

We encourage everyone to view the meeting live via YouTube.

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

Regular Meeting Agenda
300 Walnut Street, Suite 225
Leavenworth, KS 66048
October 26, 2022
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 October 19, 2022
- b) Approval of the schedule for the week October 31, 2022

- c) Approval of the check register
- d) Approve and sign the OCB's
- e) Approve Case Number DEV-22-121 Final Plat for Highland Ranch
- f) Approve Case Number DEV-22-124 Replat for Rock Ridge
- g) Approve letter of support for US Bicycle Route 55 through Leavenworth County

VII. FORMAL BOARD ACTION:

- a) Consider a motion to approve the purchase of replacement radio equipment for the Health Department in an amount not to exceed \$60,000.00.

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

- a) Quarterly Reports
 - EMS/Health Department
- b) Executive session to discuss pending litigation

IX. ADDITIONAL PUBLIC COMMENT IF NEEDED

X. ADJOURNMENT

LEAVENWORTH COUNTY COMMISSIONERS MEETING SCHEDULE

Monday, October 24, 2022

Tuesday, October 25, 2022

8:00 a.m. Workforce Partnership meeting

12:00 p.m. MARC meeting

Wednesday, October 26, 2022

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

Thursday, October 27, 2022

12:30 p.m. Juvenile Advisory Board meeting
• Atchison County Community Corrections

Friday, October 28, 2022

ALL SUCH OTHER BUSINESS THAT MAY COME BEFORE THE COMMISSION

ALL MEETINGS ARE OPEN TO THE PUBLIC

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

*****October 19, 2022 *****

The Board of County Commissioners met in a regular session on Wednesday, October 19, 2022. Commissioner Mike Smith, Commissioner Doug Smith and Commissioner Stieben are present; Commissioner Kaaz and Commissioner Culbertson are absent; Also present: Mark Loughry, County Administrator; David Van Parys, Senior County Counselor; Bill Noll, Infrastructure and Construction Services; Larry Malbrough, Information Systems Director; Aaron Yoakam, Buildings and Grounds Director; John Richmeier, Leavenworth Times

Residents: John Matthews, Nancy Carpenter, Mike McDonald, Louis Klemp, Wes Baker

PUBLIC COMMENT:

There were no public comments.

ADMINISTRATIVE BUSINESS:

Mark Loughry addressed a funding request from the American Legion last week indicating the special alcohol funds are being distributed throughout the cities.

Commissioner Stieben inquired about the cost and who will be located in the Cushing Building.

Mr. Loughry reported the Extension Office, Council on Aging and a Crisis Stabilization Unit will be located in the Cushing Building. He indicated the 3rd floor is under lease to a tenant that will provide a partial hospitalization mental health unit. He said most of the project was funded through ARPA funds coming in under \$5 million.

Commissioner Stieben inquired if Leavenworth County staff is actively negotiating with Kaw Valley.

Mr. Loughry reported Kaw Valley has reached out to schedule a meeting but that has not happened at this time.

A motion was made by Commissioner Doug Smith and seconded by Commissioner Stieben to accept the consent agenda for Wednesday, October 19, 2022 as presented.

Motion passed, 3-0.

Bill Noll presented a proposal from Finney and Turnipseed for the design of CR-30 from Dempsey Road to 4H Road.

A motion was made by Commissioner Doug Smith and seconded by Commissioner Stieben to approve the proposal from Finney and Turnipseed for the design of CR-30 from Dempsey to 4H.

Motion passed, 3-0.

Mr. Noll requested approval of the purchase of a new asphalt cold planer attachment.

A motion was made by Commissioner Stieben and seconded by Commissioner Mike Smith to approve the purchase of a new cold planer attachment from Murphy Tractor in the amount of \$30,100.00.

Motion passed, 3-0.

Larry Malbrough presented the quarterly report for Information Systems.

Aaron Yoakam presented the quarterly report for Buildings and Ground.

Mr. Noll presented the quarterly report for Public Works.

Nancy Carpenter and Louis Klemp commented on non-agenda items.

Commissioner Doug Smith attended the Basehor City Council meeting and the Council on Aging fundraiser.

Commissioner Mike Smith attended the Angel Fall Festival in Lansing and he will judge the Council on Aging Halloween costume contest.

***A motion was made by Commissioner Doug Smith and seconded by Commissioner Stieben to adjourn.
Motion passed, 3-0.***

The Board adjourned at 10:18 a.m.

LEAVENWORTH COUNTY COMMISSIONERS MEETING SCHEDULE

Monday, October 31, 2022

Tuesday, November 1, 2022

Wednesday, November 2, 2022

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

Thursday, November 3, 2022

Friday, November 4, 2022

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

FMWARRPTR2		LEAVENWORTH COUNTY						10/20/22	16:04:21
DCOX		WARRANT REGISTER - BY FUND / VENDOR						Page	1
		START DATE: 10/15/2022 END DATE: 10/21/2022							
TYPES OF CHECKS SELECTED: * ALL TYPES									
			P.O.NUMBER	CHECK#					
2138	ABSOLUTE COMFORT TEC	ABSOLUTE COMFORT TECHNOLOGIES	330686	100514 AP	10/21/2022	2-001-5-31-289	GENERATOR INSPECTIONS	247.50	
2138	ABSOLUTE COMFORT TEC	ABSOLUTE COMFORT TECHNOLOGIES	330686	100514 AP	10/21/2022	2-001-5-31-290	GENERATOR INSPECTIONS	307.00	
2138	ABSOLUTE COMFORT TEC	ABSOLUTE COMFORT TECHNOLOGIES	330686	100514 AP	10/21/2022	2-001-5-32-209	GENERATOR INSPECTIONS	555.00	
2138	ABSOLUTE COMFORT TEC	ABSOLUTE COMFORT TECHNOLOGIES	330686	100514 AP	10/21/2022	2-001-5-33-209	GENERATOR INSPECTIONS	350.00	
*** VENDOR 2138 TOTAL								1,459.50	
20588	ADVANTAGE	ADVANTAGE PRINTING	330687	100515 AP	10/21/2022	2-001-5-01-301	ACCT 173 BUSINESS CARDS M STIE	85.00	
249	AMBERWELL	ATCHISON HOSPITAL	330688	100516 AP	10/21/2022	2-001-5-28-212	HUMAN RESOURCES - TESTING	213.00	
22369	BAMFORD FI	BAMFORD FIRE SPRINKLER	330689	100517 AP	10/21/2022	2-001-5-32-266	JUSTICE CENTER QUARTERLY INSP	739.00	
1523	BOB BARKER	BOB BARKER CO INC	330634	100475 AP	10/19/2022	2-001-5-07-359	LEAKS4 JAIL SUPPLIES	491.80	
36	CAHILL PAT	PATRICK J CAHILL	330635	100476 AP	10/19/2022	2-001-5-09-231	COURT APPOINTED ATTORNEY	3,000.00	
611	CARSTAR	LEAVENWORTH AUTO BODY	330691	100519 AP	10/21/2022	2-001-5-07-213	SHF UNIT 110 - DEDUCTIBLE	1,000.00	
362	CASAD BENJAMIN	BENJAMIN CASAD	330636	100477 AP	10/19/2022	2-001-5-09-231	COURT APPOINTED ATTORNEY	3,000.00	
24545	CDW GOVERN	CDW GOVERNMENT INC	330692	100520 AP	10/21/2022	2-001-5-07-362	11106763:SHERIFF - 6 DOCKS	873.00	
5637	CLEARWATER ENTERPRIS	CLEARWATER ENTERPRISES,LLC	330637	100478 AP	10/19/2022	2-001-5-05-215	20642 0317B24244 EMS 9101 GAS	18.13	
5637	CLEARWATER ENTERPRIS	CLEARWATER ENTERPRISES,LLC	330637	100478 AP	10/19/2022	2-001-5-14-220	20642-12019039952208 GAS SERVI	1,989.49	
5637	CLEARWATER ENTERPRIS	CLEARWATER ENTERPRISES,LLC	330637	100478 AP	10/19/2022	2-001-5-14-220	GAS SVC 20642-12019039952209	2,412.45	
5637	CLEARWATER ENTERPRIS	CLEARWATER ENTERPRISES,LLC	330637	100478 AP	10/19/2022	2-001-5-32-392	20642-12019296502208 GAS SVC J	3,080.47	
5637	CLEARWATER ENTERPRIS	CLEARWATER ENTERPRISES,LLC	330637	100478 AP	10/19/2022	2-001-5-32-392	20642-12019296502209 GAS SERVI	3,826.24	
*** VENDOR 5637 TOTAL								11,326.78	
156	CONVERGEONE	CONVERGEONE INC	330693	100521 AP	10/21/2022	2-001-5-18-254	AOSLVCO0001 SMARTNET MAINT	2,636.10	
5362	DIAMOND DRUGS	DIAMOND DRUGS,INC	330695	100523 AP	10/21/2022	2-001-5-07-219	KSLV - SEPT INMATE PRESCRIPTIO	2,683.69	
1219	DIST CT CLERK LV	CLERK OF DIST COURT-LEAV	330639	100480 AP	10/19/2022	2-001-5-11-501	COURT COSTS - COUNTY ATTORNEY	1,976.00	
475	DSG EQUIPMENT	DSG EQUIPMENT & SUPPLIES	330696	100524 AP	10/21/2022	2-001-5-32-391	PUBLIC WORKS ACCT/VALVE, RELIE	92.93	
209	ELECTION	ELECTION SYSTEMS & SOFTWARE	330640	100481 AP	10/19/2022	2-001-5-49-240	35541 BATT,CABLES,EXP CARDS,AU	14,165.85	
209	ELECTION	ELECTION SYSTEMS & SOFTWARE	330640	100481 AP	10/19/2022	2-001-5-49-341	35541 BATT,CABLES,EXP CARDS,AU	77.30	
209	ELECTION	ELECTION SYSTEMS & SOFTWARE	330640	100481 AP	10/19/2022	2-001-5-49-341	35541 BATT,CABLES,EXP CARDS,AU	1,736.15	
209	ELECTION	ELECTION SYSTEMS & SOFTWARE	330640	100481 AP	10/19/2022	2-001-5-49-341	35541 BATT,CABLES,EXP CARDS,AU	2,197.25	
209	ELECTION	ELECTION SYSTEMS & SOFTWARE	330640	100481 AP	10/19/2022	2-001-5-49-341	35541 BATT,CABLES,EXP CARDS,AU	4,878.31	
*** VENDOR 209 TOTAL								23,054.86	
6882	EMSAR	EMSAR	330641	100482 AP	10/19/2022	2-001-5-05-286	EMS ANNUAL CONTRACT BILLING (A	2,000.00	
516725	ENTERPRISE (ACH)	ENTERPRISE FM TRUST	330673	41	10/19/2022	2-001-5-11-253	516725A FBN4578562 OCTOBER LEA	413.25	
516725	ENTERPRISE (ACH)	ENTERPRISE FM TRUST	330673	41	10/19/2022	2-001-5-53-220	516725A FBN4578562 OCTOBER LEA	395.97	
*** VENDOR 516725 TOTAL								809.22	
86	EVERGY	EVERGY KANSAS CENTRAL INC	330642	100483 AP	10/19/2022	2-001-5-05-215	ELEC SVC EMS ADMIN/ WIC/ HEALT	730.14	
86	EVERGY	EVERGY KANSAS CENTRAL INC	330642	100483 AP	10/19/2022	2-001-5-05-215	ELEC SVC EMS 9101	816.45	
*** VENDOR 86 TOTAL								1,546.59	
8726	FAGAN COMPANY	FAGAN COMPANY	330697	100525 AP	10/21/2022	2-001-5-32-209	24520 JC BOILER REPAIRS	3,787.10	
1011	FEDEX	FEDEX	330698	100526 AP	10/21/2022	2-001-5-19-302	2389-5871-7 TRANSPORTATION CHA	44.29	
630	FITZGERALD, BRENDA	BRENDA FITZGERALD	330699	100527 AP	10/21/2022	2-001-5-19-251	OCR FEES-JURY TRIAL 10/11/22 (383.42	
81	FULLER G	GARY L FULLER ATTY	330643	100484 AP	10/19/2022	2-001-5-09-231	COURT APPOINTED ATTORNEY - CON	562.50	
971	GALLS	GALLS	330700	100528 AP	10/21/2022	2-001-5-07-350	5289255 SHERIFF UNIFORMS	121.00	
971	GALLS	GALLS	330700	100528 AP	10/21/2022	2-001-5-07-350	5289255 SHERIFF UNIFORMS	172.50	
971	GALLS	GALLS	330700	100528 AP	10/21/2022	2-001-5-07-350	5289255 SHERIFF UNIFORMS	61.60	
971	GALLS	GALLS	330700	100528 AP	10/21/2022	2-001-5-07-350	5289255 SHERIFF UNIFORMS	278.30	
971	GALLS	GALLS	330700	100528 AP	10/21/2022	2-001-5-07-350	5289255 SHERIFF UNIFORMS	51.38	
971	GALLS	GALLS	330700	100528 AP	10/21/2022	2-001-5-07-350	5289255 SHERIFF UNIFORMS	166.98	
971	GALLS	GALLS	330700	100528 AP	10/21/2022	2-001-5-07-350	5289255 SHERIFF UNIFORMS	55.66	
971	GALLS	GALLS	330700	100528 AP	10/21/2022	2-001-5-07-350	5289255 SHERIFF UNIFORMS	11.66	
971	GALLS	GALLS	330700	100528 AP	10/21/2022	2-001-5-07-350	5289255 SHERIFF UNIFORMS	31.20	
971	GALLS	GALLS	330700	100528 AP	10/21/2022	2-001-5-07-350	5289255 SHERIFF UNIFORMS	55.30	
971	GALLS	GALLS	330700	100528 AP	10/21/2022	2-001-5-07-350	5289255 SHERIFF UNIFORMS	205.52	
*** VENDOR 971 TOTAL								1,211.10	

