

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  
July 26, 2023  
9:00 a.m.

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE
- III. ROLL CALL
- IV. PUBLIC COMMENT: Public Comment shall be limited to 15 minutes at the beginning of each meeting for agenda items **only** and limited to three minutes per person. Comments at the end of the meeting shall be open to any topic of general interest to the Board of County Commissioners and limited to five minutes per person. There should be no expectation of interaction by the Commission during this time.  
  
Anyone wishing to make comments either on items on the agenda or not are encouraged to provide their comments in writing no later than 8:00 AM the Monday immediately preceding the meeting. These comments will be included in the agenda packet for everyone to access and review. This allows the Commission to have time to fully consider input and request follow up if needed prior to the meeting.
- V. ADMINISTRATIVE BUSINESS:
- VI. CONSENT AGENDA: The items on the Consent Agenda are considered by staff to be routine business items. Approval of the items may be made by a single motion, seconded, and a majority vote with no separate discussion of any item listed. Should a member of the Governing Body desire to discuss any item, it will be removed from the Consent Agenda and considered separately.
  - a) Approval of the minutes of the meeting of July 19, 2023
  - b) Approval of the schedule for the week July 31, 2023
  - c) Approval of the check register

- d) Approve and sign the OCB's
- e) Approve Case Number DEV-23-053 & 054 Preliminary and Final Plat for B&P Estates
- f) Approve Case Number DEV-23-059 & 060 Preliminary and Final Plat for Smith Creek Ridge
- g) Approve Case Number DEV-23-073 & 074 Preliminary and Final Plat for Shaw Acres #2
- h) Approve Case Number DEV-23-079 & 080 Preliminary and Final Plat for Honeycutt Lane
- i) Approve Case Number DEV-23-068 & 069 Preliminary and Final Plat for Harris Corner
- j) Approve Case Number DEV-23-081 & 082 Preliminary and Final Plat for Echo Valley
- h) Approve Case Number DEV-043 & 044 Preliminary and Final Plat for Bosworth Addition
- i) Approval of a letter to the Board of County Commissioners of Atchison County regarding the Juvenile Corrections Advisory Board

VII. FORMAL BOARD ACTION:

- a) Consider a motion to approve and authorize the chairperson to sign the quarterly grant budget amendment report for Community Corrections.

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

IX. ADDITIONAL PUBLIC COMMENT IF NEEDED

X. ADJOURNMENT

# LEAVENWORTH COUNTY COMMISSIONERS MEETING SCHEDULE

## Monday, July 24, 2023

## Tuesday, July 25, 2023

8:00 a.m. Workforce Partnership meeting

## Wednesday, July 26, 2023

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

## Thursday, July 27, 2023

1:30 p.m. Connecting Kansas Counties Zoom Meeting

## Friday, July 28, 2023

ALL SUCH OTHER BUSINESS THAT MAY COME BEFORE THE COMMISSION

ALL MEETINGS ARE OPEN TO THE PUBLIC

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

\*\*\*\*\*July 19, 2023 \*\*\*\*\*

The Board of County Commissioners met in a regular session on Wednesday, July 19, 2023. Commissioner Kaaz, Commissioner Doug Smith, Commissioner Mike Smith, Commissioner Culbertson and Commissioner Stieben are present; Also present: Mark Loughry, County Administrator; David Van Parys, Senior County Counselor; Andy Dedeke, Leavenworth County Sheriff; John Richmeier, Leavenworth Times

Residents: John Matthews, Joe Herring,

PUBLIC COMMENT:

There were no public comments.

ADMINISTRATIVE BUSINESS:

Mark Loughry clarified misinformation regarding the costs of the Cushing Building.

Commissioner Doug Smith referenced an article in the AARP magazine about accessory dwellings.

Commissioner Doug Smith inquired about a work session or meeting with developers.

Commissioner Culbertson mentioned the Leavenworth County Farm Bureau annual meeting.

Commissioner Stieben spoke about the bio-gas plant indicating he is seeking a legal opinion from staff as to if the County Commission will be involved.

***A motion was made by Commissioner Culbertson and seconded by Commissioner Mike Smith to accept the consent agenda for Wednesday, July 19, 2023 as presented.***

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

Andy Dedeke requested acceptance of the Edward Byrne 2023 JAG grant.

***A motion was made by Commissioner Mike Smith and seconded by Commissioner Culbertson to accept and authorize the chairman to sign the Edward Byrne 2023 JAG grant.***

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

***A motion was made by Commissioner Doug Smith and seconded by Commissioner Stieben to move that the Board recess for a closed executive meeting for the discussion of potential litigation involving the legal interests of the County as justified by K.S.A. 75-4319(B)(2) for consultation with legal counsel for the Board which would be deemed privileged in the attorney-client relationship and that Board resume in open meeting at 10:00 a.m. in the meeting room of the Board. Present in the executive meeting will be Commissioners Culbertson, Kaaz, Mike Smith, Doug Smith and Mike Stieben, Senior County Counselor David Van Parys and County Administrator Mark Loughry and others that may be called by the Board.***

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

The Board has returned to regular session at 10:00 a.m. No action was taken and no decisions were made. The subject was limited to the legal interests of the County.

Commissioner Mike Smith will attend a ribbon-cutting for Spectrum on Thursday.

Commissioner Kaaz attended the International Officer's Honorary Citizen's Day. She also attended a Transit Authority meeting, the Leavenworth City Commission meeting and the LCDC meeting. She will also participate in the NEK-CAP meeting.

Commissioner Doug Smith attended the Basehor City Council meeting and Pat Morey's retirement celebration.

Commissioner Stieben went to the Springdale cemetery and indicated the Boy Scouts will be working on documenting graves.

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

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

The Board adjourned at 10:04 a.m.

# **LEAVENWORTH COUNTY COMMISSIONERS MEETING SCHEDULE**

## **Monday, July 31, 2023**

## **Tuesday, August 1, 2023**

4:00 p.m.          Work session with Building Codes Board

## **Wednesday, August 2, 2023**

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

## **Thursday, August 3, 2023**

## **Friday, August 4, 2023**

ALL SUCH OTHER BUSINESS THAT MAY COME BEFORE THE COMMISSION

ALL MEETINGS ARE OPEN TO THE PUBLIC

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

START DATE: 07/15/2023 END DATE: 07/21/2023

TYPES OF CHECKS SELECTED: \* ALL TYPES

|       |                      |                                | P.O.NUMBER | CHECK#    |            |                |                                |            |            |           |
|-------|----------------------|--------------------------------|------------|-----------|------------|----------------|--------------------------------|------------|------------|-----------|
| 4120  | ACE IMAGEWEAR        | AAA LAUNDRY & LINEN SUPPLY CO  | 335507     | 104025 AP | 07/21/2023 | 3-001-5-53-215 | NOX WEED UNIFORM RENTALS 4013- | 79.46      |            |           |
| 4120  | ACE IMAGEWEAR        | AAA LAUNDRY & LINEN SUPPLY CO  | 335507     | 104025 AP | 07/21/2023 | 3-001-5-53-215 | NOX WEED UNIFORM RENTALS 4013- | 79.46      |            |           |
|       |                      |                                |            |           |            |                |                                | *** VENDOR | 4120 TOTAL | 158.92    |
| 1513  | ADVANCED AUTOMOTIVE  | ADVANCED AUTOMOTIVE            | 335508     | 104026 AP | 07/21/2023 | 3-001-5-05-213 | EMS VEH MAINT/SUPPLY           | 1,477.00   |            |           |
| 1513  | ADVANCED AUTOMOTIVE  | ADVANCED AUTOMOTIVE            | 335508     | 104026 AP | 07/21/2023 | 3-001-5-05-213 | EMS VEH MAINT/SUPPLY           | 1,453.50   |            |           |
| 1513  | ADVANCED AUTOMOTIVE  | ADVANCED AUTOMOTIVE            | 335508     | 104026 AP | 07/21/2023 | 3-001-5-05-213 | EMS VEH MAINT/SUPPLY           | 142.50     |            |           |
| 1513  | ADVANCED AUTOMOTIVE  | ADVANCED AUTOMOTIVE            | 335508     | 104026 AP | 07/21/2023 | 3-001-5-05-213 | EMS VEH MAINT/SUPPLY           | 1,026.00   |            |           |
| 1513  | ADVANCED AUTOMOTIVE  | ADVANCED AUTOMOTIVE            | 335508     | 104026 AP | 07/21/2023 | 3-001-5-05-213 | EMS VEH MAINT/SUPPLY           | 902.50     |            |           |
| 1513  | ADVANCED AUTOMOTIVE  | ADVANCED AUTOMOTIVE            | 335508     | 104026 AP | 07/21/2023 | 3-001-5-05-213 | EMS VEH MAINT/SUPPLY           | 522.50     |            |           |
| 1513  | ADVANCED AUTOMOTIVE  | ADVANCED AUTOMOTIVE            | 335508     | 104026 AP | 07/21/2023 | 3-001-5-05-213 | EMS VEH MAINT/SUPPLY           | 826.50     |            |           |
| 1513  | ADVANCED AUTOMOTIVE  | ADVANCED AUTOMOTIVE            | 335508     | 104026 AP | 07/21/2023 | 3-001-5-05-213 | EMS VEH MAINT/SUPPLY           | 190.00     |            |           |
| 1513  | ADVANCED AUTOMOTIVE  | ADVANCED AUTOMOTIVE            | 335508     | 104026 AP | 07/21/2023 | 3-001-5-05-306 | EMS VEH MAINT/SUPPLY           | 722.67     |            |           |
| 1513  | ADVANCED AUTOMOTIVE  | ADVANCED AUTOMOTIVE            | 335508     | 104026 AP | 07/21/2023 | 3-001-5-05-306 | EMS VEH MAINT/SUPPLY           | 579.47     |            |           |
| 1513  | ADVANCED AUTOMOTIVE  | ADVANCED AUTOMOTIVE            | 335508     | 104026 AP | 07/21/2023 | 3-001-5-05-306 | EMS VEH MAINT/SUPPLY           | 414.38     |            |           |
| 1513  | ADVANCED AUTOMOTIVE  | ADVANCED AUTOMOTIVE            | 335508     | 104026 AP | 07/21/2023 | 3-001-5-05-306 | EMS VEH MAINT/SUPPLY           | 1,727.25   |            |           |
| 1513  | ADVANCED AUTOMOTIVE  | ADVANCED AUTOMOTIVE            | 335508     | 104026 AP | 07/21/2023 | 3-001-5-05-306 | EMS VEH MAINT/SUPPLY           | 917.98     |            |           |
| 1513  | ADVANCED AUTOMOTIVE  | ADVANCED AUTOMOTIVE            | 335508     | 104026 AP | 07/21/2023 | 3-001-5-05-306 | EMS VEH MAINT/SUPPLY           | 1,447.03   |            |           |
| 1513  | ADVANCED AUTOMOTIVE  | ADVANCED AUTOMOTIVE            | 335508     | 104026 AP | 07/21/2023 | 3-001-5-05-306 | EMS VEH MAINT/SUPPLY           | 2,414.08   |            |           |
| 1513  | ADVANCED AUTOMOTIVE  | ADVANCED AUTOMOTIVE            | 335508     | 104026 AP | 07/21/2023 | 3-001-5-05-306 | EMS VEH MAINT/SUPPLY           | 264.29     |            |           |
|       |                      |                                |            |           |            |                |                                | *** VENDOR | 1513 TOTAL | 15,027.65 |
| 249   | AMBERWELL            | ATCHISON HOSPITAL              | 335510     | 104028 AP | 07/21/2023 | 3-001-5-07-206 | SHERIFF - JUNE EMPLOYEE TESTIN | 245.00     |            |           |
| 249   | AMBERWELL            | ATCHISON HOSPITAL              | 335510     | 104028 AP | 07/21/2023 | 3-001-5-28-212 | HUMAN RESOURCES EMPLOYEE TESTI | 840.00     |            |           |
|       |                      |                                |            |           |            |                |                                | *** VENDOR | 249 TOTAL  | 1,085.00  |
| 215   | BASEHOR HISTORICAL   | BASEHOR HISTORICAL MUSEUM SOCI | 335464     | 104002 AP | 07/18/2023 | 3-001-5-25-240 | PER 2023 LEAV CO BUDGET AND BO | 6,250.00   |            |           |
| 1065  | BTX                  | BTX KS, INC                    | 335513     | 104031 AP | 07/21/2023 | 3-001-5-07-219 | INMATE X-RAYS                  | 312.00     |            |           |
| 36    | CAHILL PAT           | PATRICK J CAHILL               | 335465     | 104003 AP | 07/18/2023 | 3-001-5-09-231 | COURT APPOINTED ATTORNEY       | 3,000.00   |            |           |
| 25101 | CANON U S            | CANON U S A INC                | 335515     | 104033 AP | 07/21/2023 | 3-001-5-19-204 | 1865950 DIST CT CLERK'S FRONT  | 230.69     |            |           |
| 362   | CASAD BENJAMIN       | BENJAMIN CASAD                 | 335466     | 104004 AP | 07/18/2023 | 3-001-5-09-231 | COURT APPOINTED ATTORNEY       | 3,000.00   |            |           |
| 5637  | CLEARWATER ENTERPRIS | CLEARWATER ENTERPRISES,LLC     | 335516     | 104034 AP | 07/21/2023 | 3-001-5-05-215 | 20642-0317B24244 GAS TRANSPORT | 4.91       |            |           |
| 5637  | CLEARWATER ENTERPRIS | CLEARWATER ENTERPRISES,LLC     | 335467     | 104005 AP | 07/18/2023 | 3-001-5-14-220 | 20642-12019039952306 GAS TRANS | 586.38     |            |           |
| 5637  | CLEARWATER ENTERPRIS | CLEARWATER ENTERPRISES,LLC     | 335467     | 104005 AP | 07/18/2023 | 3-001-5-32-392 | 20642-120192968502306 GAS TRAN | 1,034.71   |            |           |
|       |                      |                                |            |           |            |                |                                | *** VENDOR | 5637 TOTAL | 1,626.00  |
| 1875  | CMI INC              | CMI INC                        | 335517     | 104035 AP | 07/21/2023 | 3-001-5-07-353 | 102862 POLICE EQUIPMENT        | 126.00     |            |           |
| 1875  | CMI INC              | CMI INC                        | 335517     | 104035 AP | 07/21/2023 | 3-001-5-07-353 | 102862 POLICE EQUIPMENT        | 24.92      |            |           |
|       |                      |                                |            |           |            |                |                                | *** VENDOR | 1875 TOTAL | 150.92    |
| 648   | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 335519     | 104037 AP | 07/21/2023 | 3-001-5-02-212 | IORN MOUNTAIN SHREDDING        | 32.31      |            |           |
| 648   | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 335519     | 104037 AP | 07/21/2023 | 3-001-5-04-301 | UVERITICK : TABLETOP LAMP FOR  | 107.00     |            |           |
| 648   | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 335519     | 104037 AP | 07/21/2023 | 3-001-5-07-210 | AT&T LVSO 1313 TO 7.20.23      | 305.45     |            |           |
| 648   | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 335519     | 104037 AP | 07/21/2023 | 3-001-5-11-205 | KTAG - COUNTY ATTORNEY         | 10.40      |            |           |
| 648   | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 335519     | 104037 AP | 07/21/2023 | 3-001-5-14-234 | QUADIENT POSTAL EQUIPMENT LEAS | 741.99     |            |           |
| 648   | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 335519     | 104037 AP | 07/21/2023 | 3-001-5-14-247 | IORN MOUNTAIN SHREDDING        | 22.78      |            |           |
| 648   | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 335519     | 104037 AP | 07/21/2023 | 3-001-5-28-301 | IORN MOUNTAIN SHREDDING        | 29.96      |            |           |
|       |                      |                                |            |           |            |                |                                | *** VENDOR | 648 TOTAL  | 1,249.89  |
| 5362  | DIAMOND DRUGS        | DIAMOND DRUGS,INC              | 335468     | 104006 AP | 07/18/2023 | 3-001-5-07-219 | KSLV JUNE INMATE PRESCRIPTIONS | 7,388.86   |            |           |
| 1104  | DIGITAL DOLPHIN      | DIGITAL DOLPHIN SUPPLIES       | 335469     | 104007 AP | 07/18/2023 | 3-001-5-07-301 | 2 TONERS (SHERIFF)             | 120.00     |            |           |
| 605   | FLEET HOSTER         | FLEET HOSTER LLC               | 335471     | 104009 AP | 07/18/2023 | 3-001-5-06-222 | AUGUST CAMERA SERVICE          | 39.90      |            |           |
| 605   | FLEET HOSTER         | FLEET HOSTER LLC               | 335471     | 104009 AP | 07/18/2023 | 3-001-5-11-253 | AUGUST CAMERA SERVICE          | 19.95      |            |           |
| 605   | FLEET HOSTER         | FLEET HOSTER LLC               | 335471     | 104009 AP | 07/18/2023 | 3-001-5-31-230 | AUGUST CAMERA SERVICE          | 59.85      |            |           |
| 605   | FLEET HOSTER         | FLEET HOSTER LLC               | 335471     | 104009 AP | 07/18/2023 | 3-001-5-41-271 | AUGUST CAMERA SERVICE          | 120.00     |            |           |
|       |                      |                                |            |           |            |                |                                | *** VENDOR | 605 TOTAL  | 239.70    |
| 656   | FLOYD, JAMES         | JAMES ANTWONE FLOYD            | 335472     | 104010 AP | 07/18/2023 | 3-001-5-09-231 | COURT APPOINTED ATTORNEY       | 3,000.00   |            |           |
| 81    | FULLER G             | GARY L FULLER ATTY             | 335526     | 104044 AP | 07/21/2023 | 3-001-5-09-231 | COURT APPOINTED ATTORNEY       | 675.00     |            |           |

warrants by vendor

TYPES OF CHECKS SELECTED: \* ALL TYPES

|       |                      |                                | P.O.NUMBER | CHECK#    |            |                |                                |             |           |  |
|-------|----------------------|--------------------------------|------------|-----------|------------|----------------|--------------------------------|-------------|-----------|--|
| 971   | GALLS                | GALLS                          | 335527     | 104045 AP | 07/21/2023 | 3-001-5-07-350 | LVSO UNIFORMS 5289255          | 137.39      |           |  |
| 971   | GALLS                | GALLS                          | 335527     | 104045 AP | 07/21/2023 | 3-001-5-07-350 | LVSO UNIFORMS 5289255          | 168.00      |           |  |
| 971   | GALLS                | GALLS                          | 335527     | 104045 AP | 07/21/2023 | 3-001-5-07-350 | LVSO UNIFORMS 5289255          | 169.60      |           |  |
| 971   | GALLS                | GALLS                          | 335527     | 104045 AP | 07/21/2023 | 3-001-5-07-350 | LVSO UNIFORMS 5289255          | 63.99       |           |  |
| 971   | GALLS                | GALLS                          | 335527     | 104045 AP | 07/21/2023 | 3-001-5-07-350 | LVSO UNIFORMS 5289255          | 42.51       |           |  |
| 971   | GALLS                | GALLS                          | 335527     | 104045 AP | 07/21/2023 | 3-001-5-07-350 | LVSO UNIFORMS 5289255          | 50.08       |           |  |
| 971   | GALLS                | GALLS                          | 335527     | 104045 AP | 07/21/2023 | 3-001-5-07-350 | LVSO UNIFORMS 5289255          | 65.44       |           |  |
| 971   | GALLS                | GALLS                          | 335527     | 104045 AP | 07/21/2023 | 3-001-5-07-350 | LVSO UNIFORMS 5289255          | 63.99       |           |  |
| 971   | GALLS                | GALLS                          | 335527     | 104045 AP | 07/21/2023 | 3-001-5-07-350 | LVSO UNIFORMS 5289255          | 179.30      |           |  |
| 971   | GALLS                | GALLS                          | 335527     | 104045 AP | 07/21/2023 | 3-001-5-07-350 | LVSO UNIFORMS 5289255          | 76.80       |           |  |
| 971   | GALLS                | GALLS                          | 335527     | 104045 AP | 07/21/2023 | 3-001-5-07-350 | LVSO UNIFORMS 5289255          | 27.65       |           |  |
| 971   | GALLS                | GALLS                          | 335527     | 104045 AP | 07/21/2023 | 3-001-5-07-350 | LVSO UNIFORMS 5289255          | 65.44       |           |  |
| 971   | GALLS                | GALLS                          | 335527     | 104045 AP | 07/21/2023 | 3-001-5-07-350 | LVSO UNIFORMS 5289255          | 34.90       |           |  |
| 971   | GALLS                | GALLS                          | 335527     | 104045 AP | 07/21/2023 | 3-001-5-07-350 | LVSO UNIFORMS 5289255          | 28.80       |           |  |
| 971   | GALLS                | GALLS                          | 335527     | 104045 AP | 07/21/2023 | 3-001-5-07-350 | LVSO UNIFORMS 5289255          | 38.40       |           |  |
| 971   | GALLS                | GALLS                          | 335527     | 104045 AP | 07/21/2023 | 3-001-5-07-350 | LVSO UNIFORMS 5289255          | 215.34      |           |  |
| 971   | GALLS                | GALLS                          | 335527     | 104045 AP | 07/21/2023 | 3-001-5-07-350 | LVSO UNIFORMS 5289255          | 215.34      |           |  |
| 971   | GALLS                | GALLS                          | 335527     | 104045 AP | 07/21/2023 | 3-001-5-07-350 | LVSO UNIFORMS 5289255          | 56.94       |           |  |
|       |                      |                                |            |           |            |                | *** VENDOR                     | 971 TOTAL   | 1,699.91  |  |
| 2195  | GARCIA CLINICAL      | GARCIA CLINICAL LABORATORY     | 335528     | 104046 AP | 07/21/2023 | 3-001-5-07-219 | SHERIFF- LABORATORY SERVICES - | 19.00       |           |  |
| 16080 | GT DISTRIBUTORS      | GT DISTRIBUTORS                | 335531     | 104049 AP | 07/21/2023 | 3-001-5-07-351 | LV SHERIFF UNIFORMS/AMMO,FREIG | 134.25      |           |  |
| 16080 | GT DISTRIBUTORS      | GT DISTRIBUTORS                | 335531     | 104049 AP | 07/21/2023 | 3-001-5-07-351 | LV SHERIFF UNIFORMS/AMMO,FREIG | 113.75      |           |  |
| 16080 | GT DISTRIBUTORS      | GT DISTRIBUTORS                | 335531     | 104049 AP | 07/21/2023 | 3-001-5-07-351 | LV SHERIFF UNIFORMS/AMMO,FREIG | 20.00       |           |  |
| 16080 | GT DISTRIBUTORS      | GT DISTRIBUTORS                | 335531     | 104049 AP | 07/21/2023 | 3-001-5-07-356 | LV SHERIFF UNIFORMS/AMMO,FREIG | 95.25       |           |  |
|       |                      |                                |            |           |            |                | *** VENDOR                     | 16080 TOTAL | 363.25    |  |
| 1941  | HALLEY               | LAW OFFICE OF E ELAINE HALLEY  | 335473     | 104011 AP | 07/18/2023 | 3-001-5-09-231 | COURT APPOINTED ATTORNEY       | 3,000.00    |           |  |
| 671   | HARRIS,TERRI         | TERRI L HARRIS                 | 335533     | 104051 AP | 07/21/2023 | 3-001-5-09-231 | COURT APPOINTED ATTORNEY 07152 | 37.50       |           |  |
| 671   | HARRIS,TERRI         | TERRI L HARRIS                 | 335533     | 104051 AP | 07/21/2023 | 3-001-5-09-231 | COURT APPOINTED ATTORNEY 07152 | 37.50       |           |  |
| 671   | HARRIS,TERRI         | TERRI L HARRIS                 | 335533     | 104051 AP | 07/21/2023 | 3-001-5-09-231 | COURT APPOINTED ATTORNEY 07152 | 52.50       |           |  |
| 671   | HARRIS,TERRI         | TERRI L HARRIS                 | 335533     | 104051 AP | 07/21/2023 | 3-001-5-09-231 | COURT APPOINTED ATTORNEY 07152 | 37.50       |           |  |
| 671   | HARRIS,TERRI         | TERRI L HARRIS                 | 335533     | 104051 AP | 07/21/2023 | 3-001-5-09-231 | COURT APPOINTED ATTORNEY 07152 | 45.00       |           |  |
| 671   | HARRIS,TERRI         | TERRI L HARRIS                 | 335533     | 104051 AP | 07/21/2023 | 3-001-5-09-231 | COURT APPOINTED ATTORNEY 07152 | 30.00       |           |  |
|       |                      |                                |            |           |            |                | *** VENDOR                     | 671 TOTAL   | 240.00    |  |
| 1016  | HISTORICAL           | LEAVENWORTH COUNTY HISTORICAL  | 335474     | 104012 AP | 07/18/2023 | 3-001-5-25-240 | PER 2023 LEAV CO BUDGET & BOCC | 6,250.00    |           |  |
| 236   | INTERPRETERS         | INTERPRETERS INC               | 335536     | 104054 AP | 07/21/2023 | 3-001-5-19-221 | DIST CT INTERPRETERS 7/3 & 7/1 | 318.60      |           |  |
| 26400 | KANSAS GAS           | KANSAS GAS SERVICE             | 335538     | 104056 AP | 07/21/2023 | 3-001-5-14-220 | 510614745 1631910 36 GAS TRANS | 587.63      |           |  |
| 26400 | KANSAS GAS           | KANSAS GAS SERVICE             | 335538     | 104056 AP | 07/21/2023 | 3-001-5-32-392 | 510614745 1631910 36 GAS TRANS | 978.16      |           |  |
| 26400 | KANSAS GAS           | KANSAS GAS SERVICE             | 335538     | 104056 AP | 07/21/2023 | 3-001-5-33-392 | 510614745 1631910 36 GAS TRANS | 114.00      |           |  |
| 26400 | KANSAS GAS           | KANSAS GAS SERVICE             | 335538     | 104056 AP | 07/21/2023 | 3-001-5-33-392 | 510614745 1631910 36 GAS TRANS | 126.46      |           |  |
|       |                      |                                |            |           |            |                | *** VENDOR                     | 26400 TOTAL | 1,806.25  |  |
| 1646  | KS ATTORNEY GENERAL  | KANSAS ATTORNEY GENERAL        | 335540     | 104058 AP | 07/21/2023 | 3-001-5-11-210 | CO ATTY - CONTRACT FOR PREP OF | 28,900.00   |           |  |
| 1646  | KS ATTORNEY GENERAL  | KANSAS ATTORNEY GENERAL        | 335540     | 104058 AP | 07/21/2023 | 3-001-5-11-240 | CO ATTY - CONTRACT FOR PREP OF | 7,800.00    |           |  |
|       |                      |                                |            |           |            |                | *** VENDOR                     | 1646 TOTAL  | 36,700.00 |  |
| 1629  | KU PHYSICIANS        | UNIVERSITY OF KANSAS HOSPITAL  | 335541     | 104059 AP | 07/21/2023 | 3-001-5-07-219 | INMATE MEDICAL BILL            | 7,989.31    |           |  |
| 854   | LANSING HISTORICAL   | LANSING HISTORICAL SOCIETY & M | 335475     | 104013 AP | 07/18/2023 | 3-001-5-25-245 | PER LEAV CO 2023 BUDGET & BOCC | 6,250.00    |           |  |
| 4579  | LEAV CO FA           | LEAV CO FAIR ASSN LEAVENWORTH  | 335476     | 104014 AP | 07/18/2023 | 3-001-5-25-201 | PER LEAV CO 2023 BUDGET        | 17,000.00   |           |  |
| 855   | LEAV HISTORICAL MUSE | LEAVENWORTH HISTORICAL MUSEUM  | 335477     | 104015 AP | 07/18/2023 | 3-001-5-25-240 | PER 2023 BUDGET AND BOCC - 7/1 | 6,250.00    |           |  |
| 855   | LEAV HISTORICAL MUSE | FRED HARVEY MUSEUM             | 335478     | 104016 AP | 07/18/2023 | 3-001-5-25-240 | PER 2023 LEAV CO BUDGET & BOCC | 6,250.00    |           |  |
| 855   | LEAV HISTORICAL MUSE | LEAVENWORTH HISTORICAL MUSEUM  | 335479     | 104017 AP | 07/18/2023 | 3-001-5-25-240 | PER LEAV CO 2023 BUDGET & BOCC | 6,250.00    |           |  |
|       |                      |                                |            |           |            |                | *** VENDOR                     | 855 TOTAL   | 18,750.00 |  |
| 4755  | LEAV PAPER           | LEAVENWORTH PAPER AND OFFICE S | 335544     | 104062 AP | 07/21/2023 | 3-001-5-11-301 | CO ATTY LASERJET PHOTO PAPER   | 15.00       |           |  |
| 4583  | MURRFIELD            | MURRFIELD FARM SUPPLY          | 335549     | 104067 AP | 07/21/2023 | 3-001-5-53-305 | 1252 TERRAVUE (CHEMICAL)       | 4,498.56    |           |  |

warrants by vendor



START DATE: 07/15/2023 END DATE: 07/21/2023

TYPES OF CHECKS SELECTED: \* ALL TYPES

|       |                      |                                | P.O.NUMBER | CHECK#    |            |                |                                |          |            |
|-------|----------------------|--------------------------------|------------|-----------|------------|----------------|--------------------------------|----------|------------|
| 4583  | MURRFIELD            | MURRFIELD FARM SUPPLY          | 335549     | 104067 AP | 07/21/2023 | 3-001-5-53-305 | 1252 CHEMICALS                 | 755.20   |            |
| 4583  | MURRFIELD            | MURRFIELD FARM SUPPLY          | 335549     | 104067 AP | 07/21/2023 | 3-001-5-53-305 | 1252 CHEMICALS                 | 1,686.96 |            |
|       |                      |                                |            |           |            |                | *** VENDOR                     |          | 4583 TOTAL |
|       |                      |                                |            |           |            |                |                                |          | 6,940.72   |
| 670   | NICHOLS MICHAEL J    | MICHAEL J NICHOLS PA ATTORNEY  | 335480     | 104018 AP | 07/18/2023 | 3-001-5-09-231 | COURT APPOINTED ATTORNEY       | 3,000.00 |            |
| 11799 | O'REILLY A           | O'REILLY AUTOMOTIVE            | 335550     | 104068 AP | 07/21/2023 | 3-001-5-07-213 | 39279 VEHICLE LEANING LVSO FOR | 41.97    |            |
| 9759  | PRICE CHOP           | BALL'S FOOD STORES             | 335554     | 104072 AP | 07/21/2023 | 3-001-5-19-205 | 9133840427 JURY SUPPLIES       | 38.94    |            |
| 512   | PROFESSIONAL ASSOCIA | PROFESSIONAL ASSOCIATION       | 335555     | 104073 AP | 07/21/2023 | 3-001-5-07-240 | AG-7315 DIAGNSTIC INTERVIEWS   | 800.00   |            |
| 7098  | QUILL CORP           | QUILL CORP                     | 335557     | 104075 AP | 07/21/2023 | 3-001-5-28-301 | 5367908 HR OFFICE SUPPLIES     | 104.15   |            |
| 217   | RICHARD ALLEN        | RICHARD ALLEN CULTURAL CENTER  | 335481     | 104019 AP | 07/18/2023 | 3-001-5-25-240 | PER 2023 LEAV CO BUDGET & BOCC | 6,250.00 |            |
| 458   | ROAD & BRIDGE        | LEAV CO PUBLIC WORKS           | 335559     | 104077 AP | 07/21/2023 | 3-001-5-07-213 | LV SHERIFF/EOC/JAIL            | 4,571.59 |            |
| 458   | ROAD & BRIDGE        | LEAV CO PUBLIC WORKS           | 335559     | 104077 AP | 07/21/2023 | 3-001-5-07-213 | LV SHERIFF/EOC/JAIL            | 981.13   |            |
| 458   | ROAD & BRIDGE        | LEAV CO PUBLIC WORKS           | 335559     | 104077 AP | 07/21/2023 | 3-001-5-07-218 | LV SHERIFF/EOC/JAIL            | 95.72    |            |
| 458   | ROAD & BRIDGE        | LEAV CO PUBLIC WORKS           | 335559     | 104077 AP | 07/21/2023 | 3-001-5-14-332 | LV SHERIFF/EOC/JAIL            | 5,472.36 |            |
| 458   | ROAD & BRIDGE        | LEAV CO PUBLIC WORKS           | 335559     | 104077 AP | 07/21/2023 | 3-001-5-14-332 | LV SHERIFF/EOC/JAIL            | 621.05   |            |
| 458   | ROAD & BRIDGE        | LEAV CO PUBLIC WORKS           | 335559     | 104077 AP | 07/21/2023 | 3-001-5-14-333 | BG99 FUEL                      | 154.03   |            |
|       |                      |                                |            |           |            |                | *** VENDOR                     |          | 458 TOTAL  |
|       |                      |                                |            |           |            |                |                                |          | 11,895.88  |
| 915   | SMITHEREEN PEST MANA | SMITHEREEN PEST MANAGEMENT     | 335562     | 104080 AP | 07/21/2023 | 3-001-5-31-212 | 204513 PEST CONTROL            | 601.00   |            |
| 915   | SMITHEREEN PEST MANA | SMITHEREEN PEST MANAGEMENT     | 335562     | 104080 AP | 07/21/2023 | 3-001-5-32-211 | 204513 PEST CONTROL            | 85.00    |            |
| 915   | SMITHEREEN PEST MANA | SMITHEREEN PEST MANAGEMENT     | 335562     | 104080 AP | 07/21/2023 | 3-001-5-33-211 | 204513 PEST CONTROL            | 125.00   |            |
|       |                      |                                |            |           |            |                | *** VENDOR                     |          | 915 TOTAL  |
|       |                      |                                |            |           |            |                |                                |          | 811.00     |
| 49    | ST LUKES             | ST LUKES HOSPITAL              | 335563     | 104081 AP | 07/21/2023 | 3-001-5-07-219 | INMATE MEDICAL BILL            | 19.29    |            |
| 1003  | SUPERION             | CENTRALSQUARE TECHNOLOGIES,LLC | 335564     | 104082 AP | 07/21/2023 | 3-001-5-07-362 | Q134107 CUST 6790 ADD CAM SIGN | 195.00   |            |
| 1003  | SUPERION             | CENTRALSQUARE TECHNOLOGIES,LLC | 335564     | 104082 AP | 07/21/2023 | 3-001-5-07-362 | Q134107 CUST 6790 ADD CAM SIGN | 390.00   |            |
|       |                      |                                |            |           |            |                | *** VENDOR                     |          | 1003 TOTAL |
|       |                      |                                |            |           |            |                |                                |          | 585.00     |
| 376   | SYMMETRY             | ATHENS ENERGY SERVICES HOLDING | 335482     | 104020 AP | 07/18/2023 | 3-001-5-33-392 | 413714 GAS TRANSPORT 711 MARSH | 116.80   |            |
| 16    | TONGANOXIE           | TONGANOXIE COMMUNITY HISTORICA | 335483     | 104021 AP | 07/18/2023 | 3-001-5-25-240 | PER 2023 LEAVCO BUDGET & BOCC  | 6,250.00 |            |
| 350   | TREASURER            | LEAVENWORTH COUNTY             | 335484     | 104022 AP | 07/18/2023 | 3-001-5-41-301 | GIS DEPARTMENT - MAPS FOR APPR | 288.00   |            |
| 350   | TREASURER            | LEAVENWORTH COUNTY             | 335484     | 104022 AP | 07/18/2023 | 3-001-5-41-301 | GIS DEPARTMENT - MAPS FOR APPR | 792.00   |            |
|       |                      |                                |            |           |            |                | *** VENDOR                     |          | 350 TOTAL  |
|       |                      |                                |            |           |            |                |                                |          | 1,080.00   |
| 575   | US POSTAL SERVICE    | US POSTAL SERVICE (QUADIENT-PO | 335567     | 104085 AP | 07/21/2023 | 3-001-5-01-302 | JUNE POSTAGE BOCC/LEGAL        | 85.08    |            |
| 575   | US POSTAL SERVICE    | US POSTAL SERVICE (QUADIENT-PO | 335567     | 104085 AP | 07/21/2023 | 3-001-5-02-302 | JUNE POSTAGE CERK,ELECTION,CTH | 50.58    |            |
| 575   | US POSTAL SERVICE    | US POSTAL SERVICE (QUADIENT-PO | 335567     | 104085 AP | 07/21/2023 | 3-001-5-05-302 | JUNE POSTAGE EMS               | 1,036.81 |            |
| 575   | US POSTAL SERVICE    | US POSTAL SERVICE (QUADIENT-PO | 335567     | 104085 AP | 07/21/2023 | 3-001-5-06-302 | JUNE POSTAGE PLANNING/ZONING   | 8.70     |            |
| 575   | US POSTAL SERVICE    | US POSTAL SERVICE (QUADIENT-PO | 335567     | 104085 AP | 07/21/2023 | 3-001-5-07-302 | JUNE POSTAGE SHERIFF           | 218.50   |            |
| 575   | US POSTAL SERVICE    | US POSTAL SERVICE (QUADIENT-PO | 335567     | 104085 AP | 07/21/2023 | 3-001-5-09-232 | JUNE POSTAGE BOCC/LEGAL        | 37.01    |            |
| 575   | US POSTAL SERVICE    | US POSTAL SERVICE (QUADIENT-PO | 335567     | 104085 AP | 07/21/2023 | 3-001-5-11-302 | JUNE POSTAGE O ATTY            | 554.96   |            |
| 575   | US POSTAL SERVICE    | US POSTAL SERVICE (QUADIENT-PO | 335567     | 104085 AP | 07/21/2023 | 3-001-5-14-302 | JUNE POSTAGE CERK,ELECTION,CTH | 26.13    |            |
| 575   | US POSTAL SERVICE    | US POSTAL SERVICE (QUADIENT-PO | 335567     | 104085 AP | 07/21/2023 | 3-001-5-19-302 | JUNE POSTAGE DIST CT           | 1,864.48 |            |
| 575   | US POSTAL SERVICE    | US POSTAL SERVICE (QUADIENT-PO | 335567     | 104085 AP | 07/21/2023 | 3-001-5-28-302 | JUNE POSTAGE                   | 72.17    |            |
| 575   | US POSTAL SERVICE    | US POSTAL SERVICE (QUADIENT-PO | 335567     | 104085 AP | 07/21/2023 | 3-001-5-41-302 | JUNE POSTAGE APPRAISER         | 106.04   |            |
| 575   | US POSTAL SERVICE    | US POSTAL SERVICE (QUADIENT-PO | 335567     | 104085 AP | 07/21/2023 | 3-001-5-49-302 | JUNE POSTAGE CERK,ELECTION,CTH | 287.65   |            |
| 575   | US POSTAL SERVICE    | US POSTAL SERVICE (QUADIENT-PO | 335567     | 104085 AP | 07/21/2023 | 3-001-5-49-343 | JUNE POSTAGE CERK,ELECTION,CTH | 37.92    |            |
| 575   | US POSTAL SERVICE    | US POSTAL SERVICE (QUADIENT-PO | 335567     | 104085 AP | 07/21/2023 | 3-001-5-53-301 | JUNE POSTAGE NOX WEED          | 7.44     |            |
|       |                      |                                |            |           |            |                | *** VENDOR                     |          | 575 TOTAL  |
|       |                      |                                |            |           |            |                |                                |          | 4,393.47   |
|       |                      |                                |            |           |            |                | TOTAL FUND 001                 |          | 186,243.17 |
| 12204 | PROPIO LANGUAGE      | PROPIO LANGUAGE SERVICES LLC   | 335556     | 104074 AP | 07/21/2023 | 3-108-5-00-606 | WIC TELEPHONE INTERPRETING SVC | 27.70    |            |
| 575   | US POSTAL SERVICE    | US POSTAL SERVICE (QUADIENT-PO | 335567     | 104085 AP | 07/21/2023 | 3-108-5-00-302 | JUNE POSTAGE HEALTH DEPT       | 107.73   |            |
| 575   | US POSTAL SERVICE    | US POSTAL SERVICE (QUADIENT-PO | 335567     | 104085 AP | 07/21/2023 | 3-108-5-00-606 | JUNE POSTAGE HEALTH DEPT       | 141.75   |            |
|       |                      |                                |            |           |            |                | *** VENDOR                     |          | 575 TOTAL  |
|       |                      |                                |            |           |            |                |                                |          | 249.48     |
|       |                      |                                |            |           |            |                | TOTAL FUND 108                 |          | 277.18     |

TYPES OF CHECKS SELECTED: \* ALL TYPES

|       |                      | P.O.NUMBER                     | CHECK# |           |            |                |                                |                |             |            |
|-------|----------------------|--------------------------------|--------|-----------|------------|----------------|--------------------------------|----------------|-------------|------------|
| 605   | FLEET HOSTER         | FLEET HOSTER LLC               | 335471 | 104009 AP | 07/18/2023 | 3-115-5-00-423 | AUGUST CAMERA SERVICE          |                | 139.65      |            |
| 605   | FLEET HOSTER         | FLEET HOSTER LLC               | 335471 | 104009 AP | 07/18/2023 | 3-115-5-00-434 | AUGUST CAMERA SERVICE          |                | 718.75      |            |
| 605   | FLEET HOSTER         | FLEET HOSTER LLC               | 335471 | 104009 AP | 07/18/2023 | 3-115-5-00-436 | AUGUST CAMERA SERVICE          |                | 60.00       |            |
|       |                      |                                |        |           |            |                |                                | *** VENDOR     | 605 TOTAL   | 918.40     |
|       |                      |                                |        |           |            |                |                                | TOTAL FUND 115 |             | 918.40     |
| ----- |                      |                                |        |           |            |                |                                |                |             |            |
| 605   | FLEET HOSTER         | FLEET HOSTER LLC               | 335471 | 104009 AP | 07/18/2023 | 3-126-5-00-221 | AUGUST CAMERA SERVICE          |                | 20.00       |            |
| 575   | US POSTAL SERVICE    | US POSTAL SERVICE (QUADIENT-PO | 335567 | 104085 AP | 07/21/2023 | 3-126-5-00-321 | ADT COMM CORR JUNE POSTAGE     |                | 29.89       |            |
|       |                      |                                |        |           |            |                |                                | TOTAL FUND 126 | 49.89       |            |
| ----- |                      |                                |        |           |            |                |                                |                |             |            |
| 7158  | A-1 RENTAL           | A-1 RENTAL                     | 335505 | 104023 AP | 07/21/2023 | 3-133-5-00-214 | 7-9 MONTHLY TOILET RENTAL      |                | 220.00      |            |
| 7158  | A-1 RENTAL           | A-1 RENTAL                     | 335505 | 104023 AP | 07/21/2023 | 3-133-5-00-214 | 7-9 MONTHLY TOILET RENTAL      |                | 110.00      |            |
|       |                      |                                |        |           |            |                |                                | *** VENDOR     | 7158 TOTAL  | 330.00     |
| 4120  | ACE IMAGEWEAR        | AAA LAUNDRY & LINEN SUPPLY CO  | 335507 | 104025 AP | 07/21/2023 | 3-133-5-00-215 | 7-10 4013-01993 UNIFORM RENTAL |                | 237.40      |            |
| 4120  | ACE IMAGEWEAR        | AAA LAUNDRY & LINEN SUPPLY CO  | 335507 | 104025 AP | 07/21/2023 | 3-133-5-00-215 | 7-10 4013-01993 UNIFORM RENTAL |                | 237.40      |            |
| 4120  | ACE IMAGEWEAR        | AAA LAUNDRY & LINEN SUPPLY CO  | 335507 | 104025 AP | 07/21/2023 | 3-133-5-00-312 | 7-10 4013-01993 UNIFORM RENTAL |                | 198.70      |            |
| 4120  | ACE IMAGEWEAR        | AAA LAUNDRY & LINEN SUPPLY CO  | 335507 | 104025 AP | 07/21/2023 | 3-133-5-00-312 | 7-10 4013-01993 UNIFORM RENTAL |                | 198.70      |            |
|       |                      |                                |        |           |            |                |                                | *** VENDOR     | 4120 TOTAL  | 872.20     |
| 5637  | CLEARWATER ENTERPRIS | CLEARWATER ENTERPRISES,LLC     | 335467 | 104005 AP | 07/18/2023 | 3-133-5-00-304 | 7-31 20642-5600012306 GAS TRAN |                | 4.91        |            |
| 648   | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 335519 | 104037 AP | 07/21/2023 | 3-133-5-00-210 | 7-3 AT&T MOBILITY PW/ADMIN     |                | 466.27      |            |
| 571   | CONTECH              | QUIKRETE HOLDINGS              | 335520 | 104038 AP | 07/21/2023 | 3-133-5-00-325 | 7-11 740886 CULBERS/BAND       |                | 4,613.60    |            |
| 24441 | E EDWARDS            | E EDWARDS                      | 335522 | 104040 AP | 07/21/2023 | 3-133-5-00-364 | 7-12 130317 SAFETY BOOTS       |                | 110.36      |            |
| 24441 | E EDWARDS            | E EDWARDS                      | 335522 | 104040 AP | 07/21/2023 | 3-133-5-00-364 | 7-12 130317 SAFETY BOOTS       |                | 160.96      |            |
|       |                      |                                |        |           |            |                |                                | *** VENDOR     | 24441 TOTAL | 271.32     |
| 2588  | FOLEY EQUIPMENT      | FOLEY EQUIPMENT                | 335524 | 104042 AP | 07/21/2023 | 3-133-5-00-360 | 7-13 016993 SEAL,FRONT GLASS   |                | 152.04      |            |
| 507   | FORCE AMERICA        | FORCE AMERICA DISTRIBUTING LLC | 335525 | 104043 AP | 07/21/2023 | 3-133-5-00-360 | 7-14 404075 SOLENOID VALVE #85 |                | 628.56      |            |
| 2717  | GERKEN RENT-ALL      | GERKEN RENT-ALL                | 335530 | 104048 AP | 07/21/2023 | 3-133-5-00-227 | 7-15 56704 FLOOR GRINDER CONCR |                | 132.00      |            |
| 8408  | KANSAS STA           | KANSAS STATE HISTORICAL SOCIET | 335539 | 104057 AP | 07/21/2023 | 3-133-5-00-327 | 7-16 SURVEY REFERENCE REPORTS  |                | 112.00      |            |
| 1351  | LEAV ASPHALT         | LEAVENWORTH ASPHALT MATERIALS  | 335542 | 104060 AP | 07/21/2023 | 3-133-5-00-362 | 7-17 495 BM2                   |                | 30,170.90   |            |
| 1351  | LEAV ASPHALT         | LEAVENWORTH ASPHALT MATERIALS  | 335542 | 104060 AP | 07/21/2023 | 3-133-5-00-362 | 7-17 495 BM2                   |                | 29,561.41   |            |
| 1351  | LEAV ASPHALT         | LEAVENWORTH ASPHALT MATERIALS  | 335542 | 104060 AP | 07/21/2023 | 3-133-5-00-362 | 7-17 495 BM2                   |                | 25,891.75   |            |
| 1351  | LEAV ASPHALT         | LEAVENWORTH ASPHALT MATERIALS  | 335542 | 104060 AP | 07/21/2023 | 3-133-5-00-362 | 7-17 495 BM2                   |                | 25,623.22   |            |
| 1351  | LEAV ASPHALT         | LEAVENWORTH ASPHALT MATERIALS  | 335542 | 104060 AP | 07/21/2023 | 3-133-5-00-362 | 7-17 495 BM2                   |                | 52,508.54   |            |
| 1351  | LEAV ASPHALT         | LEAVENWORTH ASPHALT MATERIALS  | 335542 | 104060 AP | 07/21/2023 | 3-133-5-00-362 | 7-17 495 BM2                   |                | 51,444.23   |            |
| 1351  | LEAV ASPHALT         | LEAVENWORTH ASPHALT MATERIALS  | 335542 | 104060 AP | 07/21/2023 | 3-133-5-00-362 | 7-17 495 BM2                   |                | 44,112.96   |            |
|       |                      |                                |        |           |            |                |                                | *** VENDOR     | 1351 TOTAL  | 259,313.01 |
| 461   | LEAV CO CO           | LEAV CO COOP                   | 335543 | 104061 AP | 07/21/2023 | 3-133-5-00-304 | 7-18 FUEL, FLUIDS/LUBES        |                | 45,668.15   |            |
| 461   | LEAV CO CO           | LEAV CO COOP                   | 335543 | 104061 AP | 07/21/2023 | 3-133-5-00-310 | 7-18 FUEL, FLUIDS/LUBES        |                | 1,042.15    |            |
|       |                      |                                |        |           |            |                |                                | *** VENDOR     | 461 TOTAL   | 46,710.30  |
| 232   | MHC KENWORTH         | MHC KENWORTH-OLATHE            | 335547 | 104065 AP | 07/21/2023 | 3-133-5-00-360 | 7-19 95988 SENSORS, SEALS      |                | 833.43      |            |
| 232   | MHC KENWORTH         | MHC KENWORTH-OLATHE            | 335547 | 104065 AP | 07/21/2023 | 3-133-5-00-360 | 7-19 95988 SENSORS, SEALS      |                | 225.26      |            |
| 232   | MHC KENWORTH         | MHC KENWORTH-OLATHE            | 335547 | 104065 AP | 07/21/2023 | 3-133-5-00-360 | 7-19 95988 SENSORS, SEALS      |                | 387.93-     |            |
| 232   | MHC KENWORTH         | MHC KENWORTH-OLATHE            | 335547 | 104065 AP | 07/21/2023 | 3-133-5-00-360 | 7-19 95988 SENSORS, SEALS      |                | 387.93-     |            |
|       |                      |                                |        |           |            |                |                                | *** VENDOR     | 232 TOTAL   | 282.83     |
| 2666  | MISC REIMBURSEMENTS  | KODI VOSSMER                   | 335548 | 104066 AP | 07/21/2023 | 3-133-5-00-364 | REIM SAFETY BOOTS              |                | 64.83       |            |
| 1123  | POMPMIDWEST          | POMP'S TIRE SERVICE INC        | 335552 | 104070 AP | 07/21/2023 | 3-133-5-00-309 | 7-21 1960724 TIRES,CREDITS     |                | 976.76      |            |
| 1123  | POMPMIDWEST          | POMP'S TIRE SERVICE INC        | 335552 | 104070 AP | 07/21/2023 | 3-133-5-00-309 | 7-21 1960724 TIRES,CREDITS     |                | 1,900.50    |            |
| 1123  | POMPMIDWEST          | POMP'S TIRE SERVICE INC        | 335552 | 104070 AP | 07/21/2023 | 3-133-5-00-309 | 7-21 1960724 TIRES,CREDITS     |                | 250.00-     |            |
| 1123  | POMPMIDWEST          | POMP'S TIRE SERVICE INC        | 335552 | 104070 AP | 07/21/2023 | 3-133-5-00-309 | 7-21 1960724 TIRES,CREDITS     |                | 981.00      |            |
| 1123  | POMPMIDWEST          | POMP'S TIRE SERVICE INC        | 335552 | 104070 AP | 07/21/2023 | 3-133-5-00-309 | 7-21 1960724 TIRES,CREDITS     |                | 224.00-     |            |
|       |                      |                                |        |           |            |                |                                | *** VENDOR     | 1123 TOTAL  | 3,384.26   |
| 418   | PREMIER TRUCK        | PENSKE COMMERCIAL VEHICLES US  | 335553 | 104071 AP | 07/21/2023 | 3-133-5-00-360 | 7-22 8052255000 VALVE          |                | 90.72       |            |

START DATE: 07/15/2023 END DATE: 07/21/2023

TYPES OF CHECKS SELECTED: \* ALL TYPES

|       |                      |                                |        | P.O.NUMBER | CHECK#     |                |                                |                |            |            |
|-------|----------------------|--------------------------------|--------|------------|------------|----------------|--------------------------------|----------------|------------|------------|
| 632   | RWD 8                | RURAL WATER DIST NO 8          | 335560 | 104078 AP  | 07/21/2023 | 3-133-5-00-214 | 7-33 WATER METERS AT CO SHOP   | 82.00          |            |            |
| 632   | RWD 8                | RURAL WATER DIST NO 8          | 335560 | 104078 AP  | 07/21/2023 | 3-133-5-00-214 | 7-33 WATER METERS AT CO SHOP   | 750.45         |            |            |
|       |                      |                                |        |            |            |                |                                | *** VENDOR     | 632 TOTAL  | 832.45     |
| 22622 | SEILER INS           | SEILER INSTRUMENT & MFG        | 335561 | 104079 AP  | 07/21/2023 | 3-133-5-00-327 | 7-23 3680 CABLE                | 270.00         |            |            |
| 10703 | TIRE TOWN            | TIRE TOWN                      | 335565 | 104083 AP  | 07/21/2023 | 3-133-5-00-309 | 7-24 ROLLOFF SCRAP (CO SHOP)   | 500.00         |            |            |
| 668   | TIREHUB              | TIREHUB INC                    | 335566 | 104084 AP  | 07/21/2023 | 3-133-5-00-309 | 7-25 407362 TIRES              | 316.98         |            |            |
| 668   | TIREHUB              | TIREHUB INC                    | 335566 | 104084 AP  | 07/21/2023 | 3-133-5-00-309 | 7-25 407362 TIRES              | 415.88         |            |            |
|       |                      |                                |        |            |            |                |                                | *** VENDOR     | 668 TOTAL  | 732.86     |
| 575   | US POSTAL SERVICE    | US POSTAL SERVICE (QUADIENT-PO | 335567 | 104085 AP  | 07/21/2023 | 3-133-5-00-301 | 7-26 JUNE POSTAGE PUBLIC WORKS | 82.60          |            |            |
| 1241  | VANCE BROS           | VANCE BROS INC                 | 335568 | 104086 AP  | 07/21/2023 | 3-133-5-00-303 | 7-27 437 ROAD SEAL             | 14,891.76      |            |            |
| 1241  | VANCE BROS           | VANCE BROS INC                 | 335568 | 104086 AP  | 07/21/2023 | 3-133-5-00-303 | 7-27 437 ROAD SEAL             | 14,964.00      |            |            |
| 1241  | VANCE BROS           | VANCE BROS INC                 | 335568 | 104086 AP  | 07/21/2023 | 3-133-5-00-303 | 7-27 437 ROAD SEAL             | 7,637.25       |            |            |
| 1241  | VANCE BROS           | VANCE BROS INC                 | 335568 | 104086 AP  | 07/21/2023 | 3-133-5-00-303 | 7-27 437 ROAD SEAL             | 14,285.46      |            |            |
| 1241  | VANCE BROS           | VANCE BROS INC                 | 335568 | 104086 AP  | 07/21/2023 | 3-133-5-00-303 | 7-27 437 ROAD SEAL             | 14,994.96      |            |            |
| 1241  | VANCE BROS           | VANCE BROS INC                 | 335568 | 104086 AP  | 07/21/2023 | 3-133-5-00-303 | 7-27 437 ROAD SEAL             | 14,115.18      |            |            |
| 1241  | VANCE BROS           | VANCE BROS INC                 | 335568 | 104086 AP  | 07/21/2023 | 3-133-5-00-303 | 7-27 437 ROAD SEAL             | 14,535.72      |            |            |
| 1241  | VANCE BROS           | VANCE BROS INC                 | 335568 | 104086 AP  | 07/21/2023 | 3-133-5-00-303 | 7-27 437 ROAD SEAL             | 14,964.00      |            |            |
| 1241  | VANCE BROS           | VANCE BROS INC                 | 335568 | 104086 AP  | 07/21/2023 | 3-133-5-00-303 | 7-27 437 ROAD SEAL             | 14,865.96      |            |            |
| 1241  | VANCE BROS           | VANCE BROS INC                 | 335568 | 104086 AP  | 07/21/2023 | 3-133-5-00-303 | 7-27 437 ROAD SEAL             | 7,845.00       |            |            |
| 1241  | VANCE BROS           | VANCE BROS INC                 | 335568 | 104086 AP  | 07/21/2023 | 3-133-5-00-303 | 7-27 437 ROAD SEAL             | 8,409.80       |            |            |
| 1241  | VANCE BROS           | VANCE BROS INC                 | 335568 | 104086 AP  | 07/21/2023 | 3-133-5-00-303 | 7-27 437 ROAD SEAL             | 7,935.60       |            |            |
|       |                      |                                |        |            |            |                |                                | *** VENDOR     | 1241 TOTAL | 149,444.69 |
| 392   | VANDERBILT           | VANDERBILT'S                   | 335569 | 104087 AP  | 07/21/2023 | 3-133-5-00-364 | 7-28 10000127 SAFETY BOOTS - J | 165.00         |            |            |
|       |                      |                                |        |            |            |                |                                | TOTAL FUND 133 |            | 469,456.45 |
| ----- |                      |                                |        |            |            |                |                                |                |            |            |
| 605   | FLEET HOSTER         | FLEET HOSTER LLC               | 335471 | 104009 AP  | 07/18/2023 | 3-136-5-00-221 | AUGUST CAMERA SERVICE          | 40.00          |            |            |
| 575   | US POSTAL SERVICE    | US POSTAL SERVICE (QUADIENT-PO | 335567 | 104085 AP  | 07/21/2023 | 3-136-5-00-301 | JUV COMM CORR JUNE OSTAGE      | 7.44           |            |            |
| 575   | US POSTAL SERVICE    | US POSTAL SERVICE (QUADIENT-PO | 335567 | 104085 AP  | 07/21/2023 | 3-136-5-00-321 | JUV COMM CORR JUNE OSTAGE      | 7.45           |            |            |
|       |                      |                                |        |            |            |                |                                | *** VENDOR     | 575 TOTAL  | 14.89      |
|       |                      |                                |        |            |            |                |                                | TOTAL FUND 136 |            | 54.89      |
| ----- |                      |                                |        |            |            |                |                                |                |            |            |
| 4120  | ACE IMAGEWEAR        | AAA LAUNDRY & LINEN SUPPLY CO  | 335507 | 104025 AP  | 07/21/2023 | 3-137-5-00-203 | 7-2 4013-01993 UNIFORM RENTALS | 100.74         |            |            |
| 4120  | ACE IMAGEWEAR        | AAA LAUNDRY & LINEN SUPPLY CO  | 335507 | 104025 AP  | 07/21/2023 | 3-137-5-00-203 | 7-2 4013-01993 UNIFORM RENTALS | 100.74         |            |            |
|       |                      |                                |        |            |            |                |                                | *** VENDOR     | 4120 TOTAL | 201.48     |
| 571   | CONTECH              | QUIKRETE HOLDINGS              | 335520 | 104038 AP  | 07/21/2023 | 3-137-5-00-313 | 7-3 740886 BANDS               | 672.00         |            |            |
| 446   | EQUIPMENT SHARE      | EQUIPMENT SHARE INC            | 335523 | 104041 AP  | 07/21/2023 | 3-137-5-00-320 | 7-4 48309 CASE PARTS           | 210.94         |            |            |
| 446   | EQUIPMENT SHARE      | EQUIPMENT SHARE INC            | 335523 | 104041 AP  | 07/21/2023 | 3-137-5-00-320 | 7-4 48309 CASE PARTS           | 1,072.45       |            |            |
|       |                      |                                |        |            |            |                |                                | *** VENDOR     | 446 TOTAL  | 1,283.39   |
| 2588  | FOLEY EQUIPMENT      | FOLEY EQUIPMENT                | 335524 | 104042 AP  | 07/21/2023 | 3-137-5-00-320 | 7-5 016993 TIP-GENERAL,RETAIN  | 353.34         |            |            |
| 434   | HAMM QUARR           | HAMM QUARRIES                  | 335532 | 104050 AP  | 07/21/2023 | 3-137-5-00-312 | 7-6 300467 ROCK                | 1,487.83       |            |            |
| 434   | HAMM QUARR           | HAMM QUARRIES                  | 335532 | 104050 AP  | 07/21/2023 | 3-137-5-00-312 | 7-6 300467 ROCK                | 300.25         |            |            |
| 434   | HAMM QUARR           | HAMM QUARRIES                  | 335532 | 104050 AP  | 07/21/2023 | 3-137-5-00-312 | 7-6 300467 ROCK                | 234.63         |            |            |
|       |                      |                                |        |            |            |                |                                | *** VENDOR     | 434 TOTAL  | 2,022.71   |
| 191   | HOME DEPOT           | HOME DEPOT USA                 | 335535 | 104053 AP  | 07/21/2023 | 3-137-5-00-325 | 7-7 1111680 ROOF FELT          | 32.98          |            |            |
| 461   | LEAV CO CO           | LEAV CO COOP                   | 335543 | 104061 AP  | 07/21/2023 | 3-137-5-00-304 | 7-8 DYED DIESEL                | 3,563.71       |            |            |
| 1123  | POMPMIDWEST          | POMP'S TIRE SERVICE INC        | 335552 | 104070 AP  | 07/21/2023 | 3-137-5-00-321 | 7-9 1960724 TIRES              | 38.00          |            |            |
| 1123  | POMPMIDWEST          | POMP'S TIRE SERVICE INC        | 335552 | 104070 AP  | 07/21/2023 | 3-137-5-00-321 | 7-9 1960724 TIRES              | 293.00         |            |            |
|       |                      |                                |        |            |            |                |                                | *** VENDOR     | 1123 TOTAL | 331.00     |
|       |                      |                                |        |            |            |                |                                | TOTAL FUND 137 |            | 8,460.61   |
| ----- |                      |                                |        |            |            |                |                                |                |            |            |
| 19474 | KANSAS COUNTRY STORE | KANSAS COUNTRY STORE           | 335537 | 104055 AP  | 07/21/2023 | 3-144-5-00-3   | CO ON AGING - PALS PET FOOD    | 45.30          |            |            |
| 19474 | KANSAS COUNTRY STORE | KANSAS COUNTRY STORE           | 335537 | 104055 AP  | 07/21/2023 | 3-144-5-00-3   | CO ON AGING - PALS PET FOOD    | 374.05         |            |            |

START DATE: 07/15/2023 END DATE: 07/21/2023

TYPES OF CHECKS SELECTED: \* ALL TYPES

|       |                      |                                | P.O.NUMBER | CHECK#    |            |                |                                |             |           |
|-------|----------------------|--------------------------------|------------|-----------|------------|----------------|--------------------------------|-------------|-----------|
| 19474 | KANSAS COUNTRY STORE | KANSAS COUNTRY STORE           | 335537     | 104055 AP | 07/21/2023 | 3-144-5-00-3   | CO ON AGING - PALS PET FOOD    | 56.95       |           |
| 19474 | KANSAS COUNTRY STORE | KANSAS COUNTRY STORE           | 335537     | 104055 AP | 07/21/2023 | 3-144-5-00-3   | CO ON AGING - PALS PET FOOD    | 681.90      |           |
| 19474 | KANSAS COUNTRY STORE | KANSAS COUNTRY STORE           | 335537     | 104055 AP | 07/21/2023 | 3-144-5-00-3   | CO ON AGING - PALS PET FOOD    | 231.64-     |           |
|       |                      |                                |            |           |            |                | *** VENDOR                     | 19474 TOTAL | 926.56    |
|       |                      |                                |            |           |            |                | TOTAL FUND 144                 |             | 926.56    |
| ----- |                      |                                |            |           |            |                |                                |             |           |
| 2621  | CAFE                 | TERRY BOOKER                   | 335514     | 104032 AP | 07/21/2023 | 3-145-5-00-256 | COA MEALS RESERVED 7/1-7/14    | 13,780.00   |           |
| 2621  | CAFE                 | TERRY BOOKER                   | 335514     | 104032 AP | 07/21/2023 | 3-145-5-00-256 | COA MEALS RESERVED 7/1-7/14    | 13,539.50   |           |
|       |                      |                                |            |           |            |                | *** VENDOR                     | 2621 TOTAL  | 27,319.50 |
| 559   | COBURNCO LLC         | CLAY E COBURN III              | 335518     | 104036 AP | 07/21/2023 | 3-145-5-00-213 | COA TONGANOXIE VEHICLE WASH JU | 27.50       |           |
| 4755  | LEAV PAPER           | LEAVENWORTH PAPER AND OFFICE S | 335544     | 104062 AP | 07/21/2023 | 3-145-5-00-201 | CO ON AGING - COPIES,JAN,OFC S | 244.95      |           |
| 4755  | LEAV PAPER           | LEAVENWORTH PAPER AND OFFICE S | 335544     | 104062 AP | 07/21/2023 | 3-145-5-00-255 | CO ON AGING - COPIES,JAN,OFC S | 72.60       |           |
| 4755  | LEAV PAPER           | LEAVENWORTH PAPER AND OFFICE S | 335544     | 104062 AP | 07/21/2023 | 3-145-5-00-301 | CO ON AGING - COPIES,JAN,OFC S | 180.59      |           |
| 4755  | LEAV PAPER           | LEAVENWORTH PAPER AND OFFICE S | 335544     | 104062 AP | 07/21/2023 | 3-145-5-00-345 | CO ON AGING - COPIES,JAN,OFC S | 63.93       |           |
|       |                      |                                |            |           |            |                | *** VENDOR                     | 4755 TOTAL  | 562.07    |
| 345   | OLIVER PACKING       | OLIVER PACKING & EQUIPMENT CO  | 335551     | 104069 AP | 07/21/2023 | 3-145-5-00-345 | 1001541 CO ON AGING CONSUMABLE | 1,941.45    |           |
| 345   | OLIVER PACKING       | OLIVER PACKING & EQUIPMENT CO  | 335551     | 104069 AP | 07/21/2023 | 3-145-5-00-345 | 1001541 CO ON AGING CONSUMABLE | 4,707.02    |           |
| 345   | OLIVER PACKING       | OLIVER PACKING & EQUIPMENT CO  | 335551     | 104069 AP | 07/21/2023 | 3-145-5-05-301 | 1001541 CO ON AGING CONSUMABLE | 721.11      |           |
| 345   | OLIVER PACKING       | OLIVER PACKING & EQUIPMENT CO  | 335551     | 104069 AP | 07/21/2023 | 3-145-5-06-301 | 1001541 CO ON AGING CONSUMABLE | 1,069.78    |           |
| 345   | OLIVER PACKING       | OLIVER PACKING & EQUIPMENT CO  | 335551     | 104069 AP | 07/21/2023 | 3-145-5-06-321 | 1001541 CO ON AGING CONSUMABLE | 713.19      |           |
| 345   | OLIVER PACKING       | OLIVER PACKING & EQUIPMENT CO  | 335551     | 104069 AP | 07/21/2023 | 3-145-5-07-302 | 1001541 CO ON AGING CONSUMABLE | 110.94      |           |
| 345   | OLIVER PACKING       | OLIVER PACKING & EQUIPMENT CO  | 335551     | 104069 AP | 07/21/2023 | 3-145-5-07-321 | 1001541 CO ON AGING CONSUMABLE | 641.87      |           |
|       |                      |                                |            |           |            |                | *** VENDOR                     | 345 TOTAL   | 9,905.36  |
| 575   | US POSTAL SERVICE    | US POSTAL SERVICE (QUADIENT-PO | 335567     | 104085 AP | 07/21/2023 | 3-145-5-00-302 | JUNE POSTAGE CO ON AGING       | 178.69      |           |
|       |                      |                                |            |           |            |                | TOTAL FUND 145                 |             | 37,993.12 |
| ----- |                      |                                |            |           |            |                |                                |             |           |
| 648   | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 335519     | 104037 AP | 07/21/2023 | 3-146-5-00-218 | IORN MOUNTAIN SHREDDING        | 129.24      |           |
|       |                      |                                |            |           |            |                | TOTAL FUND 146                 |             | 129.24    |
| ----- |                      |                                |            |           |            |                |                                |             |           |
| 605   | FLEET HOSTER         | FLEET HOSTER LLC               | 335471     | 104009 AP | 07/18/2023 | 3-153-5-00-401 | AUGUST CAMERA SERVICE          | 1,017.56    |           |
|       |                      |                                |            |           |            |                | TOTAL FUND 153                 |             | 1,017.56  |
| ----- |                      |                                |            |           |            |                |                                |             |           |
| 605   | FLEET HOSTER         | FLEET HOSTER LLC               | 335471     | 104009 AP | 07/18/2023 | 3-155-5-00-403 | AUGUST CAMERA SERVICE          | 259.85      |           |
|       |                      |                                |            |           |            |                | TOTAL FUND 155                 |             | 259.85    |
| ----- |                      |                                |            |           |            |                |                                |             |           |
| 7158  | A-1 RENTAL           | A-1 RENTAL                     | 335505     | 104023 AP | 07/21/2023 | 3-160-5-00-263 | 7-9 MONTHLY TOILET RENTAL      | 110.00      |           |
| 605   | FLEET HOSTER         | FLEET HOSTER LLC               | 335471     | 104009 AP | 07/18/2023 | 3-160-5-00-215 | AUGUST CAMERA SERVICE          | 39.90       |           |
| 461   | LEAV CO CO           | LEAV CO COOP                   | 335543     | 104061 AP | 07/21/2023 | 3-160-5-00-304 | SOLID WASTE - DIESEL FUEL JUNE | 1,530.41    |           |
| 458   | ROAD & BRIDGE        | LEAV CO PUBLIC WORKS           | 335559     | 104077 AP | 07/21/2023 | 3-160-5-00-213 | SOLID WASTE FUEL/LUBE, VEH MAI | 847.02      |           |
| 458   | ROAD & BRIDGE        | LEAV CO PUBLIC WORKS           | 335559     | 104077 AP | 07/21/2023 | 3-160-5-00-304 | SOLID WASTE FUEL/LUBE, VEH MAI | 203.31      |           |
|       |                      |                                |            |           |            |                | *** VENDOR                     | 458 TOTAL   | 1,050.33  |
| 575   | US POSTAL SERVICE    | US POSTAL SERVICE (QUADIENT-PO | 335567     | 104085 AP | 07/21/2023 | 3-160-5-00-201 | JUNE POSTAGE SOLID WASTE       | 35.83       |           |
| 6885  | WH SCALE C           | WH SCALE CO                    | 335570     | 104088 AP | 07/21/2023 | 3-160-5-00-213 | TEST/CALIBRATE IN/OUT SCALES T | 650.00      |           |
| 6885  | WH SCALE C           | WH SCALE CO                    | 335570     | 104088 AP | 07/21/2023 | 3-160-5-00-213 | TEST/CALIBRATE IN/OUT SCALES T | 40.00       |           |
| 6885  | WH SCALE C           | WH SCALE CO                    | 335570     | 104088 AP | 07/21/2023 | 3-160-5-00-213 | TEST/CALIBRATE IN/OUT SCALES T | 40.00       |           |
|       |                      |                                |            |           |            |                | *** VENDOR                     | 6885 TOTAL  | 730.00    |
| 2007  | WIRENUTS             | WIRENUTS                       | 335571     | 104089 AP | 07/21/2023 | 3-160-5-00-263 | SVC CALL CAMERA SVC/RELOCATE   | 90.00       |           |
| 2007  | WIRENUTS             | WIRENUTS                       | 335571     | 104089 AP | 07/21/2023 | 3-160-5-00-263 | SVC CALL CAMERA SVC/RELOCATE   | 130.00      |           |
|       |                      |                                |            |           |            |                | *** VENDOR                     | 2007 TOTAL  | 220.00    |
|       |                      |                                |            |           |            |                | TOTAL FUND 160                 |             | 3,716.47  |
| ----- |                      |                                |            |           |            |                |                                |             |           |
| 708   | C&A INVESTMENTS      | C&A INVESTMENTS,LLC            | 335503     | 1710 AP   | 07/20/2023 | 3-171-5-05-301 | 7-10 HRRR TONG RD - TR 5, 19   | 3,909.30    |           |

START DATE: 07/15/2023 END DATE: 07/21/2023

TYPES OF CHECKS SELECTED: \* ALL TYPES

|       |                      |                               | P.O.NUMBER | CHECK#    |            |                |                                |            |            |            |
|-------|----------------------|-------------------------------|------------|-----------|------------|----------------|--------------------------------|------------|------------|------------|
| 708   | C&A INVESTMENTS      | C&A INVESTMENTS,LLC           | 335503     | 1710 AP   | 07/20/2023 | 3-171-5-05-301 | 7-10 HRRR TONG RD - TR 5, 19   | 6,712.81   |            |            |
| 708   | C&A INVESTMENTS      | C&A INVESTMENTS,LLC           | 335503     | 1710 AP   | 07/20/2023 | 3-171-5-05-301 | 7-10 HRRR TONG RD - TR 5, 19   | 3,386.75   |            |            |
| 708   | C&A INVESTMENTS      | C&A INVESTMENTS,LLC           | 335503     | 1710 AP   | 07/20/2023 | 3-171-5-05-301 | 7-10 HRRR TONG RD - TR 5, 19   | 600.00     |            |            |
|       |                      |                               |            |           |            |                | *** VENDOR                     |            | 708 TOTAL  | 14,608.86  |
| 699   | KEYLON, AMANDA       | AMANDA KEYLON                 | 335455     | 1707 AP   | 07/17/2023 | 3-171-5-05-301 | 7-6 HRRR FENCING               | 17,460.00  |            |            |
| 1814  | REGISTER OF DEEDS    | LEAV CO REGISTER OF DEEDS     | 335456     | 1708 AP   | 07/17/2023 | 3-171-5-05-301 | 7-7 HRRR RECORDING FEES        | 72.00      |            |            |
| 1814  | REGISTER OF DEEDS    | LEAV CO REGISTER OF DEEDS     | 335456     | 1708 AP   | 07/17/2023 | 3-171-5-05-301 | 7-7 HRRR RECORDING FEES        | 72.00      |            |            |
| 1814  | REGISTER OF DEEDS    | LEAV CO REGISTER OF DEEDS     | 335456     | 1708 AP   | 07/17/2023 | 3-171-5-05-301 | 7-7 HRRR RECORDING FEES        | 72.00      |            |            |
|       |                      |                               |            |           |            |                | *** VENDOR                     |            | 1814 TOTAL | 216.00     |
| 712   | STOCKMAN,LARRY       | LARRY J STOCKMAN              | 335504     | 1711 AP   | 07/20/2023 | 3-171-5-05-301 | 7-9 HRRR TEMPORARY CONST EASEM | 4,999.07   |            |            |
| 707   | VANG, MIA YIA        | MAI YIA VANG                  | 335457     | 1709 AP   | 07/17/2023 | 3-171-5-05-301 | 7-8 HRRR PER ROW,TCE,FENCING   | 13,828.53  |            |            |
| 707   | VANG, MIA YIA        | MAI YIA VANG                  | 335457     | 1709 AP   | 07/17/2023 | 3-171-5-05-301 | 7-8 HRRR PER ROW,TCE,FENCING   | 2,058.69   |            |            |
| 707   | VANG, MIA YIA        | MAI YIA VANG                  | 335457     | 1709 AP   | 07/17/2023 | 3-171-5-05-301 | 7-8 HRRR PER ROW,TCE,FENCING   | 16,680.00  |            |            |
|       |                      |                               |            |           |            |                | *** VENDOR                     |            | 707 TOTAL  | 32,567.22  |
|       |                      |                               |            |           |            |                | TOTAL FUND 171                 |            |            | 69,851.15  |
| 3030  | ISG TECHNOLOGY       | ISG TECHNOLOGY                | 335463     | 10208 AP  | 07/17/2023 | 3-172-5-00-107 | ARPA187 1.85 VIRTUALIZATION    | 4,027.62   |            |            |
|       |                      |                               |            |           |            |                | TOTAL FUND 172                 |            |            | 4,027.62   |
| 2138  | ABSOLUTE COMFORT TEC | ABSOLUTE COMFORT TECHNOLOGIES | 335506     | 104024 AP | 07/21/2023 | 3-174-5-00-210 | TOWER SITE HVAC REPLACE/REPAIR | 19,622.00  |            |            |
| 2138  | ABSOLUTE COMFORT TEC | ABSOLUTE COMFORT TECHNOLOGIES | 335506     | 104024 AP | 07/21/2023 | 3-174-5-00-210 | TOWER SITE HVAC REPLACE/REPAIR | 1,382.80   |            |            |
|       |                      |                               |            |           |            |                | *** VENDOR                     |            | 2138 TOTAL | 21,004.80  |
| 1991  | MARC                 | MID-AMERICA REGIONAL COUNCIL  | 335545     | 104063 AP | 07/21/2023 | 3-174-5-00-210 | 911 JUNE EXPENSES              | 31,729.34  |            |            |
|       |                      |                               |            |           |            |                | TOTAL FUND 174                 |            |            | 52,734.14  |
| 5637  | CLEARWATER ENTERPRIS | CLEARWATER ENTERPRISES,LLC    | 335467     | 104005 AP | 07/18/2023 | 3-195-5-00-290 | 20642-0321A774932306 GAS TRANS | 4.91       |            |            |
| 26400 | KANSAS GAS           | KANSAS GAS SERVICE            | 335538     | 104056 AP | 07/21/2023 | 3-195-5-00-290 | 510614745 1631910 36 GAS TRANS | 87.00      |            |            |
|       |                      |                               |            |           |            |                | TOTAL FUND 195                 |            |            | 91.91      |
| 18885 | HAYNES EQU           | HAYNES EQUIPMENT CO           | 335534     | 104052 AP | 07/21/2023 | 3-210-5-00-2   | SEWER DIST 1 - SVC CALL GILMAN | 761.20     |            |            |
|       |                      |                               |            |           |            |                | TOTAL FUND 210                 |            |            | 761.20     |
| 86    | EVERGY               | EVERGY KANSAS CENTRAL INC     | 335470     | 104008 AP | 07/18/2023 | 3-212-5-00-2   | ELECTRIC SVC SEWER DIST 2      | 128.40     |            |            |
| 86    | EVERGY               | EVERGY KANSAS CENTRAL INC     | 335470     | 104008 AP | 07/18/2023 | 3-212-5-00-2   | ELECTRIC SVC SEWER DIST 2      | 37.14      |            |            |
| 86    | EVERGY               | EVERGY KANSAS CENTRAL INC     | 335470     | 104008 AP | 07/18/2023 | 3-212-5-00-2   | ELECTRIC SVC SEWER DIST 2      | 28.97      |            |            |
| 86    | EVERGY               | EVERGY KANSAS CENTRAL INC     | 335470     | 104008 AP | 07/18/2023 | 3-212-5-00-2   | ELECTRIC SVC SEWER DIST 2      | 66.30      |            |            |
|       |                      |                               |            |           |            |                | *** VENDOR                     |            | 86 TOTAL   | 260.81     |
|       |                      |                               |            |           |            |                | TOTAL FUND 212                 |            |            | 260.81     |
| 86    | EVERGY               | EVERGY KANSAS CENTRAL INC     | 335470     | 104008 AP | 07/18/2023 | 3-218-5-00-2   | ELECTRIC SVC SEWER DIST 5      | 74.51      |            |            |
|       |                      |                               |            |           |            |                | TOTAL FUND 218                 |            |            | 74.51      |
| 2570  | BOND ESCROW REFUND   | JAMES SCUBELEK                | 335511     | 104029 AP | 07/21/2023 | 3-503-5-00-2   | 7-3 REF ENTRANCE PERMIT STAYYA | 100.00     |            |            |
| 2570  | BOND ESCROW REFUND   | KATHLEEN HEIM                 | 335512     | 104030 AP | 07/21/2023 | 3-503-5-00-2   | REF ENTRANCE PERMIT 179TH ST   | 100.00     |            |            |
|       |                      |                               |            |           |            |                | *** VENDOR                     |            | 2570 TOTAL | 200.00     |
|       |                      |                               |            |           |            |                | TOTAL FUND 503                 |            |            | 200.00     |
| 451   | AETNA                | AETNA LIFE INSURANCE COMPANY  | 335509     | 104027 AP | 07/21/2023 | 3-510-2-00-939 | JULY PREMIUMS 108798268        | 331,651.02 |            |            |
| 451   | AETNA                | AETNA LIFE INSURANCE COMPANY  | 335509     | 104027 AP | 07/21/2023 | 3-510-2-00-939 | JULY PREMIUMS 108798268        | 8,017.18   |            |            |
| 451   | AETNA                | AETNA LIFE INSURANCE COMPANY  | 335509     | 104027 AP | 07/21/2023 | 3-510-2-00-939 | JULY PREMIUMS 108798268        | 784.15     |            |            |
|       |                      |                               |            |           |            |                | *** VENDOR                     |            | 451 TOTAL  | 340,452.35 |
| 1504  | DELTA DENTAL OF KS   | DELTA DENTAL OF KANSAS        | 335521     | 104039 AP | 07/21/2023 | 3-510-2-00-942 | 51269-00001 JULY DENTAL PREMIU | 19,163.26  |            |            |

warrants by vendor

START DATE: 07/15/2023 END DATE: 07/21/2023

TYPES OF CHECKS SELECTED: \* ALL TYPES

|       |                    |                        | P.O.NUMBER | CHECK#    |            |                |             |                        |                  |            |              |
|-------|--------------------|------------------------|------------|-----------|------------|----------------|-------------|------------------------|------------------|------------|--------------|
| 1504  | DELTA DENTAL OF KS | DELTA DENTAL OF KANSAS | 335521     | 104039 AP | 07/21/2023 | 3-510-2-00-942 | 51269-00001 | JULY DENTAL PREMIU     | 27.20            |            |              |
| 1504  | DELTA DENTAL OF KS | DELTA DENTAL OF KANSAS | 335521     | 104039 AP | 07/21/2023 | 3-510-2-00-942 | 51269-00001 | JULY DENTAL PREMIU     | 1,796.96         |            |              |
| 1504  | DELTA DENTAL OF KS | DELTA DENTAL OF KANSAS | 335521     | 104039 AP | 07/21/2023 | 3-510-2-00-942 | 51269-00001 | JULY DENTAL PREMIU     | 27.20-           |            |              |
|       |                    |                        |            |           |            |                |             |                        | *** VENDOR       | 1504 TOTAL | 20,960.22    |
| 268   | GEN DIGITAL        | GEN DIGITAL, INC.      | 335529     | 104047 AP | 07/21/2023 | 3-510-2-00-941 | 1247233     | JULY LIFELOCK PREMIUMS | 1,643.93         |            |              |
| 8500  | METLIFE            | METLIFE (VISION PLAN)  | 335546     | 104064 AP | 07/21/2023 | 3-510-2-00-944 | 5919453     | JULY VISION PREMIUMS   | 3,924.09         |            |              |
| 8500  | METLIFE            | METLIFE (VISION PLAN)  | 335546     | 104064 AP | 07/21/2023 | 3-510-2-00-944 | 5919453     | JULY VISION PREMIUMS   | 145.96-          |            |              |
|       |                    |                        |            |           |            |                |             |                        | *** VENDOR       | 8500 TOTAL | 3,778.13     |
| 1485  | RELIANCE STANDARD  | RELIANCE STANDARD      | 335558     | 104076 AP | 07/21/2023 | 3-510-2-00-962 | GL144512    | JULY INSURANCE PREMIU  | 1,649.28         |            |              |
| 1485  | RELIANCE STANDARD  | RELIANCE STANDARD      | 335558     | 104076 AP | 07/21/2023 | 3-510-2-00-962 | GL144512    | JULY INSURANCE PREMIU  | 1.56-            |            |              |
| 1485  | RELIANCE STANDARD  | RELIANCE STANDARD      | 335558     | 104076 AP | 07/21/2023 | 3-510-2-00-965 | GL144512    | JULY INSURANCE PREMIU  | 2,913.79         |            |              |
| 1485  | RELIANCE STANDARD  | RELIANCE STANDARD      | 335558     | 104076 AP | 07/21/2023 | 3-510-2-00-965 | GL144512    | JULY INSURANCE PREMIU  | 2.77-            |            |              |
|       |                    |                        |            |           |            |                |             |                        | *** VENDOR       | 1485 TOTAL | 4,558.74     |
|       |                    |                        |            |           |            |                |             |                        | TOTAL FUND 510   |            | 371,393.37   |
| ----- |                    |                        |            |           |            |                |             |                        |                  |            |              |
|       |                    |                        |            |           |            |                |             |                        | TOTAL ALL CHECKS |            | 1,208,898.10 |

TYPES OF CHECKS SELECTED: \* ALL TYPES

FUND SUMMARY

|     |                                 |              |
|-----|---------------------------------|--------------|
| 001 | GENERAL                         | 186,243.17   |
| 108 | COUNTY HEALTH                   | 277.18       |
| 115 | EQUIPMENT RESERVE               | 918.40       |
| 126 | COMM CORR ADULT                 | 49.89        |
| 133 | ROAD & BRIDGE                   | 469,456.45   |
| 136 | COMM CORR JUVENILE              | 54.89        |
| 137 | LOCAL SERVICE ROAD & BRIDGE     | 8,460.61     |
| 144 | PALS (PETS AND LOVING SENIORS   | 926.56       |
| 145 | COUNCIL ON AGING                | 37,993.12    |
| 146 | COUNTY TREASURER SPECIAL        | 129.24       |
| 153 | PUBLIC WORKS,EQUIP.RESERVE FUND | 1,017.56     |
| 155 | LSR CAPITAL EQUIP RESERVE       | 259.85       |
| 160 | SOLID WASTE MANAGEMENT          | 3,716.47     |
| 171 | S TAX CAP RD PROJ: BONDS        | 69,851.15    |
| 172 | AMERICAN RECOVERY PLAN          | 4,027.62     |
| 174 | 911                             | 52,734.14    |
| 195 | JUVENILE DETENTION              | 91.91        |
| 210 | SEWER DISTRICT 1: HIGH CREST    | 761.20       |
| 212 | SEWER DISTRICT 2: TIMBERLAKES   | 260.81       |
| 218 | SEWER DIST #5                   | 74.51        |
| 503 | ROAD & BRIDGE BOND ESCROW       | 200.00       |
| 510 | PAYROLL CLEARING                | 371,393.37   |
|     | TOTAL ALL FUNDS                 | 1,208,898.10 |

Consent Agenda 7-26-2023  
Cks 7/15 - 7/21

\_\_\_\_\_  
\_\_\_\_\_

**Leavenworth County  
Request for Board Action  
Case No. DEV-23-043/044  
Preliminary & Final Plat Bosworth Addition**

**Date:** July 26, 2023  
**To:** Board of County Commissioners  
**From:** Planning & Zoning Staff

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

**Additional Reviews as needed:**

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

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**Action Requested:** The applicants are requesting a Preliminary and Final Plat for a one-lot subdivision. The proposed lot will be 23.6 acres.

