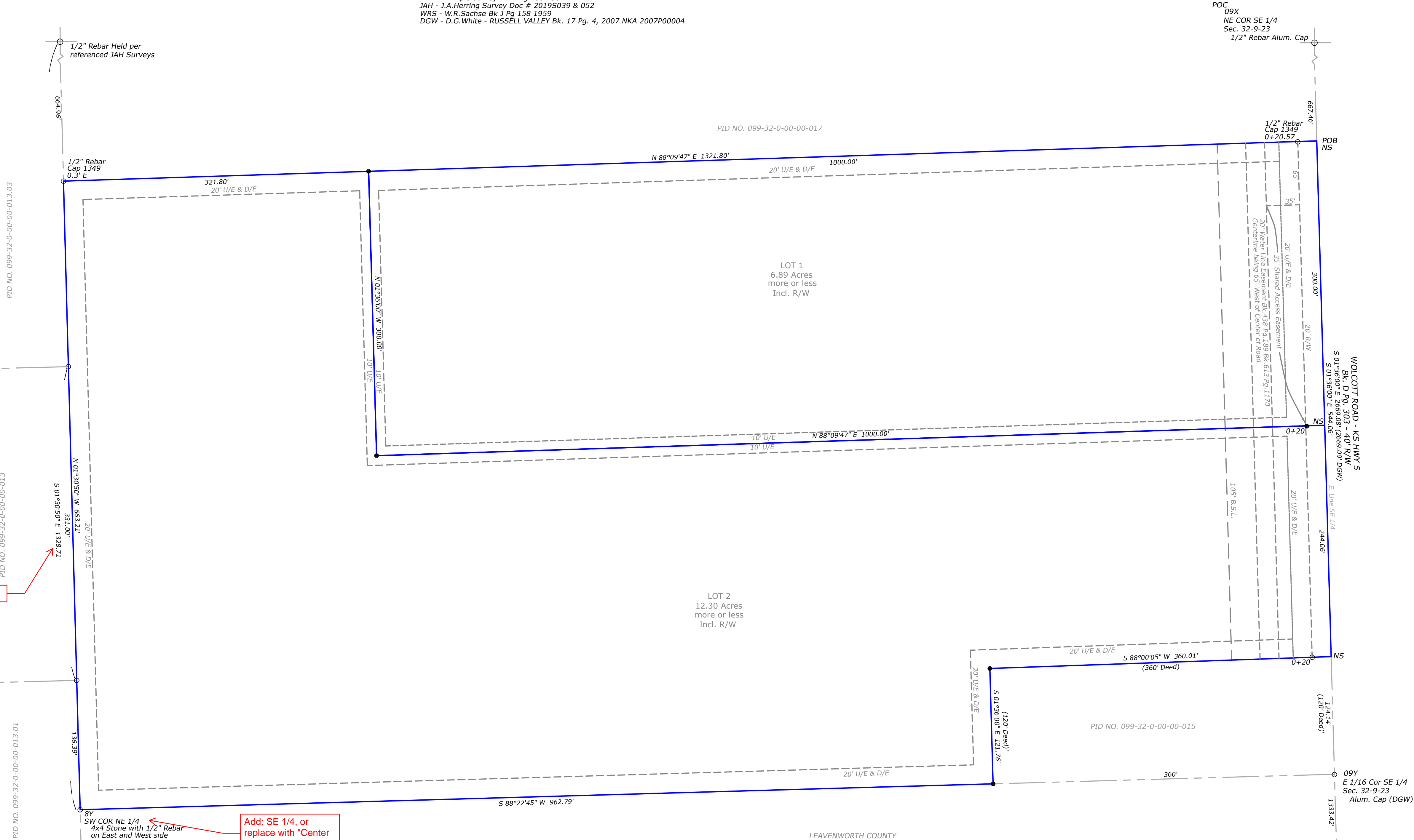
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POC - Point of Commencing
//// - No Vehicle Entrance Access
NS - Not Set this survey per agreement with client

Provide LSRR



I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of October 2024 through March 2025 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring
PS # 1296

4-29-25
PW Combined No
Comments

Carolina Wren Estates

Leavenworth County Kansas

Drainage Report

March 18, 2025



ARTICLE 56 – EXCEPTIONS

Where in the case of a particular proposed subdivision, it can be shown that strict compliance with the requirements of these regulations would result in extraordinary hardship to the subdivider because of unusual topography or other non-self-inflicted conditions; or that these conditions would result in inhibiting the achievement of the objectives of these regulations; the Planning Commission may vary, modify or waive the requirements so that substantial justice may be done and the public interest secured; provided, that such variance, modification or waiver will not have the effect of nullifying the intent and purpose of these regulations or interfering with carrying out the Comprehensive Plan.

In recommending such variance or exception, the Planning Commission shall find the following:

1. That there are special circumstances or conditions affecting the property.
Parent tract is narrow as it exists with limited access on to State Highway
2. That the variance or exception is necessary for the reasonable and acceptable development of the property in question.
Yes - Allows for better use of property with additional build sites
3. That the granting of the variance or exception will not be detrimental to the public welfare or injurious to adjacent property.
No

MEMO

To: Amy Allison
From: Chuck Magaha
Subject: Carolina Wren Estates Subdivision
Date: April 28, 2025

Amy, I have reviewed the preliminary plat of the Carolina Wren Estates Subdivision presented by Wahaus Farms LLC 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 a fire hydrant should be placed along the right-a-way between lot 1 and lot 2 on Wolcott Road. This will meet the requirements for this subdivision.

I have no further recommendation for this subdivision.

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

Schweitzer, Joshua

From: Anderson, Kyle
Sent: Friday, March 28, 2025 8:34 AM
To: Schweitzer, Joshua
Subject: RE: DEV-25-032 & 033 Preliminary & Final Plat Carolina Wren Estates - Herring
Attachments: 2024.10.21 RES-24-252 SFR.pdf; 2025.03.25 Septic Inspection.pdf

We have not received any complaints on this property. Should the pre-plat show the home that is currently being built, and the septic system that has been installed to service it? Permit and inspection attached.

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

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

From: Schweitzer, Joshua <JSchweitzer@leavenworthcounty.gov>
Sent: Thursday, March 27, 2025 4:14 PM
To: Magaha, Chuck <cmagaha@lvsheriff.org>; Dedeker, Andrew <adedeker@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Brown, Misty <MBrown@leavenworthcounty.gov>; Khalil, Jon <jkhalil@leavenworthcounty.gov>; Noll, Bill <BNoll@leavenworthcounty.gov>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>; 'Mitch Pleak' <mpleak@olsson.com>; Baumchen, Daniel <DBaumchen@leavenworthcounty.gov>; 'Steven Taylor [KDOT]' <Steven.Taylor@ks.gov>
Cc: PZ <PZ@leavenworthcounty.gov>
Subject: DEV-25-032 & 033 Preliminary & Final Plat Carolina Wren Estates - Herring

Good Afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary & Final Plat for a 2-lot subdivision located at 24675 Wolcott Rd.