FMWARRPTR2		LEAVENWORTH COUNTY						10/20/22	16:04:21
DCOX		WARRANT REGISTER - BY FUND / VENDOR						Page 2	
		START DATE: 10/15/2022 END DATE: 10/21/2022							
TYPES OF CHECKS SELECTED: * ALL TYPES									
		P.O.NUMBER	CHECK#						
1941	HALLEY	LAW OFFICE OF E ELAINE HALLEY	330644	100485 AP	10/19/2022	2-001-5-09-231	COURT APOINTED ATTORNEY	3,000.00	
22605	HINCKLEY S	HINCKLEY SPRINGS	330645	100486 AP	10/19/2022	2-001-5-11-208	17137512660768 FILTRATION SYST	55.03	
8416	IRON MOUNTAIN	IRON MOUNTAIN INC	330646	100487 AP	10/19/2022	2-001-5-11-208	RSVP8/STATE OF KS/LV CTY ATTY	20.00	
26400	KANSAS GAS	KANSAS GAS SERVICE	330647	100488 AP	10/19/2022	2-001-5-14-220	510614745 1628631 73 GAS TRANS	605.22	
26400	KANSAS GAS	KANSAS GAS SERVICE	330647	100488 AP	10/19/2022	2-001-5-32-392	510614745 1628631 73 GAS TRANS	853.96	
26400	KANSAS GAS	KANSAS GAS SERVICE	330647	100488 AP	10/19/2022	2-001-5-33-392	510614745 1562996 18 GAS TRANS	75.91	
26400	KANSAS GAS	KANSAS GAS SERVICE	330647	100488 AP	10/19/2022	2-001-5-33-392	510614745 1562996 18 GAS TRANS	75.91	
*** VENDOR 26400 TOTAL									1,611.00
11469	KANSAS JUD	KANSAS JUDICIAL COUNCIL	330648	100489 AP	10/19/2022	2-001-5-09-307	COUNTY COUNSELOR - PIK-CIVIL 4	95.00	
30	KOHL FRANK	FRANK E KOHL	330650	100491 AP	10/19/2022	2-001-5-09-231	COURT APPOINTED ATTORNEY	3,000.00	
1842	KONE INC	KONE INC	330651	100492 AP	10/19/2022	2-001-5-31-220	N40131062 SEPT ELEVATOR MAINT	129.86	
1842	KONE INC	KONE INC	330651	100492 AP	10/19/2022	2-001-5-32-262	N40131062 SEPT ELEVATOR MAINT	519.46	
1842	KONE INC	KONE INC	330651	100492 AP	10/19/2022	2-001-5-33-262	N40131062 SEPT ELEVATOR MAINT	1,179.86	
*** VENDOR 1842 TOTAL									1,829.18
1629	KU PHYSICIANS	KANSAS UNIVERSITY PHYSICIANS I	330652	100493 AP	10/19/2022	2-001-5-07-219	INMATE MEDICAL BILLS (MEDICAID	43.19	
1629	KU PHYSICIANS	KANSAS UNIVERSITY PHYSICIANS I	330652	100493 AP	10/19/2022	2-001-5-07-219	INMATE MEDICAL BILLS (MEDICAID	75.78	
1629	KU PHYSICIANS	KANSAS UNIVERSITY PHYSICIANS I	330652	100493 AP	10/19/2022	2-001-5-07-219	INMATE MEDICAL BILLS (MEDICAID	44.11	
*** VENDOR 1629 TOTAL									163.08
7258	L & R REFR	L & R REFRIGERATION SERVICE CO	330703	100531 AP	10/21/2022	2-001-5-07-207	SVC CALL TO REPAIR ICE MACHINE	284.00	
6876	LEAV CITY	CITY OF LEAVENWORTH	330705	100533 AP	10/21/2022	2-001-5-31-240	ALARM USER PERMIT RENEWALS - L	15.00	
6876	LEAV CITY	CITY OF LEAVENWORTH	330705	100533 AP	10/21/2022	2-001-5-32-260	ALARM USER PERMIT RENEWALS - L	15.00	
*** VENDOR 6876 TOTAL									30.00
220	LEAV CO EX	LEAVENWORTH COUNTY EXTENSION	330707	100535 AP	10/21/2022	2-001-5-25-220	2022 LVCO BUDGET - 4TH QTR	65,766.25	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	330708	100536 AP	10/21/2022	2-001-5-19-301	DIST CT CLERK - WRIST REST	29.14	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	330708	100536 AP	10/21/2022	2-001-5-49-341	RED INK REFILLS	10.78	
*** VENDOR 4755 TOTAL									39.92
537	LEAV TIMES	CHERRYROAD MEDIA INC	330709	100537 AP	10/21/2022	2-001-5-03-218	21275 DELINQUENT TAX PUBLICATI	55.24	
537	LEAV TIMES	CHERRYROAD MEDIA INC	330709	100537 AP	10/21/2022	2-001-5-06-220	21250 RESOLUTIONS	18.57	
537	LEAV TIMES	CHERRYROAD MEDIA INC	330709	100537 AP	10/21/2022	2-001-5-06-220	21250 RESOLUTIONS	19.17	
537	LEAV TIMES	CHERRYROAD MEDIA INC	330709	100537 AP	10/21/2022	2-001-5-06-220	21250 RESOLUTIONS	21.57	
537	LEAV TIMES	CHERRYROAD MEDIA INC	330709	100537 AP	10/21/2022	2-001-5-06-220	21250 RESOLUTIONS	34.55	
*** VENDOR 537 TOTAL									149.10
1492	LEE CLINTON	CLINTON W LEE	330654	100495 AP	10/19/2022	2-001-5-09-231	COURT APPOINTED ATTORNEY	3,000.00	
17677	LEXISNEXIS RISK DATA	LEXISNEXIS RISK DATA MGMT (ACC	330710	100538 AP	10/21/2022	2-001-5-09-203	1314401-20220930 SEPT MINIMUM	.00	
17677	LEXISNEXIS RISK DATA	LEXISNEXIS RISK DATA MGMT (ACC	330710	100538 AP	10/21/2022	2-001-5-09-203	1314401-20220930 SEPT MINIMUM	50.00	
*** VENDOR 17677 TOTAL									50.00
2059	MIDWEST OFFICE TECH	MIDWEST OFFICE TECHNOLOGY INC	330712	100540 AP	10/21/2022	2-001-5-01-201	OPK595_K COPIER USAGE	209.48	
3	OTHER COUNTY OFFICE	JACKSON COUNTY SHERIFF'S DEPT	330713	100541 AP	10/21/2022	2-001-5-11-201	PAYMENT FOR SVC OF LEGAL DOCS	36.00	
11812	PUBLIC AGE	PUBLIC AGENCY TRAINING COUNCIL	330714	100542 AP	10/21/2022	2-001-5-07-202	LVCO SHERIFF:BASIC CRIM INV X1	425.00	
7098	QUILL CORP	QUILL CORP	330715	100543 AP	10/21/2022	2-001-5-01-301	6310540 BOCC SUPPLIES	145.53	
7098	QUILL CORP	QUILL CORP	330715	100543 AP	10/21/2022	2-001-5-07-301	8333027 SHF OFFICE AND JAIL SU	210.16	
7098	QUILL CORP	QUILL CORP	330715	100543 AP	10/21/2022	2-001-5-07-301	8333027 SHF OFFICE AND JAIL SU	216.58	
7098	QUILL CORP	QUILL CORP	330715	100543 AP	10/21/2022	2-001-5-07-301	8333027 SHF OFFICE AND JAIL SU	218.94	
7098	QUILL CORP	QUILL CORP	330715	100543 AP	10/21/2022	2-001-5-07-359	8333027 SHF OFFICE AND JAIL SU	610.34	
*** VENDOR 7098 TOTAL									1,401.55
103	RESTITUTIO								

warrants by vendor

START DATE: 10/15/2022 END DATE: 10/21/2022

warrants by vendor

START DATE: 10/15/2022 END DATE: 10/21/2022

warrants by vendor

warrants by vendor

TYPES OF CHECKS SELECTED: * ALL TYPES

			P.O.NUMBER	CHECK#										
					*** VENDOR								451 TOTAL	285,049.25
1504	DELTA DENTAL OF KS	DELTA DENTAL OF KANSAS	330638	100479 AP	10/19/2022	2-510-2-00-942	OCTOBER	PREMIUMS	51269-000-000		18,155.10			
1504	DELTA DENTAL OF KS	DELTA DENTAL OF KANSAS	330638	100479 AP	10/19/2022	2-510-2-00-942	OCTOBER	PREMIUMS	51269-000-000		27.20			
1504	DELTA DENTAL OF KS	DELTA DENTAL OF KANSAS	330638	100479 AP	10/19/2022	2-510-2-00-942	OCTOBER	PREMIUMS	51269-000-000		1,599.32			
1504	DELTA DENTAL OF KS	DELTA DENTAL OF KANSAS	330638	100479 AP	10/19/2022	2-510-2-00-942	OCTOBER	PREMIUMS	51269-000-000		217.60-			
					*** VENDOR								1504 TOTAL	19,564.02
8500	METLIFE	METLIFE (VISION PLAN)	330656	100497 AP	10/19/2022	2-510-2-00-944	5919453	OCTOBER	PREMIUMS		3,743.86			
8500	METLIFE	METLIFE (VISION PLAN)	330656	100497 AP	10/19/2022	2-510-2-00-944	5919453	OCTOBER	PREMIUMS		22.17			
					*** VENDOR								8500 TOTAL	3,766.03
					TOTAL FUND 510									308,379.30

TOTAL ALL CHECKS												777,337.25		

TYPES OF CHECKS SELECTED: * ALL TYPES

FUND SUMMARY

001	GENERAL	172,869.60
108	COUNTY HEALTH	730.13
112	EMPLOYEE BENEFIT	7,949.88
115	EQUIPMENT RESERVE	14,331.46
117	CO CLERK TECHNOLOGY	1,520.00
118	TREASURER TECH FUND	941.25
126	COMM CORR ADULT	975.42
133	ROAD & BRIDGE	109,921.76
136	COMM CORR JUVENILE	2,445.93
137	LOCAL SERVICE ROAD & BRIDGE	1,567.46
138	JUV INTAKE & ASSESSMENT	28.55
145	COUNCIL ON AGING	22,964.50
146	COUNTY TREASURER SPECIAL	698.29
160	SOLID WASTE MANAGEMENT	3,496.72
172	AMERICAN RECOVERY PLAN	63,443.11
174	911	29,656.40
190	SPECIAL LAW ENFORCE TRUST FUND	32,708.00
195	JUVENILE DETENTION	95.78
196	DRUG TEST & SUPERVISION FEES	55.20
198	SPECIAL GRANTS	1,855.46
210	SEWER DISTRICT 1: HIGH CREST	185.00
212	SEWER DISTRICT 2: TIMBERLAKES	437.41
218	SEWER DIST #5	80.64
510	PAYROLL CLEARING	308,379.30
	TOTAL ALL FUNDS	777,337.25

CONSENT AGENDA 10/26/2022
CKS DATED 10/15-10/21

*****CONSENT AGENDA*****
Leavenworth County
Request for Board Action
Case No. DEV-22-121
Final Plat Highland
Ranch

Date: October 26, 2022

To: Board of County Commissioners

From: Planning & Zoning Staff

Department Head Review: Krystal Voth, Reviewed

Additional Reviews as needed:

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

Action Requested: The applicants are requesting a Final Plat for a 15-lot subdivision. The Preliminary Plat was approved by the Planning Commission on August 10, 2022.

Analysis: The applicants are requesting approval of a 15-lot subdivision for a parcel of land located between Tonganoxie Road and 207th Street. The 15 lots are proposed to range in size from 5.02 to 10.08 acres. Most lots will be accessed through a shared drive from both 207th Street and Tonganoxie Road. All lots meet the Leavenworth County Zoning and Subdivision Regulations.

The property has three high-pressure gas lines that run through it. The applicant has shown the existing 66' Easement and the 50' Building Setback Line required per the regulations. Southern Star has provided comment on the proposed development and will require the property owners to sign an agreement to what type of intrusions and driveway standards would be permitted within their easements. RWD 9 will require a study to be completed before water availability can be determined for this subdivision.

Recommendation: The Planning Commission voted 6-0 to recommend approval of Case No.DEV-22-121, Preliminary and Final Plat for Highland Ranch subject to conditions.

Alternatives:

1. Approve Case No.DEV-22-121, Preliminary and Final Plat for Highland Ranch, with Findings of Fact, and with or without conditions; or
2. Deny Case No. No.DEV-22-121, Preliminary and Final Plat for Highland Ranch, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No.DEV-22-121, Preliminary and Final Plat for Highland Ranch, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

Budgetary Impact:

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

Total Amount Requested: \$0.00

Additional Attachments: Staff Report, Plat, Planning Commission Minutes

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

CASE NO: DEV-22-121 Highland Ranch

October 26, 2022

REQUEST: **Consent Agenda**

☐ Preliminary Plat ☒ Final Plat

STAFF REPRESENTATIVE:

AMY ALLISON
DEPUTY DIRECTOR

SUBJECT PROPERTY: 00000 207TH STREET

APPLICANT/APPLICANT AGENT:

JOE HERRING
HERRING SURVEYING

PROPERTY OWNER:

ORISON, LLC
1204 STATE AVE #STE A
TONGANOXIE, KS 66086

CONCURRENT APPLICATIONS:

NONE

LAND USE

ZONING: RR-5 & RR-2.5

FUTURE LAND USE DESIGNATION:
RESIDENTIAL (3 UNITS/ACRE)

LEGAL DESCRIPTION:

A tract of land in the East Half of Section 34, 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

PROPERTY INFORMATION

ACTION OPTIONS:

1. Approve Case No.DEV-22-121, Preliminary and Final Plat for Highland Ranch, with Findings of Fact, and with or without conditions; or
2. Deny Case No. No.DEV-22-121, Preliminary and Final Plat for Highland Ranch, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No.DEV-22-121, Preliminary and Final Plat for Highland Ranch, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

PARCEL SIZE:

113.70 ACRES

PARCEL ID NO:

148-34-0-00-00-004.00

BUILDINGS:

NONE

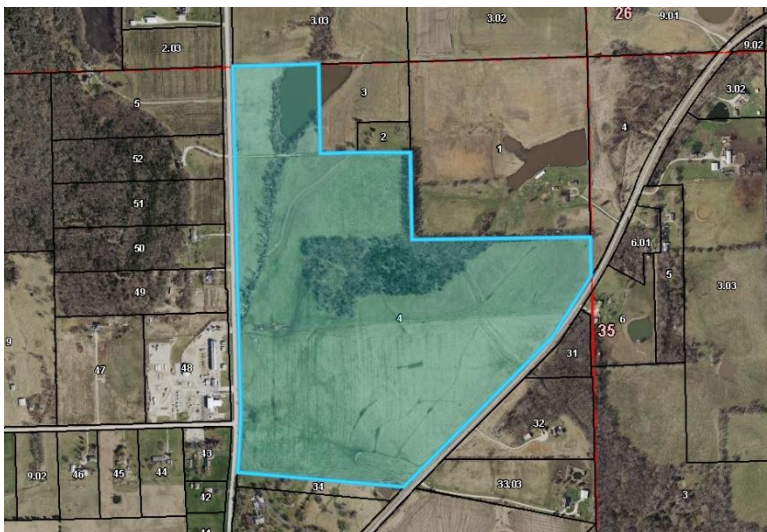
PROJECT SUMMARY:

Request for a final plat approval to subdivide property located at 00000 207th Street (148-34-0-00-00-004.00) as Lots 1 through 15 of Highland Ranch.

ACCESS/STREET:

207TH STREET - COUNTY ARTERIAL,
PAVED ± 24'; TONGANOXIE DR -
COUNTY ARTERIAL, PAVED ± 24'

Location Map:



UTILITIES

SEWER: PRIVATE SEPTIC SYSTEM

FIRE: STRANGER

WATER: RWD 9

ELECTRIC: FREESTATE

NOTICE & REVIEW:

STAFF REVIEW:

9/26/2022

NEWSPAPER NOTIFICATION:

N/A

NOTICE TO SURROUNDING
PROPERTY OWNERS:

N/A

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

STAFF COMMENTS:

The applicant is proposing to divide a 100+ acre parcel into fifteen lots. The Subdivision is classified as a Class C with all lots lying within the Rural Growth Area of Leavenworth County. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision (see condition 1). Lots 1 and 2 will be approximately 5 acres in size. Lots 3-15 range in size from 5+ to 10+ acres. All lots meet the requirements for the RR-5 zoning district. Lot 9 was originally proposed to be 4.63 acres, however the applicant has chosen to make a minor adjustment to increase Lot 9 to over 5 acres and reduce Lot 8. All lots except for Lot 1 will be accessed from a shared driveway easement. The shared drive for Lots 2/3 allows access to the Stranger Township Cemetery located off-site and the shared drive for Lots 6/7 allows access for Southern Star to their facilities on-site. The shared driveways meet the Access Management Policy. RWD 9 will require a water feasibility study to be conducted to determine what facility upgrades will be needed to service this subdivision. Southern Star operates three high-pressured gas lines that are located on the parcel. Each gas line has a 66 ft. wide easement. The Leavenworth County Zoning & Subdivision regulations require a 50 ft. setback along either side, 100 ft. total, which the applicant has included. Southern Star has permitted access across their easement for driveways and similar improvements, but the property owner must sign an agreement to meet certain standards. A draft agreement is enclosed. Staff is generally in support.