**Analysis:** The applicant is proposing to divide a 23.6-acre parcel into a single lot. The Subdivision is classified as a Class C with the lot lying within the Rural Growth Area of Leavenworth County. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision (see condition 3). The applicant is requesting to combine two existing parcels into one lot in order to make the back section buildable. Currently, the front parcel is a compliant tract and the back parcel is not compliant and not entitled to building permits. The Planning Commission approved an exception for the lot-depth to lot-width of proposed Lot 1.

**Recommendation:** The Planning Commission voted 7-0 to recommend approval of Case No.DEV-23-043/044, Preliminary and Final Plat for Bosworth Addition subject to conditions.

**Alternatives:**

1. Approve Case No. Case No.DEV-23-043/044, Preliminary and Final Plat for Bosworth Addition, with Findings of Fact, and with or without conditions; or
2. Deny Case No. Case No.DEV-23-043/044, Preliminary and Final Plat for Bosworth Addition, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. Case No.DEV-23-043/044, Preliminary and Final Plat for Bosworth Addition, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

**Budgetary Impact:**

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

**Total Amount Requested:** \$0.00

**Additional Attachments:** Staff Report, Plat, Planning Commission Minutes



**LEAVENWORTH COUNTY  
BOARD OF COUNTY COMMISSIONERS  
STAFF REPORT**

CASE NO: DEV-23-043/044 Bosworth Addition

July 26, 2023

REQUEST: *Consent Agenda*  
 Preliminary Plat                       Final Plat

**STAFF REPRESENTATIVE:**  
 AMY ALLISON  
 DEPUTY DIRECTOR

**SUBJECT PROPERTY:** 00000 170<sup>th</sup> Street

**APPLICANT/APPLICANT AGENT:**  
 AUSTIN THOMPSON  
 ATLAS CONSULTING LLC

**PROPERTY OWNER:**  
 MICHAEL & BARBARA BOSWORTH TRUST  
 17161 MORNING DEER ROAD  
 LINWOOD KS, 66052

**CONCURRENT APPLICATIONS:**  
 NONE

**LAND USE**

ZONING: RR-2.5

FUTURE LAND USE DESIGNATION:  
 RESIDENTIAL (2.5 ACRE MIN)

**LEGAL DESCRIPTION:**  
 Two tracts of land in the Northwest of Section 16, Township 12 South, Range 22 East of the 6th P.M., in Leavenworth County, Kansas.

SUBDIVISION: N/A

FLOODPLAIN: N/A

**PLANNING COMMISSION RECOMMENDATION:** APPROVAL WITH CONDITIONS

**PROPERTY INFORMATION**

**ACTION OPTIONS:**

1. Approve Case No. Case No.DEV-23-043/044, Preliminary and Final Plat for Bosworth Addition, with Findings of Fact, and with or without conditions; or
2. Deny Case No. Case No.DEV-23-043/044, Preliminary and Final Plat for Bosworth Addition, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. Case No.DEV-23-043/044, Preliminary and Final Plat for Bosworth Addition, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

PARCEL SIZE:  
 23.6 ACRES

PARCEL ID NO:  
 235-16-0-00-00-011.00 & 235-16-0-00-00-010.01

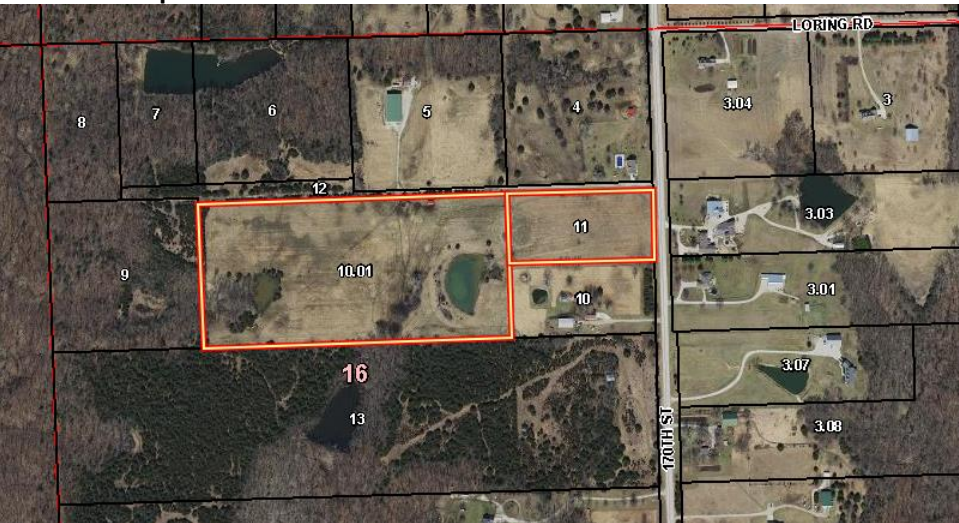
BUILDINGS:  
 1 AG BUILDING (LESS THAN 600 SF)

**PROJECT SUMMARY:**  
 Request for preliminary and final plat approval to subdivide property located at 00000 170<sup>th</sup> Street (PID 235-16-0-00-00-011.00 & 235-16-0-00-00-010.01) as Lots 1 of the Bosworth Addition.

ACCESS/STREET:  
 170<sup>TH</sup> STREET - COUNTY COLLECTOR, PAVED ± 24’;

**Location Map:**

**UTILITIES**



SEWER: PRIVATE SEPTIC SYSTEM

FIRE: SHERMAN

WATER: RWD 7

ELECTRIC: EVERGY

**NOTICE & REVIEW:**

STAFF REVIEW:  
 6/26/2023

NEWSPAPER NOTIFICATION:  
 7/5/2023

NOTICE TO SURROUNDING PROPERTY OWNERS:  
 N/A

| <b>STANDARDS TO BE CONSIDERED:</b>   |  |            |                |
|--|--|------------|----------------|
| <i>Leavenworth County Zoning and Subdivision Standards: Preliminary Review</i> |  | <b>Met</b> | <b>Not Met</b> |
| 35-40  | <b>Preliminary Plat Content</b>  | X          |                |
| 40-20  | <b>Final Plat Content</b>  | X          |                |
| 41-6   | <b>Access Management</b>   | X          |                |
| 41-6.B.a-c.  | <b>Entrance Spacing</b>  | X          |                |
| 41-6.C.  | <b>Public Road Access Management Standards</b>   | X          |                |
| 43   | <b>Cross Access Easements</b>  | N/A        |                |
| 50-20  | <b>Utility Requirements</b>  | X          |                |
| 50-30  | <b>Other Requirements</b>  | X          |                |
| 50-40  | <b>Minimum Design Standards</b>  |            | X              |
|  | Exception requested from Article 50 – Section 40.3.i. Lot-depth to Lot-width for Lot 1 |            |                |
| 50-50  | <b>Sensitive Land Development</b>  | N/A        |                |
| 50-60.   | <b>Dedication of Reservation of Public Sites and Open Spaces</b>                       | N/A        |                |

**STAFF COMMENTS:**

The applicant is proposing to divide a 23.6-acre parcel into a single lot. The Subdivision is classified as a Class C with the lot lying within the Rural Growth Area of Leavenworth County. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision (see condition 3). The applicant is requesting to combine two existing parcels into one lot in order to make the back section buildable. Currently, the front parcel is a compliant tract and the back parcel is not compliant and not entitled to building permits. In order to combine the lots, an exception from the lot-depth to lot-width requirement must be granted. The lots have been configured in this orientation for a couple of decades, with limited frontage that reduces the ability in meeting the lot-depth to lot-width requirement unless a new public or private road is built. If the exception is granted, the lot will meet all other requirements of the RR-2.5 zoning district.

**EXCEPTIONS:**

The Planning Commission approved the requested exception from Article 50 – Section 40.3.i for Lot 1.

**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. An exception from Article 50 – Section 40.3.i. has been granted for Lot 1.
5. At time of development, fire hydrants shall be required, if necessary infrastructure is available.
6. The developer must comply with the following memorandums:
  - a. Memo – Chuck Magaha, Emergency Management, dated May 25, 2023

**ATTACHMENTS:**

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

# LEAVENWORTH COUNTY DEVELOPMENT APPLICATION PERMIT

CASE NUMBER DEV-23-044

PERMIT SUB-TYPE SUBDIVISION

PID 235-16-0-00-00-010.01 PARCEL SIZE 45.93 AC ZONE RR-2.5  
TWSP SHERMAN SCHOOL DIST 458 SDD NO  
SUBDIVISION LOT NO BLOCK NO  
WATER DIST RWD 7 ELECTRIC EVERGY SEWER DIST n/a  
FLOOD PLAIN IN PARCEL NO FLOOD PLAIN ON BUILDING SITE NO  
SITE ADDRESS 00000 170th St  
SITE CITY Linwood SITE STATE KS SITE ZIP CODE 66052

LAST NAME Bosworth Trust FIRST NAME Michael/Barbara PHONE 913-221-5642  
EMAIL mulemanmike@centurylink.net  
ADDRESS 17161 Morning Deer Rd  
CITY Linwood STATE KS ZIP CODE 66052

CONSULTANT Larry Hahn CONSULTANT PHONE 913-547-3405  
CONSULTANT EMAIL

PROPOSED ZONING n/a SUP CATEGORY - USE  
VARIANCE REGULATION CURRENT USE RESIDENTIAL ROAD COLLECTOR  
COMP PLAN USE DESIGNATION UGMA

SUBDIVISION TYPE FINAL PLAT GROSS ACREAGE 45.93 COVENANTS NO  
MAXIMUM LOT SIZE 18.98 MINIMUM LOT SIZE 4.22 OPEN SPACE ACREAGE  
LOTS 4 TRACTS 1 TOTAL PARCELS 5 DENSITY

NOTES: 235-16-0-00-00-012.00,-235-16-0-00-00-011.00, 235-16-0-00-00-010.01 & 235-16-0-00-00-005.00

|       |           |              |         |  |                |
|-------|-----------|--------------|---------|--|----------------|
| STAFF | 3/24/2023 | STAFF ACTION | PENDING | <input checked="" type="checkbox"/> PUBLIC HEARING | AGENDA AREA    |
| PC    |           | PC ACTION    | PENDING |  | NOTICE PUB     |
| BOCC  |           | BOCC ACTION  | PENDING |  | RESOLUTION PUB |
| BZA   |           | BZA ACTION   |         | DURATION   | EXPIRATION     |

APPLICATION FEE \$415.00 TIF 0.00 BOND 0.00 TOTAL FEES \$415.00  
CHECK NO [ ] CASH [X] CC TIFF CHECK NO

STAFF APPROVAL *M. Johnson* DATE 03.24.2023  
APPLICANT DATE

# LEAVENWORTH COUNTY DEVELOPMENT APPLICATION PERMIT

CASE NUMBER DEV-23-043

PERMIT SUB-TYPE SUBDIVISION

PID 235-16-0-00-00-010.01 PARCEL SIZE 45.93 AC ZONE RR-2.5  
TWSP SHERMAN SCHOOL DIST 458 SDD NO  
SUBDIVISION LOT NO BLOCK NO  
WATER DIST RWD 7 ELECTRIC EVERGY SEWER DIST n/a  
FLOOD PLAIN IN PARCEL NO FLOOD PLAIN ON BUILDING SITE NO  
SITE ADDRESS 00000 170th St  
SITE CITY Linwood SITE STATE KS SITE ZIP CODE 66052

LAST NAME Bosworth Trust FIRST NAME Michael/Barbara PHONE 913-221-5642  
EMAIL mulemanmike@centurylink.net  
ADDRESS 17161 Morning Deer Rd  
CITY Linwood STATE KS ZIP CODE 66052

CONSULTANT Larry Hahn CONSULTANT PHONE 913-547-3405  
CONSULTANT EMAIL

PROPOSED ZONING n/a SUP CATEGORY - USE  
VARIANCE REGULATION CURRENT USE RESIDENTIAL ROAD COLLECTOR  
COMP PLAN USE DESIGNATION UGMA

SUBDIVISION TYPE PRE-PLAT GROSS ACREAGE 45.93 COVENANTS NO  
MAXIMUM LOT SIZE 18.98 MINIMUM LOT SIZE 4.22 OPEN SPACE ACREAGE  
LOTS 4 TRACTS 1 TOTAL PARCELS 5 DENSITY

NOTES: 235-16-0-00-00-012.00, 235-16-0-00-00-011.00, 235-16-0-00-00-010.01 & 235-16-0-00-00-005.00

|       |           |              |         |                    |                |
|-------|-----------|--------------|---------|--------------------|----------------|
| STAFF | 3/24/2023 | STAFF ACTION | PENDING | [X] PUBLIC HEARING | AGENDA AREA    |
| PC    |           | PC ACTION    | PENDING |                    | NOTICE PUB     |
| BOCC  |           | BOCC ACTION  | PENDING |                    | RESOLUTION PUB |
| BZA   |           | BZA ACTION   |         | DURATION           | EXPIRATION     |

APPLICATION FEE \$510.00 TIF 0.00 BOND 0.00 TOTAL FEES \$510.00  
CHECK NO [ ] CASH [X] CC TIFF CHECK NO

STAFF APPROVAL *H. Johnson* DATE 03.24.2023

APPLICANT DATE

## ARTICLE 56 – EXCEPTIONS

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

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

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

### Response:

1. The owner is looking to consolidate properties. Originally these parcels were part of a platted subdivision that was never filed. Therefore, access points, lot configurations and more have been a mess. With these special circumstances, the owner is asking for a width to depth variance on the property.
2. The variance in request is necessary, the larger parcel currently only has access via easement, which down the line can cause issues for the owners. They own the tax parcel that is considered the easement. By combining these two parcels, this restricts the lot to only use 170th Street access.
3. The granting of the variance will not be detrimental to any adjacent property owners. The proposed subdivision is reducing the number of parcels and access points for the said property.



KS ENG COA: #3315  
KS SUR COA: #363  
MO ENG COA: #2022014084  
MO SUR COA: #2022014231

# ALC

ATLAS LAND CONSULTING  
SURVEYING | ENGINEERING | DRONE | CAD  
913-702-5073  
14500 Parallel Road, Unit R, Basehor KS 66007  
ANDREA@ALCONSULT-LLC.COM

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## **BOSWORTH ADDITION DEV-23-043/044**

### **PRELIMINARY P&Z**

1. Structure is larger than 100sf. No building permit was issued for this structure which is in violation of the regulations. **We will make the owner aware, and they will either complete the steps to correct the violation or remove structure.**
2. If this is a road easement, the setback will be to be 105 feet or 40 feet. **Setback changed to 40 feet.**
3. Add restriction that all structures built within the subdivision shall comply with Resolution 2020-39, or as amended. **Note added.**

### **FINAL P&Z**

1. If this is a road easement, the setback will be to be 105 feet or 40 feet. **Setback changed to 40 feet.**
2. Add restriction that all structures built within the subdivision shall comply with Resolution 2020-39, or as amended. **Note added.**
3. Without CC&Rs this is a little misleading to someone reading the plat. **Removed from dedication.**

### **Survey Comments**

1. Confirm, interior dimensions don't match overall. **Dimensions updated.**
2. Confirm dimension 2.31' different than description. **Description updated.**
3. Revise description to match drawing. **Description updated.**
4. Add: Including road right of way. **Added to description.**

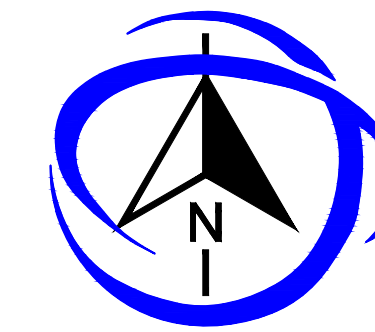
**DESCRIPTION**

PER TITLE COMMITMENT VIA MCCAFFREE-SHORT TITLE COMPANY FILE NO: L23-29427

**TRACT 3:**  
A TRACT OF LAND IN THE NORTHWEST OF SECTION 16, TOWNSHIP 12 SOUTH, RANGE 22 EAST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING SOUTH 00 DEGREES 21'46" EAST 1326.86 FEET AND SOUTH 89 DEGREES 58'09" WEST 1324.62 FEET FROM THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 16; THENCE WEST PARALLEL TO THE EAST-WEST CENTER LINE OF SECTION, 660 FEET; THENCE NORTH PARALLEL TO THE NORTH-SOUTH CENTER LINE OF SAID SECTION, 634 FEET; THENCE EAST 660 FEET; THENCE SOUTH 634 FEET TO THE POINT OF BEGINNING, IN LEAVENWORTH COUNTY, KANSAS.  
AND ALSO:  
A TRACT OF LAND IN THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 12 SOUTH, RANGE 22 EAST OF THE SIXTH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING SOUTH 89 DEGREES 58'09" WEST 664.62 FEET FROM THE SOUTHEAST CORNER OF THE NORTH 1/2 OF SAID NORTHWEST 1/4; THENCE SOUTH 89 DEGREES 58'09" WEST 660 FEET; THENCE NORTH 00 DEGREES 22'06" WEST 634 FEET; THENCE NORTH 89 DEGREES 58'09" EAST 660 FEET; THENCE SOUTH 00 DEGREES 22'06" EAST 634 FEET TO THE POINT OF BEGINNING, IN LEAVENWORTH COUNTY, KANSAS.  
**TRACT 4:**  
BEGINNING SOUTH 89 DEGREES 58'09" WEST 40 FEET AND NORTH 00 DEGREES 21'40" WEST 317 FEET MORE OR LESS FROM THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 12, RANGE 22 TO THE BEGINNING POINT OF THIS TRACT; THENCE NORTH 00 DEGREES 21'40" WEST 317 FEET; THENCE SOUTH 89 DEGREES 58'09" WEST 624.70 FEET; THENCE SOUTH 00 DEGREES 22'06" EAST 317 FEET; THENCE NORTH 89 DEGREES 58'09" EAST 624.66 FEET TO BEGINNING, IN LEAVENWORTH COUNTY, KANSAS.  
ROAD EASEMENT (FOR INFORMATIONAL PURPOSES):  
PART OF NORTHWEST 1/4, BEGINNING 660 FEET SOUTH OF NE CORNER, W 1320 FEET, N 27.5 FEET, W 990 FEET, S 27.5 FEET, E 330 FEET, S 26 FEET W 1980 FEET, N 26 FEET TO THE POINT OF BEGINNING, LESS RIGHT OF WAY, TRACT 26 FEET X 1980 FEET, SECTION 16, TOWNSHIP 12 RANGE 22 EAST IN LEAVENWORTH COUNTY, KANSAS.

**SURVEYORS SUGGESTED**  
A TRACT OF LAND IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 12 SOUTH, RANGE 22 EAST, OF THE 6TH P.M., IN LEAVENWORTH COUNTY, KANSAS, PREPARED BY ROGER B. DILL PS 1408 ON APRIL 27, 2023; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 01°53'36" EAST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 699.85 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE SOUTH 01°53'36" EAST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 317.01 FEET; THENCE SOUTH 88°26'13" WEST, A DISTANCE OF 664.63 FEET; THENCE SOUTH 01°54'02" EAST, A DISTANCE OF 316.15 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHWEST QUARTER; THENCE SOUTH 88°18'37" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1319.18 FEET; THENCE NORTH 01°54'05" WEST, A DISTANCE OF 636.37 FEET; THENCE NORTH 88°26'43" EAST, A DISTANCE OF 1983.89 FEET TO THE POINT OF BEGINNING.  
CONTAINING 1,048,150.28 SQUARE FEET OR 24.06 ACRES MORE OR LESS, INCLUDING ROAD RIGHT OF WAY  
PRECISION: 1 PART IN 5819106.667



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

**ALC**  
ATLAS LAND CONSULTING  
SURVEYING | ENGINEERING | DRONE | CAD  
913-702-5073  
14500 Parallel Road, Unit R, Basehor KS 66007  
ANDREA@ALCONSULT-LLC.COM

**PRELIMINARY PLAT**

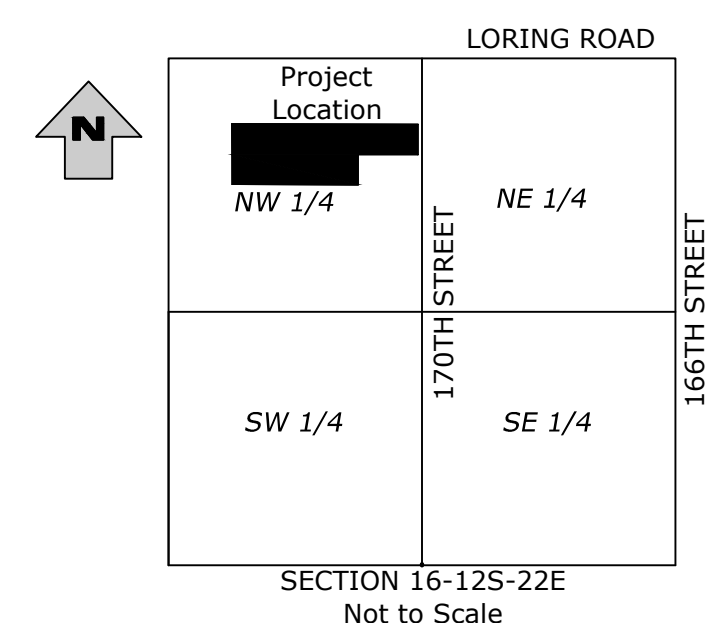
**LEGEND**

- ▲ DENOTES FOUND MONUMENT AS NOTED
- DENOTES SET 1/2" REBAR IN CONCRETE WITH CAP ALC K5 CLS 363 MO CLS 2022014231
- DENOTES FOUND PROPERTY CORNER AS NOTED
- B/L BUILDING LINE
- U/E UTILITY EASEMENT

**GENERAL NOTES**

- THE BASIS FOR THE BEARING SYSTEM FOR THIS PLAT IS THE KANSAS NORTH ZONE U.S. STATE PLANE 1983, THE EAST LINE OF THE NORTHWEST QUARTER OF SEC 16-12S-22E S01°53'36"E.
- ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN FEET.
- FLOODPLAIN NOTE: ACCORDING TO "FIRM" MAP COMMUNITY PANEL NUMBERS 20103C0350G EFFECTIVE JULY 16, 2015, THIS PLAT IS LOCATED IN ZONES "X".
- KS ONE CALL WAS CALLED AT THE TIME OF SURVEY TICKET NO. 23276318.
- THE MINIMUM FRONT YARD SETBACK FOR SINGLE FAMILY LOT SHALL BE 105 FEET FROM THE CENTERLINE OF THE ROAD.
- THE MINIMUM SIDE YARD SETBACK FOR SINGLE FAMILY LOT SHALL BE 15 FEET FROM EACH SIDE OF STRUCTURE. DETACHED ACCESSORY STRUCTURES MAY BE BUILT WITHIN 15 FEET OF THE SIDE PROPERTY LINE.
- THE MINIMUM REAR YARD SETBACK FOR SINGLE FAMILY LOT SHALL BE 40 FEET FROM THE STRUCTURE TO THE PROPERTY LINE. DETACHED ACCESSORY STRUCTURES MAY BE BUILT WITHIN 15 FEET OF THE REAR PROPERTY LINE.
- BENCHMARK - NGS KE1204 - ELY-1005.24
- CURRENT USE - RESIDENTIAL / PROPOSED USE - RESIDENTIAL
- CURRENT ZONING RR-2.5 / PROPOSED ZONING RR 2.5
- ALL PROPOSED STRUCTURES WITHIN THIS PLAT SHALL COMPLY WITH THE LEAVENWORTH COUNTY ZONING AND SUBDIVISION REGULATIONS.
- ALL LOTS WILL BE ON SEPTIC SEWER SYSTEMS. AN ENGINEERED WASTE SYSTEM MAY BE REQUIRED DUE TO POOR SOIL CONDITIONS.
- TITLE COMMITMENT VIA MCCAFFREE-SHORT TITLE COMPANY - FILE NO. L23-29427
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE USED WHEN DESIGNING AND CONSTRUCTION OF DRIVEWAYS AND OTHER STRUCTURES. RE-VEGETATION OF ALL DISTURBED AREAS SHALL BE COMPLETED WITHIN 45 DAYS AFTER FINAL GRADING.
- REFERENCED SURVEY - MORNING DEER FARM SUBDIVISION BOOK 8, PAGE 18.
- LOTS ARE SUBJECT TO THE CURRENT ACCESS MANAGEMENT POLICY.
- THERE ARE NO OFF-PLAT RESTRICTIONS IN PLACE.
- PROPERTY ACCESS VIA 170TH STREET.
- AN EXCEPTION HAS BEEN GRANTED FROM ARTICLE 50, SECTION 40.3.1. LOT-DEPTH TO LOT-WIDTH FOR LOT 1.
- ALL STRUCTURES BUILT WITHIN THE SUBDIVISION SHALL COMPLY WITH RESOLUTION 2020-39, OR AS AMENDED.

**VICINITY MAP**

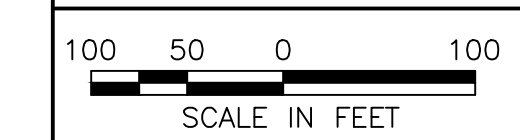


This is to certify on this 13TH day of FEBRUARY, 2023 this field survey was completed on the ground by me or under my direct supervision and that said survey meets or exceeds the "Kansas Minimum Standards" for boundary surveys.

ROGER B. DILL LS 1408

JOB NO: 23-026

SCALE PREPARED FOR



SCALE IN FEET

SEC-TWN-RNG

16-12S-22E

BARBARA & MICHAEL BOSWORTH  
ADDRESS: 17161 MORNING DEER RD,  
LINWOOD, KS 66052

DATE

APRIL 27, 2023

NW CORNER OF THE NW 1/4  
SEC 16-12S-22E  
FOUND 1/2" REBAR

- 9.12' NNE TO 60D NAIL IN 4" OAK TREE
- 19.94' NNW TO 60D NAIL IN 10" OAK TREE
- 27.95' W TO 60D NAIL IN 10" HICKORY TREE

FOUND 1/2" REBAR NO  
CAP ORIGIN UNCERTAIN  
(HELD E/W, 8.75' NORTH  
OF SECTION LINE)

FOUND 1/2" REBAR  
NO CAP ORIGIN  
UNCERTAIN (7.21'  
NORTH OF  
SECTION LINE)

FOUND 1/2" REBAR  
NO CAP ORIGIN  
UNCERTAIN (3.27'  
SOUTH OF  
SECTION LINE)

FOUND 1/2" REBAR NO CAP  
ORIGIN UNCERTAIN (HELD E/W,  
6.05' NORTH OF SECTION LINE)

UNPLATTED  
PARCEL ID  
235160000008000  
OWNER:  
DONALD G &  
VICTORIA L PARR

UNPLATTED  
PARCEL ID  
235160000007000  
OWNER:  
CYNTHIA S VERA TRUST

UNPLATTED  
PARCEL ID  
235160000006000  
OWNER:  
JOSHUA CHARLES &  
SARA KRISTINE PIERCE

UNPLATTED  
PARCEL ID  
235160000005000  
OWNER:  
MICHAEL E & BARBARA  
ANN BOSWORTH TRUST

UNPLATTED  
PARCEL ID  
235160000004000  
OWNER:  
MARK E & CHERYL L ROSS

UNPLATTED  
PARCEL ID  
2351600000012000  
OWNER:  
MICHAEL E & BARBARA  
ANN BOSWORTH TRUST  
PER BOOK 555 PAGE 360

UNPLATTED  
PARCEL ID  
2351600000009000  
OWNER:  
DONALD G & VICTORIA L PARR

UNPLATTED  
PARCEL ID  
2351600000010000  
OWNER:  
COLE PETERSON

UNPLATTED  
PARCEL ID  
2351600000013000  
OWNER:  
PAUL R & JEAN E TRIGG TRUST

WEST LINE NORTHWEST 1/4 SEC 16-12S-22E  
667.95'(M)  
1319.33'(M)

FOUND 1/2" REBAR NO  
CAP ORIGIN UNCERTAIN  
(2.91' E & 3.93' N OF  
CORNER)

FOUND 1/2" CAP  
1/2" REBAR CAP  
CFS CLS80(8.53'  
SOUTH OF CORNER)

FOUND 1/2" CAP  
1/2" REBAR CAP  
CFS CLS80(3.44'  
WEST AND 7.24'  
SOUTH OF  
CORNER)

FOUND 1" SQUARE HEAD  
BOLT ORIGIN UNCERTAIN  
(HELD E/W & 7.27'  
NORTH OF CORNER)

FOUND 1/2" REBAR NO  
CAP ORIGIN UNCERTAIN  
(HELD)

SW CORNER OF THE NW 1/4  
SEC 16-12S-22E  
FOUND 1/2" REBAR

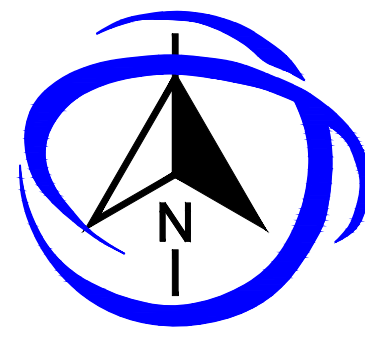
- 7.7' S TO 60D NAIL TOP FENCE POST
- 0.9' W TO 60D NAIL TOP FENCE POST
- 21.2' E TO 60D NAIL & LS-655 WASHER SOUTH FACE 16" OAK TREE

**BOSWORTH ADDITION**

A TRACT OF LAND IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 12 SOUTH, RANGE 22 EAST, OF THE 6TH P.M., IN LEAVENWORTH COUNTY, KANSAS

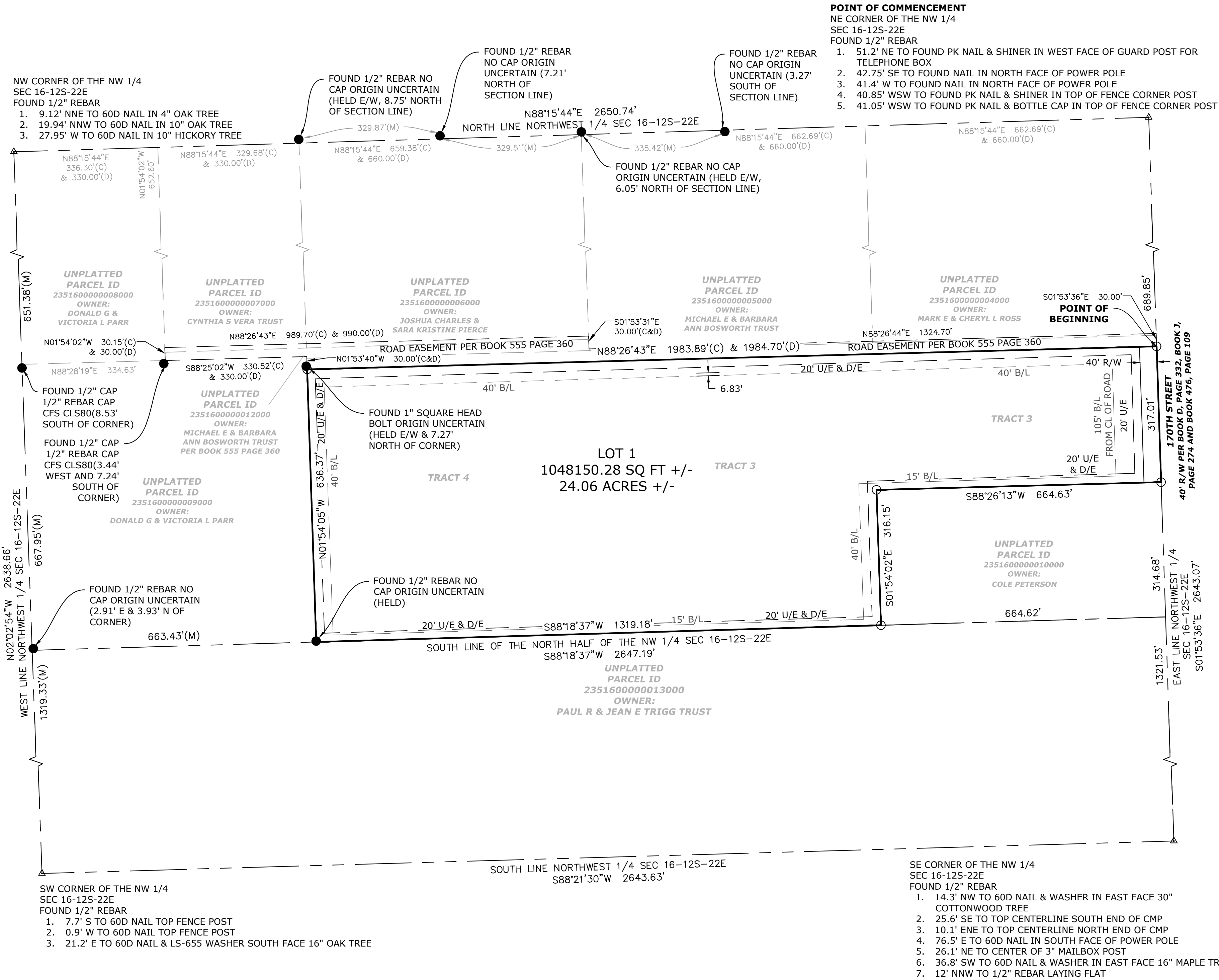
SE CORNER OF THE NW 1/4  
SEC 16-12S-22E  
FOUND 1/2" REBAR

- 14.3' NW TO 60D NAIL & WASHER IN EAST FACE 30" COTTONWOOD TREE
- 25.6' SE TO TOP CENTERLINE SOUTH END OF CMP
- 10.1' ENE TO TOP CENTERLINE NORTH END OF CMP
- 76.5' E TO 60D NAIL IN SOUTH FACE OF POWER POLE
- 26.1' NE TO CENTER OF 3" MAILBOX POST
- 36.8' SW TO 60D NAIL & WASHER IN EAST FACE 16" MAPLE TREE
- 12' NNW TO 1/2" REBAR LAYING FLAT



# BOSWORTH ADDITION

A TRACT OF LAND IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 16,  
TOWNSHIP 12 SOUTH, RANGE 22 EAST, OF THE 6TH P.M., IN LEAVENWORTH COUNTY, KANSAS



- POINT OF COMMENCEMENT**  
NE CORNER OF THE NW 1/4  
SEC 16-12S-22E  
FOUND 1/2" REBAR
- 51.2' NE TO FOUND PK NAIL & SHINER IN WEST FACE OF GUARD POST FOR TELEPHONE BOX
  - 42.75' SE TO FOUND NAIL IN NORTH FACE OF POWER POLE
  - 41.4' W TO FOUND NAIL IN NORTH FACE OF POWER POLE
  - 40.85' WSW TO FOUND PK NAIL & SHINER IN TOP OF FENCE CORNER POST
  - 41.05' WSW TO FOUND PK NAIL & BOTTLE CAP IN TOP OF FENCE CORNER POST

**DESCRIPTION**  
PER TITLE COMMITMENT VIA MCCAFFREE-SHORT TITLE COMPANY FILE NO: L23-29427  
**TRACT 3:**  
A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 12 SOUTH, RANGE 22 EAST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING SOUTH 00 DEGREES 21'46" EAST 1326.86 FEET AND SOUTH 89 DEGREES 58'09" WEST 1324.62 FEET FROM THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 16; THENCE WEST PARALLEL TO THE EAST-WEST CENTER LINE OF SECTION 16, 660 FEET; THENCE NORTH PARALLEL TO THE NORTH-SOUTH CENTER LINE OF SAID SECTION, 634 FEET; THENCE EAST 660 FEET; THENCE SOUTH 634 FEET TO THE POINT OF BEGINNING, IN LEAVENWORTH COUNTY, KANSAS.  
AND ALSO:  
A TRACT OF LAND IN THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 12 SOUTH, RANGE 22 EAST OF THE SIXTH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING SOUTH 89 DEGREES 58'09" WEST 664.62 FEET FROM THE SOUTHEAST CORNER OF THE NORTH 1/2 OF SAID NORTHWEST 1/4; THENCE SOUTH 89 DEGREES 58'09" WEST 660 FEET; THENCE NORTH 00 DEGREES 22'06" WEST 634 FEET; THENCE NORTH 89 DEGREES 58'09" EAST 660 FEET; THENCE SOUTH 00 DEGREES 22'06" EAST 634 FEET TO THE POINT OF BEGINNING, IN LEAVENWORTH COUNTY, KANSAS.  
**TRACT 4:**  
BEGINNING SOUTH 89 DEGREES 58'09" WEST 40 FEET AND NORTH 00 DEGREES 21'40" WEST 317 FEET MORE OR LESS FROM THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 12 SOUTH, RANGE 22 TO THE BEGINNING POINT OF THIS TRACT; THENCE NORTH 00 DEGREES 21'40" WEST 317 FEET; THENCE SOUTH 89 DEGREES 58'09" WEST 624.70 FEET; THENCE SOUTH 00 DEGREES 22'06" EAST 317 FEET; THENCE NORTH 89 DEGREES 58'09" EAST 624.66 FEET TO BEGINNING, IN LEAVENWORTH COUNTY, KANSAS.  
PART OF NORTHWEST 1/4, BEGINNING 660 FEET SOUTH OF NE CORNER, W 1320 FEET, N 27.5 FEET, W 990 FEET, S 27.5 FEET, E 330 FEET, S 26 FEET W 1980 FEET, N 26 FEET TO THE POINT OF BEGINNING, LESS RIGHT OF WAY, TRACT 26 FEET X 1980 FEET, SECTION 16, TOWNSHIP 12 RANGE 22 EAST IN LEAVENWORTH COUNTY, KANSAS.

**SURVEYORS SUGGESTED**  
A TRACT OF LAND IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 12 SOUTH, RANGE 22 EAST, OF THE 6TH P.M., IN LEAVENWORTH COUNTY, KANSAS, PREPARED BY ROGER B. DILL PS 1408 ON APRIL 27, 2023; MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
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CONTAINING 1,048,150.28 SQUARE FEET OR 24.06 ACRES MORE OR LESS; INCLUDING ROAD RIGHT OF WAY  
PRECISION: 1 PART IN 5819106.667

**DEDICATION**  
The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as "BOSWORTH ADDITION".  
The streets and roads shown on this plat and not heretofore dedicated to public use, are hereby so dedicated by easement.  
The undersigned proprietor of the above described tract of land does hereby certify that all prior existing easement rights on land to be dedicated for the public use running to any person, utility, or corporation have been absolved except that same person, utility or corporation shall retain whatever rights they would have as if located in a public street.  
An easement or license to enter upon, locate, construct and maintain or authorize the location, construction, or maintenance and use of conduits, water, gas, electrical, sewer pipes, poles, wires, drainage facilities, ducts and cables, and similar utility facilities upon, over, and under these areas outlined and designated on this plat as "Utility Easement" or "U/E", is hereby granted to the Leavenworth County, Kansas, and other governmental entities as may be authorized by state law to use such easement for said purposes.  
"Drainage Easements" or "D/E" shown on this plat are hereby dedicated for the purpose of constructing, using replacing and maintaining a culvert, storm sewer, drainage ditch, or other drainage facility or tributary connections, including similar facilities, and appurtenances thereto, including the right to maintain, repair and replace the drainage facility and for any reconstruction and future expansion of such facility, together with the right of access for the same, is hereby dedicated for public use. Drainage Easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm drainage facilities. The maintenance and upkeep of said Easements shall be the responsibility of the individual owners of the lots whereupon said Easements are dedicated. Leavenworth County shall bear no responsibility for any maintenance and upkeep of said Easements.  
The use of all lots in this subdivision shall hereafter be subject to the restrictions which will be executed as a separate instrument of writing and will be recorded in the Office of the Register of Deeds of Leavenworth County, Kansas, said restrictions will hereby be made a part of the dedication of this plat as though fully set forth herein. RECORDED: DATE \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

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

**Theory of Location:**  
It is evident, per deeds and occupation lines, that the parcels in the North half of the Northwest Quarter were divided with the intent of following the un-filed plat of "Morning Deer Farm Subdivision, First Addition". The breakdown of said North half, using the section corners as they sit today, does not work with said un-filed plat. In an effort to not create gaps or gores, we are holding the sectional breakdown, as it exists today, for the North, West and South lines of said North Half. For the interior breakdown of said North half, we are holding monuments that match said un-filed plat.  
We also found two bars that represent the South line of the North half of said North Half (+/- 660 feet from the North line of said Northwest Quarter), we are not holding those bars due to those not meeting the intent of said un-filed plat.

BE IT REMEMBERED, that on this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_\_, before me, a Notary Public in and for said County and State, came **MICHAEL E BOSWORTH TRUSTEE AND BARBARA ANN BOSWORTH TRUSTEE OF MICHAEL E & BARBARA ANN BOSWORTH TRUST**, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.  
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year above written.  
My Commission Expires: \_\_\_\_\_  
Notary Public \_\_\_\_\_  
The County Engineer's plat review is only for general conformance with the subdivision regulations as adopted by Leavenworth County. The County is not responsible for the accuracy or adequacy of the design, dimensions, elevations, and quantities.  
COUNTY ENGINEER \_\_\_\_\_  
This is to certify that this instrument was filed for record in the Register of Deeds office on the \_\_\_\_\_ day of \_\_\_\_\_, 2023, in Book \_\_\_\_\_, Page \_\_\_\_\_.  
REGISTER OF DEEDS, TERRILLOIS G. MASHBURN  
I hereby certify this plat meets the requirements of K.S.A. 58-2005. The face of this plat was reviewed for compliance with Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for survey information only.  
LEAVENWORTH COUNTY SURVEYOR DANIEL BAUMCHER, PS-1363

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



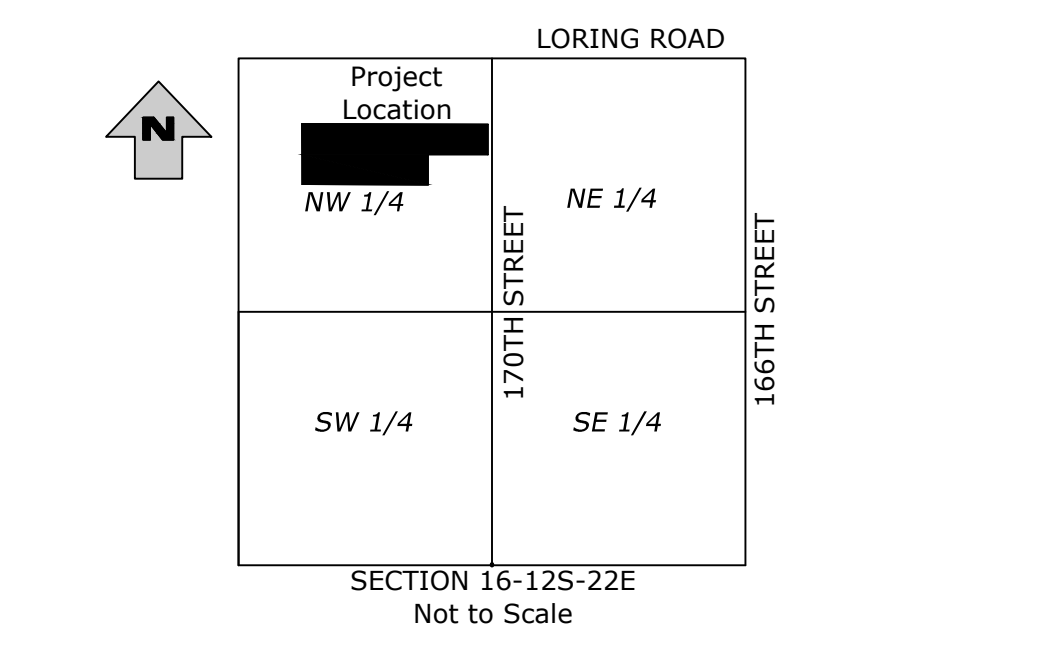
## FINAL PLAT LEGEND

- ▲ DENOTES FOUND MONUMENT AS NOTED
- DENOTES SET 1/2" REBAR IN CONCRETE WITH CAP ALC KS CLS 363 MO CLS 2022014231
- DENOTES FOUND PROPERTY CORNER AS NOTED
- B/L BUILDING LINE
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- ALL STRUCTURES BUILT WITHIN THE SUBDIVISION SHALL COMPLY WITH RESOLUTION 2020-39, OR AS AMENDED.

## VICINITY MAP



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ROGER B. DILL LS 1408

JOB NO: 23-026

SCALE PREPARED FOR

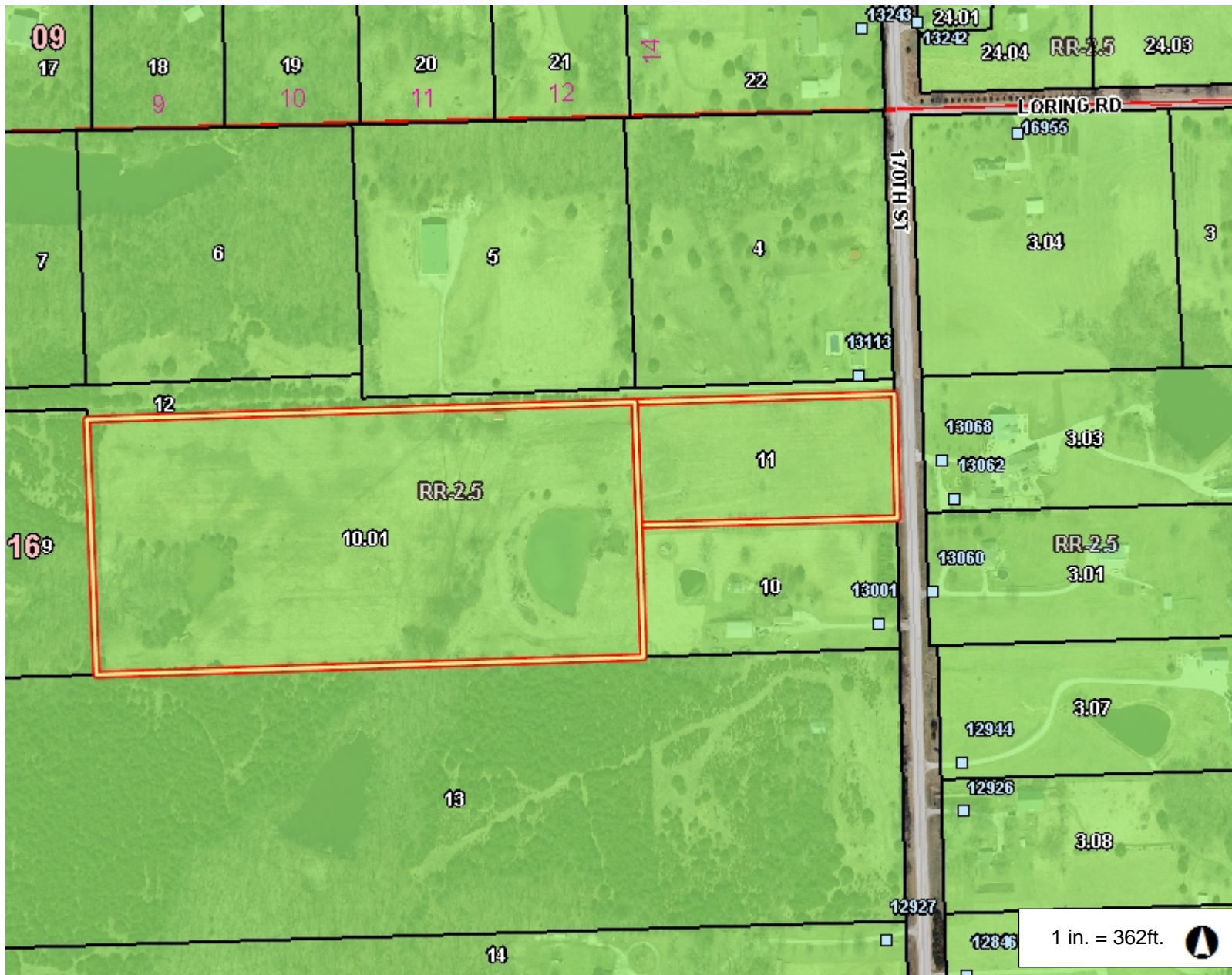
SEC-TWN-RNG  
16-12S-22E

BARBARA & MICHAEL BOSWORTH  
ADDRESS: 17161 MORNING DEER RD,  
LINWOOD, KS 66052

DATE  
APRIL 27, 2023



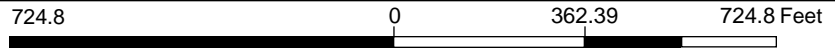
# DEV-23-043/044 Bosworth Addition



### Legend

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

1 in. = 362ft.



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:** Anderson, Kyle  
**Sent:** Wednesday, March 29, 2023 9:13 AM  
**To:** Allison, Amy  
**Subject:** RE: RE: DEV-23-043/044 Preliminary and Final Plat – Bosworth Addition

We have not received any complaints on this property. All septic systems appear to be on the same property as the home it services.

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

---

**From:** Allison, Amy <AAllison@leavenworthcounty.gov>  
**Sent:** Monday, March 27, 2023 4:25 PM  
**To:** Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Van Parys, David <DVanParys@leavenworthcounty.gov>; 'stfrchief@yahoo.com' <stfrchief@yahoo.com>; 'DesignGroupShawnee@evergy.com' <DesignGroupShawnee@evergy.com>; 'jalayne leavenworthrwd7.com' <jalayne@leavenworthrwd7.com>  
**Cc:** PZ <PZ@leavenworthcounty.gov>  
**Subject:** RE: DEV-23-043/044 Preliminary and Final Plat – Bosworth Addition

Good Afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for 4-lot Cross Access Easement Subdivision at 13113 170th Street and 3 vacant parcels (235-16-0-00-00-011.00, 235-16-0-00-00-010.01 & 235-16-0-00-00-005.00).

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 Tuesday, April 4, 2023.

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

Thank you,

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

## Allison, Amy

---

**From:** Kyle Burkhardt <Kyle.Burkhardt@evergy.com>  
**Sent:** Tuesday, March 28, 2023 8:09 AM  
**To:** Allison, Amy; Magaha, Chuck; Miller, Jamie; Patzwald, Joshua; Van Parys, David; 'stfrchief@yahoo.com'; Design Group Shawnee; 'jalayne leavenworthrd7.com'  
**Cc:** PZ  
**Subject:** RE: DEV-23-043/044 Preliminary and Final Plat – Bosworth Addition

Internal Use Only

Evergy has no issues with the following request.

Thank you

### Kyle Burkhardt

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



---

**From:** Allison, Amy <AAllison@leavenworthcounty.gov>  
**Sent:** Monday, March 27, 2023 4:25 PM  
**To:** Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Van Parys, David <DVanParys@leavenworthcounty.gov>; 'stfrchief@yahoo.com' <stfrchief@yahoo.com>; Design Group Shawnee <DesignGroupShawnee@evergy.com>; 'jalayne leavenworthrd7.com' <jalayne@leavenworthrd7.com>  
**Cc:** PZ <PZ@leavenworthcounty.gov>  
**Subject:** RE: DEV-23-043/044 Preliminary and Final Plat – Bosworth Addition

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

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Good Afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for 4-lot Cross Access Easement Subdivision at 13113 170th Street and 3 vacant parcels (235-16-0-00-00-011.00, 235-16-0-00-00-010.01 & 235-16-0-00-00-005.00).

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 Tuesday, April 4, 2023.

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

## Allison, Amy

---

**From:** Leavenworth RWD#7 <manager@leavenworthrwd7.com>  
**Sent:** Monday, April 3, 2023 1:58 PM  
**To:** Allison, Amy  
**Subject:** Bosworth Addition  
**Attachments:** IMG\_2186.jpg

**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.

A - Yes 4" water main.

B - 4" main with a 4" hydrant located on the SW corner of 170th and Evening Deer RD .

C - Yes. 6" hydrants with a 6" service line providing them .

D - No.

Please see the attached policy and procedures document.

Get [Outlook for iOS](#)

## Allison, Amy

---

**From:** Kyle Burkhardt <Kyle.Burkhardt@evergy.com>  
**Sent:** Thursday, May 11, 2023 1:41 PM  
**To:** Allison, Amy; Magaha, Chuck; Miller, Jamie; Patzwald, Joshua; Van Parys, David; 'stfrchief@yahoo.com'; Design Group Shawnee; 'jalayne leavenworthrd7.com'  
**Cc:** PZ  
**Subject:** RE: RE: DEV-23-043/044 Preliminary and Final Plat - Bosworth Addition

Internal Use Only

Evergy has no issues with the following layout.

Thank you

### Kyle Burkhardt

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



---

**From:** Allison, Amy <AAllison@leavenworthcounty.gov>  
**Sent:** Thursday, May 11, 2023 12:08 PM  
**To:** Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Van Parys, David <DVanParys@leavenworthcounty.gov>; 'stfrchief@yahoo.com' <stfrchief@yahoo.com>; Design Group Shawnee <DesignGroupShawnee@evergy.com>; 'jalayne leavenworthrd7.com' <jalayne@leavenworthrd7.com>  
**Cc:** PZ <PZ@leavenworthcounty.gov>  
**Subject:** RE: RE: DEV-23-043/044 Preliminary and Final Plat - Bosworth Addition

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

---

Good Afternoon Everyone,

Attached is the updated subdivision plat for the Bosworth Addition. They have made a significant change to the proposed plat layout so we request that you review the updated information attached.

If you have any further questions, please let me know.

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

# MEMO

**To:** Amy Allison  
**From:** Chuck Magaha  
**Subject:** Bosworth Addition  
**Date:** May 25, 2023

Amy, I have reviewed the preliminary plat of the Bosworth Addition Subdivision presented by Michael and Barbra Bosworth. 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 has a fire hydrant along the right-a-way on 170<sup>th</sup> on the property line that 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.

**06-26-2023**  
**OLSSON REVIEW**  
**No Further**  
**Comment**



KS ENG COA: #3315  
 KS SUR COA: #363  
 MO ENG COA: #2023014084  
 MO SUR COA: #2023014231

**ALC**

ATLAS LAND CONSULTING  
 SURVEYING | ENGINEERING | DRONE | CAD  
 913-702-5073  
 14500 Parallel Road, Unit R, Basehor KS 66007  
 ANDREA@ALCONSULT-LLC.COM

14500 Parallel Rd. Unit R  
 Basehor, KS 66007

# DRAINAGE STUDY

For:

## Bosworth Addition

13113 170<sup>th</sup> St  
 Linwood, Ks 66052

Prepared for:

Michael Bosworth  
 13113 170<sup>th</sup> St  
 Linwood, Ks 66052



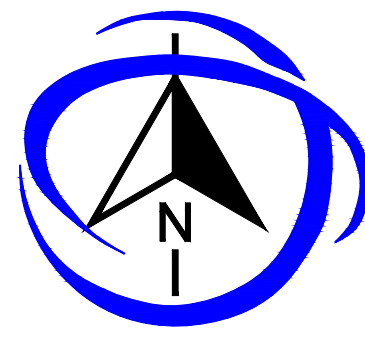
Prepared by:

**ATLAS LAND CONSULTING, LLC**  
 14500 Parallel Rd Unit R  
 Basehor, Ks 66007  
 913-702-5073

March 23<sup>rd</sup>, 2023

| Revision | Date     | By  | Description                |
|----------|----------|-----|----------------------------|
| 1        | 05/10/23 | TAE | Plat Update                |
| 2        | 05/30/23 | TAE | Study Update               |
| 3        | 06/21/23 | TAE | Ground Cover Tables Update |

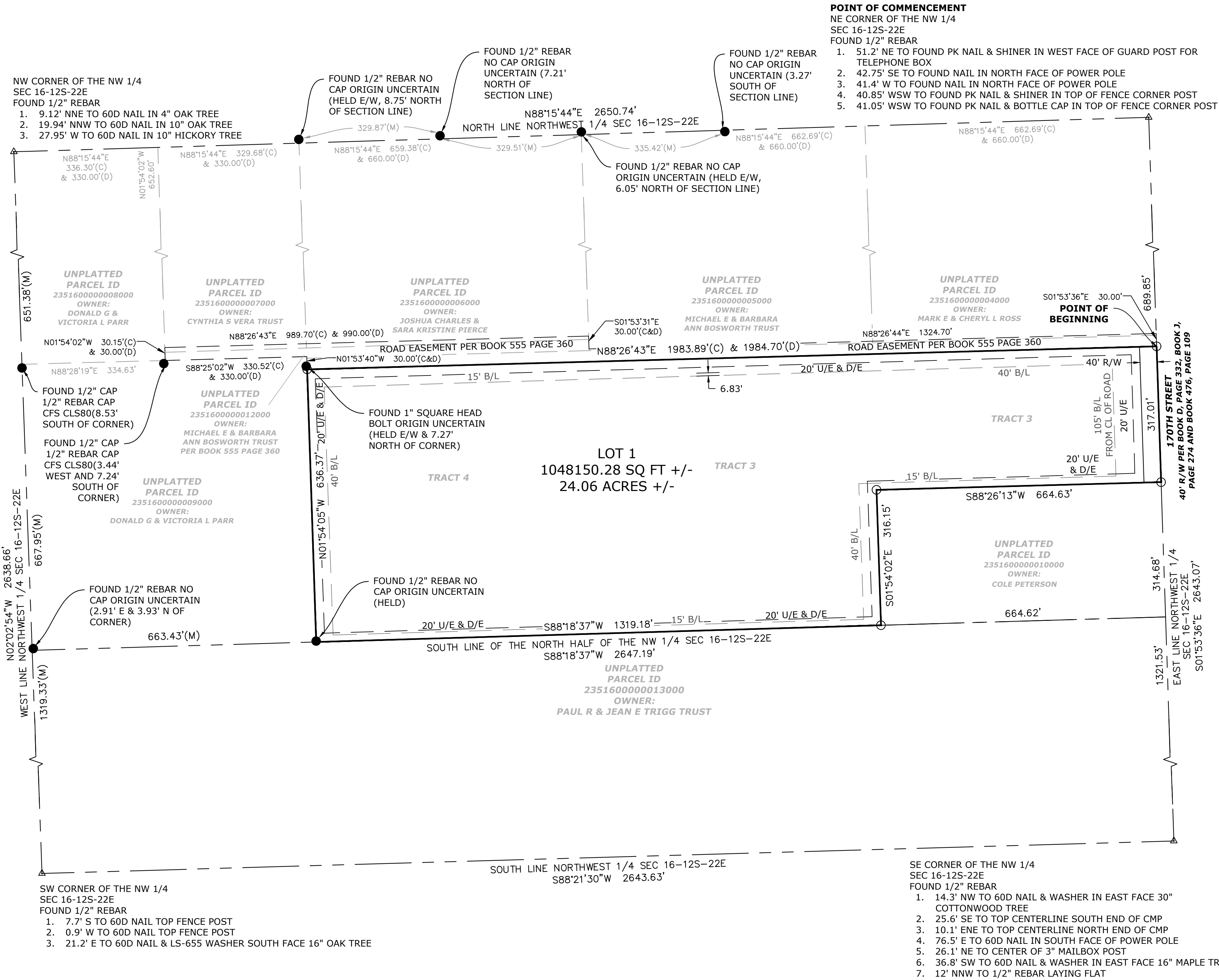




06-26-2023  
OLSSON REVIEW  
No Further  
Comment

# BOSWORTH ADDITION

A TRACT OF LAND IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 16,  
TOWNSHIP 12 SOUTH, RANGE 22 EAST, OF THE 6TH P.M., IN LEAVENWORTH COUNTY, KANSAS



- POINT OF COMMENCEMENT**  
NE CORNER OF THE NW 1/4  
SEC 16-12S-22E  
FOUND 1/2" REBAR
- 51.2' NE TO FOUND PK NAIL & SHINER IN WEST FACE OF GUARD POST FOR TELEPHONE BOX
  - 42.75' SE TO FOUND NAIL IN NORTH FACE OF POWER POLE
  - 41.4' W TO FOUND NAIL IN NORTH FACE OF POWER POLE
  - 40.85' WSW TO FOUND PK NAIL & SHINER IN TOP OF FENCE CORNER POST
  - 41.05' WSW TO FOUND PK NAIL & BOTTLE CAP IN TOP OF FENCE CORNER POST

**DESCRIPTION**  
PER TITLE COMMITMENT VIA MCCAFFREE-SHORT TITLE COMPANY FILE NO: L23-29427

**TRACT 3:**  
A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 12 SOUTH, RANGE 22 EAST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING SOUTH 00 DEGREES 21'46" EAST 1326.86 FEET AND SOUTH 89 DEGREES 58'09" WEST 1324.62 FEET FROM THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 16; THENCE WEST PARALLEL TO THE EAST-WEST CENTER LINE OF SECTION, 660 FEET; THENCE NORTH PARALLEL TO THE NORTH-SOUTH CENTER LINE OF SAID SECTION, 634 FEET; THENCE EAST 660 FEET; THENCE SOUTH 634 FEET TO THE POINT OF BEGINNING, IN LEAVENWORTH COUNTY, KANSAS.

AND ALSO:  
A TRACT OF LAND IN THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 12 SOUTH, RANGE 22 EAST OF THE SIXTH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING SOUTH 89 DEGREES 58'09" WEST 664.62 FEET FROM THE SOUTHEAST CORNER OF THE NORTH 1/2 OF SAID NORTHWEST 1/4; THENCE SOUTH 89 DEGREES 58'09" WEST 660 FEET; THENCE NORTH 00 DEGREES 22'06" WEST 634 FEET; THENCE NORTH 89 DEGREES 58'09" EAST 660 FEET; THENCE SOUTH 00 DEGREES 22'06" EAST 634 FEET TO THE POINT OF BEGINNING, IN LEAVENWORTH COUNTY, KANSAS.

**TRACT 4:**  
BEGINNING SOUTH 89 DEGREES 58'09" WEST 40 FEET AND NORTH 00 DEGREES 21'40" WEST 317 FEET MORE OR LESS FROM THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 12 SOUTH, RANGE 22 TO THE BEGINNING POINT OF THIS TRACT; THENCE NORTH 00 DEGREES 21'40" WEST 317 FEET; THENCE SOUTH 89 DEGREES 58'09" WEST 624.70 FEET; THENCE SOUTH 00 DEGREES 22'06" EAST 317 FEET; THENCE NORTH 89 DEGREES 58'09" EAST 624.66 FEET TO BEGINNING, IN LEAVENWORTH COUNTY, KANSAS.

**TRACT 5:**  
A TRACT OF LAND IN THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 12 SOUTH, RANGE 22 EAST OF THE SIXTH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING SOUTH 89 DEGREES 58'09" WEST 664.62 FEET FROM THE SOUTHEAST CORNER OF THE NORTH 1/2 OF SAID NORTHWEST 1/4; THENCE SOUTH 89 DEGREES 58'09" WEST 660 FEET; THENCE NORTH 00 DEGREES 22'06" WEST 634 FEET; THENCE NORTH 89 DEGREES 58'09" EAST 660 FEET; THENCE SOUTH 00 DEGREES 22'06" EAST 634 FEET TO THE POINT OF BEGINNING, IN LEAVENWORTH COUNTY, KANSAS.

**SURVEYORS SUGGESTED**  
A TRACT OF LAND IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 12 SOUTH, RANGE 22 EAST, OF THE 6TH P.M., IN LEAVENWORTH COUNTY, KANSAS, PREPARED BY ROGER B. DILL PS 1408 ON APRIL 27, 2023; MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 01°53'36" EAST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 689.85 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE SOUTH 01°53'36" EAST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 317.01 FEET; THENCE SOUTH 88°26'13" WEST, A DISTANCE OF 664.63 FEET; THENCE SOUTH 01°54'02" EAST, A DISTANCE OF 316.15 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHWEST QUARTER; THENCE SOUTH 88°19'37" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1319.18 FEET; THENCE NORTH 01°54'05" WEST, A DISTANCE OF 636.37 FEET; THENCE NORTH 88°26'43" EAST, A DISTANCE OF 1983.89 FEET TO THE POINT OF BEGINNING.  
CONTAINING 1,048,150.28 SQUARE FEET OR 24.06 ACRES MORE OR LESS; INCLUDING ROAD RIGHT OF WAY  
PRECISION: 1 PART IN 5819106.667

**DEDICATION**  
The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as "BOSWORTH ADDITION".

The streets and roads shown on this plat and not heretofore dedicated to public use, are hereby so dedicated by easement.  
The undersigned proprietor of the above described tract of land does hereby certify that all prior existing easement rights on land to be dedicated for the public use running to any person, utility, or corporation have been absolved except that same person, utility or corporation shall retain whatever rights they would have as if located in a public street.

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

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

The use of all lots in this subdivision shall hereafter be subject to the restrictions which will be executed as a separate instrument of writing and will be recorded in the Office of the Register of Deeds of Leavenworth County, Kansas, said restrictions will hereby be made a part of the dedication of this plat as though fully set forth herein. RECORDED: DATE \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

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

**Theory of Location:**  
It is evident, per deeds and occupation lines, that the parcels in the North half of the Northwest Quarter were divided with the intent of following the un-filed plat of "Morning Deer Farm Subdivision, First Addition". The breakdown of said North half, using the section corners as they sit today, does not work with said un-filed plat. In an effort to not create gaps or gores, we are holding the sectional breakdown, as it exists today, for the North, West and South lines of said North Half. For the interior breakdown of said North half, we are holding monuments that match said un-filed plat.

We also found two bars that represent the South line of the North half of said North Half (+/- 660 feet from the North line of said Northwest Quarter), we are not holding those bars due to those not meeting the intent of said un-filed plat.

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

OWNER  
MICHAEL E BOSWORTH TRUSTEE, MICHAEL E & BARBARA ANN BOSWORTH TRUST

BARBARA ANN BOSWORTH TRUSTEE, MICHAEL E & BARBARA ANN BOSWORTH TRUST  
STATE OF KANSAS )  
COUNTY OF LEAVENWORTH )

BE IT REMEMBERED, that on this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_, before me, a Notary Public in and for said County and State, came MICHAEL E BOSWORTH TRUSTEE AND BARBARA ANN BOSWORTH TRUSTEE OF MICHAEL E & BARBARA ANN BOSWORTH TRUST, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

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

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

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

COUNTY ENGINEER  
This is to certify that this instrument was filed for record in the Register of Deeds office on the \_\_\_\_\_ day of \_\_\_\_\_, 2023, in Book \_\_\_\_\_ Page \_\_\_\_\_.

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

LEAVENWORTH COUNTY SURVEYOR  
DANIEL BAUMCHER, PS-1363

This plat of BOSWORTH ADDITION has been submitted and approved by Leavenworth County Planning Commission, this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

CHAIRMAN - STEVEN ROSENTHAL

SECRETARY - JOHN JACOBSON

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

(SEAL)

CHAIRMAN - Vicki Kaaz ATTEST - COUNTY CLERK - JANET KLASINSKI

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



## FINAL PLAT

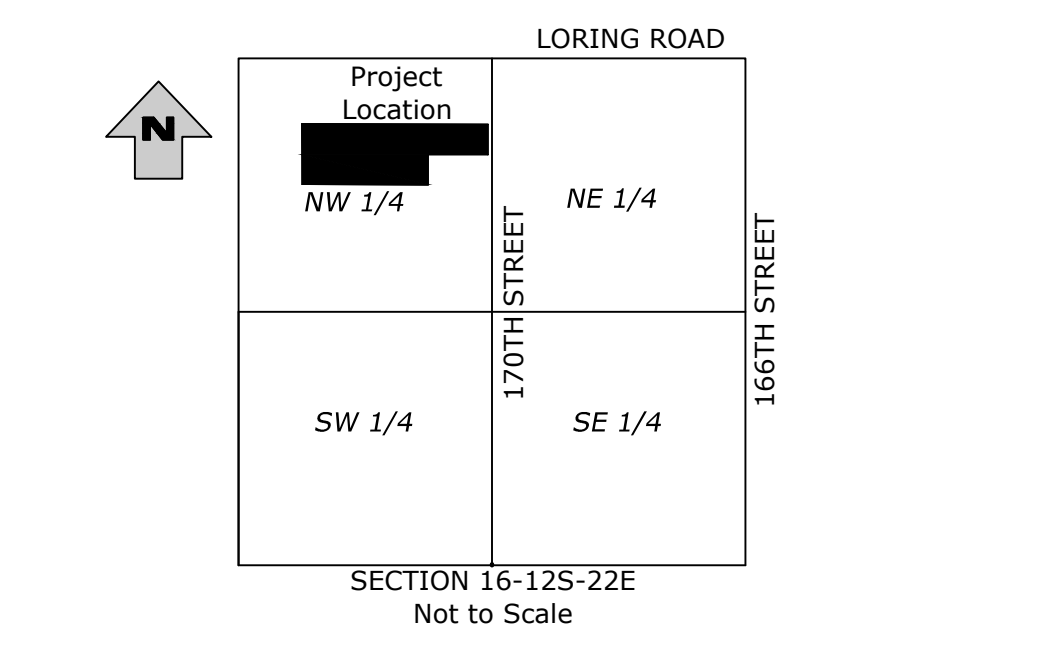
## LEGEND

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

## GENERAL NOTES

- THE BASIS FOR THE BEARING SYSTEM FOR THIS PLAT IS THE KANSAS NORTH ZONE U.S. STATE PLANE 1983, THE EAST LINE OF THE NORTHWEST QUARTER OF SEC 16-12S-22E S01°53'36"E.
- ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN FEET.
- FLOODPLAIN NOTE: ACCORDING TO "FIRM" MAP COMMUNITY PANEL NUMBERS 20103C0350G EFFECTIVE JULY 16, 2015, THIS PLAT IS LOCATED IN ZONES "X".
- KS ONE CALL WAS CALLED AT THE TIME OF SURVEY TICKET NO. 23276318.
- THE MINIMUM FRONT YARD SETBACK FOR SINGLE FAMILY LOT SHALL BE 105 FEET FROM THE CENTERLINE OF THE ROAD.
- THE MINIMUM SIDE YARD SETBACK FOR SINGLE FAMILY LOT SHALL BE 15 FEET FROM EACH SIDE OF STRUCTURE. DETACHED ACCESSORY STRUCTURES MAY BE BUILT WITHIN 15 FEET OF THE SIDE PROPERTY LINE.
- THE MINIMUM REAR YARD SETBACK FOR SINGLE FAMILY LOT SHALL BE 40 FEET FROM THE STRUCTURE TO THE PROPERTY LINE. DETACHED ACCESSORY STRUCTURES MAY BE BUILT WITHIN 15 FEET OF THE REAR PROPERTY LINE.
- BENCHMARK - NGS KE1204 - ELY-1005.24
- CURRENT USE - RESIDENTIAL / PROPOSED USE - RESIDENTIAL
- CURRENT ZONING RR-2.5 / PROPOSED ZONING RR 2.5
- ALL PROPOSED STRUCTURES WITHIN THIS PLAT SHALL COMPLY WITH THE LEAVENWORTH COUNTY ZONING AND SUBDIVISION REGULATIONS.
- ALL LOTS WILL BE ON SEPTIC SEWER SYSTEMS. AN ENGINEERED WASTE SYSTEM MAY BE REQUIRED DUE TO POOR SOIL CONDITIONS.
- TITLE COMMITMENT VIA MCCAFFREE-SHORT TITLE COMPANY - FILE NO. L23-29427
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE USED WHEN DESIGNING AND CONSTRUCTION OF DRIVEWAYS AND OTHER STRUCTURES. RE-VEGETATION OF ALL DISTURBED AREAS SHALL BE COMPLETED WITHIN 45 DAYS AFTER FINAL GRADING.
- REFERENCED SURVEY  
-MORNING DEER FARM SUBDIVISION BOOK 8, PAGE 18.
- LOTS ARE SUBJECT TO THE CURRENT ACCESS MANAGEMENT POLICY.
- THERE ARE NO OFF-PLAT RESTRICTIONS IN PLACE.
- PROPERTY ACCESS VIA 170TH STREET.
- AN EXCEPTION HAS BEEN GRANTED FROM ARTICLE 50, SECTION 40.3.1. LOT-DEPTH TO LOT-WIDTH FOR LOT 1.
- ALL STRUCTURES BUILT WITHIN THE SUBDIVISION SHALL COMPLY WITH RESOLUTION 2020-39, OR AS AMENDED.

## VICINITY MAP



This is to certify on this 13TH day of FEBRUARY, 2023 this field survey was completed on the ground by me or under my direct supervision and that said survey meets or exceeds the "Kansas Minimum Standards" for boundary surveys.

ROGER B. DILL LS 1408

JOB NO: 23-026

SCALE PREPARED FOR

150 75 0 150  
SCALE IN FEET

SEC-TWN-RNG BARBARA & MICHAEL BOSWORTH

16-12S-22E ADDRESS: 17161 MORNING DEER RD, LINWOOD, KS 66052

DATE

APRIL 27, 2023

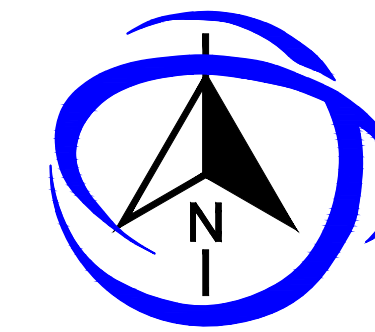
**DESCRIPTION**

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ROAD EASEMENT (FOR INFORMATIONAL PURPOSES):  
PART OF NORTHWEST 1/4, BEGINNING 660 FEET SOUTH OF NE CORNER, W 1320 FEET, N 27.5 FEET, W 990 FEET, S 27.5 FEET, E 330 FEET, S 26 FEET W 1980 FEET, N 26 FEET TO THE POINT OF BEGINNING, LESS RIGHT OF WAY, TRACT 26 FEET X 1980 FEET, SECTION 16, TOWNSHIP 12 RANGE 22 EAST IN LEAVENWORTH COUNTY, KANSAS.

**SURVEYORS SUGGESTED**  
A TRACT OF LAND IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 12 SOUTH, RANGE 22 EAST, OF THE 6TH P.M., IN LEAVENWORTH COUNTY, KANSAS, PREPARED BY ROGER B. DILL PS 1408 ON APRIL 27, 2023; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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PRECISION: 1 PART IN 5819106.667



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

**06-26-2023**  
**OLSSON REVIEW**  
**No Further**  
**Comment**

**ALC**  
ATLAS LAND CONSULTING  
SURVEYING | ENGINEERING | DRONE | CAD  
14500 Parallel Road, Unit R, Basehor KS 66007  
913-702-5073  
ANDREA@ALCONSULT-LLC.COM

**PRELIMINARY PLAT**

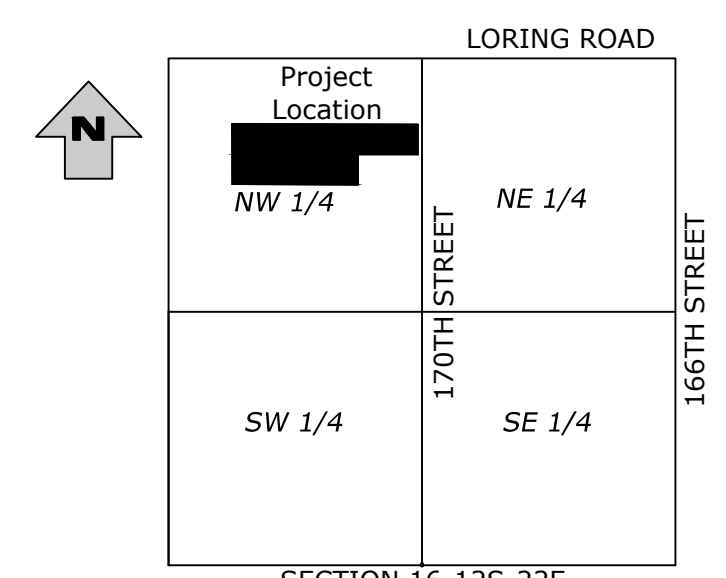
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- THE MINIMUM FRONT YARD SETBACK FOR SINGLE FAMILY LOT SHALL BE 105 FEET FROM THE CENTERLINE OF THE ROAD.
- THE MINIMUM SIDE YARD SETBACK FOR SINGLE FAMILY LOT SHALL BE 15 FEET FROM EACH SIDE OF STRUCTURE. DETACHED ACCESSORY STRUCTURES MAY BE BUILT WITHIN 15 FEET OF THE SIDE PROPERTY LINE.
- THE MINIMUM REAR YARD SETBACK FOR SINGLE FAMILY LOT SHALL BE 40 FEET FROM THE STRUCTURE TO THE PROPERTY LINE. DETACHED ACCESSORY STRUCTURES MAY BE BUILT WITHIN 15 FEET OF THE REAR PROPERTY LINE.
- BENCHMARK - NGS KE1204 - ELY-1005.24
- CURRENT USE - RESIDENTIAL / PROPOSED USE - RESIDENTIAL
- CURRENT ZONING RR-2.5 / PROPOSED ZONING RR 2.5
- ALL PROPOSED STRUCTURES WITHIN THIS PLAT SHALL COMPLY WITH THE LEAVENWORTH COUNTY ZONING AND SUBDIVISION REGULATIONS.
- ALL LOTS WILL BE ON SEPTIC SEWER SYSTEMS. AN ENGINEERED WASTE SYSTEM MAY BE REQUIRED DUE TO POOR SOIL CONDITIONS.
- TITLE COMMITMENT VIA MCCAFFREE-SHORT TITLE COMPANY - FILE NO. L23-29427
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE USED WHEN DESIGNING AND CONSTRUCTION OF DRIVEWAYS AND OTHER STRUCTURES. RE-VEGETATION OF ALL DISTURBED AREAS SHALL BE COMPLETED WITHIN 45 DAYS AFTER FINAL GRADING.
- REFERENCED SURVEY - MORNING DEER FARM SUBDIVISION BOOK 8, PAGE 18.
- LOTS ARE SUBJECT TO THE CURRENT ACCESS MANAGEMENT POLICY.
- THERE ARE NO OFF-PLAT RESTRICTIONS IN PLACE.
- PROPERTY ACCESS VIA 170TH STREET.
- AN EXCEPTION HAS BEEN GRANTED FROM ARTICLE 50, SECTION 40.3.1. LOT-DEPTH TO LOT-WIDTH FOR LOT 1.
- ALL STRUCTURES BUILT WITHIN THE SUBDIVISION SHALL COMPLY WITH RESOLUTION 2020-39, OR AS AMENDED.

**VICINITY MAP**



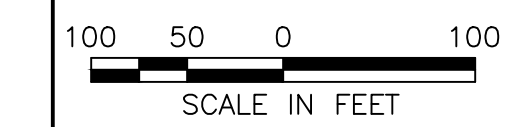
This is to certify on this 13TH day of FEBRUARY, 2023 this field survey was completed on the ground by me or under my direct supervision and that said survey meets or exceeds the "Kansas Minimum Standards" for boundary surveys.