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by Thursday, April 10, 2025.

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

v / r

Joshua J. Schweitzer
Development Planner
Leavenworth County Planning & Zoning

Schweitzer, Joshua

From: Joe Gates <jgates@lansingks.org>
Sent: Friday, March 28, 2025 9:07 AM
To: Johnson, Melissa
Subject: Re: [External] - purveyance letter for Carolina Wren Estates

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

Good morning, Lansing Fire Department does not have any issues with this plat. Thank you.

Joe Gates
Fire Chief
913-727-5844
913-306-5541
Jgates@lansingks.org



From: Johnson, Melissa <MJohnson@leavenworthcounty.gov>
Sent: Thursday, March 27, 2025 3:15 PM
To: Joe Gates <jgates@lansingks.org>
Cc: PZ <PZ@leavenworthcounty.gov>; 'Joe Herring' <herringsurveying@outlook.com>
Subject: [External] - purveyance letter for Carolina Wren Estates

We have received an application for the above listed plat. Can you please send a response for whatever comment(s) you would like to submit?

If you have any questions, please let me know.

Thank you,

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

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



P.O. Box 419
15520 Crestwood Dr.
Basehor, KS 66007
913-724-7000 - O
913-724-1310 - F
www.crwdl.com

March 14, 2025

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

Re: Carolina Wren Estates

Dear Mr. Herring,

Thank you for providing the opportunity for the water district to provide comments on the proposed plat. The proposed plat is in our service area, and is serviceable from a 6-inch water main along the east side of the property.

Any new connections to the water system will follow the policies of the water district in place at the time of connection. There is an existing fire hydrant approximately 150 feet north of the north property line. Additional fire hydrants can be added to the existing water main at the developers expense.

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

Respectfully,

Mike Fulkerson

Mike Fulkerson
General Manager

Cc; file

Schweitzer, Joshua

From: Shauna Snyder <shauna.snyder@freestate.coop>
Sent: Monday, March 24, 2025 1:13 PM
To: PZ
Cc: Joe Herring
Subject: SERVICE VERIFICATION - Parcel - R28345

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

FreeState Electrical Cooperative will provide power to 3 separate lots, parcel R28345, for Wren Meadows - Lynch Residential.

Thank you,

Shauna Snyder
Work Order Coordinator



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

Schweitzer, Joshua

From: Steven Taylor [KDOT] <Steven.Taylor@ks.gov>
Sent: Thursday, April 10, 2025 2:47 PM
To: Schweitzer, Joshua
Subject: RE: DEV-25-032 & 033 Preliminary & Final Plat Carolina Wren Estates - Herring

Follow Up Flag: Follow up
Flag Status: Flagged

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

How do they plan to access lot 2?

From: Schweitzer, Joshua <JSchweitzer@leavenworthcounty.gov>
Sent: Thursday, March 27, 2025 4:14 PM
To: Magaha, Chuck <cmagaha@lvsheriff.org>; Dedeker, Andrew <adedeker@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Brown, Misty <MBrown@leavenworthcounty.gov>; Khalil, Jon <jkhalil@leavenworthcounty.gov>; Noll, Bill <BNoll@leavenworthcounty.gov>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>; 'Mitch Pleak' <mpleak@olsson.com>; Baumchen, Daniel <DBaumchen@leavenworthcounty.gov>; Steven Taylor [KDOT] <Steven.Taylor@ks.gov>
Cc: PZ <PZ@leavenworthcounty.gov>
Subject: DEV-25-032 & 033 Preliminary & Final Plat Carolina Wren Estates - Herring

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

Good Afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary & Final Plat for a 2-lot subdivision located at 24675 Wolcott Rd.

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by Thursday, April 10, 2025.

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

v / r

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

Schweitzer, Joshua

From: Joe Herring <herringsurveying@outlook.com>
Sent: Monday, April 14, 2025 8:43 AM
To: Schweitzer, Joshua; Steven Taylor [KDOT]
Subject: Re: DEV-25-032 & 033 Preliminary & Final Plat Carolina Wren Estates - Herring

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

If kdot will not allow a new entrance then they will share the existing entrance.

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

From: Schweitzer, Joshua <JSchweitzer@leavenworthcounty.gov>
Sent: Monday, April 14, 2025 7:53:32 AM
To: 'Joe Herring' <herringsurveying@outlook.com>
Subject: FW: DEV-25-032 & 033 Preliminary & Final Plat Carolina Wren Estates - Herring

Good Morning Joe,

Below is the remarks that KDOT had made for the above mentioned case.

v / r

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

From: Steven Taylor [KDOT] <Steven.Taylor@ks.gov>
Sent: Thursday, April 10, 2025 2:47 PM
To: Schweitzer, Joshua <JSchweitzer@leavenworthcounty.gov>
Subject: RE: DEV-25-032 & 033 Preliminary & Final Plat Carolina Wren Estates - Herring

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

How do they plan to access lot 2?

From: Schweitzer, Joshua <JSchweitzer@leavenworthcounty.gov>
Sent: Thursday, March 27, 2025 4:14 PM
To: Magaha, Chuck <cmagaha@lvsheriff.org>; Dedeke, Andrew <adedeke@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Brown, Misty <MBrown@leavenworthcounty.gov>; Khalil, Jon <jkhalil@leavenworthcounty.gov>; Noll, Bill <BNoll@leavenworthcounty.gov>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>; 'Mitch Pleak' <mpleak@olsson.com>; Baumchen, Daniel <DBaumchen@leavenworthcounty.gov>; Steven Taylor [KDOT] <Steven.Taylor@ks.gov>

Leavenworth County Request for Board Action

Date: May 20th, 2025

To: Board of County Commissioners

From: Public Works

Department Head Approval: WLN

Additional Reviews as needed:

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

Action Requested: Approve the acceptance of the low bid by Dondlinger and Sons Construction and the issuance of the Notice of Award for the replacement of K-19.

Analysis: This structure is located on 179th Street south of US-73. 179th Street acts as the paved road cut-through between K-92 and US-73 west of the City of Leavenworth. This project was designed by Finney and Turnipseed. This bridge has a condition rating of Replace Structure immediately, is structurally deficient, and has a SI&A Rating of 39%. The existing bridge is 51' long and was constructed in 1972 by the county using used steel. The engineer's estimate for project was \$1,231,064.30 for the original bid and \$1,440,228.30 for the rebid. We received two bids for this second bid. The low bid was \$1,174,999.80 by Dondlinger Construction. The low bid was \$1,520,278.30 at the first bid opening. The county saved \$345,278.50 by rebidding the project as winter work. Because this will be winter work it required a longer construction window. This project is budgeted through the 5-year CIP with Special Highway Funds. Donglinger has worked with Leavenworth County to construct multiple bridges in the past.