PROPOSED CONDITIONS:

1. Building permits shall be required for any new construction.
2. Erosion control shall be used when designing and constructing driveways. A form of sediment control shall be installed before work begins and maintained throughout the time that the land disturbing activities are taking place. Re-vegetation of all disturbed sites shall be completed within 45 days after completion of final grading weather permitting.
3. A waiver for the use of private septic systems within this subdivision is granted with this approval.
4. At time of development, fire hydrants shall be required, if necessary infrastructure is available.
5. The developer must comply with the following memorandums:
 - a. Email – Mike DeGraeve, Southern Star, dated September 14, 2022
 - b. Email - RWD 8, dated July 25, 2022 & August 26, 2022
 - c. Email – Mark Billquist, Stranger FD, dated August 26, 2022

ATTACHMENTS:

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

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

34 10 21

464

PID: <u>148-34</u>	Office Use Only	004.00
Township: <u>Stranger</u>		
Planning Commission Meeting Date: _____		
Case No. <u>DEV-22</u>	Date Received/Paid: <u>08-22-2022</u>	
Zoning District <u>RR 2.5 & RR 5</u>		
Comprehensive Plan land use designation _____		

APPLICANT/AGENT INFORMATION	OWNER INFORMATION
NAME: <u>Joe Herring</u>	NAME: <u>Orison LLC</u>
MAILING ADDRESS: <u>315 North 5th Street</u>	MAILING ADDRESS: <u>1204 State Ave</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>survey@teamcash.com</u>	EMAIL: <u>N/A</u>

GENERAL INFORMATION

Proposed Subdivision Name: HIGHLAND RANCH

Address of Property: 00000 207th Street

Urban Growth Management Area: N/A

SUBDIVISION INFORMATION		
Gross Acreage: <u>115 AC</u>	Number of Lots: <u>5 AC</u>	Minimum Lot Size: <u>5 AC</u>
Maximum Lot Size: <u>10 AC</u>	Proposed Zoning: <u>RR 2.5 & RR 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>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? <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 August 20, 2022</u>		Date: <u>8-20-22</u>

ATTACHMENT A

HIGHLAND RANCH

Tracts of land in the East Half of Section 34, Township 10 South,
Range 21 East of the 6th P.M., Leavenworth County, Kansas.

PRELIMINARY PLAT

PREPARED FOR:
ORISON LLC
1204 STATE AVE #STE A
Tonganoxie, KS 66686
PID NO. 148-34-0-00-004

DESCRIPTION OF RECORD:
A tract of land in the East Half of Section 34, Township 10 South, Range 21 East of the 6th P.M., more fully described as follows: Beginning at a point 456.00 feet South and 5.36 feet East of the Southwest corner of the Northeast Quarter of Section 34, said point being on the Easterly right-of-way line of County Road #9; thence South 84°57'10" East 1183 feet to the Westerly right-of-way line of County Road #5; thence Northeast along said right-of-way line to the East line of said Section 34; thence North to the Northeast corner of the Southeast Quarter of the Northeast Quarter of said Section 34; thence West 1320 feet; thence North 680 feet; thence West 680 feet; thence North 680 feet to the North line of said Section 34; thence West to the East right-of-way line of County Road #6; thence South along said right-of-way line to the point of beginning, in Leavenworth County, Kansas

- LEGEND:
- - 1/2" Rebar Set with Cap No.1296
 - - 1/2" Rebar Found, unless otherwise noted.
 - () - Record / Deeded Distance
 - POB - Point of Beginning
 - POC - Point of Commencing
 - () - Record / Deeded Distance
 - U/E - Utility Easement
 - D/E - Drainage Easement
 - B.S.L. - Building Setback Line
 - R/W - Permanent Dedicated Roadway Easement dedicated this plat
 - CL - Centerline
 - SL - Section Line
 - BM - Benchmark
 - > DIRECTION OF WATER FLOW
 - ⊗ - Power Pole
 - X - Fence Line
 - OH— Overhead Power Lines
 - Underground Telephone/Fiber Optic Line
 - ⊕ - Gas Valve
 - ⊕ - Water Meter/Valve
 - ⊕ - Telephone Pedestal
 - W— 6" Water Line - location as per district
 - Tree/Fruit Line
 - NS - Not Set this survey per agreement with client
 - X - Barb Wire Fence
 - CL - Centerline

- 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 1 is limited to a single entrance, all other lots have shared access as shown.
 - 5) 30' Access Easement is for shared access for Lots 2 & 3, and Cemetery only.
 - 6) No off-plat restrictions.

ZONING:
RR-2.5 & RR-5, Rural Residential, 2.5 & RR-5 -Acre minimum size parcels - Current and proposed

- NOTES:
- 1) This survey does not show ownership.
 - 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
 - 3) All recorded and measured distances are the same, unless otherwise noted.
 - 4) Error of Closure - See Error of Closure Calculations
 - 5) Basis of Bearing - KS State Plane NAD 83, North Zone 1501
 - 6) Monument Origin Unknown, unless otherwise noted.
 - 7) Proposed Lots for Residential Use.
 - 8) Road Record - See Survey
 - 9) Benchmark - NAUDS
 - 10) Project Benchmark (BM) - East Quarter Corner Section 32 - 1/2" Bar - 939.87'
 - 11) Easements, if any, are created hereon or listed in referenced title commitment.
 - 12) Reference Recorded Deed Doc # 2021R07794
 - 13) Utility Companies -
 - Water - Water District 9
 - Electric - Evergy / Freestate
 - Sewer - Septic / Lagoon
 - Gas - Propane / Natural Gas
 - 14) Reference Kansas Secured Title Company Commitment Number 16806 updated March 29, 2022
 - 15) Property is not in a Special Flood Hazard Area per FEMA FIR Map 2013C00225 dated July 16, 2015
 - 16) Building Setback Lines as shown hereon or noted below
 - All rear yard setbacks - 15' (Accessory - 15')
 - All side yard setbacks - 15' (Accessory - 15')
 - 17) Distances to and of structures, if any, are +- 1'.
 - 18) Easements as per referenced Title Commitment are shown hereon
 - 19) Fence Lines do not necessarily denote the boundary line for the property.
 - 20) Reference Surveys:
 - (SFT) - S.F.Tufte Survey Doc. # 20175026



HIGHLAND RANCH

Tracts of land in the East Half of Section 34, Township 10 South,
Range 21 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:
ORISON LLC
1204 STATE AVE #STE A
Tonganoxie, KS 66686
PID NO. 148-34-0-00-004

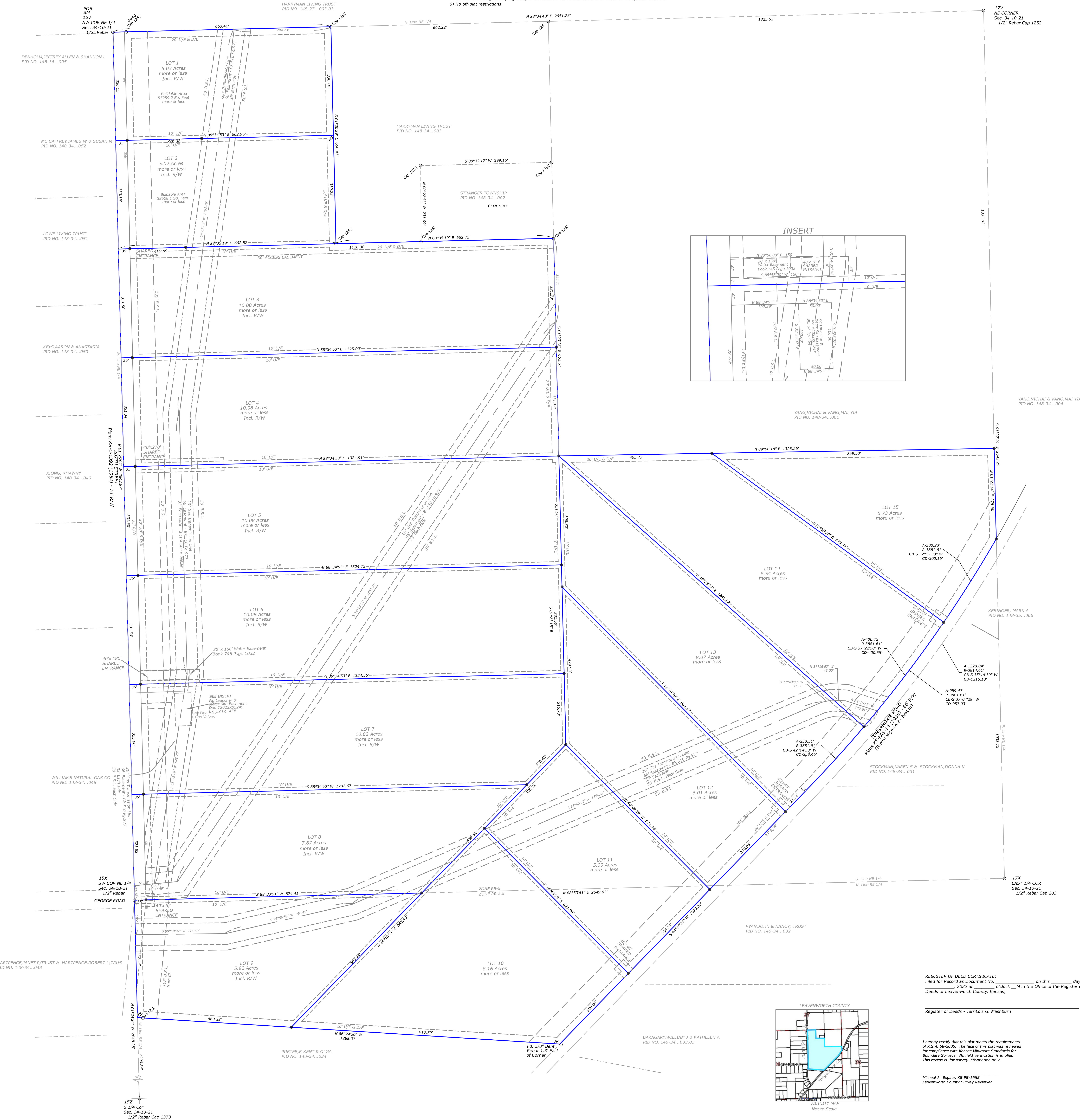
SURVEYOR'S DESCRIPTION:
Tract of land in the East Half of Section 34, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Hering PS-1286 on September 16, 2022, and fully described as follows: Beginning at the Northeast corner of the Northeast Quarter of said Section 34, thence North 88 degrees 34'40" East for a distance of 663.41 feet along the North line of said Northeast Quarter; thence South 01 degrees 20'29" East for a distance of 650.41 feet; thence North 88 degrees 35'19" East for a distance of 662.75 feet; thence South 01 degrees 23'15" East for a distance of 662.67 feet; thence North 89 degrees 00'16" East for a distance of 1325.26 feet to the East line of said Northeast Quarter; thence South 01 degrees 22'14" East for a distance of 275.50 feet along said East line to the Northwest corner of said Tonganoxie Drive; thence on a non-tangent curve to the right having a radius of 3881.61 feet and an arc length of 959.47 feet along said right of way, being subtended by a chord bearing South 37 degrees 04'29" West and a chord distance of 957.03 feet; thence South 44 degrees 10'21" West for a distance of 1079.50 feet along said right of way; thence North 86 degrees 24'30" West for a distance of 1288.07 feet to the West line of the Southeast Quarter of said Section 34; thence North 01 degrees 24'24" West for a distance of 357.44 feet along said West line to the center of Section 34; thence North 01 degrees 25'07" West for a distance of 2642.97 feet along the West line of the Northeast Quarter of said Section 34 to the point of beginning.
Together with and subject to covenants, easements, and restrictions of record.
Said property contains 115.58 acres, more or less, including road right of way.
Error of Closure: 1 - 1780443

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

ZONING:
RR-2.5 & RR-5, Rural Residential, 2.5 & RR-5 - Acre minimum size parcels - Current and proposed

NOTES:
1) This survey does not show ownership.
2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
3) All recorded and measured distances are the same, unless otherwise noted.
4) Error of Closure - See Surveyor's Description
5) Basis of Bearing - K-5 State Plane NAD 83, North Zone 1501
6) Monument Origin Unknown, unless otherwise noted.
7) Proposed Lots for Residential Use.
8) Road Record - See Survey
9) Benchmark - NAVD83
10) Project Benchmark (BM) - NW COR NE 1/4 Section 34 - 917.7'
11) Easements, if any, are created heron or issued in referenced title commitment.
12) Reference Recorded Deed Doc. # 2021607294
13) Utility Companies
- Water - Water District 9
- Electric - Evergy / Freestate
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
14) Reference Kansas Secured Title Company Commitment Number: TX0016806 updated August 1, 2022
15) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 2010C0225 dated July 16, 2015
16) Building Setback Lines as shown heron 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 as follows:
18) Easements as per referenced Title Commitment are shown heron
- Easement BK 504 Pg.1805, BK 461 Pg.194, do not appear to cross surveyed property per recorded document
- Easement BK 502 Pg.51, BK 502 Pg.1470, BK 454 Pg.499, BK 54 Pg.67, BK 372 Pg.295, are blanket per recorded document.
19) Reference Surveys
(SFT) - S.F. Title Survey Doc. # 20175026

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) Lots 2 through 15 are limited to the shared access location.
6) Lots 2 and 3 share a 30 foot access easement, access is also granted to Stranger Township Cemetery. Maintenance is the responsibility of all 3 listed parties, owners of Lot 2 and 3 are not responsible for any maintenance of driveway lying east of said Lot 2.
7) Lots 6 and 7 share a 40 foot by 180 foot access easement, access is also granted to Southern Star. Maintenance is the responsibility of all 3 listed parties.
8) All Lots must sign an encroachment agreement with Southern Star for any driveway or utility crossing a Southern Star gas line, agreeing to all terms for construction and location of driveways and utilities.
9) No off-plat restrictions.



CERTIFICATION AND DEDICATION
The undersigned propositors 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: HIGHLAND RANCH.
Easements shown on this plat are hereby dedicated for public use, the rights of way which are shown with dashed lines on the accompanying plat, and said easements may be employed to locate and maintain sewers, water lines, gas lines, poles and wires and any other form of public utility now and hereafter used by the public over, under and along the strips marked "Utility Easement" (U/E).
"Drainage Easements" or "D/E" shown on this plat are hereby dedicated for the purpose of constructing, using, replacing and maintaining a culvert, storm sewer, drainage ditch, or other drainage facility or tributary connections, including similar facilities and appurtenances thereto, including the right to maintain, repair and replace the drainage facility and for any reconstruction and future expansion of such facility, together with the right of access for the same, is hereby dedicated for public use. Drainage Easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm drainage facilities. The maintenance and upkeep of said Easements shall be the responsibility of the individual owners of the lots whereupon said Easements are dedicated. Leavenworth County shall bear no responsibility for any maintenance and upkeep of said Easements.
Streets shown on the accompanying plat and not heretofore dedicated for public use are hereby so dedicated.
Building Lines or Setback Lines (B.S.L.) are hereby established as shown on the accompanying plat and no building or portion thereof shall be built or constructed between this line and the street line.

IN TESTIMONY WHEREOF,
We, the undersigned owners of HIGHLAND RANCH, have set our hands this _____ day of _____, 2022.

Gerald Daniel Lynch, Member of Orison LLC

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____, 2022, before me, a notary public in and for said County and State of Kansas, came Gerald Daniel Lynch, Member of Orison LLC, to me personally known to be the same persons who executed the foregoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC
My Commission Expires: _____ (seal)

APPROVALS
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of HIGHLAND RANCH this _____ day of _____, 2022.

Secretary
Krystal A. Voht

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 COMMISSION APPROVAL:
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of HIGHLAND RANCH this _____ day of _____, 2022.