ROGER B. DILL LS 1408

JOB NO: 23-026

SCALE

PREPARED FOR



SEC-TWN-RNG

BARBARA & MICHAEL BOSWORTH  
ADDRESS: 17161 MORNING DEER RD,  
LINWOOD, KS 66052

16-12S-22E

DATE

APRIL 27, 2023

- NW CORNER OF THE NW 1/4  
SEC 16-12S-22E  
FOUND 1/2" REBAR
- 9.12' NNE TO 60D NAIL IN 4" OAK TREE
  - 19.94' NNW TO 60D NAIL IN 10" OAK TREE
  - 27.95' W TO 60D NAIL IN 10" HICKORY TREE

FOUND 1/2" REBAR NO  
CAP ORIGIN UNCERTAIN  
(HELD E/W, 8.75' NORTH  
OF SECTION LINE)

FOUND 1/2" REBAR  
NO CAP ORIGIN  
UNCERTAIN (7.21'  
NORTH OF  
SECTION LINE)

FOUND 1/2" REBAR  
NO CAP ORIGIN  
UNCERTAIN (3.27'  
SOUTH OF  
SECTION LINE)

FOUND 1/2" REBAR NO CAP  
ORIGIN UNCERTAIN (HELD E/W,  
6.05' NORTH OF SECTION LINE)

UNPLATTED  
PARCEL ID  
235160000008000  
OWNER:  
DONALD G &  
VICTORIA L PARR

UNPLATTED  
PARCEL ID  
235160000007000  
OWNER:  
CYNTHIA S VERA TRUST

UNPLATTED  
PARCEL ID  
235160000006000  
OWNER:  
JOSHUA CHARLES &  
SARA KRISTINE PIERCE

UNPLATTED  
PARCEL ID  
235160000005000  
OWNER:  
MICHAEL E & BARBARA  
ANN BOSWORTH TRUST

UNPLATTED  
PARCEL ID  
235160000004000  
OWNER:  
MARK E & CHERYL L ROSS

UNPLATTED  
PARCEL ID  
2351600000012000  
OWNER:  
MICHAEL E & BARBARA  
ANN BOSWORTH TRUST  
PER BOOK 555 PAGE 360

UNPLATTED  
PARCEL ID  
2351600000009000  
OWNER:  
DONALD G & VICTORIA L PARR

UNPLATTED  
PARCEL ID  
2351600000010000  
OWNER:  
COLE PETERSON

UNPLATTED  
PARCEL ID  
2351600000013000  
OWNER:  
PAUL R & JEAN E TRIGG TRUST

FOUND 1/2" REBAR NO  
CAP ORIGIN UNCERTAIN  
(2.91' E & 3.93' N OF  
CORNER)

FOUND 1" SQUARE HEAD  
BOLT ORIGIN UNCERTAIN  
(HELD E/W & 7.27'  
NORTH OF CORNER)

FOUND 1/2" REBAR NO  
CAP ORIGIN UNCERTAIN  
(HELD)

SW CORNER OF THE NW 1/4  
SEC 16-12S-22E  
FOUND 1/2" REBAR

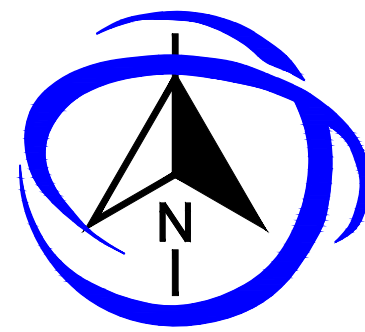
- 7.7' S TO 60D NAIL TOP FENCE POST
- 0.9' W TO 60D NAIL TOP FENCE POST
- 21.2' E TO 60D NAIL & LS-655 WASHER SOUTH FACE 16" OAK TREE

SE CORNER OF THE NW 1/4  
SEC 16-12S-22E  
FOUND 1/2" REBAR

- 14.3' NW TO 60D NAIL & WASHER IN EAST FACE 30" COTTONWOOD TREE
- 25.6' SE TO TOP CENTERLINE SOUTH END OF CMP
- 10.1' ENE TO TOP CENTERLINE NORTH END OF CMP
- 76.5' E TO 60D NAIL IN SOUTH FACE OF POWER POLE
- 26.1' NE TO CENTER OF 3" MAILBOX POST
- 36.8' SW TO 60D NAIL & WASHER IN EAST FACE 16" MAPLE TREE
- 12' NNW TO 1/2" REBAR LAYING FLAT

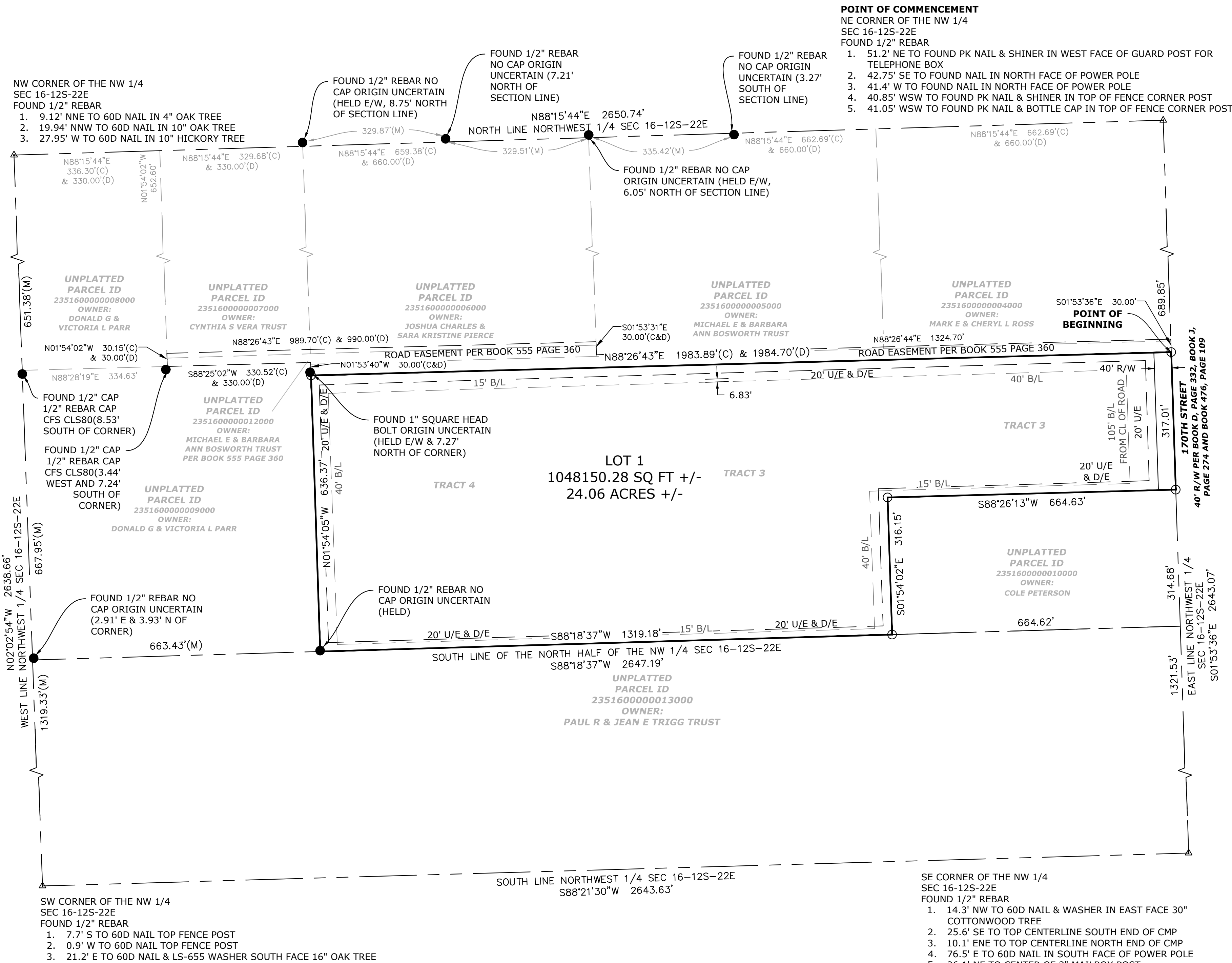
**BOSWORTH ADDITION**

A TRACT OF LAND IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 12 SOUTH, RANGE 22 EAST, OF THE 6TH P.M., IN LEAVENWORTH COUNTY, KANSAS



# BOSWORTH ADDITION

A TRACT OF LAND IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 16,  
TOWNSHIP 12 SOUTH, RANGE 22 EAST, OF THE 6TH P.M., IN LEAVENWORTH COUNTY, KANSAS



**DESCRIPTION**  
PER TITLE COMMITMENT VIA MCCAFFREE-SHORT TITLE COMPANY FILE NO. L23-29427  
**TRACT 3:**  
A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 12 SOUTH, RANGE 22 EAST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING SOUTH 00 DEGREES 21'46" EAST 1326.86 FEET AND SOUTH 89 DEGREES 58'09" WEST 1324.62 FEET FROM THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 16; THENCE WEST PARALLEL TO THE EAST-WEST CENTER LINE OF SECTION 16, 660 FEET; THENCE NORTH PARALLEL TO THE NORTH-SOUTH CENTER LINE OF SAID SECTION, 634 FEET; THENCE EAST 660 FEET; THENCE SOUTH 634 FEET TO THE POINT OF BEGINNING, IN LEAVENWORTH COUNTY, KANSAS.  
AND ALSO:  
A TRACT OF LAND IN THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 12 SOUTH, RANGE 22 EAST OF THE SIXTH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING SOUTH 89 DEGREES 58'09" WEST 664.62 FEET FROM THE SOUTHEAST CORNER OF THE NORTH 1/2 OF SAID NORTHWEST 1/4; THENCE SOUTH 89 DEGREES 58'09" WEST 660 FEET; THENCE NORTH 00 DEGREES 22'06" WEST 634 FEET; THENCE NORTH 89 DEGREES 58'09" EAST 660 FEET; THENCE SOUTH 00 DEGREES 22'06" EAST 634 FEET TO THE POINT OF BEGINNING, IN LEAVENWORTH COUNTY, KANSAS.  
**TRACT 4:**  
BEGINNING SOUTH 89 DEGREES 58'09" WEST 40 FEET AND NORTH 00 DEGREES 21'40" WEST 317 FEET MORE OR LESS FROM THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 12 SOUTH, RANGE 22 TO THE BEGINNING POINT OF THIS TRACT; THENCE NORTH 00 DEGREES 21'40" WEST 317 FEET; THENCE SOUTH 89 DEGREES 58'09" WEST 624.70 FEET; THENCE SOUTH 00 DEGREES 22'06" EAST 317 FEET; THENCE NORTH 89 DEGREES 58'09" EAST 624.66 FEET TO BEGINNING, IN LEAVENWORTH COUNTY, KANSAS.  
PART OF NORTHWEST 1/4, BEGINNING 660 FEET SOUTH OF NE CORNER, W 1320 FEET, N 27.5 FEET, W 990 FEET, S 27.5 FEET, E 330 FEET, S 26 FEET W 1980 FEET, N 26 FEET TO THE POINT OF BEGINNING, LESS RIGHT OF WAY, TRACT 26 FEET X 1980 FEET, SECTION 16, TOWNSHIP 12 RANGE 22 EAST IN LEAVENWORTH COUNTY, KANSAS.

**POINT OF COMMENCEMENT**  
NE CORNER OF THE NW 1/4  
SEC 16-12S-22E  
FOUND 1/2" REBAR  
1. 51.2' NE TO FOUND PK NAIL & SHINER IN WEST FACE OF GUARD POST FOR TELEPHONE BOX  
2. 42.75' SE TO FOUND NAIL IN NORTH FACE OF POWER POLE  
3. 41.4' W TO FOUND NAIL IN NORTH FACE OF POWER POLE  
4. 40.85' WSW TO FOUND PK NAIL & SHINER IN TOP OF FENCE CORNER POST  
5. 41.05' WSW TO FOUND PK NAIL & BOTTLE CAP IN TOP OF FENCE CORNER POST

**SURVEYORS SUGGESTED**  
A TRACT OF LAND IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 12 SOUTH, RANGE 22 EAST, OF THE 6TH P.M., IN LEAVENWORTH COUNTY, KANSAS, PREPARED BY ROGER B. DILL PS 1408 ON APRIL 27, 2023; MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 01°53'36" EAST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 689.85 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE SOUTH 01°53'36" EAST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 317.01 FEET; THENCE SOUTH 88°26'13" WEST, A DISTANCE OF 664.63 FEET; THENCE SOUTH 01°54'02" EAST, A DISTANCE OF 316.15 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHWEST QUARTER; THENCE SOUTH 88°19'37" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1319.18 FEET; THENCE NORTH 01°54'05" WEST, A DISTANCE OF 636.37 FEET; THENCE NORTH 88°26'43" EAST, A DISTANCE OF 1983.89 FEET TO THE POINT OF BEGINNING.  
CONTAINING 1,048,150.28 SQUARE FEET OR 24.06 ACRES MORE OR LESS; INCLUDING ROAD RIGHT OF WAY  
PRECISION: 1 PART IN 5819106.667

**DEDICATION**  
The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as "BOSWORTH ADDITION".  
The streets and roads shown on this plat and not heretofore dedicated to public use, are hereby so dedicated by easement.  
The undersigned proprietor of the above described tract of land does hereby certify that all prior existing easement rights on land to be dedicated for the public use running to any person, utility, or corporation have been absolved except that same person, utility or corporation shall retain whatever rights they would have as if located in a public street.

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction, or maintenance and use of conduits, water, gas, electrical, sewer pipes, poles, wires, drainage facilities, ducts and cables, and similar utility facilities upon, over, and under these areas outlined and designated on this plat as "Utility Easement" or "U/E", is hereby granted to the Leavenworth County, Kansas, and other governmental entities as may be authorized by state law to use such easement for said purposes.  
"Drainage Easements" or "D/E" shown on this plat are hereby dedicated for the purpose of constructing, using replacing and maintaining a culvert, storm sewer, drainage ditch, or other drainage facility or tributary connections, including similar facilities, and appurtenances thereto, including the right to maintain, repair and replace the drainage facility and for any reconstruction and future expansion of such facility, together with the right of access for the same, is hereby dedicated for public use. Drainage Easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm drainage facilities. The maintenance and upkeep of said Easements shall be the responsibility of the individual owners of the lots whereupon said Easements are dedicated. Leavenworth County shall bear no responsibility for any maintenance and upkeep of said Easements.

The use of all lots in this subdivision shall hereafter be subject to the restrictions which will be executed as a separate instrument of writing and will be recorded in the Office of the Register of Deeds of Leavenworth County, Kansas, said restrictions will hereby be made a part of the dedication of this plat as though fully set forth herein. RECORDED: DATE \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
Building Lines are hereby established as shown on the accompanying plat and no building or portion thereof shall be built or constructed between this line and the street line.  
**Theory of Location:**  
It is evident, per deeds and occupation lines, that the parcels in the North half of the Northwest Quarter were divided with the intent of following the un-filed plat of "Morning Deer Farm Subdivision, First Addition". The breakdown of said North half, using the section corners as they sit today, does not work with said un-filed plat. In an effort to not create gaps or gores, we are holding the sectional breakdown, as it exists today, for the North, West and South lines of said North Half. For the interior breakdown of said North half, we are holding monuments that match said un-filed plat.

We also found two bars that represent the South line of the North half of said North Half (+/- 660 feet from the North line of said Northwest Quarter), we are not holding those bars due to those not meeting the intent of said un-filed plat.  
IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.  
OWNER  
MICHAEL E BOSWORTH TRUSTEE, MICHAEL E & BARBARA ANN BOSWORTH TRUST  
BARBARA ANN BOSWORTH TRUSTEE, MICHAEL E & BARBARA ANN BOSWORTH TRUST  
STATE OF KANSAS )  
COUNTY OF LEAVENWORTH )  
BE IT REMEMBERED, that on this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_, before me, a Notary Public in and for said County and State, came MICHAEL E BOSWORTH TRUSTEE AND BARBARA ANN BOSWORTH TRUSTEE OF MICHAEL E & BARBARA ANN BOSWORTH TRUST, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.  
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year above written.  
My Commission Expires: \_\_\_\_\_  
Notary Public  
The County Engineer's plat review is only for general conformance with the subdivision regulations as adopted by Leavenworth County. The County is not responsible for the accuracy or adequacy of the design, dimensions, elevations, and quantities.  
COUNTY ENGINEER  
This is to certify that this instrument was filed for record in the Register of Deeds office on the \_\_\_\_\_ day of \_\_\_\_\_, 2023, in Book \_\_\_\_\_ Page \_\_\_\_\_.  
REGISTER OF DEEDS, TERRILLOIS G. MASHBURN  
I hereby certify this plat meets the requirements of K.S.A. 58-2005. The face of this plat was reviewed for compliance with Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for survey information only.  
**Reviewed 2023.06.26 No Comments**  
LEAVENWORTH COUNTY SURVEYOR  
DANIEL BAUMCHER, PS-1363

SE CORNER OF THE NW 1/4  
SEC 16-12S-22E  
FOUND 1/2" REBAR  
1. 14.3' NW TO 60D NAIL & WASHER IN EAST FACE 30" COTTONWOOD TREE  
2. 25.6' SE TO TOP CENTERLINE SOUTH END OF CMP  
3. 10.1' ENE TO TOP CENTERLINE NORTH END OF CMP  
4. 76.5' E TO 60D NAIL IN SOUTH FACE OF POWER POLE  
5. 26.1' NE TO CENTER OF 3" MAILBOX POST  
6. 36.8' SW TO 60D NAIL & WASHER IN EAST FACE 16" MAPLE TREE  
7. 12' NNW TO 1/2" REBAR LAYING FLAT

This plat of BOSWORTH ADDITION has been submitted and approved by Leavenworth County Planning Commission, this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.  
CHAIRMAN - STEVEN ROSENTHAL  
SECRETARY - JOHN JACOBSON  
This plat approved by the Board of County Commissioners of Leavenworth County, Kansas, this day of \_\_\_\_\_, 202\_\_.  
(SEAL)  
CHAIRMAN - Vicki Kaaz  
ATTEST - COUNTY CLERK - JANET KLASINSKI



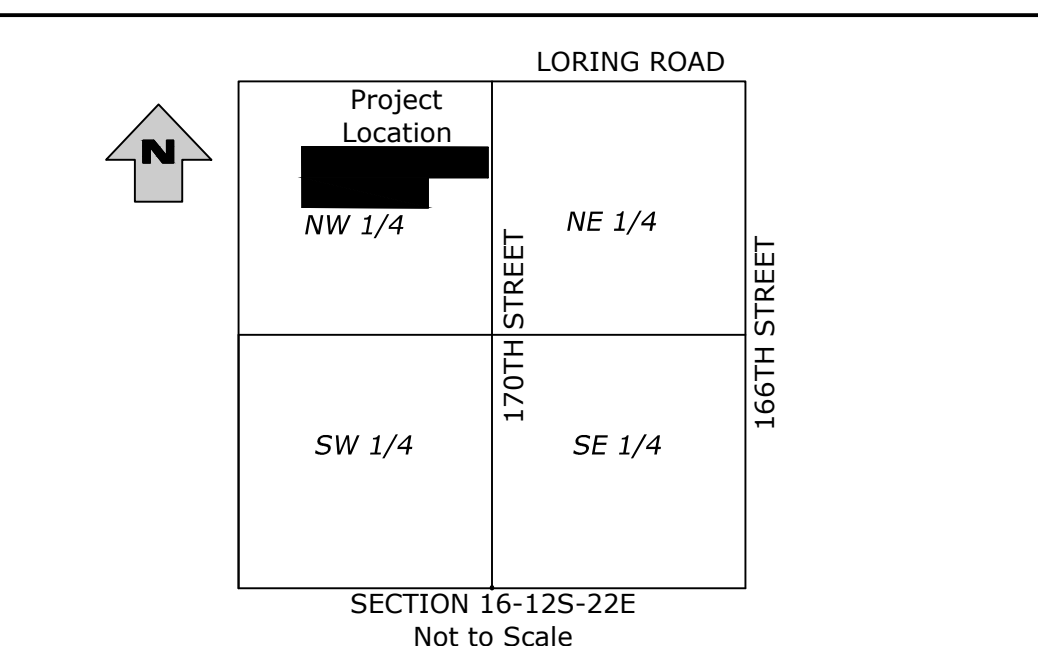
## FINAL PLAT LEGEND

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

## GENERAL NOTES

1. THE BASIS FOR THE BEARING SYSTEM FOR THIS PLAT IS THE KANSAS NORTH ZONE U.S. STATE PLANE 1983, THE EAST LINE OF THE NORTHWEST QUARTER OF SEC 16-12S-22E S01°53'36"E.
2. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN FEET.
3. FLOODPLAIN NOTE: ACCORDING TO "FIRM" MAP COMMUNITY PANEL NUMBERS 20103C0350G EFFECTIVE JULY 16, 2015, THIS PLAT IS LOCATED IN ZONES "X".
4. KS ONE CALL WAS CALLED AT THE TIME OF SURVEY TICKET NO. 23276318.
5. THE MINIMUM FRONT YARD SETBACK FOR SINGLE FAMILY LOT SHALL BE 105 FEET FROM THE CENTERLINE OF THE ROAD.
6. THE MINIMUM SIDE YARD SETBACK FOR SINGLE FAMILY LOT SHALL BE 15 FEET FROM EACH SIDE OF STRUCTURE. DETACHED ACCESSORY STRUCTURES MAY BE BUILT WITHIN 15 FEET OF THE SIDE PROPERTY LINE.
7. THE MINIMUM REAR YARD SETBACK FOR SINGLE FAMILY LOT SHALL BE 40 FEET FROM THE STRUCTURE TO THE PROPERTY LINE. DETACHED ACCESSORY STRUCTURES MAY BE BUILT WITHIN 15 FEET OF THE REAR PROPERTY LINE.
8. BENCHMARK - NGS KE1204 - ELY-1005.24
9. CURRENT USE - RESIDENTIAL / PROPOSED USE - RESIDENTIAL
10. CURRENT ZONING RR-2.5 / PROPOSED ZONING RR 2.5
11. ALL PROPOSED STRUCTURES WITHIN THIS PLAT SHALL COMPLY WITH THE LEAVENWORTH COUNTY ZONING AND SUBDIVISION REGULATIONS.
12. ALL LOTS WILL BE ON SEPTIC SEWER SYSTEMS. AN ENGINEERED WASTE SYSTEM MAY BE REQUIRED DUE TO POOR SOIL CONDITIONS.
13. TITLE COMMITMENT VIA MCCAFFREE-SHORT TITLE COMPANY - FILE NO. L23-29427
14. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE USED WHEN DESIGNING AND CONSTRUCTION OF DRIVEWAYS AND OTHER STRUCTURES. RE-VEGETATION OF ALL DISTURBED AREAS SHALL BE COMPLETED WITHIN 45 DAYS AFTER FINAL GRADING.
15. REFERENCED SURVEY  
-MORNING DEER FARM SUBDIVISION BOOK 8, PAGE 18.
16. LOTS ARE SUBJECT TO THE CURRENT ACCESS MANAGEMENT POLICY.
17. THERE ARE NO OFF-PLAT RESTRICTIONS IN PLACE.
18. PROPERTY ACCESS VIA 170TH STREET.
19. AN EXCEPTION HAS BEEN GRANTED FROM ARTICLE 50, SECTION 40.3.1. LOT-DEPTH TO LOT-WIDTH FOR LOT 1.
20. ALL STRUCTURES BUILT WITHIN THE SUBDIVISION SHALL COMPLY WITH RESOLUTION 2020-39, OR AS AMENDED.

## VICINITY MAP



This is to certify on this 13TH day of FEBRUARY, 2023 this field survey was completed on the ground by me or under my direct supervision and that said survey meets or exceeds the "Kansas Minimum Standards" for boundary surveys.

ROGER B. DILL LS 1408

JOB NO: 23-026

SCALE PREPARED FOR

150 75 0 150 SCALE IN FEET

SEC-TWN-RNG BARBARA & MICHAEL BOSWORTH

16-12S-22E ADDRESS: 17161 MORNING DEER RD, LINWOOD, KS 66052

DATE

APRIL 27, 2023

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

**Leavenworth County  
Request for Board Action  
Case No. DEV-23-053/054  
Preliminary & Final Plat B&P Estates**

**Date:** July 26, 2023  
**To:** Board of County Commissioners  
**From:** Planning & Zoning Staff

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

**Additional Reviews as needed:**

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

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**Action Requested:** The applicants are requesting a Preliminary and Final Plat for a seven-lot subdivision, with lots ranging in size from 2.51 to 14.95 acres.

**Analysis:** The applicants are requesting approval of a seven-lot subdivision for a parcel of land located at the intersection of 158<sup>th</sup> Street and Evans Road. The proposed lots meet the requirements of the Zoning & Subdivision Regulations.

The subdivision is a Class A subdivision, being located within 660' of the City of Basehor and Sewer District 8. The City of Basehor replied that they do not comment on applications in the unincorporated portion of the County and Sewer District 8 does not have the capacity to include the proposed subdivision. A waiver of sanitary sewer requirements has been recommended for approval by the Planning Commission. Suburban Water District did respond that they do have the capacity to support fire hydrants for this proposed subdivision, therefore staff recommends that the applicant must install fire hydrants in compliance with the memo received from Emergency Management.

**Recommendation:** The Planning Commission voted 7-0 to recommend approval of Case No.DEV-23-053/054, Preliminary and Final Plat for B&P Estates subject to conditions.

**Alternatives:**

1. Approve Case No. DEV-23-053/054, Preliminary and Final Plat for B&P Estates, with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-23-053/054, Preliminary and Final Plat for B&P Estates, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-23-053/054, Preliminary and Final Plat for B&P 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  
BOARD OF COUNTY COMMISSIONERS  
STAFF REPORT**

CASE NO: DEV-23-053/054 B&P Estates

July 26, 2023

REQUEST: **Consent Agenda**  
 Preliminary Plat                       Final Plat

**STAFF REPRESENTATIVE:**  
 AMY ALLISON  
 DEPUTY DIRECTOR

**SUBJECT PROPERTY:** 17891 158<sup>TH</sup> STREET

**APPLICANT/APPLICANT AGENT:**  
 JOE HERRING  
 HERRING SURVEYING

**PROPERTY OWNER:**  
 B&P DEVELOPMENT LLC  
 17334 174<sup>TH</sup> STREET  
 BASEHOR, KS 66007

**CONCURRENT APPLICATIONS:**  
 NONE

**LAND USE**

ZONING: RR-2.5

FUTURE LAND USE DESIGNATION:  
 RESIDENTIAL (2.5 MIN ACRE)

**LEGAL DESCRIPTION:**

The Northeast Quarter of the Northeast Quarter of Section 15, Township 11 South, Range 22 East of the 6th P.M., in Leavenworth County Kansas.

SUBDIVISION: N/A

FLOODPLAIN: N/A

**PLANNING COMMISSION RECOMMENDATION:** APPROVAL WITH CONDITIONS

**PROPERTY INFORMATION**

**ACTION OPTIONS:**

1. Approve Case No. DEV-23-053/054, Preliminary and Final Plat for B&P Estates, with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-23-053/054, Preliminary and Final Plat for B&P Estates, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-23-053/054, Preliminary and Final Plat for B&P Estates, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

PARCEL SIZE:

36 ACRES

PARCEL ID NO:

185-15-0-00-00-001.00

BUILDINGS:

MULTIPLE ACCESSORY STRUCTURES

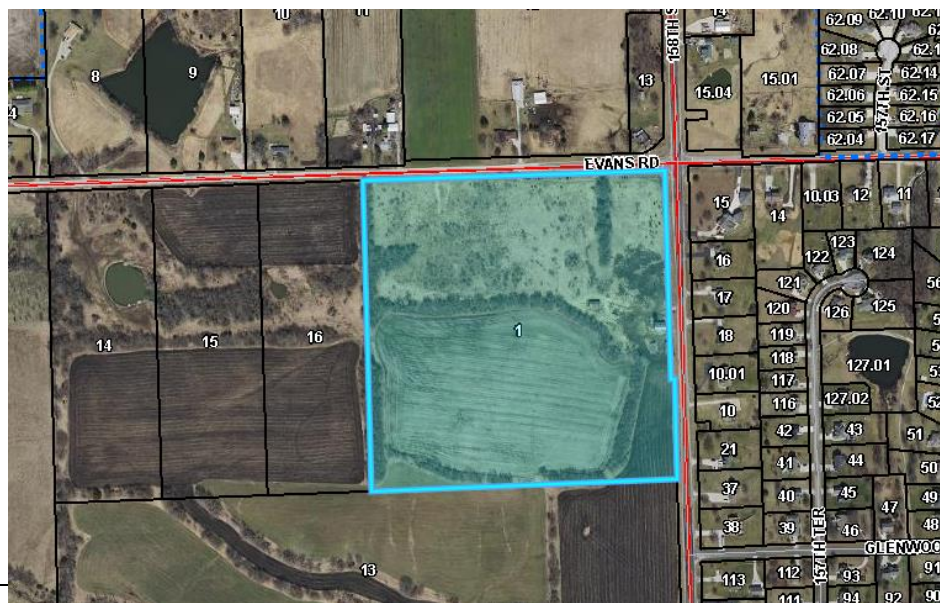
**PROJECT SUMMARY:**

Request for a preliminary and final plat approval to subdivide property located at 17891 158<sup>th</sup> Street (PID) as Lots 1 through 7 of B&P Estates.

ACCESS/STREET:

158<sup>TH</sup> STREET - COUNTY ARTERIAL, PAVED ± 24'; EVANS ROAD - COUNTY COLLECTOR, PAVED ± 24'

**Location Map:**



**UTILITIES**

SEWER: PRIVATE SEPTIC SYSTEM

FIRE: FAIRMOUNT

WATER: SUBURBAN WATER

ELECTRIC: EVERGY

**NOTICE & REVIEW:**

STAFF REVIEW:

6/28/2023

NEWSPAPER NOTIFICATION:

7/1/2023

NOTICE TO SURROUNDING  
 PROPERTY OWNERS:

N/A

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

**STAFF COMMENTS:**

The applicant is proposing to divide a 36-acre parcel into seven lots. The Subdivision is classified as a Class A with all lots lying within the Urban Growth Area of the City of Basehor. Per the letter from the City of Basehor, dated February 16, 2023, the City does not have a position on the requirements for the proposed subdivision. Based on previous statements, the City will not require the subdivision to hook into the City's public water or sewer. Additionally, the proposed application is located within 660 ft. of Sewer District 8, but the email dated April 25, 2023 confirms that the parcel was not part of the original district nor is their capacity to add additional properties to the district. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not available to be extended, nor required to, for the proposed subdivision (see condition 3). The proposed lots range in size from 2.51 acres to 14.95 acres. Lots 5-7 will access off of 158<sup>th</sup> Street, with Lots 5 & 6 accessing from a shared drive in order to meet the driveway spacing requirements for an arterial roadway. Lots 1-4 will access off of Evans Road. Lots 3 & 4 will have a shared access easement contained on Lot 3. Access on all lots have been restricted to those proposed on the subdivision plat. There are existing accessory structures on the parcel, the original house has been removed. The buildings on Lot 6 are proposed to be removed to remain in compliance with the Zoning Regulations. The accessory structure on Lot 3 is proposed to remain, however, staff recommends placing a condition upon approval that will require a building permit be issued prior to the plat being filed with the Register of Deed. This is necessary to ensure that an accessory structure over 600 ft. is not on a lot without a single-family residence. The proposed lots conform with the requirements of the RR-2.5 district. Suburban Water District indicated that the existing infrastructure can support fire hydrants for this subdivision. Chuck Magaha with Emergency Management recommended that two fire hydrants be placed for this subdivision. Staff is generally in support with the proposed conditions.

**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.
5. A single-family residential permit shall be issued for Lot 3 prior to filing the final plat with the Register of Deeds.
6. The developer must comply with the following memorandums:
  - a. Email – Kyle Anderson, Planning & Development, dated April 26, 2023
  - b. Memo – Suburban Water , received July 7, 2023
  - c. Memo – Chuck Magaha, Emergency Management, dated May 5, 2023

**ATTACHMENTS:**

A: Application & Narrative

B: Zoning Maps

C: Memorandums

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

CK 9571

|   |                                       |
|---|---------------------------------------|
| Office Use Only                               |                                       |
| PID: <u>185-15</u> <u>001.00</u>              |                                       |
| Township: <u>Fairmount</u>                    |                                       |
| Planning Commission Meeting Date: _____       |                                       |
| Case No. <u>DEV-23-</u>                       | Date Received/Paid: <u>04.24.2023</u> |
| Zoning District <u>RR 2.5</u>                 |                                       |
| Comprehensive Plan land use designation _____ |                                       |

| APPLICANT <u>AGENT</u> INFORMATION         | OWNER INFORMATION                                      |
|--|--|
| NAME: <u>Herring Surveying Company</u>     | NAME: <u>B &amp; P Development LLC - Brian Johnson</u> |
| MAILING ADDRESS: <u>315 N. 5th Street</u>  | MAILING ADDRESS <u>17334 174th Street</u>              |
| CITY/ST/ZIP: <u>Leavenworth, KS 66048</u>  | CITY/ST/ZIP <u>Basehor, KS 66007</u>                   |
| PHONE: <u>913-651-3858</u>                 | PHONE: <u>N/A</u>                                      |
| EMAIL: <u>herringsurveying@outlook.com</u> | EMAIL <u>N/A</u>                                       |

**GENERAL INFORMATION**

Proposed Subdivision Name: B & P ESTATES

Address of Property: 00000 158th 17891 158th

Urban Growth Management Area: N/A

| SUBDIVISION INFORMATION   |   |  |
|---|---|--|
| Gross Acreage: <u>39.95 AC</u>  | Number of Lots: <u>7</u>  | Minimum Lot Size: <u>2.51 AC</u>             |
| Maximum Lot Size: <u>14.94 AC</u>   | Proposed Zoning: <u>RR 2.5</u>  | Density: <u>N/A</u>                          |
| Open Space Acreage: <u>N/A</u>  | Water District: <u>Suburban</u>   | Proposed Sewage: <u>Septic</u>               |
| Fire District: <u>Fairmount</u>   | Electric Provider: <u>Evergry</u>   | Natural Gas Provider: <u>Propane / Atmos</u> |
| Covenants: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  | Road Classification: <u>Local - <del>Collector - Arterial</del> - State - Federal</u> |  |
| Is any part of the site designated as Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No if yes, what is the panel number:   |   |  |
| I, the undersigned, am the owner <u>duly authorized agent</u> , of the aforementioned property situated in the unincorporated portion of Leavenworth County, Kansas. By execution of my signature, I do hereby officially apply for a final plat approval as indicated above. |   |  |
| Signature: <u>Joe Herring - digitally signed 4/22/2023</u>  |   | Date: <u>4-22-23</u>                         |

ATTACHMENT A

\* Owner Auth



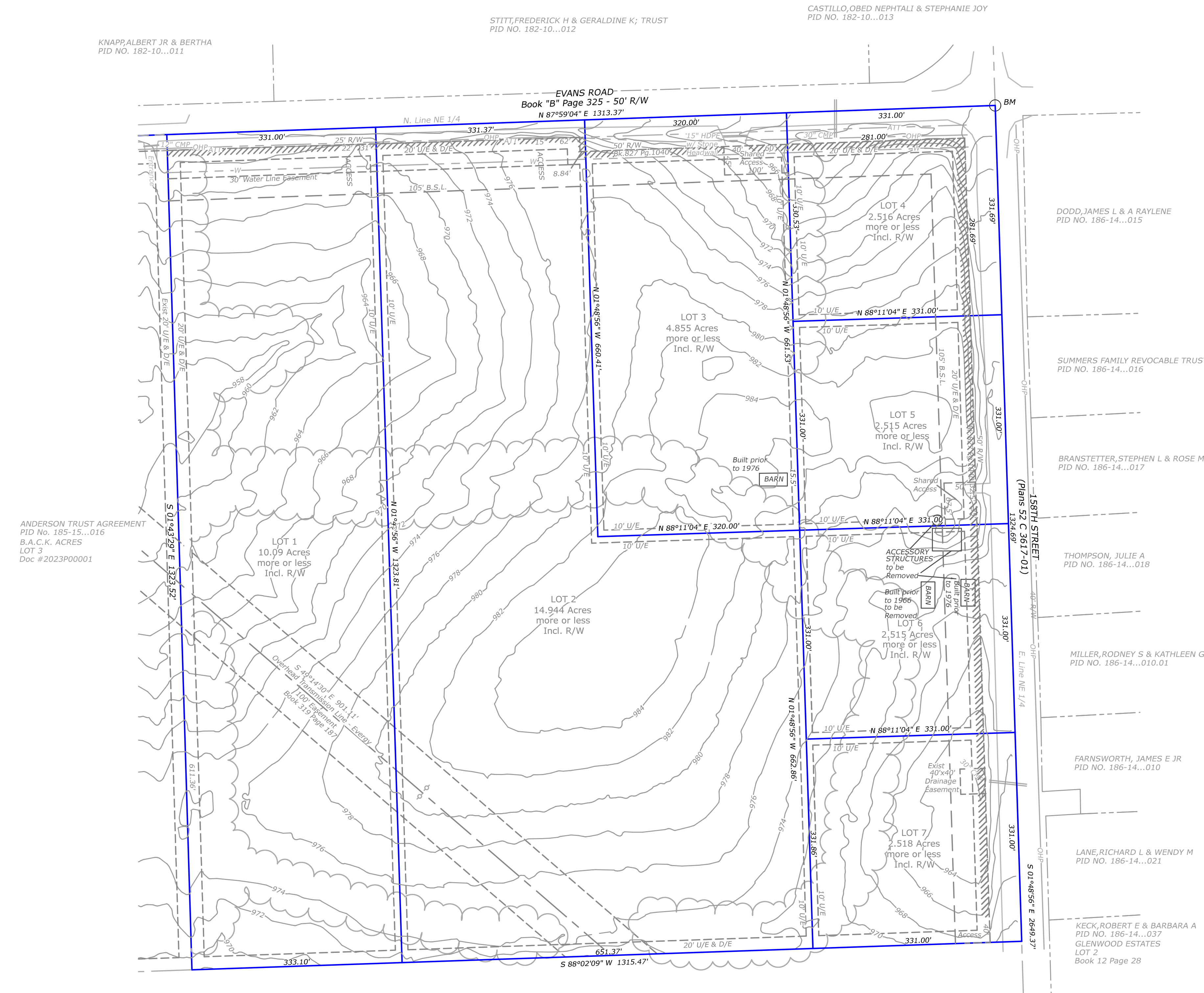
# B & P ESTATES

A Minor Subdivision in the Northeast Quarter of Section 15, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

## PRELIMINARY PLAT

PREPARED FOR:  
B & P DEVELOPMENT LLC  
17334 174TH ST  
BASEHOR, KS 66007  
PID # 185-15-0-00-001

RECORD DESCRIPTION:  
The Northeast Quarter of the Northeast Quarter of Section 15, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, less any part thereof taken or used for road purposes.

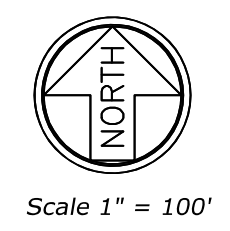
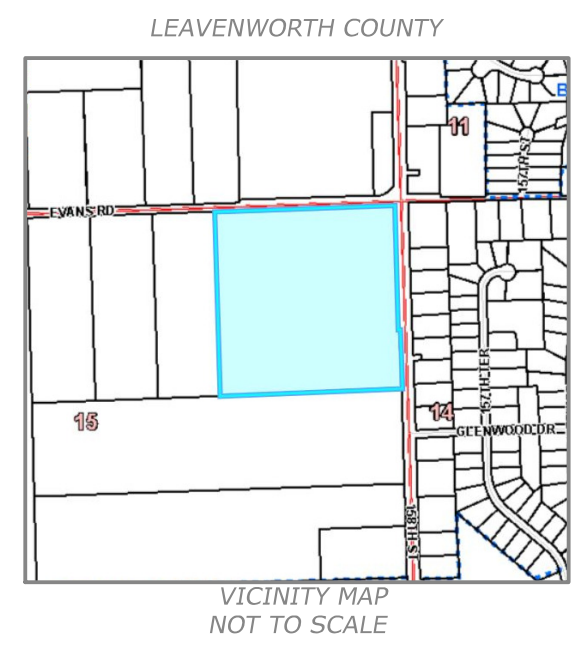


- LEGEND:**
- - 1/2" Rebar Set with Cap No. 1296
  - - 1/2" Rebar Found, unless otherwise noted.
  - - Concrete Base around Point
  - △ - PK Nail Found in Place
  - ( ) - Record / Deeded Distance
  - U/E - Utility Easement
  - D/E - Drainage Easement
  - B.S.L. - Building Setback Line
  - R/W - Permanent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

**ZONING:**  
RR 2.5 - Existing and Proposed - 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 : 400518
  - 5) Basis of Bearing - KS SPC North Zone 1501
  - 6) Monument Origin Unknown, unless otherwise noted.
  - 7) Proposed Lots for Residential Use.
  - 8) Road Record - See Survey
  - 9) Benchmark - NAVD88
  - 10) Easements, if any, are created hereon or listed in referenced title commitment.
  - 11) Reference Recorded Deed Doc # 2022R01758
  - 12) Utility Companies -  
- Water - Suburban  
- Electric - Evergy  
- Sewer - Septic / Lagoon  
- Gas - Propane / Natural Gas
  - 13) Reference Continental Title File Number 23448822 dated April 10, 2023.
  - 14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0327G dated July 16, 2015
  - 15) Building Setback Lines as shown hereon or noted below  
- All side yard setbacks - 15' (Accessory - 15')  
- All rear yard setbacks - 40' (Accessory - 15')
  - 16) Distances to and of structures, if any, are +- 1'.
  - 17) Easements as per referenced Title Commitment are shown hereon, if any.  
- Drainage Easement Bk.826 Pg.2383 lies within platted 20' Drainage Easement.  
- Southwestern Bell Telephone Easement Bk.420 Pg.40 lies within platted easement.
  - 18) Fence Lines do not necessarily denote the boundary line for the property.
  - 19) Reference Surveys:  
- B.A.C.K. ACRES - Doc # 2023P00001  
- GLENWOOD ACRES - Book 12 Page 28

- 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) Lots 3 and 4 have a shared access to Evans Road. Lots 5 and 6 have a shared access to 158th Street. Maintenance of the access drive is shared between the appropriate lots.
  - 6) Structures that exist within the building setback line or platted easement. Any future building or expansion must comply with the building setback. If the structure is damaged greater than 51% it may not be rebuilt or restored on the existing location and must meet all setbacks.
  - 7) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
  - 8) No off-plat restrictions.

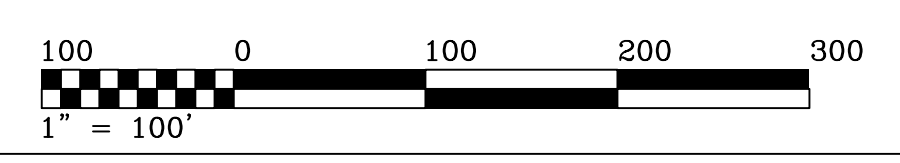


Scale 1" = 100'

Job # K-23-1681  
April 16, 2023 Rev. 6/20/23

J. HERRING, INC. (dba)  
**HERRING SURVEYING COMPANY**

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



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

Joseph A. Herring  
PS # 1296

# B & P ESTATES

A Minor Subdivision in the Northeast Quarter of Section 15, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

## FINAL PLAT

PREPARED FOR:  
B & P DEVELOPMENT LLC  
17334 174TH ST  
BASEHOR, KS 66007  
PID # 185-15-0-00-001

RECORD DESCRIPTION:  
The Northeast Quarter of the Northeast Quarter of Section 15, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, less any part thereof taken or used for road purposes.

**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: B & P 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 B & P ESTATES, have set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Brian Johnson  
Member of B & P DEVELOPMENT LLC

**NOTARY CERTIFICATE:**  
Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 2023, before me, a notary public in and for said County and State came Brian Johnson, Member of B & P Development 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 B & P ESTATES this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Secretary: John Jacobson  
Chairman: Steven Rosenthal

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

County Engineer - Mitch Pleak

**COUNTY COMMISSION APPROVAL:**  
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of B & P ESTATES this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

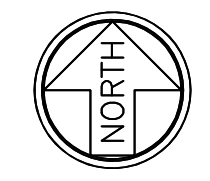
Chairman: Vicky Kaaz  
County Clerk: Janet Klasinski

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

Register of Deeds - TerriLois G. Mashburn

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

Daniel Baumchen, PS#1363  
County Surveyor



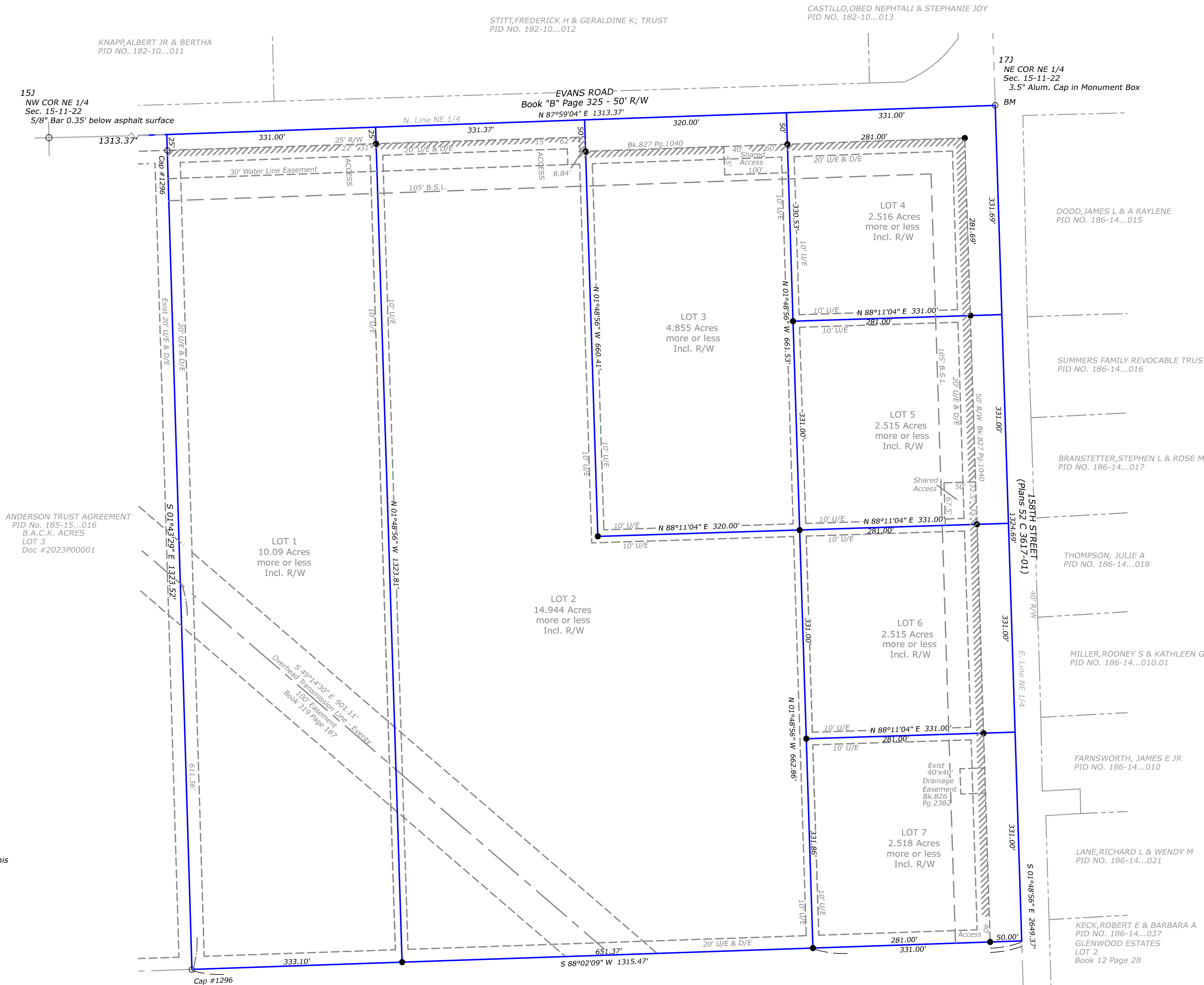
Scale 1" = 100'

Job # K-23-1681  
April 16, 2023 Rev. 6/20/23  
J. Herring, Inc. (dba)  
HERRING SURVEYING COMPANY  
315 North 5th Street, Leav., KS 66048  
Ph. 913.651.3858 Fax 913.674.5381  
Email - survey@herringinc.com

100 0 100 200 300  
1" = 100'



VICINITY MAP  
NOT TO SCALE

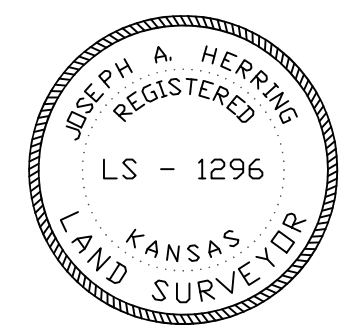


- LEGEND:**
- - 1/2" Rebar Set with Cap No. 1296
  - - 1/2" Rebar Found, unless otherwise noted.
  - - Concrete Base around Point
  - △ - PK Nail Found in Place
  - ( ) - Record / Deeded Distance
  - U/E - Utility Easement
  - D/E - Drainage Easement
  - B.S.L. - Building Setback Line
  - R/W - Permanent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

**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 : 974549, 39.95 Acres, more or less, Incl. R/W
  - 5) Basis of Bearing - KS SPC North Zone 1301
  - 6) Monument Origin Unknown, unless otherwise noted.
  - 7) Proposed Lots for Residential Use.
  - 8) Road Record - See Survey
  - 9) Benchmark - NAVD88
  - 10) Easements, if any, are created hereon or listed in referenced title commitment.
  - 11) Reference Recorded Deed Doc # 2022R01758
  - 12) Utility Companies -
    - Water - Suburban
    - Electric - Evergy
    - Sewer - Septic / Lagoon
    - Gas - Propane / Natural Gas
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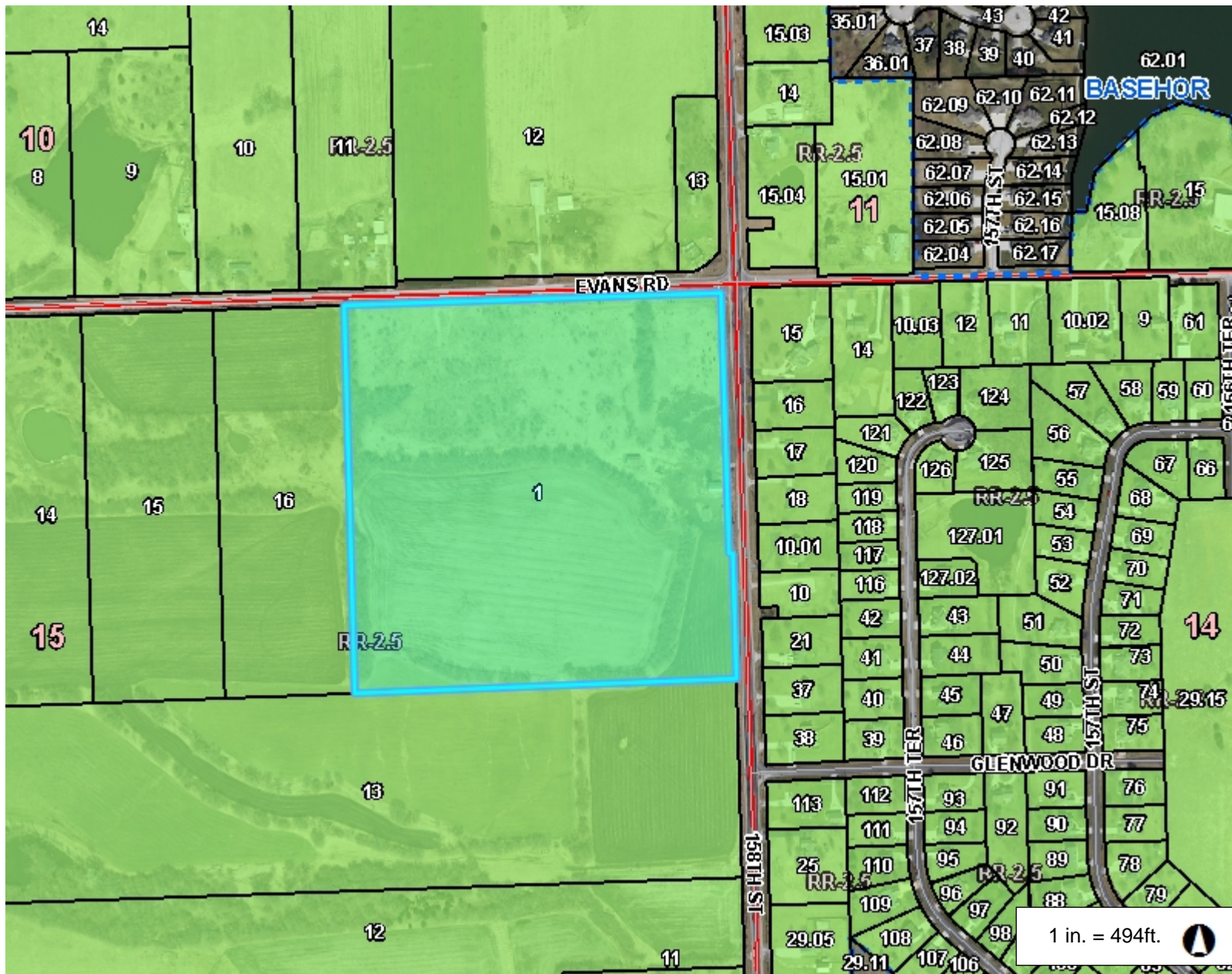
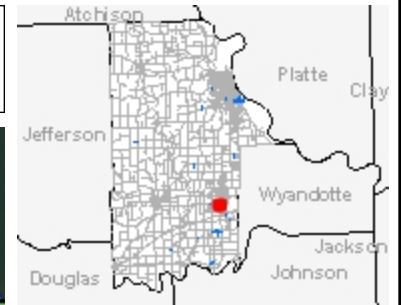
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  - 5) Lots 3 and 4 have a shared access to Evans Road. Lots 5 and 6 have a shared access to 158th Street. Maintenance of the access drive is shared between the appropriate lots.
  - 6) Structures that exist within the building setback line or platted easement. Any future building or expansion must comply with the building setback. If the structure is damaged greater than 51% it may not be rebuilt or restored on the existing location and must meet all setbacks.
  - 7) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
  - 8) No off-plat restrictions.



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

Joseph A. Herring  
PS # 1296

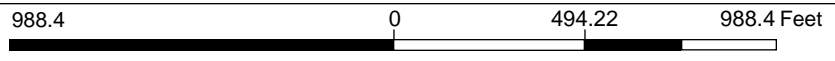
# DEV-23-053/054 B&P Estates



### 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. = 494ft.



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



# City of Basehor

2620 N 155<sup>th</sup> Street, Basehor, KS 66007  
913-724-1370 info@cityofbasehor.org

February 16, 2023

Joe Herring  
315 N. 5<sup>th</sup> Street  
Leavenworth, KS 66048

Subject: Potential Land Division at 158<sup>th</sup> & Evans"

Dear Leavenworth County, Kansas Planning Department,

Thank you for reaching to us regarding the property generally located at 158<sup>th</sup> and Evans Road, a property outside of the city limits of Basehor. We appreciate the opportunity for input.

The City of Basehor does not have an interlocal agreement with Leavenworth County regarding the Urban Growth Boundary, as that was unanimously denied by our Governing Body in 2019. As a result, the City of Basehor does not have jurisdiction over the subject property.

The current Basehor Comprehensive Plan can be found here:

<https://www.cityofbasehor.org/DocumentCenter/View/1199/2019-Comprehensive-Plan>

We have a draft of an updated Comprehensive Plan that can be found here:

<https://confluence.mysocialpinpoint.com/basehorplanning/comprehensive/>

We have also linked the most recently approved ordinance related to sanitary sewer systems – Ordinance No. 861. It can be found here: <https://www.cityofbasehor.org/DocumentCenter/View/2252/Ordinance-No-861?bidId=>. Coupled with the ordinance, we have additional maps and details found here: <https://storymaps.arcgis.com/stories/07244af52c4b4c9f8daba38d0514b14b>. The area in question with additional details can be found on pages 8&9 of the presentation.

Beyond what is included in the information mentioned above, the City of Basehor does not and will not have a formal position on the application presented to the Leavenworth County Planning Department.

Respectfully,

Krystal A. Voth, CFM  
Planning & Zoning Director  
City of Basehor  
913-724-1370

## Allison, Amy

---

**From:** Kyle Burkhardt <Kyle.Burkhardt@evergy.com>  
**Sent:** Tuesday, April 25, 2023 2:44 PM  
**To:** Allison, Amy; Magaha, Chuck; Miller, Jamie; Patzwald, Joshua; Van Parys, David; 'lingenfelserm@fairmountfd.org'; Design Group Shawnee; 'Travis@suburbanwaterinc.com'; 'Krystal A. Voth'; Yoakam, Aaron  
**Cc:** PZ  
**Subject:** RE: DEV-23-053/054 Preliminary and Final Plat – B&P Estates

Internal Use Only

Evergy approves and has no issues with the following request.

Thank you

### Kyle Burkhardt

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



---

**From:** Allison, Amy <AAllison@leavenworthcounty.gov>  
**Sent:** Tuesday, April 25, 2023 12:37 PM  
**To:** Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Van Parys, David <DVanParys@leavenworthcounty.gov>; 'lingenfelserm@fairmountfd.org' <lingenfelserm@fairmountfd.org>; Design Group Shawnee <DesignGroupShawnee@evergy.com>; 'Travis@suburbanwaterinc.com' <Travis@suburbanwaterinc.com>; 'Krystal A. Voth' <kvoth@cityofbasehor.org>; Yoakam, Aaron <AYoakam@leavenworthcounty.gov>  
**Cc:** PZ <PZ@leavenworthcounty.gov>  
**Subject:** RE: DEV-23-053/054 Preliminary and Final Plat – B&P Estates

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

---

Good Afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for a 7-lot subdivision at 17891 158th Street.

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by Monday, May 8, 2023.

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

## Allison, Amy

---

**From:** Yoakam, Aaron  
**Sent:** Tuesday, April 25, 2023 1:53 PM  
**To:** Allison, Amy  
**Subject:** Re: DEV-23-053/054 Preliminary and Final Plat – B&P Estates

I have previously answered that this property was not included in the sewer district and that while the district is currently not full to capacity with current properties, that if the land that was proposed in the original sewer district boundary is built out it would be at capacity.

Aaron

On Apr 25, 2023, at 1:34 PM, Allison, Amy <AAllison@leavenworthcounty.gov> wrote:

Aaron,

This property abuts the Sewer District 8 boundaries. We just need to know if the existing sewer district has the capacity to support the proposed lots or if they were included in the original boundaries.

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

---

**From:** Yoakam, Aaron <AYoakam@leavenworthcounty.gov>  
**Sent:** Tuesday, April 25, 2023 1:32 PM  
**To:** Allison, Amy <AAllison@leavenworthcounty.gov>  
**Subject:** RE: RE: DEV-23-053/054 Preliminary and Final Plat – B&P Estates

[Why am I included on this email?](#)

---

**From:** Allison, Amy <[AAllison@leavenworthcounty.gov](mailto:AAllison@leavenworthcounty.gov)>  
**Sent:** Tuesday, April 25, 2023 12:37 PM  
**To:** Magaha, Chuck <[cmagaha@lvsheriff.org](mailto:cmagaha@lvsheriff.org)>; Miller, Jamie <[JMiller@leavenworthcounty.gov](mailto:JMiller@leavenworthcounty.gov)>; Patzwald, Joshua <[jpatzwald@lvsheriff.org](mailto:jpatzwald@lvsheriff.org)>; Van Parys, David <[DVanParys@leavenworthcounty.gov](mailto:DVanParys@leavenworthcounty.gov)>; 'lingenfelserm@fairmountfd.org' <[lingenfelserm@fairmountfd.org](mailto:lingenfelserm@fairmountfd.org)>; 'DesignGroupShawnee@evergy.com' <[DesignGroupShawnee@evergy.com](mailto:DesignGroupShawnee@evergy.com)>; 'Travis@suburbanwaterinc.com' <[Travis@suburbanwaterinc.com](mailto:Travis@suburbanwaterinc.com)>; 'Krystal A. Voth' <[kvoth@cityofbasehor.org](mailto:kvoth@cityofbasehor.org)>; Yoakam, Aaron <[AYoakam@leavenworthcounty.gov](mailto:AYoakam@leavenworthcounty.gov)>  
**Cc:** PZ <[PZ@leavenworthcounty.gov](mailto:PZ@leavenworthcounty.gov)>  
**Subject:** RE: DEV-23-053/054 Preliminary and Final Plat – B&P Estates

Good Afternoon,

## Allison, Amy

---

**From:** Anderson, Kyle  
**Sent:** Wednesday, April 26, 2023 11:33 AM  
**To:** Allison, Amy  
**Subject:** RE: RE: DEV-23-053/054 Preliminary and Final Plat – B&P Estates

We have not received any complaints on this property. The only existing home will be removed so the old septic system for it will be decommissioned. Be sure to properly decommission the old septic tank.

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

---

**From:** Allison, Amy <AAllison@leavenworthcounty.gov>  
**Sent:** Tuesday, April 25, 2023 12:37 PM  
**To:** Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Van Parys, David <DVanParys@leavenworthcounty.gov>; 'lingenfelserm@fairmountfd.org' <lingenfelserm@fairmountfd.org>; 'DesignGroupShawnee@evergy.com' <DesignGroupShawnee@evergy.com>; 'Travis@suburbanwaterinc.com' <Travis@suburbanwaterinc.com>; 'Krystal A. Voth' <kvoth@cityofbasehor.org>; Yoakam, Aaron <AYoakam@leavenworthcounty.gov>  
**Cc:** PZ <PZ@leavenworthcounty.gov>  
**Subject:** RE: DEV-23-053/054 Preliminary and Final Plat – B&P Estates

Good Afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for a 7-lot subdivision at 17891 158th Street.

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by Monday, May 8, 2023.

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

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

# MEMO

**To:** Amy Allison  
**From:** Chuck Magaha  
**Subject:** B&P Estates Subdivision  
**Date:** May 5, 2023

Amy, I have reviewed the preliminary plat of the B&P Estates Subdivision presented by Brian and Paula Johnson. The subdivision meets the requirements for a fire hydrants and supported with a 6" water line as stated in the subdivision guidelines. The area in which the subdivision is proposed, fire hydrants need to be placed along the road right-a-way at Evans road 1000 feet West to Lots 1 and 2, another hydrant needs to be placed 1000 feet south of the intersection of 158<sup>th</sup> and Evans to Lots 6 and Lots 7. There is a fire hydrant located at 158th and Evans Road.

I have no further recommendation for this subdivision.

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



## Allison, Amy

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**From:** Mitch Pleak <mpleak@olsson.com>  
**Sent:** Friday, May 19, 2023 12:06 PM  
**To:** Allison, Amy  
**Cc:** Noll, Bill; McAfee, Joe  
**Subject:** RE: RE: DEV-23-053/054 Preliminary and Final Plat – B&P Estates  
**Attachments:** K-23-1681 B AND P FINAL Rev 5-14-23.pdf; K-23-1681 B AND P PRELIM Rev 5-14-23.pdf

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

Amy,  
Good Afternoon. The PP, FP, and drainage report has been reviewed. No further comment on the drainage report. Attached is comments on the PP and FP. Please let us know of any questions.

Sincerely,

Mitch Pleak

---

**From:** Baumchen, Daniel <DBaumchen@leavenworthcounty.gov>  
**Sent:** Thursday, May 18, 2023 11:02 AM  
**To:** Allison, Amy <AAllison@leavenworthcounty.gov>; Noll, Bill <BNoll@leavenworthcounty.gov>; Mitch Pleak <mpleak@olsson.com>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>  
**Subject:** RE: RE: DEV-23-053/054 Preliminary and Final Plat – B&P Estates

### This Message Is From an External Sender

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

Comments attached

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

---

**From:** Allison, Amy  
**Sent:** Tuesday, April 25, 2023 12:38 PM  
**To:** Noll, Bill <[BNoll@leavenworthcounty.gov](mailto:BNoll@leavenworthcounty.gov)>; 'Mitch Pleak' <[mpleak@olsson.com](mailto:mpleak@olsson.com)>; McAfee, Joe <[JMcAfee@leavenworthcounty.gov](mailto:JMcAfee@leavenworthcounty.gov)>; Baumchen, Daniel <[DBaumchen@leavenworthcounty.gov](mailto:DBaumchen@leavenworthcounty.gov)>  
**Subject:** FW: RE: DEV-23-053/054 Preliminary and Final Plat – B&P Estates

# B & P ESTATES

A Minor Subdivision in the Northeast Quarter of Section 15, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

## FINAL PLAT

PREPARED FOR:  
B & P DEVELOPMENT LLC  
17334 174TH ST  
BASEHOR, KS 66007  
PID # 185-15-0-00-001

RECORD DESCRIPTION:  
The Northeast Quarter of the Northeast Quarter of Section 15, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, less any part thereof taken or used for road purposes.

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: B & P 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 B & P ESTATES, have set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Brian Johnson  
Member of B & P DEVELOPMENT LLC

NOTARY CERTIFICATE:  
Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 2023, before me, a notary public in and for said County and State came Brian Johnson, Member of B & P Development 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 B & P ESTATES this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Secretary: John Jacobson  
Chairman: Steven Rosenthal

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

County Engineer - Mitch Pleak

COUNTY COMMISSION APPROVAL:  
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of B & P ESTATES this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Chairman: Vicky Kaaz  
County Clerk: Janet Klasinski

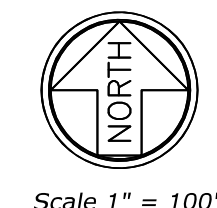
REGISTER OF DEED CERTIFICATE:  
Filed for Record as Document No. \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_, 2023 at \_\_\_\_\_ o'clock \_\_\_\_\_ M in the Office of the Register of Deeds of Leavenworth County, Kansas,

Register of Deeds - TerriLois G. Mashburn

I hereby certify that this 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.

Reviewed 2023.05.30 No Comments

Daniel Baumchen, PS#1363  
County Surveyor

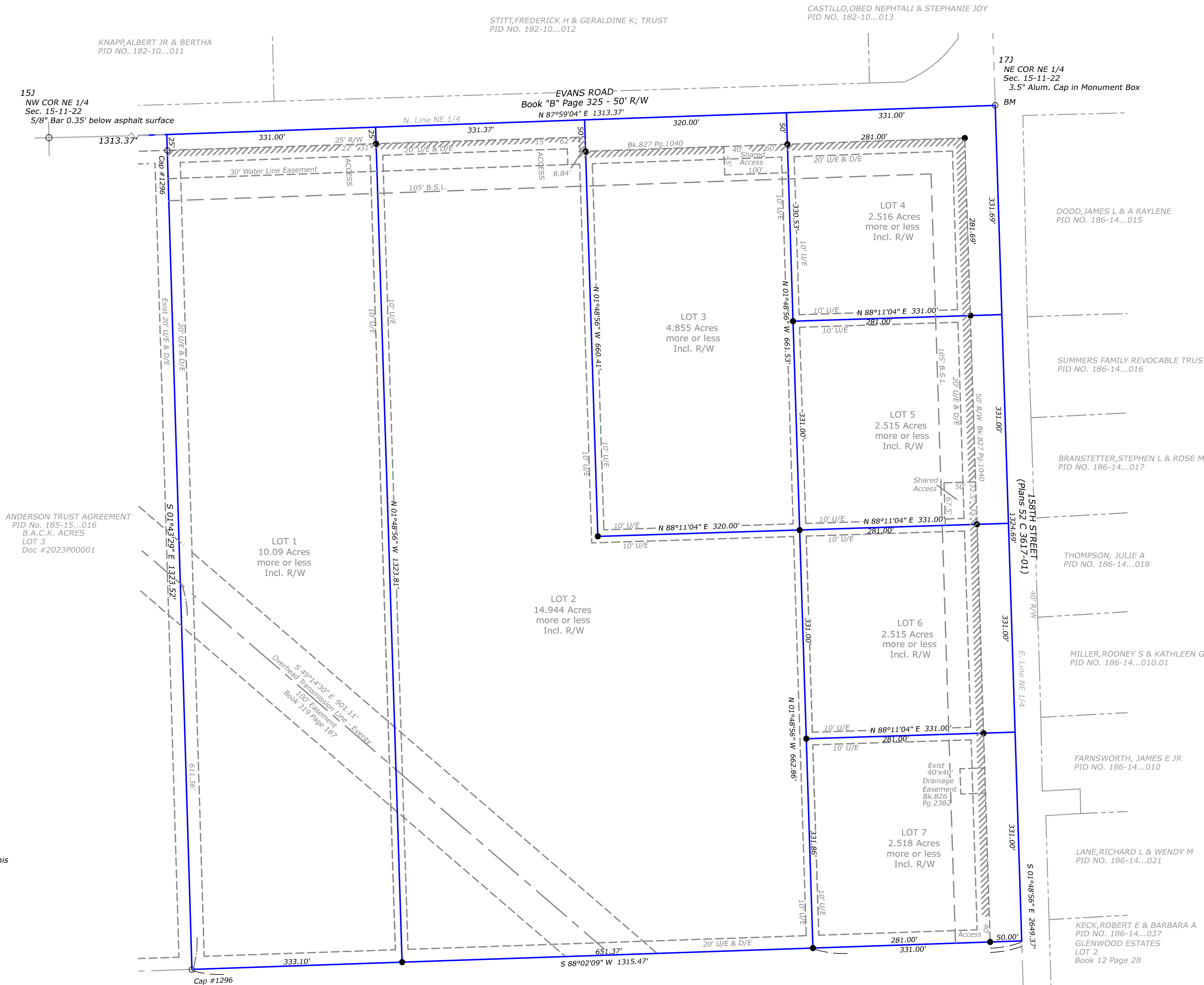


Job # K-23-1681  
April 16, 2023 Rev. 5/26/23  
J. Herring, Inc. (dba)  
HERRING SURVEYING COMPANY  
315 North 5th Street, Leav., KS 66048  
Ph. 913.651.3858 Fax 913.674.5381  
Email - survey@herringinc.com

Scale 1" = 100'



JONS, DAVID W  
PID NO. 185-15...013

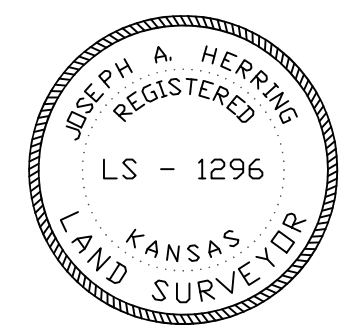


- LEGEND:
- - 1/2" Rebar Set with Cap No. 1296
  - - 1/2" Rebar Found, unless otherwise noted.
  - - Concrete Base around Point
  - △ - PK Nail Found in Place
  - ( ) - Record / Deeded Distance
  - U/E - Utility Easement
  - D/E - Drainage Easement
  - B.S.L. - Building Setback Line
  - R/W - Permanent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

ZONING:  
RR 2.5 - Rural Residential 2.5

- NOTES:
- This survey does not show ownership.
  - All distances are calculated from measurements or measured this survey, unless otherwise noted.
  - All recorded and measured distances are the same, unless otherwise noted.
  - Error of Closure - 1 : 974549, 39.95 Acres, more or less, Incl. R/W
  - Basis of Bearing - KS SPC North Zone 1501
  - Monument Origin Unknown, unless otherwise noted.
  - Proposed Lots for Residential Use.
  - Road Record - See Survey
  - Benchmark - NAVD88
  - Easements, if any, are created hereon or listed in referenced title commitment.
  - Reference Recorded Deed Doc # 2022R01758
  - Utility Companies -
    - Water - Suburban
    - Electric - Evergy
    - Sewer - Septic / Lagoon
    - Gas - Propane / Natural Gas
  - Reference Continental Title File Number 23448822 dated April 10, 2023.
  - Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0327G 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, not shown hereon.
  - Easements as per referenced Title Commitment are shown hereon, if any.
    - Drainage Easement Bk.826 Pg.2383 lies within platted 20' Drainage Easement.
    - Southwestern Bell Telephone Easement Bk.420 Pg.40 lies within platted easement.
  - Fence Lines do not necessarily denote the boundary line for the property.
  - Reference Surveys:
    - B.A.C.K. ACRES - Doc # 2023P00001
    - GLENWOOD ACRES - Book 12 Page 28

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



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

Joseph A. Herring  
PS # 1296

# B & P ESTATES

A Minor Subdivision in the Northeast Quarter of Section 15, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

## FINAL PLAT

PREPARED FOR:  
B & P DEVELOPMENT LLC  
17334 174TH ST  
BASEHOR, KS 66007  
PID # 185-15-0-00-001

RECORD DESCRIPTION:  
The Northeast Quarter of the Northeast Quarter of Section 15, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, less any part thereof taken or used for road purposes.

06-06-2023  
OLSSON REVIEW  
No Further  
Comment

**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: B & P ESTATES.

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

IN TESTIMONY WHEREOF,  
We, the undersigned owners of B & P ESTATES, have set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Brian Johnson  
Member of B & P DEVELOPMENT LLC

**NOTARY CERTIFICATE:**  
Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 2023, before me, a notary public in and for said County and State came Brian Johnson, Member of B & P Development 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 B & P ESTATES this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Secretary: John Jacobson  
Chairman: Steven Rosenthal

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

County Engineer - Mitch Pleak

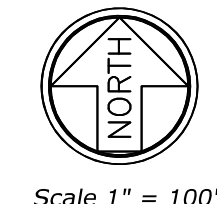
**COUNTY COMMISSION APPROVAL:**  
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of B & P ESTATES this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Chairman: Vicky Kaaz  
County Clerk: Janet Klasinski

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

Register of Deeds - TerriLois G. Mashburn

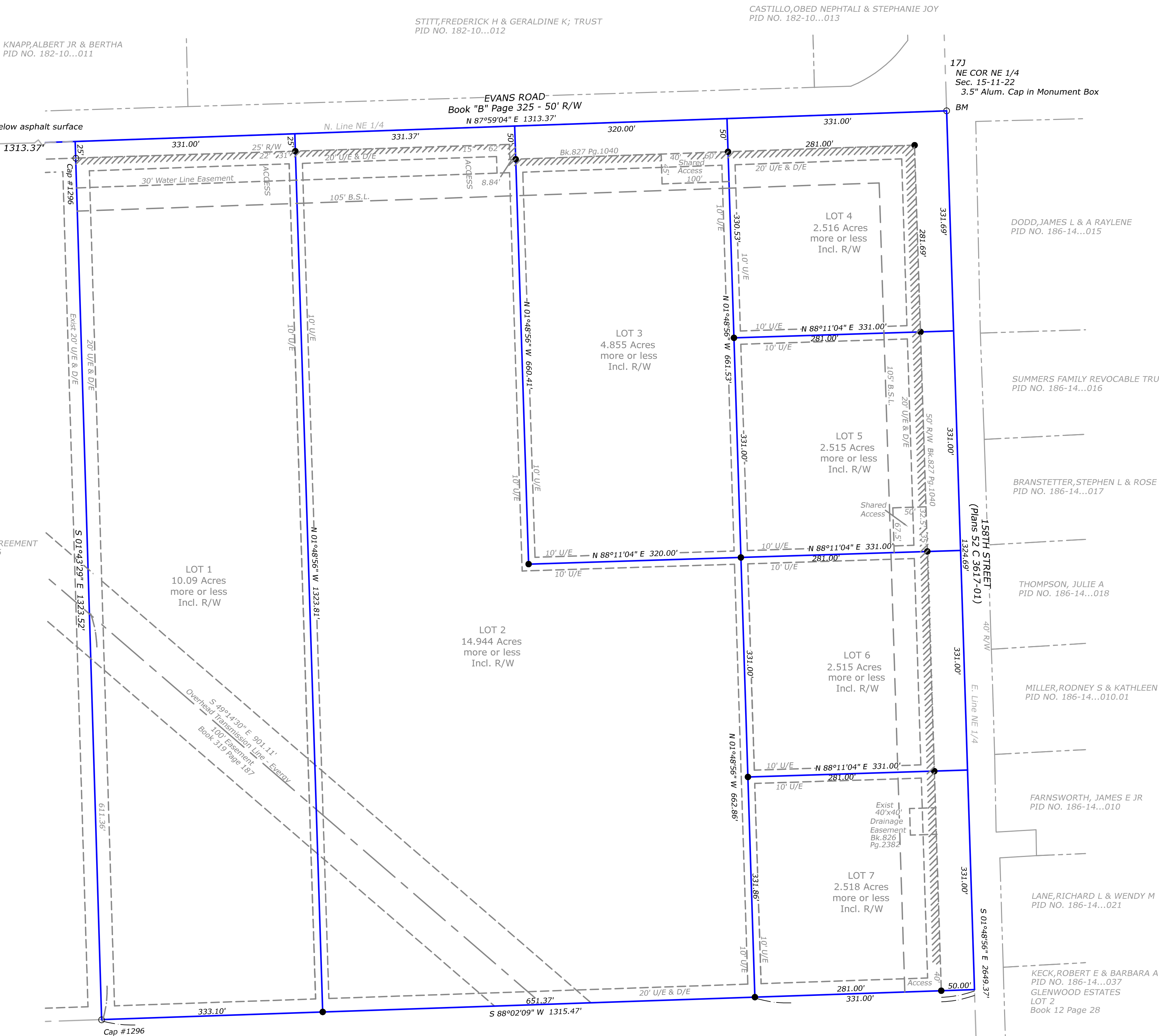
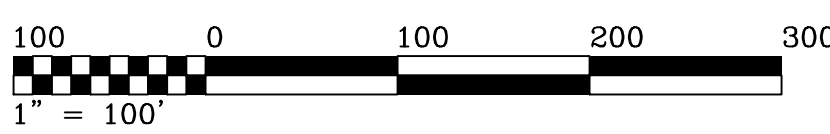
I hereby certify that this survey plat meets the requirements of K.S.A. 58-2005. The face of this survey plat was reviewed for compliance with Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for survey information only.



Scale 1" = 100'

Job # K-23-1681  
April 16, 2023 Rev. 6/2/23

Daniel Baumchen, PS#1363  
County Surveyor

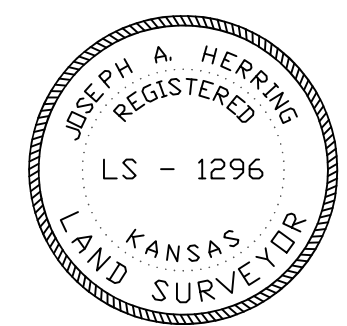
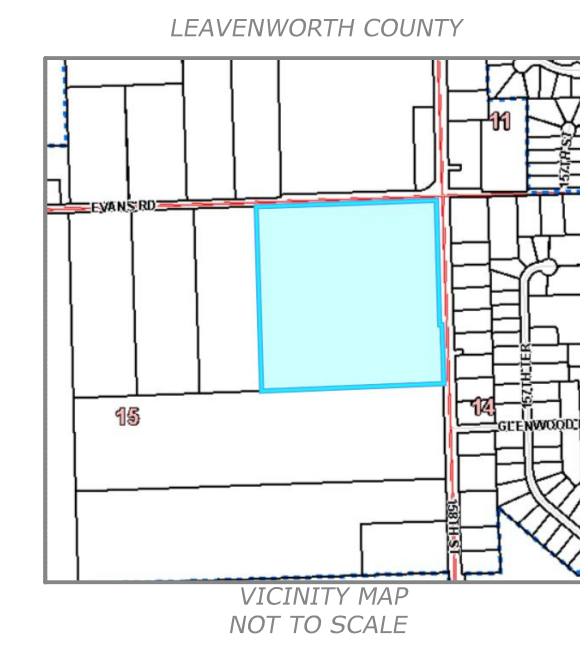


- LEGEND:**
- - 1/2" Rebar Set with Cap No. 1296
  - - 1/2" Rebar Found, unless otherwise noted.
  - - Concrete Base around Point
  - △ - PK Nail Found in Place
  - ( ) - Record / Deeded Distance
  - U/E - Utility Easement
  - D/E - Drainage Easement
  - B.S.L. - Building Setback Line
  - R/W - Permanent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

**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 : 974549, 39.95 Acres, more or less, Incl. R/W
  - 5) Basis of Bearing - KS SPC North Zone 1301
  - 6) Monument Origin Unknown, unless otherwise noted.
  - 7) Proposed Lots for Residential Use.
  - 8) Road Record - See Survey
  - 9) Benchmark - NAVD88
  - 10) Easements, if any, are created hereon or listed in referenced title commitment.
  - 11) Reference Recorded Deed Doc # 2022R01758
  - 12) Utility Companies -
    - Water - Suburban
    - Electric - Evergy
    - Sewer - Septic / Lagoon
    - Gas - Propane / Natural Gas
  - 13) Reference Continental Title File Number 23448822 dated April 10, 2023.
  - 14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0327G dated July 16, 2015
  - 15) Building Setback Lines as shown hereon or noted below
    - All side yard setbacks - 15' (Accessory - 15')
    - All rear yard setbacks - 40' (Accessory - 15')
  - 16) Existing Structures, if any, not shown hereon.
  - 17) Easements as per referenced Title Commitment are shown hereon, if any.
    - Drainage Easement Bk.826 Pg.2383 lies within platted 20' Drainage Easement.
    - Southwestern Bell Telephone Easement Bk.420 Pg.40 lies within platted easement.
  - 18) Fence Lines do not necessarily denote the boundary line for the property.
  - 19) Reference Surveys:
    - B.A.C.K. ACRES - Doc # 2023P00001
    - GLENWOOD ACRES - Book 12 Page 28

- 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) Lots 3 and 4 have a shared access to Evans Road. Lots 5 and 6 have a shared access to 158th Street. Maintenance of the access drive is shared between the appropriate lots.
  - 6) Structures that exist within the building setback line or platted easement. Any future building or expansion must comply with the building setback. If the structure is damaged greater than 51% it may not be rebuilt or restored on the existing location and must meet all setbacks
  - 7) No off-plat restrictions.



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

Joseph A. Herring  
PS # 1296

# B & P ESTATES

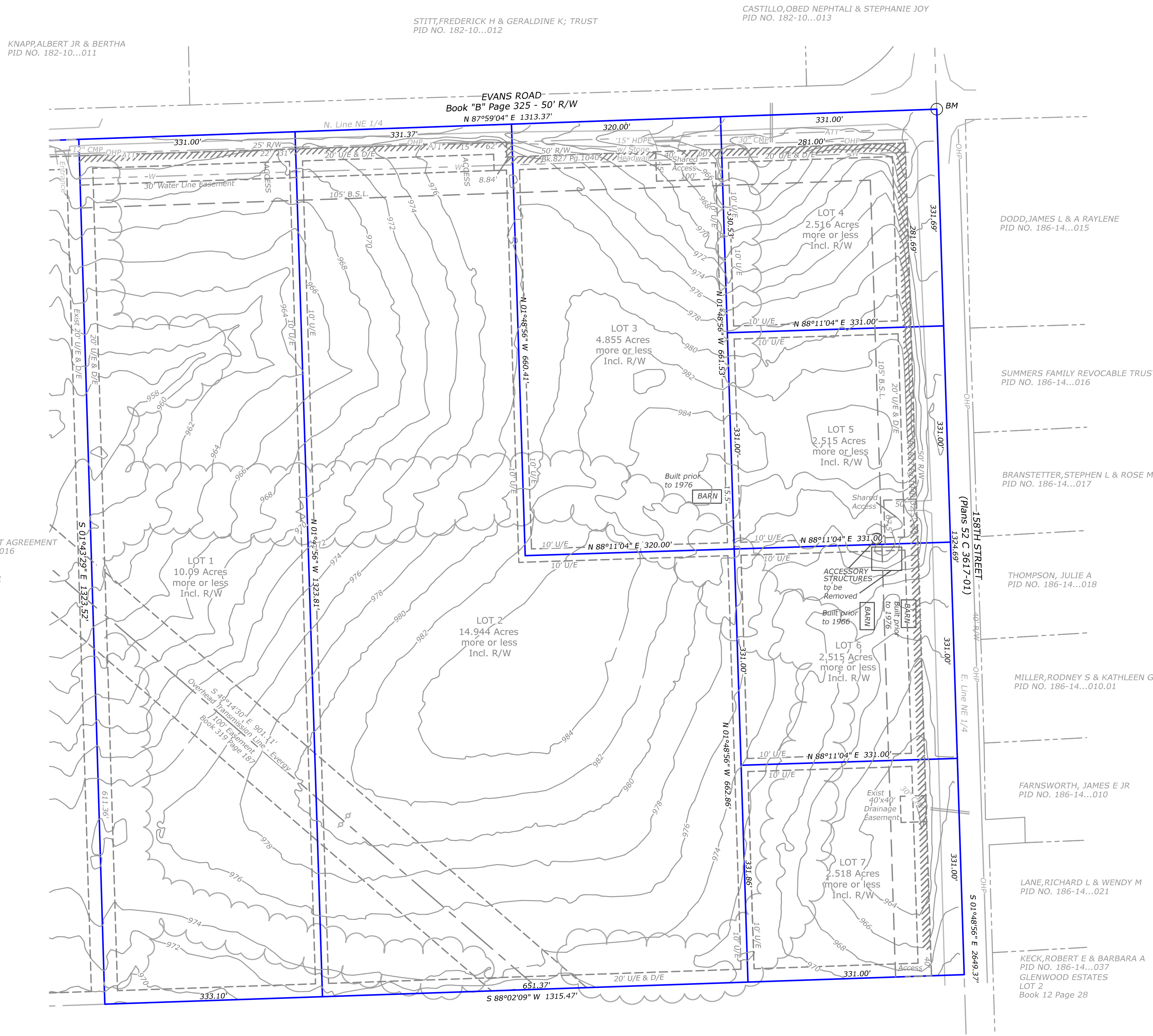
A Minor Subdivision in the Northeast Quarter of Section 15, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

## PRELIMINARY PLAT

PREPARED FOR:  
B & P DEVELOPMENT LLC  
17334 174TH ST  
BASEHOR, KS 66007  
PID # 185-15-0-00-001

RECORD DESCRIPTION:  
The Northeast Quarter of the Northeast Quarter of Section 15, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, less any part thereof taken or used for road purposes.