Alternatives: Deny

Budgetary Impact:

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

Additional Attachments: Bid tab and Notice of Award

COUNTY OF LEAVENWORTH

Bridge K-19 Replacement

RE-BID OPENING ON 05.15.2025

BID TABULATION - FINAL



Item No.	Item Description	Unit	Quantity	Dondlinger & Sons Wichita, KS	Total	Bryan-Ohlmeier Paola, KS	
				Price	Total Price	Price	Total Price
	ROAD ITEMS						
1	Mobilization	L.S.	1	\$ 40,000.00	\$ 40,000.00	\$ 133,200.00	\$ 133,200.00
2	Contractor Construction Staking	L.S.	1	\$ 11,500.00	\$ 11,500.00	\$ 10,000.00	\$ 10,000.00
3	Removal of Existing Structure	L.S.	1	\$ 31,000.00	\$ 31,000.00	\$ 37,500.00	\$ 37,500.00
4	Curing Environment	L.S.	1	\$ 2,000.00	\$ 2,000.00	\$ 1,500.00	\$ 1,500.00
5	Clearing and Grubbing	L.S.	1	\$ 12,000.00	\$ 12,000.00	\$ 14,500.00	\$ 14,500.00
6	Rock Excavation	Cu. Yd.	305	\$ 40.00	\$ 12,200.00	\$ 35.00	\$ 10,675.00
7	Common Excavation (Rural Small)	Cu. Yd.	2,406	\$ 10.00	\$ 24,060.00	\$ 20.00	\$ 48,120.00
8	Compaction of Earthwork (Type A)(MR 5-5)	Cu. Yd.	1,321	\$ 7.00	\$ 9,247.00	\$ 3.00	\$ 3,963.00
9	Water (Grading)(Set Price)	Mgal.	1	\$ 40.00	\$ 40.00	\$ 40.00	\$ 40.00
10	Aggregate ditch lining (6")	Tons	12	\$ 130.00	\$ 1,560.00	\$ 125.00	\$ 1,500.00
11	Slope Protection (100 lb Class Riprap Stone)	Cu. Yd.	198	\$ 130.00	\$ 25,740.00	\$ 145.00	\$ 28,710.00
12	Entrance Pipe (18")(ACSP)	Lin. Ft.	45	\$ 100.00	\$ 4,500.00	\$ 95.00	\$ 4,275.00
13	End Section (18") (ACS)	Each	2	\$ 670.00	\$ 1,340.00	\$ 1,685.00	\$ 3,370.00
14	Guard Rail, Steel Plate (MGS)	Lin. Ft.	250	\$ 75.75	\$ 18,937.50	\$ 76.00	\$ 19,000.00
15	Guard Rail, End Terminal (MGS-SRT)	Each	4	\$ 3,333.00	\$ 13,332.00	\$ 3,200.00	\$ 12,800.00
16	Signing Object Marker (Type 3)	Each	4	\$ 200.00	\$ 800.00	\$ 350.00	\$ 1,400.00
17	Mailbox Installation (Set Price)	Each	1.0	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00
18	Monument Box	Each	1	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00
19	Concrete Pavement (10")(Unif.)(Br. App.)	Sq. Yd	95	\$ 240.00	\$ 22,896.00	\$ 265.00	\$ 25,281.00
20	Temporary Fertilizer (15-30-15)	Lbs.	16	\$ 3.00	\$ 47.10	\$ 3.50	\$ 54.95
21	Soil Erosion Mix	Lbs.	12	\$ 30.00	\$ 346.20	\$ 33.00	\$ 380.82
22	Erosion Control (Class 1, Type C)	Sq. Yd	506	\$ 3.00	\$ 1,518.00	\$ 3.50	\$ 1,771.00
23	Temporary Ditch Check (Rock)	Cu. Yd.	14	\$ 145.00	\$ 2,059.00	\$ 185.00	\$ 2,627.00
24	Biodegradable Log (20")	Lin. Ft.	500	\$ 8.00	\$ 4,000.00	\$ 10.00	\$ 5,000.00
25	Filter Sock (18")	Lin. Ft.	500	\$ 9.00	\$ 4,500.00	\$ 9.75	\$ 4,875.00
26	Geotextile (Erosion Control)	Sq. Yd	350.0	\$ 5.00	\$ 1,750.00	\$ 5.00	\$ 1,750.00
27	Silt Fence	Lin. Ft.	500	\$ 4.00	\$ 2,000.00	\$ 4.00	\$ 2,000.00
28	Seeding	L.S.	1	\$ 10,300.00	\$ 10,300.00	\$ 8,250.00	\$ 8,250.00
29	Pavement Marking (Multi-component)(White)(6")	Lin. Ft.	1,326	\$ 3.10	\$ 4,110.60	\$ 1.75	\$ 2,320.50
30	Pavement Marking (Multi-component)(Yellow)(4")	Lin. Ft.	176	\$ 2.40	\$ 422.40	\$ 3.50	\$ 616.00
31	Pavement Marking Removal	Lin. Ft.	300	\$ 0.50	\$ 150.00	\$ 2.85	\$ 855.00
32	Traffic Control	L.S.	1	\$ 7,300.00	\$ 7,300.00	\$ 12,000.00	\$ 12,000.00
33	HMA-Commercial Grade (Class A)	Tons	545	\$ 146.00	\$ 79,570.00	\$ 120.00	\$ 65,400.00
34	Aggregate Base (AB-3)(6")	Sq. Yd	1,278	\$ 20.00	\$ 25,560.00	\$ 21.00	\$ 26,838.00
35	Water (Aggregate)(Set Price)	Mgal.	1	\$ 40.00	\$ 40.00	\$ 40.00	\$ 40.00
	BRIDGE ITEMS						
36	Class I Excavation	Cu. Yd.	119	\$ 35.00	\$ 4,165.00	\$ 45.00	\$ 5,355.00
37	Concrete Grade 4.0 (AE)	Cu. Yd.	8	\$ 1,000.00	\$ 8,400.00	\$ 1,125.00	\$ 9,450.00
38	Concrete Grade 4.0 (AE)(SW)	Cu. Yd.	348	\$ 890.00	\$ 309,720.00	\$ 1,075.00	\$ 374,100.00
39	Reinforcing Steel (Gr.60)	Lbs.	5,840	\$ 2.65	\$ 15,476.00	\$ 2.95	\$ 17,228.00
40	Reinforcing Steel (Gr.60)(Epoxy Coated)	Lbs.	100,620	\$ 1.25	\$ 125,775.00	\$ 1.55	\$ 155,961.00
41	Steel Pile (HP12x53)	Lin. Ft.	312	\$ 65.00	\$ 20,280.00	\$ 75.00	\$ 23,400.00
42	Cast Steel Pile Point	Each	8	\$ 141.00	\$ 1,128.00	\$ 150.00	\$ 1,200.00
43	Drilled Shaft (60")(Cased)	Lin. Ft.	138	\$ 1,155.00	\$ 159,390.00	\$ 1,275.00	\$ 175,950.00
44	Sonic Test (Drilled Shaft)(set price)	Each	1	\$ 1,800.00	\$ 1,800.00	\$ 1,800.00	\$ 1,800.00
45	Core Hole (Investigative)	Lin. Ft.	81	\$ 92.00	\$ 7,452.00	\$ 120.00	\$ 9,720.00
46	Abutment Strip Drain	Sq. Yd	36	\$ 90.00	\$ 3,240.00	\$ 95.00	\$ 3,420.00
47	Bridge Backwall Protection System	Sq. Yd	42	\$ 50.00	\$ 2,100.00	\$ 55.00	\$ 2,310.00
48	Slope Protection (200lb Class Riprap Stone)	Cu. Yd.	1,058	\$ 131.00	\$ 138,598.00	\$ 140.00	\$ 148,120.00
	ENGINEER'S ESTMATE IS \$1,440,228.30						
BID PRICE					\$1,174,999.80		\$1,421,276.27