Chairman
Michael Smith

County Clerk
Attest: Janet Klasinski

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

Register of Deeds - Terril M. Mashburn

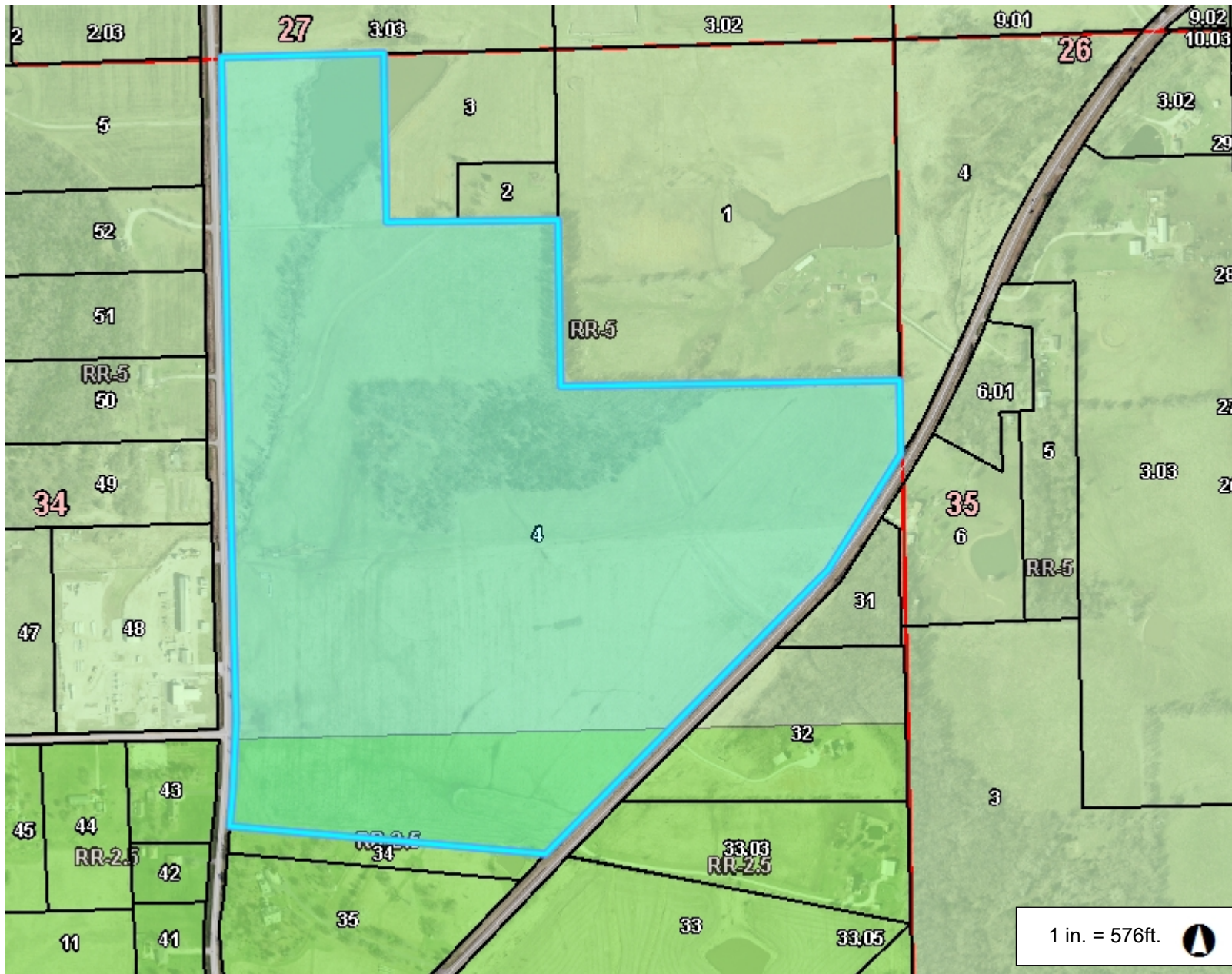
I hereby certify that this plat meets the requirements of K.S.A. 38-2005. The face of this plat was reviewed for compliance with Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for survey information only.

Michael J. Bogue, KS PS-1655
Leavenworth County Surveyor-Reviewer

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

Joseph A. Hering
PS # 1296

DEV-22-101 Highland Ranch



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. = 576ft.



1,152.1 0 576.05 1,152.1 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: Joe Herring <herringsurveying@outlook.com>
Sent: Wednesday, September 14, 2022 1:17 PM
To: Allison, Amy; Dan Lynch
Subject: Fw: [EXTERNAL] Highland Ranch
Attachments: SOUTHERN STAR ENC AGMNT.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.

Please see the email chain below along with the attached encroachment agreement.

Thank you - Joe Herring

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

From: DeGraeve, Mike <Mike.DeGraeve@southernstar.com>
Sent: Wednesday, September 14, 2022 1:09 PM
To: Joe Herring <herringsurveying@outlook.com>
Cc: Lalicker, Jason <Jason.Lalicker@southernstar.com>
Subject: RE: [EXTERNAL] Highland Ranch

Hello Joe,

The guidelines in your email are correct for driveway and utility crossings over Southern Star's easements and pipelines. An example encroachment agreement is attached for you to share with the County.

Please let me know if you need anything more.

Mike DeGraeve | Design Engineer
office: (816)810-4500
email: mike.degraeve@southernstar.com



From: Joe Herring <herringsurveying@outlook.com>
Sent: Wednesday, September 14, 2022 9:38 AM
To: DeGraeve, Mike <Mike.DeGraeve@southernstar.com>
Subject: [EXTERNAL] Highland Ranch

You don't often get email from herringsurveying@outlook.com. [Learn why this is important](#)

CAUTION: This email is from an external sender. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Per conversation dated 9-14-22 the following guidelines will be used for driveway crossing the existing pipelines.

1. Any work over the existing line or within the shown easements will require a valid Kansas One-Call location along with a representative of Southern Star on-site during the construction.
2. Any hard surface driveways and utilities crossing the existing gas lines should be as close to 90 degrees from the pipeline as possible - actual location to be approved by Southern Star. Gravel driveways can vary from the defined angle as approved by Southern Star.
3. Each crossing will need a depth inspection of the existing gas line. Upon depth determination, additional fill or concrete slab maybe required by Southern Star to protect the gas line.
4. An "Encroachment Agreement" will need to be entered into between Southern Star and the Owner of the platted Lot.

Plat Adjustment:

Shared Entrance on Lot 6 and 7 to extend East past the existing "Pig Launcher" structure.

Mike, it is my understanding that Southern Star will support the driveway crossing for the submitted plat of Highland Ranch with the above stated guidelines.

Thank you - Joe Herring

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

STATE OF [REDACTED]

Tract [REDACTED]

COUNTY OF [REDACTED]

Line: [REDACTED]

ENCROACHMENT AGREEMENT

THIS AGREEMENT, entered into by and between **SOUTHERN STAR CENTRAL GAS PIPELINE, INC.**, (formerly Williams Gas Pipelines Central, Inc., Williams Natural Gas Company, Northwest Central Pipeline Corporation and Cities Service Gas Company), a Delaware corporation, whose mailing address is P.O. Box 20010, Owensboro, Kentucky 42304, hereinafter referred to as "Company", and [REDACTED], a [REDACTED] whose mailing address is [REDACTED], hereinafter referred to as "Owner".

WHEREAS, Company is the current owner/holder of a valid and subsisting right-of-way(s), easement(s), lease(s), agreement(s) and/or similar rights located in the [REDACTED] of Section [REDACTED], Township [REDACTED], Range [REDACTED], [REDACTED] County, [REDACTED] pursuant to the instrument recorded with the Register of Deeds in [REDACTED] County, [REDACTED] and as more fully described on **Exhibit A** (the "Pipeline Easement(s)") for the installation, modification and/or operation of Pipeline Facilities defined, without limitation, as being pipelines currently existing on or in the Pipeline Easement(s), together with all substitutions or replacements thereto and together with all appurtenances thereto, including but not limited to compressor stations, pump stations, valves, meters, tanks, fittings, connections, corrosion control and pressure detection devices, wires, cables, pig traps, and any other appurtenances associated with the pipelines.

WHEREAS, Owner is in possession of leases and/or easement rights and/or owns (the "Owner's Tracts") a portion of which cover the parcels listed on **Exhibit B** (the "Property") for the development, construction, operation, maintenance, repair and replacement of [REDACTED] to be located in [REDACTED], [REDACTED] County, [REDACTED] (the "Project").

WHEREAS, Owner has or shall construct certain improvements upon, over or under the Pipeline Easements as part of its Project and as specifically described on **Exhibit C** attached hereto and made a part hereof (collectively referred to herein as the "Encroachments").

Encroachment Agreement between Southern Star Central Gas Pipeline, Inc. & [REDACTED] located in the [REDACTED] Section [REDACTED] Township [REDACTED], Range [REDACTED], [REDACTED] County, [REDACTED].

WHEREAS, under the terms of this Agreement, Company is willing to permit said encroachments and,

NOW THEREFORE, Company grants Owner a limited right to encroach upon the Pipeline Easements, subject to the terms and conditions set forth herein; and Owner, in consideration of this limited right of Encroachments, agrees to the following covenants and obligations set forth herein:

1. Owner specifically acknowledges Company's need for access to its facilities and recognizes its rights under the Pipeline Easements, which, are to remain in full force and effect notwithstanding this Agreement. As consideration for this Agreement, any cost to Owner or damage to the Encroachments resulting from Company's need to maintain, operate, repair or replace any portion of the Pipeline Facilities, including, but not limited to, costs for the maintenance, replacement or repair of any portion of the Encroachments, will be the sole responsibility of Owner and Company will not, under any circumstances, be responsible for loss or damage to the Encroachments.
2. Owner will cause to be furnished to Company contemporaneously with the execution of this Agreement, detailed plans, including a certified survey, for the construction of the Encroachments upon, over or under the Pipeline Easements. The plans shall be deemed incorporated herein by reference and made a part of this Agreement. Owner agrees that any review or approval by Company of any plans and/or specifications relating to the Encroachments or the identity of any contractors, subcontractors and materialmen is solely for Company's benefit, and without any representation or warranty whatsoever to Owner with respect to the adequacy, correctness or efficiency thereof or otherwise and it is understood that such Company's approval does not absolve Owner of any liability hereunder. Further, Owner, in connection with the construction, maintenance and/or removal of the Encroachments, agrees to observe and fully comply with all laws, rules and regulations of the United States, the State of _____, and all agencies and political subdivisions thereof. Owner agrees and acknowledges that all work on the easement shall be performed in a workman like manner.
3. This Agreement shall be terminable by Company in the event of Owner's material noncompliance with the requirements, conditions or specifications of this Agreement and the continuation thereof for a period of thirty (30) days following written notice to Owner or immediately after such written demand by Company if such non-compliance will result in Company's reasonable opinion to a substantial risk to health or safety. Should Company terminate this Agreement, Owner will relocate and/or remove the Encroachments at no expense or risk to Company.
4. No permanent structures, including without limitation landscaping, irrigations systems and signage not explicitly approved by this Agreement shall be allowed within Company's easement.

Encroachment Agreement between Southern Star Central Gas Pipeline, Inc. & _____ located in the _____
Section ____ Township _____, Range _____, _____, County, _____.

5. Owner agrees and understands that its work and encroachments are to strictly adhere to Company's Land Use and Developers Handbook located on-line at <https://www.southernstar.com/safety/pipeline-safety/>.
6. Owner will restrict all equipment traffic over the Company's pipeline until the pipeline has undergone a load study conducted and approved by Company. In order for that study to be conducted, Owner agrees to submit to Company (at sscencroachments@southernstar.com) a comprehensive list of equipment to be used on the pipeline easement. Owner understands that it shall be financially responsible for any and all outside engineering services required for Company to perform the Load Study and for complying with the requirements of said Load Study.
7. Indemnity/Hold Harmless/Insurance.
- (A) To the fullest extent permitted by law, Owner shall indemnify, defend and hold harmless Company and Company's affiliated companies, partners, shareholders, employees and agents (collectively, "indemnitees") for, from and against any and all claims, liabilities, fines, penalties, costs, damages, losses, liens, causes of action, suits, demands, judgments and reasonably incurred out of pocket expenses (including, without limitation, court costs, reasonable attorneys' fees and costs of investigation) (collectively, "liabilities") of any nature, kind or description of any indemnitee directly or indirectly arising out of, resulting from or related to (in whole or in part): (i) Owner's occupation and use of the existing pipeline easement area; (ii) construction, use, state of repair or presence of the encroachments; or (iii) any act or omission of Owner or Owner's officers, agents, employees, or contractors, or anyone directly or indirectly employed by any of them, or anyone they control or exercise control over, even if such liabilities arise from or are attributed to, in whole or in part, to the negligence of any indemnitee. The only liabilities with respect to which Owner's obligation to indemnify the indemnitees does not apply are liabilities wholly caused by the sole negligence or willful misconduct of an indemnitee.
- (B) Owner acknowledges that having the encroachments, whether permitted or not, on the existing Pipeline Easements provides some risk that the encroachments may be damaged in the course of Company's operations or activities. Therefore, notwithstanding any other provision in this agreement, to the fullest extent permitted by law, Owner releases the indemnitees from any loss, damage and/or claim from loss or damage to their property, including the encroachments, that Owner may have against the indemnitees resulting from the activities of Company in the ordinary course of its operations, provided that such release shall not apply to any loss, damage or claim wholly caused by the gross negligence or willful misconduct of an indemnitee.

8. Owner shall notify or cause Company to be notified, at least forty-eight (48) hours prior to the performance of any construction or excavation work upon the Pipeline Easement. Owner covenants and agrees to notify or cause its representative to notify the appropriate state one-call center as required by law no less than forty-eight (48) hours prior to the commencement of excavation in or near the existing pipeline easement area. Company shall have the absolute right to perform any work upon, over or under the Pipeline Easements it reasonably deems necessary for the maintenance or operation of its facilities without prior notice to Owner.
9. During the exercise of its easement rights to construct, maintain and operate the pipeline and appurtenances, in the event Company or its contractors destroy or damage the encroachments herein permitted, including without limitation landscaping and/or irrigation systems, all such damages to said permitted items and all costs thereof shall be the sole responsibility of Owner, its successors and assigns, unless such loss, or cost or expense is directly and solely caused by the gross negligence or willful misconduct of Company, its agents, contractors and/or subcontractors.
10. During the exercise of its easement rights to construct, maintain and operate the pipeline and appurtenances, in the event Company or its contractors restrict or block access to the Encroachment or any of its facilities, Company will not be responsible for providing an alternate source of access, liable for the loss of any and all income and/or any and all damages caused by such activities.
11. Prior to commencement of construction of the above referenced work and Encroachment(s), Owner or Owner's contractor, shall provide Company certificates of insurance expressly naming Company as an additional insured and evidencing coverage in the amount of one million dollars (\$1,000,000.00) general liability, one million dollars (\$1,000,000.00) auto liability, and one million dollars (\$1,000,000.00) workers compensation and employers' liability insurance for the construction area described herein, and containing thirty (30) days prior written notice of cancellation. Certificates of Insurance and this signed Agreement will be submitted to the following address:

Southern Star Central Gas Pipeline, Inc.
Attn: Land Department
4700 State Route 56
P.O. Box 20010
Owensboro, KY 42304

12. No failure or delay in exercising any right, power or privilege hereunder shall operate as a waiver thereof, nor shall any single or partial exercise thereof preclude any other or further exercise of any right, power or privilege hereunder.

13. In the event it shall become necessary for either party to commence litigation to enforce any provision of this Agreement, the prevailing party shall be entitled to recover its reasonable attorney's fees and attendant expenses in conjunction with such litigation.
14. Owner warrants that it is the current owner of the real property and/or the holder of the easement right(s) described herein and has the right, title and capacity to enter into this Agreement.
15. Under no circumstance shall Company be required to relocate a Pipeline Facility.
16. Owner agrees to abide by the Company's guidelines, procedures and requirements for working in and around Company's easement(s) and/or facilities and failure to do so will be considered a breach of this Agreement.
17. The terms of this Agreement shall constitute covenants running with the land and will be binding upon and inure to the benefit of the parties hereto, or their successors and assigns. The obligations of Owner herein shall survive the termination of this Agreement.

IN WITNESS WHEREOF, we hereunto set our hands and seals on the day and year indicated below our signatures.

COMPANY:

SOUTHERN STAR CENTRAL GAS PIPELINE, INC.