**06-06-2023**  
**OLSSON REVIEW**  
**No Further**  
**Comment**

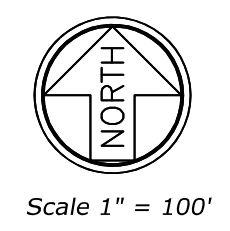
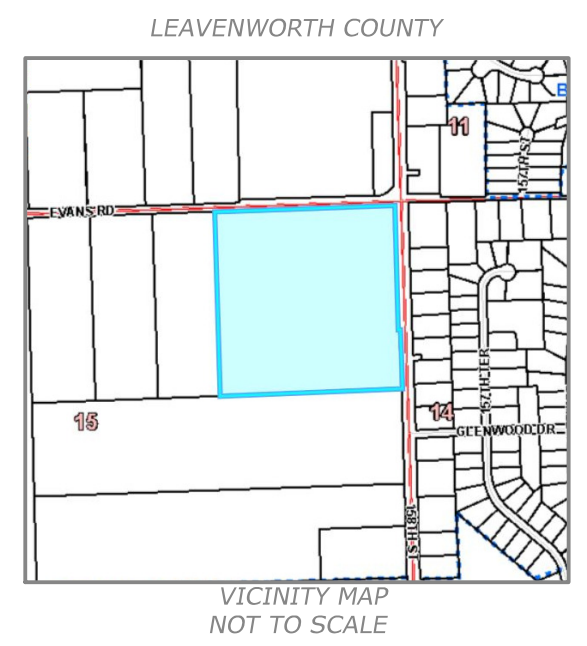


- LEGEND:**
- - 1/2" Rebar Set with Cap No. 1296
  - - 1/2" Rebar Found, unless otherwise noted.
  - - Concrete Base around Point
  - △ - PK Nail Found in Place
  - ( ) - Record / Deeded Distance
  - U/E - Utility Easement
  - D/E - Drainage Easement
  - B.S.L. - Building Setback Line
  - R/W - Permanent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

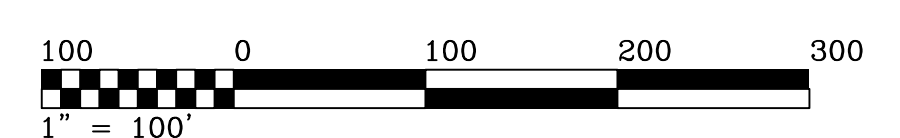
**ZONING:**  
RR 2.5 - Existing and Proposed - Rural Residential 2.5

- 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 : 400518
  - 5) Basis of Bearing - KS SPC North Zone 1501
  - 6) Monument Origin Unknown, unless otherwise noted.
  - 7) Proposed Lots for Residential Use.
  - 8) Road Record - See Survey
  - 9) Benchmark - NAVD88
  - 10) Easements, if any, are created hereon or listed in referenced title commitment.
  - 11) Reference Recorded Deed Doc # 2022R01758
  - 12) Utility Companies -  
- Water - Suburban  
- Electric - Evergy  
- Sewer - Septic / Lagoon  
- Gas - Propane / Natural Gas
  - 13) Reference Continental Title File Number 23448822 dated April 10, 2023.
  - 14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0327G dated July 16, 2015
  - 15) Building Setback Lines as shown hereon or noted below  
- All side yard setbacks - 15' (Accessory - 15')  
- All rear yard setbacks - 40' (Accessory - 15')
  - 16) Distances to and of structures, if any, are +- 1'.
  - 17) Easements as per referenced Title Commitment are shown hereon, if any.  
- Drainage Easement Bk.826 Pg.2383 lies within platted 20' Drainage Easement.  
- Southwestern Bell Telephone Easement Bk.420 Pg.40 lies within platted easement.
  - 18) Fence Lines do not necessarily denote the boundary line for the property.
  - 19) Reference Surveys:  
- B.A.C.K. ACRES - Doc # 2023P00001  
- GLENWOOD ACRES - Book 12 Page 28

- 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) Lots 3 and 4 have a shared access to Evans Road. Lots 5 and 6 have a shared access to 158th Street. Maintenance of the access drive is shared between the appropriate lots.
  - 6) Structures that exist within the building setback line or platted easement. Any future building or expansion must comply with the building setback. If the structure is damaged greater than 51% it may not be rebuilt or restored on the existing location and must meet all setbacks
  - 7) No off-plat restrictions.



Job # K-23-1681  
April 16, 2023 Rev. 6/2/23



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

Joseph A. Herring  
PS # 1296



# Leavenworth County Planning and Zoning Preliminary and Final Plat

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DATE: April 25, 2023  
RE: DEV-23-053/054 Preliminary and Final Plat – B&P Estates  
PID: 185-15-0-00-00-001.00  
To: Suburban Water District

The Department of Planning and Zoning has received a request for a Preliminary and Final Plat for a 7-lot subdivision at 17891 158<sup>th</sup> Street.

**Please address the following comments:**

- a. Does the water district have existing service lines in the vicinity of the proposed plat boundary to provide potable water to the lots of the subdivision?

**Response:** Yes

- b. What is the size and location of the water line(s) and fire hydrants that are adjacent to this property?

**Response:** Suburban Water has an existing 8" PVC Water Main located on the south side of Evans Road covering Lots 1-4. Suburban Water has an existing 16" Water Main located on the west side of 158<sup>th</sup> Street and 6" Water Main located on the east side of 158<sup>th</sup> Street. Residential services for 5 through 7 would be made off the existing 6" Water Main located on the east side of 158<sup>th</sup> Street. Suburban's closets Fire Hydrant to the proposed development is located at 158<sup>th</sup> Street and Evans Road on the SE Corner of the intersection.

- c. Would the water district allow fire hydrants to be installed on the existing service line(s) in the area of the proposed plat boundary?

**Response:** Yes the district would allow fire hydrants to be installed on the existing lines.

- d. Does the water district have plans to upgrade the service in this vicinity to such a level that fire hydrants can be installed in the foreseeable future, or within a set number of years? If so, what would the improvements consist of?

**Response:** Existing infrastructure will support fire hydrants. Future plans for this area, Suburban anticipates adding an additional 16" Water Main, along the south side of Evans Road, that will extend from 158<sup>th</sup> Street to 186<sup>th</sup> Street or ~3.5 miles.

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by Monday, May 8, 2023.

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

**Leavenworth County  
Request for Board Action  
Case No. DEV-23-059/060  
Preliminary & Final Plat Smith Creek Ridge**

**Date:** July 26, 2023  
**To:** Board of County Commissioners  
**From:** Planning & Zoning Staff

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

**Additional Reviews as needed:**

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

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**Action Requested:** The applicants are requesting a Preliminary and Final Plat for a two lot subdivision. Proposed Lot 1 will be 7.71 acres and Lot 2 will be 5.91 acres.

**Analysis:** The applicants are requesting approval of a two-lot subdivision for a parcel of land located at the west of Mitchell Road and Tonganoxie Drive. Both lots meet the requirements of the Zoning & Subdivision Regulations.

Proposed Lot 1 has a structure that was originally permitted as an accessory structure. The applicant will need to apply for a Single-Family Residential permit to bring the property into compliance. Staff recommended that this be placed as a condition of approval before the plat can be filed. The original house and remaining accessory structures will remain on Lot 2. The Old Lawrence-Leavenworth Road right-of-way used to abut the east property line of the parcel. The Board voted to vacate said right-of-way on June 21, 2023.

**Recommendation:** The Planning Commission voted 7-0 to recommend approval of Case No.DEV-23-059/060, Preliminary and Final Plat for Smith Creek Ridge subject to conditions.

**Alternatives:**

1. Approve Case No. DEV-23-059/060, Preliminary and Final Plat for Smith Creek Ridge, with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-23-059/060, Preliminary and Final Plat for Smith Creek Ridge, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-23-059/060, Preliminary and Final Plat for Smith Creek Ridge, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

**Budgetary Impact:**

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

**Total Amount Requested:** \$0.00

**Additional Attachments:** Staff Report, Plat, Planning Commission Minutes

**LEAVENWORTH COUNTY  
BOARD OF COUNTY COMMISSIONERS  
STAFF REPORT**

CASE NO: DEV-23-059/060 Smith Creek Ridge

July 26, 2023

**REQUEST: *Consent Agenda***

Preliminary Plat                       Final Plat

**STAFF REPRESENTATIVE:**

AMY ALLISON  
DEPUTY DIRECTOR

**SUBJECT PROPERTY: 19725 MITCHELL ROAD**

**APPLICANT/APPLICANT AGENT:**

LARRY HAHN  
HAHN SURVEYING

**PROPERTY OWNER:**

CHRISTOPHER & ASHLI SMITH  
19725 MITCHELL ROAD  
TONGANOXIE, KS 66086

**CONCURRENT APPLICATIONS:**

NONE

**LAND USE**

ZONING: RR-5

FUTURE LAND USE DESIGNATION:  
RESIDENTIAL (2.5 MIN ACRES)

**LEGAL DESCRIPTION:**

A tract of land in the Southeast ¼ of Section 26, Township 10 South, Range 21 East of the 6th P.M., in Leavenworth County Kansas.

SUBDIVISION: N/A

FLOODPLAIN: N/A

**PLANNING COMMISSION RECOMMENDATION: APPROVAL WITH CONDITIONS**

**PROPERTY INFORMATION**

**ACTION OPTIONS:**

1. Approve Case No. DEV-23-059/060, Preliminary and Final Plat for Smith Creek Ridge, with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-23-059/060, Preliminary and Final Plat for Smith Creek Ridge, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-23-059/060, Preliminary and Final Plat for Smith Creek Ridge, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

PARCEL SIZE:

13.62 ACRES

PARCEL ID NO:

147-26-0-00-00-011.00

BUILDINGS:

1 SINGLE FAMILY RESIDENCE,  
MULTIPLE ACCESSORY STRUCTURES,  
1 HOUSE IN CONSTRUCTION

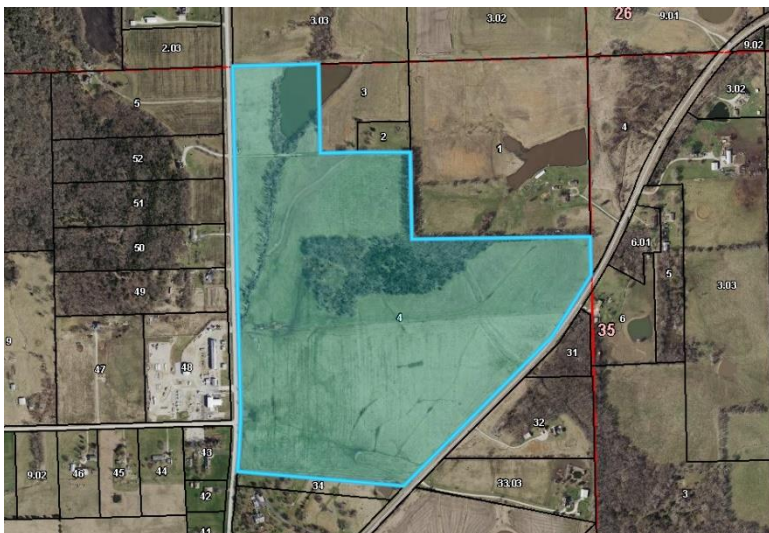
**PROJECT SUMMARY:**

Request for preliminary and final plat approval to subdivide property located at 19725 Mitchell Road as Lots 1 through 2 of Smith Creek Ridge.

ACCESS/STREET:

MITCHELL ROAD - COUNTY LOCAL,  
GRAVEL ± 24';

**Location Map:**



**UTILITIES**

SEWER: PRIVATE SEPTIC SYSTEM

FIRE: STRANGER

WATER: RWD 9

ELECTRIC: FREESTATE

**NOTICE & REVIEW:**

STAFF REVIEW:

6/23/2023

NEWSPAPER NOTIFICATION:

7/1/2023

NOTICE TO SURROUNDING  
PROPERTY OWNERS:

N/A

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

**STAFF COMMENTS:**

The applicant is proposing to divide a 13-acre parcel into two lots. The Subdivision is classified as a Class C with all lots lying within the Rural Growth Area of Leavenworth County. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision (see condition 3). Lot 1 will be 7.71 acres and Lot 2 will be approximately 5.91 acres in size. Both lots meet the standards of the RR-5 zoning district. The existing house and accessory structure will be located on Lot 2. The applicant has applied for an accessory structure permit, structure under construction, on what will be Lot 1. Based on a site check and information provided, the proposed structure appears to be a house. Prior to filing the plat, staff recommends that a condition be placed that will require the owners to apply for a single-family residence permit. Both lots will access off of Mitchell Road. A section of the Old Leavenworth-Lawrence road right-of-way ran along the eastern property line of Lot 2. The Board of County Commissioners vacated that right-of-way at their June 21, 2023 meeting. The applicant will need to reference that vacation on the face of the plat.

**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. A single-family residential permit for Lot 1 shall be filed with the Planning & Zoning Department prior to the plat being filed with the Register of Deeds.
6. The vacation number for the Old Leavenworth-Lawrence Right-of-Way shall be labeled on the face of the plat prior to the plat being filed with the Register of Deeds.
7. The developer must comply with the following memorandums:
  - a. Email – Kyle Anderson, Planning & Zoning, dated May 16, 2023
  - b. Email – Mark Billquist, Stranger FD, dated May 16, 2023
  - c. Memo – Chuck Magaha, Emergency Management, dated May 25, 2023

**ATTACHMENTS:**

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



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

**SCANNED**

*Stranger*  
*Freestate RWD #9*  
*13.40 464 RR5*

Office Use Only

CAMA No.: 147-26-011.00

Township: Stranger

Planning Commission Meeting Date: \_\_\_\_\_

Project No.: DEV-23- Date Received: 04.28.2023 Date Paid: \_\_\_\_\_

| APPLICANT/AGENT INFORMATION | OWNER INFORMATION                          |
|-----------------------------|--|
| NAME: <u>Larry Hahn</u>     | NAME: <u>CHRISTOPHER &amp; ASHLI SMITH</u> |
| MAILING ADDRESS: _____      | MAILING ADDRESS <u>19725 MITCHELL ROAD</u> |
| CITY/ST/ZIP: _____          | CITY/ST/ZIP <u>TONGANOXIE, KS. 66086</u>   |
| PHONE: _____ EMAIL: _____   | PHONE: <u>816-587-2013</u> EMAIL: _____    |
| CONTACT PERSON: _____       | CONTACT PERSON: <u>ASHLI</u>               |

**GENERAL INFORMATION**

Proposed Subdivision Name: SMITH CREEK RIDGE

Nearest Intersection: MITCHELL ROAD & TONGANOXIE ROAD

Legal Description (S-T-R 1/4 Section): SE 1/4 26-T10S-R21E

Zoning: RR - 5.0

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>13.62 ACRES</u>  | Number of Lots: <u>2</u>   | Minimum Lot Size: <u>5.91 ACRES</u>  |
| Maximum Lot Size: <u>7.71 ACRES</u>  | Proposed Zoning: <u>RR-5.0</u>   | Density: _____                       |
| Open Space Acreage: _____  | Water District: <u>RWD #9</u>  | Proposed Sewage: <u>ON SITE</u>      |
| Fire District: <u>STRANGER</u>   | Electric Provider: <u>FREESTATE</u>  | Natural Gas Provider: <u>PROPANE</u> |
| Covenants: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Road Classification: <u>Local - Collector - Arterial - State - Federal</u> |                                      |

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 preliminary plat approval as indicated above.

Signature: [Signature] Date: 04/27/23

**ATTACHMENT A-1**

**FINAL PLAT APPLICATION**  
 Leavenworth County Planning and Zoning Department,  
 300 Walnut St., County Courthouse  
 Leavenworth, Kansas  
 913-684-0465  
 913-684-0398 Fax

|   |                      |
|---|----------------------|
| CAMA No.: <u>147-26</u> <u>011.00</u> Office Use Only | Date Received: _____ |
| Township: <u>Stranger</u>                             | _____                |
| Planning Commission Meeting Date: _____               | _____                |
| Project No.: <u>DEV-23</u>                            | Date Paid: _____     |

| APPLICANT/AGENT INFORMATION | OWNER INFORMATION                         |
|-----------------------------|---|
| NAME <u>Larry Hahn</u>      | NAME <u>CHRISTOPHER &amp; ASHLI SMITH</u> |
| ADDRESS _____               | ADDRESS <u>19725 MITCHELL ROAD</u>        |
| CITY/ST/ZIP _____           | CITY/ST/ZIP <u>TONGANOXIE, KS. 66086</u>  |
| PHONE _____ EMAIL _____     | PHONE <u>816-718-2106</u> EMAIL _____     |
| CONTACT PERSON _____        | CONTACT PERSON <u>ASHLI</u>               |

**GENERAL INFORMATION**

Subdivision Name: SMITH CREEK RIDGE

Legal Description (S-T-R 1/4 Section): SE 1/4 SECTION 26-T10S-R21E

Zoning: RR- 5.0

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>13.62 ACRES</u>   | Number of Lots: <u>2</u>            | Minimum Lot Size: <u>5.91 ACRES</u>  |
| Maximum Lot Size: <u>7.71 ACRES</u>   | Zoning: <u>RR - 5.0</u>             | Density: _____                       |
| Open Space Acreage: _____   | Water District: <u>RWD #9</u>       | Proposed Sewage: <u>ON SITE</u>      |
| Fire District: _____  | Electric Provider: <u>FREESTATE</u> | Natural Gas Provider: <u>PROPANE</u> |
| Covenants: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  | Phase Number: _____                 |                                      |
| Is any part of the site designated as Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, what is the panel number: _____ |                                     |                                      |

I, the undersigned am the owner, 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 Final Plat approval as indicated above.

Signature: [Signature] Date: 04/27/23

ATTACHMENT A-2

## **Ollson Review**

### FINAL PLAT

Scale bar is correct

PN. 147-26-14.12 is lot 5, Voelker Family Farm

Gas Line Easement is a blanket easement (no existing gas line for this plat)

U/E will remain as shown – Leavenworth – Lawrence Road to be vacated

### PRELIMINARY PLAT

Comment per Multiple Buildings – 2 collapsed sheds (not shown)

No existing culvert for pond – Lot 2

House and building do not meet setbacks, **not** created by this plat, property lines are existing – article 21 of Leavenworth County Zoning and Subdivision Regulations

Scale bar is correct

U/E will remain as shown – Leavenworth – Lawrence Road to be vacated

PN. 147-26-14.12 is lot 5, Voelker Family Farm

Gas Line Easement is a blanket easement (no existing gas line for this plat)

## **Planning & Zoning Review**

Note #3 – I have check FEMA FIRM #, I believe to be correct

No Drainage easements

# SMITH CREEK RIDGE

A SUBDIVISION IN THE SOUTHEAST QUARTER  
SECTION 26-T10S-R21E OF THE 6TH P.M.,  
LEAVENWORTH COUNTY, KANSAS

PRELIMINARY PLAT

"UNPLATTED TRACT"  
OWNER:  
DOEGE FARMS, LLC  
20853 TONGANOXIE RD.  
TONGANOXIE, KS. 66086  
PN. 147-26-17

"UNPLATTED TRACT"  
OWNER:  
JEFFREY & RABECKA REISCHMAN  
19731 MITCHELL RD.  
TONGANOXIE, KS. 66086  
PN. 147-26-11.01

"LOT 5, VOELKER FAMILY FARM"  
OWNER:  
BENJAMIN & SHERYL DOBBINS  
19725 MITCHELL RD.  
TONGANOXIE, KS. 66086  
PN. 147-26-14.12

**OWNER / DEVELOPER**  
CHRISTOPHER & ASHLI SMITH  
19725 MITCHELL ROAD  
TONGANOXIE, KS. 66086  
(816) 718-2106

CENTER 26-T10S-R21E (19T)  
1/2" REBAR (REF. #1, #3, #4, #5, #6)  
1. NNE 26.60 TO MAG NAIL IN TOP OF BRACE POST  
2. N 25.50 TO 2" STEEL CORNER POST  
3. S 30.20 TO 60D NAIL IN TOP OF BRACE POST  
4. SE 31.75 TO 40D NAIL IN TOP OF BRACE POST

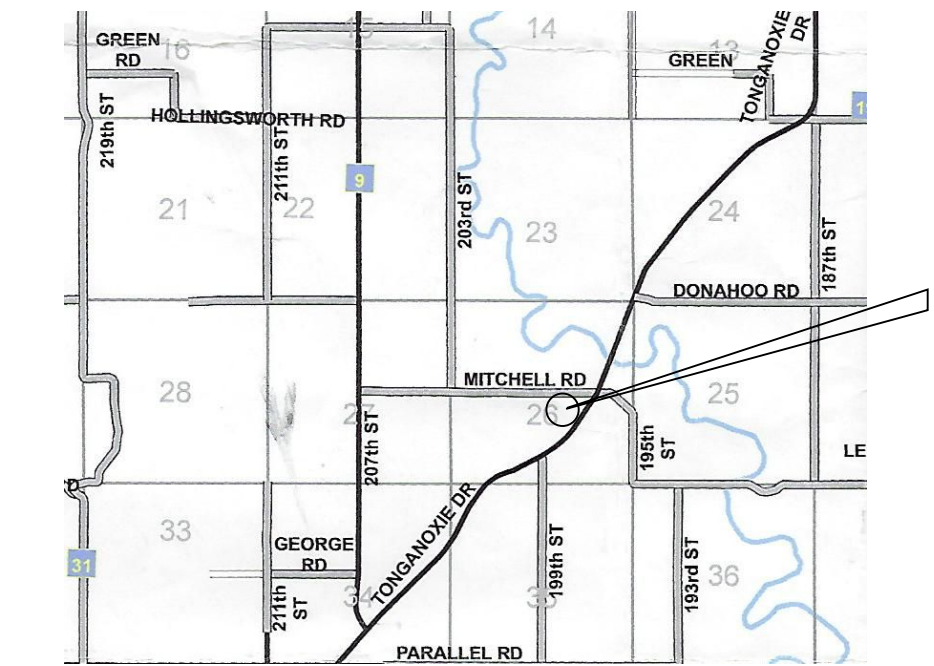
LOT 2  
RAMBLING ROSE ACRES  
OWNER:  
JASON D. WILEY  
PO BOX 153  
TONGANOXIE, KS. 66086  
PN. 147-26-24

"UNPLATTED TRACT"  
OWNER:  
MATTHEW & AMANDA KEYLON  
20505 TONGANOXIE ROAD  
TONGANOXIE, KS. 66086  
PN. 147-26-10

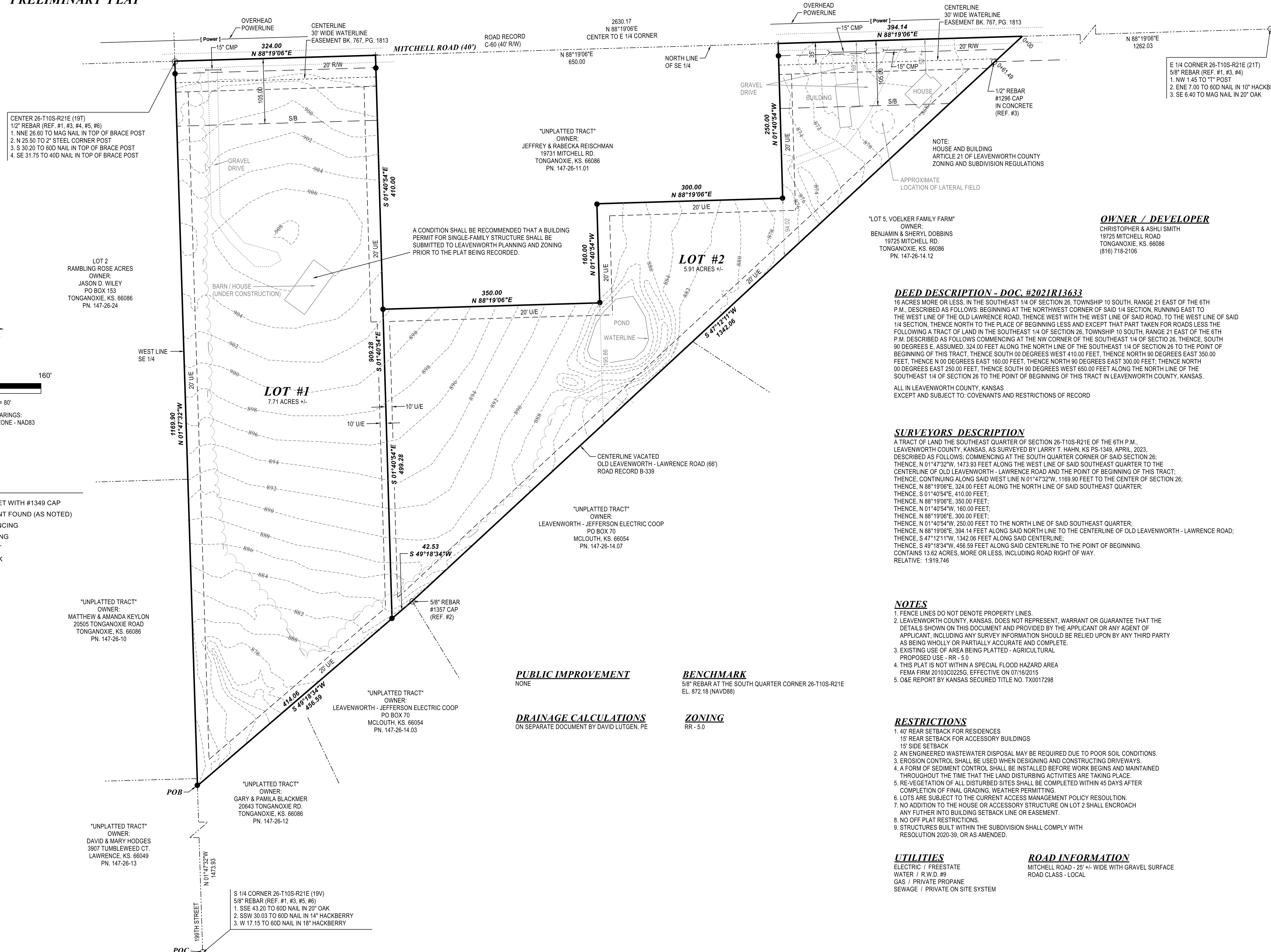
"UNPLATTED TRACT"  
OWNER:  
DAVID & MARY HODGES  
3907 TUMBLEWEED CT.  
LAWRENCE, KS. 66049  
PN. 147-26-13

S 1/4 CORNER 26-T10S-R21E (19V)  
5/8" REBAR (REF. #1, #3, #5, #6)  
1. SSE 43.20 TO 60D NAIL IN 20" OAK  
2. SSW 30.03 TO 60D NAIL IN 14" HACKBERRY  
3. W 17.15 TO 60D NAIL IN 18" HACKBERRY

E 1/4 CORNER 26-T10S-R21E (21T)  
5/8" REBAR (REF. #1, #3, #4)  
1. NW 1.45 TO "T" POST  
2. ENE 7.00 TO 60D NAIL IN 10" HACKBERRY  
3. SE 6.40 TO MAG NAIL IN 20" OAK



LOCATION MAP  
NO SCALE



A CONDITION SHALL BE RECOMMENDED THAT A BUILDING PERMIT FOR SINGLE-FAMILY STRUCTURE SHALL BE SUBMITTED TO LEAVENWORTH PLANNING AND ZONING PRIOR TO THE PLAT BEING RECORDED.

**DEED DESCRIPTION - DOC. #2021R13633**  
16 ACRES MORE OR LESS, IN THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 10 SOUTH, RANGE 21 EAST OF THE 6TH P.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID 1/4 SECTION, RUNNING EAST TO THE WEST LINE OF THE OLD LAWRENCE ROAD, THENCE WEST WITH THE WEST LINE OF SAID ROAD, TO THE WEST LINE OF SAID 1/4 SECTION, THENCE NORTH TO THE PLACE OF BEGINNING LESS AND EXCEPT THAT PART TAKEN FOR ROADS LESS THE FOLLOWING A TRACT OF LAND IN THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 10 SOUTH, RANGE 21 EAST OF THE 6TH P.M. DESCRIBED AS FOLLOWS COMMENCING AT THE NW CORNER OF THE SOUTHEAST 1/4 OF SECTION 26, THENCE, SOUTH 90 DEGREES E, ASSUMED, 324.00 FEET ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 26 TO THE POINT OF BEGINNING OF THIS TRACT, THENCE SOUTH 00 DEGREES WEST 410.00 FEET, THENCE NORTH 90 DEGREES EAST 350.00 FEET, THENCE N 00 DEGREES EAST 160.00 FEET, THENCE NORTH 90 DEGREES EAST 300.00 FEET, THENCE NORTH 00 DEGREES EAST 250.00 FEET, THENCE SOUTH 90 DEGREES WEST 650.00 FEET ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 26 TO THE POINT OF BEGINNING OF THIS TRACT IN LEAVENWORTH COUNTY, KANSAS.  
ALL IN LEAVENWORTH COUNTY, KANSAS  
EXCEPT AND SUBJECT TO: COVENANTS AND RESTRICTIONS OF RECORD

**SURVEYORS DESCRIPTION**  
A TRACT OF LAND THE SOUTHEAST QUARTER OF SECTION 26-T10S-R21E OF THE 6TH P.M., LEAVENWORTH COUNTY, KANSAS, AS SURVEYED BY LARRY T. HAHN, KS PS-1349, APRIL, 2023, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 26; THENCE, N 01°47'32"W, 1473.93 FEET ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER TO THE CENTERLINE OF OLD LEAVENWORTH - LAWRENCE ROAD AND THE POINT OF BEGINNING OF THIS TRACT; THENCE, CONTINUING ALONG SAID WEST LINE N 01°47'32"W, 1169.90 FEET TO THE CENTER OF SECTION 26; THENCE, N 88°19'06"E, 324.00 FEET ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE, S 01°40'54"E, 410.00 FEET; THENCE, N 88°19'06"E, 350.00 FEET; THENCE, N 01°40'54"W, 160.00 FEET; THENCE, N 88°19'06"E, 300.00 FEET; THENCE, N 01°40'54"W, 250.00 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE, N 88°19'06"E, 394.14 FEET ALONG SAID NORTH LINE TO THE CENTERLINE OF OLD LEAVENWORTH - LAWRENCE ROAD; THENCE, S 47°12'11"W, 1342.06 FEET ALONG SAID CENTERLINE; THENCE, S 49°18'34"W, 456.59 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING. CONTAINS 13.82 ACRES, MORE OR LESS, INCLUDING ROAD RIGHT OF WAY.  
RELATIVE: 1.919,746

**NOTES**  
1. FENCE LINES DO NOT DENOTE PROPERTY LINES.  
2. LEAVENWORTH COUNTY, KANSAS, DOES NOT REPRESENT, WARRANT OR GUARANTEE THAT THE DETAILS SHOWN ON THIS DOCUMENT AND PROVIDED BY THE APPLICANT OR ANY AGENT OF APPLICANT, INCLUDING ANY SURVEY INFORMATION SHOULD BE RELIED UPON BY ANY THIRD PARTY AS BEING WHOLLY OR PARTIALLY ACCURATE AND COMPLETE.  
3. EXISTING USE OF AREA BEING PLATTED - AGRICULTURAL PROPOSED USE - RR - 5.0  
4. THIS PLAT IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA FEMA FIRM 201030225G, EFFECTIVE ON 07/16/2015  
5. O&E REPORT BY KANSAS SECURED TITLE NO. TX0017298

**RESTRICTIONS**  
1. 40' REAR SETBACK FOR RESIDENCES  
15' REAR SETBACK FOR ACCESSORY BUILDINGS  
15' SIDE SETBACK  
2. AN ENGINEERED WASTEWATER DISPOSAL MAY BE REQUIRED DUE TO POOR SOIL CONDITIONS.  
3. EROSION CONTROL SHALL BE USED WHEN DESIGNING AND CONSTRUCTING DRIVEWAYS.  
4. A FORM OF SEDIMENT CONTROL SHALL BE INSTALLED BEFORE WORK BEGINS AND MAINTAINED THROUGHOUT THE TIME THAT THE LAND DISTURBING ACTIVITIES ARE TAKING PLACE.  
5. RE-VEGETATION OF ALL DISTURBED SITES SHALL BE COMPLETED WITHIN 45 DAYS AFTER COMPLETION OF FINAL GRADING, WEATHER PERMITTING.  
6. LOTS ARE SUBJECT TO THE CURRENT ACCESS MANAGEMENT POLICY RESOLUTION.  
7. NO ADDITION TO THE HOUSE OR ACCESSORY STRUCTURE ON LOT 2 SHALL ENCRANCH ANY FUTHER INTO BUILDING SETBACK LINE OR EASEMENT.  
8. NO OFF PLAT RESTRICTIONS.  
9. STRUCTURES BUILT WITHIN THE SUBDIVISION SHALL COMPLY WITH RESOLUTION 2020-39, OR AS AMENDED.

**UTILITIES**  
ELECTRIC / FREESTATE  
WATER / R.W.D. #9  
GAS / PRIVATE PROPANE  
SEWAGE / PRIVATE ON SITE SYSTEM

**ROAD INFORMATION**  
MITCHELL ROAD - 25' +/- WIDE WITH GRAVEL SURFACE  
ROAD CLASS - LOCAL

**PUBLIC IMPROVEMENT**  
NONE

**BENCHMARK**  
5/8" REBAR AT THE SOUTH QUARTER CORNER 26-T10S-R21E  
EL. 872.18 (NAVD88)

**DRAINAGE CALCULATIONS**  
ON SEPARATE DOCUMENT BY DAVID LUTGEN, PE

**ZONING**  
RR - 5.0

- LEGEND**
- 1/2" x 24" REBAR SET WITH #1349 CAP
  - SURVEY MONUMENT FOUND (AS NOTED)
  - POC POINT OF COMMENCING
  - POB POINT OF BEGINNING
  - U/E UTILITY EASEMENT
  - S/B BUILDING SETBACK

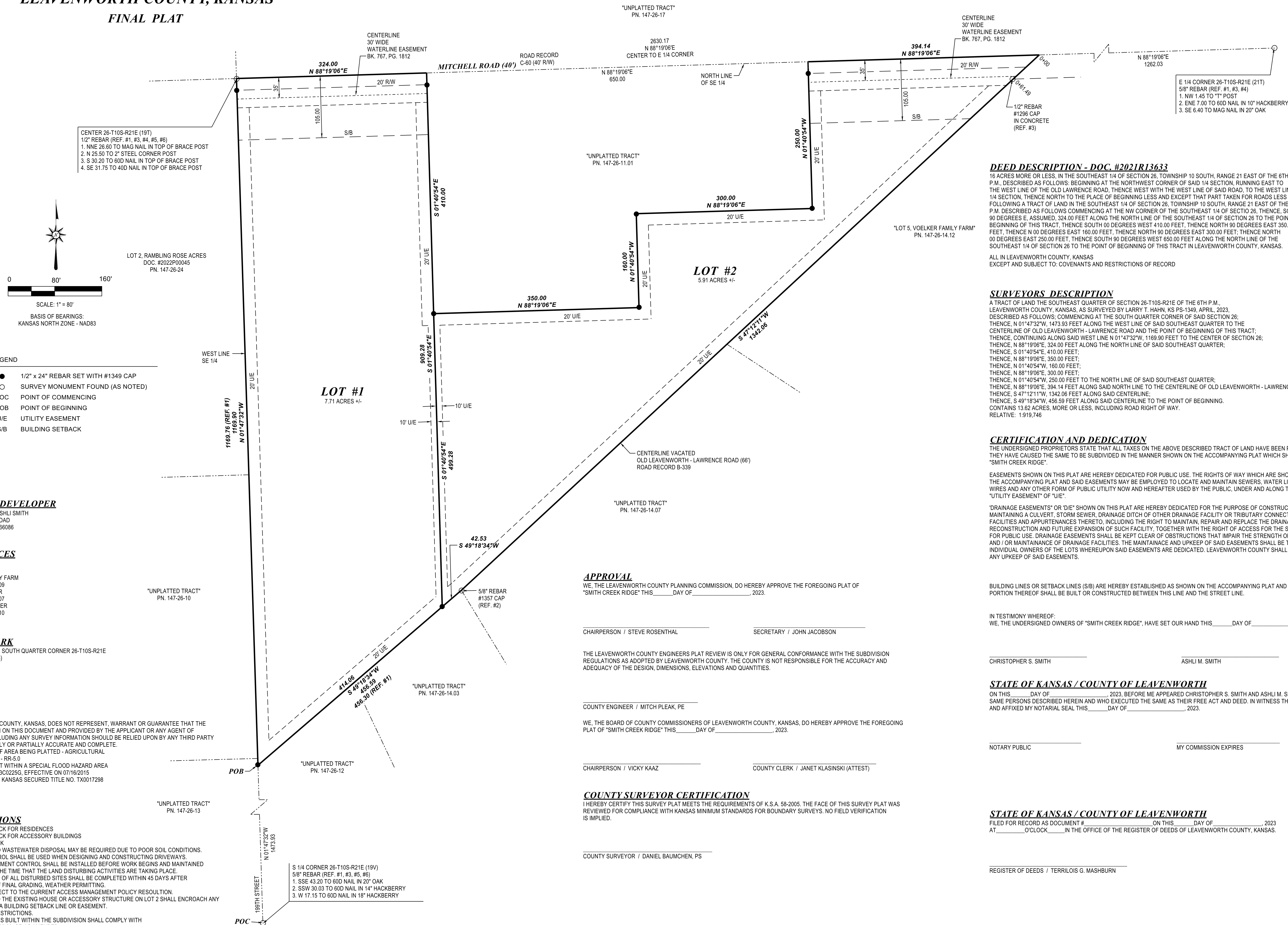
- REFERENCES**
1. DOC. #2009S508
  2. S-15, #14 (2003)
  3. VOELKER FAMILY FARM DOC. #2015P00009
  4. SMITH'S CORNER DOC. #2016P00007
  5. COUNTRY CORNER DOC. #2020P00010
  6. DOC. #2022S041

LARRY T. HAHN, KS PS-1349  
THIS IS TO CERTIFY THAT IN THE MONTH OF APRIL, 2023, THIS SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE KANSAS MINIMUM STANDARDS.

# SMITH CREEK RIDGE

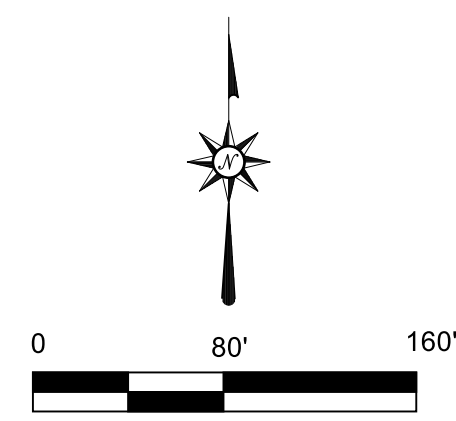
A SUBDIVISION IN THE SOUTHEAST QUARTER  
SECTION 26-T10S-R21E OF THE 6TH P.M.,  
LEAVENWORTH COUNTY, KANSAS

FINAL PLAT



CENTER 26-T10S-R21E (19T)  
1/2" REBAR (REF. #1, #2, #4, #5, #6)  
1. NNE 26.60 TO MAG NAIL IN TOP OF BRACE POST  
2. N 25.50 TO 2" STEEL CORNER POST  
3. S 30.20 TO 60D NAIL IN TOP OF BRACE POST  
4. SE 31.75 TO 40D NAIL IN TOP OF BRACE POST

LOT 2, RAMBLING ROSE ACRES  
DOC. #2022P0045  
PN. 147-26-24



- LEGEND**
- 1/2" x 24" REBAR SET WITH #1349 CAP
  - SURVEY MONUMENT FOUND (AS NOTED)
  - POC POINT OF COMMENCING
  - POB POINT OF BEGINNING
  - U/E UTILITY EASEMENT
  - S/B BUILDING SETBACK

### OWNER / DEVELOPER

CHRISTOPHER & ASHLI SMITH  
19725 MITCHELL ROAD  
TONGANOXIE, KS. 66686  
(816) 718-2106

### REFERENCES

- DOC. #2009S008
- S-15, #14 (2003)
- VOELKER FAMILY FARM  
DOC. #2015P0009
- SMITH'S CORNER  
DOC. #2019P0007
- COUNTRY CORNER  
DOC. #2020P0010
- DOC. #2022S041

### BENCHMARK

5/8" REBAR AT THE SOUTH QUARTER CORNER 26-T10S-R21E  
EL. 872.18 (NAVD88)

### ZONING

RR - 5.0

### NOTES

- LEAVENWORTH COUNTY, KANSAS, DOES NOT REPRESENT, WARRANT OR GUARANTEE THAT THE DETAILS SHOWN ON THIS DOCUMENT AND PROVIDED BY THE APPLICANT OR ANY AGENT OF APPLICANT, INCLUDING ANY SURVEY INFORMATION SHOULD BE RELIED UPON BY ANY THIRD PARTY AS BEING WHOLLY OR PARTIALLY ACCURATE AND COMPLETE.
- EXISTING USE OF AREA BEING PLATTED - AGRICULTURAL PROPOSED USE - RR-5.0
- THIS PLAT IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA FEMA FIRM 2010S02225G, EFFECTIVE ON 07/16/2015
- O&E REPORT BY KANSAS SECURED TITLE NO. TX0017298

### 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.
- 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.
- LOTS ARE SUBJECT TO THE CURRENT ACCESS MANAGEMENT POLICY RESOLUTION.
- NO ADDITION TO THE EXISTING HOUSE OR ACCESSORY STRUCTURE ON LOT 2 SHALL ENCROACH ANY FURTHER INTO A BUILDING SETBACK LINE OR EASEMENT.
- NO OFF-PLAT RESTRICTIONS.
- ALL STRUCTURES BUILT WITHIN THE SUBDIVISION SHALL COMPLY WITH RESOLUTION 2020-39, OR AS AMENDED.

S 1/4 CORNER 26-T10S-R21E (19V)  
5/8" REBAR (REF. #1, #3, #5, #6)  
1. SSE 43.20 TO 60D NAIL IN 20" OAK  
2. SSW 30.03 TO 60D NAIL IN 14" HACKBERRY  
3. W 17.15 TO 60D NAIL IN 18" HACKBERRY

### DEED DESCRIPTION - DOC. #2021R1363

16 ACRES MORE OR LESS, IN THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 10 SOUTH, RANGE 21 EAST OF THE 6TH P.M. DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID 1/4 SECTION, RUNNING EAST TO THE WEST LINE OF THE OLD LAWRENCE ROAD, THENCE WEST WITH THE WEST LINE OF SAID ROAD, TO THE WEST LINE OF SAID 1/4 SECTION, THENCE NORTH TO THE PLACE OF BEGINNING LESS AND EXCEPT THAT PART TAKEN FOR ROADS LESS THE FOLLOWING A TRACT OF LAND IN THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 10 SOUTH, RANGE 21 EAST OF THE 6TH P.M. DESCRIBED AS FOLLOWS COMMENCING AT THE NW CORNER OF THE SOUTHEAST 1/4 OF SECTION 26, THENCE, SOUTH 90 DEGREES E. ASSUMED, 324.00 FEET ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER TO THE POINT OF BEGINNING OF THIS TRACT, THENCE SOUTH 00 DEGREES WEST 410.00 FEET, THENCE NORTH 90 DEGREES EAST 350.00 FEET, THENCE N 00 DEGREES EAST 160.00 FEET, THENCE NORTH 90 DEGREES EAST 300.00 FEET; THENCE NORTH 00 DEGREES EAST 250.00 FEET, THENCE SOUTH 90 DEGREES WEST 650.00 FEET ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 26 TO THE POINT OF BEGINNING OF THIS TRACT IN LEAVENWORTH COUNTY, KANSAS.

ALL IN LEAVENWORTH COUNTY, KANSAS  
EXCEPT AND SUBJECT TO: COVENANTS AND RESTRICTIONS OF RECORD

### SURVEYORS DESCRIPTION

A TRACT OF LAND THE SOUTHEAST QUARTER OF SECTION 26-T10S-R21E OF THE 6TH P.M., LEAVENWORTH COUNTY, KANSAS, AS SURVEYED BY LARRY T. HAHN, KS PS-1349, APRIL, 2023, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 26; THENCE, N 01°47'32"W, 1473.93 FEET ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER TO THE CENTERLINE OF OLD LEAVENWORTH - LAWRENCE ROAD AND THE POINT OF BEGINNING OF THIS TRACT; THENCE, CONTINUING ALONG SAID WEST LINE N 01°47'32"W, 1189.90 FEET TO THE CENTER OF SECTION 26; THENCE, N 88°19'06"E, 324.00 FEET ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE, S 01°40'54"E, 410.00 FEET; THENCE, N 88°19'06"E, 350.00 FEET; THENCE, N 01°40'54"W, 160.00 FEET; THENCE, N 88°19'06"E, 300.00 FEET; THENCE, N 01°40'54"W, 250.00 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE, N 88°19'06"E, 394.14 FEET ALONG SAID NORTH LINE TO THE CENTERLINE OF OLD LEAVENWORTH - LAWRENCE ROAD; THENCE, S 47°12'11"W, 1342.06 FEET ALONG SAID CENTERLINE; THENCE, S 49°18'34"W, 456.59 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING. CONTAINS 13.62 ACRES, MORE OR LESS, INCLUDING ROAD RIGHT OF WAY.  
RELATIVE: 1:919,746

### 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 "SMITH CREEK RIDGE".

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" OF "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 DRAINAGE FACILITIES. THE MAINTAINANCE 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 UPKEEP OF SAID EASEMENTS.

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 "SMITH CREEK RIDGE", HAVE SET OUR HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

CHRISTOPHER S. SMITH ASHLI M. SMITH

### STATE OF KANSAS / COUNTY OF LEAVENWORTH

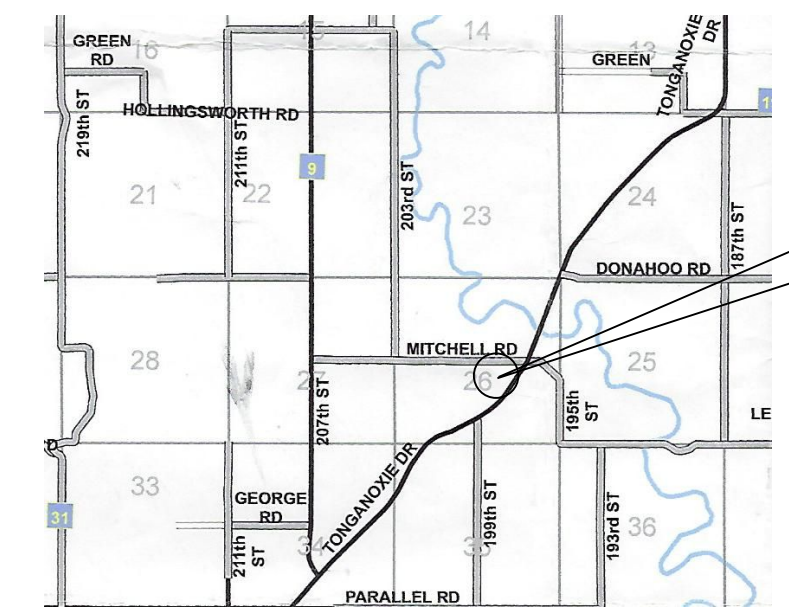
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, BEFORE ME APPEARED CHRISTOPHER S. SMITH AND ASHLI M. SMITH, KNOWN TO ME TO BE THE SAME PERSONS DESCRIBED HEREIN AND WHO EXECUTED THE SAME AS THEIR FREE ACT AND DEED. IN WITNESS THEREOF, I HAVE SET MY HAND AND AFFIXED MY NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

NOTARY PUBLIC MY COMMISSION EXPIRES \_\_\_\_\_

### STATE OF KANSAS / COUNTY OF LEAVENWORTH

FILED FOR RECORD AS DOCUMENT # \_\_\_\_\_ ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023  
AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ IN THE OFFICE OF THE REGISTER OF DEEDS OF LEAVENWORTH COUNTY, KANSAS.

REGISTER OF DEEDS / TERRILOIS G. MASHBURN



### LOCATION MAP

NO SCALE

### APPROVAL

WE, THE LEAVENWORTH COUNTY PLANNING COMMISSION, DO HEREBY APPROVE THE FOREGOING PLAT OF "SMITH CREEK RIDGE" THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

CHAIRPERSON / STEVE ROSENTHAL 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 "SMITH CREEK RIDGE" THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

CHAIRPERSON / VICKY KAAZ COUNTY CLERK / JANET KLASINSKI (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.

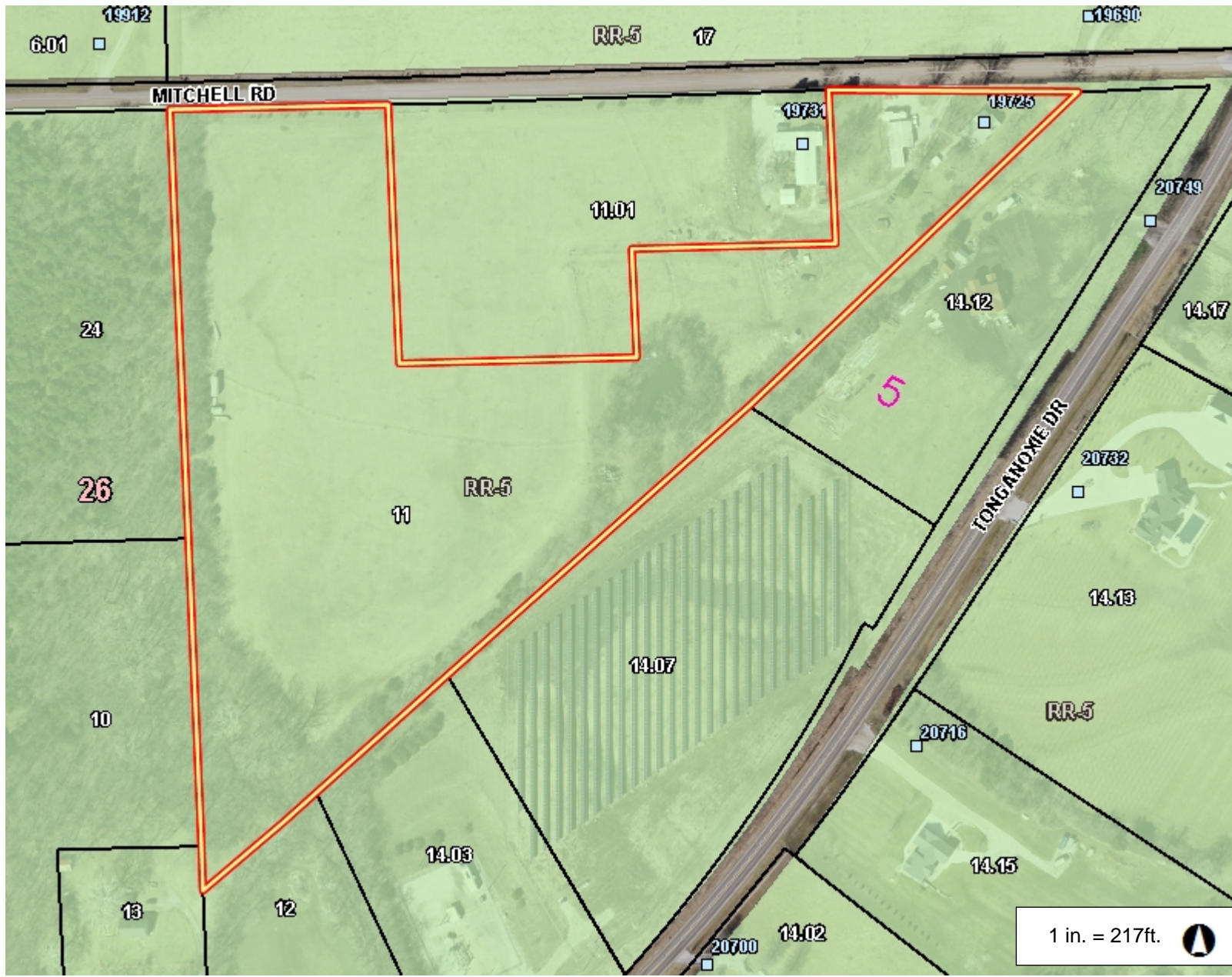
COUNTY SURVEYOR / DANIEL BAUMCHEN, PS

LARRY T. HAHN, KS PS-1349

THIS IS TO CERTIFY THAT IN THE MONTH OF APRIL, 2023, THIS SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE KANSAS MINIMUM STANDARDS.

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

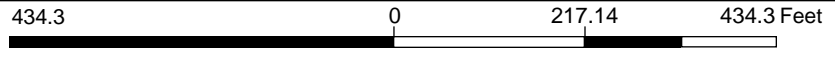
# DEV-23-059/060 Smith Creek Ridge



### Legend

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

1 in. = 217ft.



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:** Anderson, Kyle  
**Sent:** Tuesday, May 16, 2023 4:19 PM  
**To:** Allison, Amy  
**Subject:** FW: RE: DEV-23-059/060 Preliminary and Final Plat - Smith Creek Ridge  
**Attachments:** 2022.06.02 RES-22-146 ACC.pdf; Image.jpeg; Image.jpeg

We have not received any complaints on this property. The septic systems appear to remain on the same property as the building they service. The building being constructed on Lot 1 is a 3200 sq' accessory building. There is not a dwelling on Lot 1 so this lot would be non-compliant with our regulations. The building permit is attached. I went to the property for a site check and the building was under construction (pictures 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:** Allison, Amy <[AAllison@leavenworthcounty.gov](mailto:AAllison@leavenworthcounty.gov)>  
**Sent:** Monday, May 15, 2023 4:15 PM  
**To:** Magaha, Chuck <[cmagaha@lvsheriff.org](mailto:cmagaha@lvsheriff.org)>; McAfee, Joe <[JMcAfee@leavenworthcounty.gov](mailto:JMcAfee@leavenworthcounty.gov)>; Patzwald, Joshua <[jpatzwald@lvsheriff.org](mailto:jpatzwald@lvsheriff.org)>; Brown, Misty <[MBrown@leavenworthcounty.gov](mailto:MBrown@leavenworthcounty.gov)>; 'Mark B' <[stfdchief1760@gmail.com](mailto:stfdchief1760@gmail.com)>; 'amanda.holloway@freestate.coop' <[amanda.holloway@freestate.coop](mailto:amanda.holloway@freestate.coop)>; 'Lvrwd9@gmail.com' <[Lvrwd9@gmail.com](mailto:Lvrwd9@gmail.com)>  
**Cc:** PZ <[PZ@leavenworthcounty.gov](mailto:PZ@leavenworthcounty.gov)>  
**Subject:** RE: DEV-23-059/060 Preliminary and Final Plat – Smith Creek Ridge

Good Afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for 2-lot subdivision at 19725 Mitchell Road.

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by Monday, May 22, 2023.

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

Thank you,

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

## Allison, Amy

---

**From:** Mark B <stfdchief1760@gmail.com>  
**Sent:** Tuesday, May 16, 2023 6:28 AM  
**To:** Allison, Amy  
**Subject:** Re: DEV-23-059/060 Preliminary and Final Plat – Smith Creek Ridge

**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.

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

Let me know if you have any questions.

Mark Billquist  
Stranger Township Fire Chief

On Mon, May 15, 2023 at 4:15 PM Allison, Amy <[AAllison@leavenworthcounty.gov](mailto:AAllison@leavenworthcounty.gov)> wrote:

Good Afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for 2-lot subdivision at 19725 Mitchell Road.

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Thank you,

Amy Allison, AICP

Deputy Director

Planning & Zoning

Leavenworth County



913.364.5757

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--

**Mark Billquist**

Stranger Township Fire Chief

Midwest Regional Treasurer 10-33 Foundation

[913-369-0510](tel:913-369-0510) mobile

[stfdchief1760@gmail.com](mailto:stfdchief1760@gmail.com)

***"Darkness cannot drive out darkness; only light can do that. Hate cannot drive out hate; only love can do that." - Martin Luther King Jr.***

## Allison, Amy

---

**From:** Amanda Tarwater <amanda.tarwater@freestate.coop>  
**Sent:** Wednesday, May 17, 2023 11:31 AM  
**To:** Allison, Amy  
**Subject:** RE: DEV-23-059/060 Preliminary and Final Plat – Smith Creek Ridge

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

FreeState Electric has no objection to this request.

Thank you,

**Amanda Tarwater**  
Member Accounts Coordinator



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

---

**From:** Allison, Amy <AAllison@leavenworthcounty.gov>  
**Sent:** Monday, May 15, 2023 4:15 PM  
**To:** Magaha, Chuck <cmagaha@lvsheriff.org>; McAfee, Joe <JMcafee@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Brown, Misty <MBrown@leavenworthcounty.gov>; 'Mark B' <stfdchief1760@gmail.com>; Amanda Tarwater <amanda.tarwater@freestate.coop>; 'Lvrwd9@gmail.com' <Lvrwd9@gmail.com>  
**Cc:** PZ <PZ@leavenworthcounty.gov>  
**Subject:** RE: DEV-23-059/060 Preliminary and Final Plat – Smith Creek Ridge

---

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

Good Afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for 2-lot subdivision at 19725 Mitchell Road.

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

Thank you,

## Allison, Amy

---

**From:** Rural Water District 9 lvrwd9 <lvrwd9@gmail.com>  
**Sent:** Wednesday, May 17, 2023 11:42 AM  
**To:** Allison, Amy  
**Cc:** Magaha, Chuck; McAfee, Joe; Patzwald, Joshua; Brown, Misty; Mark B; amanda.holloway@freestate.coop; PZ  
**Subject:** Re: DEV-23-059/060 Preliminary and Final Plat – Smith Creek Ridge

**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.

At this time LVRWD9 does not have an issue with the Preliminary and Final Plat of the 2 Lot subdivision on 19725 Mitchell Rd.

On Mon, May 15, 2023 at 4:15 PM Allison, Amy <[AAllison@leavenworthcounty.gov](mailto:AAllison@leavenworthcounty.gov)> wrote:

Good Afternoon,

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Thank you,

Amy Allison, AICP

Deputy Director

Planning & Zoning

Leavenworth County

913.364.5757

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--

Thanks and have a great day,



**Karen Armstrong**  
District Manager  
913-845-3571

# MEMO

**To:** Amy Allison  
**From:** Chuck Magaha  
**Subject:** Smith Creek Ridge  
**Date:** May 25, 2023

Amy, I have reviewed the preliminary plat of the Smith Creek Ridge Subdivision presented by Christopher and Ashli Smith. The subdivision meets the requirements for a fire hydrant and supported with a 6" water line as stated in the subdivision guidelines. The area in which the subdivision is proposed fire hydrants need to be placed along the road right-a-way at Mitchell Road on the far West end of and lot 1.

I have no further recommendation for this subdivision.

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

**06-06-2023**  
**OLSSON REVIEW**  
**No Further**  
**Comment**

Smith Creek Ridge  
Leavenworth County Kansas  
Drainage Report  
May 6, 2023  
Revised May 26, 2023



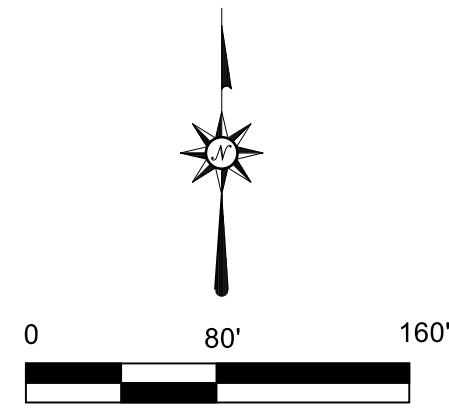
# SMITH CREEK RIDGE

A SUBDIVISION IN THE SOUTHEAST QUARTER  
SECTION 26-T10S-R21E OF THE 6TH P.M.,  
LEAVENWORTH COUNTY, KANSAS

FINAL PLAT

06-06-2023  
OLSSON REVIEW  
No Further  
Comment

- CENTER 26-T10S-R21E (19T)  
1/2" REBAR (REF. #1, #2, #3, #4, #5, #6)  
1. NNE 26.60 TO MAG NAIL IN TOP OF BRACE POST  
2. N 25.50 TO 2" STEEL CORNER POST  
3. S 30.20 TO 60D NAIL IN TOP OF BRACE POST  
4. SE 31.75 TO 40D NAIL IN TOP OF BRACE POST



LOT 2, RAMBLING ROSE ACRES  
PN. 147-26-24

- LEGEND**
- 1/2" x 24" REBAR SET WITH #1349 CAP
  - SURVEY MONUMENT FOUND (AS NOTED)
  - POC POINT OF COMMENCING
  - POB POINT OF BEGINNING
  - U/E UTILITY EASEMENT
  - S/B BUILDING SETBACK

**OWNER / DEVELOPER**

CHRISTOPHER & ASHLI SMITH  
19725 MITCHELL ROAD  
TONGANOXIE, KS. 66086  
(816) 718-2106

**REFERENCES**

1. DOC. #2009S008
2. S-15, #14 (2003)
3. VOELKER FAMILY FARM  
DOC. #2015P00009
4. SMITH'S CORNER  
DOC. #2016P00007
5. COUNTRY CORNER  
DOC. #2020P00010
6. DOC. #2022S041

**BENCHMARK**

5/8" REBAR AT THE SOUTH QUARTER CORNER 26-T10S-R21E  
EL. 872.18 (NAVD88)

**ZONING**

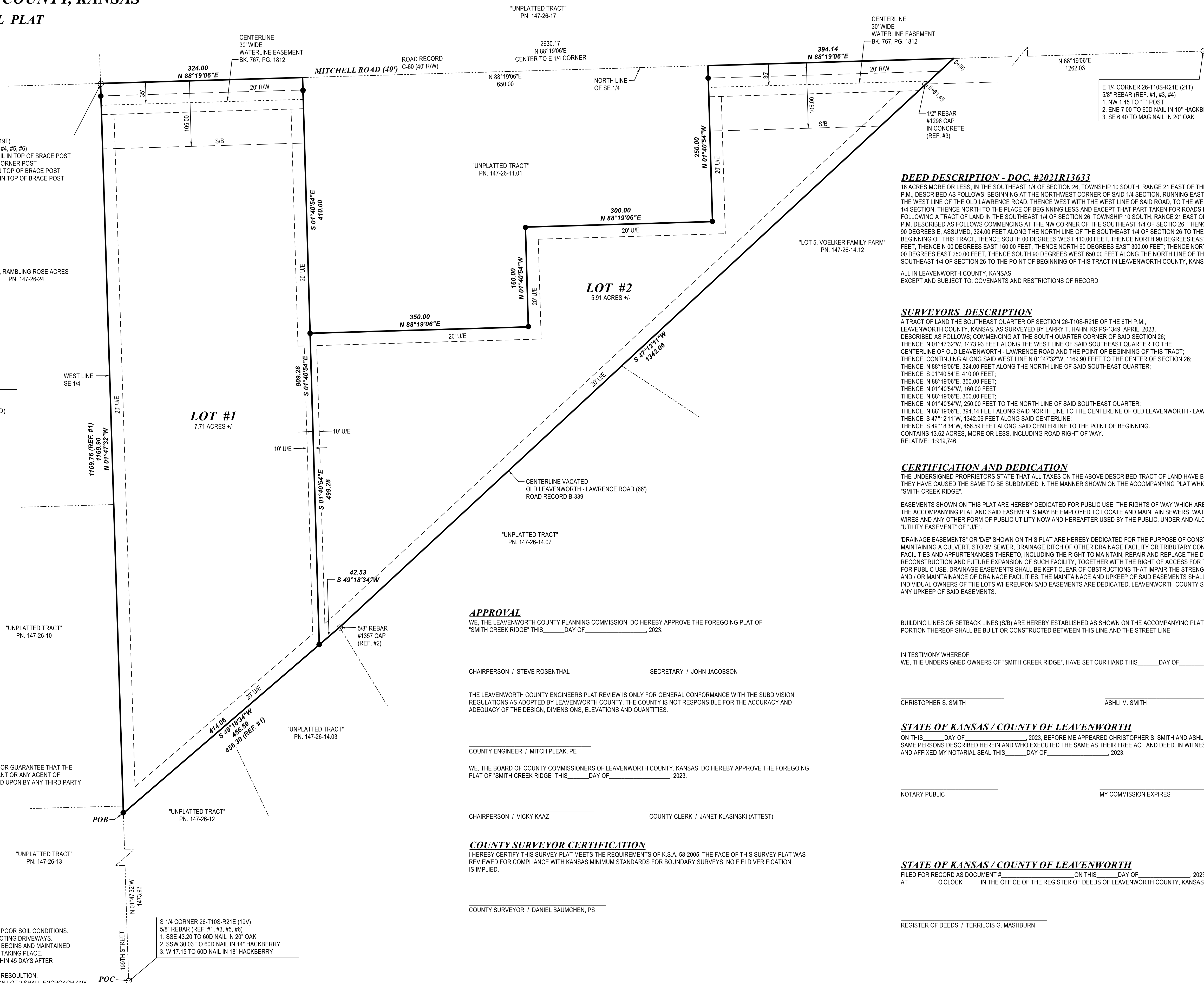
RR-5.0

**NOTES**

1. LEAVENWORTH COUNTY, KANSAS, DOES NOT REPRESENT, WARRANT OR GUARANTEE THAT THE DETAILS SHOWN ON THIS DOCUMENT AND PROVIDED BY THE APPLICANT OR ANY AGENT OF APPLICANT, INCLUDING ANY SURVEY INFORMATION SHOULD BE RELIED UPON BY ANY THIRD PARTY AS BEING WHOLLY OR PARTIALLY ACCURATE AND COMPLETE.
2. EXISTING USE OF AREA BEING PLATTED - AGRICULTURAL  
PROPOSED USE - RR-5.0
3. THIS PLAT IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA  
FEMA FIRN 20103C225G, EFFECTIVE ON 07/16/2015
4. O&E REPORT BY KANSAS SECURED TITLE NO. TX0017298

**RESTRICTIONS**

1. 40' REAR SETBACK FOR RESIDENCES
- 15' REAR SETBACK FOR ACCESSORY BUILDINGS
- 15' SIDE SETBACK
2. AN ENGINEERED WASTEWATER DISPOSAL MAY BE REQUIRED DUE TO POOR SOIL CONDITIONS.
3. EROSION CONTROL SHALL BE USED WHEN DESIGNING AND CONSTRUCTING DRIVEWAYS.
4. A FORM OF SEDIMENT CONTROL SHALL BE INSTALLED BEFORE WORK BEGINS AND MAINTAINED THROUGHOUT THE TIME THAT LAND DISTURBING ACTIVITIES ARE TAKING PLACE.
5. RE-VEGETATION OF ALL DISTURBED SITES SHALL BE COMPLETED WITHIN 45 DAYS AFTER COMPLETION OF FINAL GRADING, WEATHER PERMITTING.
6. LOTS ARE SUBJECT TO THE CURRENT ACCESS MANAGEMENT POLICY RESOLUTION.
7. NO ADDITION TO THE EXISTING HOUSE OR ACCESSORY STRUCTURE ON LOT 2 SHALL ENCROACH ANY FURTHER INTO A BUILDING SETBACK LINE OR EASEMENT.
8. NO OFF PLAT RESTRICTIONS.



**DEED DESCRIPTION - DOC. #2021R3633**

16 ACRES MORE OR LESS, IN THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 10 SOUTH, RANGE 21 EAST OF THE 6TH P.M. DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID 1/4 SECTION, RUNNING EAST TO THE WEST LINE OF THE OLD LAWRENCE ROAD, THENCE WEST WITH THE WEST LINE OF SAID ROAD, TO THE WEST LINE OF SAID 1/4 SECTION, THENCE NORTH TO THE PLACE OF BEGINNING LESS AND EXCEPT THAT PART TAKEN FOR ROADS LESS THE FOLLOWING A TRACT OF LAND IN THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 10 SOUTH, RANGE 21 EAST OF THE 6TH P.M. DESCRIBED AS FOLLOWS COMMENCING AT THE NW CORNER OF THE SOUTHEAST 1/4 OF SECTION 26, THENCE, SOUTH 90 DEGREES E. ASSUMED, 324.00 FEET ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 26 TO THE POINT OF BEGINNING OF THIS TRACT, THENCE SOUTH 00 DEGREES WEST 410.00 FEET, THENCE NORTH 90 DEGREES EAST 350.00 FEET, THENCE N 00 DEGREES EAST 160.00 FEET, THENCE NORTH 90 DEGREES EAST 300.00 FEET; THENCE NORTH 00 DEGREES EAST 250.00 FEET, THENCE SOUTH 90 DEGREES WEST 650.00 FEET ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 26 TO THE POINT OF BEGINNING OF THIS TRACT IN LEAVENWORTH COUNTY, KANSAS.

ALL IN LEAVENWORTH COUNTY, KANSAS  
EXCEPT AND SUBJECT TO: COVENANTS AND RESTRICTIONS OF RECORD

**SURVEYORS DESCRIPTION**

A TRACT OF LAND THE SOUTHEAST QUARTER OF SECTION 26-T10S-R21E OF THE 6TH P.M., LEAVENWORTH COUNTY, KANSAS, AS SURVEYED BY LARRY T. HAHN, KS PS-1349, APRIL, 2023, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 26; THENCE, N 01°47'32"W, 1473.93 FEET ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER TO THE CENTERLINE OF OLD LEAVENWORTH - LAWRENCE ROAD AND THE POINT OF BEGINNING OF THIS TRACT; THENCE, CONTINUING ALONG SAID WEST LINE N 01°47'32"W, 1189.90 FEET TO THE CENTER OF SECTION 26; THENCE, N 88°19'06"E, 324.00 FEET ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE, S 01°40'54"E, 410.00 FEET; THENCE, N 88°19'06"E, 350.00 FEET; THENCE, N 01°40'54"W, 160.00 FEET; THENCE, N 88°19'06"E, 300.00 FEET; THENCE, N 01°40'54"W, 250.00 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE, N 88°19'06"E, 394.14 FEET ALONG SAID NORTH LINE TO THE CENTERLINE OF OLD LEAVENWORTH - LAWRENCE ROAD; THENCE, S 47°12'11"W, 1342.06 FEET ALONG SAID CENTERLINE; THENCE, S 49°18'34"W, 456.59 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING. CONTAINS 13.62 ACRES, MORE OR LESS, INCLUDING ROAD RIGHT OF WAY.  
RELATIVE: 1.919,746

**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 "SMITH CREEK RIDGE".

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" OF "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 DRAINAGE FACILITIES. THE MAINTAINANCE 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 UPKEEP OF SAID EASEMENTS.

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 "SMITH CREEK RIDGE", HAVE SET OUR HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

CHRISTOPHER S. SMITH  
ASHLI M. SMITH

**STATE OF KANSAS / COUNTY OF LEAVENWORTH**

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, BEFORE ME APPEARED CHRISTOPHER S. SMITH AND ASHLI M. SMITH, 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 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_

**STATE OF KANSAS / COUNTY OF LEAVENWORTH**  
FILED FOR RECORD AS DOCUMENT # \_\_\_\_\_ ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023  
AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ IN THE OFFICE OF THE REGISTER OF DEEDS OF LEAVENWORTH COUNTY, KANSAS.

LARRY T. HAHN, KS PS-1349  
THIS IS TO CERTIFY THAT IN THE MONTH OF APRIL, 2023, THIS SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE KANSAS MINIMUM STANDARDS.

REGISTER OF DEEDS / TERRILLOIS G. MASHBURN

**APPROVAL**  
WE, THE LEAVENWORTH COUNTY PLANNING COMMISSION, DO HEREBY APPROVE THE FOREGOING PLAT OF "SMITH CREEK RIDGE" THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

CHAIRPERSON / STEVE ROSENTHAL  
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.

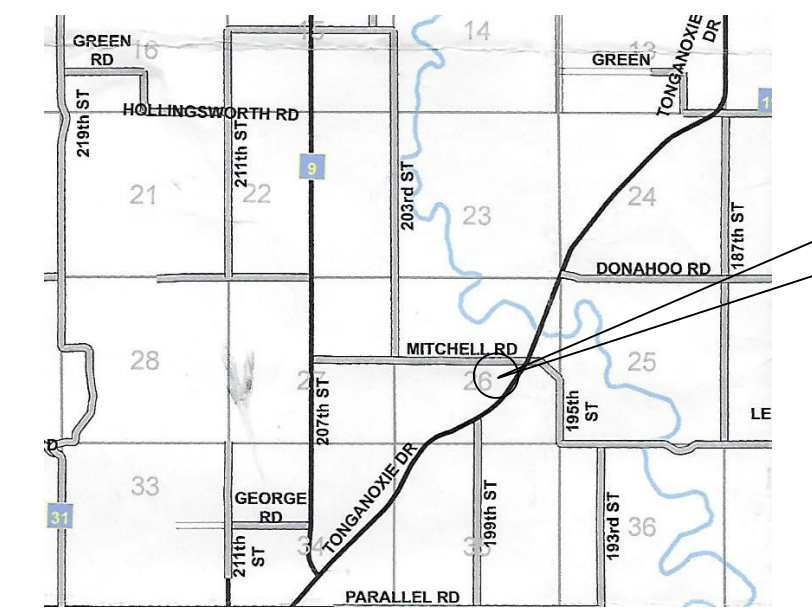
COUNTY ENGINEER / MITCH PLEAK, PE

WE, THE BOARD OF COUNTY COMMISSIONERS OF LEAVENWORTH COUNTY, KANSAS, DO HEREBY APPROVE THE FOREGOING PLAT OF "SMITH CREEK RIDGE" THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

CHAIRPERSON / VICKY KAAZ  
COUNTY CLERK / JANET KLASINSKI (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.

COUNTY SURVEYOR / DANIEL BAUMCHEN, PS



LOCATION MAP  
NO SCALE

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

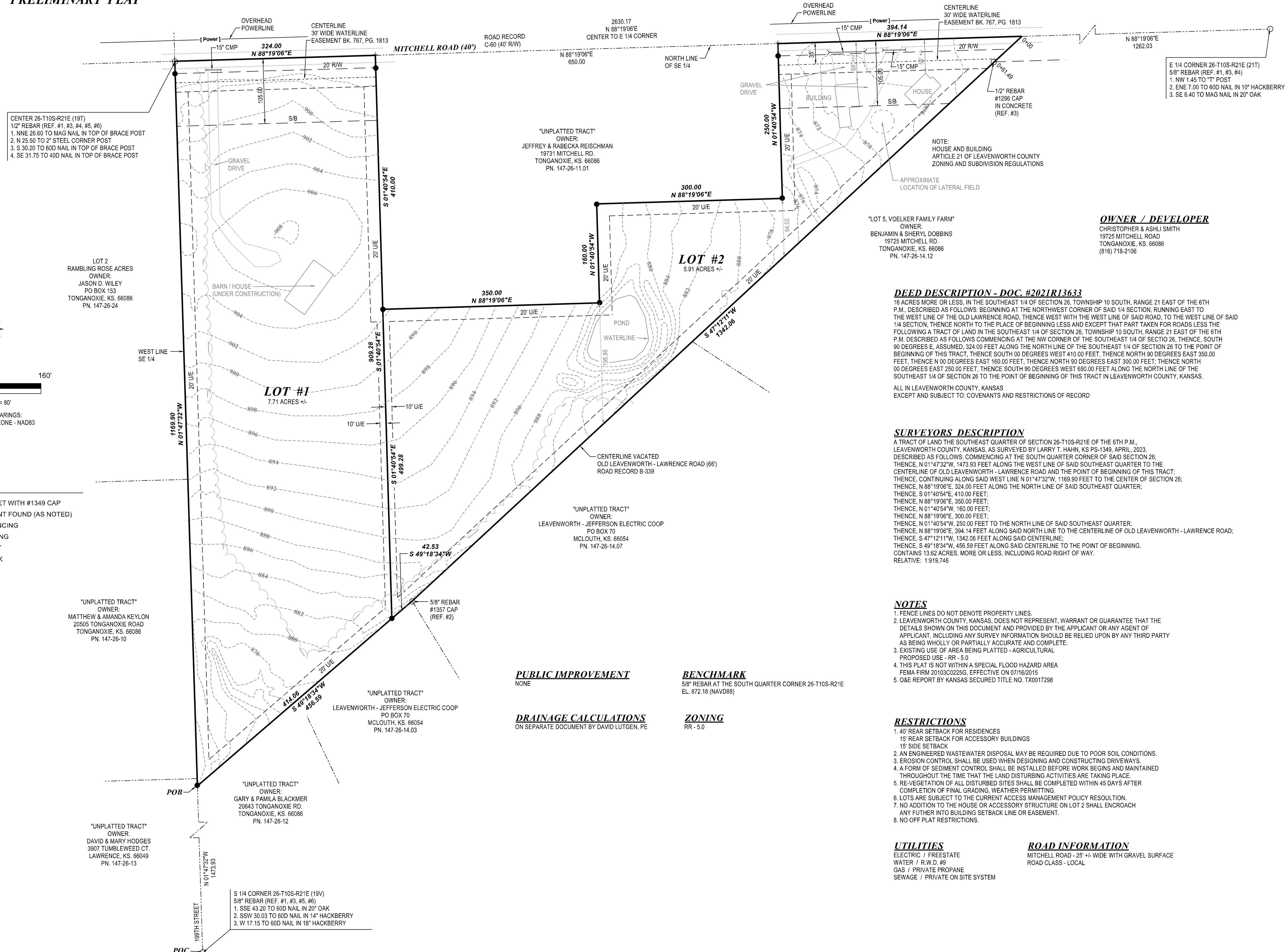


# SMITH CREEK RIDGE

A SUBDIVISION IN THE SOUTHEAST QUARTER  
SECTION 26-T10S-R21E OF THE 6TH P.M.,  
LEAVENWORTH COUNTY, KANSAS

PRELIMINARY PLAT

06-06-2023  
OLSSON REVIEW  
No Further  
Comment



CENTER 26-T10S-R21E (19T)  
1/2" REBAR (REF. #1, #3, #4, #5, #6)  
1. NNE 28.60 TO MAG NAIL IN TOP OF BRACE POST  
2. N 25.50 TO 2" STEEL CORNER POST  
3. S 30.20 TO 60D NAIL IN TOP OF BRACE POST  
4. SE 31.75 TO 40D NAIL IN TOP OF BRACE POST

LOT 2  
RAMBLING ROSE ACRES  
OWNER:  
JASON D. WILEY  
PO BOX 153  
TONGANOXIE, KS. 66086  
PN. 147-26-24

"UNPLATTED TRACT"  
OWNER:  
MATTHEW & AMANDA KEYLON  
20505 TONGANOXIE ROAD  
TONGANOXIE, KS. 66086  
PN. 147-26-10

"UNPLATTED TRACT"  
OWNER:  
DAVID & MARY HODGES  
3907 TUMBLEWEED CT.  
LAWRENCE, KS. 66049  
PN. 147-26-13

S 1/4 CORNER 26-T10S-R21E (19V)  
5/8" REBAR (REF. #1, #3, #5, #6)  
1. SSE 43.20 TO 60D NAIL IN 20" OAK  
2. SSW 30.03 TO 60D NAIL IN 14" HACKBERRY  
3. W 17.15 TO 60D NAIL IN 18" HACKBERRY

"UNPLATTED TRACT"  
OWNER:  
DOEGE FARMS, LLC  
20853 TONGANOXIE RD.  
TONGANOXIE, KS. 66086  
PN. 147-26-17

"UNPLATTED TRACT"  
OWNER:  
JEFFREY & RABECKA REISCHMAN  
19731 MITCHELL RD.  
TONGANOXIE, KS. 66086  
PN. 147-26-11.01

"LOT 5, VOELKER FAMILY FARM"  
OWNER:  
BENJAMIN & SHERYL DOBBINS  
19725 MITCHELL RD.  
TONGANOXIE, KS. 66086  
PN. 147-26-14.12

OWNER / DEVELOPER  
CHRISTOPHER & ASHLI SMITH  
19725 MITCHELL ROAD  
TONGANOXIE, KS. 66086  
(816) 718-2106

**DEED DESCRIPTION - DOC. #2021R13633**  
16 ACRES MORE OR LESS, IN THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 10 SOUTH, RANGE 21 EAST OF THE 6TH P.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID 1/4 SECTION, RUNNING EAST TO THE WEST LINE OF THE OLD LAWRENCE ROAD, THENCE WEST WITH THE WEST LINE OF SAID ROAD, TO THE WEST LINE OF SAID 1/4 SECTION, THENCE NORTH TO THE PLACE OF BEGINNING LESS AND EXCEPT THAT PART TAKEN FOR ROADS LESS THE FOLLOWING A TRACT OF LAND IN THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 10 SOUTH, RANGE 21 EAST OF THE 6TH P.M. DESCRIBED AS FOLLOWS COMMENCING AT THE NW CORNER OF THE SOUTHEAST 1/4 OF SECTION 26, THENCE, SOUTH 90 DEGREES E, ASSUMED, 324.00 FEET ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 26 TO THE POINT OF BEGINNING OF THIS TRACT, THENCE SOUTH 00 DEGREES WEST 410.00 FEET, THENCE NORTH 90 DEGREES EAST 350.00 FEET, THENCE N 00 DEGREES EAST 160.00 FEET, THENCE NORTH 90 DEGREES EAST 300.00 FEET, THENCE NORTH 00 DEGREES EAST 250.00 FEET, THENCE SOUTH 90 DEGREES WEST 650.00 FEET ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 26 TO THE POINT OF BEGINNING OF THIS TRACT IN LEAVENWORTH COUNTY, KANSAS.  
ALL IN LEAVENWORTH COUNTY, KANSAS  
EXCEPT AND SUBJECT TO: COVENANTS AND RESTRICTIONS OF RECORD

**SURVEYORS DESCRIPTION**  
A TRACT OF LAND THE SOUTHEAST QUARTER OF SECTION 26-T10S-R21E OF THE 6TH P.M., LEAVENWORTH COUNTY, KANSAS, AS SURVEYED BY LARRY T. HAHN, KS PS-1349, APRIL, 2023, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 26; THENCE, N 01°47'32"W, 1473.93 FEET ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER TO THE CENTERLINE OF OLD LEAVENWORTH - LAWRENCE ROAD AND THE POINT OF BEGINNING OF THIS TRACT; THENCE, CONTINUING ALONG SAID WEST LINE N 01°47'32"W, 1169.90 FEET TO THE CENTER OF SECTION 26; THENCE, N 88°19'06"E, 324.00 FEET ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE, S 01°40'54"E, 410.00 FEET; THENCE, N 88°19'06"E, 350.00 FEET; THENCE, N 01°40'54"W, 160.00 FEET; THENCE, N 88°19'06"E, 300.00 FEET; THENCE, N 01°40'54"W, 250.00 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE, N 88°19'06"E, 394.14 FEET ALONG SAID NORTH LINE TO THE CENTERLINE OF OLD LEAVENWORTH - LAWRENCE ROAD; THENCE, S 47°12'11"W, 1342.06 FEET ALONG SAID CENTERLINE; THENCE, S 49°18'34"W, 456.59 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING. CONTAINS 13.82 ACRES, MORE OR LESS, INCLUDING ROAD RIGHT OF WAY. RELATIVE: 1.919,746

**NOTES**  
1. FENCE LINES DO NOT DENOTE PROPERTY LINES.  
2. LEAVENWORTH COUNTY, KANSAS, DOES NOT REPRESENT, WARRANT OR GUARANTEE THAT THE DETAILS SHOWN ON THIS DOCUMENT AND PROVIDED BY THE APPLICANT OR ANY AGENT OF APPLICANT, INCLUDING ANY SURVEY INFORMATION SHOULD BE RELIED UPON BY ANY THIRD PARTY AS BEING WHOLLY OR PARTIALLY ACCURATE AND COMPLETE.  
3. EXISTING USE OF AREA BEING PLATTED - AGRICULTURAL PROPOSED USE - RR - S 0  
4. THIS PLAT IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA FEMA FIRM 201080225G, EFFECTIVE ON 07/16/2015  
5. O&E REPORT BY KANSAS SECURED TITLE NO. TX0011296

**RESTRICTIONS**  
1. 40' REAR SETBACK FOR RESIDENCES  
15' REAR SETBACK FOR ACCESSORY BUILDINGS  
15' SIDE SETBACK  
2. AN ENGINEERED WASTEWATER DISPOSAL MAY BE REQUIRED DUE TO POOR SOIL CONDITIONS.  
3. EROSION CONTROL SHALL BE USED WHEN DESIGNING AND CONSTRUCTING DRIVEWAYS.  
4. A FORM OF SEDIMENT CONTROL SHALL BE INSTALLED BEFORE WORK BEGINS AND MAINTAINED THROUGHOUT THE TIME THAT THE LAND DISTURBING ACTIVITIES ARE TAKING PLACE.  
5. RE-VEGETATION OF ALL DISTURBED SITES SHALL BE COMPLETED WITHIN 45 DAYS AFTER COMPLETION OF FINAL GRADING, WEATHER PERMITTING.  
6. LOTS ARE SUBJECT TO THE CURRENT ACCESS MANAGEMENT POLICY RESOLUTION.  
7. NO ADDITION TO THE HOUSE OR ACCESSORY STRUCTURE ON LOT 2 SHALL ENCRANCH ANY FUTHER INTO BUILDING SETBACK LINE OR EASEMENT.  
8. NO OFF PLAT RESTRICTIONS.