NOTICE OF AWARD

DATED: May 21, 2025

TO: Dondlinger & Sons Construction Co., Inc.
(Bidder)

ADDRESS: 2526 Sheridan Street
Wichita, KS 67217

PROJECT: **Bridge No. K-19 Replacement**

You are notified that your Bid dated 5/15/2025 for the above Contract has been considered. You are the apparent successful bidder and have been awarded a contract for

Bridge No. K-19 Replacement

(Indicate total Work, alternates or sections of Work awarded)

The Contract Price of your contract is as follows:

Base Bid: One Million, one hundred seventy four thousand, nine hundred ninety nine & 80/100 dollars. (\$1,174,999.80)

Three (3) copies of each of the proposed Contract Documents (except Drawings) accompany this Notice of Award.

You must comply with the following conditions precedent within twelve days of the date of this Notice of Award that is by June 2nd (6 / 2 / 2025)

1. You must deliver to the OWNER three (3) fully executed counterparts of the Agreement. You must deliver with the executed Agreement the required Bonds and Certificate(s) of Insurance as specified in the Insurance Requirements included in the Contract Documents.
2. (List other conditions precedent).
 - A) Initial all pages of the Bid Form since they are copies.
 - B) Sign page CA-3 of the Contract Agreement.
 - C) Complete the Performance Bond.
 - D) Complete the Statutory Bond.
 - E) Complete the Maintenance Bond.
 - F) Complete the Payment Bond.
 - G) Provide Insurance Certificates as outlined in the Insurance Requirements.
 - H) Sign the appropriate line of the Notice of Award.

Failure to comply with these conditions within the time specified will entitle OWNER to consider your Bid abandoned, to annul this Notice of Award and to declare your Bid Security forfeited.

Within ten days after you comply with those conditions, OWNER will return to you one fully signed counterpart of the Agreement with the Contract Documents attached.

Leavenworth County, Kansas
(OWNER)

By: _____
Mike Smith, 4th District and Chairman

ACCEPTANCE OF AWARD

(CONTRACTOR)

By: _____
(AUTHORIZED SIGNATURE)

(TITLE)

(DATE)



LEAVENWORTH COUNTY KANSAS 2025



2025 Proposal

Capital Improvement Plan (CIP)

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

2024 (\$3,400,998.29)

- ST-26 (\$1,150,000)-SHF
- CR 30 (\$2,000,000)- ST
- ARPA Group 1&2, T-34, A-49, and HP-36 (\$250,998.29)

2025 (\$3,393,000.00)

- A-07 (\$500,000)- ST
- K-19 (\$1,220,000)-SHF
- SH-54 (\$291,500)-SHF
- SH-61(\$291,500)-SHF
- Culvert F-UM-01 (40,000) - SHF
- HRRR Application - Tonganoxie Shoulder & Curve Imp (\$300,000)-ST
- 187th St Dust Abatement (\$750,000.00)-SHF

2026 (\$9,065,000.00)

- K-03 (\$1,300,000)-SHF
- ST-77 (\$500,000)-SHF
- T-31 (\$465,000)-KDOT
- 235th St Phase II (\$6,800,000)-ST

2027 (\$6,636,000.00)

- SH-33 (\$936,000)-SHF
- HP-51 (\$1,200,000) -SHF
- 235th Street Phase III (\$4,500,000)-ST

2028 (\$7,800,000.00)

- R-50 (\$1,800,000)-SHF
- Fairmount Road (\$6,000,000) - ST

2029 (7,100,000.00)

- D-16 (\$500,000)-SHF
- F-55 (\$1,700,000)-SHF
- K-14 (\$2,000,000)-ST
- 158th and Golden Road - Safety Improvement Project (\$1,700,000)- ST
- Tonganoxie Road/4H/171st Intersection Improvement (\$1,200,000)- ST

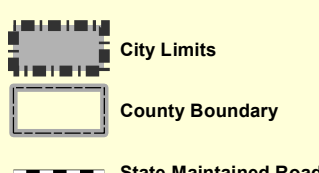
2030 (\$4,786,755.02)