Shawn Patterson, Vice-President and
Chief Operations Officer

Date: _____

Owner:

Date: _____

Encroachment Agreement between Southern Star Central Gas Pipeline, Inc. & _____ located in the _____
Section __ Township __, Range __, __, County, __.

CORPORATE ACKNOWLEDGEMENT

COMMONWEALTH OF KENTUCKY

COUNTY OF DAVIESS

Before me, the undersigned, a Notary Public duly commissioned in and for the county and state aforesaid, on this _____ day of _____, 20____, personally appeared Shawn Patterson, who being by me duly sworn, did say that he is the Vice President and Chief Operations Officer of Southern Star Central Gas Pipeline, Inc., a corporation, and that said instrument was signed on behalf of said corporation by authority of its Board of Directors, and said Shawn Patterson acknowledged said instrument to be the free act and deed of said corporation.

In testimony whereof, I have hereunto set my hand and affixed my official seal at my office in said county and state the day and year last above written.

Notary Public

My Commission Expires _____, 20____.

Encroachment Agreement between Southern Star Central Gas Pipeline, Inc. & _____ located in the _____
Section ___ Township _____, Range _____, _____, County, _____.

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF _____

COUNTY OF _____

Before me, the undersigned, a Notary Public duly commissioned in and for the county and state aforesaid, on this _____ day of _____, 20____, personally appeared, _____, known to me to be identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free act and deed of said, Limited Liability Company, for the use and purpose set forth.

Notary Public

My Commission Expires: _____, 20____.

Encroachment Agreement between Southern Star Central Gas Pipeline, Inc. & _____ located in the _____
Section ____ Township _____, Range _____, _____, County, _____.

Allison, Amy

From: Rural Water District 9 lvrwd9 <lvrwd9@gmail.com>
Sent: Monday, July 25, 2022 10:46 AM
To: Allison, Amy
Subject: Re: DEV-22-101 Preliminary Plat – Highland Ranch

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.

Lv. Rural Water District #9 has been provided with the proposed plat for the Highland Ranch subdivision. The proposed subdivision is within LVRWD9 territory. Section 2.02 of the County Code does not require the District's approval for the plat to be processed. However, to be clear on this matter, once the proposal has been approved, the developer would need to approach the District to get an estimate to supply water service to this subdivision. As such, the District has not determined if service can be provided for the area. Any new connections are required to undergo a capacity study by the District's engineer to determine if the system can serve the area in line with KDHE requirements. This usually requires substantial line improvements to reach such areas. This is not an indication that the District cannot serve the area, but the study will need to be done. The expense for the study and any cost for a line extension or improvements is solely the developers responsibility. Once the proposal has been approved the developer can work with LVRWD #9 to start the process.

Thank You.

On Tue, Jul 12, 2022 at 1:13 PM Allison, Amy <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 15-lot subdivision at 00000 207th Street (148-34-0-00-00-004.00)

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, July 19, 2022.

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

Thank you,

Amy Allison, AICP

Deputy Director

Planning & Zoning

Leavenworth County

913.364.5757

--

Thanks,



Karen Armstrong

District Manager

913-845-3571

Allison, Amy

From: Rural Water District 9 lvrwd9 <lvrwd9@gmail.com>
Sent: Friday, August 26, 2022 2:53 PM
To: Allison, Amy
Cc: Magaha, Chuck; Miller, Jamie; Patzwald, Joshua; Van Parys, David; stfdchief1760@gmail.com; amanda.holloway@freestate.coop; DeGraeve, Mike
Subject: Re: DEV-22-121 Final Plat – Highland Ranch

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 July 25, 2022 response given should be sufficient for a response to this email as well.
Thank you and have a good weekend.

On Fri, Aug 26, 2022 at 2:12 PM Allison, Amy <AAllison@leavenworthcounty.gov> wrote:

Good Afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Final Plat for a 15-lot subdivision at 00000 207th Street (PID 148-34-0-00-00-004.00).

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 Friday, September 2, 2022.

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

Thank you,

Amy Allison, AICP

Deputy Director

Planning & Zoning

Leavenworth County

913.364.5757

--

Thanks,



Karen Armstrong
District Manager
913-845-3571

Allison, Amy

From: Mark Billquist <stfdchief1760@gmail.com>
Sent: Friday, August 26, 2022 3:57 PM
To: Allison, Amy
Subject: Re: DEV-22-121 Final Plat – Highland Ranch

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 Fri, Aug 26, 2022 at 2:12 PM Allison, Amy <AAllison@leavenworthcounty.gov> wrote:

Good Afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Final Plat for a 15-lot subdivision at 00000 207th Street (PID 148-34-0-00-00-004.00).

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 Friday, September 2, 2022.

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

Thank you,

Amy Allison, AICP

Deputy Director

Planning & Zoning

Leavenworth County

913.364.5757

--

Mark Billquist

Stranger Township Fire Chief

Midwest Regional Treasurer 10-33 Foundation

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

stfdchief1760@gmail.com

"If the grass looks greener on the other side...stop staring, stop comparing, stop complaining, start watering the grass you're standing on." - Angel Chernoff

Allison, Amy

From: Amanda Tarwater <amanda.tarwater@freestate.coop>
Sent: Monday, August 29, 2022 11:18 AM
To: Allison, Amy
Subject: Re: DEV-22-121 Final Plat – Highland Ranch

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

From: Allison, Amy <AAllison@leavenworthcounty.gov>
Date: Friday, August 26, 2022 at 2:13 PM
To: Magaha, Chuck <cmagaha@lvsheriff.org>, Miller, Jamie <JMiller@leavenworthcounty.gov>, Patzwald, Joshua <jpatzwald@lvsheriff.org>, Van Parys, David <DVanParys@leavenworthcounty.gov>, 'stfdchief1760@gmail.com' <stfdchief1760@gmail.com>, Amanda Tarwater <amanda.tarwater@freestate.coop>, 'Lvrwd9@gmail.com' <Lvrwd9@gmail.com>, 'DeGraeve, Mike' <Mike.DeGraeve@southernstar.com>
Subject: RE: DEV-22-121 Final Plat – Highland Ranch

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 Final Plat for a 15-lot subdivision at 00000 207th Street (PID 148-34-0-00-00-004.00).

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 Friday, September 2, 2022.

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

Thank you,

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

HIGHLAND RANCH

Tracts of land in the East Half of Section 34, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:
ORISON LLC
1204 STATE AVE #STE A
Tonganoxie, KS 66066
PID NO. 148-34-0-00-004

SURVEYOR'S DESCRIPTION:
Tract of land in the East Half of Section 34, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on September 16, 2022, and more fully described as follows: Beginning at the Northwest corner of the Northeast Quarter of said Section 34; thence North 88 degrees 34'48" East for a distance of 663.41 feet along the North line of said Northeast Quarter; thence South 01 degrees 22'25" East for a distance of 660.41 feet; thence North 88 degrees 35'19" East for a distance of 662.75 feet; thence South 01 degrees 22'14" East for a distance of 662.50 feet; thence North 88 degrees 00'18" East for a distance of 1325.26 feet; thence South 01 degrees 22'14" East for a distance of 275.50 feet to the Northwestern right of way of Tonganoxie Drive; thence on a non-tangent curve to the right having a radius of 3881.61 feet and an arc length of 960.59 feet along said right of way, being subtended by a chord bearing South 37 degrees 04'59" West and a chord distance of 958.14 feet; thence South 37 degrees 04'59" West for a distance of 1078.40 feet along said right of way; thence North 88 degrees 24'30" West for a distance of 1286.07 feet to the West line of the Southeast Quarter of said Section 34; thence North 01 degrees 24'24" West for a distance of 357.44 feet along said West line to the center of Section 34; thence North 01 degrees 25'07" West for a distance of 2542.97 feet along the West line of the Northeast Quarter of said Section 34 to the point of beginning.
Together with and subject to covenants, easements, and restrictions of record.
Said property contains 115.58 acres, more or less, including road right of way.
Error of Closure: 1 - 481109

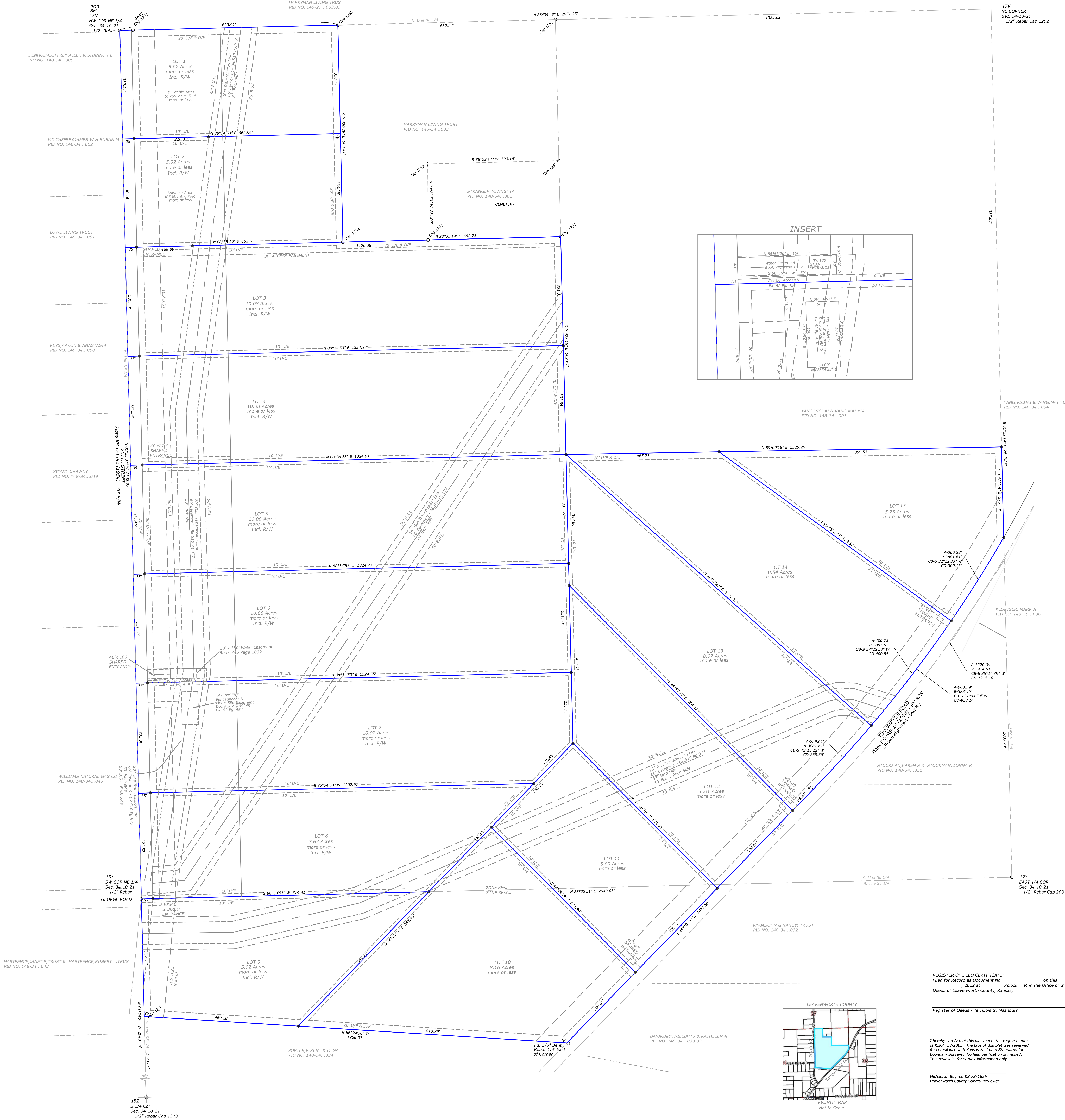
- LEGEND:
- - 1/2" Rebar Set with Cap No. 1296
 - () - 1/2" Rebar Found, unless otherwise noted.
 - () - Record / Deeded Distance
 - POC - Point of Beginning
 - () - Record / Deeded Distance
 - U/E - Utility Easement
 - D/E - Drainage Easement
 - B.S.L. - Building Setback Line
 - R/W - Permanent Dedicated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

- 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) Lots 2 through 15 are limited to the shared access location.
 - 6) Lots 2 and 3 share a 30 foot access easement, access is also granted to Stranger Township Cemetery. Maintenance is the responsibility of all 3 listed parties, owners of Lot 2 and 3 are not responsible for any maintenance of driveway lying east of said Lot 2.
 - 6) No off-plat restrictions.

ZONING:
RR-2.5 & RR-5, Rural Residential; 2.5 & RR-5 - Acre minimum size parcels - Current and proposed

- NOTES:
- 1) This survey does not show ownership.
 - 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
 - 3) All recorded and measured distances are the same, unless otherwise noted.
 - 4) Error of Closure - See Surveyor's Description
 - 5) Basis of Bearing - KS State Plane NAD 83, North Zone 1501
 - 6) Monument Origin Unknown, unless otherwise noted.
 - 7) Proposed Lots for Residential Use.
 - 8) Road Record - See Survey
 - 9) Benchmark - NAVD83
 - 10) Project Benchmark (BM) - NW COR NE 1/4 Section 34 - 917.77
 - 11) Easements, if any, are created hereon or listed in referenced title commitment.
 - 12) Reference Recorded Deed Doc # 2021R07794
 - 13) Utility Companies:
 - Water - Water District 9
 - Electric - Energy / FreeState
 - Sewer - Septic / Lagoon
 - Gas - Propane / Natural Gas
 - 14) Reference Kansas Secured Title Company Commitment Number TX0016806
 - 15) updated August 1, 2022
 - 16) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 2013C0225 dated July 16, 2013
 - 17) Building Setback Lines as shown hereon or noted below
 - All side yard setbacks - 15' (Accessory - 15')
 - All rear yard setbacks - 40' (Accessory - 15')
 - 18) Distances to and of structures, if any, are +- 1'.
 - 19) Easements as per referenced Title Commitment are shown hereon
 - Easement Bk.504 Pg.1805, Bk.461 Pg.194, do not appear to cross surveyed property per recorded document
 - Easement Bk. 503 Pg.41, Bk.302 Pg.1470, Bk.624 Pg.499, Bk.454 Pg.67, Bk.375 Pg.299, are blanket per recorded document.
 - 20) Fence Lines do not necessarily denote the boundary line for the property.
 - 21) Reference Surveys:
 - (SPT) - S.F.Turte Survey Doc. # 20175026

09-20-2022
OLSSON REVIEW
No Further
Comments



REGISTER OF DEED CERTIFICATE:
Filed for Record as Document No. _____ on this _____ day of _____, 2022 at _____ M in the Office of the Register of Deeds of Leavenworth County, Kansas,

Register of Deeds - Terril/Lois G. Mashburn

I hereby certify that this plat meets the requirements of K.S.A. 88-2005. 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.

Michael J. Bogna, KS PS-1655
Leavenworth County Survey Reviewer

APPROVALS
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of HIGHLAND RANCH this _____ day of _____, 2022.

Secretary
Krystal A. Voth

Chairman
Steven Rosenthal

COUNTY ENGINEER'S APPROVAL:
The County Engineer's plot 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 HIGHLAND RANCH this _____ day of _____, 2022.

Chairman
Michael Smith

County Clerk
Attest: Janet Klasinski

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

Joseph A. Herring
PS # 1296

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

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

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

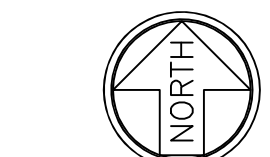
Building Lines or Setback Lines (B.S.L.) are hereby established as shown on the accompanying plat and no building or portion thereof shall be built or constructed between this line and the street line.

IN TESTIMONY WHEREOF,
We, the undersigned owners of HIGHLAND RANCH, have set our hands this _____ day of _____, 2022.