**UTILITIES**  
ELECTRIC / FREESTATE  
WATER / R.W.D. #9  
GAS / PRIVATE PROPANE  
SEWAGE / PRIVATE ON SITE SYSTEM

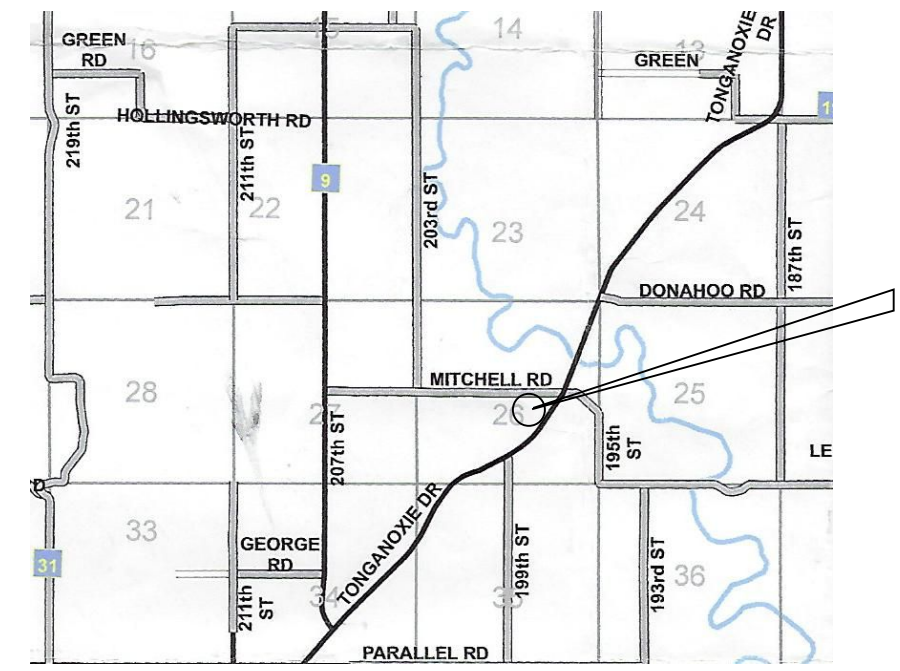
**ROAD INFORMATION**  
MITCHELL ROAD - 25' +/- WIDE WITH GRAVEL SURFACE  
ROAD CLASS - LOCAL

**PUBLIC IMPROVEMENT**  
NONE

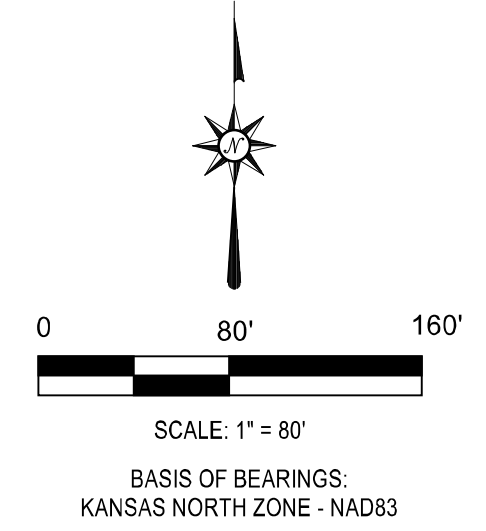
**BENCHMARK**  
5/8" REBAR AT THE SOUTH QUARTER CORNER 26-T10S-R21E  
EL. 872.18 (NAVD88)

**DRAINAGE CALCULATIONS**  
ON SEPARATE DOCUMENT BY DAVID LUTGEN, PE

**ZONING**  
RR - S 0



LOCATION MAP  
NO SCALE



- LEGEND**
- 1/2" x 24" REBAR SET WITH #1349 CAP
  - SURVEY MONUMENT FOUND (AS NOTED)
  - POC POINT OF COMMENCING
  - POB POINT OF BEGINNING
  - U/E UTILITY EASEMENT
  - S/B BUILDING SETBACK

- REFERENCES**
1. DOC. #2009S008
  2. S-15, #14 (2003)
  3. VOELKER FAMILY FARM DOC. #2015P00009
  4. SMITH'S CORNER DOC. #2016P000007
  5. COUNTRY CORNER DOC. #2020P00010
  6. DOC. #2022S041

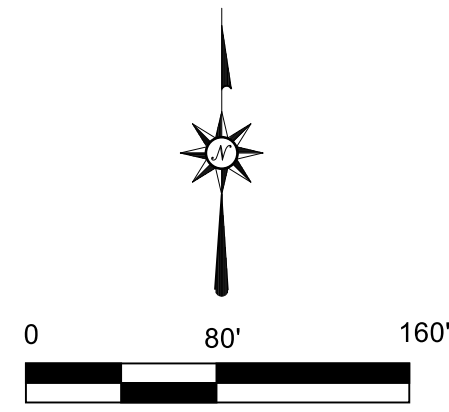
LARRY T. HAHN, KS PS-1349  
THIS IS TO CERTIFY THAT IN THE MONTH OF APRIL, 2023, THIS SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE KANSAS MINIMUM STANDARDS.

# SMITH CREEK RIDGE

A SUBDIVISION IN THE SOUTHEAST QUARTER  
SECTION 26-T10S-R21E OF THE 6TH P.M.,  
LEAVENWORTH COUNTY, KANSAS

FINAL PLAT

CENTER 26-T10S-R21E (19T)  
1/2" REBAR (REF. #1, #2, #4, #5, #6)  
1. NNE 26.60 TO MAG NAIL IN TOP OF BRACE POST  
2. N 25.50 TO 2" STEEL CORNER POST  
3. S 30.20 TO 60D NAIL IN TOP OF BRACE POST  
4. SE 31.75 TO 40D NAIL IN TOP OF BRACE POST



LOT 2, RAMBLING ROSE ACRES  
DOC. #2022P0045  
PN. 147-26-24

- LEGEND**
- 1/2" x 24" REBAR SET WITH #1349 CAP
  - SURVEY MONUMENT FOUND (AS NOTED)
  - POC POINT OF COMMENCING
  - POB POINT OF BEGINNING
  - U/E UTILITY EASEMENT
  - S/B BUILDING SETBACK

**OWNER / DEVELOPER**

CHRISTOPHER & ASHLI SMITH  
19725 MITCHELL ROAD  
TONGANOXIE, KS. 66686  
(816) 718-2106

**REFERENCES**

1. DOC. #2009S008
2. S-15, #14 (2003)
3. VOELKER FAMILY FARM  
DOC. #2015P0009
4. SMITH'S CORNER  
DOC. #2019P0007
5. COUNTRY CORNER  
DOC. #2020P0010
6. DOC. #2022S041

**BENCHMARK**

5/8" REBAR AT THE SOUTH QUARTER CORNER 26-T10S-R21E  
EL. 872.18 (NAVD88)

**ZONING**

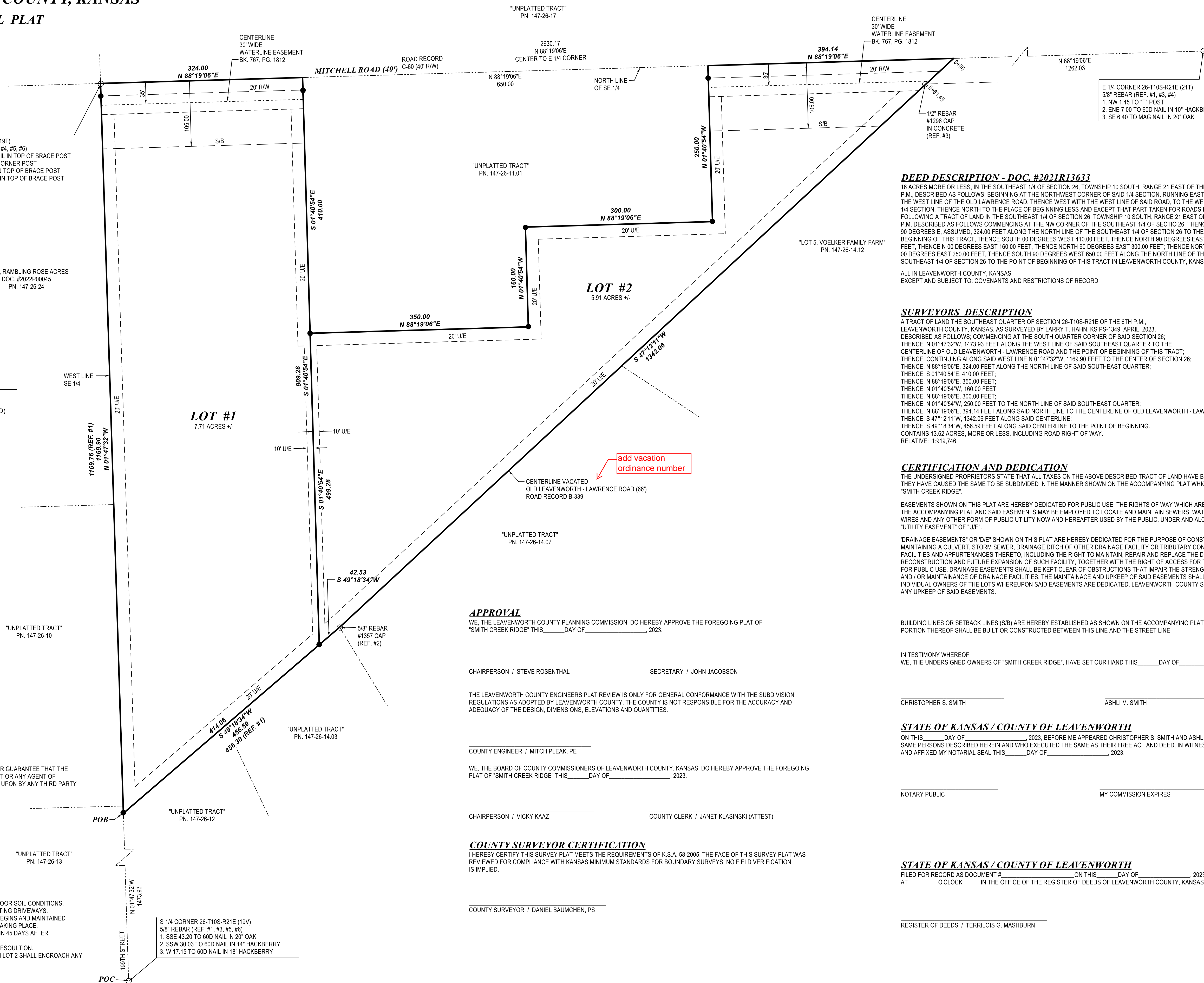
RR - 5.0

**NOTES**

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2. EXISTING USE OF AREA BEING PLATTED - AGRICULTURAL PROPOSED USE - RR-5.0
3. THIS PLAT IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA FEMA FIRM 2010S02225G, EFFECTIVE ON 07/16/2015
4. O&E REPORT BY KANSAS SECURED TITLE NO. TX0017298

**RESTRICTIONS**

1. 40' REAR SETBACK FOR RESIDENCES
- 15' REAR SETBACK FOR ACCESSORY BUILDINGS
- 15' SIDE SETBACK
2. AN ENGINEERED WASTEWATER DISPOSAL MAY BE REQUIRED DUE TO POOR SOIL CONDITIONS.
3. EROSION CONTROL SHALL BE USED WHEN DESIGNING AND CONSTRUCTING DRIVEWAYS.
4. A FORM OF SEDIMENT CONTROL SHALL BE INSTALLED BEFORE WORK BEGINS AND MAINTAINED THROUGHOUT THE TIME THAT THE LAND DISTURBING ACTIVITIES ARE TAKING PLACE.
5. RE-VEGETATION OF ALL DISTURBED SITES SHALL BE COMPLETED WITHIN 45 DAYS AFTER COMPLETION OF FINAL GRADING, WEATHER PERMITTING.
6. LOTS ARE SUBJECT TO THE CURRENT ACCESS MANAGEMENT POLICY RESOLUTION.
7. NO ADDITION TO THE EXISTING HOUSE OR ACCESSORY STRUCTURE ON LOT 2 SHALL ENCROACH ANY FURTHER INTO A BUILDING SETBACK LINE OR EASEMENT.
8. NO OFF-PLAT RESTRICTIONS.
9. ALL STRUCTURES BUILT WITHIN THE SUBDIVISION SHALL COMPLY WITH RESOLUTION 2020-39, OR AS AMENDED.



**DEED DESCRIPTION - DOC. #2021R1363**

16 ACRES MORE OR LESS, IN THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 10 SOUTH, RANGE 21 EAST OF THE 6TH P.M. DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID 1/4 SECTION, RUNNING EAST TO THE WEST LINE OF THE OLD LAWRENCE ROAD, THENCE WEST WITH THE WEST LINE OF SAID ROAD, TO THE WEST LINE OF SAID 1/4 SECTION, THENCE NORTH TO THE PLACE OF BEGINNING LESS AND EXCEPT THAT PART TAKEN FOR ROADS LESS THE FOLLOWING A TRACT OF LAND IN THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 10 SOUTH, RANGE 21 EAST OF THE 6TH P.M. DESCRIBED AS FOLLOWS COMMENCING AT THE NW CORNER OF THE SOUTHEAST 1/4 OF SECTION 26, THENCE, SOUTH 90 DEGREES E. ASSUMED, 324.00 FEET ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER TO THE POINT OF BEGINNING OF THIS TRACT, THENCE SOUTH 00 DEGREES WEST 410.00 FEET, THENCE NORTH 90 DEGREES EAST 350.00 FEET, THENCE N 00 DEGREES EAST 160.00 FEET, THENCE NORTH 90 DEGREES EAST 300.00 FEET; THENCE NORTH 00 DEGREES EAST 250.00 FEET, THENCE SOUTH 90 DEGREES WEST 650.00 FEET ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 26 TO THE POINT OF BEGINNING OF THIS TRACT IN LEAVENWORTH COUNTY, KANSAS.

ALL IN LEAVENWORTH COUNTY, KANSAS  
EXCEPT AND SUBJECT TO: COVENANTS AND RESTRICTIONS OF RECORD

**SURVEYORS DESCRIPTION**

A TRACT OF LAND THE SOUTHEAST QUARTER OF SECTION 26-T10S-R21E OF THE 6TH P.M., LEAVENWORTH COUNTY, KANSAS, AS SURVEYED BY LARRY T. HAHN, KS PS-1349, APRIL, 2023, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 26; THENCE, N 01°47'32"W, 1473.93 FEET ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER TO THE CENTERLINE OF OLD LEAVENWORTH - LAWRENCE ROAD AND THE POINT OF BEGINNING OF THIS TRACT; THENCE, CONTINUING ALONG SAID WEST LINE N 01°47'32"W, 1189.90 FEET TO THE CENTER OF SECTION 26; THENCE, N 88°19'06"E, 324.00 FEET ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE, S 01°40'54"E, 410.00 FEET; THENCE, N 88°19'06"E, 350.00 FEET; THENCE, N 01°40'54"W, 160.00 FEET; THENCE, N 88°19'06"E, 300.00 FEET; THENCE, N 01°40'54"W, 250.00 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE, N 88°19'06"E, 394.14 FEET ALONG SAID NORTH LINE TO THE CENTERLINE OF OLD LEAVENWORTH - LAWRENCE ROAD; THENCE, S 47°12'11"W, 1342.06 FEET ALONG SAID CENTERLINE; THENCE, S 49°18'34"W, 456.59 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING. CONTAINS 13.62 ACRES, MORE OR LESS, INCLUDING ROAD RIGHT OF WAY. RELATIVE: 1:919,746

**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 "SMITH CREEK RIDGE".

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" OF "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 DRAINAGE FACILITIES. THE MAINTAINANCE 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 UPKEEP OF SAID EASEMENTS.

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 "SMITH CREEK RIDGE", HAVE SET OUR HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

CHRISTOPHER S. SMITH  
ASHLI M. SMITH

**STATE OF KANSAS / COUNTY OF LEAVENWORTH**

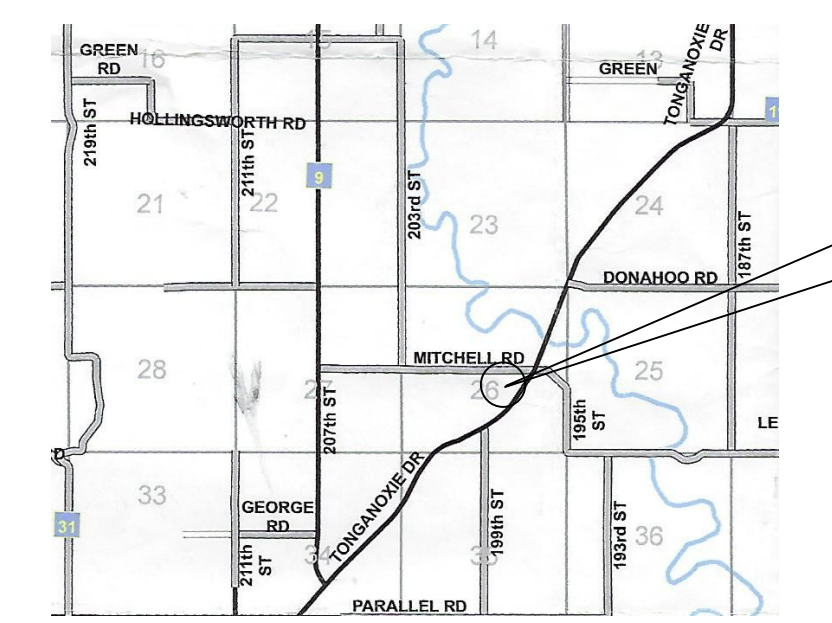
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, BEFORE ME APPEARED CHRISTOPHER S. SMITH AND ASHLI M. SMITH, KNOWN TO ME TO BE THE SAME PERSONS DESCRIBED HEREIN AND WHO EXECUTED THE SAME AS THEIR FREE ACT AND DEED. IN WITNESS THEREOF, I HAVE SET MY HAND AND AFFIXED MY NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_

**STATE OF KANSAS / COUNTY OF LEAVENWORTH**

FILED FOR RECORD AS DOCUMENT # \_\_\_\_\_ ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023  
AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ IN THE OFFICE OF THE REGISTER OF DEEDS OF LEAVENWORTH COUNTY, KANSAS.

LARRY T. HAHN, KS PS-1349  
THIS IS TO CERTIFY THAT IN THE MONTH OF APRIL, 2023, THIS SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE KANSAS MINIMUM STANDARDS.



LOCATION MAP  
NO SCALE

**APPROVAL**

WE, THE LEAVENWORTH COUNTY PLANNING COMMISSION, DO HEREBY APPROVE THE FOREGOING PLAT OF "SMITH CREEK RIDGE" THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

CHAIRPERSON / STEVE ROSENTHAL  
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 "SMITH CREEK RIDGE" THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

CHAIRPERSON / VICKY KAAZ  
COUNTY CLERK / JANET KLASINSKI (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.

COUNTY SURVEYOR / DANIEL BAUMCHEN, PS

REGISTER OF DEEDS / TERRILOIS G. MASHBURN

LARRY T. HAHN, KS PS-1349  
HAHN SURVEYING  
PO BOX 186  
BASEHOR, KANSAS 66007  
(913) 547-3405  
hahnsurvey@gmail.com

**Leavenworth County  
Request for Board Action  
Case No. DEV-23-068/069  
Preliminary & Final Plat Harris Corner**

**Date:** July 26, 2023  
**To:** Board of County Commissioners  
**From:** Planning & Zoning Staff

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

**Additional Reviews as needed:**

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

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

**Analysis:** The applicants are requesting approval of a two-lot subdivision for a parcel of land located at the intersection of 246<sup>th</sup> Street and Knight Road. Proposed Lot 1 is situated on the northern half of the existing parcel. Access will come off a driveway easement from Lot 2 to Knight Road. The access easement is only for the use of the Lot 1.

Proposed Lot 2 consists of the remaining 5 acres and will keep the existing house and accessory structures. Due to the configuration of the lot, it does not meet lot-depth to lot-width. The Planning Commission approved the exception to the requirement.

**Recommendation:** The Planning Commission voted 7-0 to recommend approval of Case No.DEV-23-068/069, Preliminary and Final Plat for Harris Corner subject to conditions.

**Alternatives:**

1. Approve Case No. DEV-23-068/069, Preliminary and Final Plat for Harris Corner, with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-23-068/069, Preliminary and Final Plat for Harris Corner, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-23-068/069, Preliminary and Final Plat for Harris Corner, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

**Budgetary Impact:**

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

**Total Amount Requested:** \$0.00

**Additional Attachments:** Staff Report, Plat, Planning Commission Minutes

**LEAVENWORTH COUNTY  
BOARD OF COUNTY COMMISSIONERS  
STAFF REPORT**

CASE NO: DEV-23-068/069 Harris Corner

July 26, 2023

REQUEST: **Regular Agenda**  
 Preliminary Plat       Final Plat

**STAFF REPRESENTATIVE:**  
 AMY ALLISON  
 DEPUTY DIRECTOR

**SUBJECT PROPERTY:** 24578 Knight Road



**APPLICANT/APPLICANT AGENT:**  
 JOE HERRING  
 HERRING SURVEYING

**PROPERTY OWNER:**  
 Richard & Carol Harris  
 24578 Knight Rd  
 Tonganoxie, KS 66096

**CONCURRENT APPLICATIONS:**  
 NONE

**LAND USE**

ZONING: RR-5

FUTURE LAND USE DESIGNATION:  
 RESIDENTIAL ESTATE

**LEGAL DESCRIPTION:**

A tract of land in the Southwest Quarter of Section 12, Township 11 South, Range 20 East, Leavenworth County, Kansas.

SUBDIVISION: N/A

FLOODPLAIN: N/A

**PLANNING COMMISSION RECOMMENDATION:** APPROVAL WITH CONDITIONS

**PROPERTY INFORMATION**

**ACTION OPTIONS:**

1. Approve Case No. DEV-23-068/069, Preliminary and Final Plat for Harris Corner, with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-23-068/069, Preliminary and Final Plat for Harris Corner, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-23-068/069, Preliminary and Final Plat for Harris Corner, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

PARCEL SIZE:

10 Acres

PARCEL ID NO:

201-12-0-00-00-003.03

BUILDINGS:

1 SINGLE FAMILY RESIDENCE,  
 MULTIPLE ACCESSORY STRUCTURES

**PROJECT SUMMARY:**

Request for preliminary and final plat approval to subdivide property located at 24578 Knight Road as Lots 1 through 2 of Harris Corner.

ACCESS/STREET:

246<sup>th</sup> STREET, COUNTY LOCAL,  
 GRAVEL +/- 17 ft.; KNIGHT ROAD,  
 COUNTY LOCAL, GRAVEL +/- 17 ft.

**Location Map:**



**UTILITIES**

SEWER: PRIVATE SEPTIC SYSTEM

FIRE: TONGANOXIE TOWNSHIP

WATER: R.W.D. #13

ELECTRIC: FREESTATE

**NOTICE & REVIEW:**

STAFF REVIEW:

6/29/2023

NEWSPAPER NOTIFICATION:

7/1/2023

NOTICE TO SURROUNDING  
 PROPERTY OWNERS:

N/A

| <b>STANDARDS TO BE CONSIDERED:</b>   |  |            |                |
|--|--|------------|----------------|
| <i>Leavenworth County Zoning and Subdivision Standards: Preliminary Review</i>                         |  | <b>Met</b> | <b>Not Met</b> |
| 35-40  | <b>Preliminary Plat Content</b>                                  | X          |                |
| 40-20  | <b>Final Plat Content</b>  | X          |                |
| 41-6   | <b>Access Management</b>   | X          |                |
| 41-6.B.a-c.  | <b>Entrance Spacing</b>  | X          |                |
| 41-6.C.  | <b>Public Road Access Management Standards</b>                   | X          |                |
| 43   | <b>Cross Access Easements</b>                                    | N/A        |                |
| 50-20  | <b>Utility Requirements</b>                                      | X          |                |
| 50-30  | <b>Other Requirements</b>  | X          |                |
| 50-40  | <b>Minimum Design Standards</b>                                  |            | X              |
| Applicant has requested an exception from Article 50, Section 40.3.i. Lot-Depth to Lot-width for Lot 2 |  |            |                |
| 50-50  | <b>Sensitive Land Development</b>                                | N/A        |                |
| 50-60.   | <b>Dedication of Reservation of Public Sites and Open Spaces</b> | N/A        |                |

**STAFF COMMENTS:**

The applicant is proposing to divide a 10-acre parcel into two lots. The Subdivision is classified as a Class C with all lots lying within the Rural Growth Area of Leavenworth County. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision (see condition 3). Lots 1 and 2 will be approximately 5 acres in size and meet the requirements for the RR-5 zoning district. Lot 2, however, does not meet the Minimum Design Standards for lot-depth to lot-width. The applicant has requested an exception. The existing house, accessory structures and lagoon will remain with Lot 2. Lot 2 has two existing entrances from 246<sup>th</sup> Street and Knight Road. The applicant has proposed an access easement be placed in the northwest corner of Lot 2 for the benefit of Lot 1 only. Lot 1 will access from 246<sup>th</sup> Street. Staff is generally in support.

**EXCEPTIONS:**

The Planning Commission approved an exception from Article 50, Section 40.3.i. for Lot 2.

**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. An exception from Article 50, Section 40.3.i. has been approved for Lot 2.
5. At time of development, fire hydrants shall be required, if necessary infrastructure is available.
6. The developer must comply with the following memorandums:
  - a. Memo – Chuck Magaha, Emergency Management, dated May 25, 2023
  - b. Email - RWD 13, dated June 1, 2023

**ATTACHMENTS:**

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

PRELIMINARY &  
FINAL PLAT APPLICATION

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

464

5.003

5.003

Office Use Only

PID: 201-12 003.03  
Township: Tonganoxie  
Planning Commission Meeting Date: \_\_\_\_\_  
Case No. DEV-23-018 Date Received/Paid: \_\_\_\_\_  
Zoning District RR 5  
Comprehensive Plan land use designation \_\_\_\_\_

APPLICANT AGENT INFORMATION

OWNER INFORMATION

NAME: Herring Surveying Company NAME: HARRIS, RICHARD D & CAROL  
MAILING ADDRESS: 315 N. 5th Street MAILING ADDRESS 24578 KNIGHT RD  
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: HARRIS CORNER  
Address of Property: 24578 KNIGHT RD  
Urban Growth Management Area: N/A

SUBDIVISION INFORMATION

|  |  |                                       |
|--|--|---------------------------------------|
| Gross Acreage: <u>10 AC</u>  | Number of Lots: <u>2</u>   | Minimum Lot Size: <u>5 AC</u>         |
| Maximum Lot Size: <u>5 AC</u>  | Proposed Zoning: <u>RR-5</u>   | Density: <u>N/A</u>                   |
| Open Space Acreage: <u>N/A</u>   | Water District: <u>RWD 13</u>  | Proposed Sewage: <u>Septic Lagoon</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 - Collector - Arterial - State - Federal</u> |                                       |

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 5/16/2023 Date: 5-16-23

ATTACHMENT A

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

464

|   |                           |
|---|---------------------------|
| Office Use Only                               |                           |
| PID: <u>201-12</u> <u>003.03</u>              |                           |
| Township: <u>Tonganoxie</u>                   |                           |
| Planning Commission Meeting Date: _____       |                           |
| Case No. <u>DEV-23-069</u>                    | Date Received/Paid: _____ |
| Zoning District <u>RR-5</u>                   |                           |
| Comprehensive Plan land use designation _____ |                           |

| APPLICANT <u>AGENT</u> INFORMATION         | OWNER INFORMATION                          |
|--|--|
| NAME: <u>Herring Surveying Company</u>     | NAME: <u>HARRIS, RICHARD D &amp; CAROL</u> |
| MAILING ADDRESS: <u>315 N. 5th Street</u>  | MAILING ADDRESS <u>24578 KNIGHT RD</u>     |
| CITY/ST/ZIP: <u>Leavenworth, KS 66048</u>  | CITY/ST/ZIP <u>Tonganoxie, KS 66086</u>    |
| PHONE: <u>913-651-3858</u>                 | PHONE: <u>N/A</u>                          |
| EMAIL: <u>herringsurveying@outlook.com</u> | EMAIL <u>N/A</u>                           |

**GENERAL INFORMATION**

Proposed Subdivision Name: HARRIS CORNER

Address of Property: 24578 KNIGHT RD

Urban Growth Management Area: N/A

| SUBDIVISION INFORMATION   |  |                                       |
|---|--|---------------------------------------|
| Gross Acreage: <u>10 AC</u>   | Number of Lots: <u>2</u>   | Minimum Lot Size: <u>5 AC</u>         |
| Maximum Lot Size: <u>5 AC</u>   | Proposed Zoning: <u>RR-5</u>   | Density: <u>N/A</u>                   |
| Open Space Acreage: <u>N/A</u>  | Water District: <u>RWD 13</u>  | Proposed Sewage: <u>Septic Lagoon</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 - Collector - Arterial - State - Federal</u> |                                       |
| Is any part of the site designated as Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No if yes, what is the panel number:   |  |                                       |
| I, the undersigned, am the owner <u>duly authorized agent</u> of the aforementioned property situated in the unincorporated portion of Leavenworth County, Kansas. By execution of my signature, I do hereby officially apply for a final plat approval as indicated above. |  |                                       |
| Signature: <u>Joe Herring - digitally signed 5/16/2023</u>  |  | Date: <u>5-16-23</u>                  |

ATTACHMENT A

# HARRIS CORNER

A Minor Subdivision in the Southwest Quarter of Section 12,  
Township 11 South, Range 20 East, Leavenworth County, Kansas.

## PRELIMINARY PLAT

PREPARED FOR:  
HARRIS, RICHARD D & CAROL  
24578 KNIGHT RD  
TONGANOXIE, KS 66086  
PID # 201-12-0-00-00-003.03

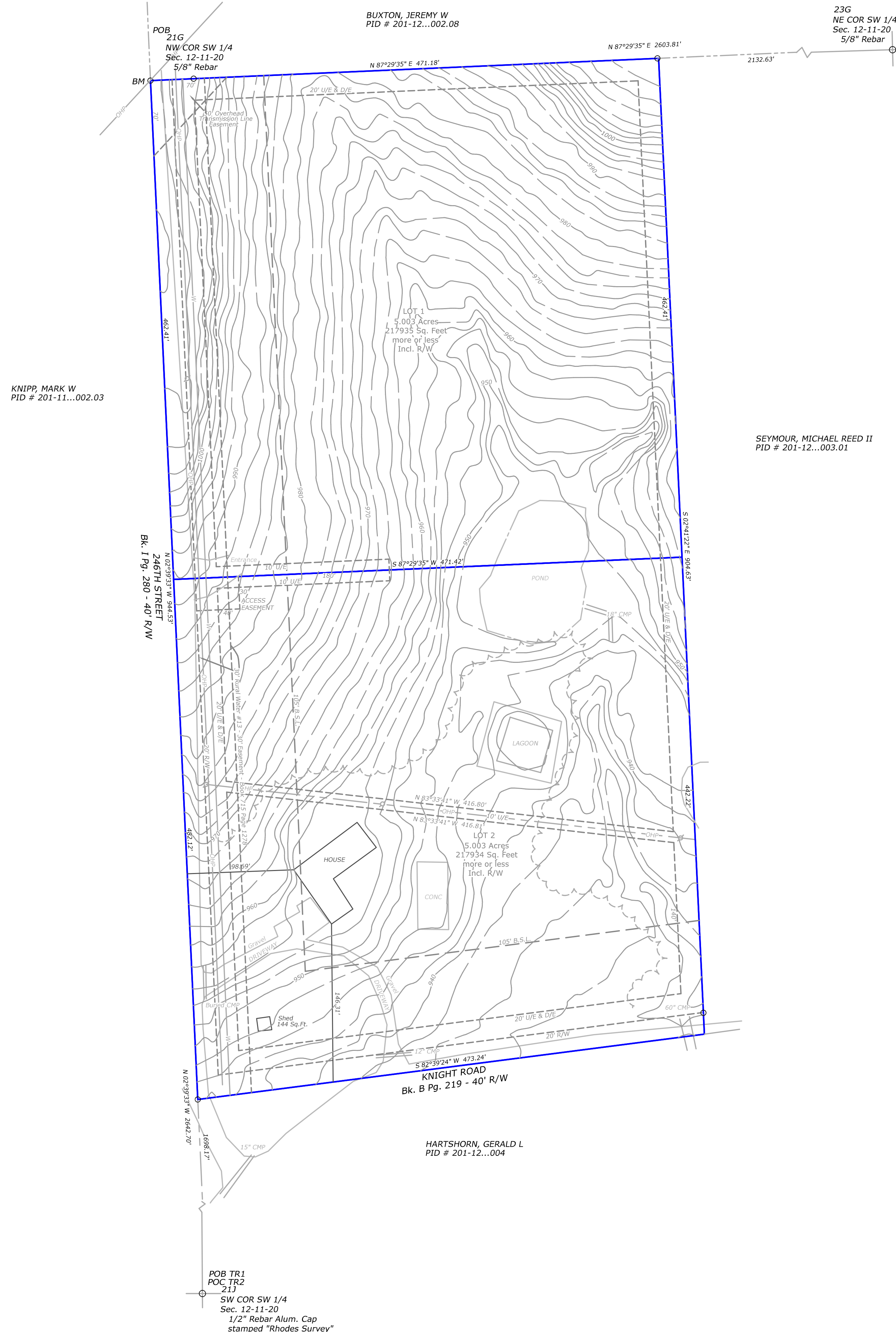
**RECORD DESCRIPTION:**  
A tract of land in the Southwest Quarter of Section 12, Township 11 South, Range 20 East of the 6th P.M., being more fully described as follows: Beginning at the Northwest corner of said Southwest Quarter, the North line of said Southwest Quarter having an assumed bearing of North 90°00'00" East; thence North 90°00'00" East along the North line of said Southwest Quarter, 471.19 feet; thence South 00°09'44" East, parallel to the West line of said Southwest Quarter, 904.59 feet to the center line of County Road; thence South 85°10'38" West along the center line of said County Road, 472.76 feet to the West line of said Southwest Quarter; thence North 00°09'44" West along the West line of said Southwest Quarter, 944.34 (Deed 933.46) feet to the point of beginning of the tract herein described, less any part thereof taken or used for road purposes, in Leavenworth County, Kansas.

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

- 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) Maintenance of pond to be shared between Lots 1 and 2.
  - 6) Structures that exist within the building setback line or platted easement. Any future building or expansion must comply with the building setback. If the structure is damaged greater than 51% it may not be rebuilt or restored on the existing location and must meet all setbacks
  - 7) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
  - 8) Access Easement across Lot 2 is for the sole benefit of Lot 1. Lot 1 is responsible for maintenance.
  - 9) An exception to Article 50, Section 40.3.i. Lot-Depth to Lot-Width has been granted for Lot 2
  - 10) No off-plat restrictions.

**ZONING:**  
RR 5 - Existing and Proposed Rural Residential 5

- NOTES:**
- 1) This survey does not show ownership.
  - 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
  - 3) All recorded and measured distances are the same, unless otherwise noted.
  - 4) Error of Closure - 1 : 768965
  - 5) Basis of Bearing - KS SPC North Zone 1501
  - 6) Monument Origin unknown unless otherwise noted.
  - 7) Existing and Proposed Lots for Residential Use.
  - 8) Road Record - See Survey
  - 9) Benchmark - NAVD83  
Project Benchmark (BM) - NW COR SW 1/4 - 1009'
  - 10) Easements, if any, are created hereon or listed in referenced title commitment.
  - 11) Reference Recorded Deed Book 830 Page 798
  - 12) Utility Companies
    - Water - Water District 13
    - Electric - Freestate
    - Sewer - Septic / Lagoon
    - Gas - Propane / Natural Gas
  - 13) Reference Continental Title File No.: 23449987 dated May 3, 2023
  - 14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0300G dated July 16, 2015
  - 15) Building Setback Lines as shown hereon or noted below
    - All side yard setbacks - 15' (Accessory - 15')
    - All rear yard setbacks - 40' (Accessory - 15')
  - 16) Distances to and of structures, if any, are +- 1'.
  - 17) Easements as per referenced Title Commitment are shown hereon, if any.
  - 18) Fence Lines do not necessarily denote the boundary line for the property.
  - 19) Reference Surveys:  
TBM - T.B.Melton Survey Book S-14 #72, 1991

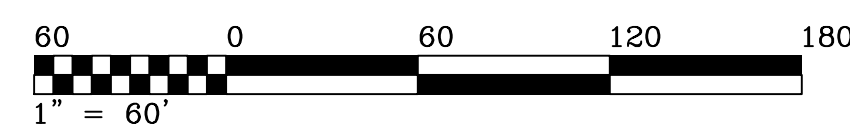


Scale 1" = 60'

Job # K-23-1693  
May 16, 2023 Rev. 6/22/23



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



POB TR1  
POC TR2  
21J  
SW COR SW 1/4  
Sec. 12-11-20  
1/2" Rebar Alum. Cap  
stamped "Rhodes Survey"



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

Joseph A. Herring  
PS # 1296



# HARRIS CORNER

A Minor Subdivision in the Southwest Quarter of Section 12,  
Township 11 South, Range 20 East, Leavenworth County, Kansas.

## FINAL PLAT

PREPARED FOR:  
HARRIS, RICHARD D & CAROL  
24578 KNIGHT RD  
TONGANOXIE, KS 66086  
PID # 201-12-0-00-00-003.03

**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: HARRIS CORNER.

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 HARRIS CORNER, have set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

KNIPP, MARK W  
PID # 201-11...002.03

Carol Harris

NOTARY CERTIFICATE:  
Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 2023, before me, a notary public in and for said County and State came Carol Harris, 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 HARRIS CORNER this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Secretary: John Jacobson  
Chairman: Steven Rosenthal

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

County Engineer - Mitch Pleak

COUNTY COMMISSION APPROVAL:  
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of HARRIS CORNER this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

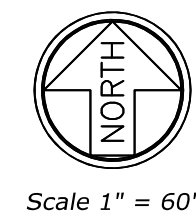
Chairman: Vicky Kaaz  
County Clerk: Janet Klasinski

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

Register of Deeds - TerriLois G. Mashburn

I hereby certify that this 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.

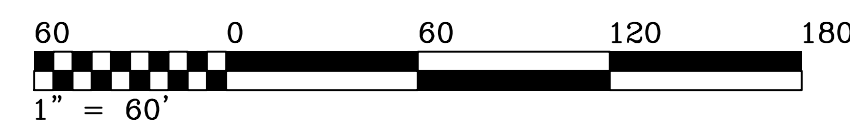
Daniel Baunmchen, PS#1363  
County Surveyor



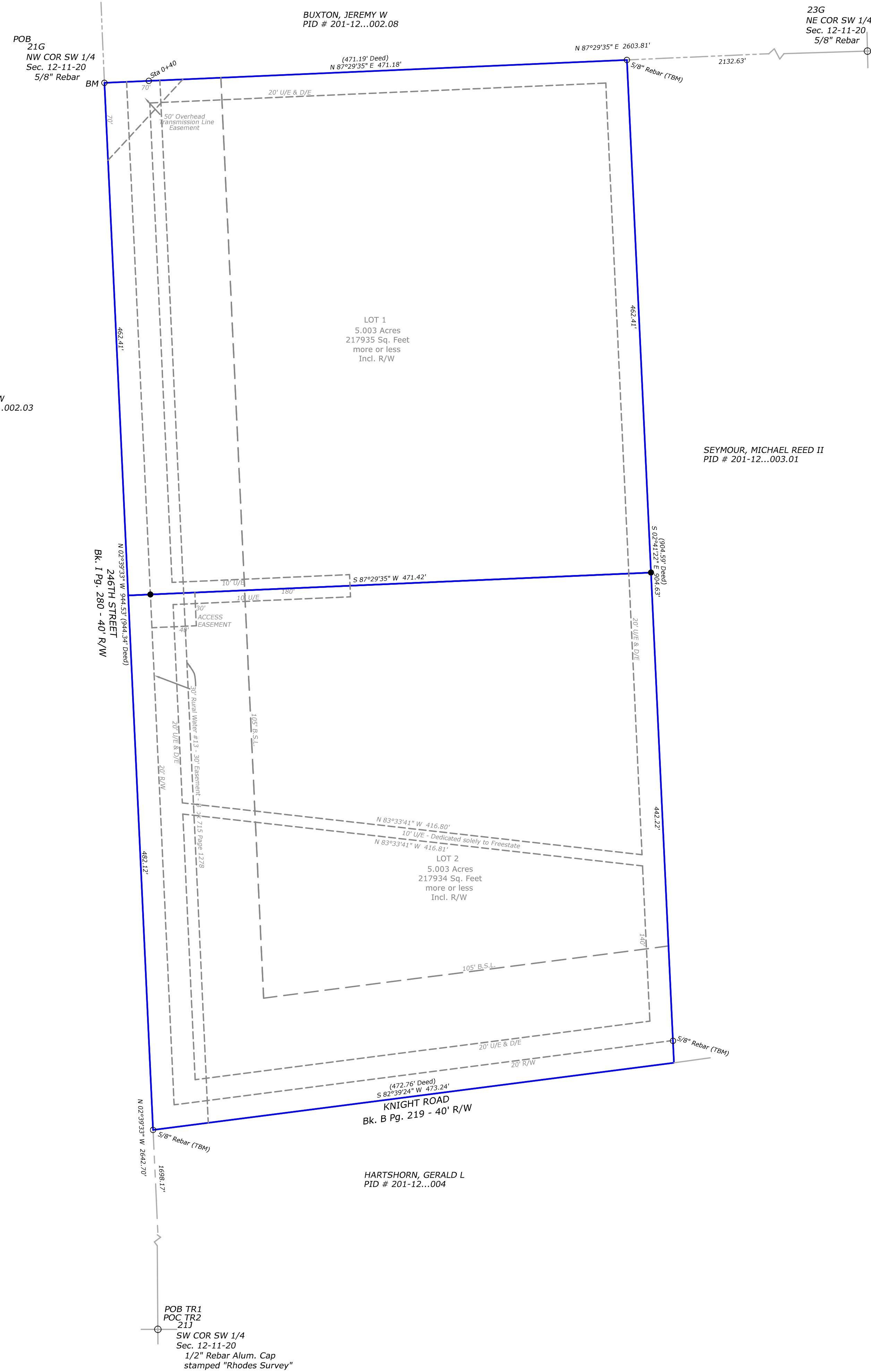
Job # K-23-1693  
May 16, 2023 Rev. 6/22/23

**J. HERRING, INC. (dba)**  
**SURVEYING & COMPANY**

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



RECORD DESCRIPTION:  
A tract of land in the Southwest Quarter of Section 12, Township 11 South, Range 20 East of the 6th P.M., being more fully described as follows: Beginning at the Northwest corner of said Southwest Quarter, the North line of said Southwest Quarter having an assumed bearing of North 90°00'00" East; thence North 90°00'00" East along the North line of said Southwest Quarter, 471.19 feet; thence South 00°09'44" East, parallel to the West line of said Southwest Quarter, 904.59 feet to the center line of County Road; thence South 85°10'38" West along the center line of said County Road, 472.76 feet to the West line of said Southwest Quarter; thence North 00°09'44" West along the West line of said Southwest Quarter, 944.34 (Deed 933.46) feet to the point of beginning of the tract herein described, less any part thereof taken or used for road purposes, in Leavenworth County, Kansas.



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

**ZONING:**  
RR 5 - Existing and Proposed Rural Residential 5

- NOTES:**
- This survey does not show ownership.
  - All distances are calculated from measurements or measured this survey, unless otherwise noted.
  - All recorded and measured distances are the same, unless otherwise noted.
  - Error of Closure - 1 : 768965
  - Basis of Bearing - KS SPC North Zone 1501
  - Monument Origin unknown unless otherwise noted.
  - Existing and Proposed Lots for Residential Use.
  - Road Record - See Survey
  - Benchmark - NAVD83
  - Project Benchmark (BM) - NW COR SW 1/4 - 1009'
  - Easements, if any, are created hereon or listed in referenced title commitment.
  - Reference Recorded Deed Book 830 Page 798
  - Utility Companies
    - Water - Water District 13
    - Electric - Freestate
    - Sewer - Septic / Lagoon
    - Gas - Propane / Natural Gas
  - Reference Continental Title File No.: 23449987 dated May 3, 2023
  - Property is not in a Special Flood Hazard Area 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')
  - Distances to and of structures, if any, are +- 1'.
  - Easements as per referenced Title Commitment are shown hereon, if any.
  - Fence Lines do not necessarily denote the boundary line for the property.
  - Reference Surveys:
    - TBM - T.B. Melton Survey Book S-14 #72, 1991



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



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

Joseph A. Herring  
PS # 1296

## Allison, Amy

---

**From:** Anderson, Kyle  
**Sent:** Tuesday, May 23, 2023 8:51 AM  
**To:** Allison, Amy  
**Subject:** RE: RE: DEV-23-068/069 Preliminary and Final Plat – Harris Corner

We have not received any complaints on this property. The lagoon appears to remain on the same property as the home it services after the spit.

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:** Monday, May 22, 2023 4:46 PM  
**To:** Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Brown, Misty <MBrown@leavenworthcounty.gov>; 'chief1860@ttrfd.com' <chief1860@ttrfd.com>; 'amanda.holloway@freestate.coop' <amanda.holloway@freestate.coop>; 'linda@jfrwd13.com' <linda@jfrwd13.com>  
**Cc:** PZ <PZ@leavenworthcounty.gov>  
**Subject:** RE: DEV-23-068/069 Preliminary and Final Plat – Harris Corner

Good Afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for two- lot subdivision at 24578 Knight Road.

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by Monday, June 5, 2023.

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

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

**Disclaimer**

## Allison, Amy

---

**From:** Amanda Tarwater <amanda.tarwater@freestate.coop>  
**Sent:** Wednesday, May 24, 2023 3:48 PM  
**To:** Allison, Amy  
**Subject:** RE: DEV-23-068/069 Preliminary and Final Plat – Harris Corner

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

FreeState Electric has no objection to this request.

Thank you,

**Amanda Tarwater**  
Member Accounts Coordinator



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

---

**From:** Allison, Amy <AAllison@leavenworthcounty.gov>  
**Sent:** Monday, May 22, 2023 4:46 PM  
**To:** Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Brown, Misty <MBrown@leavenworthcounty.gov>; 'chief1860@ttrfd.com' <chief1860@ttrfd.com>; Amanda Tarwater <amanda.tarwater@freestate.coop>; 'linda@jfrwd13.com' <linda@jfrwd13.com>  
**Cc:** PZ <PZ@leavenworthcounty.gov>  
**Subject:** RE: DEV-23-068/069 Preliminary and Final Plat – Harris Corner

---

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

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The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by Monday, June 5, 2023.

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

Amy Allison, AICP

## Allison, Amy

---

**From:** Timothy Smith <chief1860@ttrfd.com>  
**Sent:** Wednesday, May 24, 2023 9:29 AM  
**To:** Allison, Amy  
**Subject:** Re: DEV-23-068/069 Preliminary and Final Plat – Harris Corner

**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.

Tonganoxie Township has no concerns with this property split.

On Mon, May 22, 2023 at 4:45 PM Allison, Amy <[AAllison@leavenworthcounty.gov](mailto:AAllison@leavenworthcounty.gov)> wrote:

Good Afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for two- lot subdivision at 24578 Knight Road.

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by Monday, June 5, 2023.

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

Amy Allison, AICP

Deputy Director

Planning & Zoning

Leavenworth County

913.364.5757

### Disclaimer

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*and approved by the governing body. Nothing in this message or its contents should be interpreted to authorize or conclude approval by Leavenworth County.*

--

Tim Smith, Chief  
*Tonganoxie Township Rural Fire Department  
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*

# MEMO

**To:** Amy Allison  
**From:** Chuck Magaha  
**Subject:** Harris Corner  
**Date:** May 25, 2023

Amy, I have reviewed the preliminary plat of the Harris Corner Subdivision presented by Richard and Carol Harris. The subdivision meets the requirements for a fire hydrant and supported with a 6" water line as stated in the subdivision guidelines. The area in which the subdivision is proposed, a fire hydrant need to be placed along the road right-a-way at 246<sup>th</sup> Street Between lot 1 and lot 2.

I have no further recommendation for this subdivision.

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

## Allison, Amy

---

**From:** Joe Osborn <joe@jfrwd13.com>  
**Sent:** Thursday, June 1, 2023 9:53 AM  
**To:** Jefferson County RWD #13; Allison, Amy  
**Cc:** PZ  
**Subject:** RE: DEV-23-068/069 Preliminary and Final Plat – Harris Corner

**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,

The water district has a 2" line on the north side of Knight Rd. and a 2" line on the west side of 246<sup>th</sup> St. across from the proposed project. The pressure seems good in the area, but each lot will have to pass a feasibility study before they can get a benefit unit/meter. There are no fire hydrants in the area and our system couldn't support them in that area. If you have any other questions please let me know.

This email does not guarantee water service.

Thank you,

**Joe Osborn**  
**Water Plant & Distribution Operations Manager**  
**Jefferson County RWD #13**  
[joe@jfrwd13.com](mailto:joe@jfrwd13.com)  
1951 Wellman Rd.  
Lawrence, Ks 66044  
785-813-3589

---

**From:** Jefferson County RWD #13 <linda@jfrwd13.com>  
**Sent:** Friday, May 26, 2023 12:50 PM  
**To:** Allison, Amy <AAllison@leavenworthcounty.gov>  
**Cc:** Joe Osborn <joe@jfrwd13.com>; PZ <pz@leavenworthcounty.gov>  
**Subject:** FW: DEV-23-068/069 Preliminary and Final Plat – Harris Corner

Amy,

Joe Osborn will be following up on the request and he is copied in on this email.

Thank you,  
**Linda L. Lips**  
[linda@jfrwd13.com](mailto:linda@jfrwd13.com)  
Jefferson County R.W.D. #13  
1951 Wellman Rd.  
Lawrence, KS 66044  
785-842-1502  
[www.jfrwd13.com](http://www.jfrwd13.com)

# HARRIS CORNER

A Minor Subdivision in the Southwest Quarter of Section 12,  
Township 11 South, Range 20 East, Leavenworth County, Kansas.

## FINAL PLAT

PREPARED FOR:  
HARRIS, RICHARD D & CAROL  
24578 KNIGHT RD  
TONGANOXIE, KS 66086  
PID # 201-12-0-00-00-003.03

**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: HARRIS CORNER.

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 HARRIS CORNER, have set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

KNIPP, MARK W  
PID # 201-11...002.03

Carol Harris

NOTARY CERTIFICATE:  
Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 2023, before me, a notary public in and for said County and State came Carol Harris, 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 HARRIS CORNER this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Secretary: John Jacobson  
Chairman: Steven Rosenthal

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

County Engineer - Mitch Pleak

COUNTY COMMISSION APPROVAL:  
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of HARRIS CORNER this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Chairman: Vicky Kaaz  
County Clerk: Janet Klasinski

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

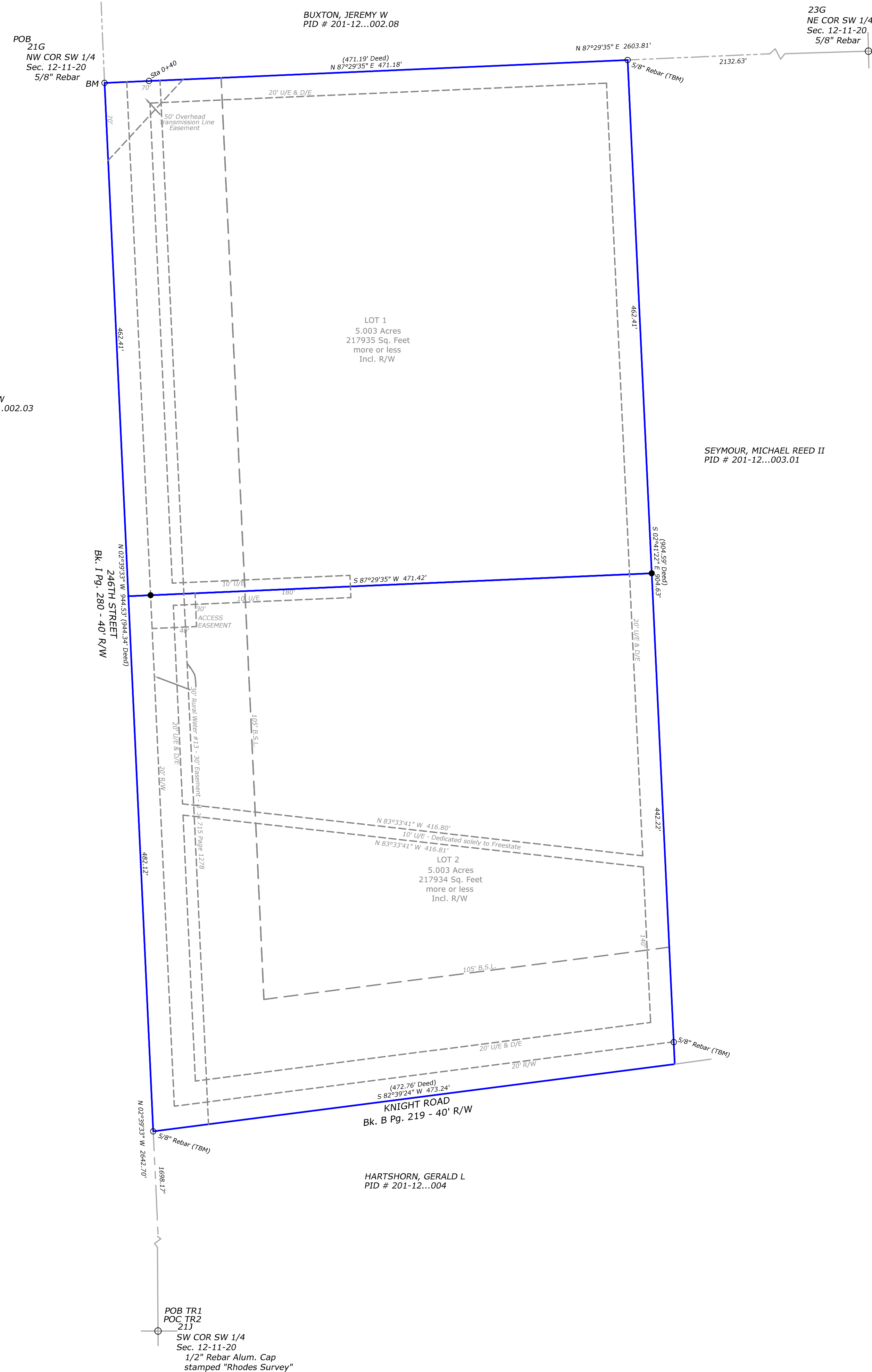
Register of Deeds - TerriLois G. Mashburn

I hereby certify that this 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.

Reviewed 2023.06.26 No Comments

Daniel Baumchen, PS#1363  
County Surveyor

RECORD DESCRIPTION:  
A tract of land in the Southwest Quarter of Section 12, Township 11 South, Range 20 East of the 6th P.M., being more fully described as follows: Beginning at the Northwest corner of said Southwest Quarter, the North line of said Southwest Quarter having an assumed bearing of North 90°00'00" East; thence North 90°00'00" East along the North line of said Southwest Quarter, 471.19 feet; thence South 00°09'44" East, parallel to the West line of said Southwest Quarter, 904.59 feet to the center line of County Road; thence South 85°10'38" West along the center line of said County Road, 472.76 feet to the West line of said Southwest Quarter; thence North 00°09'44" West along the West line of said Southwest Quarter, 944.34 (Deed 933.46) feet to the point of beginning of the tract herein described, less any part thereof taken or used for road purposes, in Leavenworth County, Kansas.



- 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) Maintenance of pond to be shared between Lots 1 and 2.
  - 6) Structures that exist within the building setback line or platted easement. Any future building or expansion must comply with the building setback. If the structure is damaged greater than 51% it may not be rebuilt or restored on the existing location and must meet all setbacks
  - 7) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
  - 8) Access Easement across Lot 2 is for the benefit of Lot 1. Lot 1 is responsible for maintenance.
  - 9) An exception to Article 50, Section 40.3.i. Lot-Depth to Lot-Width has been granted for Lot 2
  - 10) No off-plat restrictions.

**ZONING:**  
RR 5 - Existing and Proposed Rural Residential 5

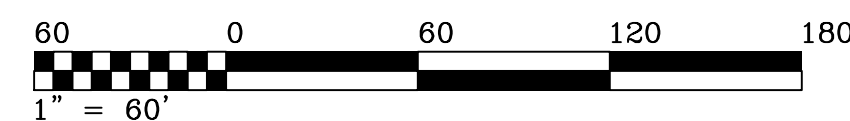
- NOTES:**
- 1) This survey does not show ownership.
  - 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
  - 3) All recorded and measured distances are the same, unless otherwise noted.
  - 4) Error of Closure - 1 : 768965
  - 5) Basis of Bearing - KS SPC North Zone 1501
  - 6) Monument Origin unknown unless otherwise noted.
  - 7) Existing and Proposed Lots for Residential Use.
  - 8) Road Record - See Survey
  - 9) Benchmark - NAVD83  
Project Benchmark (BM) - NW COR SW 1/4 - 1009'
  - 10) Easements, if any, are created hereon or listed in referenced title commitment.
  - 11) Reference Recorded Deed Book 830 Page 798
  - 12) Utility Companies -  
- Water - Water District 13  
- Electric - Freestate  
- Sewer - Septic / Lagoon  
- Gas - Propane / Natural Gas
  - 13) Reference Continental Title File No.: 23449987 dated May 3, 2023
  - 14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0300G dated July 16, 2015
  - 15) Building Setback Lines as shown hereon or noted below  
- All side yard setbacks - 15' (Accessory - 15')  
- All rear yard setbacks - 40' (Accessory - 15')
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  - 18) Fence Lines do not necessarily denote the boundary line for the property.
  - 19) Reference Surveys:  
B.M - T.B.Melton Survey Book S-14 #72, 1991

- LEGEND:**
- - 1/2" Rebar Set with Cap No.1296
  - - 1/2" Rebar Found, unless otherwise noted.
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  - B.S.L. - Building Setback Line
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  - A - Arc Distance
  - R - Arc Radius
  - B - Chord Bearing
  - C - Chord Distance
  - //// - No Vehicle Entrance Access
  - NS - Not Set this survey per agreement with client



Scale 1" = 60'

Job # K-23-1693  
May 16, 2023 Rev. 6/22/23



1" = 60'



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

Joseph A. Herring  
PS # 1296



**06-29-2023**  
**OLSSON REVIEW**  
**No Further**  
**Comments**

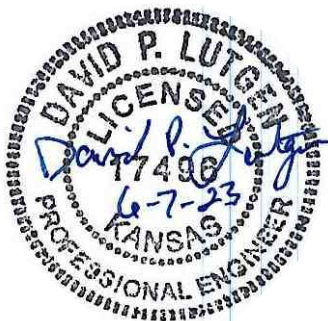
Harris Corner

Leavenworth County Kansas

Drainage Report

May 6, 2023

Revised June 7, 2023



# HARRIS CORNER

A Minor Subdivision in the Southwest Quarter of Section 12,  
Township 11 South, Range 20 East, Leavenworth County, Kansas.

## FINAL PLAT

PREPARED FOR:  
HARRIS, RICHARD D & CAROL  
24578 KNIGHT RD  
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PID # 201-12-0-00-00-003.03

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

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 HARRIS CORNER, have set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

KNIPP, MARK W  
PID # 201-11...002.03

Carol Harris

NOTARY CERTIFICATE:  
Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 2023, before me, a notary public in and for said County and State came Carol Harris, 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 HARRIS CORNER this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Secretary: John Jacobson  
Chairman: Steven Rosenthal

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

County Engineer - Mitch Pleak

COUNTY COMMISSION APPROVAL:  
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of HARRIS CORNER this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

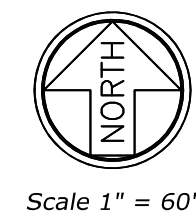
Chairman: Vicky Kaaz  
County Clerk: Janet Klasinski

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

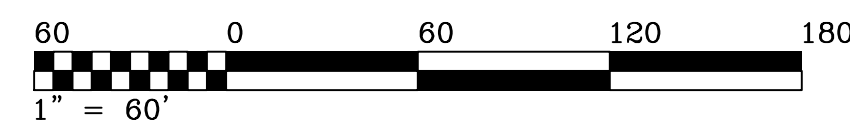
Register of Deeds - TerriLois G. Mashburn

I hereby certify that this 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.

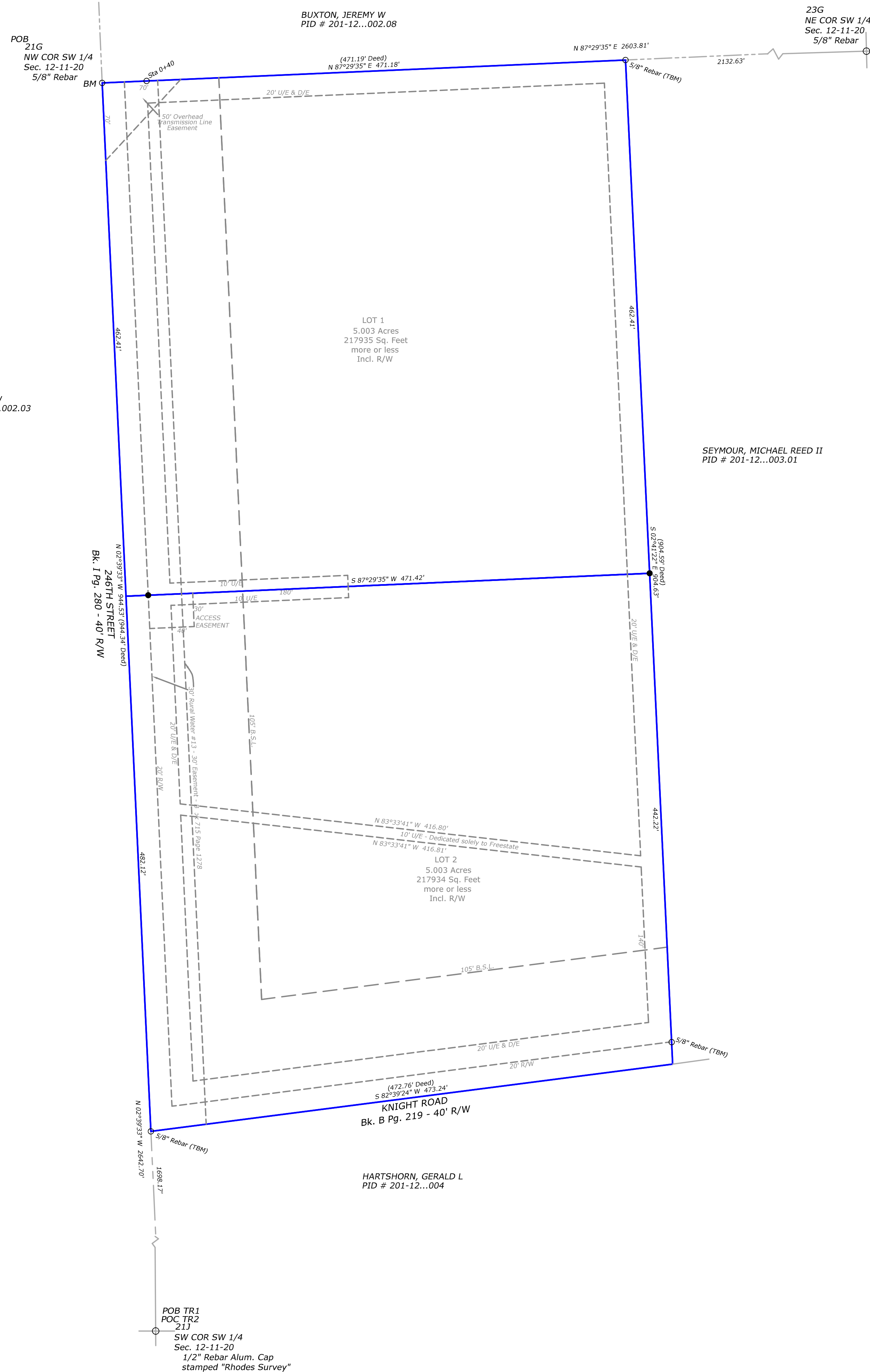
Daniel Baunmchen, PS#1363  
County Surveyor



Job # K-23-1693  
May 16, 2023 Rev. 6/22/23  
J. Herring, Inc. (dba)  
SURVEYING  
& COMPANY  
315 North 5th Street, Leav., KS 66048  
Ph. 913.651.3858 Fax 913.674.5381  
Email - survey@jeincash.com



RECORD DESCRIPTION:  
A tract of land in the Southwest Quarter of Section 12, Township 11 South, Range 20 East of the 6th P.M., being more fully described as follows: Beginning at the Northwest corner of said Southwest Quarter, the North line of said Southwest Quarter having an assumed bearing of North 90°00'00" East; thence North 90°00'00" East along the North line of said Southwest Quarter, 471.19 feet; thence South 00°09'44" East, parallel to the West line of said Southwest Quarter, 904.59 feet to the center line of County Road; thence South 85°10'38" West along the center line of said County Road, 472.76 feet to the West line of said Southwest Quarter; thence North 00°09'44" West along the West line of said Southwest Quarter, 944.34 (Deed 933.46) feet to the point of beginning of the tract herein described, less any part thereof taken or used for road purposes, in Leavenworth County, Kansas.



SEYMOUR, MICHAEL REED II  
PID # 201-12...003.01

HARTSHORN, GERALD L  
PID # 201-12...004



**06-29-2023**  
**OLSSON REVIEW**  
**No Further**  
**Comments**

- 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) Maintenance of pond to be shared between Lots 1 and 2.
  - 6) Structures that exist within the building setback line or platted easement. Any future building or expansion must comply with the building setback. If the structure is damaged greater than 51% it may not be rebuilt or restored on the existing location and must meet all setbacks.
  - 7) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
  - 8) Access Easement across Lot 2 is for the sole benefit of Lot 1. Lot 1 is responsible for maintenance.
  - 9) An exception to Article 50, Section 40.3.1. Lot-Depth to Lot-Width has been granted for Lot 2
  - 10) No off-plat restrictions.

**ZONING:**  
RR 5 - Existing and Proposed Rural Residential 5

- NOTES:**
- 1) This survey does not show ownership.
  - 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
  - 3) All recorded and measured distances are the same, unless otherwise noted.
  - 4) Error of Closure - 1 : 768965
  - 5) Basis of Bearing - KS SPC North Zone 1501
  - 6) Monument Origin unknown unless otherwise noted.
  - 7) Existing and Proposed Lots for Residential Use.
  - 8) Road Record - See Survey
  - 9) Benchmark - NAVD83  
Project Benchmark (BM) - NW COR SW 1/4 - 1009'
  - 10) Easements, if any, are created hereon or listed in referenced title commitment.
  - 11) Reference Recorded Deed Book 830 Page 798
  - 12) Utility Companies  
- Water - Water District 13  
- Electric - Freestate  
- Sewer - Septic / Lagoon  
- Gas - Propane / Natural Gas
  - 13) Reference Continental Title File No.: 23449987 dated May 3, 2023
  - 14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0300G dated July 16, 2015
  - 15) Building Setback Lines as shown hereon or noted below  
- All side yard setbacks - 15' (Accessory - 15')  
- All rear yard setbacks - 40' (Accessory - 15')
  - 16) Distances to and of structures, if any, are +- 1'.
  - 17) Easements as per referenced Title Commitment are shown hereon, if any.
  - 18) Fence Lines do not necessarily denote the boundary line for the property.
  - 19) Reference Surveys:  
TBM - T.B. Melton Survey Book S-14 #72, 1991

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



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

Joseph A. Herring  
PS # 1296

# HARRIS CORNER

A Minor Subdivision in the Southwest Quarter of Section 12,  
Township 11 South, Range 20 East, Leavenworth County, Kansas.

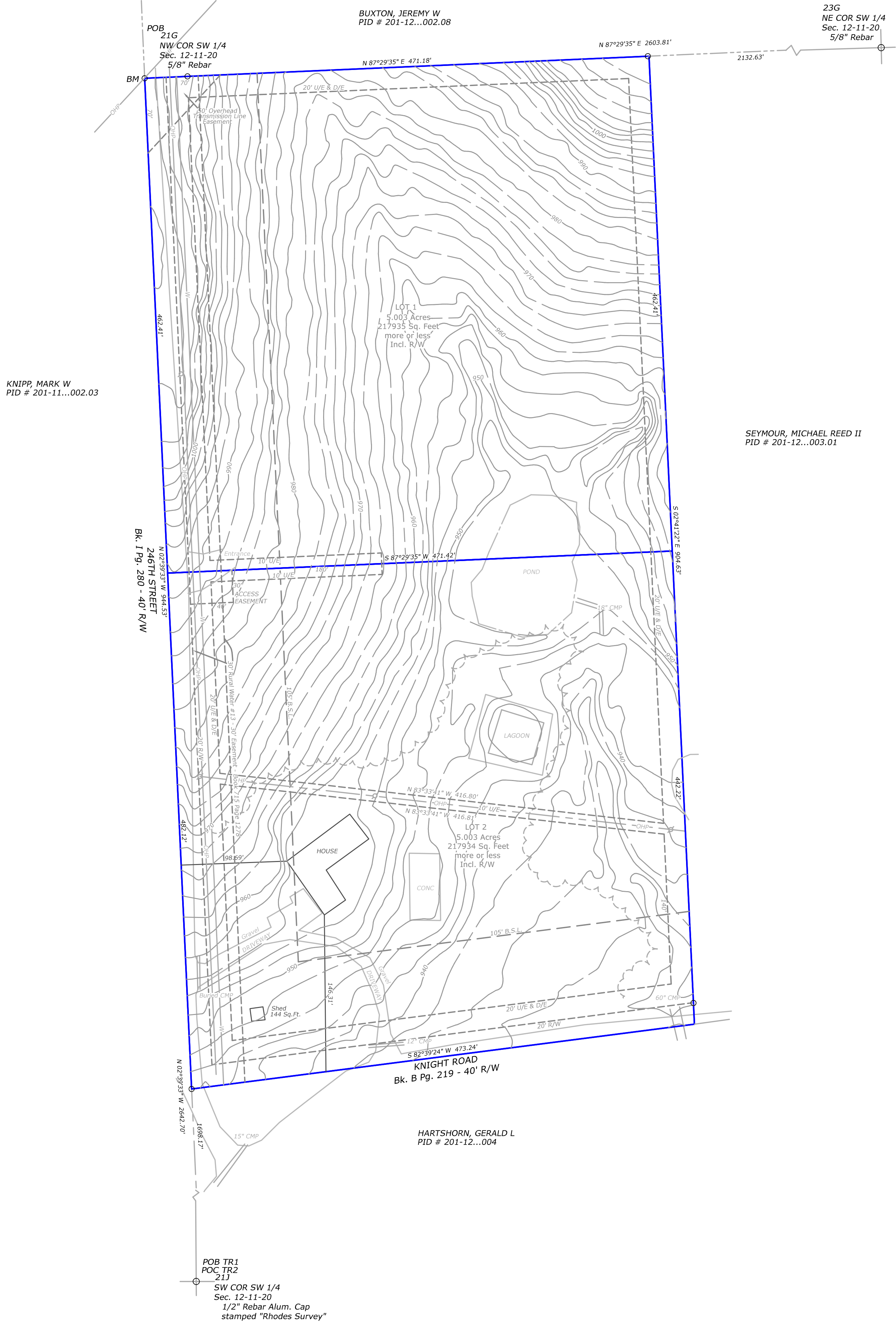
## PRELIMINARY PLAT

PREPARED FOR:  
HARRIS, RICHARD D & CAROL  
24578 KNIGHT RD  
TONGANOXIE, KS 66086  
PID # 201-12-0-00-00-003.03

**RECORD DESCRIPTION:**  
A tract of land in the Southwest Quarter of Section 12, Township 11 South, Range 20 East of the 6th P.M., being more fully described as follows: Beginning at the Northwest corner of said Southwest Quarter, the North line of said Southwest Quarter having an assumed bearing of North 90°00'00" East; thence North 90°00'00" East along the North line of said Southwest Quarter, 471.19 feet; thence South 00°09'44" East, parallel to the West line of said Southwest Quarter, 904.59 feet to the center line of County Road; thence South 85°10'38" West along the center line of said County Road, 472.76 feet to the West line of said Southwest Quarter; thence North 00°09'44" West along the West line of said Southwest Quarter, 944.34 (Deed 933.46) feet to the point of beginning of the tract herein described, less any part thereof taken or used for road purposes, in Leavenworth County, Kansas.

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  - - Concrete Base around Point
  - △ - PK Nail Found in Place
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  - R - Arc Radius
  - B - Chord Bearing
  - C - Chord Distance
  - //// - No Vehicle Entrance Access
  - NS - Not Set this survey per agreement with client
  - - Power Pole
  - X - Fence Line
  - OHP - Overhead Power Lines
  - T - Underground Telephone/Fiber Optic Line
  - Gas Valve
  - ◆ - Water Meter/Valve
  - ⊞ - Telephone Pedestal
  - W - 6" Water Line - location as per district
  - ~ - Tree/Brush Line

06-29-2023  
OLSSON REVIEW  
No Further  
Comments



- 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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  - 4) Lots are subject to the current Access Management Policy
  - 5) Maintenance of pond to be shared between Lots 1 and 2.
  - 6) Structures that exist within the building setback line or platted easement. Any future building or expansion must comply with the building setback. If the structure is damaged greater than 51% it may not be rebuilt or restored on the existing location and must meet all setbacks
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**ZONING:**  
RR 5 - Existing and Proposed Rural Residential 5

- NOTES:**
- 1) This survey does not show ownership.
  - 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
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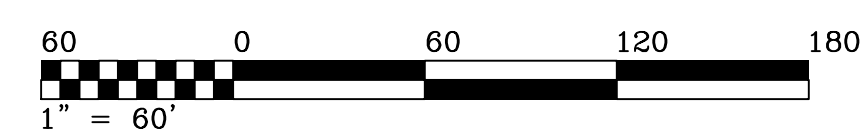


Scale 1" = 60'

Job # K-23-1693  
May 16, 2023 Rev. 6/22/23

**J. HERRING, INC. (dba)  
HERRING SURVEYING & COMPANY**

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



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

Joseph A. Herring  
PS # 1296

**Leavenworth County  
Request for Board Action  
Case No. DEV-23-073/074  
Preliminary & Final Plat Shaw Acres No 2**

**Date:** July 26, 2023  
**To:** Board of County Commissioners  
**From:** Planning & Zoning Staff

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

**Additional Reviews as needed:**

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

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**Action Requested:** The applicants are requesting a Preliminary and Final Plat for a six-lot subdivision. The proposed lots will range in size from 6.06 to 40.68 acres.

**Analysis:** The applicants are requesting approval of a six-lot subdivision for two parcels of land located at west of the Loring Rd and Chieftain Road intersection. The subdivision is a replat of Lot 1, Shaw Acres Subdivision and an unplatted tract of land. The applicant is proposing to amend the boundaries of Lot 1, Shaw Acres and then split of four additional lots along the Loring Road frontage. The Loring Road lots will be approximately 6 acres in size and comply with the Zoning & Subdivision Regulations.

Proposed Lot 6 will be a 40+ acre lot that has been identified for agricultural use. Access will come from Chieftain Road through an existing access easement on the property to the west. Any additional access points will need to be granted by the Kansas Department of Transportation. This lot also complies with the Zoning & Subdivision Regulations.

**Recommendation:** The Planning Commission voted 7-0 to recommend approval of Case No.DEV-23-073/074, Preliminary and Final Plat for Shaw Acres No 2 subject to conditions.

**Alternatives:**

1. Approve Case No. DEV-23-073/074, Preliminary and Final Plat for Shaw Acres No 2, with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-23-073/074, Preliminary and Final Plat for Shaw Acres No 2, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-23-073/074, Preliminary and Final Plat for Shaw Acres No 2, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

**Budgetary Impact:**

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

**Total Amount Requested:** \$0.00

**Additional Attachments:** Staff Report, Plat, Planning Commission Minutes

**LEAVENWORTH COUNTY  
BOARD OF COUNTY COMMISSIONERS  
STAFF REPORT**

CASE NO: DEV-23-073/074 Shaw Acres No 2

July 26, 2023

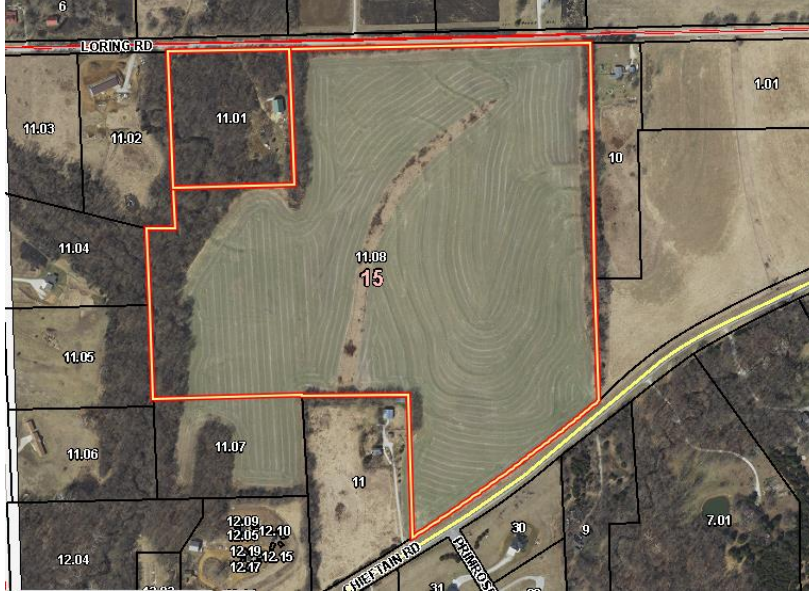
REQUEST: **Consent Agenda**

Preliminary Plat                       Final Plat

**STAFF REPRESENTATIVE:**

AMY ALLISON  
DEPUTY DIRECTOR

**SUBJECT PROPERTY: 26033 LORING RD & 00000 CHIEFTAIN RD**



**APPLICANT/APPLICANT AGENT:**

JESSE NOLL  
LANDPLAN ENGINEERING

**PROPERTY OWNER:**

ARTHUR SHAW TRUST  
1031 VERMONT STREET, STE 100  
LAWRENCE KS 66046

JEREMY HESS & ERICA HUNTER  
26033 LORING ROAD  
LAWRENCE KS 66046

**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 Northwest Quarter of Section 15, Township 12 South, Range 20 East, Range 22 East of the 6th P.M., AND Lot 1, Shaw Acres, in Leavenworth County Kansas.

SUBDIVISION: SHAW ACRES

FLOODPLAIN: ZONE A

**PLANNING COMMISSION RECOMMENDATION: APPROVAL WITH CONDITIONS**

**PROPERTY INFORMATION**

**ACTION OPTIONS:**

1. Approve Case No. DEV-23-073/074, Preliminary and Final Plat for Shaw Acres No 2, with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-23-073/074, Preliminary and Final Plat for Shaw Acres No 2, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-23-073/074, Preliminary and Final Plat for Shaw Acres No 2, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

PARCEL SIZE:

74.72 ACRES

PARCEL ID NO:

215-15-0-00-00-011.01 & 215-15-0-00-00-011.08

BUILDINGS:

1 SINGLE FAMILY RESIDENCE

**PROJECT SUMMARY:**

Request for preliminary and final plat approval to subdivide property located at 26033 Loring Road & 00000 Chieftain Road as Lots 1 through 6 of Shaw Acres No 2.