- R-16 (1,070,000.00) - SHF
- Grant Match/KDOT K-5 - ST

Township

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

Legend



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



Updated:
(171) March 2025
(220) March 2025
(180) March 2025

		Accounts												
PROJECTS		SPECIAL HIGHWAY FUND - 220	SALES TAX (171)	ARPA FUNDS	Alexandria	Delaware	Easton	Fairmount	High Prairie	Kickapoo	Reno	Sherman	Stranger	Tonganoxie
2024	AVAILABLE BALANCE (Does Not Include Expected Revenue)	\$ 6,775,635.62	\$ 9,357,815.02	\$ 200,998.29	\$ 105,532.22	\$ 44,295.82	\$ 2,300.00	\$ 305,563.01	\$ 68,441.43	\$ 472,716.89	\$ 91,437.44	\$ 189,178.09	\$ 275,631.23	\$ 483,644.91
	CURRENT YEAR CONSTRUCTION													
	ARPA Group 1&2, T-34, A-49, HP-36 Retainages Held	\$ (50,000.00)		\$ (200,998.29)										
	CR 30 - 235th Street (Hollingsworth to Dempsey) - Still waiting to bid		\$ (2,000,000.00)											
	Bridge ST-26 - Fairmont Road East of 175th - Under Construction	\$ (1,150,000.00)												
	FUTURE CONSTRUCTION EXPENSES													
	2027 Bridge Replacement													
	HP-51 - Design and Property Acquisition - Needs packaged RFP	\$ (125,000.00)												
	2026 Bridge Replacement - Kansas Local Bridge Improvement Program Grant													
	SH-54 & SH-61 - Design and Property Acquisition - Field Check Plans	\$ (137,870.00)												
	2027 Bridge Replacement													
	SH-33 - Design and Property Acquisition - Needs packaged RFP	\$ (100,000.00)												
	2027 Project Expenses - CR30, Dempsey to 4-H													
	235th St Design Completion, Prop. Acq. & Utility Relocation - Ongoing		\$ (500,000.00)											
	Bonding Transfer (Sept. 2023/Feb. 2024 Payment)		\$ -											
2025	Expected Sales Tax Revenue		\$ -		\$ 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	\$ 5,212,765.62	\$ 6,857,815.02	\$ -	\$ 117,532.22	\$ 56,295.82	\$ 14,300.00	\$ 317,563.01	\$ 80,441.43	\$ 484,716.89	\$ 103,437.44	\$ 201,178.09	\$ 287,631.23	\$ 495,644.91
	Approved/Budgeted Transfer to 220 Fund	\$ -												
	AVAILABLE BALANCE (Does Not Include Expected Revenue)	\$ 5,212,765.62	\$ 6,857,815.02	\$ -	\$ 117,532.22	\$ 56,295.82	\$ 14,300.00	\$ 317,563.01	\$ 80,441.43	\$ 484,716.89	\$ 103,437.44	\$ 201,178.09	\$ 287,631.23	\$ 495,644.91
	CURRENT YEAR CONSTRUCTION													
	KDOT KLBIP Bridges - SH-54 and SH-61 (Golden Road) - Bid by August	\$ (400,000.00)										\$ (183,000.00)		
	HRRR Project (Both Phases) - Tonganoxie Shoulder & Curve Improvements		\$ (300,000.00)											
	Culvert F-UM-01 - Leavenworth Road	\$ (40,000.00)												
	187th Street Dust Abatement (Santa Fe to Hildebrandt)	\$ (750,000.00)												
	Bridge K-19 - 179th Street - Rebid for October start	\$ (750,000.00)								\$ (470,000.00)				
	Bridge A-07 (KDOT Low-Cost Steel) Lecompton Road - Winter of 2025 or Spring 2026 - dependent upon design completion		\$ (500,000.00)											
	FUTURE CONSTRUCTION EXPENSES													
	2026 Bridge Replacement													
	K-03 - Design and Property Acquisition	\$ (100,000.00)												
2026	2028 Bridge Replacement													
	R-50 - Design and Property Acquisition	\$ (150,000.00)												
	Bonding Transfer (Sept. 2024/Feb. 2025 Payment)		\$ (2,023,490.00)											
	Expected Sales Tax Revenue		\$ 5,560,000.00		\$ 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	\$ 3,022,765.62	\$ 9,594,325.02	\$ -	\$ 129,532.22	\$ 68,295.82	\$ 26,300.00	\$ 329,563.01	\$ 92,441.43	\$ 26,716.89	\$ 115,437.44	\$ 30,178.09	\$ 299,631.23	\$ 507,644.91
	Approved/Budgeted Transfer to 220 Fund	\$ 2,400,000.00												
	AVAILABLE BALANCE (Does Not Include Expected Revenue)	\$ 5,422,765.62	\$ 9,594,325.02	\$ -	\$ 129,532.22	\$ 68,295.82	\$ 26,300.00	\$ 329,563.01	\$ 92,441.43	\$ 26,716.89	\$ 115,437.44	\$ 30,178.09	\$ 299,631.23	\$ 507,644.91
	CURRENT YEAR CONSTRUCTION													
	235th Street Phase II (Dempsey to 4H - 2.5 miles)		\$ (6,800,000.00)											
	Bridge ST-77 (KDOT Low-Cost Steel) 188th Street	\$ (250,000.00)											\$ (250,000.00)	
	Bridge T-31 (KDOT Low-Cost Steel) Fairmont Road													\$ (465,000.00)
	Bridge K-03 (Knapp Road)	\$ (1,300,000.00)												
	FUTURE CONSTRUCTION EXPENSES													
	2028 Project Expenses - Design and Acquisition													
	Fairmont Road (2007 Sales Tax Project)		\$ (900,000.00)											
	2029 Bridge Replacement													
	K-14 - Design and Property Acquisition		\$ (150,000.00)											
	2029 Bridge Replacement													
	Bridge F-55 (Metro Ave.)	\$ (125,000.00)												
	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	\$ 3,747,765.62	\$ 5,319,935.02	\$ -	\$ 141,532.22	\$ 80,295.82	\$ 38,300.00	\$ 341,563.01	\$ 104,441.43	\$ 38,716.89	\$ 127,437.44	\$ 42,178.09	\$ 61,631.23	\$ 54,644.91
	Approved/Budgeted Transfer to 220 Fund	\$ 2,400,000.00												