Gerald Daniel Lynch, Member of Orison LLC

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____, 2022, before me, a notary public in and for said County and State came Gerald Daniel Lynch, Member of Orison LLC, to me personally known to be the same persons who executed the foregoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC
My Commission Expires: _____ (seal)

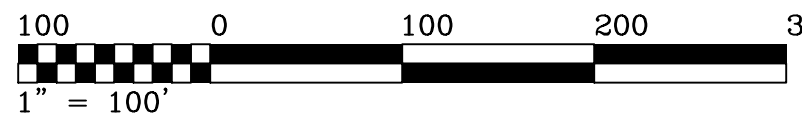


Scale 1" = 100'

Job # K-22-1581
June 10, 2022 Rev. 9-15-22



310 North 5th Street, Leaw, KS 66048
Ph. 913.661.3858 Fax 913.672.5361
Email - survey@herringco.com



Summary of Comments on HIGHLAND RANCH FINAL 24x36Port

Page: 1

 Number: 1 Author: mjbogina Subject: Typewritten Text Date: 9/26/2022 1:22:20 PM
Reviewed 2022.09.26. No Comments.

*****Consent Agenda*****
Leavenworth County
Request for Board Action
Case No. DEV-22-124
Replat of Lots 2 & 3 of Rock Ridge Estates

Date: October 26, 2022

To: Board of County Commissioners

From: Planning & Zoning Staff

Department Head Review: Krystal Voth, Reviewed

Additional Reviews as needed:

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

Action Requested: The applicants are requesting a Replat for a three-lot subdivision within the Rock Ridge Estates Subdivision. The three lots vary in size from 2.51 to 2.99 acres.

Analysis: The applicant is proposing to add an additional lot within the Rock Ridge Estates subdivision by dividing the existing Lots 2 & 3 into three 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 there is no sanitary sewer located within 660' of the subdivision (see Condition 3). All lots will access off of Metro Ave and will vary in size from 2.51 to 2.99 acres. The lot line between Lots 1 and 2 will divide an existing pond, but Staff supports the division as it maintains a regular and logical division of the existing land. All lots meet the minimum Zoning & Subdivision standards. For water connection, proper application will need to take place to RWD 7.

Recommendation: The Planning Commission voted 6-0 (3 absences) to recommend approval of Case No. DEV-22-124, Rock Ridge Estates Replat subject to conditions.

Alternatives:

1. Approve Case No. DEV-22-124, Rock Ridge Estates Replat, with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-22-124, Rock Ridge Estates Replat, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-22-124, Rock Ridge Estates Replat, 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-22-124 Rock Ridge Estates Replat

October 26, 2022

REQUEST: **Consent Agenda**

☒ Replat

STAFF REPRESENTATIVE:

JOSHUA GENTZLER
PLANNER II

SUBJECT PROPERTY: 00000 & 00000 METRO AVE

APPLICANT/APPLICANT AGENT:

JOE HERRING
HERRING SURVEYING

PROPERTY OWNER:

DAWN REAL ESTATE HOLDINGS NO 1
LLC
15506 METRO AVE
BONNER SPRINGS, KS 66012

CONCURRENT APPLICATIONS:

NONE

LAND USE

ZONING: RR-2.5

FUTURE LAND USE DESIGNATION:
RESIDENTIAL (2.5 ACRE MINIMUM)

LEGAL DESCRIPTION:

Lots 2 & 3, Rock Ridge Estates, Leavenworth County Kansas.

SUBDIVISION: ROCK RIDGE ESTATES

FLOODPLAIN: N/A

STAFF RECOMMENDATION: APPROVAL

PROPERTY INFORMATION

ACTION OPTIONS:

1. Approve Case No. DEV-22-124, Rock Ridge Estates Replat, with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-22-124, Rock Ridge Estates Replat, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-22-124, Rock Ridge Estates Replat, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

PARCEL SIZE:

8.02 ACRES

PARCEL ID NO:

186-23-0-00-00-019.02 &
186-23-0-00-00-019.03

BUILDINGS:

N/A

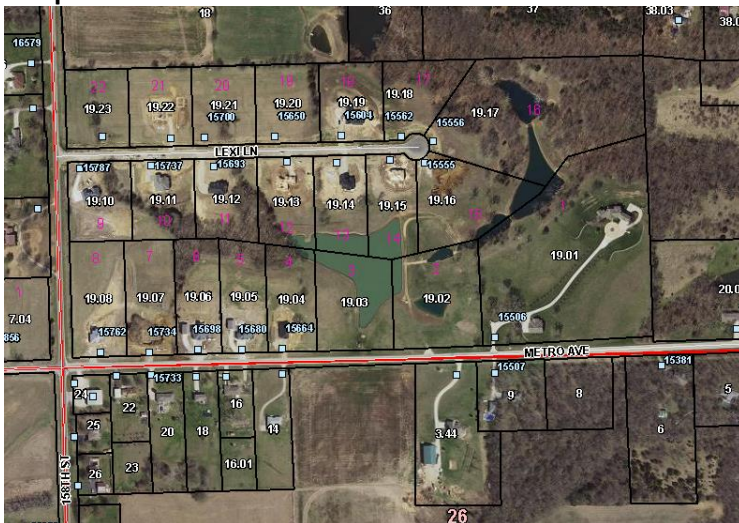
PROJECT SUMMARY:

Request for a replat approval to subdivide property located at 00000 & 00000 Metro Ave (186-23-0-00-00-019.02 & 186-23-0-00-00-019.03) as Lots 1-3 of Rock Ridge Estates Replat.

ACCESS/STREET:

METRO AVE – LOCAL, PAVED ± 60'

Location Map:



UTILITIES

SEWER: PRIVATE SEPTIC SYSTEM

FIRE: FAIRMOUNT

WATER: RWD 7

ELECTRIC: EVERGY

NOTICE & REVIEW:

STAFF REVIEW:

10/12/2022

NEWSPAPER NOTIFICATION:

N/A

**NOTICE TO SURROUNDING
PROPERTY OWNERS:**

N/A

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

STAFF COMMENTS:

The applicant is proposing to add an additional lot within the Rock Ridge Estates subdivision by dividing the existing Lots 2 & 3 into three 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 there is no sanitary sewer is located within 660' of the subdivision (see Condition 3). All lots will access off of Metro Ave and will vary in size from 2.51 to 2.99 acres. The lot line between Lots 1 and 2 will divide an existing pond, but Staff supports the division as it maintains a regular and logical division of the existing land. All lots meet the minimum Zoning & Subdivision standards. For water connection, proper application will need to take place to RWD 7.

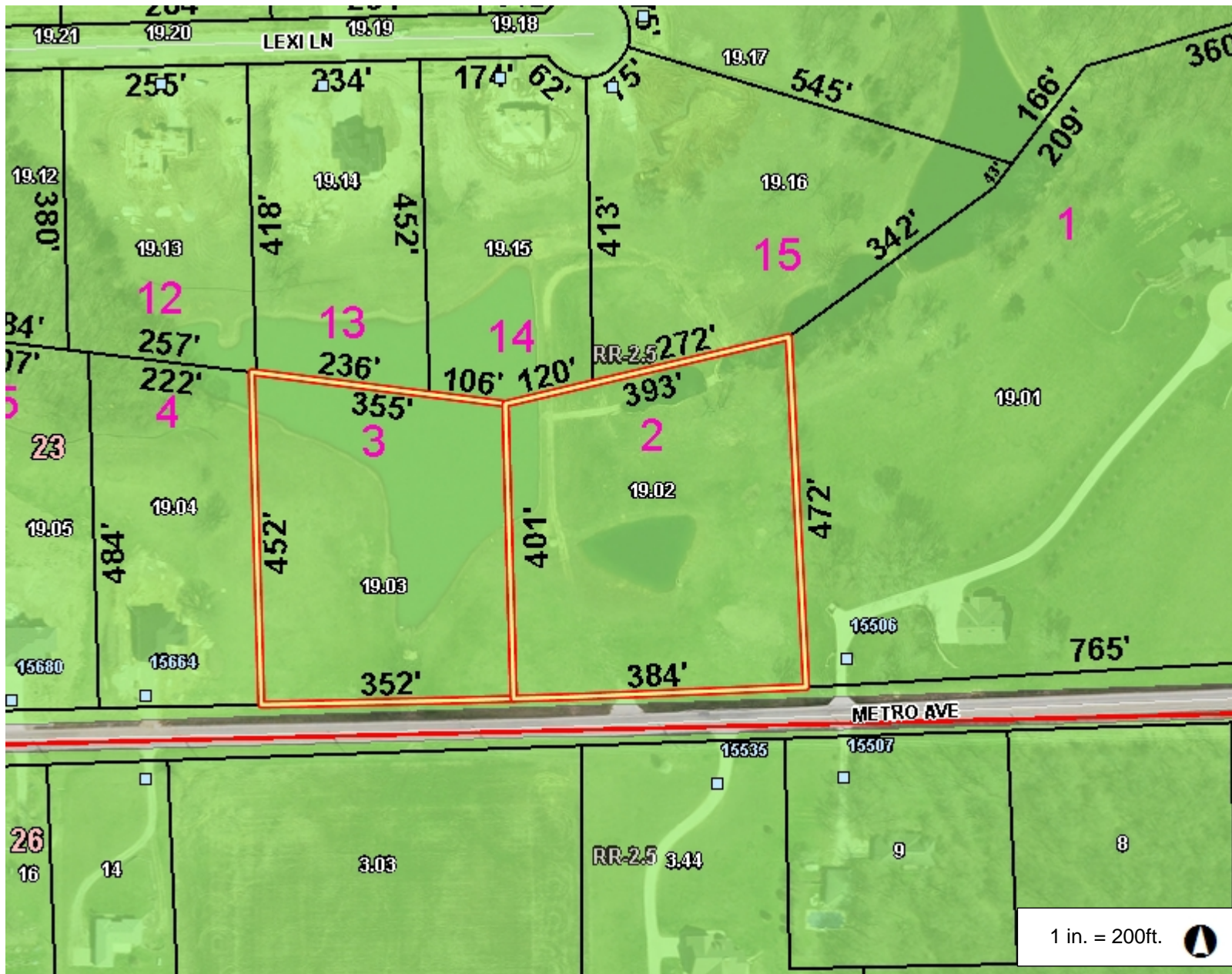
PROPOSED CONDITIONS:

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 the necessary infrastructure is available.

ATTACHMENTS:

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

DEV-22-124 Rock Ridge Estates Replat



Legend

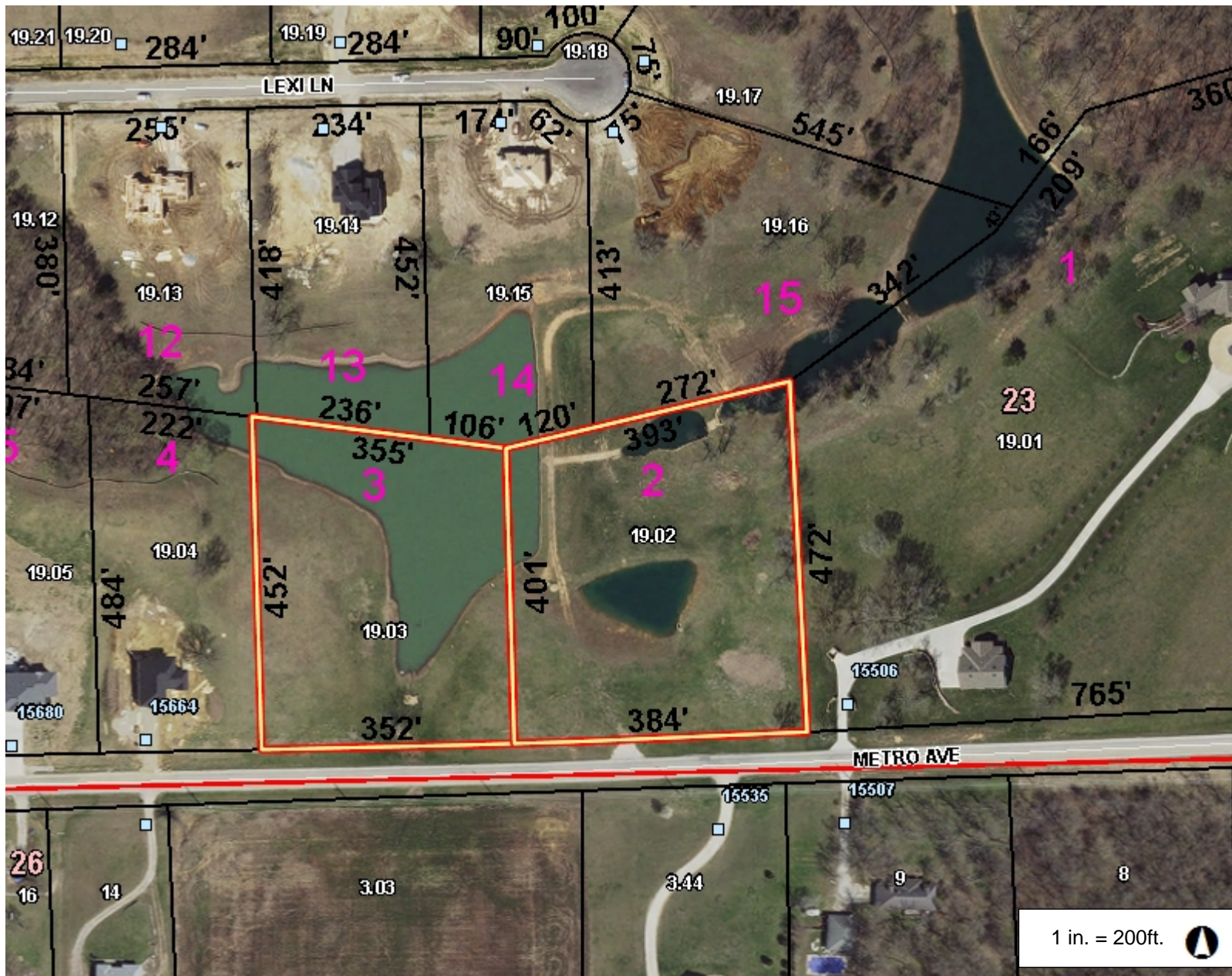
- Address Point
- Parcel Number
- Lot Line
- Parcel
- City Limit Line
- Major Road
- <all other values>
- 70
- Road
- <all other values>
- PRIVATE
- Railroad
- Section
- Section Boundaries
- County Boundary
- Zoning
- B-1
- B-2
- B-3
- I-1
- I-2
- I-3
- MXD
- PC
- PI
- PR-1

Notes
















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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

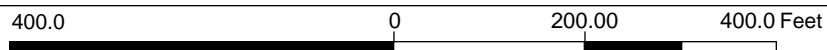
DEV-22-124 Rock Ridge Estates Replat



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

Notes



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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

From: [Mitch Pleak](#)
Sent: Monday, October 17, 2022 10:01 AM
To: [Gentzler, Joshua](#)
Cc: [Noll, Bill](#)
Subject: RE: Review Request - Rock Ridge Estates Replat - DEV-22-124

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

Joshua,
Good morning. The revised FP and drainage report has been reviewed. No further comments for both. Please let me know of any questions.
Sincerely,

Mitch

From: Gentzler, Joshua <JGentzler@leavenworthcounty.gov>
Sent: Wednesday, October 12, 2022 10:42 AM
To: Mitch Pleak <mpleak@olsson.com>
Cc: Noll, Bill <BNoll@leavenworthcounty.gov>
Subject: RE: Review Request - Rock Ridge Estates Replat - DEV-22-124

We received the attached revisions over the weekend. Can you please review?

Thanks,

Joshua Gentzler
[Planning & Zoning](#)
913.684.0464

From: Mitch Pleak <mpleak@olsson.com>
Sent: Monday, October 3, 2022 9:29 AM
To: Gentzler, Joshua <JGentzler@leavenworthcounty.gov>
Cc: Noll, Bill <BNoll@leavenworthcounty.gov>
Subject: [BULK] RE: Review Request - Rock Ridge Estates Replat - DEV-22-124
Importance: Low

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

Joshua,
Good morning. The drainage report has been reviewed. The link below includes comments.
Please let me know of any questions.