ACCESS/STREET:

LORING RD - COUNTY LOCAL, GRAVEL ± 24'; CHIEFTAIN RD/24-40 – STATE HWY, PAVED ± 28';

**Location Map: see above**

**UTILITIES**

SEWER: PRIVATE SEPTIC SYSTEM

FIRE: RENO FD

WATER: RWD 13

ELECTRIC: EVERGY

**NOTICE & REVIEW:**

STAFF REVIEW:

6/26/2023

NEWSPAPER NOTIFICATION:

7/1/2023

NOTICE TO SURROUNDING  
PROPERTY OWNERS: N/A

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

**STAFF COMMENTS:**

The applicant is proposing to divide a lot and a tract of land into six 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 currently a part of the Shaw Acres subdivision. The lot has been included in the subdivision to redesign a property line. Lots 2-5 are proposed to be 6.06 acres in size each. Lots 1-5 will access from Loring Road, either from an existing driveway or a new driveway in compliance with the Access Management Regulations. Lot 6 is proposed to be 40.68 acres. Access to Lot 6 will come from an existing access easement that has been filed at the Register of Deeds. Any further access points will need to be approved by the Kansas Department of Transportation, as Chieftain Road is a State Highway. A portion of the properties are located within the floodplain, Zone A. Staff recommends placing a condition on the plat that would require any development within or near the area designated Zone A to provide an elevation certificate prior to construction. A gas line also runs through the property with an existing 66 ft. easement. The Subdivision Regulations require a 50 ft. setback on either side of a gas line, which the applicant has provided. The proposed lots are in compliance with the requirements of the RR-5 district. Staff is generally in support.

**PROPOSED CONDITIONS:**

1. Building permits shall be required for any new construction.
2. Erosion control shall be used when designing and constructing driveways. A form of sediment control shall be installed before work begins and maintained throughout the time that the land disturbing activities are taking place. Re-vegetation of all disturbed sites shall be completed within 45 days after completion of final grading weather permitting.
3. A waiver for the use of private septic systems within this subdivision is granted with this approval.
4. Any buildings to be constructed in or near the Special Flood Hazard Zone A shall provide an elevation certificate to be approved by the Leavenworth County Planning & Zoning Department prior to issuance of a building permit.
5. At time of development, fire hydrants shall be required, if necessary infrastructure is available.
6. The developer must comply with the following memorandums:
  - a. Email – Joe Osborn, RWD 13, dated June 5, 2023
  - b. Memo – Chuck Magaha, Emergency Management, dated June 9, 2023

**ATTACHMENTS:**

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

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

|   |                                       |  |
|---|---------------------------------------|--|
| PID: <u>215-15</u>                            | Office Use Only                       |  |
| Township: <u>Reno</u>                         |                                       |  |
| Planning Commission Meeting Date: _____       |                                       |  |
| Case No. <u>DEV-23-</u>                       | Date Received/Paid: <u>05.31.2023</u> |  |
| Zoning District <u>RR5</u>                    |                                       |  |
| Comprehensive Plan land use designation _____ |                                       |  |

| APPLICANT/AGENT INFORMATION                         | OWNER INFORMATION  |
|---|--|
| NAME: <u>Jesse A. Noll - Professional Surveyor</u>  | NAME: <u>Arthur Shaw Trust &amp; Jeremy Hess &amp; Erica Hunter</u>            |
| MAILING ADDRESS: <u>1310 Wakarsa Dr., Suite 100</u> | MAILING ADDRESS: <u>1031 Vermont Street, Suite 100 &amp; 26033 Loring Road</u> |
| CITY/ST/ZIP: <u>Lawrence, KS 66049</u>              | CITY/ST/ZIP: <u>Lawrence, KS 66046</u>   |
| PHONE: <u>(785) 843-7530 ext. 232</u>               | PHONE: <u>(785) 843-0131</u>   |
| EMAIL: <u>jessn@landplan-pa.com</u>                 | EMAIL: <u>pwatkins@watkinslawks.com</u>  |

**GENERAL INFORMATION**

Proposed Subdivision Name: Shaw Acres No. 2

Address of Property: 26033 Loring Road Lawrence, KS 66046

Urban Growth Management Area: \_\_\_\_\_

| SUBDIVISION INFORMATION  |   |  |
|--|---|--|
| Gross Acreage: <u>74.72 ac.</u>  | Number of Lots: <u>6 lots</u>   | Minimum Lot Size: <u>263,912 sq. ft.</u> |
| Maximum Lot Size: <u>1,772,140 sq. ft.</u>                                     | Proposed Zoning: <u>RR-5</u>  | Density: _____                           |
| Open Space Acreage: _____  | Water District: <u>Jefferson Co. RWD #13</u>  | Proposed Sewage: <u>Lateral field</u>    |
| Fire District: <u>Reno</u>   | Electric Provider: <u>Evergy</u>  | Natural Gas Provider: _____              |
| Covenants: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Road Classification: <u>Local - Collector - Arterial - State - Federal</u>                                    |  |
|  | Cross-Access Easement Requested: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <u>2</u> |  |

Is any part of the site designated as Floodplain?  Yes  No If yes, what is the panel number: 20103C0300 G

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 preliminary plat approval as indicated above.

Signature: Samuel Watkins, Trustee Date: 5/17/23

ATTACHMENT A



**FINAL PLAT APPLICATION**

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

215-15      011.08      011.01

|                            |  |
|----------------------------|--|
| Office Use Only            |  |
| Township: <u>Remo</u>      | Planning Commission Meeting Date: _____        |
| Case No. <u>DEV-23</u>     | Date Received/Paid: <u>05-31-2023</u>          |
| Zoning District <u>RR5</u> | Comprehensive Plan Land Use Designation: _____ |

| APPLICANT/AGENT INFORMATION                         | OWNER INFORMATION  |
|---|--|
| <i>Landplan Engineering - P.A.</i>                  | <i>Arthur Shaw Trust &amp;</i>   |
| NAME: <u>Jesse A. Noll - Professional Surveyor</u>  | NAME: <u>Jeremy Hess &amp; Erica Hunter</u>                                    |
| MAILING ADDRESS: <u>1310 Wakarsa Dr., Suite 100</u> | MAILING ADDRESS: <u>1031 Vermont Street, Suite 100 &amp; 26033 Loring Road</u> |
| CITY/ST/ZIP: <u>Lawrence, KS 66049</u>              | CITY/ST/ZIP: <u>Lawrence, KS 66046</u>   |
| PHONE: <u>(785) 843-7530 ext. 232</u>               | PHONE: <u>(785) 843-0131</u>   |
| EMAIL: <u>jessn@landplan-pa.com</u>                 | EMAIL: <u>pwatkins@watkinslawks.com</u>  |

**GENERAL INFORMATION**

Proposed Subdivision Name: Shaw Acres No. 2

Address of Property: 26033 Loring Road Lawrence, KS 66046

PID: 215150000011010 & 215150000011070      <sup>11.08</sup> Urban Growth Management Area: \_\_\_\_\_

| SUBDIVISION INFORMATION  |  |  |
|--|--|--|
| Gross Acreage: <u>74.72 ac.</u>  | Number of Lots: <u>6 lots</u>  | Minimum Lot Size: <u>263,912 sq. ft.</u> |
| Maximum Lot Size: <u>1,772,140 sq. ft.</u>                                     | Proposed Zoning: <u>RR-5</u>   | Density: _____                           |
| Open Space Acreage: <u>-</u>   | Water District: <u>Jefferson Co. RWD #13</u>   | Proposed Sewage: <u>Lateral field</u>    |
| Fire District: <u>Remo</u>   | Electric Provider: <u>Evergy</u>   | Natural Gas Provider: <u>-</u>           |
| Covenants: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Road Classification: <u>Local - Collector - Arterial - State - Federal</u>                           |  |
|  | Cross-Access Easement Requested: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |  |

Is any part of the site designated as Floodplain?  Yes     No if yes, what is the panel number: 20103L0300G

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: Harriet Watkins, Trustee      Date: 5/17/23

## FINAL PLAT APPLICATION

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

Office Use Only

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

### APPLICANT/AGENT INFORMATION

*Landplan Engineering - P.A.*  
NAME: Jesse A. Noll - Professional Surveyor  
MAILING ADDRESS: 1310 Wakarsa Dr., Suite 100  
CITY/ST/ZIP: Lawrence, KS 66049  
PHONE: (785) 843-7530 ext. 232  
EMAIL: jessn@landplan-pa.com

### OWNER INFORMATION

*Arthur Shaw Trust &*  
NAME: Jeremy Hess & Erica Hunter  
MAILING ADDRESS: 1031 Vermont Street, Suite 100 & 26033 Loring Road  
CITY/ST/ZIP: Lawrence, KS 66046  
PHONE: (785) 843-0131  
EMAIL: pwatkins@watkinslawks.com

### GENERAL INFORMATION

Proposed Subdivision Name: Shaw Acres No. 2  
Address of Property: 26033 Loring Road Lawrence, KS 66046  
PID: 2151500000011010 & 2151500000011070 <sup>11.08</sup> Urban Growth Management Area: \_\_\_\_\_

### SUBDIVISION INFORMATION

|  |  |  |
|--|--|--|
| Gross Acreage: <u>74.72 ac.</u>  | Number of Lots: <u>6 lots</u>  | Minimum Lot Size: <u>263,912 sq. ft.</u> |
| Maximum Lot Size: <u>1,772,140 sq. ft.</u>                                     | Proposed Zoning: <u>RR-5</u>   | Density: _____                           |
| Open Space Acreage: _____  | Water District: <u>Jefferson Co. RWD #13</u>   | Proposed Sewage: <u>Lateral field</u>    |
| Fire District: <u>RWD</u>  | Electric Provider: <u>Evergy</u>   | Natural Gas Provider: _____              |
| Covenants: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Road Classification: <u>Local</u> - Collector - Arterial - State - Federal                           |  |
|  | Cross-Access Easement Requested: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |  |

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

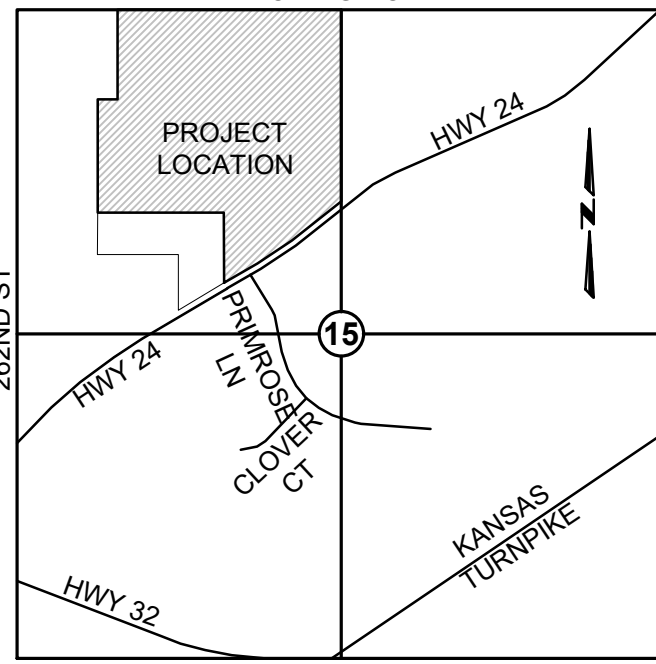
I, the undersigned, am the owner, duly authorized agent, of the aforementioned property situated in the unincorporated portion of Leavenworth County, Kansas. By execution of my signature, I do hereby officially apply for a final plat approval as indicated above.

Signature:  Date: 5/18/2023  
 Date: 5/18/2023

ATTACHMENT A

FILE NAME: Y:\Shared\2023\PROJECTS\20231006\CAD\SURVEY\231006-Shaw Acres No 2.dwg LAST SAVED BY: Spehr, Alex SAVED DATE: 6/23/2023 2:55 PM PLOTTED: 6/23/2023 2:59 PM

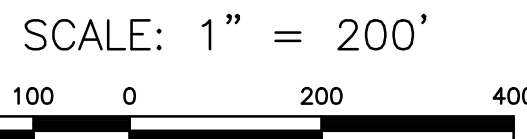
LOCATION MAP:



SEC. 15-T12S-R20E  
LEAVENWORTH COUNTY, KANSAS  
(NOT TO SCALE)

SITE SUMMARY

Table with 2 columns: Property Metric and Value. Includes Total Area (3,254,589 SF), Total Lot Area (3,199,505 SF), Total Row Area (55,084 SF), Total # Lots (6), and various lot area statistics.



PROJECT BENCHMARK:

NORTHEAST CORNER OF HOMEWORKS USA COMMUNITY FINAL PLAT  
1 1/2" REBAR FOUND  
ELEVATION = 855.92' (NORTH AMERICAN VERTICAL DATUM OF 1988)

SECTION CORNER REFERENCE REPORTS:

- 13J (NW COR. SEC. 15-T12S-R20E, FOUND LIMESTONE W/ WITNESS BAR 0.20' E)
R1: SPIKE IN SOUTHWEST FACE OF POWER POLE - 35.85' NW
R2: SPIKE AND WASHER IN WEST FACE OF FENCE CORNER POST - 32.23' SE
R3: SPIKE IN TOP OF FENCE BRACE POST - 43.55' NW
R4: SPIKE AND KNOT WASHER IN SOUTHEAST FACE OF POWER POLE - 39.25' NE
R5: CENTERLINE OF EAST-WEST TRAVELWAY (N 1900 RD) - 5.0' N
R6: ON CENTERLINE OF NORTH-SOUTH TRAVELWAY (E 1700 RD)

LEGEND:

- SECTION FOUND AS NOTED
MONUMENT FOUND AS NOTED
1/2"x24" REBAR W/ CAP (LPE CLS-63) SET
UTILITY POLE
WATER METER
FIBER MARKER
UTILITY EASEMENT
BUILDING SETBACK
RIGHT-OF-WAY
SECTION LINE
PROPERTY LINE
LOT LINE
EASEMENT LINE
RIGHT-OF-WAY LINE
CENTERLINE
ADJACENT PROPERTY LINE
OVERHEAD WIRE
GAS LINE
WATER LINE
TRELISE
5 FOOT CONTOUR INTERVAL
EXISTING BUILDING
FEMA PANEL NO. 20103C0300G (ZONE 'A')
EFF. DATE JULY 16, 2015
NO ACCESS

PREPARED FOR:
PATRICK WATKINS
JUNE 19, 2023

PRELIMINARY PLAT
SHAW ACRES NO. 2

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 12 SOUTH, RANGE 20 EAST OF THE SIXTH P.M. AND A REPLAT OF LOT 1, OF SHAW ACRES AS RECORDED IN INSTRUMENT NUMBER 2019P0007, LEAVENWORTH COUNTY, KANSAS

LEGAL DESCRIPTION:

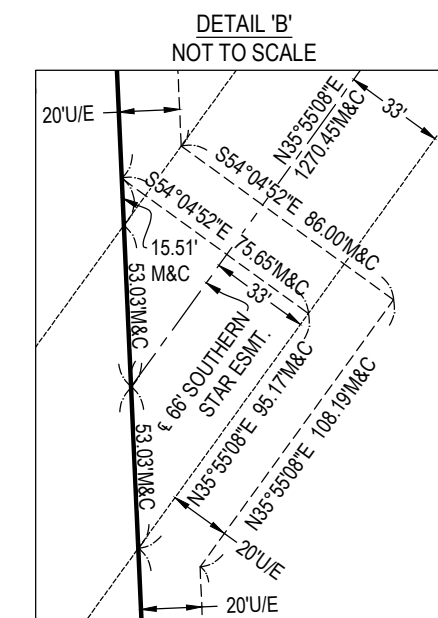
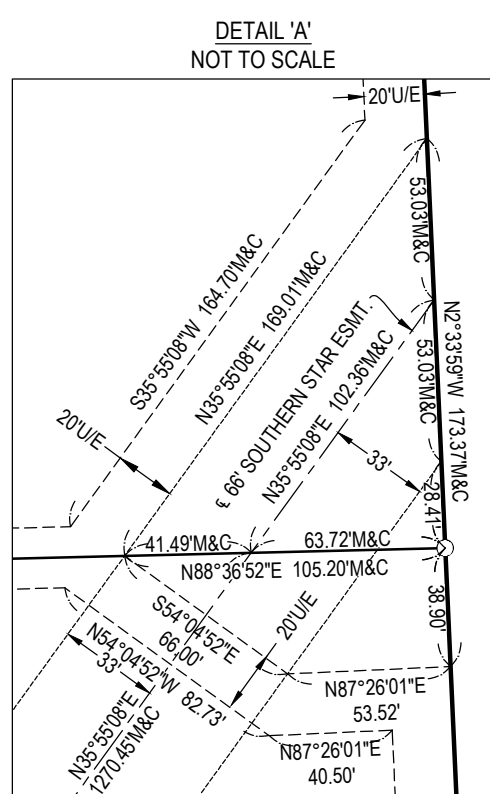
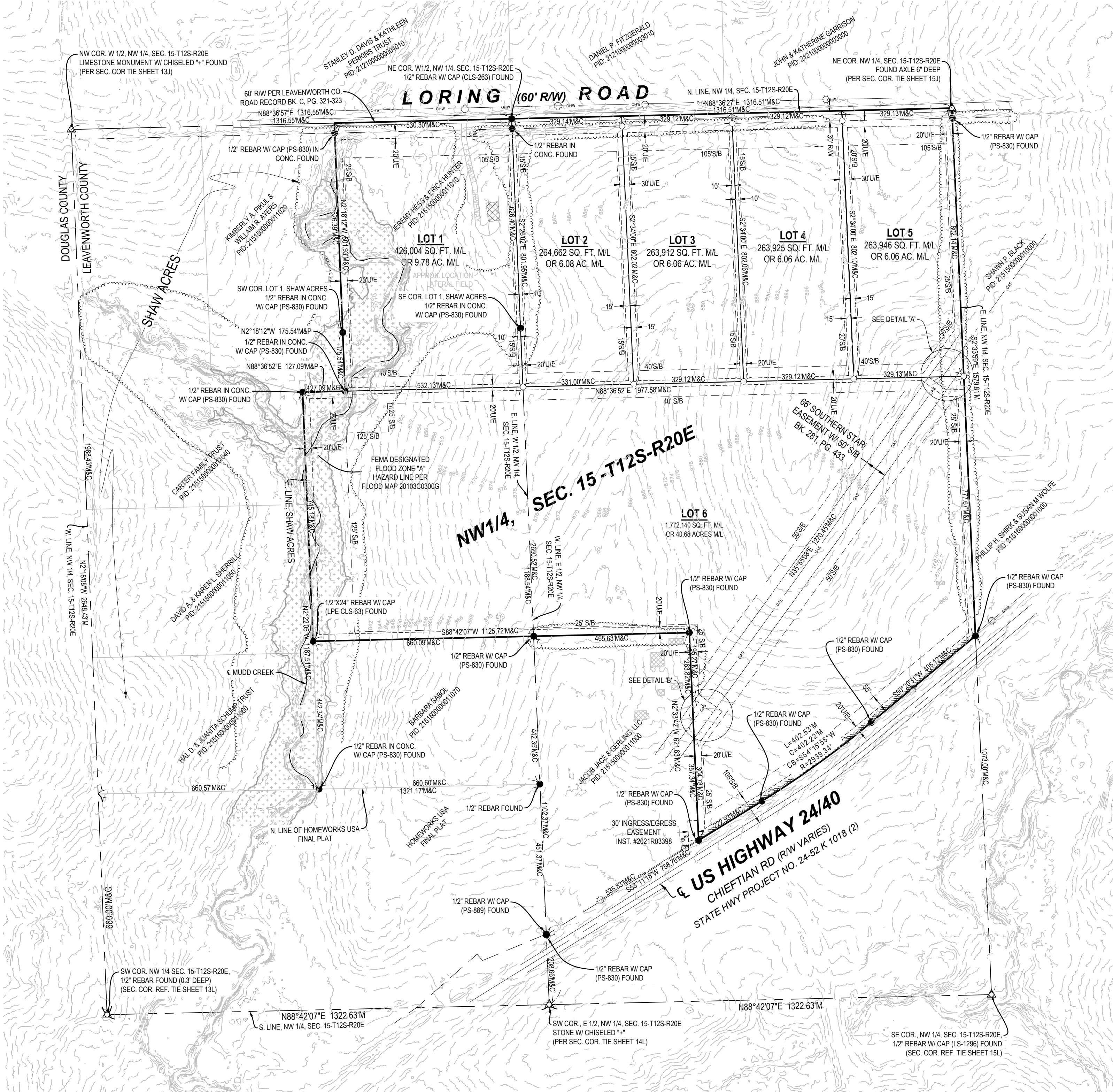
A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 12 SOUTH, RANGE 20 EAST OF THE 6TH P.M., LEAVENWORTH COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE EAST HALF OF SAID NORTHWEST QUARTER; THENCE NORTH 02 DEGREES 26 MINUTES 02 SECONDS WEST...

GENERAL NOTES:

- 1. OWNER: ARTHUR SHAW TRUST
1031 VERMONT ST
LAWRENCE, KS 66049
AND
JEREMY HESS & ERICA HUNTER
26033 LORING RD.
LAWRENCE, KS 66046
2. LAND PLANNER: LANDPLAN ENGINEERING, P.A.
1310 WAKARUSA DR., SUITE 100
LAWRENCE, KS 66049
3. ENGINEER/SURVEYOR: LANDPLAN ENGINEERING, P.A., 1310 WAKARUSA DR.,
1310 WAKARUSA DR., SUITE 100
LAWRENCE, KS 66049
4. CURRENT ZONING - RR-5
5. CURRENT USE - SINGLE FAMILY RESIDENTIAL & AGRICULTURAL
6. PROPOSED USE - SINGLE FAMILY RESIDENTIAL & AGRICULTURAL
7. SETBACK: FRONT YARD BUILDING SETBACK IS 105 FEET FROM THE ESTABLISHED CENTERLINE OF HIGHWAY 24/40
8. UTILITY COMPANIES: WATER - RWD #13, ELECTRIC - EVERGY, SEWER - SEPTIC / LAGOON, GAS - PROPANE / NATURAL GAS
9. WE HAVE REVIEWED THE "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NO. 20103C0300G, EFFECTIVE JULY 16, 2015, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY...

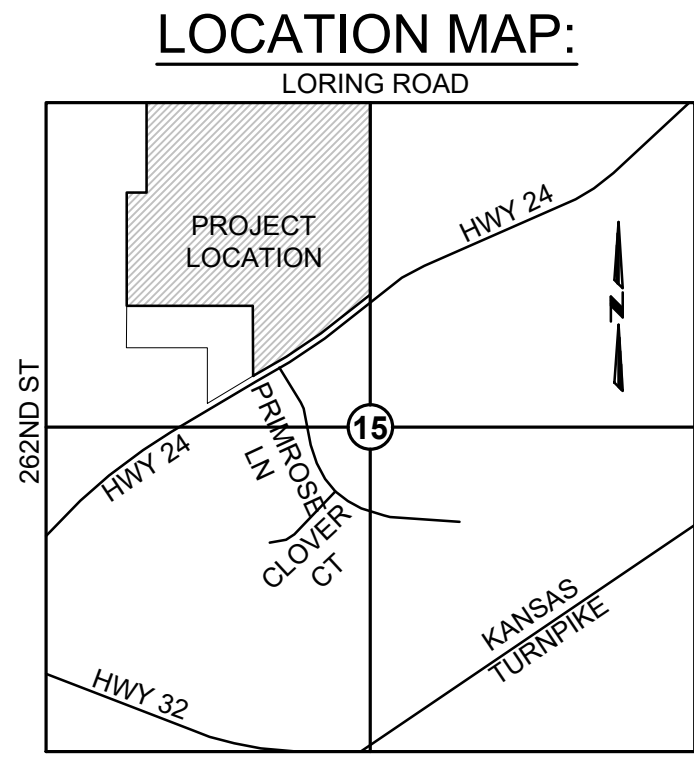
REFERENCE SURVEY:

- DOCUMENT # 2019S002, BY PS-830, DATED JANUARY 8, 2019, CERTIFICATE OF SURVEY, RECORDED AT THE LEAVENWORTH COUNTY REGISTER OF DEEDS OFFICE.
DOCUMENT # 2020S048, BY PS-830, DATED JULY 6, 2020, TRACT SPLIT, RECORDED AT THE LEAVENWORTH COUNTY REGISTER OF DEEDS OFFICE.
DOCUMENT # 2019P00007, BY PS-830, APRIL 10, 2019, SHAW ACRES, A SUBDIVISION RECORDED AT THE LEAVENWORTH COUNTY REGISTER OF DEEDS OFFICE.
DOCUMENT # 2018P00027, BY PS-830, DATED OCTOBER 23, 2018, HOMEWORKS USA COMMUNITY FINAL PLAT, RECORDED AT THE LEAVENWORTH REGISTER OF DEEDS OFFICE.
DOCUMENT # 2023S026, BY PS-1711, DATED MAY 16, 2023, CERTIFICATE OF SURVEY, RECORDED AT THE LEAVENWORTH COUNTY REGISTER OF DEEDS OFFICE.



LANDPLAN ENGINEERING logo and contact information for Lawrence, KS, including address, phone, and website.

FILE NAME: Y:\Shared\2023\PROJECTS\20231006\20231006-Shaw Acres No 2.dwg LAST SAVED BY: Spehar, Alex SAVED DATE: 6/23/2023 2:55 PM PLOTTED: 6/23/2023 2:58 PM



SEC. 15-T12S-R20E  
LEAVENWORTH COUNTY, KANSAS  
(NOT TO SCALE)

- SECTION CORNER REFERENCE REPORTS:**
- 13J (NW COR. SEC. 15-T12S-R20E, FOUND LIMESTONE W/ WITNESS BAR 0.20' E)  
 R1: SPIKE IN SOUTHWEST FACE OF POWER POLE - 35.65' NW  
 R2: SPIKE AND WASHER IN WEST FACE OF FENCE CORNER POST - 32.23' SE  
 R3: SPIKE IN TOP OF FENCE BRACE POST - 43.55' NW  
 R4: SPIKE AND KNOT WASHER IN SOUTHEAST FACE OF POWER POLE - 39.25' NE  
 R5: CENTERLINE OF EAST-WEST TRAVELWAY (IN 1900 RD) - 5.0' N  
 R6: ON CENTERLINE OF NORTH-SOUTH TRAVELWAY (E 1700 RD)
- 13L (W. 1/4 COR. SEC. 15-T12S-R20E, 1/2" REBAR 0.3' DEEP)  
 R1: 1/2" BAR FOUND IN (LEAVENWORTH COUNTY 262ND STREET) - 11.10' SSE  
 R2: SPIKE & WASHER IN N. FACE OF POWER POLE - 22.23' W.  
 R3: 5/8" BAR FOUND - 20.08' W.  
 R4: M.A.G. NAIL ON TOP OF SOUTH HEDGE GATE FENCE POST - 119.35' SSW.  
 R5: 60D M.A.G. AND WASHER FOUND IN S. FACE OF 12" HACKBERRY TREE - 24.15' ENE.  
 R6: CENTERLINE LEAVENWORTH COUNTY 262ND ST - 1.5' +/- E.
- 14L (N. 1/16 COR. SW. 1/4 SEC. 15-T12S-R20E, FOUND LIMESTONE W/ "A" CHISELED ON TOP)  
 R1: 8" CORNER POST - 2.00' S  
 R2: 60D NAIL IN 12" ELM TREE - 8.82' W  
 R3: 4" STEEL PIPELINE MARKER - 27.48' W
- 15J (N. 1/4 COR. SEC. 15-T12S-R20E, FOUND AXLE 6" DEEP)  
 R1: 60D MAG NAIL IN CORNER FENCE POST - 26.35' N  
 R2: P.K. NAIL AND SHINER IN BRACE FENCE POST - 27.23' NNE  
 R3: 40D NAIL IN POWER POLE - 28.97' NNW
- 15L (CENTER COR., SEC. 15-T12S-R20E, FOUND 1/2" REBAR W/ CAP STAMPED LS-1296)  
 R1: 1/2" IRON BAR - 10.23' WNW  
 R2: 1/2" IRON BAR - 34.42' ENE  
 R3: NAIL IN TOP OF FENCE POST - 33.65' E  
 R4: EAST-WEST FENCE - 11.61' N  
 R5: OLD EAST-WEST FENCE - 1.54' S

**PROJECT BENCHMARK:**  
NORTHEAST CORNER OF HOMEWORKS USA COMMUNITY FINAL PLAT  
1/2" REBAR FOUND  
ELEVATION = 855.92' (NORTH AMERICAN VERTICAL DATUM OF 1988)

- GENERAL NOTES**
- OWNER: ARTHUR SHAW TRUST  
1031 VERMONT ST.  
LAWRENCE, KS 66049  
AND  
JEREMY HESS & ERICA HUNTER  
26033 LORING RD.  
LAWRENCE, KS 66046
  - LAND PLANNER:  
LANDPLAN ENGINEERING, P.A.,  
1310 WAKARUSA DR., SUITE 100  
LAWRENCE, KS 66049
  - ENGINEER/SURVEYOR:  
LANDPLAN ENGINEERING, P.A., 1310 WAKARUSA DR.,  
SUITE 100  
LAWRENCE, KS 66049
  - CURRENT ZONING: RR-5
  - CURRENT USE: SINGLE FAMILY RESIDENTIAL & AGRICULTURAL
  - PROPOSED USE: SINGLE FAMILY RESIDENTIAL & AGRICULTURAL
  - SETBACK  
FRONT YARD BUILDING SETBACK IS 105 FEET FROM THE ESTABLISHED CENTERLINE OF HIGHWAY 24/40  
SIDE YARD BUILDING SETBACK WITH 20 FEET UTILITY EASEMENTS IS 25 FEET SETBACK.  
SIDE YARD BUILDING SETBACK WITH 15 FEET UTILITY EASEMENTS IS 20 FEET SETBACK.  
SIDE YARD BUILDING SETBACK WITH 10 FEET UTILITY EASEMENTS IS 15 FEET SETBACK.  
REAR YARD BUILDING SETBACK FOR A HOUSE/ DWELLING IS 40 FEET.  
REAR YARD BUILDING SETBACK FOR A ACCESSORY BUILDING IS 15 FEET.
  - UTILITY COMPANIES  
- WATER - JEFFERSON COUNTY RWD #13  
- ELECTRIC - EVERGY  
- SEWER - SEPTIC / LAGOON  
- GAS - PROPANE / NATURAL GAS
  - WE HAVE REVIEWED THE "FLOOD INSURANCE RATE MAP", COMMUNITY PANEL NO. 20103C0300G, EFFECTIVE JULY 16, 2015, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. OUR REVIEW INDICATES THAT PARTS OF THE SUBJECT PROPERTY LIE WITHIN ZONE "A" - SPECIAL FLOOD HAZARD AREA, WITHOUT BASE FLOOD ELEVATION, WHILE MOST OF THE PROPERTY LIES IN ZONE "X" - 0.2% ANNUAL CHANCE OF FLOOD HAZARD. THE EXISTING ZONING OF THE SUBJECT PROPERTY IS "RR-5", WHICH IS "RURAL RESIDENTIAL" (5 ACRE MINIMUM).
  - THIS SURVEY IS BASED ON THE KANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE (NAD83)(GRID), IN US SURVEY FEET, (CONVERSION FACTOR OF 39.37 INCHES PER METER), VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
  - SEE REFERENCE REPORTS FOR METHODS OF ESTABLISHMENT AND ORIGIN OF SECTION CORNER AND QUARTER CORNERS.

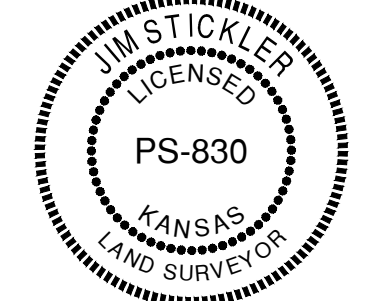
- LEGEND:**
- SECTION FOUND AS NOTED
  - MONUMENT FOUND AS NOTED
  - 1/2"x24" REBAR W/ CAP (LPE CLS-63) SET
  - UTILITY EASEMENT
  - BUILDING SETBACK
  - RIGHT-OF-WAY
  - SECTION LINE
  - PROPERTY LINE
  - LOT LINE
  - EASEMENT LINE
  - RIGHT-OF-WAY LINE
  - CENTERLINE
  - ADJACENT PROPERTY LINE
  - FEMA PANEL NO. 20103C0300G (ZONE "A") EFF. DATE JULY 16, 2015
  - NO ACCESS

- REFERENCE SURVEY:**
- DOCUMENT # 201890002, BY PS-830, DATED JANUARY 8, 2019, CERTIFICATE OF SURVEY, RECORDED AT THE LEAVENWORTH COUNTY REGISTER OF DEEDS OFFICE.
  - DOCUMENT # 20205048, BY PS-830, DATED JULY 8, 2020, TRACT SPLIT, RECORDED AT THE LEAVENWORTH COUNTY REGISTER OF DEEDS OFFICE.
  - DOCUMENT # 2019P0007, BY PS-830, APRIL 10, 2019, SHAW ACRES, A SUBDIVISION RECORDED AT THE LEAVENWORTH COUNTY REGISTER OF DEEDS OFFICE.
  - DOCUMENT # 2018P00027, BY PS-830, DATED OCTOBER 23, 2018, HOMEWORKS USA COMMUNITY FINAL PLAT, RECORDED AT THE LEAVENWORTH REGISTER OF DEEDS OFFICE.
  - DOCUMENT # 20235026, BY PS-1711, DATED MAY 16, 2023, CERTIFICATE OF SURVEY, RECORDED AT THE LEAVENWORTH COUNTY REGISTER OF DEEDS OFFICE.

**LEGAL DESCRIPTION:**  
A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 12 SOUTH, RANGE 20 EAST OF THE 6TH P.M. AND A REPLAT OF LOT 1, OF SHAW ACRES AS RECORDED IN INSTRUMENT NUMBER 2019P0007, LEAVENWORTH COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED BY JIM E. STICKLER, PS-830, DATED JUNE 19, 2023, BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER, THENCE SOUTH 02 DEGREES 33 MINUTES 59 SECONDS EAST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 1,579.81 FEET, TO THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 24; THENCE SOUTH 50 DEGREES 20 MINUTES 31 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 405.12 FEET; THENCE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 2,939.34 FEET, AN ARC LENGTH OF 402.53 FEET, AND A CHORD THAT BEARS SOUTH 54 DEGREES 15 MINUTES 55 SECONDS WEST, A DISTANCE OF 402.22 FEET; THENCE SOUTH 12 DEGREES 42 MINUTES 07 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 222.93 FEET; THENCE NORTH 02 DEGREES 33 MINUTES 42 SECONDS WEST, A DISTANCE OF 621.83 FEET; THENCE SOUTH 88 DEGREES 42 MINUTES 07 SECONDS WEST, A DISTANCE OF 1,125.72 FEET, TO THE EAST LINE OF SAID SHAW ACRES; THENCE NORTH 02 DEGREES 22 MINUTES 05 SECONDS WEST, ALONG THE EAST LINE OF SAID SHAW ACRES, A DISTANCE OF 745.18 FEET; THENCE NORTH 88 DEGREES 36 MINUTES 52 SECONDS EAST, ALONG THE SOUTHERLY OF SAID SHAW ACRES, A DISTANCE OF 127.09 FEET, TO THE SOUTHEAST CORNER OF LOT 2, OF SAID SHAW ACRES; THENCE NORTH 02 DEGREES 18 MINUTES 12 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 801.93 FEET, TO THE NORTH LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 15; THENCE NORTH 88 DEGREES 36 MINUTES 57 SECONDS WEST, ALONG SAID NORTH LINE, A DISTANCE OF 530.30 FEET, TO THE NORTHEAST CORNER OF SAID WEST HALF; THENCE NORTH 88 DEGREES 36 MINUTES 27 SECONDS EAST, ALONG THE NORTH LINE OF THE EAST HALF OF SAID NORTHWEST QUARTER, A DISTANCE OF 1,316.51 FEET, TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER AND THE POINT OF BEGINNING.

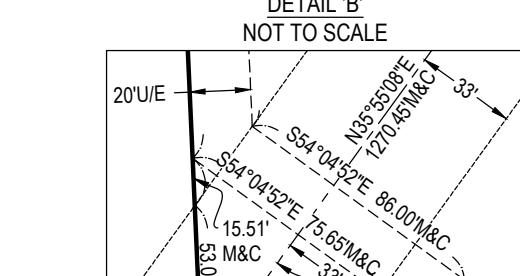
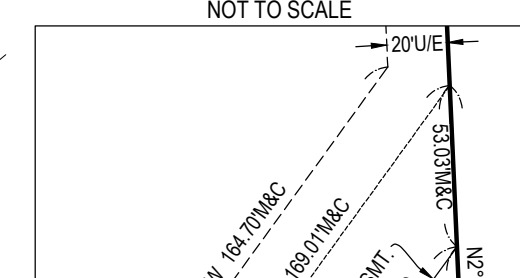
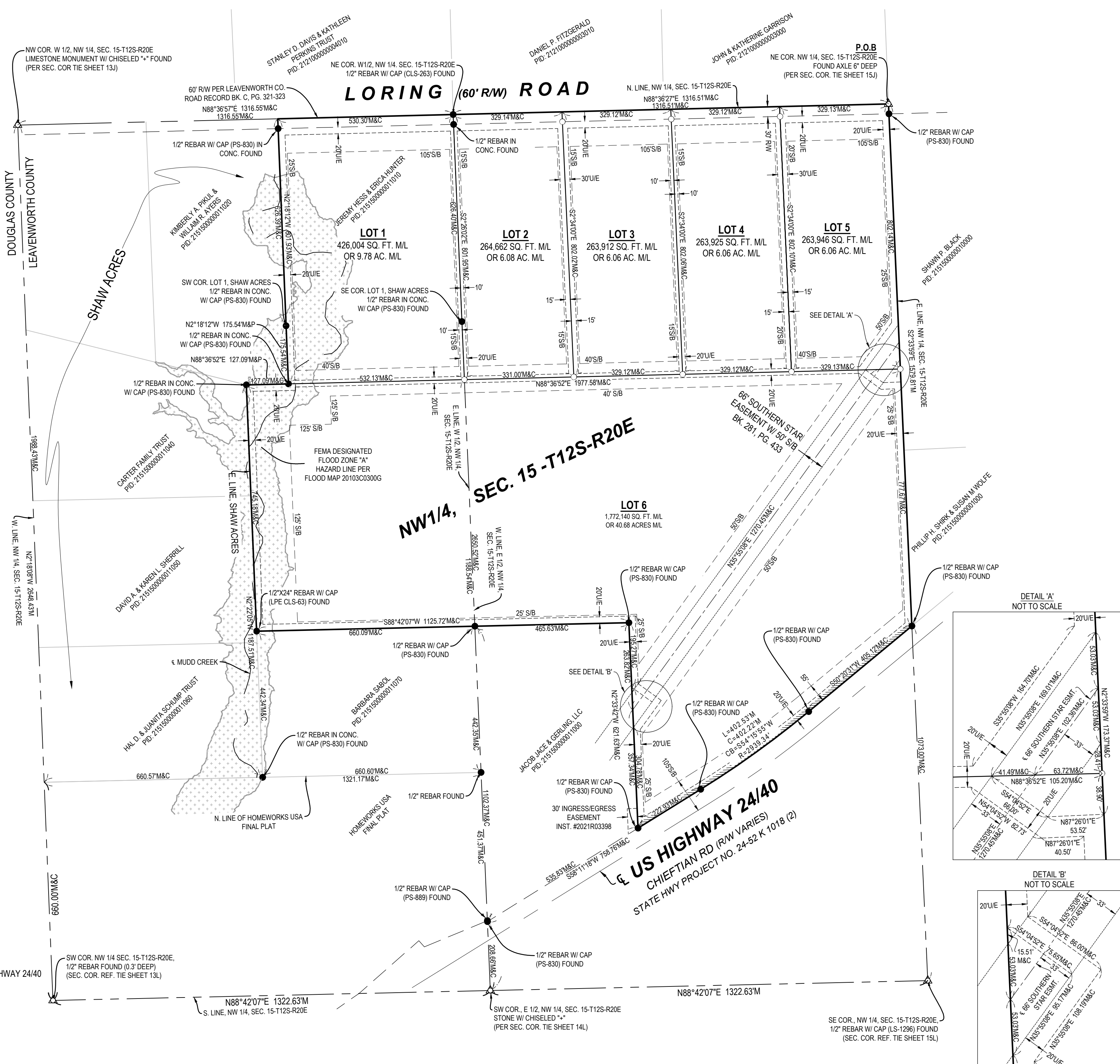
THE ABOVE CONTAINS 3,254,590 SQUARE FEET, MORE OR LESS, OR 74.72 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY OR ALL EASEMENTS, RIGHTS OF WAY, AND ENCUMBRANCES, IF ANY

**SURVEYOR'S CERTIFICATION:**  
I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION ON JUNE 19, 2023. THIS SURVEY CONFORMS TO THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.



JIM STICKLER, P.S. #830  
1310 WAKARUSA DRIVE,  
LAWRENCE, KS 66049  
(785) 843-7530

- RESTRICTIONS:**
- ALL PROPOSED STRUCTURES WITHIN THIS PLAT SHALL COMPLY WITH LEAVENWORTH COUNTY ZONING AND SUBDIVISION REGULATIONS OR ZONING REGULATION JURISDICTION.
  - AN ENGINEERED WASTE DISPOSAL SYSTEM MAY BE REQUIRED DUE TO POOR SOIL CONDITIONS
  - EROSION AND SEDIMENT CONTROL MEASURES SHALL BE USED WHEN DESIGNING AND CONSTRUCTING DRIVEWAYS AND OTHER STRUCTURES. RE-VEGETATION OF ALL DISTURBED AREAS SHALL BE COMPLETED WITHIN 45 DAYS AFTER FINAL GRADING.
  - LOTS 1-5, ENTRANCES ARE SUBJECT TO THE LEAVENWORTH COUNTY ACCESS MANAGEMENT POLICY.
  - LOT 6 AND ADJACENT PARCEL IS SUBJECT TO INGRESS/EGRESS EASEMENT RECORDED IN INSTRUMENT #2021R03398
  - THE EXISTING STRUCTURES ARE ALLOWED TO REMAIN, BUT CANNOT ENCROACH UPON THE SETBACKS AND, IF MORE THAN 51% OF EXISTING STRUCTURES ARE DAMAGED, STRUCTURES CANNOT BE REBUILT IN THE SAME LOCATION.
  - NO OFF PLAT RESTRICTIONS.
  - ANY BUILDINGS TO BE CONSTRUCTED IN OR NEAR THE SPECIAL FLOOD HAZARD ZONE 'A', SHALL PROVIDE AN ELEVATION CERTIFICATE TO BE APPROVED BY LEAVENWORTH COUNTY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
  - ALL STRUCTURES BUILT WITHIN THE SUBDIVISION SHALL COMPLY WITH RESOLUTION 2020-39, OR AS AMENDED.



# A FINAL PLAT OF SHAW ACRES NO. 2

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 12 SOUTH, RANGE 20 EAST OF THE SIXTH P.M. AND A REPLAT OF LOT 1, OF SHAW ACRES AS RECORDED IN INSTRUMENT NUMBER 2019P0007, LEAVENWORTH COUNTY, KANSAS

**CERTIFICATION AND DEDICATION:**  
THE UNDERSIGNED PROPRIETORS STATE THAT ALL TAXES OF THE ABOVE DESCRIBED TRACT OF LAND HAVE BEEN PAID AND THAT THEY HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE KNOWN AS: SHAW ACRES NO. 2.

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 LINE, 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" OR "U/E".

SAID EASEMENTS MARKED AS "U/E" ON LOTS 2, 3, 4, AND 5, MAY BE EMPLOYED TO LOCATE AND MAINTAIN SEWERS, WATER LINES, GAS LINES, POLES, AND WIRES, AND ANY OTHER FORM OF UTILITY NOW AND HEREAFTER USED BY LOT 6, WHICH IS OTHERWISE LIMITED FROM ACCESS TO UTILITIES ALONG LORING ROAD.

BUILDING LINES OR SETBACK LINES (B/S) 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 SHAW ACRES NO. 2, HAVE SET OUR HANDS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

DANIEL WATKINS, TRUSTEE  
ARTHUR SHAW REVOCABLE TRUST, DATED SEPTEMBER 11, 2017.

IN TESTIMONY WHEREOF, WE, THE UNDERSIGNED OWNERS OF SHAW ACRES NO. 2, HAVE SET OUR HANDS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

JEREMY HESS, OWNER  
ERICA HUNTER, OWNER

**ACKNOWLEDGEMENT:**  
STATE OF KANSAS  
COUNTY OF \_\_\_\_\_

BE IT REMEMBERED THAT ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME DANIEL WATKINS, TRUSTEE OF ARTHUR SHAW REVOCABLE TRUST, DATED SEPTEMBER 11, 2017, WHO IS (ARE) PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGE THE EXECUTION OF THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_  
STATE OF KANSAS  
COUNTY OF \_\_\_\_\_

BE IT REMEMBERED THAT ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME JEREMY HESS, WHO IS (ARE) PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGE THE EXECUTION OF THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_  
STATE OF KANSAS  
COUNTY OF \_\_\_\_\_

BE IT REMEMBERED THAT ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME ERICA HUNTER, WHO IS (ARE) PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGE THE EXECUTION OF THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_  
STATE OF KANSAS  
COUNTY OF \_\_\_\_\_

**APPROVALS:**  
WE, THE LEAVENWORTH COUNTY PLANNING COMMISSION, DO HEREBY APPROVE THE FOREGOING PLAT SHAW ACRES NO. 2, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

JOHN JACOBSON SECRETARY  
STEVE ROSENTHAL CHAIRMAN

**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 \_\_\_\_\_

**COUNTY BOARD APPROVAL:**  
WE, THE BOARD OF COUNTY COMMISSIONER OF LEAVENWORTH COUNTY, KANSAS, DO HEREBY APPROVE THE FOREGOING PLAT OF SHAW ACRES NO. 2, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

VICKY KAAZ CHAIRMAN  
JANET KLASINSKI COUNTY CLERK

**REGISTER OF DEEDS CERTIFICATION:**  
FILED FOR RECORD AS DOCUMENT NO. \_\_\_\_\_ ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2023 AT \_\_\_\_ O'CLOCK \_\_\_\_ IN THE OFFICE OF THE REGISTER OF DEEDS OF LEAVENWORTH COUNTY, KANSAS.

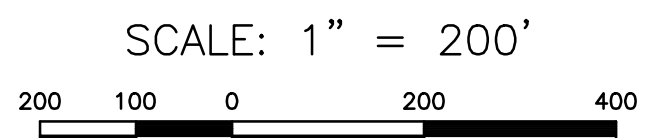
REGISTER OF DEEDS - TERRILOIS G. MASHBURN

**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.

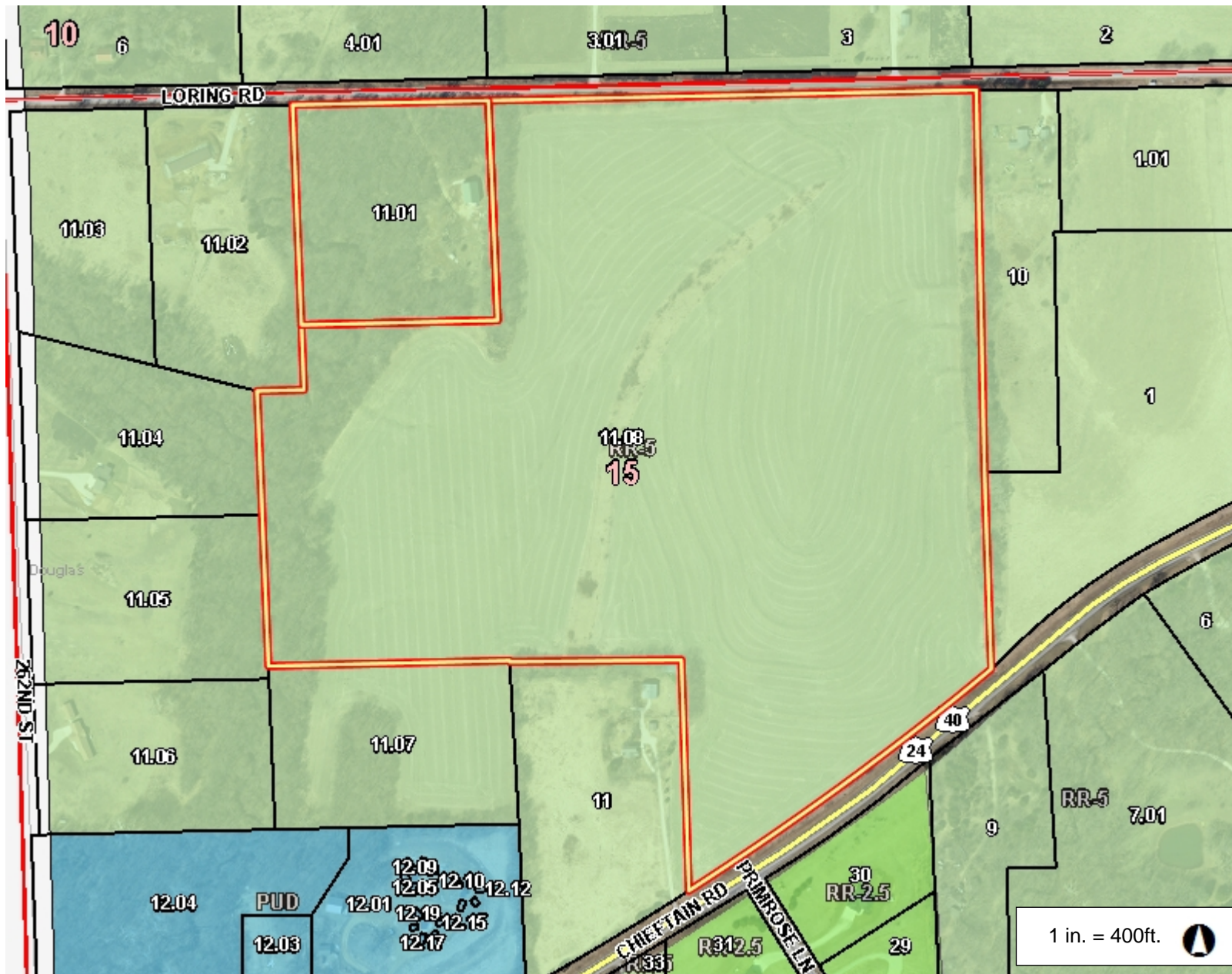
DANIEL BAUMCHEN, PS-1363  
COUNTY SURVEYOR

**LANDPLAN ENGINEERING PA**  
Lawrence, KS • The Woodlands, TX  
1310 WAKARUSA DRIVE, SUITE 100  
LAWRENCE, KANSAS 66049  
785.843.7530(p) | 785.843.2410(f)  
info@landplan-pa.com | www.landplan-pa.com

PREPARED FOR:  
**PATRICK WATKINS**  
JUNE 19, 2023



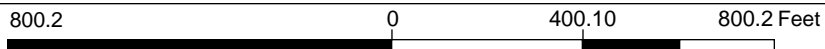
# DEV-23-073/074 Shaw Acres No 2



### 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. = 400ft.



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:** Travis Shockey <Travis.Shockey@evergy.com>  
**Sent:** Friday, June 2, 2023 12:03 PM  
**To:** Allison, Amy  
**Subject:** RE: DEV-23-073/074 Preliminary and Final Plat – Shaw Acres No 2

**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.

Internal Use Only

Evergy has no problems with this.

### Travis Shockey

Evergy  
Supervisor, Field Design  
Lawrence Service Center  
[Travis.Shockey@evergy.com](mailto:Travis.Shockey@evergy.com)  
O 785-508-2874  


---

**From:** Allison, Amy <AAllison@leavenworthcounty.gov>  
**Sent:** Thursday, June 1, 2023 4:25 PM  
**To:** Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Brown, Misty <MBrown@leavenworthcounty.gov>; 'LTorneden@RTFD21.com' <LTorneden@RTFD21.com>; 'dritter@rtfd21.com' <dritter@rtfd21.com>; Design Group Lawrence Service Center <designgrouplawrenceservicecenter@evergy.com>; 'Steven Taylor [KDOT]' <Steven.Taylor@ks.gov>  
**Cc:** PZ <PZ@leavenworthcounty.gov>  
**Subject:** RE: DEV-23-073/074 Preliminary and Final Plat – Shaw Acres No 2

#### This Message Is From an External Sender

This message came from outside your organization.

Report Suspicious

Good Afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for 6-lot subdivision at 00000 Chieftain Road (215-15-0-00-00-011.08).

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, June 14, 2023.

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

Thank you,

Amy Allison, AICP  
Deputy Director

## Allison, Amy

---

**From:** Joe Osborn <joe@jfrwd13.com>  
**Sent:** Monday, June 5, 2023 4:14 PM  
**To:** Jefferson County RWD #13; Allison, Amy; PZ  
**Subject:** RE: RE: DEV-23-073/074 Preliminary and Final Plat – Shaw Acres No 2

**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,

The water district has a 4" line on the north side of Loring Rd. The pressure seems good in the area, but each lot will have to pass a feasibility study before they can get a benefit unit/meter. There are no fire hydrants in the area, and our system couldn't support them in that area. If you have any other questions please let me know.

This email does not guarantee water service.

Thank you,

**Joe Osborn**  
**Water Plant & Distribution Operations Manager**  
**Jefferson County RWD #13**  
[joe@jfrwd13.com](mailto:joe@jfrwd13.com)  
1951 Wellman Rd.  
Lawrence, Ks 66044  
785-813-3589

---

**From:** Jefferson County RWD #13 <linda@jfrwd13.com>  
**Sent:** Friday, June 2, 2023 1:49 PM  
**To:** Allison, Amy <AAllison@leavenworthcounty.gov>; PZ <pz@leavenworthcounty.gov>  
**Cc:** Joe Osborn <joe@jfrwd13.com>  
**Subject:** FW: RE: DEV-23-073/074 Preliminary and Final Plat – Shaw Acres No 2

Amy,

Joe Osborn will be following up on this request.

Thank you,  
**Linda L. Lips**  
[linda@jfrwd13.com](mailto:linda@jfrwd13.com)  
Jefferson County R.W.D. #13  
1951 Wellman Rd.  
Lawrence, KS 66044  
785-842-1502  
[www.jfrwd13.com](http://www.jfrwd13.com)

---

**From:** Allison, Amy <AAllison@leavenworthcounty.gov>  
**Sent:** Thursday, June 1, 2023 4:29 PM

## Allison, Amy

---

**From:** Anderson, Kyle  
**Sent:** Tuesday, June 6, 2023 8:12 AM  
**To:** Allison, Amy  
**Subject:** RE: RE: DEV-23-073/074 Preliminary and Final Plat – Shaw Acres No 2

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

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, June 1, 2023 4:25 PM  
**To:** Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Brown, Misty <MBrown@leavenworthcounty.gov>; 'LTorneden@RTFD21.com' <LTorneden@RTFD21.com>; 'dritter@rtfd21.com' <dritter@rtfd21.com>; 'designgrouplawrenceservicecenter@evergy.com' <designgrouplawrenceservicecenter@evergy.com>; 'Steven Taylor [KDOT]' <Steven.Taylor@ks.gov>  
**Cc:** PZ <PZ@leavenworthcounty.gov>  
**Subject:** RE: DEV-23-073/074 Preliminary and Final Plat – Shaw Acres No 2

Good Afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for 6-lot subdivision at 00000 Chieftain Road (215-15-0-00-00-011.08).

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, June 14, 2023.

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

Thank you,

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



# MEMO

**To:** Amy Allison  
**From:** Chuck Magaha  
**Subject:** Shaw Acres No 2 Subdivision  
**Date:** June 9, 2023

Amy, I have reviewed the preliminary plat of the Shaw Acres No.2 Subdivision presented by Arthur Shaw Trust. The subdivision meets the requirements for a fire hydrants and supported with a 6" water line as stated in the subdivision guidelines. The area in which the subdivision is proposed, fire hydrants need to be placed along the road right-a-way off Loring Road at the East corner of Lot 8 then proceed West on Loring Road 1000 feet to Lot 3 then West 1000 feet to Lot 1.

I have no further recommendation for this subdivision.

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

## Allison, Amy

---

**From:** Mitch Pleak <mpleak@olsson.com>  
**Sent:** Thursday, June 22, 2023 2:25 PM  
**To:** Allison, Amy  
**Cc:** McAfee, Joe; Noll, Bill; 019-2831  
**Subject:** RE: DEV-23-073/074 Shaw Acres No 2 Revised Plans - PP, FP, DR  
**Attachments:** 231006-Shaw Acres No 2-PP-24x36.pdf; 231006-Shaw Acres No 2-FP-24x36.pdf

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

Amy,  
The PP, FP, and drainage report has been reviewed. Drainage report has no further comments. Comments on the PP and FP are attached. Please let me know of any questions.

Sincerely,

Mitch Pleak

---

**From:** Allison, Amy <AAllison@leavenworthcounty.gov>  
**Sent:** Wednesday, June 21, 2023 11:51 AM  
**To:** Noll, Bill <BNoll@leavenworthcounty.gov>; Mitch Pleak <mpleak@olsson.com>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>; Baumchen, Daniel <DBaumchen@leavenworthcounty.gov>  
**Cc:** PZ <PZ@leavenworthcounty.gov>  
**Subject:** DEV-23-073/074 Shaw Acres No 2 Revised Plans - PP, FP, DR

### This Message Is From an External Sender

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

Bill, Mitch, Joe and Dan

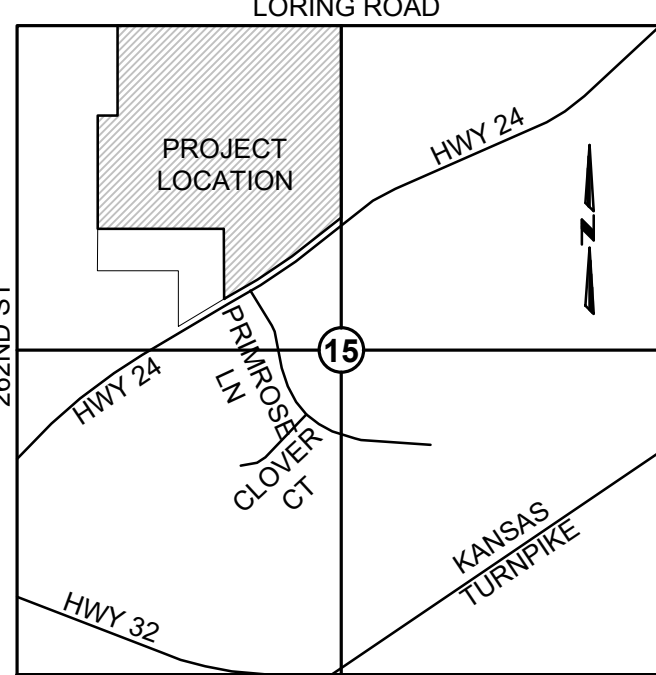
Please find the revised PP, FP and DR plans for the above-state case attached. Please let me know if you have any questions.

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

### Disclaimer

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LOCATION MAP:



SEC. 15-T12S-R20E  
LEAVENWORTH COUNTY, KANSAS  
(NOT TO SCALE)

SECTION CORNER REFERENCE REPORTS:

- 13J (NW COR. SEC. 15-T12S-R20E, FOUND LIMESTONE W/ WIDTH BRASS 0.20' E)
R1: SPIKE IN SOUTHWEST FACE OF POWER POLE - 35.65' NW
R2: SPIKE AND WASHER IN WEST FACE OF FENCE CORNER POST - 32.23' SE
R3: SPIKE IN TOP OF FENCE BRACE POST - 43.55' NW
R4: SPIKE AND KNOT WASHER IN SOUTHWEST FACE OF POWER POLE - 39.25' NE
R5: CENTERLINE OF EAST-WEST TRAVELWAY (IN 1900 RD) - 5.0' N
R6: ON CENTERLINE OF NORTH-SOUTH TRAVELWAY (E 1700 RD)

PROJECT BENCHMARK:
NORTHEAST CORNER OF HOMEWORKS USA COMMUNITY FINAL PLAT
1/2" REBAR FOUND
ELEVATION = 855.92' (NORTH AMERICAN VERTICAL DATUM OF 1988)

GENERAL NOTES

- 1. OWNER: ARTHUR SHAW TRUST
1031 VERMONT ST.
LAWRENCE, KS 66049
AND
JEREMY HESS & ERICA HUNTER
26033 LORING RD.
LAWRENCE, KS 66046
2. LAND PLANNER:
LANDPLAN ENGINEERING, P.A.,
1310 WAKARUSA DR., SUITE 100
LAWRENCE, KS 66049

- LEGEND:
SECTION FOUND AS NOTED
MONUMENT FOUND AS NOTED
1/2"x24" REBAR W/ CAP (LPE CLS-63) SET
UTILITY EASEMENT
BUILDING SETBACK
RIGHT-OF-WAY
SECTION LINE
PROPERTY LINE
LOT LINE
EASEMENT LINE
RIGHT-OF-WAY LINE
CENTERLINE
ADJACENT PROPERTY LINE
FEMA PANEL NO. 20103C0300G (ZONE 'A') EFF. DATE JULY 16, 2015
NO ACCESS



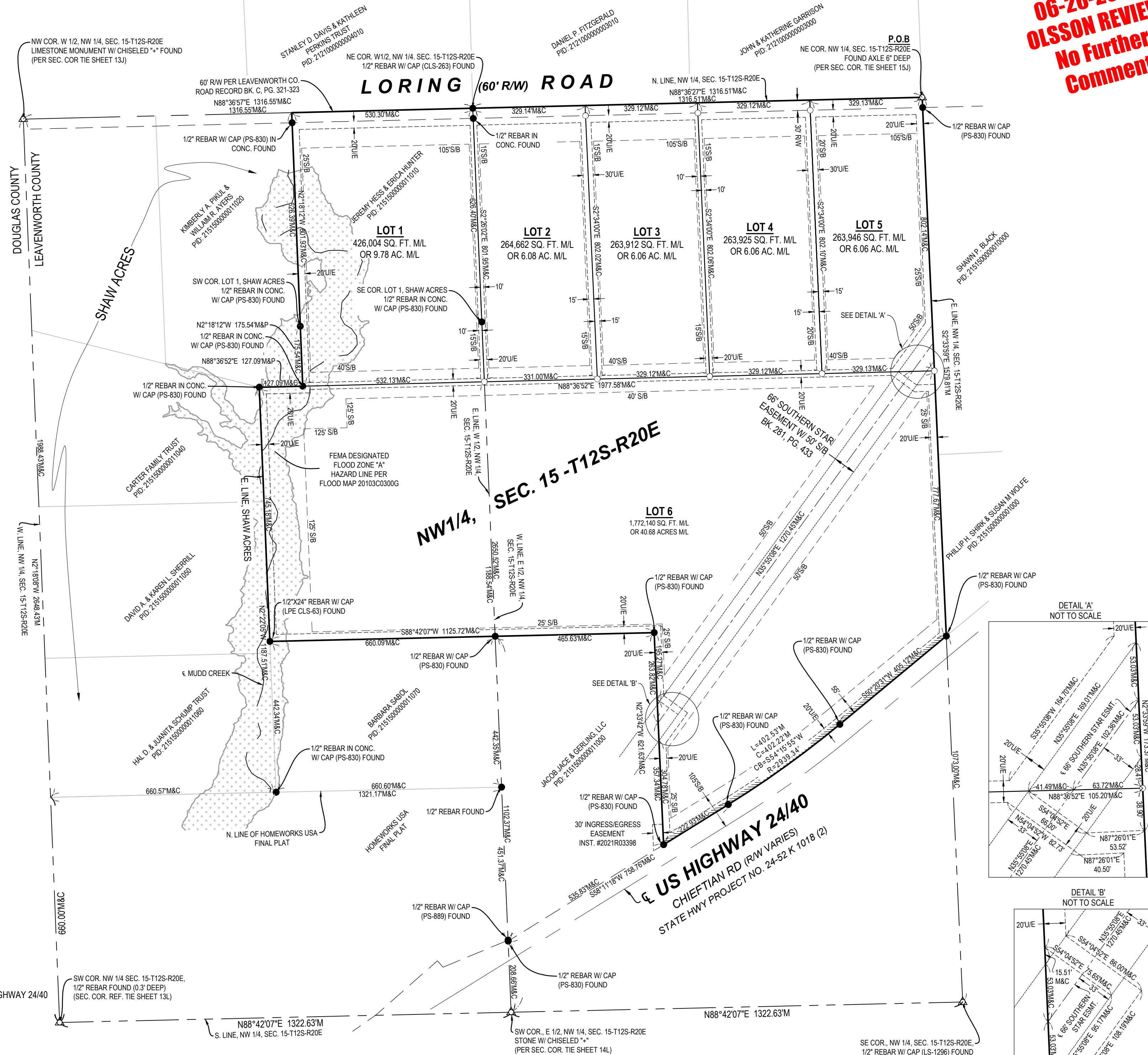
Know what's below. Call before you dig.

SCALE: 1" = 200'



PREPARED FOR:
PATRICK WATKINS
JUNE 19, 2023

LORING (60' R/W) ROAD



06-26-2023
OLSSON REVIEW
No Further Comment

A FINAL PLAT OF
SHAW ACRES NO. 2

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 12 SOUTH, RANGE 20 EAST OF THE SIXTH P.M. AND A REPLAT OF LOT 1, OF SHAW ACRES AS RECORDED IN INSTRUMENT NUMBER 2019P0007, LEAVENWORTH COUNTY, KANSAS

CERTIFICATION AND DEDICATION:
THE UNDERSIGNED PROPRIETORS STATE THAT ALL TAXES OF THE ABOVE DESCRIBED TRACT OF LAND HAVE BEEN PAID AND THAT THEY HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE KNOWN AS: SHAW ACRES NO. 2.

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 LINE, 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" OR "UE".

SAID EASEMENTS MARKED AS "UE" ON LOTS 2, 3, 4, AND 5, MAY BE EMPLOYED TO LOCATE AND MAINTAIN SEWERS, WATER LINES, GAS LINES, POLES, AND WIRES, AND ANY OTHER FORM OF UTILITY NOW AND HEREAFTER USED BY LOT 6, WHICH IS OTHERWISE LIMITED FROM ACCESS TO UTILITIES ALONG LORING ROAD.

BUILDING LINES OR SETBACK LINES (BS) 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 SHAW ACRES NO. 2, HAVE SET OUR HANDS THIS \_\_\_\_ DAY OF \_\_\_\_, 2023.

DANIEL WATKINS, TRUSTEE
ARTHUR SHAW REVOCABLE TRUST, DATED SEPTEMBER 11, 2017.

IN TESTIMONY WHEREOF, WE, THE UNDERSIGNED OWNERS OF SHAW ACRES NO. 2, HAVE SET OUR HANDS THIS \_\_\_\_ DAY OF \_\_\_\_, 2023.

JEREMY HESS, OWNER
ERICA HUNTER, OWNER

ACKNOWLEDGEMENT:
STATE OF KANSAS
COUNTY OF \_\_\_\_

BE IT REMEMBERED THAT ON THIS \_\_\_\_ DAY OF \_\_\_\_, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME DANIEL WATKINS, TRUSTEE OF ARTHUR SHAW REVOCABLE TRUST, DATED SEPTEMBER 11, 2017, WHO IS (ARE) PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGE THE EXECUTION OF THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC MY COMMISSION EXPIRES
STATE OF KANSAS
COUNTY OF \_\_\_\_

BE IT REMEMBERED THAT ON THIS \_\_\_\_ DAY OF \_\_\_\_, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME JEREMY HESS, WHO IS (ARE) PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGE THE EXECUTION OF THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC MY COMMISSION EXPIRES
STATE OF KANSAS
COUNTY OF \_\_\_\_

BE IT REMEMBERED THAT ON THIS \_\_\_\_ DAY OF \_\_\_\_, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME ERICA HUNTER, WHO IS (ARE) PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGE THE EXECUTION OF THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC MY COMMISSION EXPIRES
STATE OF KANSAS
COUNTY OF \_\_\_\_

APPROVALS:
WE, THE LEAVENWORTH COUNTY PLANNING COMMISSION, DO HEREBY APPROVE THE FOREGOING PLAT SHAW ACRES NO. 2, THIS \_\_\_\_ DAY OF \_\_\_\_, 2023.

JOHN JACOBSON SECRETARY
STEVE ROSENTHAL CHAIRMAN

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
COUNTY BOARD APPROVAL:
WE, THE BOARD OF COUNTY COMMISSIONER OF LEAVENWORTH COUNTY, KANSAS, DO HEREBY APPROVE THE FOREGOING PLAT OF SHAW ACRES NO. 2, THIS \_\_\_\_ DAY OF \_\_\_\_, 2023.

VICKY KAAZ CHAIRMAN
JANET KLASINSKI COUNTY CLERK

REGISTER OF DEEDS CERTIFICATION:
FILED FOR RECORD AS DOCUMENT NO. \_\_\_\_ ON THE \_\_\_\_ DAY OF \_\_\_\_, 2023 AT \_\_\_\_ O'CLOCK \_\_\_\_ IN THE OFFICE OF THE REGISTER OF DEEDS OF LEAVENWORTH COUNTY, KANSAS.

REGISTER OF DEEDS - TERRILOIS G. MASHBURN

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.

DANIEL BAUMCHEN, PS-1363
COUNTY SURVEYOR

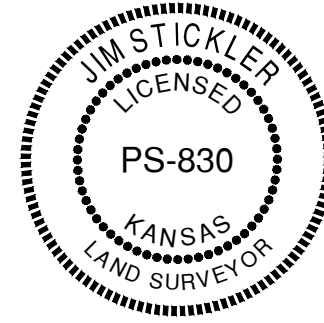
LEGAL DESCRIPTION:

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 12 SOUTH, RANGE 20 EAST OF THE 6TH P.M. AND A REPLAT OF LOT 1, OF SHAW ACRES AS RECORDED IN INSTRUMENT NUMBER 2019P0007, LEAVENWORTH COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED BY JIM E. STICKLER, PS-830, DATED JUNE 19, 2023, BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 02 DEGREES 33 MINUTES 59 SECONDS EAST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 1,579.81 FEET, TO THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 24; THENCE SOUTH 50 DEGREES 20 MINUTES 31 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 405.12 FEET; THENCE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 2,939.34 FEET, AN ARC LENGTH OF 402.53 FEET, AND A CHORD THAT BEARS SOUTH 54 DEGREES 15 MINUTES 55 SECONDS WEST, A DISTANCE OF 402.22 FEET; ALONG SAID NORTHERLY RIGHT OF WAY LINE, THENCE SOUTH 50 DEGREES 11 MINUTES 16 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 222.93 FEET; THENCE NORTH 02 DEGREES 33 MINUTES 59 SECONDS WEST, A DISTANCE OF 621.83 FEET; THENCE SOUTH 88 DEGREES 42 MINUTES 07 SECONDS WEST, A DISTANCE OF 1,125.72 FEET, TO THE EAST LINE OF SAID SHAW ACRES; THENCE NORTH 02 DEGREES 22 MINUTES 05 SECONDS WEST, ALONG THE EAST LINE OF SAID SHAW ACRES, A DISTANCE OF 745.18 FEET; THENCE NORTH 88 DEGREES 36 MINUTES 52 SECONDS EAST, ALONG THE SOUTHERLY OF SAID SHAW ACRES, A DISTANCE OF 127.09 FEET, TO THE SOUTHEAST CORNER OF LOT 2, OF SAID SHAW ACRES; THENCE NORTH 02 DEGREES 18 MINUTES 12 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 801.93 FEET, TO THE NORTH LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 15; THENCE NORTH 88 DEGREES 36 MINUTES 57 SECONDS WEST, ALONG SAID NORTH LINE, A DISTANCE OF 530.30 FEET, TO THE NORTHEAST CORNER OF SAID WEST HALF; THENCE NORTH 88 DEGREES 36 MINUTES 27 SECONDS EAST, ALONG THE NORTH LINE OF THE EAST HALF OF SAID NORTHWEST QUARTER, A DISTANCE OF 1,316.51 FEET, TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER AND THE POINT OF BEGINNING.

THE ABOVE CONTAINS 3,254,590 SQUARE FEET, MORE OR LESS, OR 74.72 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY OR ALL EASEMENTS, RIGHTS OF WAY, AND ENCUMBRANCES, IF ANY

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION ON JUNE 19, 2023. THIS SURVEY CONFORMS TO THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.



JIM STICKLER, P.S. #830
1310 WAKARUSA DRIVE,
LAWRENCE, KS 66049
(785) 843-7530

RESTRICTIONS:

- 1. ALL PROPOSED STRUCTURES WITHIN THIS PLAT SHALL COMPLY WITH 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 1-5, ENTRANCES ARE SUBJECT TO THE LEAVENWORTH COUNTY ACCESS MANAGEMENT POLICY.
5. LOT 6 AND ADJACENT PARCEL IS SUBJECT TO INGRESS/EGRESS EASEMENT RECORDED IN INSTRUMENT #2021R03398
6. THE EXISTING STRUCTURES ARE ALLOWED TO REMAIN, BUT CANNOT ENCROACH UPON THE SETBACKS AND, IF MORE THAN 51% OF EXISTING STRUCTURES ARE DAMAGED, STRUCTURES CANNOT BE REBUILT IN THE SAME LOCATION.
7. NO OFF PLAT RESTRICTIONS.
8. ANY BUILDINGS TO BE CONSTRUCTED IN OR NEAR THE SPECIAL FLOOD HAZARD ZONE 'A', SHALL PROVIDE AN ELEVATION CERTIFICATE TO BE APPROVED BY LEAVENWORTH COUNTY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
9. ALL STRUCTURES BUILT WITHIN THE SUBDIVISION SHALL COMPLY WITH RESOLUTION 2020-39, OR AS AMENDED.

LANDPLAN ENGINEERING PA
Lawrence, KS • The Woodlands, TX
1310 Wakarusa Drive, Suite 100
Lawrence, Kansas 66049
785.843.7530(p) | 785.843.2410(f)
info@landplan-pa.com | www.landplan-pa.com

FILE NAME: Y:\Shared\2023\PROJECTS\20231006\Shaw Acres No. 2.dwg LAST SAVED BY: Spehar, Alex LAST SAVED DATE: 6/23/2023 2:58 PM

FILE NAME: Y:\Shared\2023\PROJECTS\20231006\CAD\Survey\231006-Shaw Acres No. 2.dwg LAST SAVED BY: Spehar, Alex SAVED DATE: 6/23/2023 2:55 PM PLOTTED: 6/23/2023 2:59 PM

06-26-2023  
OLSSON REVIEW  
No Further  
Comment

# PRELIMINARY PLAT SHAW ACRES NO. 2

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 12 SOUTH,  
RANGE 20 EAST OF THE SIXTH P.M.A AND A REPLAT OF LOT 1, OF SHAW ACRES AS RECORDED  
IN INSTRUMENT NUMBER 2019P0007, LEAVENWORTH COUNTY, KANSAS

## LEGAL DESCRIPTION:

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 12 SOUTH, RANGE 20 EAST OF THE 6TH P.M., LEAVENWORTH COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE EAST HALF OF SAID NORTHWEST QUARTER; THENCE NORTH 02 DEGREES 26 MINUTES 02 SECONDS WEST, ALONG THE WEST LINE OF SAID EAST HALF, A DISTANCE OF 660.03 FEET, TO THE NORTHEAST CORNER OF HOMEWORKS USA COMMUNITY FINAL PLAT, A RECORDED PLAT IN SAID COUNTY AND STATE AND THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 42 MINUTES 07 SECONDS WEST, ALONG THE NORTH LINE OF SAID HOMEWORKS USA COMMUNITY FINAL PLAT, A DISTANCE OF 660.60 FEET, TO THE SOUTHWEST CORNER OF SHAW ACRES, A RECORDED PLAT IN SAID COUNTY AND STATE; THENCE NORTH 02 DEGREES 22 MINUTES 05 SECONDS WEST, ALONG THE EAST LINE OF SAID SHAW ACRES, A DISTANCE OF 1,187.51 FEET; THENCE NORTH 88 DEGREES 36 MINUTES 59 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SHAW ACRES, A DISTANCE OF 127.09 FEET; THENCE NORTH 02 DEGREES 18 MINUTES 12 SECONDS WEST, ALONG THE EAST LINE OF SAID SHAW ACRES, A DISTANCE OF 175.54 FEET; THENCE NORTH 88 DEGREES 36 MINUTES 52 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SHAW ACRES, A DISTANCE OF 531.73 FEET; THENCE NORTH 02 DEGREES 26 MINUTES 04 SECONDS WEST, ALONG THE EAST LINE OF SAID SHAW ACRES AND THE WEST LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER, A DISTANCE OF 626.40 FEET, TO THE NORTHEAST CORNER OF SAID SHAW ACRES AND THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 88 DEGREES 36 MINUTES 27 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1,316.51 FEET, TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 02 DEGREES 59 SECONDS EAST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1,578.81 FEET, TO THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 24; THENCE SOUTH 50 DEGREES 20 MINUTES 31 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 405.12 FEET; THENCE ON A CURVE TO THE RIGHT, ALONG SAID NORTHERLY RIGHT OF WAY LINE, HAVING A RADIUS OF 2,939.34 FEET, AN ARC LENGTH OF 402.53 FEET, AND A CHORD THAT BEARS SOUTH 54 DEGREES 15 MINUTES 55 SECONDS WEST, A DISTANCE OF 402.22 FEET; THENCE SOUTH 5 8 DEGREES 11 MINUTES 18 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 222.93 FEET; THENCE NORTH 02 DEGREES 33 MINUTES 42 SECONDS WEST, A DISTANCE OF 621.63 FEET; THENCE SOUTH 88 DEGREES 42 MINUTES 07 SECONDS WEST, A DISTANCE OF 465.63 FEET, TO THE WEST LINE OF THE EAST HALF OF SAID NORTHWEST QUARTER; THENCE SOUTH 02 DEGREES 26 MINUTES 02 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 442.35 FEET, TO THE NORTHEAST CORNER OF SAID HOMEWORKS USA COMMUNITY FINAL PLAT AND THE POINT OF BEGINNING.

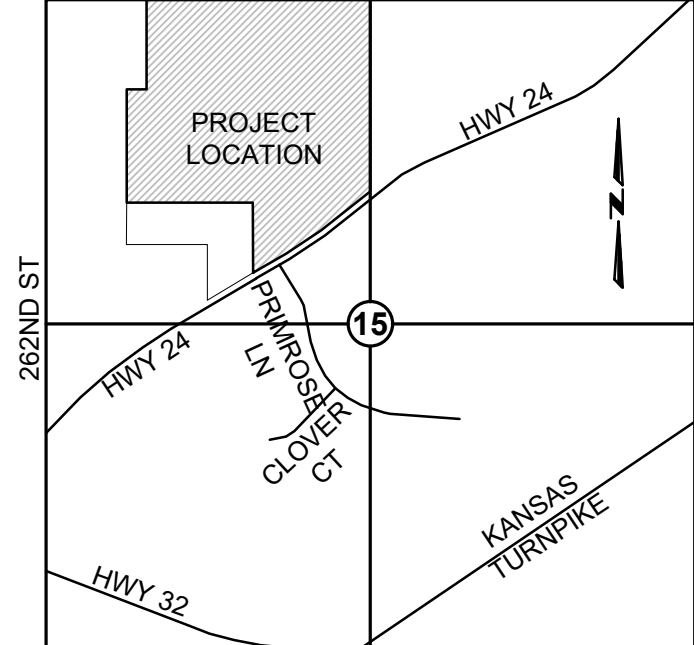
## GENERAL NOTES:

- OWNER: ARTHUR SHAW TRUST  
1031 VERMONT ST  
LAWRENCE, KS 66049  
AND  
JEREMY HESS & ERICA HUNTER  
26033 LORING RD.  
LAWRENCE, KS 66046
- LAND PLANNER: LANDPLAN ENGINEERING, P.A.,  
1310 WAKARUSA DR., SUITE 100  
LAWRENCE, KS 66049
- ENGINEER/SURVEYOR: LANDPLAN ENGINEERING, P.A., 1310 WAKARUSA DR.,  
1310 WAKARUSA DR., SUITE 100  
LAWRENCE, KS 66049
- CURRENT ZONING - RR-5
- CURRENT USE - SINGLE FAMILY RESIDENTIAL & AGRICULTURAL
- PROPOSED USE - SINGLE FAMILY RESIDENTIAL & AGRICULTURAL
- SETBACK  
FRONT YARD BUILDING SETBACK IS 105 FEET FROM THE ESTABLISHED CENTERLINE OF HIGHWAY 24/40  
SIDE YARD BUILDING SETBACK WITH 20 FEET UTILITY EASEMENTS IS 25 FEET SETBACK.  
SIDE YARD BUILDING SETBACK WITH 15 FEET UTILITY EASEMENTS IS 20 FEET SETBACK.  
SIDE YARD BUILDING SETBACK WITH 10 FEET UTILITY EASEMENTS IS 15 FEET SETBACK.  
REAR YARD BUILDING SETBACK FOR A HOUSE/DWELLING IS 40 FEET  
REAR YARD BUILDING SET BACK FOR A ACCESSORY BUILDING IS 15 FEET.
- UTILITY COMPANIES  
- WATER - RWD #13  
- ELECTRIC - EVERGY  
- SEWER - SEPTIC / LAGOON  
- GAS - PROPANE / NATURAL GAS
- WE HAVE REVIEWED THE "FLOOD INSURANCE RATE MAP", COMMUNITY PANEL NO. 20103C0300G, EFFECTIVE JULY 16, 2015, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. OUR REVIEW INDICATES THAT PARTS OF THE SUBJECT PROPERTY LIE WITHIN ZONE "A" - SPECIAL FLOOD HAZARD AREA, WITHOUT BASE FLOOD ELEVATION, WHILE MOST OF THE PROPERTY LIES IN ZONE "X" - 0.2% ANNUAL CHANCE OF FLOOD HAZARD. THE EXISTING ZONING OF THE SUBJECT PROPERTY IS "RR-5", WHICH IS "RURAL RESIDENTIAL" (5 ACRE MINIMUM).
- THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVEGROUND EVIDENCE (INCLUDING BUT NOT LIMITED TO MANHOLES AND INLETS, VALVES AND MARKS MADE UPON THE GROUND BY OTHERS) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE [OR] FOR WHICH NO ABOVEGROUND EVIDENCE WAS OBSERVED. EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITY SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.
- THIS SURVEY IS BASED ON THE KANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE (NAD83)(GRID), IN US SURVEY FEET, (CONVERSION FACTOR OF 39.37 INCHES PER METER), VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
- SEE REFERENCE REPORTS FOR METHODS OF ESTABLISHMENT AND ORIGIN OF SECTION CORNER AND QUARTER CORNERS.
- SAID EASEMENTS MARKED AS "UIE" ON LOTS 2, 3, 4, AND 5, MAY BE EMPLOYED TO LOCATE AND MAINTAIN SEWERS, WATER LINES, GAS LINES, POLES, AND WIRES, AND ANY OTHER FORM OF UTILITY NOW AND HEREAFTER USED BY LOT 6, WHICH IS OTHERWISE LIMITED FROM ACCESS TO UTILITIES ALONG LORING ROAD

## REFERENCE SURVEY:

- DOCUMENT # 2019S002, BY PS-830, DATED JANUARY 8, 2019, CERTIFICATE OF SURVEY, RECORDED AT THE LEAVENWORTH COUNTY REGISTER OF DEEDS OFFICE.
- DOCUMENT # 2020S048, BY PS-830, DATED JULY 6, 2020, TRACT SPLIT, RECORDED AT THE LEAVENWORTH COUNTY REGISTER OF DEEDS OFFICE.
- DOCUMENT # 2019P00007, BY PS-830, APRIL 10, 2019, SHAW ACRES, A SUBDIVISION RECORDED AT THE LEAVENWORTH COUNTY REGISTER OF DEEDS OFFICE.
- DOCUMENT # 2018P00027, BY PS-830, DATED OCTOBER 23, 2018, HOMEWORKS USA COMMUNITY FINAL PLAT, RECORDED AT THE LEAVENWORTH REGISTER OF DEEDS OFFICE.
- DOCUMENT # 2023S026, BY PS-1711, DATED MAY 16, 2023, CERTIFICATE OF SURVEY, RECORDED AT THE LEAVENWORTH COUNTY REGISTER OF DEEDS OFFICE.