Updated:
(171) March 2025
(220) March 2025
(180) March 2025

		Accounts												
PROJECTS		SPECIAL HIGHWAY FUND - 220	SALES TAX (171)	ARPA FUNDS	Alexandria	Delaware	Easton	Fairmount	High Prairie	Kickapoo	Reno	Sherman	Stranger	Tonganoxie
2027	AVAILABLE BALANCE (Does Not Include Expected Revenue)	\$ 6,147,765.62	\$ 5,319,935.02	\$ -	\$ 141,532.22	\$ 80,295.82	\$ 38,300.00	\$ 341,563.01	\$ 104,441.43	\$ 38,716.89	\$ 127,437.44	\$ 42,178.09	\$ 61,631.23	\$ 54,644.91
	CURRENT YEAR CONSTRUCTION													
	235th Street Phase III (K-92 to 4H - 1.5 miles)		\$ (4,500,000.00)											
	Bridge HP-51 (Jackson Road)	\$ (1,200,000.00)												
	Bridge SH-33 (215th Street - Dead End)	\$ (900,000.00)			\$ (36,000.00)									
	FUTURE CONSTRUCTION EXPENSES													
	2029 Project Expenses - Not Completed 2007 Sales Tax Project - HRRR Eligible Tonganoxie Road/4H/171st Intersection Improvement Project		\$ (450,000.00)											
	2029 Project Expenses													
	158th and Golden Road - Safety Improvements (Potential HRRR)		\$ (450,000.00)											
	2029 Bridge Replacement													
	Bridge D-16 (155th Street/Lansing)	\$ (125,000.00)												
	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	\$ 3,922,765.62	\$ 3,545,995.02	\$ -	\$ 117,532.22	\$ 92,295.82	\$ 50,300.00	\$ 353,563.01	\$ 116,441.43	\$ 50,716.89	\$ 139,437.44	\$ 54,178.09	\$ 73,631.23	\$ 66,644.91
	Approved/Budgeted Transfer to 220 Fund	\$ 2,400,000.00												
2028	AVAILABLE BALANCE (Does Not Include Expected Revenue)	\$ 6,322,765.62	\$ 3,545,995.02	\$ -	\$ 117,532.22	\$ 92,295.82	\$ 50,300.00	\$ 353,563.01	\$ 116,441.43	\$ 50,716.89	\$ 139,437.44	\$ 54,178.09	\$ 73,631.23	\$ 66,644.91
	CURRENT YEAR CONSTRUCTION													
	Fairmont Road (K-7 to Tonganoxie Road) Not Completed 2007 Sales Tax Project		\$ (6,000,000.00)											
	Bridge R-50 - Loring Road & 214th Street	\$ (1,700,000.00)									\$ (100,000.00)			
	FUTURE CONSTRUCTION EXPENSES													
	2030 Bridge Replacement													
	Bridge R-16 - Hemphill Road	\$ (175,000.00)												
	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	\$ 4,447,765.62	\$ 1,218,855.02	\$ -	\$ 129,532.22	\$ 104,295.82	\$ 62,300.00	\$ 365,563.01	\$ 128,441.43	\$ 62,716.89	\$ 51,437.44	\$ 66,178.09	\$ 85,631.23	\$ 78,644.91
	Approved/Budgeted Transfer to 220 Fund	\$ 2,400,000.00												
2029	AVAILABLE BALANCE (Does Not Include Expected Revenue)	\$ 6,847,765.62	\$ 1,218,855.02	\$ -	\$ 129,532.22	\$ 104,295.82	\$ 62,300.00	\$ 365,563.01	\$ 128,441.43	\$ 62,716.89	\$ 51,437.44	\$ 66,178.09	\$ 85,631.23	\$ 78,644.91
	CURRENT YEAR CONSTRUCTION													
	Tonganoxie Road/4H/171st Intersection Improvement (2007 Sales Tax Project)		\$ (1,200,000.00)											
	158th and Golden Road - Safety Improvement Project		\$ (1,700,000.00)											
	Bridge K-14 - 167th Street		\$ (2,000,000.00)											
	Bridge F-55 - Metro Ave.	\$ (1,450,000.00)						\$ (250,000.00)						
	Bridge D-16 - 155th Street/With Lansing	\$ (500,000.00)												
	FUTURE CONSTRUCTION EXPENSES													
	2031 Bridge Replacement													
	Bridge E-10 - 231st Street	\$ (175,000.00)												
	2031 Bridge Replacement													
	Bridge E-17 - 231st Street	\$ (175,000.00)												
	Bonding Transfer (Sept. 2026/Feb. 2027 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	\$ 4,547,765.62	\$ 42,665.02	\$ -	\$ 141,532.22	\$ 116,295.82	\$ 74,300.00	\$ 127,563.01	\$ 140,441.43	\$ 74,716.89	\$ 63,437.44	\$ 78,178.09	\$ 97,631.23	\$ 90,644.91
	Approved/Budgeted Transfer to 220 Fund	\$ 2,400,000.00												
2030	AVAILABLE BALANCE (Does Not Include Expected Revenue)	\$ 6,947,765.62	\$ 42,665.02	\$ -	\$ 141,532.22	\$ 116,295.82	\$ 74,300.00	\$ 127,563.01	\$ 140,441.43	\$ 74,716.89	\$ 63,437.44	\$ 78,178.09	\$ 97,631.23	\$ 90,644.91
	CURRENT YEAR CONSTRUCTION													
	Hold for Grant Match/KDOT K-5		\$ (3,716,755.02)											
	Bridge R-16 - Hemphill Road	\$ (1,000,000.00)									\$ (70,000.00)			
	FUTURE CONSTRUCTION EXPENSES													
	2032 Culvert Replacements													
	Based on Inspections completed in 2027	\$ (200,000.00)												
	Bonding Transfer (Sept. 2027/Feb. 2028 Payment)		\$ (2,025,910.00)											
	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	\$ 5,747,765.62	\$ -	\$ -	\$ 153,532.22	\$ 128,295.82	\$ 86,300.00	\$ 139,563.01	\$ 152,441.43	\$ 86,716.89	\$ 5,437.44	\$ 90,178.09	\$ 109,631.23	\$ 102,644.91
	Approved/Budgeted Transfer to 220 Fund	\$ 2,400,000.00												

Updated:
(171) March 2025
(220) March 2025
(180) March 2025

Updated: (171) March 2025 (220) March 2025 (180) March 2025		Accounts												
PROJECTS		<u>SPECIAL HIGHWAY FUND - 220</u>	<u>SALES TAX (171)</u>	<u>ARPA FUNDS</u>	<u>Alexandria</u>	<u>Delaware</u>	<u>Easton</u>	<u>Fairmount</u>	<u>High Prairie</u>	<u>Kickapoo</u>	<u>Reno</u>	<u>Sherman</u>	<u>Stranger</u>	<u>Tonganoxie</u>
NOTES/Unfunded Projects														
	There are 43 bridges with a posted load rating of 15 tons or less. The immediate result of this will be that school buses will not be able to cross these structures if they get lower ratings in the 2026 inspection cycle. The low term result will be that we will be required to close bridges by our inspection firm and KDOT. In order to stay front of detours and closures as best possible we need to replace all of these bridges before the sales tax measure ends in 2036. We were notified by Finney and Turnipseed in 2024 to prepare for the 2026 Biannual Bridge Inspections. They have notified us they were gently bringing the county into proper bridge ratings from years of Benesch reviews that did not decrease the sufficiency ratings. They stated we should expect the 2026 review cycle to mirror the 2026 inspections where 45% of bridges see condition downgrades.													
	As you are aware, \$125,000 budgeted for bridge design is an aggressive estimate that only a few firms may offer.													
	This plan does not include several projects, due to funding constraints, that the Board has openly discussed their desire to complete. These include: Dust Abatement Roadways in Kickapoo and Easton Township Dust Abatement Roadways based upon gravel road traffic counts Dust Abatement Roadways based upon connecting our existing paved roadway Dust Abatement Roadways based upon future and potential growth around cities Kansas Ave. from 222nd Street to 214th Street - Improve roadway and turn over to Tonganoxie County Route 1 - Mill and Overlay 158th and Golden Road - Contributions required in the amount of current maintenance Donahoo Road from 147th to 155th - Improve roadway and turn over to City as developed													
	Identified unfunded grant projects that will be applied for that could impact this plan: Safe Streets for All - Post Study Construction Grants KDOT IKE Transportation Projects - If Leavenworth County has to share in design or acquisition KDOT HRRR Program - 189th and Golden Road MARC STP Grant - If Tonganoxie developed an Evans Road application and agreed own road KDOT Local Bridge Grant - E-08 and ST-02													