Citrix Attachments

Expires April 1, 2023

2022.09.26 DEV-22-124 Drainage Report.pdf

2.7 MB

[Download Attachments](#)

Mitchell Pleak uses Citrix Files to share documents securely.

Thanks,

Mitch Pleak

From: Gentzler, Joshua <JGentzler@leavenworthcounty.gov>
Sent: Monday, September 26, 2022 8:59 AM
To: Mitch Pleak <mpleak@olsson.com>
Cc: Noll, Bill <BNoll@leavenworthcounty.gov>; Allison, Amy <AAllison@leavenworthcounty.gov>
Subject: RE: Review Request - Rock Ridge Estates Replat - DEV-22-124

Attached is the revised drainage report.

Joshua Gentzler
[Planning & Zoning](#)
913.684.0464

From: Mitch Pleak <mpleak@olsson.com>
Sent: Friday, September 16, 2022 10:50 AM
To: Gentzler, Joshua <JGentzler@leavenworthcounty.gov>
Cc: Noll, Bill <BNoll@leavenworthcounty.gov>
Subject: [BULK] RE: Review Request - Rock Ridge Estates Replat - DEV-22-124
Importance: Low

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

Joshua,
Good morning. The replat has been reviewed with comments in the link below. Please let me know of any questions.
Thanks,

Mitch

Citrix Attachments

Expires March 15, 2023

2022.08.30 DEV-22-124 Replat.pdf

1.6 MB

[Download Attachments](#)

Mitchell Pleak uses Citrix Files to share documents securely.

From: Gentzler, Joshua <JGentzler@leavenworthcounty.gov>
Sent: Wednesday, September 7, 2022 4:47 PM

To: Mitch Pleak <mpleak@olsson.com>; Noll, Bill <BNoll@leavenworthcounty.gov>; Baumchen, Daniel <DBaumchen@leavenworthcounty.gov>
Cc: Voth, Krystal <KVoth@leavenworthcounty.gov>; Allison, Amy <AAllison@leavenworthcounty.gov>
Subject: Review Request - Rock Ridge Estates Replat - DEV-22-124

The Leavenworth County Department of Planning and Zoning has received a request for a Replat of Lots 2 and 3 of Rock Ridge Estates Phase 1.

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by End of Business on Thursday, September 15th.

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

Thank you,

Joshua Gentzler
Planner II
[Planning & Zoning](#)
Leavenworth County
913.684.0464

From: [Magaha, Chuck](#)
Sent: Friday, September 9, 2022 3:42 PM
To: [Gentzler, Joshua](#)
Subject: RE: Review Request - Rock Ridge Estates Replat - DEV-22-124

Josh I looked and visited the plat today and all is well. Fire hydrants already exist on both the West and East of the subdivision.

Thanks

Note: My email has changed to cmagaha@lvsheriff.org

*Charles (Chuck) Magaha
Leavenworth County Emergency Management
Director
300 Walnut
Suite 50
Leavenworth, Kansas 66048-2765
Work-913-684-0455 (Main)
Direct- 913-680-2677*

cmagaha@lvsheriff.org

Like us on Facebook at : www.facebook.com/lvcokansaseoc

Follow us on Twitter at: www.twitter.com/lvcountyeoc

From: Gentzler, Joshua <JGentzler@leavenworthcounty.gov>
Sent: Wednesday, September 7, 2022 4:47 PM
To: John Amrein (thelandco@aol.com) <thelandco@aol.com>; david@leavenworthrwd7.com;
'lingenfelserm@fairmountfd.org' <lingenfelserm@fairmountfd.org>; Tyler.rebel@evergy.com;
Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>;
Patzwald, Joshua <jpatzwald@lvsheriff.org>; Van Parys, David
<DVanParys@leavenworthcounty.gov>
Subject: Review Request - Rock Ridge Estates Replat - DEV-22-124

The Leavenworth County Department of Planning and Zoning has received a request for a Replat of Lots 2 and 3 of Rock Ridge Estates Phase 1.

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by End of Business on Thursday, September 15th.

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

Thank you,

Joshua Gentzler
Planner II
[Planning & Zoning](#)
Leavenworth County
913.684.0464

From: [Kyle Burkhardt](#)
Sent: Thursday, September 8, 2022 3:06 PM
To: [Gentzler, Joshua](#)
Cc: [Design Group Shawnee](#)
Subject: RE: [EXTERNAL]Review Request - Rock Ridge Estates Replat - DEV-22-124

Internal Use Only

Evergy has no issues with this replat.

Thank you

Kyle Burkhardt
Evergy
TD Designer I
O 785-508-2408
Kyle.Burkhardt@evergy.com



From: Tyler Rebel <Tyler.Rebel@evergy.com>
Sent: Thursday, September 8, 2022 11:55 AM
To: Design Group Shawnee <DesignGroupShawnee@evergy.com>
Cc: Gentzler, Joshua <JGentzler@leavenworthcounty.gov>
Subject: FW: [EXTERNAL]Review Request - Rock Ridge Estates Replat - DEV-22-124

Internal Use Only

Shawnee,

LVCO is looking for a quick comment on this replat

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

From: Gentzler, Joshua <JGentzler@leavenworthcounty.gov>
Sent: Wednesday, September 7, 2022 4:47 PM
To: John Amrein (thelandco@aol.com) <thelandco@aol.com>; david@leavenworthrwd7.com; 'lingenfelserm@fairmountfd.org' <lingenfelserm@fairmountfd.org>; Tyler Rebel <Tyler.rebel@evergy.com>; Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Van Parys, David <DVanParys@leavenworthcounty.gov>
Subject: [EXTERNAL]Review Request - Rock Ridge Estates Replat - DEV-22-124

From: [jalayne leavenworthrwd7.com](mailto:jalayne.leavenworthrwd7.com)
Sent: Thursday, September 8, 2022 10:04 AM
To: [Gentzler, Joshua](mailto:Gentzler,Joshua); [Miller, Jamie](mailto:Miller,Jamie); lingenfelserm@fairmountfd.org; Tyler.rebel@evergy.com; [Magaha, Chuck](mailto:Magaha,Chuck)
Cc: [Patzwald, Joshua](mailto:Patzwald,Joshua); [Van Parys, David](mailto:VanParys,David); [david leavenworthrwd7.com](mailto:david.leavenworthrwd7.com); TheLandCo@aol.com; [jalayne leavenworthrwd7.com](mailto:jalayne.leavenworthrwd7.com)
Subject: FW: Review Request - Rock Ridge Estates Replat - DEV-22-124
Attachments: 2022.08.30 DEV-22-124 Replat.pdf; 2022.08.30 DEV-22-124 Application.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.

The water district has no issues with this replat. The water system improvements for this subdivision have been installed.

Jalayne Turner

Office Manager
LVRWD#7
2451 S. 142nd St.
P O Box 257
Bonner Springs, KS 66012
913-441-1205 Office
jalayne@leavenworthrwd7.com email
www.lvrwd7.com website

From: thelandco <thelandco@aol.com>
Sent: Wednesday, September 7, 2022 5:05 PM
To: rinaldi94@hotmail.com; jalayne leavenworthrwd7.com <jalayne@leavenworthrwd7.com>
Subject: FW: Review Request - Rock Ridge Estates Replat - DEV-22-124

Fyi. Call me upon your review.

John

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: "Gentzler, Joshua" <JGentzler@leavenworthcounty.gov>
Date: 9/7/22 4:46 PM (GMT-06:00)
To: "John Amrein (thelandco@aol.com)" <thelandco@aol.com>, david@leavenworthrwd7.com, lingenfelserm@fairmountfd.org" <lingenfelserm@fairmountfd.org>, Tyler.rebel@evergy.com, "Magaha, Chuck" <cmagaha@lvsheriff.org>, "Miller, Jamie" <JMiller@leavenworthcounty.gov>, "Patzwald, Joshua" <jpatzwald@lvsheriff.org>, "Van Parys, David" <DVanParys@leavenworthcounty.gov>
Subject: Review Request - Rock Ridge Estates Replat - DEV-22-124

The Leavenworth County Department of Planning and Zoning has received a request for a Replat of Lots 2 and 3 of Rock Ridge Estates Phase 1.

ROCK RIDGE ESTATES REPLAT

A Replat of Lots 2 and 3, ROCK RIDGE ESTATES PHASE 1, a subdivision of land in Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:

Dawn Real Estate Holdings No 1 LLC
15506 Metro Ave
Bonner Springs, KS 66012
PID # 186-23-0-00-00-019.02 (LOT 2)
PID # 186-23-0-00-00-019.03 (LOT 3)

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: ROCK RIDGE ESTATES REPLAT.

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

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

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

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

IN TESTIMONY WHEREOF,

We, the undersigned owners of ROCK RIDGE ESTATES REPLAT, have set our hands this _____ day of _____, 2022.

Don Willming
Member of Dawn Real Estate Holdings No 1 LLC

NOTARY CERTIFICATE:

Be it remembered that on this _____ day of _____, 2022, before me, a notary public in and for said County and State came Don Willming, Member of Dawn Real Estate Holdings No 1 LLC, to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC

My Commission Expires: _____ (seal)

APPROVALS

We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of ROCK RIDGE ESTATES REPLAT this _____ day of _____, 2022.

Secretary
Krystal A. Voth

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 ROCK RIDGE ESTATES REPLAT this _____ day of _____, 2022.

Chairman
Michael Smith

County Clerk
Attest: Janet Klasinski

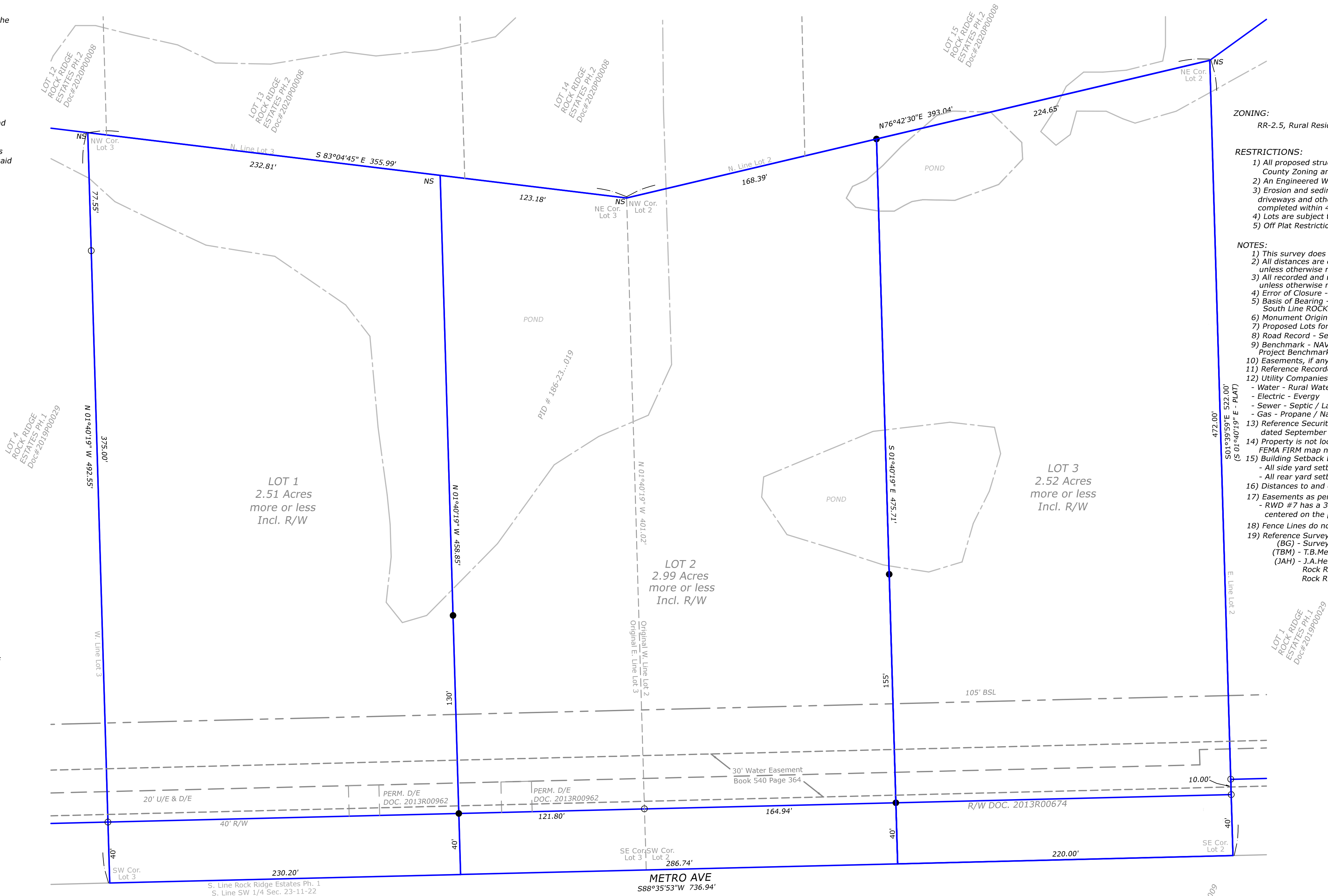
REGISTER OF DEED CERTIFICATE:

Filed for Record as Document No. _____ on this _____ day of _____, 2022 at _____ o'clock ____ M in the Office of the Register of Deeds of Leavenworth County, Kansas,

Register of Deeds - TerriLois G. Mashburn

DEEDED DESCRIPTION:

Lot 2 and 3, ROCK RIDGE ESTATES, PHASE 1, a subdivision of land in Leavenworth County, Kansas.



ZONING:

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

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) Off Plat Restrictions per Document No. 2019R09003

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 : 52823
- 5) Basis of Bearing - KS State Plane 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) - Southwest Corner Section 23 - 1/2" Bar - 970.25' (LTH)
- 11) Easements, if any, are created hereon or listed in referenced title commitment.
- 12) Reference Recorded Deed Book 839 Page 58
- 13) Utility Companies -
 - Water - Rural Water #7
 - Electric - Evergy
 - Sewer - Septic / Lagoon
 - Gas - Propane / Natural Gas
- 14) Reference Security First Title File No.2541415 & 2541426 dated September 7, 2022
- 15) Property is not located within a Special Flood Hazard Area - FEMA FIRM map number 20103C0350G dated July 16, 2015
- 16) Building Setback Lines as shown hereon or noted below
 - All side yard setbacks - 15' (Accessory - 15')
 - All rear yard setbacks - 40' (Accessory - 15')
- 17) Distances to and of structures, if any, are +- 1'.
- 18) Easements as per referenced Title Commitment are shown hereon
 - RWD #7 has a 30' wide water line easement Book 540 Page 364 centered on the pipe as laid.
- 19) Fence Lines do not necessarily denote the boundary line for the property.
- 20) Reference Surveys:
 - (BG) - Survey Information provided by BG Consultants.
 - (TBM) - T.B.Melton Surveys dated 1993, 1999, 2001, 2003
 - (JAH) - J.A.Herring Survey Doc # 2011S0225
- 21) Rock Ridge Estates Phase 1 Doc #2019P00029
- 22) Rock Ridge Estates Phase 2 Doc #2020P00008

PID # 187-26...003.03

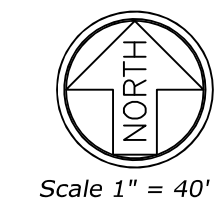
PID # 187-26...003.44

PID # 187-26...009



LEGEND:

- 1/2" Rebar Set with Cap No.1296
- 1/2" Rebar Found Cap No. 1296, unless otherwise noted.
- () - Record / Deeded Distance
- U/E - Utility Easement
- D/E - Drainage Easement
- B.S.L. - Building Setback Line
- R/W - Permanent Dedicated Roadway Easement dedicated this plat
- ⊕ - Centerline
- ⊕ - Section Line
- BM - Benchmark
- NS - Not Set this Survey - Point falls in Pond

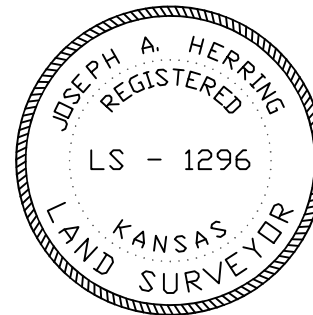


Job # K-22-1304
August 29, 2022 Rev. 9-15-22
J. Herring, Inc. (dba)
J. HERRING
SURVEYING
COMPANY
315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5381
Email - survey@leamcash.com

40 0 40 80 120
1" = 40'

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

Daniel Baumchen, PS#1363
County Surveyor



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

Joseph A. Herring
PS # 1296

This project is part of a national effort (through AASHTO) to expand the US Bicycle Route system and is being led by KDOT and the Adventure Cycling Association.