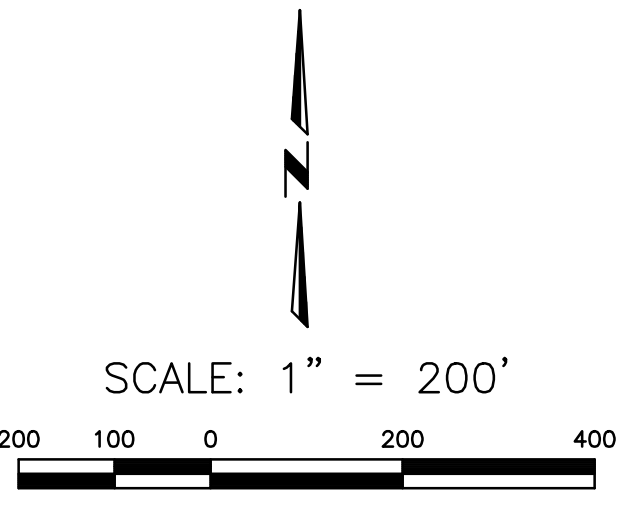
### LOCATION MAP:



SEC. 15-T12S-R20E  
LEAVENWORTH COUNTY, KANSAS  
(NOT TO SCALE)

### SITE SUMMARY

|                |              |          |
|----------------|--------------|----------|
| TOTAL AREA     | 3,254,589 SF | 74.72 AC |
| TOTAL LOT AREA | 3,199,505 SF | 73.45 AC |
| TOTAL ROW AREA | 55,084 SF    | 1.26 AC  |
| TOTAL # LOTS   | 6            |          |
| MIN. LOT AREA  | 263,912 SF   | 6.06 AC  |
| MAX. LOT AREA  | 1,772,140 SF | 10.68 AC |
| AVG. LOT AREA  | 533,251 SF   | 12.24 AC |



### PROJECT BENCHMARK:

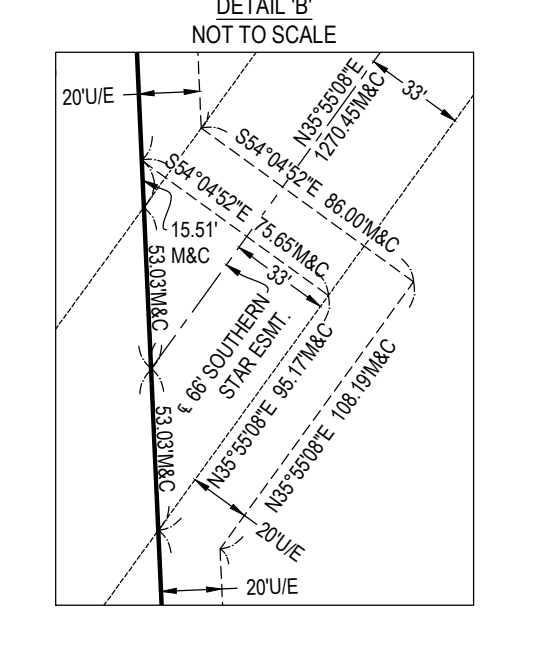
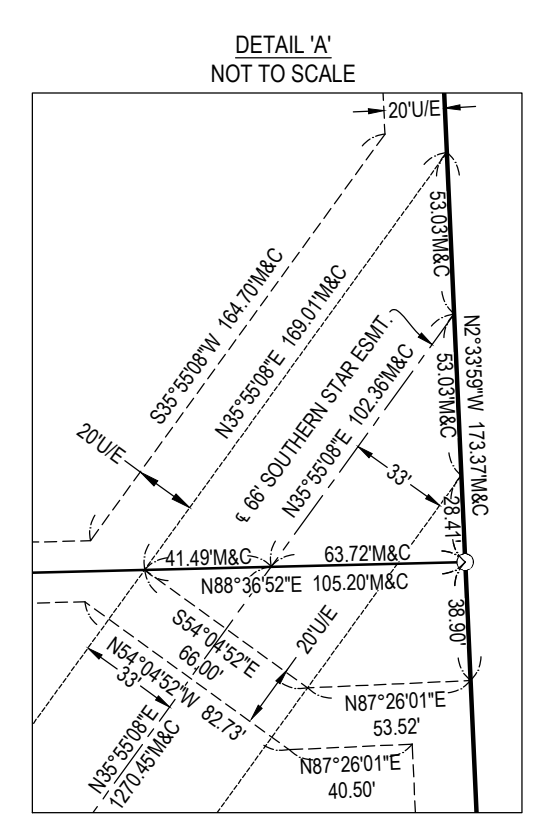
NORTHEAST CORNER OF HOMEWORKS USA COMMUNITY FINAL PLAT  
1 1/2" REBAR FOUND  
ELEVATION = 855.92' (NORTH AMERICAN VERTICAL DATUM OF 1988)

### SECTION CORNER REFERENCE REPORTS:

- 13J (NW. COR. SEC. 15-T12S-R20E, FOUND LIMESTONE W/ WITNESS BAR 0.20' E)  
R1: SPIKE IN SOUTHWEST FACE OF POWER POLE - 35.65' NW  
R2: SPIKE AND WASHER IN WEST FACE OF FENCE CORNER POST - 32.23' SE  
R3: SPIKE IN TOP OF FENCE BRACE POST - 43.55' NW  
R4: SPIKE AND KNOT WASHER IN SOUTHEAST FACE OF POWER POLE - 39.25' NE  
R5: CENTERLINE OF EAST-WEST TRAVELWAY (N 1900 RD) - 5.0' N  
R6: ON CENTERLINE OF NORTH-SOUTH TRAVELWAY (E 1700 RD)
- 13L (W. 1/4 COR. SEC. 15-T12S-R20E, 1 1/2" REBAR 0.3' DEEP)  
R1: 1 1/2" BAR FOUND IN (LEAVENWORTH COUNTY 262ND STREET) - 11.10' SSE.  
R2: SPIKE & WASHER IN N. FACE OF POWER POLE - 22.23' W.  
R3: 5/8" BAR FOUND - 20.08' W.  
R4: M.A.G. NAIL ON TOP OF SOUTH HEDGE GATE FENCE POST - 119.35' SSW.  
R5: 60D M.A.G. AND WASHER FOUND IN S. FACE OF 12" HACKBERRY TREE - 24.15' ENE.  
R6: CENTERLINE LEAVENWORTH COUNTY 262ND ST - 1.5' +/- E.
- 14L (N. 1/16 COR. SW. 1/4 SEC. 15-T12S-R20E, FOUND LIMESTONE W/ "X" CHISELED ON TOP)  
R1: 8" CORNER POST - 2.00' S  
R2: 60D NAIL IN 12" ELM TREE - 8.82' W  
R3: 4" STEEL PIPELINE MARKER - 27.48' W
- 15J (N. 1/4 COR. SEC. 15-T12S-R20E, FOUND AXLE 6" DEEP)  
R1: 60D MAG NAIL IN CORNER FENCE POST - 26.35' N  
R2: P.K. NAIL AND SHINER IN BRACE FENCE POST - 27.23' NNE  
R3: 40D NAIL IN POWER POLE - 28.97' NNW
- 15L (CENTER COR., SEC. 15-T12S-R20E, FOUND 1 1/2" REBAR W/ CAP STAMPED LS-1296)  
R1: 1 1/2" IRON BAR - 10.23' WNW  
R2: 1 1/2" IRON BAR - 34.42' ENE  
R3: NAIL IN TOP OF FENCE POST - 33.65' E  
R4: EAST-WEST FENCE - 11.61' N  
R5: 60D EAST-WEST FENCE - 1.54' S

### LEGEND:

- SECTION FOUND AS NOTED
- MONUMENT FOUND AS NOTED
- 1 1/2"x24" REBAR W/ CAP (LPE CLS-63) SET
- UTILITY POLE
- WATER METER
- FIBER MARKER
- UTILITY EASEMENT
- BUILDING SETBACK
- RIGHT-OF-WAY
- SECTION LINE
- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- ADJACENT PROPERTY LINE
- OVERHEAD WIRE
- GAS LINE
- WATER LINE
- TRELINE
- 5 FOOT CONTOUR INTERVAL
- EXISTING BUILDING
- FEMA PANEL NO. 20103C0300G (ZONE "A")
- EFF. DATE JULY 16, 2015
- NO ACCESS

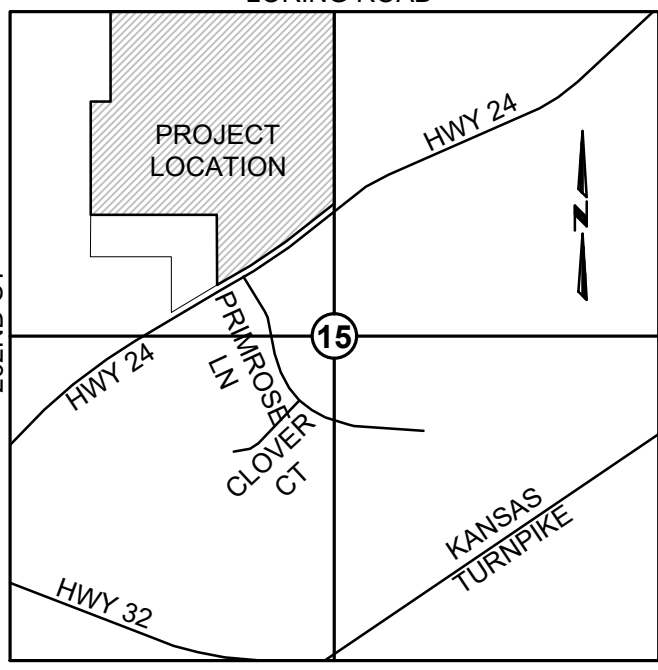


PREPARED FOR:  
**PATRICK WATKINS**  
JUNE 19, 2023

Lawrence, KS • The Woodlands, TX  
1310 Wakarusa Drive, Suite 100  
Lawrence, Kansas 66049  
785.843.7530(p) | 785.843.2410(f)  
info@landplan-pa.com | www.landplan-pa.com

FILE NAME: Y:\Shared\2023\Projects\20231006\Survey\231006-Shaw Acres No 2.dwg LAST SAVED BY: Spehar, Alex SAVED DATE: 6/23/2023 2:58 PM PLOTTED: 6/23/2023 2:55 PM

LOCATION MAP:



SEC. 15-T12S-R20E  
LEAVENWORTH COUNTY, KANSAS  
(NOT TO SCALE)

- SECTION CORNER REFERENCE REPORTS:
- 13J (NW COR. SEC. 15-T12S-R20E, FOUND LIMESTONE W/ WITNESS BAR 0.20' E)
  - R1: SPIKE IN SOUTHWEST FACE OF POWER POLE - 35.65' NW
  - R2: SPIKE AND WASHER IN WEST FACE OF FENCE CORNER POST - 32.23' SE
  - R3: SPIKE IN TOP OF FENCE BRACE POST - 43.55' NW
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- R5: OLD EAST-WEST FENCE - 1.54' S

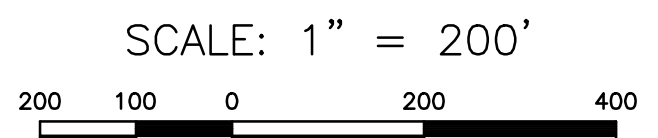
**PROJECT BENCHMARK:**  
NORTHEAST CORNER OF HOMEWORKS USA COMMUNITY FINAL PLAT  
1/2" REBAR FOUND  
ELEVATION = 855.92' (NORTH AMERICAN VERTICAL DATUM OF 1988)

**GENERAL NOTES**

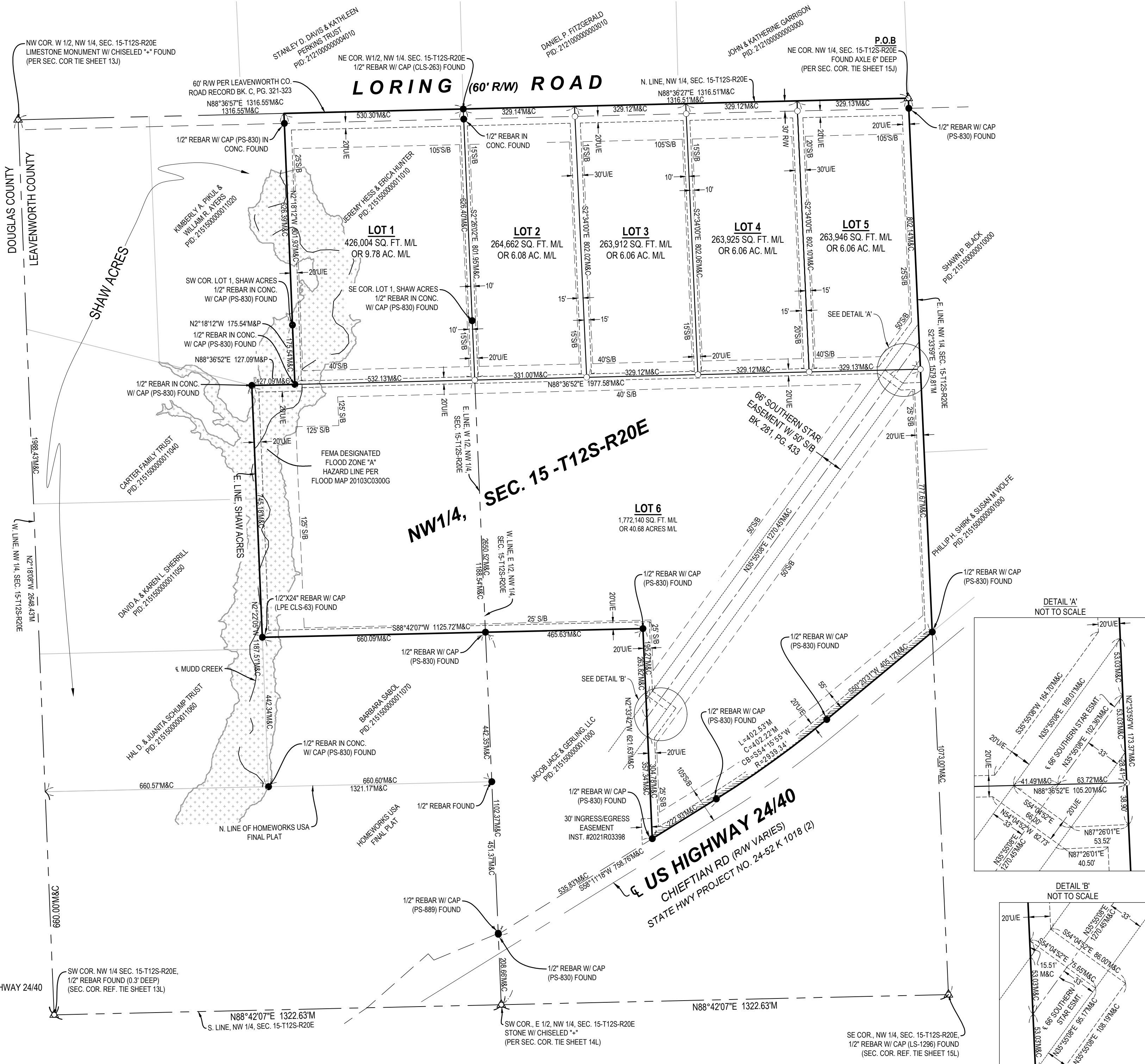
- 1. OWNER: ARTHUR SHAW TRUST, 1031 VERMONT ST., LAWRENCE, KS 66049 AND JEREMY HESS & ERICA HUNTER, 26033 LORING RD., LAWRENCE, KS 66046
- 2. LAND PLANNER: LANDPLAN ENGINEERING, P.A., 1310 WAKARUSA DR., SUITE 100, LAWRENCE, KS 66049
- 3. ENGINEER/SURVEYOR: LANDPLAN ENGINEERING, P.A., 1310 WAKARUSA DR., SUITE 100, LAWRENCE, KS 66049
- 4. CURRENT ZONING: RR-S
- 5. CURRENT USE: SINGLE FAMILY RESIDENTIAL & AGRICULTURAL
- 6. PROPOSED USE: SINGLE FAMILY RESIDENTIAL & AGRICULTURAL
- 7. SETBACK: FRONT YARD BUILDING SETBACK IS 105 FEET FROM THE ESTABLISHED CENTERLINE OF HIGHWAY 24/40. SIDE YARD BUILDING SETBACK WITH 20 FEET UTILITY EASEMENTS IS 25 FEET SETBACK. SIDE YARD BUILDING SETBACK WITH 15 FEET UTILITY EASEMENTS IS 20 FEET SETBACK. SIDE YARD BUILDING SETBACK WITH 10 FEET UTILITY EASEMENTS IS 15 FEET SETBACK. REAR YARD BUILDING SETBACK FOR A HOUSE/ DWELLING IS 40 FEET. REAR YARD BUILDING SETBACK FOR A ACCESSORY BUILDING IS 15 FEET.
- 8. UTILITY COMPANIES: WATER - JEFFERSON COUNTY RWD #13, ELECTRIC - EVERGY, SEWER - SEPTIC / LAGOON, GAS - PROPANE / NATURAL GAS
- 9. WE HAVE REVIEWED THE "FLOOD INSURANCE RATE MAP", COMMUNITY PANEL NO. 20103C0300G, EFFECTIVE JULY 16, 2015, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. OUR REVIEW INDICATES THAT PARTS OF THE SUBJECT PROPERTY LIE WITHIN ZONE "A" - SPECIAL FLOOD HAZARD AREA, WITHOUT BASE FLOOD ELEVATION, WHILE MOST OF THE PROPERTY LIES IN ZONE "X" - 0.2% ANNUAL CHANCE OF FLOOD HAZARD. THE EXISTING ZONING OF THE SUBJECT PROPERTY IS "RR-S", WHICH IS "RURAL RESIDENTIAL" (5 ACRE MINIMUM).
- 10. THIS SURVEY IS BASED ON THE KANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE (NAD83)(GRID), IN US SURVEY FEET, (CONVERSION FACTOR OF 39.37 INCHES PER METER), VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
- 11. SEE REFERENCE REPORTS FOR METHODS OF ESTABLISHMENT AND ORIGIN OF SECTION CORNER AND QUARTER CORNERS.

**LEGEND:**

- SECTION FOUND AS NOTED
- MONUMENT FOUND AS NOTED
- 1/2"x24" REBAR W/ CAP (LPE CLS-63) SET
- UTILITY EASEMENT
- BUILDING SETBACK
- RIGHT-OF-WAY
- SECTION LINE
- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
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- FEMA PANEL NO. 20103C0300G (ZONE "A") EFF. DATE JULY 16, 2015
- NO ACCESS

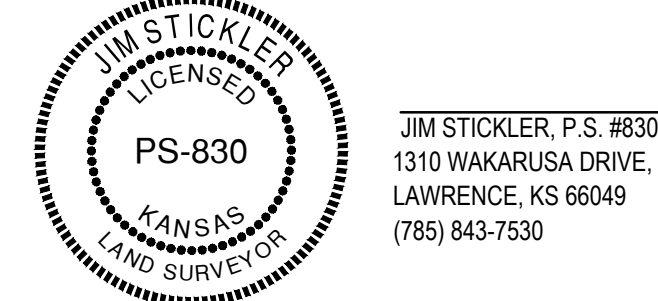


PREPARED FOR:  
**PATRICK WATKINS**  
JUNE 19, 2023



**LEGAL DESCRIPTION:**  
A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 12 SOUTH, RANGE 20 EAST OF THE 6TH P.M. AND A REPLAT OF LOT 1, OF SHAW ACRES AS RECORDED IN INSTRUMENT NUMBER 2019P0007, LEAVENWORTH COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED BY JIM E. STICKLER, PS-830, DATED JUNE 19, 2023, BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER, THENCE SOUTH 02 DEGREES 33 MINUTES 59 SECONDS EAST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 1,579.81 FEET, TO THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 24; THENCE SOUTH 50 DEGREES 20 MINUTES 31 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 405.12 FEET; THENCE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 2,939.34 FEET, AN ARC LENGTH OF 402.53 FEET, AND A CHORD THAT BEARS SOUTH 54 DEGREES 15 MINUTES 55 SECONDS WEST, A DISTANCE OF 402.22 FEET, ALONG SAID NORTHERLY RIGHT OF WAY LINE; THENCE SOUTH 50 DEGREES 11 MINUTES 16 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 222.93 FEET; THENCE NORTH 02 DEGREES 33 MINUTES 42 SECONDS WEST, A DISTANCE OF 621.83 FEET; THENCE SOUTH 88 DEGREES 42 MINUTES 07 SECONDS WEST, A DISTANCE OF 1,125.72 FEET, TO THE EAST LINE OF SAID SHAW ACRES; THENCE NORTH 02 DEGREES 22 MINUTES 05 SECONDS WEST, ALONG THE EAST LINE OF SAID SHAW ACRES, A DISTANCE OF 745.18 FEET; THENCE NORTH 88 DEGREES 36 MINUTES 52 SECONDS EAST, ALONG THE SOUTHERLY OF SAID SHAW ACRES, A DISTANCE OF 127.09 FEET, TO THE SOUTHEAST CORNER OF LOT 2, OF SAID SHAW ACRES; THENCE NORTH 02 DEGREES 18 MINUTES 12 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 801.93 FEET, TO THE NORTH LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 15; THENCE NORTH 88 DEGREES 36 MINUTES 57 SECONDS WEST, ALONG SAID NORTH LINE, A DISTANCE OF 530.30 FEET, TO THE NORTHEAST CORNER OF SAID WEST HALF; THENCE NORTH 88 DEGREES 36 MINUTES 27 SECONDS EAST, ALONG THE NORTH LINE OF THE EAST HALF OF SAID NORTHWEST QUARTER, A DISTANCE OF 1,316.51 FEET, TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER AND THE POINT OF BEGINNING.

**SURVEYOR'S CERTIFICATION:**  
I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION ON JUNE 19, 2023. THIS SURVEY CONFORMS TO THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.



**RESTRICTIONS:**

- ALL PROPOSED STRUCTURES WITHIN THIS PLAT SHALL COMPLY WITH LEAVENWORTH COUNTY ZONING AND SUBDIVISION REGULATIONS OR ZONING REGULATION JURISDICTION.
- AN ENGINEERED WASTE DISPOSAL SYSTEM MAY BE REQUIRED DUE TO POOR SOIL CONDITIONS.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE USED WHEN DESIGNING AND CONSTRUCTING DRIVEWAYS AND OTHER STRUCTURES. RE-VEGETATION OF ALL DISTURBED AREAS SHALL BE COMPLETED WITHIN 45 DAYS AFTER FINAL GRADING.
- LOTS 1-5, ENTRANCES ARE SUBJECT TO THE LEAVENWORTH COUNTY ACCESS MANAGEMENT POLICY.
- LOT 6 AND ADJACENT PARCEL IS SUBJECT TO INGRESS/EGRESS EASEMENT RECORDED IN INSTRUMENT #2021R03398.
- THE EXISTING STRUCTURES ARE ALLOWED TO REMAIN, BUT CANNOT ENCROACH UPON THE SETBACKS AND, IF MORE THAN 51% OF EXISTING STRUCTURES ARE DAMAGED, STRUCTURES CANNOT BE REBUILT IN THE SAME LOCATION.
- NO OFF PLAT RESTRICTIONS.
- ANY BUILDINGS TO BE CONSTRUCTED IN OR NEAR THE SPECIAL FLOOD HAZARD ZONE 'A', SHALL PROVIDE AN ELEVATION CERTIFICATE TO BE APPROVED BY LEAVENWORTH COUNTY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- ALL STRUCTURES BUILT WITHIN THE SUBDIVISION SHALL COMPLY WITH RESOLUTION 2020-39, OR AS AMENDED.

A FINAL PLAT OF  
**SHAW ACRES NO. 2**

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 12 SOUTH, RANGE 20 EAST OF THE SIXTH P.M. AND A REPLAT OF LOT 1, OF SHAW ACRES AS RECORDED IN INSTRUMENT NUMBER 2019P0007, LEAVENWORTH COUNTY, KANSAS

**CERTIFICATION AND DEDICATION:**  
THE UNDERSIGNED PROPRIETORS STATE THAT ALL TAXES OF THE ABOVE DESCRIBED TRACT OF LAND HAVE BEEN PAID AND THAT THEY HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE KNOWN AS: SHAW ACRES NO. 2.

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 LINE, 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" OR "UE".

SAID EASEMENTS MARKED AS "UE" ON LOTS 2, 3, 4, AND 5, MAY BE EMPLOYED TO LOCATE AND MAINTAIN SEWERS, WATER LINES, GAS LINES, POLES, AND WIRES, AND ANY OTHER FORM OF UTILITY NOW AND HEREAFTER USED BY LOT 6, WHICH IS OTHERWISE LIMITED FROM ACCESS TO UTILITIES ALONG LORING ROAD.

BUILDING LINES OR SETBACK LINES (BS) 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 SHAW ACRES NO. 2, HAVE SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

DANIEL WATKINS, TRUSTEE  
ARTHUR SHAW REVOCABLE TRUST, DATED SEPTEMBER 11, 2017.

IN TESTIMONY WHEREOF, WE, THE UNDERSIGNED OWNERS OF SHAW ACRES NO. 2, HAVE SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

JEREMY HESS, OWNER  
ERICA HUNTER, OWNER

**ACKNOWLEDGEMENT:**  
STATE OF KANSAS  
COUNTY OF \_\_\_\_\_

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME DANIEL WATKINS, TRUSTEE OF ARTHUR SHAW REVOCABLE TRUST, DATED SEPTEMBER 11, 2017, WHO IS (ARE) PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGE THE EXECUTION OF THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_

STATE OF KANSAS  
COUNTY OF \_\_\_\_\_

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME JEREMY HESS, WHO IS (ARE) PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGE THE EXECUTION OF THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_

STATE OF KANSAS  
COUNTY OF \_\_\_\_\_

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME ERICA HUNTER, WHO IS (ARE) PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGE THE EXECUTION OF THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_

STATE OF KANSAS  
COUNTY OF \_\_\_\_\_

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME ERICA HUNTER, WHO IS (ARE) PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGE THE EXECUTION OF THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_

STATE OF KANSAS  
COUNTY OF \_\_\_\_\_

**APPROVALS:**  
WE, THE LEAVENWORTH COUNTY PLANNING COMMISSION, DO HEREBY APPROVE THE FOREGOING PLAT SHAW ACRES NO. 2, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

COUNTY ENGINEER

**COUNTY BOARD APPROVAL:**  
WE, THE BOARD OF COUNTY COMMISSIONER OF LEAVENWORTH COUNTY, KANSAS, DO HEREBY APPROVE THE FOREGOING PLAT OF SHAW ACRES NO. 2, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

VICKY KAAZ, CHAIRMAN  
JANET KLASINSKI, COUNTY CLERK

**REGISTER OF DEEDS CERTIFICATION:**  
FILED FOR RECORD AS DOCUMENT NO. \_\_\_\_\_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ IN THE OFFICE OF THE REGISTER OF DEEDS OF LEAVENWORTH COUNTY, KANSAS.

REGISTER OF DEEDS - TERRILOIS G. MASHBURN

**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.

Reviewed 2023.06.23 No Comments

DANIEL BAUMCHEN, PS-1363  
COUNTY SURVEYOR

Lawrence, KS • The Woodlands, TX  
1310 Wakarusa Drive, Suite 100  
Lawrence, Kansas 66049  
785.843.7530(p) | 785.843.2410(f)  
info@landplan-pa.com | www.landplan-pa.com

## Allison, Amy

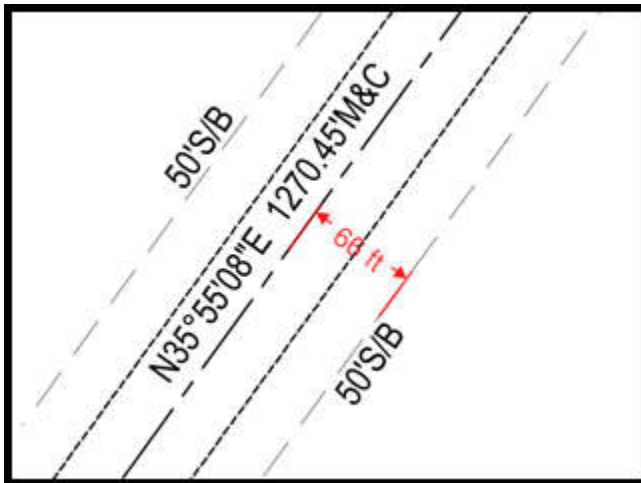
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**From:** DeGraeve, Mike <Mike.DeGraeve@southernstar.com>  
**Sent:** Tuesday, June 27, 2023 11:29 AM  
**To:** Allison, Amy  
**Cc:** Lalicker, Jason; Crowley, James; Perry, Mark; VanDonge, Brandon  
**Subject:** RE: [EXTERNAL] FW: DEV-23-073/074 Shaw Acres No 2 Review Comments  
**Attachments:** 2023-06-23 1148 AMY UPDATED PLAT.pdf

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

Hello Amy,

I noticed Southern Star's 50'S/B lines are 66 ft. from the gas line. Other than that, the plat looks great.



Please have LANDPLAN ENGINEERING contact Jason and me if they need a partial release of Southern Star's easement.

Thanks for all your help.

---

**Mike DeGraeve** | Design Engineer  
office: (816)810-4500  
email: [mike.degraeve@southernstar.com](mailto:mike.degraeve@southernstar.com)



**Leavenworth County  
Request for Board Action  
Case No. DEV-23-079/080  
Preliminary & Final Plat Honeycutt Lane**

**Date:** July 26, 2023  
**To:** Board of County Commissioners  
**From:** Planning & Zoning Staff

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

**Additional Reviews as needed:**

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

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**Action Requested:** The applicants are requesting a Preliminary and Final Plat for a two-lot Cross Access Easement subdivision. Proposed Lots 1 & 2 are 5.19 acres in size.

**Analysis:** The applicants are requesting approval of a two-lot subdivision for a parcel of land located north of the 207<sup>th</sup> Street and Meagher Road intersection. The applicant is proposing a Cross Access Easement where Lot 1 and 2 will access 207<sup>th</sup> Street through a private drive easement. The proposed driveway will cease in a cul-de-sac. Both lots comply with the Zoning & Subdivision Regulations.

**Recommendation:** The Planning Commission voted 7-0 to recommend approval of Case No.DEV-23-079/080, Preliminary and Final Plat for Honeycutt Lane subject to conditions.

**Alternatives:**

1. Approve Case No. DEV-23-079/080, Preliminary and Final Plat for Honeycutt Lane, with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-23-079/080, Preliminary and Final Plat for Honeycutt Lane, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-23-079/080, Preliminary and Final Plat for Honeycutt Lane, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

**Budgetary Impact:**

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

**Total Amount Requested:** \$0.00

**Additional Attachments:** Staff Report, Plat, Planning Commission Minutes

**LEAVENWORTH COUNTY  
BOARD OF COUNTY COMMISSIONERS  
STAFF REPORT**

CASE NO: DEV-23-079/080 Honeycutt Lane

July 26, 2023

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

|  |   |
|--|---|
| <b>SUBJECT PROPERTY: 00000 207<sup>TH</sup> STREET</b>     | <b>APPLICANT/APPLICANT AGENT:</b><br>JOE HERRING<br>HERRING SURVEYING<br><b>PROPERTY OWNER:</b><br>CHEVY & CAROLYNA HONEYCUTT<br>DYLAN & MAKAYLA HONEYCUTT<br>2104 HIGH ST<br>LEAVENWORTH KS 66048<br><b>CONCURRENT APPLICATIONS:</b><br>NONE |
| <b>LAND USE</b>  |   |
| ZONING: RR-5   |   |
| FUTURE LAND USE DESIGNATION:<br>RESIDENTIAL (2.5 ACRE MIN) |   |

|   |                                     |
|---|-------------------------------------|
| <b>LEGAL DESCRIPTION:</b><br>A tract of land in the Northwest Quarter of Section 27, Township 8 South, Range 21 East of the 6th P.M., in Leavenworth County Kansas. | SUBDIVISION: N/A<br>FLOODPLAIN: N/A |
|---|-------------------------------------|

|   |                             |
|---|-----------------------------|
| <b>PLANNING COMMISSION RECOMMENDATION: APPROVAL WITH CONDITIONS</b> | <b>PROPERTY INFORMATION</b> |
|---|-----------------------------|

|   |   |
|---|---|
| <b>ACTION OPTIONS:</b><br>1. Approve Case No. DEV-23-079/080, Preliminary and Final Plat for Honeycutt Lane, with Findings of Fact, and with or without conditions; or<br>2. Deny Case No. DEV-23-079/080, Preliminary and Final Plat for Honeycutt Lane, with Findings of Fact; or<br>3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-23-079/080, Preliminary and Final Plat for Honeycutt Lane, with Findings of Fact; or<br>4. Remand the case back to the Planning Commission. | PARCEL SIZE:<br>10.4 ACRES<br>PARCEL ID NO:<br>068-27-0-00-00-005.00<br>BUILDINGS:<br>1 ACCESSORY STRUCTURE (BUILT IN 1960) |
|---|---|

|   |   |
|---|---|
| <b>PROJECT SUMMARY:</b><br>Request for preliminary and final plat approval to subdivide property located at 00000 207 <sup>th</sup> Street (PID 068-27-0-00-00-005.00) as Lots 1 through 2 of Honeycutt Lane. | ACCESS/STREET:<br>207 <sup>TH</sup> STREET - COUNTY ARTERIAL,<br>PAVED ± 24'; |
|---|---|

|  |  |                  |                              |                |              |                     |                             |                            |                                     |  |
|--|--|------------------|------------------------------|----------------|--------------|---------------------|-----------------------------|----------------------------|-------------------------------------|--|
| <b>Location Map:</b><br> | <table style="width: 100%; border-collapse: collapse;"> <tr style="background-color: #cccccc;"> <td style="text-align: center;"><b>UTILITIES</b></td> </tr> <tr> <td>SEWER: PRIVATE SEPTIC SYSTEM</td> </tr> <tr> <td>FIRE: KICKAPOO</td> </tr> <tr> <td>WATER: RWD 5</td> </tr> <tr> <td>ELECTRIC: FREESTATE</td> </tr> <tr style="background-color: #cccccc;"> <td style="text-align: center;"><b>NOTICE &amp; REVIEW:</b></td> </tr> <tr> <td>STAFF REVIEW:<br/>6/28/2023</td> </tr> <tr> <td>NEWSPAPER NOTIFICATION:<br/>7/1/2023</td> </tr> <tr> <td>NOTICE TO SURROUNDING<br/>PROPERTY OWNERS:<br/>N/A</td> </tr> </table> | <b>UTILITIES</b> | SEWER: PRIVATE SEPTIC SYSTEM | FIRE: KICKAPOO | WATER: RWD 5 | ELECTRIC: FREESTATE | <b>NOTICE &amp; REVIEW:</b> | STAFF REVIEW:<br>6/28/2023 | NEWSPAPER NOTIFICATION:<br>7/1/2023 | NOTICE TO SURROUNDING<br>PROPERTY OWNERS:<br>N/A |
| <b>UTILITIES</b>   |  |                  |                              |                |              |                     |                             |                            |                                     |  |
| SEWER: PRIVATE SEPTIC SYSTEM   |  |                  |                              |                |              |                     |                             |                            |                                     |  |
| FIRE: KICKAPOO   |  |                  |                              |                |              |                     |                             |                            |                                     |  |
| WATER: RWD 5   |  |                  |                              |                |              |                     |                             |                            |                                     |  |
| ELECTRIC: FREESTATE  |  |                  |                              |                |              |                     |                             |                            |                                     |  |
| <b>NOTICE &amp; REVIEW:</b>  |  |                  |                              |                |              |                     |                             |                            |                                     |  |
| STAFF REVIEW:<br>6/28/2023   |  |                  |                              |                |              |                     |                             |                            |                                     |  |
| NEWSPAPER NOTIFICATION:<br>7/1/2023  |  |                  |                              |                |              |                     |                             |                            |                                     |  |
| NOTICE TO SURROUNDING<br>PROPERTY OWNERS:<br>N/A   |  |                  |                              |                |              |                     |                             |                            |                                     |  |



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

**STAFF COMMENTS:**

The applicant is proposing to divide a 10-acre parcel into a cross access easement subdivision serving two lots. The Subdivision is classified as a Class C with all lots lying within the Rural Growth Area of Leavenworth County. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision (see condition 3). Lots 1 and 2 will be approximately 5.19 acres in size. The proposed lots are compliant with the RR-5 zoning district. The applicant is proposing to install a private drive that will service the two lots. The drive will access off of 207<sup>th</sup> Street and culminate in a cul-de-sac. The proposed cul-de-sac is compliant with the County's cul-de-sac turnaround standards. An HOA agreement has been provided acknowledging that any installation and maintenance of the private drive is the responsibility of the lots within the proposed subdivision. RWD 5 indicated that there are water service lines adjacent to the property. Engineering approval will need to be obtained prior to any services being available.

**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 proposed cross access easement shall not be installed or maintained by Leavenworth County. Any future acquisition of the private drive will require the drive to upgraded to the County standards at that time.
6. The developer must comply with the following memorandums:
  - a. Memo – Chuck Magaha, Emergency Management, dated June 9, 2023
  - b. Email – Tim Goetz, RWD 5, dated June 9, 2023

**ATTACHMENTS:**

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

PRELIMINARY &  
FINAL PLAT APPLICATION

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

CAE

|   |                                       |
|---|---------------------------------------|
| Office Use Only                               |                                       |
| PID: <u>068-27</u> <u>005.00</u>              |                                       |
| Township: <u>Kickapoo</u>                     |                                       |
| Planning Commission Meeting Date: _____       |                                       |
| Case No. <u>DEV-23</u>                        | Date Received/Paid: <u>05.30.2023</u> |
| Zoning District <u>RR 5</u>                   |                                       |
| Comprehensive Plan land use designation _____ |                                       |

| APPLICANT <u>AGENT</u> INFORMATION         | OWNER INFORMATION                                |
|--|--|
| NAME: <u>Herring Surveying Company</u>     | NAME: <u>Chevy R. &amp; Carolyn R. Honeycutt</u> |
| MAILING ADDRESS: <u>315 N. 5th Street</u>  | MAILING ADDRESS <u>2104 High Street</u>          |
| CITY/ST/ZIP: <u>Leavenworth, KS 66048</u>  | CITY/ST/ZIP <u>Leavenworth, KS 66048</u>         |
| PHONE: <u>913-651-3858</u>                 | PHONE: <u>N/A</u>                                |
| EMAIL: <u>herringsurveying@outlook.com</u> | EMAIL <u>N/A</u>                                 |

GENERAL INFORMATION

Proposed Subdivision Name: HONEYCUTT LANE

Address of Property: 00000 207th Street

Urban Growth Management Area: N/A

| SUBDIVISION INFORMATION   |  |                                      |
|---|--|--------------------------------------|
| Gross Acreage: <u>10.38 AC</u>  | Number of Lots: <u>2</u>   | Minimum Lot Size: <u>5.19 AC</u>     |
| Maximum Lot Size: <u>5.19 AC</u>  | Proposed Zoning: <u>RR-5</u>   | Density: <u>N/A</u>                  |
| Open Space Acreage: <u>N/A</u>  | Water District: <u>RWD 5</u>   | Proposed Sewage: <u>Septic</u>       |
| Fire District: <u>Kickapoo</u>  | Electric Provider: <u>Freestate</u>  | Natural Gas Provider: <u>Propane</u> |
| Covenants: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  | Road Classification: <u>Local - Collector - Arterial - State - Federal</u> |                                      |
| Is any part of the site designated as Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No if yes, what is the panel number:   |  |                                      |
| I, the undersigned, am the owner <u>duly authorized agent</u> , of the aforementioned property situated in the unincorporated portion of Leavenworth County, Kansas. By execution of my signature, I do hereby officially apply for a final plat approval as indicated above. |  |                                      |
| Signature: <u>Joe Herring - digitally signed 5-27-23</u>  | Date: <u>5/27/23</u>   |                                      |

ATTACHMENT A

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

CAE

|   |                                       |
|---|---------------------------------------|
| Office Use Only                               |                                       |
| PID: <u>068-27</u> <u>005.00</u>              |                                       |
| Township: <u>KICKAPOO</u>                     |                                       |
| Planning Commission Meeting Date: _____       |                                       |
| Case No. <u>DEV-23</u>                        | Date Received/Paid: <u>05.30.2023</u> |
| Zoning District <u>RR 5</u>                   |                                       |
| Comprehensive Plan land use designation _____ |                                       |

| APPLICANT/AGENT INFORMATION                 | OWNER INFORMATION                                |
|---|--|
| NAME: <u>Herring Surveying Company</u>      | NAME: <u>Chevy R. &amp; Carolyn R. Honeycutt</u> |
| MAILING ADDRESS: <u>315 N. 5th Street</u>   | MAILING ADDRESS <u>2104 High Street</u>          |
| CITY/ST/ZIP: <u>Leavenworth, KS 66048</u>   | CITY/ST/ZIP <u>Leavenworth, KS 66048</u>         |
| PHONE: <u>913-651-3858</u>                  | PHONE: <u>N/A</u>                                |
| EMAIL : <u>herringsurveying@outlook.com</u> | EMAIL <u>N/A</u>                                 |

**GENERAL INFORMATION**

Proposed Subdivision Name: HONEYCUTT LANE

Address of Property: 00000 207th Street

Urban Growth Management Area: N/A

| SUBDIVISION INFORMATION   |  |                                      |
|---|--|--------------------------------------|
| Gross Acreage: <u>10.38 AC</u>  | Number of Lots: <u>2</u>   | Minimum Lot Size: <u>5.19 AC</u>     |
| Maximum Lot Size: <u>5.19 AC</u>  | Proposed Zoning: <u>RR-5</u>   | Density: <u>N/A</u>                  |
| Open Space Acreage: <u>N/A</u>  | Water District: <u>RWD 5</u>   | Proposed Sewage: <u>Septic</u>       |
| Fire District: <u>Kickapoo</u>  | Electric Provider: <u>Freestate</u>  | Natural Gas Provider: <u>Propane</u> |
| Covenants: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  | Road Classification: <u>Local - Collector - Arterial - State - Federal</u> |                                      |
| Is any part of the site designated as Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No if yes, what is the panel number: _____   |  |                                      |
| I, the undersigned, am the owner <u>duly authorized agent</u> , of the aforementioned property situated in the unincorporated portion of Leavenworth County, Kansas. By execution of my signature, I do hereby officially apply for a final plat approval as indicated above. |  |                                      |
| Signature: <u>Joe Herring - digitally signed 5-27-23</u>  |  | Date: <u>5/27/23</u>                 |

ATTACHMENT A

HOME OWNER'S ASSOCIATION  
HONEYCUTT LANE  
LEAVENWORTH COUNTY, KANSAS

This Home Owner's Association is for HONEYCUTT LANE a Cross Access Easement Subdivision over:

A tract of land in the Northwest Quarter of Section 27, Township 8 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on May 17, 2022, more fully described as follows: Commencing at the Northeast corner of said Northwest Quarter; thence South 01 degrees 06'35" East for a distance of 1640.84 feet along the East line of said Northwest Quarter to the TRUE POINT OF BEGINNING; thence continuing South 01 degrees 06'35" East for a distance of 341.62 feet along said East line; thence South 88 degrees 11'54" West for a distance of 1325.43 feet; thence North 01 degrees 03'32" West for a distance of 341.30 feet to a 1/2" Rebar Cap No.1016 found in place; thence North 88 degrees 11'04" East for a distance of 1325.13 feet to the point of beginning.

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

Said property contains 10.39 acres, more or less, including road right of way.

Said HONEYCUTT LANE creates an area known as a Cross Access Easement (C.A.E.).

A tract of land in the Northwest Quarter of Section 27, Township 8 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on June 28, 2023, more fully described as follows: Commencing at the Northeast corner of said Northwest Quarter; thence South 01 degrees 06'35" East for a distance of 1982.46 feet along the East line of said Northwest Quarter; thence South 88 degrees 11'54" West for a distance of 45.00 feet to the TRUE POINT OF BEGINNING; thence continuing South 88 degrees 11'54" West for a distance of 729.12 feet; thence North 01 degrees 06'01" West for a distance of 100.00 feet; thence North 88 degrees 11'54" East for a distance of 100.00 feet; thence South 01 degrees 06'01" East for a distance of 40.00 feet; thence North 88 degrees 11'54" East for a distance of 629.34 feet to the point of beginning.

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

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

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

The Home Owner's Association is comprised of the owners of Lots 1 and 2, HONEYCUTT LANE.

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

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

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

# HONEYCUTT LANE

A Cross Access Easement Subdivision in the Northwest Quarter of Section 27, Township 8 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

## PRELIMINARY PLAT

PREPARED FOR:  
HONEYCUTT, CHEVY R & CAROLYNA R  
HONEYCUTT, DYLAN RAY & MAKAYLA ANN  
2104 HIGH ST  
LEAVENWORTH, KS 66048  
PID # 068-27-0-00-005

**RECORD DESCRIPTION:**  
A tract of land in the Northwest Quarter of Section 27, Township 8 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on May 17, 2022, more fully described as follows: Commencing at the Northeast corner of said Northwest Quarter; thence South 01 degrees 06'35" East for a distance of 1640.84 feet along the East line of said Northwest Quarter to the TRUE POINT OF BEGINNING; thence continuing South 01 degrees 06'35" East for a distance of 341.62 feet along said East line; thence South 88 degrees 11'54" West for a distance of 1325.43 feet; thence North 01 degrees 03'32" West for a distance of 341.30 feet to a 1/2" Rebar Cap No.1016 found in place; thence North 88 degrees 11'04" East for a distance of 1325.13 feet to the point of beginning.  
Together with and subject to covenants, easements and restrictions of record.  
Said property contains 10.39 acres, more or less, including road right of way.

- 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 - Permanent Dedicated Roadway Easement
  - BM - Benchmark
  - NS - Not Set this survey per agreement with client
  - A - Arc Distance
  - R - Arc Radius
  - B - Chord Bearing
  - C - Chord Distance
  - //// - No Vehicle Entrance Access
  - POB - Point of Beginning
  - POC - Point of Commencing
  - - 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

HYDE, THOMAS & PEGGY  
PID # 068-27...004.05

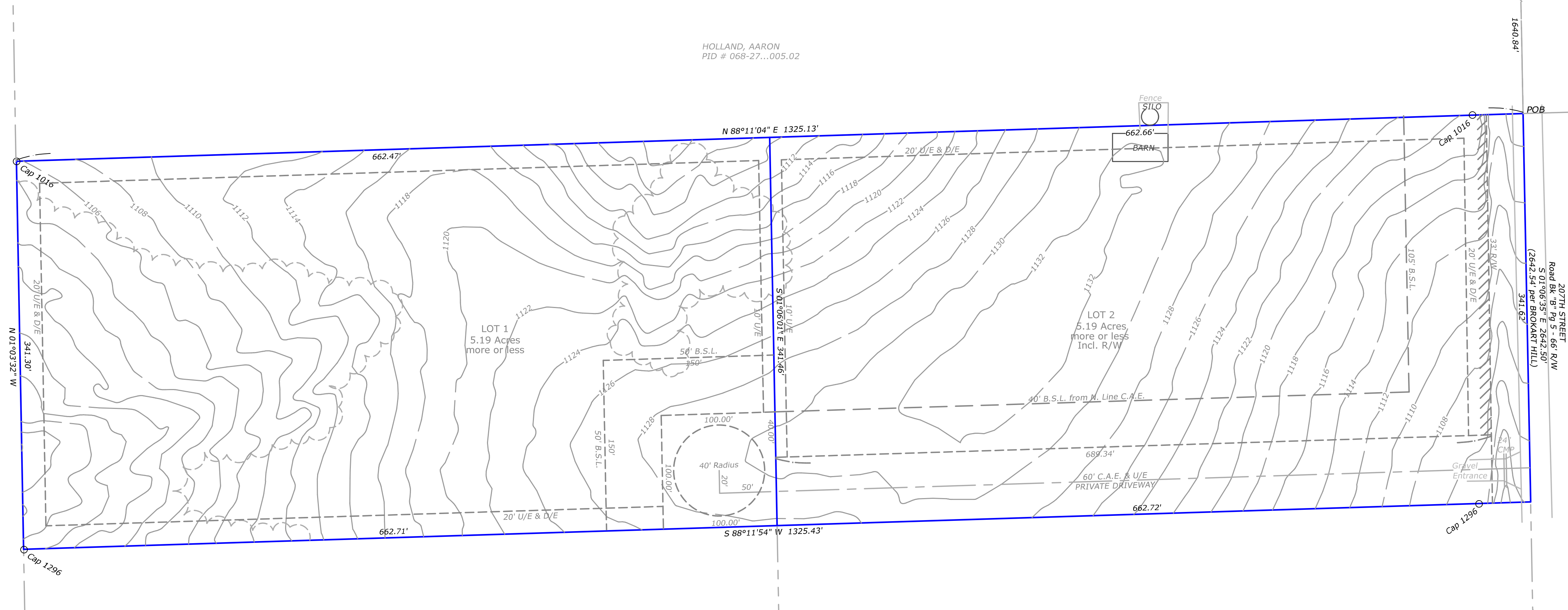
HOLLAND, AARON  
PID # 068-27...005.02

HARRISON, MARA & GARY  
PID # 068-27...010  
LOT 1 - HYDE'S CORNER  
DOC # 2022P00029

POFFREID & HAVEN  
PID # 068-27...011  
LOT 2 - HYDE'S CORNER  
DOC # 2022P00029

POC  
15R  
NE COR NW 1/4  
Sec. 27-8-21  
3" Alum. Cap  
8" Deep

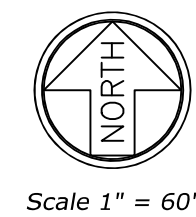
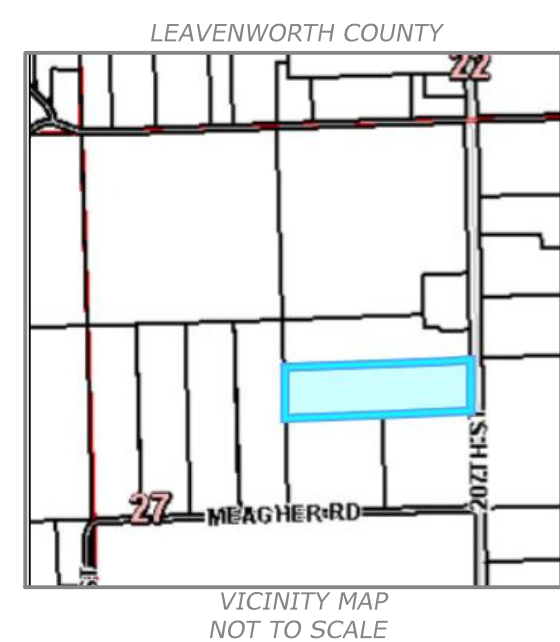
BM  
15T  
SE COR NW 1/4  
Sec. 27-8-21  
1/2" Rebar



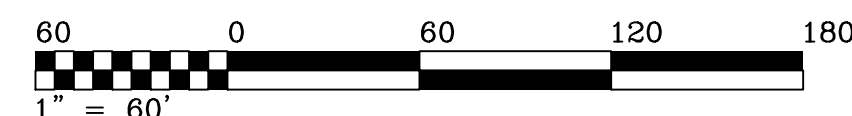
**ZONING:**  
RR 5 - Rural Residential 5

- NOTES:**
- 1) This survey does not show ownership.
  - 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
  - 3) All recorded and measured distances are the same, unless otherwise noted.
  - 4) Error of Closure - See Error of Closure Calculations
  - 5) Basis of Bearing - KS SPC North Zone 1501
  - 6) Monument Origin Unknown, unless otherwise noted.
  - 7) Proposed Lots for Residential Use.
  - 8) Road Record - See Survey
  - 9) Benchmark - NAVD88
  - 10) Project Benchmark (BM) - SE COR NW 1/4 Section 27 - Elev - 927'
  - 11) Easements, if any, are created hereon or listed in referenced title commitment.
  - 12) Reference Recorded Deed Book 949 Page 1377
  - 13) Utility Companies -  
- Water - Water District 5  
- Electric - FreeState  
- Sewer - Septic / Lagoon  
- Gas - Propane / Natural Gas
  - 14) First American Title File Number L22-29253 updated June 22, 2023
  - 15) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0125G dated July 16, 2015
  - 16) Building Setback Lines as shown hereon or noted below  
- All side yard setbacks - 15' (Accessory - 15')  
- All rear yard setbacks - 40' (Accessory - 15')
  - 17) Distances to and of structures, if any, are +- 1'.
  - 18) Easements as per referenced Title Commitment are shown hereon, if any.
  - 19) Fence Lines do not necessarily denote the boundary line for the property.
  - 20) Reference Surveys:  
DJP - D.J. Pennington LS-1016 Unrecorded Survey dated 1998  
JAH - J.A. Herring PS-1296 Doc # 2022S023  
HYDE CORNER - Doc # 2022P00029  
BROCKERT HILLS - Doc # 2021P00039

- RESTRICTIONS:**
- 1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
  - 2) An Engineered Waste Disposal System may be required due to poor soil conditions.
  - 3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
  - 4) All Lots only have Access to 207th Street through the Cross Access Easement.
  - 5) Lots are subject to the off-plat Home Owner's Association detailing the maintenance of the Cross Access Easement.
  - 6) Leavenworth County shall bear no responsibility for any maintenance and upkeep of the Cross Access Easement, drive, and drive appurtenances.
  - 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) Existing Structures can not be modified or expanded by more than 51%.



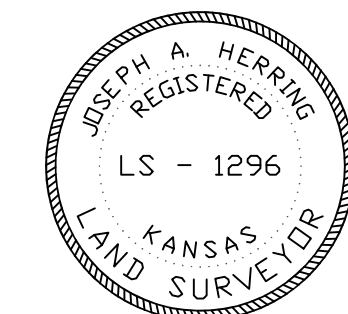
Scale 1" = 60'



Job # K-23-1700  
May 26, 2023 Rev. 6-27-23

**J. HERRING, INC. (dba) HERRING SURVEYING COMPANY**

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



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

Joseph A. Herring  
PS # 1296

# HONEYCUTT LANE

A Cross Access Easement Subdivision in the Northwest Quarter of Section 27, Township 8 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

## FINAL PLAT

PREPARED FOR:  
HONEYCUTT, CHEVY R & CAROLYNA R  
HONEYCUTT, DYLAN RAY & MAKAYLA ANN  
2104 HIGH ST  
LEAVENWORTH, KS 66048  
PID # 068-27-0-00-005

### 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: HONEYCUTT LANE.

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

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

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

An easement to enter and exit under or over the area outlined and designated on this plat as "Cross Access Easement" or "C.A.E.", is hereby granted over Lot 2 for the benefit of Lot 1, and over Lot 1 for the benefit of Lot 2 for said purposes. Maintenance is to be shared between the owners of said Lots 1 and 2. Home Owner's Association (H.O.A.) recorded at the Leavenworth County Register of Deeds Office Doc # 2023R

IN TESTIMONY WHEREOF,  
We, the undersigned owners of HONEYCUTT LANE, have set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Chevy R. Honeycutt  
Carolyna R. Honeycutt

Dylan Ray Honeycutt  
Makayla Ann Honeycutt

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

NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_ (seal)  
HYDE, THOMAS & PEGGY  
PID # 068-27...004.05

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

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

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

Secretary  
John Jacobson  
Chairman  
Steven Rosenthal

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

County Engineer - Mitch Pleak

COUNTY COMMISSION APPROVAL:  
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of HONEYCUTT LANE this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Chairman  
Vicky Kaaz  
County Clerk  
Attest: Janet Klasinski

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

Register of Deeds - TerriLois G. Mashburn

I hereby certify that this 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.

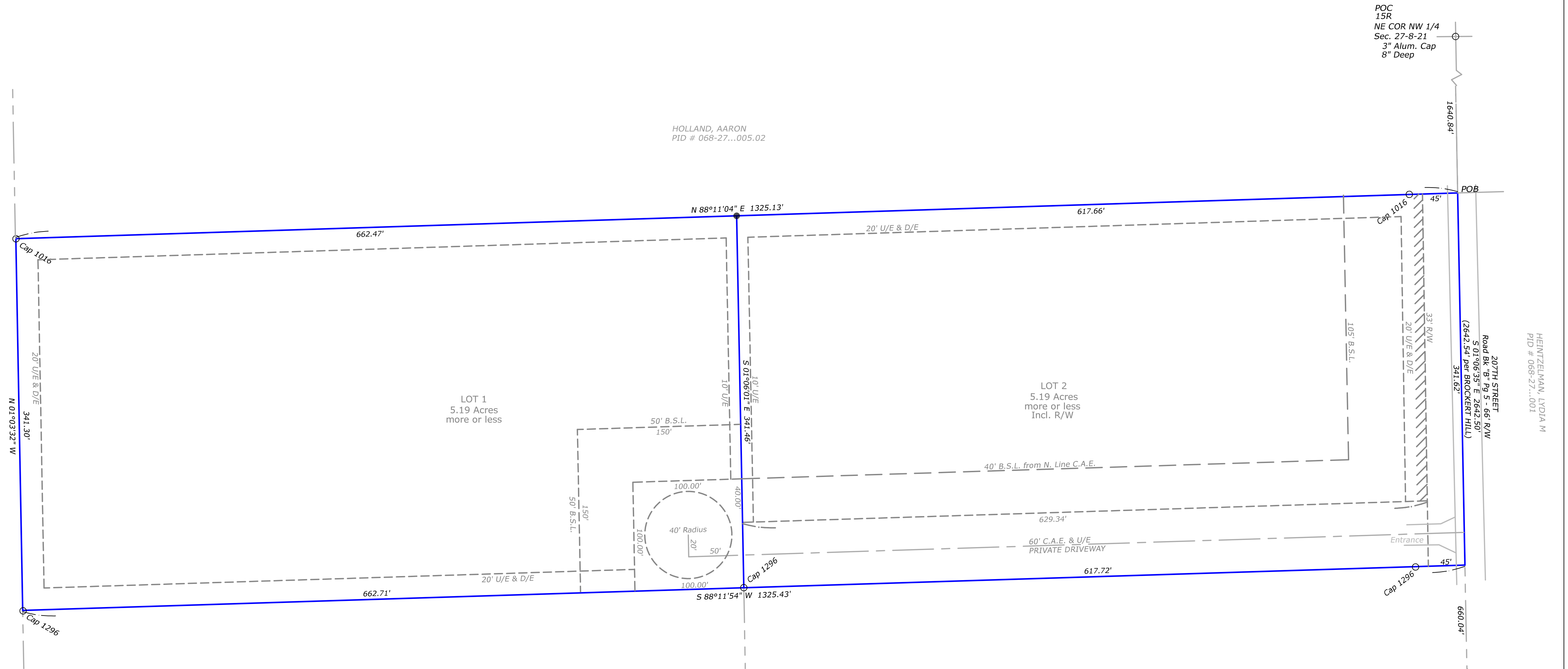
Daniel Baumchen, PS#1363  
County Surveyor

### RECORD DESCRIPTION:

A tract of land in the Northwest Quarter of Section 27, Township 8 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on May 17, 2022, more fully described as follows: Commencing at the Northeast corner of said Northwest Quarter; thence South 01 degrees 06'35" East for a distance of 1640.84 feet along the East line of said Northwest Quarter to the TRUE POINT OF BEGINNING; thence continuing South 01 degrees 06'35" East for a distance of 341.62 feet along said East line; thence South 88 degrees 11'54" West for a distance of 1325.43 feet; thence North 01 degrees 03'32" West for a distance of 341.30 feet to a 1/2" Rebar Cap No.1016 found in place; thence North 88 degrees 11'04" East for a distance of 1325.13 feet to the point of beginning. Together with and subject to covenants, easements and restrictions of record. Said property contains 10.39 acres, more or less, including road right of way.

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- D/E - Drainage Easement
- B.S.L. - Building Setback Line
- R/W - Permanent Dedicated Roadway Easement
- BM - Benchmark
- NS - Not Set this survey per agreement with client
- POB - Point of Beginning
- POC - Point of Commencing
- ///// - No Vehicle Entrance Access



HARRISON, MARA & GARY  
PID # 068-27...010  
LOT 1 - HYDE'S CORNER  
DOC # 2022P00029

POFFREID & HAVEN  
PID # 068-27...011  
LOT 2 - HYDE'S CORNER  
DOC # 2022P00029

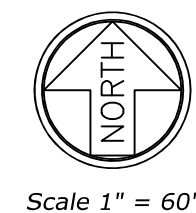
BM  
1ST  
SE COR NW 1/4  
Sec. 27-8-21  
1/2" Rebar

ZONING:  
RR 5 - Rural Residential 5

- NOTES:
- 1) This survey does not show ownership.
  - 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
  - 3) All recorded and measured distances are the same, unless otherwise noted.
  - 4) Error of Closure - See Error of Closure Calculations
  - 5) Basis of Bearing - KS SPC North Zone 1501 East line of the Northwest Quarter
  - 6) Monument Origin Unknown, unless otherwise noted.
  - 7) Proposed Lots for Residential Use.
  - 8) Road Record - See Survey
  - 9) Benchmark - NAVD88 Project Benchmark (BM) - SE COR NW 1/4 Section 27 - Elev - 927'
  - 10) Easements, if any, are created hereon or listed in referenced title commitment.
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    - Water - Water District 5
    - Electric - FreeState
    - Sewer - Septic / Lagoon
    - Gas - Propane / Natural Gas
  - 13) First American Title File Number L22-29253 updated June 22, 2023
  - 14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0125G dated July 16, 2015
  - 15) Building Setback Lines as shown hereon or noted below
    - All side yard setbacks - 15' (Accessory - 15')
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  - 19) Reference Surveys:
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    - JAH - J.A. Herring PS-1296 Doc # 20225023
    - HYDE CORNER - Doc # 2022P00029
    - BROCKERT HILLS - Doc # 2021P00039

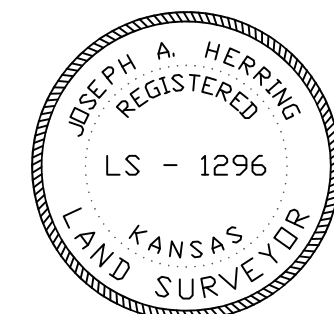
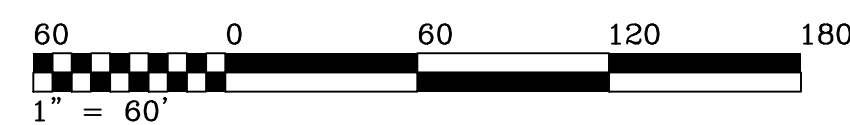
### RESTRICTIONS:

- 1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
- 2) An Engineered Waste Disposal System may be required due to poor soil conditions.
- 3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
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Scale 1" = 60'

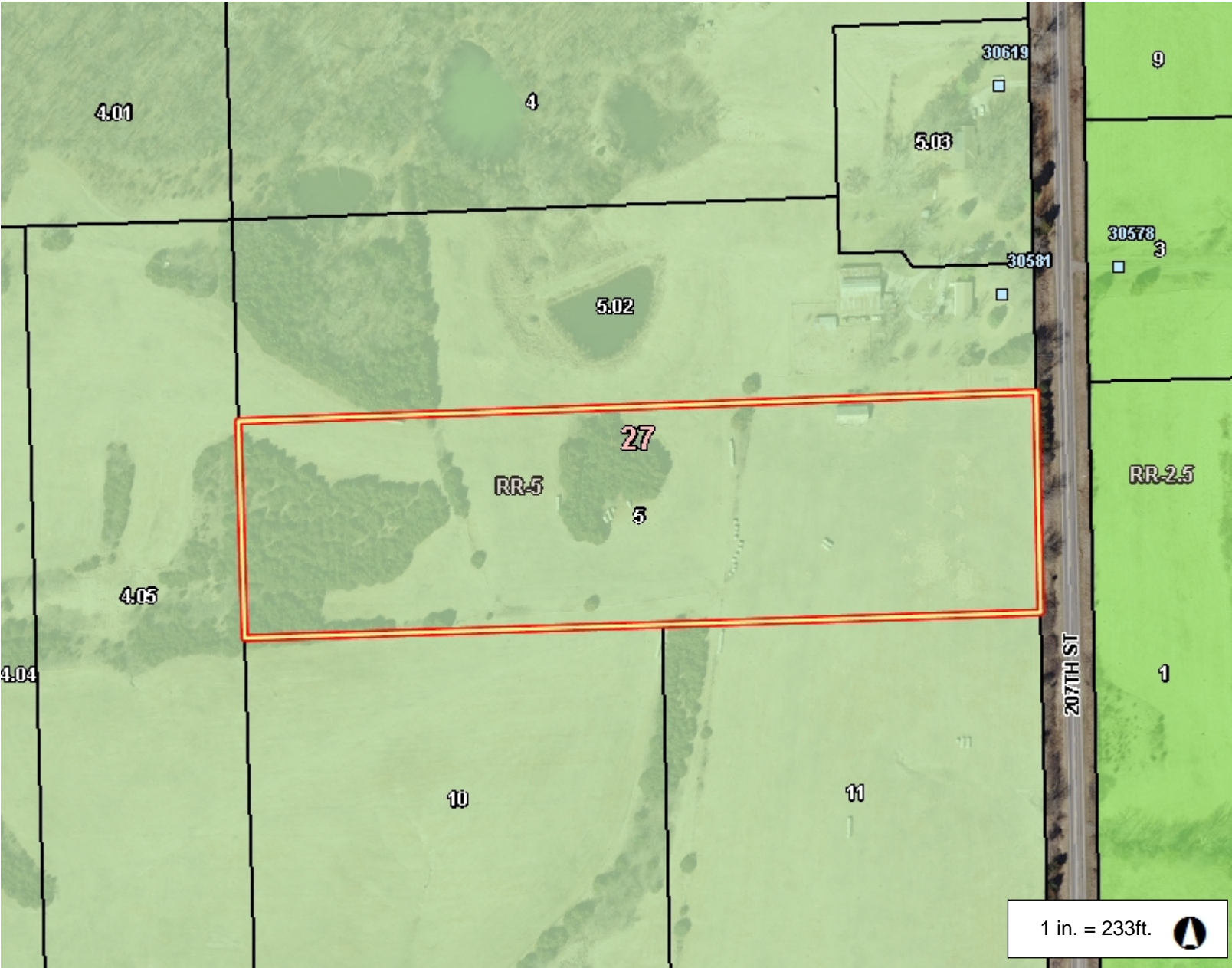
Job # K-23-1700  
May 26, 2023 Rev. 6-27-23  
J. Herring, Inc. (dba)  
SURVEYING  
& COMPANY  
315 North 5th Street, Leav., KS 66048  
Ph. 913.651.3858 Fax 913.674.5381  
Email - survey@jeancash.com



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

Joseph A. Herring  
PS # 1296

# DEV-23-079/081 Honeycutt Lane



### Legend

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

1 in. = 233ft.

466.3      0      233.17      466.3 Feet

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.  
THIS MAP IS NOT TO BE USED FOR NAVIGATION

### Notes

## Allison, Amy

---

**From:** Anderson, Kyle  
**Sent:** Tuesday, June 6, 2023 8:50 AM  
**To:** Allison, Amy  
**Subject:** RE: RE: DEV-23-079/080 Preliminary and Final Plat – Honeycutt Lane

We have not received any complaints on this property. We are also not aware of any septic systems currently installed. The barn on lot 2 is within the side property line setback but it was built sometime between 1954 and 1966. I would not recommend any changes to the barn. It has been there for 60 years.

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

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

---

**From:** Allison, Amy <AAllison@leavenworthcounty.gov>  
**Sent:** Friday, June 2, 2023 12:37 PM  
**To:** Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Brown, Misty <MBrown@leavenworthcounty.gov>; 'butchbollin@yahoo.com' <butchbollin@yahoo.com>; 'amanda.holloway@freestate.coop' <amanda.holloway@freestate.coop>; 'tmgoetz@stjoewireless.com' <tmgoetz@stjoewireless.com>  
**Cc:** PZ <PZ@leavenworthcounty.gov>  
**Subject:** RE: DEV-23-079/080 Preliminary and Final Plat – Honeycutt Lane

Good Afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for a 2-lot Cross Access Easement subdivision at 00000 207th Street (068-27-0-00-00-005.00).

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by Wednesday, June 14, 2023.

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

Thank you,

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



## Allison, Amy

---

**From:** Amanda Tarwater <amanda.tarwater@freestate.coop>  
**Sent:** Tuesday, June 6, 2023 9:14 AM  
**To:** Allison, Amy  
**Subject:** RE: DEV-23-079/080 Preliminary and Final Plat – Honeycutt Lane

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

FreeState Electric has no objection to this request.

**Amanda Tarwater**  
Member Accounts Coordinator



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

---

**From:** Allison, Amy <AAllison@leavenworthcounty.gov>  
**Sent:** Friday, June 2, 2023 12:37 PM  
**To:** Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Brown, Misty <MBrown@leavenworthcounty.gov>; 'butchbollin@yahoo.com' <butchbollin@yahoo.com>; Amanda Tarwater <amanda.tarwater@freestate.coop>; 'tmgoetz@stjoewireless.com' <tmgoetz@stjoewireless.com>  
**Cc:** PZ <PZ@leavenworthcounty.gov>  
**Subject:** RE: DEV-23-079/080 Preliminary and Final Plat – Honeycutt Lane

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

Good Afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for a 2-lot Cross Access Easement subdivision at 00000 207th Street (068-27-0-00-00-005.00).

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by Wednesday, June 14, 2023.

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

Thank you,

## Allison, Amy

---

**From:** Tim Goetz <tmgoetz@stjoewireless.com>  
**Sent:** Thursday, June 8, 2023 5:56 PM  
**To:** Allison, Amy  
**Subject:** RE: DEV-23-079/080 Preliminary and Final Plat – Honeycutt Lane

**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.

Response to questions.

A: Yes

B: RWD 5 has a 2" main running north / south along west side of 207th. A 4" main running north / south along 207th on east side of road.

C: No. Existing service lines could not support fire hydrants

D: At this time the water district has no plans for line up grades in this area.

---

**From:** "Allison, Amy" <AAllison@leavenworthcounty.gov>  
**Sent:** 6/5/23 1:17 PM  
**To:** "tmgoetz@stjoewireless.com" <tmgoetz@stjoewireless.com>  
**Subject:** RE: DEV-23-079/080 Preliminary and Final Plat – Honeycutt Lane

Good Afternoon Tim,

We will need the answers to the attached memo for our staff report.

Thanks!

Amy

---

**From:** Tim Goetz <tmgoetz@stjoewireless.com>  
**Sent:** Sunday, June 4, 2023 6:56 PM  
**To:** Allison, Amy <AAllison@leavenworthcounty.gov>  
**Subject:** RE: DEV-23-079/080 Preliminary and Final Plat – Honeycutt Lane

**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.

# MEMO

**To:** Amy Allison  
**From:** Chuck Magaha  
**Subject:** Honeycutt Lane Subdivision  
**Date:** June 9, 2023

Amy, I have reviewed the preliminary plat of the Honeycutt Lane Subdivision presented by Chevy and Carolyn Honeycutt. 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 at the corner of private drive and 207<sup>th</sup> Street, 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:** Tim Goetz <tmgoetz@stjoewireless.com>  
**Sent:** Friday, June 9, 2023 10:55 AM  
**To:** Allison, Amy  
**Subject:** Questions for RWD 5 for final 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.

To question A: I forgot to add Water is available by Engineer Approval only.

**06-26-2023  
OLSSON REVIEW  
NO FURTHER  
COMMENT**

Honeycutt Lane  
Leavenworth County Kansas  
Drainage Report  
May 20, 2023  
Revised June 20, 2023



# HONEYCUTT LANE

A Cross Access Easement Subdivision in the Northeast Quarter of Section 27, Township 8 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

## FINAL PLAT

PREPARED FOR:  
HONEYCUTT,CHEVY R & CAROLYNA R  
HONEYCUTT,DYLAN RAY & MAKAYLA ANN  
2104 HIGH ST  
LEAVENWORTH, KS 66048  
PID # 068-27-0-00-005

### 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: HONEYCUTT LANE.

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

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

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

An easement to enter and exit under or over the area outlined and designated on this plat as "Cross Access Easement" or "C.A.E.", is hereby granted over Lot 2 for the benefit of Lot 1, and over Lot 1 for the benefit of Lot 2 for said purposes. Maintenance is to be shared between the owners of said Lots 1 and 2.

### IN TESTIMONY WHEREOF

We, the undersigned owners of HONEYCUTT LANE, have set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Chevy R. Honeycutt  
Carolyna R. Honeycutt

Dylan Ray Honeycutt  
Makayla Ann Honeycutt

### NOTARY CERTIFICATE:

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

### NOTARY PUBLIC

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

HYDE, THOMAS & PEGGY  
PID # 068-27...004.05

### NOTARY CERTIFICATE:

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

### NOTARY PUBLIC

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

### APPROVALS

We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of HONEYCUTT LANE this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Secretary  
John Jacobson  
Chairman  
Steven Rosenthal

### COUNTY ENGINEER'S APPROVAL:

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

County Engineer - Mitch Pleak

### COUNTY COMMISSION APPROVAL:

We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of HONEYCUTT LANE this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Chairman  
Vicky Kaaz  
County Clerk  
Attest: Janet Klasinski

### REGISTER OF DEED CERTIFICATE:

Filed for Record as Document No. \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_, 2023 at \_\_\_\_\_ o'clock \_\_\_M in the Office of the Register of Deeds of Leavenworth County, Kansas,

Register of Deeds - TerriLois G. Mashburn

I hereby certify that this 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.

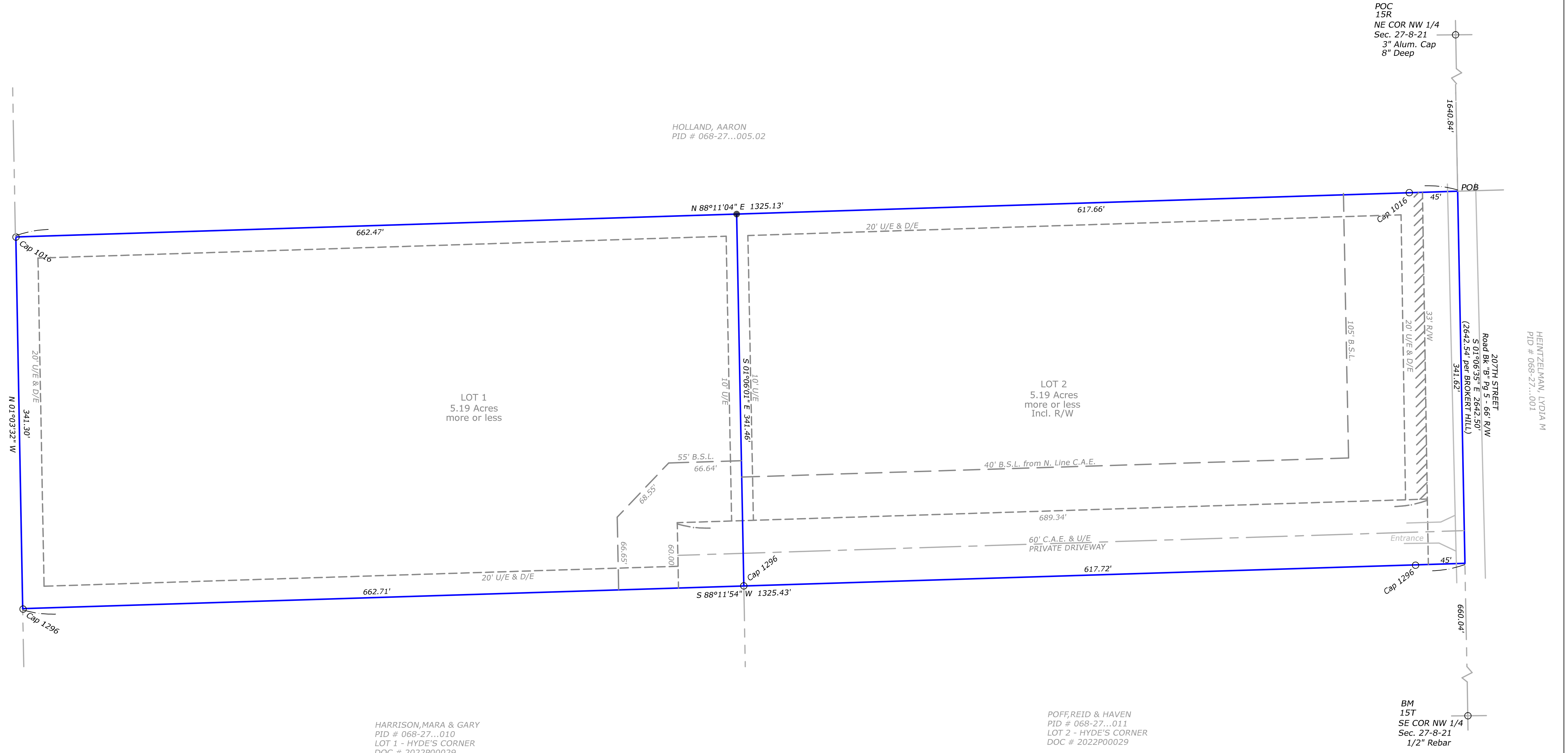
Daniel Baumchen, PS#1363  
County Surveyor

### RECORD DESCRIPTION:

A tract of land in the Northwest Quarter of Section 27, Township 8 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on May 17, 2022, more fully described as follows: Commencing at the Northeast corner of said Northwest Quarter; thence South 01 degrees 06'35" East for a distance of 1640.84 feet along the East line of said Northwest Quarter to the TRUE POINT OF BEGINNING; thence continuing South 01 degrees 06'35" East for a distance of 341.62 feet along said East line; thence South 88 degrees 11'54" West for a distance of 1325.43 feet; thence North 01 degrees 03'32" West for a distance of 341.30 feet to a 1/2" Rebar Cap No.1016 found in place; thence North 88 degrees 11'04" East for a distance of 1325.13 feet to the point of beginning. Together with and subject to covenants, easements and restrictions of record. Said property contains 10.39 acres, more or less, including road right of way.

### 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 - Permanent Dedicated Roadway Easement
- BM - Benchmark
- NS - Not Set this survey per agreement with client
- POB - Point of Beginning
- POC - Point of Commencing
- ////// - No Vehicle Entrance Access



HARRISON, MARA & GARY  
PID # 068-27...010  
LOT 1 - HYDE'S CORNER  
DOC # 2022P00029

POFFREID & HAVEN  
PID # 068-27...011  
LOT 2 - HYDE'S CORNER  
DOC # 2022P00029

BM  
1ST  
SE COR NW 1/4  
Sec. 27-8-21  
1/2" Rebar

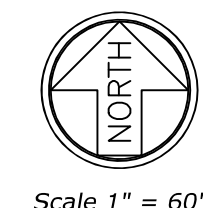
ZONING:  
RR 5 - Rural Residential 5

### NOTES:

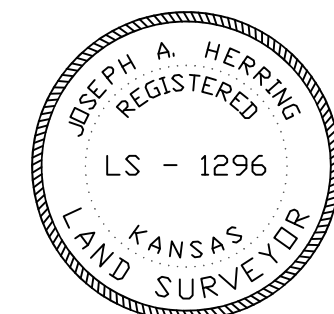
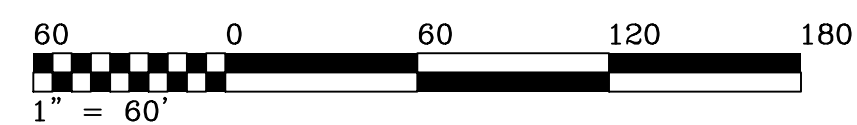
- This survey does not show ownership.
- All distances are calculated from measurements or measured this survey, unless otherwise noted.
- All recorded and measured distances are the same, unless otherwise noted.
- Error of Closure - See Error of Closure Calculations
- Basis of Bearing - KS SPC North Zone 1501 East line of the Northwest Quarter
- Monument Origin Unknown, unless otherwise noted.
- Proposed Lots for Residential Use.
- Road Record - See Survey
- Benchmark - NAVD88 Project Benchmark (BM) - SE COR NW 1/4 Section 27 - Elev - 927'
- Easements, if any, are created hereon or listed in referenced title commitment.
- Reference Recorded Deed Book 949 Page 1377
- Utility Companies -
  - Water - Water District 5
  - Electric - FreeState
  - Sewer - Septic / Lagoon
  - Gas - Propane / Natural Gas
- McCallfree Short Title File Number 21426353 updated July 2022.
- Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0125G dated July 16, 2015
- Building Setback Lines as shown hereon or noted below
  - All side yard setbacks - 15' (Accessory - 15')
  - All rear yard setbacks - 40' (Accessory - 15')
- Distances to and of structures, if any, are +- 1'.
- Easements as per referenced Title Commitment are shown hereon, if any.
- Fence Lines do not necessarily denote the boundary line for the property.
- Reference Surveys:
  - DJP - D.J. Pennington LS-1016 Unrecorded Survey dated 1998
  - JAH - J.A. Herring PS-1296 Doc # 2022S023
  - HYDE CORNER - Doc # 2022P00029
  - BROKERT HILLS - Doc # 2021P00039

### RESTRICTIONS:

- All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
- An Engineered Waste Disposal System may be required due to poor soil conditions.
- Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
- All Lots only have Access to 207th Street through the Cross Access Easement.
- Lots are subject to the off-plat Home Owner's Association detailing the maintenance of the Cross Access Easement.
- Leavenworth County shall bear no responsibility for any maintenance and upkeep of the Cross Access Easement, drive, and drive appurtenances.
- 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.