Name	Structure	Height	Length	Width	Suff_Ratin	LoadRating	Type_	Approach	Waterway	YearBuilt	Lanes	Cells	Roadway	Condition
T-31	Single Span Steel Girder Cast-in-Place Abutments	20.5'	28.0'	20.5	57.1	10 Tons	Bridges	Gravel/Dirt	Trib. to Jarbalo Creek	1920	2	1	Fairmount Road	Poor (2020)
A-16	3 Span Reinforced Concrete Deck Girder (2)	20.3'	126'	20.3'	73.8	10 Tons	Bridges	Gravel	Walnut Creek	1950	Unknown	1	251st Street	Fair (2020)
A-32	3 Span Reinforced Concrete Deck Girder (2)	24.0'	133.0'	24.0'	99.9	10 Tons	RS Bridge	Asphalt	Walnut Creek	1952	2	1	231st Street	Good (2020)
ST-50	Single Span Steel Girder Precast Panel Abutments	23.0'	30.5'	23.0'	68.6	10 Tons (Rated at 19 Tons Max)	Bridges	Gravel/Dirt	Trib. to Stranger Creek	1975	2 Lanes	1	190th Street	Fair (2020)
SH-61	Triple Cell Reinforced Concrete Box	29.6'	31.3'	24.0'	46.0	11 Tons	RS Bridge	Asphalt	Unnamed Stram	1958	2	1	Golden Road	Poor (2020)
K-11	3 Span Reinforced Concrete Deck Girder (2)	24.5'	109.5'	24.5'	69.2	11 Tons	Bridges	Asphalt	Salt Creek	1968	2	1	Coffin Road	Fair (2020)
A-7	Single Span Steel Girder Cast-in-Place Abutments	16'	21.5'	16.0'	70.1	11 Tons	Bridges	Gravel	Trib to Stranger Creek	1930	1	1	Lecompton Road	Fair (2020)
K-14	Tee Beam	24.5'	159.5'	24.5'	55.9	12 Tons	Bridges	Asphalt	Unnamed	1955	2	1	167th Street	Poor (2020)
K-3	2 Span Steel Girder, Limestone Abutment, Timber Pi	16.5'	57.0'	16.5'	56.3	12 Tons	Bridges	Gravel	Plum Creek	1932	2	1	Knapp Drive	Poor (2020)
SH-21	3 Span Reinforced Concrete Deck Girder (2)	24.2'	146.2'	24.0'	71.5	12 Tons	Bridges	Gravel	Trib to Stranger Creek	1971	2	1	198th Street	Fair (2020)
T-66	Single Span Steel Girder Concrete Abutment	24.8'	22.0'	24.8'	82.0	12 Tons	Bridges	Gravel	Pony Creek	1940	2	1	258th Street	Good (2020)
H-10	Steel Beam	20.0'	22.0'	20'	89.8	12 Tons	Bridges	Gravel	Rock Creek	1920	1	1	Stranger Road	Good (2020)
F-8	Single Span Steel Girder Cast in Place Abutments	26.5'	32.4	26.5	98.9	12 Tons	Bridges	Asphalt	Trib. to Stranger Creek	2012	2 Lanes	1	163rd Street	Good (2020)
F-43	Double Cell Metal Pipe Arch	26.5	32.5'	0.0	100.0	12 Tons	Bridges	Asphalt	Hog Creek	1990	2 Lanes	1	2	Good (2020)
E-20	Single Span Steel Girder	15.9'	43.5'	15.9'	99.0	12 Tons (Not Posted)	Bridges	Gravel	Trib to Stranger Creek	1950	2	1	Third Street	Good (2020)
SH-3	Single Span Steel Girder Concrete Abutments	19.1'	26.0'	19.1'	69.1	13 Tons	Bridges	Gravel	Trib. to Stranger Creek	1920	2	1	Woodend Road	Fair (2020)
R-6	Single Span Steel Girder Precast Panel Abutments	23.5'	36.0'	23.5'	77.2	13 Tons	Bridges	Gravel/Dirt	Pony Creek	1975	Unknown	1	Hemphill Road	Fair (2020)
R-62	Single Span Steel Girder Concrete Abutment	22.0'	28.0'	22.0'	84.9	13 Tons	Bridges	Dirt/Gravel	Trib. to Kansas River	1920	2	1	Golden Road	Good (2020)
A-58	3 Span Steel Girder	24'	183.0'	24.0'	88.9	14 Tons	Bridges	Gravel	Stranger Creek	1977	2	1	211th Street	Good (2020)
H-51	Reinforced Concrete Arch Bridge	13.5'	39.5'	13.5'	53.4	15 Tons	Bridges	Gravel	Trib to Little Stranger	1930	Unknown	1	Jamison Road	Poor (2020)
R-50	3 Span Reinforced Concrete Deck Girder (2)	24.0'	133.0'	24.0'	58.2	15 Tons	Bridges	Gravel	Nine Mile Creek	1974	2	1	Loring Road	Poor (2020)
E-8	Single Span Steel Girder Cast-in-Place Abutments	13.5'	32.0'	13.5'	58.6	15 Tons	Bridges	Dirt	Stranger Creek	1930	1		Edwards Dr.	Poor (2020)
ST-2	Single Span Steel Girder Precast Panel Abutments	23.5'	30.5'	23.5'	59.4	15 Tons	Bridges	Dirt	Trib to Stranger Creek	1968	1	1	205th Street	Poor (2020)
F-55	3 Span Reinforced Concrete Deck Girder (2)	24.0'	106.5'	24.0'	60.6	15 Tons	Bridges	Asphalt	Wolf Creek	1963	2	1	Metro Avenue	Fair (2020)
E-17	Single Span Steel Girder Precast Panel Abutments	24'	46.0'	24.0'	63.7	15 Tons	Bridges	Gravel	Trib. to Stranger Creek	1970		1	231st Street	Fair (2020)
E-10	3 Span Steel Girder	24.0'	184.1	24.0	64.3	15 Tons	Bridges	Gravel/Dirt	Stranger Creek	1967	2	2	231st Street	Fair (2020)
SH-30	Double Cell Reinforced Concrete Box	28.5'	38.0'	36.1	69.2	15 Tons	RS Bridge	Asphalt	Kaw Creek	1960	2	1	158th Street	Fair (2020)
R-36	Reinforced Concrete Deck Girder & Steel Girder	24.0'	193.0'	24.0'	70.1	15 Tons	Bridges	gravel	Trib. to Kansas River	1960	2	1	254th Street	Fair (2020)
E-7	Single Span Reinforced Concrete Deck Girder (3)	15.0'	36.0'	15.0'	70.2	15 Tons	Bridges	Gravel	Stranger Creek	1935			227th Street	Fair (2020)
T-90	Single Span Reinforced Concrete Deck Girder (3)	15.3'	24.5'	15.3'	71.4	15 Tons	Bridges	Asphalt	Jarbalo Creek	1920	2	1	Kissinger Road	Fair (2020)
K-18	Single Cell Reinforced Concrete Box	25.0'	20.1'	25.0'	73.4	15 Tons	RS Bridge	Asphalt	Unnamed	1955	2	1	167th Street	Fair (2020)
SH-20	3'x3'x40 RCB	3'	40'	3'	74.0	15 Tons	Bridges	Gravel/Dirt	Stranger Creek	1984	2	1	198th Street	Good (2020)
ST-17	3 Span Reinforced Concrete Deck Girder (2)	24.0	110.0'	24.0'	74.8	15 Tons	Bridges	Asphalt	Trib. to Stranger Creek	1972	2	1	187th Street	Fair (2020)
A-4	Double Cell Reinforced Concrete Box	13' TO STR BED	41.0	26.7	78.7	15 Tons	RS Bridge	Asphalt	West Brush Creek	1952	2	2	231st Street	Fair (2020)
ST-34	Single Span Steel Girder Cast-in-Place Abutments	10'	24'	20'	78.8	15 Tons	Bridges less than 20'	Gravel	Unknown	1980	2	1	187th Street	Good (2020)
E-53	Double Cell Reinforced Concrete Box	26.0'	26.0'	40.0	83.3	15 Tons	RS Bridge	Asphalt	Unnamed Stream	1959		2	243rd Street	Good (2020)
A-5	3 Span Steel Girder	20.2'	148.0	20.2	85.9	15 Tons	Bridges	Gravel	Stranger Creek	1974	2	1	Lecompton Road	Good (2020)
H-12	1 Span 20.5' Roadway Width	27.5'	20.2'	30'	95.9	15 Tons	Bridges	Asphalt	Unnamed Stream	1937	2 Lanes	1	Jarbalo Road	Good (2020)
E-45	3 Span Reinforced Concrete Deck Girder	32.0'	183.0'	32.0'	99.9	15 Tons	RS Bridge	Asphalt	Buttermilk Creek	2009	N/A	2	243rd Street	Good (2020)
E-22	Single Span 46.25' SBMS with Concrete Deck	24.0'	48.0'	24.0'	63.7	15 Tons (Rated at 18 Tons)	Bridges	Gravel	Trib. to Stranger Creek	1976	2 Lanes	1	227th Street	Fair (2020)
A-30	Single Span Steel Girder Precast Panel Abutments	24.0'	36.1	24.0'	68.7	15 Tons (rated at 19 Tons)	Bridges	Gravel	Trib. to Stranger Creek	1980	2 Lanes	1	219th Street	Fair (2020)
R-16	Single Span Steel Girder Concrete Abutments	19.5	33.0'	19.5'	60.2	15/20/40 Tons	Bridges	Gravel/Dirt	Trib. to Nine Mile Creek	1970	2 Lanes	1	Hemphill Road	Poor (2020)