Below is some background information and templates for a letter or resolution for your agency to endorse and send to the KDOT state bike/ped coordinator. Please copy me when you send that support letter or resolution of support to KDOT. Feel free to edit the support letter/resolution as needed. KDOT is the agency that submits the USBR route approval application to AASHTO.

Here is a link to the draft map of the USBR 55 route:

<https://ridewithgps.com/routes/34897155> Getting USBR 55 designated will provide a defined bicycling route for traveling cyclists in eastern Kansas, connecting to Nebraska and Oklahoma.

The route proposal supplied is just that; a proposal. Local agencies will be the ones who determine the final route as they are the ones who have to assure support for the route to KDOT. We are in discussions with all of the cities and counties along the route.

The route for USBR 55 in Kansas is from Leavenworth to the NE line. It will also connect with USBR 55 down to USBR 66 in Oklahoma.

Just so you have it on paper, the proposed route in Leavenworth County leaves Jefferson County on Rogers Rd. and onto 179th Street, CR-33, Springdale Road, KS 92, 187th Street, CR-29, 187th Street, CR-29, Main St., East 4th St., West St./US 24/US 40, Honey Creek Road, CR-1 and onto Linwood Road, KS 32.

You can find a huge amount of background information on the USBRS at www.adventurecycling.org/routes-and-maps/us-bicycle-route-system including a downloadable map for the entire proposed system.

As I hear from the agencies in your region, I will keep you informed about their progress. If you have any questions, please feel free to contact me.

Kerry Irons
Adventure Cycling Association
989-513-7871



COUNTY OF LEAVENWORTH
BOARD OF COUNTY COMMISSIONERS

300 Walnut, Suite 225
Leavenworth, Kansas 66048-2815

(913) 684-0417

Facsimile (913) 684-0410

email: bocc@leavenworthcounty.gov

October 26, 2022

Jenny Kramer
Kansas Department of Transportation
Bike/ped coordinator
785-296-5186
jenny.kramer@ks.gov

Dear Ms. Kramer,

Leavenworth County would like to offer our support for the designation of proposed U.S. Bicycle Route 55 (USBR 55) through Leavenworth County. We recognize that bicycle tourism is a growing industry in North America, contributing well over \$55 billion a year to the economies of communities that provide facilities for such tourists. As a county, we stand to benefit from this opportunity both economically and from the health and environmental related benefits of encouraging bicycle travel in our region.

The American Association of State Highway and Transportation Officials (AASHTO) has designated a bicycle route corridor through Kansas to be developed as USBR 55. Leavenworth County lies within that corridor and we have investigated the proposed route and found it to be suitable for bicycle tourists.

We are contacting you to indicate our support for designating USBR 55 through Leavenworth County.

The proposed route for USBR 55 will provide a benefit to our county and we endorse having the route mapped and signed, thereby promoting bicycle tourism in our area. Therefore, Leavenworth County hereby expresses its support for the designation USBR 55, and requests that the appropriate officials nominate the route for AASHTO designation as soon as this can be achieved.

Mike Smith, Chairman
4th District

Jeff Culbertson, Member
1st District

Vicky Kaaz, Member
2nd District

Doug Smith, Member
3rd District

Mike Stieben, Member
5th District

Leavenworth County Request for Approval

Date: Oct 19, 2022

To: BOCC
Mark Loughry

From: Jamie Miller

Department Head Approval: Jamie Miller

Additional Reviews as needed:

Budget Review ☒ **Administrator Review** ☒ **Financial Review** ☒

Action Requested: Authorize the Health Department to purchase replacement radio equipment for the Health Department not to exceed \$60,000

Recommendation: Approval

Analysis: Through the ELC grant to local health departments, the replacement of radio communication equipment is an authorized expenditure. This would bring the health department's radio equipment up to date. The health department uses this equipment on a daily basis as well as during public health emergencies such as the pandemic. The current equipment in the health department is from the original transition to the 800mhz which happened well over a decade ago.

Financial:

The Health Department was provided funding through an ELC Health Department Infrastructure Grant. This funding was to improve infrastructures at local health departments. \$60,000 was programed in the grant for radio equipment replacement for our health department. No matching funding is required for this expenditure. The current quote is \$58,959.

Budgetary Impact:

- ☐ Not Applicable
- ☐ Budget item with available funds
- ☒ Non-Budgeted Item with available funds through Grant Funding
- ☐ Non-Budgeted item with available funds through prioritization
- ☐ Non-Budgeted item with additional funds requested



Report
2022
3rd QTR.

EMS 2022 Report

Reports:

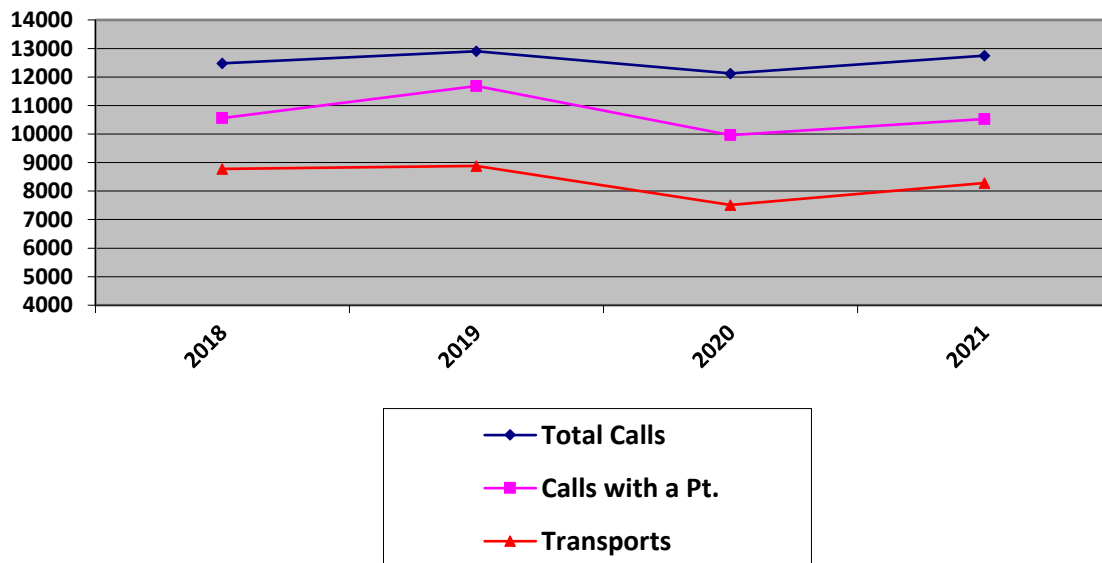
1. Budget –

	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>Jan - Sept</u> <u>2022</u>
Approved Budget	3,611,937	3,724,148	3,836,941	4,122,580
Expenditures	3,556,495	3,650,249	3,938,923	2,880,417
Required User Fee To be collected per published budget	3,195,000	3,195,000	3,195,000	3,195,000
User Fee Revenue	3,255,438	3,441,390	2,674,436	2,196,013

2. Statistics

	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>
Total Calls	12,481	12,902	12,126	12,748	9,502
Total Calls with a Patient	10,559	11,684	9,962	10,531	7,769
Total Patients Transported	8,775	8,882	7,814	8,287	5,909

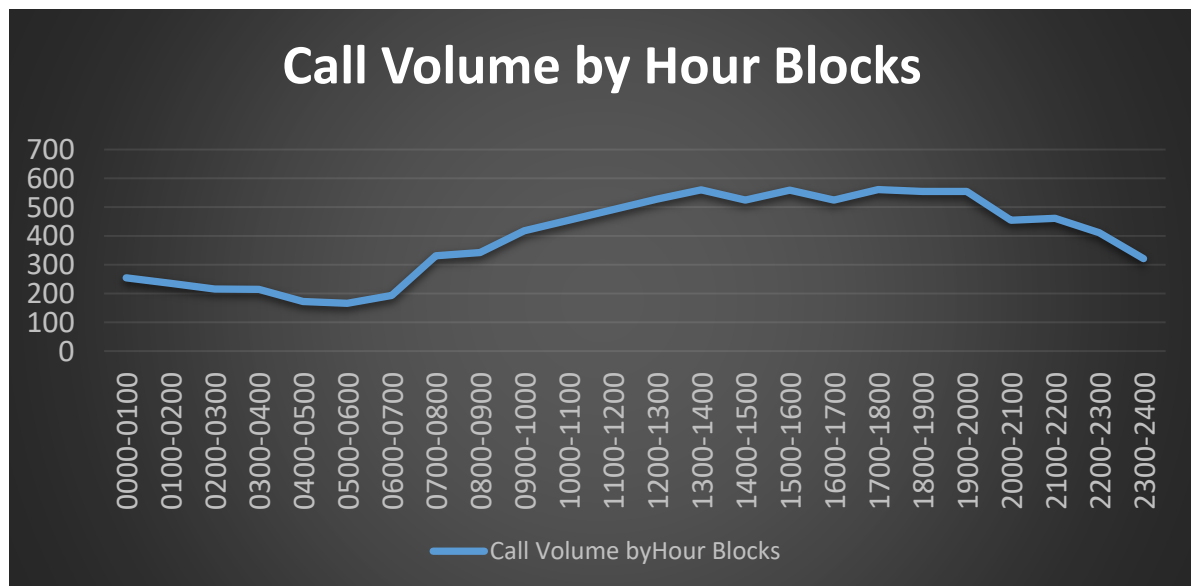
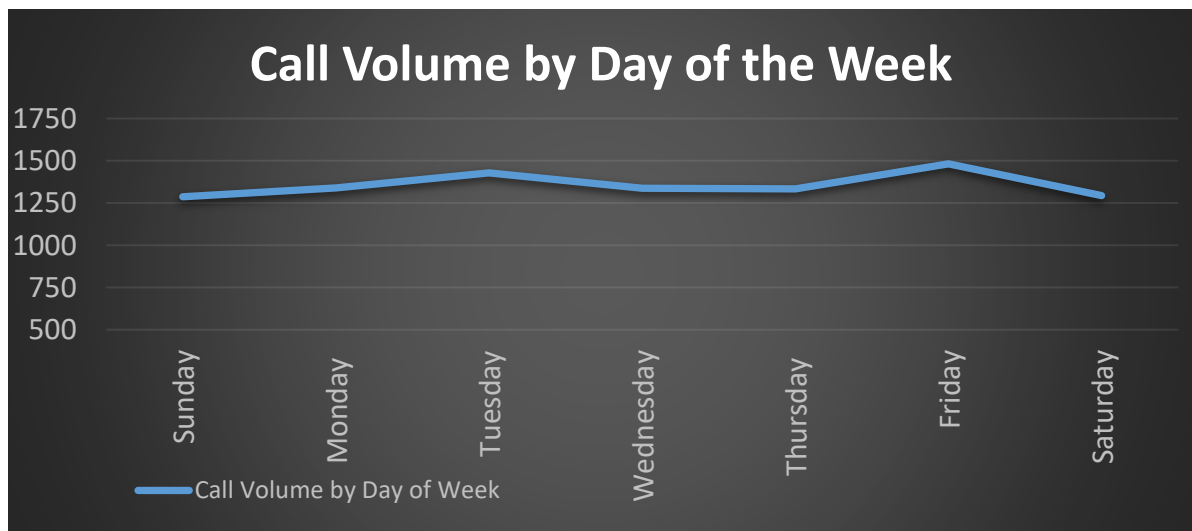
Runs Comparisons per Year



- **Total System Response time:**

Response Times 2021		
Minutes	# of Runs	% of Runs
0 – <5	4924	51.82%
5 - <10	2678	28.18%
10 - <15	983	10.35%
> 15	648	6.82%
Not Arrive	269	2.83%

- **Call Volume Statistics 2021**



TOTAL CALLS PER GEOGRAPHICAL LOCATION JAN-SEPT

City of Leavenworth	5567	58.58%
City of Lansing	927	9.75%
City of Tonganoxie	706	7.43%
City of Basehor	594	6.25%
High Prairie Twp.	453	4.77%
Fairmount Twp.	212	2.23%
Tonganoxie Twp.	164	1.73%
Fort Leavenworth	156	1.65%
Stranger Twp.	142	1.49%
Reno Twp.	119	1.25%
Sherman Twp.	111	1.17%
Kickapoo Twp.	88	0.93%
City of Easton	68	0.72%
Delaware Twp.	59	0.62%
Mutual Aid/Fair	53	0.55%
Alexandria Twp.	29	0.31%
City of Linwood	28	0.28%
Easton Twp.	26	0.27%

3. Vehicle maintenance 2022

Total vehicle Budget 109,000
Expenditures 67,448 (62%)

4. Updates

- New ambulances for 2022
 - 2022 ambulance was ordered and has extended build time. Delivery is not expected until early 2023.
Update: Jan – March delivery timeframe
- New Hires
 - In the process of recruiting (3) EMT's replacement positions
 - Paramedics positions are back full at this time
- Inventory Control
 - Working on an electronic QR code inventory control system for medical supplies and equipment is in testing phase and seems to be working. Will be expanding its usage in the near future.
- County Fair
 - Staff was present at the county fair all nights

- Medical Protocols
 - Just finished a revision of the entire medical protocols.
 - Will be transitioning over the next few months
- CEVO - Coaching the Emergency Vehicle Operator (CEVO) 4
 - All staff will be participating in this program during the month of Oct.
- Participated in several Mass Causality exercises
 - 1 day in Lansing
 - 3 days on Fort Leavenworth

Leavenworth County Health Department Report 2022



3rd Qtr.

Health Department Report 3rd Qtr.

1. Budget	<u>2019</u>	<u>2020</u>	<u>2021</u>	Jan - Sept <u>2022</u>
Approved Budget	1,308,849	1,350,722	1,379,241	1,441,644
Expenditures	1,266,296	1,260,817	1,334,225	1,000,844
Required User Fee	100,000	110,000	110,000	110,000
User Fee Revenue Collected	126,023	65,930	74,223	55,599
Grants Received	631,703	630,437	870,129	474,134

2. Statistics

	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>
Health Department	6,344	6,918	5,231	4,133	5,933	7,394
WIC Clients	10,246	9,433	6,860	5,935	5,562	9,932
Total Clients	16,590	16,351	12,091	10,068	11,495	17,326

3. Items to report:

- County Health Assessments
 - Health Assessments for the county employees is set for Monday Nov 7th and Tuesday Nov 8th
- School Inspections
 - Completed all school district sanitary inspections as required by K.S.A. 65-202
- Vaccine Audit –
 - Underwent an immunization Audit with KDHE. There were no deficiencies noted.
- ELC Grant
 - Radio communication at the Health Department. Sought approval from to move forward with the purchase. There is no match to this grant
 - Will be seeking quotes for replacement conference room furniture. (Tables and Chairs) once we are able to get a quote back we will present that to the BOCC for approval.

- COVID19 – update
 - Last month started providing the Bivalent Covid vaccine to those 12+ years of age that are seeking the booster.
 - October 12, the FDA amended the emergency use authorizations (EUAs) of the (bivalent) COVID-19 vaccines to children ages 5 through 11 years.
 - Once we can order it through the state we will do so and have it available at the health department
 - 45,265 total doses have been administered through the health department