Job # K-23-1700  
May 26, 2023 Rev. 6-22-23



06-26-2023  
OLSSON REVIEW  
No Further  
Comment

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

Joseph A. Herring  
PS # 1296

# HONEYCUTT LANE

A Cross Access Easement Subdivision in the Northeast Quarter of Section 27, Township 8 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

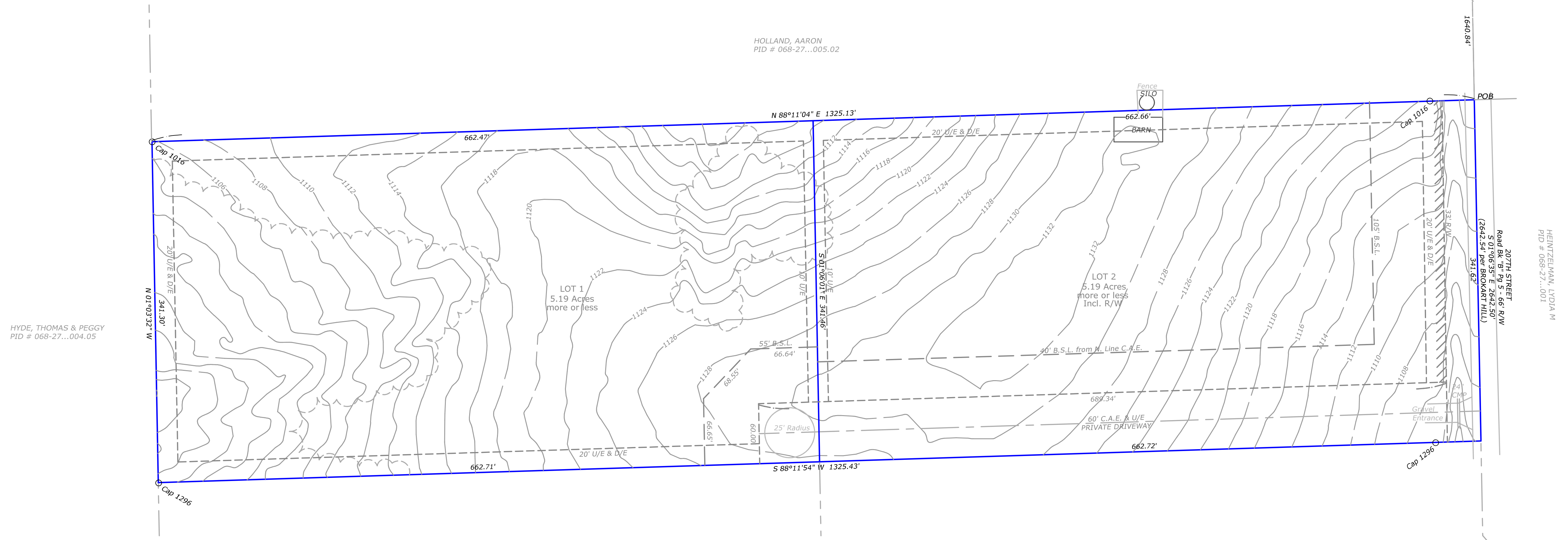
## PRELIMINARY PLAT

PREPARED FOR:  
HONEYCUTT, CHEVY R & CAROLYNA R  
HONEYCUTT, DYLAN RAY & MAKAYLA ANN  
2104 HIGH ST  
LEAVENWORTH, KS 66048  
PID # 068-27-0-00-00-005

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Together with and subject to covenants, easements and restrictions of record.  
Said property contains 10.39 acres, more or less, including road right of way.

- LEGEND:**
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  - - 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 - Permanent Dedicated Roadway Easement
  - BM - Benchmark
  - NS - Not Set this survey per agreement with client
  - A - Arc Distance
  - R - Arc Radius
  - B - Chord Bearing
  - C - Chord Distance
  - //// - No Vehicle Entrance Access
  - POB - Point of Beginning
  - POC - Point of Commencing
  - - 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

06-26-2023  
OLSSON REVIEW  
No Further  
Comment



HYDE, THOMAS & PEGGY  
PID # 068-27...004.05

HOLLAND, AARON  
PID # 068-27...005.02

HARRISON, MARA & GARY  
PID # 068-27...010  
LOT 1 - HYDE'S CORNER  
DOC # 2022P00029

POFFREID & HAVEN  
PID # 068-27...011  
LOT 2 - HYDE'S CORNER  
DOC # 2022P00029

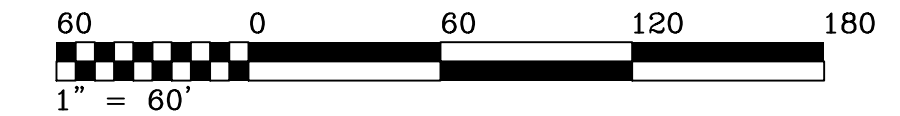
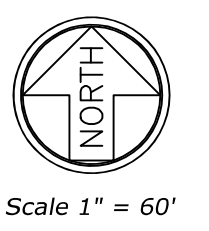
POC  
15R  
NE COR NW 1/4  
Sec. 27-8-21  
3" Alum. Cap  
8" Deep

BM  
15T  
SE COR NW 1/4  
Sec. 27-8-21  
1/2" Rebar

**ZONING:**  
RR 5 - Rural Residential 5

- NOTES:**
- 1) This survey does not show ownership.
  - 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
  - 3) All recorded and measured distances are the same, unless otherwise noted.
  - 4) Error of Closure - See Error of Closure Calculations
  - 5) Basis of Bearing - KS SPC North Zone 1501
  - 6) East line of the Northwest Quarter
  - 7) Monument Origin Unknown, unless otherwise noted.
  - 8) Proposed Lots for Residential Use.
  - 9) Road Record - See Survey
  - 10) Benchmark - NAVD88
  - 11) Project Benchmark (BM) - SE COR NW 1/4 Section 27 - Elev - 927'
  - 12) Easements, if any, are created hereon or listed in referenced title commitment.
  - 13) Reference Recorded Deed Book 949 Page 1377
  - 14) Utility Companies -  
- Water - Water District 5  
- Electric - FreeState  
- Sewer - Septic / Lagoon  
- Gas - Propane / Natural Gas
  - 15) McCallfree Short Title File Number 21426353 updated July 2022.
  - 16) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0125G dated July 16, 2015
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- RESTRICTIONS:**
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Job # K-23-1700  
May 26, 2023 Rev. 6-22-23  
J. Herring, Inc. (dba)  
HERRING SURVEYING & COMPANY  
315 North 5th Street, Leav., KS 66048  
Ph. 913.651.3858 Fax 913.674.5361  
Email - survey@eamcash.com



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

Joseph A. Herring  
PS # 1296



# HONEYCUTT LANE

A Cross Access Easement Subdivision in the Northwest Quarter of Section 27, Township 8 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

## FINAL PLAT

PREPARED FOR:  
HONEYCUTT,CHEVY R & CAROLYNA R  
HONEYCUTT,DYLAN RAY & MAKAYLA ANN  
2104 HIGH ST  
LEAVENWORTH, KS 66048  
PID # 068-27-0-00-005

### CERTIFICATION AND DEDICATION

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IN TESTIMONY WHEREOF,  
We, the undersigned owners of HONEYCUTT LANE, have set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Chevy R. Honeycutt  
Carolyna R. Honeycutt

Dylan Ray Honeycutt  
Makayla Ann Honeycutt

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

NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_ (seal)  
HYDE, THOMAS & PEGGY  
PID # 068-27...004.05

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

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

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

Secretary  
John Jacobson  
Chairman  
Steven Rosenthal

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

County Engineer - Mitch Pleak

COUNTY COMMISSION APPROVAL:  
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of HONEYCUTT LANE this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Chairman  
Vicky Kaaz  
County Clerk  
Attest: Janet Klasinski

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

Register of Deeds - TerriLois G. Mashburn

I hereby certify that this 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.

Reviewed 2023.06.27 No Comments

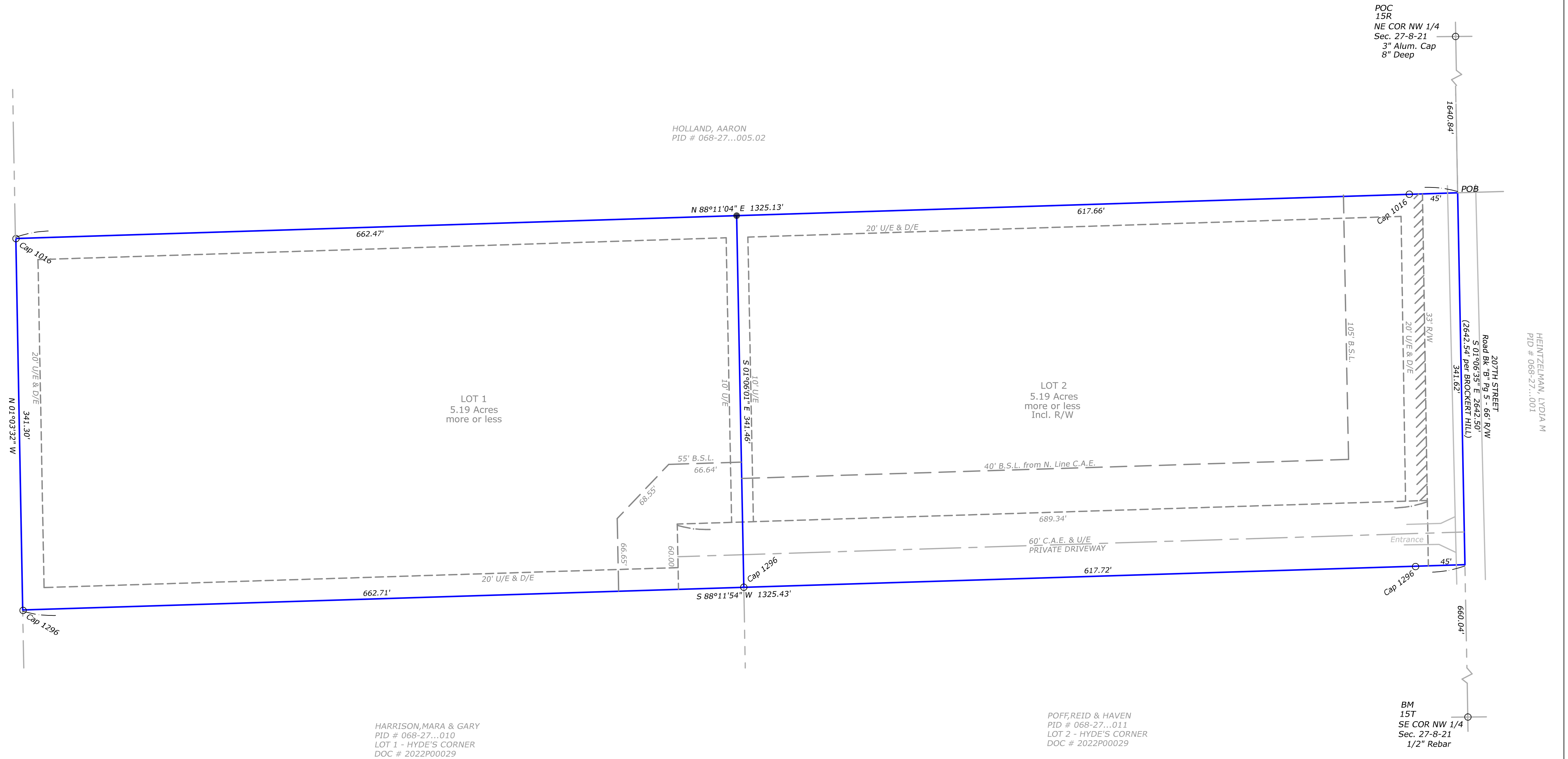
Daniel Baumchen, PS#1363  
County Surveyor

### RECORD DESCRIPTION:

A tract of land in the Northwest Quarter of Section 27, Township 8 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on May 17, 2022, more fully described as follows: Commencing at the Northeast corner of said Northwest Quarter; thence South 01 degrees 06'35" East for a distance of 1640.84 feet along the East line of said Northwest Quarter to the TRUE POINT OF BEGINNING; thence continuing South 01 degrees 06'35" East for a distance of 341.62 feet along said East line; thence South 88 degrees 11'54" West for a distance of 1325.43 feet; thence North 01 degrees 03'32" West for a distance of 341.30 feet to a 1/2" Rebar Cap No.1016 found in place; thence North 88 degrees 11'04" East for a distance of 1325.13 feet to the point of beginning. Together with and subject to covenants, easements and restrictions of record. Said property contains 10.39 acres, more or less, including road right of way.

### 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 - Permanent Dedicated Roadway Easement
- BM - Benchmark
- NS - Not Set this survey per agreement with client
- POB - Point of Beginning
- POC - Point of Commencing
- ////// - No Vehicle Entrance Access



ZONING:  
RR 5 - Rural Residential 5

### NOTES:

- 1) This survey does not show ownership.
- 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
- 3) All recorded and measured distances are the same, unless otherwise noted.
- 4) Error of Closure - See Error of Closure Calculations
- 5) Basis of Bearing - KS SPC North Zone 1501 East line of the Northwest Quarter
- 6) Monument Origin Unknown, unless otherwise noted.
- 7) Proposed Lots for Residential Use.
- 8) Road Record - See Survey
- 9) Benchmark - NAVD88 Project Benchmark (BM) - SE COR NW 1/4 Section 27 - Elev - 927'
- 10) Easements, if any, are created hereon or listed in referenced title commitment.
- 11) Reference Recorded Deed Book 949 Page 1377
- 12) Utility Companies -
  - Water - Water District 5
  - Electric - FreeState
  - Sewer - Septic / Lagoon
  - Gas - Propane / Natural Gas
- 13) First American Title File Number L22-29253 updated June 22, 2023
- 14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0125G dated July 16, 2015
- 15) Building Setback Lines as shown hereon or noted below
  - All side yard setbacks - 15' (Accessory - 15')
  - All rear yard setbacks - 40' (Accessory - 15')
- 16) Distances to and of structures, if any, are +- 1'.
- 17) Easements as per referenced Title Commitment are shown hereon, if any.
- 18) Fence Lines do not necessarily denote the boundary line for the property.
- 19) Reference Surveys:
  - DJP - D.J. Pennington LS-1016 Unrecorded Survey dated 1998
  - JAH - J.A. Herring PS-1296 Doc # 20225023
  - HYDE CORNER - Doc # 2022P00029
  - BROCKERT HILLS - Doc # 2021P00039

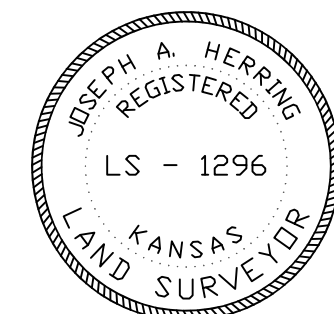
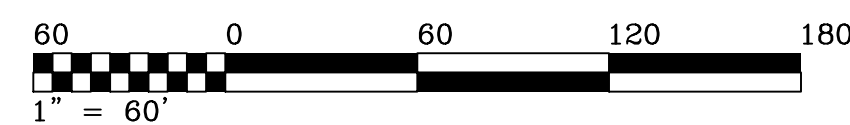
### RESTRICTIONS:

- 1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
- 2) An Engineered Waste Disposal System may be required due to poor soil conditions.
- 3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
- 4) All Lots only have Access to 207th Street through the Cross Access Easement.
- 5) Lots are subject to the off-plat Home Owner's Association detailing the maintenance of the Cross Access Easement.
- 6) Leavenworth County shall bear no responsibility for any maintenance and upkeep of the Cross Access Easement, drive, and drive appurtenances.
- 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.



Scale 1" = 60'

Job # K-23-1700  
May 26, 2023 Rev. 6-27-23



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

Joseph A. Herring  
PS # 1296

**Leavenworth County  
Request for Board Action  
Case No. DEV-23-081/082  
Preliminary & Final Plat Echo Valley**

**Date:** July 26, 2023  
**To:** Board of County Commissioners  
**From:** Planning & Zoning Staff

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

**Additional Reviews as needed:**

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

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**Action Requested:** The applicants are requesting a Preliminary and Final Plat for a two-lot subdivision. Proposed Lot 1 will be 2.51 acres and proposed Lot 2 will be 3.28 acres.

**Analysis:** The applicants are requesting approval of a two-lot subdivision for a parcel of land located at the intersection of 225<sup>th</sup> Street and Mitchell Road. Proposed Lot 1 is the northern half of the existing parcel. One house will be located on this parcel. An exception to Lot-Depth to Lot-Width was granted by the Planning Commission for this lot.

Proposed Lot 2 will be the remaining southern portion of the parcel. A house and several accessory structures will remain with this parcel. The house has two existing driveways with one be very close to the 225<sup>th</sup> and Mitchell intersection. The applicant will remove the driveway to comply with the access management policy.

**Recommendation:** The Planning Commission voted 7-0 to recommend approval of Case No.DEV-23-081/082, Preliminary and Final Plat for Echo Valley subject to conditions.

**Alternatives:**

1. Approve Case No. DEV-23-081/082, Preliminary and Final Plat for Echo, with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-23-081/082, Preliminary and Final Plat for Echo, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-23-081/082, Preliminary and Final Plat for Echo, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

**Budgetary Impact:**

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

**Total Amount Requested:** \$0.00

**Additional Attachments:** Staff Report, Plat, Planning Commission Minutes

**LEAVENWORTH COUNTY  
BOARD OF COUNTY COMMISSIONERS  
STAFF REPORT**

CASE NO: DEV-23-081 & 082 Echo Valley

July 26, 2023

REQUEST: **Consent Agenda**

Preliminary Plat                       Final Plat

**STAFF REPRESENTATIVE:**

JUSTIN KEARNEY  
PLANNER INTERN

**SUBJECT PROPERTY:** 20809 225<sup>th</sup> Street



**APPLICANT/APPLICANT AGENT:**

JOE HERRING  
HERRING SURVEYING

**PROPERTY OWNER:**

KAREN & JAMES ARMSTRONG  
315 N. 5<sup>TH</sup> STREET  
LEAVENWORTH, KS 66048

**CONCURRENT APPLICATIONS:**

NONE

**LAND USE**

ZONING: RR-2.5

FUTURE LAND USE DESIGNATION:  
RESIDENTIAL ESTATES (5-MIN ACRE)

**LEGAL DESCRIPTION:**

A tract of land in the Northwest Quarter of Section 29, Township 10 South, Range 21 East of the 6<sup>th</sup> P.M., Leavenworth County, Kansas.

SUBDIVISION: N/A

FLOODPLAIN: N/A

**PLANNING COMMISSION RECOMMENDATION:** APPROVAL WITH CONDITIONS

**PROPERTY INFORMATION**

**ACTION OPTIONS:**

1. Approve Case No. DEV-23-081/082, Preliminary and Final Plat for Echo, with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-23-081/082, Preliminary and Final Plat for Echo, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-23-081/082, Preliminary and Final Plat for Echo, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

**PARCEL SIZE:**

5.79 ACRES

**PARCEL ID NO:** 149-29-0-00-00-009.00 & 149-29-0-00-00-008.00

**BUILDINGS:**

4 BUILDINGS: 2 HOUSES, MULTIPLE ACCESSORY STRUCTURES

**PROJECT SUMMARY:**

Request for a Preliminary and Final Plat approval to subdivide property located at 20809 225<sup>th</sup> Street as Lots 1 through 2 of Echo Valley.

**ACCESS/STREET:**

MITCHELL ROAD, LOCAL, GRAVEL, +/- 19 FT. WIDE; 225<sup>TH</sup> STREET, LOCAL, GRAVEL, +/- 20FT. WIDE.

**Location Map:**



**UTILITIES**

SEWER: PRIVATE SEPTIC SYSTEM

FIRE: TONGANOXIE FD

WATER: R.W.D. #9

ELECTRIC: FREESTATE

**NOTICE & REVIEW:**

**STAFF REVIEW:**

06/30/2023

**NEWSPAPER NOTIFICATION:**

07/01/2023

**NOTICE TO SURROUNDING PROPERTY OWNERS:**

N/A

| <b>STANDARDS TO BE CONSIDERED:</b>   |  |            |                |
|--|--|------------|----------------|
| <i>Leavenworth County Zoning and Subdivision Standards: Preliminary Review</i> |  | <b>Met</b> | <b>Not Met</b> |
| 35-40  | <b>Preliminary Plat Content</b>  | X          |                |
| 40-20  | <b>Final Plat Content</b>  | X          |                |
| 41-6   | <b>Access Management</b>   | X          |                |
| 41-6.B.a-c.  | <b>Entrance Spacing</b><br>Applicant is proposing to remove one driveway on Lot 2 to bring the proposed lot into conformance.                | X          |                |
| 41-6.C.  | <b>Public Road Access Management Standards</b>   | N/A        |                |
| 43   | <b>Cross Access Easements</b>  | N/A        |                |
| 50-20  | <b>Utility Requirements</b>  | X          |                |
| 50-30  | <b>Other Requirements</b>  | X          |                |
| 50-40  | <b>Minimum Design Standards</b><br>The applicant is requesting an exception on Article 50, Section 40.3.i. lot-depth to lot-width for Lot 1. |            | X              |
| 50-50  | <b>Sensitive Land Development</b>  | N/A        |                |
| 50-60.   | <b>Dedication of Reservation of Public Sites and Open Spaces</b>   | N/A        |                |

**STAFF COMMENTS:**

The applicant is proposing to divide a 5-acre parcel into 2 lots. The Subdivision is classified as a Class C with all lots lying within the Rural Growth Area of Leavenworth County. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision (see condition 3). The proposed Lot 1 will be 2.51 acres in size with 331 ft of road frontage. Lot 1 will access of 225<sup>th</sup> Street through an existing driveway. Lot 1 will also contain an existing house with no accessory structures. The applicant is requesting an exception to the Lot-depth to lot-width requirement due to the lot being one foot wider than deep. Proposed Lot 2 will be 3.28 acres in size. The lot will maintain one of the existing houses and the accessory structures currently on the property. One barn encroaches within the front yard setback of 225<sup>th</sup> Street, the structure cannot further encroach on said setback. Lot 2 will access from an existing driveway on Mitchell Road. Another access point from 225<sup>th</sup> Street is proposed to be removed due to non-compliance with the Access Management regulations. Staff is generally in support.

**EXCEPTIONS:**

The Planning Commission approved an exception from Article 50, Section 40.3.1. for Lot 1.

**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 1.
6. The driveway that accesses 225<sup>th</sup> Street on Lot 2 shall be removed.
7. The developer must comply with the following memorandums:
  - a. Memo – Chuck Magaha, Emergency Management, dated June 9, 2023
  - b. Email – R.W.D. #13, dated June 14, 2023 & June 15, 2023.
  - c. Email – Timothy Smith, Tonganoxie FD, dated June 05, 2023.

**ATTACHMENTS:**

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

**PRELIMINARY &  
FINAL PLAT APPLICATION**

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

|   |                                       |
|---|---------------------------------------|
| <b>Office Use Only</b>                        |                                       |
| PID: <u>149-29</u> <u>009.00</u>              |                                       |
| Township: <u>Tonganoxie</u>                   |                                       |
| Planning Commission Meeting Date: _____       |                                       |
| Case No. <u>DEV-23-</u>                       | Date Received/Paid: <u>05.30.2023</u> |
| Zoning District <u>RR 2.5</u>                 |                                       |
| Comprehensive Plan land use designation _____ |                                       |

| APPLICANT <u>AGENT</u> INFORMATION         | OWNER INFORMATION                          |
|--|--|
| NAME: <u>Herring Surveying Company</u>     | NAME: <u>James &amp; Karen Armstrong</u>   |
| MAILING ADDRESS: <u>315 N. 5th Street</u>  | MAILING ADDRESS: <u>20809 225th Street</u> |
| CITY/ST/ZIP: <u>Leavenworth, KS 66048</u>  | CITY/ST/ZIP: <u>Tonganoxie, KS 66086</u>   |
| PHONE: <u>913-651-3858</u>                 | PHONE: <u>N/A</u>                          |
| EMAIL: <u>herringsurveying@outlook.com</u> | EMAIL: <u>N/A</u>                          |

**GENERAL INFORMATION**

Proposed Subdivision Name: Echo Valley

Address of Property: 20809 225th Street

Urban Growth Management Area: N/A

| SUBDIVISION INFORMATION  |  |                                      |
|--|--|--------------------------------------|
| Gross Acreage: <u>5.79 AC</u>  | Number of Lots: <u>2</u>   | Minimum Lot Size: <u>RR 2.51</u>     |
| Maximum Lot Size: <u>3.29 AC</u>   | Proposed Zoning: <u>RR-2.5</u>   | Density: <u>N/A</u>                  |
| Open Space Acreage: <u>N/A</u>   | Water District: <u>RWD 9</u>   | Proposed Sewage: <u>Septic</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> - Collector - Arterial - State - Federal |                                      |
| Is any part of the site designated as Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No if yes, what is the panel number:  |  |                                      |
| I, the undersigned, am the owner, <u>duly authorized agent</u> , of the aforementioned property situated in the unincorporated portion of Leavenworth County, Kansas. By execution of my signature, I do hereby officially apply for a final plat approval as indicated above. |  |                                      |
| Signature: <u>Joe Herring - digitally signed 5/27/23</u>   |  | Date: <u>5-27-23</u>                 |

ATTACHMENT A

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

|   |                                       |
|---|---------------------------------------|
| Office Use Only                               |                                       |
| PID: <u>149-29</u> <u>009.00</u>              |                                       |
| Township: <u>Tonganoxie</u>                   |                                       |
| Planning Commission Meeting Date: _____       |                                       |
| Case No. <u>DEV-23-</u>                       | Date Received/Paid: <u>05-30-2023</u> |
| Zoning District <u>RR 2.5</u>                 |                                       |
| Comprehensive Plan land use designation _____ |                                       |

| APPLICANT <u>AGENT</u> INFORMATION          | OWNER INFORMATION                         |
|---|---|
| NAME: <u>Herring Surveying Company</u>      | NAME: <u>James &amp; Karen Armstrong</u>  |
| MAILING ADDRESS: <u>315 N. 5th Street</u>   | MAILING ADDRESS <u>20809 225th Street</u> |
| CITY/ST/ZIP: <u>Leavenworth, KS 66048</u>   | CITY/ST/ZIP <u>Tonganoxie, KS 66086</u>   |
| PHONE: <u>913-651-3858</u>                  | PHONE: <u>N/A</u>                         |
| EMAIL : <u>herringsurveying@outlook.com</u> | EMAIL <u>N/A</u>                          |

**GENERAL INFORMATION**

Proposed Subdivision Name: Echo Valley

Address of Property: 20809 225th Street

Urban Growth Management Area: N/A

| SUBDIVISION INFORMATION   |  |                                      |
|---|--|--------------------------------------|
| Gross Acreage: <u>5.79 AC</u>   | Number of Lots: <u>2</u>   | Minimum Lot Size: <u>RR 2.51</u>     |
| Maximum Lot Size: <u>3.29 AC</u>  | Proposed Zoning: <u>RR-2.5</u>   | Density: <u>N/A</u>                  |
| Open Space Acreage: <u>N/A</u>  | Water District: <u>RWD 9</u>   | Proposed Sewage: <u>Septic</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> - Collector - Arterial - State - Federal |                                      |
| Is any part of the site designated as Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No if yes, what is the panel number:   |  |                                      |
| I, the undersigned, am the owner <u>duly authorized agent</u> , of the aforementioned property situated in the unincorporated portion of Leavenworth County, Kansas. By execution of my signature, I do hereby officially apply for a final plat approval as indicated above. |  |                                      |
| Signature: <u>Joe Herring - digitally signed 5/27/23</u>  |  | Date: <u>5-27-23</u>                 |

ATTACHMENT A

# ECHO VALLEY

A Minor Subdivision in the Northwest Quarter of Section 29, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

## PRELIMINARY PLAT

PREPARED FOR:  
James and Karen Armstrong  
20809 225TH ST  
Tonganoxie, KS 66086  
PID NO. 149-29-0-00-008 & 009

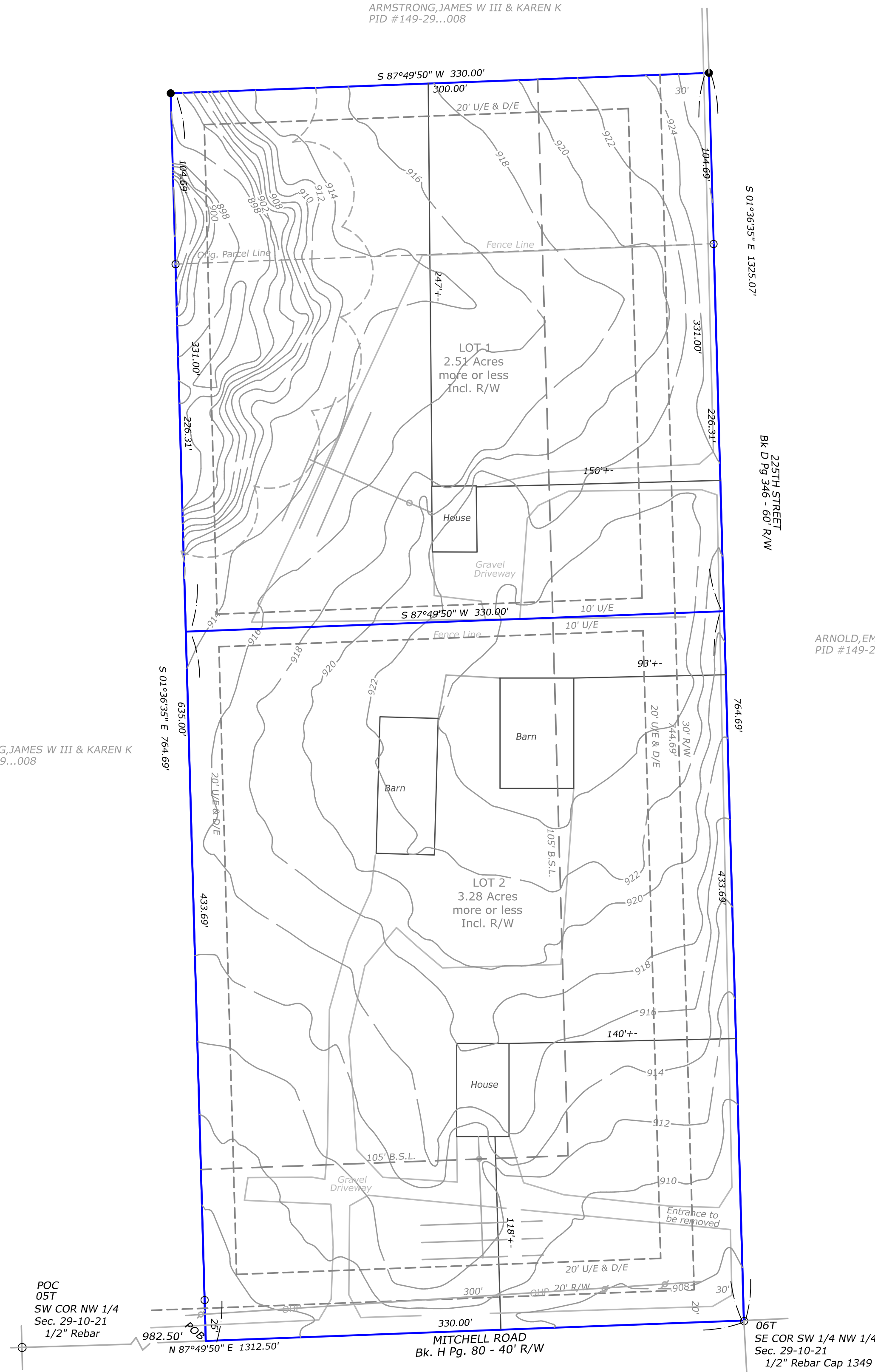
RECORD DESCRIPTION:  
A tract of land in the Northwest Quarter of Section 29, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on April 15, 2023, more fully described as follows: Commencing at the Southwest corner of said Northwest Quarter; thence North 87 degrees 49'50" East for a distance of 982.50 feet along the South line of said Northwest Quarter to the TRUE POINT OF BEGINNING; thence North 01 degrees 36'35" West for a distance of 764.69 feet; thence North 87 degrees 49'50" East for a distance of 330.00 feet; thence South 01 degrees 36'35" East for a distance of 764.69 feet to the South line of said Northwest Quarter; thence South 87 degrees 49'50" West for a distance of 330.00 feet along said South line to the point of beginning. Together with and subject to covenants, easements and restrictions of record. Said property contains 5.79 acres, more or less, including road right of way. Error of Closure - 1 : 999999

ARMSTRONG, JAMES W III & KAREN K  
PID #149-29...008

ARMSTRONG, JAMES W III & KAREN K  
PID #149-29...008

WILLIS, BRANDON S  
PID #149-29...010

ARNOLD, EMILY J & COOPER L  
PID #149-29...003



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

ZONING:  
RR 2.5 - Rural Residential 2.5

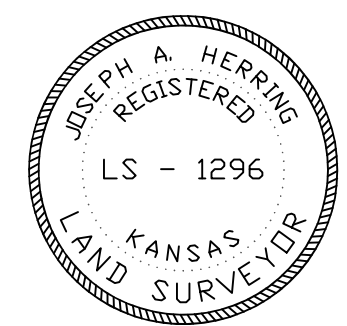
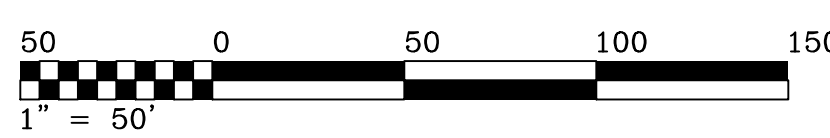
- NOTES:
- 1) This survey does not show ownership.
  - 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
  - 3) All recorded and measured distances are the same, unless otherwise noted.
  - 4) Error of Closure - See Description
  - 5) Basis of Bearing - KS SPC North Zone 1501
  - 6) Monument Origin Unknown, unless otherwise noted.
  - 7) Existing and Proposed Lots for Residential Use.
  - 8) Road Record - See Survey
  - 9) Benchmark - NAVD88
  - 10) Project Benchmark (BM) - S 1/4 Cor NW 1/4 Section 15 - Elev - 908'
  - 11) Easements, if any, are created hereon or listed in referenced title commitment.
  - 12) Reference Recorded Deed Doc # 2023R03694
  - 13) Utility Companies -
    - Water - RWD 9
    - Electric - Freestate
    - Sewer - Septic / Lagoon
    - Gas - Propane / Natural Gas
  - 14) Reference Alliance Nationwide Title Agency Ordered Date 05/16/2023
  - 15) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0225G dated July 16, 2015
  - 16) Building Setback Lines as shown hereon or noted below
    - All side yard setbacks - 15' (Accessory - 15')
    - All rear yard setbacks - 40' (Accessory - 15')
  - 17) Distance to and of structures, if any, are +-1'.
  - 18) Easements as per referenced Title Commitment are shown hereon, if any.
  - 19) Fence Lines do not necessarily denote the boundary line for the property.
  - 20) Reference Surveys:
    - JOLES SUBDIVISION - Book 14 Page 5
    - LTH - L.T.Hahn Survey dated Dec. 1, 2017
    - JAH - J.A.Herring survey Doc #2023S025

- 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) An exception to Article 50, Section 40.3.i. Lot-Depth to Lot-Width has been granted for Lots 1
  - 6) Structures that exist within the building setback line or platted easement. Any future building or expansion must comply with the building setback. If the structure is damaged greater than 51% it may not be rebuilt or restored on the existing location and must meet all setbacks
  - 7) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
  - 8) The existing driveway on Lot 2 located on 225th Street shall be removed.
  - 9) No off-plat restrictions.



Scale 1" = 50'

Job # K-22-1662  
May 27, 2023 Rev. 6-26-23  
J. Herring, Inc. (dba)  
HERRING SURVEYING & COMPANY  
315 North 5th Street, Leav., KS 66048  
Ph. 913.651.3858 Fax 913.674.5361  
Email - survey@herringinc.com



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

Joseph A. Herring  
PS # 1296

# ECHO VALLEY

A Minor Subdivision in the Northwest Quarter of Section 29, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

## FINAL PLAT

PREPARED FOR:  
James and Karen Armstrong  
20809 225TH ST  
Tonganoxie, KS 66086  
PID NO. 149-29-0-00-008 & 009

**RECORD DESCRIPTION:**  
A tract of land in the Northwest Quarter of Section 29, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on April 15, 2023, more fully described as follows: Commencing at the Southwest corner of said Northwest Quarter; thence North 87 degrees 49'50" East for a distance of 982.50 feet along the South line of said Northwest Quarter to the TRUE POINT OF BEGINNING; thence North 01 degrees 36'35" West for a distance of 764.69 feet; thence North 87 degrees 49'50" East for a distance of 330.00 feet; thence South 01 degrees 36'35" East for a distance of 764.69 feet to the South line of said Northwest Quarter; thence South 87 degrees 49'50" West for a distance of 330.00 feet along said South line to the point of beginning. Together with and subject to covenants, easements and restrictions of record. Said property contains 5.79 acres, more or less, including road right of way. Error of Closure - 1 : 999999

**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: ECHO VALLEY.

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 ECHO VALLEY, have set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

James Armstrong  
Karen Armstrong

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

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

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

Secretary  
John Jacobson  
Chairman  
Steven Rosenthal

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

County Engineer - Mitch Pleak

**COUNTY COMMISSION APPROVAL:**  
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of ECHO VALLEY this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

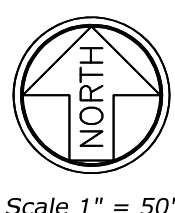
Chairman  
Vicky Kaaz  
County Clerk  
Attest: Janet Klasinski

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

Register of Deeds - TerriLois G. Mashburn

I hereby certify that this 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 Baumbach, PS#1363  
County Surveyor



Scale 1" = 50'

Job # K-22-1662  
May 27, 2023 Rev 6-26-23  
J. Herring, Inc. (dba)  
SURVEYING  
& COMPANY  
315 North 5th Street, Leav., KS 66048  
Ph. 913.651.3858 Fax 913.674.5381  
Email - survey@jeanmash.com

50 0 50 100 150  
1" = 50'



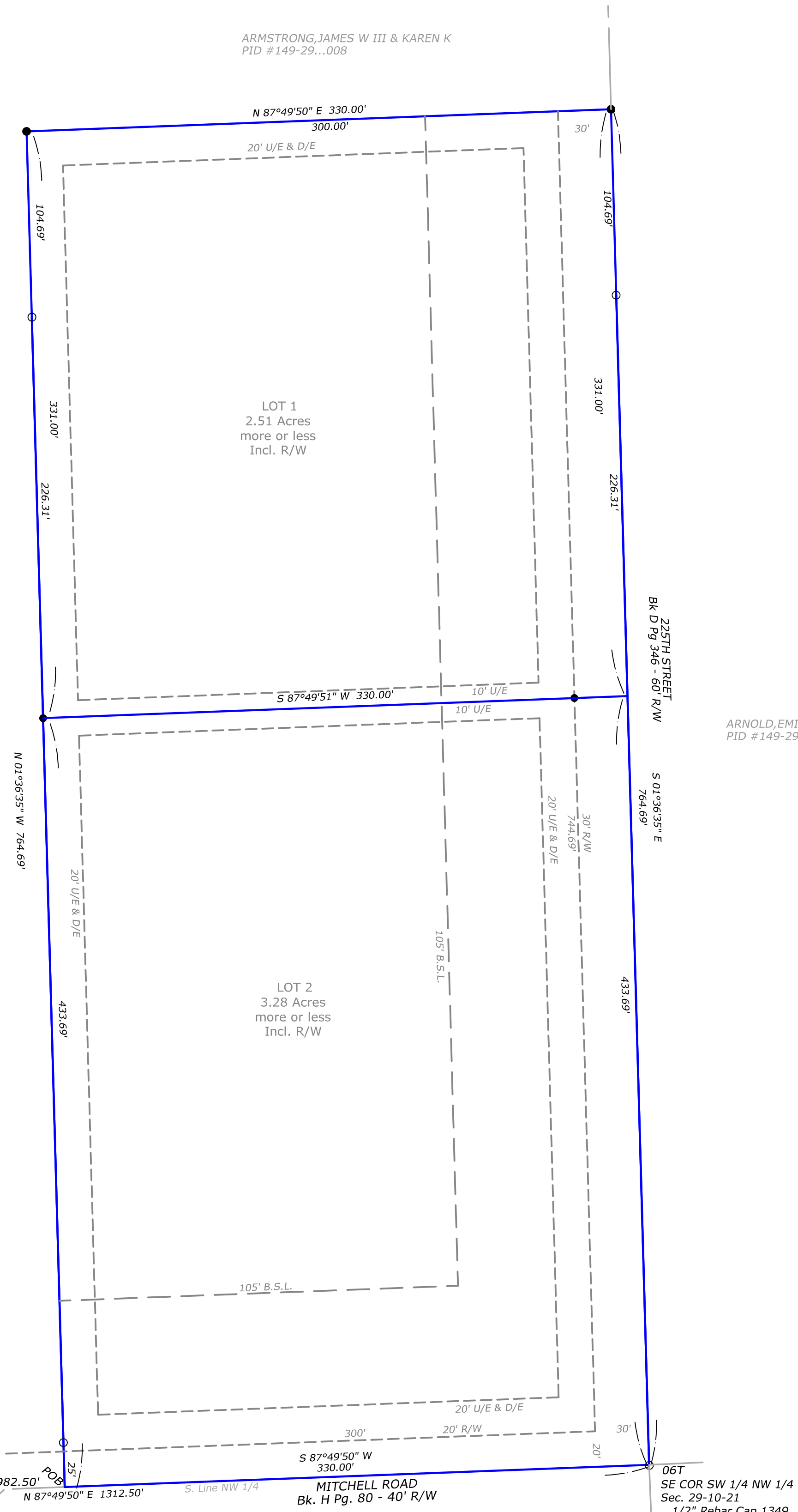
VICINITY MAP  
NOT TO SCALE

ARMSTRONG, JAMES W III & KAREN K  
PID #149-29...008

POC  
OST  
SW COR NW 1/4  
Sec. 29-10-21  
1/2" Rebar

WILLIS, BRANDON S  
PID #149-29...010

ARMSTRONG, JAMES W III & KAREN K  
PID #149-29...008



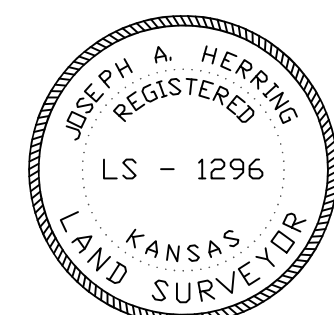
ARNOLD, EMILY J & COOPER L  
PID #149-29...003

**LEGEND:**  
● - 1/2" Rebar Set with Cap No. 1296  
○ - 1/2" Rebar Found Cap 1349, unless otherwise noted.  
( ) - Record / Deeded Distance  
U/E - Utility Easement  
D/E - Drainage Easement  
B.S.L. - Building Setback Line  
R/W - Permanent Dedicated Roadway Easement  
BM - Benchmark  
NS - Not Set this survey per agreement with client  
A - Arc Distance  
R - Arc Radius  
B - Chord Bearing  
C - Chord Distance  
///// - No Vehicle Entrance Access  
POB - Point of Beginning  
POC - Point of Commencing

**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 Description  
5) Basis of Bearing - KS SPC North Zone 1501  
6) Monument Origin Unknown, unless otherwise noted.  
7) Existing and Proposed Lots for Residential Use.  
8) Road Record - See Survey  
9) Benchmark - NAVD88  
10) Project Benchmark (BM) - S 1/4 Cor NW 1/4 Section 15 - Elev - 908'  
11) Easements, if any, are created hereon or listed in referenced title commitment.  
12) Reference Recorded Deed Doc # 2023R03694  
12) Utility Companies -  
- Water - RWD 9  
- Electric - Freestate  
- Sewer - Septic / Lagoon  
- Gas - Propane / Natural Gas  
13) Reference Alliance Nationwide Title Agency Order Date 5/16/2023  
14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0225G dated July 16, 2015  
15) Building Setback Lines as shown hereon or noted below  
- All side yard setbacks - 15' (Accessory - 15')  
- All rear yard setbacks - 40' (Accessory - 15')  
16) Distances to and of structures, if any, are + - 1'.  
17) Easements as per referenced Title Commitment are shown hereon, if any.  
18) Fence Lines do not necessarily denote the boundary line for the property.  
19) Reference Surveys:  
- JOLES SUBDIVISION - Book 14 Page 5  
- LTH - L.T.Hahn Survey dated Dec. 1, 2017  
- JAH - J.A.Herring survey Doc #2023S025

**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) An exception to Article 50, Section 40.3.1, Lot-Depth to Lot-Width has been granted for Lots 1  
6) Structures that exist within the building setback line or platted easement. Any future building or expansion must comply with the building setback. If the structure is damaged greater than 51% it may not be rebuilt or restored on the existing location and must meet all setbacks  
7) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.  
8) The existing driveway on Lot 2 located on 225th Street shall be removed.  
9) No off-plat restrictions.

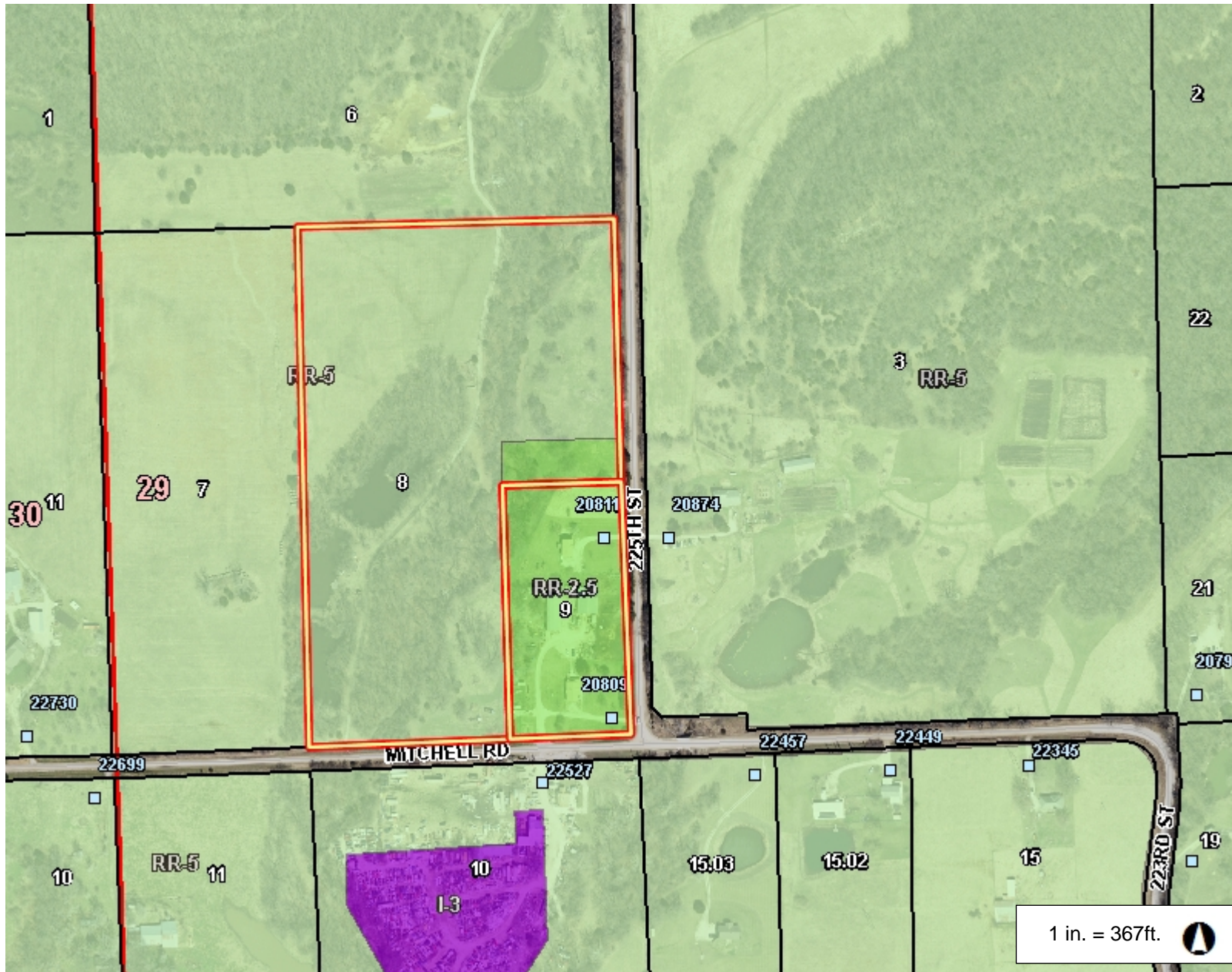
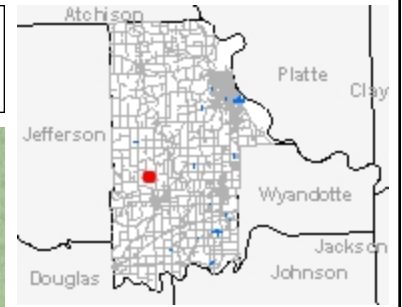


I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of February through May 2023 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring  
PS # 1296



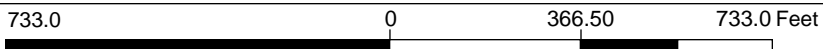
# DEV-23-081/082 Echo Valley



### Legend

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

1 in. = 367ft.



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, June 5, 2023 7:59 AM  
**To:** Allison, Amy  
**Subject:** Re: DEV-23-082/083 Preliminary and Final Plat – Echo Valley

**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.

The Tonganoxie Township Fire Department has reviewed this plat request and has no issues with it.

On Fri, Jun 2, 2023 at 1:59 PM Allison, Amy <[AAllison@leavenworthcounty.gov](mailto:AAllison@leavenworthcounty.gov)> wrote:

Good Afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for a 2-lot subdivision at 20809 225th 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, June 14, 2023.

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

Thank you,

Amy Allison, AICP

Deputy Director

Planning & Zoning

Leavenworth County

913.364.5757

**Disclaimer**

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--

Tim Smith, Chief  
*Tonganoxie Township Rural Fire Department  
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:** Anderson, Kyle  
**Sent:** Tuesday, June 6, 2023 8:53 AM  
**To:** Allison, Amy  
**Subject:** RE: RE: DEV-23-082/083 Preliminary and Final Plat – Echo Valley

We have not received any complaints on this property. The septic systems appear to remain on the same property as the home they service after the division.

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

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---

**From:** Allison, Amy <AAllison@leavenworthcounty.gov>  
**Sent:** Friday, June 2, 2023 2:00 PM  
**To:** Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Brown, Misty <MBrown@leavenworthcounty.gov>; 'chief1860@ttrfd.com' <chief1860@ttrfd.com>; 'amanda.holloway@freestate.coop' <amanda.holloway@freestate.coop>; 'Lvrwd9@gmail.com' <Lvrwd9@gmail.com>  
**Cc:** PZ <PZ@leavenworthcounty.gov>  
**Subject:** RE: DEV-23-082/083 Preliminary and Final Plat – Echo Valley

Good Afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for a 2-lot subdivision at 20809 225th Street.

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Thank you,

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

**Disclaimer**

## Allison, Amy

---

**From:** Amanda Tarwater <amanda.tarwater@freestate.coop>  
**Sent:** Tuesday, June 6, 2023 9:19 AM  
**To:** Allison, Amy  
**Subject:** RE: DEV-23-082/083 Preliminary and Final Plat – Echo Valley

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

FreeState Electric has no objection to this request.

Thank you,

**Amanda Tarwater**  
Member Accounts Coordinator



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

---

**From:** Allison, Amy <AAllison@leavenworthcounty.gov>  
**Sent:** Friday, June 2, 2023 2:00 PM  
**To:** Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Brown, Misty <MBrown@leavenworthcounty.gov>; 'chief1860@ttrfd.com' <chief1860@ttrfd.com>; Amanda Tarwater <amanda.tarwater@freestate.coop>; 'Lvrwd9@gmail.com' <Lvrwd9@gmail.com>  
**Cc:** PZ <PZ@leavenworthcounty.gov>  
**Subject:** RE: DEV-23-082/083 Preliminary and Final Plat – Echo Valley

---

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

---

Good Afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for a 2-lot subdivision at 20809 225th 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, June 14, 2023.

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

Thank you,

# MEMO

**To:** Amy Allison  
**From:** Chuck Magaha  
**Subject:** Echo Valley  
**Date:** June 9, 2023

Amy, I have reviewed the preliminary plat of the Echo Valley Subdivision presented by James and Karen Armstrong. 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 placed along the right-a-way at the corner of 225<sup>th</sup> and Mitchell Road on the property line, 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:** Rural Water District 9 lvrwd9 <lvrwd9@gmail.com>  
**Sent:** Thursday, June 15, 2023 8:59 AM  
**To:** Allison, Amy  
**Subject:** Re: DEV-23-082/083 Preliminary and Final Plat – Echo Valley

**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.

- A. There are already two separate benefit units there, one on the property at 20809 225th st. and one at 20811 225th st.
- B. The line is 2" and there are no fire hydrants adjacent to either property.
- C. Not at this time the line is only 2" and there are only 3 more customers to the north past the properties where it dead ends.
- D. No plans at this time.

On Thu, Jun 15, 2023 at 8:52 AM Allison, Amy <[AAllison@leavenworthcounty.gov](mailto:AAllison@leavenworthcounty.gov)> wrote:

Good Morning,

Thank you for sending a response. Would it be possible to get the answers to the four attached questions for this property?

Thanks!

Amy Allison, AICP

Deputy Director

Planning & Zoning

Leavenworth County

913.364.5757

### Disclaimer

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# ECHO VALLEY

A Minor Subdivision in the Northwest Quarter of Section 29, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

## FINAL PLAT

PREPARED FOR:  
James and Karen Armstrong  
20809 225TH ST  
Tonganoxie, KS 66086  
PID NO. 149-29-0-00-008 & 009

**RECORD DESCRIPTION:**  
A tract of land in the Northwest Quarter of Section 29, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on April 15, 2023, more fully described as follows: Commencing at the Southwest corner of said Northwest Quarter; thence North 87 degrees 49'50" East for a distance of 982.50 feet along the South line of said Northwest Quarter to the TRUE POINT OF BEGINNING; thence North 01 degrees 36'35" West for a distance of 764.69 feet; thence North 87 degrees 49'50" East for a distance of 330.00 feet; thence South 01 degrees 36'35" East for a distance of 764.69 feet to the South line of said Northwest Quarter; thence South 87 degrees 49'50" West for a distance of 330.00 feet along said South line to the point of beginning. Together with and subject to covenants, easements and restrictions of record. Said property contains 5.79 acres, more or less, including road right of way. Error of Closure - 1 : 999999

**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: ECHO VALLEY.

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 ECHO VALLEY, have set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

James Armstrong  
Karen Armstrong

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

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

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

Secretary  
John Jacobson  
Chairman  
Steven Rosenthal

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

County Engineer - Mitch Pleak

**COUNTY COMMISSION APPROVAL:**  
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of ECHO VALLEY this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Chairman  
Vicky Kaaz  
County Clerk  
Attest: Janet Klasinski

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

Register of Deeds - TerriLois G. Mashburn

I hereby certify that this 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 Baumbach, PS#1363  
County Surveyor



Scale 1" = 50'

Job # K-22-1662  
May 27, 2023 Rev 6-21-23  
J. Herring, Inc. (dba)  
SURVEYING  
& COMPANY  
315 North 5th Street, Leav., KS 66048  
Ph. 913.651.3858 Fax 913.674.5381  
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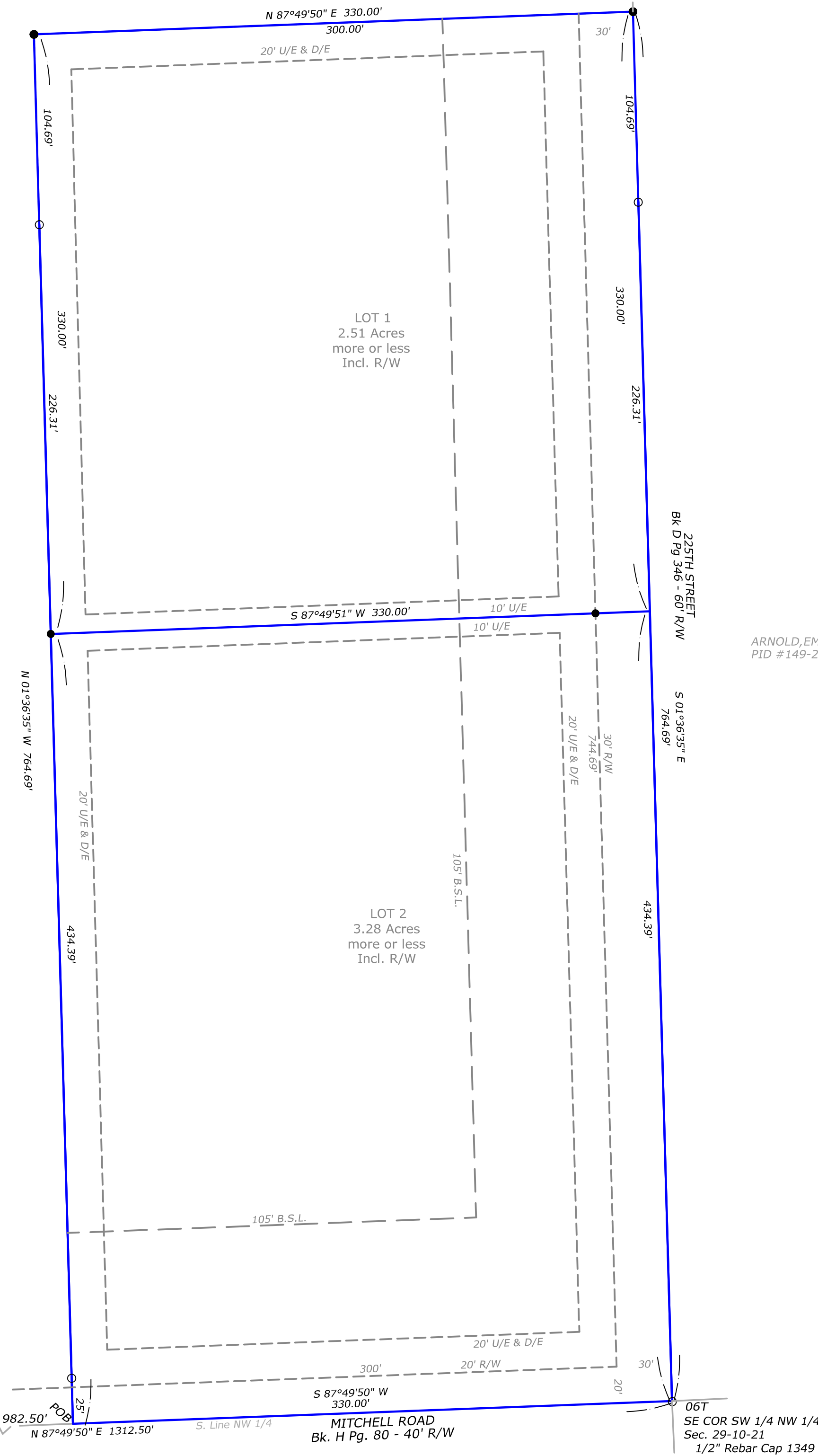
50 0 50 100 150  
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LEAVENWORTH COUNTY

VICINITY MAP  
NOT TO SCALE

ARMSTRONG, JAMES W III & KAREN K  
PID #149-29...008



ARNOLD, EMILY J & COOPER L  
PID #149-29...003

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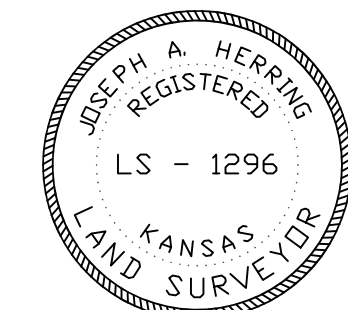
06-26-2023  
OLSSON REVIEW  
No Further  
Comment

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RR 2.5 - Rural Residential 2.5

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6) Monument Origin Unknown, unless otherwise noted.  
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7) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.  
8) No off-plat restrictions.



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

Joseph A. Herring  
PS # 1296



# ECHO VALLEY

A Minor Subdivision in the Northwest Quarter of Section 29, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

## PRELIMINARY PLAT

PREPARED FOR:  
James and Karen Armstrong  
20809 225TH ST  
Tonganoxie, KS 66086  
PID NO. 149-29-0-00-008 & 009

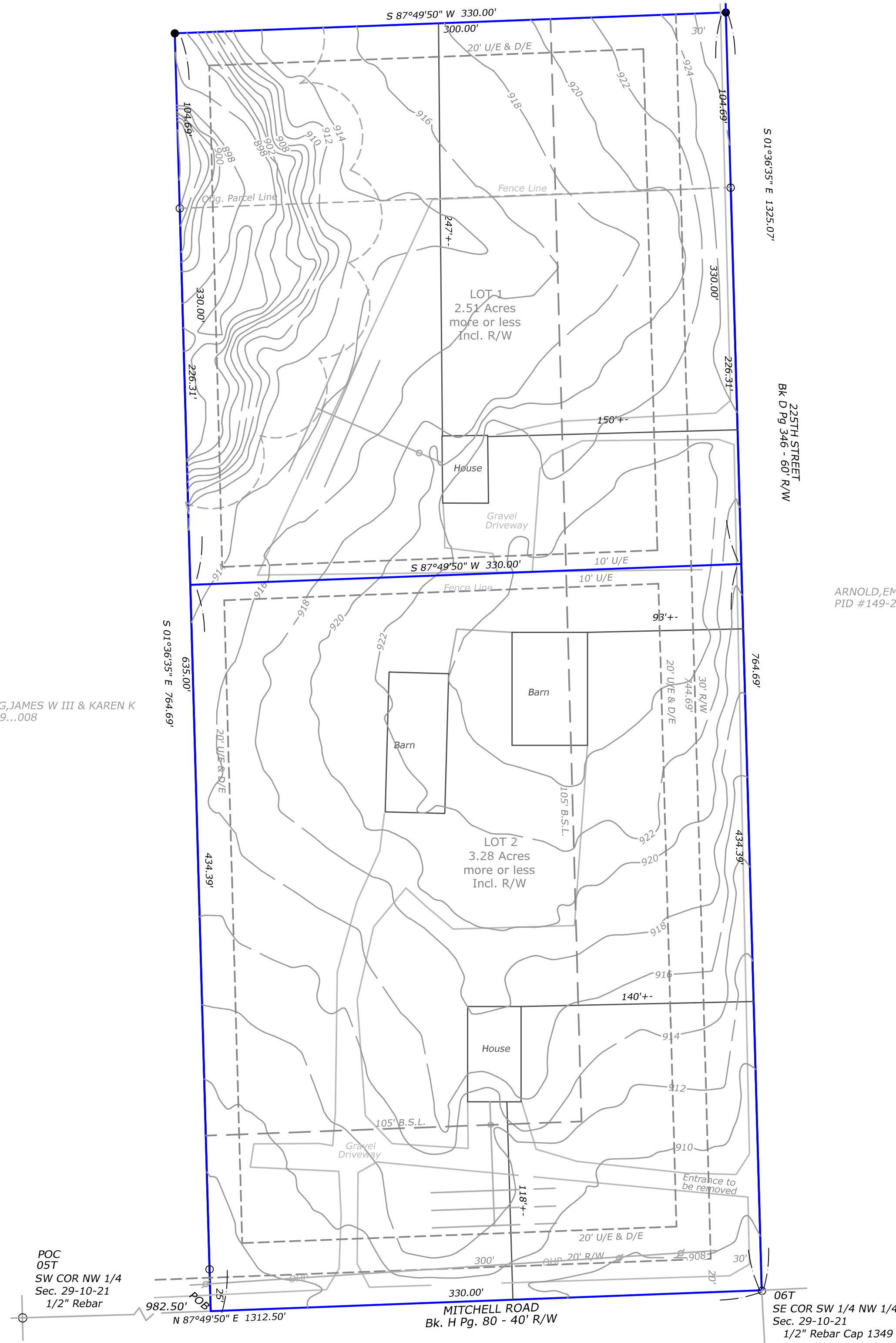
RECORD DESCRIPTION:  
A tract of land in the Northwest Quarter of Section 29, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on April 15, 2023, more fully described as follows: Commencing at the Southwest corner of said Northwest Quarter; thence North 87 degrees 49'50" East for a distance of 982.50 feet along the South line of said Northwest Quarter to the TRUE POINT OF BEGINNING; thence North 01 degrees 36'35" West for a distance of 764.69 feet; thence North 87 degrees 49'50" East for a distance of 330.00 feet; thence South 01 degrees 36'35" East for a distance of 764.69 feet to the South line of said Northwest Quarter; thence South 87 degrees 49'50" West for a distance of 330.00 feet along said South line to the point of beginning. Together with and subject to covenants, easements and restrictions of record. Said property contains 5.79 acres, more or less, including road right of way. Error of Closure - 1 : 999999

ARMSTRONG, JAMES W III & KAREN K  
PID #149-29...008

ARMSTRONG, JAMES W III & KAREN K  
PID #149-29...008

WILLIS, BRANDON S  
PID #149-29...010

ARNOLD, EMILY J & COOPER L  
PID #149-29...003



**06-26-2023  
OLSSON REVIEW  
No Further  
Comment**

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

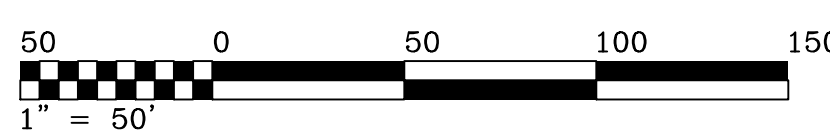
ZONING:  
RR 2.5 - Rural Residential 2.5

- 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 Description
  - 5) Basis of Bearing - KS SPC North Zone 1501
  - 6) Monument Origin Unknown, unless otherwise noted.
  - 7) Existing and Proposed Lots for Cor NW Use.
  - 8) Road Record - See Survey
  - 9) Benchmark - NAVD88
  - 10) Project Benchmark (BM) - S 1/4 Cor NW 1/4 Section 15 - Elev - 908'
  - 11) Easements, if any, are created hereon or listed in referenced title commitment.
  - 12) Reference Recorded Deed Doc # 2023R03694
  - 13) Utility Companies -
    - Water - RWD 9
    - Electric - Freestate
    - Sewer - Septic / Lagoon
    - Gas - Propane / Natural Gas
  - 14) Reference Alliance Nationwide Title Agency Ordered Date 05/16/2023
  - 15) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0225G dated July 16, 2015
  - 16) Building Setback Lines as shown hereon or noted below
    - All side yard setbacks - 15' (Accessory - 15')
    - All rear yard setbacks - 40' (Accessory - 15')
  - 17) Distance to and of structures, if any, are +-1'.
  - 18) Easements as per referenced Title Commitment are shown hereon, if any.
  - 19) Fence Lines do not necessarily denote the boundary line for the property.
  - 20) Reference Surveys:
    - JOLES SUBDIVISION - Book 14 Page 5
    - LTH - L.T.Hahn Survey dated Dec. 1, 2017
    - JAH - J.A.Herring survey Doc #2023S025

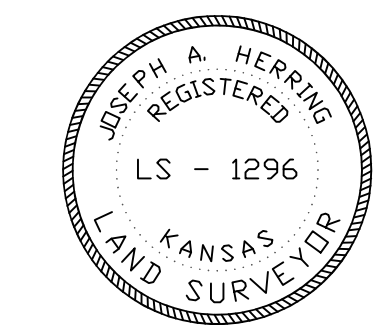
- RESTRICTIONS:
- 1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
  - 2) An Engineered Waste Disposal System may be required due to poor soil conditions.
  - 3) Erosion and sediment control measures 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) An exception to Article 50, Section 40.3.1. Lot-Depth to Lot-Width has been granted for Lots 1
  - 6) No off-plat restrictions.



Scale 1" = 50'



Job # K-22-1662  
May 27, 2023 Rev. 6-22-23  
J. Herring, Inc. (dba)  
SURVEYING  
& COMPANY  
315 North 5th Street, Leav., KS 66048  
Ph. 913.651.3858 Fax 913.674.5361  
Email - survey@jeancash.com



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

Joseph A. Herring  
PS # 1296

# ECHO VALLEY

A Minor Subdivision in the Northwest Quarter of Section 29, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

## FINAL PLAT

PREPARED FOR:  
James and Karen Armstrong  
20809 225TH ST  
Tonganoxie, KS 66086  
PID NO. 149-29-0-00-008 & 009

**RECORD DESCRIPTION:**  
A tract of land in the Northwest Quarter of Section 29, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on April 15, 2023, more fully described as follows: Commencing at the Southwest corner of said Northwest Quarter; thence North 87 degrees 49'50" East for a distance of 982.50 feet along the South line of said Northwest Quarter to the TRUE POINT OF BEGINNING; thence North 01 degrees 36'35" West for a distance of 764.69 feet; thence North 87 degrees 49'50" East for a distance of 330.00 feet; thence South 01 degrees 36'35" East for a distance of 764.69 feet to the South line of said Northwest Quarter; thence South 87 degrees 49'50" West for a distance of 330.00 feet along said South line to the point of beginning. Together with and subject to covenants, easements and restrictions of record. Said property contains 5.79 acres, more or less, including road right of way. Error of Closure - 1 : 999999

**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: ECHO VALLEY.

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 ECHO VALLEY, have set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

James Armstrong  
Karen Armstrong

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

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

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

Secretary  
John Jacobson  
Chairman  
Steven Rosenthal

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

County Engineer - Mitch Pleak

**COUNTY COMMISSION APPROVAL:**  
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of ECHO VALLEY this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Chairman  
Vicky Kaaz  
County Clerk  
Attest: Janet Klasinski

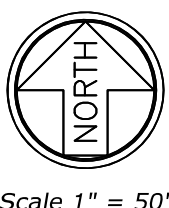
**REGISTER OF DEED CERTIFICATE:**  
Filed for Record as Document No. \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_, 2023 at \_\_\_\_\_ o'clock \_\_\_\_\_ M in the Office of the Register of Deeds of Leavenworth County, Kansas,

Register of Deeds - TerriLois G. Mashburn

I hereby certify that this 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.

Reviewed 2023.06.26 No Comments

Daniel Baumchen, PS#1363  
County Surveyor

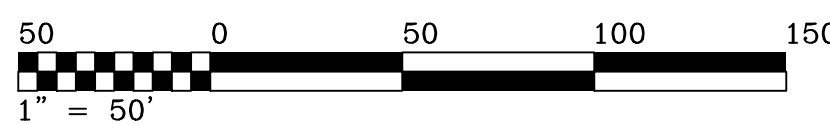


Scale 1" = 50'

Job # K-22-1662  
May 27, 2023 Rev 6-26-23



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



ARMSTRONG, JAMES W III & KAREN K  
PID #149-29...008

POC  
OST  
SW COR NW 1/4  
Sec. 29-10-21  
1/2" Rebar  
982.50'  
N 87°49'50" E 1312.50'  
S. Line NW 1/4

ARMSTRONG, JAMES W III & KAREN K  
PID #149-29...008

N 87°49'50" E 330.00'

300.00'

20' U/E & D/E

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

S 87°49'51" W 330.00'

ARMSTRONG, JAMES W III & KAREN K  
PID #149-29...008

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

105' B.S.L.

S 87°49'50" W  
330.00'

MITCHELL ROAD  
Bk. H Pg. 80 - 40' R/W

WILLIS, BRANDON S  
PID #149-29...010

ARNOLD, EMILY J & COOPER L  
PID #149-29...003

5 01°36'35" E

764.69'

433.69'

30' R/W

20' U/E & D/E

764.69'

20' U/E & D/E

433.69'

30' R/W

20' U/E & D/E

764.69'

20' U/E & D/E

433.69'

30' R/W

20' U/E & D/E

764.69'

20' U/E & D/E

433.69'

30' R/W

20' U/E & D/E

764.69'

20' U/E & D/E

433.69'

30' R/W

20' U/E & D/E

764.69'

20' U/E & D/E

433.69'

30' R/W

20' U/E & D/E

764.69'

20' U/E & D/E

433.69'

30' R/W

20' U/E & D/E

764.69'

20' U/E & D/E

433.69'

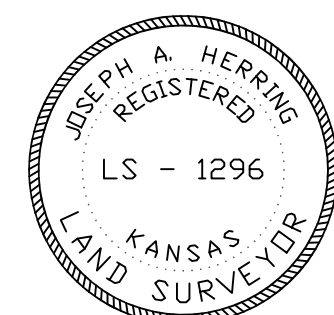
30' R/W

**LEGEND:**  
● - 1/2" Rebar Set with Cap No. 1296  
○ - 1/2" Rebar Found Cap 1349, unless otherwise noted.  
( ) - Record / Deeded Distance  
U/E - Utility Easement  
D/E - Drainage Easement  
B.S.L. - Building Setback Line  
R/W - Permanent Dedicated Roadway Easement  
BM - Benchmark  
NS - Not Set this survey per agreement with client  
A - Arc Distance  
R - Arc Radius  
B - Chord Bearing  
C - Chord Distance  
///// - No Vehicle Entrance Access  
POB - Point of Beginning  
POC - Point of Commencing

**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 Description  
5) Basis of Bearing - KS SPC North Zone 1501  
6) Monument Origin Unknown, unless otherwise noted.  
7) Existing and Proposed Lots for Residential Use.  
8) Road Record - See Survey  
9) Benchmark - NAVD88  
10) Project Benchmark (BM) - S 1/4 Cor NW 1/4 Section 15 - Elev - 908'  
11) Easements, if any, are created hereon or listed in referenced title commitment.  
12) Reference Recorded Deed Doc # 2023R03694  
12) Utility Companies -  
- Water - RWD 9  
- Electric - Freestate  
- Sewer - Septic / Lagoon  
- Gas - Propane / Natural Gas  
13) Reference Alliance Nationwide Title Agency Order Date 5/16/2023  
14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0225G dated July 16, 2015  
15) Building Setback Lines as shown hereon or noted below  
- All side yard setbacks - 15' (Accessory - 15')  
- All rear yard setbacks - 40' (Accessory - 15')  
16) Distances to and of structures, if any, are + -1'.  
17) Easements as per referenced Title Commitment are shown hereon, if any.  
18) Fence Lines do not necessarily denote the boundary line for the property.  
19) Reference Surveys:  
- JOLES SUBDIVISION - Book 14 Page 5  
- LTH - L.T.Hahn Survey dated Dec. 1, 2017  
- JAH - J.A.Herring survey Doc #20235025

**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) An exception to Article 50, Section 40.3.1, Lot-Depth to Lot-Width has been granted for Lots 1  
6) Structures that exist within the building setback line or platted easement. Any future building or expansion must comply with the building setback. If the structure is damaged greater than 51% it may not be rebuilt or restored on the existing location and must meet all setbacks  
7) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.  
8) The existing driveway on Lot 2 located on 225th Street shall be removed.  
9) No off-plat restrictions.



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

Joseph A. Herring  
PS # 1296



# COUNTY OF LEAVENWORTH

300 Walnut Street  
Leavenworth, Kansas 66048  
(913) 684-0417  
Facsimile (913) 684-0410

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Board of Commissioners of Atchison County, Kansas  
Atchison County Courthouse  
423 N. 5th Street,  
Atchison, Kansas 66002

July 27, 2023

Dear Chairwoman Quinn:

The Juvenile Justice Authority (JJA) was established in Kansas in 1997, and responsibility for the juvenile corrections facilities in Kansas was transferred from the Department of Social and Rehabilitation Services to the JJA. K.S.A. 75-7052 required each county in the state, based on the recommendation from the administrative judge of the judicial district, to either 1.) establish a juvenile correction advisory board (JCAB) and adopt a comprehensive plan for the development, implementation, operation and improvement of the juvenile correctional services and provide for centralized administration and control of the juvenile correctional services under such plan; 2.) enter into an agreement with a group of cooperating counties to establish a regional or multi-county community juvenile correctional services program, establish a JCAB and adopt a comprehensive plan that provides for centralized administration and control of the juvenile correctional services under such plan; or 3.) contract for juvenile correctional services from another county or group of cooperating counties by July 1, 1999.

On April 16, 1999, Atchison and Leavenworth County established an executive board to oversee the operations and affairs of the Juvenile Justice Program in the First Judicial District. The purpose of this board is set out in a joint resolution along with the duty to report to the respective governing bodies and prepare annual budgets for the Juvenile Justice Programs in the First District. The counties may have planned to enter into a cooperative agreement that formalized the relationship and establish a JCAB. A joint JCAB was established and continues to operate, but no cooperative agreement was ever entered into. The JCAB has discussed the need to enter into a written agreement to ensure compliance with state statute and Kansas Department of Corrections-Juvenile Services standards.

The Leavenworth County Board of County Commissioners values its relationship with Atchison County and recognizes that both communities have unique needs and challenges. Leavenworth County further recognizes that additional reforms in the juvenile justice system have been made over the last decade, and that the laws concerning the juvenile justice system will likely continue to evolve. One of the primary tasks of the joint JCAB is to allocate, though the Atchison and Leavenworth Board of County Commissioners, funds from the Kansas Department of Corrections for use in the respective county for

juvenile offenders and their families. The question has been raised whether or not the multi-county community juvenile corrections services program contemplated over 20 years ago remains the best option for both communities today.

Changes in how grants funds are being distributed by the state and how the two counties operate in regard to providing juvenile corrections services were noted, and a determination has been made that continuing with a joint JCAB is no longer the administrative structure best suited to provide efficient administration and delivery of juvenile correctional services in Leavenworth County. As such, Leavenworth County will no longer participate in the joint JCAB and intends to establish its own JCAB in accordance with state statute. Leavenworth County remains amenable to contracting with Atchison County when it is mutually beneficial or providing assistance when possible. If there are any questions or concerns, please do not hesitate to reach out. Thank you.

Sincerely,

Vicky Kaaz  
Chair

# Leavenworth County Request for Board Action

Date: July 26th, 2023

To: Board of County Commissioners

From: Community Corrections

Department Head Approval: Jamie VanHouten, Director

**Additional Reviews as needed:**

Budget Review  Administrator Review  Legal Review

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**Action Requested:** Approve requests for Community Corrections Budget Amendments for the fourth quarter of FY2023.

**Recommendation:** Approve requests for Community Corrections Budget Amendments to assist in closing out of FY23 grants.

**Analysis:** Per KDOC financial rules, any budget change over \$5,000 needs signatory approval. Unfortunately, both grants need addressed as our benefit calculations were off. Thankfully, we have made provisions to correct that formulas going forward and we also had funds available to cover the line item adjustments.

**Alternatives:** N/A

**Budgetary Impact:**

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

**Total Amount Requested:** N/A- KDOC grants

**Additional Attachments:** Juvenile Block Grant Amendment Report and Adult Comprehensive Plan Amendment Report.



## Quarterly Grant Budget Amendment Report and Signatory Approval

Agency: 01JD-LV

Fiscal Year: FY2023

Reporting Period: Quarter 4

Grant Type: Juvenile Block

Total Amendment: \$ 28,401.00

| FROM                 |                               |             | TO                               |                         |             |
|----------------------|-------------------------------|-------------|----------------------------------|-------------------------|-------------|
| Category             | Line Item                     | Amount      | Category                         | Line Item               | Amount      |
| JCAB Training        | JCAB Meals                    | \$ 2,700.00 | JCAB Salary & Benefits           | JCAB Benefits           | \$ 2,700.00 |
| JCAB Travel          | JCAB Fuel                     | \$ 5,000.00 | JCAB Salary & Benefits           | JCAB Benefits           | \$ 5,000.00 |
| JIAS Contractual     | JIAS Intake Worker            | \$ 9,007.00 | JIAS Salary & Benefits           | JIAS Admin Salary       | \$ 9,007.00 |
| JIAS Contractual     | JIAS Intake Worker            | \$ 93.00    | JIAS Salary & Benefits           | JIAS Admin Benefits     | \$ 93.00    |
| JISP Client Services | JISP Education Services       | \$ 600.00   | JISP Admin Salary & Benefits     | JISP Admin Salary       | \$ 600.00   |
| JISP Client Services | JISP Education Services       | \$ 400.00   | JISP Admin Salary & Benefits     | JISP Admin Benefits     | \$ 400.00   |
| JISP Client Services | JISP MH Evaluations           | \$ 1,000.00 | JISP Admin Salary & Benefits     | JISP Admin Benefits     | \$ 1,000.00 |
| JISP Client Services | JISP MH Treatment & Groups    | \$ 1,500.00 | JISP Admin Salary & Benefits     | JISP Admin Benefits     | \$ 1,500.00 |
| JISP Client Services | JISP Incentives, Housing      | \$ 1,751.00 | JISP Non Admin Salary & Benefits | JISP Non Admin Benefits | \$ 1,751.00 |
| JISP Client Services | JISP SO Eval, SO Treatments   | \$ 2,200.00 | JISP Non Admin Salary & Benefits | JISP Non Admin Benefits | \$ 2,200.00 |
| JISP Client Services | JISP Subsistence              | \$ 1,150.00 | JISP Non Admin Salary & Benefits | JISP Non Admin Benefits | \$ 1,150.00 |
| JISP Client Services | JISP SUD Evals, SUD Treatment | \$ 3,000.00 | JISP Non Admin Salary & Benefits | JISP Non Admin Benefits | \$ 3,000.00 |

**Justification:** It was discovered that the formula used for Benefits was the wrong calculation amount, this left the budget underfunded for Benefits and Salaries.

**Agency Director**

My signature below certifies that I have reviewed and approved the budget amendment listed above.

|                                 |   |                 |
|---------------------------------|---|-----------------|
| Jamie VanHouten<br>Printed Name | <br>Signature | 7/10/23<br>Date |
|---------------------------------|---|-----------------|

**Advisory/Governing Board Chair**

My signature below certifies that the budget amendment listed above has been reviewed and approved by the Corrections Advisory Board.

|                               |           |      |
|-------------------------------|-----------|------|
| Dan Nicodemus<br>Printed Name | Signature | Date |
|-------------------------------|-----------|------|

**Board of County Commission Chair (Host/Administrative County)**

My signature below certifies that the budget amendment listed above has been reviewed and approved by the Board of County Commission.

|                            |           |      |
|----------------------------|-----------|------|
| Vicky Kaaz<br>Printed Name | Signature | Date |
|----------------------------|-----------|------|



Quarterly Grant Budget Amendment Report  
and Signatory Approval

Agency: 01JD-LV

Fiscal Year: FY23

Reporting Period: Quarter 4

Grant Type: Adult Comprehensive Plan

Total Amendment: \$ 18,412.04

| FROM              |                           |             | TO                  |                |             |
|-------------------|---------------------------|-------------|---------------------|----------------|-------------|
| Category          | Line Item                 | Amount      | Category            | Line Item      | Amount      |
| Agency Operations | Building Maintenance      | \$ 6,330.00 | Salaries & Benefits | Admin Benefits | \$ 6,330.00 |
| Client Services   | Client Incentives         | \$ 1,000.00 | Salaries & Benefits | Admin Benefits | \$ 1,000.00 |
| Client Services   | Transportation Assistance | \$ 239.88   | Salaries & Benefits | Admin Benefits | \$ 239.88   |
| Equipment         | Computers                 | \$ 6,795.00 | Salaries & Benefits | Admin Benefits | \$ 6,795.00 |
| Equipment         | Anti Virus Software       | \$ 425.00   | Salaries & Benefits | Admin Benefits | \$ 425.00   |
| Training          | Meals                     | \$ 500.00   | Salaries & Benefits | Admin Benefits | \$ 500.00   |
| Training          | Registration              | \$ 877.50   | Salaries & Benefits | Admin Benefits | \$ 877.50   |
| Travel            | Fuel                      | \$ 800.00   | Salaries & Benefits | Admin Benefits | \$ 800.00   |
| Supplies          | Postage                   | \$ 276.36   | Communications      | Cell Phone     | \$ 276.36   |
| Supplies          | Printing                  | \$ 1,168.30 | Communications      | Cell Phone     | \$ 1,168.30 |

**Justification:** Benefits were underfunded due to incorrect calculations for costs. Cell phones were being charged additional fees that were not budgeted for. This has been addressed with cell company and removed from future invoices.

**Agency Director**

My signature below certifies that I have reviewed and approved the budget amendment listed above.

Jamie VanHouten

Printed Name

*[Handwritten Signature]*  
Signature

7/18/23  
Date

**Advisory/Governing Board Chair**

My signature below certifies that the budget amendment listed above has been reviewed and approved by the Corrections Advisory Board.

Pat Kitchens

Printed Name

*[Handwritten Signature]*  
Signature

07/18/23  
Date

**Board of County Commission Chair (Host/Administrative County)**

My signature below certifies that the budget amendment listed above has been reviewed and approved by the Board of County Commission.

Vicky Kaaz

Printed Name

Signature

Date