Introduction:

The cost of maintaining a mile of gravel road in Leavenworth County can vary depending on the road's condition, location, and other factors. The yearly maintenance cost per mile is significantly lower for gravel roads than for paved roads. Even with a short view, it's easy to see the challenges ahead: rising maintenance costs from materials to equipment, stagnating tax revenue, more wear and tear on roads from more vehicles (or bigger, heavier vehicles).

Factors That Affect Maintenance Cost:

- **Road condition:** The condition of the road can affect the cost of maintenance.
- **Location:** The location of the road can affect the cost of maintenance.
- **Precipitation:** The amount of precipitation the road receives can affect the cost of maintenance.
- **The Number of Freeze/Thaw Cycles** – Leavenworth County is located within a geographically narrow corridor of the Midwest that experiences the most freeze thaw cycles of almost anywhere in the country.
- **Width:** The width of the road can affect the cost of maintenance.
- **Bridges:** Whether the road includes bridges can affect the cost of maintenance.
- **Inflation** – During the past 15 years, Public Works has seen aggregate gravel more than double, and in some case triple, in per ton costs.
- **Rapid Population Growth** – Leavenworth County has seen rapid population growth from urban sprawl over the past decade in the unincorporated areas.

General Gravel Road Maintenance Costs:

- **Resurfacing:** Resurfacing gravel applications is a significant portion of the cost of maintaining gravel roads.
- **Equipment** – Road graders, dump trucks, belly dump trucks, mowers, brush removal equipment, back hoes, and skid loaders are just some of the primary equipment owned and leased by the county to maintain gravel roadways.
- **Personnel** – With unemployment low and facing stiff competition from the metropolitan urban area private sector, finding and retaining employees is hard and expensive. Constant training of new staff is a necessary cost that may or may not be realized depending on the longevity of the employee's time with the county.
- **Drainage Structures:** Most drainage structures, whether they are a bridge or culvert, have a useful lifespan of 25-75 years. Aluminized Culverts range in size from 15" to 96" and generally last between 25-50 years. Box and arch culverts range in size from 8' to 20' and last between 25-75 years depending on materials used. Bridges are defined as any structure greater than 20'. They generally last between 50-75 years. While their lifespans are long, when they need replaced the cost can be very high. The average bridge replacement cost over the past five years has increased by 50%. The average cost over the past 5 years CIP replacements has been just over \$1 million each. The county has over 30,000 culverts in its inventory of responsibility. Every driveway culvert, once installed by the property owner, is the maintenance liability of Public Works Department.

Maintenance Frequency:

- **General Maintenance:** Studies have found that the average gravel road requires maintenance at a frequency of four or five times as often as a paved surface. While this maintenance is considerably cheaper for each occurrence than that on a paved roadway, it requires constant attention from employees who can grade, analyze, and direct staff to complete the required maintenance during the changing weather conditions.
- **Renewal Maintenance:** Proper drainage is a vital part of proper maintenance of any gravel roadway. When a gravel roadway has wheel rutting, loss of crown, lips at the gravel/vegetation edge line, or silted in ditches, water does not get away from the roadbed and failures are created. This may include potholes, muddy roadway conditions, plugged and undercut culverts and bridges, and wheel path erosion ditches.
- **Upgrade Costs:** Many miles of roadway have been approved over the past five years in Leavenworth County. The problem with upgrade costs is that they can create a downward spiral, something many studies refer to as “the toilet bowl effect.” This is because upgrade costs consume funding that could have been used for carrying costs – which potentially leads to a decline in overall road conditions.

Compounding Negative Cost Cycle:

- When a funding gap exists between actual funding available and the true cost of maintaining a roadway system this is often referred to as the compounding negative cost cycle.
- Compounding deficiencies exist from the fact that, when evaluating gravel roadway structure, one deficiency often creates other deficiencies. For example, if a gravel roadway loses crown as a result of not having the funding for personnel or the equipment necessary to grade the roadway, the road base will fail from lack of proper drainage. Once the base has failed, potholes and wheel ruts will develop. Once these conditions develop, the typical grading maintenance that would have corrected the issue is no longer a viable solution and a much greater effort must be made to return the road to the desired correct profile and driving condition.

Ideal Funding:

- A University of Iowa study in 2020 found that on average the ideal funding for a local gravel road was \$9400 per mile not including bridge or large box culvert replacement plans. Compounding inflation on that is hard to pinpoint as actual inflation on equipment, trucks, and aggregates has been much higher than any inflation rate produced by the government for the past five years. Conservatively using a 10% compounding interest, the 2025 cost is approximately \$15,138 per mile.
- In 2021, Public Works worked on quantifying the personnel, equipment, and commodities cost of maintaining the gravel roads in Leavenworth County utilizing 2020 expenditures. The approximate average cost per gravel road mile expended was determined to be \$7,400. Based upon the Iowa study the funding available was 27% less than that necessary to fully keep up with the maintenance conditions.

- 2024 expenditures by Leavenworth County Public Works for materials, equipment, and labor for maintaining gravel roads was \$10,880 per mile. This is 39% less than what was considered ideal funding per mile based upon the University of Iowa study adjusted for inflation.